CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, JANUARY 21, 2021 - 1:00 PM

ALCAZAR ROOM*

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

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from December 17, 2020 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items
   a) F2020-0135 — Jorge Gallego - Applicant and Owner
   66 Marine Street
   To modify the site by demolishing a shed, constructing an in-ground pool, and adding pavers.
   b) F2020-0142 — Matanza Fencing - Applicant
   Lakeview of St. Augustine Condo Association - Owner
   172 Cordova Street
   To replace existing fence behind the building facing the HP-1 district with a new design.

6. Certificate of Appropriateness

a) F2020-0137

Brandon Construction LLC - Applicant
Red Moon Properties - Owner

9 Aviles Street

To modify the building and site to include the addition of three windows on south elevation, pavers, decorative tile, lighting, and treatment of porch ceiling.

b) F2020-0140

Marquis Latimer and Halback, Inc - Applicant
Lightner Museum of Hobbies Inc - Owner

75 King Street

To modify the south garden by extending a previously approved wall and add pavers in two parking spots adjacent to the sculpture peninsula and to add hanging lighting from tree.

c) F2020-0141

Ximenez-Fatio House Museum - Applicant
National Society of Colonial Dames - Owner

20 Aviles Street

To construct a replacement fence and move fence inward off the street front.

7. Certificate of Demolition, Partial Demolition, Relocation

a) F2020-0131

Barbara & Robert Pape - Applicant and Owner

9 Inlet Place

To demolish a building constructed in 1938 that is recorded in the Florida Master Site File and is not located in a district.

b) F2020-0133

Don Crichlow and Associates- Applicant
91 Oneida LLC - Owner

95 Oneida Street

To partially demolish a building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and rear one-story wing.

c) F2020-0138
Certificate of Relocation

Donald Crichlow and Associates - Applicant
91 Oneida LLC - Owner

93 Oneida Street

To relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

d) F2020-0139

Patrick Canan, Canan Enterprises LLC - Applicant
Canan Enterprises LLC - Owner

41 Cincinnati Avenue

To demolish a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and is a contributing structure to the North City Historic District.

8. Incomplete Items

a) F2020-0134

Carlton Holley - Applicant
Carlton Holley and David Thomas, Jr. - Owners

88 De Haven Street

To demolish a building constructed c. 1879-1885 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.
Application did not include building condition assessment report at the time of submittal.

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
EST. 1565

ADMINISTRATIVE ORDER OF THE CITY OF ST. AUGUSTINE, FLORIDA
RELATING TO PUBLIC HEALTH EMERGENCY 20-51 (COVID)
ADMINISTRATIVE ORDER NO. 20-16

Consistent with the Governor of Florida's Executive Order No. 20-51 and 20-52, as extended, modified, or amended, under the authority granted by the City of St. Augustine's Charter, Article IV, Division 4, and pursuant to Resolution 2020-10, the City Manager, or the Assistant City Manager as designated by the City Charter, or their designee, may make administrative orders and rules that have the full force and effect of local law during the pendency of a federal, state or local emergency or public health emergency. All existing laws, ordinances, and rules inconsistent with the provisions of sections 252.31-252.90, Florida Statutes, or identified as inconsistent with the directives of the State Health Officer and Surgeon General pursuant to their authority under Chapter 381, Florida Statutes, shall be suspended during the period of time and to the extent that such conflict exists. The City Manager, Assistant City Manager, or their designee, may issue administrative orders in support of these public health emergency directives to provide more efficient and orderly preparedness and recovery. Consistent with public health emergency directives of the State of Florida, the City Manager or designee may waive the procedures and formalities otherwise required, when reasonably necessary to preserve the health and welfare of the public.

Consistent with City of St. Augustine Resolutions 2020-20, 2020-21, and 2020-39 the City Manager, or their designee, specifically authorizes the following health and safety protocols:

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.
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 or unwilling to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing.
8) Participants unable or unwilling to wear a face covering will be allowed to participate in any public comment period from a microphone outside the meeting room and audible to the Commission or Board.
9) Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing and air flow requirements. 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

10) 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.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in public meetings should contact the City not later than seven (7) days prior to the meeting.

Any administrative action taken on or after the effective date of Resolution 2020-10, is hereby ratified.

This Administrative Order shall expire thirty (30) days from the effective date of Executive Order No. 20-51, as it may be extended, modified, or amended from time to time.

Filed in the office of the City Clerk, of the City of St. Augustine, this 17th day of December, 2020.

FOR **John Regan, City Manager**

ATTEST:

Darlene Galambos, City Clerk

THE CITY OF ST. AUGUSTINE CORPORATION

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
December 17, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 17, 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
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff:

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

Ms. Duncan reviewed updated safety protocols in the Alcazar Room.

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the November 19, 2020 minutes as presented. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. Motion SECONDED by Mr. Benoit.

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

5. Public Comments related to Expedited Hearing items:

Ms. Duncan had questions regarding item 5(b) and further board discussion indicated a desire to remove the item from expedited hearing.

MOTION

Mr. Weaver MOVED to MODIFY the agenda and MOVE item 5(b) to section 7 to be heard as item 7(a). The motion was SECONDED by Mr. MacDonald.

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VOTE ON MOTION:
AYES: Weaver, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

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

To cover existing deck with a roofed structure and 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 **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.)

David Grande waived his right to a presentation and agreed with staff recommendations.

Ex Parte Communication:

(None)

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

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0098 with the condition detailed in the staff report. The motion was SECONDED by Mr. Weaver.

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

5. (b) Certificate of Appropriateness F2020-0122 – Sisters of St. Joseph – Applicant and Owner
241 St. George Street

Removed from expedited hearing items and heard prior to item 7(a). Motion to amend agenda made prior to 5(a).

Mr. Benoit recused himself from hearing the application.[2]

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

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness (COA) at **241 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 9

Sister Kathleen Carr and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concern with changing the head-height of the windows and a recommendation to maintain window

[1] See application hearing for Benoit recusal

[2] Form attached to original minutes

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head-height even if the sill was lowered
- Clarification that previously existing window height would go above existing drop ceiling
- Recommendation to maintain consistency by lowering existing shutter that will not be replaced with a window

MOTION

Mr. Mac Donald MOVED to APPROVE application F2020-0122 to lower the windows on the lower section of the house including lowering the shutter on the bottom-left of the north elevation so that all the window-heads match. The motion was SECONDED by Mr. Weaver.

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

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness 2020-0115 – 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 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.

Jorge Gallego reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Clarification of the applicant's options for Board consideration including movement of the fence, with wood fence or metal fencing materials in new design with a Board preference for the metal gate
- Ornamentation on the gate
- Concern for conjectural details that may be misconstrued as historical
- Recommendation for the simplest proposed finials with no filigree on the bottom

MOTION

Mr. Weaver MOVED to APPROVE application 2020-0115 with the simplest finial and no filigree on the bottom. The motion was SECONDED by Ms. Wingo.

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

7. Certificates of Appropriateness

7. (a) F2020-0123 – Trinity Episcopal Church – Applicant and Owner
215 St. George Street

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

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

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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,
    c. And a more compatible handle/keypad (still in a black or dark bronze finish) will be used for the gate.

Bruce Belmont and Ezekiel Williams reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concern for a lack of complete and correct information from the applicant and a recommendation that the applicant clearly depict dimensions and illustrate more than one panel of the proposed fence
- Clarification of color and style of metal arch proposed
- Arches proposed would match existing arches around the memorial garden
- Recommendation to lower picket height, utilizing the pier cap as a starting height
- Consideration of maintaining a flat top because the bottom of the fence was already arched
- Possibility of replicating existing fence with an aluminum material

Mr. Belmont stated that he may consider replacing the existing fence as-is except for utilizing aluminum for the pickets.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0123 with the condition that the fence be replaced in-kind but with aluminum powder-coated to match the dark green already on the property. The motion was SECONDED by Mr. MacDonald.

There was discussion clarifying finials and a request that detailed drawings be upgraded and provided to staff.

Mr. Benoit MODIFIED his motion to include an updated drawing of the proposed fence with notes suggesting replacement in-kind with aluminum and include approval of replacing proposed railing with aluminum as proposed and approval of the keypad, which was a modern necessity, because it was not on a façade facing public view. The modification was SECONDED by Mr. Weaver.

<u>VOTE ON MOTION:</u>
AYES: Benoit, Weaver, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

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8. Certificate of Demolition

8. (a) F2020-0121 – All Angles Construction, Inc. – Applicant
Ian McCaskill – Owner
23 Phillips Street

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

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

Chad Ruziskey and Ian McCaskill reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

B.J. Kalaidi noted that the applicant had not yet made any effort to clean up the blighted property. She added that demolishing buildings on the Florida Master Site File furthered the destruction of historic neighborhoods.

Public hearing was closed.

The applicants responded to public comment noting that the original intent of purchasing the property was to restore it; however, the building encroached upon a neighboring property, and that property owner would not allow the restoration.

The Board discussed:

- How encroachment of the structure onto the neighboring property would affect the demolition
- Salvage of useable as recommended in the staff report

Ms. Lopez clarified that prior to obtaining a demolition permit, the applicant would need approval from the owner of the property on which the building encroached, regardless of an approval by HARB.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0121 with the condition that the applicant work to salvage any material they can during the scope of demolition because the structure did not meet criteria as a historic landmark. The motion was SECONDED by Mr. Weaver.

Ms. Wingo observed that the application was one that had to be approved per code because it would not meet any criteria to prevent a demolition, even if the house were in pristine condition. She added that if houses such as this one were going to be protected, then changes to the ordinance would be necessary.

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

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9. Planning and Building Staff Communications

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

(Provided for informational purposes only)

10. Other Business

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 2:58 P.M.[3]

_____
Catherine Duncan, Chairperson

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[3] Transcribed by Candice Seymour

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 21, 2021 Meeting

Application 2020-0135 Address: 66 Marine Street

Applicant: Jorge Gallego

Property Owner: Jorge Gallego

Project description: To modify the site by demolishing a shed, constructing an in-ground pool, and adding pavers.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01275
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c 1894-1899
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988400000		
Agenda Item:	5(a)	Previous Action(s):	COA F2020-0115

STAFF SUMMARY AND ANALYSIS:

- Located in the HP-1 zoning district on the west side of Marine Street, this two-story, L-shaped Frame Vernacular residential building was constructed between 1894-1899.
- The inground pool will be located near the southwest corner of the property behind the house and set back approximately 50 feet from the street. Approximately one-third or 10.5' of the proposed pool will be partially projecting south from the rear of the house. However, the pool deck, proposed to be covered with clay pavers, will be 1' higher than the street level and no vertical accessories are proposed like railing, water or lighting features, or pool enclosures. Landscaping planters extending from the south elevation are proposed to help screen the pool from the street. A two-story secondary building to the north, wood privacy fencing to the north and west, and a masonry wall along the south property line will screen the pool from adjacent properties. With this combination of screening, the inground pool appears that it will be adequately screened, meeting the Architectural Guidelines for Historic Preservation's (AGHP) recommendation for pools.
- Clay bullnose coping and pavers are proposed around the pool to replace the existing concrete and pavers to the rear/west of the house, also in keeping with the AGHP's recommended paving materials for post-1821 buildings. Additional lighting proposed will be in a low wattage white light on the pool's floor, so will be inconspicuous as possible as recommended by the AGHP.
- While a Certificate of Demolition is not needed for the proposed removal of an existing detached shed, the applicant no longer intends to fully demolish the outbuilding, but plans to incorporate the shed's front façade with privacy fencing on the sides, similar to the 6' privacy fencing it will tie into. This enclosure will be used to screen the pool equipment meeting the AGHP's recommendation that "mechanical equipment should inconspicuous as possible and be covered or screened. For zoning, the existing footprint of this nonconforming structure can be maintained so long as it is screened from the adjacent property.
- Any redevelopment or new building plans may require additional zoning review.
- Any plantings shall conform to the AGHP or be listed as a Florida native plant. The Crown of Thorns plant proposed for the planters to the east of the pool, across the driveway is a Florida native.
- The proposed project will meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance and the applicant has already submitted the required A-14 application Archaeological 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 APPROPRIATENESS at 66 Marine Street** because it meets the Secretary of the Interior's Standards 9.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To partially demolish a detached shed outbuilding located at the rear of the property
2. To build an enclosure for the pool equipment by incorporating the shed's front façade/east elevation, which measures 7' high x 9.5' wide, to remain in its existing position on the front with 4.5' wide privacy pressure treated pine wood fencing attached on the north and south sides that will slope from a 7' height at the east to 6' high to the west (in similar fashion as the existing shed) to tie into the existing 6' high privacy fence along the rear/west property line. This existing 6' high privacy fence will be extended along the west / rear property line behind the equipment enclosure
3. To construct an inground pool with a north-south orientation, 10' wide x 23.8 - 29' long to be placed 6' from the west/rear elevation of the two-story main residential building, with 4x9" Tremron clay bullnose coping and 6x6" decorative tiles, and Florida stucco interior walls
4. To use an approved safety cover over the pool when not in use
5. To add LED lighting to pool floor with white light color option (underwater application)
6. To add Old Towne clay pavers around pool (778 square feet)
7. To add landscaping with (Euphorbia milii, Crown of Thorns) in planters to screen pool from the east/street side

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: solar heating panels; panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; and similar electrical and mechanical devices.

Don't...

- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.

Post-1821

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

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

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Parking, Landscaping and Site Features

Do...

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

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

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

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

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

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

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.

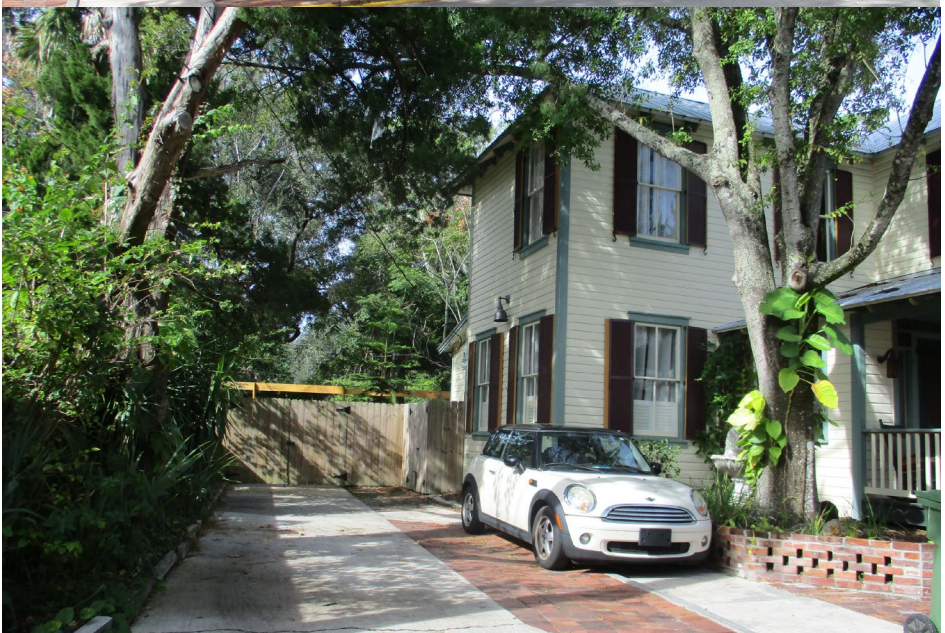
Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

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.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
66 Marine Street



STAFF PHOTOGRAPHS
66 Marine Street

West/Rear Elevation of house and Project area for inground pool and pavers

STAFF PHOTOGRAPHS
66 Marine Street

Project area on southwest corner of property: Existing wood fence and gates across driveway may be replaced with metal fence and gates in new eastward location under previously approved COA 2020-0015

STAFF PHOTOGRAPHS
66 Marine Street

Shed on southwest corner of property with front façade to remain in place and be incorporated with fencing as pool equipment enclosure

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1275 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 (subdivision) 27 (block) 21 (lot) 868==

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 (zone) 470070 (easting) 3306270 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +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 Flager-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 Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

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 nonextant 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.

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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.

Page 1

☐ Original
☒ Update

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

Site #8 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	Direction	Street Name	Street Type	Suffix Direction
Address:	66		Marine	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 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. (dormers etc.) 1. 2. Hip on L
Windows (types, materials, etc.) DHS 2/2, transom light & sidelights, blinds

Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn 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.
	KEEPER – Determined eligible: ☐yes ☐no	Date
☐Owner Objection	NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ001275

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

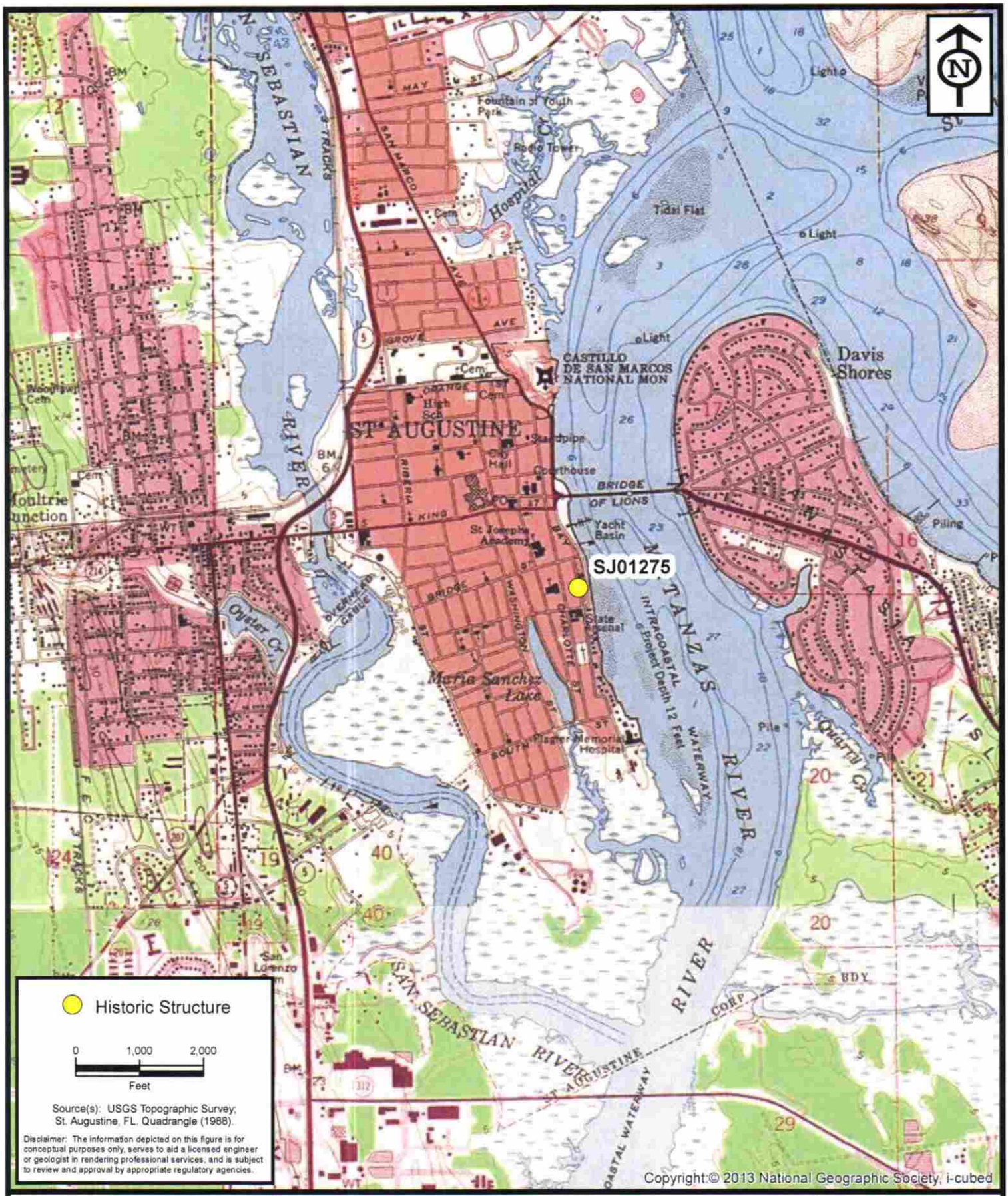
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

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



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

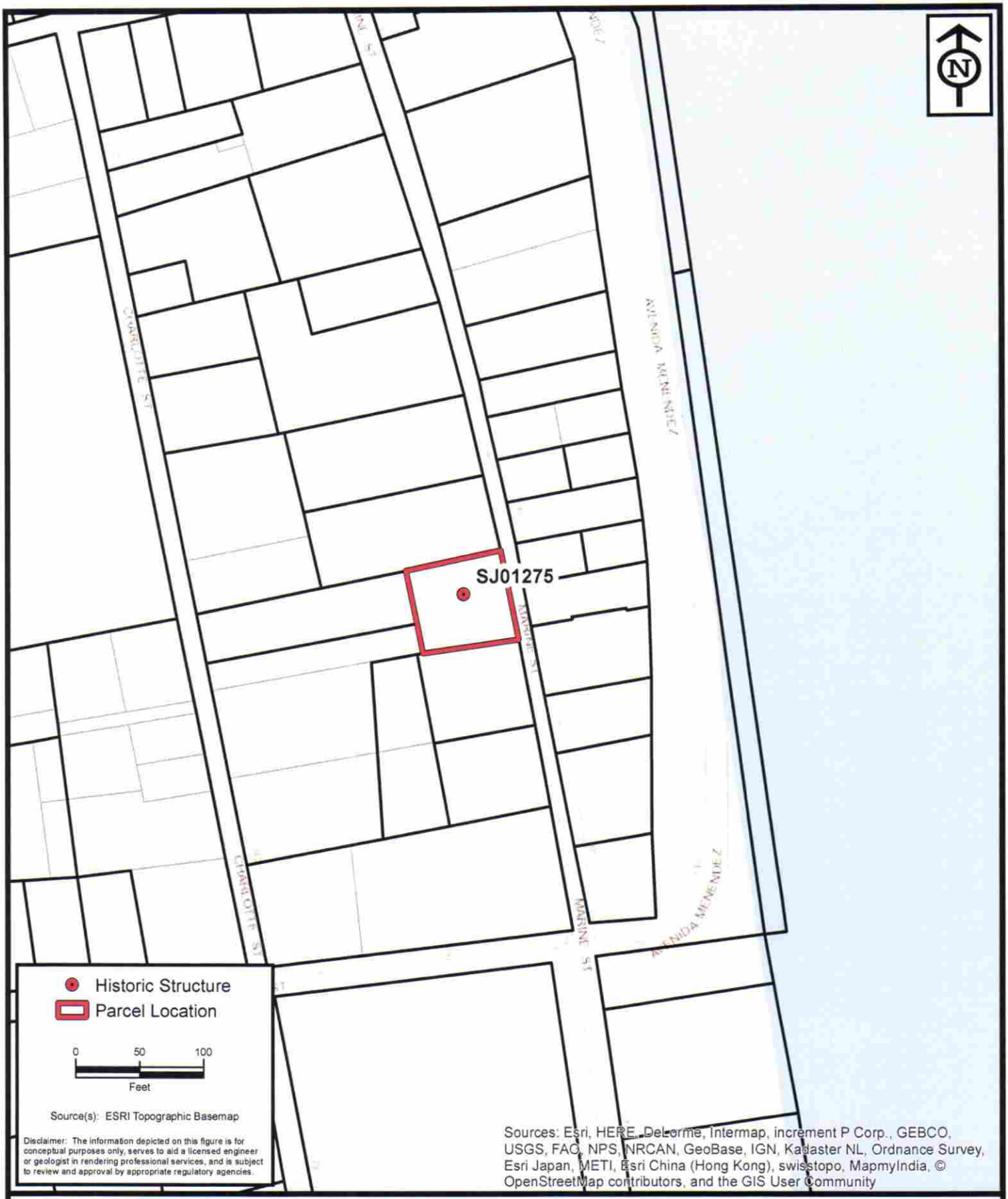
Project Location - SJ01275

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01275\Location.mxd Date: 1/28/2016 4:52:38 PM



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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01275\Parcel.mxd Date: 2/1/2016 1:15:51 PM

FILM SUBZ

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ **OPINION** ▣ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. PL2020-0135

Receipt No. 2008289

Meeting Date: 1/21/2021

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 • propose to demolish shed to accomodate pool project.
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

RECEIVED DEC 7 2020 Planning / Building

October 2017

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 – Inground pool
- ☐ Exterior utility service/mechanical equipment

RECEIVED DEC 7 2020

D. PAINT COLORS (check one)

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

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

This project emtails the addition of a new inground pool in the enclosed patio to the bacl
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 12/17/2020

PRINT OWNER'S NAME Jorge Gallego

SIGNATURE OF OWNER _____ DATE 12/17/2020

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.

66 Marine Street 2020-0135

DEC 7 2020

Planning / Building

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)

* No additional lighting to site for the pool?

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

+ How will equipment be screened? Please provide drawing + details of materials, finish + dimensions

FENCES/WALLS/GATES

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

→ **PARKING, LANDSCAPE OR OTHER SITE FEATURE** (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well) + brick pavers

☐	☒	☐	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 + More detail of finished for pool (edging + inside pool)
☐	☐	☒	Plant material list with identification, quantity, size at planting and maturity, spacing + Any plantings proposed?

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

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

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❖ Other details necessary for review:

- How will the required safety regulations be handled?
- Specs on proposed pavers + paving pattern layout needed w/ colors
- More details overall as noted above

Project number: 2020-0135 Project Address: 66 Marine Street

Reviewed by: Julie Courtney Date: 12/22/2020

October 2017

66 Marine Street – Patio Pool project

Constructing an in-ground pool in the back patio of the property (west), enclosed by the main house and existing cottage. As designed, the pool will measure 29 feet (at its longest) by 10 feet with a north-south orientation, as per the enclosed plan. No pool enclosures are part of the proposal, whereby there will not be any changes to the elevation view or overall visuals of the patio.

The pool being screened by the main building and the cottage ensures the front elevation of the house and optics will be unchanged. No water features, lighting or handrails will change the existing flat profile of the patio surface. Brick pavers will be used around the pool.

The proposal includes removing a shed/outbuilding at the back of property to accommodate the pool project. The required electrical pool equipment will be located in its place, in the south west corner of the lot (per the plan), and enclosed such that it will not be visible from the street or elsewhere. Said enclosure will remain in the same place the shed was, minimizing the visual difference from the change. The structure currently occupies partially the neighbor's property – their permission for removal has already been obtained.

Due to the archaeological review and testing requirement, a dig has already been arranged with the city archaeologist and its corresponding fee has already been paid to the city. The date of the dig is still pending.

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Figure 1 – Existing patio survey drawing detail -- 2019

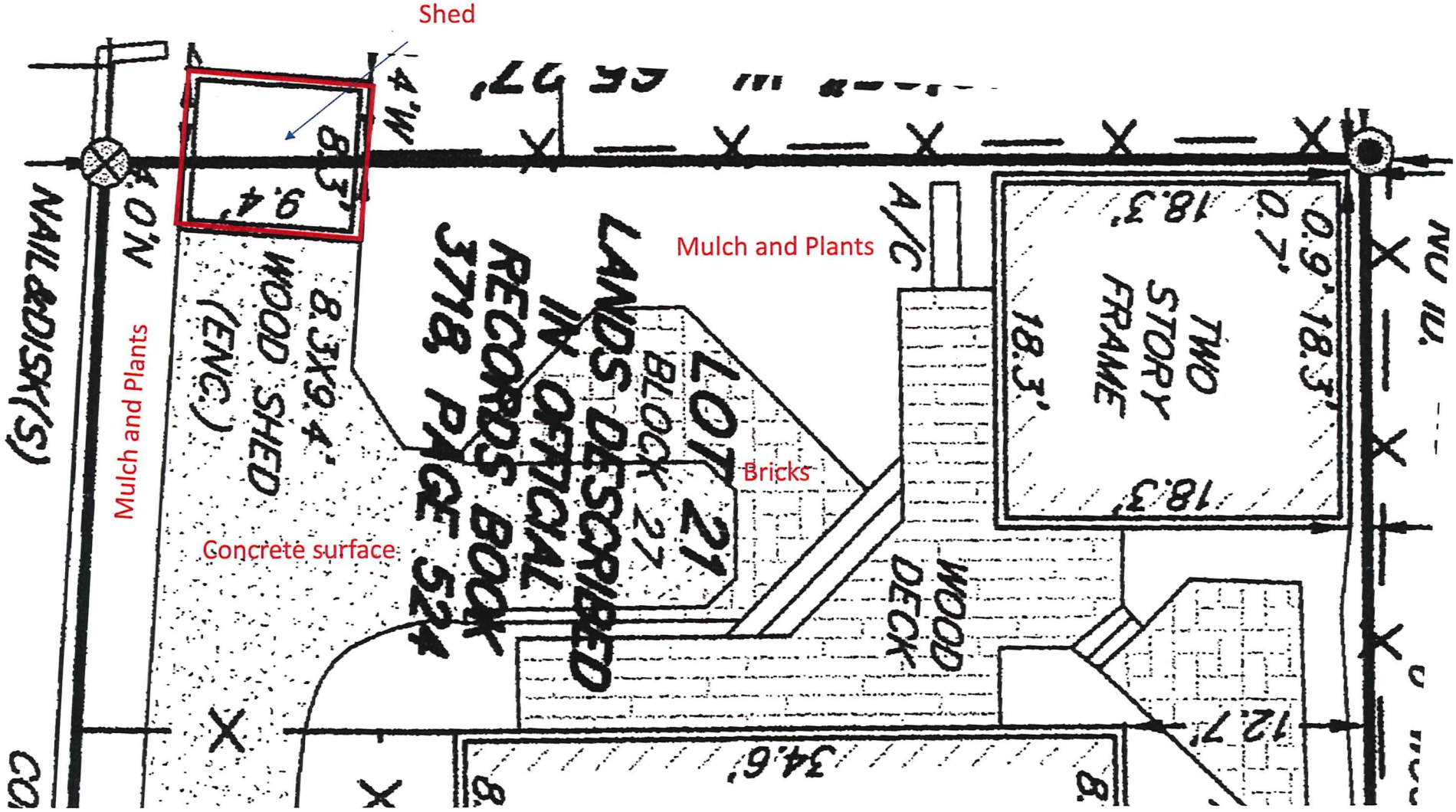

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Figure 2 - Proposed Layout-

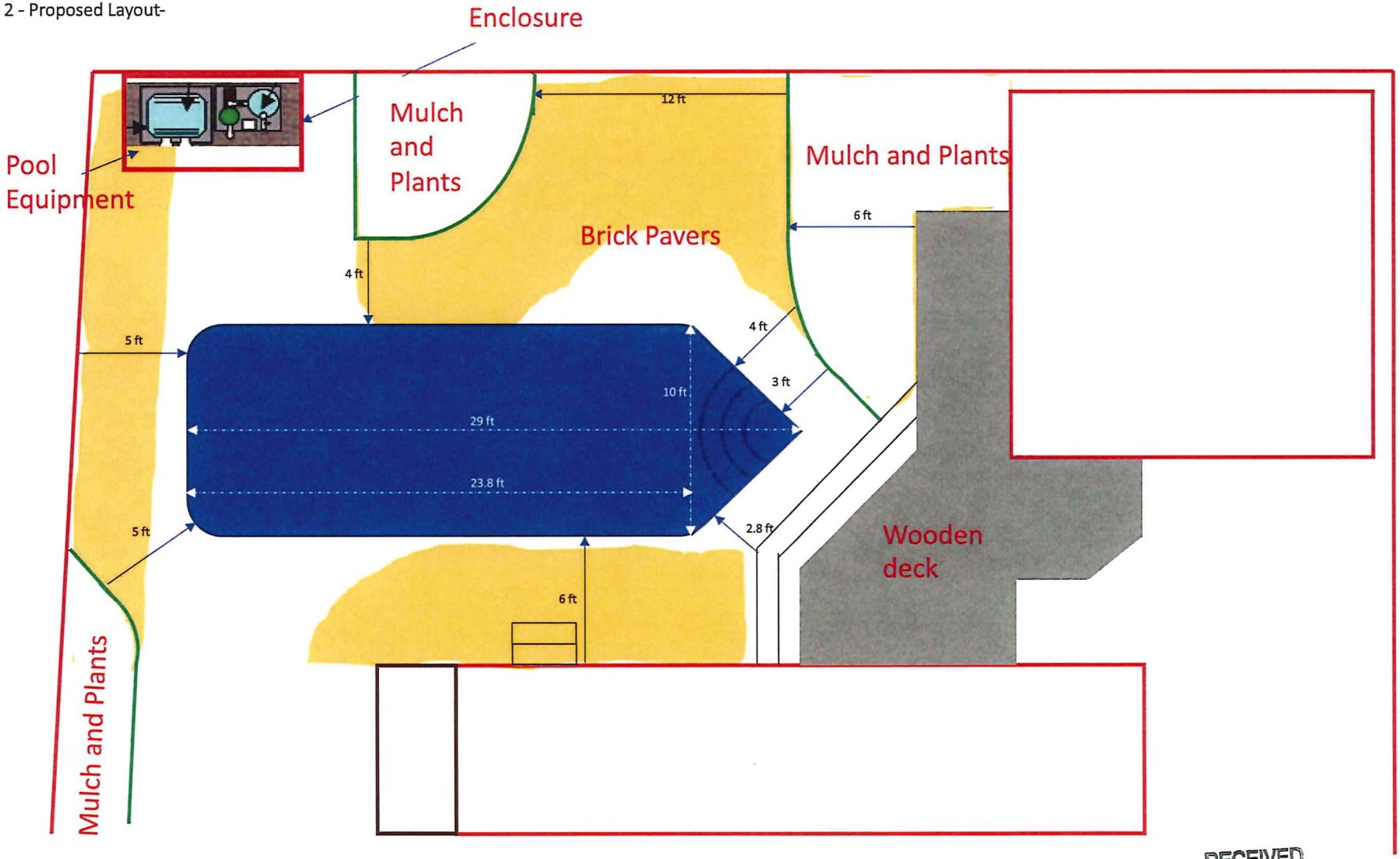

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Figure 3: Proposed pool position relative to overall survey drawing

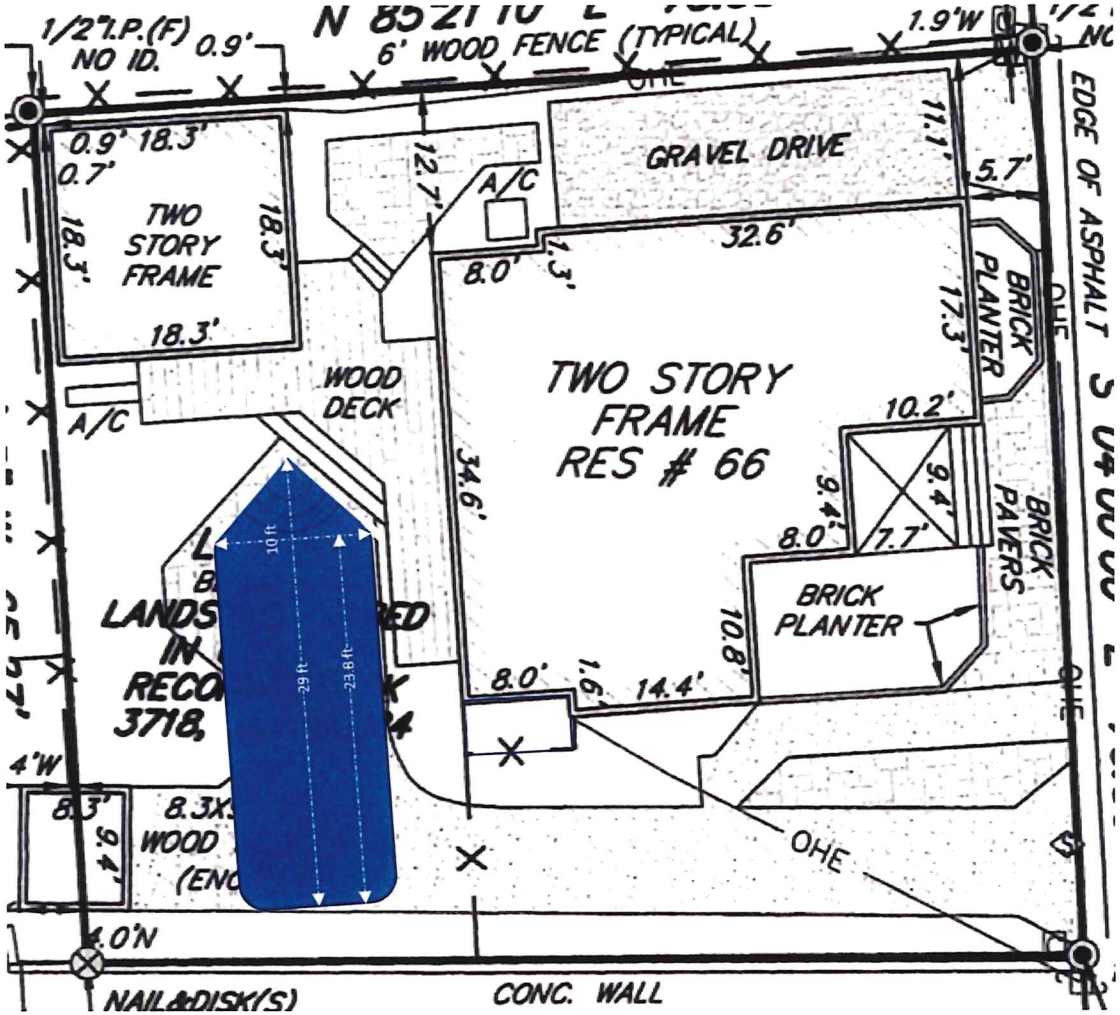

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Figure 4 – Project elements

Pool Size: 10′x 29′
Depth: 3′6″x 6′
Shape: Custom
Deck: Brick Pavers/Coping
Interior Finish: Exposed Aggregate
Tile: Your choice of 6 x 6 or Decorative Tiles
Excess Fill: Removed

Filter: Pentair
Pump: Pentair
Skimmer: Included
Transformer: 12 V – 300 Watt
Inlet Fittings: (3) Returns
Main Drain: (2) Anti-Vortex
Time Clock: Intermatic

Chlorinator: Salt Water Chlorine Generator
Steel Grounding & Bonding: Included

Underwater Light: (1) LED Color
Swim out: Included
Stairs: Included
Electrical Included
Vacuum Head & Hose: Included
Child Safety Protection: Alarms

Screen Enclosure: NONE
Test Kit: Included
Dedicated Vacuum Line: Yes
Brush & Pole: Included
Discharge Line: Included
3 Months Pool Service

Includes:

10 x 29′ Salt Water Generator Chlorine Pool
Demo and Remove Shed
Demo and Remove Existing Brick Pavers
Construct (2) Step Stairs
Swimout
Dedicated Vacuum Line
Drainage Deco Drain
Underwater LED Color Light with In-Home Switch
778 sq. ft. Thick Brick Pavers for Pool Deck
Brick Bullnose Coping for Pool Border
Variable Speed Pump
Electric Heat Pump Heater.....
Pool Cover

Sample

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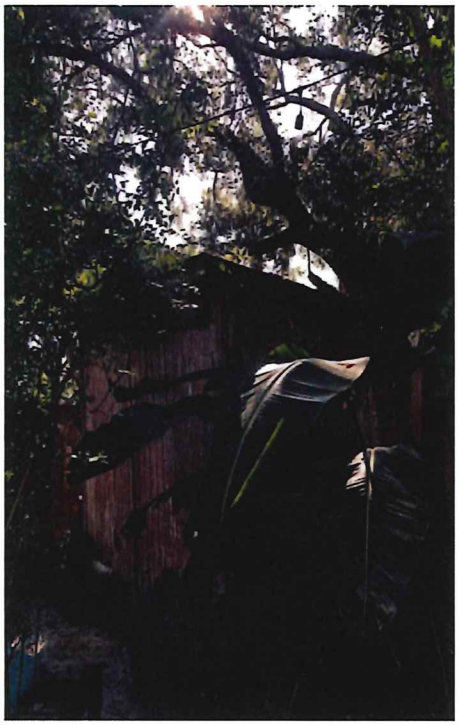
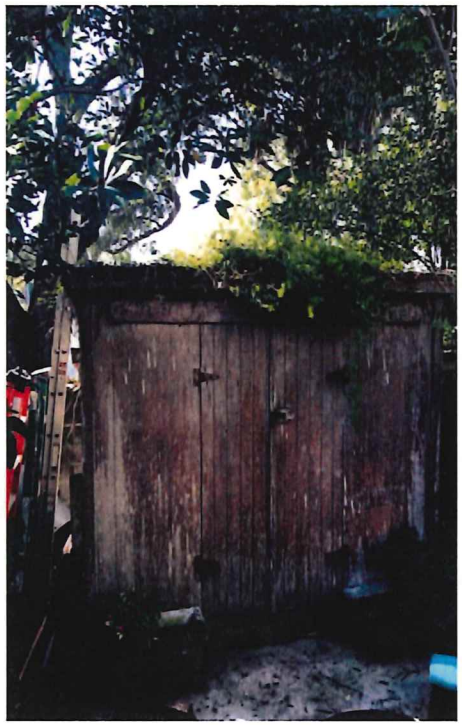
Figure 5 – Shed protographs





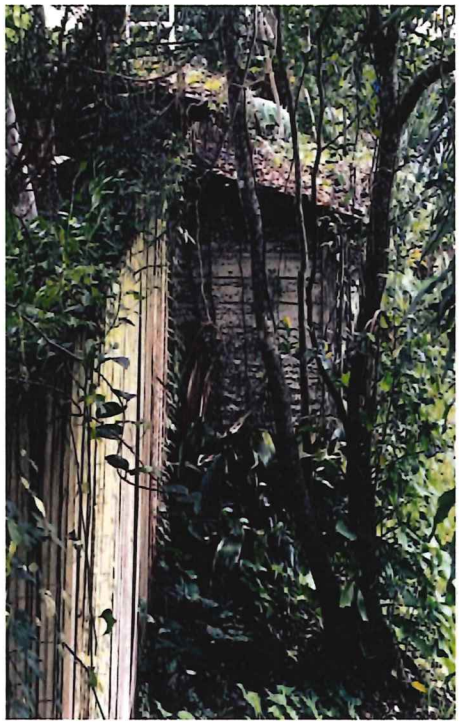


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Figure 6 – Contractor Pool drawing with pool construction details.

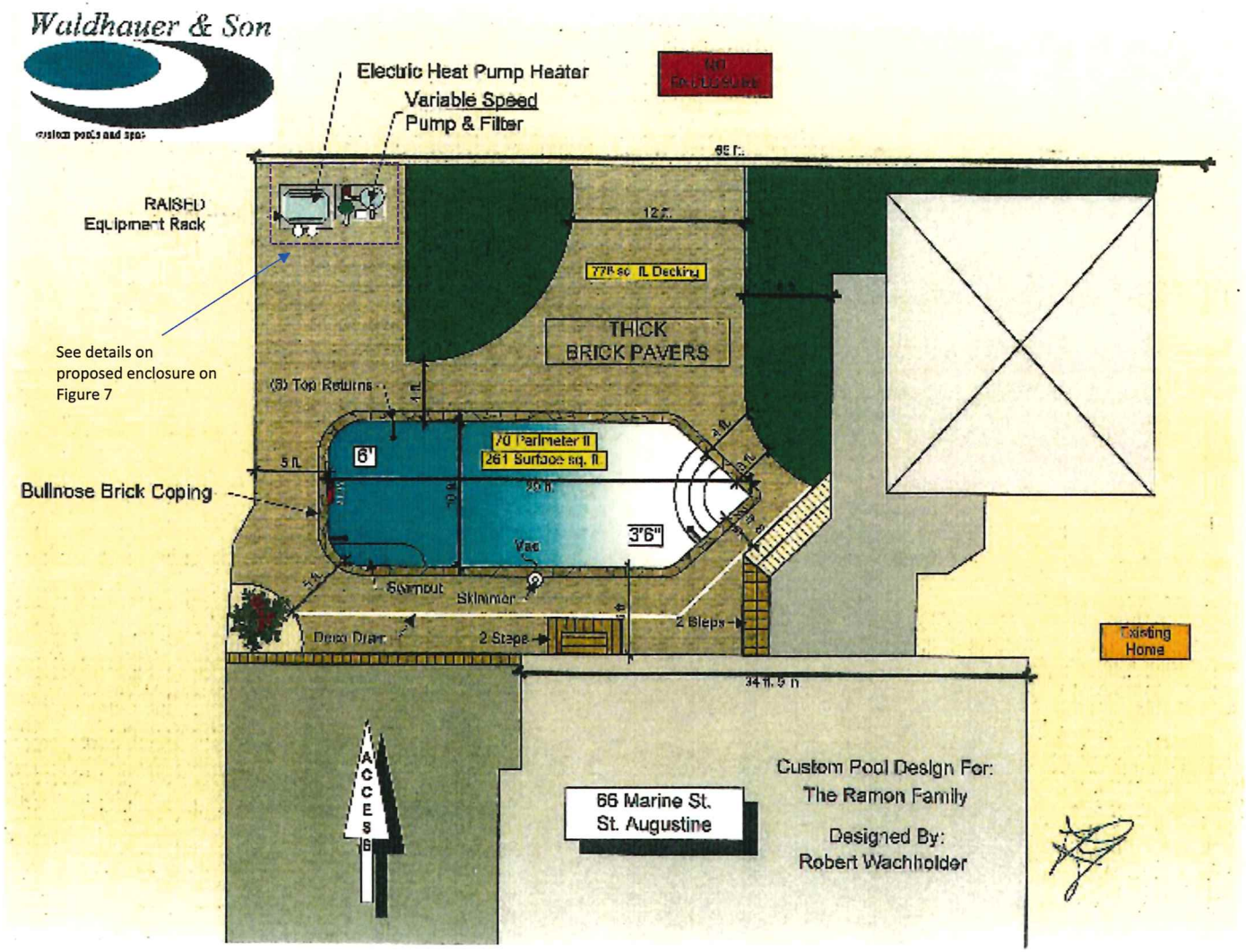

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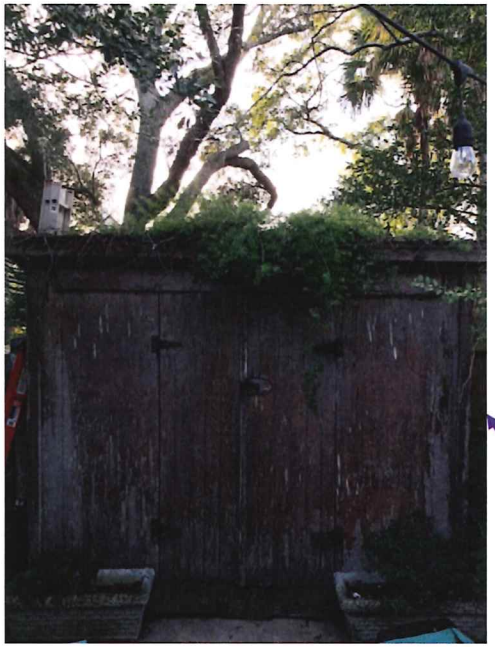
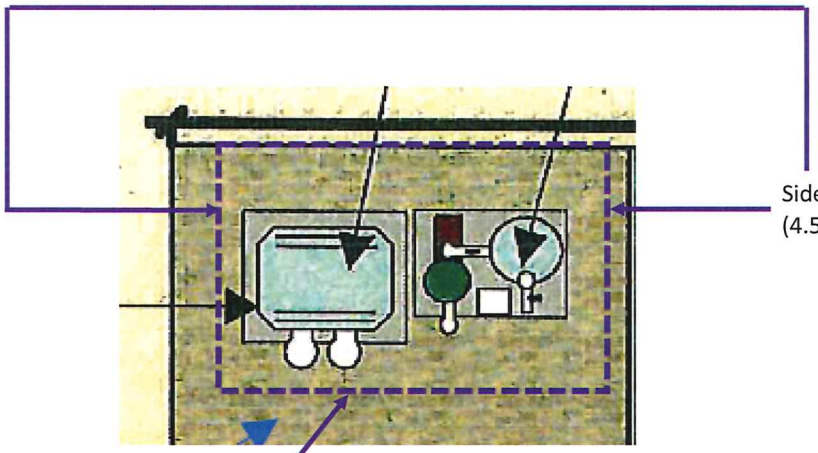
Figure 7 – Pool equipment enclosure

The proposed enclosure entails cutting and preserving the facade of the existing shed (albeit the rest of the building is to be removed). The facade will be attached to wooden side panels (treated pine)of the same dimensions and specs of the existing wooden fence. Once the existing shed is removed, the wooden fence will be completed along the property line in the southwest corner of the patio. The side panels of the new pool equipment enclosure will be attached to the wooden fence, which will serve as the back of the enclosure. The position and facade of the resulting pool equipment enclosure will be the same as that from the shed being removed, thereby the impact to the overall optics of the patio will be minimal.





Side panels (treated pine)
(4.5ft wide)

Enclosure facade (same as existing Shed)
(9.5ft wide x 7 ft tall)

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Figure 8 –Pool and paver specs

- ***Pool Shell: Concrete/Steel***
  Interior Finish: Florida Stucco - Exposed Aggregate

- ***Tremron Bullnose Coping & Old Towne Pavers***

REGULAR BULLNOSE

PRODUCT CODE: BN02020

THICKNESS: 2-⅜" (60MM)

DIMENSIONS: 4"X9"

UNITS PER CUBE:

CUBE WEIGHT: 2184 LBS

FINISH: STANDARD OR ANTIQUED

OLDE TOWNE

PRODUCT CODE: PV21340

THICKNESS: 2-⅜" (60MM)

DIMENSIONS: 6"X4", 6"X6", 6"X9"

SF PER CUBE:

CUBE WEIGHT: 3225 LBS

FINISH: STANDARD

SURFACE TEXTURE: PILLOW TOP

Pavers pattern

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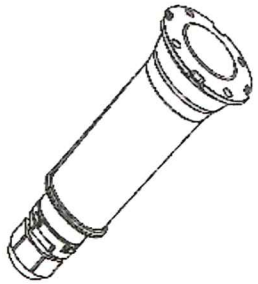
Figure 9 –Lighting

No outside lighting fixtures are planned for the pool. Only lighting is built inside the pool (under the wáter). Below is an overview of the equipment.

PENTAIR

GLOBRITE® COLOR CHANGING
UNDERWATER LED LIGHT
FOR POOL AND SPA



INSTALLATION
AND
USER'S GUIDE

IMPORTANT SAFETY INSTRUCTIONS
READ AND FOLLOW ALL INSTRUCTIONS
SAVE THESE INSTRUCTIONS

1

GloBrite® Color Changing LED Pool Light Overview

This manual describes how to install and replace the GloBrite Color LED light for pool and spa. GloBrite Color LED lights provide brilliant vivid multi-colors with spectacular effects for your pool. Choose one of the seven pre-programmed color light shows or select one of the five fixed colors to create virtually endless range of dramatic underwater lighting effects for a spectacular effect in your pool and spa.

Accessory: The optional GloBrite Glare Shield (P/N 620314 - sold separately) is for use on GloBrite Color and White LED lights to reduce light glare.

Operating GloBrite Color LED Lights Using a Wall Switch

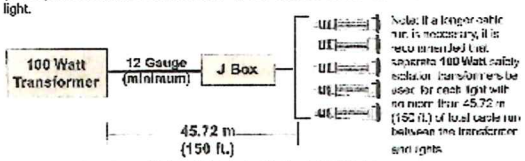
The GloBrite color light can be manually controlled using a standard wall-mount light switch. Multiple GloBrite color lights can be connected via a junction box and a 12 VAC isolation transformer to a single switch so that all lights can be switched on and off together. For wiring diagram, see page 15

Operating GloBrite Color LED Lights Using Automation Control System

GloBrite color lights can also be automatically controlled using the Pentair IntelliTouch® Control System and the EasyTouch® Control System. For more information refer to the IntelliTouch Control System User's Guide (P/N 521075), and EasyTouch Control System User's Guide (P/N 521044).

Using an External Safety Isolation Transformer for Multiple 12 VAC GloBrite Color Lights

When using multiple GloBrite 12 VAC color lights on a **100 Watt** safety isolation transformer, it is recommended that no more than three (3) GloBrite color lights be used. For long cable lengths with a single light, it is recommended not to exceed 45.72 m (150 ft.) of total cable run between the 12 VAC isolation transformer and the GloBrite color light.



Note: If a longer cable run is necessary, it is recommended that separate 100 Watt safety isolation transformers be used for each light with no more than 45.72 m (150 ft.) of total cable run between the transformer and lights.

Maximum Wattage Using Multiple Color LED lights (with a 300 Watt Isolation Transformer)

IMPORTANT! When using multiple 12 VAC Pentair LED pool and spa lights the total allowable light wattage is 300 Watts maximum. The individual light wattage is as follows:

- One GloBrite Color LED Pool light is 15 Watts maximum
- One GloBrite White LED Pool light is 15 Watts maximum
- One AmeriBrite White LED (500W) pool light is 57 Watts maximum
- One AmeriBrite White LED (400W) pool light is 44 Watts maximum
- One AmeriBrite White LED (300W) pool light is 36 Watts maximum
- One AmeriBrite Color LED pool light is 36 Watts maximum
- One IntelliBrite Color LED pool light is 30 Watts maximum
- One IntelliBrite Color LED spa light is 16 Watts maximum

GloBrite Color Changing LED Pool Light Installation and User's Guide

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Figure 10 –Additional Patio Photos with pool outline

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Figure 11 –Pool Safety

We have young children. The pool design and contract include an approved safety pool cover complying with ASTM F 1346.

Sample product

ASTM INTERNATIONAL

- ASTM F1346-91 Most Referenced Pool Cover Statute Nationwide
- Katchakid - First Pool Safety Net To Gain Compliance
- Assurance Of Effective, Quality And Safety

Florida Building Code:
CHAPTER 45 SWIMMING POOLS
SECTION R4501.17 PRIVATE SWIMMING POOLS

2020 Florida Building Code, Residential, 7th Edition BASIC PLUS

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CHAPTER 45 PRIVATE SWIMMING POOLS

First Printing: Jul 2020

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R4501.17 Residential swimming barrier requirement.

Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3.

Exception: A swimming pool with an approved safety pool cover complying with ASTM F1346.

R4502.17.1 Outdoor swimming pools.

Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

R4501.17.1.1

The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

R4501.17.1.2

The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier as herein described below. One end of a removable child

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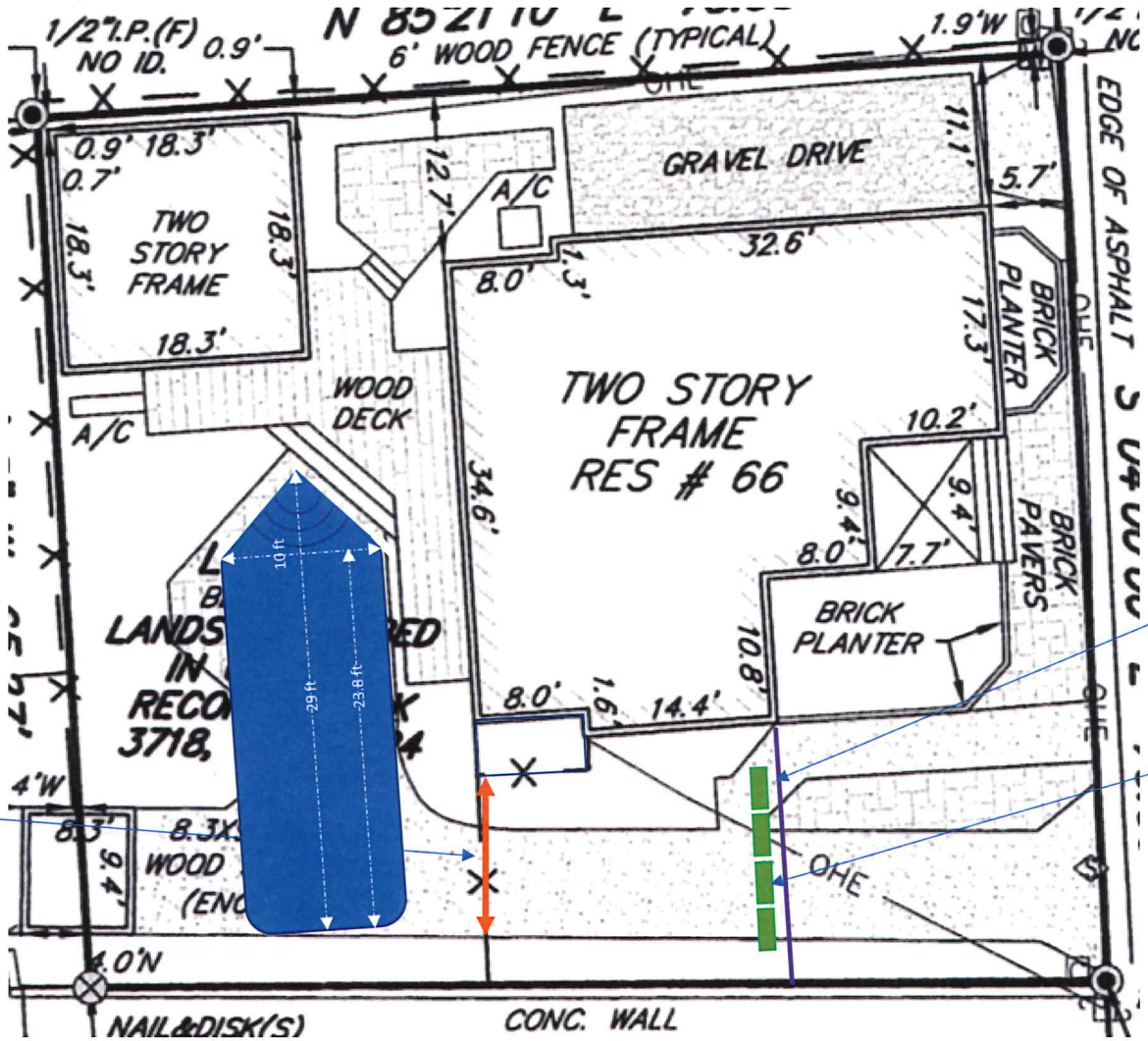
Figure 12: Visibility

The pool's visibilty from the Street is very limited (fig 13): Approx 1/3 of the pool body lays before the patio entrance. The pool deck (patio floor) sits 1 f higher than the street level and the pool is approx 50 feet away from the Street.
Suggested planters with Crown of Thorns will block the view of the pool from the Street – see figure13

Estimated pool south projection fron the rear of the house 10 ft- 8 inches



Approved metal gate/fence

Planters location

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Figure 13: View from the street

Unobstructed view

Privacy view

Figure 14: Approval for removal of Shed from the Oldest House Museum

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Re: Approval for Removal of Shed at 66 Marine Street

MW Fri 1/8/2021 5:15 PM
To: You

Good afternoon,

Yes, we are in support of the removal of the shed structure. Thank you and please let us know if you need anything else from us.

Best regards,
Magen

On Fri, Jan 8, 2021 at 3:44 PM Jorge Gallego <gallego_jorge@hotmail.com> wrote:

> Dear Ms Wilson,
>
> Hope this email finds you well. Angie kindly pointed us in your direction. We are your neighbors at 66 Marine Street and are reaching out to you in regards to the removal of the shed structure in the south west corner of our property. We are seeking approval from HARB for its demolition, and because the building occupies some the Oldest House property, we need your written support also. Would you please reply to this email with your approval and/or let us know if you have any questions.
> Once we have a timeframe in sight, we'll make sure to coordinate the logistics with your team as needed.
>
> Thank you,
>
> Lourdes & Jorge
> 66 Marine Street
> (914) 539 1344
>
> Sent from Outlook

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--
Magen Wilson, M.A.
Executive Director
St Augustine Historical Society
271 Charlotte Street
St. Augustine, FL 32084
904-824-2872

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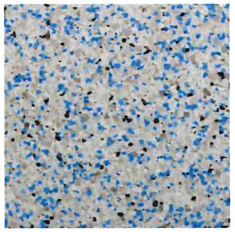
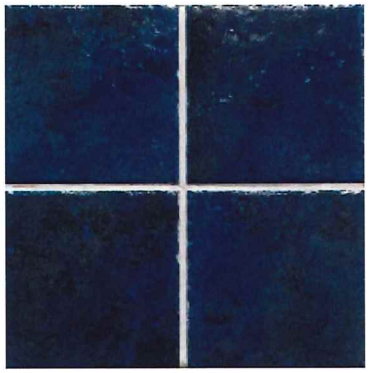
Figure 15: Pool interior

- ***Interior Finish: Florida Stucco – Blue Gem***

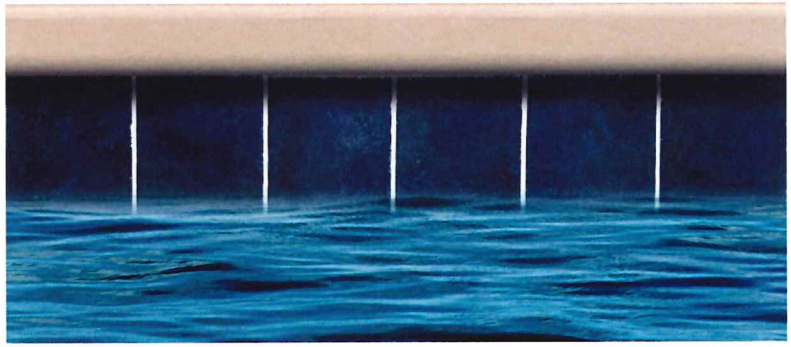


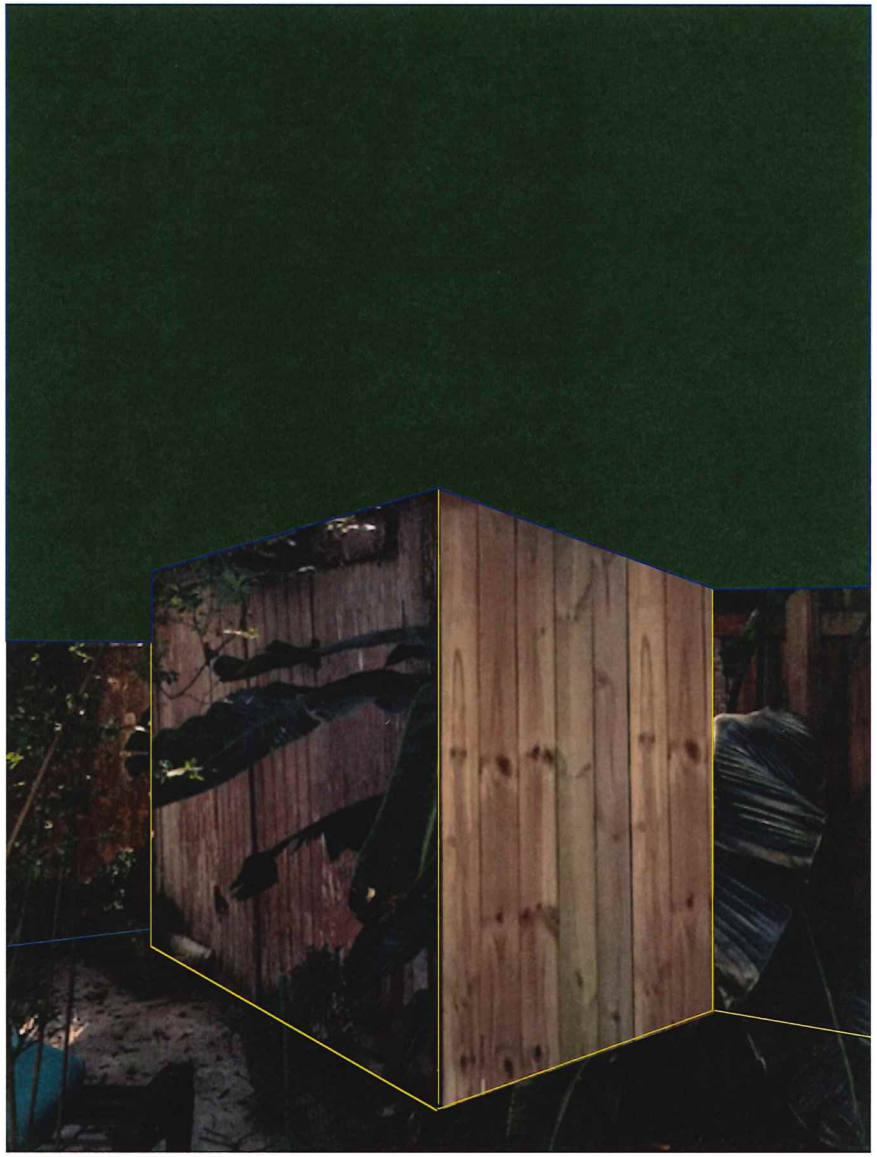
Sample pool view

- ***6 x 6 Decorative Tiles by LUV***



Sample Waterline view





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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	1274400000
Location Address	20 AVILES DR SAINT AUGUSTINE 32084-0000
Neighborhood	Andalucia Parque (688)
Tax Description*	3-14 ANDALUCIA PARQUE LOT 29 & E1/2 OF LOT 30 BLK A OR3770/1131 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Andalucia Parque
Sec/Twp/Rng	39-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.210
Homestead	N

Owner Information

Owner Name	Cosereanu Mihai Et AL 100% Schroeder Sabine 100%
Mailing Address	256 DOGWOOD LN FORKED RIVER, NJ 08731-2824

Map

Map image

Valuation Information

	2021
Building Value	$71,858
Extra Features Value	$7,913
Total Land Value	$50,625
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$130,396**
Total Deferred	$2,817
Assessed Value	**$127,579**
Total Exemptions	$0
Taxable Value	**$127,579**

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	$75,200	$7,913	$50,625	$0	$0	$133,738	$115,981	$17,757	$115,981
2019	$58,677	$3,110	$50,625	$0	$0	$112,412	$105,437	$6,975	$105,437
2018	$61,540	$3,110	$37,500	$0	$0	$102,150	$95,852	$6,298	$95,852
2017	$57,695	$3,522	$28,875	$0	$0	$90,092	$87,138	$2,954	$87,138
2016	$58,976	$3,481	$24,000	$0	$0	$86,457	$79,216	$7,241	$79,216
2015	$48,659	$3,481	$19,875	$0	$0	$72,015	$72,015	$0	$72,015
2014	$46,750	$3,481	$19,875	$0	$0	$70,106	$70,106	$0	$70,106
2013	$62,016	$8,927	$19,744	$0	$0	$90,687	$90,687	$0	$90,687
2012	$62,970	$8,927	$19,744	$0	$0	$91,641	$91,641	$0	$91,641
2011	$64,878	$8,927	$21,938	$0	$0	$95,743	$89,381	$56,362	$39,381
2010	$81,321	$8,927	$24,375	$0	$0	$114,623	$88,060	$76,563	$38,060

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	2000	**Roof Cover**	Composite Shingle
Conditioned Area	1064	**Interior Flooring**	Terrazzo
Actual Year Built	1965	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Air Conditioning**	Central
Class	N	**Bedrooms**	2
Exterior Wall	Concrete Block	**Baths**	1
Roof Structure	Gable Hip		

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

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	192
BASE AREA	1064	1064
FINISHED GARAGE	0	528
FRAME UTILITY	0	216
Total SqFt	1064	2000

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	450
Kool Deck	0	0	0	0	300
Residential Fence	0	0	0	0	120
Residential Fence	0	0	0	0	250

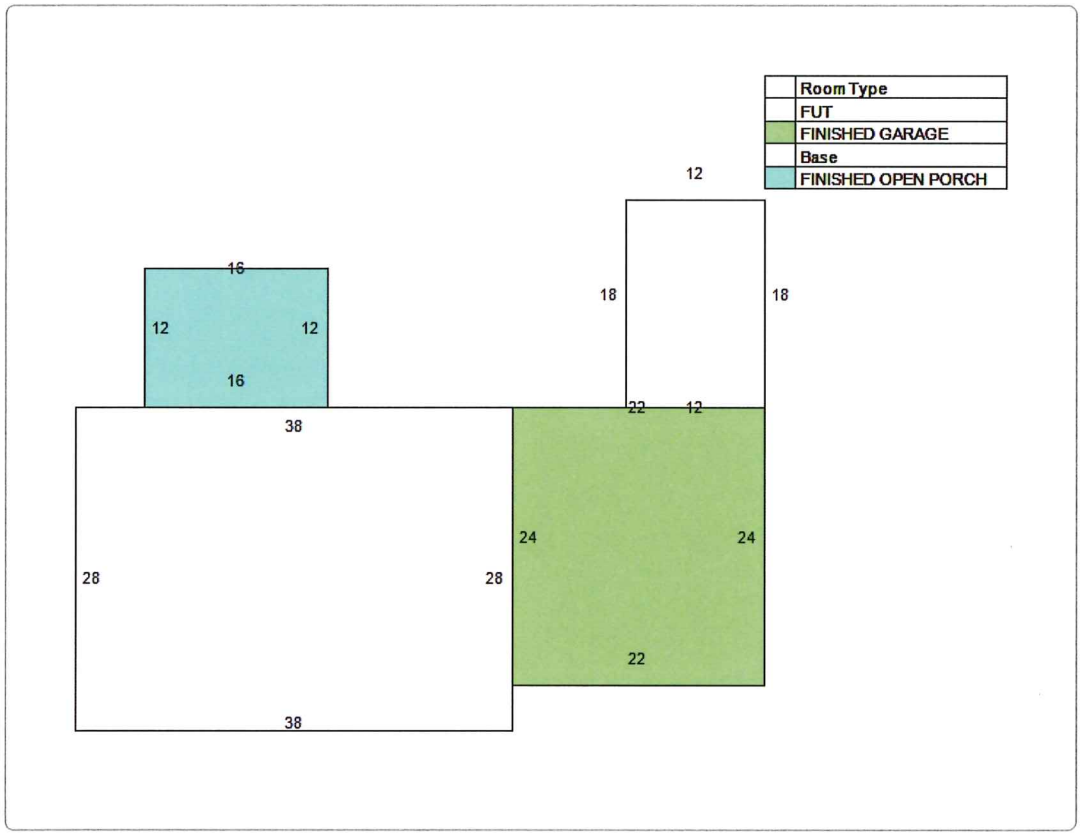
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	125	75	EF	$50,625

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/2/2013	7/31/2013	$80,000.00	WARRANTY DEED	3770	1131	Q	I	CRAIG EUGENE A,PATRICIA S&SWEAT CAROL C,ALLEN	COSEREANU MIHAI & SABINE SCHROEDER
	5/17/2000	$72,000.00	WARRANTY DEED	1502	616	Q	I	BRADDOCK CHRISTINE	CRAIG EUGENE A,PATRICIA S&SWEAT CAROL C,ALLEN
	5/17/2000	$0.00	PERSONAL REP	1502	614	U	I	BRADDOCK PATRICIA A ESTATE BY PERS REP	BRADDOCK CHRISTINE
	1/26/2000	$0.00	OTHER INSTRUMENT	1472	1082	U	I	BRADDOCK PATRICIA A (DECD 11/6/99)	BRADDOCK PATRICIA A ESTATE (LETT OF ADMIN)
	8/1/1986	$48,000.00		714	1306	Q	I		BRADDOCK PATRICIA A
	7/1/1983	$0.00		597	6	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.
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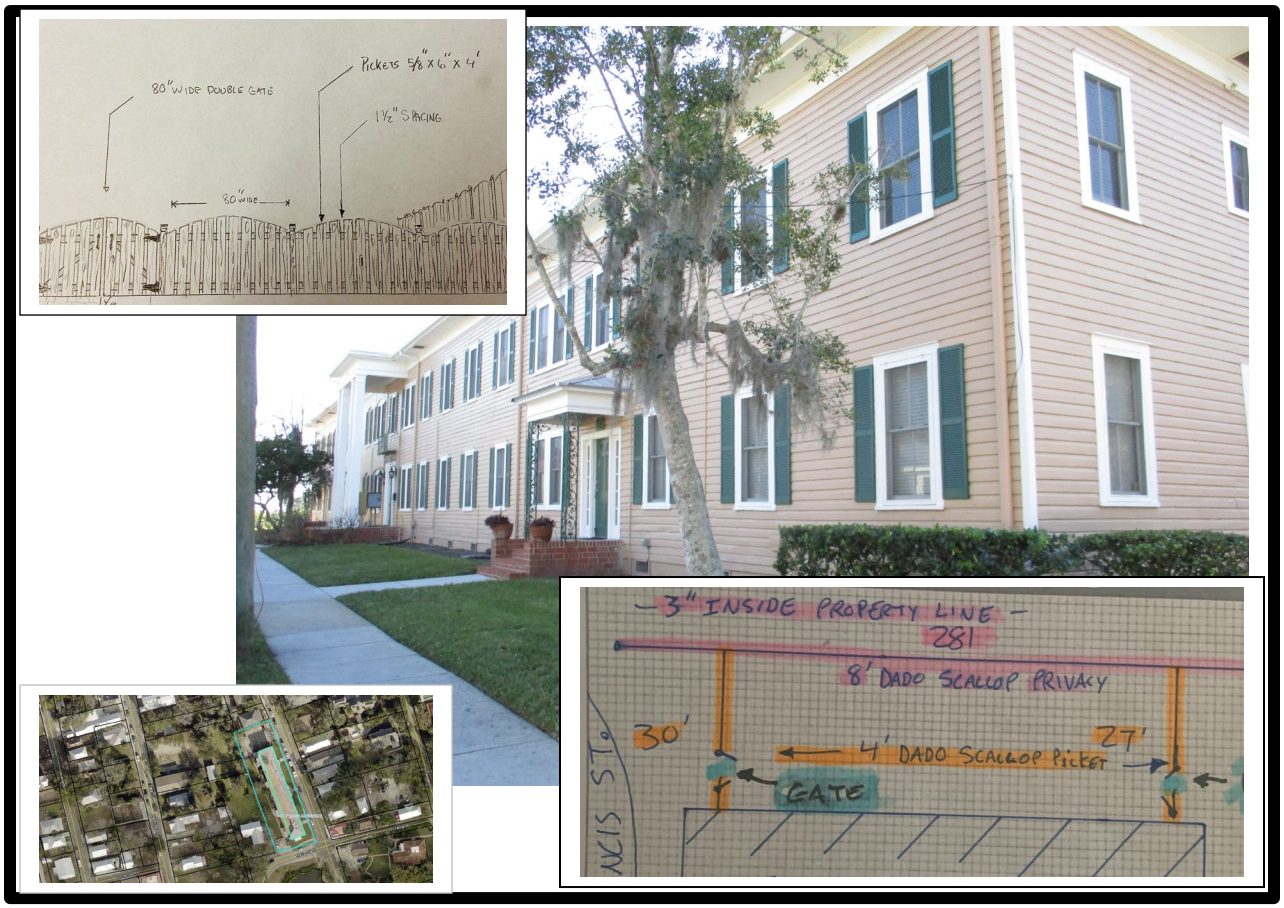
CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 21, 2021 Meeting



Application 2020-0142 Address: 172 Cordova Street

Applicant: Matanza Fence

Property Owner: Lakeview of St. Augustine Condo Association

Project description: To replace existing fence behind the building facing the HP-1 district with a new design.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ0666
National Register:	N/A	Construction date:	c. 1885-1893
Archaeology Zone:	IID	Zoning District:	RG-1
Parcel number:	1999900098		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This Colonial Revival multi-unit residential building is located just to the north of Maria Sanchez Creek and on the northwest side of Cordova Street and Park Place/St. Francis Street, facing the Historic Preservation One zoning district (HP-1). For projects located facing HP-1, 2, or 3, a Certificate of Appropriateness application is required for proposed changes to the exterior or site.
- The Florida Master Site File (FMSF) survey lists this Colonial Revival styled building under the address 172-180 Cordova, with the construction dates estimated between 1885-1893. Built by the same firm that constructed the Ponce de Leon Hotel, McGuire and McDonald, the building's original use was to house servants of the hotel, but is currently the Lakeside Condos.
- The proposed 8' high privacy fence extends along the rear/west property line and replaces the existing fencing at the same location and height, meeting the Architectural Guidelines for Historic Preservation (AGHP) recommendations for privacy fences to be located at the rear or side elevations.
- The 4' unfinished wood fencing and double gates proposed to replace the lattice fence and single metal gates in the same location, extends across the north and south ends of the rear lawn / commons area. This fencing will have the same arched patterned sections as the proposed privacy fence they will connect to at the west, but with the 6" wide pickets, will be less transparent than the existing lattice fencing. A picket that is less than 6" wide may be more compatible.
- The AGHP states that fences must match the architectural style of the building. The arched tops of the proposed fencing panels are similar to the arched window openings of the building.
- The 4' and 8' heights are in keeping with the AGHP's height requirements for later period fences of being at least 4' high and less than 5' if adjacent to the street.
- The AGHP's recommends that wood fences be left unpainted or painted white. Since pressure-treated pine can have a greenish looking appearance, a finish coat is recommended. Lakewood Condominiums indicated that a stain finish is desired for ease of maintenance rather than paint.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS at 172 Cordova Street** because it generally is compatible with the Secretary of the Interior's Standard 9 with the following condition(s):

1. For an appropriate finish to be applied after installation

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace the existing 8' high fencing in same location, 3" in from and along the west/rear property line, with 281' linear feet of 8' high unfinished pressure treated pine wood privacy fence in new dado scallop design with overall arched top on each fencing section and squared top posts.
2. To replace the existing wood lattice and metal single gates on north and south ends that enclose the rear lawn (27' long on north end and 30' long on south end), each with 4' high unfinished pressure treated pine wood fencing in new design, with overall arched top on each 80" wide fencing section and 6" wide pickets spaced 1.5", and an approximately 80" (possibly 6-8') overall wide double gate in same design as proposed wood fence with black hardware.

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.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
172 Cordova Street

Facing north and south

STAFF PHOTOGRAPHS
172 Cordova Street

Existing 8’ privacy fence to be replaced with 8’ high wood privacy fencing in new design

STAFF PHOTOGRAPHS
172 Cordova Street

Existing 8’ privacy fence to be replaced with 8’ high wood fencing and lattice fence to be replaced with 4’ high wood fencing in new design

STAFF PHOTOGRAPHS
172 Cordova Street

Existing lattice fence and metal gate to be replaced with 4’ high wood fencing and double wood gate in new design

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 666 1009==

Site Name: Lakeside Apartments 830== Survey Date: 7807 820==

Address: 172-180 Cordova Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38A (block) 19 (lot) 868==

868==

Owner of Site: Name: Hugas, Mario V. & Madeling;

Address: 105 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469840 (easting) 3306200 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Other: Apartments 838== Present Use: Other: Apartments 850==

Date: +1893 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: McGuire & McDonald St. Augustine, FL 874==

Style: Colonial Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick, wood flush siding, drop siding, with cornerboards 854==

Structural Systems: Masonry, brick; wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, french doors, transom & side lights 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Brick with metal caps 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Cast iron work, square wood colunms 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Apartment building overlooking Maria Sanchez Lake. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Tourism, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story frame and brick building in the Colonial Revival style at 172-180 Cordova Street was constructed by the building firm of McGuire and McDonald between 1885 and 1893 to serve as the servants' quarters for the Ponce de Leon Hotel, which they also built. The northern half of the building is frame, with wood dropsiding. The southern half is brick--and one of the oldest brick buildings in St. Augustine. The building has a foundation of poured concrete--the famous material used in the building of the great hotels. It was erected on filled land. Maria Sanchez Creek, which ran through this site, was filled in by Henry Flagler in the 1880's to create land for the building of the Ponce de Leon and Alcazar Hotels, and this building, which was called the Ponce de Leon Barracks. The building now stands at the head of Maria Sanchez Lake. Early maps and sketches show an unadorned, rectangular shaped, hip roofed building. It has been remodeled over the years in the Colonial Revival style, with large square wood columns on a portico, and a decorative metal balconet over the main door. Five two-story wooden porches have also been added to the building. It is now used as an apartment house.

This area is built on land filled by Henry Flagler for the construction of the great 19th century hotels. It is bounded on the south by Maria Sanchez Lake and on the north by the Alcazar Hotel. It is bounded on the east by the National Landmark Historic District boundary of the old colonial city, upon which have been built mainly early 20th century residences. Two of St. Augustine's early brick buildings, the St. Augustine Record building, and the Lakeside Apartment (formerly the Ponce de Leon Barracks) are located along this stretch of Cordova Street.

HISTORY

Until the late 19th century this block formed the western bank of Maria Sanchez Creek. In the 18th and 19th centuries a series of walkways or bridges crossed the marshes in the vicinity of Bridge Street, and this thoroughfare led to one of three late colonial ferry crossings across the San Sebastian River. After the Civil War, the community of Africa, later called Lincolnville, soon developed on the marshlands as newlyfreed Blacks began renting the property from the city. Lincolnville expanded west of Washington Street by the mid-1880's, at which time Henry Flagler filled in the Creek to St.

(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida," December 24, 1791; St. Johns County Court House, Deed Records, Book R, p. 298; 1885 and 1894 Birds-Eye Views; Constance Fennimore Woolson, "The Ancient City," Harper's New Monthly Magazine, CCXCV (1874-75), pp. 1-23, 165-185.

2. Sanborn Fire Insurance Maps, 1899, 1904, 1910, 1917; Charles D. Manucy and Robert Ranson, Supplement to Official City Map (St. Augustine, 1905), pp. 31, 32; Tatler, January 27, 1894, p. 2; April 7, 1894, p. 4; January 26,

Francis Street.(1) The Cordova Street side of the block, running parallel to the 18th century Rosario defense line, was used for quarters for the employees at the Flagler hotels, offices of the St. Augustine Record, and some private residences. The Washington Street side became an extension of Lincolnville and developed into a prosperous early 20th century Black commercial district. The southern tip of the block was developed in the mid-1890's by Heth Canfield's St. Augustine Park Association as part of the planned Water Park around the newly dredged Maria Sanchez Lake.(2)

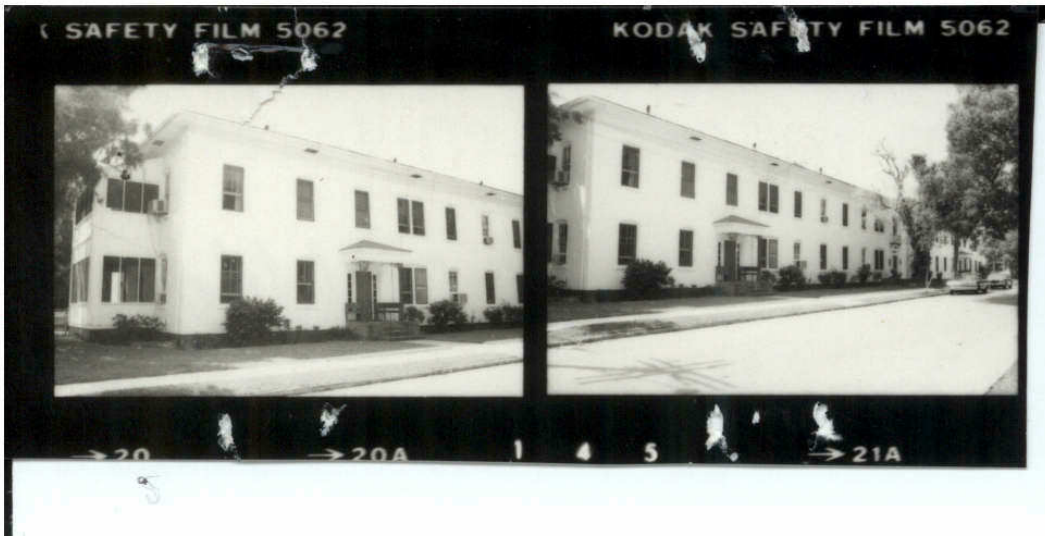
One of the major changes to the land configuration of St. Augustine took place in the 1880's when Henry Flagler had the northern part of Maria Sanchez Creek filled in. This building at 172-180 Cordova Street was constructed on the southern part of that filled land and called the Ponce de Leon Barracks. The Tatler reported in 1894: "One hundred and fifty rooms are in the building called the barracks, for the accomodation of male help."(3)

It filled this purpose for most of the years that the Ponce de Leon was operated as a hotel. It was built on the borderline of traditionally White and traditionally Black neighborhoods of St. Augustine and is the most significant site specifically linking Blacks with the era of the great hotels in this city.

In the 1940's it became the Lakeside Apartments, with a dozen rental units.(4)

1895, p. 20; February 12, 1897, p. 16.

3. Tatler, December 15, 1894, p. 3.
4. St. Augustine City Directory, 1947.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CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$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._____

Receipt No._____ Meeting Date: _____

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

1. NAME OF APPLICANT LAKEVIEW OF ST. AUGUSTINE CONDO ASSOC.
   Business (if applicable) MATANZA FENCE
   Address 170 CORDOVA ST.
   City ST. AUGUSTINE State FL Zip Code 32084
   Daytime telephone 904-295-1474 Other phone/email ~~[illegible]~~ 904.826.7003
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER JANE ALTENHOFEN
   Business (if applicable) LAKEVIEW OF ST. AUGUSTINE CONDO ASSOC.
   Address 170 CORDOVA ST.
   City ST. AUGUSTINE State FL Zip Code 32084
   Daytime telephone (required) 352-973-8368 Other phone 904.826.7003
3. PROJECT STREET ADDRESS 170 CORDOVA ST.
4. LEGAL DESCRIPTION: Lot 19 Block 38-A Subdivision_____ Parcel_____
5. EXISTING USE PRIVATE RESIDENCY 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 REMOVE & INSTALL FENCE AT BACK OF BUILDING
☐	☐	Existing parking, walkways & other site features

RECEIVED
DEC 30 2020
Planning/Building Dept.

October 2017

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

RECEIVED
DEC 30 2020
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)

REPLACE EXISTING FENCE IN EXACT SAME PLACE 8' HEIGHT ALONG BACK LINE WITH 4' HEIGHT RETURNS TO STRUCTURE AS ORIGINAL FENCE SEATS.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME PAUL LONGORIA

SIGNATURE OF APPLICANT [signature] DATE 12-30-2020

PRINT OWNER'S NAME JANE ALTENHOFEN

SIGNATURE OF OWNER Jane Altenhofen DATE 12-30-2020

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

172 Cordova Street 2020-0142

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)

(See page 2)

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

☐	☒	☐	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 (for fencing) Need for gates as well the details like height, spacing, design, hardware & section on drawings

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

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

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

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

❖ Other details necessary for review:
Please submit items listed as needed above as well as any other details that can support this application for new design of fence & gates

Project number: 2020-0142 Project Address: 172 Cordova Street

Reviewed by: Julie Courtney Date: 12.30.2020

October 2017

From: Julie Courtney
To: Paul Longoria
Subject: RE: Certificate of Appropriateness application if the new fence design is desired for 170 Cordova Street
Date: Wednesday, December 30, 2020 3:31:00 PM
Attachments: image002.png
image003.png
image004.png

Hello,
I received your Certificate of Appropriateness application and spec sheets for 170 Cordova Street. As I told Paul on the phone, if they want to go with this different style, it is something that our staff can not administratively approve and will need approval by the Historic Architectural Review Board (HARB).

We will process the payment and add you to the January 21st HARB agenda, unless you let me know otherwise.

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: Paul Longoria <matanzafencing@gmail.com>
Sent: Wednesday, December 30, 2020 2:57 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: Certificate of Appropriateness application if the new fence design is desired for 170 Cordova Street

Here is the application, you can charge our card on file. Thank you so much!

Sincerely,
Nicole Longoria

Nicole Longoria

On Wed, Dec 30, 2020 at 12:41 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello,

As we discussed with a new fence design that is visible from the street and is more than the $1000 amount set, for 170 Cordova Street, which faces the Historic Preservation One zoning district, a Certificate of Appropriateness application is required to be approved by the Historic Architectural Review Board (HARB) for exterior alterations or new construction that is not administratively approvable (which is detailed on page 9-10) and is found at this link: https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF?bidId=

The Certificate of Appropriateness fillable application can be found at this link: https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF?bidId=).

Since your permit application was received before the deadline for our January 21st meeting, we will allow you to submit the Certificate of Appropriateness application **no later than 12 pm NOON tomorrow (December 31) as our offices close early tomorrow if you wish to be on the January meeting agenda.**
Your application and supporting materials can be emailed to harb@citystaug.com.
Payment can be made by mailing a check to our department or calling / emailing your credit card information (see attached authorization form) to:
Meredith Randolph
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

LAKE VIEW OF ST. AUGUSTINE CONDO ASSOC.

ST.

Date OCT. 7 2020

State FL

Zip 32084

Cell Phone 904.826.7003

Fax

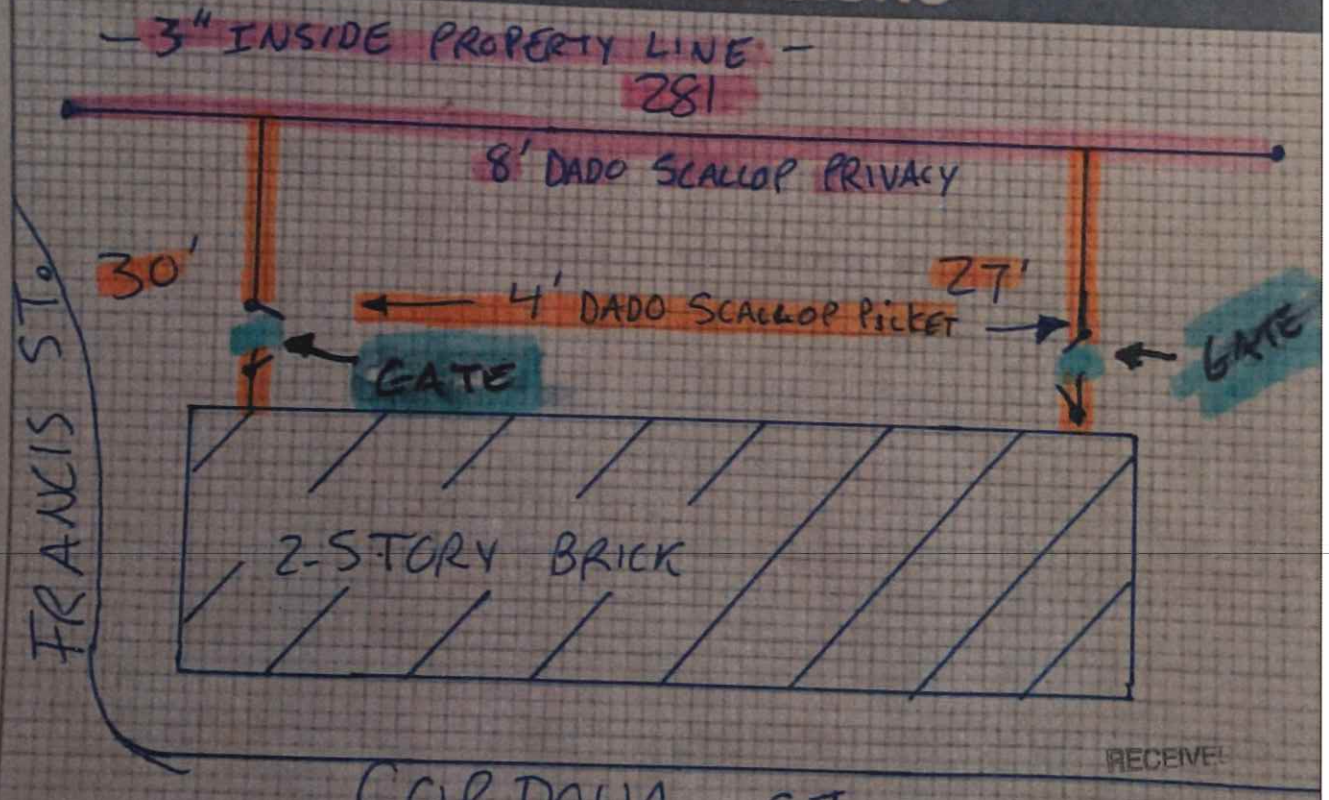
Phone on Site LAKEVIEW TREASURER@YAHOO.COM

2020

ject to change
able variables.

After *Matanza Fence Company* accepts signed proposal, this document becomes a binding contractual agreement between both parties.

JOB DIMENSIONS



RECEIVED
DEC 30 2020
Planning/Building Dept.

ANY CHANGES TO ORIGINAL PROPOSAL MAY HAVE ADDITIONAL CHARGES

CONDITION OF AGREEMENT

	Price	Revised
Tax		

MATANZA FENCE COMPANY

Building It Better

PROPOSAL FORM

Office: 904.295.1474
Cell: 352-973-8368
6633 Nassau St.
St. Augustine, FL 32080
matanzafencing@gmail.com
www.matanzafencecompany.com

CUSTOMER INFORMATION

Name: JANE ALTENHOFEN LAKEVIEW OF ST. AUGUSTINE CONDO ASSOC. Date: OCT. 7 2020

Street Address: 170 CORDOVA ST.

City: ST. AUGUSTINE State: FL Zip: 32084

Home Phone: Cell Phone: 904.826.7003 Fax:

Subdivision: Phone on Site: LAKEVIEW TREASURER@YAHOO.COM

Tentative Installation Date: 12/20/2020
The projected installation date is subject to change without prior notice due to uncontrollable variables.

After *Matanza Fence Company* accepts signed proposal, this document becomes a binding contractual agreement between both parties.

