

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

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

THURSDAY, FEBRUARY 18, 2021 - 1:00 PM

ALCAZAR ROOM

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

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft minutes from January 21, 2021 HARB meeting
4. Modification and approval of Agenda
5. Continued Items from the previous HARB meetings
 - a) PL2020-0141
Certificate of Appropriateness
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.
Continuance requested to March 18, 2021 HARB meeting*
6. Certificate of Appropriateness
 - a) PL2021-0011
Sarah Ryan Architect LLC - Applicant
The Prince of Wales Restaurant, Inc. - Owner
54 Cuna Street
To replace existing deck and ramp with new deck and ADA compliant ramp on south and west elevations and to modify site features on northwest corner.

b) PL2021-0012

Marquis Latimer + Halback, Inc - Applicant

Tara Owen & Malcolm Frank - Owner

252 St. George Street

To make changes to front porch, including decking and masonry materials and new stairs, and modifications to the site features including landscaping, paving, adding a focal feature and front gate.

7. Opinion of Appropriateness

a) PL2021-0014

Les Thomas Architect - Applicant

Tara Owen & Malcom Frank - Owner

252 St. George Street

To construct a one and one-half story addition to the rear of the residential building.

8. Certificate of Demolition

a) PL2021-0016

Nell Johnson - Applicant

Charles R. Hobbs & Dorothy A. Hobbs - Owner

4 Mc Williams Street

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

9. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

10. Other Business

a.) Discussion and recommendations for updating the partial demolition review process to include preserving the historic building envelope of designated historic buildings and contributing buildings in National Register Historic Districts

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.



**ADMINISTRATIVE ORDER OF THE CITY OF ST. AUGUSTINE, FLORIDA
RELATING TO PUBLIC HEALTH EMERGENCY 20-51 (COVID)
ADMINISTRATIVE ORDER NO. 20-17**

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 when the Florida COVID-19 State of Emergency expires, 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 8th day of Feb, 2021.



John Regan, City Manager

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 21, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 21, 2021, 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

2. General Public Comments for Items not on the Agenda

Heard after item 3

The Board heard from the following member of the public:

- B.J. Kalaidi

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the December 17, 2020 minutes as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was 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:

5. (a) 2020-0135 – Jorge Gallego – Applicant and Owner 66 Marine Street

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

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 at **66 Marine Street** because it meets the Secretary of the Interior's Standards 9.

Jorge Gallego waived his right to a presentation.

Ex Parte Communication:

(None)

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

MOTION

Mr. Weaver **MOVED** to **APPROVE** application 2020-0135. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) 2020-0142 – Matanza Fence – 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.

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 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

Jane Altenhofen waived her right to a presentation.

Ex Parte Communication:

(None)

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

There was brief board discussion regarding appropriate stain colors which revealed that the proposed stain would be appropriate.

MOTION

Mr. Weaver **MOVED** to **APPROVE** application 2020-0142 with the condition as detailed in the staff report. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificates of Appropriateness

6. (a) 2020-0137 – 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.

Ms. Wolfe read the staff report and said 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

Brandon Ecklund reviewed the application and addressed staff concerns and conditions.¹

Ex Parte Communication:

(None)

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

The Board discussed:

- Clarification from staff that the applicant's proposed lighting met staff conditions
- Columns along Aviles Street were pre-cast coquina concrete with cut coquina stone foundation line
- Decorative tile detail had been removed from the application
- Lighting arrangement was appropriate as fixtures on other structures along the streetscape were affixed above a vertical element
- Additional windows along Artillery Lane were an improvement
- Recommendation for a lighting fixture on the corner of Aviles Street and Artillery Lane, right of the entrance on Aviles Street and level with the height of fixtures on Artillery Lane

MOTION

Mr. Benoit MOVED to APPROVE application 2020-0137 with the following conditions:

1. The additional three windows along Artillery Lane were approved as proposed
2. Eliminate the northernmost light on the Aviles Street Elevation,
3. Lower the three lights over the window openings on the Aviles Street Elevation
4. Lower and shift the Lights on Artillery Lane to be more pedestrian scale
5. Maintain the light on the southwest corner facing Aviles Street as Proposed
6. Light fixture amended to a more Mediterranean design as proposed
7. Eliminate the proposed tile wall detail in the covered portico
8. Approve the light fixture in the portico as proposed as long as lighting temperature requirements were met
9. Paint color and stucco bands approved as proposed with the cut coquina columns and water-table around the building

The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) F2020-0140 – Marquis Latimer + 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

¹ Additional drawings attached to original packet

pavers in two parking spots adjacent to the sculpture peninsula and to add hanging lighting from tree.

Ms. Lopez advised that the City had not yet signed an agreement for the use of the two parking spots proposed. She also noted that designs as presented would be brought in to allow for turn radius of the adjacent remaining parking spaces.

Ms. Courtney read the staff report and said 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.

Elijah George and David Bagnall reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi spoke against the application, citing parking issues and said the applicants should reimburse the City for lost income.

Ms. Lopez advised that the City was currently in negotiations for the use of the two parking spaces proposed for the project.

Ms. Courtney read an e-mail from Tonya Creamer into the record regarding the application.²

The Board discussed:

- Ultimate approval of the project would rely on agreement with the City for the use of the parking spaces

- Intent of the change was to make the area around the statue more inviting
- Importance of garden spaces to benefit the community and properly present the statue
- Proposed lighting fixtures would be attached to the tree and low profile with no impact to the tree
- Garden was intended to be open to the public at the same hours as the museum; however, the applicant may consider extending those hours

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0140, 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 with the condition that final approval depended upon an executed agreement with the City for use of the parking spaces. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) 2020-0141 – 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.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness (COA) at **20 Aviles Street** to allow the HARB to discuss

² Available in the original packet

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

Roger Smith, Museum Director of the Ximenez-Fatio House, reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- History of the preservation and restoration of the structure by the Colonial Dames
- Lack of historical basis for the proposed changes
- Concern for setting a precedent and changing a character-defining feature of colonial Spanish architecture
- Applicant examples that, historically, the property had no fence, and the existing fence was brought in at one

portion to make space for a pre-existing historical marker

- Movement of the fence would not interfere with existing window and shutter
- History of the existing fence was unknown
- Recommendation to leave the fence in its existing location along the street, but have a 12 foot gate with two 6 foot sliding gates
- Maintaining an appropriate 55" gate with possible removable bollards for vehicular access for maintenance
- Possibility of recessing a portion of the replacement fence to allow for the existing historical marker and better pedestrian safety
- Option of no fence based on historical evidence
- Desire of the Board to see additional documentation regarding the existing fence and a final design for the replacement

MOTION

Mr. Weaver MOVED to CONTINUE application 2020-0141 to the February 18, 2021 meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

7. Certificates of Demolition, Partial Demolition, Relocation

7. (a) 2020-0131 – Robert & Barbara 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.

³ Brief recess from 2:46 p.m. to 3:06 p.m.

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 **9 Inlet Place** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. For any salvageable historic materials, including 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

Barbara Pape was available for questions.

Ex Parte Communication:

(None)

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

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

The Board discussed the staff recommendation for material salvage to ensure the applicant understood the condition.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2020-0131, 9 Inlet Place, based on the staff report indicating the building was not in any districts, was not a national register listing or a significant historic building and with the condition that a good faith effort be made to salvage any significant historic material. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) 2020-0133 – Donald 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.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Partial Demolition at **95 Oneida Street** with the following conditions:

1. To approve the removal of the one-story the rear wing. To approve portions of the two-story front porch not to include the turned posts and roof
2. For any salvageable historic materials, including the wood windows, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

Don Crichlow reviewed the application including the slight changes of an additional window on the elevation drawings.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

Eric Schaefer spoke in favor of the application citing the poor condition of the house.

B.J. Kalaidi asked for more information regarding the proposed replacement and asked that staff read any comments submitted by neighbors.

Public hearing was closed.

The Board discussed:

- Staff's recommendation to maintain the existing roof and turned posts to protect a character-defining architectural feature
- Design concepts that maintain the existing gable end to retain the integrity of the original portion of the two-story porch
- Applicant's intent to salvage as much material as possible
- Possibility that the porch would have to be removed to raise the structure, and then re-constructed in the same configuration, but at a higher elevation as the house was being raised
- Recommendation that new columns match existing column design

MOTION

Mr. Weaver MOVED to APPROVE application 2020-0133 with condition two as detailed in the staff report to repurpose the posts and any other salvageable material and the applicant provide a drawing of record showing the repurposed posts and gable. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) Certificate of Relocation F2020-0138 – 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.

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 Relocation at **93 Oneida Street** because it meets Secretary of the Interior's Standard 2 for Retention of Distinguishing Architectural Characteristics.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the details of an e-mail received by the board from Christopher Nolan.

Elaine Brooks asked for clarification that the structure would remain one story to which the applicant responded in the affirmative. She spoke in favor of the application.

Eric Schaefer spoke in favor of the application, citing the conditions of the building and improvements to the neighborhood made by the proposed changes.

Public hearing was closed.

The Board discussed:

- Type of block piers under the structure may not have been coquina
- Request from the Board to salvage piers if possible
- Need to raise and move the structure driven by the threat of flooding

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0138 to relocate the existing structure on the current property and the condition that the applicant recycle or salvage any coquina or significant foundations. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (d) F2020-0139 – Patrick Canan – 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.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Demolition at **41 Cincinnati Avenue** to allow the applicant to provide additional information.

Patrick Canan and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

B.J. Kalaidi asked that the application be continued so the Board could gather more information. She said the building should not be demolished unless it was proven to be financially infeasible.

Public hearing was closed.

The Board discussed:

- History of the structure and surrounding historic district
- Possibility of partial demolition to save original portion of the structure and remove newer, unstable portions of the building
- If additions were removed, they could be replaced without HARB oversight
- Concern for changing the application from full to partial demolition which could be mitigated by clearly stating what would be maintained and what would be demolished

MOTION

Mr. Benoit **MOVED** to **APPROVE** application **PL2020-0139** with the modification of the scope of the demolition to reflect a partial demolition wherein the original structure as defined by the applicant's site plan highlighted in green as well as the Sandbourne Maps showing the basic structure as 32 feet by 35 feet and with the condition that the applicant make a good faith effort to salvage materials. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Incomplete Applications

8. (a) Certificate of Demolition F2020-0134 – Carlton Holley – Applicant Carlton Holley & David Thomas – Owner 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.

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 **88 De Haven Street** with the following finding:

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 and With the following conditions:

1. Archival documentation as per Section 28-89(2)d6: In accordance

with Sec. 28-89(2)d6 ...the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings

2. For any salvageable historic materials, including the wood windows, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

25 certified notices were sent, 1 was returned in favor, 1 returned opposed, and 2 had comments.

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

The Board discussed:

- Demolition would be funded by the applicant
- Support for the demolition based on the condition of the structure
- Concern for the lack of a case for economic hardship
- The Building Official's letter illustrating concern for the portions of the structure that were collapsing
- Possibility of maintaining original portion of the house
- Missing portion of the house
- Challenges of archival documentation based upon the condition of the house which Mr.

Thomas advised he could work around

MOTION

Mr. Benoit **MOVED** to **APPROVE** application F2020-0134 for complete demolition of the residence at 88 DeHaven with the two conditions that the applicant provide scale drawings and photographs of the existing house and make best efforts to salvage existing materials. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 5:14 P.M.⁴

Catherine Duncan, Chairperson

⁴ Transcribed by Candice Seymour

From: [Roger](#)
To: [Julie Courtney](#)
Subject: RE: 20 Aviles Street - replacement fence
Date: Friday, February 5, 2021 1:31:38 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Julie,

I'm so sorry to be just now getting back to you. I've been quarantined for COVID contact and have just now seen this email. We are going to work with Les Thomas to get all of our issues under control so that we might move forward more fluidly and in the right direction.

It will be impossible for me to have a meeting with Mr. Thomas between now and February 8, so the Colonial Dames would like to request that we move our appointment with HARB to the March meeting. Would that be possible?

Thank you!

Roger

On 02/02/2021 10:14 AM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello Roger and Betsy,

I am not including Jordane on this as I'm not sure your status is with the fence company. If you want your Certificate of Appropriateness application to be heard again at the February 18th HARB meeting, and have any additional documents or information that you would like to be included with your application packet for the HARB's binders that are distributed to the members the week before the meeting, we will need that information **by Monday, February 8th**.

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.



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 18, 2021 Meeting**



Application PL2021-0011

Address: 54 Cuna Street

Applicant: Sarah Ryan Architect

Property Owner: The Prince of Wales Restaurant, Inc.

Project description: To replace existing deck and ramp with new deck and ADA compliant ramp on south and west elevations and to modify site features on northwest corner.

Architectural Style:	Carpenter Gothic	Florida Master Site File:	SJ00625
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c. 1865-1884
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974200000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Constructed between 1865-1884 as a residence, this is a one and one-half story building in the Carpenter Gothic style. According to the Florida Master Site File (FMSF) at the time of the 1978 survey, this was only one of three surviving buildings in this style within the city. Located on the northeast corner of Cuna Street and Spanish Street, the building is in the Historic Preservation Three (HP-3) Zoning District, The FMSF also noted that the original wood cladding on the exterior was covered with stucco and the front porch had been removed.
- Located on the west elevation of the building/off Spanish Street, both the existing ramp and steps and proposed dining deck and tied in ADA ramp is somewhat large in overall scale in relation to the small building. The overall 10' increased length in the proposed ramp and deck design's overall size of 33' long x 15' wide when compared to 23' long x 13' wide space used by the existing ramp and steps (measurements do not include the existing wrap around porch on the southwest corner of the building that will remain) occurs at the rear of the building's west (side) elevation. The proposed deck will extend only .5' westward on the front / south elevation then the existing stairs and ramp and is set back almost 7' from the front porch.
- The location of the new ramp with its incorporation in the dining deck meets the Architectural Guidelines for Historic Preservation (AGHP) recommendation that new ramps should be designed so that they are as unobtrusive as possible. The curved design and the steel tube railing and toe guard of the ADA ramp, which may appear as more of a contemporary design in relation to the architectural character of the building, will be somewhat visible from Spanish Street. However, the curved portion of the ramp and steel railing starts when it almost behind the deck and wood railing in front of it. Three large existing trees on the west side of the property are to remain. Both will also work to screen the full view of the new deck and ramp. A ramp railing with a more compatible profile instead of a round tube design may be more compatible with the building.
- As recommended by the AGHP, the building's appearance will not be significantly changed and existing historically significant site features will not be removed or radically altered with the proposed deck and ramp.
- The pervious pavers proposed on the northwest corner of the property look to have a similar appearance as clay pavers, one of the materials recommended in the AGHP for paving, but will have an added benefit of preventing water run-off. A sample should be provided to ensure it is compatible with the AGHP.
- Designs need to be submitted to staff for any table and chairs of a permanent nature so that they can be reviewed for compatibility. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and may require additional zoning review.
- 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 54 Cuna Street because it meets the applicable Secretary of the Interior's Standards 9 and 10**, with the following condition(s):

1. Change the ADA ramp hand rail design to a more architecturally compatible profile
2. For an appropriate finish to be applied to pressure treated wood members after installation if species used is visually yellow
3. Confirmation that the proposed pervious pavers are compatible with the AGHP

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To remove the non-historic existing ramp and stairs off the building's west elevation
2. To add a slopping curved ADA compliant ramp off the west elevation to include a sloped concrete landing adjacent to Spanish Street, a ramp constructed of 2"x6" pressure treated wood to be left unfinished like the existing front porch deck is tying into, a 1-1/2" diameter black painted steel round handrail, a black painted steel toe rail, and 3/4" square black posts at 48" on center
3. To add a 12' x 30' dining deck on the west elevation with unfinished pressure treated wood decking to match the existing wrap-around porch, with the height from adjacent grade ranging from 22" to 29.5', a 37.25" high railing, and 12"x12" brick piers to support the deck with wood lattice in between – all in same design and paint finish to match the existing wrap-around porch. Deck and railing to be set back 6'9" from the front or south elevation of the existing wrap-around porch.
4. To reconfigure the sign and post adjacent to Cuna Street
5. To add Olde Towne permeable pavers (2-3/8" thick, with sizes varying from 6x4", 6x6", 6x9") to northwest corner of lot
6. To relocate the backflow preventer and water meter and connection on southwest corner

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**
- 10. Reversibility of New Alterations and Additions**

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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.

- 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.
- 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

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.

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.