JOB SPECIFICATIONS

Total Footage	Type of Fence List Each	Height
281	DADO POST 4x6x12' SCALLOP PRIVACY	8'
57'	DADO POST SCALLOP 1½" SPACE PICKET	4'

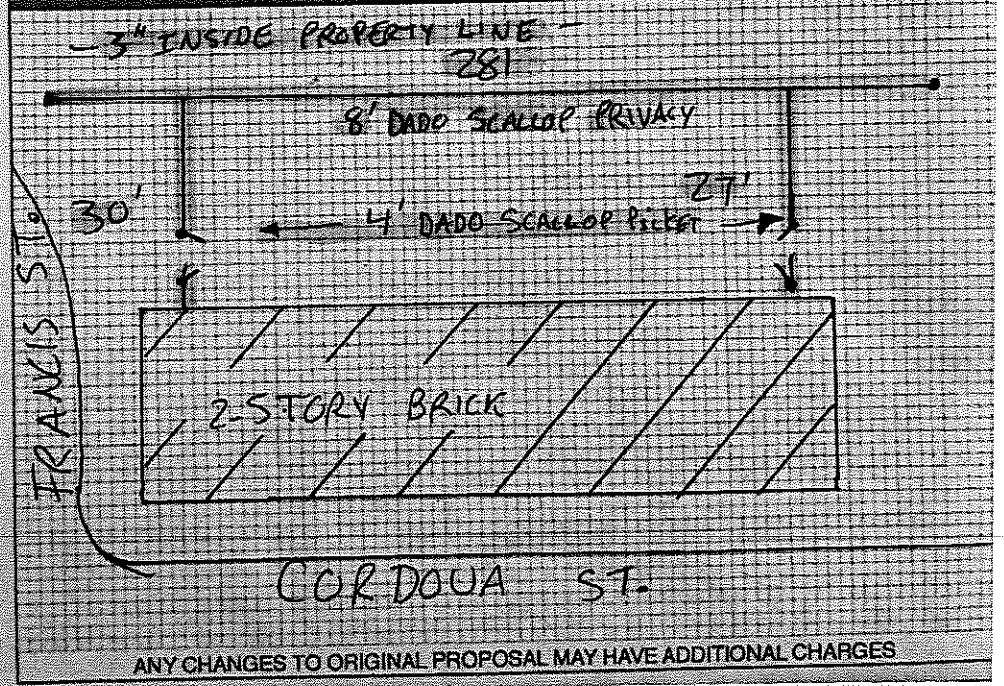
GATES

Qty	Type of Gate	Size
2	DOUBLE GATE	8' w

TERRAIN

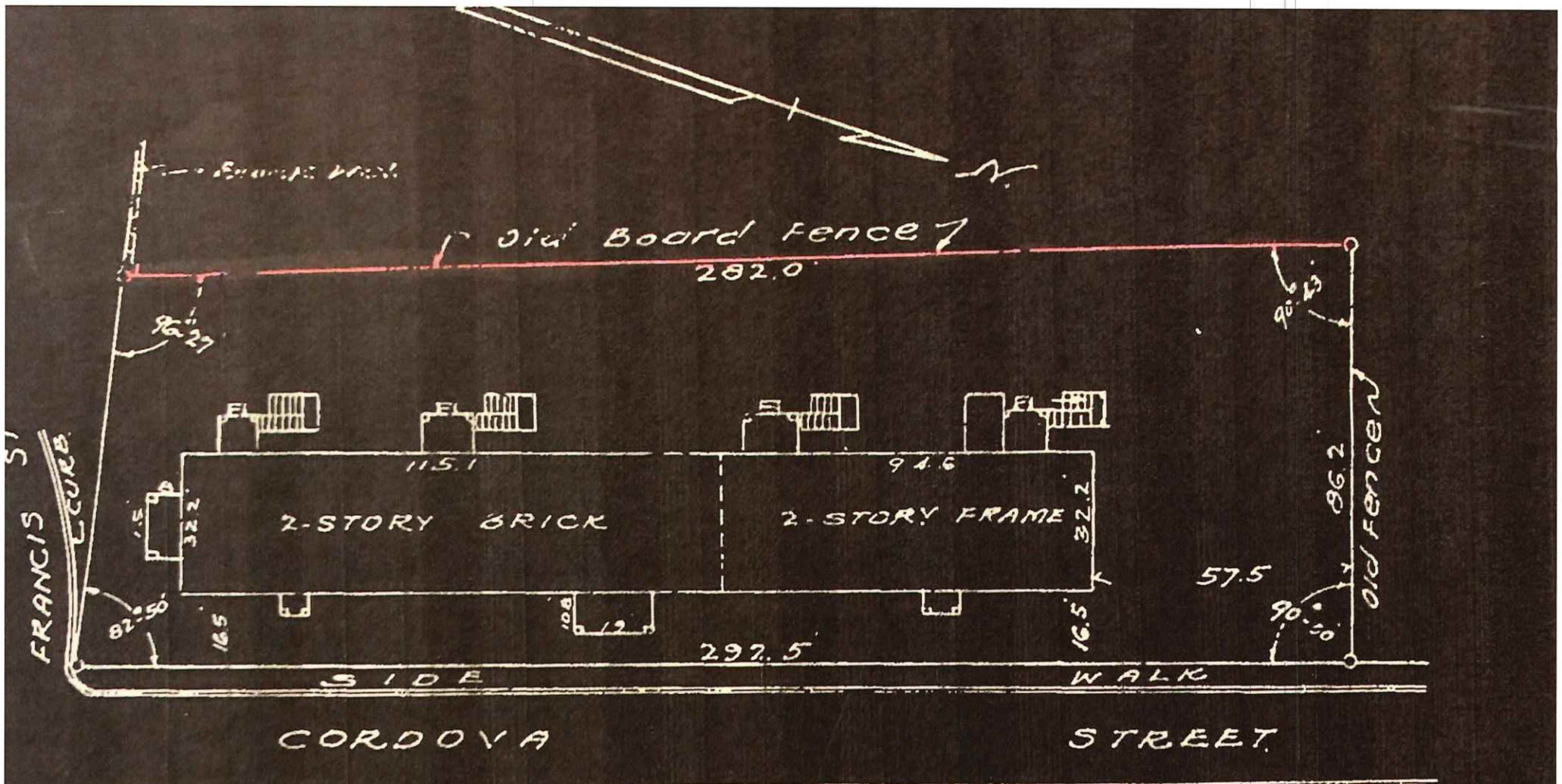
Removal	Cost	Removal By:

JOB DIMENSIONS



ANY CHANGES TO ORIGINAL PROPOSAL MAY HAVE ADDITIONAL CHARGES

RECEIVED
DEC 9 2020
Planning/Building Dept.



PLAT OF LOT 19, BLOCK 38-A, ACCORDING TO OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JUNE 12th, 1923, on FILE IN OFFICE OF CLERK CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA, BEING IN UNSURVEYED SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 East.

SCALE 1 INCH TO 40 FEET

I hereby certify that the attached plat is from a survey of the above described property, recently made under my direction, and is a true and correct representation of said property.

By: J. W. Summerville

Florida Registered Land Surveyor No. 22,

February 6th, 1948.

Julie Courtney

From: Paul Longoria <matanzafencing@gmail.com>
Sent: Wednesday, December 30, 2020 2:35 PM
To: Julie Courtney
Subject: Matanza Fence
Attachments: wood fence diagram - Google Search.png; 8 foot privacy fence rail spacing - Google Search.png

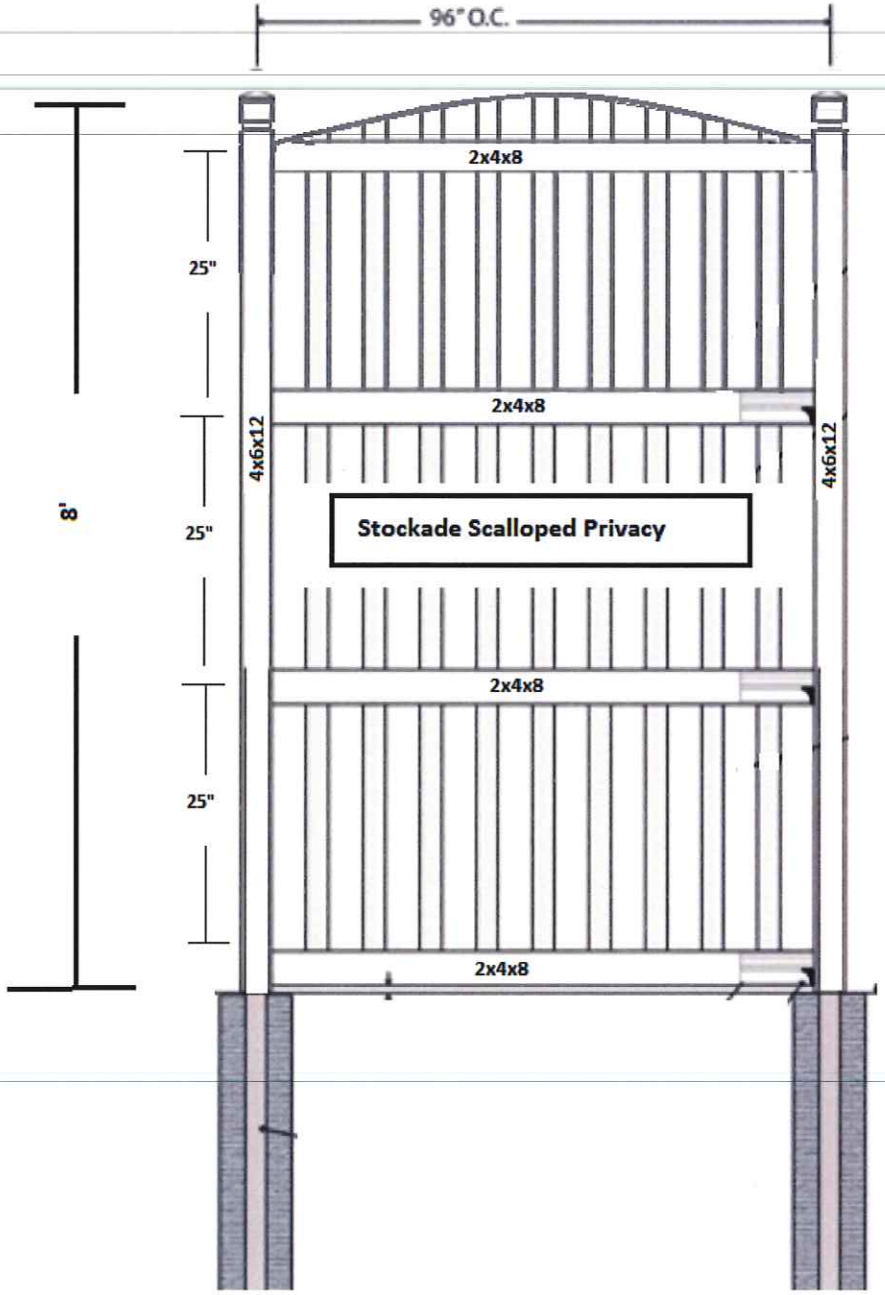
Lakeview 170 cordova st. fence specs.
Hey Julie, here's a quick write up on the dimensions and style of fence. Please see if you can maybe sign off on this today with this information. In the event that you cannot, I'm filling out the Historic Architectural Review Board Application. Thank you

Material: pressure treated pine (4' height), 1.5" spaced scalloped picket, dado top, post will be 2' in the ground with concrete (approximately 40lbs) finish will be natural color.

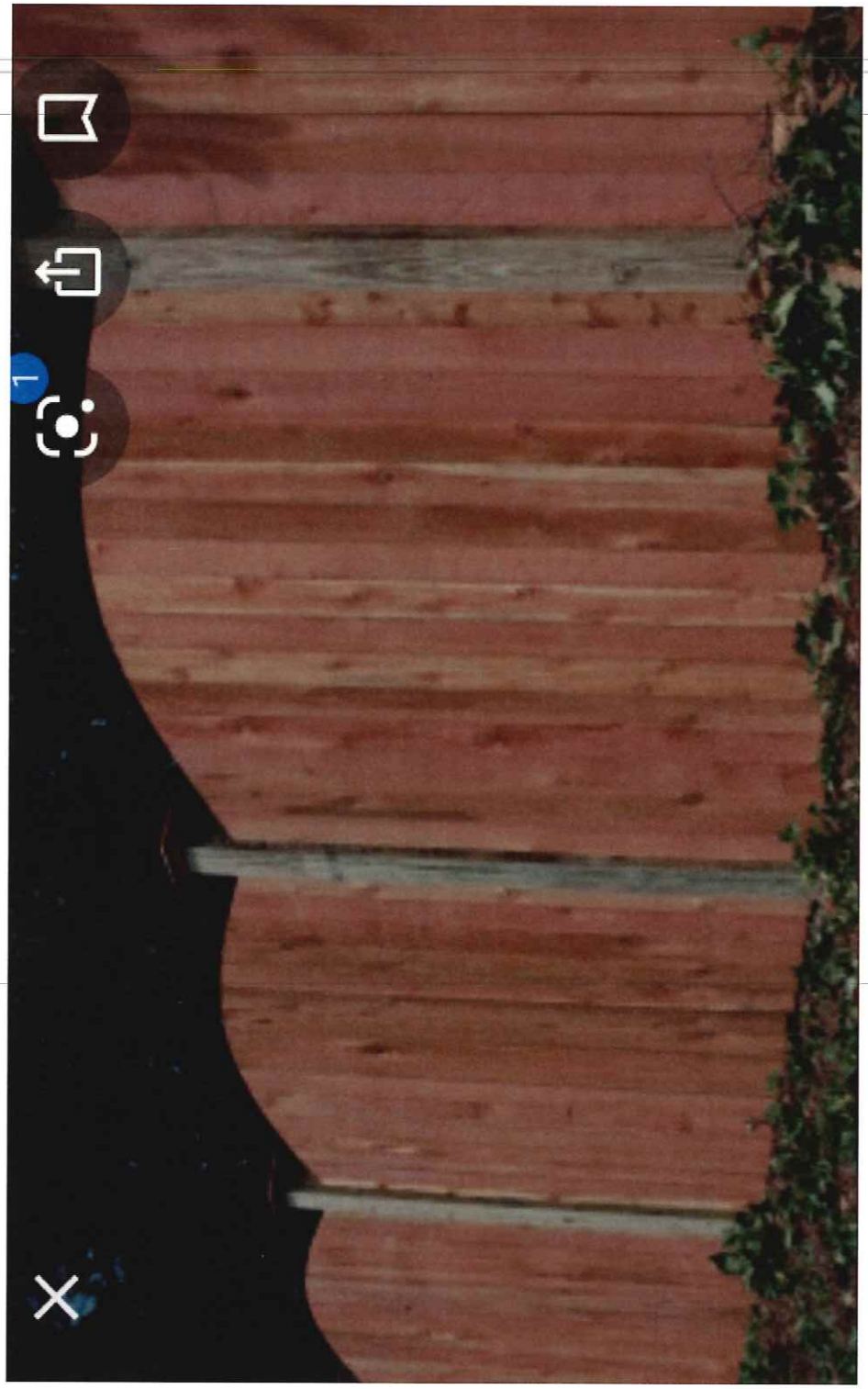
Stockade Scalloped Privacy
material: pressure treated pine (8' height), privacy, scalloped, dado topped post, 4' in ground (approximately 80 lbs of concrete) finish will be natural color

Sincerely,
Nicole Longoria

RECEIVED
DEC 30 2020
Planning/Building Dept.

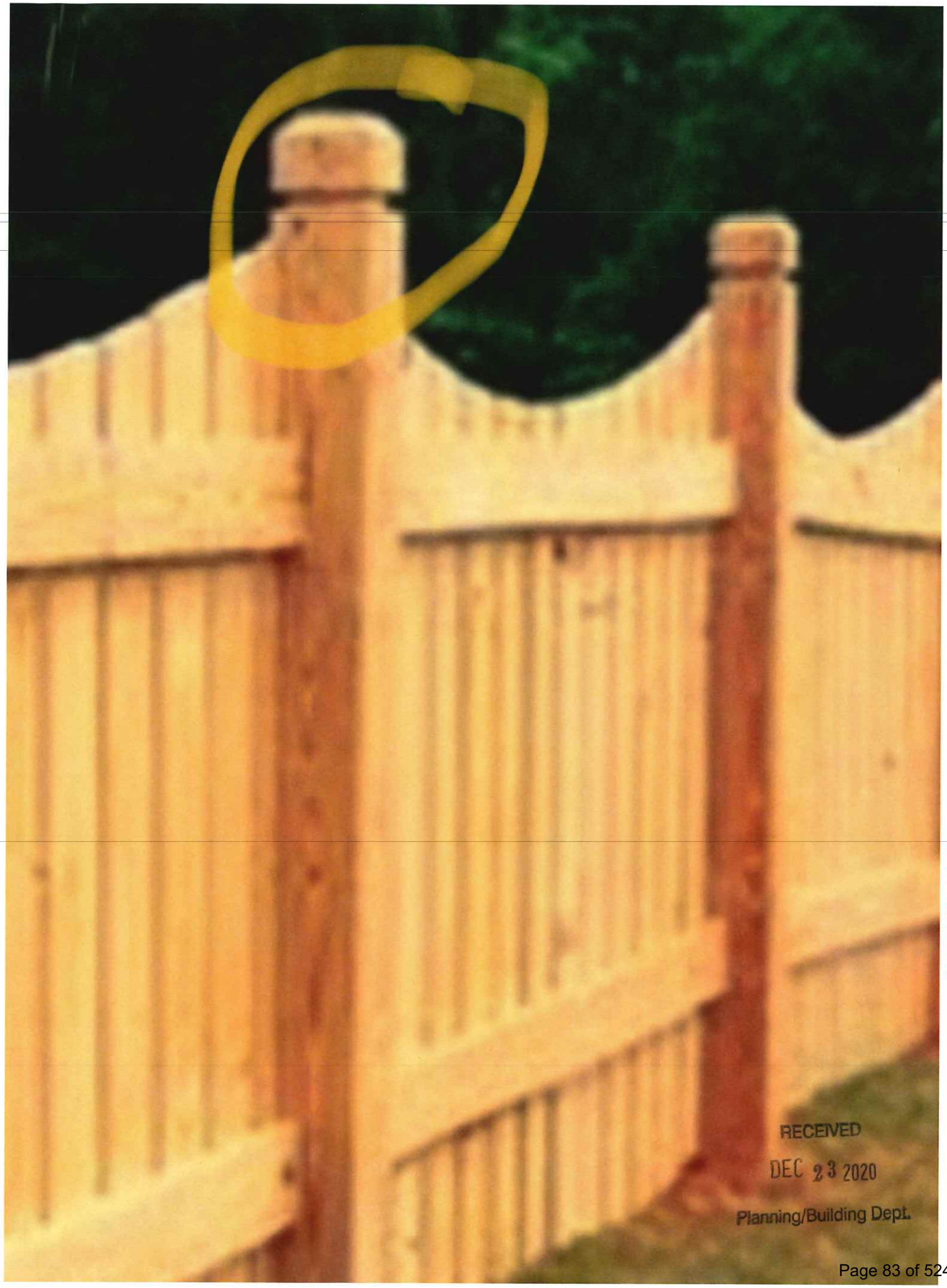


Fence contractor indicates this scallop, with circled post style as proposed type of fencing



170 Cordova

RECEIVED
DEC 23 2020
Planning/Building Dept.



170 Cedar

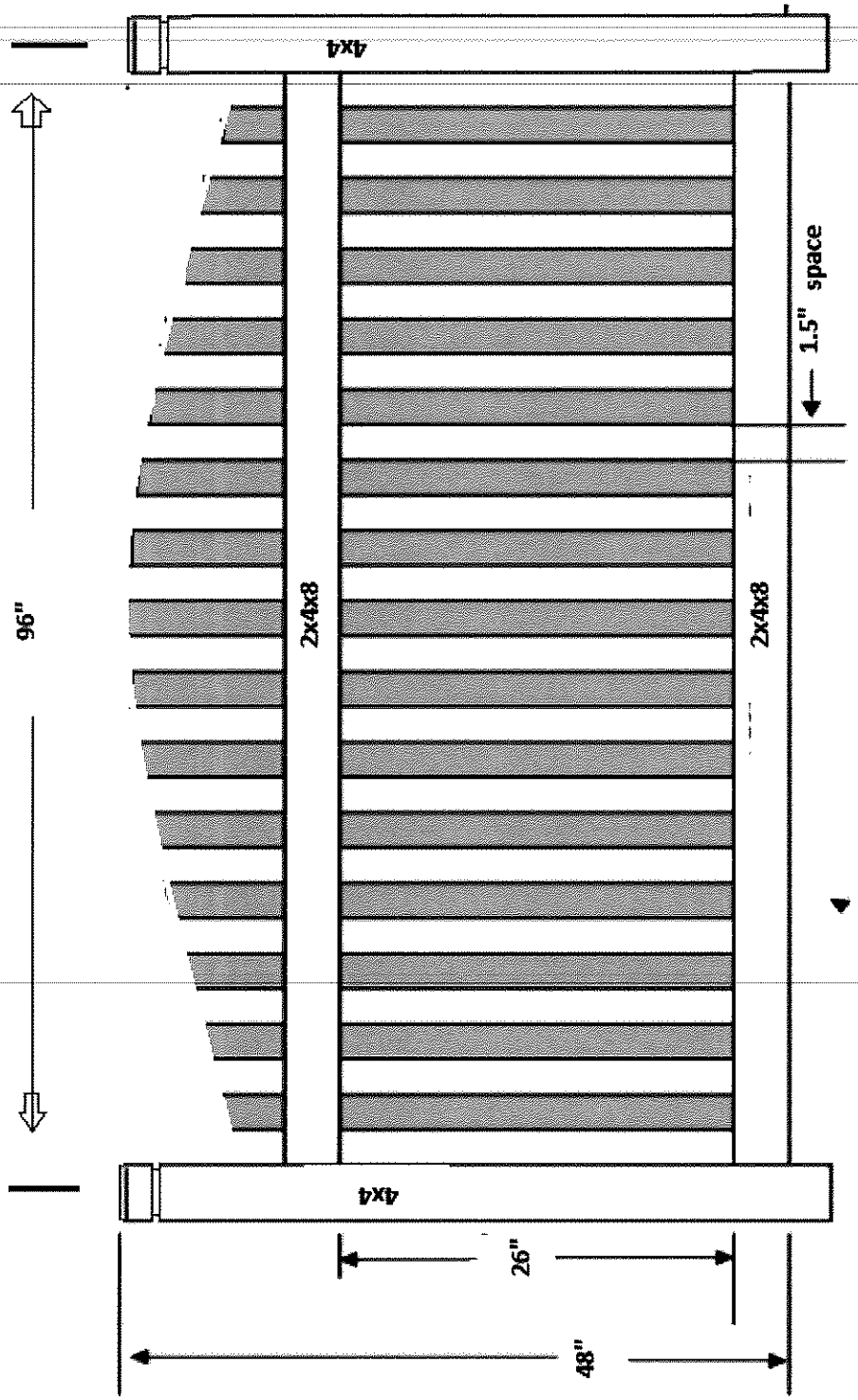
RECEIVED
DEC 23 2020
Planning/Building Dept.

RECEIVED

DEC 30 2020

Planning/Building Dept.

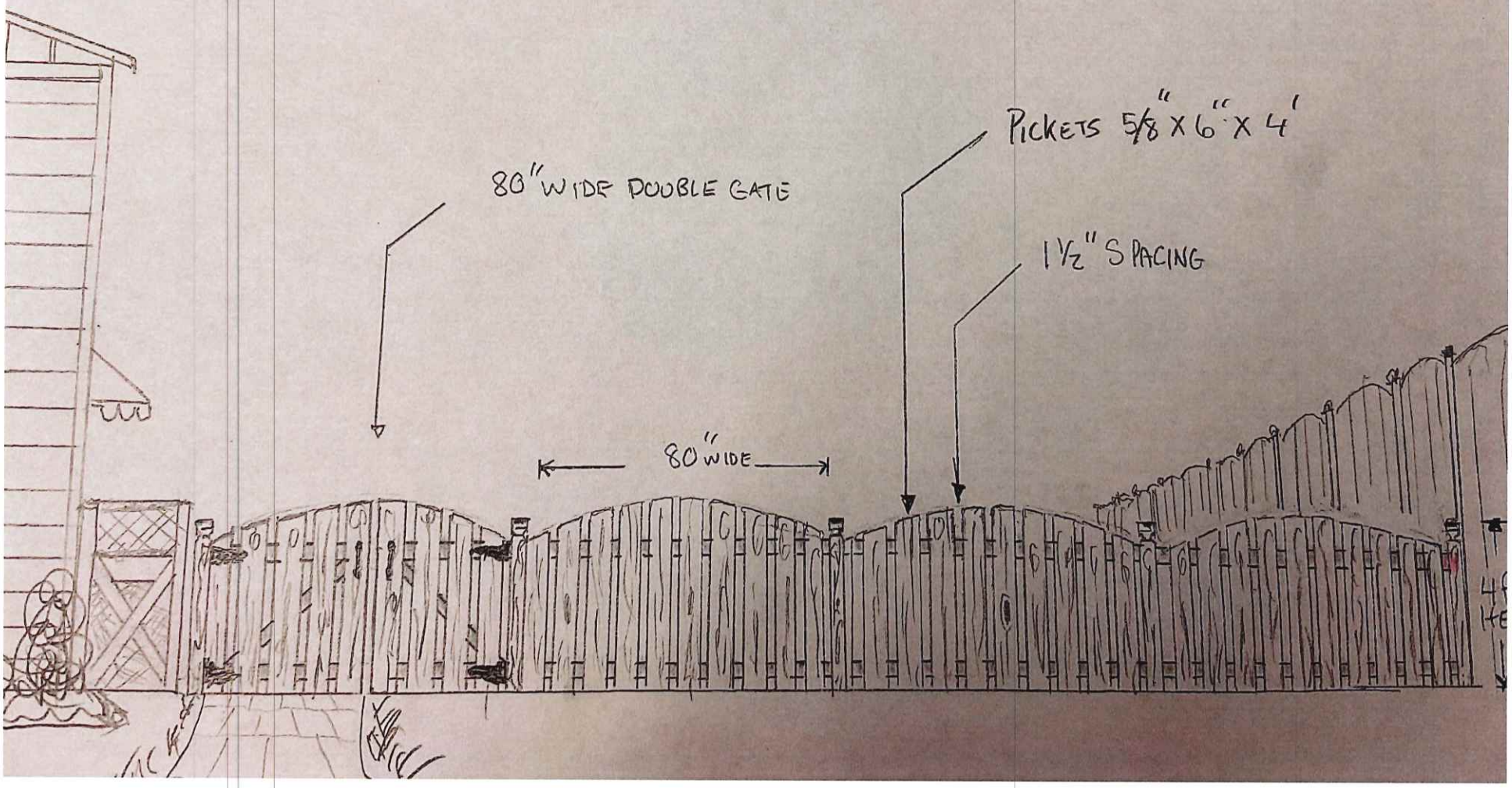
RECEIVED
DEC 30 2020
Planning/Building Dept.



DADO TOP POST WITH SCALLOP (POSITIVE) 1"½ SPACE PICKET FENCE

- PRESSURE TREATED PINE MATERIAL
- ALL POST CEMENTED 2' approx. 30lbs.

RECEIVED
JAN 11 2021
Planning/Building Dept.



Detail by Entity Name

Florida Limited Liability Company
MATANZA FENCE COMPANY LLC

Filing Information

Document Number	L18000049625
FEI/EIN Number	82-5072501
Date Filed	02/23/2018
Effective Date	02/23/2018
State	FL
Status	ACTIVE

Principal Address

360 SUMMERCOVE CIR
ST. AUGUSTINE, FL 32086

Mailing Address

360 SUMMERCOVE CIR
ST. AUGUSTINE, FL 32086

Registered Agent Name & Address

LONGORIA, SHELENA
360 SUMMERCOVE CIR
ST. AUGUSTINE, FL 32086

Authorized Person(s) Detail

Name & Address

Title P

LONGORIA, SHELENA N
360 SUMMERCOVE CIR
ST AUGUSTINE, FL 32086

Title MGR

LONGORIA, PAUL L
360 SUMMERCOVE CIR
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date

2019	05/01/2019
2020	06/30/2020

Document Images

06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
02/23/2018 -- Florida Limited Liability	View image in PDF format

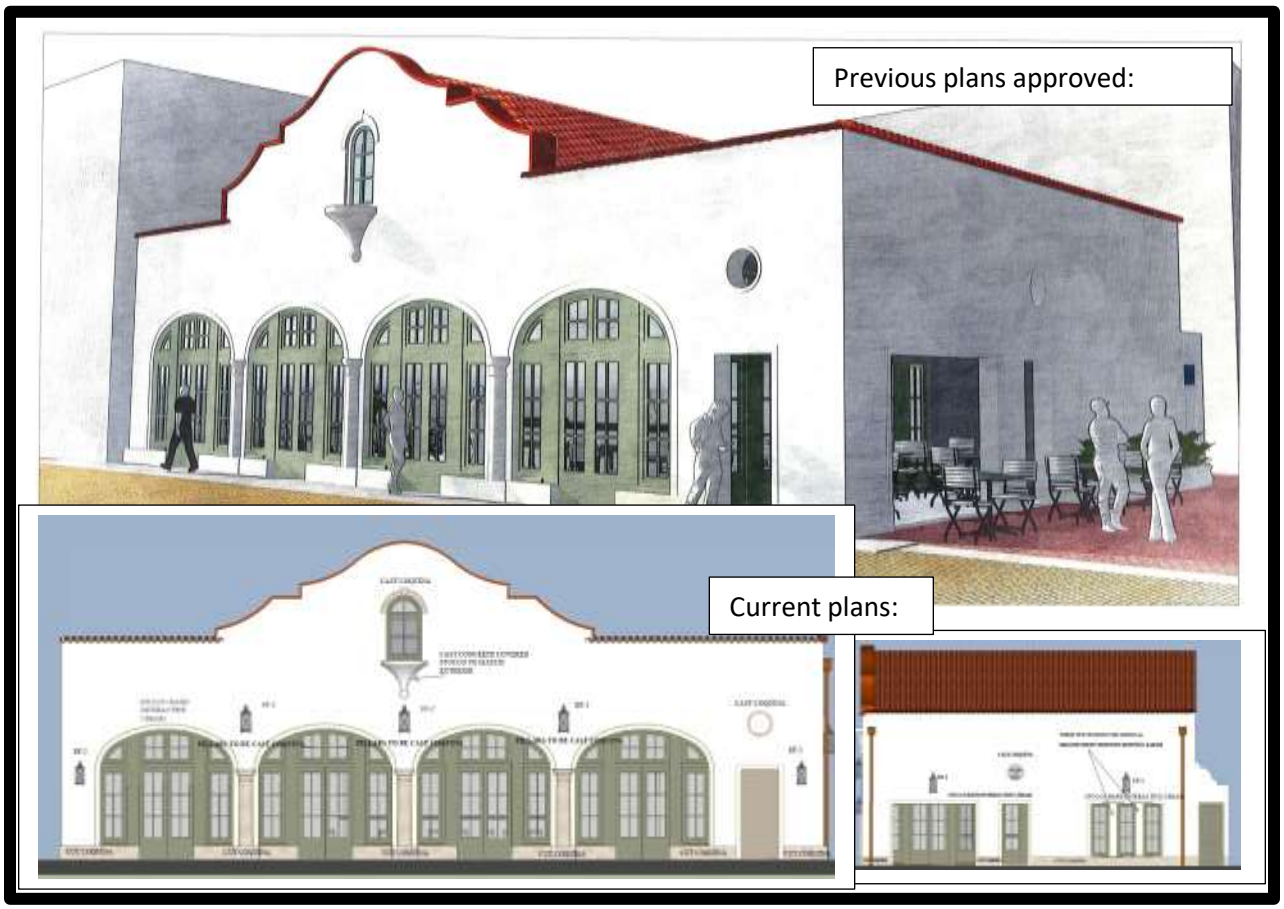
Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 21, 2021 Meeting



Application 2020-0137 Address: 9 Aviles Street

Applicant: Brandon Construction LLC

Property Owner: Red Moon Properties

Project description: To modify the building and site to include the addition of three windows on south elevation, pavers, decorative tile, lighting, and treatment of porch ceiling.

Architectural Style:	New Mission Revival Construction	Florida Master Site File:	N/A
National Register:	In NRHD/NHL	Construction date:	N/A
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989300000		
Agenda Item:	6(b)	Previous Action(s):	COA 2018-0109, COD 2018-0110, OOA 2018-0081

STAFF SUMMARY AND ANALYSIS:

- The project received a COA for the replacement building and the new construction has been underway to include construction of the exterior envelope. Through this process the applicant has made some design changes with added features and is asking for approval.
- The overall design approved by the HARB is Mediterranean-influenced to match the historic building that was on the site historically. With that in mind, features should enhance and support that style:
  1) Windows have a simple exterior muntin profile and pattern in keeping with the approved plans. The additional openings occur on a secondary street front area and are not out of character for that streetscape.
  2) The proposed wood ceiling and recessed lighting are not prominently visible and compatible as long as the lighting falls within the soft white light range recommended by the AGHP.
  3) The proposed copper finished mounted and hanging light fixtures add a Colonial style where a black/iron finished, square or geometric form could be used. In the recent past light fixtures do not appear so conspicuously on the historic building façade in terms of the placement and number of lights. The applicant should consider lowering them and reducing the number of fixtures. See area photos for placement and types of lighting fixtures in the immediate area.
  4) Wall tile is not addressed in the AGHP and such detailing may be replaced with decorative carving, plaster/terracotta focal element, or wrought iron grille to be consistent with the types of details identified in the AGHP for this style.
  5) Paving details should include a brick sample or specification to indicate it is a clay material versus concrete paver (which may or may be matched with Artillery Lane paving).
  6) Finishes: same as originally approved except for a) using pre-approved colors and b) instead of cut coquina stone it appears that a pre-cast coquina sill blocks will be used but this may be a discrepancy the applicant can clarify. Applicant should clarify if the stucco band proposed to be painted with Interactive Cream is pre-cast stone.
- As is typical with larger new construction projects in the city details will change from the time the architect's plans were brought before the HARB to the time the contractor is on board and seeking estimates and sourcing materials and craftspeople. These details can be significant as they are in this case and should be reviewed carefully to ensure the HARB and staff are clear on the proposed result.
- Note that future archaeological investigation may still be required if changes to the site plan or utility plan occur that are distinct from the plans and investigation areas performed by the City Archaeologist.

STAFF RECOMMENDATION:

Based on the previously approved Certificate of Appropriateness (COA) application (2018-0109), 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 **9 Aviles Street because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 3, and 9,** with the following conditions:

1) Confirm that all project lighting is soft white and warm lighting at the 3000K rating as indicated in email correspondence.
2) Provide an alternative hanging and mounted light fixture in keeping with the Mediterranean-Influenced style of the building and the area.
3) Remove the exterior mounted or hanging light fixtures located above window/door openings and relocate Artillery Lane light fixtures to be adjacent to the pedestrian door.
4) Remove the proposed wall tile or consider alternate design elements referenced in the AGHP
5) Provide a clay brick paver and color pattern distinct from Artillery Lane or use coquina concrete for the patio floor.
6) Clarify that the stucco band will be pre-cast concrete and that the building sill/foundation line uses true cut coquina stone versus coquina aggregate cast block.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

- Add three windows to the south/Artillery Lane elevation
- Install hanging and mounted light fixtures along both streetfronts
- Review sample paint, cut coquina, and pre-cast finishes for compliance with COA
- Install pavers in recessed patio along Artillery Lane
- Install recessed LED light fixtures in patio along with wood ceiling
- Install wall tile on east interior wall of the Artillery Lane patio

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Mediterranean Influence Styles (1885-1940)

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

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

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

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

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

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

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

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

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

Mission (1919-1940)
The Mission style originated in California during the 1880's in response to increased interest in that state's Spanish colonial heritage. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet and the quatrefoil window, are frequently found on less formally designed buildings.

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

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

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

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

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

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

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

Electrical and Mechanical Equipment
Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes light fixtures.

Post-1821

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

Parking, Landscaping and Site Features

Post-1821
Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

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

Paint Colors and Placement

Post-1821
Proper use of paint is perhaps the most important and highly visible method of illustrating the architectural style and details of post-1821 buildings. Paint colors should be appropriate for both the historical period and architectural style of the building.

Building walls constructed of coquina, coquina concrete or poured concrete should not be painted, but should be left natural.

Except as noted above, following the turn of the century, most other styles use lighter and brighter paint colors. Paint colors and usage during this period are not as intricate or flamboyant as during earlier periods, but the use of color to call attention to architectural elements is still evident. As a general rule, trim elements and recessed surfaces, such as door panels and shutter louvers are “picked out” in a different color from the base color of the building.

Window sashes are usually the darkest color so that windows appear to be recessed. Changes in material, such as bands of shingles or novelty siding, are highlighted by paint color. Paint colors are often different for each story and inside gable ends. The intent is for the building to appear as a box within a frame, and for the architectural features to be further differentiated.

Windows
Post-1821

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Previously reviewed plans for reference

STAFF PHOTOS: 9 AVILES STREET

East side of Aviles Street

Front façade, 9 Aviles

Artillery Lane from Aviles, facing east

Artillery Lane facing north

Artillery Lane facing north

Window (typical)

New window series on Artillery Lane

Windows showing exterior profile

Hanging light fixture on adjacent property

Aviles Street context, facing north, note current fixtures

Light fixture across the street

Light fixture south of property

Aviles Street context, facing south

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.:	2018-0109
Applicant:	Red Moon Properties, LLC
Owner:	Red Moon Properties, LLC
Address:	9 Aviles Street
Parcel Number:	198930-0000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a replacement building based on the Mission Revival character of the historic building that was demolished and on a previous Opinion of Appropriateness. (See also COD 2018-0110)

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 16, 2018, 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 August 16, 2018 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.

PREVIOUS COA ORDER FOR REFERENCE ONLY

Certificate of Appropriateness
9 Aviles Street
HARB Case No. 2018-0109

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 replacement building based on the Mission Revival character of the historic building that was demolished and on a previous Opinion of Appropriateness. (See also COD 2018-0110)

Subject to the following conditions:

- operable doors and fixed windows (wood) as shown
- Color from pre-approved color palette
- plate height 16' for roof
- decorative top of parapet remains constant
- columns, baseboard to be similar + compatible materials
- scaled drawings as per staff report
-

DONE AND ORDERED, at a public hearing on the 16 day of August, A.D., 2018, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2018-0109

REQUEST APPROVED / DENIED/CONTINUES

Sign Name

Cathy 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, Cathy Duncan 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 16th day of August, A.D., 2018.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Notary Public, State of Florida

PREVIOUS COA ORDER FOR REFERENCE ONLY

Received July 9, 2018

Seen July 18th

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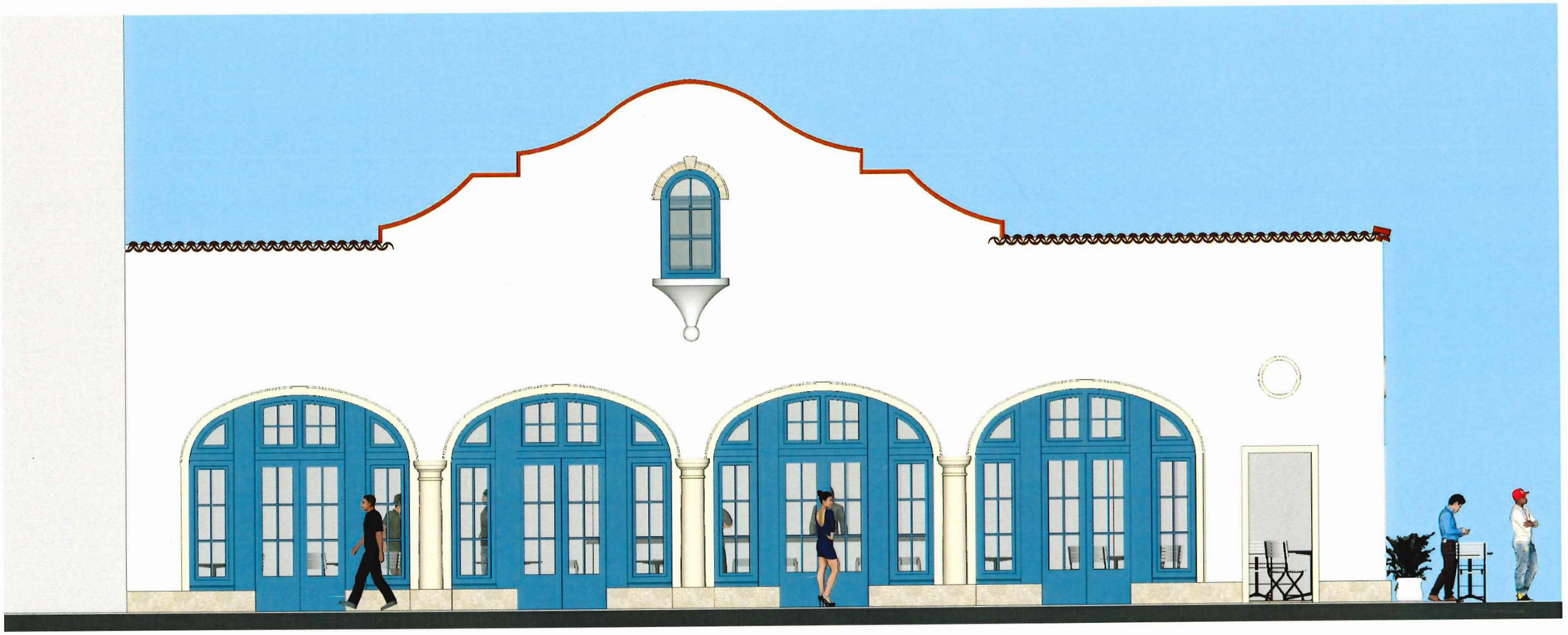
CAFÉ AVILES

9 AVILES ST. SAINT AUGUSTINE, FL 32084



CRONK DUCH ARCHITECTURE

CERTIFICATE OF APPROPRIATENESS

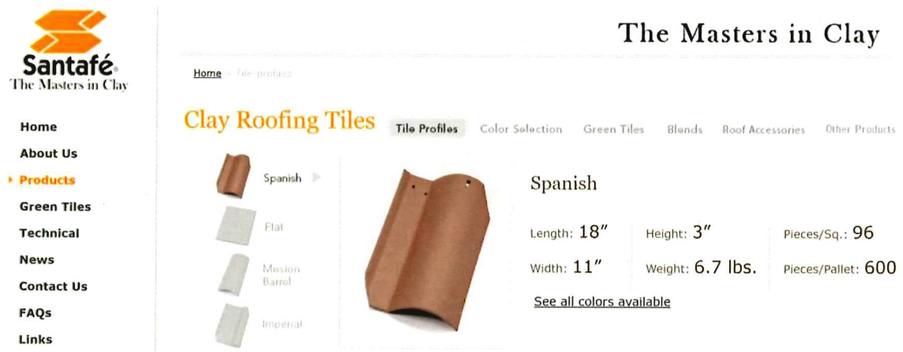
AUGUST 16, 2018

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY

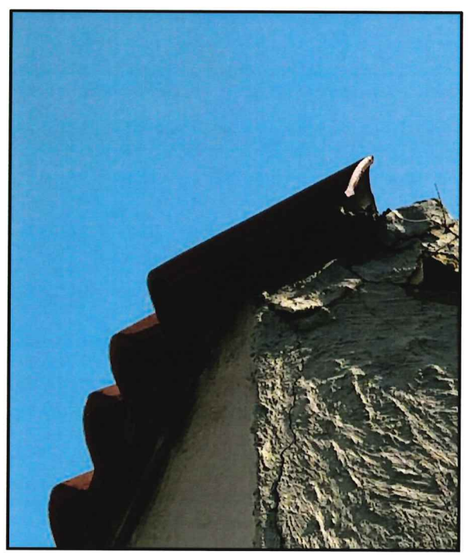
REVISION 1

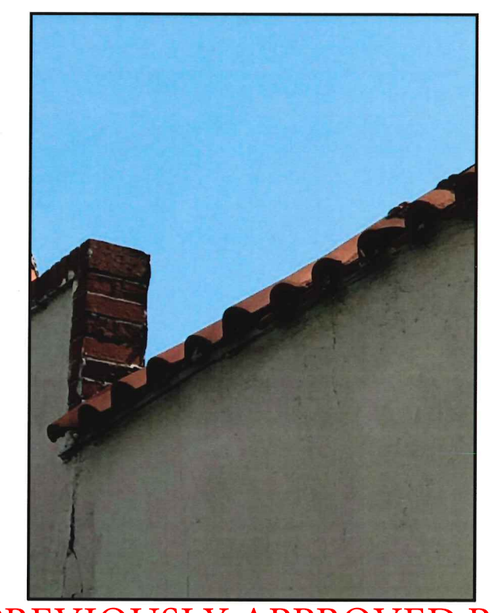
ROOF TILES

PROPOSED ROOF TILES



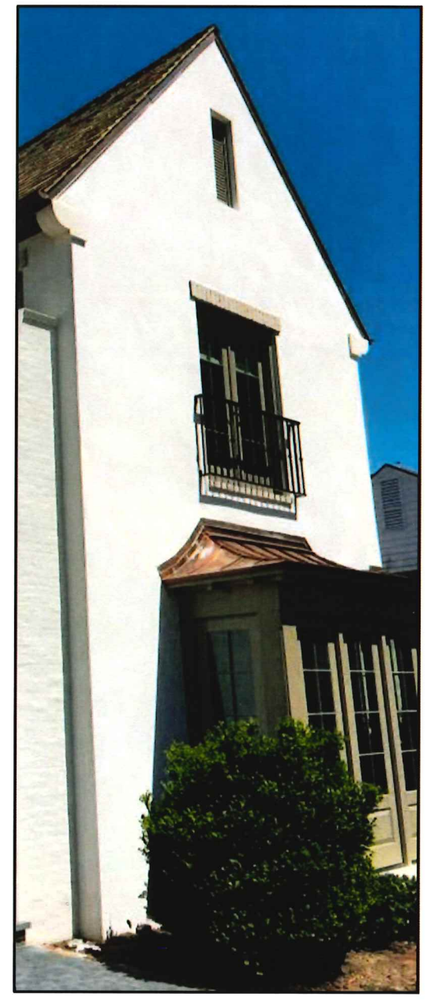
EXISTING ROOF TILES





STUCCO

TO BE 7/8" THICK TRADITIONAL 3 COAT SMOOTH STUCCO



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CRONK DUCH
ARCHITECTURE

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BRICK

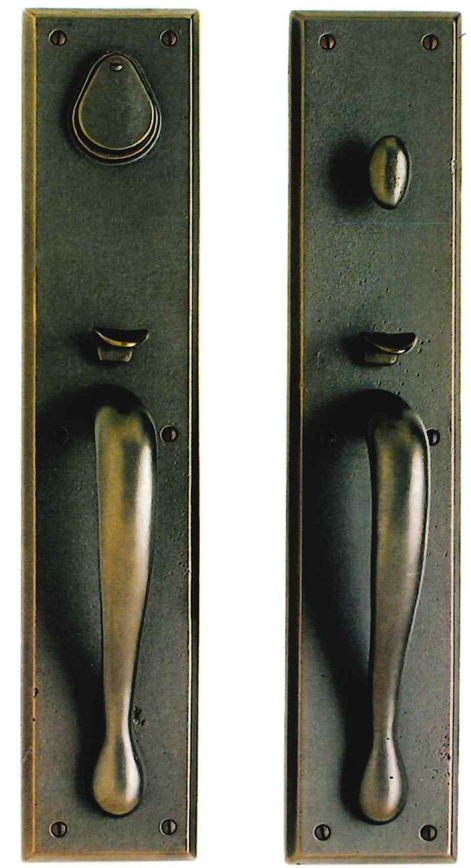
- TO BE REUSED & REPOINTED
- MATCH EXISTING MORTAR SPEC.

COQUINA

LOCALLY QUARRIED
SMOOTH FACE

DOOR HARDWARE

- MFG: ROCKY MOUNTIAN HARDWARE
- BRONZE DARK LUSTER



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St. Augustine, FL

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DESIGN DEVELOPMENT 1-100%

SEPTEMBER 07, 2018

9 AVILES ST,
ST. AUGUSTINE, FL 32084

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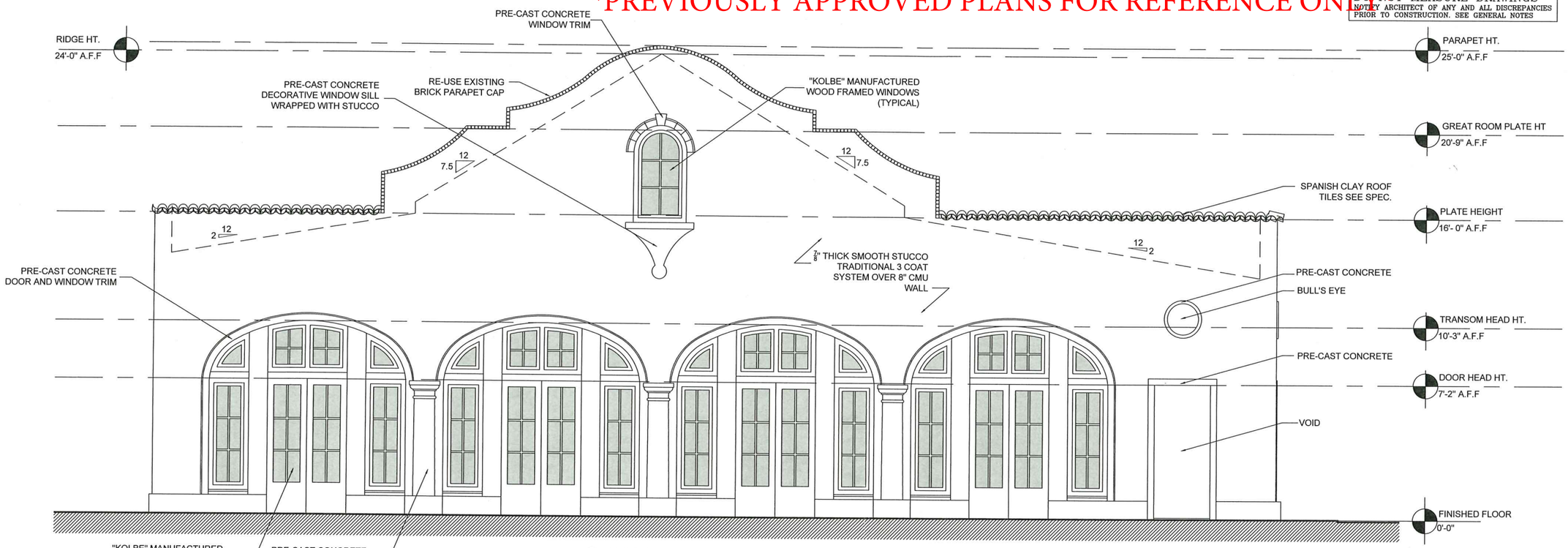
CRONK DUCH
ARCHITECTURE

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

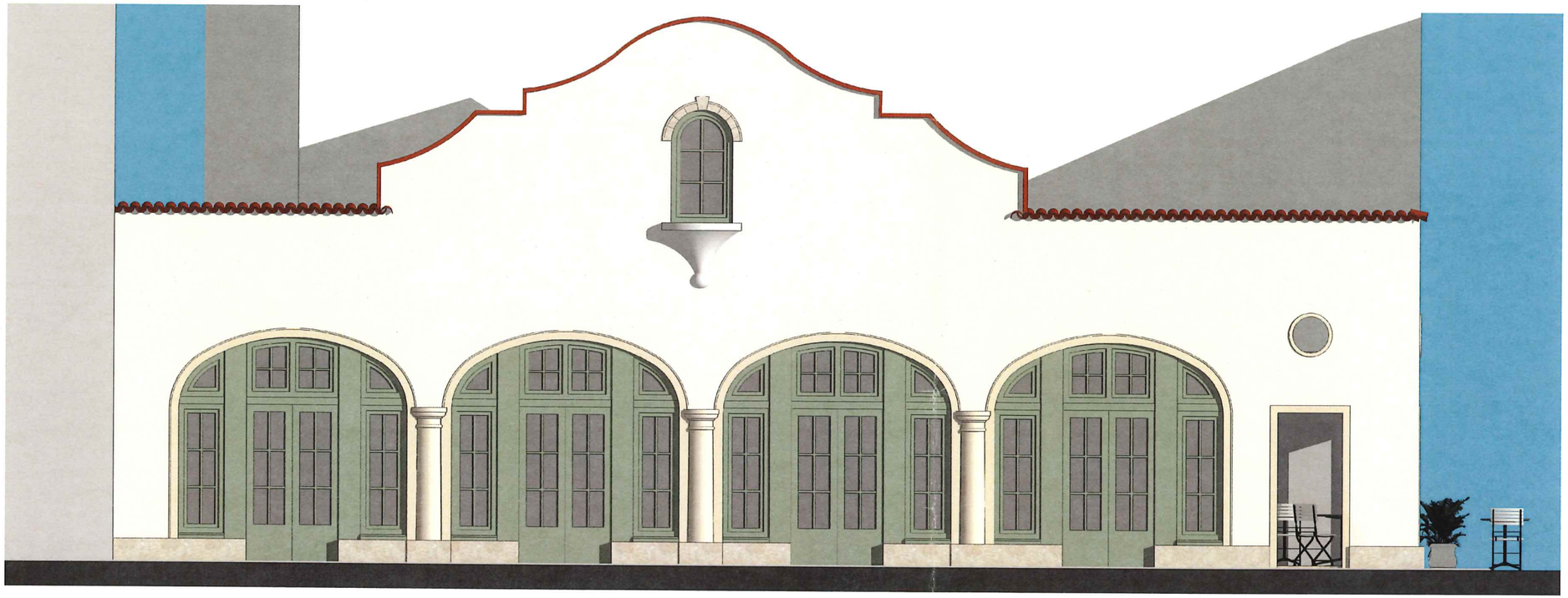
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY

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



1 A2.10 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 A2.10 WEST ELEVATION
Scale: 1/4" = 1'-0"

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CRONK DUCH ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9830
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: SEPTEMBER, 2018
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: DD 1-100%
PROJECT NUMBER: -

RECONSTRUCTION

ST AUGUSTINE , FL

CAFE AVILES

WEST ELEVATION

A2.10

DESIGN DEVELOPMENT 1-100% - 09/07/18

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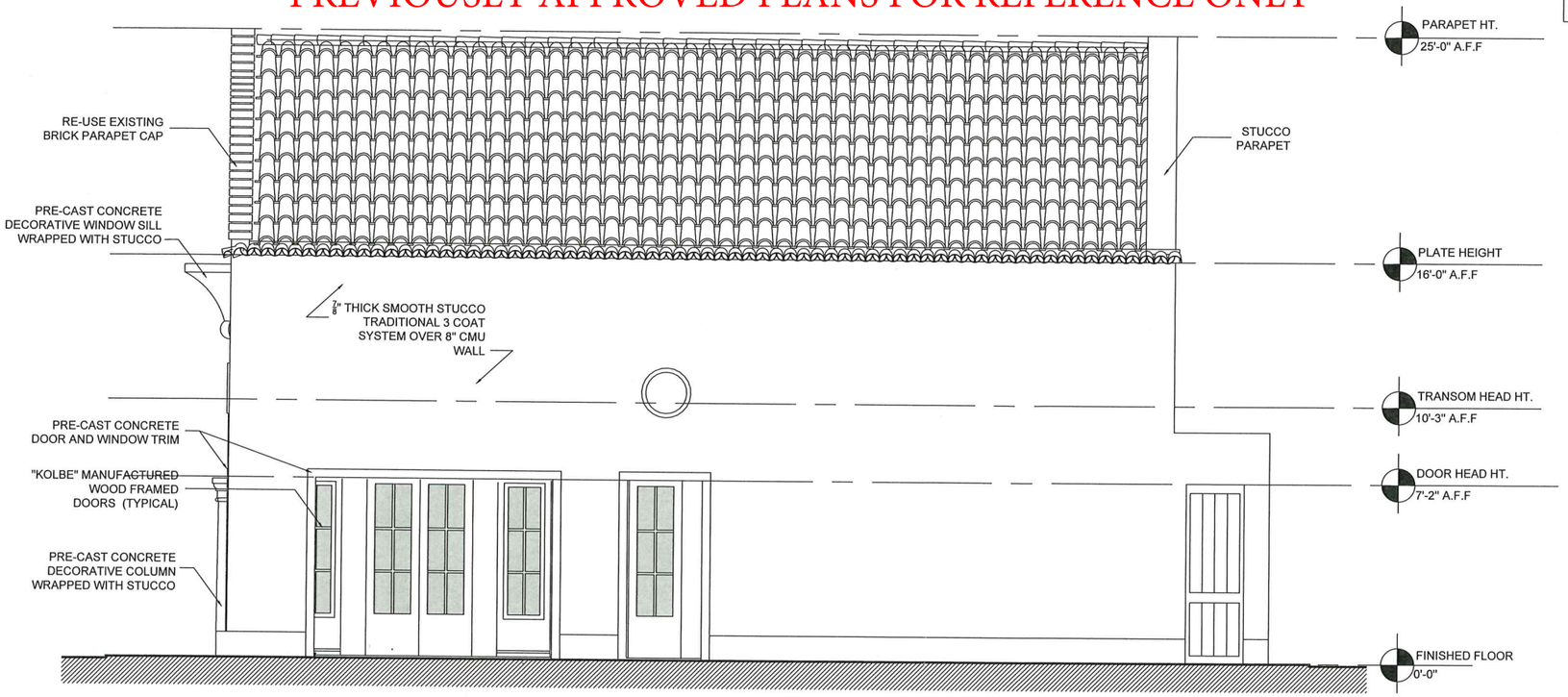
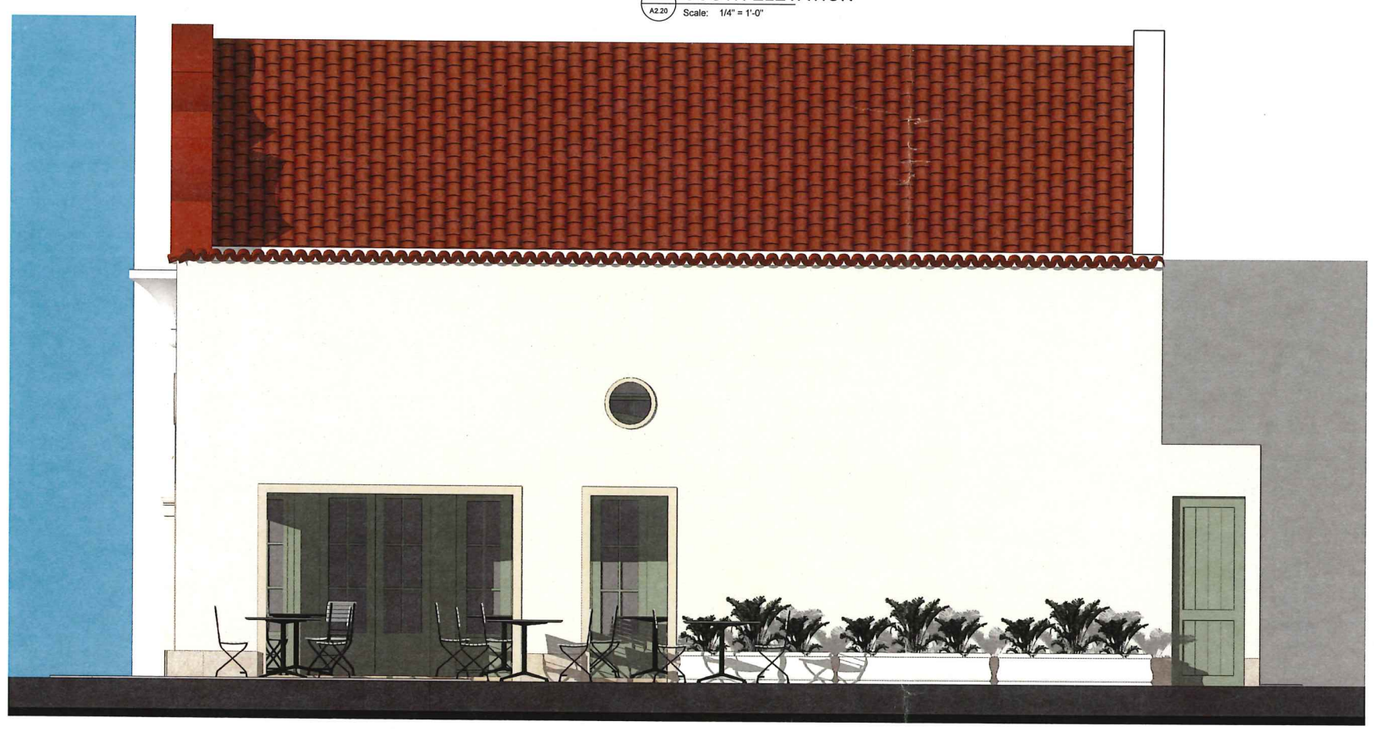


1 A2.20 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 A2.20 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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DATE ISSUE: SEPTEMBER, 2018
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RECONSTRUCTION

ST AUGUSTINE , FL

CAFE AVILES

SOUTH ELEVATION

A2.20

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DESIGN DEVELOPMENT 1-100% - 09/07/18

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SEP 09 2018

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CONSULTANTS:

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: SEPTEMBER, 2018

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: DD 1-100%

PROJECT NUMBER: -

RECONSTRUCTION

ST AUGUSTINE , FL

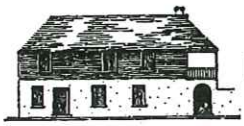
CAFE AVILES

PERSPECTIVES

A3.10

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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

BDAC Project No. 2020-0137

Receipt No. 2010271 Meeting Date: January 21, 2021

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

1. NAME OF APPLICANT Brandon Eklund
   Business (if applicable) Brandon Construction LLC
   Address 7 Arenta Street
   City Saint Augustine State FL Zip Code 32084
   Daytime telephone 866.814.9357 Other phone/email 904.993.8232
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER David Bishop
   Business (if applicable) Red Moon Properties
   Address 9 Aviles Street
   City Saint Augustine State FL Zip Code 32084
   Daytime telephone (required) 9046798326 Other phone ____
3. PROJECT STREET ADDRESS 9 Aviles 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
☐	☐	Existing parking, walkways & other site features

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October 2017

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
- [x] New window opening/sashes
- [x] New exterior lighting
- [ ] New fence/wall/gate
- [ ] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

Previously HARB approved project with updated design requiring approval of the following items: See revised exterior elevations

Revised exterior Lighting per plan elevation; 3 additional windows on South wall/ facing Artillery; Ceiling lights on Patio

Patio Ceiling: T&G Cypress Ceiling with Dimensional Solid Cypress or Cedar Beams. All Stained.

Exterior Colors: Walls (Pure White)/ Trim (Downing Earth)/ Cast Stone Elements (Interactive Cream/ Or Coquina)

Tile at Patio feature Wall. Tabarka Studios - Mediterranean. See Photo. Pavers at patio/ Brick to match Artillery

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 Brandon Eklund

SIGNATURE OF APPLICANT _____ DATE 12.18.20

PRINT OWNER'S NAME David Bishop

SIGNATURE OF OWNER _____ DATE _____

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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Planning/Building Dept

9 Avilés Street 2020-0137

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)

1) Ceiling – cypress or cedar beam
2) Cast stone elements
3) tile on feature wall

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

Please indicate on drawings where new elements are proposed for all new proposed materials

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

Please identify which fixture is proposed for which location?

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) Pavers

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 Need paving pattern as well
☐	☐	☐	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:

_____

_____

Project number: 2020-0137 Project Address: 9 Avilen Street

Reviewed by: Julie Courtney Date: 12/22/2020

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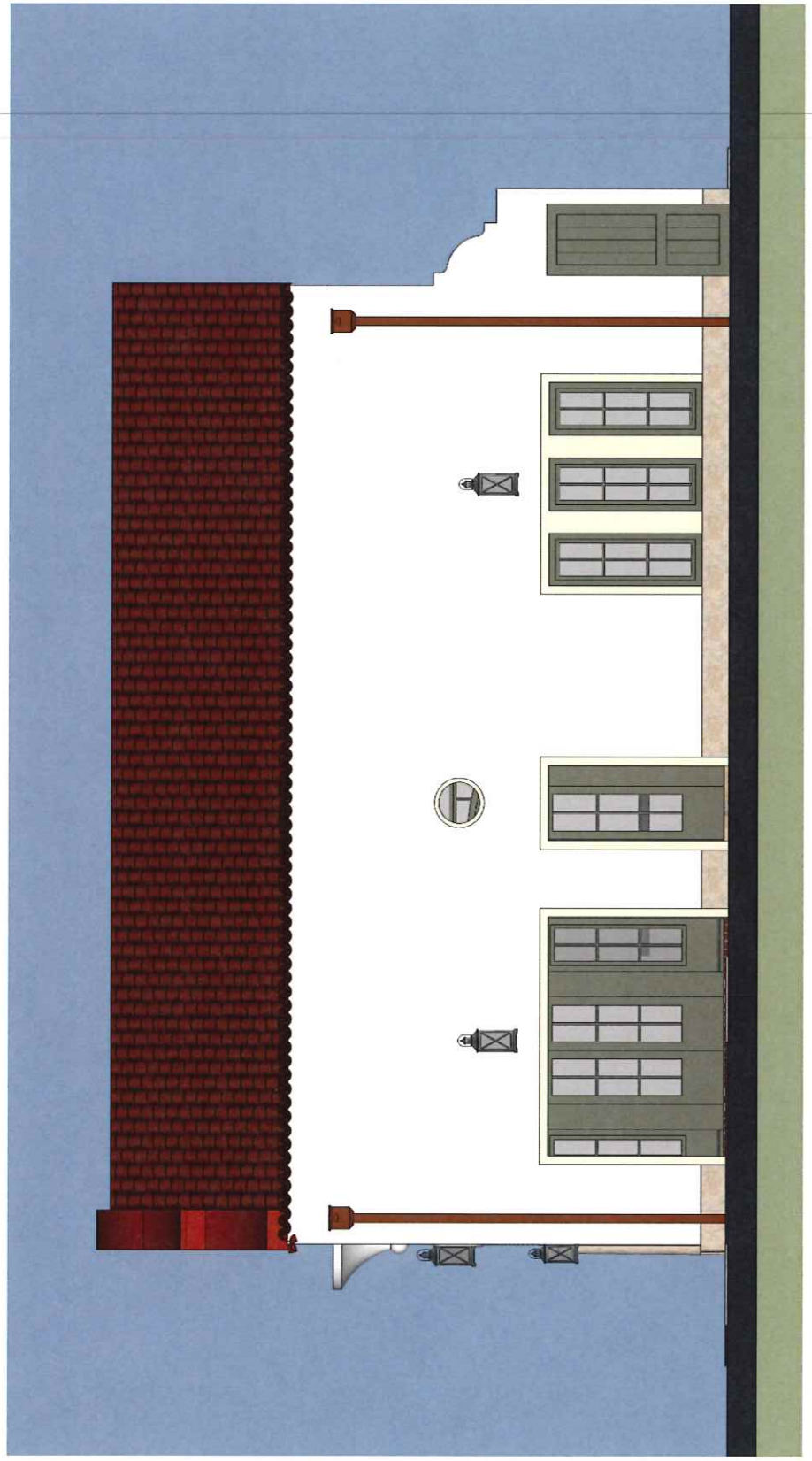
Planning/Building Dept.



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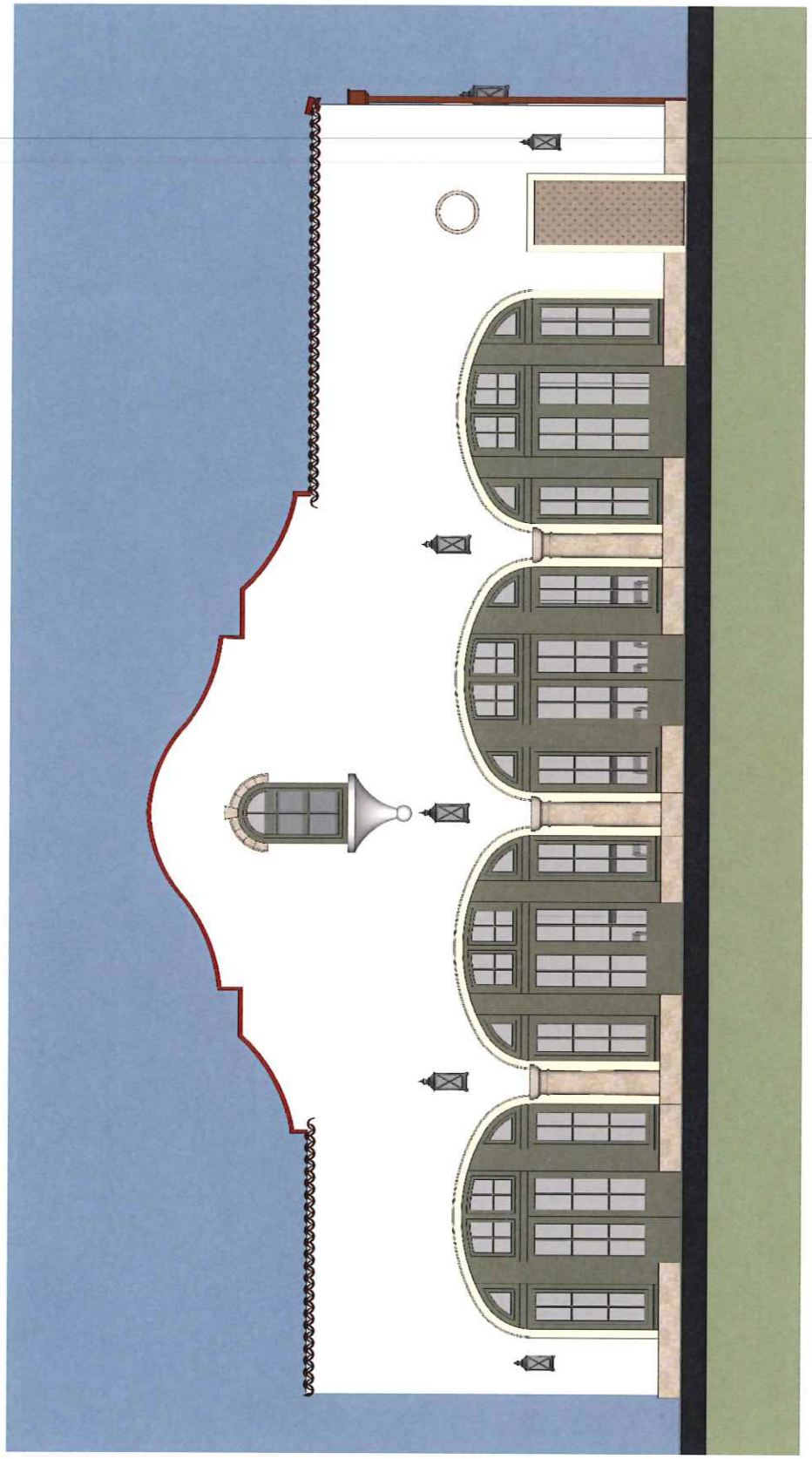

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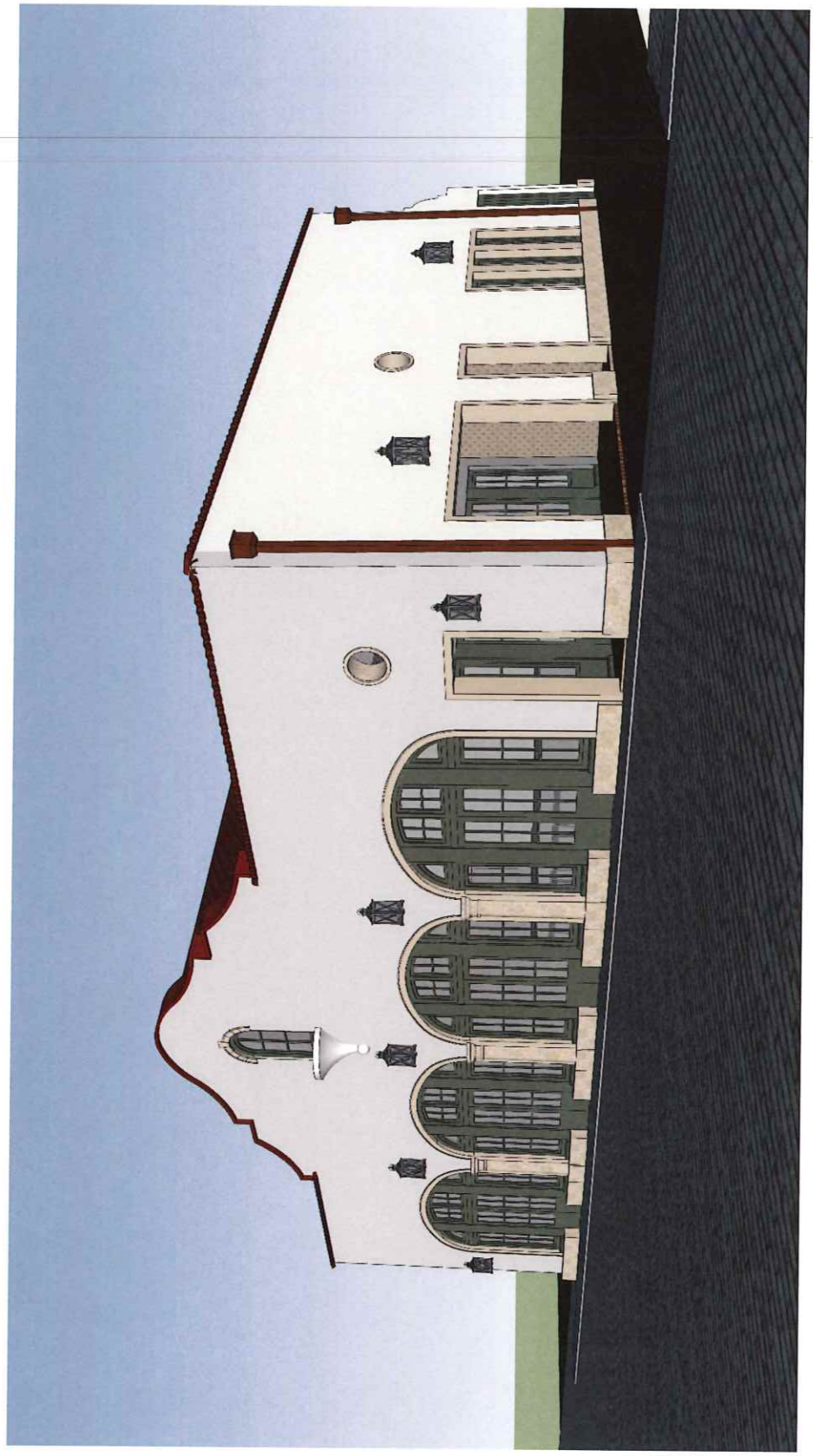

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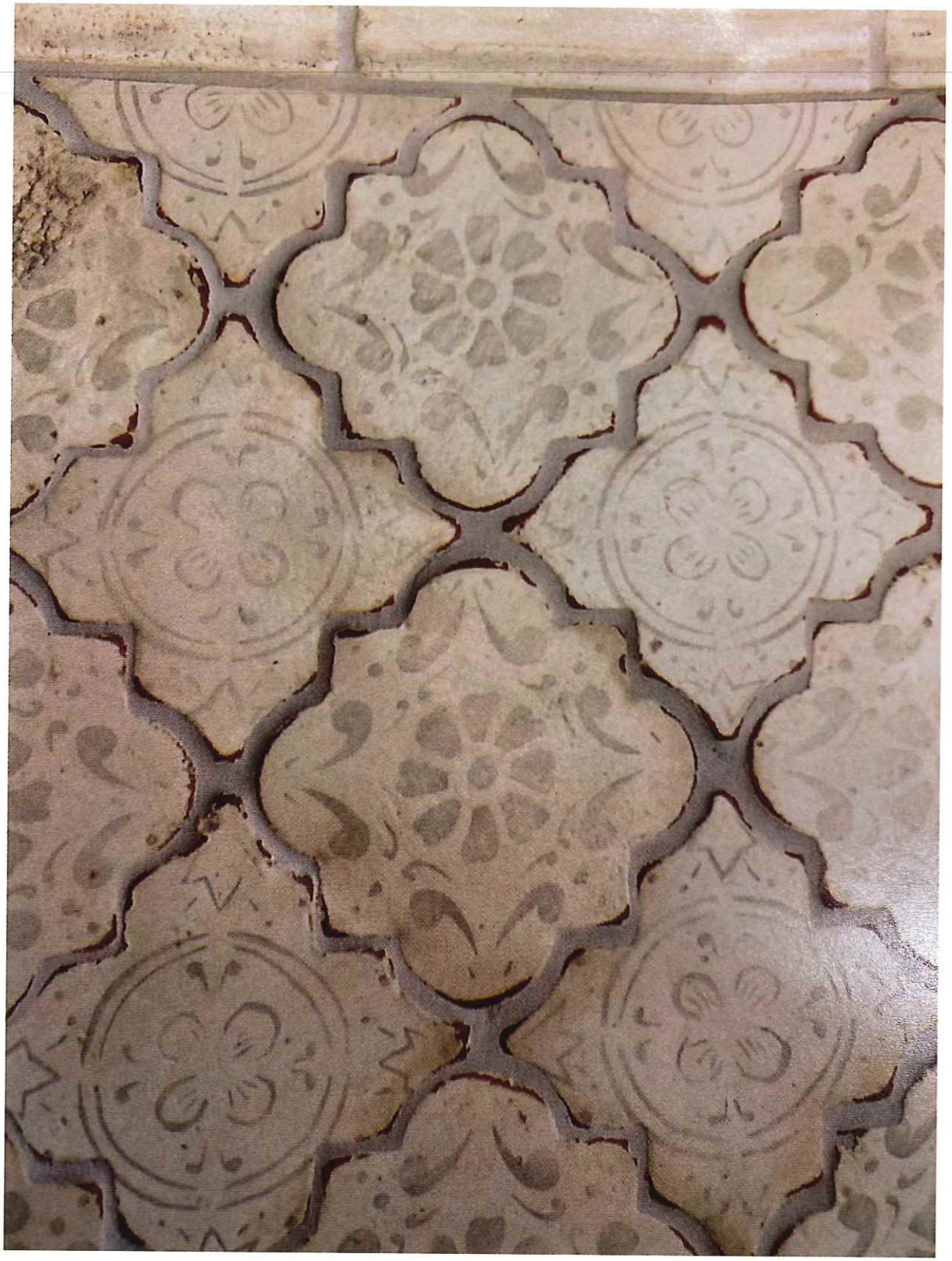

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9:33

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Flush Mount

The Coach House® lantern is a great complement to the New England style of architecture. This lantern... Read More

View Size Options ▲

Standard Lantern Sizes

Height	Width	Depth
14.0"	10.25"	7.25"
16.0"	10.25"	7.25"
18.0"	8.5"	6.0"
22.0"	10.25"	7.25"

View Schematics »

Contact Us

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Coach House®

Tudor Scroll

The Coach House® lantern is a great complement to the New England style of architecture. This lantern... Read More

View Size Options ▲

Standard Lantern Sizes

Height	Width	Depth
16.0"	10.25"	9.0"
18.0"	8.75"	7.5"
22.0"	10.25"	9.0"

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Round Yoke

The Coach House® lantern is a great complement to the New England style of architecture. This lantern... Read More

View Size Options ▲

Standard Lantern Sizes

Height	Width	Depth
14.0"	10.25"	9.25"
16.0"	10.25"	9.25"
22.0"	10.25"	9.25"

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MICAMY
DESIGN STUDIO

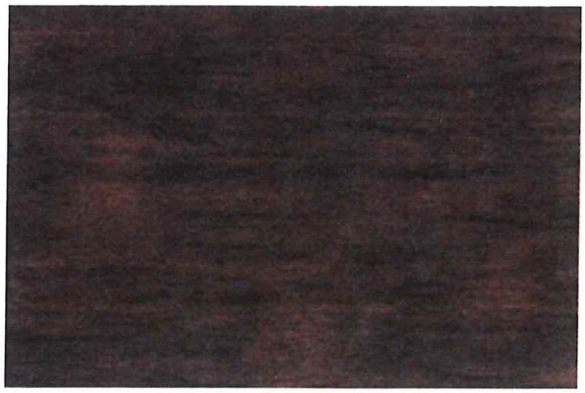
AVILES EVENT VENUE

January 11, 2021

Patio Ceiling Inspiration

*Note: Stain color represented in picture is not the proposed stain color

Patio Ceiling Stain



Minwax Exterior: SW 3532 Hill Country

This stain matches the interior wood ceiling

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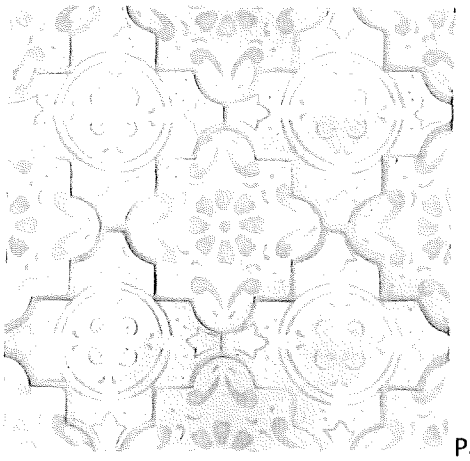
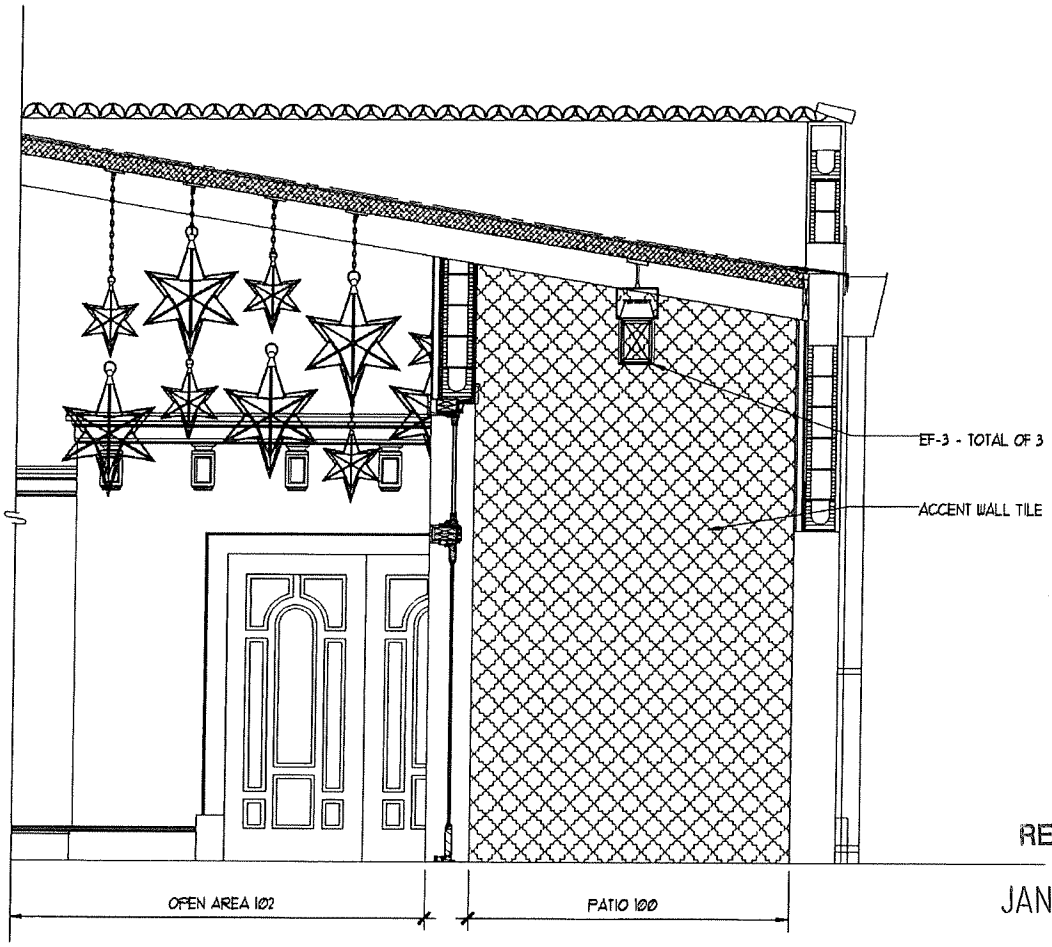
Patio Wall Tile



Patio Wall Tile

Mfg: Tabarka Studios
Collection: Mediterranean 26
Color: Gray on White
Style shape - moroccan
7 pcs/sf
6.29 sf/box - 3 box minimum



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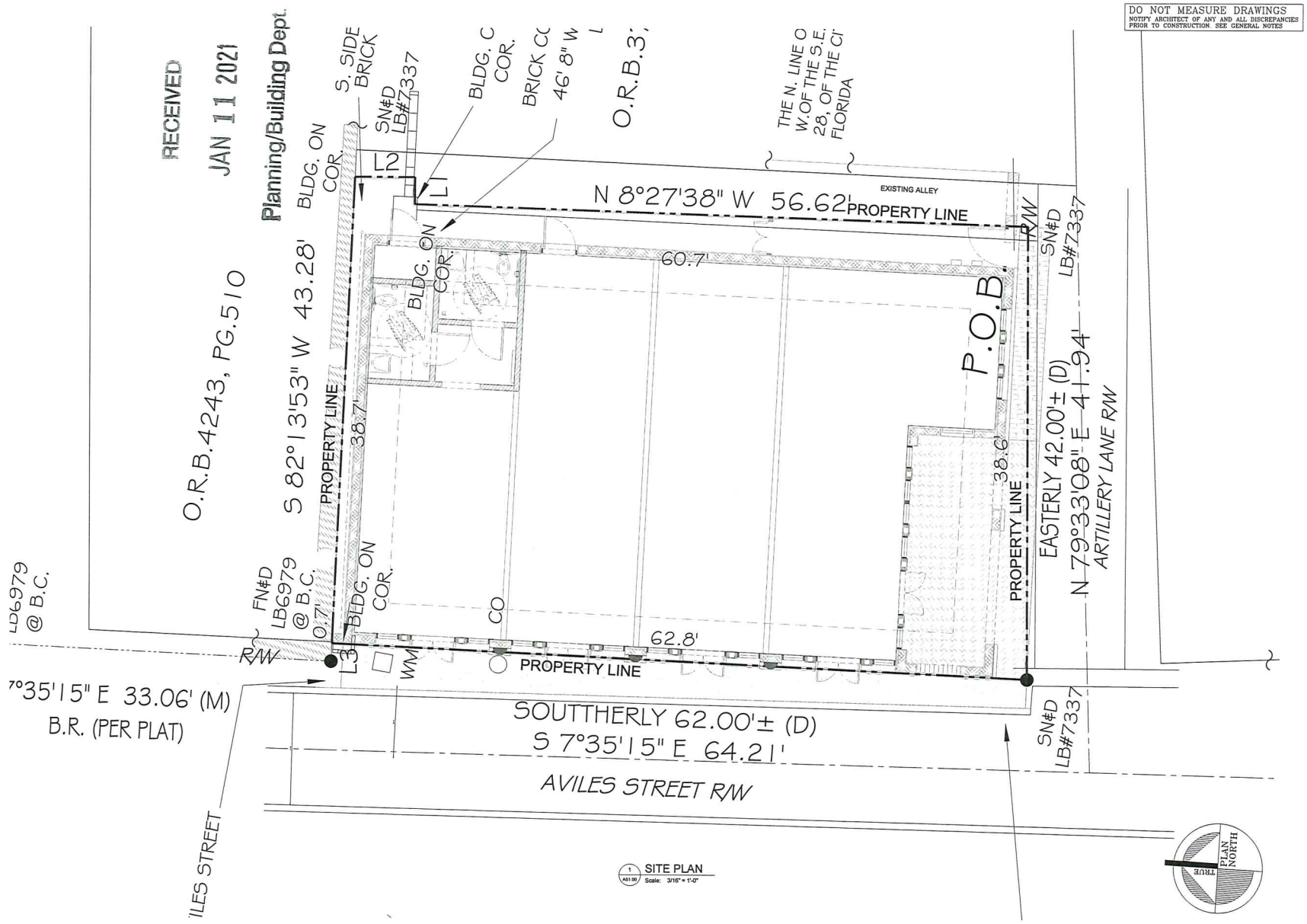

1 SITE PLAN
AS1.00 Scale: 3/16" = 1'-0"

PERMIT ISSUE - CITY RESPONSE REV 3 - 02/20/19

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ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.0382

CONSULTANTS:

	DATE
DD 1-100%	09/07/2018
PERMIT ISSUE	12/21/2018
CITY COMMENT RESPONSE	03/26/19
CITY COMMENT RESPONSE #2	05/14/19
CITY COMMENT RESPONSE #3	08/13/19
CITY COMMENT RESPONSE #4	09/30/19
PERMIT ISSUE REV 3 - RESPONSE	02/20/19

ARCHITECT'S SEAL

DATE ISSUE:

SCALE: AS SHOWN

CADD USER ID: KMB

PROJECT PHASE: PERMIT ISSUE

PROJECT NUMBER: -

NEW CONSTRUCTION

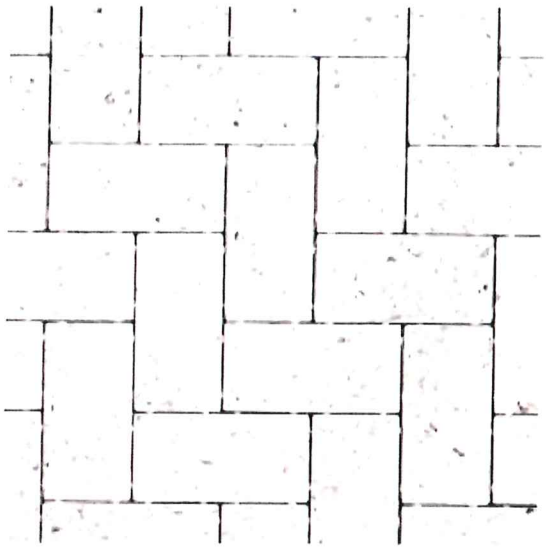
ST AUGUSTINE , FL

AVILES GALLERY

SITE PLAN

AS1.00

Patio Pavers



PRODUCT CODE: PV21040G
THICKNESS: 2-⅜" (60MM)
DIMENSIONS: 4" X 8"
SF PER CUBE:
CUBE WEIGHT: 3120 LBS
FINISH: STANDARD
SURFACE TEXTURE: GROUND SHELL

OR

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Brick pavers to have same color and characteristics as brick in adjacent alley in a herringbone pattern

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Flush Mount

The Coach House® lantern is a great complement to the New England style of architecture. This lantern... Read More

View Size Options ▲

Standard Lantern Sizes

Height	Width	Depth
14.0"	10.25"	7.25"
16.0"	10.25"	7.25"
18.0"	8.5"	6.0"
22.0"	10.25"	7.25"

View Schematics »

Contact Us

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Coach House®

Tudor Scroll

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Sign in for CAD Block

»

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Round Yoke

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View Size Options ▲

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16.0"	10.25"	9.25"
22.0"	10.25"	9.25"

View Schematics »

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Exterior Light Fixtures

Exterior Fixture – EF-1: The Coach House Tudor Scroll

Exterior Fixture – EF-2: The Coach House Flush Mount

Exterior Fixture – EF-3: The Coach House Square Yoke

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BEVOLO

Established 1946

GAS & ELECTRIC LIGHTS

EF 1

Exterior Fixture

COACH HOUSE®

TUDOR SCROLL

The Coach House® lantern is a great complement to the New England style of architecture. This lantern features a rustic design. The Tudor Scroll bracket adds a heavy detail to a beautifully crafted fixture. The brass loop adds appx 4" to the height of each size. The Coach House® with Tudor Scroll light is available in natural gas, liquid propane and electric.

Standard Lantern Sizes

Height	Width	Depth
16.0"	10.3"	9.0"
18.0"	8.8"	7.5"
22.0"	10.3"	9.0"

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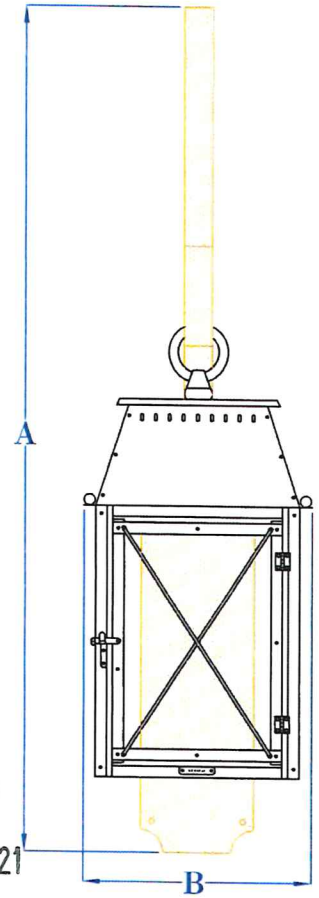
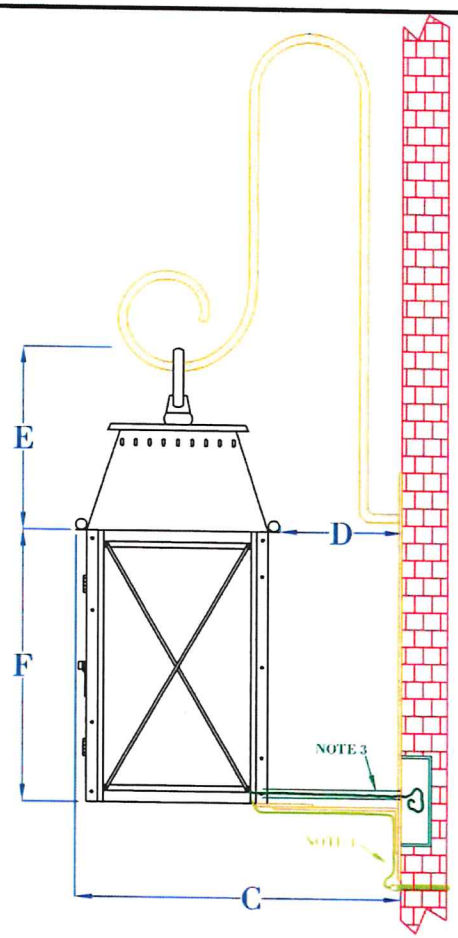
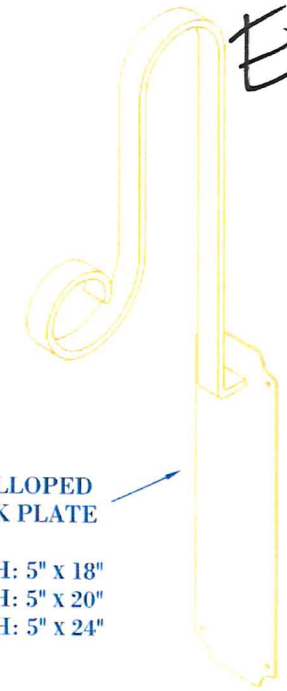
EF-1



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETIC VIEW
(NTS-BRACKET ONLY)

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NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	16"	18"	22"
A:	37 $\frac{3}{8}$"	39 $\frac{3}{8}$"	43 $\frac{3}{8}$"
B:	10 $\frac{1}{8}$"	8 $\frac{3}{4}$"	10 $\frac{1}{8}$"
C:	15 $\frac{3}{8}$"	13 $\frac{5}{8}$"	15 $\frac{3}{8}$"
D:	5 $\frac{3}{8}$"	6 $\frac{1}{8}$"	5 $\frac{3}{8}$"
E:	8"	6 $\frac{1}{4}$"	8"
F:	12 $\frac{1}{8}$"	14 $\frac{3}{4}$"	18 $\frac{1}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	COACH HOUSE	DATE:	DRW BY:	JJG	
BRACKET:	TUDOR SCROLL	12-5-18	APP. BY:	JJG	
			REVISION:	5	

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EF 2
Exterior Fixture

BEVOLO
established 1945
GAS & ELECTRIC LIGHTS

COACH HOUSE®

FLUSH MOUNT

The Coach House® lantern is a great complement to the New England style of architecture. This lantern features a rustic design and also can be used as a secondary light with the London Street when you are addressing side doors, back doors or garage doors. The Coach House loop adds appx 4" to the height of each. The Coach House® is available in natural gas (with channel), liquid propane (with channel) and electric.

Standard Lantern Sizes

Height	Width	Depth
14.0"	10.3"	7.3"
16.0"	10.3"	7.3"
18.0"	8.5"	6.0"
22.0"	10.3"	7.3"

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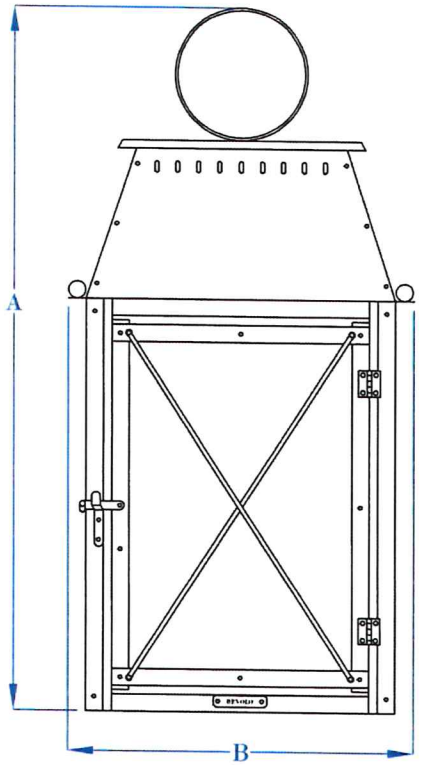
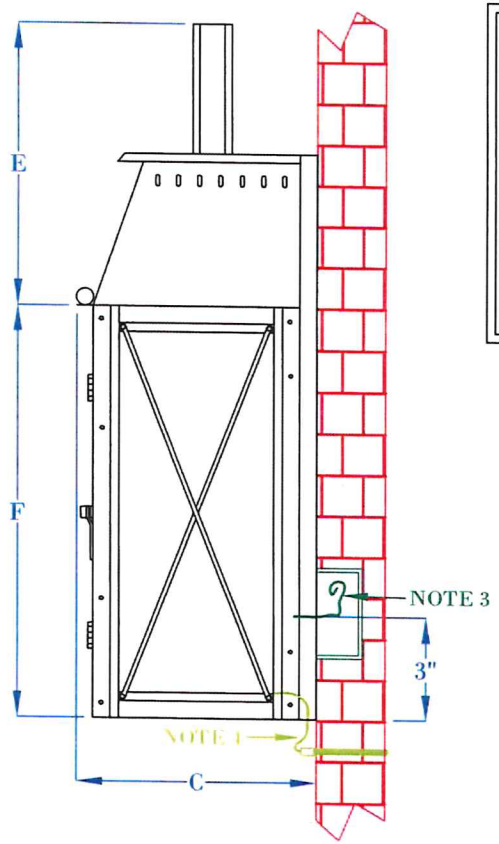


FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

~~FLUSH MOUNTED GAS FIXTURES CANNOT BE MOUNTED TO ANY COMBUSTIBLE MATERIALS INCLUDING WOOD, VINYL, PVC OR COMPOSITES~~

EF-2

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

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SIZE:	14"	16"	18"	22"
A:	18"	20"	21"	26"
B:	10 $\frac{1}{8}$"	10 $\frac{1}{8}$"	8 $\frac{3}{4}$"	10 $\frac{1}{8}$"
C:	7 $\frac{1}{4}$"	7 $\frac{1}{4}$"	6"	7 $\frac{1}{4}$"
E:	8"	8"	6 $\frac{1}{4}$"	8"
F:	10 $\frac{1}{8}$"	12 $\frac{1}{8}$"	14 $\frac{3}{4}$"	18 $\frac{1}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	COACH HOUSE	DATE:	DRW BY:	JJG	
BRACKET:	FLUSH MOUNT	9-10-19	APP. BY:	JJG	
			REVISION:	3	

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EF 3
Exterior Fixture

BEVOLO
GAS & ELECTRIC LIGHTS

COACH HOUSE®

SQUARE YOKE

The Coach House® lantern is a great complement to the New England style of architecture. This lantern features a rustic design and also can be used as a secondary light with the London Street. Coach House on Square Yoke in Natural Gas, Liquid Propane or Electric. Round Yoke option is also available.

Standard Lantern Sizes

Height	Width	Depth
14.0"	10.3"	9.3"
16.0"	10.3"	9.3"
22.0"	10.3"	9.3"

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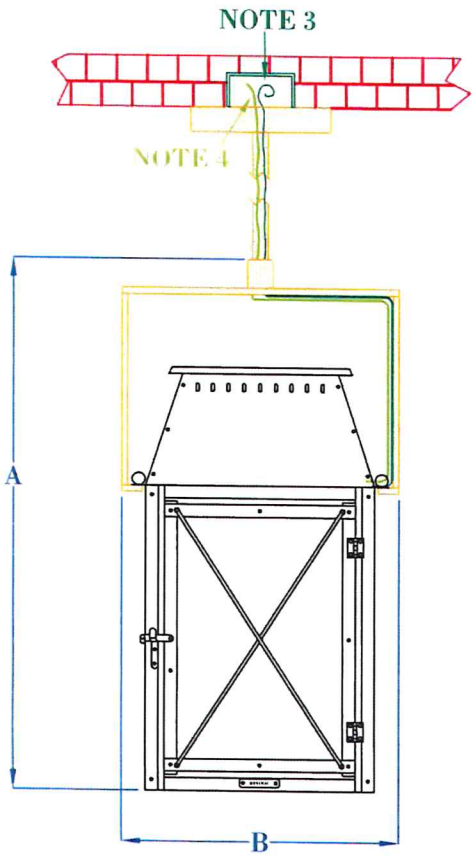
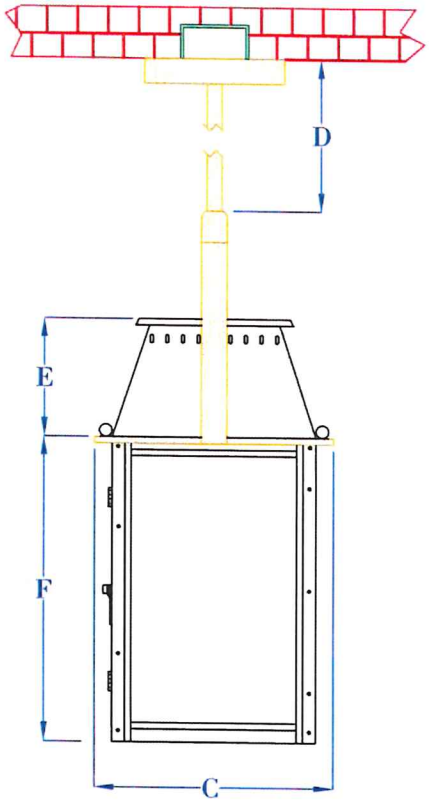
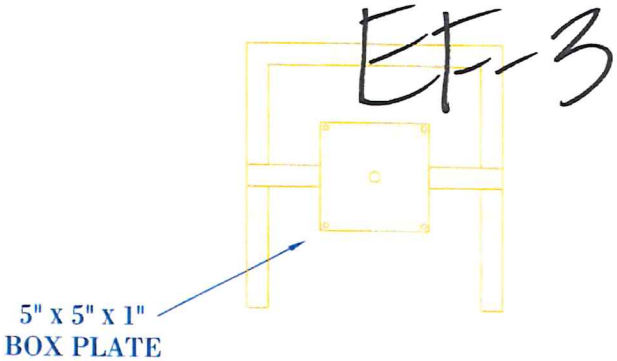
EF-3



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



TOP VIEW
(NTS- BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

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SIZE:	14"	16"	22"
A:	20 $\frac{7}{8}$"	22 $\frac{7}{8}$"	28 $\frac{7}{8}$"
B:	10 $\frac{7}{8}$"	10 $\frac{7}{8}$"	10 $\frac{7}{8}$"
C:	9 $\frac{3}{8}$"	9 $\frac{3}{8}$"	9 $\frac{3}{8}$"
D:	VARIES	VARIES	VARIES
E:	4 $\frac{5}{8}$"	4 $\frac{5}{8}$"	4 $\frac{5}{8}$"
F:	10 $\frac{1}{8}$"	12 $\frac{1}{8}$"	18 $\frac{1}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	14", 16", 22" COACH HOUSE	DATE:	DRW BY:	JJG	
BRACKET:	SQUARE YOKE	5-29-15	APP. BY:	MAJ	
			REVISION:	1	

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PGRS-1 LED Specifications

EF-4

Fixture color: White

Project Name:

Catalog Number:

Type:

The **PGRS-1 LED** luminaire from Visionaire combines contemporary design with new LED technology; while maintaining a traditional fixture image. The LED performance and Life are maximized by the unique integral aluminum heat sink. It is an ideal replacement for the high-maintenance fluorescent or HID fixtures of yesterday.

The LED housing is spun aluminum with internal heat sink for maximum heat dissipation; with 16 LEDs. The formed aluminum driver compartment allows the driver to operate cooler for long life.

Choose between 3000, 4000 or 5000 Kelvin temperature of the LED's.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **PGRS-1 LED** series is an exceptional choise for wall mounts at Parking Garages, Recreational Areas, Office Parks, Medical Centers, Hospitality, Large Area Parking, Educational Institutions, perfect for any upscale Traditional Area lighting application.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
PGRS-1	**T2** Type 2	16LC	**3** 350mA	**3K** 3000K	**UNV** 120-277V	**WM** Wall Mount	**BZ** Bronze	**PC-120** Button Type Photocell
	T3 Type 3		**5** 530mA	**4K** 4000K	**8** 347V		**BK** Black	**PC-208** Button Type Photocell
	T4 Type 4		**7** 700mA	**5K** 5000K	**5** 480V		**SBK** Smooth Black	**PC-240** Button Type Photocell
							WH White	**PC-277** Button Type Photocell
							SWH Smooth White	**WSC-8** Motion Sensor 8' Mounting Height
							GP Graphite	**WSC-20** Motion Sensor 9-20' Mounting Height
							GY Grey	**WSC-40** Motion Sensor 21-40' Mounting Height
							SL Silver Metallic	WSC options will require (1) FSIR 100 remote for programing
							CC Custom Color	**BP** Back Plate

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VISIONAIRE LIGHTING

A

Features & Specifications

PGRS-1

Housing
Heavy duty cast aluminum housing with internal heat sink for maximum heat dissipation. Silicone gasket is used for weather tight operation.

Mounting
A Wall Mount bracket can be secured directly to a 4"-5" recessed junction box.

Thermal Management
The PGRS-1 series provides excellent thermal management by mounting the LEDs to the substantial heat sink within the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.

Optical System
· The hightest lumen output LEDs are utilized. High-performance acrylic optics feature industry leading Type II, III, and IV optical distributions. Acrylic optics are impact-resistant and rated to 94 percent translucence.
· L70 life of our LEDs is rated over 100,000 hours (for 700 mA), The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution for neighborhood-friendly lighting.
· CRI values are 70.

Quali-Guard® Finish
The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness.
· All finishes are available in standard and custom colors.
· Finish is guaranteed for five (5) years.

Electrical Assembly
The PGRS-1 LED series is supplied with a choice of 350, 530 or 700 high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input.
· Power factor of 90%.
· Rated for -40°C operations.
· 10 kV surge protector supplied as standard.

Warranty
Five (5) year Limited Warranty on electrical components, Five (5) year on finish. For full warranty information, please visit visionairelighting.com.

Options
· Watt Stopper FSP-211
· Button Style Photocell
· Back Plate

Listings
· PGRS-1 is UL listed, suitable for wet locations.
· IP66 Rated
· Powder Coated Tough™
· DLC Listed
· IDA Listed

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

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PGRS-1 Electrical Load (A)							
Ordering Nomenclature	**System Watts**	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
PGRS-1-T3-16LC-350MA	**18**	0.14	0.08	0.07	0.06	0.05	0.04
PGRS-1-T3-16LC-530MA	**26**	0.22	0.12	0.11	0.09	0.07	0.05
PGRS-1-T3-16LC-700MA	**37**	0.28	0.16	0.14	0.12	0.10	0.07

Motion Sensor Default Setting									
FSP - 211	**High Mode**	**Low Mode**	**Time Delay**	**Cut Off Delay**	**Sensitivity**	**Hold Off Setpoint**	**Photocell On/Off**	**Ramp Up Time**	**Fade Down Time**
WSC - Default	10V	1V	5 Minutes	1 Hour	Max	Disabled	Disabled	Disabled	Disabled
WSC Range	0-10V	0-9.8V	5-30 Minutes	1-5 Hours	Low, Med, Max	1-250FC	1-250FC	1-60 Dec	1-60 Dec

*Settings can be field modified with the FSIR-100 Programming remote

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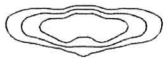
PGRS-1 LED Specifications

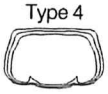
Photometric Optical Summary

T2
Type 2



T3
Type 3

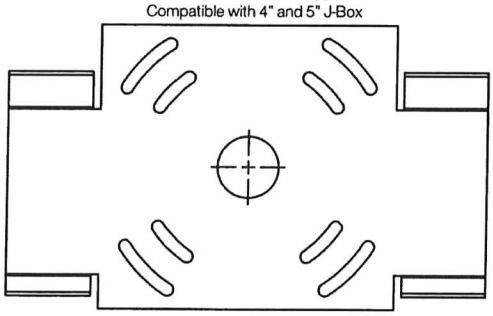
T4
Type 4

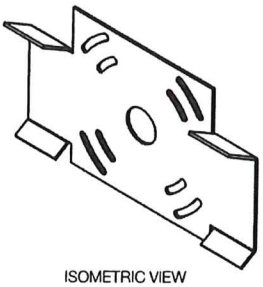


Dimensions

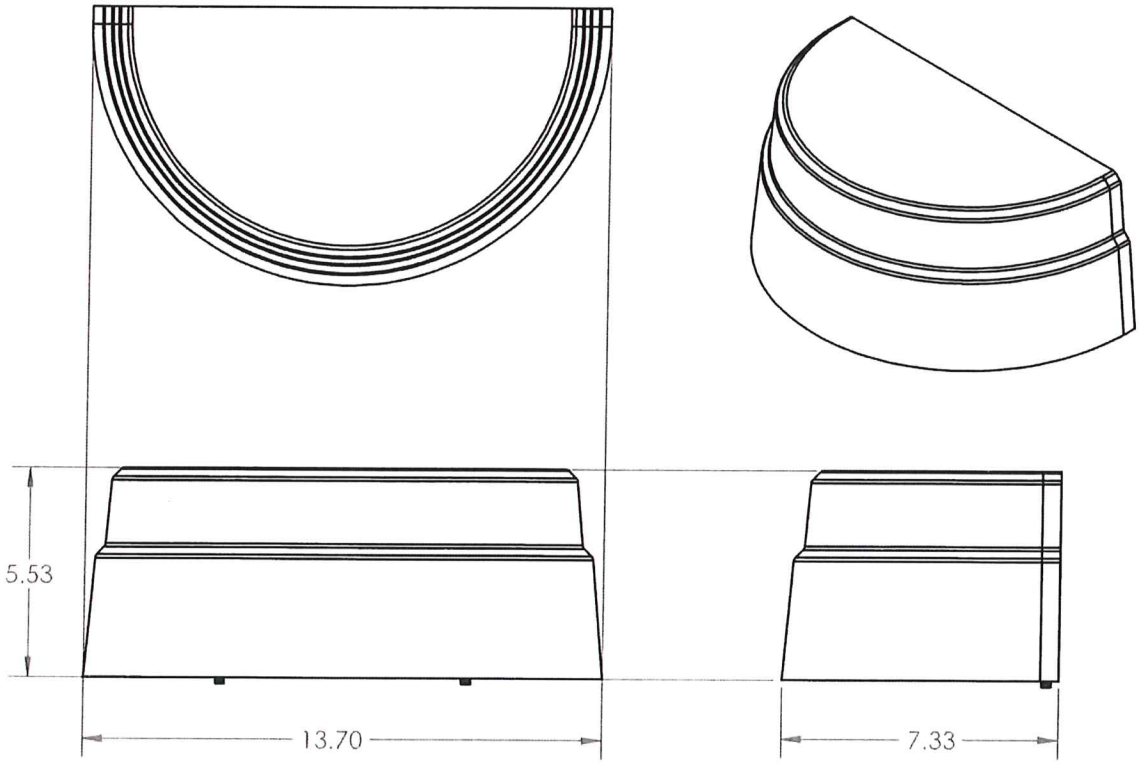
Width:	PGRS-1 13.70"
Height:	PGRS-1 5.53"
Depth:	PGRS-1 7.33"
Weight:	20 LBS

Bracket Wall Mount Support
Compatible with 4" and 5" J-Box





ISOMETRIC VIEW



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VISIONAIRE LIGHTING

A

PGRS-1 3K LUMEN DATA					
# LEDs	mA	T2	T3	T4	Power (W)
16	350	2332	2334	2322	17
	530	3253	3256	3239	26
	700	4068	4071	4050	34

PGRS-1 4K LUMEN DATA					
# LEDs	mA	T2	T3	T4	Power (W)
16	350	2172	2173	2162	17
	530	3029	3032	3016	26
	700	3788	3791	3771	34

PGRS-1 5K LUMEN DATA					
# LEDs	mA	T2	T3	T4	Power (W)
16	350	2226	2227	2216	17
	530	3105	3107	3091	26
	700	3882	3885	3865	34

PGRS-1 3K LPW DATA					
# LEDs	mA	T2	T3	T4	Power (W)
16	350	137	137	137	17
	530	125	125	125	26
	700	120	120	119	34

PGRS-1 4K LPW DATA					
# LEDs	mA	T2	T3	T4	Power (W)
16	350	128	128	127	17
	530	116	117	116	26
	700	111	112	111	34

PGRS-1 5K LPW DATA					
# LEDs	mA	T2	T3	T4	Power (W)
16	350	131	131	130	17
	530	119	120	119	26
	700	114	114	114	34

PGRS-1 3K BUG DATA											
# LEDs	mA	T2			T3			T4			Power (W)
		B	U	G	B	U	G	B	U	G	
16	350	1	0	1	1	0	1	1	0	1	17
	530	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	1	1	0	2	34

PGRS-1 4K BUG DATA											
# LEDs	mA	T2			T3			T4			Power (W)
		B	U	G	B	U	G	B	U	G	
16	350	1	0	1	1	0	1	1	0	1	17
	530	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	1	1	0	2	34

PGRS-1 5K BUG DATA											
# LEDs	mA	T2			T3			T4			Power (W)
		B	U	G	B	U	G	B	U	G	
16	350	1	0	1	1	0	1	1	0	1	17
	530	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	1	1	0	2	34

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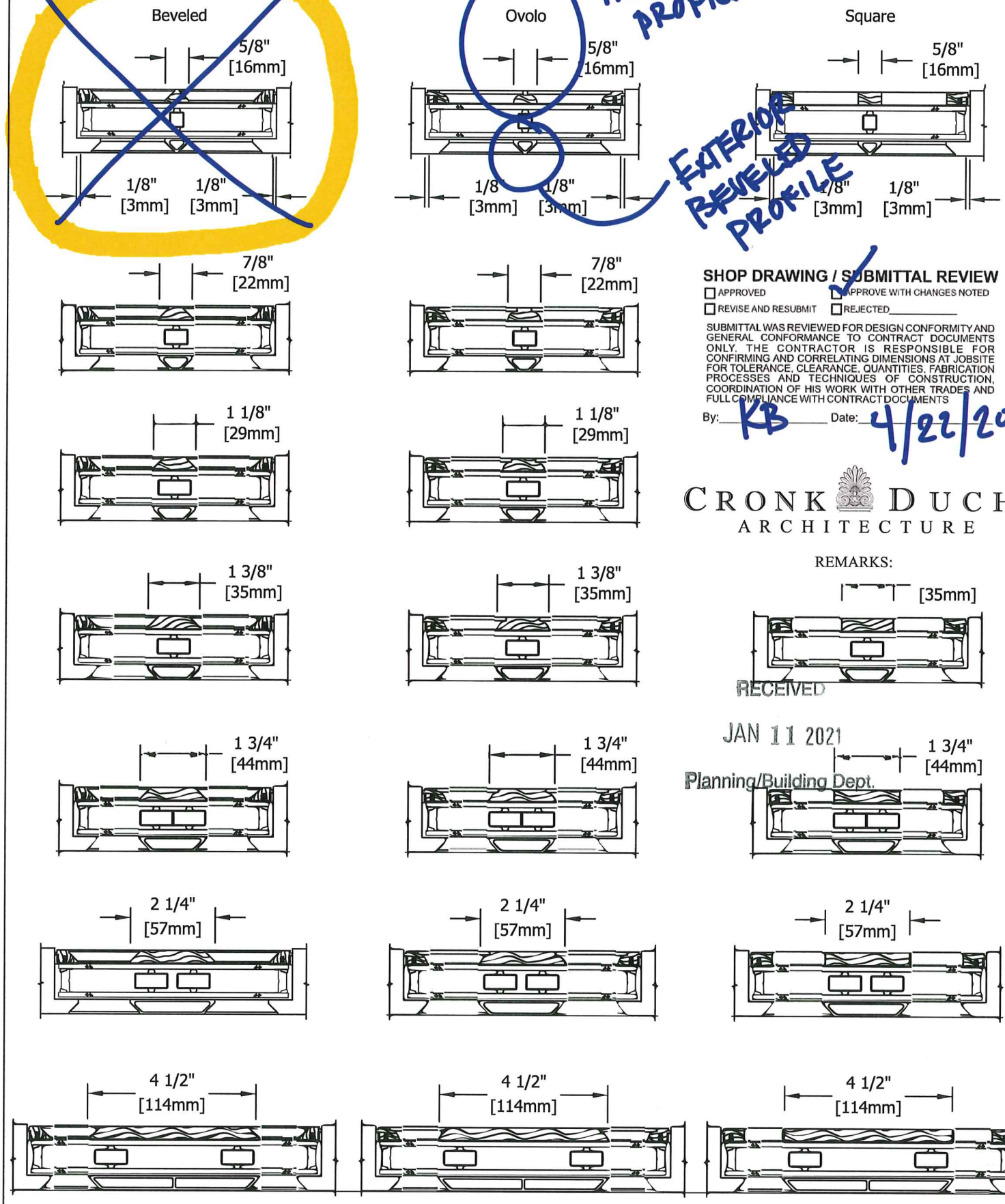
DOUBLE PANE GLASS

06/26/19

OVOLO INTERIOR PROFILE

EXTERIOR BEVELED PROFILE



SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☑ APPROVE WITH CHANGES NOTED
☐ REVISE AND RESUBMIT ☐ REJECTED_____

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH CONTRACT DOCUMENTS

By: KB Date: 4/22/20

CRONK DUCH ARCHITECTURE

REMARKS:

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671DD5

ADDL.1

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	1989300000
Location Address	9 AVILES ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE S62FT OF LOT 2 IN OR6/536 62FT ON AVILES ST X 42FT ON ARTILLERY LANE BLK 28 OR4483/35 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Red Moon Properties LLC 100%
Mailing Address	1093 A1A BEACH BLVD #401 SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2021
Building Value	$0
Extra Features Value	$0
Total Land Value	$208,320
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$208,320**
Total Deferred	$0
Assessed Value	**$208,320**
Total Exemptions	$0
Taxable Value	**$208,320**

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	$0	$0	$208,320	$0	$0	$208,320	$208,320	$0	$208,320
2019	$0	$0	$208,320	$0	$0	$208,320	$208,320	$0	$208,320
2018	$174,575	$0	$208,320	$0	$0	$382,895	$382,895	$0	$382,895
2017	$78,910	$0	$208,320	$0	$0	$287,230	$155,590	$131,640	$155,590
2016	$56,815	$0	$84,630	$0	$0	$141,445	$141,445	$0	$141,445
2015	$56,815	$0	$84,630	$0	$0	$141,445	$141,445	$0	$141,445
2014	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2013	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2012	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2011	$33,422	$0	$93,744	$0	$0	$127,166	$127,166	$0	$127,166
2010	$33,422	$0	$104,160	$0	$0	$137,582	$137,582	$0	$137,582

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	62	42	2604	SF	$208,320

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/28/2017	12/27/2017	$490,000.00	WARRANTY DEED	4483	35	Q	I	GRIFFIN SHAWN D,GINA M	RED MOON PROPERTIES LLC
12/15/2014	12/11/2014	$0.00	WARRANTY DEED	3964	1300	U	I	BURKE RUTH E INDIV & TRSTEE	GRIFFIN SHAWN D,GINA M
10/14/2010	10/6/2010	$100.00	WARRANTY DEED	3365	680	U	I	BURKE BILLY LEE,RUTH E	BURKE FAMILY TRUST
7/15/1974	7/15/1974	$0.00	WARRANTY DEED	258	319	U	I	HYDEN EDNA N	BURKE B L,RUTH ELIZABETH

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

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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 1/8/2021, 12:21:55 AM

Version 2.3.100

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
BRANDON CONSTRUCTION, LLC

Filing Information

Document Number	L04000091063
FEI/EIN Number	55-0887745
Date Filed	12/16/2004
State	FL
Status	ACTIVE

Principal Address

7 ARENTA ST
ST. AUGUSTINE, FL 32084

Changed: 08/21/2019

Mailing Address

7 ARENTA STREET
ST. AUGUSTINE, FL 32084

Changed: 08/21/2019

Registered Agent Name & Address

EKLUND, BRANDON S
7 ARENTA STREET
ST. AUGUSTINE, FL 32084

Address Changed: 04/04/2018

Authorized Person(s) Detail

Name & Address

Title MGR

EKLUND, BRANDON SHANE
7 ARENTA STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	04/04/2018
2019	08/21/2019

2020	06/29/2020

Document Images

06/29/2020 -- ANNUAL REPORT	View image in PDF format
08/21/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/21/2010 -- ANNUAL REPORT	View image in PDF format
01/10/2009 -- ANNUAL REPORT	View image in PDF format
05/02/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- ANNUAL REPORT	View image in PDF format
03/25/2005 -- ANNUAL REPORT	View image in PDF format
12/16/2004 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 21, 2021 Meeting

Application 2020-0140 Address: 75 King Street

Marquis Latimer + Halback, Inc – Applicant

Lightner Museum of Hobbies Inc. – Owner

Project description: To modify the south garden by extending a previously approved wall and add pavers in two parking spots adjacent to the sculpture peninsula and to add hanging lighting from tree.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	Individually listed and Contributing to St. Augustine Town Plan NR District	Construction date:	1887-1889
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	6(b)	Previous Action(s):	COA F2020-0101; OOA F2020-0084

STAFF SUMMARY AND ANALYSIS:

- The proposed project for the South Garden area is bounded by the historic Alcazar Hotel, now known as the Lightner Museum and City Hall to the north, Granada Street to the west, Cordova Street to the east, and city public and employee parking lots to the south. Sanborn map research attached shows the south fountain first on the 1899 publication.
- This is a Certificate of Appropriateness (COA) application that follows a related COA application (F2020-0101) that was approved with conditions at the September 24, 2020 and an Opinion of Appropriateness (OOA) application (F2020-0084) was approved with conditions at the August 20, 2020 HARB meeting.
- Following the consensus reached from the December 14, 202 City Commission meeting, the Lightner Museum is allowed to proceed to HARB with this current COA application.
- Therefore, HARB may now consider this application's proposal to extend the previously approved garden space (under COA F2020-0101) by adding pavers in these two parking spaces and for the 4.5' coquina concrete perimeter wall with 4' 7" pier columns to now extend around that additional area instead of a metal fence that was approved around the sculpture peninsula. The two previously approve new gate locations across the approved sidewalk will now be tied into the extended coquina concrete perimeter wall on either side of the sculpture peninsula. This proposed expanded coquina concrete wall is similar to the design reviewed in August 2020 under Opinion of Appropriateness (OOA) application (F2020-0084), with only two instead of four of the city parking spaces utilized to expand around the sculpture peninsula. Four of the previously approved planters will be placed in the sculpture peninsula area.
- On the west side of the building, the revised design also proposes to extend the previously approved 4.5' high perimeter wall to the south of the Lightner's restaurant entrance.
- As noted by HARB during the previous COA approval with conditions, designs need to be submitted to staff for any table and chairs of a permanent nature so that they can be reviewed for compatibility.

STAFF RECOMMENDATION:

Based on the previously approved with conditions Certificate of Appropriateness application (F2020-0084), 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 **75 King Street**, **because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 9, and 10.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

To extend the previously approved expanded garden and plaza concept on the south side of the building, that continues to keep the existing fountain as the central focus.

Proposed changes of site include:

1. To elevate the surface of two total parking spaces adjacent to the sculpture peninsula (in one space on either side of the "Faith" statue) that extends southward in the City parking lot so that the area will be flush with the previously approved expanded garden
2. To extend the previously approved pavers in the area of the two parking spaces
3. To extend the previously approved 4-feet high perimeter wall, comprised of a 3-feet high coquina concrete wall with 18" high decorative metal fencing on top and 4' 5" high coquina concrete pier columns to match the existing around the "South Garden" of the Lightner Museum that is to extend to the south end of the building on both the east and west sides
4. To incorporate two new gated access points in the proposed extended coquina concrete wall at the south end of the garden area
5. To extend the perimeter wall to the south of the Lightner restaurant entrance, in the same design as the overall perimeter wall

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

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

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

Electrical and Mechanical Equipment

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

Post-1821

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

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

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

Historic Plant Materials

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
75 King Street

Facing north toward former Alcazar Hotel building and the South Garden;
looking west toward Granada Street

STAFF PHOTOGRAPHS
75 King Street

Facing northeast toward former Alcazar Hotel building and the South Garden;
looking east toward Cordova Street

STAFF PHOTOGRAPHS
75 King Street

Project area: Sculpture peninsula and adjacent city parking spaces

STAFF PHOTOGRAPHS
75 King Street

Looking toward proposed expanded project area:
Sculpture peninsula and adjacent city parking spaces

STAFF PHOTOGRAPHS
75 King Street

Proposed expanded project area for perimeter wall: south of the Lightner Museum's restaurant entrance

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) 85;60

SJ60

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

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

1. NAME

COMMON: Alcazar Hotel (Lightner Municipal Exposition)

AND/OR HISTORIC: Historic Lightner Museum NR listed 2-24-71

2. LOCATION

STREET AND NUMBER: 79 King Street

CITY OR TOWN: St. Augustine

STATE	CODE	COUNTY:	CODE
Florida	12	St. Johns	109

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☐ Private ☒ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☒ Commercial	☐ Industrial	☐ Private Residence	☐ Other *(Specify)*	
☒ Educational	☐ Military	☐ Religious		
☒ Entertainment	☒ Museum	☒ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: City of St. Augustine

STREET AND NUMBER: City Hall

CITY OR TOWN:	STATE:	CODE
St. Augustine	Florida	12

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse

STREET AND NUMBER: King and Cordova Streets

CITY OR TOWN:	STATE	CODE
St. Augustine	Florida	12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Part of St. Augustine Historic District National Register nomination

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:	STATE:	CODE

STATE: Florida

COUNTY: St. Johns

FOR NPS USE ONLY
ENTRY NUMBER
DATE

SEE INSTRUCTIONS

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

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

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

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

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

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

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

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

Continued...

SEE INSTRUCTIONS

2

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

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

(Number all entries)

Alcazar Hotel
7. Description
Page 2

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

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

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

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

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

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

SJ60

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- [ ] Pre-Columbian
- [ ] 15th Century
- [ ] 16th Century
- [ ] 17th Century
- [ ] 18th Century
- [X] 19th Century
- [ ] 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal
- [ ] Prehistoric
- [X] Historic

- [ ] Agriculture
- [X] Architecture
- [ ] Art
- [ ] Commerce
- [ ] Communications
- [ ] Conservation
- [ ] Education
- [X] Engineering
- [ ] Industry
- [ ] Invention
- [X] Landscape Architecture
- [ ] Literature
- [ ] Military
- [ ] Music
- [ ] Political
- [ ] Religion/Philosophy
- [ ] Science
- [ ] Sculpture
- [ ] Social/Humanitarian
- [ ] Theater
- [X] Transportation
- [ ] Urban Planning
- [ ] Other *(Specify)*

STATEMENT OF SIGNIFICANCE

The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish Architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States.

The Alcazar Hotel, the name being Arabic(Al-kasr) for "royal castle", was the second of the luxurious hostelries erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.

SEE INSTRUCTIONS

4

SJ60

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

St. Augustine District

CORNER	LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
NW	29°	53'	53"	81°	19'	02"
NE	29°	53'	58"	81°	18'	40"
SE	29°	53'	12"	81°	18'	33"
SW	29°	53'	09"	81°	18'	55"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

Alcazar Hotel

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
29°	53'	25"	81°	18'	54"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

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

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

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: J. P. Schuck, Chief, Bureau of Historic Preservation

DATE: 8/3/70

ORGANIZATION: Department of State

STREET AND NUMBER: The Capitol

CITY OR TOWN: Tallahassee

STATE: Florida

CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

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

National [X] State [ ] Local [ ]

Name

Title State Liaison Officer

Date December 18, 1970

NATIONAL REGISTER VERIFICATION

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

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SJ60

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 60 1009==

Site Name: Alcazar Hotel/City Hall 830== Survey Date: 8005 820==

Address: 75 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36A (block) (lot) 868==

868==

Owner of Site: Name: City of St. Augustine;

Address: City Hall

St. Augustine, FL 32084 902==

Occupant or Manager: City of St. Augustine/Lightner Museum 904==

Type of Ownership: City 848== Zoning: HP-4

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

UTM: 17 (zone) 469660 (easting) 3306620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

11

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1889 844== Period: 19th cent 845== Culture: American 840==

Architect: Carrere and Hastings, New York 872==

Builder: McGuire and McDonald, St. Augustine 874==

Style: Spanish Renaissance Revival 964==

Plan Type: 966==

Exterior Fabrics: Natural concrete, terra cotta, brick

854==

Structural Systems: Concrete, cast-in-place 856==

Features of Structure: (942)

Window Type: 942==

Foundation: Concrete wall 942==

Roof Type: Hip; flat, parapet 942==

Secondary Roof Structures: Tower, hip; bay, dome 942==

Porches & Balconies: Arcaded porches

942==

Chimney Location: Offset, lateral slope; interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Terra cotta work, columns, brick arches, jigsawn rafters, spires 882==

Quantitative Data: (950-954)

Chimneys: 8 952== Dormers: 954== Stories: 3-4 950==

Other: 5 story towers 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Occupies block bounded by commercial and residential building.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

HISTORY

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

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

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

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

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

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

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

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

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

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

ARCHAEOLOGY

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

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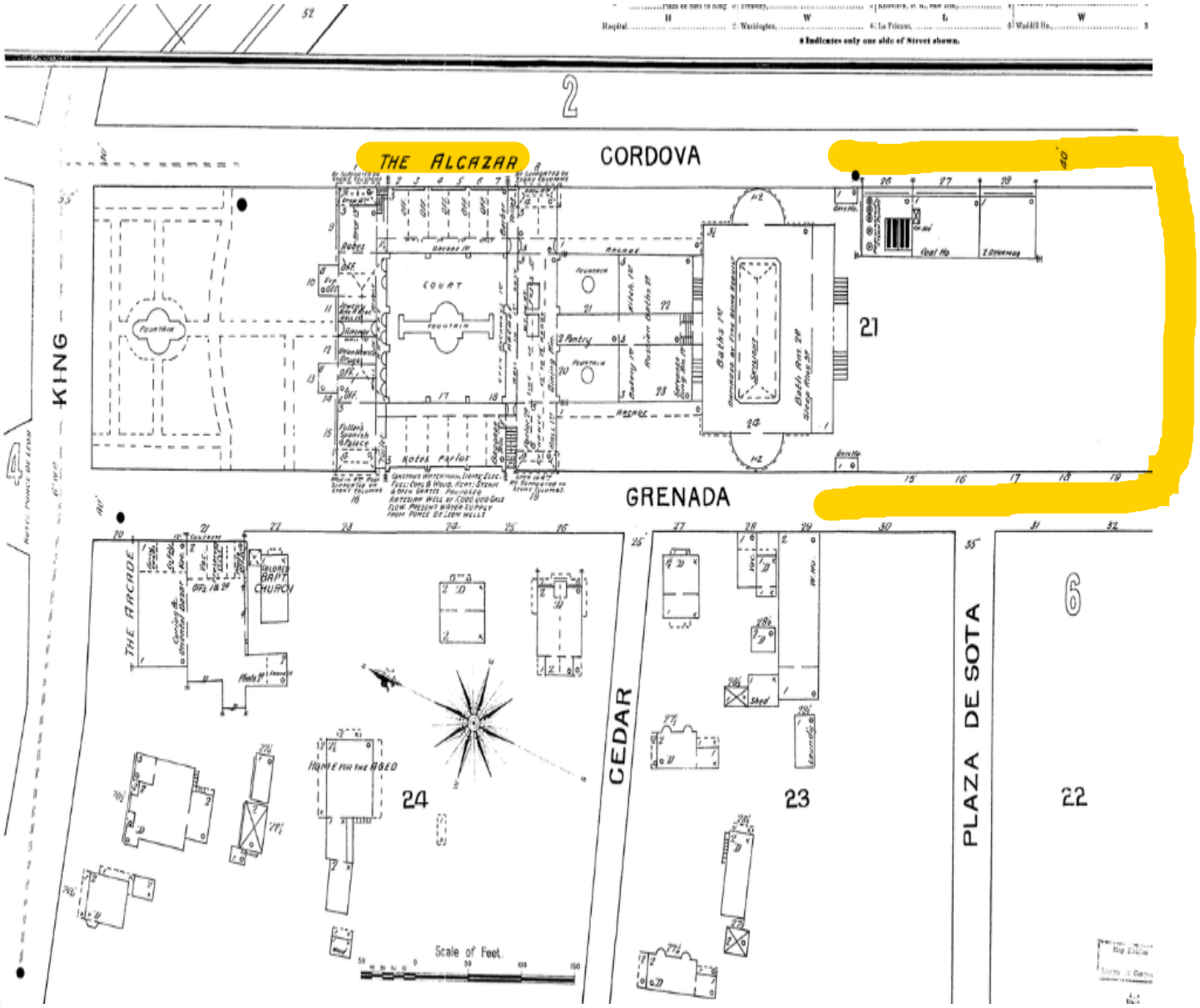
3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
5. Tatler, December 15, 1894, p. 3.
6. Ibid., January 18, 1896.
7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.
8. Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, "Grace Methodist Church, October 30, 1974, pp. 4-5.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Feb. 1893, Sheet 1



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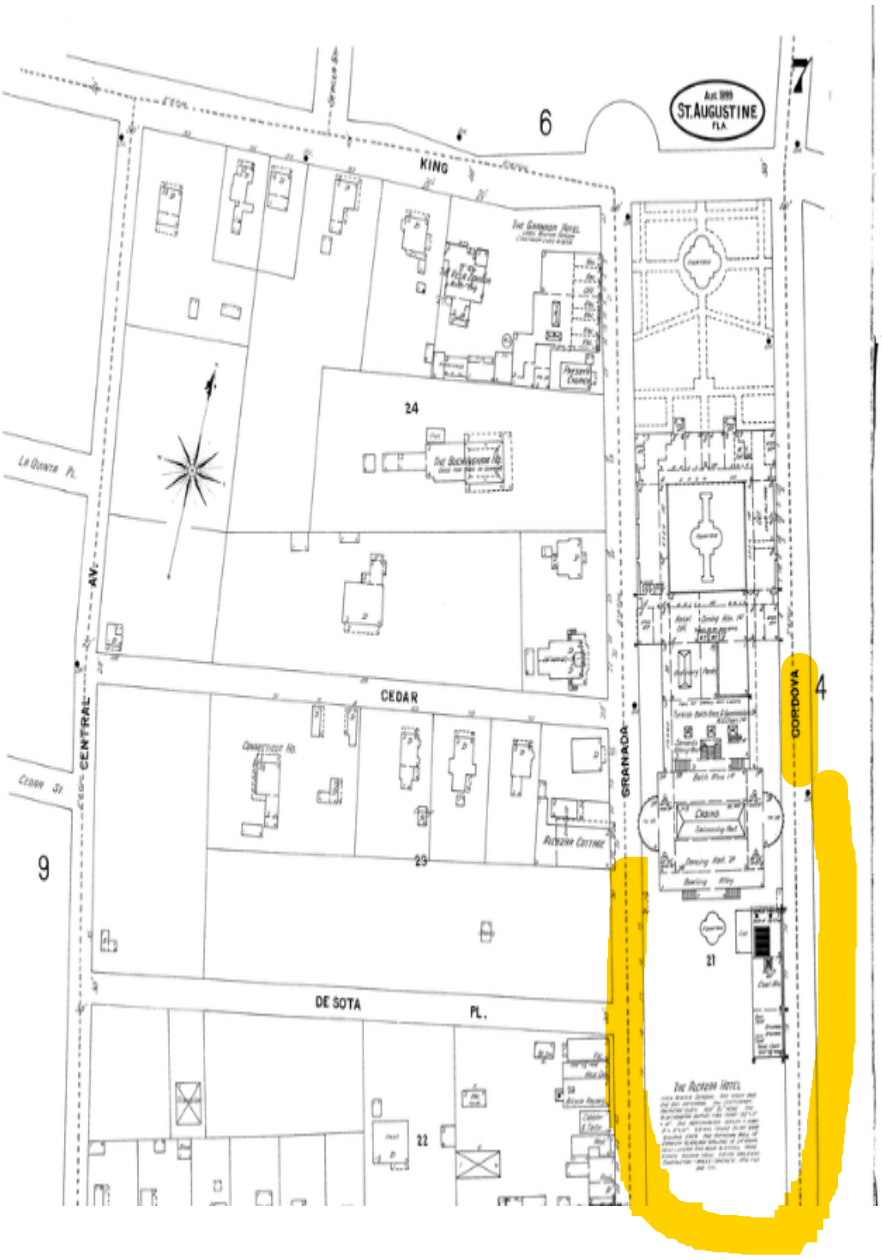
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 7



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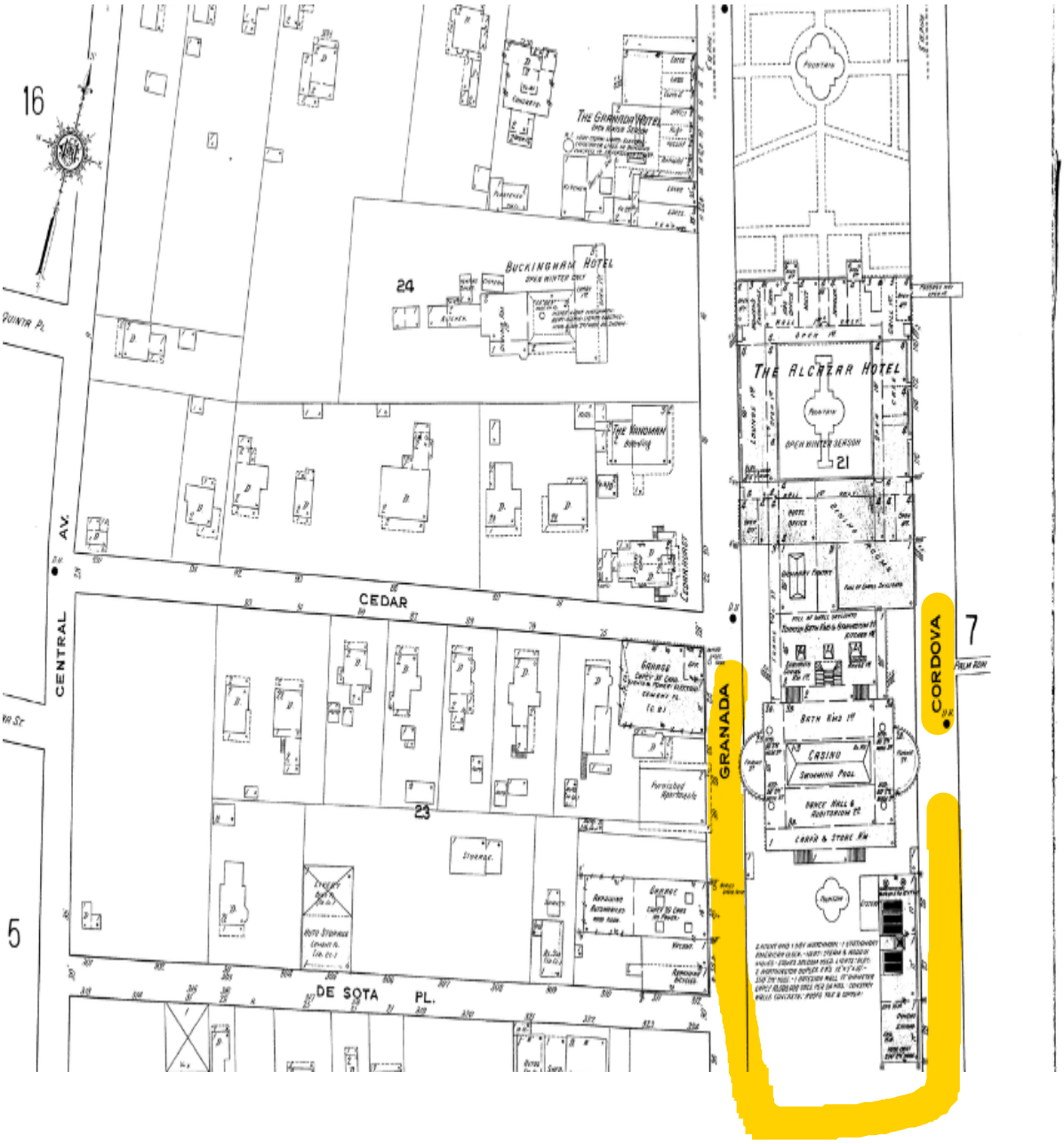
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 6



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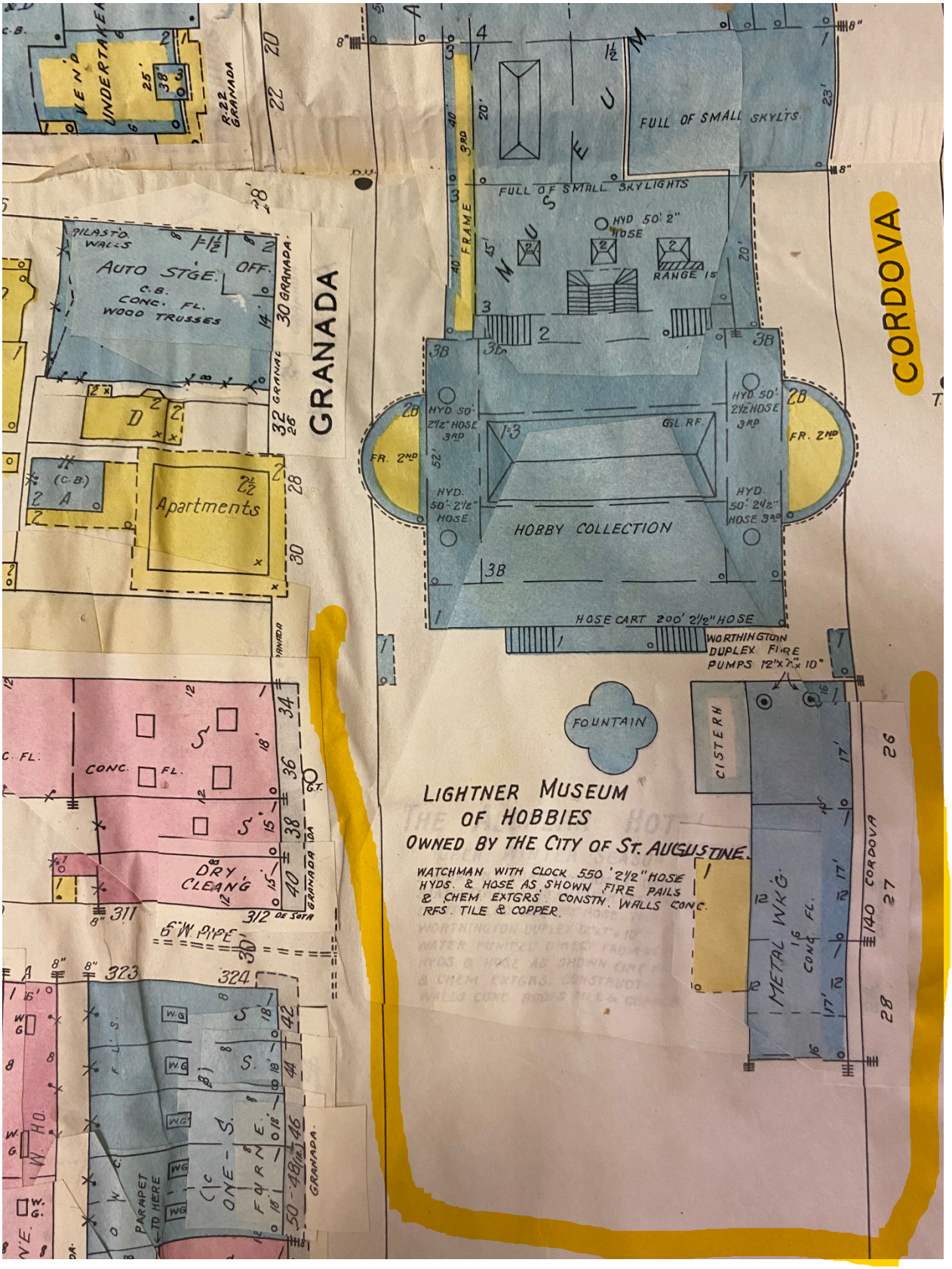
1930 SANBORN MAP, REVISED to 1960:
75 King Street



RECEIVED

DEC 18 2020

Planning/Building Dept.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

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

BDAC Project No. PL2020-0140

Receipt No. 2010310

Meeting Date: 1/21/21

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

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

   Business (if applicable) Marquis Latimer and Halback, Inc,

   Address 34 Cordova Street Suite A

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 904-8256747 Other phone/email jeremy@halback.com

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

2. NAME OF PROPERTY OWNER Lightner Museum

   Business (if applicable) _____

   Address 75 King Street

   City St Augustine State FL Zip Code 32080

   Daytime telephone (required) _____ Other phone _____

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

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

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

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof
☐	☐	Roof structures (dormers, chimneys, etc.)
☐	☐	Exterior finishes (stucco, masonry, siding)
☐	☐	Porch/Deck/Balcony
☐	☐	Awning/Canopy
☐	☐	Exterior Doors
☐	☐	Windows
☐	☐	Shutters
☐	☐	Foundation (including infill)
☐	☐	Exterior lighting & other appurtenances
☐	☐	Existing fences, walls & gates
☐	☐	Existing parking, walkways & other site features Existing Parking to be demolished and area added to garden space

October 2017

RECEIVED

DEC 18 2020

Planning/Building Dept.

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate Wall to extend around additional area added to garden; minor landscape edits
- ☐ New parking/walkways/other site features paving added to this area to match garden improvements
- ☐ 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)

Modification of HARB approved garden at the Lightner museum and grounds to include the area currently utilized for (2) parking spaces adjacent to the "Faith" statue. The improvements will allow for this area to be elevated +/- 6" to be flush with the Lightner garden and will provide the space for an additional section of wall to be constructed at the perimeter of the garden. This wall will be consistent with the one already approved by the HARB and will be part of the flood protection strategy for the garden and museum as a whole.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Jeremy Marquis

SIGNATURE OF APPLICANT _____ DATE 12.17.2020

PRINT OWNER'S NAME Teresa Radzinski, Board Chair and/Or David Bagnall, Executive Director

SIGNATURE OF OWNER _____ DATE 12.17.2020

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.

October 2017

75 King
(Lightoner)

877-942-1179 sales@auroralight.com

auroralight

HDL11-ACS Taos

Home / Pendants and Catenary / HDL11-ACS Taos

Categories: Pendants and Catenary, Taos

Description | Downloads | Configurator

Description

The compact **HDL11** pendant is a perfect option for use with our exclusive ACS. (Aurora Catenary System). With several optic and shroud options that range from a discreet NS with 4 optical choices to 3 sizes of festoon lenses

75 King Street

2020-0140

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COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

→ **FENCES/WALLS/GATES**

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

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

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

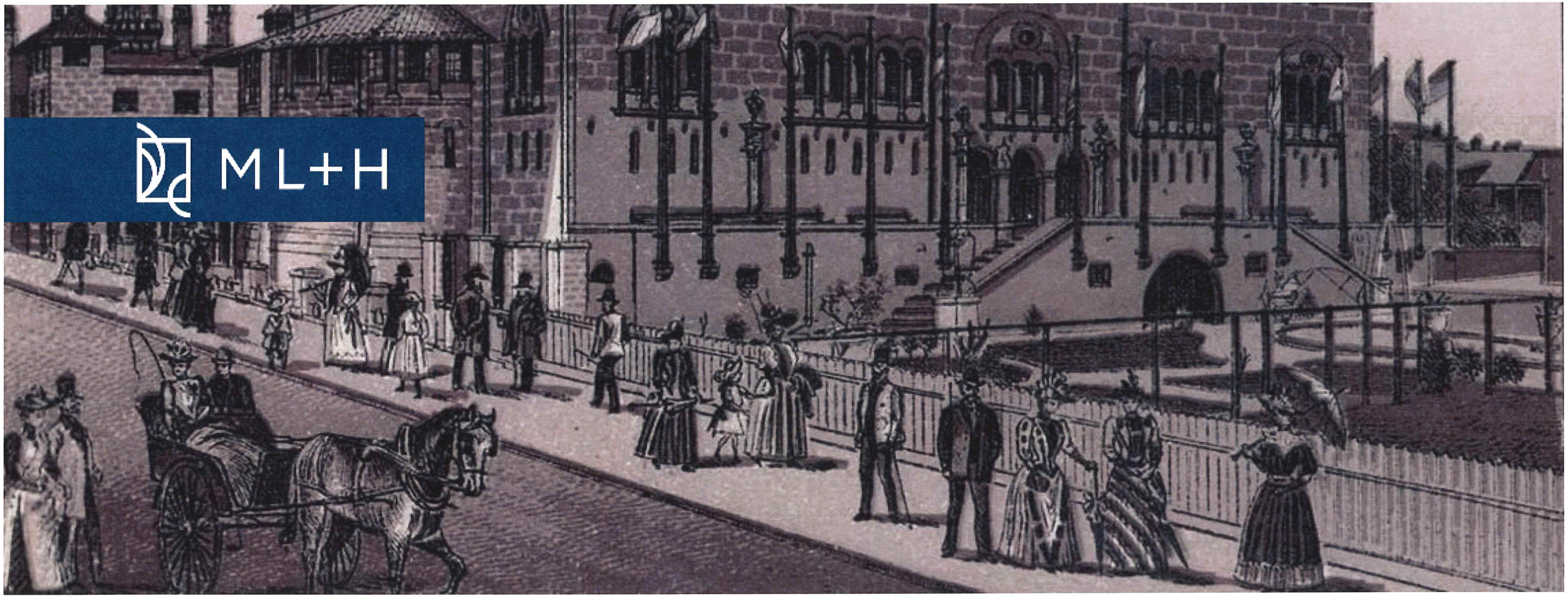
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

❖ Other details necessary for review:
– No information was provided on custom replica light fixtures – and we will also need full info on proposed down lighting for trees

Project number: 2020-0140 Project Address: 75 King Street

Reviewed by: Julie Courtney Date: 12/22/20



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LIGHTNER MUSEUM SOUTH PATIO + GARDEN

DESIGN REVISION

HARB Certificate of Appropriateness Submittal
December 18, 2020
(ML+H Project No. 20.5.0)

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Certificate of Appropriateness - *design update*

HARB APPROVAL

5-0 certificate of appropriateness on September 24, 2020

COMMISSION APPROVAL

Approved addition of two (2) parking spaces to overall garden on December 15, 2020.

DESIGN REVISIONS

1. Incorporate parking spaces into courtyard garden
2. Update paving consistent with approved HARB hardscape plan
3. Extend rammed concrete wall around new garden space
4. Add two (2) additional historic replica light fixtures
5. Modify landscape to accommodate changes
6. Addition of short section of wall at West side of building to define limit of garden

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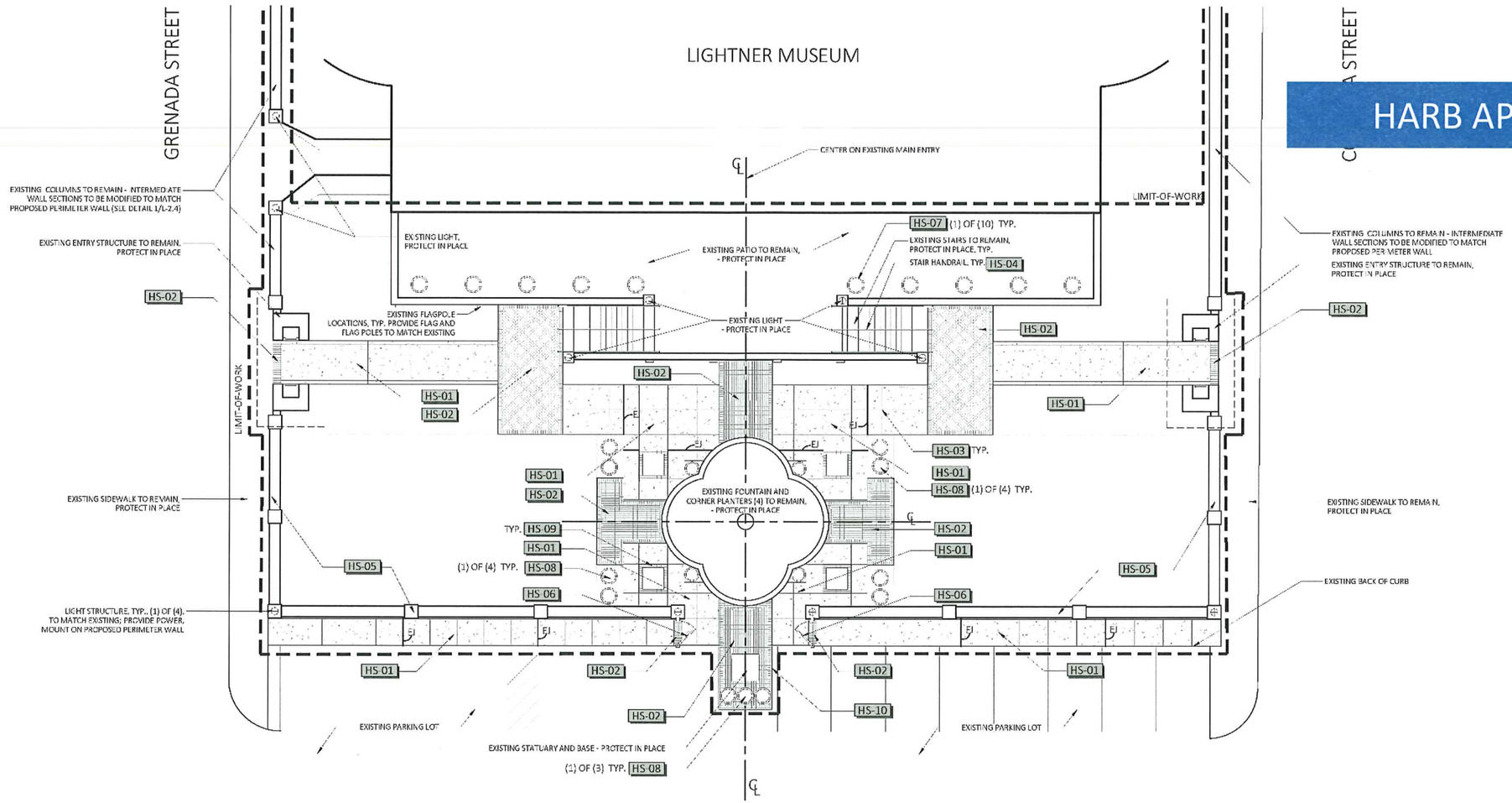
HARB APPROVED PLAN



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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
	HARDSCAPE						
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,515 SF	1/L-2.3	COQUINA CONCRETE	NATURAL GREY		CONTRACTOR TO PROVIDE 6' X 18' SAMPLE WITH CONTROL AND EXPANSION JOINT.
HS-02	ACCENT PAVING	1,249 SF	3/L-2.3	BRICK PAVER	1/3 ANTIQUE, 1/3 DARK ANTIQUE, 1/3 CLEAR RED	WHITACRE GREER	2 1/4 X 8 X 2 1/4 - BEVEL AND LUG SMOOTH
HS-03	CONCRETE JOINTS		4/L-2.3	TOOLED AND EXPANSION JOINTS			FIELD VERIFY DIMENSIONS AND LOCATIONS
HS-04	HANDRAIL		2/L-2.3	DECORATIVE METAL HANDRAIL	BLACK WROUGHT IRON		FIELD VERIFY DIMENSION AND LOCATIONS OF EXISTING STAIRS
HS-05	PERIMETER WALL		1/L-2.4	CAST-IN-PLACE RAMMED CONCRETE WALL W/ METAL RAILING	NATURAL GRLY		TO MATCH EXISTING
HS-06	WROUGHT IRON GATE - SINGLE		2/L 2.4	SINGLE ENTRY GATE	BLACK WROUGHT IRON		
HS-07	TERRACE PLANTER			VASO SCANALATO PLANTER	TERRACOTA	TUSCAN IMPORTS	
HS-08	FOUNTAIN PLAZA PLANTER			CASSETTA A MURO - PLANTER	TERRACOTTA	TUSCAN IMPORTS	
HS-09	FOUNTAIN PLAZA TREE WELL		5/L-2.3	TREE WELL W/ BRICK RING ADJ CONC PAVEMENT			
HS-10	WROUGHT IRON FENCE		3/L-2.4	DECORATIVE METAL FENCING	BLACK WROUGHT IRON		TO MATCH EXISTING GATE DETAIL AT ENTRY STRUCTURE

NOTE:
1. EVALUATE EXISTING FOUNTAIN EQUIPMENT. CONTRACTOR TO PROVIDE OPTIONS FOR UPGRADED PUMP AND FILTRATION SYSTEMS.
2. ALL EXISTING MEMORIALS AND PLAQUES TO BE MAINTAINED.
3. COORDINATE WITH CITY TO LOCATE AND PROTECT EXISTING ARTESIAN WATERLINE.

0' 5' 10' 20
SCALE: 1"=10'

HARDSCAPE PLAN

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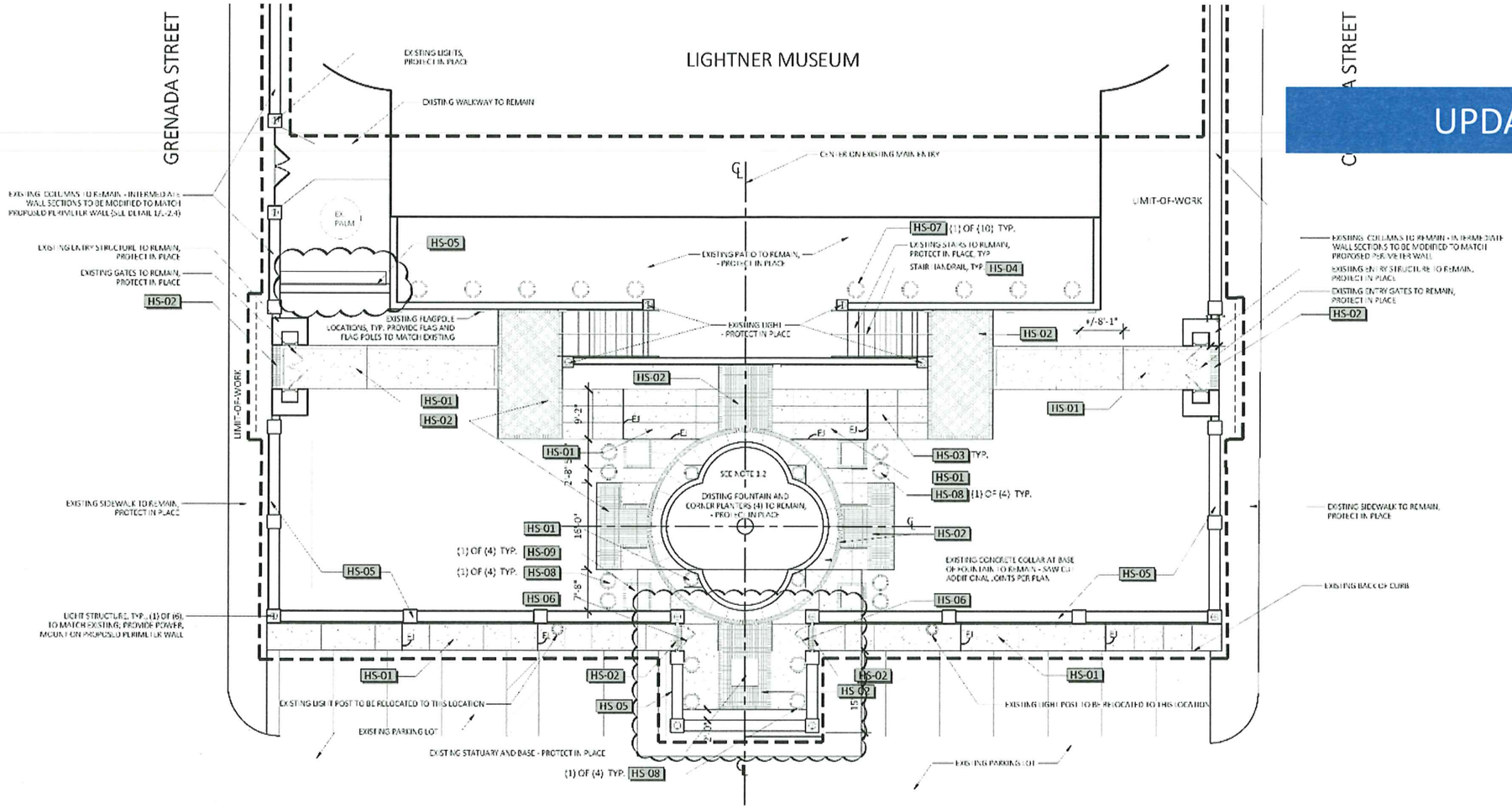
UPDATED PLAN



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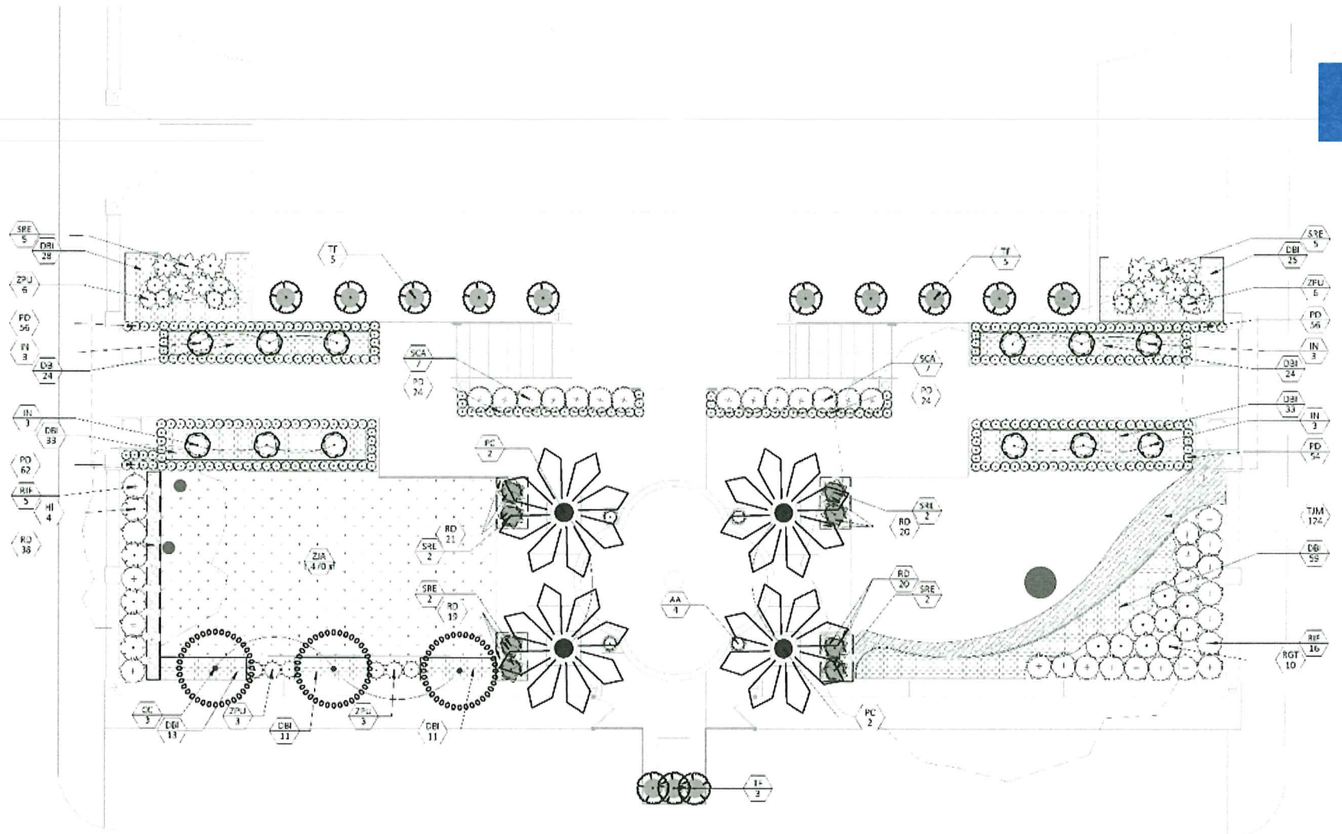
HS-06	WROUGHT IRON GATE - SINGLE		2/L-2.4	SINGLE ENTRY GATE	BLACK WROUGHT IRON		
HS-07	TERRACE PLANTER			VASO SCANALATO PLANTER	TERRACOTTA	TUSCAN IMPORTS	
HS-08	FOUNTAIN PLAZA PLANTER			CASSETTA A MURO - PLANTER	TERRACOTTA	TUSCAN IMPORTS	

NOTE:
1. EVALUATE EXISTING FOUNTAIN EQUIPMENT. CONTRACTOR TO PROVIDE OPTIONS FOR UPGRADED PUMP AND FILTRATION SYSTEMS.
2. ALL EXISTING MEMORIALS AND PLAQUES TO BE MAINTAINED.

HARDSCAPE PLAN

HARB APPROVED PLAN



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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	QTY
	CC	CERCIS CANADENSIS / EASTERN REDBUD (AGHP PLANT LIST - NATIVE)	AS NOTED	2"	8'-10'	5'-6'	3
	IN	ILEX CORNUTA 'STEVENS' / INFINITY B. STEVENS HOLLY (AGHP PLANT LIST - ILEX CORNUTA)	AS NOTED	2-3"	10'	4	12
	PC	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM (AGHP PLANT LIST - PHOENIX SPP)	MAX SPECIMEN AVAILABLE	16" MIN	16' CT	15'	4
	TF	TRACHYCARPUS FORTUNEI / WINDMILL PALM (AGHP PLANT LIST - PALMS (VARIOUS))	B&B		7' CT MATCHED		13

VINES / AREAS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY
	DBI	DISTICHLIS BIGELOVII / DOWN BIGELOW (AGHP PLANT LIST - IRIS SPP)	1 GAL	15"	12"	24" o.c.	261
	RO	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY (AGHP PLANT LIST)	1 GAL	FULL IN POT		36" o.c.	118

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	QTY
	TJM	TRACHELOSPERMUM JASMINOIDES 'MADISON' / MADISON JASMINE	18" o.c.	124
	ZM	ZOYSIA JAPONICA / ZOYSIA GRASS		1,170 SF

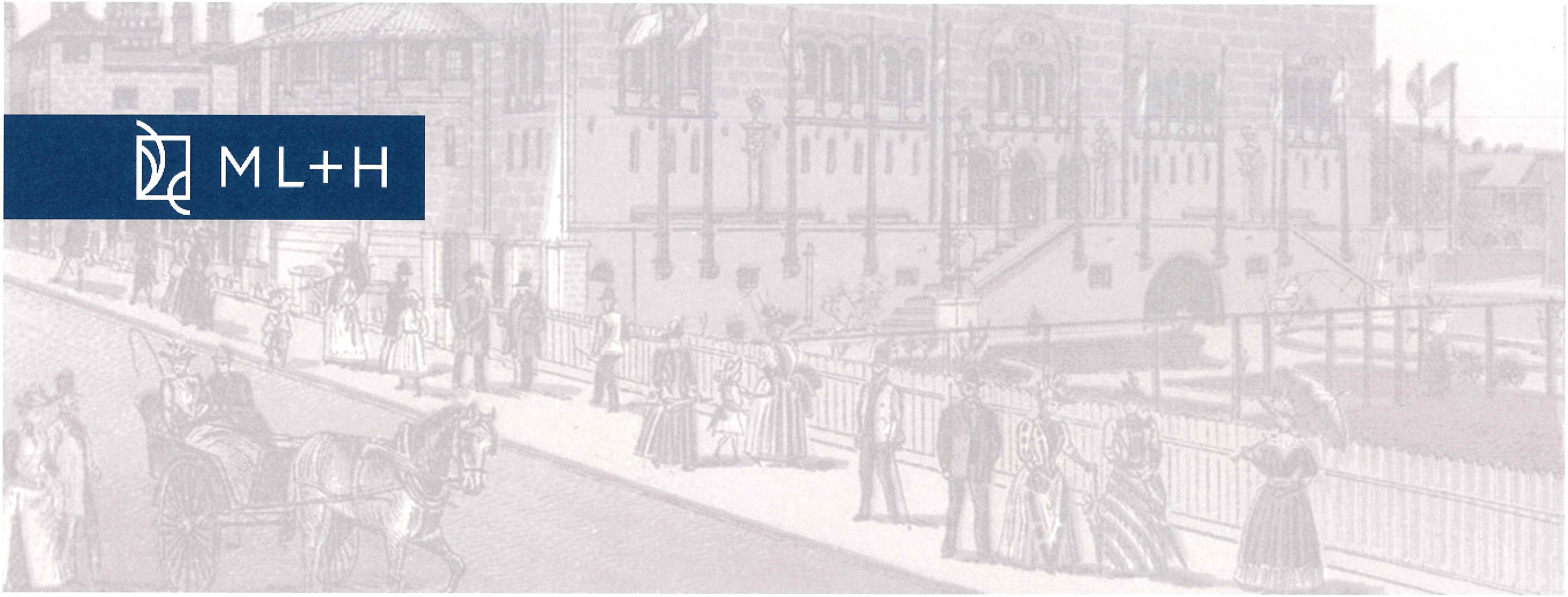
PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY
	AA	AGAVE ATTENUATA / OGTAIL AGAVE (SIMILAR TO AGHP PLANT AGAVE AMERICANA - COMPACT WITH NO THORNS FOR HIGH TRAFFIC AREA)	15 GAL	15"	15"	30" o.c.	4
	HI	HYDRANGEA PANICULATA 'ILLUMINATE' / ILLUMINATE HYDRANGEA (AGHP PLANT LIST)	7 GAL	4'	3-3'	48" o.c.	4
	PD	PODOCARPUS MACROPHYLLUS 'DWARF PINGUS' / DWARF PODOCARPUS (BUSHY OR ALTERNATE FORMS ON SITE)	3 GAL	15"	12-15"	36" o.c.	226
	RI	RHODODENDRON INDICUM 'FORMOSA' / FORMOSA AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL	2.5'	1.5'	36" o.c.	21
	RGT	RHODODENDRON X 'GEORGE L. TABER' / GEORGE L. TABER AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL	3'	2.5'	36" o.c.	10
	SVA	SPIRAEA CANTONIENSIS / REEVES SPIREA (AGHP PLANT LIST)	7 GAL	5'	2-3'	48" o.c.	14
	SRL	STRELITZIA REGINAE / BIRD OF PARADISE (PLANTED IRREGULARLY IN HISTORIC DISTRICT, ON THIS SITE, AND ON MANY HAGUE PROPERTIES)	7 GAL	3	2	48" o.c.	18
	ZM	ZAMIA PUMILA / COONTIE CYCAD (NATIVE)	7 GAL	FULL IN POT		36" o.c.	18

0' 5' 10' 20

SCALE: 1"=10'

LANDSCAPE PLAN



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UPDATED PERSPECTIVE VIEWS

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PHOTOREALISTIC | VIEW FACING NORTH

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PHOTOREALISTIC | VIEW FACING NORTH - UPDATED

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PHOTOREALISTIC | VIEW FACING SOUTH FROM TERRACE

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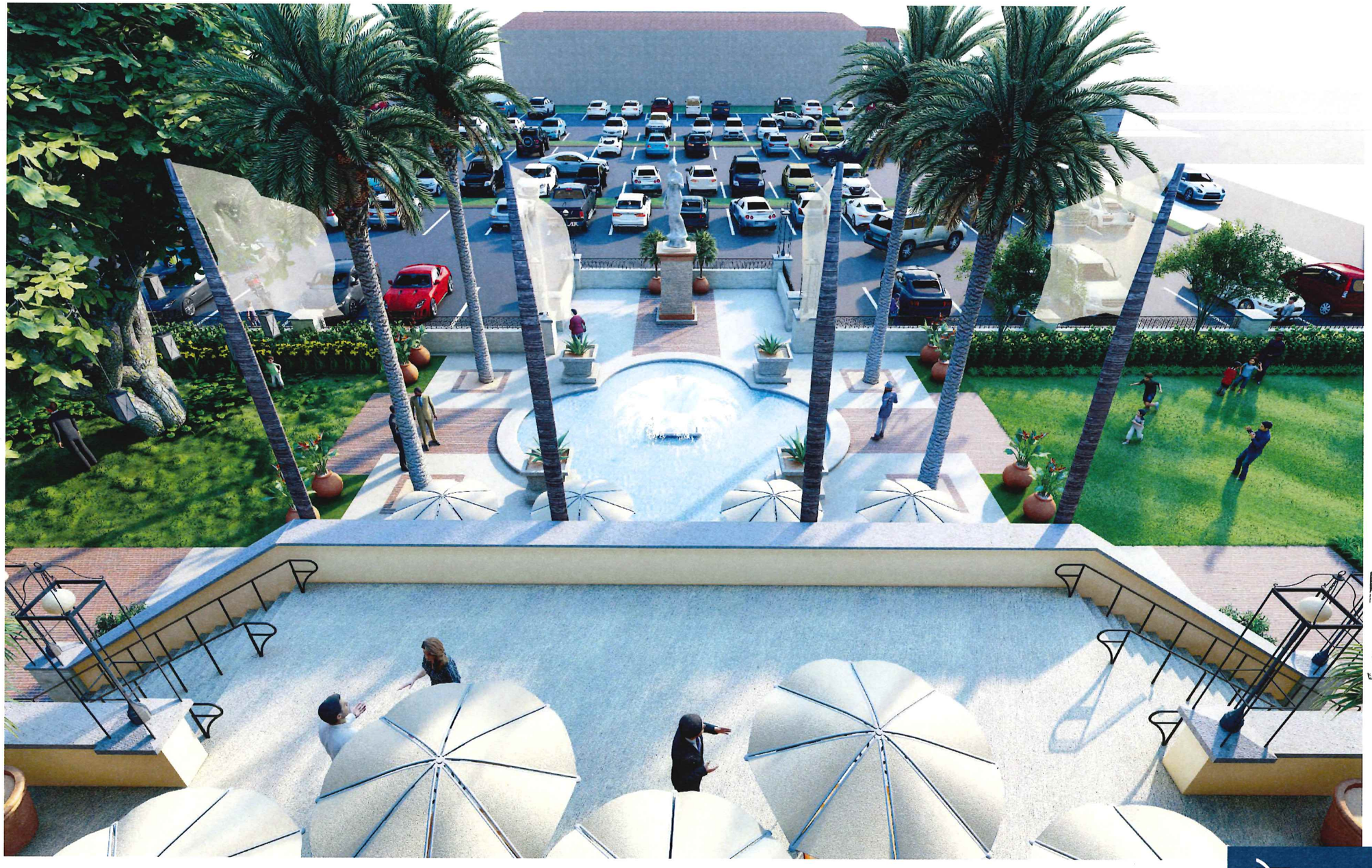

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PHOTOREALISTIC | VIEW FACING SOUTH FROM TERRACE - UPDATED

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PHOTOREALISTIC | GATHERING + SCULPTURE LAWN

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PHOTOREALISTIC | GATHERING + SCULPTURE LAWN - UPDATED

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THEME & CHARACTER

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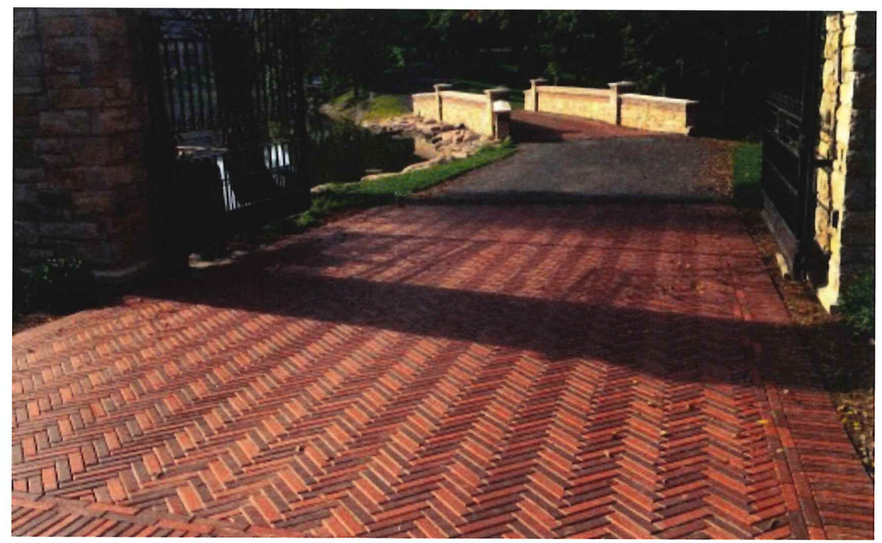
PAVING AND FLATWORK (HARB APPROVED)

Coquina Concrete – Natural Grey

(To Match Existing)

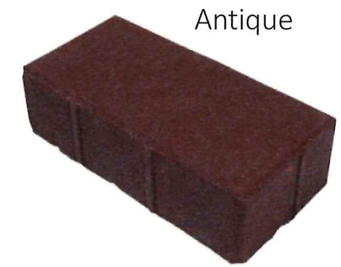
Brick Accent Paving

Manufacturer: Whitacre Greer
Color: Blend of Antique, Dark Antique and Clear Red
Dimensions: 2 ¼" x 9" x 2 ¼"



Color Blend

Antique



Dark Antique

Clear Red

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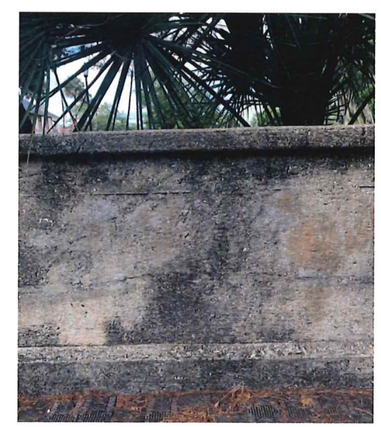
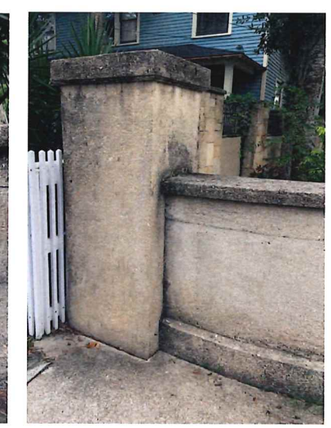
HARDSCAPE DETAILS (WALL & METALWORK)

(HARB APPROVED)

Existing rammed concrete columns and site walls on the Lightner grounds which will be matched for perimeter wall

Metalwork at the Collector Inn across Cordova St of similar style and scale to proposed work





Rammed concrete wall at Sisters of St. Joseph constructed circa 2005

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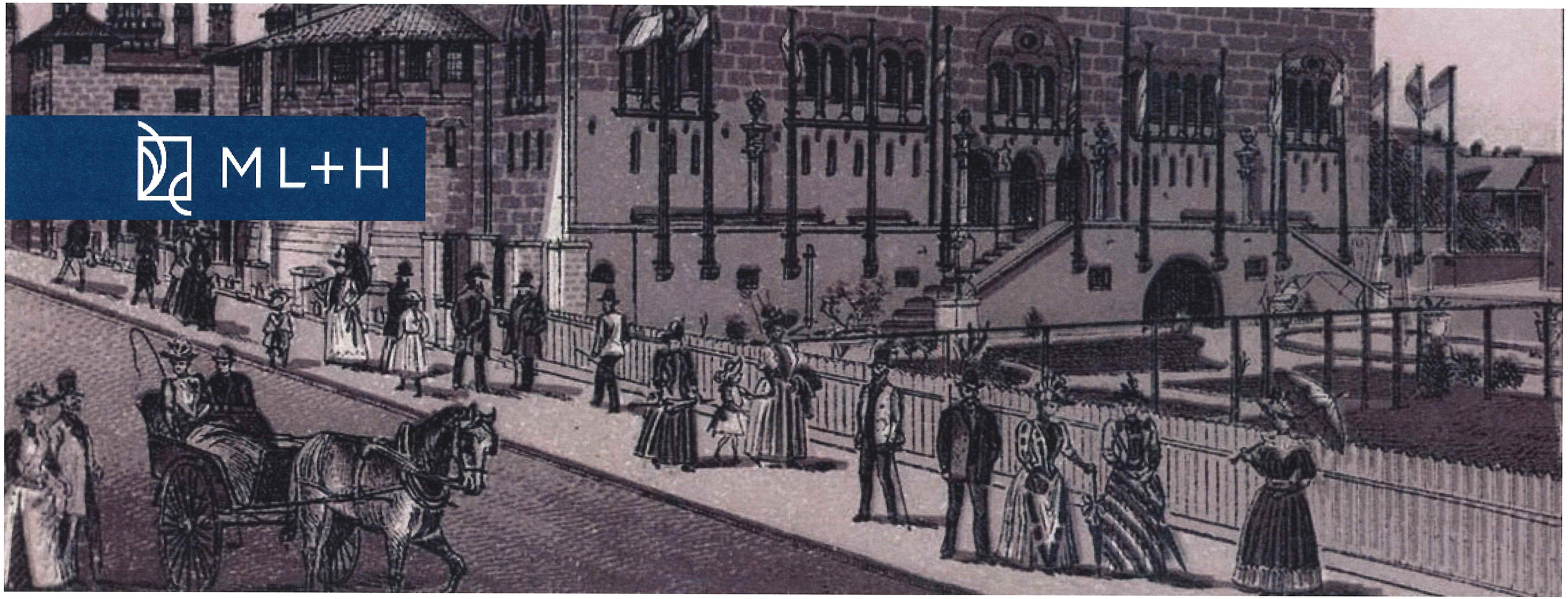

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LIGHTNER MUSEUM SOUTH PATIO + GARDEN

HARB Certificate of Appropriateness Submittal
December 18, 2020
(ML+H Project No. 20.5.0)

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LIGHTNER SOUTH PATIO AND GARDEN

DESIGN REVISION 1. 100% CONSTRUCTION DOCUMENTS

Design Team

ML+H

Marquis Latimer + Halback, Inc.
LANDSCAPE ARCHITECTURE
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
LC0000391

Prepared For
LIGHTNER MUSEUM

Site Location
75 KING STREET, ST AUGUSTINE FL, 32084

Jurisdictional Review
CITY OF ST. AUGUSTINE

Sheet List Table

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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL

SYM	DESCRIPTION	DATE
	DESIGN REV. 1	12.18.20
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

DRAWING NO.:
L-1.0

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LEGEND

- 14" LIVE OAK — EXISTING TREE TO BE REMOVED
- 14" LIVE OAK — EXISTING TREE TO BE PRESERVED
- EXISTING IMPERVIOUS SURFACE TO REMAIN
- EXISTING IMPERVIOUS SURFACE TO BE REMOVED

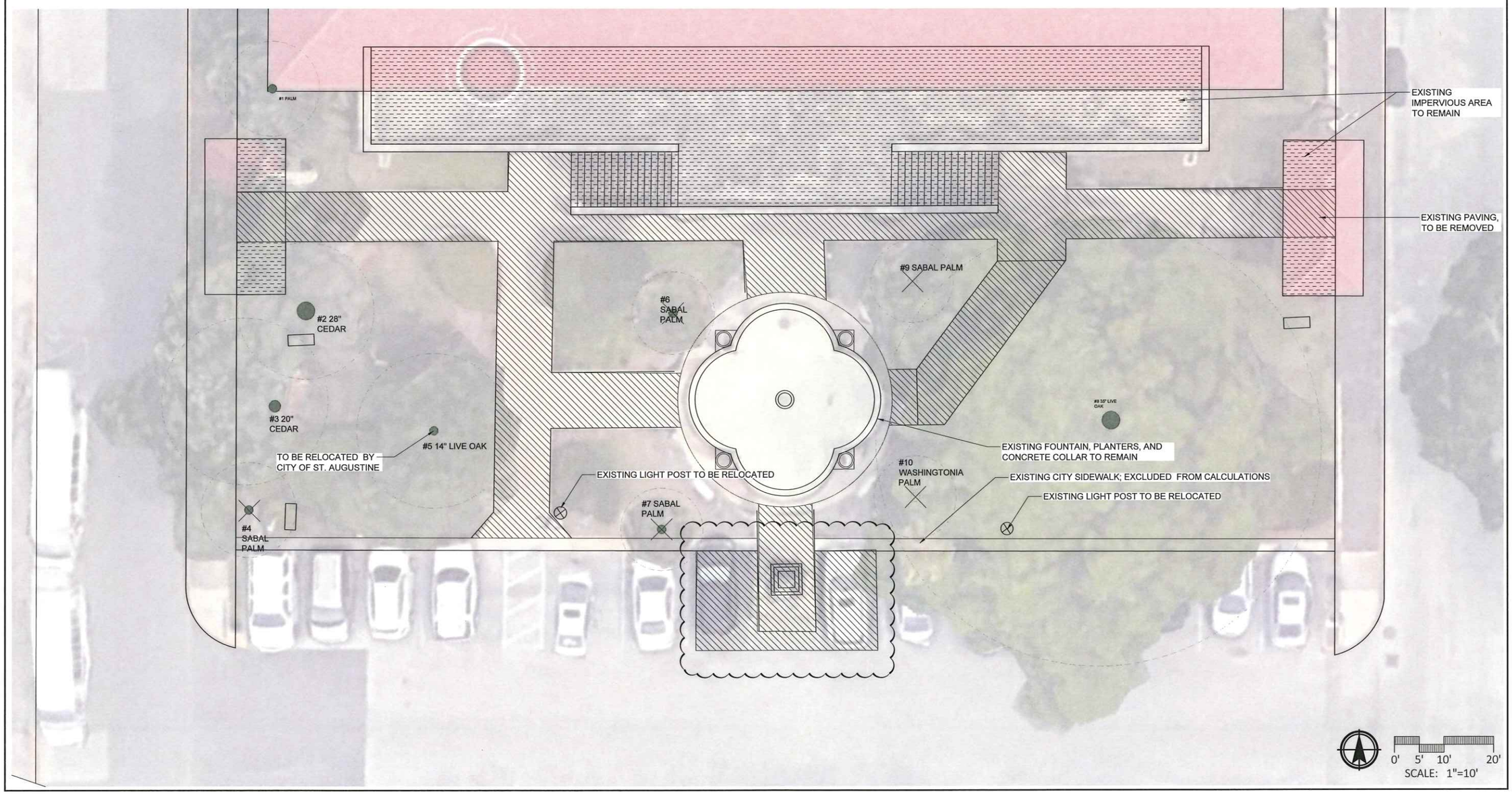
IMPERVIOUS AREA CALCULATIONS:

EXISTING TOTAL SITE IMPERVIOUS AREA: 6,278 SQ. FT.
EXISTING IMPERVIOUS TO BE REMOVED: 3,241 SQ. FT.
PROPOSED IMPERVIOUS AREA ADDED : 3,319 SQ. FT. (TOTAL ADDED 78 SQ. FT.)