COA 2021-0011
54 Cuna Street
February 18, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

54 Cuna Street



Front Façade/South Elevation off Cuna Street with existing wrap-around front porch to remain

STAFF PHOTOGRAPHS

54 Cuna Street



Southwest corner of property with existing wrap-around front porch to remain

STAFF PHOTOGRAPHS 54 Cuna Street



West elevation and project area for new ADA ramp and deck, with existing wrap-around front porch to remain:
at corner of Cuna and Spanish Street, with west side adjacent to Spanish Street

STAFF PHOTOGRAPHS

54 Cuna Street



West elevation and project area for new ADA ramp, deck, and modification to site features on northwest corner of property

STAFF PHOTOGRAPHS 54 Cuna Street



West elevation and project area for new ADA ramp, deck, and modification to site features on northwest corner of property: adjacent to Spanish Street



STAFF PHOTOGRAPHS

54 Cuna Street



West and north elevations and project area for new ADA ramp, deck, and modification to site features on northwest corner of property: adjacent to Spanish Street

STAFF PHOTOGRAPHS

54 Cuna Street



Northwest corner of property and area of modification to site features; looking north down Spanish Street

STAFF PHOTOGRAPHS

54 Cuna Street



Looking south down Spanish Street; looking east down Cuna Street; looking north down Spanish Street

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 855 625 1009==
Site Name: 54 Cuna Street 830== Survey Date: 7808 820==
Address: 54 Cuna Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 12 16 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Wainwright, Lon & Lois H. ;
Address: 29 Spanish Street
St. Augustine, FL 32084 902==
Occupant or Manager: Shelton, Owne H. (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469695 3307080 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: +1884 844== Period: 19th cent. 845== Culture: American 840==
Architect: 872==
Builder: 874==
Style: Carpenter Gothic 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco 854==
Structural Systems: Wood Frame 856==
Features of Structure: (942)
Window Type: DHS 6/6 942==
Foundation: Stuccoed wall 942==
Roof Type: Gable 942==
Secondary Roof Structures: Dormers, gable 942==
Porches & Balconies: 942==
Chimney Location: 942==
Materials: (882)
Chimney: 882==
Roof Surfacing: Metal, 5-V crimp 882==
Ornament Exterior: Carpenter Gothic decoration along the gable. 882==
Quantitative Data: (950-954)
Chimneys: 952== Dormers: 954== Stories: 1½ 950==
Other: 956==
Surroundings: Mixed Residential/Commercial 864==
Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Blacks, Minorcans, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Carpenter Gothic residence at 54 Cuna Street was constructed between 1865 and 1884. Carpenter Gothic trim decorates the gable. In recent years a front porch has been removed and the original wood exterior covered with stucco. The house is located in a mixed residential/commercial neighborhood near the restored area. Although this house exhibits minimal Carpenter Gothic elements, it is one of only three structures of this style extant in St. Augustine.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

V. BIBLIOGRAPHY

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

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

An early resident of this house at 54 Cuna Street was J. C. Ximenies, a grocer. Members of the Ximenies family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777. The street, developed as an extension of a Black neighborhood on Spanish Street, was principally occupied by Blacks in the early years.(4)

ARCHAEOLOGY

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

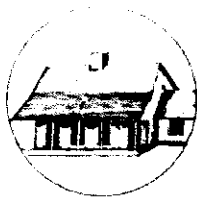
John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

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

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

4. City Directory, 1899 through 1924-25.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ00625**
 Field Date 2-10-2016
 Form Date 2-10-2016
 Recorder # _____

Site Name(s) (address if none) 54 CUNA STREET-- Prince of Wales 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 54 Direction _____ Street Name CUNA Street Type Street Suffix Direction _____
 Address: 54 CUNA Street
 Cross Streets (nearest / between) Spanish Street
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1974200000 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: 1884 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature exterior fabric
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Shed 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single wood 6/6 with wood trim; dormers

Distinguishing Architectural Features (exterior or interior ornaments) symmetrical salt box with wrap front porch; normal setback on corner lot

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) parking in rear of building

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. _____ 2. _____ 3. _____

Foundation Type(s): 1. Unknown 2. _____

Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details) single panel front door with 9-lights centered in front facadePorch Descriptions (types, locations, roof types, etc.) 1-shaped wrap front porch; with slightly chamfered wood posts and decorative brackets; wood pickets and railingCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource See original form by David Nolan for additional historyArchaeological 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 informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) CONTRIBUTES TO SJ10 - ST. AUGUSTINE NRHDArea(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

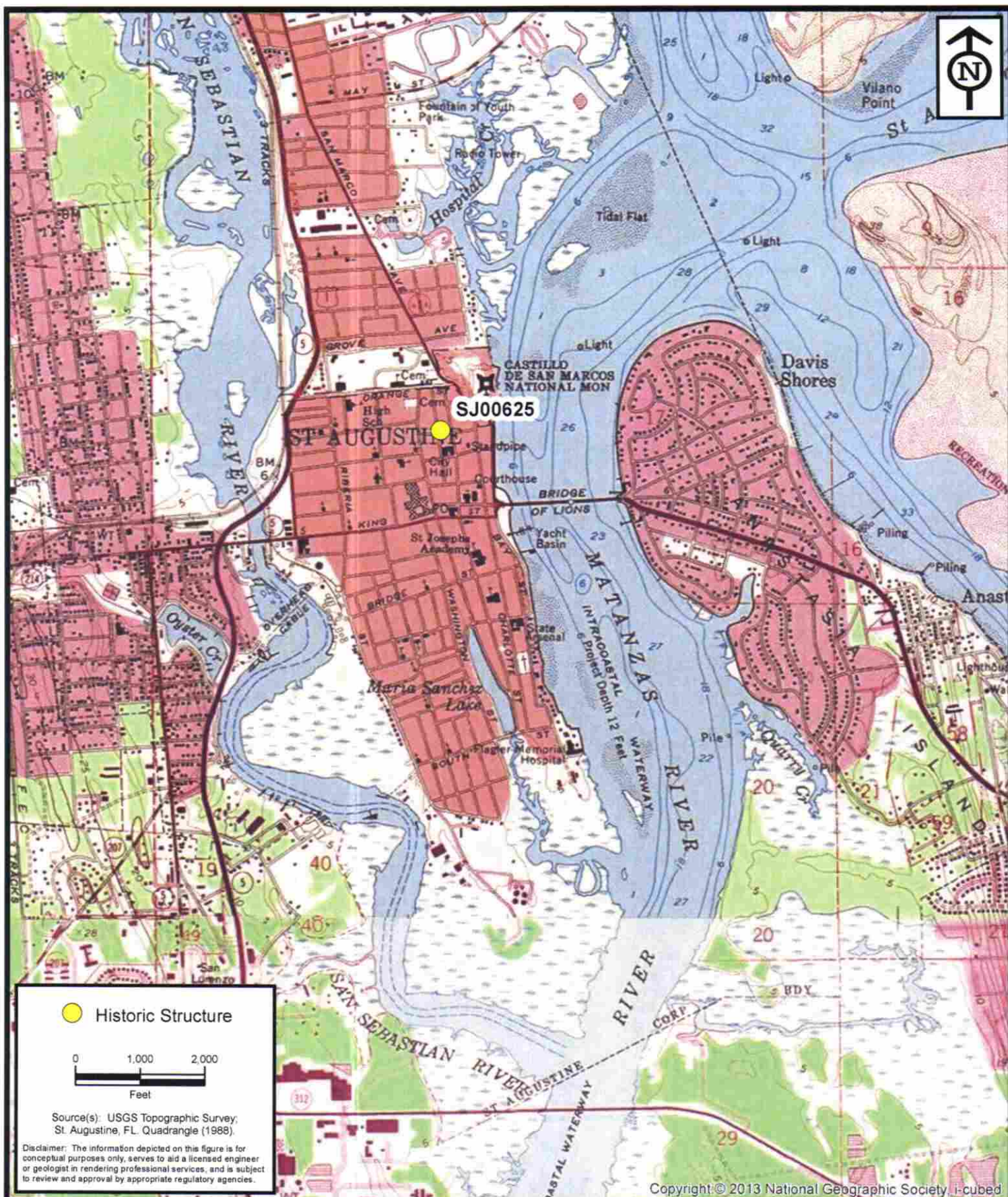
- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession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

RECORDER INFORMATION

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

Required Attachments

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



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ00625
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



Parcel Location - SJ00625

City of St. Augustine
Historic Structure Survey
 St. Johns County, Florida



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project:	AJ15441.00
Date:	Feb. 2016
Drawn By:	AVL
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Approved By:	PD
Figure:	2