PROPOSED TOTAL SITE IMPERVIOUS AREA = 6,356 SQ. FT. (5,928 – 2,891+ 3,319)

TREE CREDIT CALCULATIONS

TREE #	DBH	SPECIES	BASE CREDIT	TRANS PLANT	NATIVE	CEDAR or SABAL	TOTAL CREDITS	ARBORIST NOTES	TREE REMOVED	PRESERVED (GOSA)
1	Multi	PALM					0		SAVED	
2	28	CEDAR	4		1	1	6		SAVED	
3	20	CEDAR	4		1	1	6		SAVED	SIGNIFICANT
4		SABAL PALM	-1			-1	-2		SAVED	SIGNIFICANT
5	14	LIVE OAK	1.5				1.5		RELOCATED	
6		SABAL PALM	-1			-1	-2		REMOVED	
7		SABAL PALM	-1			-1	-2		REMOVED	
8	34	LIVE OAK	4			1	5		SAVED	SIGNIFICANT
9		SABAL PALM	-1			-1	-2		REMOVED	
10		WASHINGTONIA PALM	-1				-1		REMOVED	



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ST. AUGUSTINE, FL

DEMO AND TREE REMOVAL PLAN

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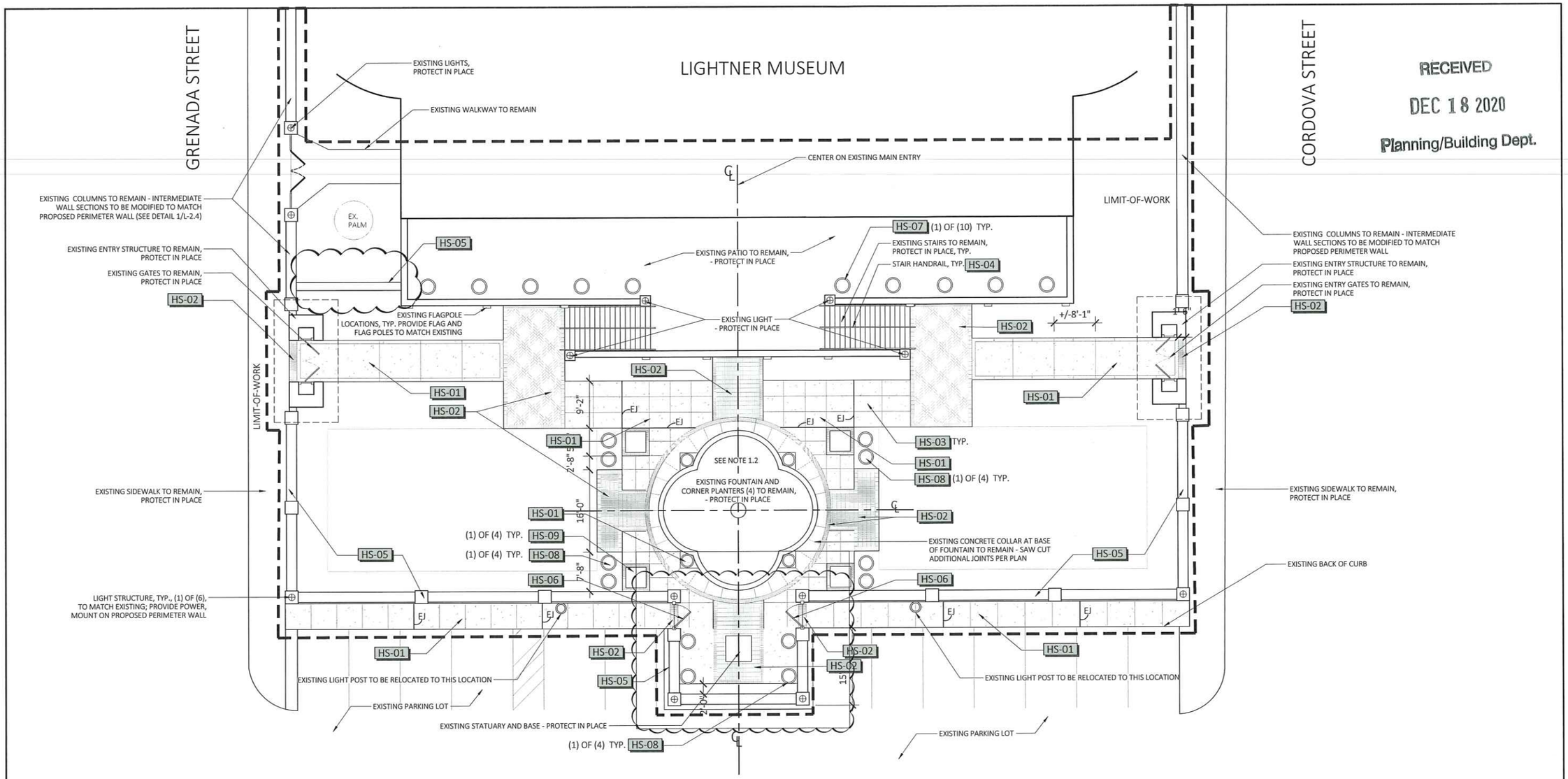

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REFERENCE NOTES SCHEDULE

	HARDSCAPE						
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,515 SF	1/L-2.3	COQUINA CONCRETE	NATURAL GREY		CONTRACTOR TO PROVIDE 6' X 18' SAMPLE WITH CONTROL AND EXPANSION JOINT.
HS-02	ACCENT PAVING	1,249 SF	3/L-2.3	BRICK PAVER	1/3 ANTIQUE. 1/3 DARK ANTIQUE, 1/3 CLEAR RED	WHITACRE GREER	2 1/4 X 9 X 2 1/4 - BEVEL AND LUG SMOOTH
HS-03	CONCRETE JOINTS		4/L-2.3	TOOLED AND EXPANSION JOINTS			FIELD VERIFY DIMENSIONS AND LOCATIONS
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HS-06	WROUGHT IRON GATE - SINGLE		2/L-2.4	SINGLE ENTRY GATE	BLACK WROUGHT IRON		
HS-07	TERRACE PLANTER			VASO SCANALATO PLANTER	TERRACOTA	TUSCAN IMPORTS	
HS-08	FOUNTAIN PLAZA PLANTER			CASSETTA A MURO - PLANTER	TERRACOTTA	TUSCAN IMPORTS	
HS-09	FOUNTAIN PLAZA TREE WELL		5/L-2.3	TREE WELL W/ BRICK RING ADJ CONC PAVEMENT			
HS-10	WROUGHT IRON FENCE		3/L-2.4	DECORATIVE METAL FENCING	BLACK WROUGHT IRON		TO MATCH EXISTING GATE DETAIL AT ENTRY STRUCTURE

NOTE:
1. EVALUATE EXISTING FOUNTAIN EQUIPMENT. CONTRACTOR TO PROVIDE OPTIONS FOR UPGRADED PUMP AND FILTRATION SYSTEMS.
2. ALL EXISTING MEMORIALS AND PLAQUES TO BE MAINTAINED.

0' 5' 10' 20'
SCALE: 1"=10'

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ST. AUGUSTINE, FL
HARDSCAPE PLAN

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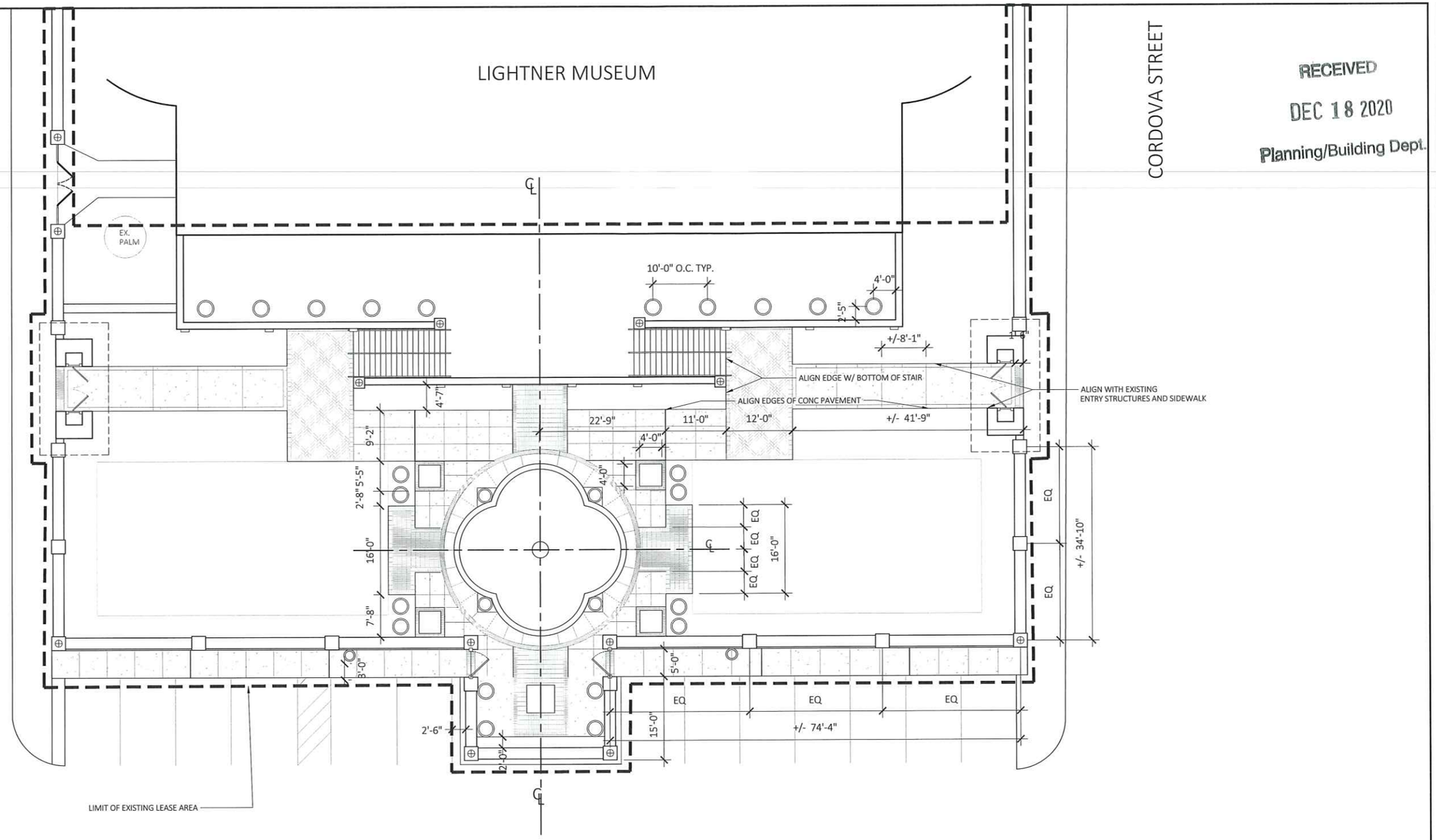

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HARDSCAPE LAYOUT PLAN

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DESIGN REVISION 1. 100% CONSTRUCTION DOCUMENTS

Design Team

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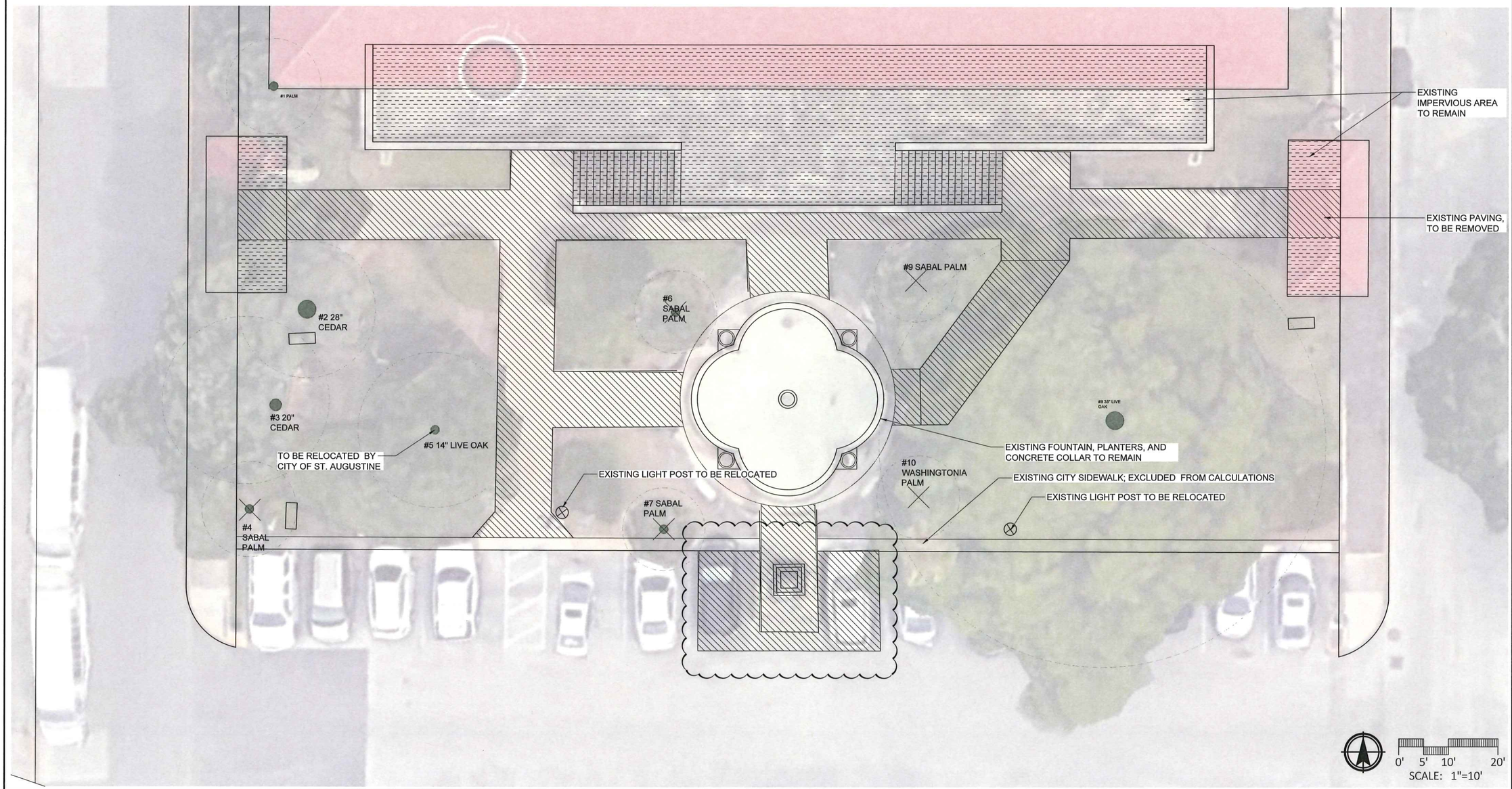

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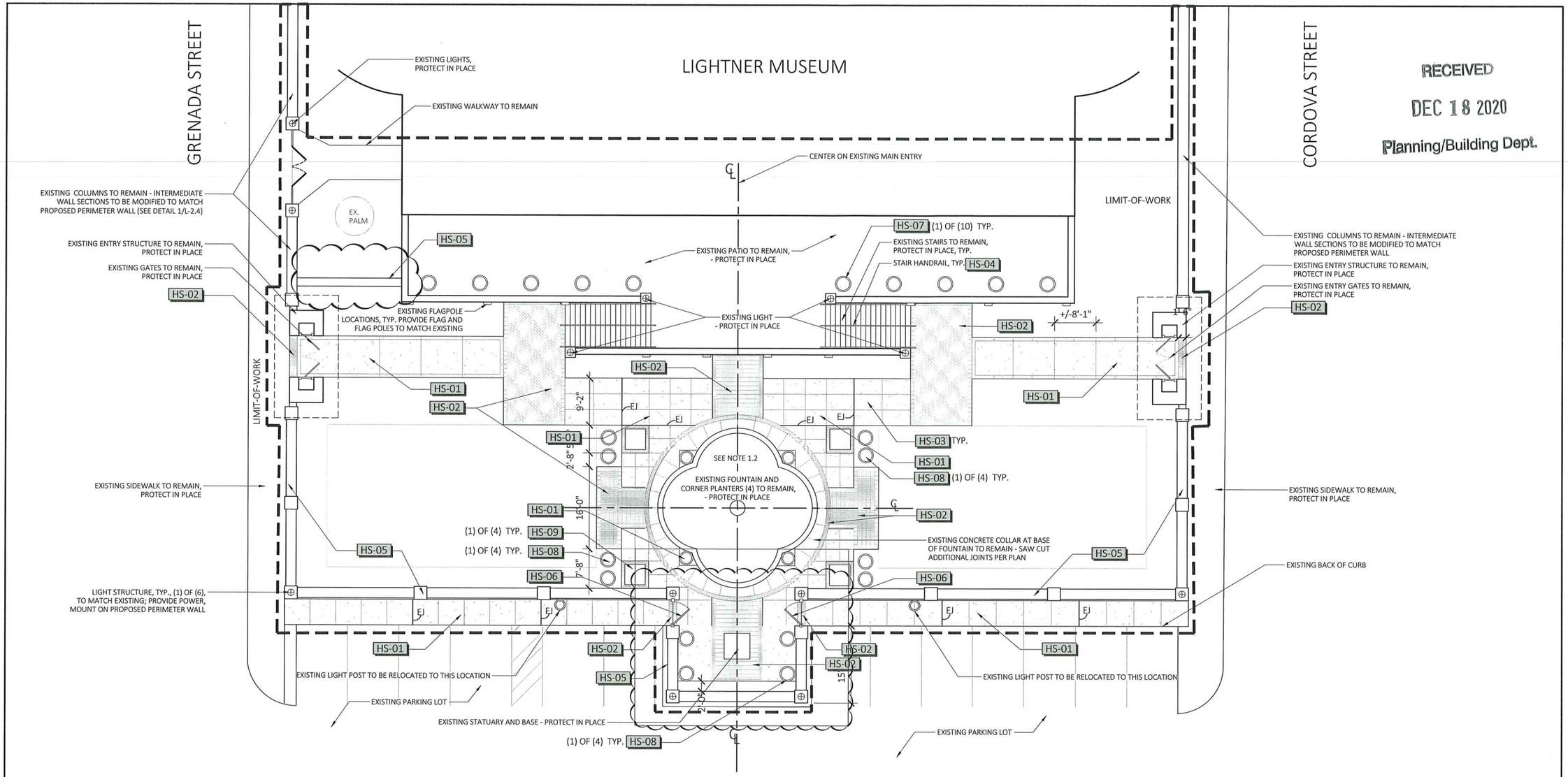

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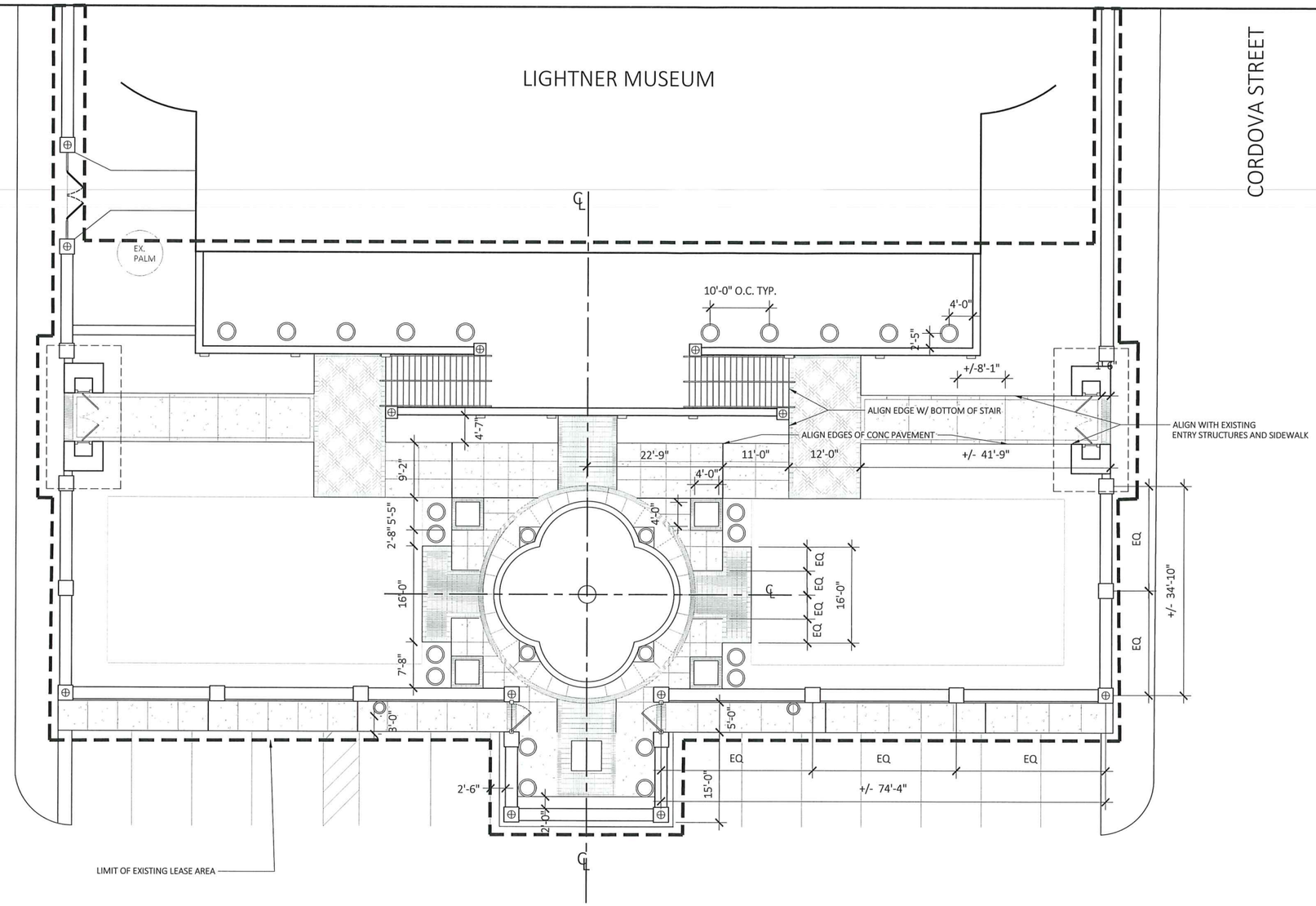

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HARDSCAPE LAYOUT PLAN

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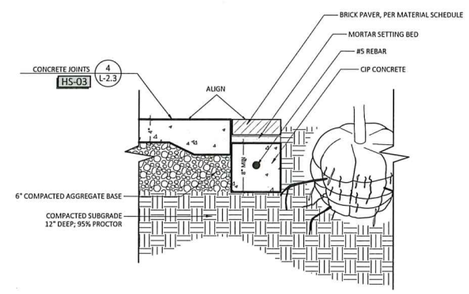
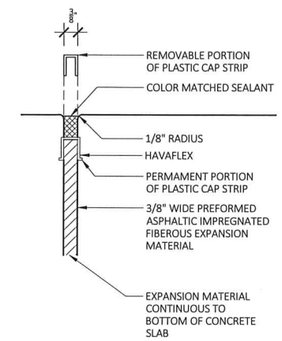


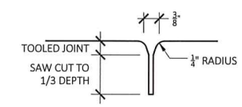
5 FOUNTAIN PLAZA TREE WELL

1" = 1'-0" P-CO-2-11



EXPANSION JOINT

EXPANSION JOINTS TO BE LOCATED PER LAYOUT PLANS, ALONG VERTICAL EDGES, AND ALL CHANGES IN MATERIAL

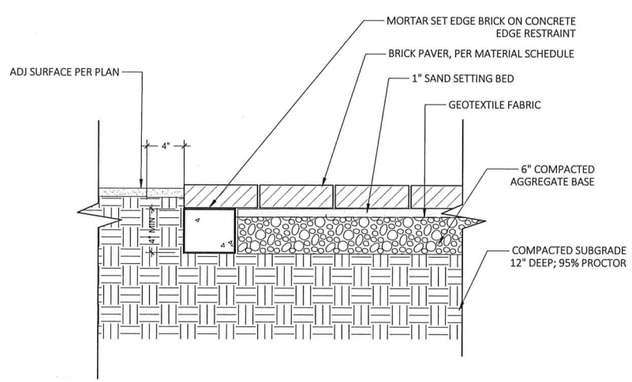


CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

4 CONCRETE JOINTS

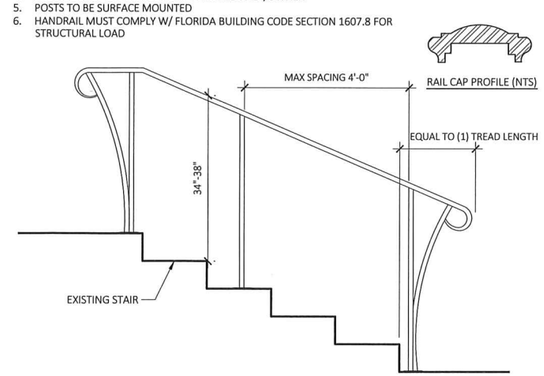
6" = 1'-0" P-CO-BAP2-01



3 BRICK PAVER ON AGGREGATE BASE

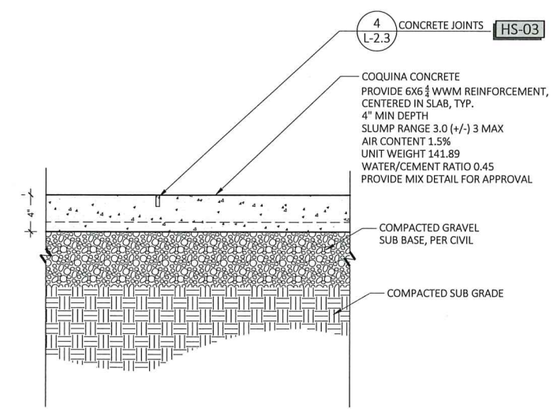
1 1/2" = 1'-0" P-CO-2-01

NOTE:
1. FIELD VERIFY ALL DIMENSIONS
2. ALL RAIL TO BE BLACK WROUGHT IRON
3. PROVIDE HANDRAILS ON EITHER SIDE AND CENTER OF EXISTING STAIRS
4. PROVIDE SHOP DRAWINGS FOR APPROVAL OF LA/OWNER
5. POSTS TO BE SURFACE MOUNTED
6. HANDRAIL MUST COMPLY W/ FLORIDA BUILDING CODE SECTION 1607.8 FOR STRUCTURAL LOAD



2 TYPICAL HANDRAIL

3/4" = 1'-0" P-CO-2-05



1 COQUINA CONCRETE - PEDESTRIAN

1 1/2" = 1'-0" P-CO-_MA-14

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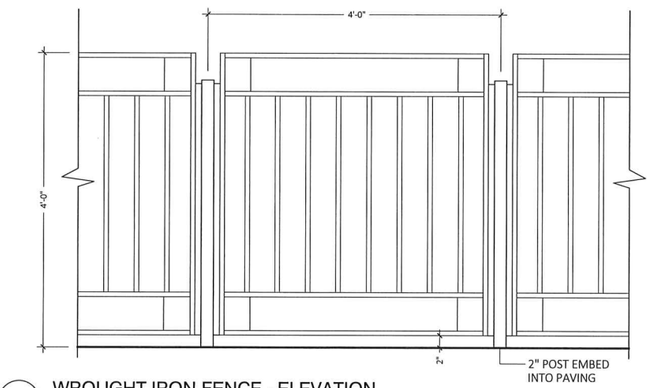
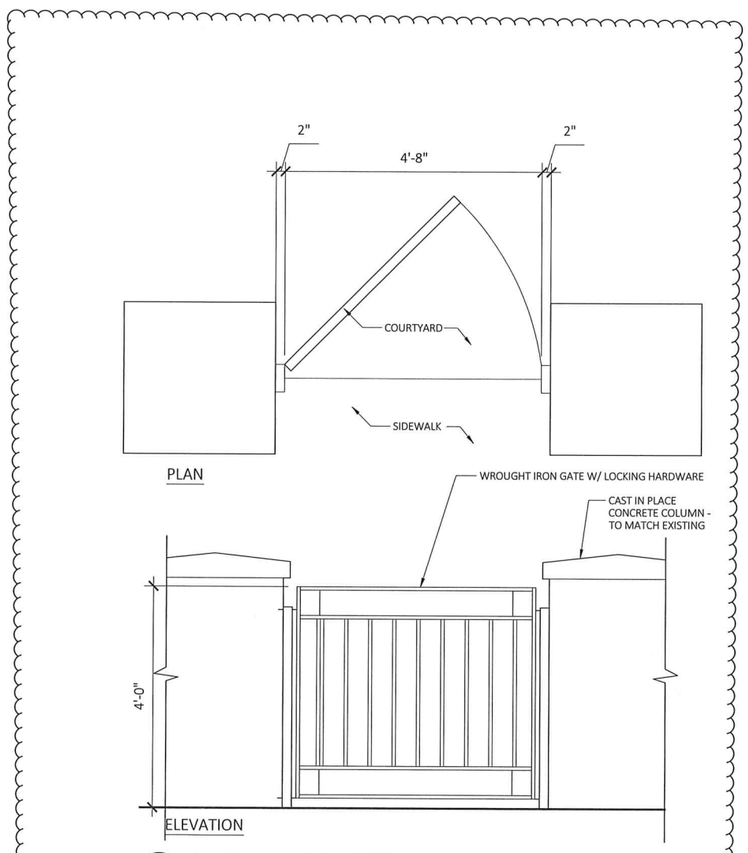
NOTE: DIMENSIONS AND FINISH OF ALL MEMBERS TO MATCH EXISTING GATE



3 WROUGHT IRON FENCE - ELEVATION

1" = 1'-0"

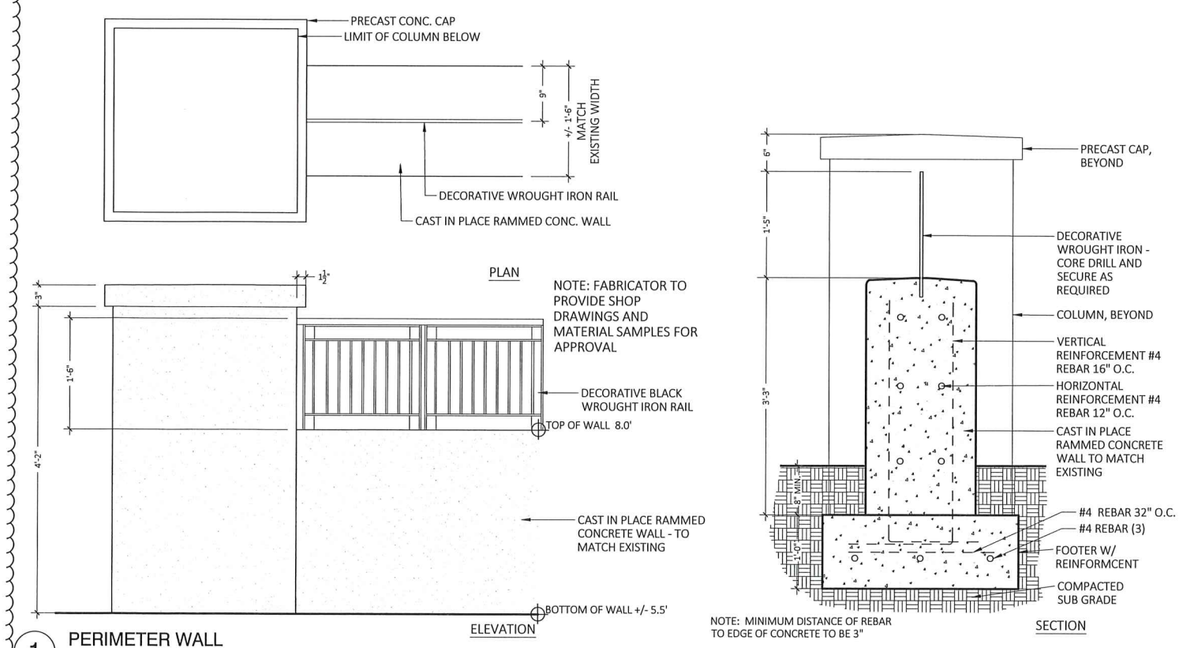
DETAIL-FILE P-CO-2-09



2 WROUGHT IRON GATE

3/4" = 1'-0"

P-CO-2-07



1 PERIMETER WALL

1" = 1'-0"

P-CO-2-04

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LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	DESIGN REV. 1	12.18.20
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D

PRIME PROJECT #:

ML+H PROJECT #: 20.05.0

DRAWING NO.:

L-2.4

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DEC 18 2020

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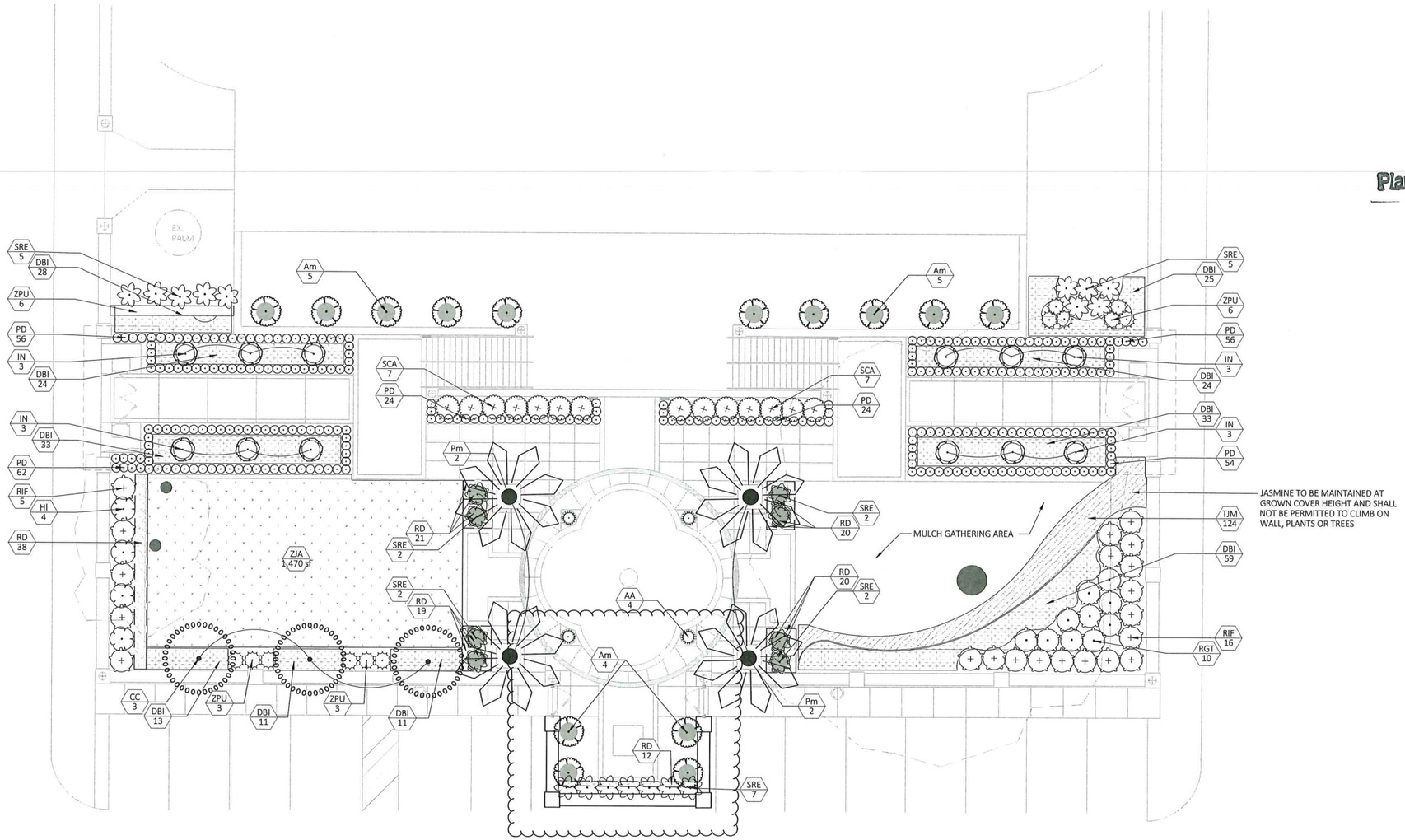

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD		QTY
	Am	ADONIDIA MERRILLII / MANILA PALM (AGHP PLAN LIST - PALMS (VARIOUS)	15 GAL.	SINGLE TRUNK	6'-7'			14
	CC	CERCIS CANADENSIS / EASTERN REDBUD (AGHP PLANT LIST/NATIVE)	AS NEEDED	2"	8'-10'	5'-6'		3
	IN	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY (AGHP PLANT LIST - ILEX CORNUTA)	AS NEEDED	2-3"	10'	4'		12
	Pm	PHOENIX DACTYLIFERA 'MEDJOOL' / DATE PALM (AGHP PLANT LIST - PHOENIX SPP.	B&B, SPECIMEN, FL FANCY	15" MIN.	16' CT	15'		4
SHRUB AREAS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**		**SPACING**	**QTY**
	DBI	DIETES BICOLOR / FORTNIGHT LILY (AGHP PLANT LIST - IRIS SPP)	3 GAL.	1.5'	1'		24" o.c.	261
	RD	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY (AGHP PLANT LIST)	1 GAL.	FULL IN POT			16" o.c.	130
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SPACING**	**QTY**				
	TJM	TRACHELOSPERMUM JASMINOIDES 'MANDIANUM' / MANDIANUM JASMINE	18" o.c.	124				
	ZJA	ZOYSIA JAPONICA / ZOYSIA GRASS		1,470 SF				

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY
	AA	AGAVE ATTENUATA / FOXTAIL AGAVE (SIM. TO AGHP PLANT AGAVE AMERICANA - COMPACT WITH NO THORNS FOR HIGH TRAFFIC AREA)	15 GAL.	1.5'	1.5'	30" o.c.	4
	HI	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA (AGHP PLANT LIST)	7 GAL.	4'	2-3'	48" o.c.	4
	PD	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' / DWARF PODOCARPUS (HISTORICALLY OCCURING ON SITE)	3 GAL.	1.5'	1.25'	18" o.c.	276
	RIF	RHODODENDRON INDICUM 'FORMOSA' / FORMOSA AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL.	2.5'	1.5'	48" o.c.	21
	RGT	RHODODENDRON X 'GEORGE L. TABER' / GEORGE L. TABER AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL.	3'	2.5'	48" o.c.	10
	SCA	SPIRAEA CANTONIENSIS / REEVES SPIREA (AGHP PLANT LIST)	7 GAL.	3'	2-3'	48" o.c.	14
	SRE	STRELITZIA REGINAE / BIRD OF PARADISE (PLANTED FREQUENTLY IN HISTORIC DISTRICT, ON THIS SITE, AND ON MANY FLAGLER PROPERTIES)	7 GAL.	3'	2'	48" o.c.	25
	ZPU	ZAMIA PUMILA / COONTIE CYCAD (NATIVE)	7 GAL.	FULL IN POT		36" o.c.	18

0' 5' 10' 20'
SCALE: 1"=10'

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LANDSCAPE PLAN

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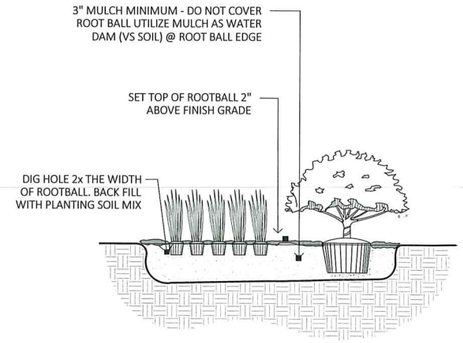

6 SHRUB AND GROUNDCOVER PLANTING

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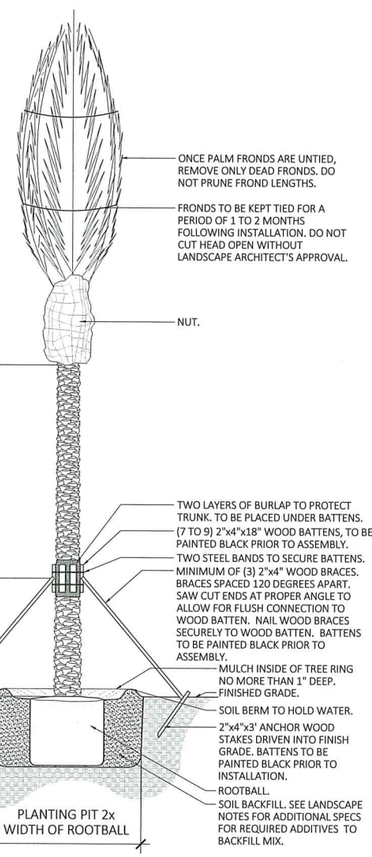
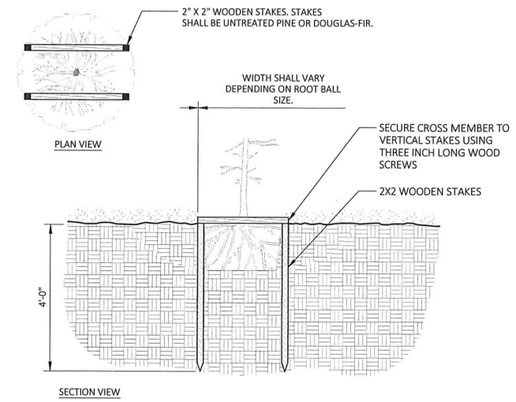


NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL.

7 PALM PLANTING & STAKING DETAIL

NOT TO SCALE 00-03



5 TREE STAKING - STAPLE (TREES <12' OA.)

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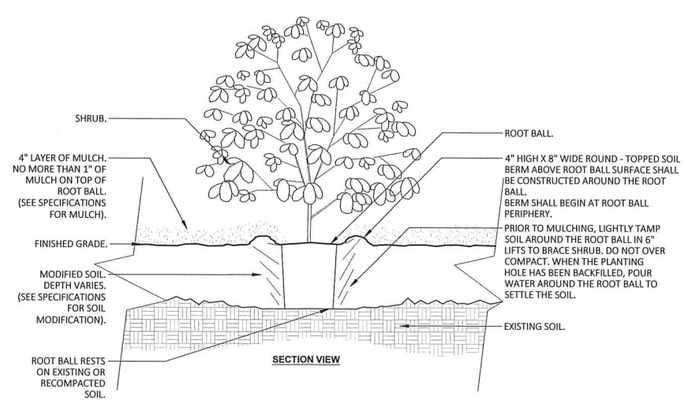

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

4 SHRUB - MODIFIED SOIL

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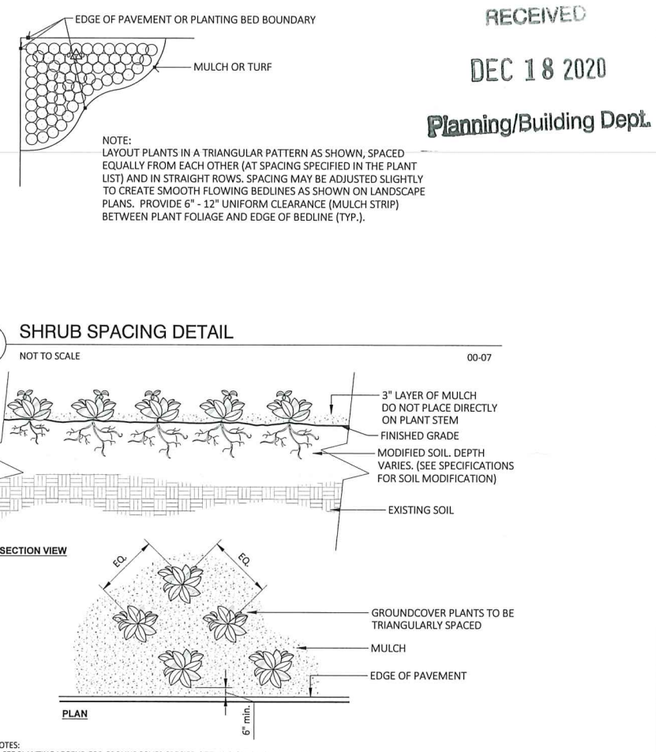
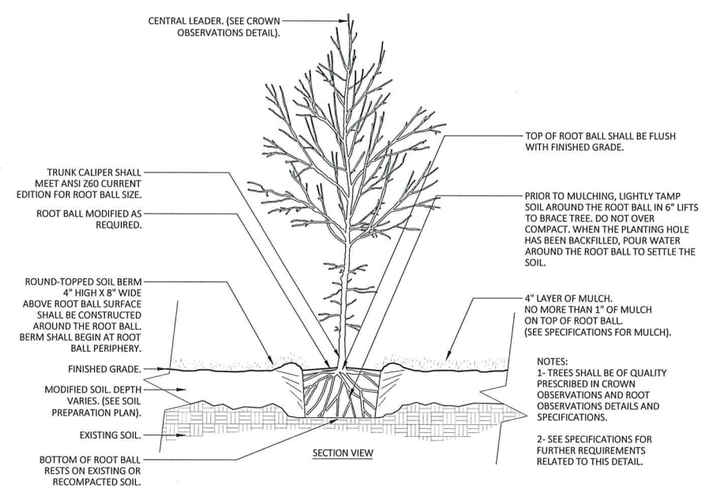


NOTE:
LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.).

3 SHRUB SPACING DETAIL

NOT TO SCALE 00-07



NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1 TREE W/ BERM (EXISTING SOIL MODIFIED)

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NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

2 GROUNDCOVER

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GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
2. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
4. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
5. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
6. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
7. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
8. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
9. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

1. IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

SOIL MIX

1. CONTRACTOR SHALL OBTAIN SOIL TESTING FOR THE PROJECT AREA TO DETERMINE AGONOMIC SUITABILITY. RESULTS SHALL BE REVIEWED WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING. AT A MINIMUM, SOIL TESTS SHOULD CONSIDER THE FOLLOWING
2. PH / BUFFER PH
3. SALINITY
4. ORGANIC CONTENT / SAND CONTENT / SILT AND CLAY CONTENT (PERCENTAGE)
5. PHOSPHOROUS / POTASSIUM / CALCIUM / MAGNESIUM
6. AASHTO CLASSIFICATION
7. PERCOLATION RATE
8. CONTRACTOR IS TO PROPOSE A SOIL MIX DESIGN BASED UPON RESULTS OF TESTING. THESE RECOMMENDATIONS SHOULD ALSO TAKE INTO ACCOUNT THE TEST RESULTS FROM SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME. PROVIDE A SUBMITTAL OF A TWO GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. . CONTRACTOR SHALL INCLUDE THE COST OF SOIL TESTING IN THE BASE BID AS WELL AS A APPLICATION OF SLOW RELEASE BALANCED FERTILIZER. CONTRACTOR WILL PROVIDE A PROPOSAL FOR ANY ADDITIONAL AMENDMENTS..
9. AT THE TIME OF FINAL GRADING, ADD FERTILIZER OR ACIDIFIER IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

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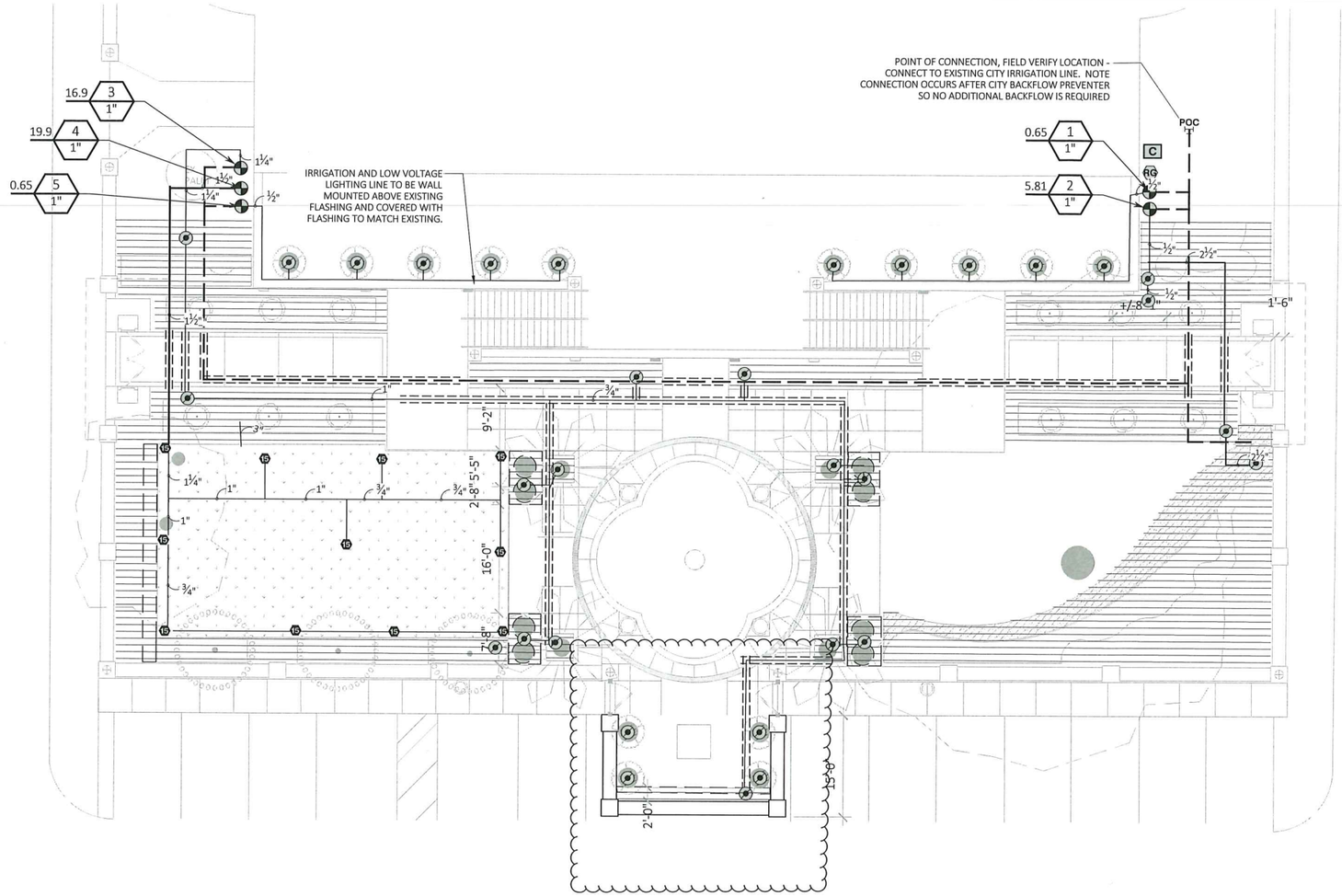
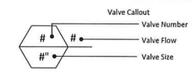


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
08HE-VAN, 10HE-VAN, 12HE-VAN, 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	11	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	30
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	4,410 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5
BF	BUCKNER-SUPERIOR AVBU 2" 3/4", 1", 1-1/4", 1-1/2", AND 2" RED BRASS ATMOSPHERIC VACUUM BREAKER WITH UNION.	1
C	RAIN BIRD ESP8LXMEF 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES	1
RG	RAIN BIRD RAINGAUGE RAIN SENSOR FOR MAXICOM OR SITECONTROL. CUSTOMIZES WEATHER DATA BY PROVIDING SITE-SPECIFIC RAINFALL MEASUREMENTS, AND SENDING TO CENTRAL CONTROLLER DAILY.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	717.4 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	275.5 L.F.
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	288.3 L.F.



NOTES:

1. LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES ONE HUNDRED PERCENT (100%) COVERAGE TO ALL REQUIRED LANDSCAPING PLANT MATERIAL EXCEPT AROUND SPANISH STREET.

2. THE IRRIGATION SYSTEM SHALL MAXIMIZE WATER CONSERVATION, BE FULLY AUTOMATIC, AND SHALL CONSIST OF A DRIP SYSTEM FOR SHRUB AREAS AS NOTED.

3. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES. STAKE OUT MAINLINE FOR APPROVAL PRIOR TO TRENCHING BY CIVIL AND GENERAL CONTRACTOR. COORDINATE WITH ARCHEOLOGY OVERSITE.

4. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 24" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

5. THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. COORDINATION WITH THE GENERAL CONTRACTOR AND SITE SUPERINTENDENT SHALL BE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

6. ALL WORK SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

7. ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

8. CONTRACTOR SHALL PROVIDE AS BUILT TO INCLUDE MAINLINE LOCATIONS, LATERAL LOCATIONS, VALVES AND ZONES.

AVERAGE ANNUAL DAILY IRRIGATION FLOW CALCULATION

	GPM	RUN TIME (3/4" per watering)	GALS. /EVENT
SPRAY ZONES	19.9	20	398.00
DRIP ZONES	24.01	30	720.30
		TOTAL GALLONS/EVENT	1,118.30
		IRRIGATION EVENTS/YR	86.00 *(2x/week in DST; 1x/week standard*
		TOTAL ANNUAL FLOW	96,173.80
		AVG. ANNUAL DAILY FLOW	**263.49**

RECEIVED
DEC 18 2020
Planning/Building Dept.

0' 5' 10' 20'
Scale: 1"=10'

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

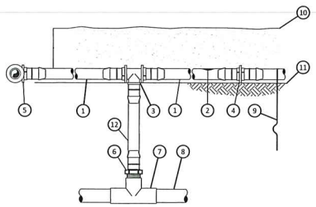
JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
IRRIGATION PLAN

SYM	DESCRIPTION	DATE
	DESIGN REV. 1	12.18.20
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

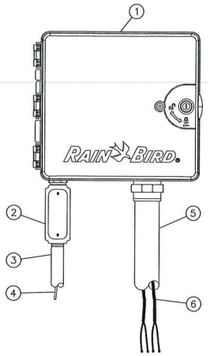
DRAWING NO.:
L-4.1



1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFT-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

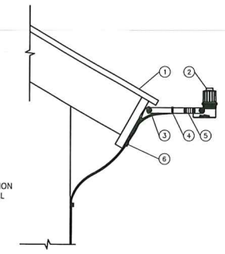
10 / L-4.2 DRIP LINE RISER ASSEMBLY
not to scale



1. TWO-WIRE DECODER CONTROLLER: RAIN BIRD ESP-LXD TWO-WIRE DECODER CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
6. MAXICABLE TWO-WIRE PATH TO DECODERS USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.

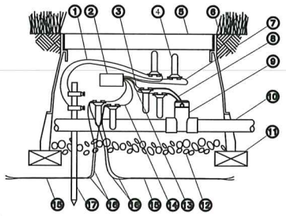
NOTES:
1. ESP-LXD CONTROLLER COMES WITH 50 STATIONS AVAILABLE. TWO ADDITIONAL 75 STATION ESPLXD-SUM75 MODULES MAY BE ADDED TO EXPAND THE CONTROLLER UP TO 200 TOTAL STATIONS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

7 / L-4.2 DECODER CONTROLLER
not to scale



1. EAVE OF BUILDING
2. RAIN SENSOR: RAIN BIRD RSD-BEx
3. WIRE TO IRRIGATION CONTROLLER
4. PLASTIC TIE DOWN STRAP
5. MOUNTING BRACKET
6. SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

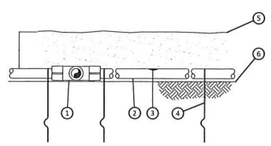
4 / L-4.2 RAIN SENSOR - RSD BEx ROOF BRACKET
not to scale



1. GREEN/YELLOW WIRE FROM SD-210TURF TO GROUNDING ROD BRASS CLAMP (1 OF 2)
2. SENSOR DECODER: RAIN BIRD SD-210TURF M13009 SENSOR DECODER
3. RED WIRE FROM SD-210TURF TO FLOW SENSOR
4. DB SERIES WIRE CONNECTOR: RAIN BIRD DBTWC25 (1 OF 6)
5. 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE OR TOP OF MULCH
7. GROUND WIRE FROM SD-210TURF TO DB SERIES WIRE CONNECTOR (1 OF 2)
8. FLOW SENSOR WIRE (1 OF 2)
9. FLOW SENSOR
10. PVC MAINLINE PIPE
11. BRICK (1 OF 4)
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. BLACK WIRE FROM SD-210TURF TO FLOW SENSOR
14. BLUE WIRE FROM SD-210TURF (1 OF 2)
15. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR ESP-LXD CONTROLLER)
16. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR, OR ESP-LXD CONTROLLER)
17. GROUNDING ROD

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2. PLACE 3-FEET OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.
3. IN A SITE CONTROL DECODER SYSTEM A PULSE TRANSMITTER (PT322) SHOULD BE INSTALLED BETWEEN THE SENSOR DECODER AND THE FLOW SENSOR. THIS IS NOT NEEDED IN AN ESP-LXD CONTROLLER SYSTEM.
4. GROUNDING SHOULD BE TO 10 OHMS OR LESS.

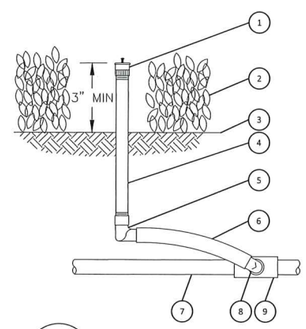
1 / L-4.2 SENSOR DECODER AND FLOW SENSOR
not to scale



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

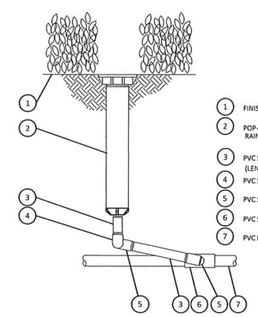
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

9 / L-4.2 DRIP SECTION, TYPICAL (SURFACE)
not to scale



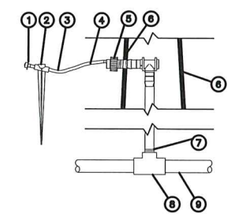
1. ADJUSTABLE FULL CIRCLE BUBBLER: RAIN BIRD 1300A-F
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2-INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. SCH 40 TEE OR ELL

6 / L-4.2 IRRIGATION BUBBLER W/ SWING JOINT
not to scale



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD FOR 1800 PRS
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

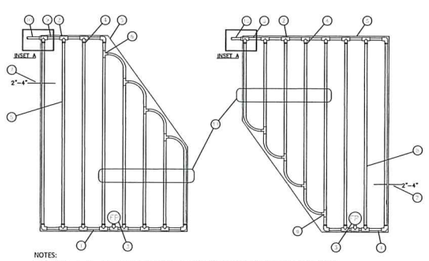
3 / L-4.2 12" POP UP SPRAY HEAD (SHRUBS)
not to scale



1. DIFFUSER BUG CAP RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED, FROM POLE TO BASKET)
4. SINGLE OUTLET ¼" FPT INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG XBT EMITTER XBT-10 (1.0 GPH)
5. PVC SCH 80 NIPPLE, FROM BASE OF POLE TO CAP AT BRACKET
6. OUTSIDE OF POLE
7. AT BASE OF POLE / JUNCTION BOX
8. PVC SCH 40 TEE OR ELL
9. PVC LATERAL PIPE

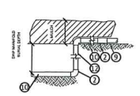
BASIS OF DESIGN SHOWN
MANUFACTURER: RAINBIRD
MODEL NUMBER: XBT-10 XERIBUG EMITTER (1.0 GPH) + ACCESSORIES

11 POTTERY DRIP LINE EMITTER
NOT TO SCALE
P-CO-2-16

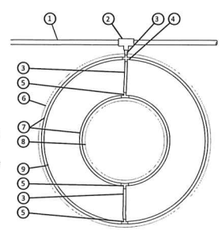


1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT
4. BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFD-TEE OR RAIN BIRD XFD- CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFDP DRIPLINE
9. PVC SUPPLY MANIFOLD
10. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT SIZED TO MEET LATERAL FLOW DEMAND)
11. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED TABLE NOTES
12. PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE RAINBIRD STANDARDS TABLE.



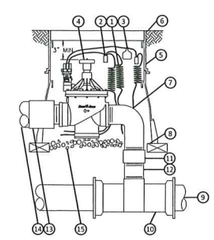
8 / L-4.2 DRIP LAYOUT TYPICAL (IRREGULAR SHAPE)
not to scale



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFD-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

5 / L-4.2 DRIP LINE AROUND TREES & PALMS
not to scale



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD 300-BPE -PRS-D WITH BSP THREADS
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD WITH 6-INCH EXTENSION
6. FINISH GRADE/TOP OF MULCH
7. DUCTILE IRON 90° EL
8. BRICK (1 OF 4)
9. MAINLINE PIPE
10. DUCTILE IRON SERVICE TEE
11. DUCTILE IRON COUPLING
12. DUCTILE IRON NIPPLE (4-INCH LENGTH)
13. PVC REDUCING MALE ADAPTER
14. PVC LATERAL PIPE
15. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

2 / L-4.2 RAINBIRD VALVE
not to scale

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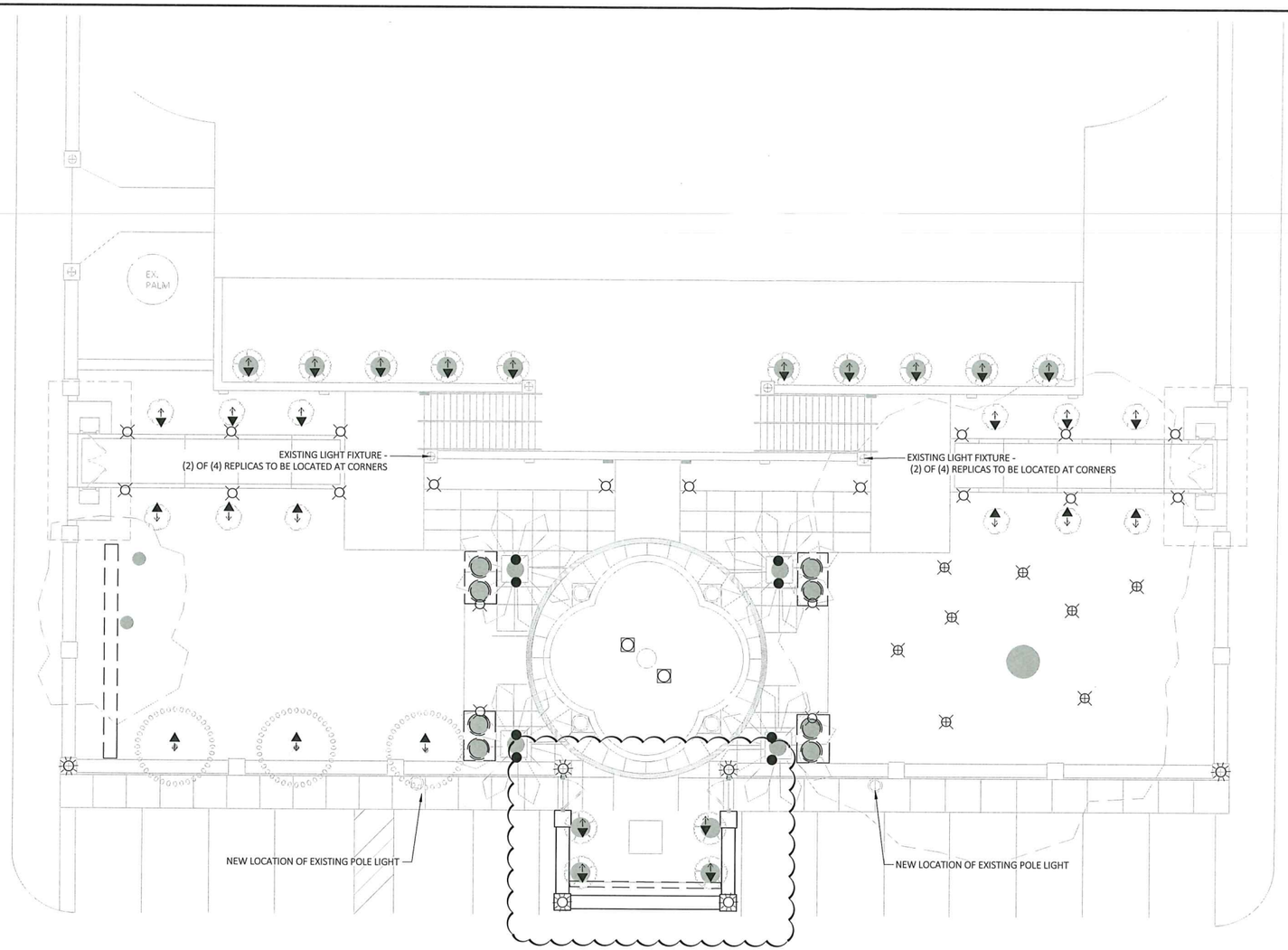
JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
IRRIGATION NOTES AND DETAILS

SYM	DESCRIPTION	DATE
	DESIGN REV. 1	12.18.20
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

DRAWING NO.: L-4.2



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	AURORA UPLIGHT: LS-L10 AGAVE BRASS, NATURAL Lamp: LED, 3 W, 2700, Beamspread: 60	29	
	AURORA PATHLIGHT- HPL6 LA JOLLA COPPER AND BRASS, NATURAL Lamp: LED, 2.5 W, 2700, Beamspread: 270	20	
	AURORA AQUATIC LIGHT - H20-P ARIEL BRASS, NATURAL Lamp: LED, 4.5 W, 2700, Beamspread: 60	2	
	AURORA TREE DOWNLIGHT: HDL11-ACS TAOS HDL11-ACS-90-2-WF-27-HL-BLP [BLP] BRONZE LIVING PATINA, BRONZE, [HL] HANGING Lamp: AURORA LED, 2 WATTS, 2700, Beamspread: 60 DEG WIDE FLOOD Accessories: ADD SHROUD [S1] STARLIGHT, BRONZE LIVING PATINA	8	
	LIGHTNER REPLICA - CUSTOM MATCH LIGHT EX. LIGHT FIXTURES AT BASE OF STAIRS Lamp: MATCH EX., 2700	6	
	AURORA WELL LIGHT LWL5 LIGHTHAUS BRASS, NATURAL Lamp: LED, 9 W, 2700, Beamspread: 30	8	

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DEC 18 2020
Planning/Building Dept.

0' 5' 10' 20'
scale: 1"=10'

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JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
LIGHTING PLAN

SYM	DESCRIPTION	DATE
	DESIGN REV. 1	12.18.20
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

DRAWING NO.:
L-5.1

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

Summary

Parcel ID	1995700002
Location Address	75 KING ST Saint Augustine 32084-0000
Neighborhood	COSA Lightner Museum Leasehold (COM) (609.99)
Tax Description*	COSA LIGHTNER MUSEUM LEASE PARCELS 199570-0003 THRU 199570-1064 LEASE PARCELS 56 THRU 59 61 THRU 64 110 THRU 116 & 120 THRU 123 (19 UNITS) *The Description above is not to be used on legal documents.
Property Use Code	Commercial Condo Common Elements (1001)
Subdivision	COSA-Lightner Museum Lease Parcels
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	1.440
Homestead	N

Owner Information

Owner Name	Cosa Lightner Museum Lease Parcels 100%
Mailing Address	,

Map

Valuation Information

	2021
Building Value	$0
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$0**
Total Deferred	$0
Assessed Value	**$0**
Total Exemptions	$0
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	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0

No data available for the following modules: 2020 TRIM Notice, 2019 TRIM Notice, Exemption Information, Building Information, Extra Feature Information, Land Information, Sale Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 1/8/2021, 12:21:55 AM

Version 2.3.100

Detail by Entity Name

Florida Profit Corporation
MARQUIS LATIMER + HALBACK, INC.

Filing Information

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

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

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

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

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

Title VP, COO

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

Annual Reports

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

Document Images

01/15/2020 -- ANNUAL REPORT	View image in PDF format
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03/07/2018 -- ANNUAL REPORT	View image in PDF format
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01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
09/20/2004 -- Name Change	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 21, 2021 Meeting

Application 2020-0141 Address: 20 Aviles Street

Applicant: Ximenez-Fatio House Museum

Property Owner: National Society of Colonial Dames

Project description: To construct a replacement fence and move fence inward off the street front.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ00071
National Register:	Individually listed and Contributing to St. Augustine Town Plan Historic District	Construction date:	c.1800
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992400000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the Historic Preservation One zoning district on the west side of Aviles Street, on the northwest corner with Cadiz Street, the two-story Ximenez-Fatio House was built c. 1800, during the Second Spanish Period of 1784-1821. Extending north from the building's front façade / east elevation, the existing painted wood picket fence with matching gates is immediately adjacent to Aviles Street.
- The Architectural Guidelines for Historic Preservation (AGHP) states that fences must match the architectural style of the building. The proposed wood fence meets the AGHP's recommendation for use of picket fences with sharp angled tops in Second Spanish Period buildings.
- The existing fence with double gate has a slight inverted arch that repeats in each section by the picket heights that vary from approximately 5' 3"' at the shortest point on the gates to 5.9' high at three posts. Pickets on the proposed fence and gate will follow the same inverted arch pattern, but at shorter heights ranging from 5' to 5.5' high. The minimum height requirement for First and Second Spanish Colonial fences in the AGHP is 5.5'.
- The proposed new fence location will be set back from the street and no longer extend directly from the front façade, as recommended by the AGHP for Pre-1821 fences. Ximenez-Fatio House Museum staff stated that the fence will start at the house east of the first-floor window at a point that the window shutter is allowed to fully open, approximately four feet west from the curb and 3'6" from the existing location, and will not be directly attached to the building. The fence's proposed new location will be within the existing landscaped beds, with a plan to move the existing plants and cover the 4' width with crushed shell, which is an appropriate paving material according to the AGHP.
- A 12' wide rolling gate is proposed to be located within the fence line and centered with the walk inside the fence. The applicant's statement regarding the 12' width and the rolling gate design is included in the application packet. The 12' width is much larger than the AGHP's suggested 50" width as being the most appropriate for Pre-1821 gates and is not in keeping with a pedestrian gate. Because the gate will have the same design as the fence panels, it may not read as a traditional gate, but is intended to look like part of the continuous fence on either side when closed. The applicant stated in the submitted statement that the plan is to leave the gate open (rolled behind the fence) during the house museum's business hours (M-Sat 10 am - 5 pm) or for entrance to special events. With square tube aluminum framing proposed for the rolling gate, more details on the gate design may be needed to ensure that it will be architecturally compatible.
- The proposed new fence does not strictly comply with the AGHP in its placement, height, and gate; however, there are some existing conditions that should be evaluated by HARB
- The applicant indicated the fence and gate will be painted white after installation, which complies with the AGHP's recommendation for Pre-1821 wood fences.
- In the applicant's written statement, adding new landscaping along the rear of the fence was mentioned. Note that staff is limited to approval of landscape features, including walks, plant materials and ornamentation that does not exceed $1000 and any plantings shall conform to the AGHP.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a CERTIFICATE OF APPROPRIATENESS (COA) at 20 Aviles Street** to allow the HARB to discuss potential alternatives with the applicant including the following:

1. The potential for a finding by HARB that a recessed fence from the building plane could be appropriate along a portion of the street edge particularly with a ground cover that is an approved paving material (loose coquina shell)
2. The ability for HARB to take into consideration the existing conditions including a double gate that exceeds the recommended width and the wall openings for driveways on a nearby Spanish Colonial property
3. Alternate design considerations including a more appropriate and typical Spanish Colonial, straight-lined picket fence at a continuous 5.5' height in combination with a partial area recessed from the street edge to allow for a gathering/entrance area

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To move the fence location approximately 3'6" west from the existing location (4' from the street curb) and to cover the existing area between the new fence location and the curb with crushed shell.
2. To construct 71' (approximately eight 8'-wide sections) of new wood fencing similar to the existing with 2-3/4" wide pointed pickets (spaced 3" apart) in an inverted arch (scalloped) pattern ranging from 5' to 5.5' high secured to ten (10) 4" square wood posts with pointed ends that will not extend above the picket fence.
3. To construct a 12' wide rolling gate with the same picket design and dimensions as the fence sections with an aluminum square tube frame behind, rollers below, and a latch.

- All proposed fencing and gate materials is pressure treated pine wood and hot dipped galvanized ring shank nails
- Fence and gate are proposed to be painted white after the fence installation

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
8. Protection and Preservation of Significant Archaeological Resources
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.

Pre-1821
The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

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

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace deteriorated or damaged landscape features in kind.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

LIST OF ATTACHMENTS:

1. Staff photographs
2. National Register of Historic Places nomination – preliminary pages

STAFF PHOTOGRAPHS
20 Aviles Street

Ximenez-Fatio House Museum and existing fence and gate:
Facing north down Aviles Street

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence and gate:
Facing north and south down Aviles Street

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence and gate:
Facing west from Aviles Street

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence and gate from inside property:
Facing east toward Aviles Street

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence and gate from inside property:
Facing north toward proposed new location east of ground floor window, 4' width in from street, and facing south

Revised 1-17-73

SJ71

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries - complete applicable sections)

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

SEE INSTRUCTIONS

1. NAME

COMMON: The Ximenez-Fatio House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 20 Aviles Street

CITY OR TOWN:	CONGRESSIONAL DISTRICT:
St. Augustine	Fourth District

STATE	CODE	COUNTY:	CODE
Florida	12	St. Johns	109

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☐ Occupied ☒ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☐ Private Residence	☐ Other *(Specify)*	
☒ Educational	☐ Military	☐ Religious		
☐ Entertainment	☒ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: National Society of the Colonial Dames of America

STREET AND NUMBER: in the State of Florida.
President: Mrs. Judson Freeman, 4217 Fairway Drive

CITY OR TOWN:	STATE:	CODE
Jacksonville	Florida	12

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse

STREET AND NUMBER: Corner King and Cordova Streets

CITY OR TOWN:	STATE	CODE
St. Augustine	Florida	12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Historic American Buildings Survey

DATE OF SURVEY: 1936 and 1965 ☒ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS: University of Florida, College of Architecture and Fine Arts

STREET AND NUMBER: 101 C AFA Complex, 13th Street and University Ave.

CITY OR TOWN:	STATE:	CODE
Gainesville	Florida	12

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

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7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (*if known*) PHYSICAL APPEARANCE

This is a two and one-half story house with a two-story rear ell and a separate one-story kitchen. The main block of the house ~~is~~ rectangular (50' 9 1/8" front X 30' 11") with a recessed, centrally placed rear loggia, and an extensive rear ell (15' 7½" X 50' 10 7/8"). The first floor walls of the main block are made of fine tabby or ormigon. The second floor in the main block and the first floor of the rear ell may be of this same material although coquina likely is used as well. All surfaces are plastered. The second floor of the ell is of frame construction with clapboarding on the south side and rear and a plastered wall on the north side. A cantilevered wooden frame balcony projects approximately 4¼' over Aviles Street. The central two-tiered, recessed rear loggia projects approximately 7' into the garden. The main house has two tall brick chimneys, as does the ell, all visible portions of brick. Each chimney has evidently been raised from the original height since the midpoint of each, above roof level, has a brick molding. There are two doors opening from the main block of the house into Aviles Street, one in the north wall and one into the loggia. There are double doors upstairs to the balcony and to the rear porch. Each of the eight rooms of the ell (4 on each floor) has an outside door to loggia or porch. There are 7 ~~five~~ dormer windows in the roof of the main house, three on the east, ~~and~~ one each on north and south, ~~+~~. The roof is hipped and covered in asbestos shingles; remains of cypress shingles are visible in the attic under this roof. The building is painted a light buff color with dark brown trim. There are two stairways, one into the recessed loggia and the other at the end of the ell porch. There are eight rooms in the main house, two powder rooms and two rooms in the half-story third floor; the ell has eight rooms. The floors on the first floor are tabby or ormigon (with some cement used) and are wide boards on the second floor throughout. There is a fireplace in all but two small rooms. The woodwork is slightly decorative; the hardware includes H-L hinges and box locks. A rectangular (33' 11" X 14' 3") kitchen building with two rooms is located in the garden to the northwest of the house. It is of tabby and coquina, plastered. The frame-work roof is exposed in the interior. There are both front and rear doors to the larger, or kitchen, room. The smaller, or north, room has one door. Between the two is a large fire place and a separate oven. The building is painted and roofed the same as is the main house. The ell, porches and front balcony were added after the original was built. This was probably in the first half of the 19th century. Otherwise, the house exists today virtually in its original condition. In 1939 the present owners purchased the property. Substantial repairs, principally to the porches and to the roof of the house and kitchen, were made but no structural changes were made then or since that date. The walls and oven of the kitchen are original and are

7 rooms - 2 rooms on the west slope of north ell

SEE INSTRUCTIONS

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SJ71

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

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

(Number all entries)

7. DESCRIPTION

as old or older than the main block of the house. The kitchen roof and rafters are recent additions.

15

SJ71

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- [ ] Pre-Columbian
- [ ] 15th Century
- [ ] 16th Century
- [ ] 17th Century
- [X] 18th Century
- [X] 19th Century
- [ ] 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)* 1797-1802

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal
- [ ] Prehistoric
- [ ] Historic

- [ ] Agriculture
- [X] Architecture
- [ ] Art
- [X] Commerce
- [ ] Communications
- [ ] Conservation
- [ ] Education
- [ ] Engineering
- [ ] Industry
- [ ] Invention
- [ ] Landscape Architecture
- [ ] Literature
- [ ] Military
- [ ] Music
- [ ] Political
- [ ] Religion/Philosophy
- [ ] Science
- [ ] Sculpture
- [ ] Social/Humanitarian
- [ ] Theater
- [ ] Transportation
- [ ] Urban Planning
- [ ] Other *(Specify)*

STATEMENT OF SIGNIFICANCE

Architectural Significance: The main block of the house was built between 1797, when Andres Ximenez purchased the property, and 1802, when he made his first will, mentioning the house. The kitchen may predate the house. "A home somewhat representative of the era (i.e. the second Spanish occupation, 1783-1821), is the town house long associated with the Fatio family...it plainly shows the influence of Spaniard, Englishman and American, as well as a growing family which caused rather drastic enlargement," (i.e. the added ell). The Fatio house mentioned here is now designated as the Ximenez-Fatio House, adding the sir-name of the first owner, Andres Ximenez. Doors, floor plan, stairway and roof are all characteristic of the English-Spanish architecture of the 18th and 19th centuries in St. Augustine. Two years prior to the time that the house was purchased by the present owners (1939), the Carnegie Restoration Committee recognized the architectural significance of the house. It was mentioned in the press reports of the Committee's work; only seven structures in St. Augustine were similarly recognized for their "antiquity."

Commercial Significance: Andres Ximenez kept a general store in this house and/or its out-buildings; he also sold liquor, had a billiard table for public use and operated a "lottery" card game (known today as lotto or bingo). These activities are delineated in the inventory of Ximenez's property upon his death in 1806; by licenses issued for the operation of his business; and by the record of receipts of waterborne cargo.

SEE INSTRUCTIONS

F1

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

SEE ATTACHED SHEET

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
NW	°	'	"	°	'	"
NE	°	'	"	°	'	"
SE	°	'	"	°	'	"
SW	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
N29°	53'	29"	W81°	18'	44"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than one

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

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

11. FORM PREPARED BY

NAME AND TITLE: Miss Dena Snodgrass, member of research committee

ORGANIZATION: National Society of Colonial Dames of America in the State of Florida

DATE: 9/20/72

STREET AND NUMBER: 3680 Hedrick Street

CITY OR TOWN: Jacksonville

STATE: Florida

CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

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

National ☐ State ☐ Local ☒

Name _____

Title State Liaison Officer

Date _____

NATIONAL REGISTER VERIFICATION

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

_____
Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____
Keeper of The National Register

Date _____

SEE INSTRUCTIONS

GPO 931-894

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ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered JUL 25 1973

Name	Location
Epworth	Gainesville Alachua County
Ransom School (Adirondack-Florida School) "Pagoda"	Coconut Grove Dade County
The Ximenez-Fatio House	St. Augustine St. Johns County

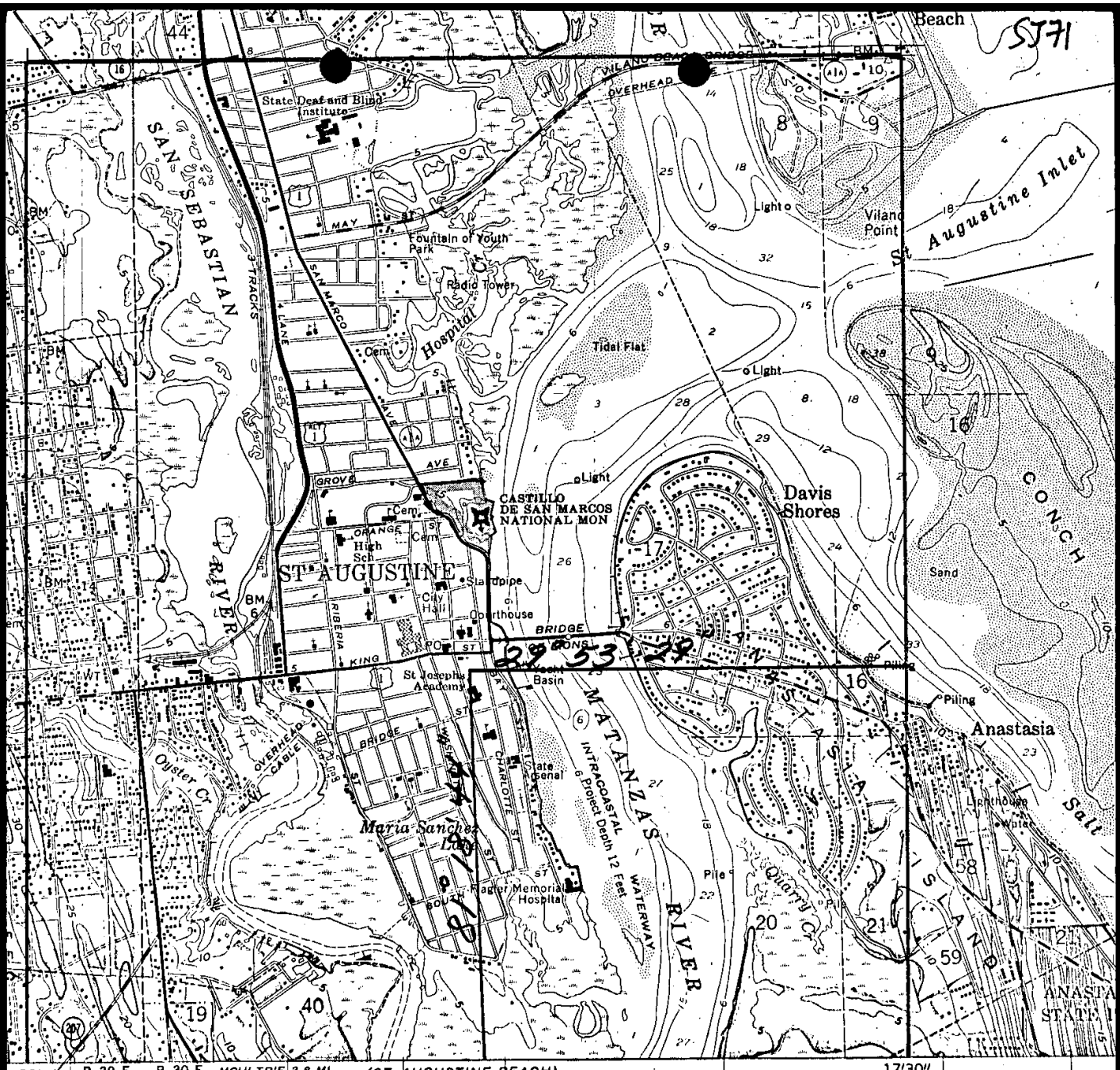
Notified 8/9 sfw

7/24

COPY OF CONGRESSIONAL NOTIFICATION

Also Notified

Hon. Edward J. Gurney
Hon. Lawton Mainor Chiles, Jr.
Hon. Don Fuqua
Hon. J. Herbert Burke
Hon. William V. Chappell, Jr.



CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET

USGS St. Augustine Quad

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Ximenez-Fatio

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ **OPINION** ☑ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2020-0141

Receipt No. 2010418

Meeting Date: 1/21/21

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

1. NAME OF APPLICANT Ximenez-Fatio House Museum

   Business (if applicable) _____

   Address 20 Aviles St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 3526723200 Other phone/email betsy@floridatitlegroupinc.com

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

2. NAME OF PROPERTY OWNER ~~Same as above~~ See Below

   Business (if applicable) _____

   Address (National Society of Colonial Dames) (and) Email: roger@seriousxf.org

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 20 Aviles St

4. LEGAL DESCRIPTION: Lot 2 Block 34 Subdivision _____ Parcel 1992400000

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
☐	☐	Existing parking, walkways & other site features

RECEIVED

DEC 18 2020

Planning/Building Dept.

October 2017

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 replace existing
- ☐ 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)

Due to damage to the pickets and support pillars of the existing fence, we must replace with a new fence.

replace existing fence with same style, material and height, but 4' in towards the property.

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 NSCDA-FL dba Ximenez-Fatio House Musem

SIGNATURE OF OWNER Elizabeth F. Towers DATE 12-18-20

Elizabeth F. Towers, Executive Director

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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DEC 18 2020

Planning/Building Dept.

20 Avilés Street 2020-0141

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*

(See p. 2)

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 (Photos of proposed area for new fence location should be provided)

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

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

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

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

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

❖ Other details necessary for review:

Need more details on proposed location (w/ photos) and on new fence & gate proposed

Project number: 2020-0141 Project Address: 20 Avilen Street

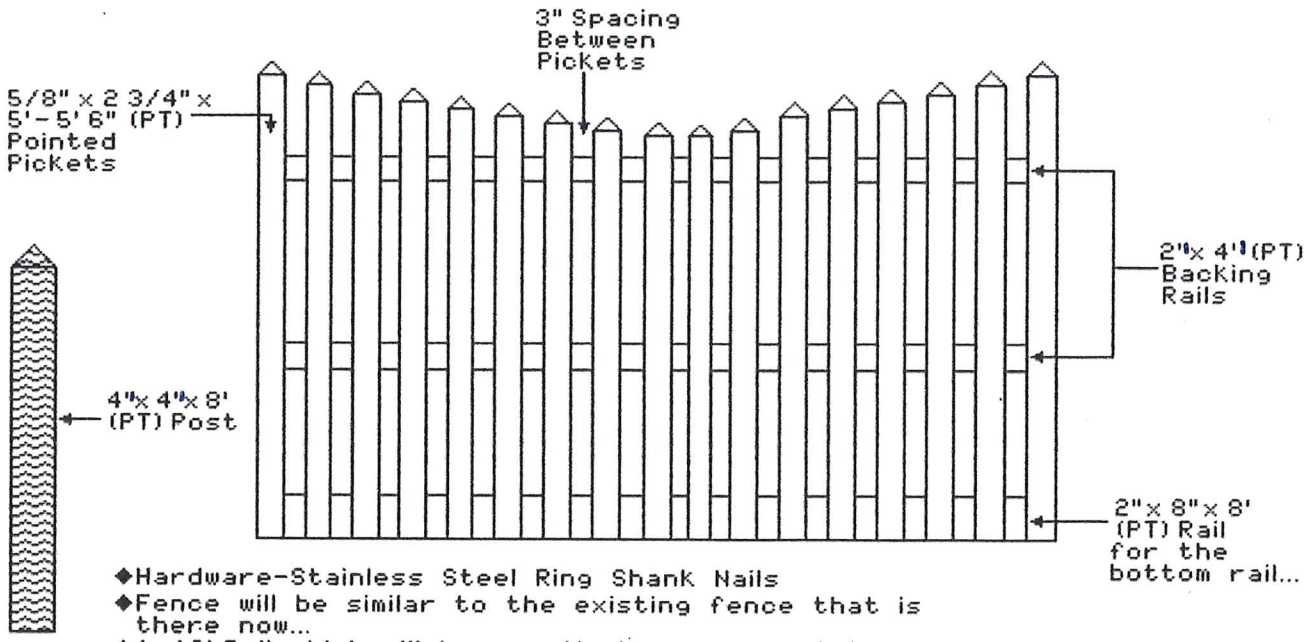
Reviewed by: Julie Courtney Date: 12/22/2020

October 2017

HARDWICK FENCE
2410 Water Plant Rd
ST. AUGUSTINE, FL 32092
904-599-8644
WWW.HardwickFence.com
Sales@HardwickFence.com

JOB SKETCH

SCALLOPED SPACED PICKET



- Hardware-Stainless Steel Ring Shank Nails
- Fence will be similar to the existing fence that is there now...
- 1-12' Roll which will have a Aluminum square tube frame and will have the wood constructed to match the fence with rollers and a latch...

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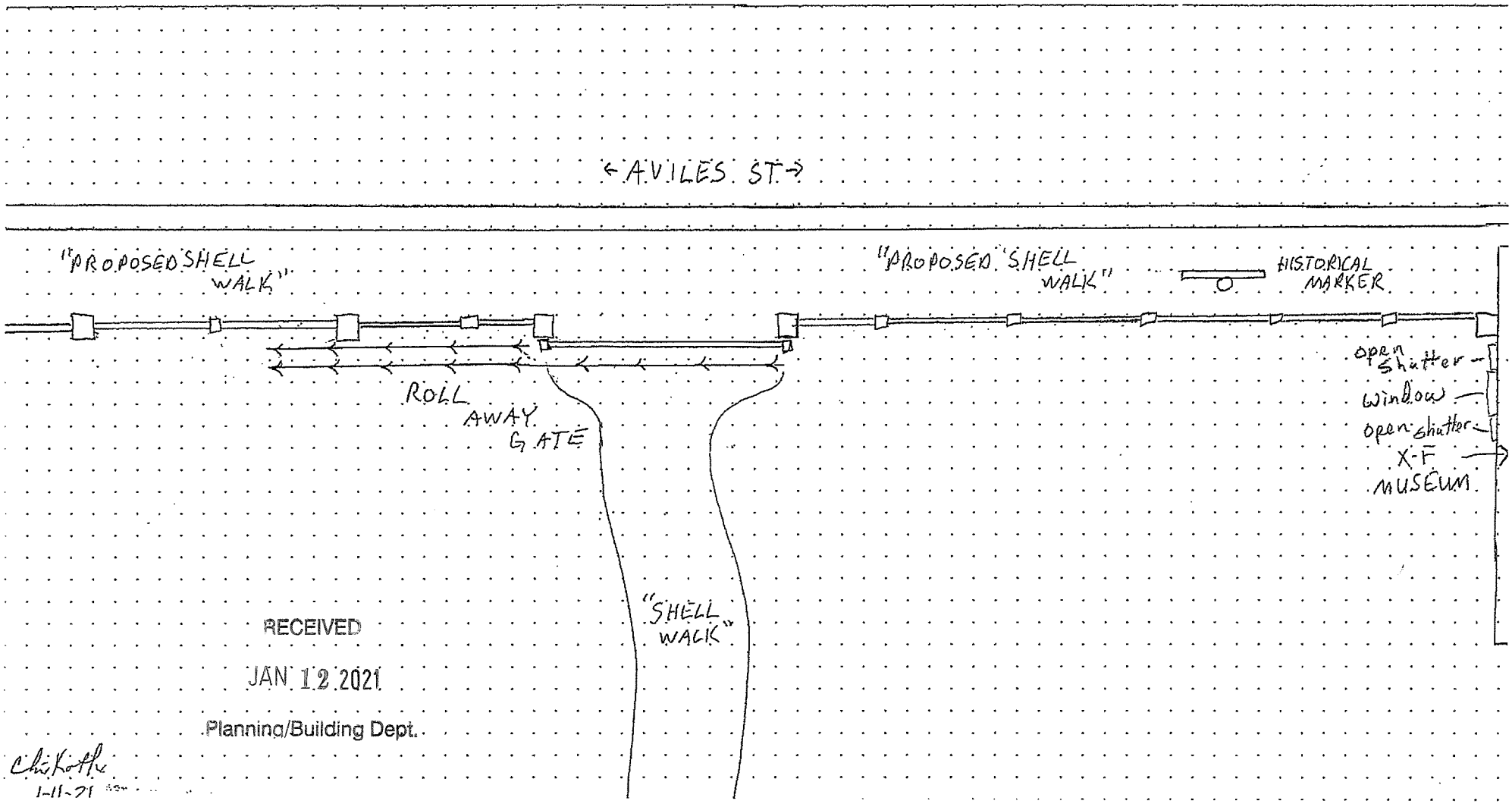
01/11/2021

OVERHEAD VIEW



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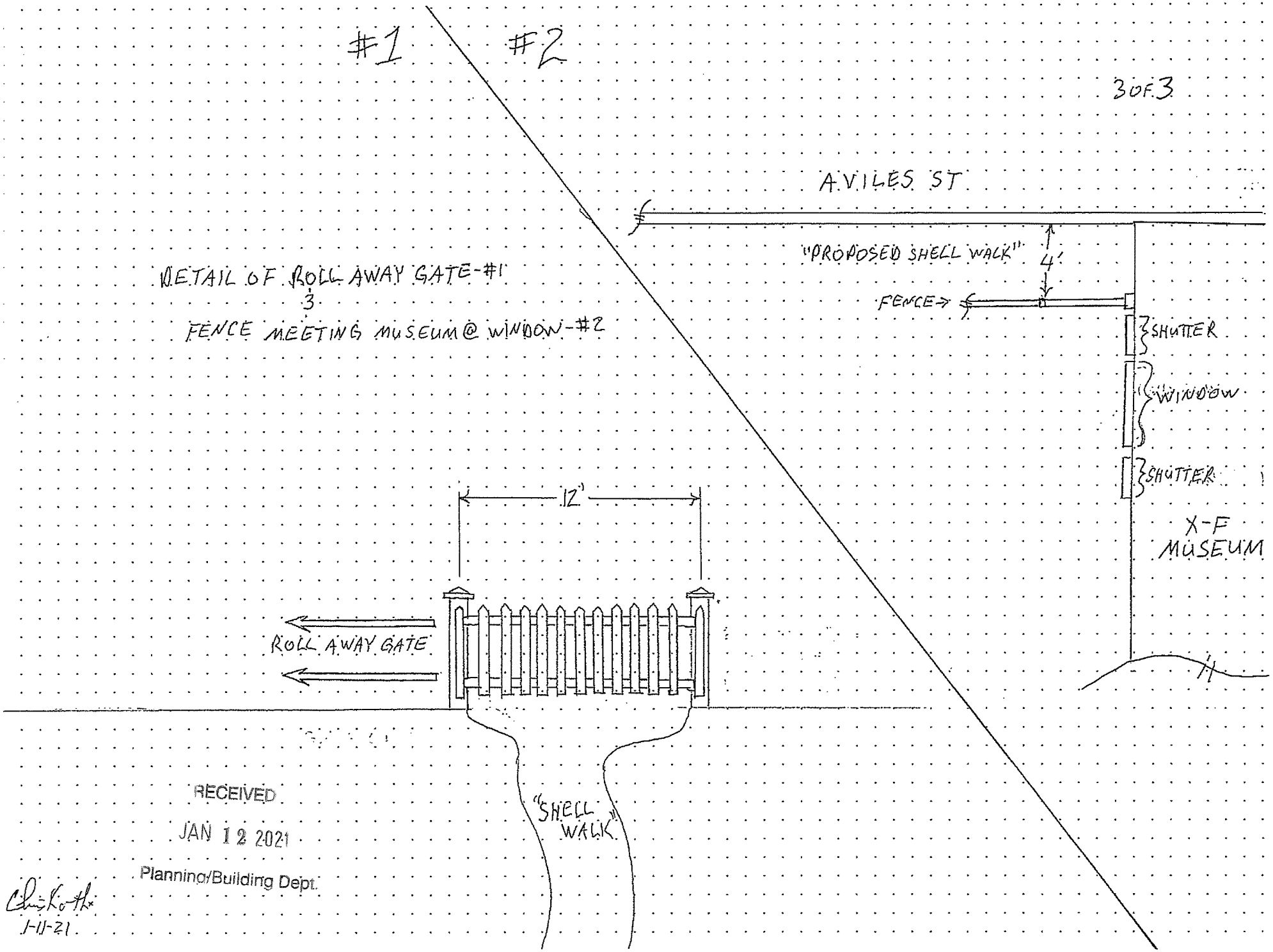
Chi Kotte
1-11-21



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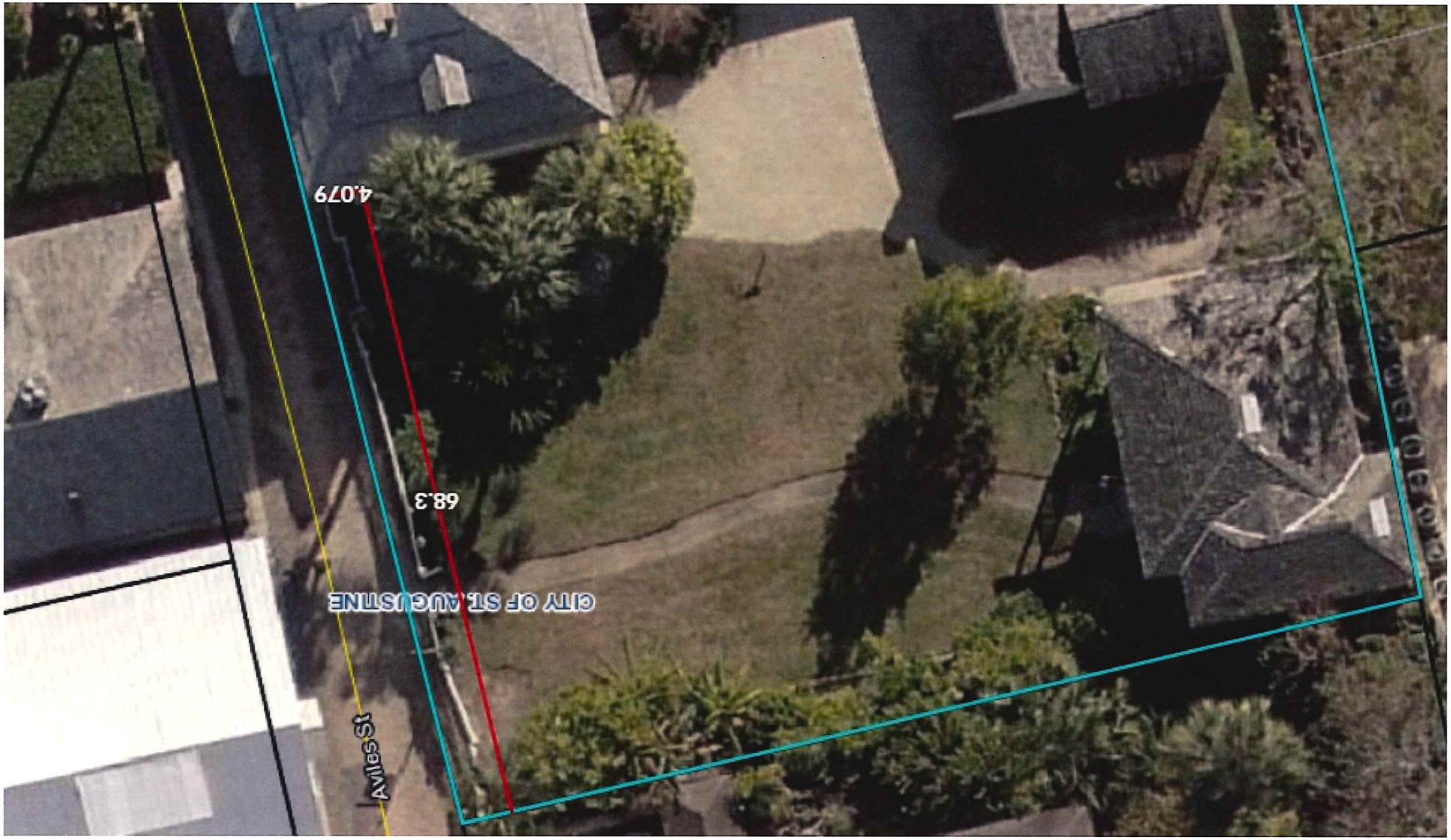

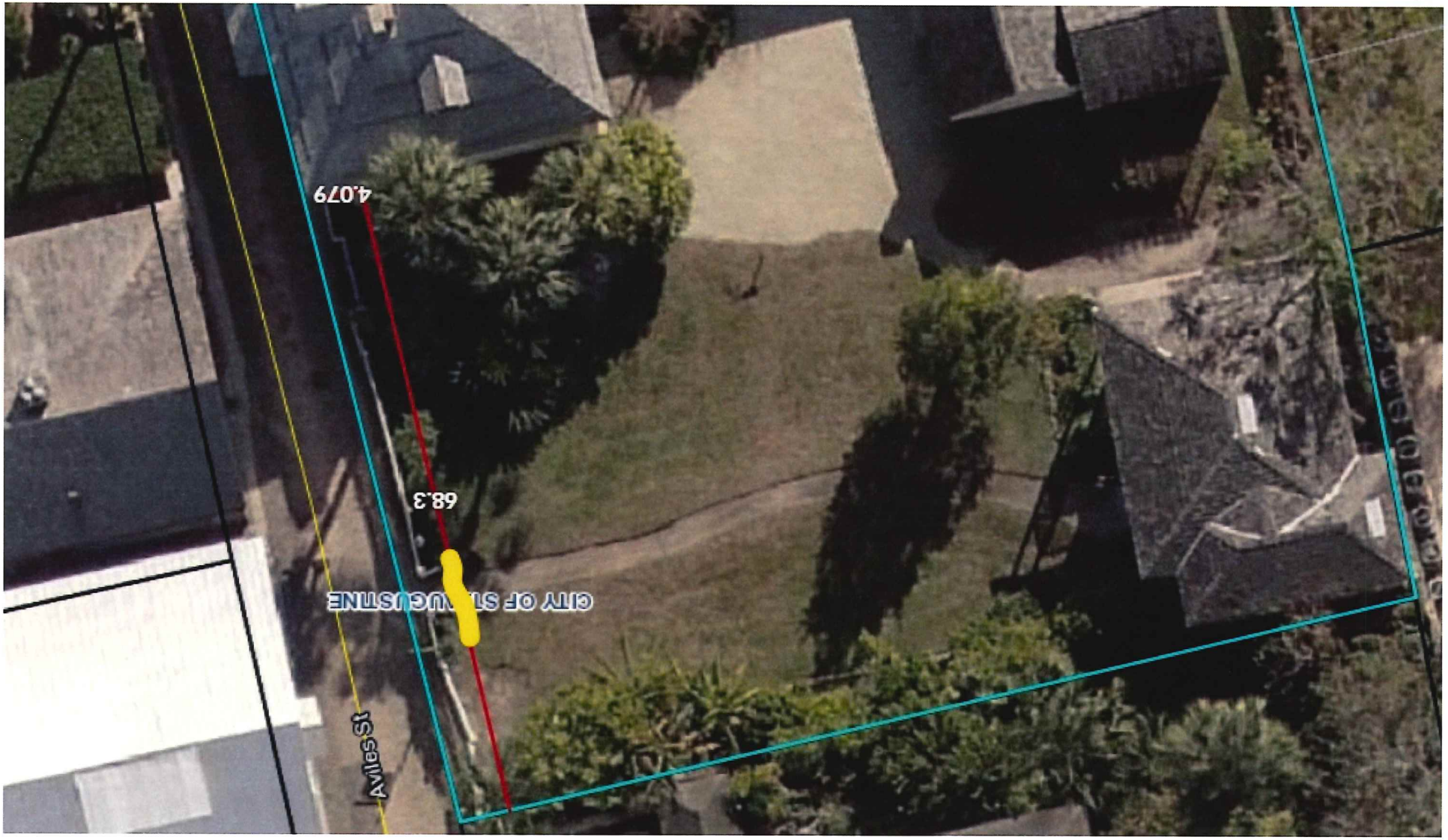

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<u>5'6" – 5' Pressure Treated Pine Wood Scalloped Spaced Picket Fence – This is the existing fence – The new fence will be identical except what we install will be left natural wood.</u>

4" x 4" x 8' PT Pointed Top Posts - All material is pressure treated - All posts cemented 2' in the ground

2" x 4" x 8' PT Backing Rails - 2 rails to each section

5/8" x 2 3/4" x 5' – 5'6" PT Pointed Pickets

2" x 8" x 8' PT Rail - Underneath pickets

1 - 12' Roll Gate w/ Hardware (rollers and latch)

Hardware - Hot-dipped galvanized ring shank nails

Fence will be similar to the existing fence there now.

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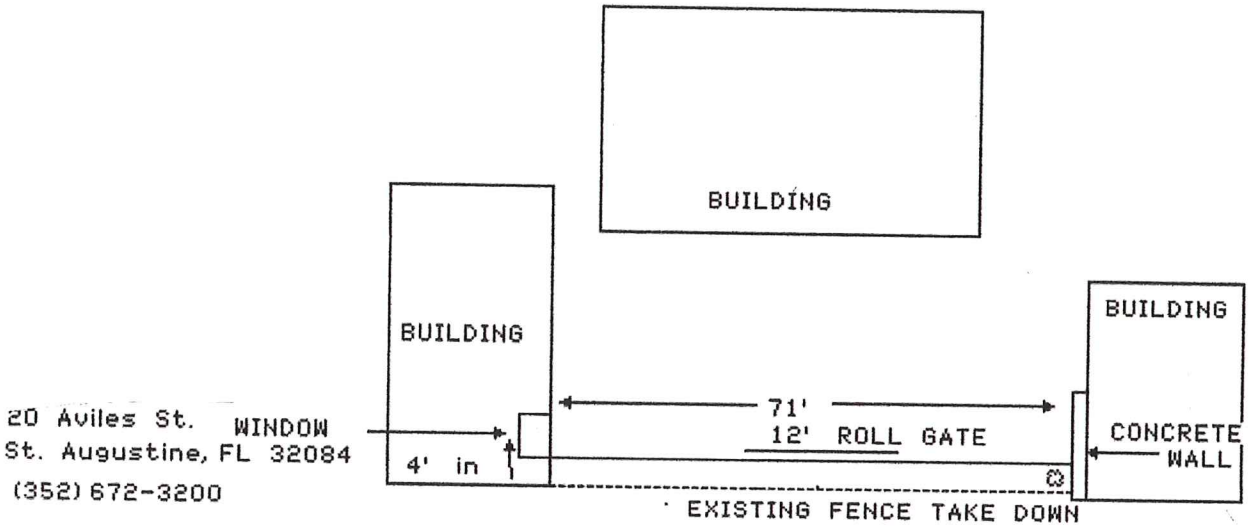
HARDWICK FENCE
2410 Water Plant Rd
ST. AUGUSTINE, FL 32085
904-599-8644
WWW.HardwickFence.com
Sales@HardwickFence.com

JOB SKETCH

- Liner Feet- 71' 5' scallop picket wood pt.
- Wants 12' roll gate
- Right side starting at the edge of the shutter 4' in from the building.
- Left side should miss the tree.
- Take down existing fence and haul.
- Downtown St. Augustine limited parking.



10/7/2020

By: Cody

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10/07/2020

HARDWICK FENCE LLC
"Call the Fence People"

Hardwick Fence
P.O. Box 3043
St Augustine, FL 32085
904-599-8644
Jordane@hardwickfence.com
www.HardwickFence.com

ADDRESS
Natl Society Of Colonial Dames
Ximenez-Fatio House Museum
20 Aviles St
St. Augustine, Fl 32084

Contract 3929

DATE 10/20/2020

EXPIRATION DATE 10/27/2020

DATE	DESCRIPTION	RATE
	Approx. 71' of 5' Wood Scalloped Spaced Picket Fence 4" x 4" x 8' PT Pointed Top Posts - All material is pressure treated - All posts cemented 2" x 4" x 8' PT Backing Rails - 2 rails to each section 5/8" x 2 3/4" x 5' PT Pointed Pickets 2" x 8" x 8' PT Rail - Underneath pickets 1 - 12' Roll Gate w/ Hardware (rollers and latch) Hardware - Hot-dipped galvanized ring shank nails **Fence will be similar to the existing fence there now.**	3,535.00

Payment Terms: 1/2 down, balance on completion

Quote is based on our current insurance coverage. Permitting included.

Customer must assume all responsibility for placement of fence. All materials will remain property of Hardwick Fence until paid in full, otherwise we reserve the right to exercise the provisions provided for under the Florida Mechanics Lien Law. By signing customer agrees to proposal including materials, prices, & terms. Any alteration from above specifications will be executed only upon written order and will become an extra charge. All agreements contingent upon deliveries, accidents or delays beyond our control. Hardwick Fence, LLC is not responsible for damage to underground obstructions such as utilities, pipes, etc. Final payment is due upon completion, all past due balances are subject to service charge of 1 1/2 % per month (18% annual), or the maximum permitted by law, whichever is less. Deposit refunds are on a case-by-case basis. Returned checks are subject to a 35.00 service fee.

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TOTAL $3,535.00

Thank you for the opportunity to estimate your fence needs, we greatly appreciate it and hope to earn your business!!

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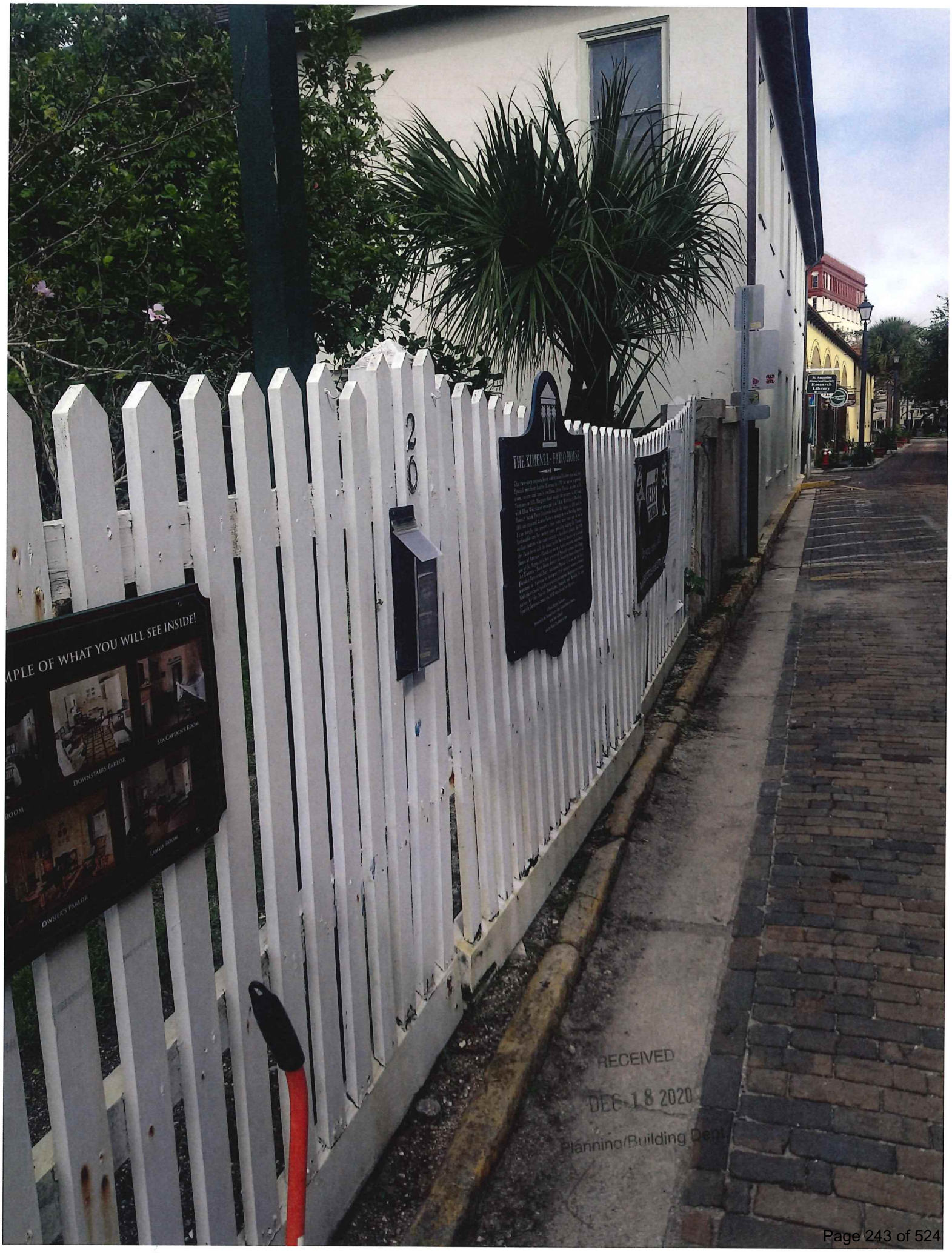
THE XIMENEZ - FATIO HOUSE
APLE OF WHAT YOU WILL SEE INSIDE!
DOWNSTAIRS PARLOR
SEA CAPTAIN'S ROOM
OWNER'S PARLOR
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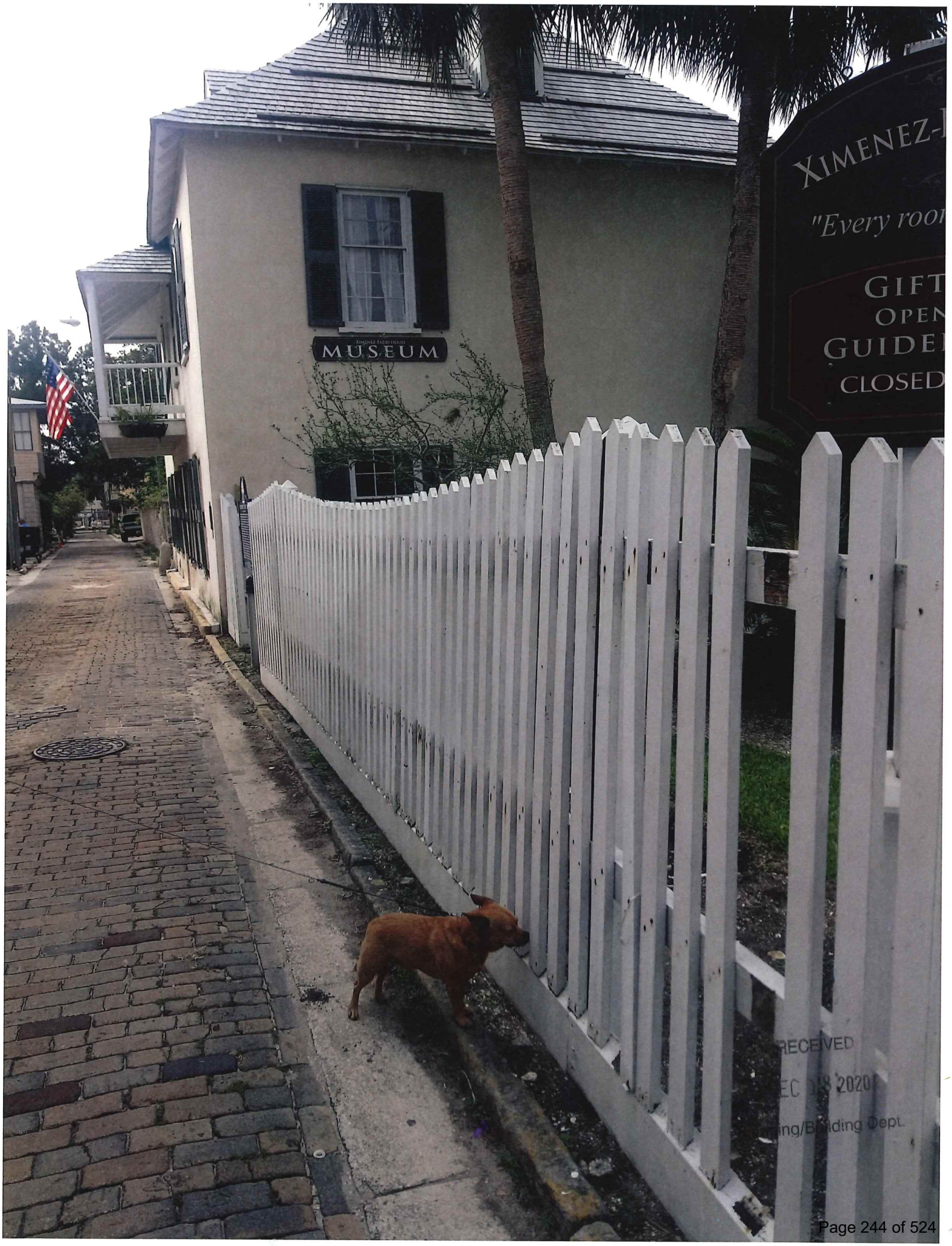
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From: Roger <roger@seriousxf.org>
To: Julie Courtney <jcourtney@citystaug.com>
Date: 01/12/2021 1:13 PM

- Subject: Fence Questions The rational for a 12' rolling gate: we're bringing the fence line in by 4' from the curb and we feel that a hinged gate will only intrude that much more into the usable courtyard. The shrubbery planned for along the interior fence line will hinder a hinged gate from opening fully, thus leaving us with a double-gate that protrudes into the courtyard. A rolling gate will stay flush against the fence line, hidden behind the shrubbery, leaving us with 100% usage of the remaining courtyard. We have signed a contract with the Treasury Group for weddings, rehearsal dinners, etc., and a large part of our appeal to them in this partnership is the ambiance of our courtyard for outdoor settings. We feel that a rolling gate that hides behind the shrubbery when open enhances that appearance as guests arrive. A 12' rolling gate also aids in bringing in large trucks and pieces of equipment for such things as a Santa House, live music equipment, or tenting for termites, and other maintenance issues. We have scheduled for the entire historic property to be tented for termites (1/14-17). Maneuvering the cherry-picker into the courtyard off of Aviles Street is not a possibility because the equipment cannot be brought in without damaging the existing fence. We even contemplated asking the city to close Aviles Street. Fortunately, a way was found to bring the heavy equipment down the extremely narrow Cadiz Street by cutting across the Episcopal Church parking lot, but at great delay and inconvenience to the church. With a 12' rolling gate, the turn off of Aviles would have been easily done, slicing the time to both install and remove the tenting by several hours at a very high, and unexpected additional cost.

  The gate will be left open during business hours, which are Monday-Saturday, 10:00 to 5:00. Right now, our fence line is so completely on top of the curb, with a narrow gate directly in front of the gift shop, making our curb appeal next to nothing. I have attached three pictures, two of which (images 1 & 2) show the current fence being virtually on top of the curb. Image 3 demonstrates the narrow gate view exacerbated by the height of the fence, as demonstrated by the woman standing next to the gate, who is of average height. She is unable to see over the fence to view the property clearly, not only because of the height of the fence, but also because the view is relegated to street level. This current situation basically tells potential guests "Stay out – private property!" We feel that the fence being 4' back from the curb will be much more inviting and welcoming to guests who are considering a visit. It will give guests enough room to safely step up from the curb with 4' of platform, other than street level, from which to peer over the fence when the gate is closed after hours. This will also give pedestrians a 4' respite to stand back from the street when vehicles approach. Right now, they are basically in harm's way. A 12' opening will allow folks to get a better view of what we have here at this property, as we are so much more than just the gift shop facing the street. It's a long walk from the street to the gift shop and folks are often hesitant to walk in, not being sure if the property is private or not (in spite of all the signage!). A 12' opening will greatly enhance the view of all the buildings from the street, keeping mandated height requirements of the fence from being an issue.

- A question of visibility of the aluminum framing for rolling gate and the type and style of gate latch. New shrubbery will hide a great majority of the aluminum when guests are on the property and the gate is open. All aluminum, whether exposed to the guests or not, will be painted the same white as the fence. Our curator will ensure that our gate latch be of the proper era, should the one provided by Hardwicke Fence not meet HARB's specifications. Historical accuracy is extremely important to us, as well. Granted, aluminum was not a material utilized during this era, but neither were the electrical outlets and French drain in the courtyard, or the modern sprinkler system. We will guarantee a thorough disguising any aluminum materials and welcome your investigation once the project is complete.

- I have attached a better photo (image 4), per your request, showing the window shutter open and the distance from the proposed fence to the open shutter. The stanchion leaning against the house represents a distance of 4' from the curb, or 3'6" from the exiting fence line. This is our request.

- I have also attached images 5 & 6, which show that the existing landscaping was removed months ago, due to years of overgrowth and weeds. We have planted some Elephant Ears to keep the area from looking too barren, and these are easily moved to bring in new shrubbery. The sprinklers, as you can see, are antiquated and our pump system doesn't work. Our plan is to shorten the existing PVC for the irrigation system by 6-9 inches (depending upon how the new fence line lays), then replace the old sprinkler heads with modern pop-up sprinkler heads once we have the resources to purchase a new pump. Currently, we have a staff member who is our gardener and irrigates the lawn and gardens with portable sprinklers and spray hoses.

- The minimum height of the existing fence (at the lowest point on the gate) is 63 ¼ inches. The maximum height of the existing fence (at three separate posts) is 70 ¾ inches.

I hope that this answers the questions you have of me. Please let me know if there is anything else that I can do to help.

Roger

Roger Smith, Ph.D.
Museum Director
Ximenez-Fatio House Museum
352-672-3200
roger@seriousxf.org

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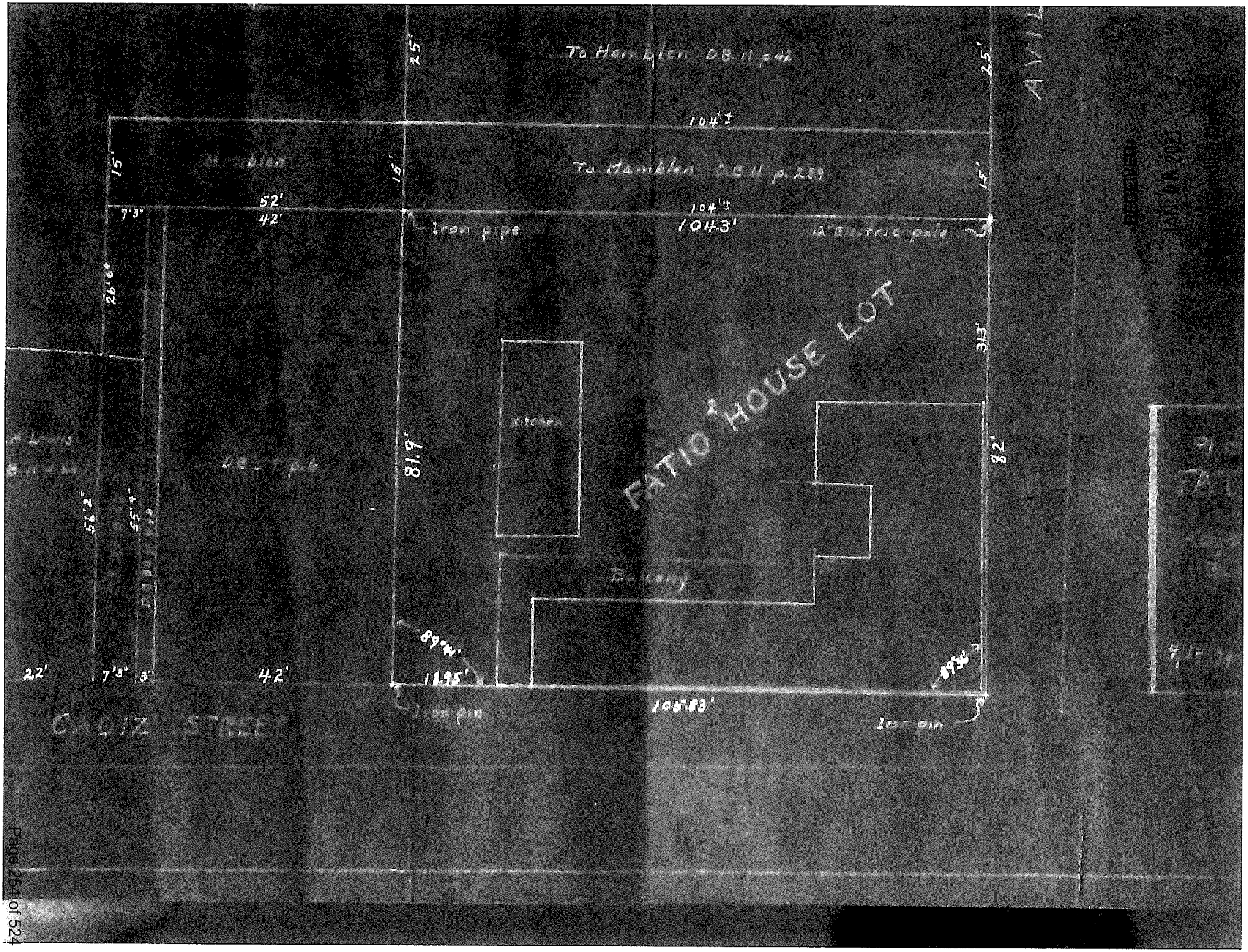
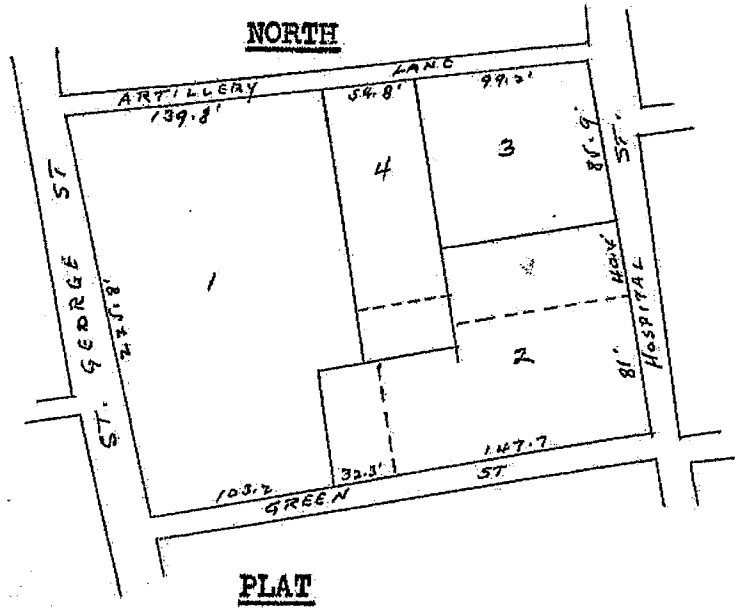

To Hamblen DB 11 p 42
To Hamblen DB 11 p 289
104'±
15'
25'
52'
42'
7'3"
26'6"
Iron pipe
104'±
104.3'
4" Electric pole
36.3'
82'
81.9'
Kitchen
PATIO & HOUSE LOT
Balcony
56'2"
55'4"
22'
7'3"
3'
42'
11.95'
Iron pin
104.83'
Iron pin
CADIZ STREET



PLAT

Showing Block 34 of the City of St. Augustine, Florida, according to the official map of said city dated June 12, 1923, filed Oct. 4, 1923 in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Scale recited: 100 feet to one inch.

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	1992400000
Location Address	20 AVILES ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE S122 OF E 105FT OF LOT 2 BLK 34 DB149/458 & DB238/424 *The Description above is not to be used on legal documents.
Property Use Code	Cultural Organizations & Facilities (7900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.290
Homestead	N

Owner Information

Owner Name	Natl Society Of Colonial Dames 100%
Mailing Address	4114 HERSCHEL ST STE 109 JACKSONVILLE, FL 32210-2200

Map

Valuation Information

	2021
Building Value	$597,843
Extra Features Value	$4,795
Total Land Value	$768,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,371,238**
Total Deferred	$309,575
Assessed Value	**$1,061,663**
Total Exemptions	$1,061,663
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	$606,478	$5,068	$768,600	$0	$0	$1,380,146	$965,148	$1,380,146	$0
2019	$601,566	$5,341	$768,600	$0	$0	$1,375,507	$877,407	$1,375,507	$0
2018	$440,327	$8,390	$1,024,800	$0	$0	$1,473,517	$797,643	$1,473,517	$0
2017	$453,095	$8,517	$1,024,800	$0	$0	$1,486,412	$725,130	$1,486,412	$0
2016	$444,980	$8,644	$259,402	$0	$0	$713,026	$659,209	$713,026	$0
2015	$458,131	$8,771	$259,402	$0	$0	$726,304	$599,281	$726,304	$0
2014	$276,501	$8,898	$259,402	$0	$0	$544,801	$544,801	$544,801	$0
2013	$283,514	$9,026	$259,402	$0	$0	$551,942	$551,942	$551,942	$0
2012	$290,528	$9,153	$259,402	$0	$0	$559,083	$559,083	$559,083	$0
2011	$297,542	$9,280	$288,225	$0	$0	$595,047	$595,047	$595,047	$0
2010	$304,554	$9,407	$320,250	$0	$0	$634,211	$634,211	$634,211	$0

Exemption Information

Exemption Type	Amount
Non-Profit	$1,061,663

Building Information

Building	1	**Roof Structure**	Wood Truss
Actual Area	5779	**Roof Cover**	Wood Shingle
Conditioned Area	4354	**Interior Flooring**	Concrete Finish, Hardwood
Actual Year Built	1798	**Interior Wall**	Plaster
Use	Cultural Organizations & Facilities	**Heating Type**	None
Style	04	**Air Conditioning**	None
Class	N	**Bedrooms**	
Exterior Wall	Stone, Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stone	80%
Exterior Wall	Stucco	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	220
BASE AREA	4060	4060
CANOPY (COMMERCIAL)	0	801
CANOPY (COMMERCIAL)	0	138

BASE AREA	294	294
FINISHED CARPORT	0	182
CANOPY (COMMERCIAL)	0	84
POINTER	0	0
Total SqFt	4354	5779

Building	2	**Roof Structure**	Wood Truss
Actual Area	1411	**Roof Cover**	Composite Shingle
Conditioned Area	1182	**Interior Flooring**	Carpet, Hardwood
Actual Year Built	2003	**Interior Wall**	Drywall
Use	Tourist Attraction	**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	Hardwood	10%
Interior Flooring	Carpet	90%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	276	276
FINISHED UPPER STORY	276	276
CANOPY (COMMERCIAL)	0	40
CANOPY (COMMERCIAL)	0	45
BASE AREA	315	315
OUTSIDE STAIRS	0	60
CANOPY (COMMERCIAL)	0	84
FINISHED UPPER STORY	315	315
Total SqFt	1182	1411

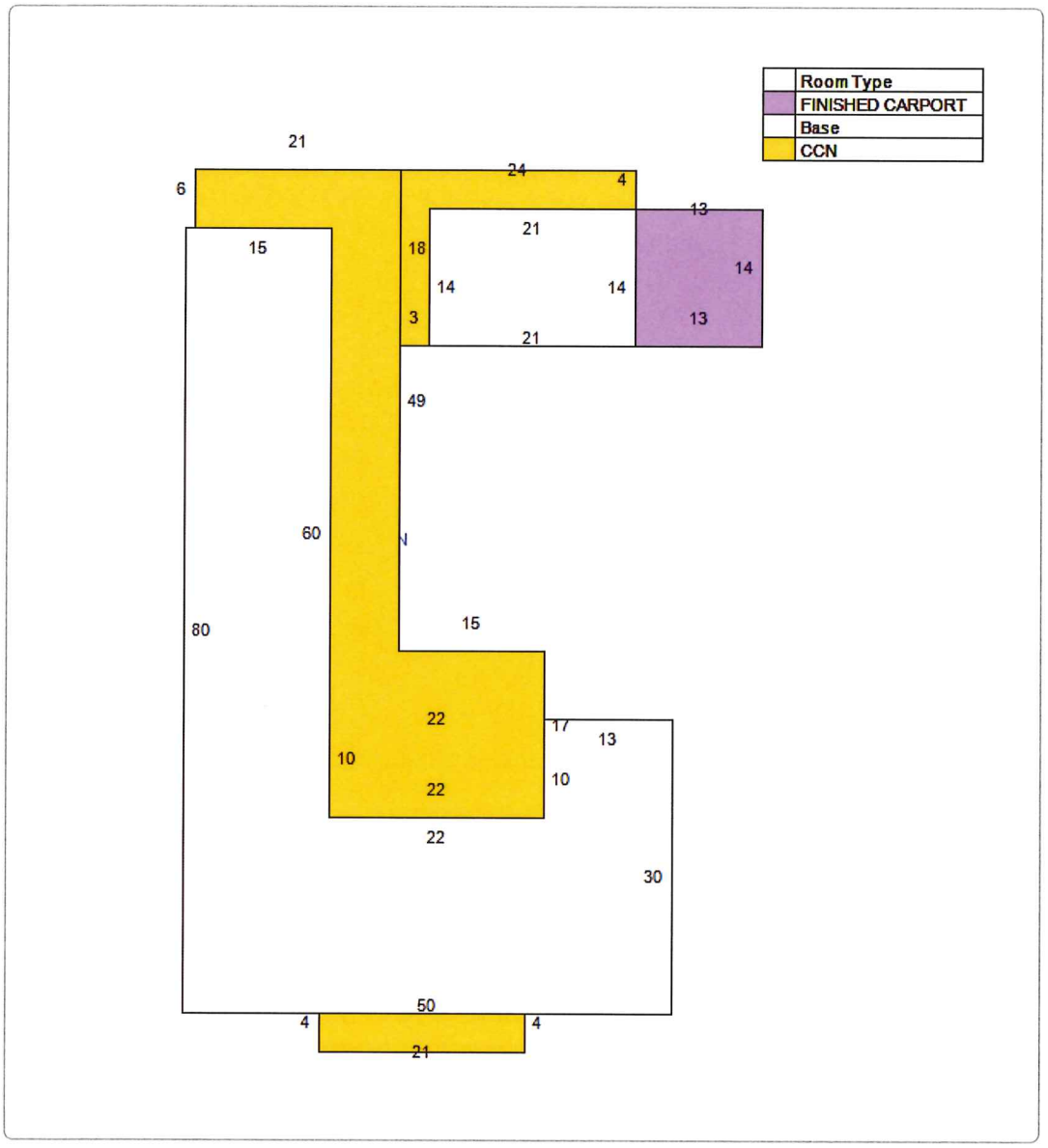
Extra Feature Information

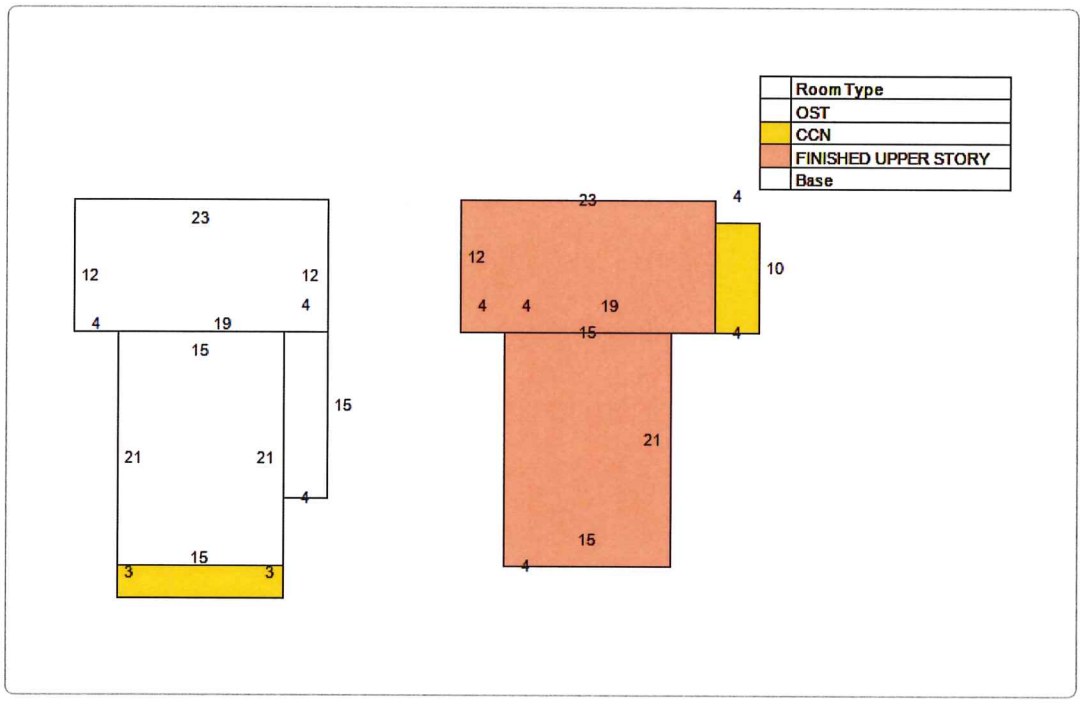
Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	660
Concrete Paving	0	0	0	0	66
Gate	0	0	0	0	105
Gate	0	0	0	0	64

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Cultural Organizations & Facilities	122	105	12810	SF	$768,600

Sketch Information


Room Type
FINISHED CARPORT
Base
CCN
21
6
24
4
13
21
15
18
14
14
14
3
13
21
49
60
80
15
22
17
13
10
10
22
22
30
50
4
4
21



No data available for the following modules: Sale Information.

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Version 2.3.100

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 21, 2021 Meeting

Application 2020-0131 Address: 9 Inlet Place

Applicant: Robert & Barbara Pape

Property Owner: Robert & Barbara Pape

Project description: To demolish a building constructed in 1938 that is recorded in the Florida Master Site File and is not located in a district.

Architectural Style:	Minimal Traditional	Florida Master Site File:	SJ06390
National Register:	N/A	Construction date:	1938
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2140800000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the Davis Shores neighborhood of the Davis Shores Ocean View Section, the one-story Minimal Traditional styled residential building is on the east side of Inlet Place and backs up to Salt Run to the east.
- A side gable asphalt shingle roof covers the main block, a small side wing with shed roof extends from the south elevation, a porch with front-facing gable roof and squared posts extends from the front facade / west (street side) elevation and a glassed-in Florida room with a flat roof on the east/rear elevation of the squared plan building, which is mostly covered with asbestos shingles that have been painted. Windows are comprised of single one-over-one, three-over-one, and corner wood sash windows and double replacement vinyl sash windows. A detached one-story garage with gable and shed roofs and two-over-two wood sash windows sits to the west of the house, fronting Inlet Place.
- Inlet Place does not appear on Sanborn Maps through the 1930, revised to 1961 version. The Florida Master Site File Survey lists 9 Inlet Place's construction date as 1938, which is also the date on the St. Johns County Property Appraiser report.
- The applicant submitted plans for a three-story single-family wood frame residential building for what is intended as a replacement design. Buildings up to 35' in height are permitted in RG-1 under the city's zoning requirements. 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 **9 Inlet Place** because it is not a local landmark or otherwise designated as a historic building.with the following condition:

1. For any salvagable historic materials, including possibly the wood windows, to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

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 1938, 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 CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as multiple one-story residential buildings that are in the immediate area except for a few larger scaled residential buildings on Inlet Place. Commercial properties and Anastasia Avenue are visible looking southwest from the street.

3. The impact of the loss of the structure on the streetscape. This is not a significant building typology, and the main building is not fully visible from the street, so will not have a significant individual impact to the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans of a three-story single-family replacement structure were submitted by the applicant, which will be much taller than the existing low one-story residential buildings across and to the north of the building. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable and if left vacant.

5. The historical or cultural merit of the structure. The building is not in a historic preservation zoning district or 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 Minimal Traditional 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 Minimal Traditional style design is found throughout St. Augustine, especially Davis Shores.

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:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
9 Inlet Place

Front Façade / West Elevation

STAFF PHOTOGRAPHS
9 Inlet Place

Front Façade / West Elevation and looking west toward Inlet Place

STAFF PHOTOGRAPHS
9 Inlet Place

North Elevation and looking east

STAFF PHOTOGRAPHS
9 Inlet Place

East Elevation and looking toward Salt Run

STAFF PHOTOGRAPHS
9 Inlet Place

South Elevation and looking west

STAFF PHOTOGRAPHS
9 Inlet Place

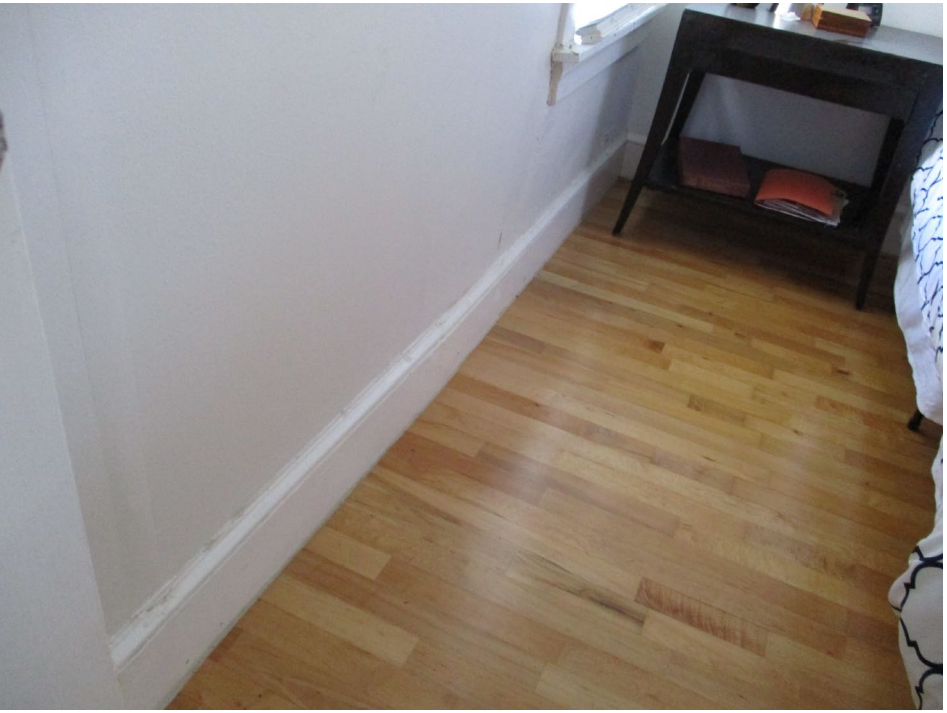
Painted asbestos shingle siding and under roofline

STAFF PHOTOGRAPHS
9 Inlet Place: Detached Garage

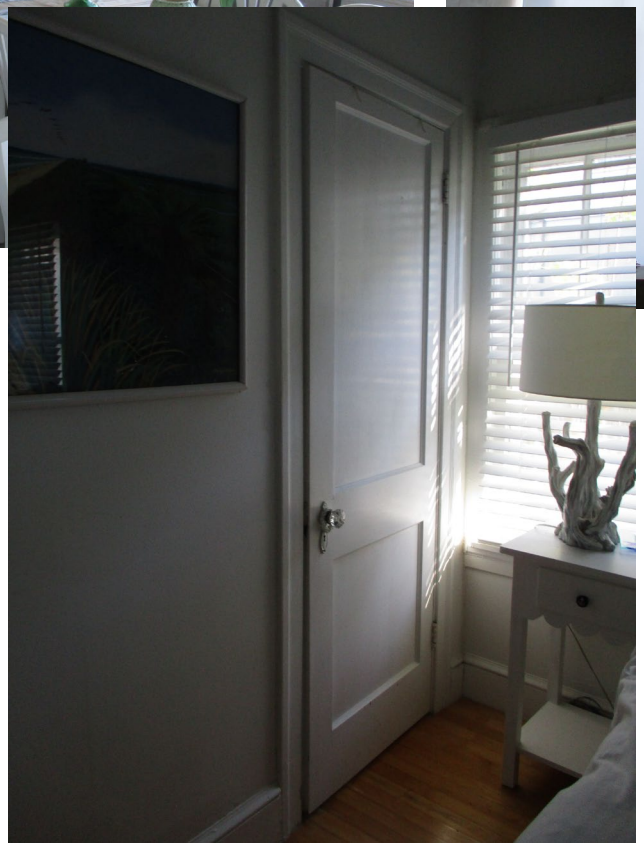
East Elevation and looking west

STAFF PHOTOGRAPHS
9 Inlet Place: Interior

STAFF PHOTOGRAPHS
9 Inlet Place: Interior



STAFF PHOTOGRAPHS
9 Inlet Place: Interior



STAFF PHOTOGRAPHS
9 Inlet Place: Context Area

East Elevation of detached garage fronting Inlet Place
and looking across street to the west

STAFF PHOTOGRAPHS
9 Inlet Place: Context Area

Looking across street to the west toward Anastasia Boulevard
and looking north down Inlet Place

STAFF PHOTOGRAPHS
9 Inlet Place: Context Area

Looking southwest toward adjacent property from back yard
and looking south down Inlet Place

Page 1

☒ Original
☐ Update

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

Site #8 SJ06390
Field Date 5-15-2015
Form Date 5-15-2015
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) 9 Inlet Place — Multiple Listing (DHR only) _____
Survey Project Name Architecturial Survey of Anastasia Is. Structure — Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	9		Inlet	Place	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section 16 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 2140800000 — Landgrant _____
Subdivision Name Davis Shores — Block _____ — Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1938 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature Windows / Entry
Additions: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature Sun porch deck / Room wing addition
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Minimal Traditional — Exterior Plan Square — Number of Stories 1
Exterior Fabric(s) 1. Shingles-asbestos — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. Shed — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. Sheet metal:5V crimp — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) Single paired and corner wood 1/1 wood trim and sills replacement paired vinyl 1/1 with wood trim and sills
Distinguishing Architectural Features (exterior or interior ornaments) min detail little to no overhang - central block with wing

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) detached single car garage gable room extended to add 2nd bay with shed room- waterfront.

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

HISTORICAL STRUCTURE FORM

Site #8 SJ06390

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. _____ 2. _____ 3. Frame
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) Single 4 panel door / fan light screen / storm door.

Porch Descriptions (types, locations, roof types, etc.) street side small square wood deck with gable roof supported by wood posts water front large open wood deck and glassed Floridan room corner back side of original street.

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) retains integrity could contribute to a district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1._____ 3._____ 5._____
2._____ 4._____ 6._____

DOCUMENTATION

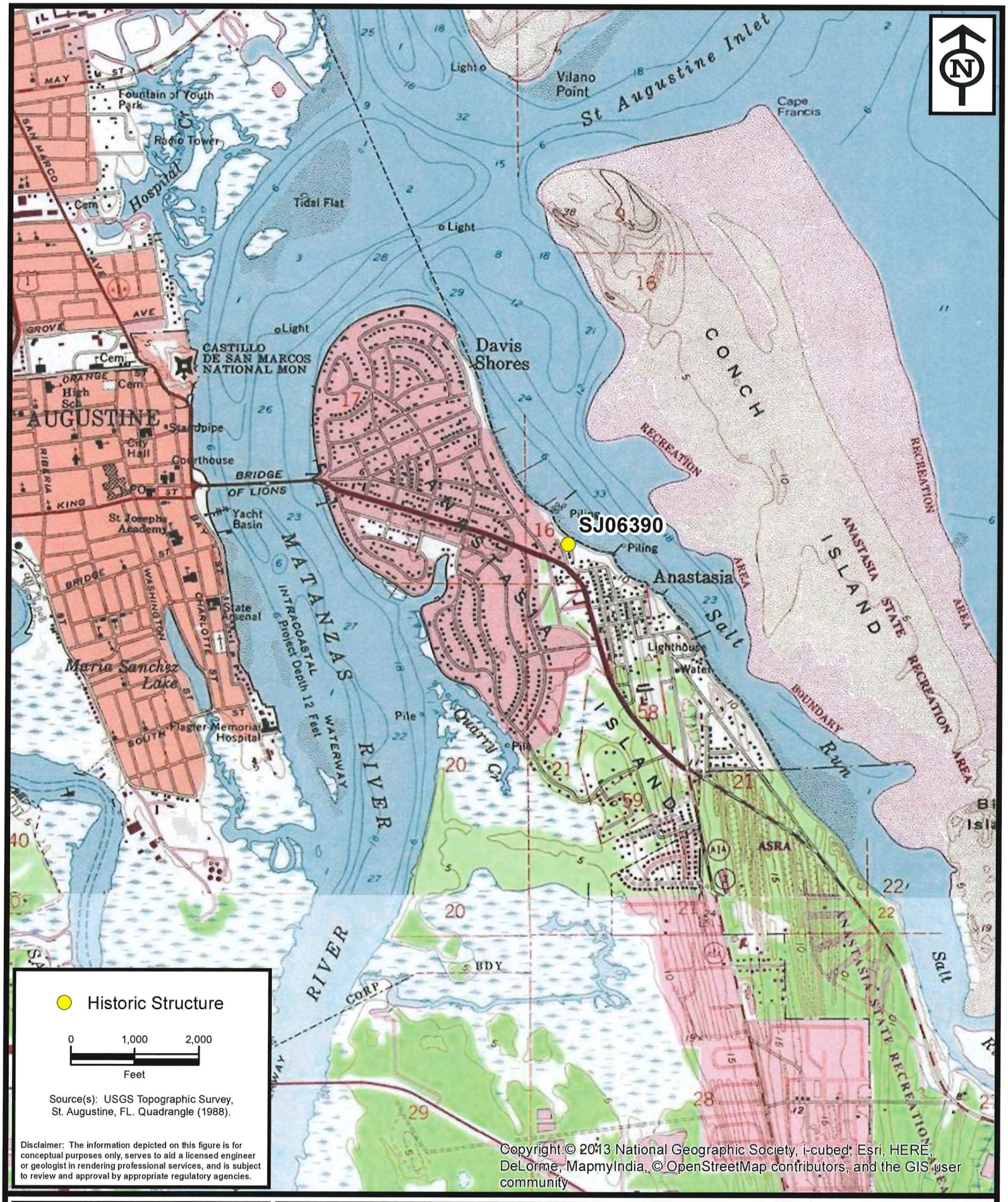
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

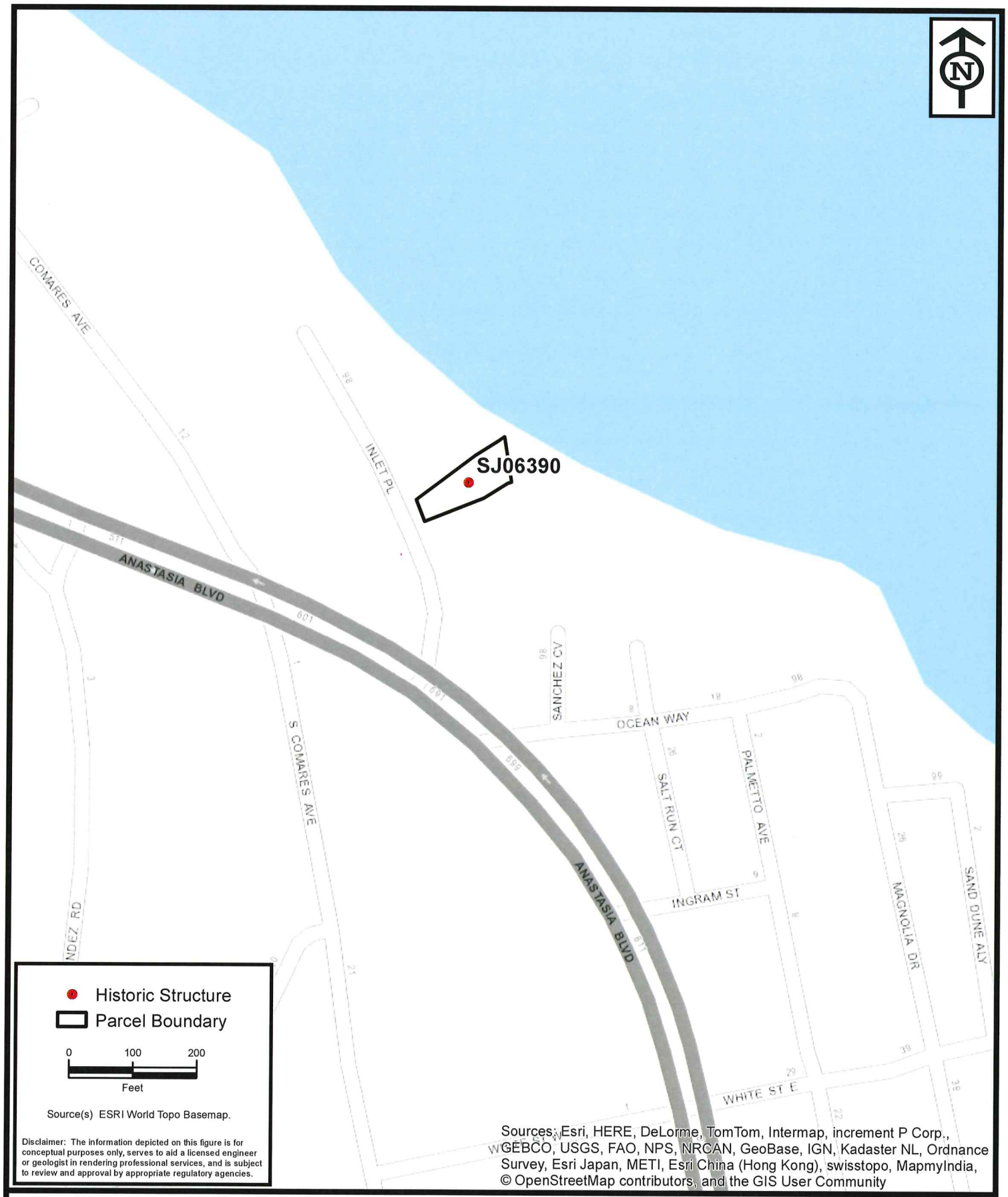
Project Location - SJ06390

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\location\Project Location_SJ06390.mxd Date: 5/11/2015 3:09:58 PM



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

Parcel Location - SJ06390

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\site\Parcel Location_SJ06390.mxd Date: 5/13/2015 3:13:51 PM

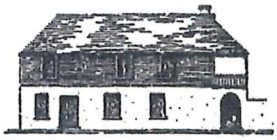
SJ06390 IMG 1

9 Inlet Place (1938)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1951	Mrs. Della B Love	--	--
1955	Mrs. Della B Love (widow John E)	(o)	

(o) Owner

Inlet Place is not listed, but addresses are listed under Inlet Drive



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. PL 2020-0131

Receipt No. 2006760 Meeting Date 1/21/20

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Barbara & Robert Pape
   Business (if applicable) _____
   Address 3809 Duval Drive
   City Jacksonville Beach State FL Zip 32250
   Daytime telephone 904-285-8934 Other phone/email 904-234-5197

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

2. NAME OF PROPERTY OWNER Barbara & Robert Pape
   Business (if applicable) _____
   Address 3809 Duval Drive
   City Jacksonville Beach State FL Zip 32250
   Daytime telephone (required) 904-285-8934 Other phone 904-234-5197

3. PROJECT STREET ADDRESS 9 Inlet Place & Sanchez Ave., St. Augustine, FL 32080

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 1&2, 2, 3 Block 1 &39 Subdivision Davis Shores Parcel Number 214080-0000 & 157900-0000

5. DATE OF CONSTRUCTION 1938 Source: St. Johns Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Plans attached

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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

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

PRINT APPLICANT'S NAME Barbara & Robert Pape DATE 12/14/20

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Barbara Pape DATE 12/14/20

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Robert Pape DATE 12/14/20

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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ISSUES THAT NECESSITATE DEMOLITION OF 9 INLET PLACE

The current home is constructed of outdated materials and building methods. Building codes have been replaced by modern technology, engineering and planning that recognize the changes to our planet and St Augustine since the original construction in 1938. Demolition and rebuilding would lead to greater safety, environmental efficiency, security, comfort, and the ability to withstand hurricanes, which are occurring more frequently.

Some significant flaws that led us to the decision to rebuild vs repair:

3 types of roof materials joined together in ways that lead to leaking

Rotten boards in roof deck and ceiling joists

Rear wall (eastward facing) rotting and unable to prevent windblown water and roof runoff from causing further damage

Wood windows rotting and inoperable due to water and warping

Limited or no insulation in some walls and ceilings

Rodent problems that multiple pest control services have been unable to solve due to their ability to access the interior

Outdated electrical and plumbing systems

Inability to replace air handler without removing ceilings and joists

Settling has resulted in cracking of foundation and severe wood rot and leaking

Moisture intrusion has resulted in floor warping and window fogging

Inoperable wood garage doors, garage wood rot, and metal garage roof is rusted through

Current structure will not support expansion to a 2nd story desired for our growing family

Summary: Making the necessary upgrades and repairs would cost more than the current value of the house. Additionally, repair contractors will undertake the project only with the understanding that upon beginning the project, that they will likely expose more hidden issues that result in greater cost and complexity. Even if all of these changes were made, we would be left with a home that required constant, expensive maintenance, and that still has a patchwork of old and new that no longer meets the needs of our family.

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CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Fred Russell and/or Irene Forbes is/are hereby authorized TO ACT ON BEHALF OF Barbara & Robert Pape, 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: 9 INLET PLACE, ST. AUGUSTINE, FL 32080

BY: Barbara J Pape
Signature of Owner

Barbara Pape & Robert Pape
Print Name of Owner

904-285-8934 (h) 904-234-5197 (c)
Telephone Number

State of FL

County of Duval

Signed and sworn before me on this 15 day of December, 2020

By Barbara Pape & Robert Pape

Identification verified:

Oath sworn: X Yes ____ No

NOTARY PUBLIC
ROBERT HARVEST DOLL
Notary Public, State of Florida
Commission# GG 933403
My comm. expires Nov. 20, 2023

Notary Signature: _____

My Commission expires: 11/20/2023

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Rev:022117

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EAST ELEVATION

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

WEST ELEVATION

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

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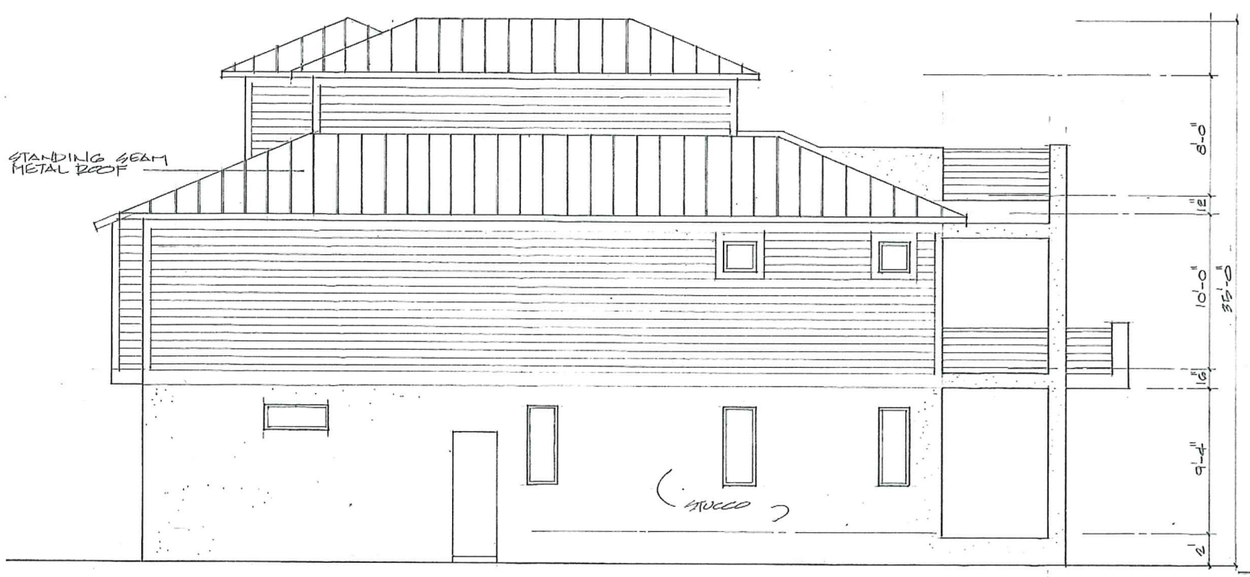
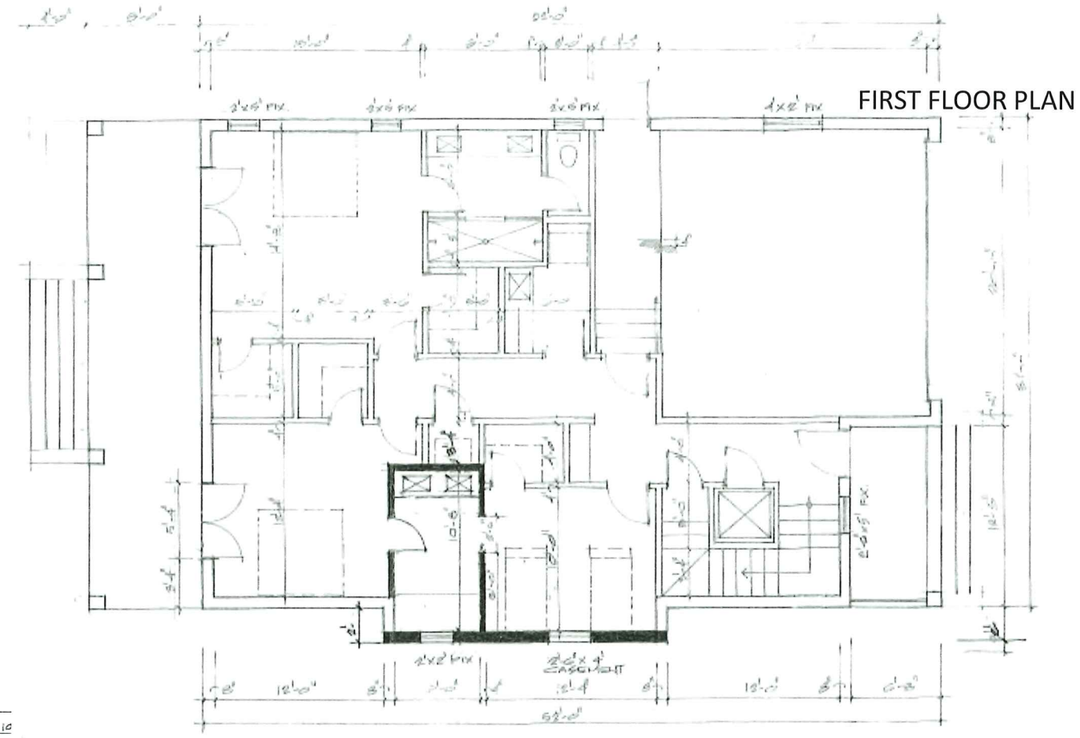


SOUTH ELEVATION

NORTH ELEVATION

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



FIRST FLOOR PLAN

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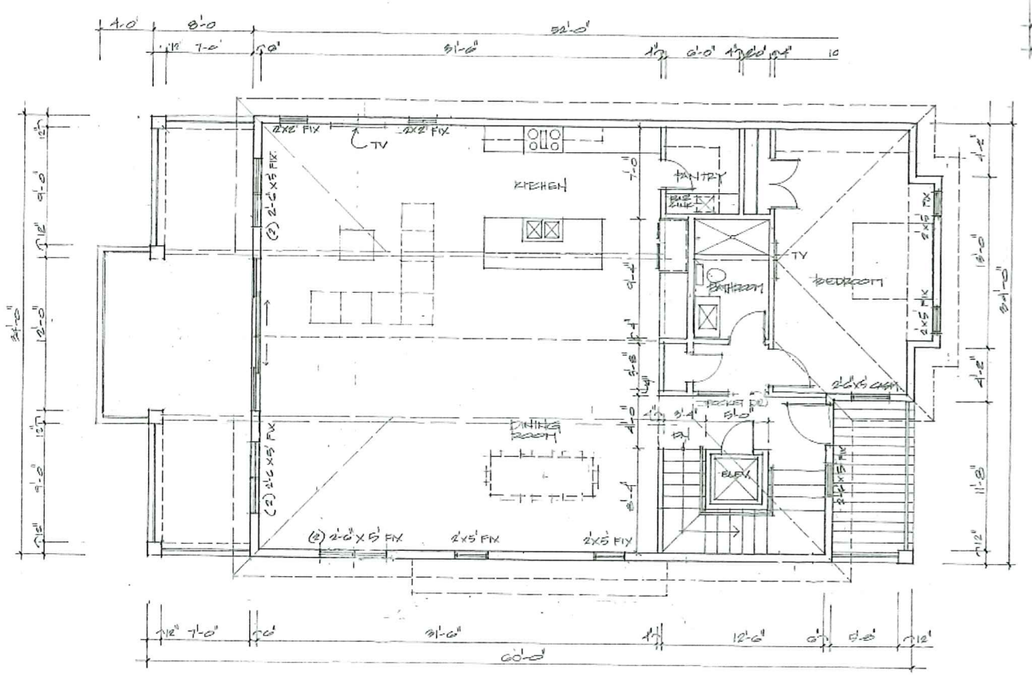
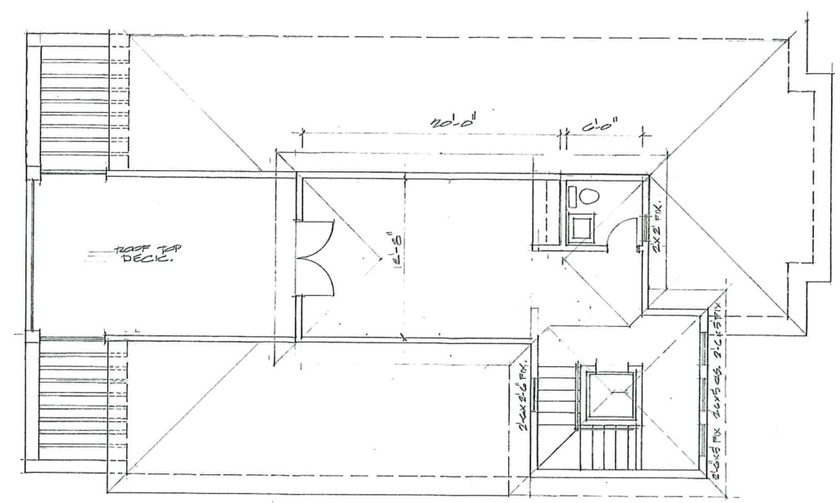


SECOND FLOOR PLAN
SC: 1/4"=1'-0"



THIRD FLOOR PLAN
SC: 1/4"=1'-0"

WARRANTY DEED
INDIVID. TO INDIVID.
In: Estate Title File # 51543 Rec: ~~$18.50~~ 35.50 **Doc: $4,550.00**
Return To: **ROBERT J. PAPE AND BARBARA J. PAPE**
Address: 1203 Dalt Creek Island DR.
Ponte Vedra Bch., FL. 32082

4

3

This Instrument Prepared by: Margie Cassese, An Employee of
Estate Title of St. Augustine, Inc.
Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):
214080-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the **18th** day of **March** A.D. **2005 by HOWARD STANLEY PADGETT, JR. AND THOMAS JAMES PADGETT AND MARGARET PADGETT LAWLESS, EACH CONVEYING HIS/HER SEPARATE NON-HOMESTEAD PROPERTY** hereinafter called the grantor, to **ROBERT J. PAPE AND BARBARA J. PAPE, AS TRUSTEES OF THE BARBARA J. PAPE REVOCABLE LIVING TRUST U/A DATED APRIL 4, 2000 (AS TO A 50% INTEREST) AND BARBARA J. PAPE AND ROBERT J. PAPE, AS TRUSTEES OF THE ROBERT J. PAPE REVOCABLE LIVING TRUST U/A DATED APRIL 4, 2000 (AS TO A 50% INTEREST)** WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL,, CONVEY, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF CAPTIONED PROPERTY whose post office address is 1203 Dalt Creek Island DR, Ponte Vedra Beach, FL. 32082 hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of $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, State of Florida, viz:

LOT 136, BLOCK 1, DAVIS SHORES AS RECORDED IN MAP BOOK 3, PAGE 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO:
ALL THAT PART OF LOTS 2 AND 3 OF BLOCK 39 OF CARVERS SUBDIVISION OF ANASTASIA AS RECORDED IN MAP BOOK 1, PAGE 58, LYING EAST OF AND ADJOINING LOT 136, BLOCK 1, LYING BETWEEN THE NORTH AND SOUTH BOUNDARY LINES OF LOT 136, AND ALSO: LOTS 3 THROUGH 6 OF BLOCK 28 OF CARVERS SUBDIVISION OF ANASTASIA AS RECORDED IN MAP BOOK 1, PAGE 58 EXCEPT THAT PART DESCRIBED IN DEED BOOK 188 AT PAGE 102; ALL IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF VACATED SANCHEZ AVE AS SET FORTH IN ORDINANCE #580, LYING BETWEEN THE ABOVE DESCRIBED PARCELS.

Verified by: MEP & JNR

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

(2) Debra K. Matthews
Witness :

(2a) Debra K. Matthews
Print Witness Signature:

(3) Betty E. Womack
Witness:

(3a) BETTY E. WOMACK
Print Witness Signature:

(1) Howard S Padgett Jr
Signature HOWARD STANLEY PADGETT, JR.

P.O. Address: 1364 Pirkle Rd
Norcross GA 30093

Signature

P.O. Address:

STATE OF (4a) Georgia
COUNTY OF (4) DeKalb

The foregoing instrument was acknowledged before me this (5) 17 day of March, 2005 by **HOWARD STANLEY PADGETT, JR.** who produced DRIVER'S LICENSE as identification and who DID take an oath.

Notary Public, State and County Aforesaid

(7) + (8)
SEAL

(6) Betty E. Womack
Notary Signature

(6a) BETTY E. WOMACK
Printed Notary Signature
My Commission Expires:

BETTY E. WOMACK
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 1, 2007

Signed, sealed and delivered in the presence of:

Witness :

Print Witness Signature:

Witness:

Print Witness Signature:

Signature MARGARET PADGETT LAWLESS.

P.O. Address:

Signature

P.O. Address:

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of March, 2005 by **MARGARET PADGETT LAWLESS** who produced DRIVER'S LICENSE as identification and who DID take an oath.

Notary Public, State and County Aforesaid

Notary Signature

SEAL

Printed Notary Signature
My Commission Expires:

COPY

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

Signed, sealed and delivered in the presence of:

Witness :

Print Witness Signature:

Witness:

Print Witness Signature:

Signature HOWARD STANLEY PADGETT, JR.

P.O. Address:

Signature

P.O. Address:

COPY

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this ____day of March, 2005 by **HOWARD STANLEY PADGETT, JR.** who produced DRIVER'S LICENSE as identification and who DID take an oath.

Notary Public, State and County Aforesaid

Notary Signature

SEAL

Printed Notary Signature
My Commission Expires:

Signed, sealed and delivered in the presence of:

Witness : Margarita Cassese

Print Witness Signature:

Witness: Carol A Lagasse

Print Witness Signature:

Signature MARGARET PADGETT LAWLESS.

P.O. Address:

Signature

P.O. Address:

MARGARITA CASSESE
MY COMMISSION # DD 210282
EXPIRES: May 6, 2007
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18th day of March, 2005 by **MARGARET PADGETT LAWLESS** who produced DRIVER'S LICENSE as identification and who DID take an oath.

Notary Public, State and County Aforesaid

Notary Signature

SEAL

Printed Notary Signature
My Commission Expires:

MARGARITA CASSESE
MY COMMISSION # DD 210282
EXPIRES: May 6, 2007
Bonded Thru Notary Public Underwriters

Signed, sealed and delivered in the presence of:

(2) Kimberly Summey
Witness :

(2a) Kimberly Summey
Print Witness Signature:

(3) Faye Bishop
Witness:

(3a) Faye Bishop
Print Witness Signature:

(1)
Signature THOMAS JAMES PADGETT

P.O. Address:

Signature

P.O. Address:

STATE OF (4a) North Carolina
COUNTY OF (4) Rutherford

The foregoing instrument was acknowledged before me this 17 day of March, 2005 by **THOMAS JAMES PADGETT** who produced DRIVER'S LICENSE as identification and who DID take an oath.

Notary Public, State and County Aforesaid

(7) + (8)
SEAL

(6) Jennifer Cochran
Notary Signature

(6a) Jennifer Cochran
Printed Notary Signature
My Commission Expires: 10-3-06

COPY

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	2140800000
Location Address	9 INLET PL SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-100 DAVIS SHORES LOT 136 BLK 1 & PART OF LOTS 2 & 3 BLK 39 CARVERS SUB LYING E OR2400/1855 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	16-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Pape Barbara J Liv Trust Etal 100% Pape Robert J Liv Trust 100% Pape Barbara J 100% Pape Robert J 100%
Mailing Address	3809 DUVAL DR JACKSONVILLE, FL 32250-0000

Map

Valuation Information

	2021
Building Value	$91,815
Extra Features Value	$23,408
Total Land Value	$356,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$471,473**
Total Deferred	$0
Assessed Value	**$471,473**
Total Exemptions	$0
Taxable Value	**$471,473**

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	$82,518	$23,072	$356,250	$0	$0	$461,840	$461,840	$0	$461,840
2019	$76,970	$22,740	$356,250	$0	$0	$455,960	$455,960	$0	$455,960
2018	$79,108	$9,072	$356,250	$0	$0	$444,430	$444,430	$0	$444,430
2017	$52,108	$3,632	$356,250	$0	$0	$411,990	$411,990	$0	$411,990
2016	$54,151	$3,632	$356,250	$0	$0	$414,033	$414,033	$0	$414,033
2015	$45,234	$3,632	$356,250	$0	$0	$405,116	$405,116	$0	$405,116
2014	$44,121	$3,632	$356,250	$0	$0	$404,003	$386,279	$17,724	$386,279
2013	$45,669	$3,632	$356,250	$0	$0	$405,551	$351,163	$54,388	$351,163
2012	$42,222	$3,642	$273,375	$0	$0	$319,239	$319,239	$0	$319,239
2011	$43,058	$3,653	$303,750	$0	$0	$350,461	$350,461	$0	$350,461
2010	$43,752	$3,663	$337,500	$0	$0	$384,915	$384,915	$0	$384,915

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1938	**Roof Cover**	Composite Shingle
Conditioned Area	1023	**Interior Flooring**	Hardwood
Actual Year Built	1938	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Asbestos	**Baths**	
Roof Structure	Gable Hip		

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

Description	Conditioned Area	Actual Area
FINISHED DECK	0	40
FINISHED OPEN PORCH	0	32
BASE AREA	1023	1023
FINISHED DECK	0	484
ENCLOSED GLASS PORCH	0	359
Total SqFt	1023	1938

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Boat Dock (Average)	0	0	0	0	1000
Garage Finished (Average)	0	0	0	0	480
Residential Fence	0	0	0	0	1

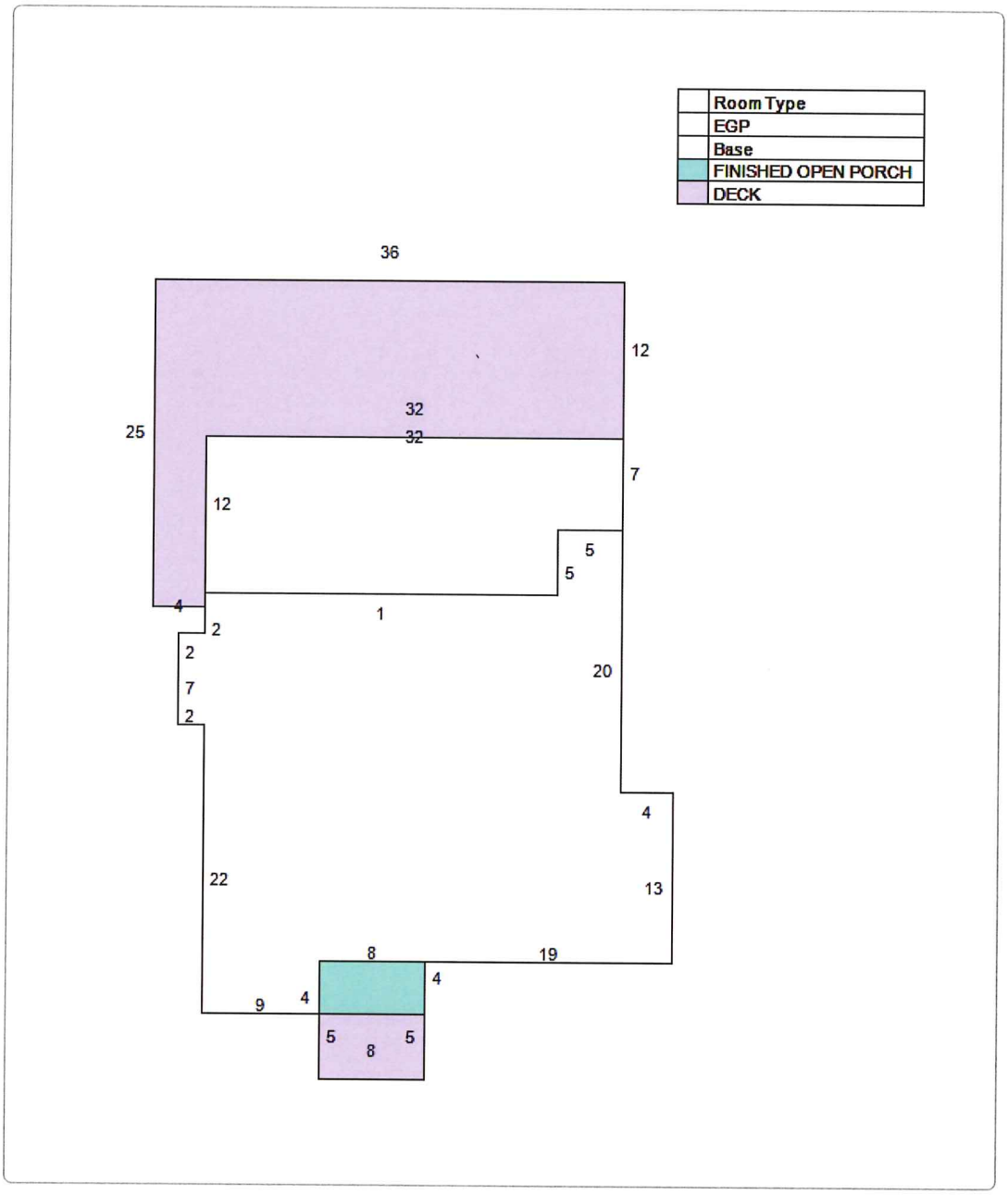
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	180	50	FF	$356,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/18/2005	$650,000.00	WARRANTY DEED	2400	1855	Q	I	PADGETT THOMAS JAMES,HOWARD S JR,LAWLESS MARG	PAPE BARBARA J & ROBERT J TRUSTEES
	6/16/2004	$0.00	ORDER DET HX REAL P	2244	1161	U	I	PADGETT RACHEL S ESTATE	PADGETT THOMAS JAMES,HOWARD S JR,LAWLESS MARG
	6/16/2004	$0.00	SUMMARY ORDER ADMIN	2244	1159	U	I	PADGETT RACHEL S ESTATE	PADGETT THOMAS JAMES,HOWARD S JR,LAWLESS MARG
	1/7/2004	$0.00	LETTERS OF ADMN	2123	1874	U	I	PADGETT RACHEL S ESTATE (DECD 10/3/03)	PADGETT RACHEL S ESTATE (LETT OF ADMIN)
	12/1/1984	$0.00		663	515	U	I		PADGETT HOWARD S,RACHEL S

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 1/8/2021, 12:21:55 AM

Version 2.3.100

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 21, 2021 Meeting

Application 2020-0133 Address: 95 Oneida Street

Applicant: Donald Crichlow and Assoc.

Property Owner: 91 Oneida LLC

Project description: To partially demolish a building, constructed c. 1871-1885 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and rear one-story wing.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01491
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1871-1885
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080100000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is an application for a Certificate of Partial Demolition for 95 Oneida Street for the removal of the two-story front porch and one-story rear wing.
- Located on the northeast corner of Oneida Street and DeHaven Street, this two-story residential building is contributing to the Lincolnville National Register Historic District. One of the original structures in Lincolnville, the frame vernacular building was constructed around 1871 to 1885 in one of the first residential neighborhoods of Lincolnville, the eastern half of Dumas Tract, according to the Florida Master Site File (FMSF) survey.
- The FMSF sites significant details such as jig-sawn brackets, decorative porch frieze and railing, and turned spindle posts; however, it appears only the turned spindle posts remains. The house has been altered with the main block covered in what looks to be replacement aluminum siding, the porch elements referenced on the FMSF survey have been removed and replaced with lattice for the railing and frieze with siding above. With minimal detail remaining on the house, the two-story front porch is a character defining element of the building. The permanent removal of this two-story porch would have a negative impact to the building.
- The drop wood sided, one-story rear wing with front/rear facing gable roof that extends to a shed roof over the side porch on the north elevation, also has minimal detail that includes exposed rafter tails projecting from the side porch and corner boards. Permanent removal of the rear wing would have less of an impact to the overall building, but would decrease its mass and be noticeable as the wing extends eastward along and immediately adjacent to De Haven Street.
- Although plans were submitted showing a larger replacement two-story porch and two-story rear wing, only the partial demolition of the existing building can be considered for this application, as the HARB does not have design review authority on new construction for this area. Reconstruction of the porch and rear elements are encouraged and would minimize the impact of their removal. Design of these features should match the character of the existing building and porch materials and finishes and avoid adding conjectural design features that make it overly decorative.
- The proposed additions are subject to zoning, setback, and building permit requirements.
- 1899 – 1930 (revised to 1961) Sanborn Maps show a two-story L-shape building footprint with a two-story front porch on the west elevation and two-story side porch on the rear of the north elevation. The existing porch looks to be in the same configuration. The one-story rear wing is not indicated, instead this section of the building looks to be part of a continuous two-story structure on these maps.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Partial Demolition** at **95 Oneida Street** with the following conditions:

1. To approve the removal of the one-story rear wing. To approve portions of the two-story front porch not to include the turned posts and roof.
2. For any salvagable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a residential building to include the two-story front porch and one-story rear wing.

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. 1871-1885, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the 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. Plans for the single-family building were submitted by the applicant to replace the two-story porch and one-story rear wing with a larger two-story porch and two-story rear wing. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable and this is an application for partial demolition.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, and 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 other than it being one of the original buildings in this neighborhood.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, the loss of a distinctive feature such as a historic front porch especially can impact the integrity of the resource and cause an incremental loss of to the district. However, a two-story front porch in extended form is proposed and the HARB may find that the loss of the porch is mitigated and therefore does not have a negative impact to the historic integrity of the district. Since the porch is a significant feature of the house, the turned columns and roof should remain. The existing one-story rear wing would have less of an impact.

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, but is one of the original buildings in Lincolnville.

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.

7. *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's front porch and rear wing does not have a unique style or characteristics that would be difficult to reproduce.