SAFETY FILM 5062

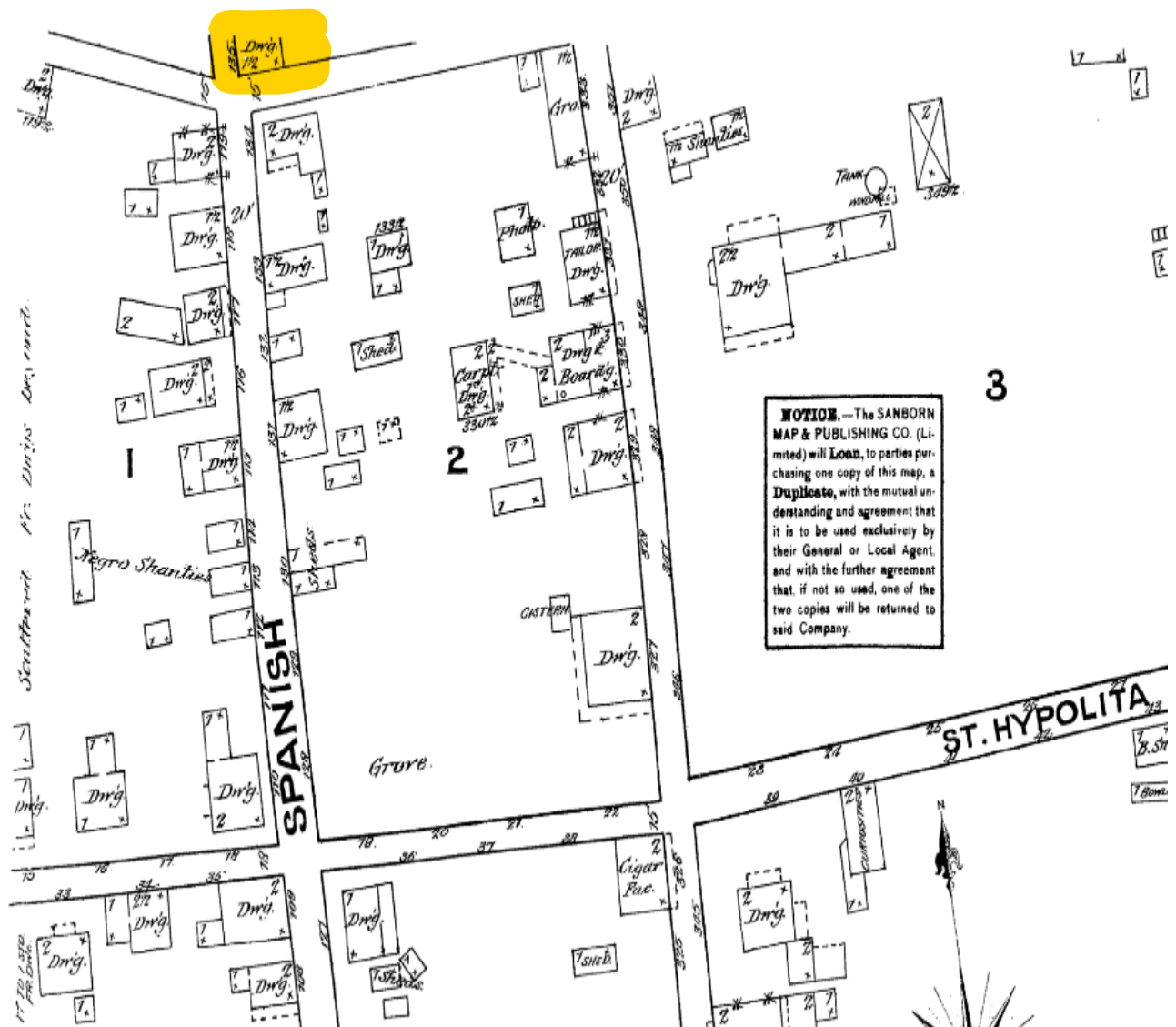


→ P Page 38 of 323



ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine July 1884, Sheet 1

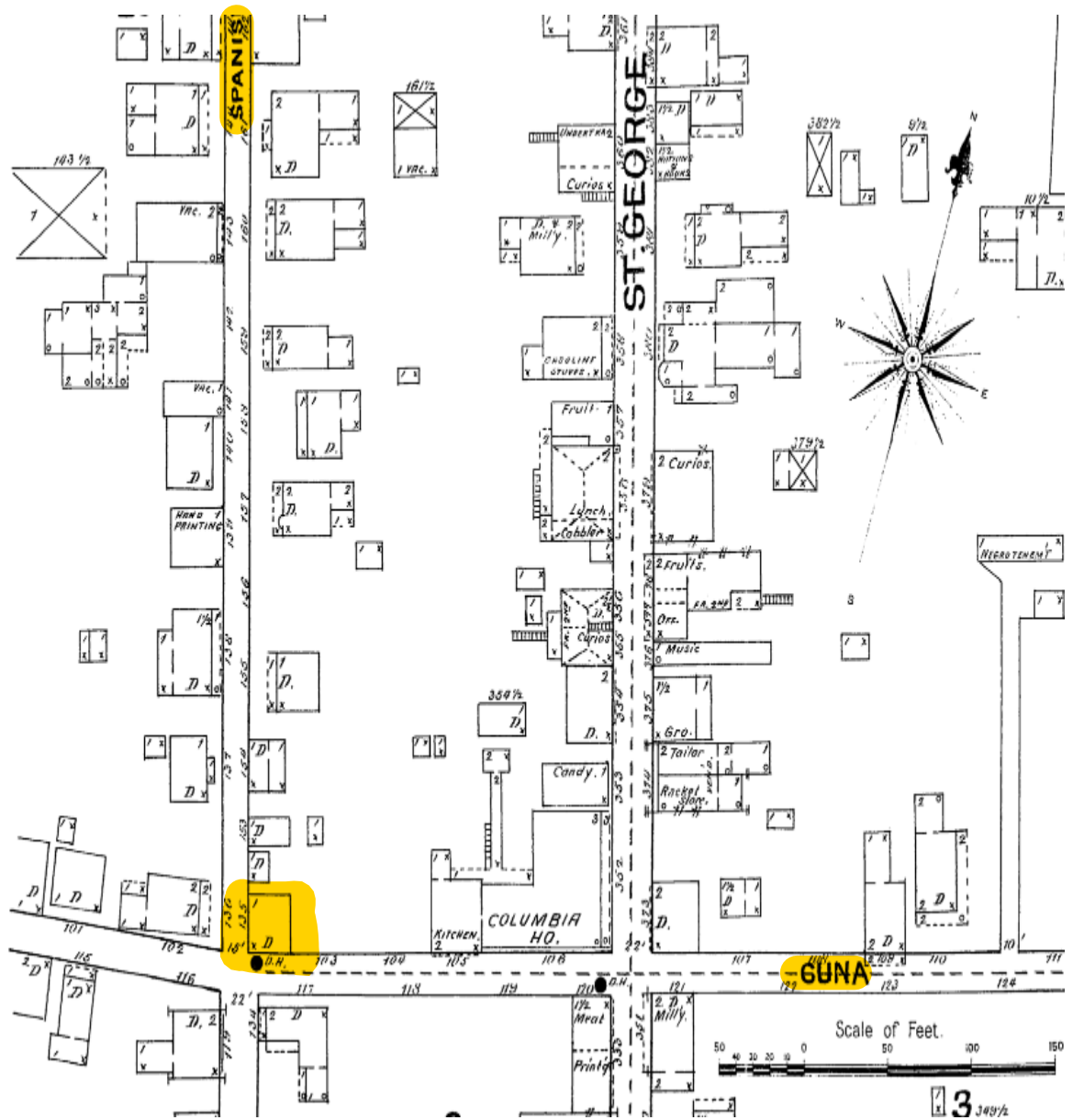


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Feb. 1893, Sheet 4

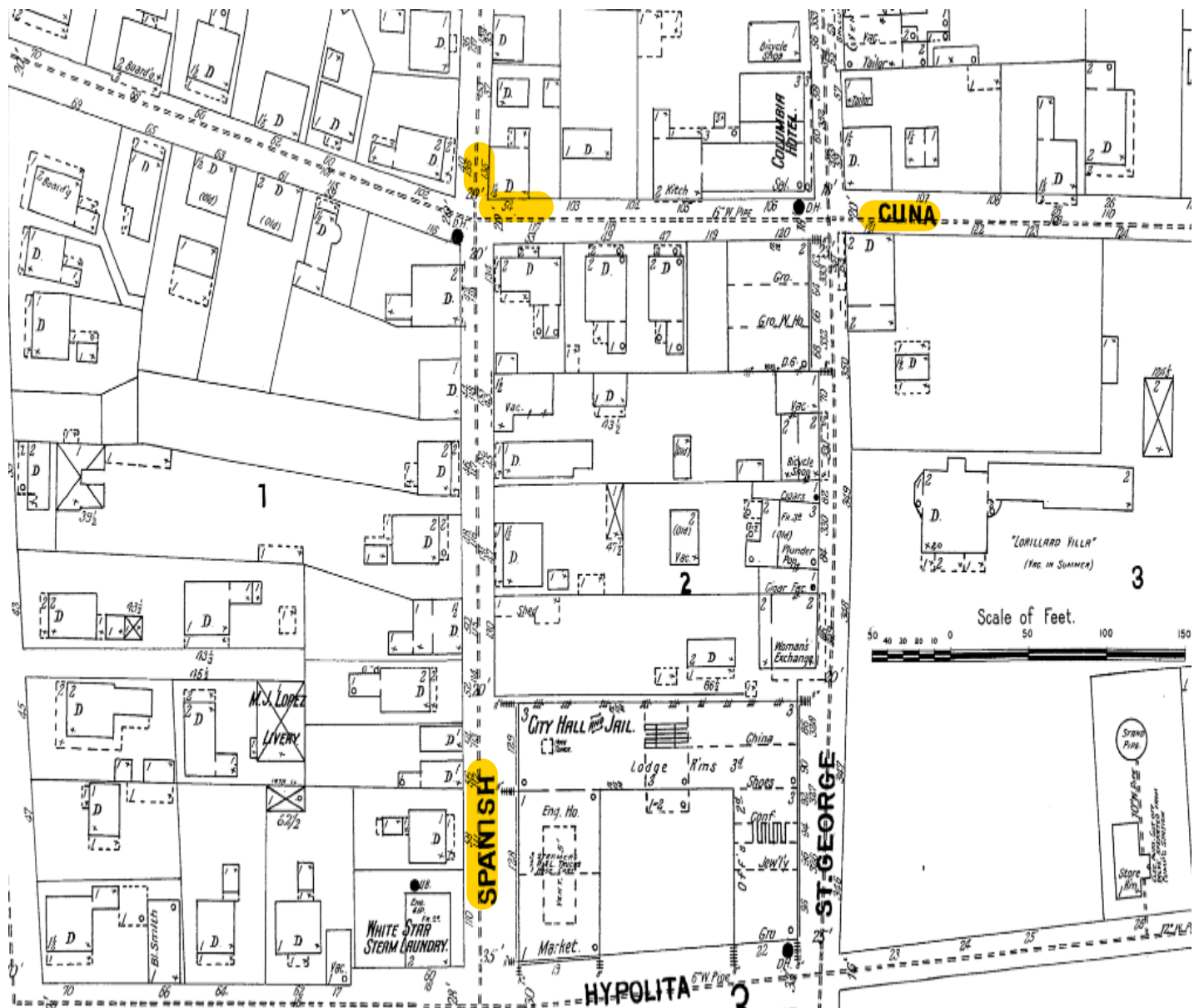


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Aug. 1899, Sheet 2

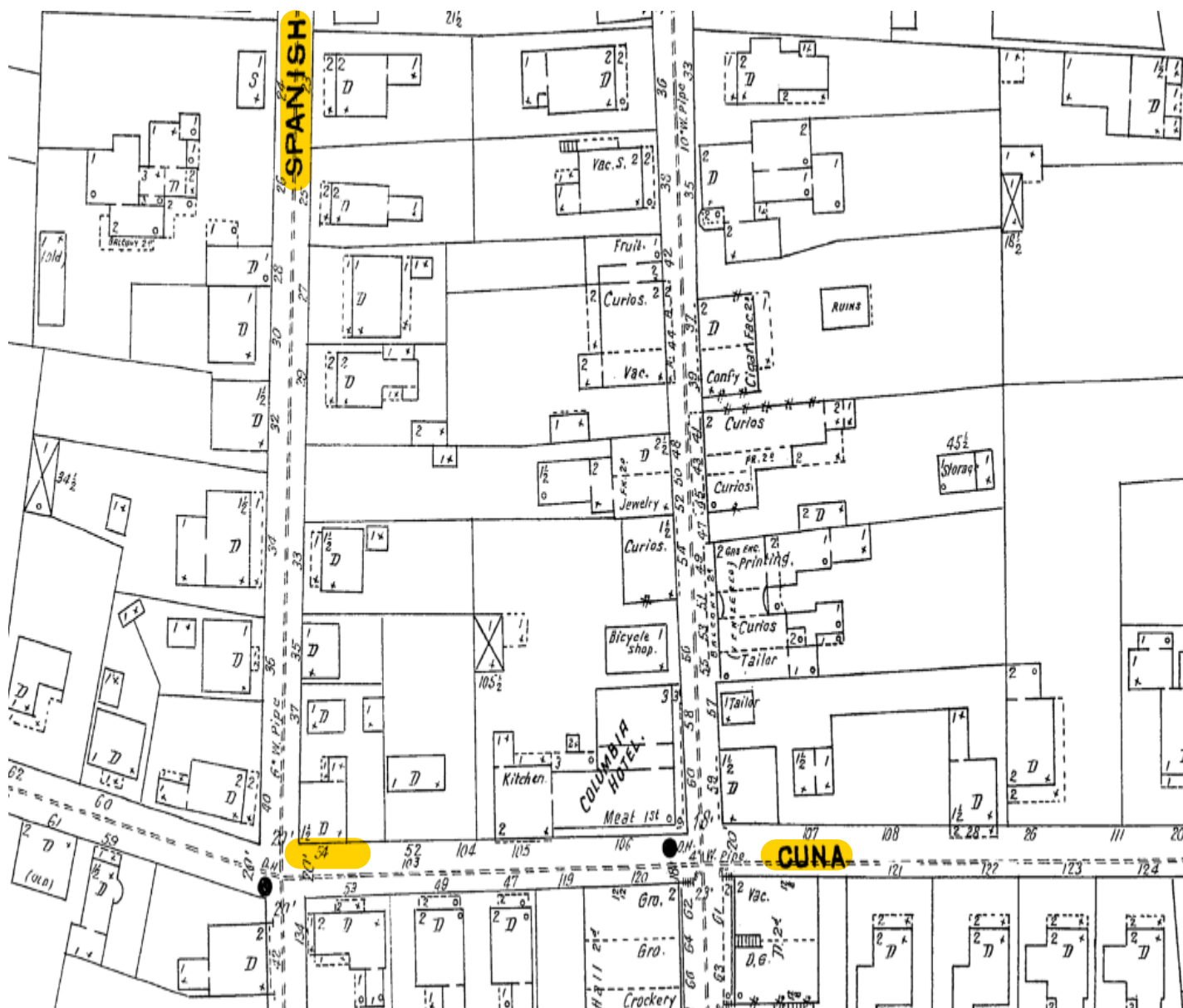


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Mar. 1904, Sheet 2



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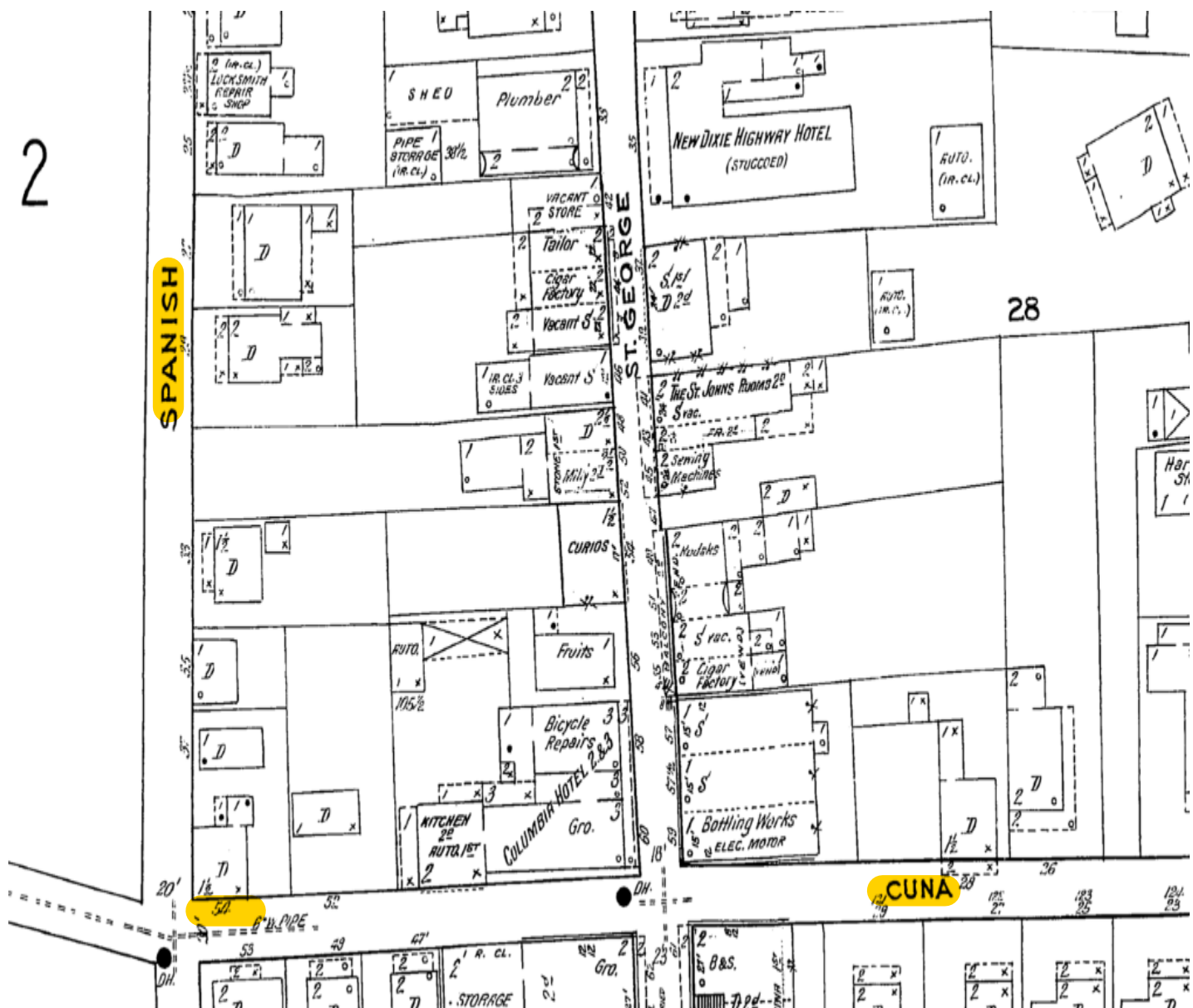
Saint Augustine Mar. 1910, Sheet 4



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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 3

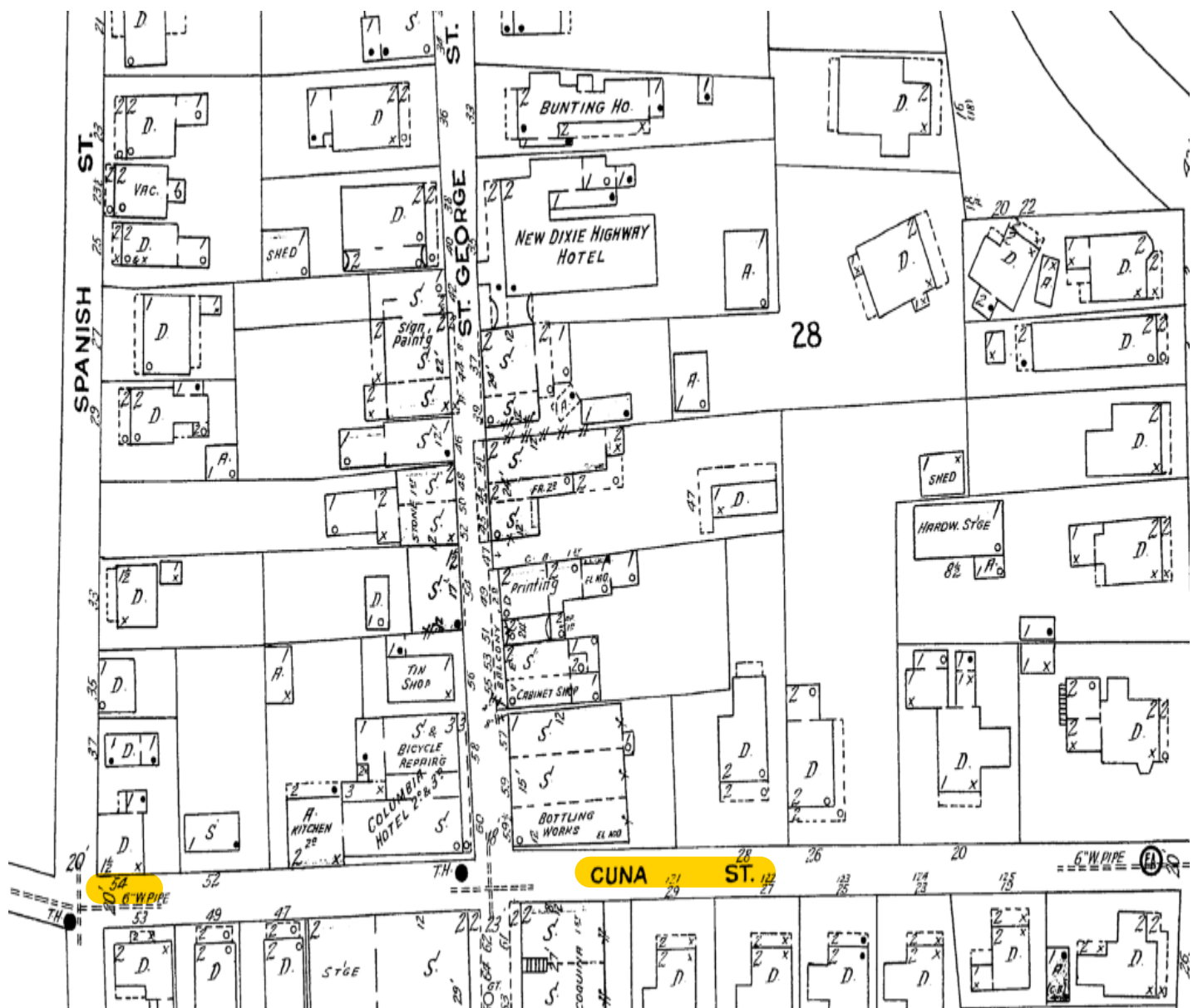


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine July 1924, Sheet 3

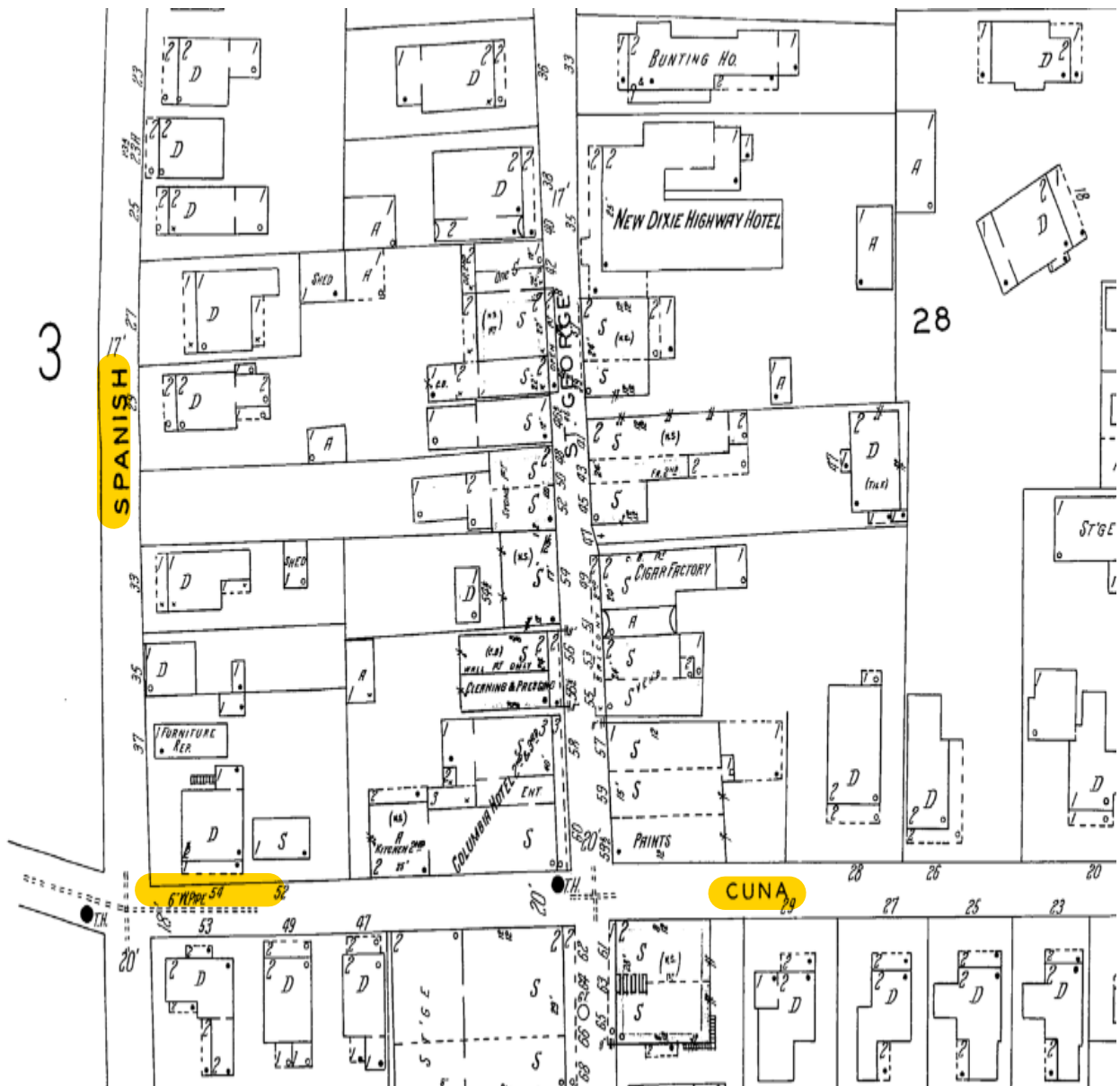


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ProQuest® Digital Sanborn Maps, 1867-1970