8. *The justification for the proposed demolition.* The applicant indicated partial demolition was desired to proceed with the redevelopment of the property in adding a two-story front porch across the front façade and adding a larger two-story rear wing addition.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research

STAFF PHOTOS: 95 ONEIDA STREET

FOR SALE
(904) 903-0729

FOR SALE

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1491 1009==

Site Name: 95 Oneida Street 830== Survey Date: 7811 820==

Address: 95 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) J (block) 7 (lot) 868==

Multilist ST3248 868==

Owner of Site: Name: Mars, Hattie and Lynwood;

Address: 95 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Mars, Hattie and Lynwood 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469718 (easting) 3306065 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, glass in doors, blinds, moveable louvers 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Gable porch 942==

Porches & Balconies:

942==

Chimney Location: End, interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn cornice brackets, porch frieze and railings

882==

Quantitative Data: (950-954)

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

Other: 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, Blacks, Commerce, Politics/Government

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 95 Oneida Street was constructed between 1871 and 1885, making it one of the original structures in Lincolnville. Significant details include jigsawn brackets,a decorative porch frieze and railing, and turned spindle posts.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

The house at 95 Oneida Street was once the residence of A. A. Pappy [Black], a City Assessor and later proprietor of a barbershop at 23 King Street.[4]

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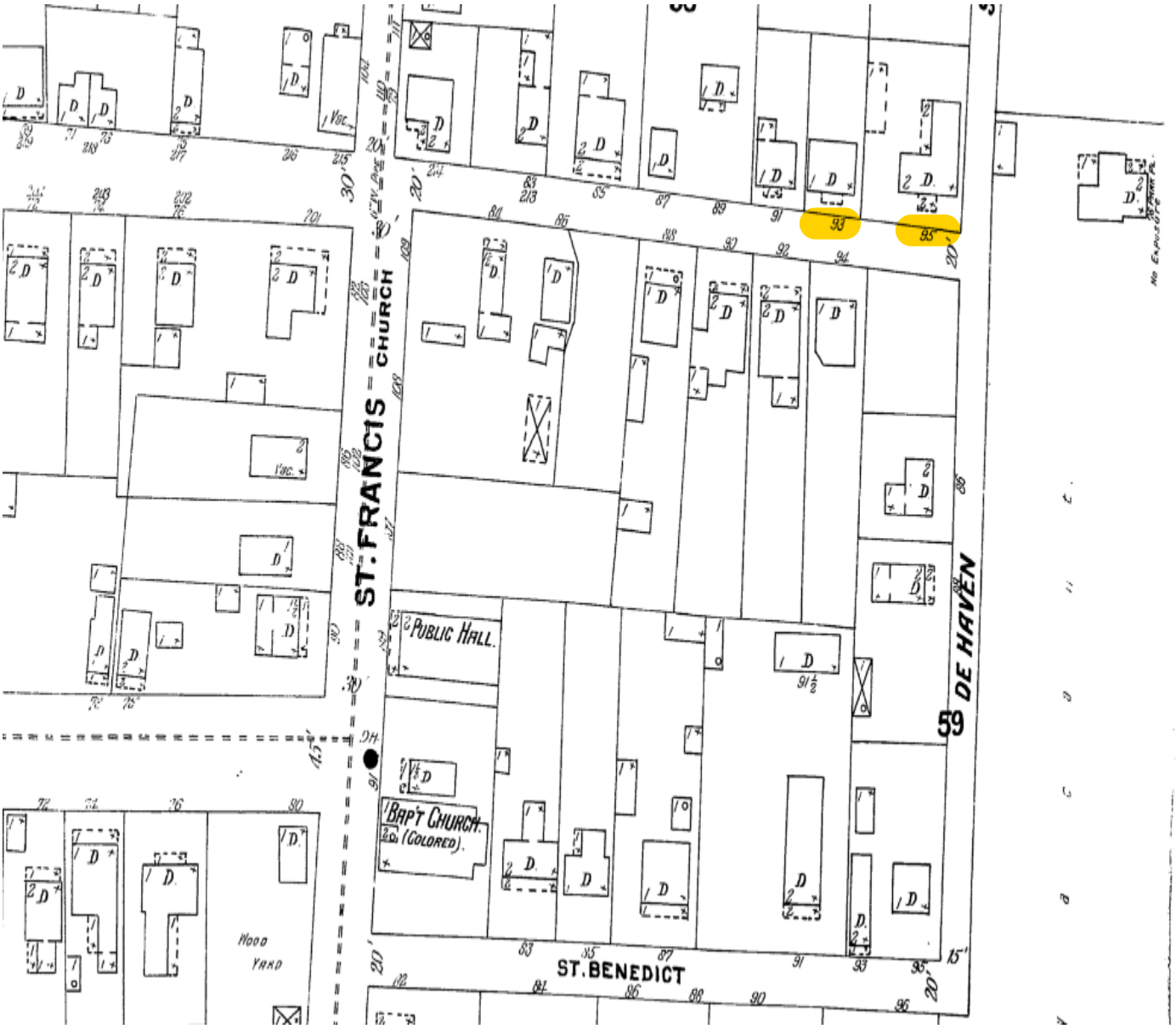
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

4. St. Ausutine City Directory, 1885, 1899.

AFETY FIL

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8



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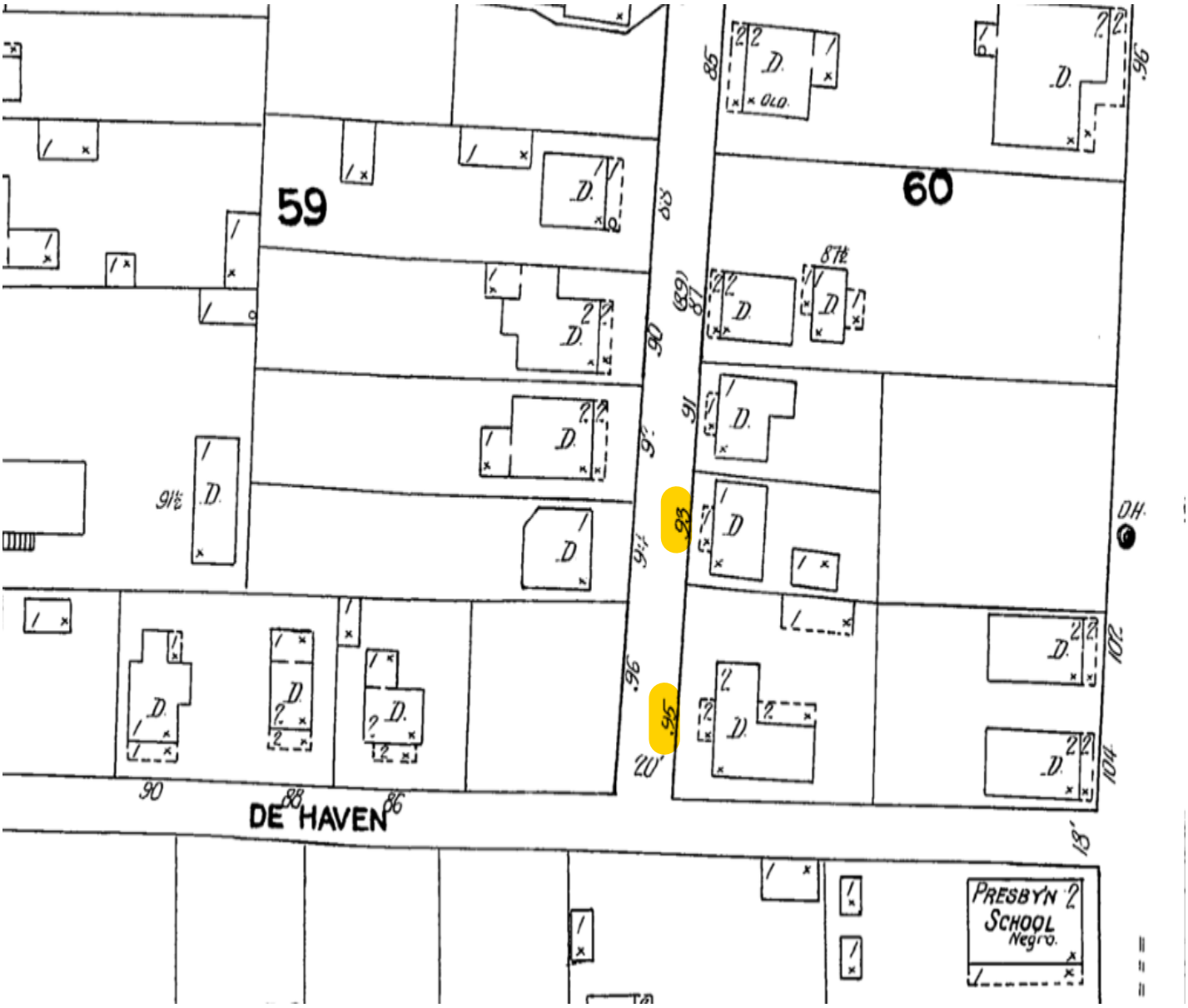
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 13



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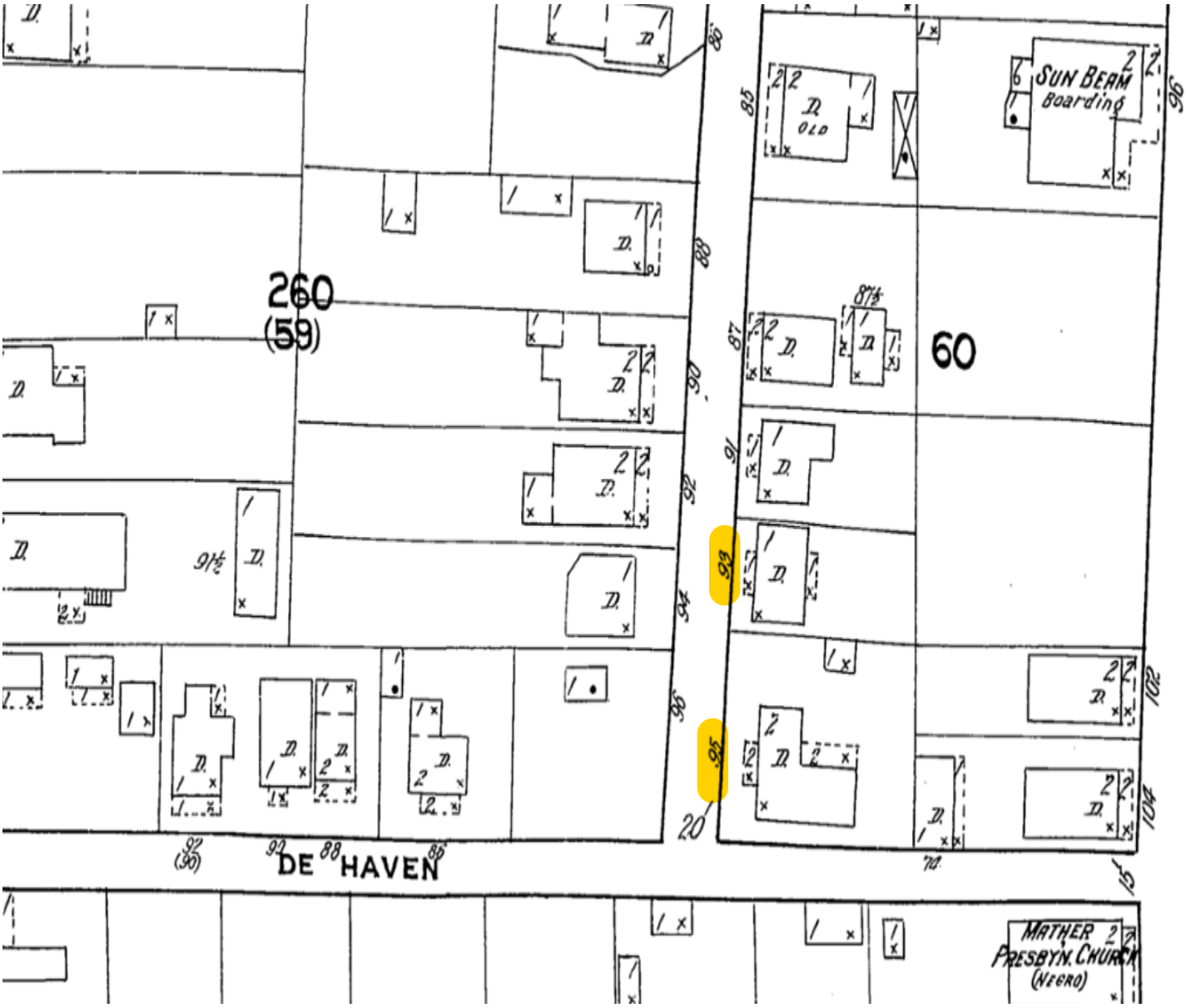
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 9



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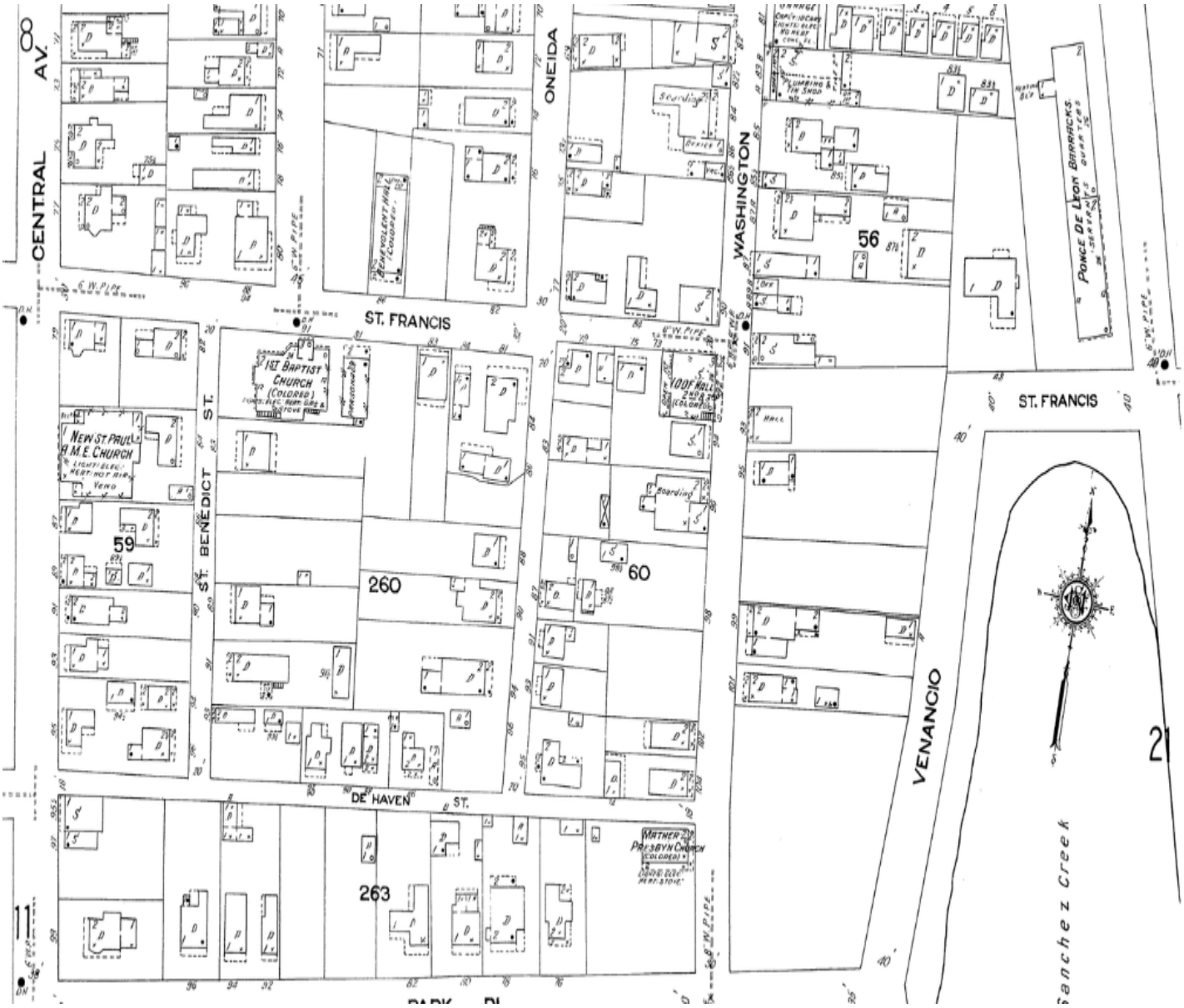
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9



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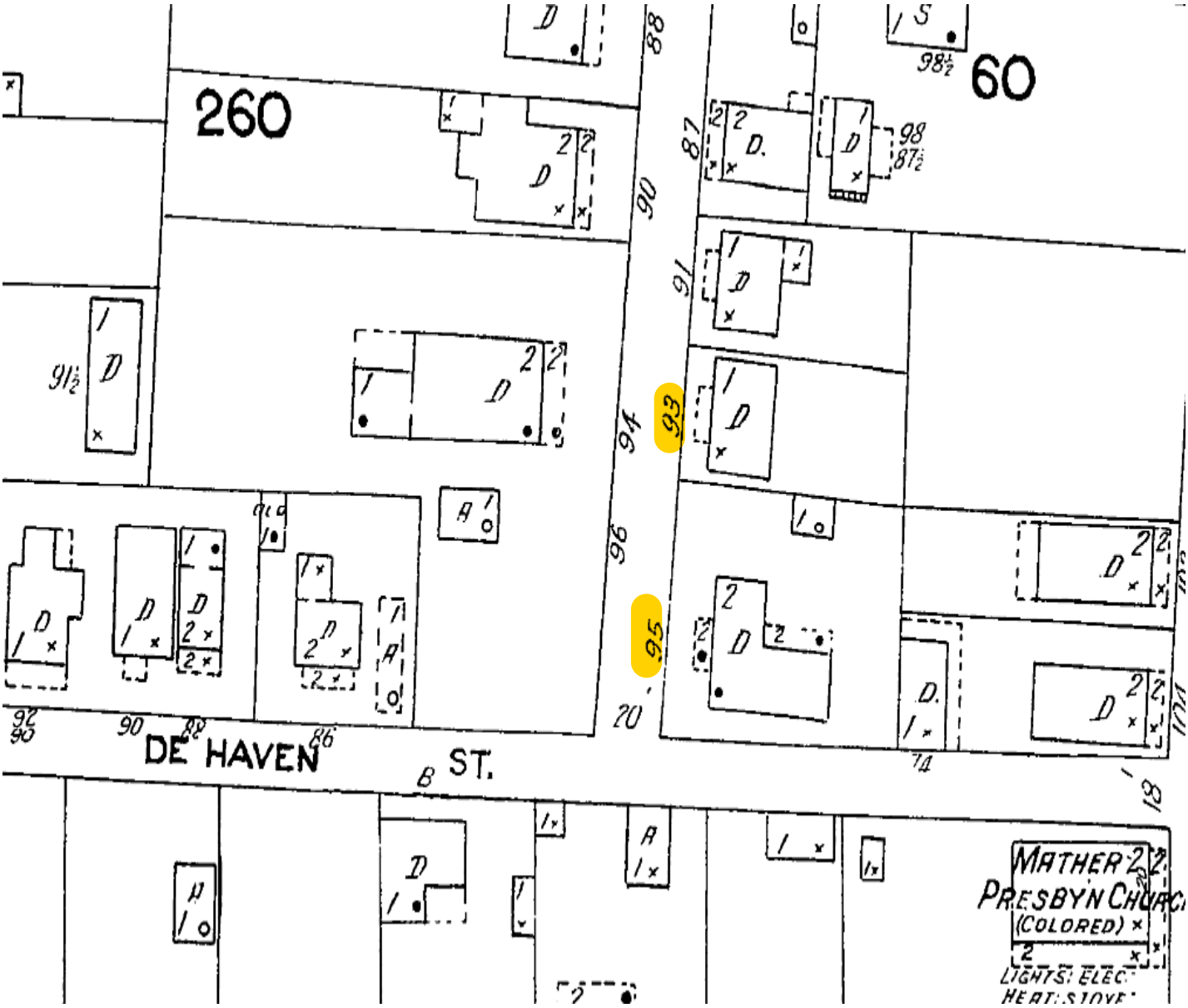
Saint Augustine July 1924, Sheet 9



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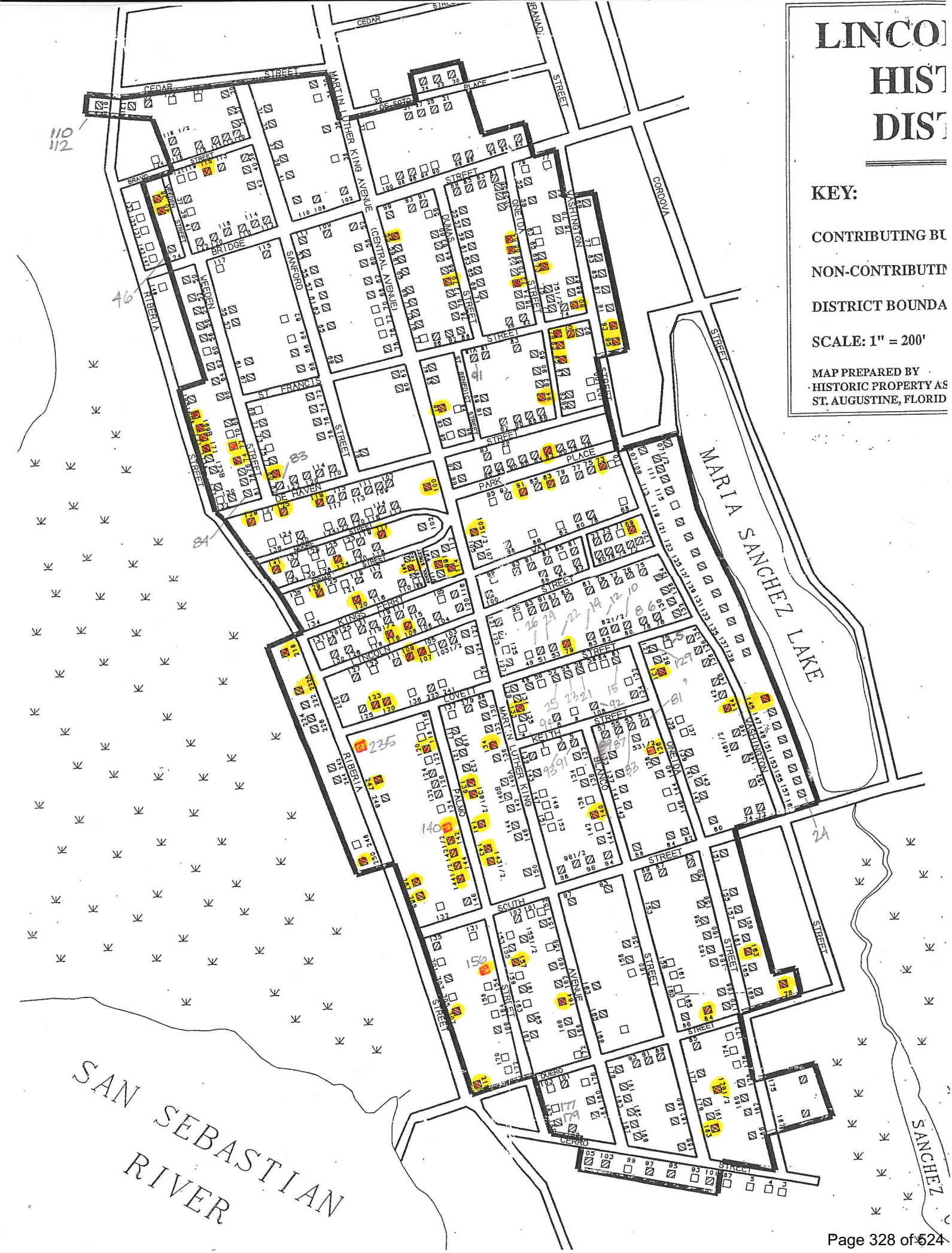
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KEY:
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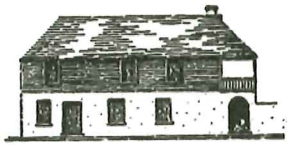
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
SANCHEZ
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
DE SOTO PLACE
BRAVO STREET
BRIDGE STREET
VEREDEN STREET
SANFORD STREET
DUMAS STREET
ONEIDA STREET
WASHINGTON STREET
CORDOVA STREET
RIBERIA STREET
ST. FRANCIS STREET
BENEDICT STREET
PARK PLACE
DE HAVEN STREET
KINGS STREET
FERRY STREET
LINCOLN STREET
LOVELL STREET
KEITH STREET
BLANCO STREET
PALMO STREET
SOUTH STREET
DUERO STREET
CERRO STREET

95 Oneida Street (c. 1871-1885)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1904	A.A. Pappy	*	Barber at 23 King Street
1907-08**	Mrs A.A. Pappy	*	Barbershop at 23 King Street
1911-12	Sarah Pappy (widow)	*	Dressmaker
1914-15	Sarah Pappy (widow)	*	Laundress
1920-21	Sarah Pappy	*	--
1924-25	Sarah Pappy (widow of Alphonso E)	*	Seamstress
1930	Sarah Pappy	(c)	Domestic
1937	Hattie Pappy	(c)	Laundress
1945	Lynwood V. Mars	(c) (o)	Porter FEC
1955	Lynwood V. Mars (Harriett C)	--	Redcap FEC

* (Black Resident)
(c) (colored)
(o) Owner

**1907-08 – *The Record Company* publication: Listings by resident name only



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. 2020-0133

Receipt No. 2007906 Meeting Date JAN. 21, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

RECEIVED
DEC 18 2020
Planning / Building

1. NAME OF APPLICANT Donald Crichlow
   Business (if applicable) Don Crichlow and Associates
   Address 302 St. George St.
   City St. Augustine State FL Zip 32084
   Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER 91 Oneida, LLC
   Business (if applicable) _____
   Address 5111 South Ridgewood Ave., Suite 201
   City Port Orange State FL Zip 32127
   Daytime telephone (required) 386 527-6365 Other phone _____

3. PROJECT STREET ADDRESS 95 ONEIDA ST.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block J Subdivision Dumas Tract Parcel Number 2080100000

5. DATE OF CONSTRUCTION Late 1800's Source: Sanborne Maps

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

   SEE ATTACHED

RECEIVED
DEC 18 2020
Planning / Building Dept

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

RECEIVED

DEC 8 2020

Planning / [illegible]

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Donald Crichlow DATE 12/16/20

SIGNATURE OF APPLICANT Donald A. Crichlow

PRINT 1st OWNER'S NAME 91 Oneida, LLC DATE 12-16-2020

SIGNATURE OF 1st PROPERTY OWNER D. Andrew Clark, manager
D. ANDREW CLARK

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.

95 ONEIDA ST.

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EXISTING FRONT PORCH (TO BE REMOVED)

EXISTING WEST ELEVATION

95 ONEIDA ST.

EXISTING REAR ADDITION
(TO BE REMOVED)

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DEC 18 2020
Planning / Building

95 ONEIDA ST.

REAR ADDITION

REAR ADDITION

RECEIVED
DEC 18 2020

Parcel # 208010 0000

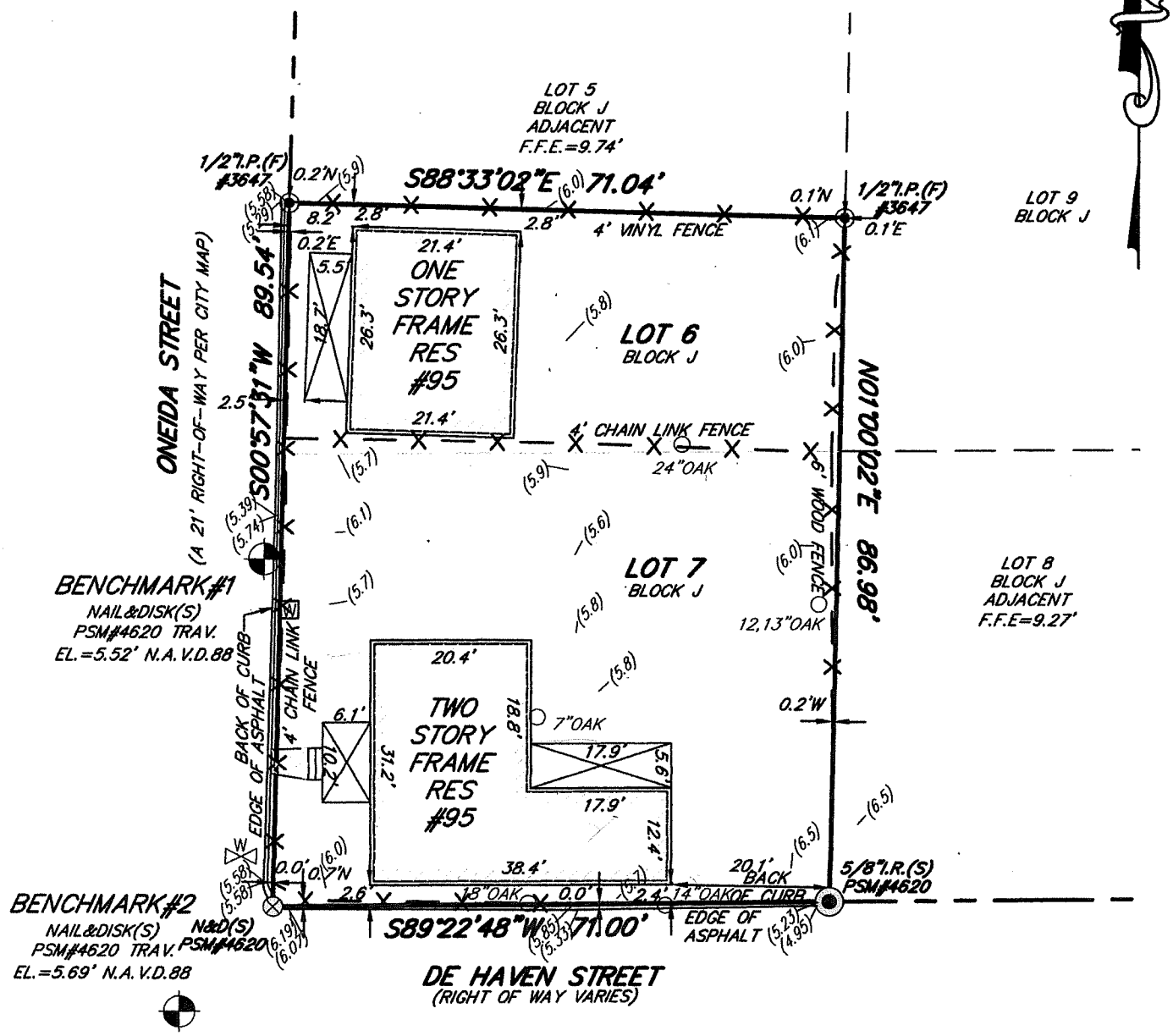
Prop App
827-5500

MAP SHOWING SURVEY OF

LOTS 6 AND 7, BLOCK J, DUMAS TRACT, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

DEC 8 2020

CERTIFIED TO:
91 ONEIDA LLC
DUANE C. ROMANELLO, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	W	– WELL
		WV	– WATER VALVE
		○	– TREE

AREA =0.14 ± ACRES
OR 6,263 ±, sq. ft.

GRAPHIC SCALE

20 0 10 20

1"=20'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

Don Crichlow & Associates

St. Augustine, Florida

8. Proposed Replacement Building/Feature

This application is for approval to remove an existing front porch and balcony above and replace it with a wider more appropriate porch with a wider balcony above. Also, it is proposed to remove a collapsing rear one story addition and replace it with a slightly wider two story addition. The goal is to create a more livable, attractive residence that will be an asset to the neighborhood.

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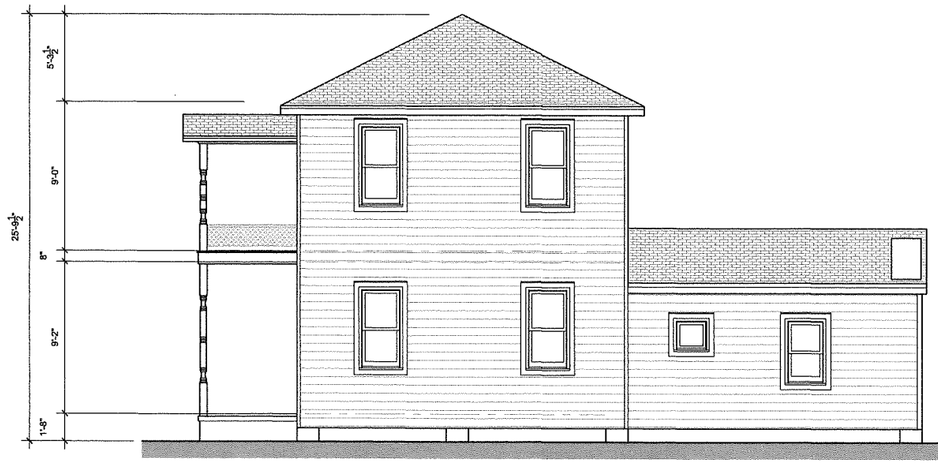
DEC 18 2020

Planning / Building Dept

302 St. George St. • St. Augustine, Florida 32084 • Tel (904) 824-5785 • Email: crichlow@comcast.net

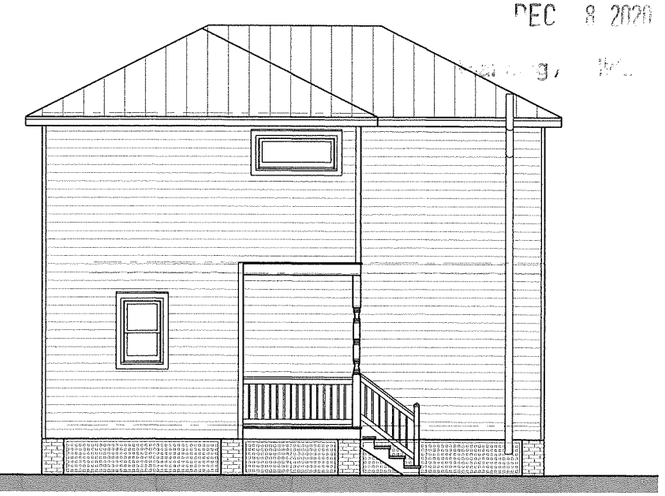


SOUTH

NORTH

RECEIVED
DEC 8 2020

SOUTH



NORTH

PROPOSED
ELEVATIONS
1/4"=1'-0"

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT THE EXPRESS OVERALL OUR PERMISSION WRITTEN PERMISSION AND CONSENT...

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

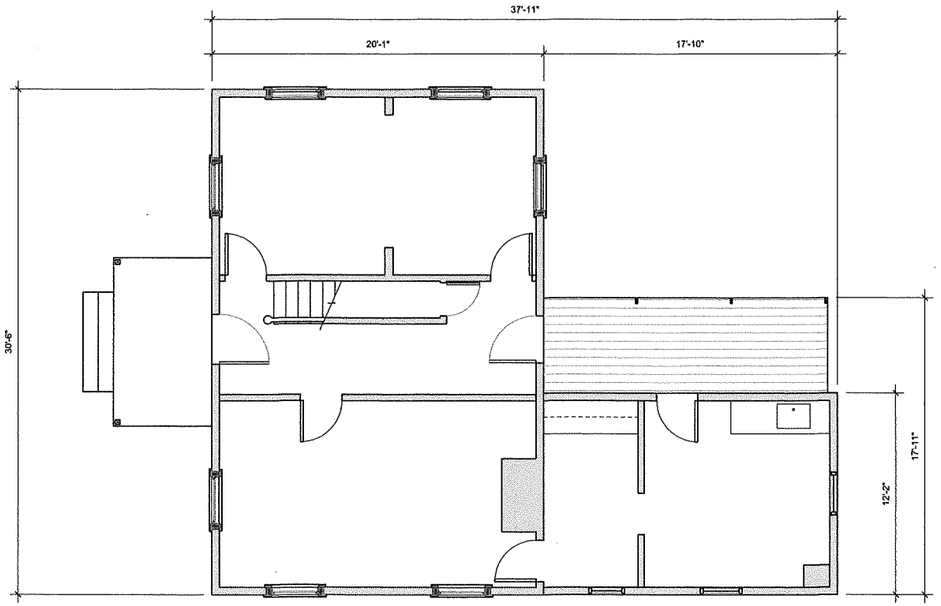
PROPOSED RESIDENCE
ELEVATIONS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

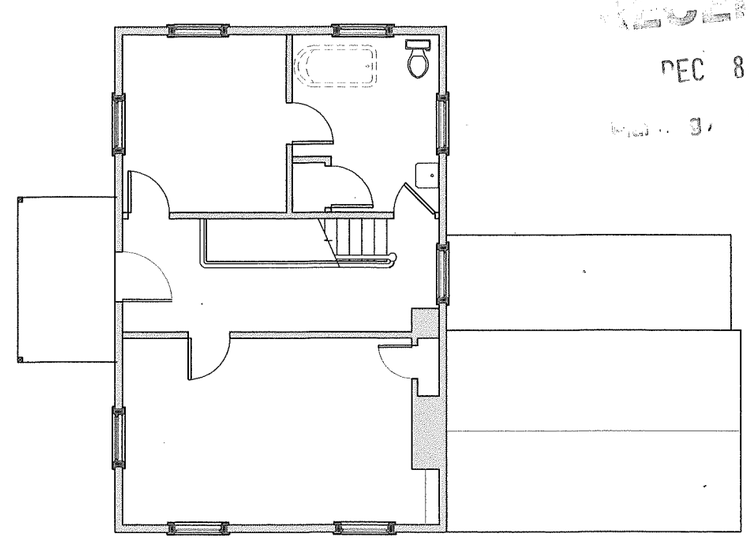
DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084
PH. (904) 824-5785

ARCHITECT

SHEET
A3

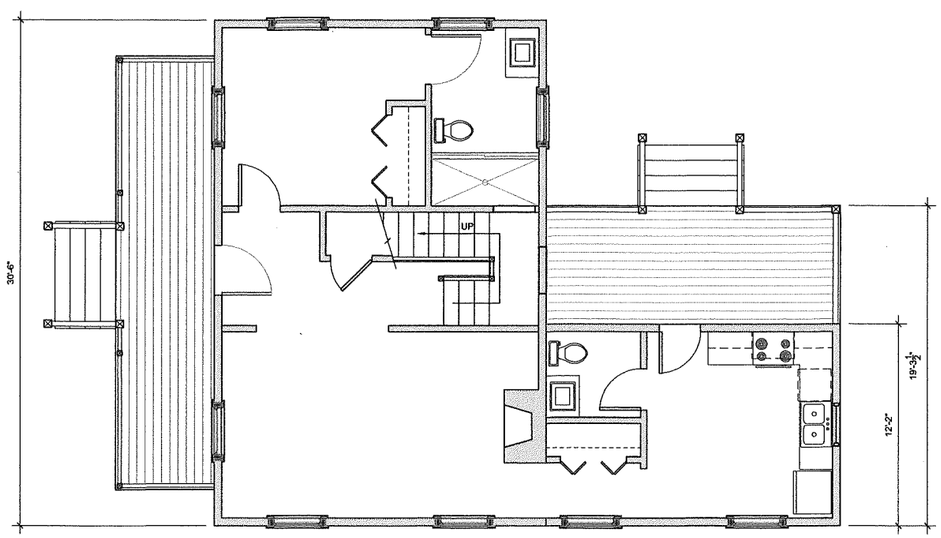


EXISTING
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

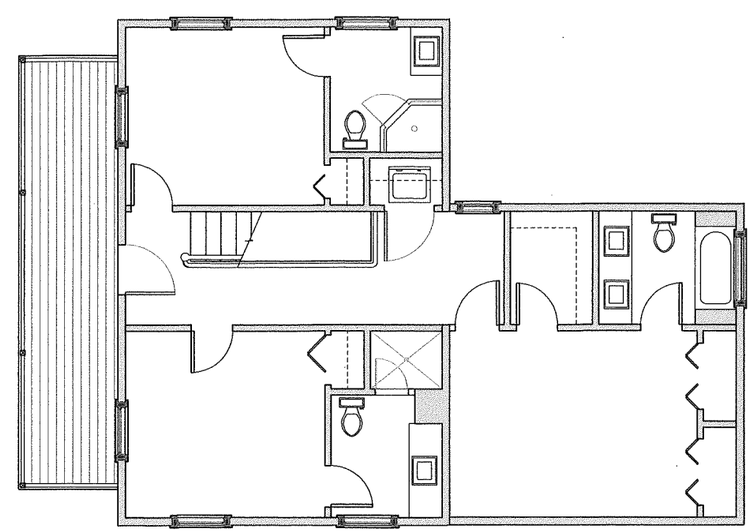


EXISTING
SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

RECEIVED
DEC 8 2020



PROPOSED
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH



PROPOSED
SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED RESIDENCE
FLOOR PLANS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785
ARCHITECT

SHEET
A1

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DEC 8 2020

WEST

EAST

WEST

EAST

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT OUR EXPRESS WRITTEN PERMISSION AND CONSENT...

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED RESIDENCE
ELEVATIONS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-5785

ARCHITECT

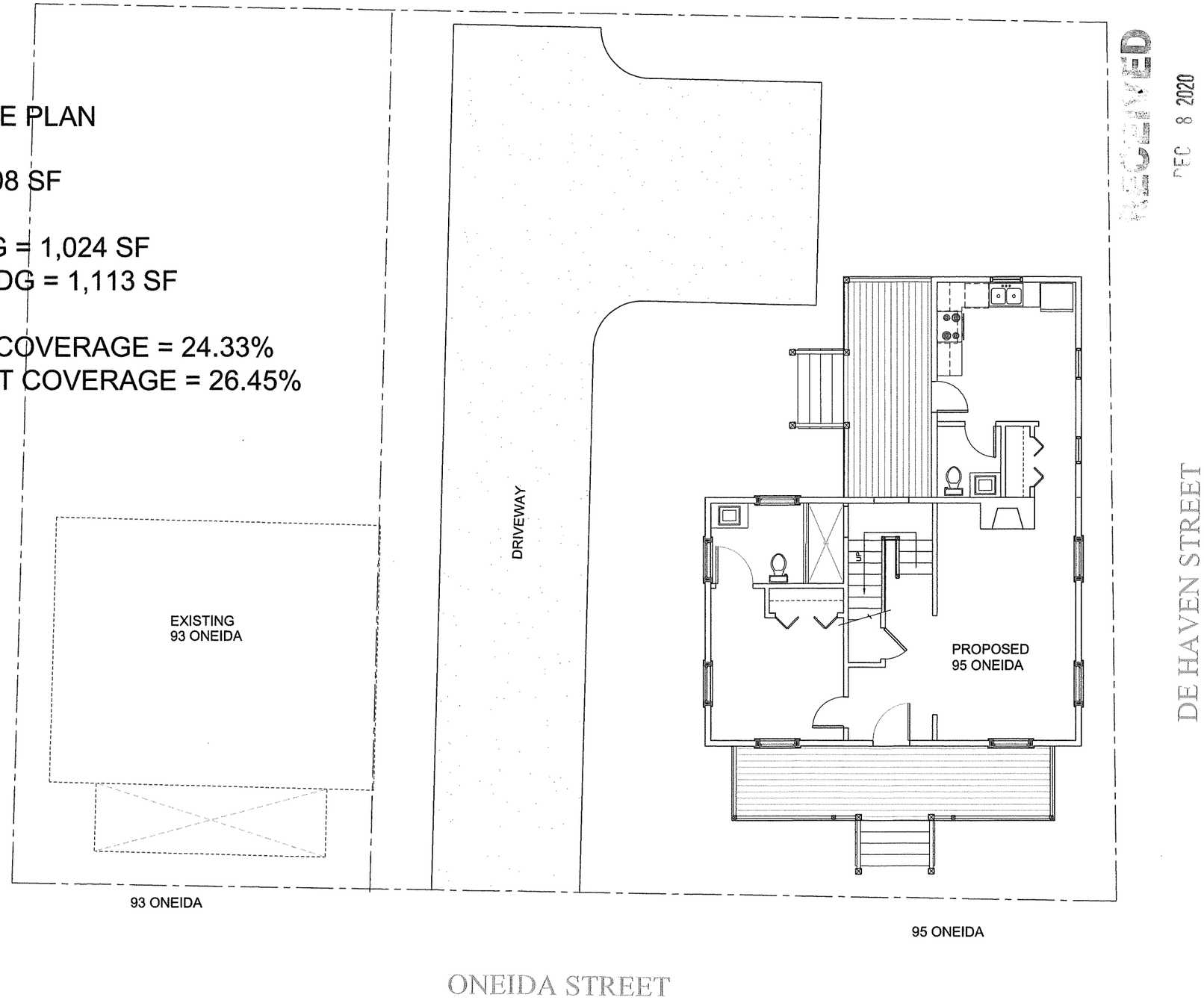
SHEET
A2

PROPOSED
95 ONEIDA SITE PLAN

LOT SIZE = 4,208 SF

EXISTING BLDG = 1,024 SF
PROPOSED BLDG = 1,113 SF

EXISTING LOT COVERAGE = 24.33%
PROPOSED LOT COVERAGE = 26.45%



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DEC 8 2020

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT OUR PRIOR WRITTEN CONSENT.

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED
SITE PLAN

EXISTING RESIDENCE
93 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084
PH. (904) 824-5785
ARCHITECT

SHEET
A4

Instr #2020063299 BK: 5005 PG: 1669, Filed & Recorded: 8/4/2020 12:39 PM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,897.00

Corporate Warranty Deed

This Indenture, made , July 30, 2020 A.D.
Between
Direct Home Buyer 1 Inc. whose post office address is: 1093 A1A Beach Blvd. #544, St. Augustine, Florida 32080 a corporation existing under the laws of the State of Florida, Grantor and **91 Oneida LLC** whose post office address is: 5111 S. Ridgewood Avenue Suite 201, Port Orange, Florida 32127, Grantee,

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

COPY

Lot 6 and 7, Block J, DUMAS TRACT, according to the Official Map of the City of St. Augustine on file in the Office of the Clerk of the Circuit Court, Saint Johns County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **208010-0000**

And the said Grantor 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 Grantor has caused this instrument to be executed in its name the day and year first above written.

Direct Home Buyer 1 Inc.

Signed and Sealed in Our Presence:

By:_____
Christa M. Jackson
Its President

_____
Witness Print Name: Lisa Poutre

_____
Witness Print Name: Isabella Romanello

COPY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] Physical Presence or by [ ] Online Notarization, this July 30, 2020, by Christa M. Jackson, the President of **Direct Home Buyer 1 Inc.** A corporation existing under the laws of the State of Florida, on behalf of the corporation.

He/She is personally known to me or has produced a driver's license as identification.

_____
Notary Public
Notary Printed Name: Lisa Poutre

LISA POUTRE
Commission # GG 317232
Expires April 13, 2023
Bonded Thru Budget Notary Services

My Commission Expires::

Prepared by:
Duane Romanello, P.A.,
1919-8 Blanding Blvd
Jacksonville, Florida 32210

File Number: 20-0727

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	2080100000
Location Address	93 ONEIDA ST 95 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R) &4907/1859(S/A) & 4992/892 & 5005/1669 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Peterson Anthony 33.33% 91 Oneida LLC 66.66%
Mailing Address	5111 S RIDGEWOOD AVE STE 201 PORT ORANGE, FL 32127-0000

Map

Valuation Information

	2021
Building Value	$18,917
Extra Features Value	$0
Total Land Value	$162,864
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$181,781**
Total Deferred	$0
Assessed Value	**$181,781**
Total Exemptions	$0
Taxable Value	**$181,781**

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	$18,917	$0	$162,864	$0	$0	$181,781	$143,861	$37,920	$143,861
2019	$15,379	$0	$162,864	$0	$0	$178,243	$130,783	$47,460	$130,783
2018	$15,073	$0	$150,336	$0	$0	$165,409	$118,894	$46,515	$118,894
2017	$15,073	$297	$135,302	$0	$0	$150,672	$108,085	$42,587	$108,085
2016	$15,073	$297	$117,450	$0	$0	$132,820	$98,259	$34,561	$98,259
2015	$12,927	$297	$93,960	$0	$0	$107,184	$89,326	$17,858	$89,326
2014	$15,271	$297	$75,168	$0	$0	$90,736	$81,205	$9,531	$81,205
2013	$15,271	$297	$58,255	$0	$0	$73,823	$73,823	$0	$73,823
2012	$30,541	$297	$50,738	$0	$0	$81,576	$81,576	$0	$81,576
2011	$30,541	$297	$56,376	$0	$0	$87,214	$87,214	$0	$87,214
2010	$30,541	$297	$62,640	$0	$0	$93,478	$93,478	$0	$93,478

Building Information

Building 1
Actual Area 1684
Conditioned Area 1456
Actual Year Built 1910
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	836	836
FINISHED OPEN PORCH	0	108
FINISHED OPEN PORCH	0	60
POINTER	0	0
FINISHED UPPER STORY	620	620
FINISHED OPEN PORCH	0	60
Total SqFt	1456	1684

Building 2
Actual Area 641
Conditioned Area 546
Actual Year Built 1910

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Drywall

Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Air Conditioning**	None
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	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED OPEN PORCH	0	95
BASE AREA	546	546
Total SqFt	546	641

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	324

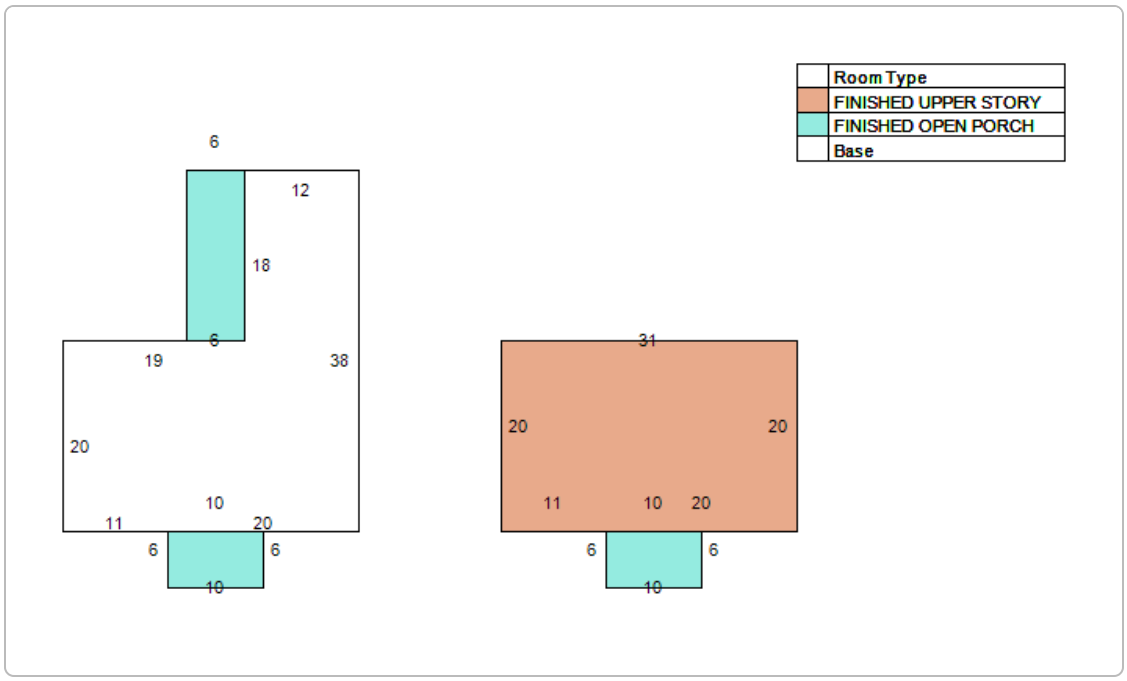
Land Information

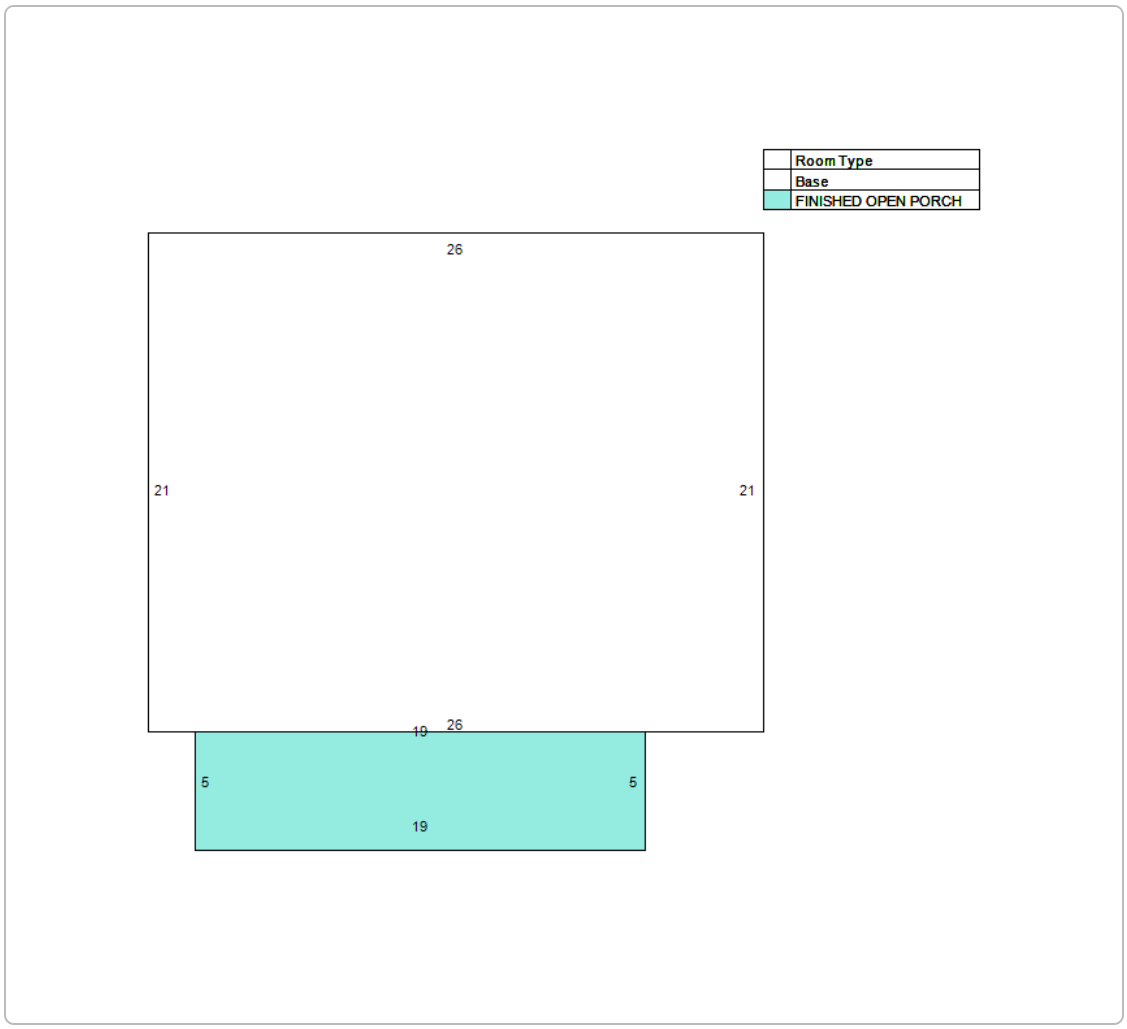
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	72	90	72	EF	$162,864

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/4/2020	7/30/2020	$271,000.00	WARRANTY DEED	5005	1669	U	I	DIRECTO HOME BUYER 1 INC	91 ONEIDA LLC
7/17/2020	7/13/2020	$125,000.00	WARRANTY DEED	4992	892	U	I	DAVENPORT PRISCILLA ET AL	DIRECTO HOME BUYER 1 INC
3/23/2020	3/21/2020	$0.00	SUMMARY ORDER ADMIN	4907	1859	U	I	PETERSON BARBARA ESTATE	WILLIAMS JAMES
9/20/1993	3/31/1992	$100.00	PERSONAL REP	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 1/8/2021, 12:21:55 AM

Version 2.3.100

Detail by Entity Name

Florida Limited Liability Company
91 ONEIDA LLC

Filing Information

Document Number	L20000143256
FEI/EIN Number	NONE
Date Filed	05/26/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/03/2020
Event Effective Date	NONE

Principal Address

5111 S. RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127

Mailing Address

5111 S. RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127 AX

Registered Agent Name & Address

CLARK, DOUGLAS A
5111 S RIDGEWOOD AVENUE
SUITE 201
PORT ORANGE, FL 32127

Name Changed: 08/03/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

CLARK, MOLLIE J
5111 S RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127

Annual Reports

No Annual Reports Filed

Document Images

08/03/2020 -- LC Amendment	View image in PDF format
05/26/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 21, 2021 Meeting

Application 2020-0138 Address: 93 Oneida Street

Applicant: Donald Crichlow

Property Owner: 91 Oneida LLC

Project description: To relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01489
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1871-1885
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080100000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is an application for a Certificate of Relocation for 93 Oneida Street. Because the building is not in a local Historic Preservation Zoning District and does not have design review authority in this location, the HARB is to only consider the proposed relocation of the building.
- Located on the east side of Oneida Street, one house north of DeHaven Street, this one-story residential building is contributing to the Lincolnville National Register Historic District. Located in one of the first residential neighborhoods of Lincolnville, the eastern half of Dumas Tract, and one of the original structures in Lincolnville, according to the Florida Master Site File (FMSF) survey, the frame vernacular building was constructed around 1871 to 1885.
- Sanborn Maps from 1899 to the revised 1961 version shows the one-story square block with front porch that looks to have remained unchanged to the existing building.
- Currently, the existing building is immediately adjacent to Oneida Street. The proposed plan for the building is to elevate the building 3' and to move the building eastward/to the rear on the property approximately 3'10" so that the front façade/west elevation will be 11'10" from the front property line (the front porch is proposed to remain and will be closer). An application for a zoning variance to the front yard setback requirements for 93 Oneida Street has been submitted for the Planning and Zoning Board February 5, 2021 hearing, stating the requested setback is so 93 Oneida will have the same front yard setback as 95 Oneida Street, which it shares a parcel with. Proposed plans may require additional zoning review.
- The applicant for the permit related to the building's elevation and relocation should ensure that the structural stability of the building is maintained during this work.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Relocation** at **93 Oneida Street because it meets Secretary of the Interior's Standard 2 for Retention of Distinguishing Architectural Characteristics.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Relocation of a residential building.

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

Eligibility for Relocation Review (AGHP)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for relocation permits for structures listed on the Florida Master Site File, located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3, or individually listed in the National Register of Historic Places.

The building was built c. 1871-1885, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

RELOCATION 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 smaller mass and scale than many of the residential buildings that are in the immediate area, many which are two story.

3. The impact of the relocation of the structure on the streetscape. This is not a significant building typology, and its relocation will not have a significant individual impact to the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the single-family building were submitted by the applicant, and the potential impact of the proposed alterations look to be minimal. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, and 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 other than it being one of the original buildings in this neighborhood.

6. The impact of the relocation of the structure on the historical or cultural integrity of the city, district and neighborhood. The building will be retained, but moved approximately 4' eastward on the same lot.

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.

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.*** N/A proposal is for relocation, not removal or reproduction.

10. ***The justification for the proposed demolition [Relocation].*** The relocation is desired to occur with the elevation of the building and so it shares the same setback as 95 Oneida Street, which it shares a parcel with.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research

STAFF PHOTOS: 93 ONEIDA STREET

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1489 1009==

Site Name: 93 Oneida Street 830== Survey Date: 7811 820==

Address: 93 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) J (block) 6 (lot) 868==

868==

Owner of Site: Name: Mars, Hattie and Lynwood ;

Address: 95 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Thomas, Gloria A. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469713 (easting) 3306080 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, dropsiding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed, porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, v-crimp 882==

Ornament Exterior: Decorative ironwork, jigsawn bargeboards 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 93 Oneida Street was constructed between 1871 and 1885, making it one of the original structures in Lincolnville. Significant details include decorative ironwork and jigsawn bargeboards.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

The house at 93 Oneida Street was once the residence and business address of Patsy L. Weston [Black] who ran an Employment Bureau.[4]

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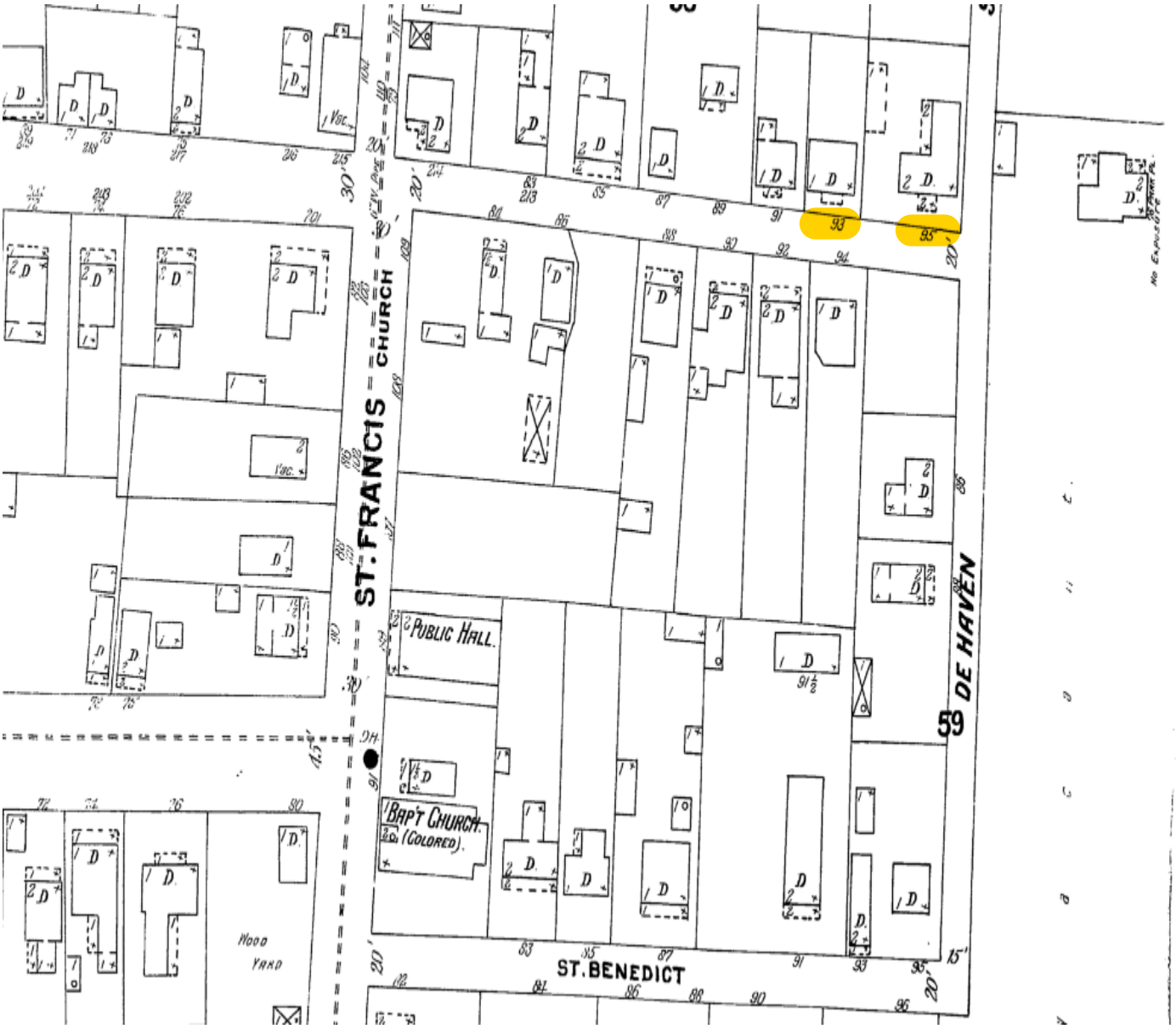
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

4. St. Augustine City Directory, 1907.

KODAK
3062

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8



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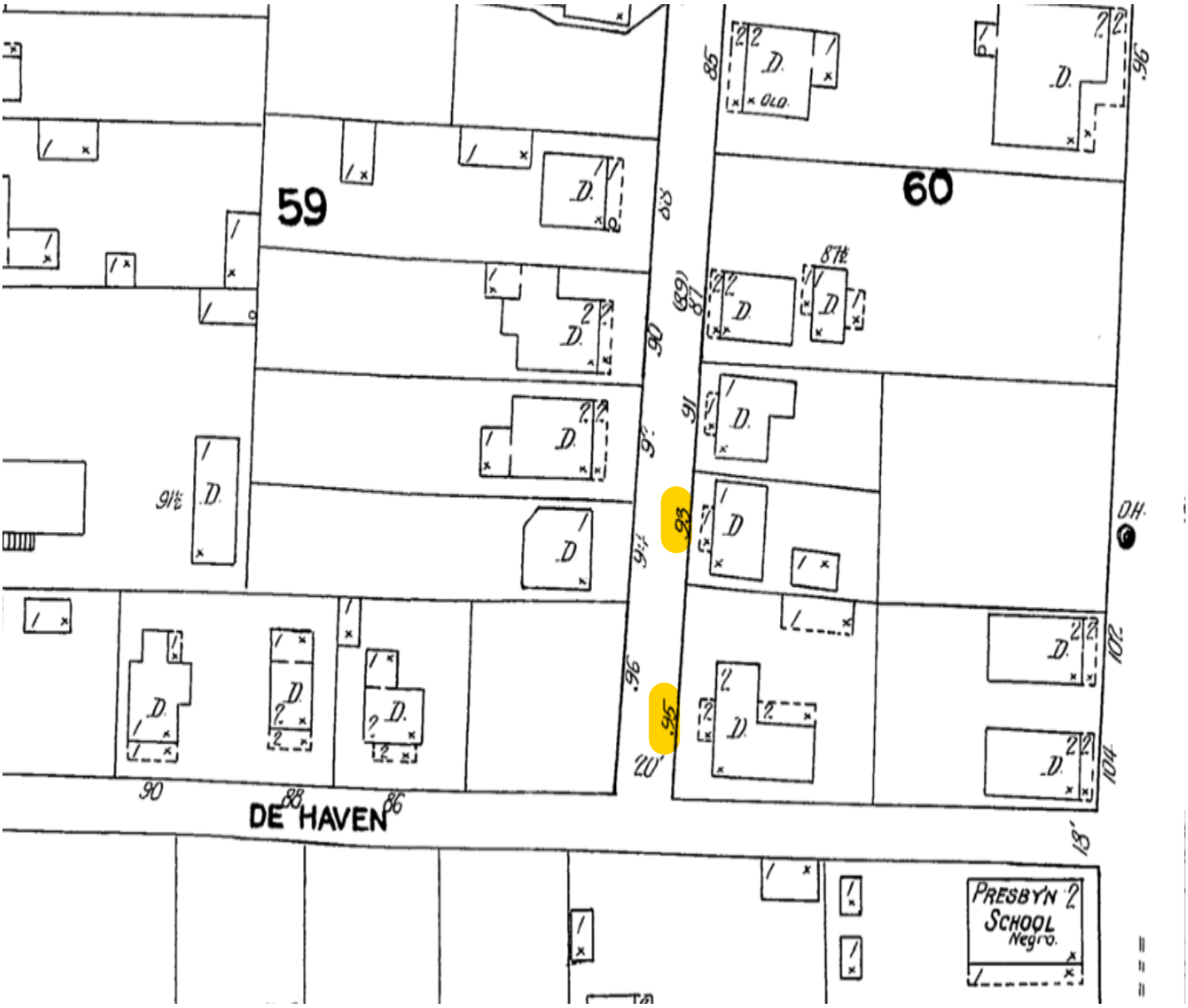
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 13



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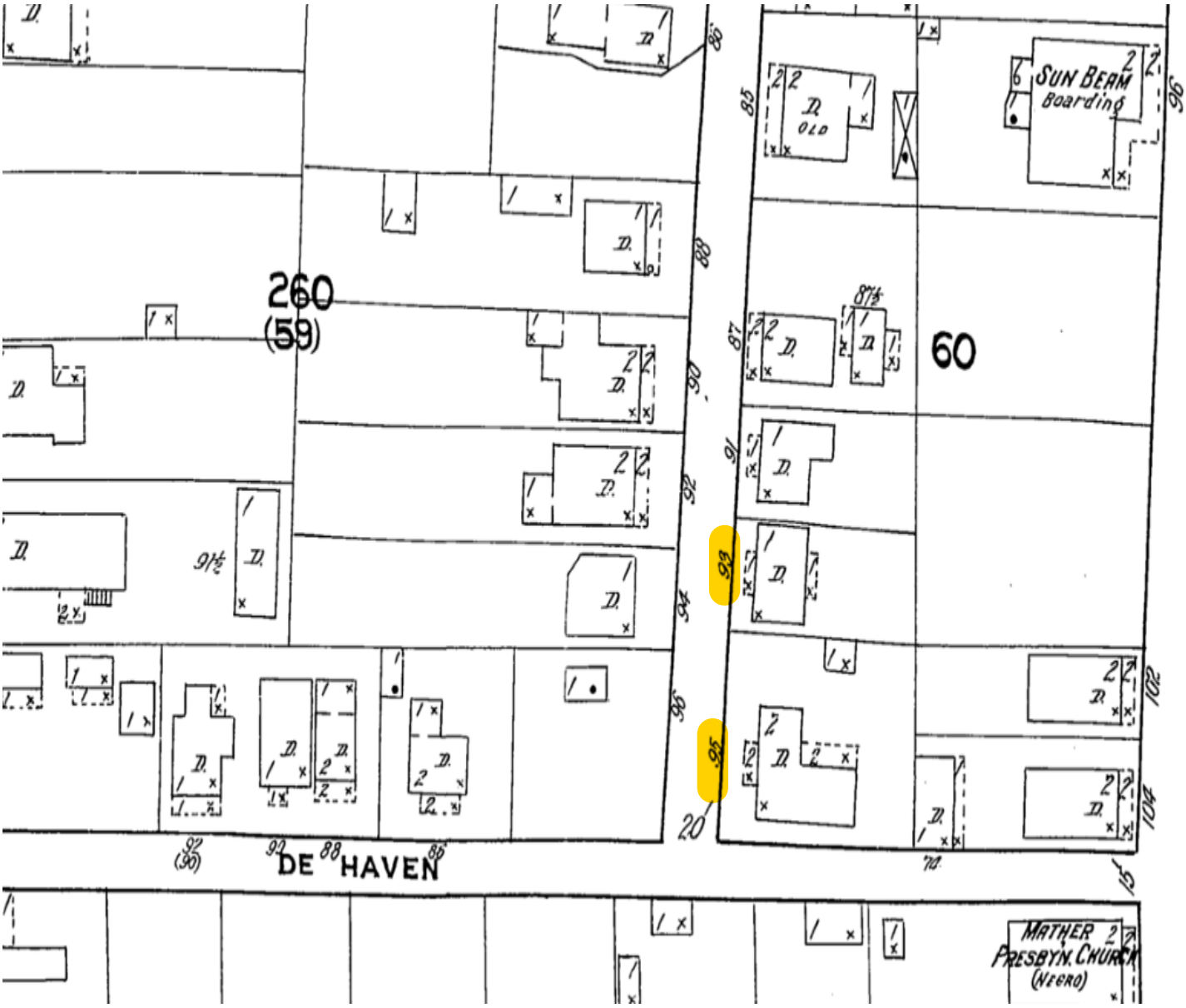
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 9



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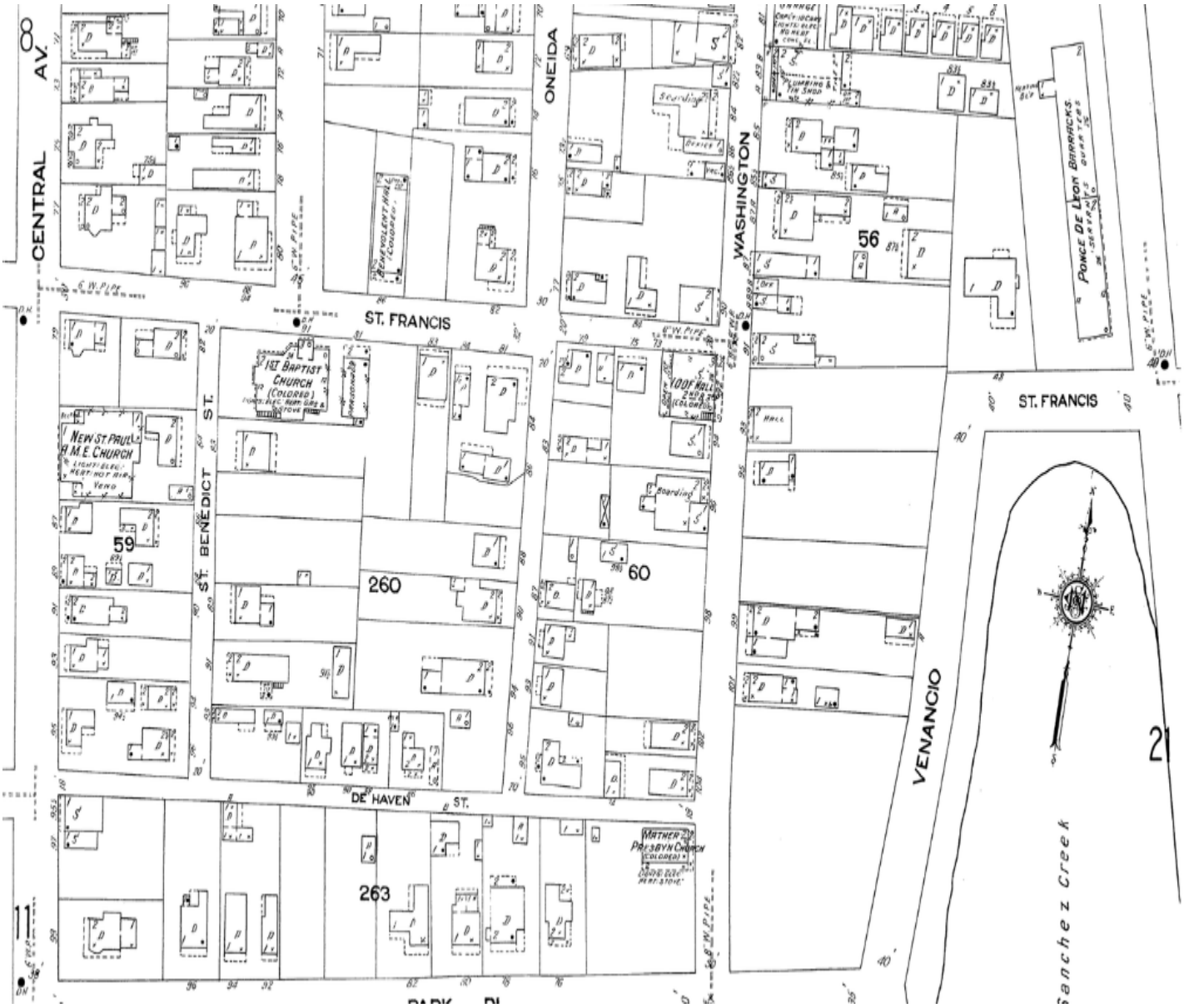
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9



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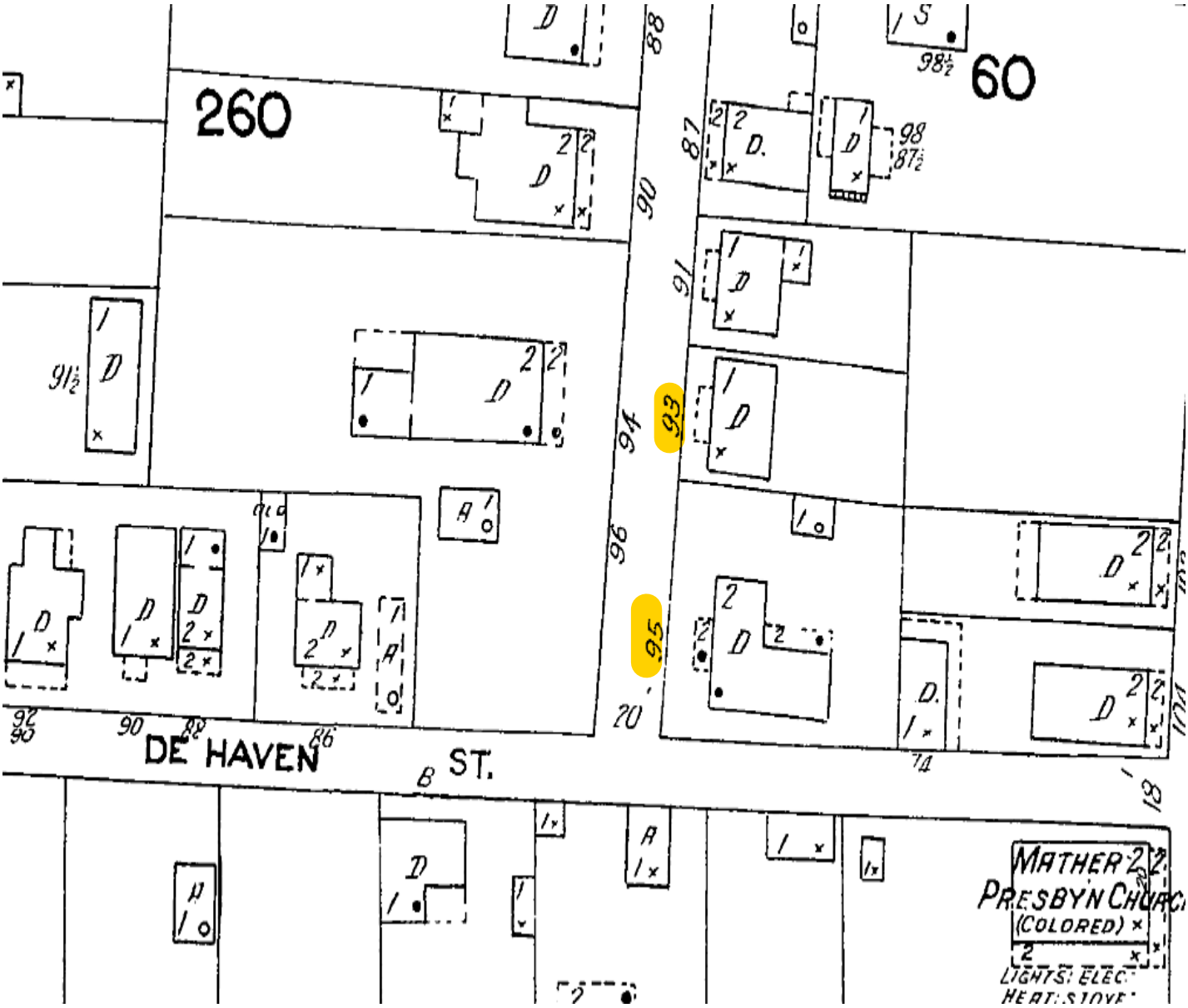
Saint Augustine July 1924, Sheet 9



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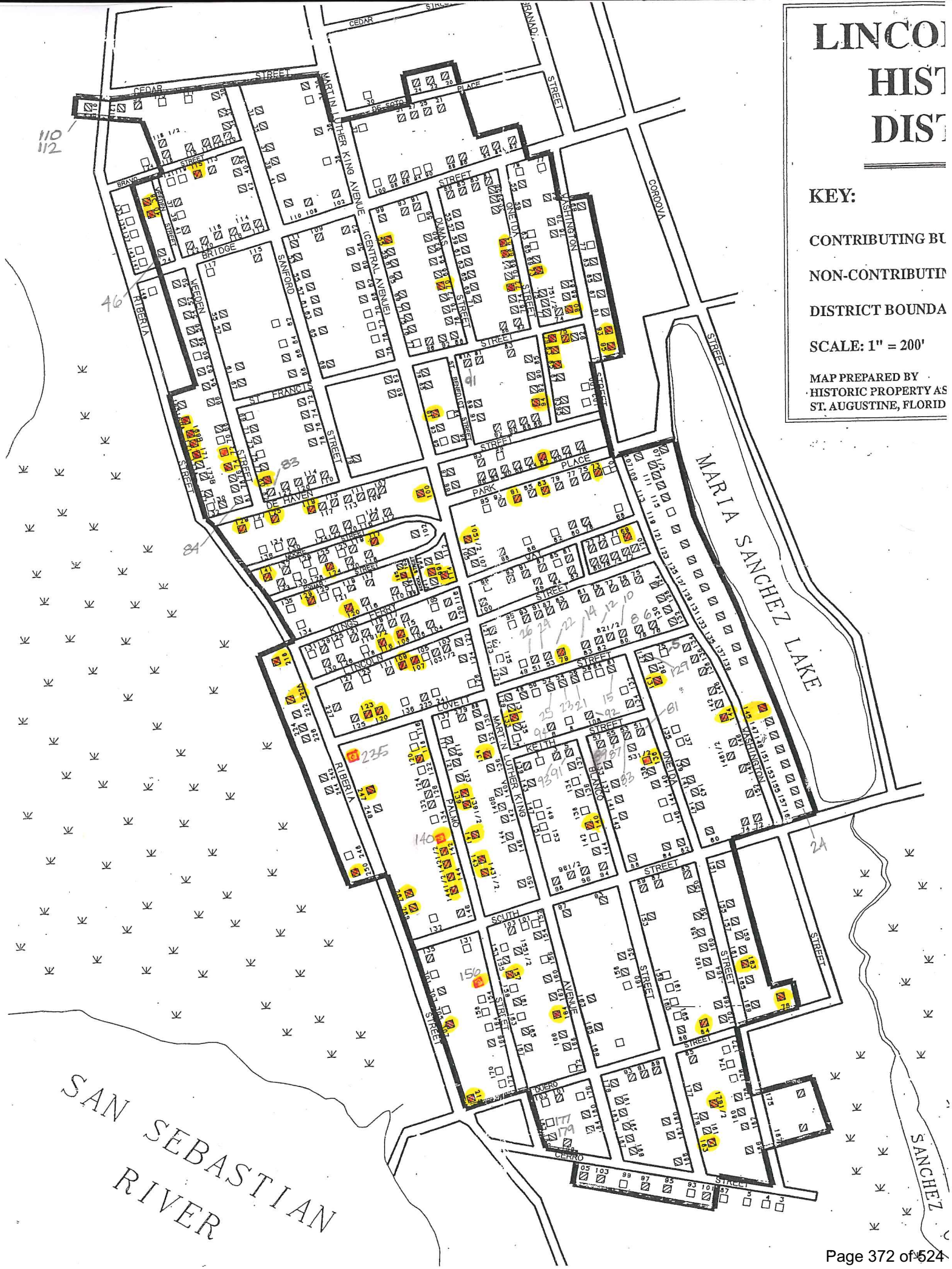
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HIST
DIST
KEY:
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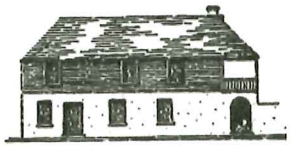
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
SANCHEZ
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
DE SOTO PLACE
BRAVO STREET
BRIDGE STREET
SANFORD
WEEDEN STREET
RIBERIA STREET
ST. FRANCIS STREET
DUMAS STREET
ONEIDA STREET
WASHINGTON STREET
CORDOVA STREET
BENEDICT STREET
DE HAVEN STREET
PARK PLACE
POINSETT STREET
KINGS FERRY
LINCOLN STREET
LOVEL
KEITH
BLANCO STREET
PALMO
SOUTH STREET
DUERO STREET
CERRO STREET

93 Oneida Street
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1904	James Miller	*	--
1911-12	Vacant	*	
1914-15	Adam English	*	(m) Carpenter
		*	
1920-21	#93 Oneida not listed		
1924-25	Roxie Brown	*	Laundress
1930	Benjamin Simmons (Julia)	(c)	Laborer
1937	Benjamin Simmons (Julia)	(c)	Laborer
1945	Lemuel Dixon (Virginia)	(c)	Janitor
1945: 93 ½ Oneida	Lena Jhilmore		--
1955	Mrs. Lucille Hudson (widow Dewitt Hudson)	--	Maid

* (Black Resident)
(c) (colored)
(m) No reference for this found
(o) Owner

1907-08 – *The Record Company* publication: Listings by resident name only and James Miller listed at different address



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. PL2020-0158

Receipt No. 2010478 Meeting Date JAN. 21, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Donald Crichlow
   Business (if applicable) Don Crichlow and Associates
   Address 302 St. George St.
   City St. Augustine State FL Zip 32084
   Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER 91 Oneida, LLC
   Business (if applicable) _____
   Address 5111 South Ridgewood Ave., Suite 201
   City Port Orange State FL Zip 32127
   Daytime telephone (required) 386 527-6365 Other phone _____

3. PROJECT STREET ADDRESS 93 Oneida St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 6 Block J Subdivision Dumas Tract Parcel Number 2080100000

5. DATE OF CONSTRUCTION Late 1800's Source: Sanborne Mapes

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

❑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: 93 Oneida St.

B. Estimated costs:

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

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 Donald A. Crichlow DATE 12/18/20

SIGNATURE OF APPLICANT Donald A. Crichlow

91 Oneida, LLC By: D. Andrew Clark, Manager

PRINT 1st OWNER'S NAME _____ DATE 12-18-2020

SIGNATURE OF 1st PROPERTY OWNER D. Andrew Clark

D. Andrew Clark

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.

93 ONEIDA ST.

REAR VIEW

FRONT PORCH (WEST ELEVATION)

93 ONEIDA ST.

FRONT VIEW

FRONT PORCH

93 ONEIDA ST.

FRONT PORCH

EXISTING FRONT YARD SETBACK

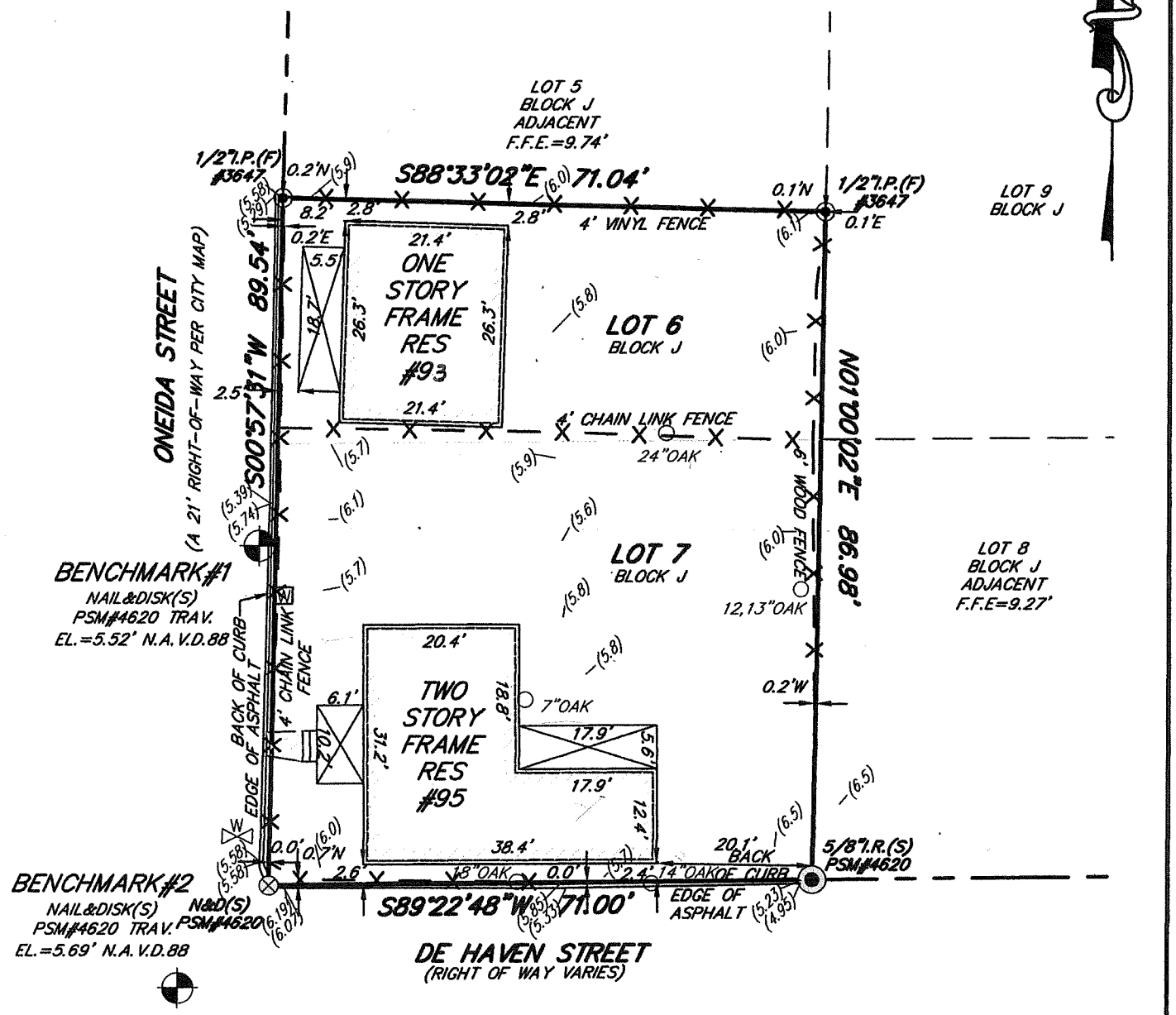
Parcel # 208010000

Prop App
827-5500

MAP SHOWING SURVEY OF

LOTS 6 AND 7, BLOCK J, DUMAS TRACT, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
91 ONEIDA LLC
DUANE C. ROMANELLO, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND

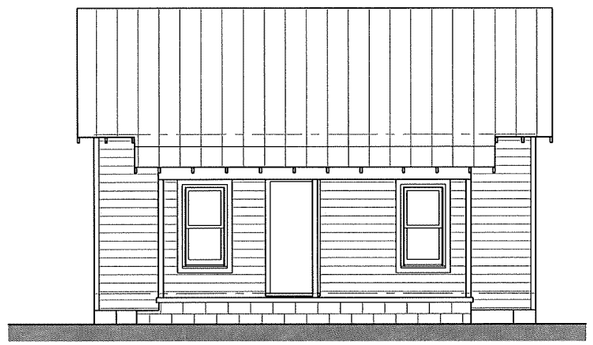
A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	⚡	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	W	– WELL
		WV	– WATER VALVE
		○	– TREE

AREA =0.14 ± ACRES
OR 6,263 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

EXISTING ELEVATIONS



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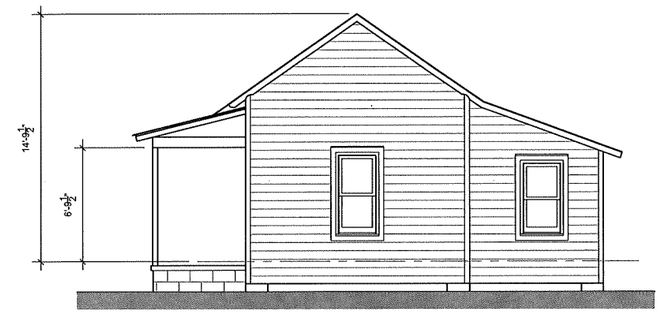

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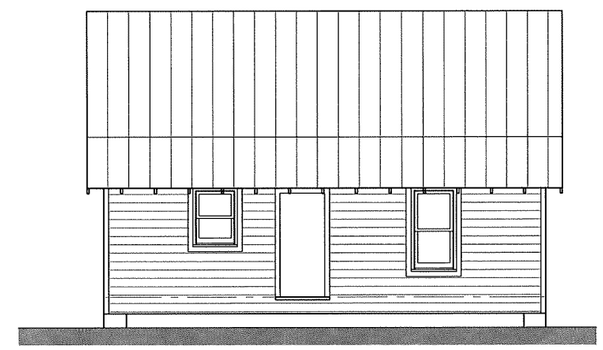

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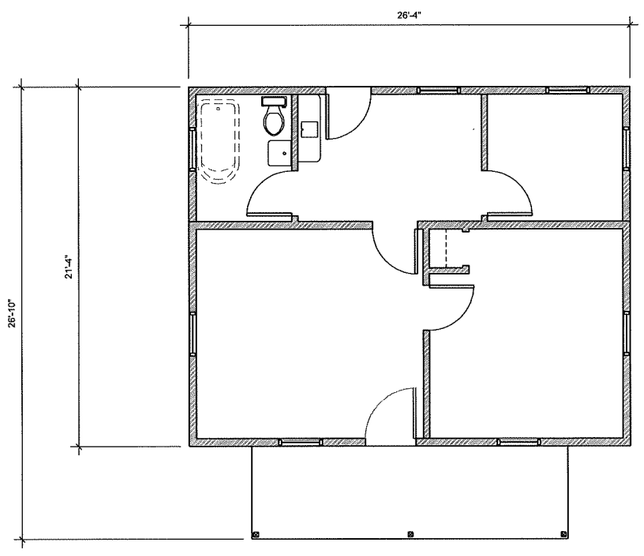
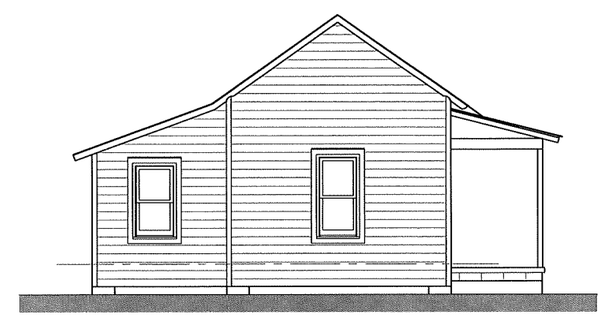


EXISTING
FLOOR PLAN - RESIDENCE
1/4"=1'-0"

NORTH



NORTH

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

EXISTING RESIDENCE
FLOOR PLANS

EXISTING RESIDENCE
93 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785
ARCHITECT

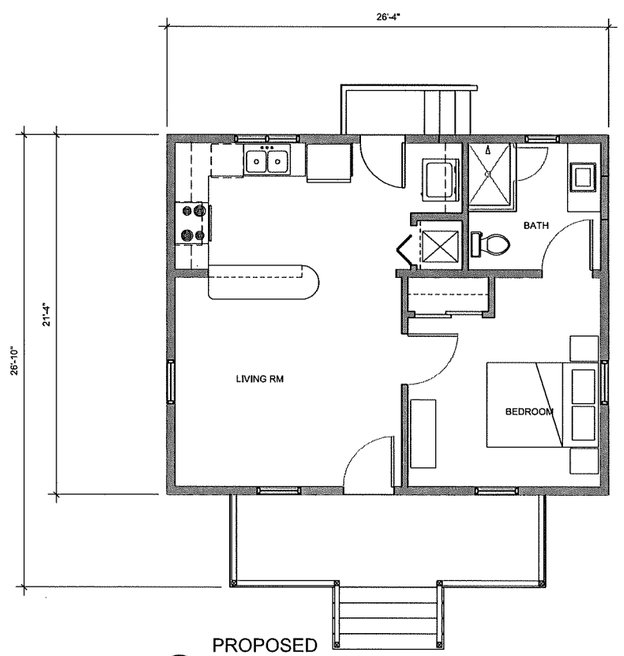
SHEET
A1

PROPOSED ELEVATIONS

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION



PROPOSED
FLOOR PLAN - RESIDENCE
1/4"=1'-0"

NORTH

NORTH ELRVATION

REGISTRATION SEAL

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DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

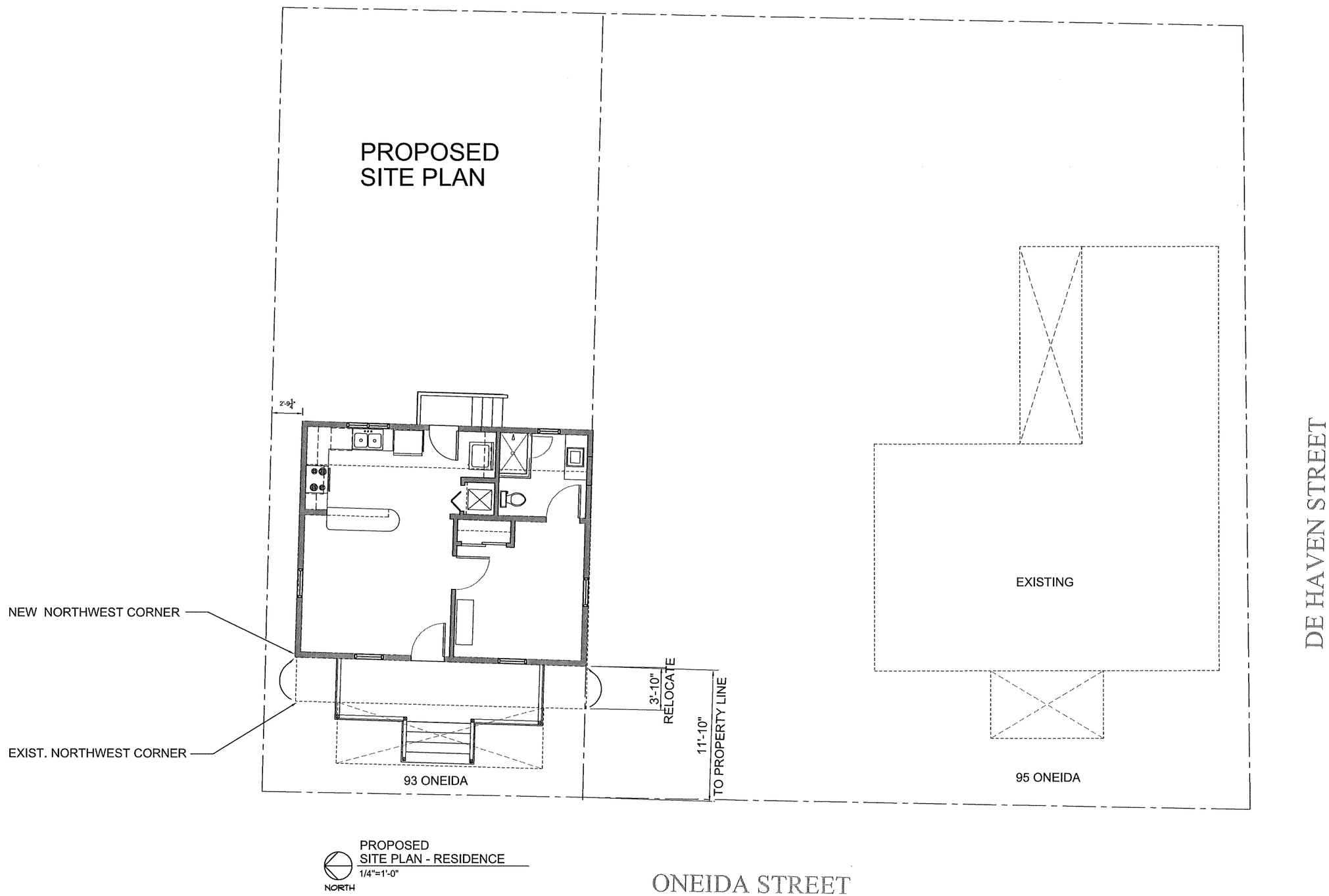
PROPOSED RESIDENCE
FLOOR PLANS

EXISTING RESIDENCE
93 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL
PH. (904) 824-5785

ARCHITECT

SHEET
A2



PROPOSED
SITE PLAN - RESIDENCE
1/4"=1'-0"

REGISTRATION SEAL

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DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED
SITE PLAN

EXISTING RESIDENCE
93 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL
PH. (904) 824-5785
ARCHITECT

SHEET
A3

Instr #2020063299 BK: 5005 PG: 1669, Filed & Recorded: 8/4/2020 12:39 PM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,897.00

Corporate Warranty Deed

This Indenture, made , July 30, 2020 A.D.
Between
Direct Home Buyer 1 Inc. whose post office address is: 1093 A1A Beach Blvd. #544, St. Augustine, Florida 32080 a corporation existing under the laws of the State of Florida, Grantor and **91 Oneida LLC** whose post office address is: 5111 S. Ridgewood Avenue Suite 201, Port Orange, Florida 32127, Grantee,

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

COPY

Lot 6 and 7, Block J, DUMAS TRACT, according to the Official Map of the City of St. Augustine on file in the Office of the Clerk of the Circuit Court, Saint Johns County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **208010-0000**

And the said Grantor 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 Grantor has caused this instrument to be executed in its name the day and year first above written.

Direct Home Buyer 1 Inc.

Signed and Sealed in Our Presence:

By:_____
Christa M. Jackson
Its President

_____
Witness Print Name: Lisa Poutre

_____
Witness Print Name: Isabella Romanello

COPY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] Physical Presence or by [ ] Online Notarization, this July 30, 2020, by Christa M. Jackson, the President of **Direct Home Buyer 1 Inc.** A corporation existing under the laws of the State of Florida, on behalf of the corporation.

He/She is personally known to me or has produced a driver's license as identification.

_____
Notary Public
Notary Printed Name: Lisa Poutre

LISA POUTRE
Commission # GG 317232
Expires April 13, 2023
Bonded Thru Budget Notary Services

My Commission Expires::

Prepared by:
Duane Romanello, P.A.,
1919-8 Blanding Blvd
Jacksonville, Florida 32210

File Number: 20-0727

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	2080100000
Location Address	93 ONEIDA ST 95 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R) &4907/1859(S/A) & 4992/892 & 5005/1669 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Peterson Anthony 33.33% 91 Oneida LLC 66.66%
Mailing Address	5111 S RIDGEWOOD AVE STE 201 PORT ORANGE, FL 32127-0000

Map

Valuation Information

	2021
Building Value	$18,917
Extra Features Value	$0
Total Land Value	$162,864
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$181,781**
Total Deferred	$0
Assessed Value	**$181,781**
Total Exemptions	$0
Taxable Value	**$181,781**

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	$18,917	$0	$162,864	$0	$0	$181,781	$143,861	$37,920	$143,861
2019	$15,379	$0	$162,864	$0	$0	$178,243	$130,783	$47,460	$130,783
2018	$15,073	$0	$150,336	$0	$0	$165,409	$118,894	$46,515	$118,894
2017	$15,073	$297	$135,302	$0	$0	$150,672	$108,085	$42,587	$108,085
2016	$15,073	$297	$117,450	$0	$0	$132,820	$98,259	$34,561	$98,259
2015	$12,927	$297	$93,960	$0	$0	$107,184	$89,326	$17,858	$89,326
2014	$15,271	$297	$75,168	$0	$0	$90,736	$81,205	$9,531	$81,205
2013	$15,271	$297	$58,255	$0	$0	$73,823	$73,823	$0	$73,823
2012	$30,541	$297	$50,738	$0	$0	$81,576	$81,576	$0	$81,576
2011	$30,541	$297	$56,376	$0	$0	$87,214	$87,214	$0	$87,214
2010	$30,541	$297	$62,640	$0	$0	$93,478	$93,478	$0	$93,478

Building Information

Building 1
Actual Area 1684
Conditioned Area 1456
Actual Year Built 1910
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	836	836
FINISHED OPEN PORCH	0	108
FINISHED OPEN PORCH	0	60
POINTER	0	0
FINISHED UPPER STORY	620	620
FINISHED OPEN PORCH	0	60
Total SqFt	1456	1684

Building 2
Actual Area 641
Conditioned Area 546
Actual Year Built 1910
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%

Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED OPEN PORCH	0	95
BASE AREA	546	546
Total SqFt	546	641

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	324

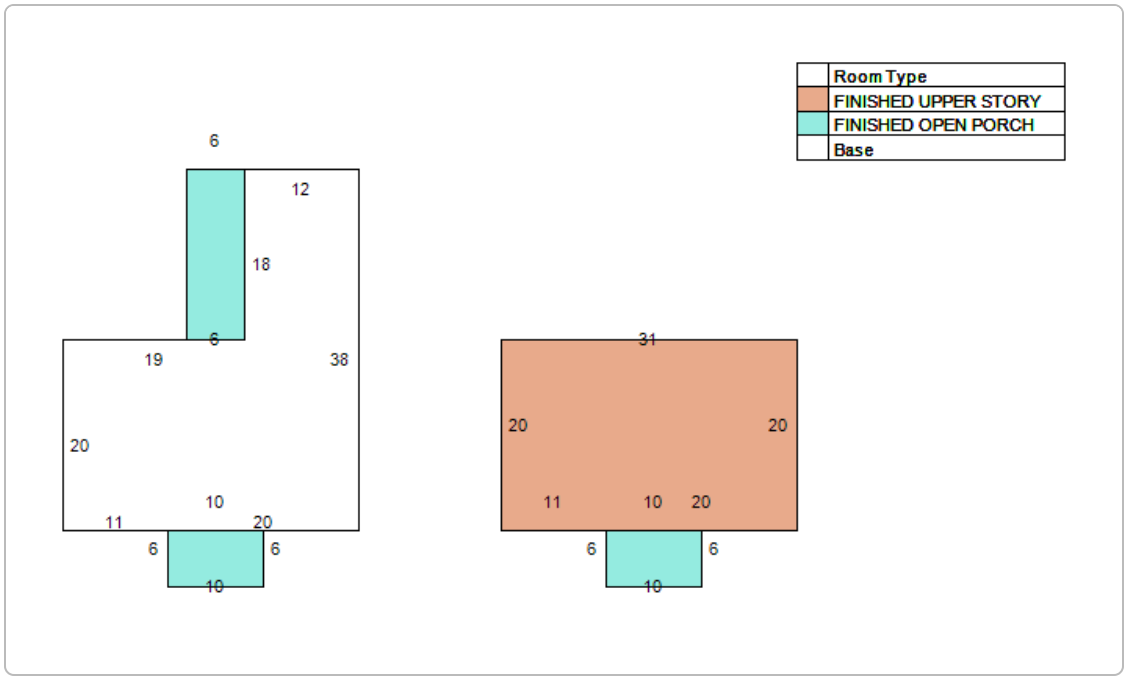
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	72	90	72	EF	$162,864

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/4/2020	7/30/2020	$271,000.00	WARRANTY DEED	5005	1669	U	I	DIRECTO HOME BUYER 1 INC	91 ONEIDA LLC
7/17/2020	7/13/2020	$125,000.00	WARRANTY DEED	4992	892	U	I	DAVENPORT PRISCILLA ET AL	DIRECTO HOME BUYER 1 INC
3/23/2020	3/21/2020	$0.00	SUMMARY ORDER ADMIN	4907	1859	U	I	PETERSON BARBARA ESTATE	WILLIAMS JAMES
9/20/1993	3/31/1992	$100.00	PERSONAL REP	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

Sketch Information



No data available for the following modules: Exemption Information.

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Version 2.3.100

Detail by Entity Name

Florida Limited Liability Company
91 ONEIDA LLC

Filing Information

Document Number	L20000143256
FEI/EIN Number	NONE
Date Filed	05/26/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/03/2020
Event Effective Date	NONE

Principal Address

5111 S. RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127

Mailing Address

5111 S. RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127 AX

Registered Agent Name & Address

CLARK, DOUGLAS A
5111 S RIDGEWOOD AVENUE
SUITE 201
PORT ORANGE, FL 32127

Name Changed: 08/03/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

CLARK, MOLLIE J
5111 S RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127

Annual Reports

No Annual Reports Filed

Document Images

08/03/2020 -- LC Amendment	View image in PDF format
05/26/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 21, 2021 Meeting

Application 2020-0139 Address: 41 Cincinnati Avenue

Applicant: Patrick Canan

Property Owner: Canan Enterprises LLC

Project description: To demolish a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and is a contributing structure to the North City Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00603
National Register:	North City National Register Historic District: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1936500000		
Agenda Item:	7(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. The full demolition is requested for a historic property that is listed as a contributing building to the North City National Register Historic District.
2. The FMSF indicates that the building was originally #47 Cincinnati Avenue and was renumbered and relocated when US1 was constructed in the late 1950s; many building footprints along the south side of Cincinnati are very similar so it is difficult to confirm this fact. However, the current pier foundation does not appear to match the historic period of the house and the subject lot does appear to have been split from 100 feet wide to 50 feet wide.
3. The building retains historic integrity as it appears much the same as it did when the National Register District was listed October 2009. Wood 2/2 double hung windows, wood doors, asbestos siding likely covering wood siding, open front porch, the addition, and roof forms remain intact. The original building footprint matches up with the dimensions of the existing north, west, east, and south walls with additions extending beyond the original footprint in the back/south extension.
4. The interior has some older finishes like acoustical tiles covering plaster work, several tiles and areas have water damage revealing wood lath underneath; the interior floorplan appears original and many trim features appear intact.
5. The required building condition assessment report by a qualified architect was completed by architect Les Thomas in the form of a letter with 8 bullet points noted and supported by labeled photographs. The letter recommends that repairing the damage is not financially practical, however no financial statements, assessments, or valuation was provided to indicate the cost of demolition and new build versus rehabilitation and use of preservation incentives (federal tax credit and ad valorem tax exemption as applicable).
6. Demolition of contributing buildings to historic districts is a negative impact on the city's historic integrity and should only be pursued once all due diligence has been completed. The assessment does not indicate that repair or rehabilitation is not possible and without evidence of an economic hardship or evidence that the building cannot be adaptively used there is not sufficient evidence to recommend approval.

STAFF RECOMMENDATION:

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 Demolition at 41 Cincinnati Street** to allow the applicant to provide additional information.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

ALTERNATIVE:
If the HARB makes a finding that the removal of such structure will not be detrimental to the historic and architectural character of the city or makes a finding of economic hardship based on evidence and/or testimony the HARB may approve the Certificate of Demolition.
Staff recommends including conditions:

1. *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.*
   **This is not enforceable because there are no design review requirements in this zoning district*
2. *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. 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.*

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. 1910-1917, contributing to a National Register Historic District and is recorded on the Florida Master Site File.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the one-story residential buildings that are in the immediate area.

3. The impact of the loss of the structure on the streetscape. The removal of a building with historic character on this streetscape will disrupt the pattern of similar architectural character present along the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The application indicates a replacement structure is planned however no drawings were provided.

5. The historical or cultural merit of the structure. The building has historical merit as it is designated as a contributing building to a National Register Historic District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Demolition of designated historic buildings is a negative impact on the historic and cultural integrity of a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. The building is not unusual or particularly unique although it repeats the rhythm and character of historic buildings along the streetscape.

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 and in the immediate area.

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 although modern building construction would result in a building with a modern appearance versus authentic historic character.

10. ***The justification for the proposed demolition.*** The applicant indicated demolition was desired to proceed with the redevelopment of the property and provided a letter from a preservation architect on the condition of the structure with a recommendation that it is not financially feasible to repair the structure.

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

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Reference Maps

STAFF PHOTOS: 41 CINCINNATI AVENUE

Front Porch, faces Cincinnati Avenue

Rear of building/west elevations

West elevation and yard area

West elevation of historic addition

West elevation, likely non-historic addition

East elevation with side porch projection

East elevation porch projection

Sample CMU pier at porch

Southwest building corner, original footprint

Sample window, brick chimney above

Kitchen , likely original plaster wall and floorplan

Wood paneled front door

Kitchen interior, wood paneled door

Dining room, built in wood cabinet, wood trim

Acoustical ceiling tiles failing from water damage

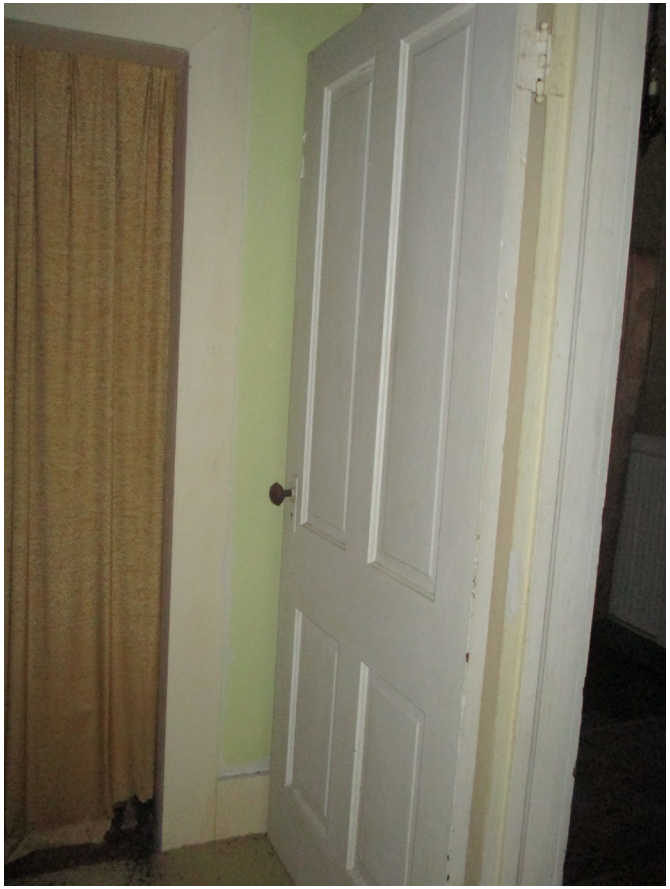
More water damage

Sample interior wood paneled door

Beadboard wainscoting, may not be original

Bathroom with old fixtures

Bedroom, likely part of original floor plan and original finishes



Sample wood paneled door

Additional ceiling tile damage, wood and plaster revealed

Streetscape with subject building in background, west neighbor in foreground

Cincinnati Avenue

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ603 1009==

Site Name: 41 Cincinnati Avenue 830== Survey Date: 7902 820==

Address: 41 Cincinnati Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St.Johns 808==

Location: Rhode Addition (subdivision) 11 (block) 4 (lot) 868==

868==

Owner of Site: Name: Andreu, Walter F., Jr. and Barbara ;

Address: 41 Cincinnai Avenue

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CI

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

UTM: 17 (zone) 469136 (easting) 3307711 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: Post 1930 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Asbestos shingles

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, blinds 942==

Foundation: Concrete block piers with bricklattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies:

942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Round wood posts

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings:

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

Archaeology: Historic 920==

Statement of Significance: (911==)

ARCHITECTURE

This is a one-story Frame Vernacular house constructed between 1910 and 1917. This appears at present site post 1930 and was formerly 47 Cincinnati but was moved when US 1 was built. It fits in with the architectural design of the neighborhood but the yellow and green asbestos singles detract from the original building materials and colors.

Rohde Subdivision was developed on former orange grove land beginning in the 1880's. The eastern half contains a significant Victorian tract development, while later development in the western half generally shows the influence of the Bungalow style. Taken as a whole, the area reflects development over the period 1885-1930, and contains some of the oldest surviving houses in the North City area. Common building elements in this neighborhood include locally produced coquina concrete block [which was at one time manufactured in this neighborhood] used for porches, foundations and low walls along front property lines. There are also many wood shingle structures in this neighborhood. The area is threatened by traffic and commercial encroachment from both US 1 and San Marco Avenue, encouraged by current zoning practices. A number of homes have been divided into apartments causing problems of parking and population density in the area. Despite these threats, it remains a pleasant residential neighborhood, where several houses have been restored in recent years. It is within walking distance from the downtown area.

HISTORY

Rohde Subdivision falls within the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. The subdivision evolved out of three late Second Spanish Period land grants to Juan Triay, Andrew Pacetti, and Bartolome Lopez. [1] John M. Forbes of Boston acquired the consolidated property in 1868, and, taking advantage of the economic prosperity of the 1880's, sold the land to Henry Rohde, a real estate developer from Cincinnati, Ohio, for $14,000, a sum almost triple to what he had paid for it. Rohde began selling lots in 1885 and built many of the extant structures in the tract. [2] The area has remained primarily residential with commercial establishments along San Marco Avenue and US 1.

[over]

V. BIBLIOGRAPHY

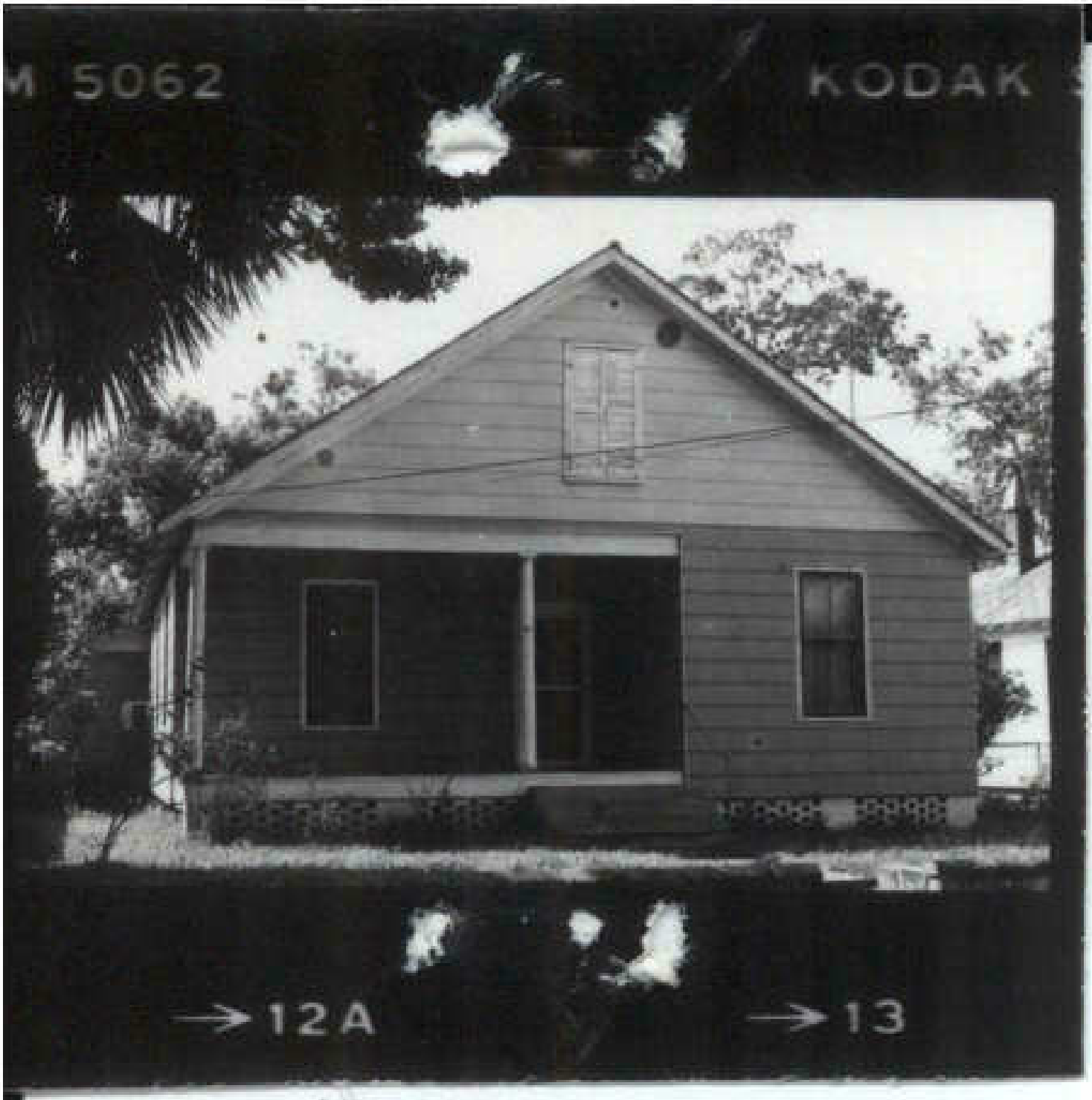
1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], V, 414.

2. St. Johns County Courthouse, Deed Records, Book BB, p. 607; Book CC, p. 555. Rohde, a Scandinavian surname, has also been spelled as Rhode.

3. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763, HSAPB.

ARCHAEOLOGY

Analysis of historic maps suggests that the Hornwork, an early 18th century defense line made of sod and yucca, ran through or near this property. [3]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NORTH CITY NATIONAL REGISTER HISTORIC DISTRICT St. Augustine, Florida

= North City Historic District boundary

= Other historic district boundaries

= Subdivision boundary

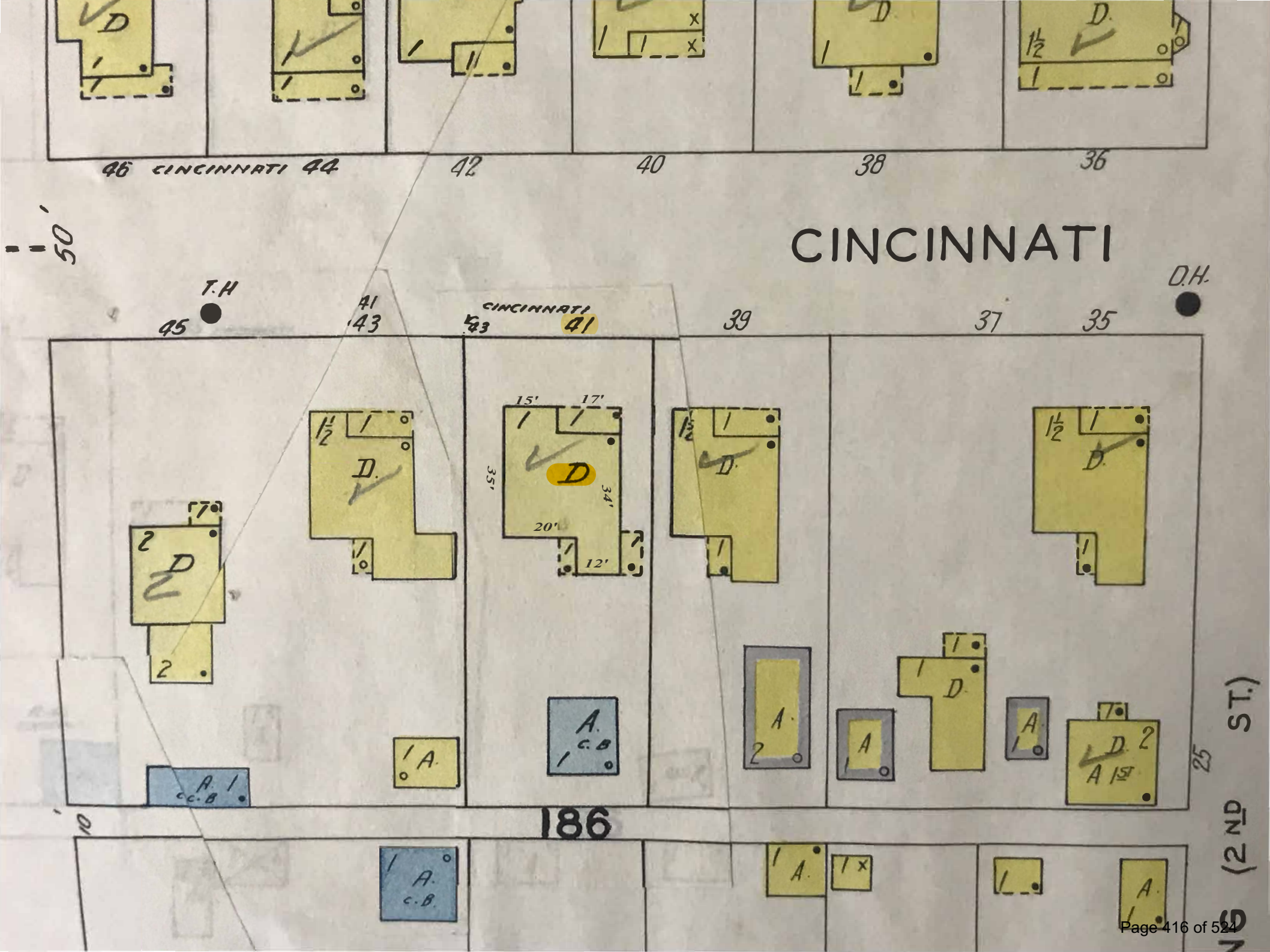
= Contributing buildings

= Non-contributing buildings

0 100 200 400 Feet

Prepared by the Planning & Building Department, City of St. Augustine, July 2008

This map is for reference only. The data provided are derived from multiple sources with varying levels of accuracy.


CINCINNATI
46 CINCINNATI 44
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41
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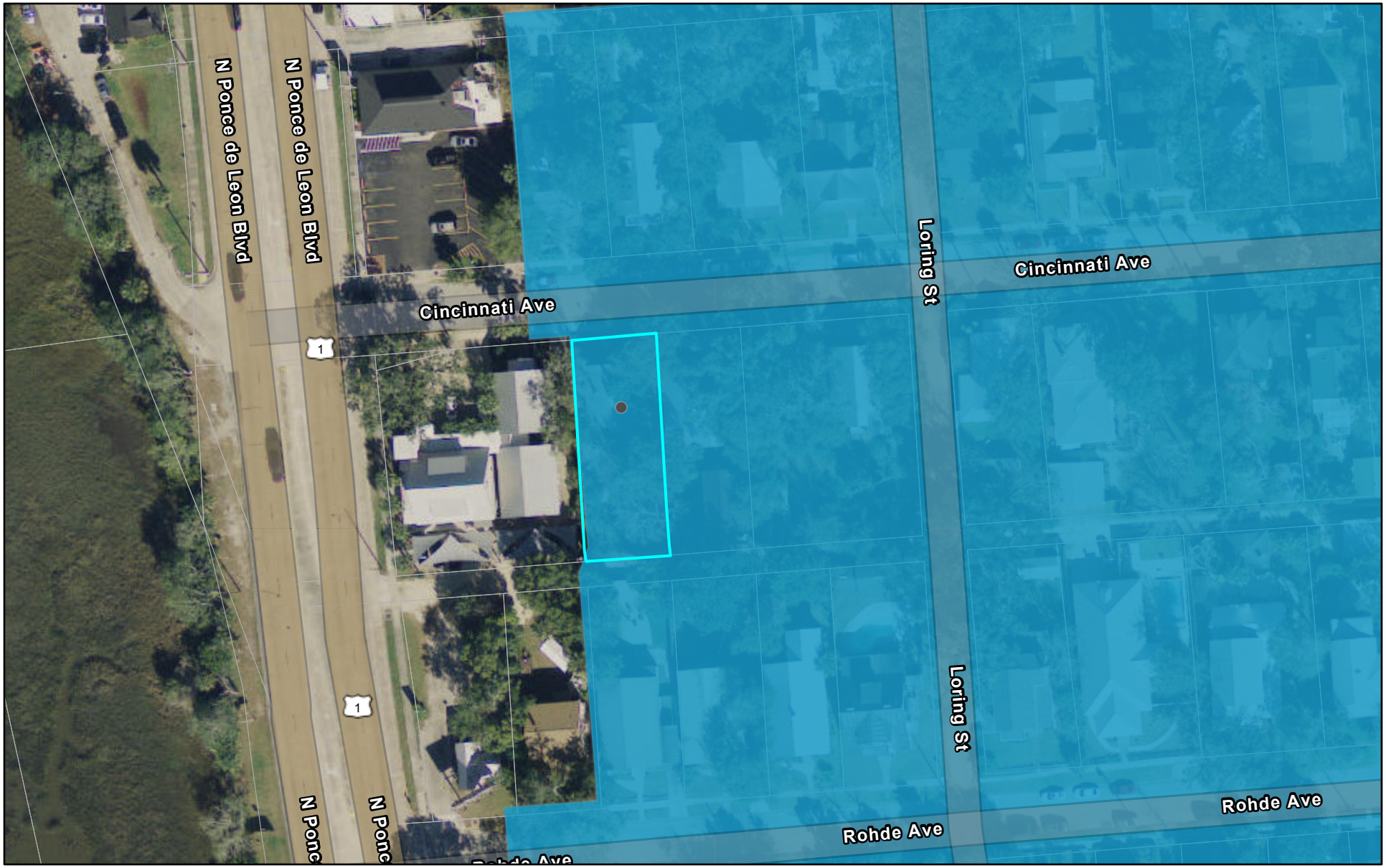
D.H.
15'
17'
35'
34'
20'
12'
186
25
10'
(2ND ST.)

41 Cincinnati Ave



1/13/2021, 2:27:31 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

National Register Listed Resources

Historic Districts

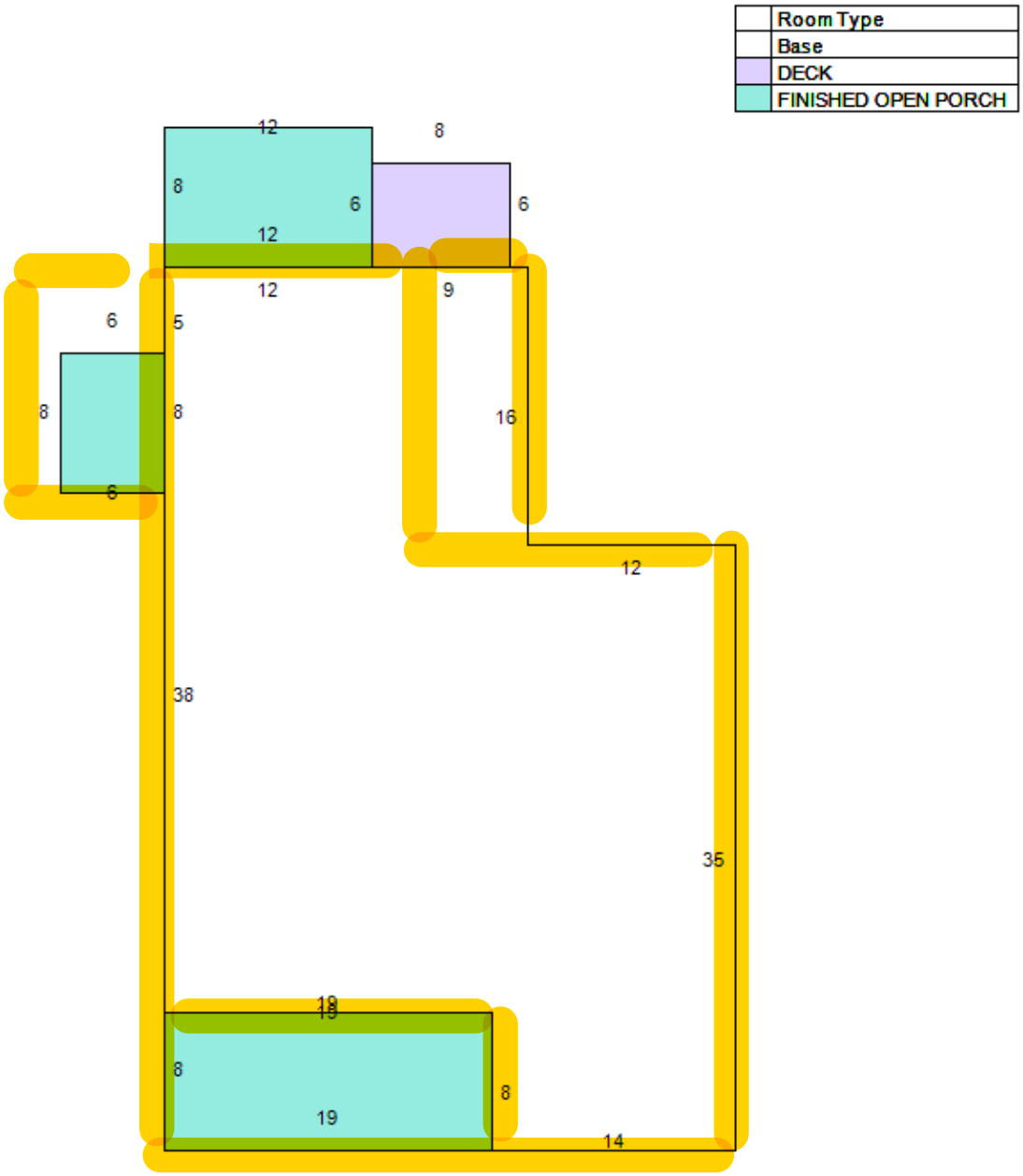
SJC Parcels

Utility Service Area

Esri Community Maps Contributors, FDEP, BuildingFootprintUSA, Esri,

ArcGIS Web AppBuilder

Data content is created and/or maintained by the St. Johns County GIS Division and the United States Postal Service. | St Johns County | National Geodetic Survey | Data content is created and/or maintained by the St. Johns County GIS Division and the St. Johns



Building footprint per SJCPA website

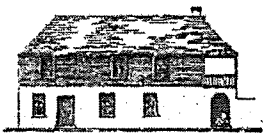
Approximate original footprint per Sanborn map dimensions

41 Cincinnati Street (c. 1910-1917)
(Possibly originally numbered 46 Cincinnati)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1911-12	Roswell K Gatchell (Josie)	--	Furniture at 123 St. George
1914-15	Henry D Walsh (Martha)	--	Blacksmith, FEC
	William J Edgell (Clara)	--	Machinist, FEC
1920-21	Mrs. Muriel Rohde (widow L. A.)	--	--
1924-25	Cole H Heath (Margaret)	--	Repairman, FEC
1930	Mrs Ida Stadelman (widow Samuel F)	--	--
1937	Mrs Frankie McKeever (widow Edward)	(o)	--
1945	Mrs Frankie McKeever (widow Edward)	(o)	--
**1955: #41	James W Dean (Frances M)	(o)	Foreman, JBT&T
#46	Albert C Pomar (Bertha K)		Superintendent, City Water Department

(o) Owner

**From 1911-1945, 41 Cincinnati was not an address listed in directory. By 1955, 41 Cincinnati began being listed



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. PL2020-0139

Receipt No._____ Meeting Date 1/21/21

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Patrick Canan
   Business (if applicable) Canan Enterprises LLC
   Address 1030 N. Ponce de Leon Blvd
   City St. Augustine State FL Zip 32084
   Daytime telephone 904-824-9402 Other phone/email pcanan@cananlaw.com 710-3450

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

2. NAME OF PROPERTY OWNER Canan Enterprises LLC
   Business (if applicable) Same
   Address
   City State Zip
   Daytime telephone (required) Other phone

3. PROJECT STREET ADDRESS 41 Cincinnati Ave

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 4 Block 11 Subdivision Rhode Addition Parcel Number 1936500000

5. DATE OF CONSTRUCTION 1917 ?? Source: City

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: 2 structures

I would like to take down house and garage in rear of property

Rev: 092717

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

- 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.

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Patrick Canan DATE 12/10/2020

SIGNATURE OF APPLICANT Patrick J Canan

PRINT 1st OWNER'S NAME _____ DATE _____

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.

LES THOMAS

ARCHITECT

December 18, 2020

Patrick Canan
1030 North Ponce de Leon Blvd.
St. Augustine, FL 32084

Re: Regarding buildings at 41 Cincinnati Avenue, consisting of house and storage building.

The house was constructed between 1910 and 1917 at the west end of Cincinnati Avenue. When US1 was constructed during the 1930's it was moved to its current location and at that time an addition was added to the rear. The house has not been occupied for a number of years.
See attached photo of 1986 Record found in the house.

On December 9, 2020, I completed a visual inspection of the exterior and interior of the structure. The following is my report from that walk through.

1. The front elevation has a porch which is damaged, including broken columns and deteriorated beams. Asbestos shingles have been applied over wood siding which has had water damage. The shingles will have to be removed to repair or replace the wood siding. **Photo #1**

2. The roof has been damaged by several fallen tree limbs and the roof and the roof rafters have water damage that you can see from the outside but it is more clearly visible from the interior. **Photo #2**

3. The rear addition to the house which, includes the kitchen and rear porch, has severe damage to the floor and the floor joists. The foundation piers are constructed of concrete block with no concrete filled cells.

4. The rear addition was not originally part of the house and was added in the 1940's after the house was moved. **Photos #3,#4, #5**

5. The out building garage was constructed of concrete block at a later date and has roof and roof framing damage. Shingles would have to be removed sheathing and rafters repaired and replaced. Wood garage doors are badly damaged. **Photo #6**

6. The metal shed is a modern addition and should be removed. **Photo #7**

7. The interior has been damaged due to the failed roof for many years. The living and dining room ceilings have collapsed and the floors in all the rooms have water damage. Roof rafters, floor joists and flooring would all need to be completely replaced. **Photos #8, #9, #10, #11, #12, #13**

8. The house will have to be completely rewired and re-plumbed. There is no A.C. system. There is a heating system which has failed. **Photo #14**

In conclusion my recommendation as a registered architect in the State of Florida that repairing the damage to this structure is not financially practical. The owner would like to build a new building designed to blend in with the neighborhood style and character. I recommend that the house and out buildings be demolished and the owner build a new building on the site.

Sincerely,

Les Thomas

LT/jmc

STATE OF FLORIDA
LESLIE JUDE THOMAS
AR0009242
REGISTERED ARCHITECT

12-18-20

32 CORDOVA ST. ■ ST. AUGUSTINE ■ FL 32084 ■ 904-824-9508 ■ FAX: 904-824-6667
EMAIL: LTA@LESTHOMASARCHITECT.COM
STATE LIC.#AR9242

OLD NEWSPAPER ARTICLE 1986 Recorded 1984

Page 24, The Compass, Friday, October 17, 1986

1986

Olde Carriage Realty Incorporated

824-4500

HISTORIC DOWNTOWN LOCATION
CORNER OF TREASURY & CHARLOTTE STS.

ST. AUGUSTINE
CORNER OF A1A

DOWNTOWN!

HISTORIC PRESERVATION ZONE 2 (HP-2) Two-story, brick w/hardwood floors, coquina face fireplace, 3 full baths, potential of 5 or 6 bedrooms. Retail down and live up. $138,000. #B-1

LIST WITH US

SOUTH AREA!

WAITING FOR YOU! — View of the fireplace from the kitchen, dining and great room. Very large tiled garden tub, 2 bedrooms, inside utility room, patio deck, land all fenced. $49,500. B-22

BUY WITH US

UNDER VA

ONE OF THE LOWEST PRICED HOMES ON THE OCEAN. [illegible] VIEW FROM ALL OF COURT [illegible] UNDER [illegible]

NEW LISTING!

BEACH LOTS!

Photo #1
Front (North) Elevation
on Cincinnati Ave.

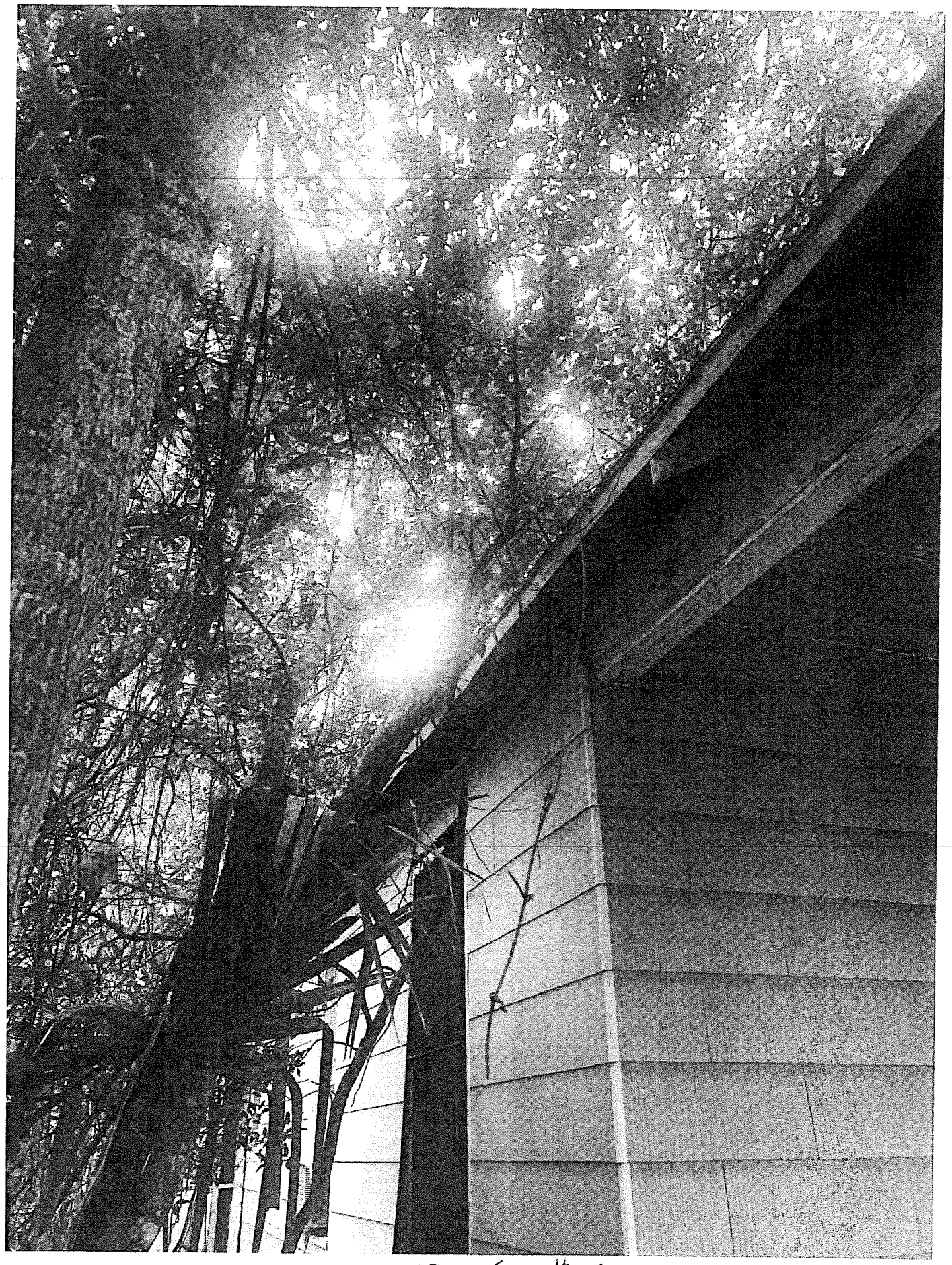
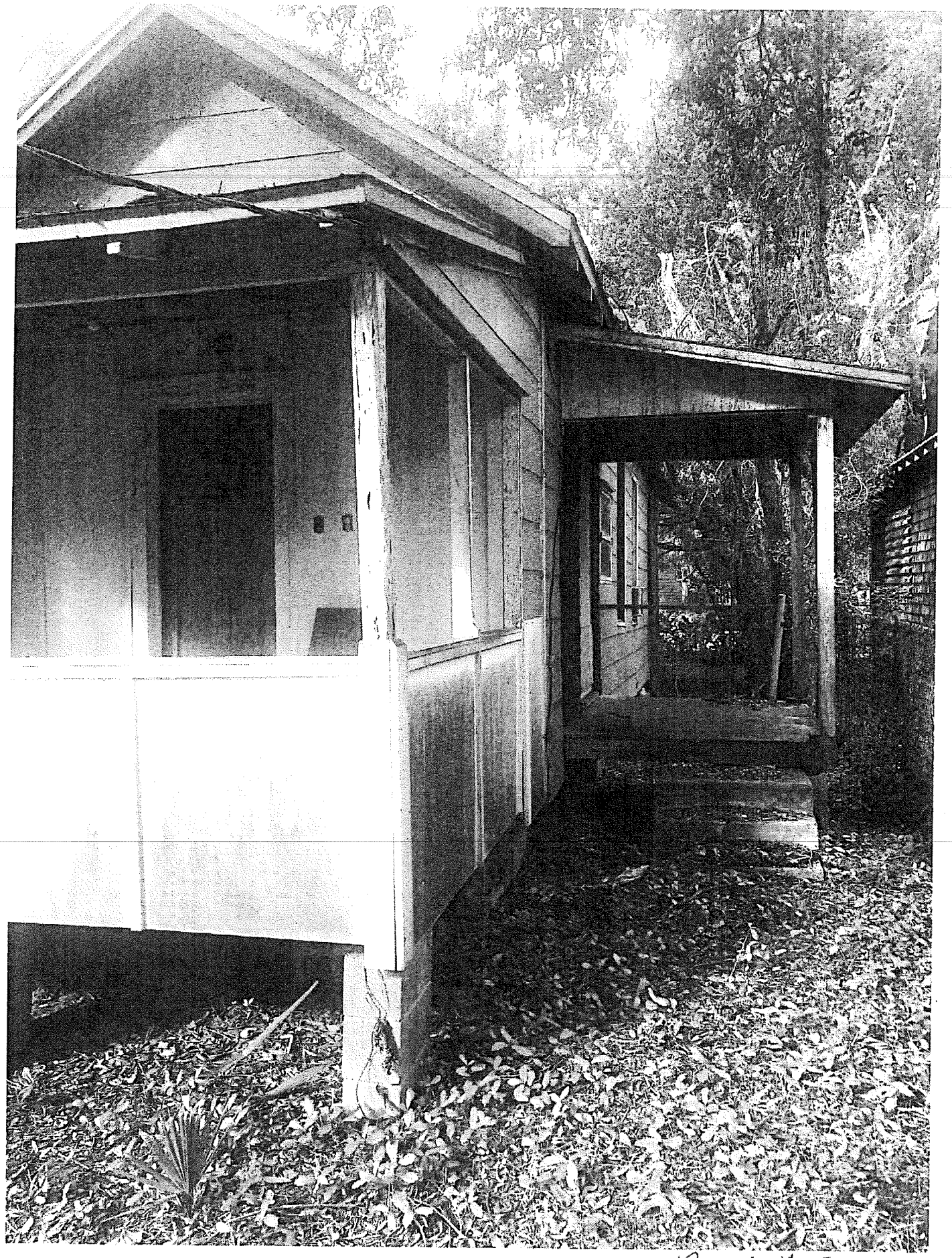


PHOTO #2.

Photo #3

PHOTO #4



https://mail.google.com/mail/u/0/?tab=rm#inbox?projector=1

REAR PORCH PHOTO #5

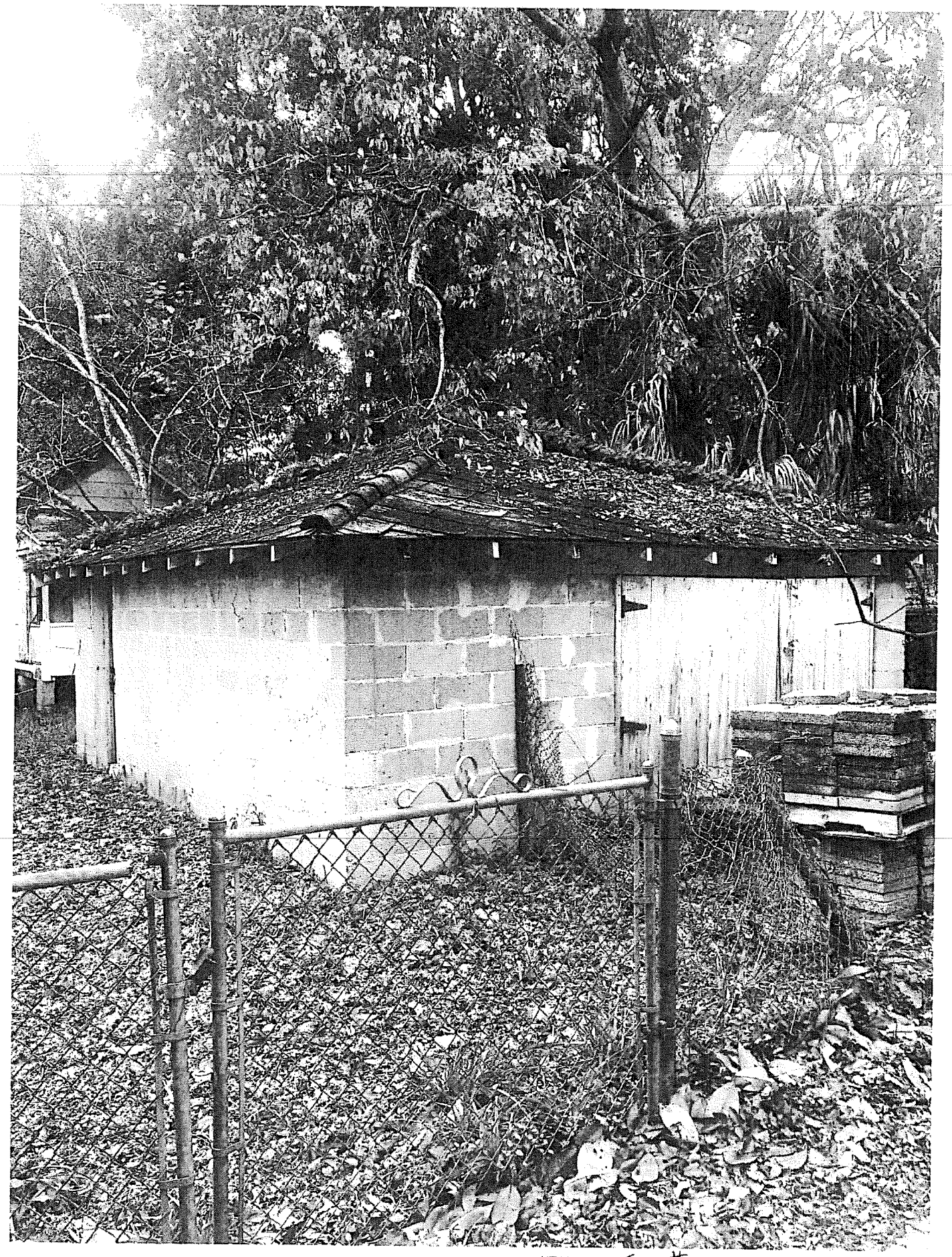
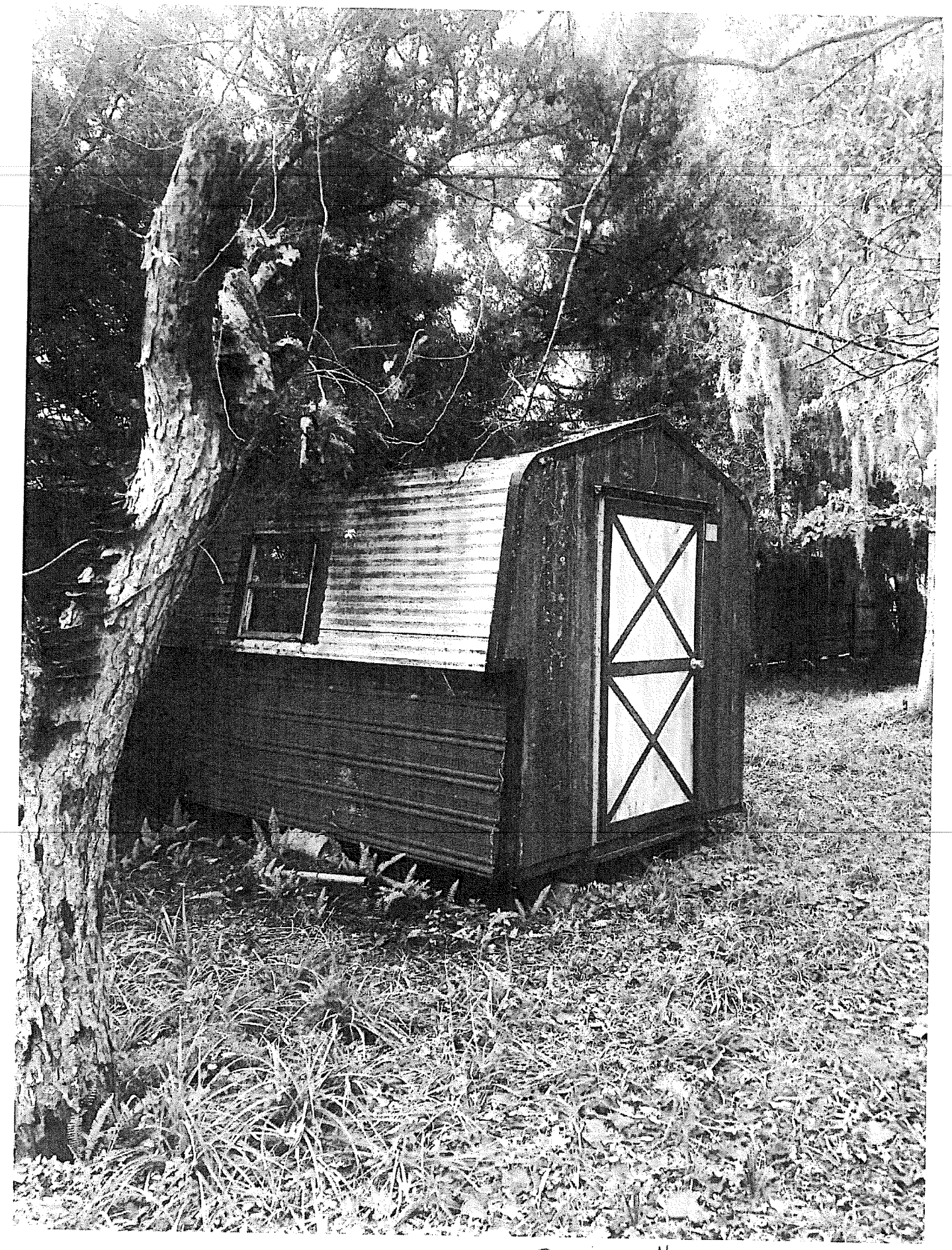


PHOTO #6



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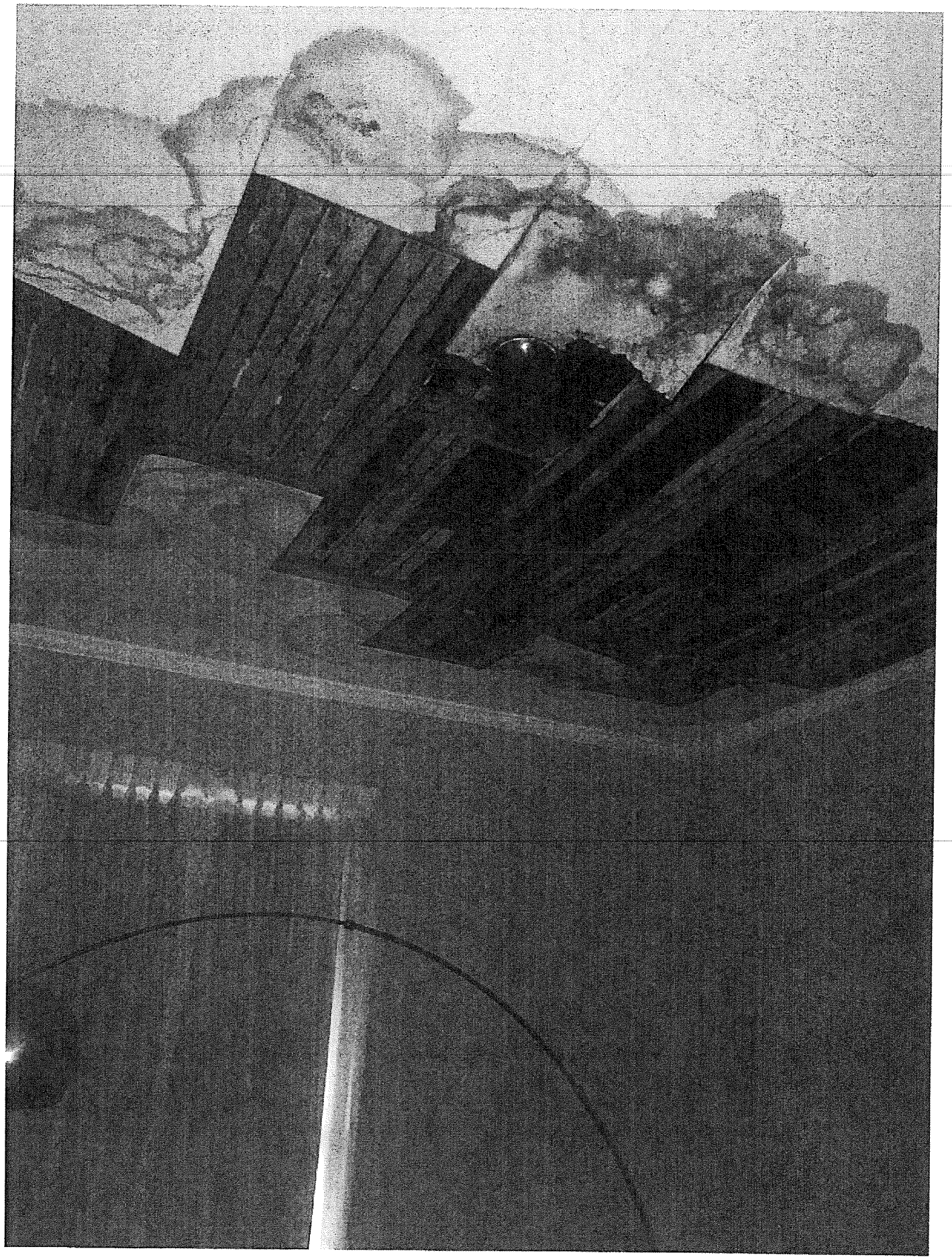


PHOTO # 8

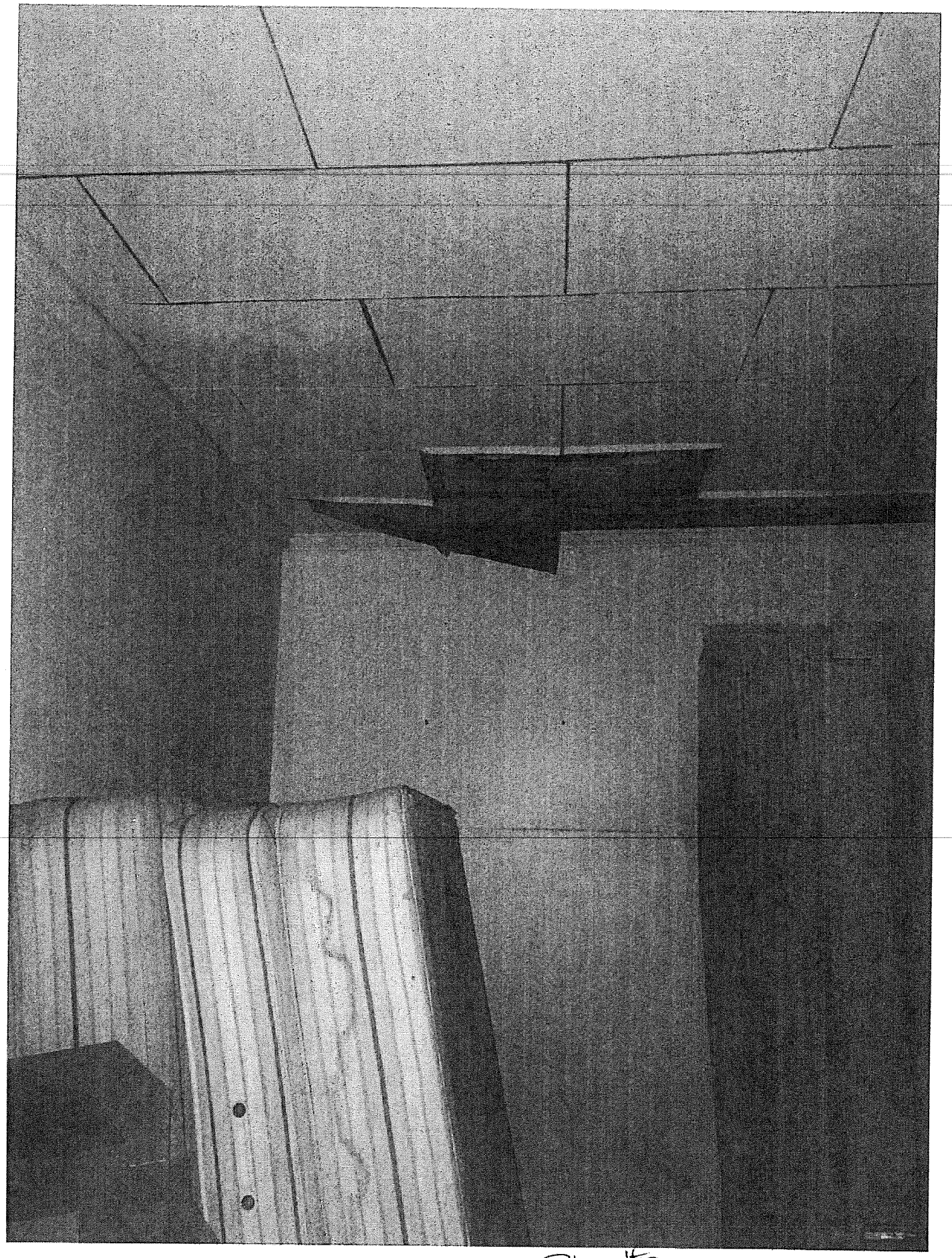


PHOTO #9

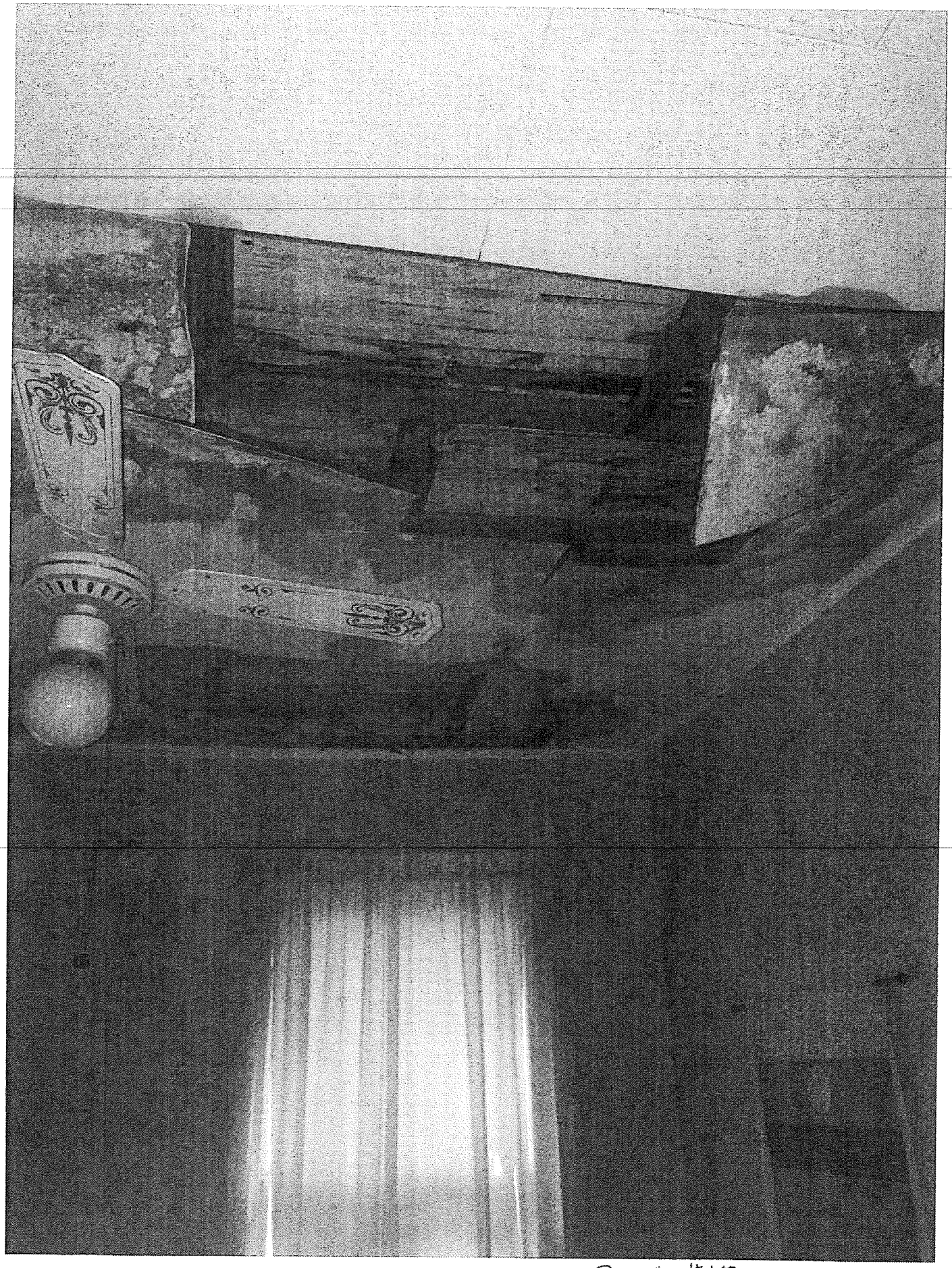


PHOTO #10

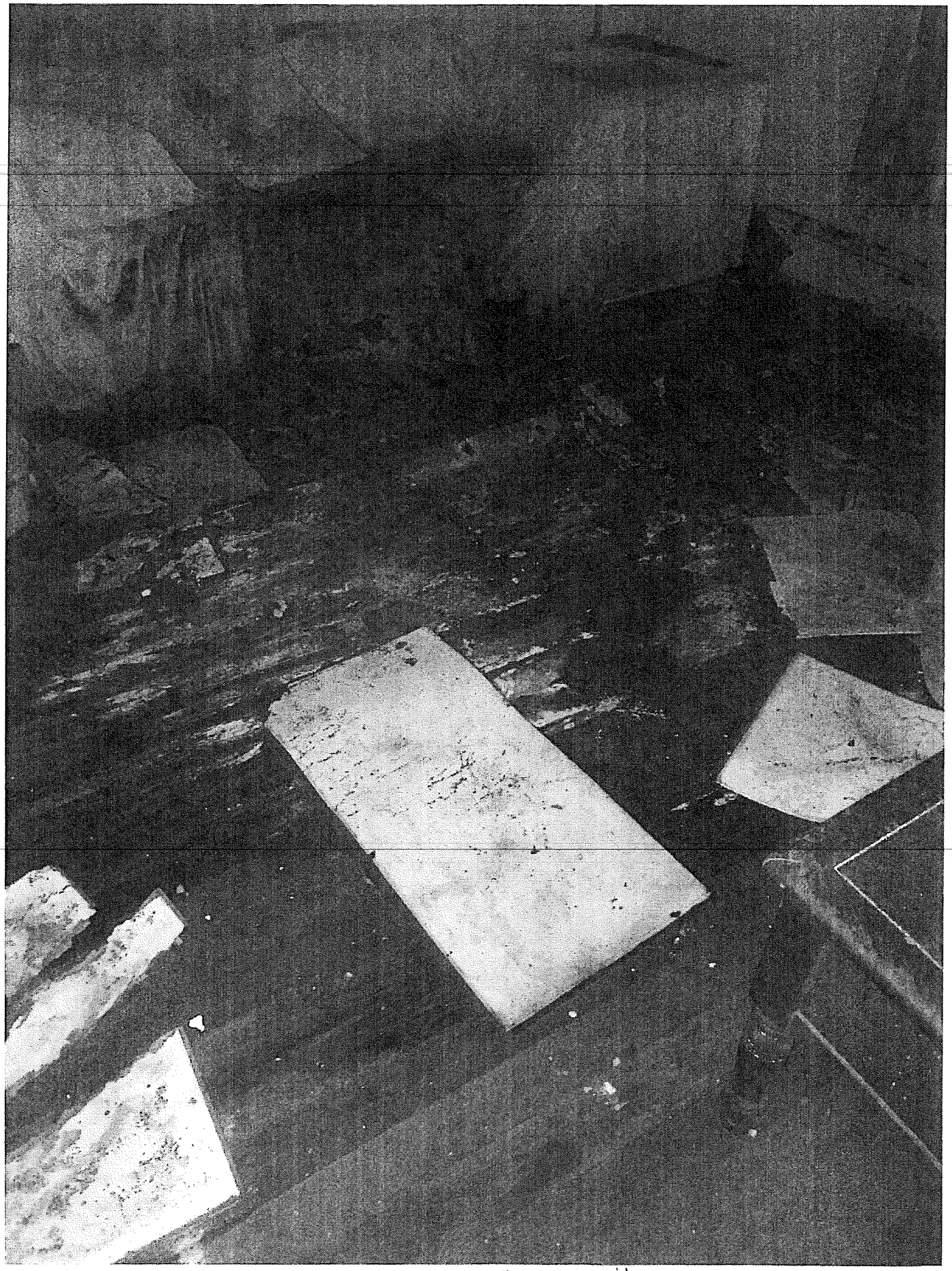


PHOTO # 11

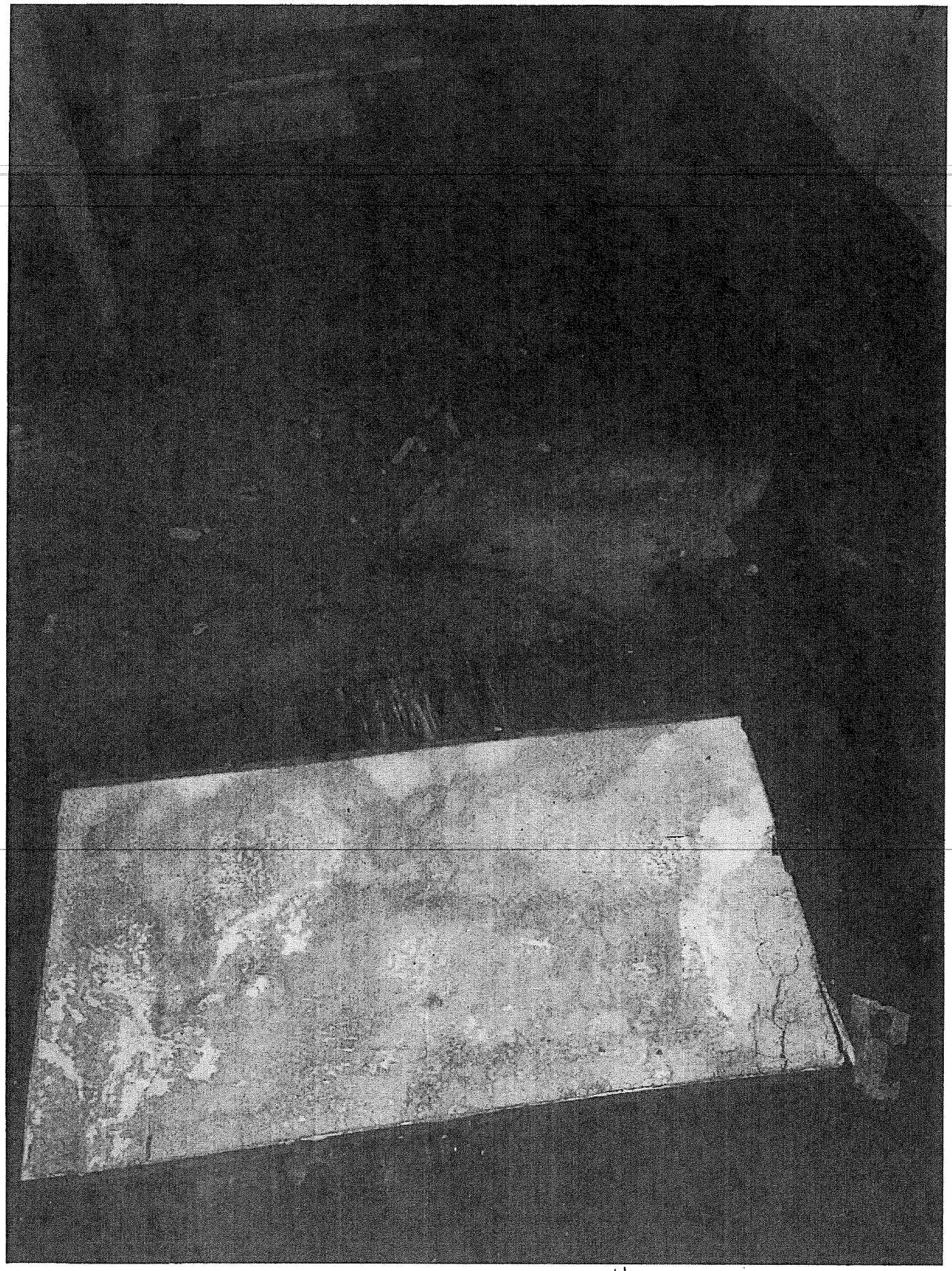


PHOTO # 12

PHOTO #13

PHOTO # 14

Instr #2020110159 BK: 5115 PG: 713, Filed & Recorded: 12/4/2020 8:07 AM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Doc. D $1,421.70

IN THE CIRCUIT COURT, OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR, ST. JOHNS COUNTY, FLORIDA

CASE NO.: **CA20-0292**
DIVISION: **55**

CITY OF ST. AUGUSTINE, a Florida municipal corporation,
Plaintiff,
vs.

ROBERT F KEEGAN JR and MELANIE G. KEEGAN; et al.,
Defendants.
_____/

COPY

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a Certificate of Sale in this action on **11/20/2020** for the property described herein and that no objections to the Sale have been filed within the time allowed for filing objections.

The following property in St. Johns County, Florida,

LOT 4, BLOCK 11, RHODE ADDITION TO ST. AUGUSTINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 159 OF THE PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA.

Parcel ID Number: 1936500000

Street Address: 41 Cincinnati Avenue, St. Augustine, Florida 32084

Was sold to:
CANAN ENTERPRISES LLC
1030 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

WITNESS my hand and seal of this court on **December 3, 2020**.

Brandon J. Patty
As Clerk of the Court
By: _____
As Deputy Clerk

COPIES TO ALL PARTIES OF RECORD

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	1936500000
Location Address	41 CINCINNATI AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Rohde's Addition (603)
Tax Description*	1-159 ROHDE ADDITION CITY LOT 4 BLK 11 OR5115/713(C/T) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Rhode's Addition to St. Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Canan Enterprises LLC 100%
Mailing Address	1030 N PONCE DE LEON BLVD SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2021
Building Value	$62,259
Extra Features Value	$1,285
Total Land Value	$128,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$192,294**
Total Deferred	$0
Assessed Value	**$192,294**
Total Exemptions	$0
Taxable Value	**$192,294**

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	$62,259	$1,285	$128,750	$0	$0	$192,294	$192,294	$0	$192,294
2019	$48,299	$1,285	$128,750	$0	$0	$178,334	$178,334	$0	$178,334
2018	$48,299	$1,285	$123,600	$0	$0	$173,184	$173,184	$0	$173,184
2017	$49,507	$978	$123,600	$0	$0	$174,085	$168,505	$5,580	$168,505
2016	$47,116	$978	$108,150	$0	$0	$156,244	$153,186	$3,058	$153,186
2015	$42,263	$978	$97,850	$0	$0	$141,091	$139,260	$1,831	$139,260
2014	$36,784	$978	$88,838	$0	$0	$126,600	$126,600	$0	$126,600
2013	$38,383	$978	$88,838	$0	$0	$128,199	$121,088	$7,111	$121,088
2012	$35,058	$978	$74,044	$0	$0	$110,080	$110,080	$0	$110,080
2011	$36,489	$978	$82,271	$0	$0	$119,738	$119,738	$0	$119,738
2010	$37,920	$978	$91,412	$0	$0	$130,310	$130,310	$0	$130,310

Building Information

Building	1
Actual Area	1683
Conditioned Area	1339
Actual Year Built	1900
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Asbestos
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	3
Baths	1

Category	Type	Pct
Exterior Wall	Asbestos	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%
Air Conditioning	Window	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	1339	1339
FINISHED OPEN PORCH	0	48
FINISHED OPEN PORCH	0	96
FINISHED DECK	0	48
FINISHED OPEN PORCH	0	152
Total SqFt	1339	1683

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	357
Residential Fence	0	0	0	0	40

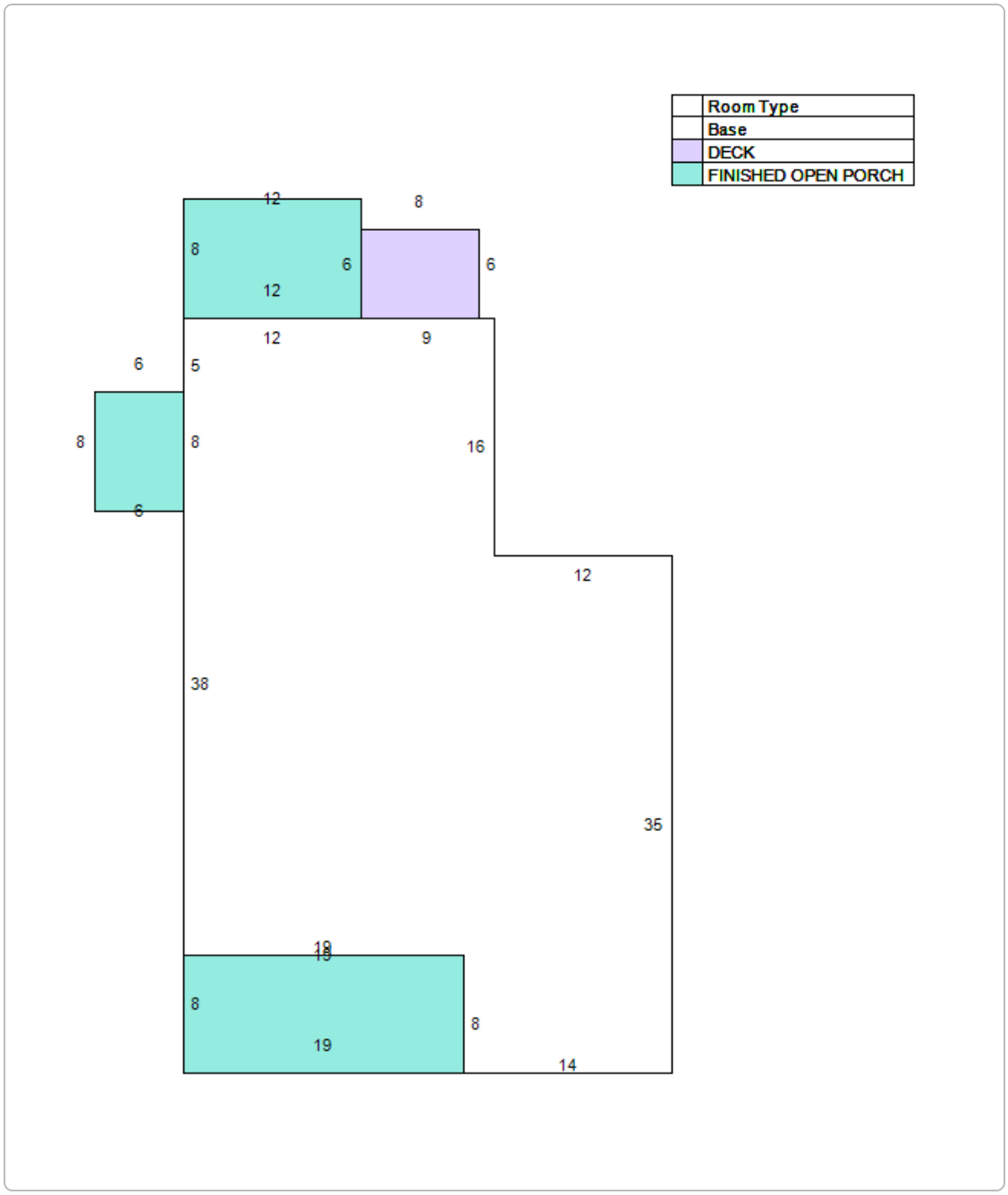
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	131	50	EF	$128,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/4/2020	12/3/2020	$203,100.00	CERTIFICATE OF TITLE	5115	713	U	I	KEEGAN ROBERT F JR,MELANIE G	CANAN ENTERPRISES LLC
	5/1/1983	$36,000.00		586	116	Q	I		KEEGAN ROBERT F JR,MELANIE G
	1/1/1979	$23,500.00		430	268	U	I		

Sketch Information



No data available for the following modules: Exemption Information.

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GDPR Privacy Notice

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Last Data Upload: 1/8/2021, 12:21:55 AM

Version 2.3.100

Detail by Entity Name

Florida Limited Liability Company
CANAN ENTERPRISES LLC

Filing Information

Document Number	L12000099705
FEI/EIN Number	46-1207260
Date Filed	08/02/2012
Effective Date	08/01/2012
State	FL
Status	ACTIVE

Principal Address

1030 NORTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Changed: 03/13/2014

Mailing Address

1030 NORTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Changed: 03/13/2014

Registered Agent Name & Address

CANAN, PATRICK T
1030 NORTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Address Changed: 04/22/2015

Authorized Person(s) Detail

Name & Address

Title MGR

CANAN, PATRICK T
1030 NORTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date

2018	04/09/2018
2019	02/27/2019
2020	02/25/2020

Document Images

02/25/2020 -- ANNUAL REPORT	View image in PDF format
02/27/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
02/26/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
03/13/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
08/02/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 21, 2021 Meeting

Application 2020-0134 Address: 88 De Haven Street

Applicant: Carlton Holley

Property Owner: Carlton Holley & David Thomas

Project description: To demolish a building constructed c. 1879-1885 that is recorded in the Florida Master Site file and is a contributing structure to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00709
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	1879-1885
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2075700000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located on the north side of De Haven Street as a contributing structure to the Lincolnville National Register Historic District, this two-story residential building was constructed between 1879-1885. According to the Florida Master Site File, this is one of the oldest houses in Lincolnville and is located within one of the first residential neighborhoods of Lincolnville, the eastern half of Dumas Tract.
- The main block of the Frame Vernacular house has a cross-gable roof with exposed rafter tails, corner boards, one-over-one wood window sashes, and at least two different types of wood siding visible on the main building. A two-story front porch with a flat shed roof with exposed rafter tails and jig-sawn detailed brackets flanking the square post columns was enclosed on the upper level. On the east, the upper level extends over an open area below. What appears to be multiple rear wing additions with individual front facing gable roofs, wood siding, and one-over-one or possibly two-over-two wood window sashes are on the rear or north elevation and west elevation. The house sits on brick piers.
- Sanborn Map research reveals the original footprint of the house was rectangular in form with the two-story front porch and a 1-story rear wing and sat on a large lot. By 1917, another one-story house had been constructed to the west with very little space between, which may be the existing house at 90 De Haven.
- Photographs of the building as late as the GoogleMaps 2019 Street View showed the front porch's upper level extending all the way eastward and resting on the square post columns. Staff noted that part of the second-floor porch has been removed since those images.
- Staff observed the roof collapsed on the east end of the house and more than 50% of the building's materials likely needs replaced at least in certain areas. There was significant damage to the interior.
- For Certificate of Demolition applications related to contributing buildings in historic districts, requirements include a condition assessment report by an architect or structural engineer licensed in the State of Florida. A letter submitted by licensed architect, Les Thomas states that building's condition is "beyond repair" and his opinion that "because of possible safety concerns including the real possibility of collapse that it should be removed as soon as possible." The collapsed roof, leaning side and rear additions, and visible termite, water, and fire damage were referenced in the January 8, 2021 letter; however, a more comprehensive condition assessment was not submitted.
- The property is currently a Code Enforcement case (2020-0390) with the City for the dilapidation of the building and it being a danger to the public; however, the building has not been condemned according to the City Building Official. The applicant submitted a letter from Building Official Richard Schauland stating that a contractor needed to apply for a building permit to rehab the structure or to apply to the HARB for a Certificate of Demolition (full or partial) by the December 18, 2020 HARB application deadline.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **88 De Haven Street** with the following finding and conditions:

1. The HARB makes a finding that the evidence submitted or provided during the hearing is a sufficient building condition assessment that the building is not a candidate for adaptive use or rehabilitation.

Wth the following conditions:

1. Archival documentation as per Section 28-89(2)d6: In accordance with Sec. 28-89(2)d6 …the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.
2. For any salvagable historic materials, including the wood windows, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. 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 is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

A letter was provided from a qualified architect regarding the condition of the building and should be evaluated for completeness by the HARB since there is no required format or content of the building condition assessment reports.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. There is a combination of two-story and smaller one-story building scales with little front setbacks along this area of De Haven Street. The building fits in with the streetscape.

3. The impact of the loss of the structure on the streetscape. Although this is not a significant building typology and it is visibly deteriorated, the building has a unique form and historic character that contributes to the streetscape which is being replaced with new construction reducing the historic integrity of the area.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans were submitted for a replacement structure by the applicant. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, and is listed on the Florida Master Site File so it has assigned historical and cultural merit.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in the Lincolnville Historic District, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood and streetscape.

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 has a unique form and historic character and is one of the original buildings in this neighborhood and has an authentic historic vernacular character.

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. Vernacular buildings by nature are distinct adaptations of the builder's access to materials, location and climate. In this case, the building changed over time to include additions that add further adaptations that make a unique mark on the building's architectural legacy.

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 although new construction is clearly distinguishable from authentic historic buildings.