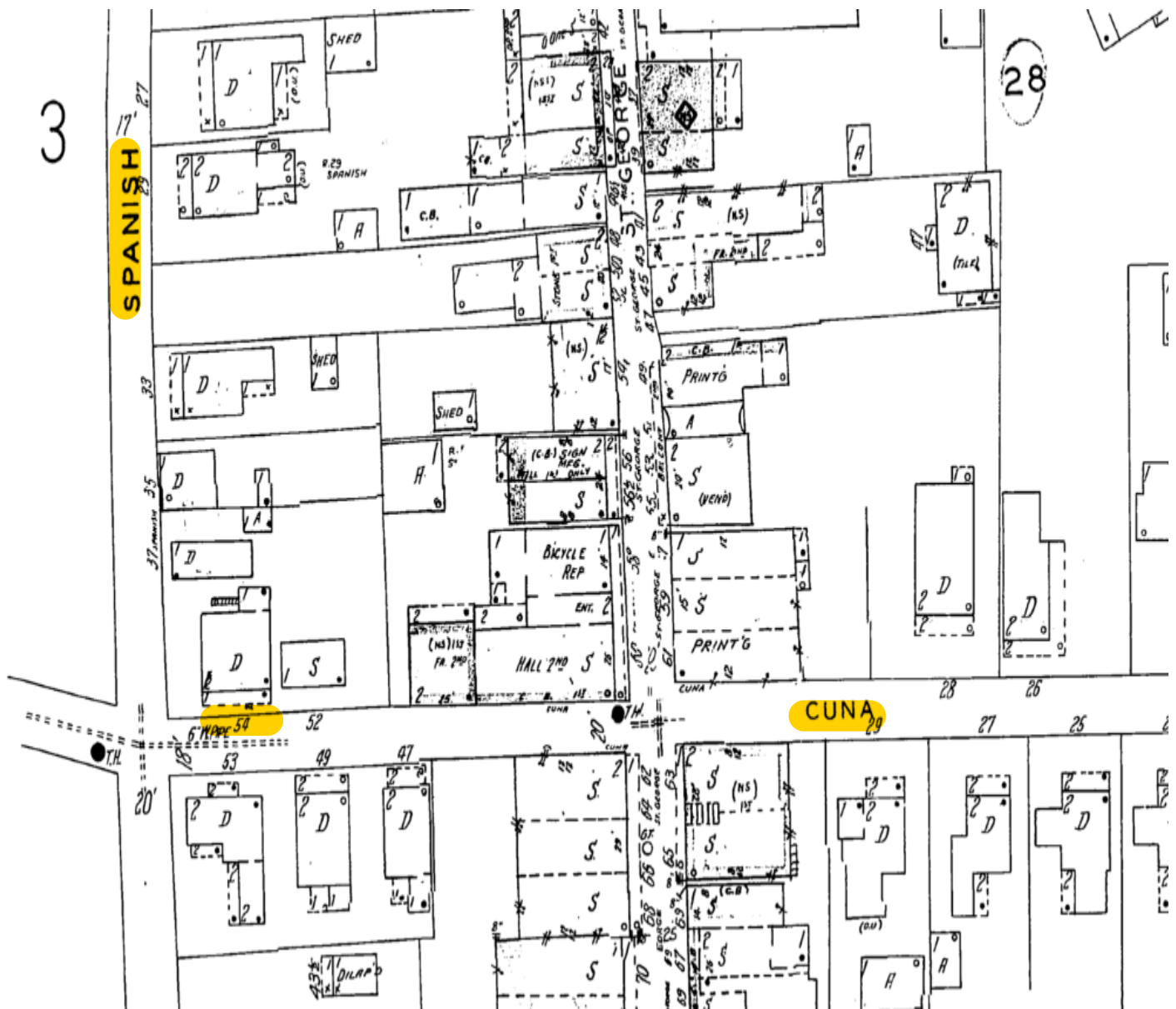
Saint Augustine Apr. 1930, Sheet 4



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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 4 **REVISED to 1947**

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JAN 22 2021

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Planning/Building Dept.



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



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

Receipt No. 2036333BDAC Project No. PL 2021-0011

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

Meeting Date: 2/18/21

Receipt No. _____

- NAME OF APPLICANT Sarah Ryan, AIA
 Business (if applicable) Sarah Ryan Architect, LLC
 Address 201 Owens Avenue
 City St. Augustine State Florida Zip Code 24080
 Daytime telephone 904.547.9430 Other phone/email sr@sarahryanarchitect.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Jake Firth
 Business (if applicable) The Prince of Wales Restaurant Inc.
 Address 25 Cordova Street
 City St. Augustine State Florida Zip Code 24084
 Daytime telephone (required) 904.347.8640 Other phone _____
- PROJECT STREET ADDRESS 54 Cuna Street
- LEGAL DESCRIPTION: Lot 16 Block 12 Subdivision _____ Parcel _____
- EXISTING USE Restaurant PROPOSED USE Restaurant
- PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☐ | Roof <u>N/A</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) <u>N/A</u> |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) <u>N/A</u> |
| ☐ | ☒ | Porch/Deck/Balcony <u>non historic ramp removal and flat deck construction</u> |
| ☐ | ☐ | Awning/Canopy <u>N/A</u> |
| ☐ | ☐ | Exterior Doors <u>N/A</u> |
| ☐ | ☐ | Windows <u>N/A</u> |
| ☐ | ☐ | Shutters <u>N/A</u> |
| ☐ | ☒ | Foundation (including infill) <u>New piers for deck</u> |
| ☐ | ☐ | Exterior lighting & other appurtenances <u>N/A</u> |
| ☐ | ☐ | Existing fences, walls & gates <u>N/A</u> |
| ☐ | ☒ | Existing parking, walkways & other site features <u>ramp removal and replacement</u> |

JAN 22 2021

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

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

D. PAINT COLORS (check one)

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

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

New dining deck outdoor to allow for exterior seating in lieu of interior seating due to Covid-19 precautions. Existing uncovered deck/ramp will be removed and will be replaced with a flat deck and ADA compliant ramp. Deck flooring and railing will match existing. H/C ramp hand rail will be unobtrusive wrought iron - no guard rail is required.

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 Sarah Ryan

SIGNATURE OF APPLICANT S Ryan DATE 1-22-21

PRINT OWNER'S NAME Jake Flrth

SIGNATURE OF OWNER JM Flrth DATE 1/21/21

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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FEB 08 2021

Planning/Building Dept.

Owner's Authorization For Agent

Sarah Ryan, Architect is/are hereby authorized TO ACT ON BEHALF
OF Jake Firth, 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:

54 Cuna St, St Augustine FL 32084

BY: Jim W

Signature of Owner

Jake Firth

Print Name of Owner

828 458 1318

Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 4 day of February, 2021.

By Self

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Jennifer Garland

My Commission expires: 8-13-24



Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

 INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

→

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

*Need info on pervious paving (see above)
Need more detail on wood species + finish for all proposed decking + railing, + lattice. Info + detail on sign + post, finish + size detail on steel handrail. Spec + photo on outdoor furniture.*

Project number: PL2021-0011 Project Address: 54 Cuna Street
Reviewed by: Julie Courtney Date: 1-26-21

SARAH RYAN
ARCHITECT

Prince of Wales deck changes. 54 Cuna Street.



Photo 1.01 - View from Cuna Street looking north

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Planning/Building Dept.



Photo 1.02 – View from Cuna Street looking northeast

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Photo 1.03 – View from Spanish Street looking east



Photo 1.04 – view from Spanish Street looking southeast



Photo 1.05 – Detail of existing porch column, rail, and pier foundation

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Planning/Building Dept.



Photo 1.06 - Detail of existing porch column, rail, and pier foundation

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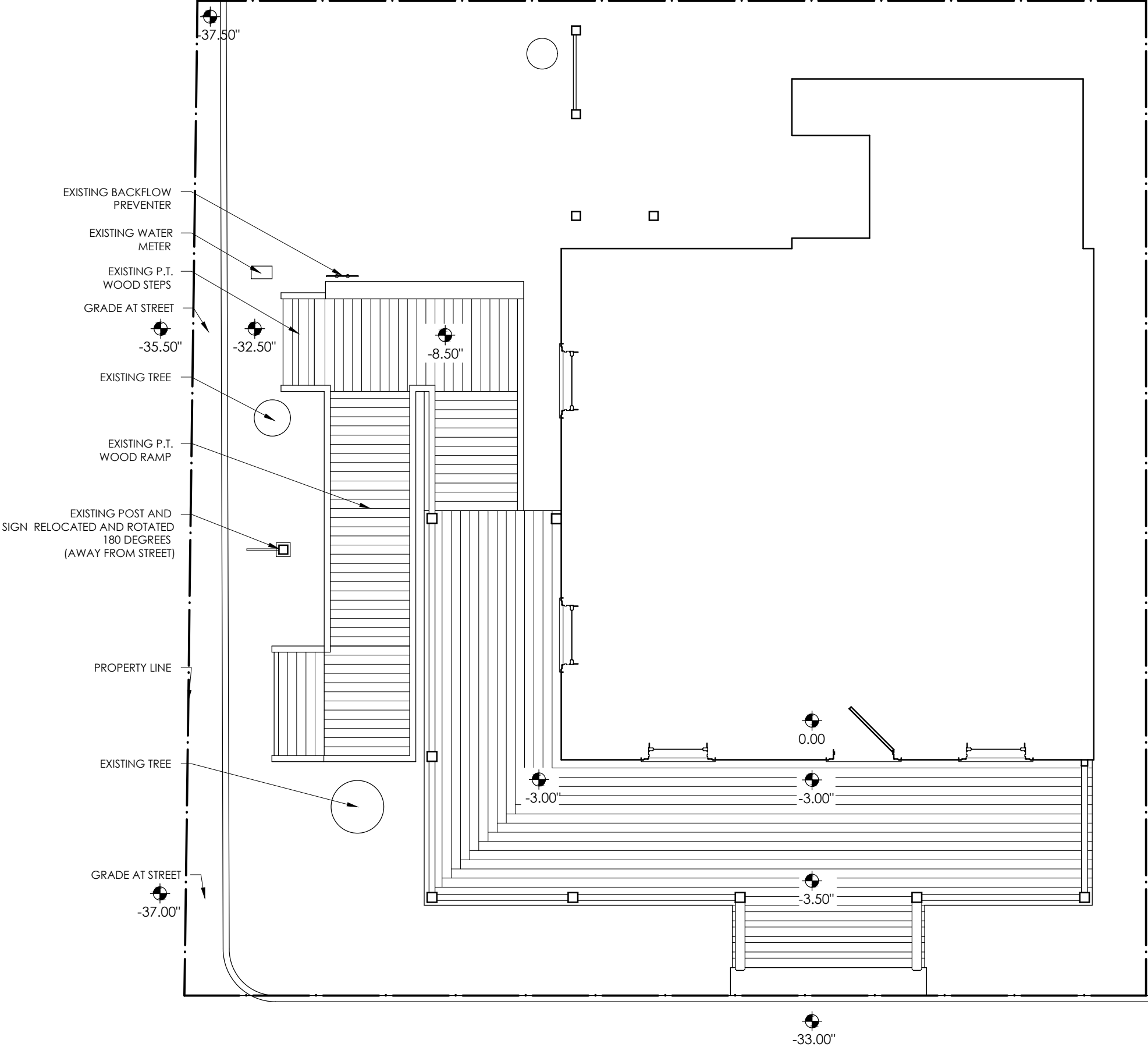


Photo 1.07 – Deck detail at far northwest end. Backflow preventer (to be relocated)

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Planning/Building Dept.



PROJECT:

PRINCE OF WALES

OWNER CONTACT:

THE PRINCE OF WALES
RESTAURANT, INC
25 CORDOVA STREET
ST. AUGUSTINE FL 32084

PROJECT LOCATION:

54 CUNA STREET
ST. AUGUSTINE FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

STRUCTURAL ENGINEER

DATE:

02-05-2021

DRAWING SHEET

EX1.01

3/16"=1'-0"

1

PROJECT:

PRINCE OF
WALES

OWNER CONTACT:

THE PRINCE OF WALES
RESTAURANT, INC
25 CORDOVA STREET
ST. AUGUSTINE FL 32084

PROJECT LOCATION:

54 CUNA STREET
ST. AUGUSTINE FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

STRUCTURAL ENGINEER

DATE:

02-05-2021

DRAWING SHEET

EX2.01



EXISTING SOUTH ELEVATION

3/16"=1'-0" 1



EXISTING WEST ELEVATION

3/16"=1'-0" 1

PROJECT:

PRINCE OF WALES

OWNER CONTACT:

THE PRINCE OF WALES
RESTAURANT, INC
25 CORDOVA STREET
ST. AUGUSTINE FL 32084

PROJECT LOCATION:

54 CUNA STREET
ST. AUGUSTINE FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

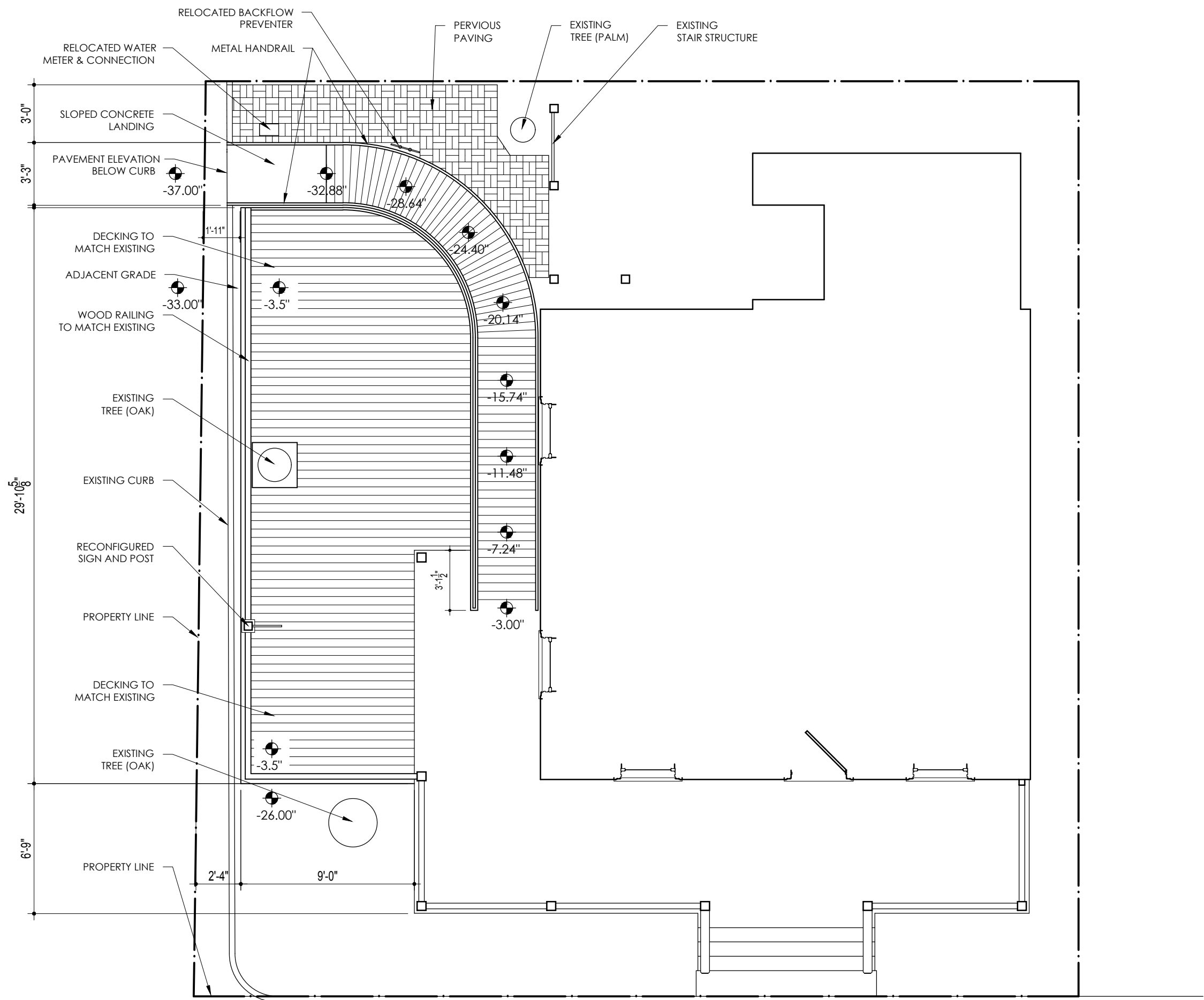
STRUCTURAL ENGINEER

DATE:

02-05-2021

DRAWING SHEET

EX2.02



PROJECT:

PRINCE OF WALES

OWNER CONTACT:

THE PRINCE OF WALES
RESTAURANT, INC
25 CORDOVA STREET
ST. AUGUSTINE FL 32084

PROJECT LOCATION:

54 CUNA STREET
ST. AUGUSTINE FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

STRUCTURAL ENGINEER

DATE:

02-05-2021

DRAWING SHEET

A1.01

PROPOSED DECK PLAN

3/16"=1'-0"

1



PROPOSED SOUTH ELEVATION

3/16"=1'-0" 1

PROJECT:

PRINCE OF WALES

OWNER CONTACT:

THE PRINCE OF WALES
RESTAURANT, INC
25 CORDOVA STREET
ST. AUGUSTINE FL 32084

PROJECT LOCATION:

54 CUNA STREET
ST. AUGUSTINE FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

STRUCTURAL ENGINEER

DATE:

02-05-2021

DRAWING SHEET

A2.01



PROPOSED WEST ELEVATION

3/16"=1'-0" 1

PROJECT:

PRINCE OF WALES

OWNER CONTACT:

THE PRINCE OF WALES
RESTAURANT, INC
25 CORDOVA STREET
ST. AUGUSTINE FL 32084

PROJECT LOCATION:

54 CUNA STREET
ST. AUGUSTINE FL 32084

ARCHITECT:

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St Augustine FL 32080
904-547-9430

CONTRACTOR:

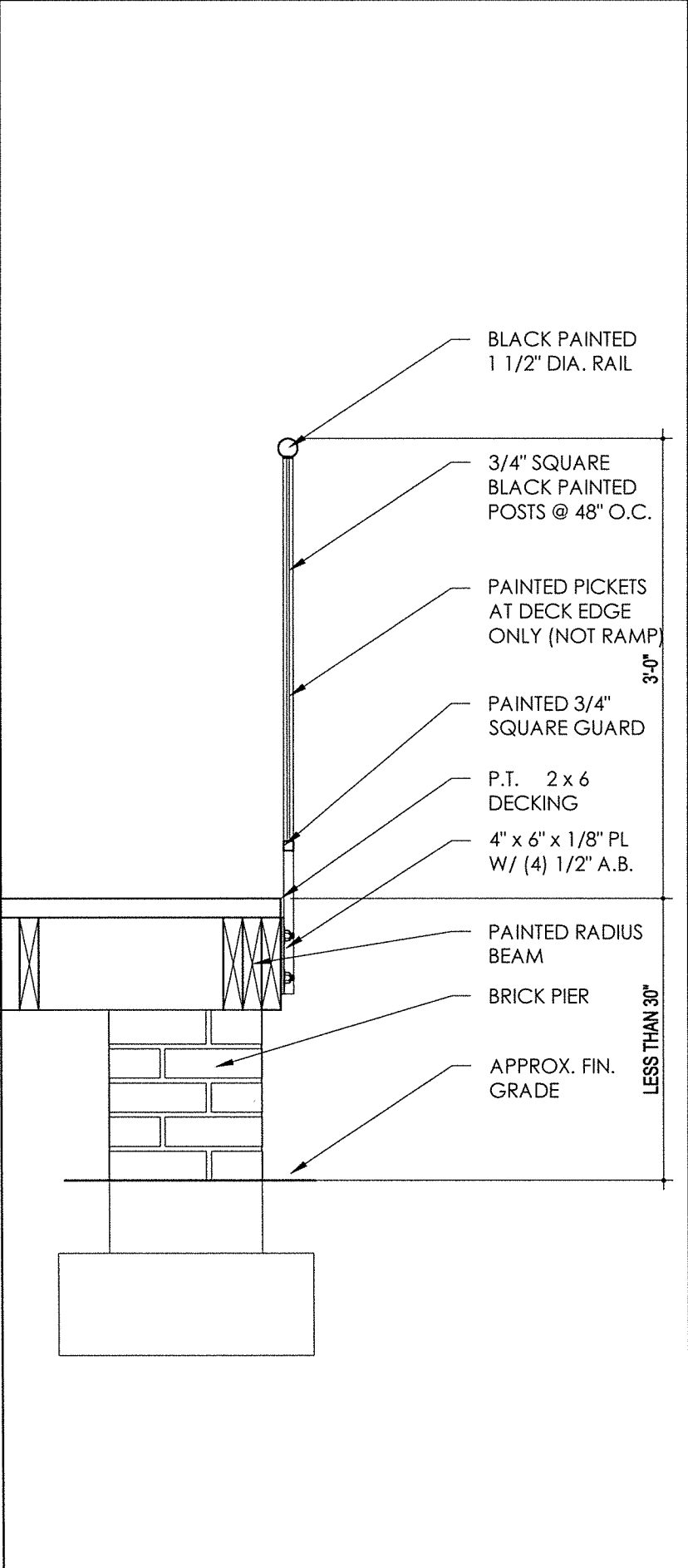
STRUCTURAL ENGINEER

DATE:

02-05-2021

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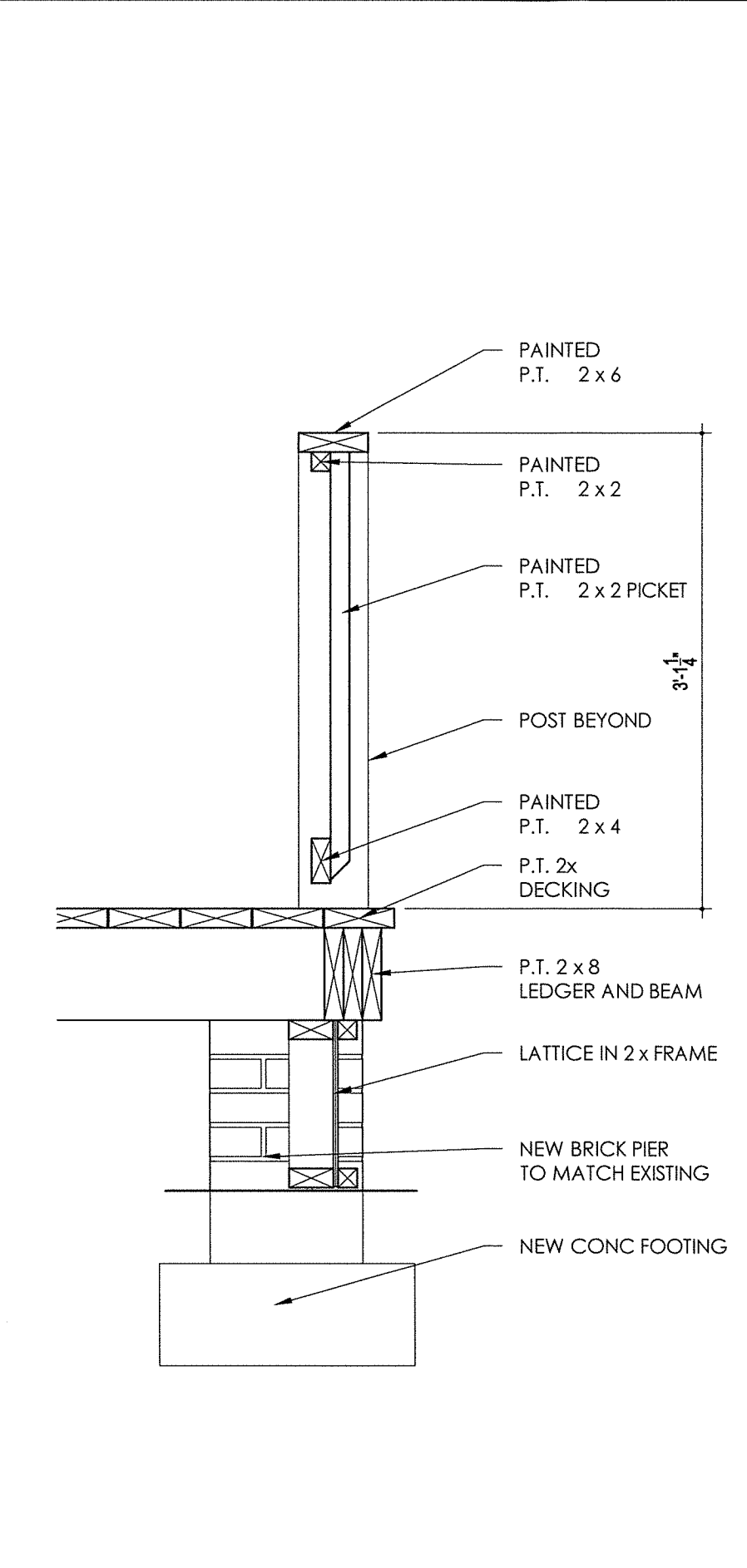
A2.02



SECTION OF RAMP HANDRAIL

3/16"=1'-0"

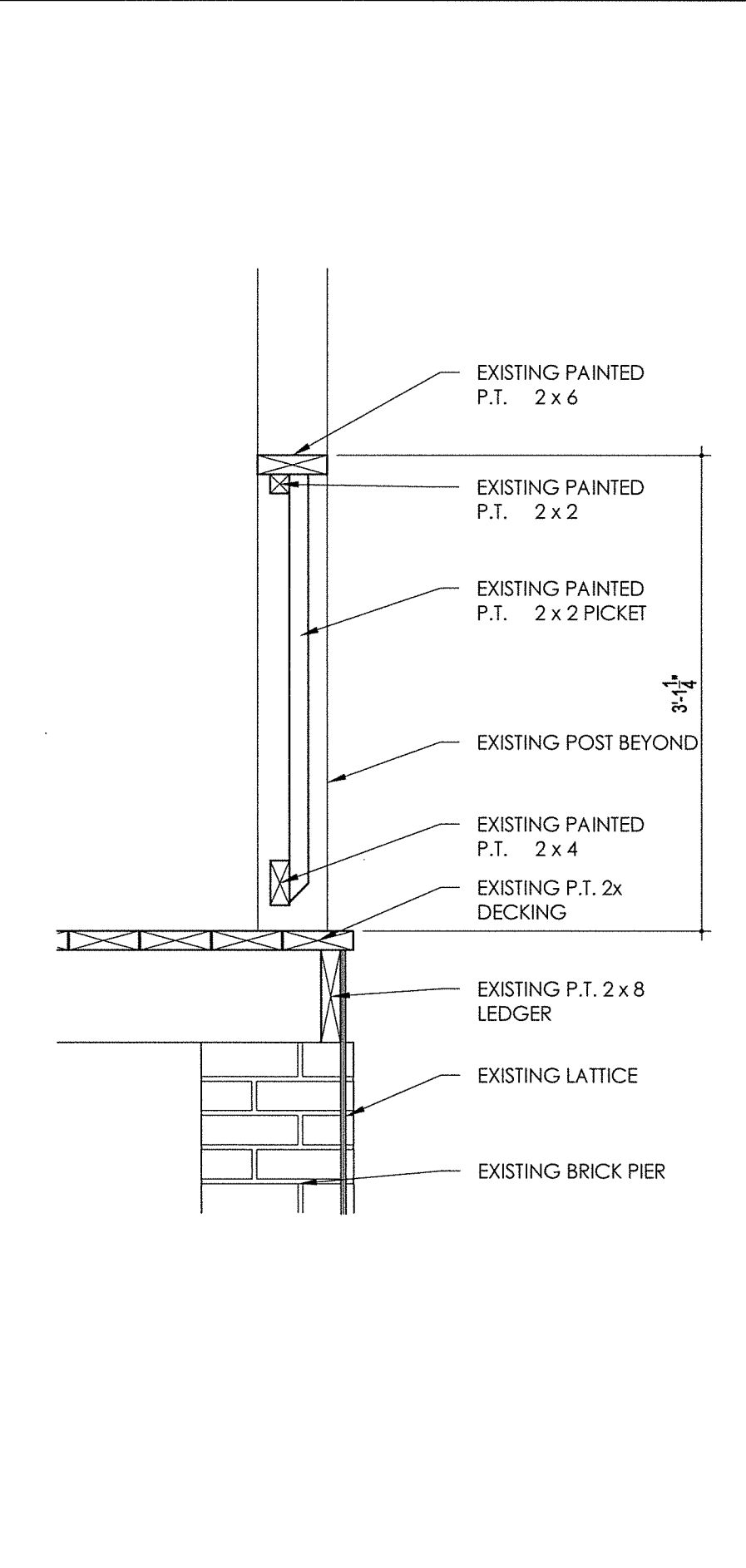
1



SECTION OF PROPOSED DECK RAIL

3/16"=1'-0"

1



SECTION OF EXISTING RAIL

3/16"=1'-0"

1

PROJECT:

PRINCE OF WALES

OWNER CONTACT:

THE PRINCE OF WALES
RESTAURANT, INC
25 CORDOVA STREET
ST. AUGUSTINE FL 32084

PROJECT LOCATION:

54 CUNA STREET
ST. AUGUSTINE FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

CONTRACTOR:

STRUCTURAL ENGINEER

DATE:

02-05-2021

DRAWING SHEET

A3.01

PRODUCT SPECS

COLORS

DATA SHEETS



OLDE TOWNE PERMEABLE
PAVERS

PRODUCT CODE: EC01344

THICKNESS: 2-3/4" (60MM)

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

SF PER CUBE:

CUBE WEIGHT: 2350 LBS

FINISH: STANDARD

PERMEABILITY: 10.5%

Planning Department
Received 2/8/21



SIERRA

Blend: White

Page 69 of 323

Prepared by:
Denise Strange
Keith Watson Title Services, Inc.
208 Ponte Vedra Park Drive, Suite 101
Ponte Vedra Beach Florida 32082
File #: 10T180

Record and return to: **Old Republic**
The Prince of Wales Restaurant, Inc.
25 Cordova Street
Saint Augustine, Florida 32080

10 05 7313

General Warranty Deed

Made this August 31, 2010 A.D. By **Antony Woodward and Sharon Woodward, his wife**, whose address is: P.O. Box 494, St. Augustine, FL 32085-0494, hereinafter called the grantor, to **The Prince of Wales Restaurant, Inc., a Florida corporation**, whose address is: 25 Cordova Street, Saint Augustine, Florida 32080 , hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Four Hundred Thousand dollars & no cents, (\$400,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Lot 16, Block 12, City of St. Augustine, according to plat thereof recorded in the public records of St. Johns County, Florida.

Parcel ID Number: 197420-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in our presence:

Deborah Lupton Peterson
Witness Printed Name Deborah Lupton Peterson

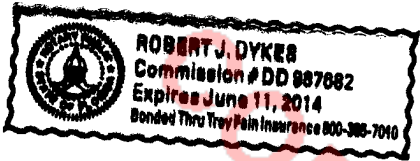
Antony Woodward (Seal)
Address: P.O. Box 494, St. Augustine, FL 32085-0494

ROBERT DYKES
Witness Printed Name

Sharon Woodward (Seal)
Address: P.O. Box 494, St. Augustine, FL 32085-0494

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 31st day of August, 2010, by Antony Woodward and Sharon Woodward, his wife, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____



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	1974200000
Location Address	54 CUNA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE LOT 16 BLK 12 OR3355/1708 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.055
Homestead	N

Owner Information

Owner Name	The Prince Of Wales Restaurant Inc 100%
Mailing Address	25 CORDOVA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	\$64,782
Extra Features Value	\$4,287
Total Land Value	\$176,540
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$245,609
Total Deferred	\$0
Assessed Value	\$245,609
Total Exemptions	\$0
Taxable Value	\$245,609

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	\$66,510	\$4,287	\$176,540	\$0	\$0	\$247,337	\$247,337	\$0	\$247,337
2019	\$69,726	\$4,287	\$176,540	\$0	\$0	\$250,553	\$243,876	\$6,677	\$243,876
2018	\$116,538	\$4,287	\$100,880	\$0	\$0	\$221,705	\$221,705	\$0	\$221,705
2017	\$120,125	\$4,287	\$100,880	\$0	\$0	\$225,292	\$218,904	\$6,388	\$218,904
2016	\$123,711	\$4,287	\$90,792	\$0	\$0	\$218,790	\$199,004	\$19,786	\$199,004
2015	\$127,296	\$5,511	\$81,965	\$0	\$0	\$214,772	\$180,913	\$33,859	\$180,913
2014	\$76,990	\$5,511	\$81,965	\$0	\$0	\$164,466	\$164,466	\$0	\$164,466
2013	\$79,099	\$5,511	\$81,965	\$0	\$0	\$166,575	\$166,575	\$0	\$166,575
2012	\$81,209	\$5,511	\$81,965	\$0	\$0	\$168,685	\$168,685	\$0	\$168,685
2011	\$66,308	\$5,511	\$126,000	\$0	\$0	\$197,819	\$197,819	\$0	\$197,819
2010	\$82,596	\$5,511	\$140,000	\$0	\$0	\$228,107	\$228,107	\$50,000	\$178,107

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	1455	Roof Cover	Modular Metal
Conditioned Area	1054	Interior Flooring	Pine Wood
Actual Year Built	1900	Interior Wall	Plaster
Use	Mixed Use (Store/Office/Residential Combo)	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Stucco	Baths	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Insulation	2" Fiberglass	100%
Condition	Good	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	301
BASE AREA	600	600
OUTSIDE STAIRS	0	100
FRAME ADDITION	104	104
FINISHED UPPER STORY	350	350
Total SqFt	1054	1455

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	0	0	0	293

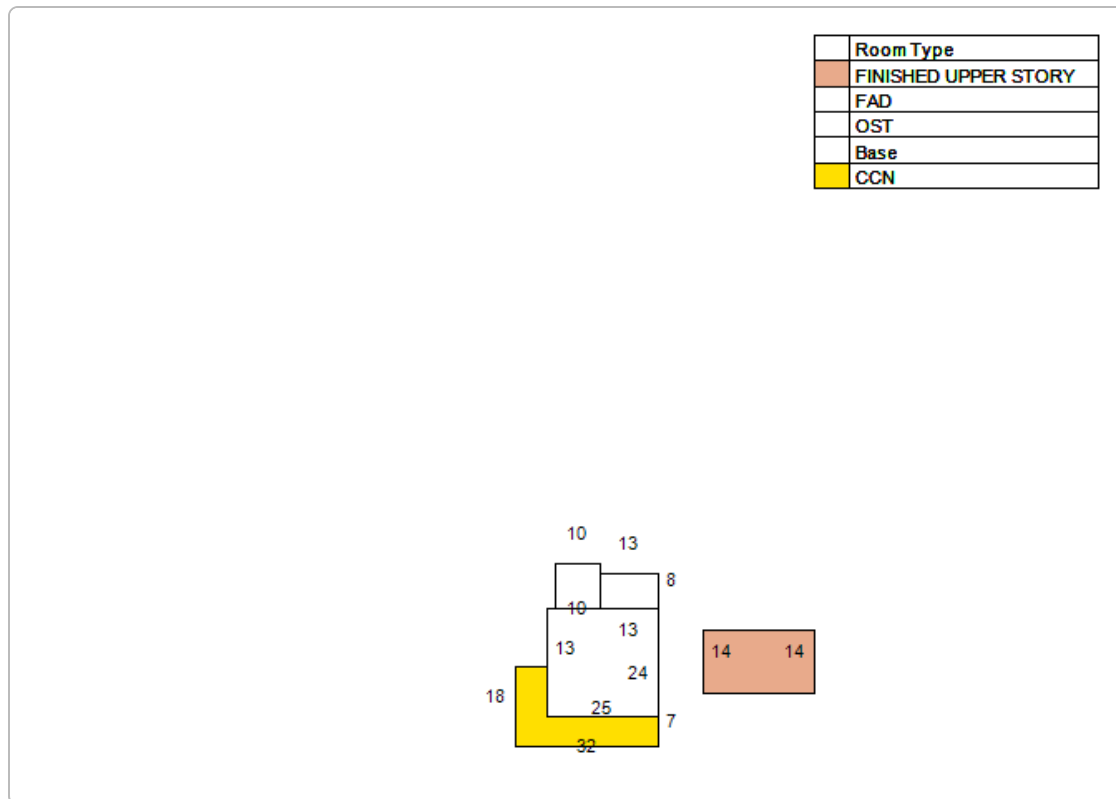
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	43	58	2522	SF	\$176,540

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/31/2010	\$400,000.00	WARRANTY DEED	3355	1708	U	I	WOODWARD ANTONY & SHARON	THE PRINCE OF WALES RESTAURANT INC
	7/21/2004	\$472,500.00	WARRANTY DEED	2254	1241	Q	I	LIPPOLD CARL	WOODWARD ANTONY & SHARON
	5/18/2000	\$210,000.00	WARRANTY DEED	1497	1725	Q	I	AUGLINK COMMUNICATIONS	LIPPOLD CARL
	7/15/1998	\$90,000.00	WARRANTY DEED	1333	1849	Q	I	MICKLER RONALD D & MARTHA	AUGLINK COMMUNICATIONS INC
	1/1/1996	\$100.00	WARRANTY DEED	1162	548	U	I	WAINRIGHT LOIS H	MICKLER RONALD D & MARTHA W

Sketch Information



No data available for the following modules: Exemption Information.

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

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[GDPR Privacy Notice](#)

Last Data Upload: 1/23/2021, 12:41:31 AM

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Developed by
 Schneider
 GEOSPATIAL



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

Detail by Entity Name

Florida Profit Corporation

THE PRINCE OF WALES RESTAURANT, INC.

Filing Information

Document Number P10000063260
FEI/EIN Number 27-3178483
Date Filed 08/03/2010
State FL
Status ACTIVE

Principal Address

54 Cuna St
Saint Augustine, FL 32084

Changed: 04/27/2018

Mailing Address

55 Avista Circle
Saint Augustine, FL 32080

Changed: 04/27/2018

Registered Agent Name & Address

BRYDON, JOSEPH
300 SEVILLA AVE., SUITE 215
CORAL GABLES, FL 33134

Officer/Director Detail

Name & Address

Title PD

Firth, Jake
55 Avista Circle
Saint Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2018	04/27/2018
2019	04/29/2019
2020	06/29/2020

Document Images

06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
01/24/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
03/26/2013 -- ANNUAL REPORT	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
01/08/2011 -- ANNUAL REPORT	View image in PDF format
08/03/2010 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
SARAH RYAN, ARCHITECT LLC

Filing Information

Document Number	L15000172701
FEI/EIN Number	47-1670920
Date Filed	10/09/2015
Effective Date	10/09/2015
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	09/13/2016
Event Effective Date	NONE

Principal Address

201 Owens Ave
ST AUGUSTINE, FL 32080

Changed: 01/06/2020

Mailing Address

252 S MATANZAS BLVD
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

RYAN, SARAH
252 S MATANZAS BLVD.
ST AUGUSTINE, FL 32080

Name Changed: 09/13/2016

Address Changed: 09/13/2016

Authorized Person(s) Detail

Name & Address

Title AP

RYAN, SARAH S
252 S MATANZAS BLVD
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	01/16/2019
2020	01/06/2020
2021	01/22/2021

Document Images

01/22/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
09/13/2016 -- CORLCRACHG	View image in PDF format
01/12/2016 -- ANNUAL REPORT	View image in PDF format
10/09/2015 -- 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 February 18, 2021 Meeting**



Application PL2021-0012

Address: 252 St. George Street

Applicant: Marquis Latimer + Halback, Inc

Property Owner: Tara Owen & Malcolm Frank

Project description: To make changes to front porch, including decking and masonry materials and new stairs, and modifications to the site features including landscaping, paving, adding a focal feature and front gate.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ01919
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1876
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1995900000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is a Certificate of Appropriateness application for modifications proposed to the front or east of the property, while an Opinion of Appropriateness application (PL2021-0014) is also on the February 2021 HARB agenda for a proposed addition to the rear or west of the building.
- Also known as the Bronson Cottage, the Florida Master Site File (FMSF) survey lists this as one of the last building designs (done during 1875-6) of Alexander Jackson Davis, one of America's greatest architects, and his only known design in Florida. After later remodels, the residential building is in the Colonial Revival style.
- Set on a large lot on the southwest corner of St George and Bridge Streets and bounded by Cordova Street to the west, the L-shape two-story house has a front two-story porch that extends across the front façade or east elevation of the main block of the house. Alterations are proposed only at the front porch's ground / first floor level to include new decking and edging materials and steps, with the existing footprint to remain.
- On the 1884 Sanborn map, a front porch with tapered sides projects from the center of the main block of the house, is labeled as a 2-story by the 1893 version, and looked to be widened by the 1917 version in the same form. By the 1924 Sanborn and through the 1930 revised to 1961 version, a 2-story porch extending across the front façade or east elevation of the main block of the house is seen with a tapered side on the west end. The FMSF describes how the original octagonal Carpenter Gothic columns were reused as pilasters, with larger rounded columns used toward the front of the porch, both styles which are still on the existing porch, that has tapered ends on both sides.
- With evidence showing the front porch had been modified numerous times over the years, the deck's existing masonry paver units and front steps appear to not be original. However, substitute materials like the proposed planking with wood appearance is not recognized in the Architectural Guidelines for Historic Preservation (AGHP).
- The proposed focal feature listed on the application is no longer being considered by the building owners. Interestingly, the FMSF notes the long-standing fountain in the front yard had been moved in front of the Alcazar Hotel in 1966.
- The 3' wide proposed decorative gate towards the front property line does not reflect any existing elements of the building or references to the Colonial Revival style and may be more appropriate without the circular inserts. Details on what may have been the original fence are listed on the FMSF survey, which references a 1918 photo in the St. Joseph's Academy archives where the fence is visible. The low height and finish materials matching the existing wall along the property line will help the new walls proposed around the perimeter of the proposed landing area be compatible with the existing and not obscure the building. The proposed brick sidewalk and stone/shell footpath to the rear garden is within the AGHP's recommendations.
- A number of plants proposed, along with the grass species, are neither on the AGHP's list of compatible plants or a Florida native. Any plantings shall conform to the AGHP or be listed as a Florida native plant, unless otherwise approved by HARB.
- Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and may require additional zoning review.
- 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 252 St. George Street because it meets the applicable Secretary of the Interior's Standards 2, 4, 9, 10**, with the following condition(s):

1. To provide an alternative decking and stair tread material that is more appropriate and architecturally compatible to the building and AGHP
2. To provide alternative plant and grass species that conform to the AGHP or is listed as a Florida native plant
3. To remove the circular insets shown in the proposed gate design

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace the existing hexagonal paver units on front porch deck with tongue and groove Aeratis Heritage planks (a porch floor product that has the appearance of wood), in Vintage Slate finish
2. To replace existing concrete steps to porch with 6'1" wide Aeratis Heritage plank product in Vintage Slate finish on step treads, pressure treated pine painted Classic White on risers, flanked by concrete/masonry walls with tabby stucco finish to match existing masonry wall banding
3. To repair coquina masonry banding around porch deck and steps and apply tabby stucco finish
4. To replace existing coquina concrete T-shape walkways with Pine Hall Brick Rumbled Full Range 4"x8"x2.25" wire cut clay antiqued brick pavers in herringbone pattern on sidewalk that runs north/south and in running bond pattern on sidewalk that runs east/west, with 8" coquina concrete ribbon curb
5. To add an 8" coquina concrete ribbon curb around perimeter of 31'10"x39'1" grass beds on either side of central sidewalk
6. To add a 9' wide rectangular landing area at the front property line to tie into opening of existing wall adjacent to St. George Street: with widened area off center sidewalk to be paved with same clay brick as above in herringbone pattern and 1' wide x 1'4" high masonry walls with tabby stucco finish to match existing and
7. To add a decorative black powder coated aluminum 2'6" gate with 2" posts to be on west end of landing area and 1' square x 3' high masonry piers with tabby stucco finish to tie into landing area walls
8. To add new landscaping to include two Muskogee Crape Myrtle trees on each side of the central walkway, Empire Zoysia Grass, and other plantings as indicated on plant list to north and south areas of site, adjacent to the existing vine-covered site wall that will remain in place
9. To replace the coquina concrete walk leading to rear yard wall, to the south of the house's main block, with a new Limestone/shell aggregate garden walk with coquina rip/rap border

Adding a focal feature (fountain or sculpture) proposed on application, to be located at the center of the central walkway in the front (east) yard, is no longer being considered at this time.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 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
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Accessory Buildings including porches

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

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.

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.

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.

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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- 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.

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.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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

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

Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

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

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

Historic Plant Materials

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

COA 2021-0012
252 St. George Street
February 18, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

252 St. George Street



Front Façade/East Elevation and project area for proposed modifications to front porch and site features:
Looking west

STAFF PHOTOGRAPHS
252 St. George Street



Front Façade/East Elevation and project area for proposed modifications to front porch and site features:
Looking west

STAFF PHOTOGRAPHS 252 St. George Street



Front Façade/East Elevation and project area for proposed modifications to front porch and site features:
Looking south and west

STAFF PHOTOGRAPHS
252 St. George Street



Front Façade/East Elevation and project area for proposed modifications to front porch and site features:
Looking west and north

STAFF PHOTOGRAPHS 252 St. George Street



Front Façade/East Elevation and project area for proposed modifications to front porch and site features:
Looking west and north

STAFF PHOTOGRAPHS 252 St. George Street



Front Façade/East Elevation and project area for proposed modifications to front porch and site features:
Looking south and north

STAFF PHOTOGRAPHS

252 St. George Street



Project area for proposed modifications to site features:
Looking east and south

STAFF PHOTOGRAPHS

252 St. George Street



Project area for proposed modifications to site features:
Looking northeast

STAFF PHOTOGRAPHS

252 St. George Street



Project area for proposed modifications to front porch and site features:
Looking northeast

STAFF PHOTOGRAPHS 252 St. George Street



Project area for proposed modifications to front porch and site features:
Looking west where limestone/shell path is proposed and north

STAFF PHOTOGRAPHS 252 St. George Street



Looking south and southwest down St. George Street and front property line with existing wall to remain

STAFF PHOTOGRAPHS 252 St. George Street



Looking south down St. George Street at front
property line;

Looking west down Bridge Street along north
property line;

Looking north down St. George Street

Existing wall with vine hedge to remain

STAFF PHOTOGRAPHS 252 St. George Street



Existing coquina wall along property line
to remain

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551919 1009==
Site Name: Bronson Cottage 830== Survey Date: 7808 820==
Address: 252 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 38 1 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: Sisters of St. Joseph ;
Address: 241 St. George Street
St. Augustine, FL 32084 902==
Occupant or Manager: St. Joseph's Academy Studio - Fine arts Dept. (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469860 3306380 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Educational 850==
Date: +1876 844== Period: 19th cent. 845== Culture: American 840==
Architect: Davis, Alexander Jackson 872==
Builder: _____ 874==
Style: Colonial Revival 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 2/2, french doors, bays 942==
Foundation: Brick piers with brick infill 942==
Roof Type: Hip 942==
Secondary Roof Structures: Bay, hip; porches, hip; hip cupola 942==
Porches & Balconies: Two-story open front and back porches
_____ 942==
Chimney Location: End, exterior; rear slope 942==
Materials: (882)
Chimney: Brick with metal cap 882==
Roof Surfacing: Metal Novelty shingle 882==
Ornament Exterior: Round columns, pilasters, turned spindle balustrade
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Residential/Institutional 864==
Relationship to Surroundings: Residential building used for educational
purposes on large grounds.
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, landscape architecture, tourism,
Transportation, Military, Education.

920==

Statement of Significance: (911==)

ARCHITECTURE

The Bronson Cottage at 252 St. George Street was built in 1876, and with later remodelings is more or less Colonial Revival in Style. It was designed in 1875-6 by one of America's greatest architects, Alexander Jackson Davis (1803-1892).

Davis was perhaps the most influential architect practicing in America in the decades before the Civil War. He was a partner for many years of Ithiel Town, and also provided architectural illustrations for the writings of designer Andrew Jackson Downing. He helped design a number of State Capitols—Indiana, Illinois, Ohio, and North Carolina. He designed many buildings in the Greek Revival and Italian Villa Styles, but is best remembered for his Gothic Revival work. He helped to popularize Gothic architecture in the United States with his book Rural Residences, published in 1837. His clients included some of the best-known figures of his time, including author Washington Irving and artist-inventor Samuel F.B. Morse. For New York Mayor William Paulding he designed the villa called "Lynd Hurst" at Tarrytown, N.Y. in 1838, and in 1866 he directed the enlargement of the building. It later served as the residence of Jay Gould, one of the Robber Barons of the Gilded Age. Today it is operated as a museum by the National Trust for Historic Preservation. The 1976 edition of the National Register of Historic Places lists 17 buildings designed by Davis.

On the eve of the Civil War, Davis retired to the Sylvan Suburban development called Llewellyn Park at West Orange, New Jersey—where he had designed a number of the houses. There he spent the last three decades of his life, undertaking only limited architectural commissions.

The house that Davis designed at 252 St. George Street in St. Augustine was one of the last buildings he did, and is the only known example of his work in the State of Florida. He did it for winter residents Robert and Isabel Donaldson Bronson, the recently married son and daughter of two of Davis' old friends and clients. Davis had designed buildings for both the Donaldson and Bronson families in upstate New York.

The Dr. Oliver Bronson House and Stables near Hudson, N.Y., remodeled by A.J. Davis in 1839 and 1849, are today listed on the National Register of Historic Places.

Robert Donaldson, a wealthy New York merchant, was one of Davis' (over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elíxio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

early patrons. It was for him in 1834 that Davis designed his first Gothic Villa, and Donaldson aided in the publication of Rural Residences.

The Bronsons were long-time winter residents of St. Augustine. Dr. Oliver Bronson was executor of the estate of Buckingham Smith, the diplomat and scholar, and was the first President of the Buckingham Smith Benevolent Association. He served as Superintendent of schools here after the Civil War and also helped to beautify the town plaza by planting liveoak trees.

From a series of letters from Robert D. and Isabel Donaldson Bronson to Alexander Jackson Davis, it is possible to trace the history of the building of the Bronson Cottage in St. Augustine. Mrs. Bronson wrote to Davis from St. Augustine on November 29, 1875:

"I don't know whether the news of my very quiet wedding has reached you or that you will recognize me under my new name, but I am sure you will speedily understand, that the son of one of your old acquaintances & the daughter of another have married one another. For love of the delightful climate of Florida, Mr. Bronson & I are about establishing ourselves in this old town of St. Augustine, for the winter months each year, & we wish to build a cottage—Mr. B.—had purchased a house we thought of altering, but find it too old & unsuitable, and now hasten to write to you for plans & directions, as to the construction of a simple, inexpensive Cottage home—The plot of ground is 105 ft. wide by 197 feet in depth. The eastern & Northern sides open on Streets, the eastern is the one on which we would enter. The western side is a garden, & shrubs & trees would separate us from a neighbor on the South. We would like a two storied house with garret above merely for current of air and place for storing trunks etc. No rooms up there—on the lower story, which would be raised slightly from the ground by 2½ to 3 feet which is advisable in this climate & no cellar required.

"We require a parlor about 18 ft in length & 15 ft in width, a dining room, pantry, a closet to store things & a bedroom.

"We would like a hall also & the parlor & dining rooms must have Southern exposure.

"We would like a veranda on East & West sides & a bay window in the parlor. On next floor we wish three bedrooms, one dressing room & a bath room, & somewhere a place for linen closet. The main bedroom to be on South East Corner—the dressing room adjoin it—Let this be about 40 feet front by 32 feet depth. The kitchen, with servants rooms overhead, must be, in this climate, an addition, connecting with pantry.

"On bedroom floor we would like a veranda above the lower one on East side as is so agreeable in a Southern house, and the West veranda to have, if possible, a flat roof, to serve for an uncovered veranda, or uncovered balcony, for bedroom floor.

"We leave the form of Cottage quite to your taste & only mention the amount of space & number of rooms required—The price of labor here is perhaps higher than at the North, but wood is cheaper—We do not wish it to cost more than \$5000.

"I trust this hastily written letter will give you an idea of what we need & that you will be able to send us designs to select from, for you to make the final plans. The workmen here are ok—do plain work very well, but noting elaborate—Mr. Bronson's direction is Robt. D. Bronson, St. Augustine, Florida—

"We are in haste to begin the house, so we would be greatly obliged if you would send us your aid & advice as soon as convenient—My brother & sister are soon coming to pass the winter with us—"

Davis responded in December with 4 house plans, which his clients examined. Robert Bronson wrote back on January 3, 1876:

"Your letter of the 30th to Mrs. Bronson was welcomed this evening & its suggestions heeded. She desires to be kindly remembered to you & is prevented by fatigue from answering in person.

"As to the change in size of our house I think it is advantageous & would like the principal to be 33 by 44. The wing however does not afford quite enough room, but as we will not sacrifice the north window of the house to enlarge it, could it not be given one foot more front & the pantry allowed to infringe on the kitchen, making the latter of an irregular shape? The pantry must contain space for a good sized table & refrigerator.

"As to the East (front) veranda I prefer it to be as you suggest, not to cover the windows but to be a balcony as large as the plan will allow. The main hall I prefer as in original plan. Parlor & dining room to have large double corresponding doors five feet wide.

"As to the second story I should like rooms D&C separate. And it must have a door between, separating wing from principal. Entry to be lighted by skylight & if necessary by glass doors also in rooms D&E. The skylight I consider particularly desirable for both light & ventilation. Mrs. Bronson objects to giving up fireplace in South West room, so we will have to accomodate our selves with less deep closets.

"All the rest of the plan calls for no answer as it gives us much satisfaction & we are very grateful for kindness in offering to speedily dispatch a south end."

Another letter with plans from the architect arrived, and Bronson replied on January 6, 1876 from St. Augustine:

"Your letter of Dec 31st with plans with welcomed this evening. I accept the Etruscan & am much pleased with it in every respect except as to the back veranda, which must be two stories high & covered. I wish to keep as near as possible within the 5,000 dollars but cannot give up the veranda nor accede to contraction of front or side ones. As I wrote in my last letter the kitchen must be longer by two feet & had better have one window & one door to the West on the porch, a door to the South & two windows (as per plan) to the east. (Eastern window to pantry also.)

"Windows of main building to be weight sashes two glasses to the sash. The arrangement of stairs & bath room with room above very satisfactory. Since you have provided the room above bath room, please throw the rooms D&C (of my original little plan) into one. Ought not the skylight over the entry to be on the rear slope of the roof. Cannot ventilation be placed under the eaves to give draft of air under the roof? Can not some means of access be given to space under roof in order to stow away articles?

"I like the small cellar with its entrance but should it not also have an exterior entrance? Say through a trap door under the kitchen porch. My builder says he proposes using 6 X 8 sills & 2 X 8 joists. I asked him, supposing you refer to his custom. Mrs. Bronson joins in kind regards & many thanks for your attention. I fear we have caused you some annoyance by our rather vague descriptions at first."

David had once complained that the man who had him design "Lynd hurst" was not "sensible of the value of professional services," and his Day Book shows that he kept a running account of the money owed him. This was the subject of the next exchange of correspondence. Robert Bronson wrote to Davis on April 3, 1877 from St. Augustine:

"Your letter of Mch 28th was rec'd last night. I must beg your to excuse my not having noticed an item for \$55.00 mentioned in your letter of Jan 13th. My recollection is that I had paid by a check for \$200 last February a year ago the total am't I was in your debt. Will you have the kindness to look over your accounts and instruct me if I am in your debt. I understood your charges to be 1½ per cent for plans & 1½ per cent for builders specifications.

"I have been patiently waiting for the County Commissioners here to decide what they were going to do about a court & Jail house before answering your inquiry as to the responsibility of the parties. Political changes here have altered the commission & I have not been able to have anything definite from them.

"Dr. A. Anderson is one of the commissioners & is anxious to have his fellow members decide as to what they will

do & he has promised to inform me as soon as any determined course of action is settled upon. Lack of funds is at present the hindrance to any progress--the county must raise a spiral tax so secure that means for building. Mrs Bronson & Miss Donaldson join in kind regards.

"Trusting I may soon hear from you as I leave about the First of May."

The final letter in the series was sent by Bronson from his northern home at Barrytown, N.Y. on June 22, 1877:

"Your letter was received yesterday. Enclosed please find a check for \$65.--the amount you debit me with.

"I fear it will be out of my pecuniary power to make any addition to my house this year for since seeing you I have expended \$6000 in buying plats adjacent to keep off disagreeable neighbors."

An examination of the Saborn Fire Insurance maps of St. Augustine between 1884 and 1930 shows some of the alterations that were made to the Bronson Cottage and its outbuildings. Between 1884 and 1888 a long, open one story porch was added to the rear of the house. Between 1893 and 1899 the rear porch was raised to two stories. Between 1917 and 1918 the front porch, originally just one bay wide, was extended the length of the facade. Some of the original porch posts are now used as pilasters. They are octagonal in shape, with capitals--of a type frequently found on Carpenter Gothic houses. The replacements found on the enlarged porch are round, with the ones on the first floor being quite massive. A two-story rear L along the Bridge Street side of the property was removed in recent years.

The grounds originally had several outbuildings. The 1884 Sanborn Map shows two sheds, a stable, a greenhouse, and a windmill. The greenhouse and the windmill were gone by 1893. The stable was changed into a garage for cars by 1917. In recent years the other outbuildings were demolished.

A fountain that stood in the front yard for many years was moved in 1966 to the park in front of the Alcazar Hotel.

An early photograph (circa 1880) shows the fence that once surrounded the property along St. George Street. It had a masonry base and corner posts about 6 feet high with capitals. Between the posts were wood pickets, jigsawed at the top, and held on with half round horizontal strips. The fence survived at least until 1918, as it is still visible in a photograph of that date in the archives of St. Joseph's Academy. The coquina retaining wall that formed the base of the fence still survives. It is plastered, with ashlar scoring. Post holes are visible at regular intervals along the wall.

The Bronson Cottage is outstanding as an example of a building designed to provide adequate ventilation in a warm climate in the days before air conditioning. A cupola on the roof for light and ventilation has a well extending to the floor below that provides an exhaust for hot air rising up. Originally there may have been an opening through to the first floor as well, as there is a circular crack in the ceiling of the entry hall in about the right location.

Much of the house has been re-floored with narrow oak flooring over the original wider pine boards. Some of the old flooring remains in the former servants' wing. The change is particularly visible near the stairway, where the balusters are anchored into the original flooring, and the new flooring is beveled to meet them at the base. A similar situation exists in the doorways between the main section and the old servants' wing.

The first and second floor rooms on the south side have been enlarged by the removal of interior partitions and fire places. The February, 1918 photographs shows two chimneys with paired cast terra cotta chimney pots, located on either side of the cupola. Neither chimney exists today. But on the south side of the attic there is a small closet which might occupy the previous site of a chimney. The second floor front room north of the hall has not been refloored and there is obvious patching in the boards where the hearth was originally located. On the first floor, in the same location, cut mouldings and baseboards can be seen in the appropriate location for an original fireplace. A new fireplace has been added on the rear wall of the southern room downstairs. It has an exterior chimney running up through the back porch.

The original foundation was brick piers resting on a base of concrete. At a later time these were infilled with a wall of brick on a coquina base.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossing. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

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

On December 20, 1875, while the Bronsons were still corresponding with A.J. Davis about the design of their winter cottage, Robert D. Bronson sent a letter to the Board of Aldermen of the city saying:

"The undersigned respectfully requests that he may be allowed to remove the South East corner and several feet of the bridge crossing the St. Maria Creek at Bridge Street. He wishes thereby to make a roadway around his property to the South of Bridge Street."

On April 21, 1879, Bronson wrote to the Mayor and Board of Aldermen:

"I beg to call the attention of your honorable body to the manner in which Putnam St. (Now Cordova) at the rear of Mr. E. Medici's premises is being filled up.

"Within the last week filth of every description has been deposited there, seriously endangering the health of the locality. The road bed is being made of broken glass, tin cans etc. & the undersigned petitioner respectfully begs that this nuisance be stopped & that Mr. Medici, at whose request this trash was hauled, be forced to remove it."

R.D. Bronson was an early trustee of the St. Augustine Yacht Club. The family continued to winter here into the 1880's, but then made only occasional visits to St. Augustine. The Bronson Cottage was rented out to others for the last twenty years of their ownership. Bronson's visit here in 1901 was noted by the Tatler, the society newspaper of the Flagler Era, which reported:

"Dr. and Mrs. Andrew Anderson gave a very delightful dinner at the Ponce de Leon Thursday evening to Mr. Robert D. Bronson, of Summit, N.J., and his two daughters, the Misses

Bronson, who are visiting Miss Lizzie Smith, who was also at dinner. Mr. Bronson was formerly a winter resident of this city and owns the very attractive residence known as Bronson's Cottage at the corner of St. George and Bridge Streets."(3)

St. Augustine physician H. Caruthers wrote to Dr. C.R. Agnew of New York on March 24, 1884:

"A quiet cottage is far preferable to the best Hotel quarters, and there is a capital house on St. George Street owned by Mr. Robert Bronson that you ought to buy or rent. It is a modern built house, fine placed, and fine cisterus, and beautiful garden, finest collection of roses in town, a barn cowhouse and small couservatory. This place I am told must be disposed of. At present it is rented for one month furnished."(4)

About 1890 the cottage was rented to the Watson family, whose son became a well-known golfer. The Tatler reported in 1898:

"Mr. and Mrs. R C. Watson, who are now sojourning at the Ponce de Leon, were residents of St. Augustine eight or nine years ago, occupying the Bronson cottage on St. George Street. The recollections of their visit here are very pleasant and a little confusing when the school boy C. E. Watson, is recalled, and the handsome young man who has been prominent in golf is identified as the same."(5)

For the 1892 season, the cottage was rented by General H. Rieman Duval, president of the Florida Central and Penninsular Railroad:

"General and Mrs. H. Rieman Duval are among the late arrivals in the city. They have taken the Bronson house, on St. George Street, and are rapidly growing familiar with the comforts of this delightful home and its beautiful grounds. General and Mrs. Duval have spent several seasons here, occupying one of the cottages on Carrera Street, and everyone recalls the three attractive children, the two handsome, manly boys, Masters Hanson R. and Rieman G., Duval, and the charming Miss Nanie, who helps to make life bright among the young people. Mrs. Duval is one of the leaders in the highest social circles in this State and invariably attracts the attention of the casual visitor, as she gathers about her the wit and culture of the city. Mrs. Duval is now entertaining Mr. John Marshall Thomas, her brother. General Duval is one of the notable men, of this state, having, as president of the Florida Central & Penninsular Railway, built up such a splendid business and thus advanced the interests of the State as to be looked upon as one of its benefactors. In addition to his splendid business qualifications, the General

is genial and courteous, of commanding presence, and his arrival here is anticipated with pleasure by those acquainted with him."(6)

In December, 1892 the Bronson Cottage was leased by Miss Maud Barnaby and her sister Mrs. John Howard Conrad of Providence, R.I. Their garden party in March 1893 was one of the events of the social season:

"One of the most delightful entertainments of this season was the breakfast given on Saturday at the Bronson Cottage, the winter home of Mrs. John Howard Conrad who assisted by the Misses Barnaby, received her guests with charming grace. These ladies have been great additions to the social life of the city, making their home a gathering place for the clever and cultivated.

"Breakfast was served at small tables most artistically decorated in different colors, beautiful flowers harmonizing with the color of each table was placed upon them. A portion of Brooks' orchestra rendered a number of choice selections during the breakfast and after. When the guests gathered on the beautiful lawn reminding one of a watteau picture in their quaint gowns, as they formed in groups chatting with their especial friends.

"Among the guests present were Mrs. Mason Young, Mrs. Frank Winthrop, Mrs. Charles Arthur Carroll, Mr. and Mrs. Joseph Swift Whistler, Miss Lunt, Miss Williams, Miss Levering, who are visiting Mrs. Bishop Weed, Mr. Barry, Mr. William Young, Mr. Goldie, Mr. Johnson and Mr. Patterson, Captain Keau of the Medical Corps and Lieut. T. M. DeFrees representing St. Francis Barracks."(7)

In December 1894 a new occupant was announced:

"Mrs. L.C.S. Carpenter, a former resident of this city, has leased the Bronson cottage on St. George Street, at the corner of Bridge, and will make it her home for the next two years. This is one of the prettiest homes in the city, and the friends of Mrs. Carpenter are rejoicing at her return. Miss Tinkham, her sister, accompanies her, and her eldest daughter, Miss Amy Frothingham Carpenter, as well as Miss Louise May Carpenter, her second daughter, are visiting in Massachusetts, and will arrive at her new home in January. Miss Carpenter is an attractive young lady, bright, and fond of society, and will, no doubt, add to the social life here this winter."(8)

A daughter's arrival was noted in January, 1895:

"Miss Lulu Carpenter, daughter of Mrs. L.D.F. Carpenter, who, with her sister, Miss Tinkham, are occupying the Bronson Cottage, has returned home after visiting the family of ex-Senator Washburne of Massachusetts. She is an attractive

young lady, bright and pleasant."(9)

In March there was this further comment:

"One of the stylish T carts daily seen on the streets here is owned and driven by the Missers Carpenter, who with their mother and aunt Miss Tinkham, occupy the Bronson Cottage."(10)

In the last years of the century, the house was leased by the woodruff family. The Tatler reported in January, 1897:

"Captain and Mrs. Thomas M. Woodruff have taken the Bronson Cottage, at the corner of St. George and Bridge Streets, and will make it their home for several seasons, having placed it in the hands of the renovators some weeks since and added many handsome articles of furniture, pictures and bric-a-brac, converting it into an ideal home. Mrs. Sampson and Miss Sampson of Cincinnati are spending the winter with them, and, with Miss Elizabeth, complete the family circle. Captain Woodruff was stationed at St. Francis Barracks three years, both he and Mrs. Woodruff proving good citizens by taking an active interest in everything concerning the welfare of the city. Captain Woodruff has now been detailed for duty on the staff of the Governor of the State, and will revise the rules and regulations governing the militia of the State. Meanwhile St. Augustine appreciates the good fortune that brought the captain and his family here."(11)

In March of that year Captain Woodruff and General John M. Schofield spoke to the Scientific and Literary Institute (now the St. Augustine Historical Society):

"Captain Thomas M. Woodruff read a most interesting and instructive paper on 'Some Phases of the Indian Question,' before the Scientific and Literary Institute, that was enjoyed by a large audience. The Captain, after showing that the Indians found here by the first white settlers, were peaceful and kindly, gave a cursory sketch of the Indian wars during Colonial times and the early days of the century, giving details of the troubles that followed the late civil war, and his personal observations of the workings of the system of forcing the tribes from their own lands on reservations, and showing conclusively that every Indian outbreak during the last forty years like many that preceded them followed, violated treaties or broken faith, and that invariably the first provocation came from either the white settlers or the representative of the government. Telling one very good story, showing that the Indians liked the agent best who divided the goods sent them as annuities into two parts, taking one himself, claiming that they got

something under these circumstances. The lecturer thinks the system of caring for the Indians now an improvement on those preceding it.

"General Scofield was evidently deeply interested in the paper read by the younger officer who at one time served on his staff, and on rising to address the audience on his experiences in Florida forty years ago, said 'he could not fail to speak in commendation of the able papers which stated so clearly the situation when he was on the plains. He gave it as his opinion that the Indians were treated with greater justice by the army than by any other class of persons.' The general then gave a short resume of his duty in this State when he was a young lieutenant in the fifties. . . .

"Captain Woodruff's paper should be published in the interest of the Indians, whose cause he advocated so will."(12)

In 1898 the Tatler reported on "A Brilliant Reception" given by the woodruffs at the Bronson Cottage:

"Captain and Mrs. Thomas M. Woodruff gave a very large and elegant reception Tuesday evening, between the hours of eight and twelve, in their handsome home on St. George Street, gathering about them the youth and beauty and culture of the city and the strangers now domiciled here. Mrs. William S. Sampson and Miss Sampson, mother and sister of Mrs. Woodruff, assisted the hostess and host in their pleasant duty of welcoming and entertaining their friends. Miss Hobbey, of Boston, and Miss Field, of Cincinnati, were also of the receiving party.

"Captain and Mrs. Woodruff and occupying the Bronson Villa, one of the handsome houses of the city, having large, lofty rooms and broad halls opening into each other, thus admirable fitted for entertaining. The beautiful rooms with their artistic furnishings were bright with flowers and lights and merry with voices of happy people all the evening. Artistic taste had added beautiful pink roses to the parlor. In the library brilliant multi-colored nasturtiums, groups of ferns and sprays of jasmine added to the air of refinement and culture. In the halls were palms, while the dining-room was adorned with sprays of yellow jasmine and the table beautiful with white roses. The west veranda enclosed with a veritable bower of beauty, with draperies, flags, great sprays of yellow jasmine among them; screens, forming cosy nooks, and easy chairs.

"The orchestra of the First Artillery Band discoursed sweet melodies, waltzes and two-steps throughout the evening. The hall was utilized for dancing by the young people, who thoroughly enjoyed it.

"It was almost 11 O'clock when supper was served in the happiest fashion, when every one enjoyed the delicious salads,

crisp oyster patties, coffee and delicate sandwiches, with ice creame, cake, confections and fruit. After supper dancing was indulged in by every one remaining, who enjoyed Sir Roger de Coverly and other old-time dances most heartily.

"Many elegant gowns were worn. Jewels sparkled and bright eyes gleamed, making the ensemble beautiful indeed."(13)

Captain Woodruff was called to Cuba on Military duty after the Spanish-American War, but his family stayed in St. Augustine:

"During the absence of Captain Thos. M. Woodruff, (5th U.S. Infy.,. Major Vol.) Mrs. Woodruff and Miss Elizabeth Woodruff have the pleasure of the company of Mrs. Woodruff's mother and her sister, Mrs. and Miss Sampson, of Cincinnati, Ohio,. and Miss Hobbey, of Boston, Mass., they have imparted a charming home air to the Bronson Cottage, where they are domiciled."(14)

Captain Woodruff never returned. The Tatler reported in 1899:

"The late Captain Thomas Mayhew Woodruff, who gave his life for his country, a victim of yellow fever at Santiago, Cuba, on July 11th, will be sadly missed by many friends who visited here during his residence here and when stationed at St. Francis Barracks early in the nineties, his uniform courtesy and general happy manner winning friends everywhere. His high character, strict sense of honor and beautiful home life made him an example for all. He was greatly interested in Florida, especially St. Augustine, making it his home when on duty at Tallahassee. He had been on duty in Santiago immediately after American occupation as Major and inspector of Volunteers, and in that capacity constantly exposed to infection and disease. He did not consider himself dangerously ill, and his last words before his death referred to going home when able to travel. Sometime during this winter his remains will be brought to Arlington, the silent home of the country's heroes. This is a particularly fitting resting-place for him, as his boyhood was spent at Fort Myers, adjoining Arlington, and he was familiar with the spot before it was used for its present purpose."(15)

In 1900 his body was returned for burial:

"Mrs Thomas W. Woodruff has returned from her sad journey to Washington where she went to attend the burial of her husband, Captain Thomas M. Wooduff, of the Fifth United States Infantry, who died of yellow fever in Santiago, July 11th. His remains were brought to this country and were buried at Arlington on March 5th. Mrs. Woodruff, Miss Elizabeth Woodruff, his mother, sister and brother, classmates and friends were present

to pay tribute of affection and respect to his memory. Among these was Major-General Miles, a warm personal friend who, as theasket was being lowered, placed a cluster of violets upon it, a tribute of the comradeship he bore to one of the brave men who bore with him the hardships and danger of more than one Indian campaign. Five classmates at West Point met at the grave of this hero comrade, one remarking as he turned away: 'As boy and man, all his life, Mahew Woodruff was an example of the truth of the poet's words, 'The bravest and the tenderest, the loving are the daring.' ' Mrs. Woodruff has with her her brother and his wife, Mr. and Mrs. Sampson, of Cincinnati, O., who usually spend their winters at Asheville."(16)

In 1902 the Bronson Cottage was offered for sale, and the Tatler noted some of its attractive features:

"A beautiful and well-kept garden, especially with the rare old trees and shrubs, such as surrounds the Bronson house, on St. George Street, makes a very added value to any property.

"To make fine grounds takes several years at least and much work and expense. This Bronson property has every desirable feature, and all the improvements of a fine home, and no better location in the city. It is well worth seeing, and the consideration of anyone who would buy or lease something large and choice.

"The agent is H.J. Ritchie, 212 St. George Street, St. Augustine."(17)

In 1905 the cottage was sold to Thomas Birkbeck, a wealthy Pennsylvanian who was a large landowner in St. Augustine.(18) He was a friend of Albert Lewis, the lumberman and well-known benefactor of St. Augustine's landscaping. Lewis had a winter residence at 6 Valencia Street, and in 1902 Birkbeck bought the house across the street at 51 Cordova. From there he moved to the Bronson Cottage. In 1908 the Tatler reported:

"Mr. and Mrs. Thomas Birkbeck and daughters, the misses Birkbeck of Freeland, Pa. have returned to their beautiful winter cottage on St. George Street."(19)

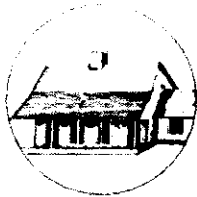
Thomas Birkbeck died soon after, but his family continued to use the house until the early 1920's. Then, after a period of vacancy it became, for the next quarter of a century, the residence of the John A. Hart family. In 1960 Mrs. Hart sold the property to the Sisters of St. Joseph. Since the early 1960's it has been used as a Fine Arts Building for St. Joseph's Academy.

ARCHAEOLOGY

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

3. Tatler, March 30, 1901, p. 2.
4. (Copy in St. Augustine Historical Society, Bronson House Files).
5. Tatler, March 12, 1898, p. 13.
6. Ibid., January 30, 1892, p. 8.
7. Ibid., March 25, 1893, p. 9.
8. Ibid., December 15, 1894, p. 18.
9. Ibid., January 15, 1895, p. 9.
10. Ibid., March 9, 1895, p. 15.
11. Ibid., January 23, 1897, p. 6.
12. Ibid., March 20, 1897, p. 11.
13. Ibid., February 5, 1898, p. 3.
14. Ibid., January 14, 1899, p. 13.
15. Ibid., December 30, 1899, p. 11.
16. Ibid., March 24, 1900, p. 16.
17. Ibid., March 22, 1902, p. 4.
18. St. Johns County Courthouse, Deed Book 9, p. 72.
19. Tatler, 1908.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01919**
 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) BRONSON COTTAGE Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 252 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1995900000 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: 1876 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): DAVIS, Alexander Jackson Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Colonial Revival Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Wood siding 2. Weatherboard 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. metal novelty shingle
 Roof secondary strucs. (dormers etc.) 1. Cupola 2. bay, hip; porches, hip; cupola, hip
 Windows (types, materials, etc.) single wood DHS 2/2, french door, bays on south elevation

Distinguishing Architectural Features (exterior or interior ornaments) Round columns, 3-side pilasters, turned balustrade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) moderate setback with masonry knee wall at ROW

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01919

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. metal cap
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. brick infill
 Main Entrance (stylistic details) Paired wood panel door with rectangular lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) two-story open front and back porches

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

Narrative Description of Resource GEORGIAN REVIVAL

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

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

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

DOCUMENTATION

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

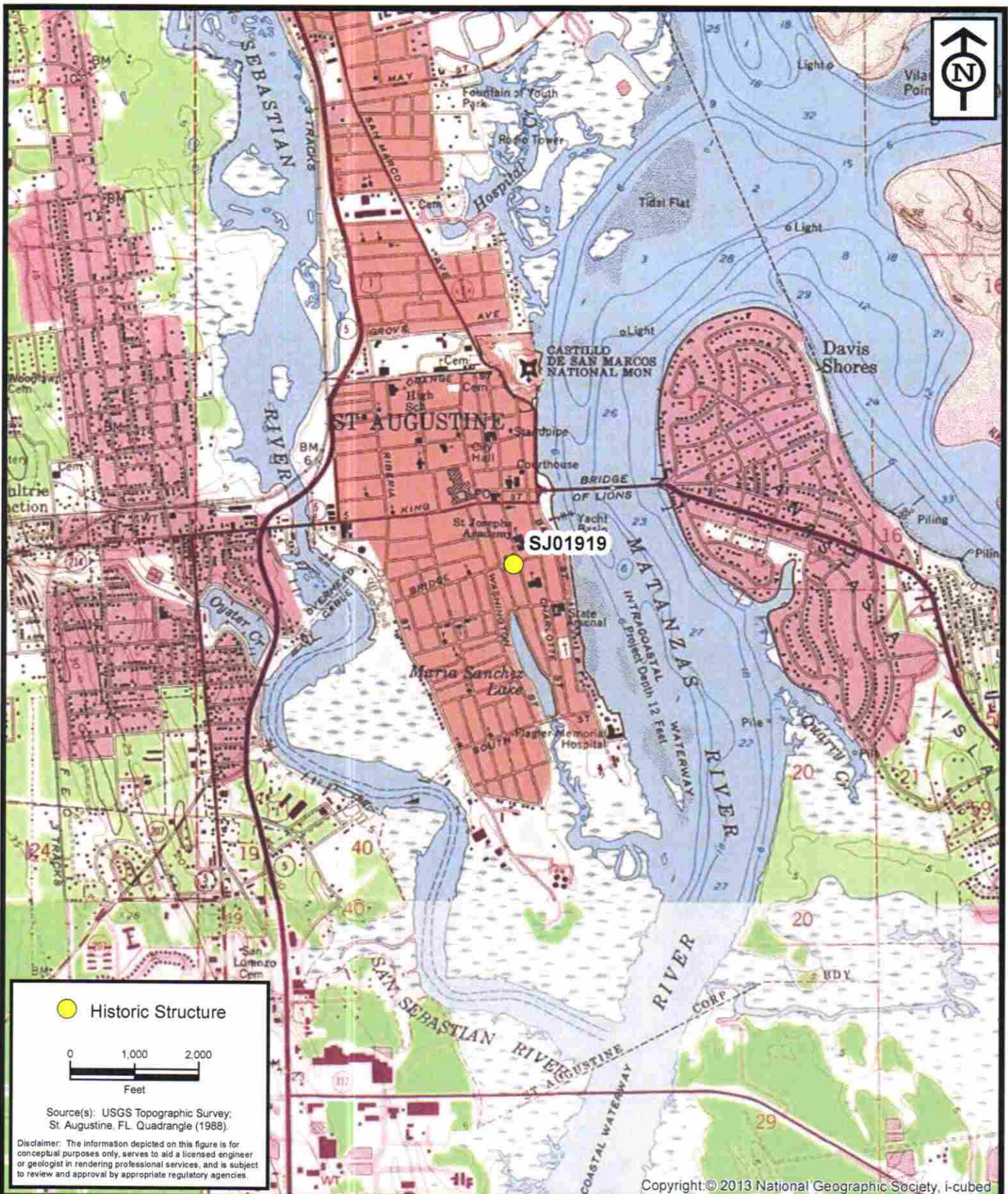
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