10. ***The justification for the proposed demolition.*** The applicant indicated the Certificate of Demolition approval was being requested due to the Code Enforcement Case (2020-0390) that the roof had caved in and the structure is a danger to the public, under Attachment A, item 8 of the application received.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research

STAFF PHOTOS: 88 DE HAVEN STREET

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 709 1009==

Site Name: 88 DeHaven Street 830== Survey Date: 7811 820==

Address: 88 DeHaven Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) H (block) pt. 8 (E. 1/2) (lot) 868==

MULTLIST ST 3248 868==

Owner of Site: Name: Thomas, Julia and Gantt, Jean;

Address: 88 DeHaven Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Thomas, James Jr. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469656 (easting) 3306050 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, attic louver 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip, porch 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 88 DeHaven Street was constructed between 1879 and 1885, making it one of the oldest houses in Lincolnville. Significant details include jigsawn brackets.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

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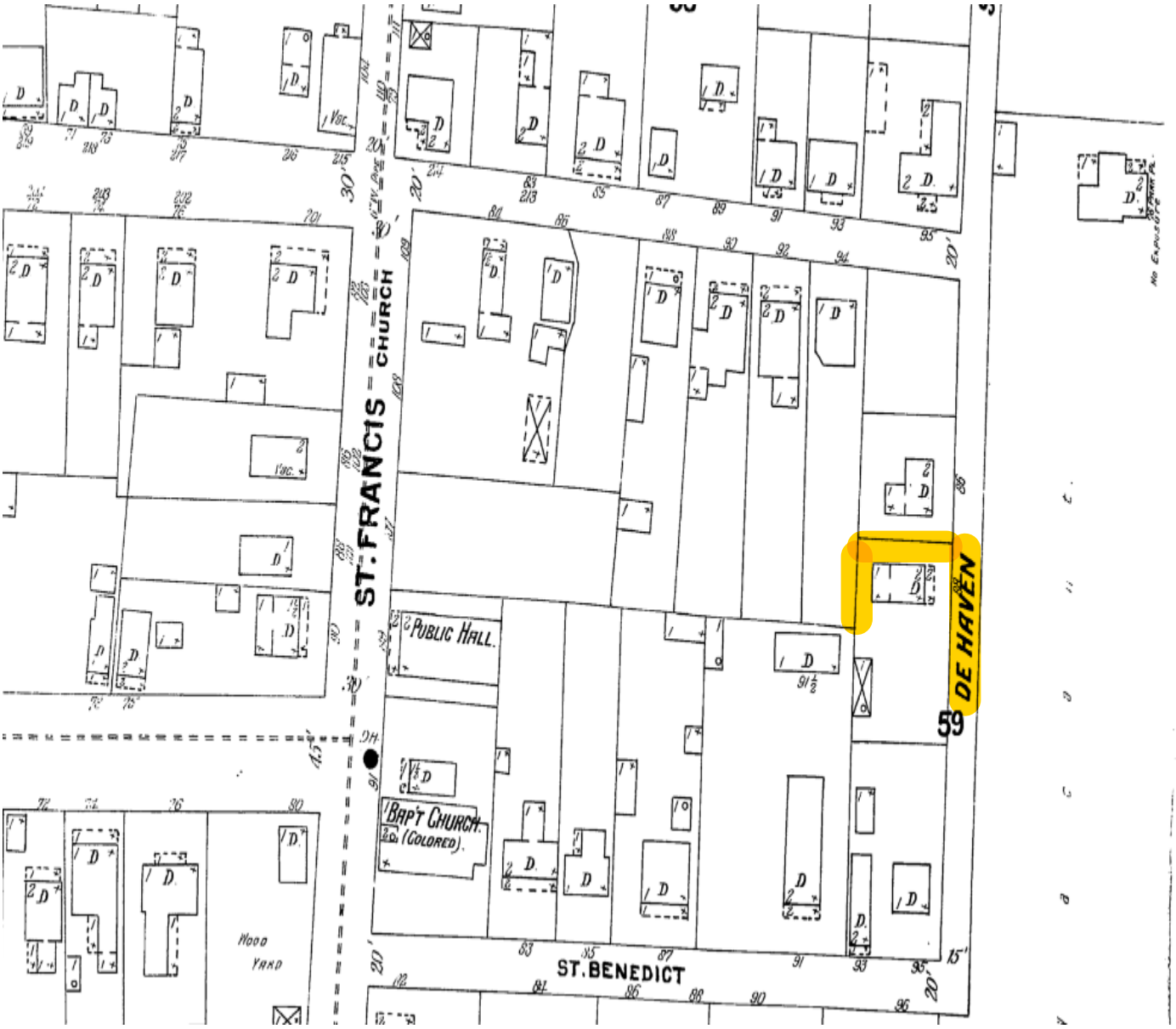
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

SAFETY FI
27
28

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8



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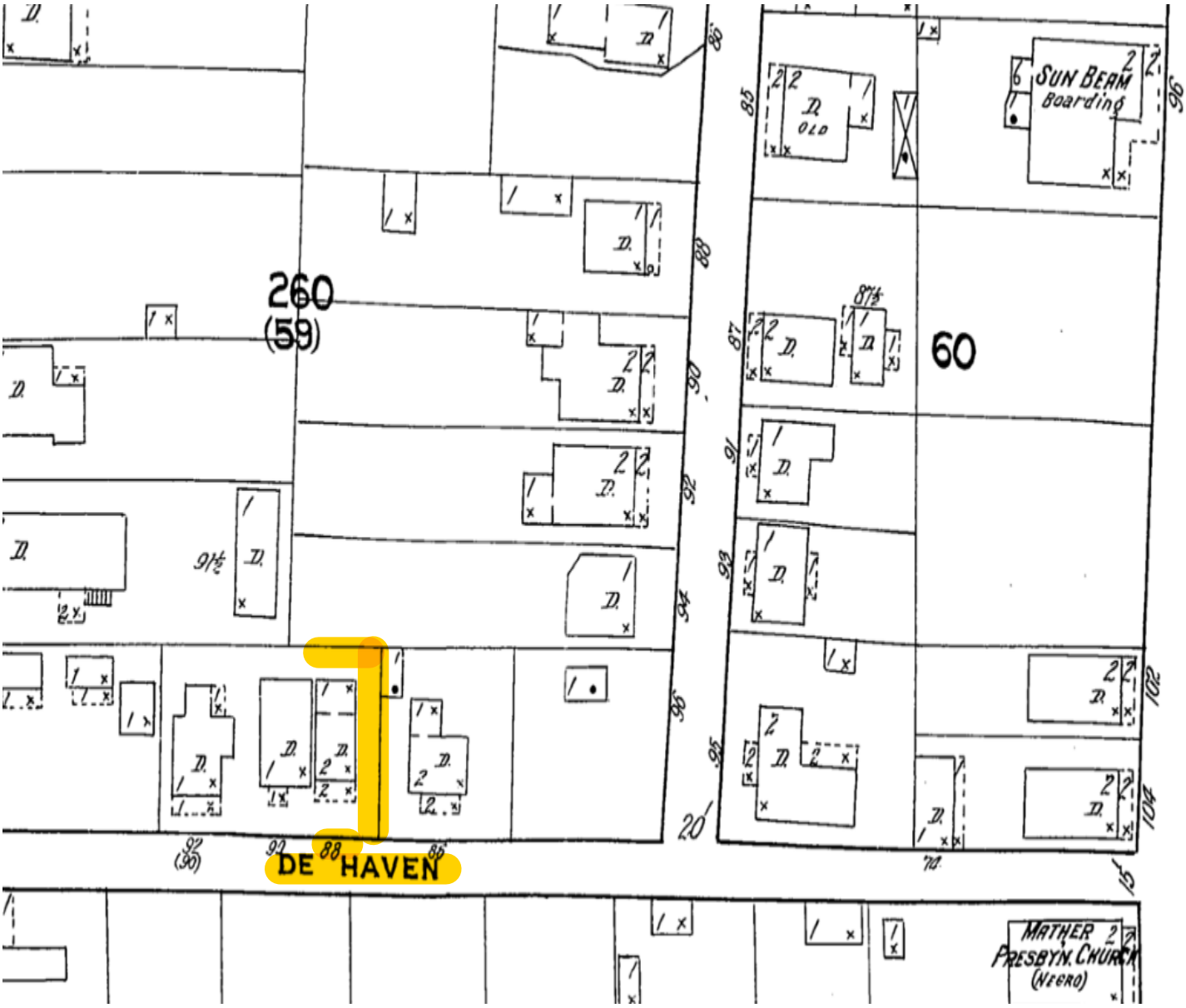
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 9



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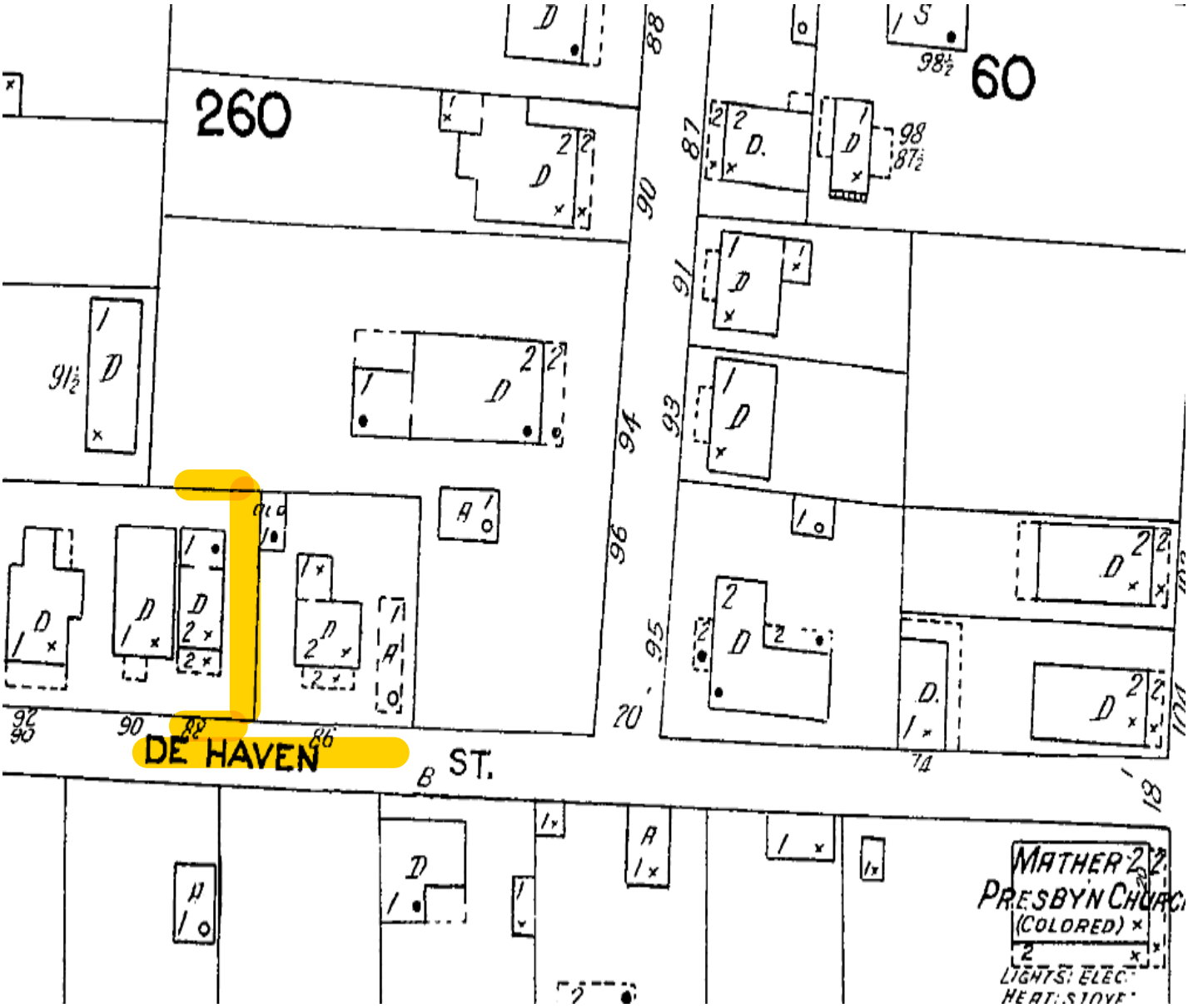
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9



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1930

ST. FRANCIS

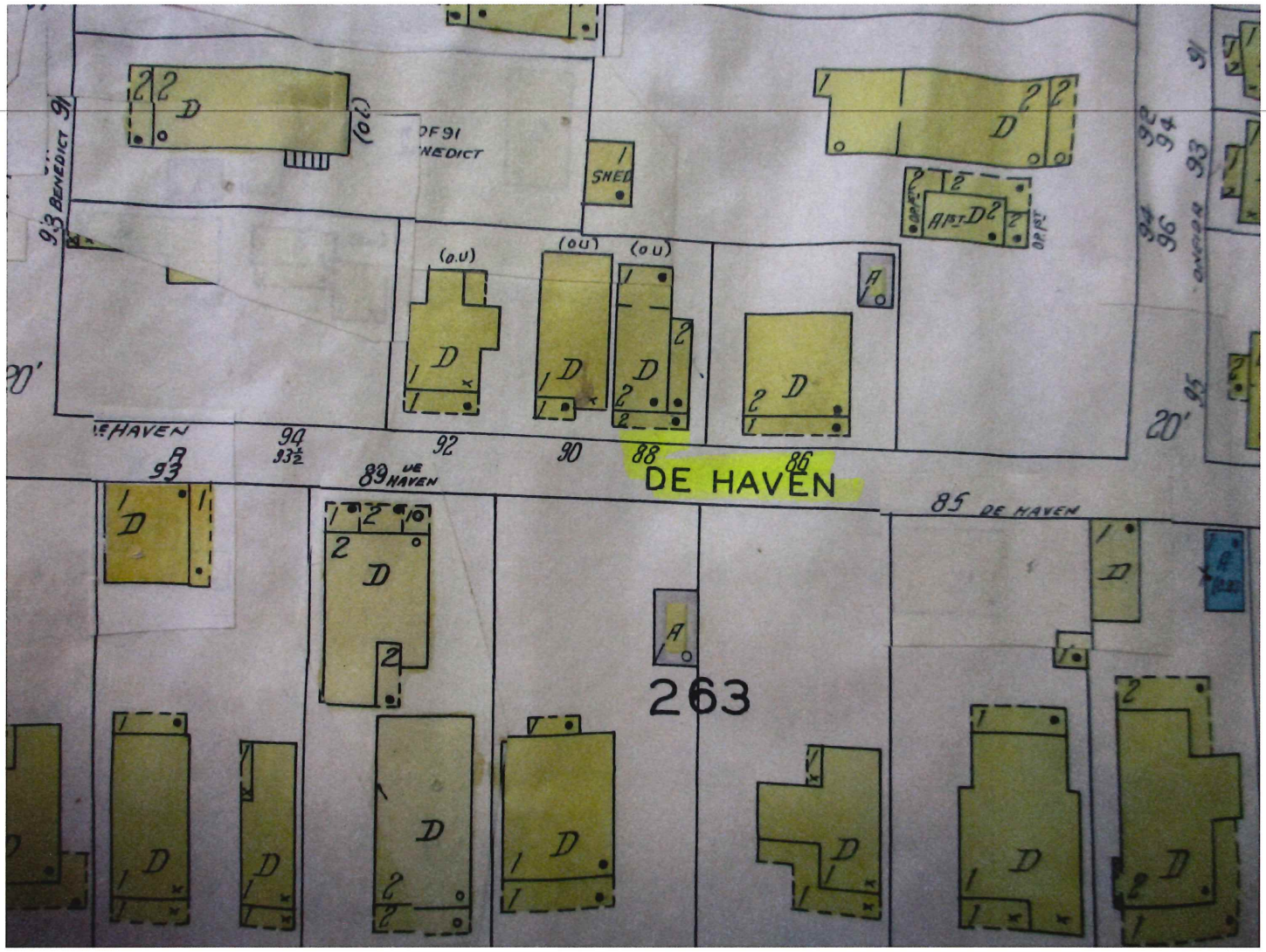
ST. BENEDICT

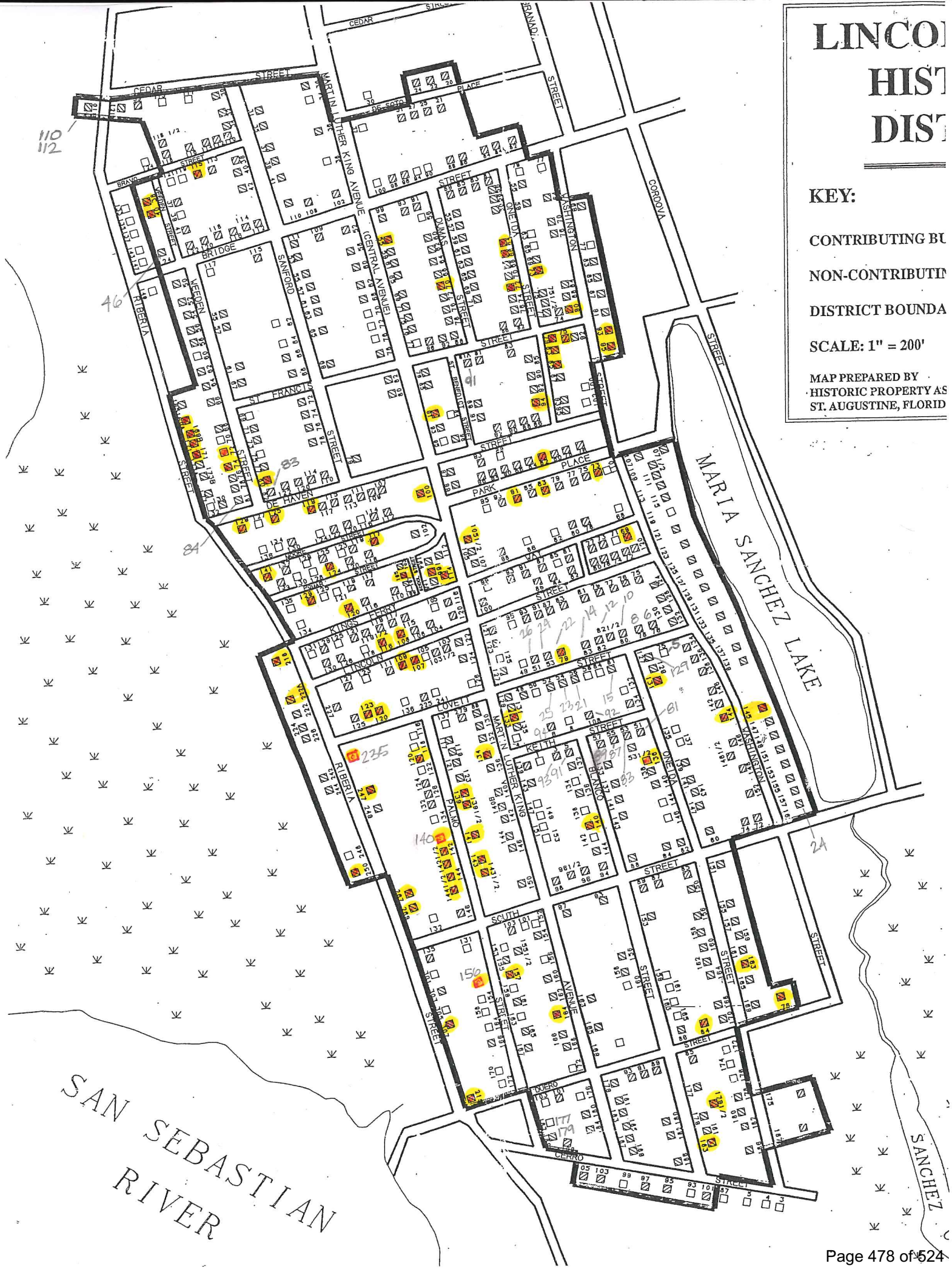
DE HAVEN

260

263

St. Augustine Sanborn Maps: 1930 revised to 1961




LINCO
HIST
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KEY:
CONTRIBUTING BU
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DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
SANCHEZ
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
DE SOTO PLACE
BRAVO STREET
BRIDGE STREET
SANFORD
WEEDEN
RIBERIA STREET
ST. FRANCIS STREET
DUMAS STREET
ONEIDA STREET
WASHINGTON STREET
CORDOVA STREET
BENEDICT STREET
PARK PLACE
DE HAVEN STREET
KINGS FERRY
LINCOLN
LOVEL
KEITH
PALMO
BLANCO
SOUTH STREET
DUERO STREET
CERRO STREET
110
112
46
91
83
84
235
140
156
177
179
24

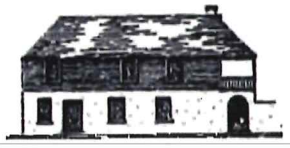
88 De Haven Street (c. 1879-1885)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1911-12	Fred E Martin	*	(m) Bartender, CJ McGrady
1914-15	Fred E Martin	*	(m) Bartender, JH Lynn & Company
	Joseph E Martin	*	(m) Bartender, Abe Fagan
1920-21	Joseph Martin	*	(m) Clerk
1924-25	J E Martin (Winnie)	*	
1930	Joseph E Martin	(c)	Confectioner
1937	Joseph V Martin	(c)	Laborer
1945	Daisy McKinney	(c)	Maid
1955	Mrs. Lugenia Butler (widow of Joseph)	(o)	

* (Black Resident)
(c) (colored)
(m) No reference for this found
(o) Owner

1904 – *Polk City Directory*: 88 De Haven Street not listed
1907-08 – *The Record Company* publication: Listings by resident name only

Authentisign ID: 16EA45D7-59FA-464E-AECF-24D8C6A7978E



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. PL2020-0134

Receipt No. 2008247 Meeting Date 1/21/21

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Carlton Holley
   Business (if applicable) _____
   Address 7652 Maple Lawn Boulevard Unit 2
   City Fulton State Maryland Zip 20759
   Daytime telephone (678) 632-1490 Other phone/email rkdeluxe@gmail.com

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

2. NAME OF PROPERTY OWNER Carlton Holley and David Thomas, Jr.
   Business (if applicable) _____
   Address 7652 Maple Lawn Boulevard Unit 2
   City Fulton State MD Zip 20759
   Daytime telephone (required) (678) 632-1490 Other phone _____

3. PROJECT STREET ADDRESS 88 De Haven Street, St. Augustine, Florida 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot E1/2, Lot 8 Block H Subdivision Dumas Tract Parcel Number 2075700000

5. DATE OF CONSTRUCTION 1928 Source: City of St. Augustine, Planning and Building Dept.

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: In consultation with HARB

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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

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

PRINT APPLICANT'S NAME Carlton Holley DATE Dec. 17, 2020

SIGNATURE OF APPLICANT Authentisign Carlton Holley 12/17/2020 3:27:34 PM EST

PRINT 1st OWNER'S NAME Carlton Holley DATE Dec. 17, 2020

SIGNATURE OF 1st PROPERTY OWNER Authentisign Carlton Holley 12/17/2020 3:27:41 PM EST

PRINT 2nd OWNER'S NAME David Thomas, Jr. DATE Dec. 17, 2020

SIGNATURE OF 2nd PROPERTY OWNER Authentisign David Thomas 12/17/2020 11:18:51 PM EST

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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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.

ATTACHMENT A

Supplemental Information

For the City of St. Augustine Historic Architectural Review Board Application for a Certificate of Demolition for 88 De Haven Street, St. Augustine, Florida 32084

Submitted December 17, 2020

OVERVIEW

The City of St. Augustine has determined that the structure at 88 De Haven Street is a danger to the public. The owners would like to remove the structure so it is no longer a danger to the public, and work with the City of St. Augustine to design and build a replacement structure.

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NOTES

1. The property owners are David Thomas, Jr., and Carlton Holley, each having a one-half ownership interest in the property at 88 De Haven Street. Bertha Franklin, who may appear on some records, is deceased, and Carlton Holley was granted Bertha Franklin's one-half ownership interest in 88 De Haven Street through a probate court proceeding. Please see Attachment B.

2. The owners engaged a contractor to brace the property in March 2020.

3. After the property was braced, the owners had planned to continue developing options for the property, however this activity was suspended due to the COVID-19 pandemic.

4. The owners subsequently resumed plans to develop options for the property, and on November 18, 2020 a survey of 88 De Haven Street was completed. Please see Attachment C.

5. On November 20, 2020, owner Carlton Holley sent an email to the Planning and Building Department that included zoning-related questions. Attachment D is the December 10, 2020 zoning verification letter received in response to that email.

ATTACHMENT A

6. On November 23, 2020, owner Carlton Holley sent an email to the City of St. Augustine requesting a stay of execution of any action by the Planning and Building Department with respect to 88 De Haven Street, while the owners developed options for the property. The Planning and Building Department responded by allowing the owners 25 days until December 18 to choose from options that included submitting this application. This application and its timing are in direct response to this 25-day December 18, 2020 deadline. Please see Attachment E.

7. With respect to Section 10. A. of the application, photos can be provided to supplement this application. One owner lives in Maryland and the other owner has been ill, and this along with the COVID-19 pandemic has delayed taking photographs of 88 De Haven Street.

8. With respect to Section 10. B. of the application, the owners do not dispute the conclusion made by the City of St. Augustine in Code Enforcement Case #2020-0390 that the roof has caved in and the structure is a danger to the public. This conclusion forms the basis of the request for a Certificate of Demolition. Please see Attachment F.

9. Since the two owners live in different states and the application requires signatures from all owners, application signatures have been completed electronically in compliance with 2020 Florida Statute 668.50.

Thank you,
David Thomas, Jr., and Carlton Holley

End of Attachment A

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ATTACHMENT B

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IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR ST. JOHNS COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF BERTHA M. FRANKLIN

Deceased.

File No. CP19-0184

Division: 55

ORDER OF SUMMARY ADMINISTRATION
(Testate)

On the petition of CARLTON HOLLEY for summary administration of the estate of BERTHA M. FRANKLIN, deceased, the court finding that the decedent died on April 27, 2012; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
CARLTON HOLLEY	7652 Maple Lawn Blvd., Unit 2 Fulton MD, 20759-2500	ONE HUNDRED PERCENT (100%) of the decedent's undivided one-half (1/2) ownership interest in the real property located in St. Johns County at: 88 De Haven St., St. Augustine, Florida 32084 Being the east half (E1/2) of lot eight (8), Block "H" Dumas Tract, a subdivision

Filed for record 04/02/2019 04:34 PM Clerk of Court St. Johns County, FL

Authentisign ID: 16EA45D7-59FA-464E-AECF-24D8C6A7978E

of the City of St. Augustine according to plat thereof on file in the office of the Clerk of the Circuit Court for St. Johns County, Florida

Parcel ID: 207570-0000

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on 4/2, 2019.

R Lee Smith

Circuit Judge

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ATTACHMENT C

LEGEND

- BM1 = SITE BENCHMARK
- = SANITARY SEWER MANHOLE
- = WATER BIB
- = FIRE HYDRANT
- CTV = CABLE/INTERNET UTILITIES BOX
- = POWER POLE
- WM = EXISTING WATER METER
- WM = PROPOSED WATER METER
- = FOUND 1/2" IRON ROD LB 7111
- = FOUND 1/2" IRON ROD LB 4620
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = EXISTING GROUND ELEVATIONS
- 4' CHAIN LINK FENCE
- 6' WOOD FENCE

A/C = AIR CONDITIONER ON PAD
BOC = BACK OF CURB
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
DB = DEED BOOK
EP = EDGE OF PAVEMENT
GYA = GUY ANCHOR
LB = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
OHW = OVERHEAD WIRE/LINE
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RBL = REFERENCE BEARING LINE
R/W = RIGHT-OF-WAY LINE
STY = STORY
TBR = TO BEREMOVED
TYP = TYPICAL
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(D) = DEED CALL
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R) = RECORD VALUE

- = PROPOSED DRAINAGE FLOW
- = EXISTING DRAINAGE FLOW
- (10.0) = EXISTING ELEVATION
- 10.0 = PROPOSED ELEVATION
- = TREE TO BE REMOVED
- = PROPOSED CONCRETE
- = EXISTING CONCRETE
- = COVERED AREA

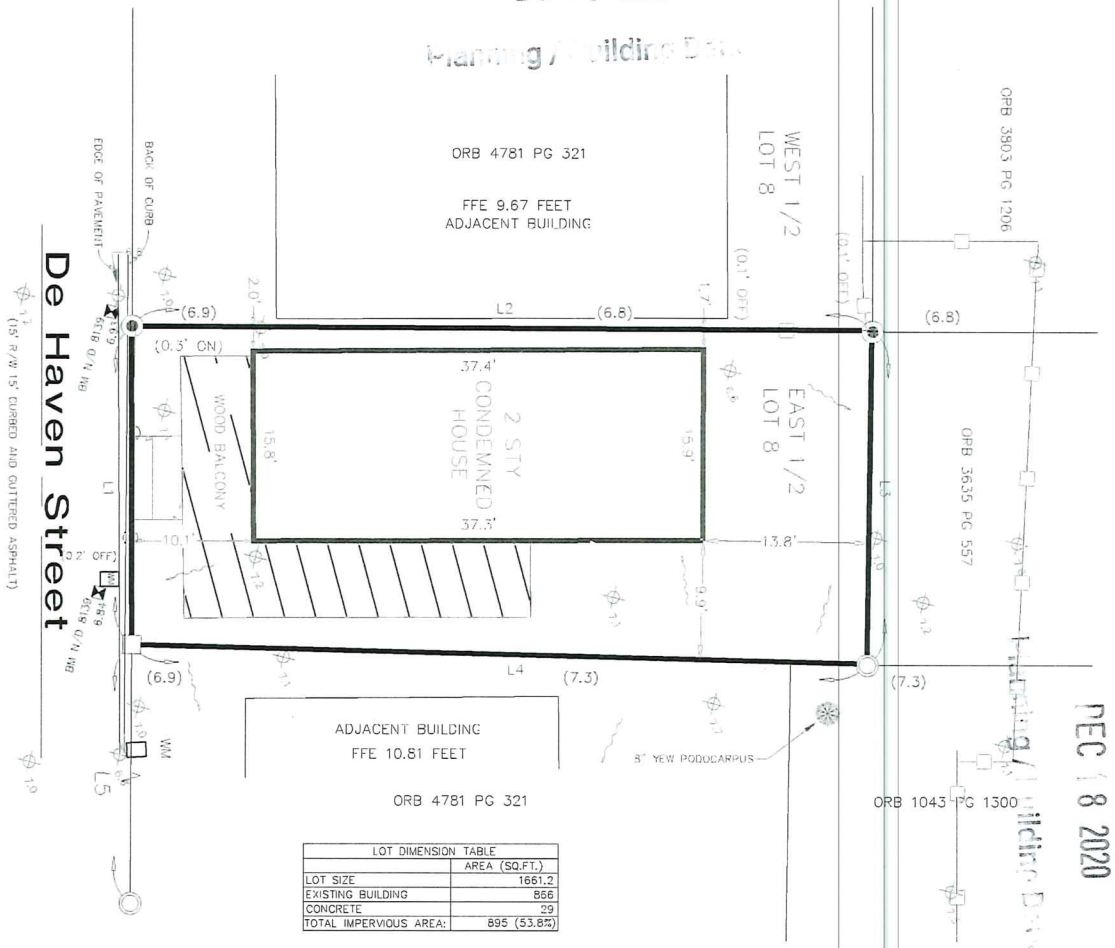
SURVEYOR'S NOTES:

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
5. Type of Survey: PLOT PLAN
6. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
7. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
8. This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
9. This Survey Does NOT Reflect or Determine Ownership of land or fences.
10. This Survey is NOT insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
11. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
12. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
13. Street (s) hereon are centered in R/W unless noted.
14. Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
15. Elevations if shown are based on the North American Vertical Datum of 1988.
16. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
17. See house plans for additional details.
18. Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE", according to flood insurance rate map panel: #12109C0314J.

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 20 ft.

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(R)	--	26.50'
L2(R)	--	63.67'
L3(R)	--	26.50'
L4(R)	--	63.67'
L5(R)	--	107.00'
L1(M)	S75°42'30"W	26.48'
L2(M)	S13°56'11"E	61.43'
L3(M)	S76°33'42"W	27.78'
L4(M)	S12°43'16"E	61.04'
L5(M)	N75°57'21"E	108.62'

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).



LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	1661.2
EXISTING BUILDING	866
CONCRETE	29
TOTAL IMPERVIOUS AREA:	895 (53.8%)

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Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH [illegible] NOT [illegible] UNLESS SEALED WITH THE EMBOSSED SEAL OF THE [illegible]

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 7009, (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AND WAS DONE UNDER MY SUPERVISION.

11/18/2020
Signature Date

Brandon D. Shugart
Phone: 904-460-54[illegible]
State of Florida Professional Surveyor and Mapper
License No. 7009

BRANDON D. SHUGART LICENSE NUMBER 7009 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

LEGAL DESCRIPTION

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

EAST HALF (E1/2) OF LOT EIGHT (8), BLOCK "H" DUMAS TRACT, A SUBDIVISION OF THE CITY OF ST. AUGUSTINE, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC
3000 N. PONCE DE LEON BLVD, SUITE C
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: David Thomas, Jr and Bertha Franklin
AT: 88 De Haven Street
St Augustine, FL 32084

Drawn By.
Field Survey Date:
FB/PG:

Scale 1" = 20 Feet
Drawing/File #: 101320.4

Additional Information/Certifications:
XXXXX

Authentisign ID: 16EA45D7-59FA-464E-AECF-24D8C6A7978E

CITY OF ST AUGUSTINE EST. 1565

ATTACHMENT D

RECEIVED
DEC 8 2020
Planning / Building Dev

December 10, 2020

Carlton Holley
88 De Haven St
Emailed to: rkdeluxe@gmail.com

RE: Zoning Verification letter 88 De Haven St (E1/2 OF LOT 8), St. Augustine, Florida 32084 (PID# 207570-0000)

1. Is this a buildable lot?
   Yes, this is a buildable lot. City Plat maps show this lot in it's current configuration which means it is buildable. This parcel is zoned RS-2 which has a minimum lot size of 5,450 square feet and lot width of 50'.

2. Is this lot nonconforming?
   Yes, this is a legal, nonconforming lot. This site contains a structure that is nonconforming to setbacks, lot coverage. The lot is nonconforming to minimum lot area and minimum lot width for RS-2 zoned parcels. The city plat maps indicate it is platted at 26' wide and 64' deep.

3. What are the procedures for demolition?
   The home was built in 1928. This structure is over 50 years old so you would need to reach out to Jenny Wolfe at jwolfe@citystaug.com to discuss the requirements for demolishing the homes over 50 years of age. This may require a public hearing.

4. Are there any issues with the discontinuance of a nonconforming structure?
   Should the structure be demolished or destroyed structure would need to be substantially rebuilt within 12 months. If the work to replace the structure is not taken within 12 months, the use is discontinued, and a conforming structure will have to be built on the property.

The above information should address your request, however, if you have any additional questions, please email me at pdoty@citystaug.com for further clarification.

P. Doty AICP, CFM

Patrick Doty, AICP, CFM
Senior Planner
City of St. Augustine

Authentisign ID: 16EA45D7-59FA-464E-AECF-24D8C6A7978E

ATTACHMENT E

CITY OF ST AUGUSTINE EST. 1565

November 23, 2020

RECEIVED
DEC 8 2020
Planning / Building Dept.

David Thomas, Jr and Bertha Franklin
7652 Maple Lawn Blvd #2
Fulton, MD 20759-2500

RE: 88 De Haven Street

Mr. Thomas and Ms. Franklin;

I have received a request for additional time in the matter of the Code Enforcement case, case number CE2020-0390, for the above reference property. The request was from Mr. Carlton Holley. I am granting this request of additional time for the next 25 days, or until December 18, 2020.

This Code Enforcement case is for the dilapidation of the house and it being a danger to the public. This approval for additional time is to allow for you and/or your representative to either:

1. Have a contractor apply for a building permit to rehab the structure, or;
2. Apply to the Historical Architectural Review Board (HARB) for a Certificate of Demolition for a complete or partial demolition.

If there is no building permit application or HARB application submitted by the December 18, 2020 deadline date, the City will be required to issue you an Official Notice of Violation.

If you decide to have a contractor rehab the structure, the permit must remain active. This means that regular approved inspections must occur. If the permit expires due to inactivity, the City will be required to issue an Official Notice of Violation.

If you are looking at demolishing any exterior feature of the structure, you will be required to have approval from HARB through a Certificate of Demolition. Additionally, if you decide to demolish the entire structure, a Certificate of Demolition will be required. If you apply for the Certificate of Demolition, but do not appear before at the HARB meeting, the City will be required to issue an Official Notice of Violation.

If you have any questions, feel free to contact me.

Respectfully,

Richard "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

ATTACHMENT F

Code Enforcement Case Information

case number	master project	case type	status	inspector
CE2020-0390	MP2020002222	Building Code	Open	Curtis Boles

primary contact	primary location
THOMAS DAVID JR ETAL, Address:7652 MAPLE LAWN BLVD #2	88 DE HAVEN ST, Building: 1, SAINT AUGUSTINE, FL 32084-0000

Code Enforcement Case Details

priority	department	entered by	date entered
High	Code Enforcement	PCOUNTER	11/18/2020

origin	date & time closed
Neighbor	mm/dd/yyyy --:-- --

detailed description	location comments
House has roof caving in. Overgrown yard. Danger to the Public	

2 Locations

Description	Type	Status	Property Alert	Primary
88 DE HAVEN ST, Building: 1, SAINT AUGUSTINE, FL 32084-0000	Address	Active		☑
207570 0000	Property	Active	Moderate	☐

1 Contacts

Description	Type	Contact Alert	Primary
THOMAS DAVID JR ETAL, Address:7652 MAPLE LAWN BLVD #2	Property Owner		☑

1 Inspections

Inspection	Assigned To	Date Scheduled	Outcome	Date Completed
Inspection				
Initial Inspection/Record Violations	Curtis Boles	11/18/2020	Pending	mm/dd/yyyy

RECEIVED
DEC 18 2020
Planning / Building Div.

Inspection	Assigned To	Date Scheduled	Outcome	Date Completed

comments

owner will be submitting letter to Building Official to rehab or do interior demo. He will ask for an extinction. Waiting for call from Building Official. 11/23 Owner was given two choices by Building Official, 1) Have a contractor apply for a building permit to rehab the structure (OR) 2) Apply to the Historical Architectural Review Board (H.A.R.B) for a Certificate of Demolition for a complete or partial demolition. Owner has until Dec. 18, 2020 to comply.

inspection location

88 DE HAVEN ST, Building: 1, SAINT AUGUSTINE, FL 32084-0000

priority	department	resource group
Routine	Code Enforcement	CodeInspectors

completed by

Curtis Boles

> 0 checklist

> 0 corrections

Associations Fees 0 Letters 0 Violations 0 Weeds 0

2 Documents & Images

History	Name	Type	Date
0	CE2020-0390 Complaint	- none -	11/18/2020
0	88 De Haven Street Extension	Letter	11/24/2020

RECEIVED
DEC 8 2020
Planning/Building

Authentisign ID: 16EA45D7-59FA-464E-AECF-24D8C6A7978E

CE 2020-0390

RECEIVED
NOV 18 2020
Planning/Building Dept.

Planning & Building Department
P.O. Box 210, St. Augustine, FL, 32085-0210
Phone: 904-825-1066 | Fax: 904-209-4335
Email: CodeEnforcement@CityStAug.com

Citizen Complaint Form

Date Complaint Filed: 11/18/2020

Name of Complainant: Stephen McNbray Phone of Complainant: 202-320-1000

Address of Complainant: 86 De Haven

Address of Alleged Violation: 88 De Haven

Cross Street:

RECEIVED
DEC 8 2020
Planning/Building

Name of Property Owner/Tenant: David Thomas Jr.

Phone of Property Owner/Tenant:

Description of Alleged Violation (Please review and confirm to the best of your ability the information provided to the City to assist it in its response) House ~~is~~ has roof caving in; overgrown yard; danger to the public.

Does alleged violation present an immediate hazard to the safety of the public? Yes [✓] No [ ]

Is the alleged violation on public or private property? Public [ ] Private [✓] Do not know [ ]

Do you with to be contacted with the results and disposition of the complaint? Yes [✓] No [ ]

Name of staff person who received complaint: Meredith Randolph

Staff Use Only

Complaint Assigned To: Curtis Boles Date: 11/18/2020 Deadline:

Special Instructions:

Date of Investigation: By

Results of Investigation:

Action taken to resolve complaint:

Complaint Referred to Code Enforcement for legal action? Yes ____ No ____

Supervisor's Comments:

Date Case Closed: By:

When you have completed the form, save it to your computer and send it as an email attachment to: CodeEnforcement@CityStAug.com

Authentisign ID: 16EA45D7-59FA-464E-AECF-24D8C6A7978E

CITY OF ST AUGUSTINE EST. 1565

November 23, 2020

RECEIVED
DEC 18 2020
Planning / Building Dept.

David Thomas, Jr and Bertha Franklin
7652 Maple Lawn Blvd #2
Fulton, MD 20759-2500

RE: 88 De Haven Street

Mr. Thomas and Ms. Franklin;

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Respectfully,

Richard "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

Certified Mail: 7019 2280 0000 6192 7686

LES THOMAS

ARCHITECT

January 8, 2021

Carlton Holley
Via Email: rkdeluxe@gmail.com

Re: Two storey residence at 88 De Haven Street

The house is a contributing structure built around 1880 but as you can see from the attached photos it is beyond repair. The roof has collapsed in places, the side and rear additions on the east are leaning and near collapsing. The interior shows termite damage, rot from water leakage, and fire damage.

It is my opinion after visiting the site that it cannot be saved and because of possible safety concerns including the real possibility of collapse that it should be removed as soon as possible.

In conclusion my recommendation, as a Registered Architect in the State of Florida, is that the house be demolished.

Sincerely,

Les Thomas

LT/jmc

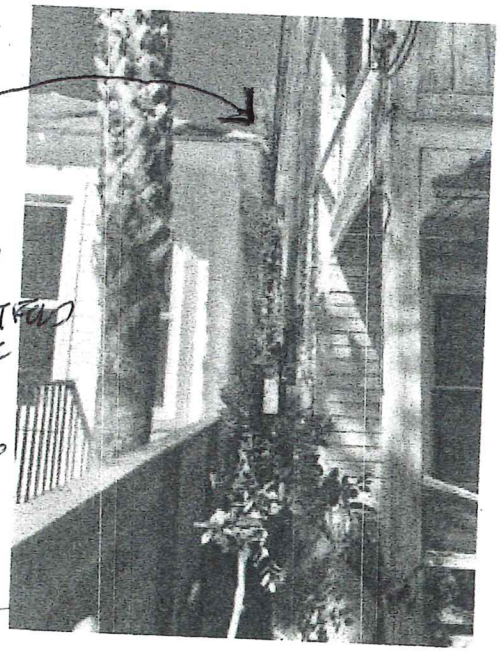
STATE OF FLORIDA
LESLIE JUDE THOMAS
AR0009242
REGISTERED ARCHITECT

1-11-21

RECEIVED
JAN 11 2021
Planning/Building Dept.

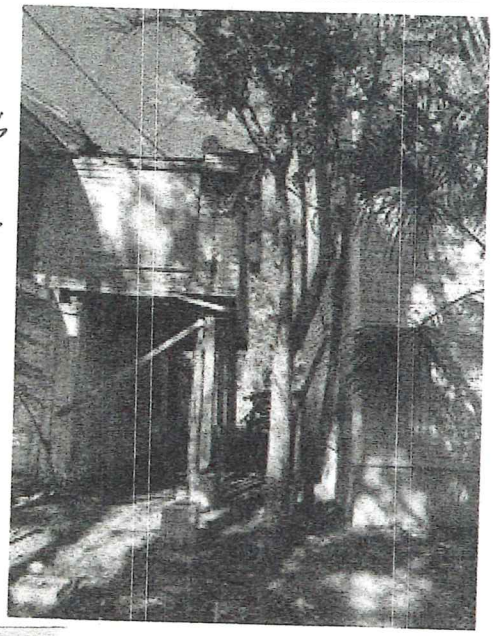
32 CORDOVA ST. ■ ST. AUGUSTINE ■ FL 32084 ■ 904-824-9508 ■ FAX: 904-824-6667
EMAIL: LTA@LESTHOMASARCHITECT.COM
STATE LIC.#AR9242

HOUSE 1' AWAY FROM NEWLY RENOVATED HOUSE AND LEANING

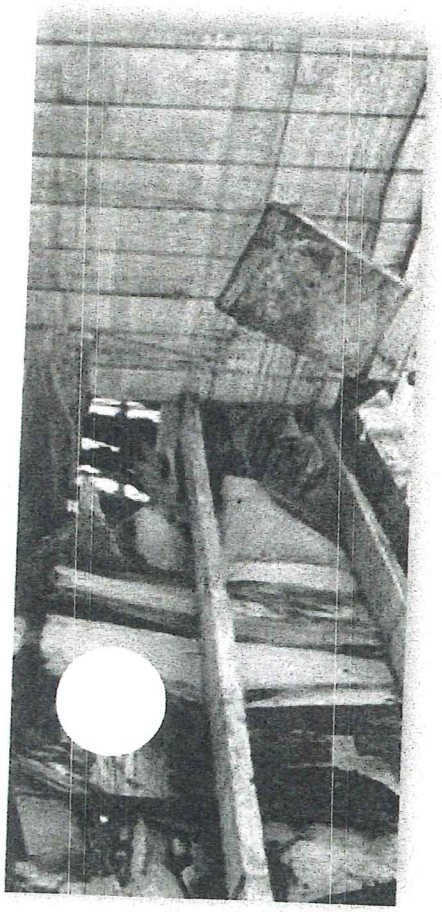


RECEIVED
JAN 11 2021
Planning/Building Dept.

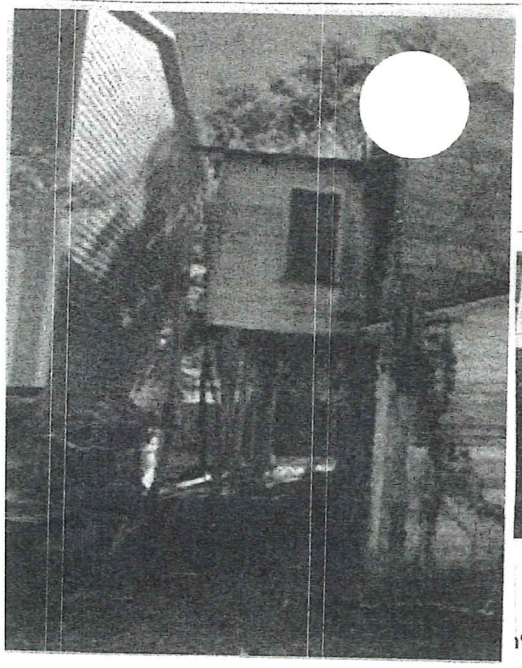
Roof MISSING AND NO COLUMNS



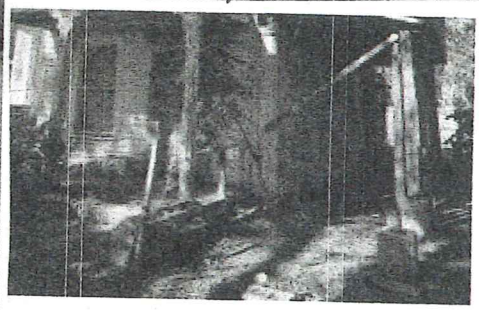
COLLAPSED SECOND FLOOR

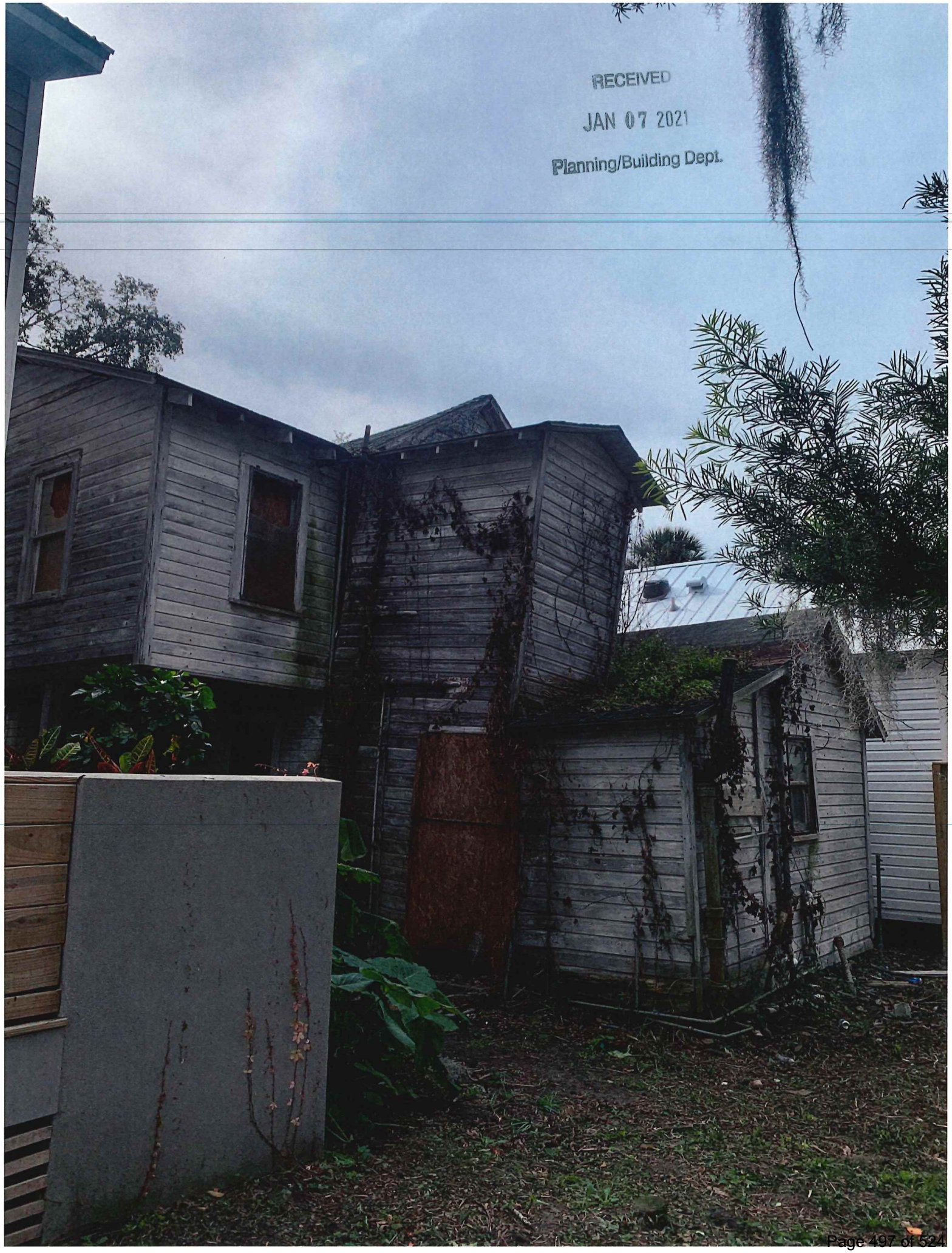


REAR OF HOUSE LEANING

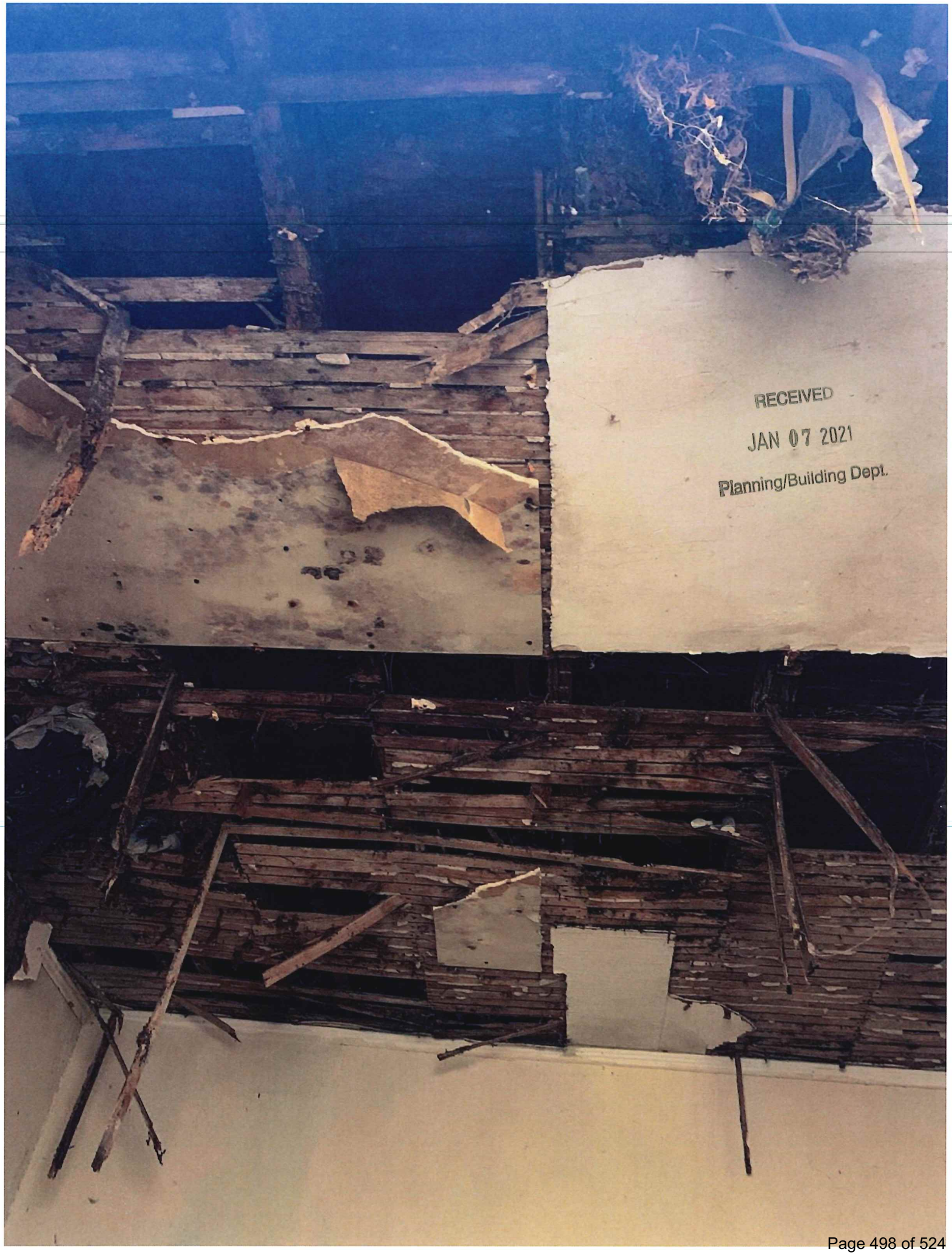


FOUNDATION MISSING





RECEIVED
JAN 07 2021
Planning/Building Dept.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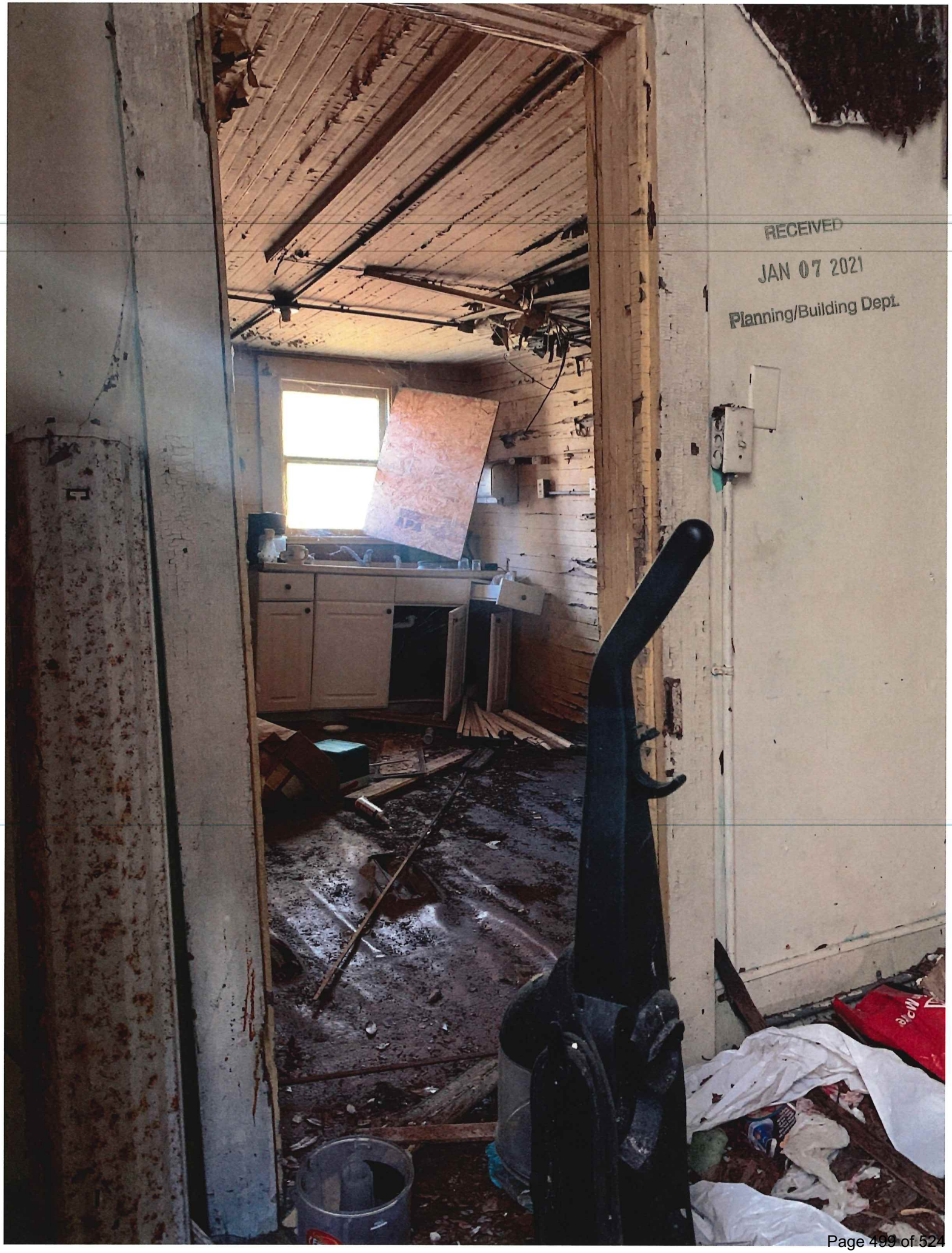
Planning/Building Dept.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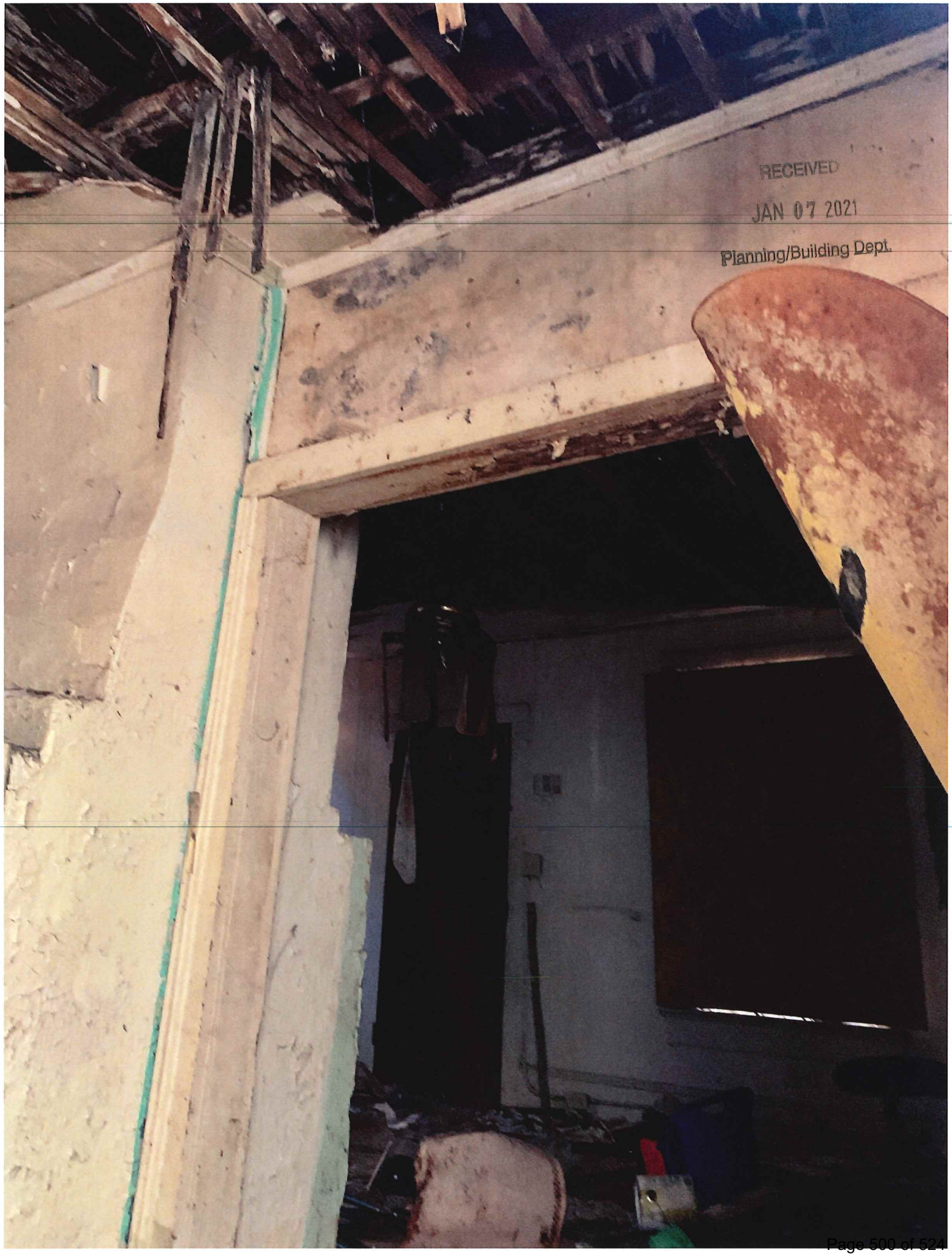
Planning/Building Dept.



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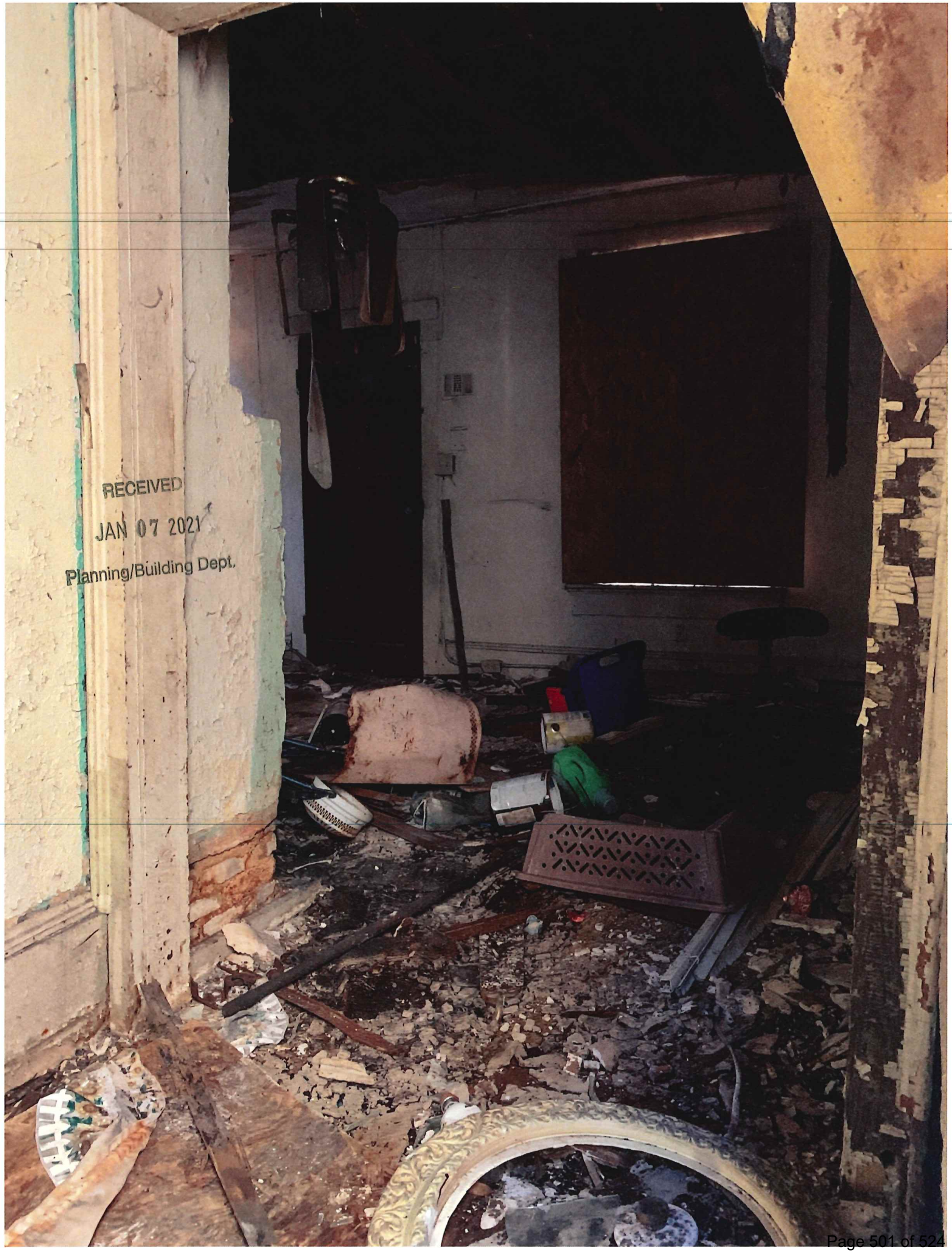
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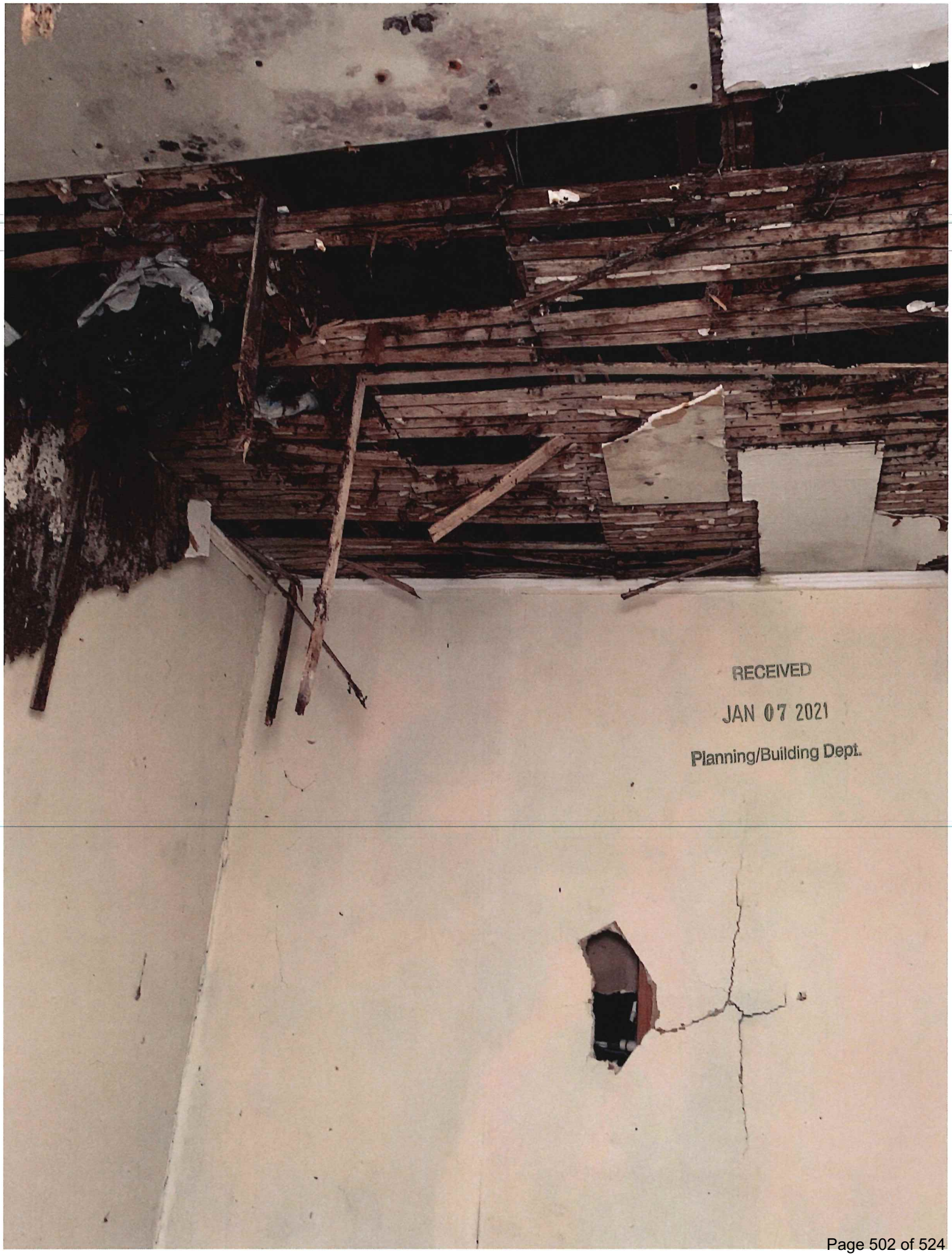

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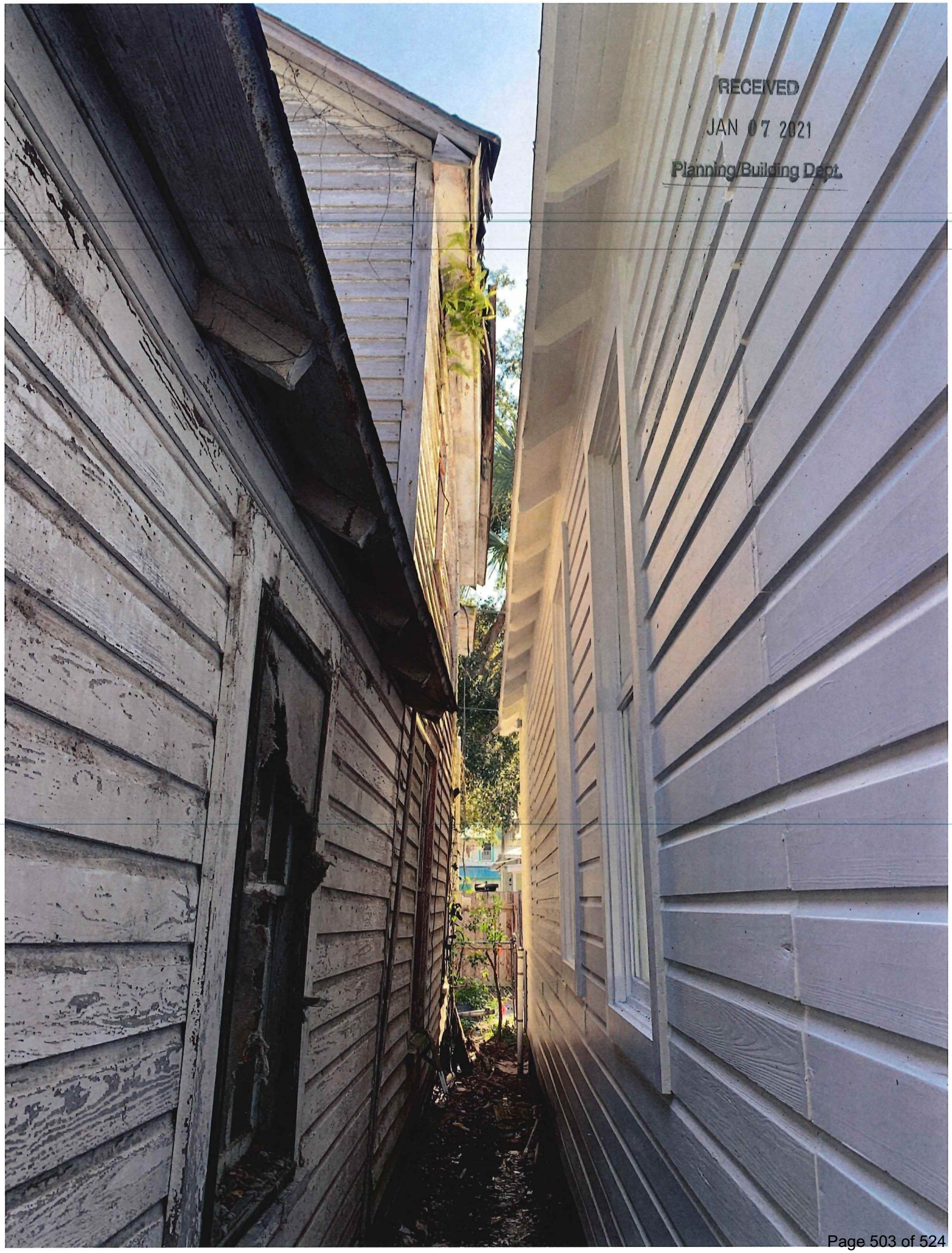
JAN 07 2021
Planning/Building Dept.



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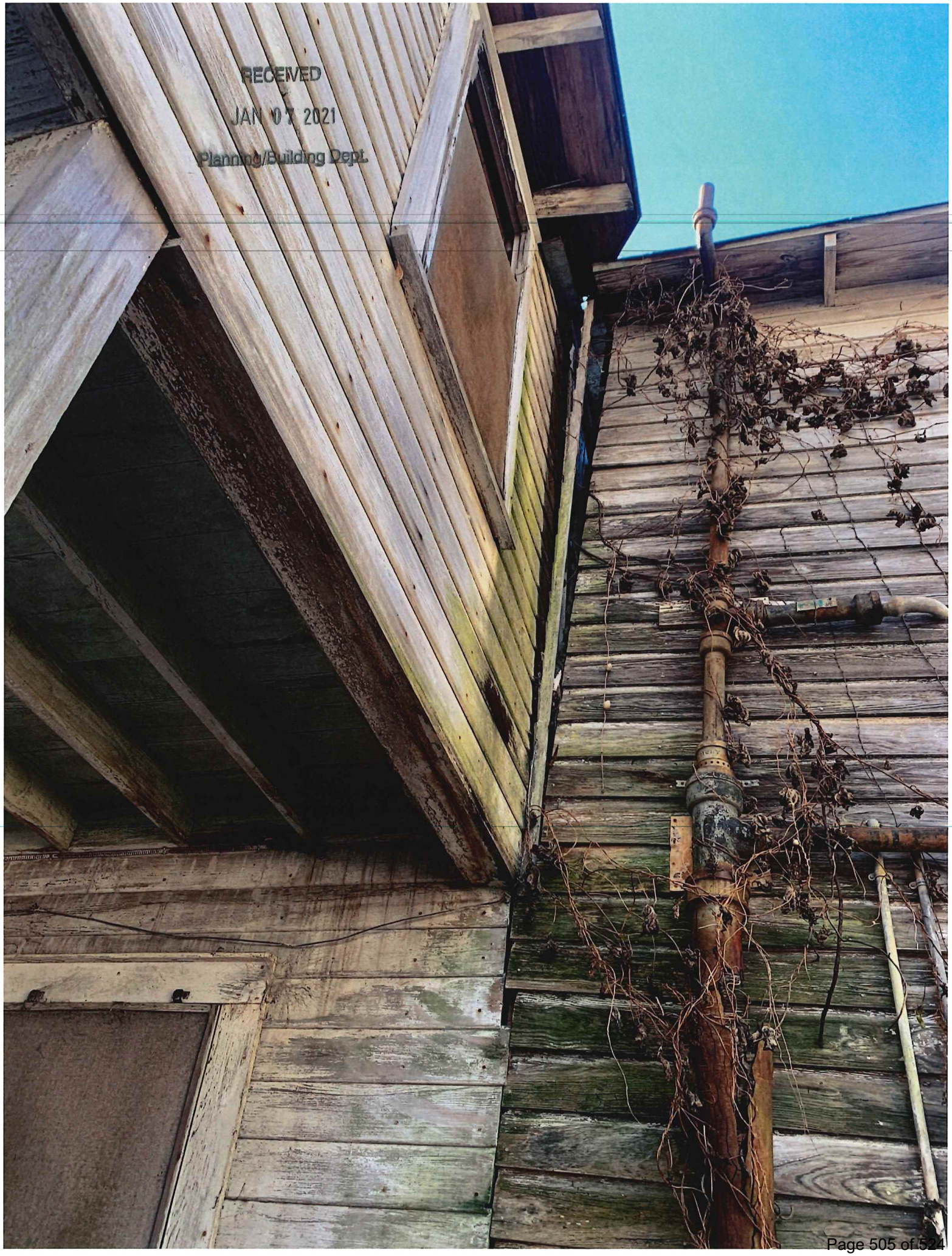

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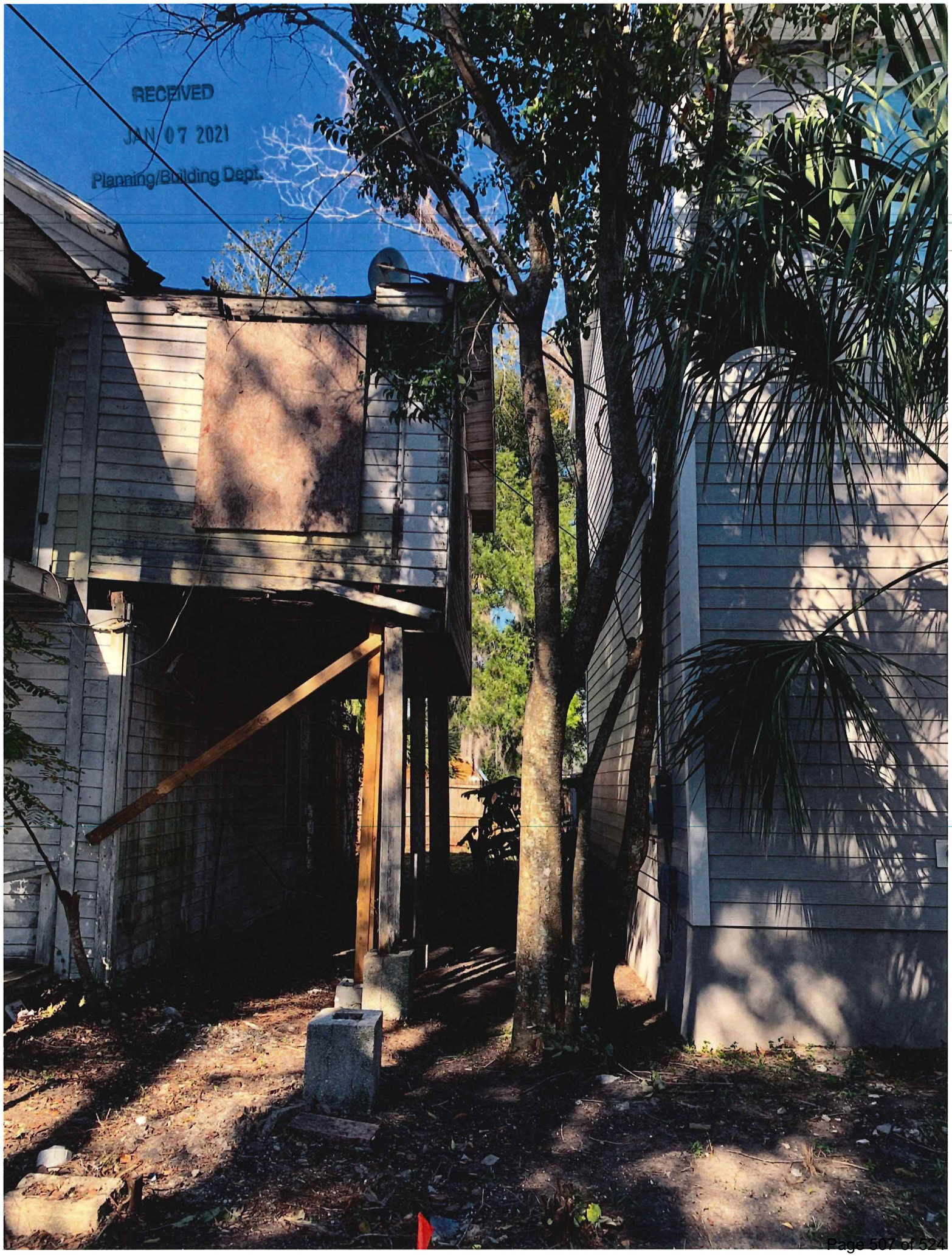

RECEIVED
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Planning/Building Dept.

RECEIVED
JAN 07 2021
Planning/Building Dept.

FORM 104 WARRANTY DEED-(Statutory Form.)

executive line 85 20711

This Indenture,

OFF REC 684 PAGE 1956

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

Made this 20th *day of* September 1985, **Between**

JAMES THOMAS, unremarried surviving spouse of JULIA THOMAS, deceased,

of the County of St. Johns, *State of* Florida, *grantor, and*

DAVID THOMAS, JR.

whose post-office address is 88 DeHaven Street, St. Augustine, Florida 32084
of the County of St. Johns, *State of* Florida, *grantee,*

Witnesseth: *That said grantor, for and in consideration of* ~~the sum of~~ love and affection ~~Dollars~~, *and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in* St. Johns *County, Florida, to-wit:*

An undivided one-half (1/2) interest in and to the following described property:

East Half (E½) of Lot Eight (8), Block "H" Dumas Tract, a subdivision of the City of St. Augustine, according to plat thereof on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Grantor certifies that he is the surviving spouse of Julia Thomas, deceased, who died on October 11, 1982, in St. Johns County, Florida. That no issue was born of their said marriage and Grantor is the sole heir at law of decedent.

COPY

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

1985 SEP 23 PM 2:13

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

This instrument was prepared by:
CHARLES R. BENNETT
HOWATT AND BENNETT
115 Cordova Street
St. Augustine, Florida

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

In Witness Whereof, *Grantor has hereunto set grantor's hand and seal the day and year first above written.*
Signed, sealed and delivered in our presence:

Charles R Bennett
Bjorg H. Howatt

James Thomas (Seal)
(Seal)
(Seal)
(Seal)

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE SEP 23 '85 00.50

STATE OF FLORIDA
COUNTY OF ST. JOHNS
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
JAMES THOMAS, unmarried

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid this 20th *day of* September 1985.

Charles R Bennett
Notary Public
My commission expires: June 25, 1987

MIDSTATE LEGAL SUPPLY CO., INC. ORLANDO, FLORIDA

85 18785

OFF REC 682 PAGE 1088

DEED

THIS DEED made this 26 day of August, A. D., 1985, by LUGENIA GANTT a/k/a JEAN GANTT, hereinafter called the grantor, to BERTHA FRANKLIN, whose post-office address is 2590 N. W. 38th Terrace, Lauderdale Lakes, Florida 33311, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all its right, title and interest in and to all that certain land situate in St. Johns County, Florida, viz:

> All her undivided one-half (1/2) interest in and to the following described property located in St. Johns County, Florida:
>
> East Half (E1/2) of Lot Eight (8), Block "H" Dumas Tract, a subdivision of the City of St. Augustine according to plat thereof on file in the office of the Clerk of the Circuit Court for St. Johns County, Florida.

The Grantor hereby reserves unto herself a life estate in and to said property.

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.

IN WITNESS WHEREOF, the said grantor has caused this presents to be executed this day and year first above written.

Signed, sealed and delivered in the presence of:

Rick E. Grady
Witness

Jean E. O'Reilly
Witness

Jean Gantt
Lugenia Gantt
LUGENIA GANTT a/k/a
JEAN GANTT

This instrument prepared by Geoffrey B. Dobson, 77 Bridge Street St. Augustine, Florida, without examination or opinion as to title.

COPY

AUG 29 85 PM 00.50

STATE OF NEW YORK
COUNTY OF Nassau

I HEREBY CERTIFY that on this _____ day of August, A. D., 1985 before me personally appeared LUGENIA GANTT a/k/a JEAN GANTT, to me known to be the individual described in and who executed the foregoing conveyance and she acknowledged before me that she executed the same.

WITNESS my signature and official seal at Great Neck in the County of Nassau and State of New York, this 26 day of August, A. D., 1985.

Eleanor Chianese
Notary Public, State of New York

My Commission Expires:_____

ELEANOR A. CHIANESE
NOTARY PUBLIC, State of New York
No. 4765683
Qualified in Nassau County
Commission Expires March 30, 1986

COPY

[illegible]
[illegible]
1985 AUG 29 PM 4:16
[illegible]
CLERK OF THE COUNTY

From: Julie Courtney
To: Carlton
Subject: Follow-up information RE: Request for determination, 88 De Haven Street, St. Augustine, Florida 32084
Date: Monday, November 30, 2020 4:18:00 PM
Attachments: image002.png
image003.png
image004.png

Hello again Mr. Holley,

After we last emailed, our building official let me know that he has been in communication with you about the status of 88 De Haven Street. We want you to understand that the portion of the house that has been deemed as a code violation, could be repaired or you can apply to just have that limited portion be approved for partial demolition by the Historic Architectural Review Board (HARB). I wanted to also make sure you were aware that there are also a couple financial incentives that are available for properties that undergo repairs or rehabilitation.

The City's Lincolnville CRA Fix-it-Up program is available to low-income, owner-occupied households with essential home repairs. For more information or contact info, please see ***https://citystaugcra.com/173/Fix-It-Up-Program***.

and

The City of St. Augustine also offers a Tax Exemption Program:
Historic Preservation Property Tax Exemption
In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines[1]. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years[2].

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or

2. be a contributing property to a National Register District; or

3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and

2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

How to Apply:
Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State.

The Historic Architectural Review Board must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

Activating the Tax Exemption:
The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

For this, it is good to discuss your plans with us before doing work so it can be determined if the work will likely be approved by HARB. If you have any questions on the tax exemption program, please let me know and I can arrange a time for you to speak with Jenny Wolfe, Historic Preservation Officer.

Thank you again,

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: Monday, November 30, 2020 9:53 AM
To: Carlton <rkdeluxe@gmail.com>
Subject: RE: Request for determination, 88 De Haven Street, St. Augustine, Florida 32084

Mr. Holley,
The Certificate of Demolition application requires HARB approvals by the through a public hearing. Please find the Certificate of Demolition application at this link: https://www.citystaug.com/DocumentCenter/View/150/Certificate-of-Demolition-or-Relocation-Application-PDF?bidId= If you are not the owner, the owner's information and signature is required on the application as well as the completed and notarized Owner's Authorization for Agent form which authorizes you to be the applicant for the application.

Because 88 De Haven Street is a contributing structure to a National Register Historic District, you will need to make sure you follow *10b) Condition assessment report* as listed on the application: *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.***
No matter which architect or structural engineer you select, we will need proof that he or she meets the criteria set by the Certificate of Demolition application under 10B. A professional resume with a listing of projects specific to historic buildings would be needed to accompany the architect's/engineer's report.

I also wanted to pass along valuable information that our Historic Preservation Officer, Jenny Wolfe, had emailed another potential applicant for a Certificate of Demolition on another contributing structure to another National Register Historic District:
Application requirements include a building condition assessment by an architect or engineer with demonstrated experience in historic property rehabilitations. We also recommended that the applicant be prepared to provide some financial information on the costs to rehabilitate the properties versus the cost to demo and build new that takes into consideration the ad valorem tax exemption. This is not a requirement but it is something I anticipate that the HARB will ask.

The HARB will pursue all due diligence because they do not want to see these types of buildings be demolished so I would anticipate the possibility that they may deny the demolition unless the applicant can prove a case of economic hardship and/or demonstrate that the buildings are not salvageable. There is a list of items that can be submitted to support such a case and keep

in mind it is about the feasibility of an economic return on use of building not the owner's financial background.

Ultimately it is up to the HARB and I recommend that the application not be submitted until you have a full and detailed architectural condition assessment and a cost analysis of rehabilitation versus demo/new construction.

Certificate of Demolition application:

The HARB meets once a month, usually at 1 pm on the third Thursday, and has an application deadline the third Friday the month before. For example, **the next Historic Architectural Review Board (HARB) meeting that you can apply for is January 21, with a December 18 application deadline.**

Your application and supporting materials can be emailed to harb@citystaug.com. We will be contacting you at a later date after we receive your application to set up a time to take photographs, both exterior and interior, of the building, which applicants are also to submit with the application. The HARB will want to see the proposed design for the replacement building(s) for the property. Concept renderings, plans or elevations may be submitted with the application or up until 10 days before the meeting to be submitted in the HARB meeting packet.

Payment can be made by emailing the completed credit card authorization form (please see attached) to:

Meredith Randolph

E: mrandolph@citystaug.com | P: 904.209.4325

You will also be mailed an invoice for the legal notices and advertising costs for the application after those costs have been billed to the city.

Please Note: If the Certificate of Demolition application is approved by HARB, there is a 30 day delay period and subsequent building permits required, *including a demolition permit*, which is not the same as the Certificate of Demolition, before beginning work: *A Certificate of Demolition shall become effective on the thirty-first (31st) day following the date of the rendered order. A Certificate of Demolition is valid for a period of one (1) year from the date of approval. Failure to exercise the Certificate of Demolition by commencement of the use or action approved shall render the Certificate of Demolition invalid, unless an extension has been applied for and approved not less than thirty (30) days prior to the one (1) year expiration date.*

Hope this additional information will help you prepare for the application you are planning to submit.

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: Carlton <rkdeluxe@gmail.com>
Sent: Monday, November 30, 2020 9:34 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: Request for determination, 88 De Haven Street, St. Augustine, Florida 32084

Ms. Courtney,

Yes, I am planning to apply for a Certificate of Demolition. Do you have additional guidance with respect to this application?

Thank you,
Carlton Holley

On Mon, Nov 30, 2020 at 9:30 AM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello again,
> Are you planning to submit a Certificate of Demolition or other application for a Historic Architectural Review Board meeting?
>
> 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: Carlton <rkdeluxe@gmail.com>
Sent: Monday, November 30, 2020 9:24 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: Request for determination, 88 De Haven Street, St. Augustine, Florida 32084

Hello Ms. Courtney,

Thank you for the information you provided on 88 De Haven Street. As you recommended, I will contact the City Archaeologist for more information.

Carlton Holley

On Mon, Nov 30, 2020 at 9:05 AM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello Mr. Holley,
>
> - Yes, 88 De Haven Street **is listed in the Florida Master Site File (FMSF) under #SJ00709**. Please find the survey attached.
> - According to the FMSF, the **building was constructed circa 1879 to 1885** and is **one of the oldest houses in Lincolnville.**
> - It does not appear that the building has been designated as an individual historic landmark.
> - The building is a **contributing structure to the Lincolnville National Register Historic District**.
> - 88 De Haven Street is also **within Archaeology Zone IIIA:**
> All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist. Exterior alterations or future rebuilding activities may require archaeological review and testing as outlined in the archaeological preservation ordinance. Demolition could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance. Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended. The archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review to the Planning and Building Department. The archaeological fee for projects in Zone III is 1.0 % of the estimated demolition and construction cost. The City Archaeologist will be happy to provide more information about the process and can be contacted at 904-823-2263 or archaeology@CityStAug.com.
>
> 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
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From: Carlton <rkdeluxe@gmail.com>
Sent: Wednesday, November 25, 2020 5:08 PM
To: harb <harb@citystaug.com>
Subject: Request for determination, 88 De Haven Street, St. Augustine, Florida 32084

Historic Architectural Review Board:

Prior to submitting an application to the Historic Architectural Review Board, I am writing to request a determination as to whether the property at 88 De Haven Street, St. Augustine, Florida 32084 meets any of the following criteria:

--Listed on the Florida Master Site File (FMSF)
--Is 50 years old or older
--Has been designated as a historic landmark
--Is individually listed in the National Register or contributing to a National Register District

Please send me a brief reply just to let me know you have received this email.

Thank you,
Carlton Holley
(678) 632-1490

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[1] Ordinance number 1995-20 and ordinance number 1997-61
[2] Ordinance number 2009-06 changed the exemption period from 5 to 10 years.

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	2075700000
Location Address	88 DE HAVEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY E1/2 OF LOT 8 BLK H OR682/1088 (LIFE EST) OR684/1956 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.040
Homestead	N

Owner Information

Owner Name	Thomas David Jr Etal 50% Franklin Bertha 50%
Mailing Address	7652 MAPLE LAWN BLVD #2 FULTON, MD 20759-2500

Map

Valuation Information

	2021
Building Value	$17,494
Extra Features Value	$0
Total Land Value	$50,024
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$67,518**
Total Deferred	$5,421
Assessed Value	**$62,097**
Total Exemptions	$0
Taxable Value	**$62,097**

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	$17,494	$0	$50,024	$0	$0	$67,518	$56,452	$11,066	$56,452
2019	$14,029	$0	$50,024	$0	$0	$64,053	$51,320	$12,733	$51,320
2018	$13,750	$0	$46,176	$0	$0	$59,926	$46,655	$13,271	$46,655
2017	$13,903	$128	$41,558	$0	$0	$55,589	$42,414	$13,175	$42,414
2016	$13,903	$128	$36,075	$0	$0	$50,106	$38,558	$11,548	$38,558
2015	$13,903	$128	$28,860	$0	$0	$42,891	$35,053	$7,838	$35,053
2014	$10,948	$128	$23,088	$0	$0	$34,164	$31,866	$2,298	$31,866
2013	$10,948	$128	$17,893	$0	$0	$28,969	$28,969	$0	$28,969
2012	$10,948	$128	$15,584	$0	$0	$26,660	$26,660	$0	$26,660
2011	$10,948	$128	$17,316	$0	$0	$28,392	$28,392	$0	$28,392
2010	$10,948	$128	$19,240	$0	$0	$30,316	$30,316	$0	$30,316

Building Information

Building	1
Actual Area	1426
Conditioned Area	1153
Actual Year Built	1928
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Composite Shingle, Roll Composite
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	80%
Roofing Cover	Roll Composite	20%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	606	606
HALF SCREEN PORCH	0	138
BASE AREA	547	547
FRAME UTILITY	0	45
FINISHED OPEN PORCH	0	90
Total SqFt	1153	1426

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	140

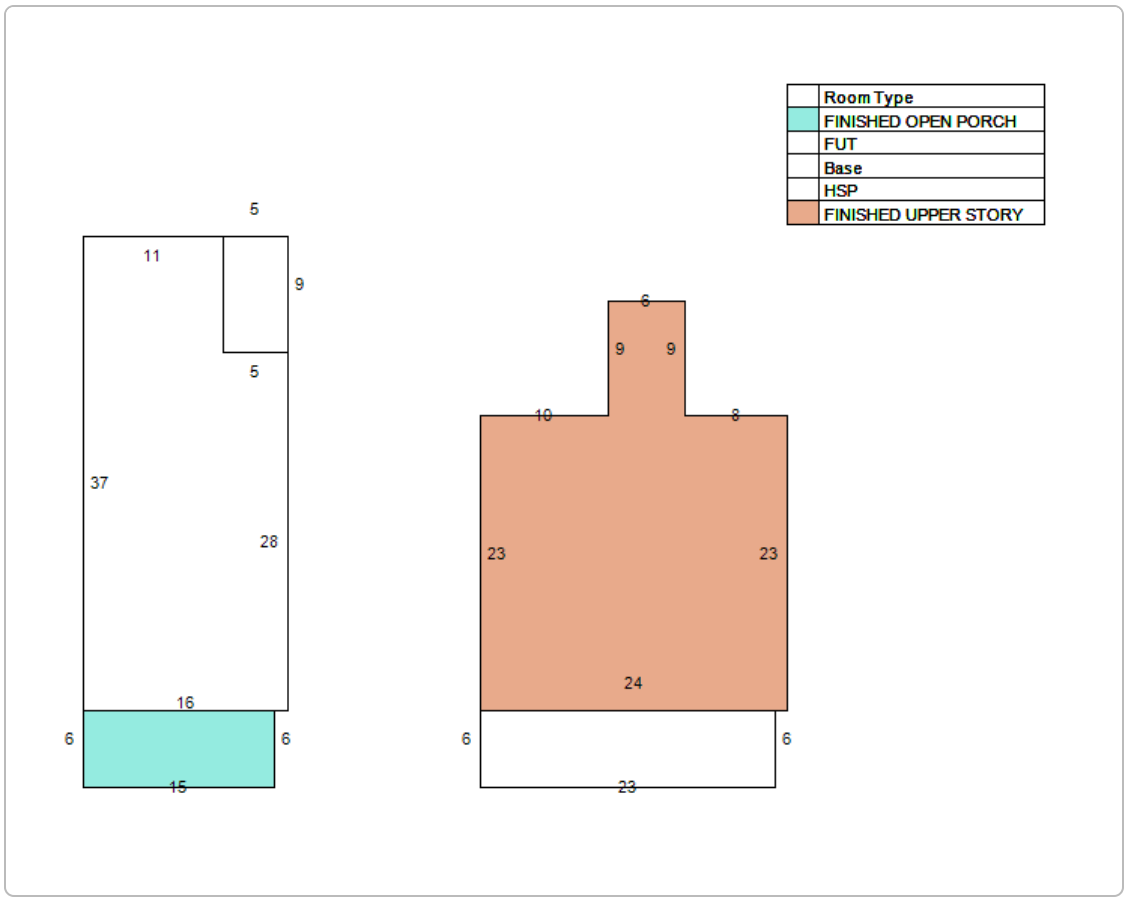
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	26	64	26	EF	$50,024

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/1/1985	$0.00		684	1956	U	I		GANTT JEAN ***
	8/1/1985	$0.00		682	1088	U	I		

Sketch Information



No data available for the following modules: Exemption Information.

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Version 2.3.100

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: January 20, 2021

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

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

REPAIR MAINTENANCE AND NEW CONSTRUCTION

320 Charlotte Street (Remove and replace rotten floor joists, install new plywood floor & new flooring & replace any other rotten or damaged wood in floor)

139 St. George Street (Remove existing wood frame & door/sidelights, Install same style wood door/sidelights & wood frame, door located on Treasury St)

117 St. George Street (Replace Existing Pergola with New Pressure Treated Yellow Pine)

75 King Street: Building 2 (Improve south patio & garden of the Lightner museum)

161 Cordova Street (interior finishes)

264 St. George Street (Replace beam on deck with southern yellow pine pressure treated standard lumber & repaint deck on affected garage area with Harbor Gray (Body) & Pure White (Trim))

309 St. George Street (200 amp. panel change out , due to age and breaker space)

61 Spanish Street Building 3 (Design and install sprinkler system, gas piping to 5 gas outlets.)

1 Anderson Circle (Add/Relocate sprinkler heads based on new ceiling layout in the restaurant, Install Ansul fire suppression system under hood)

11 Cadiz Street (HVAC change out)

100 St. George Street (Shingle replacement)

241 St. George Street (Silicone roof coating)

48 Charlotte Street (Re-roof shingle)

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer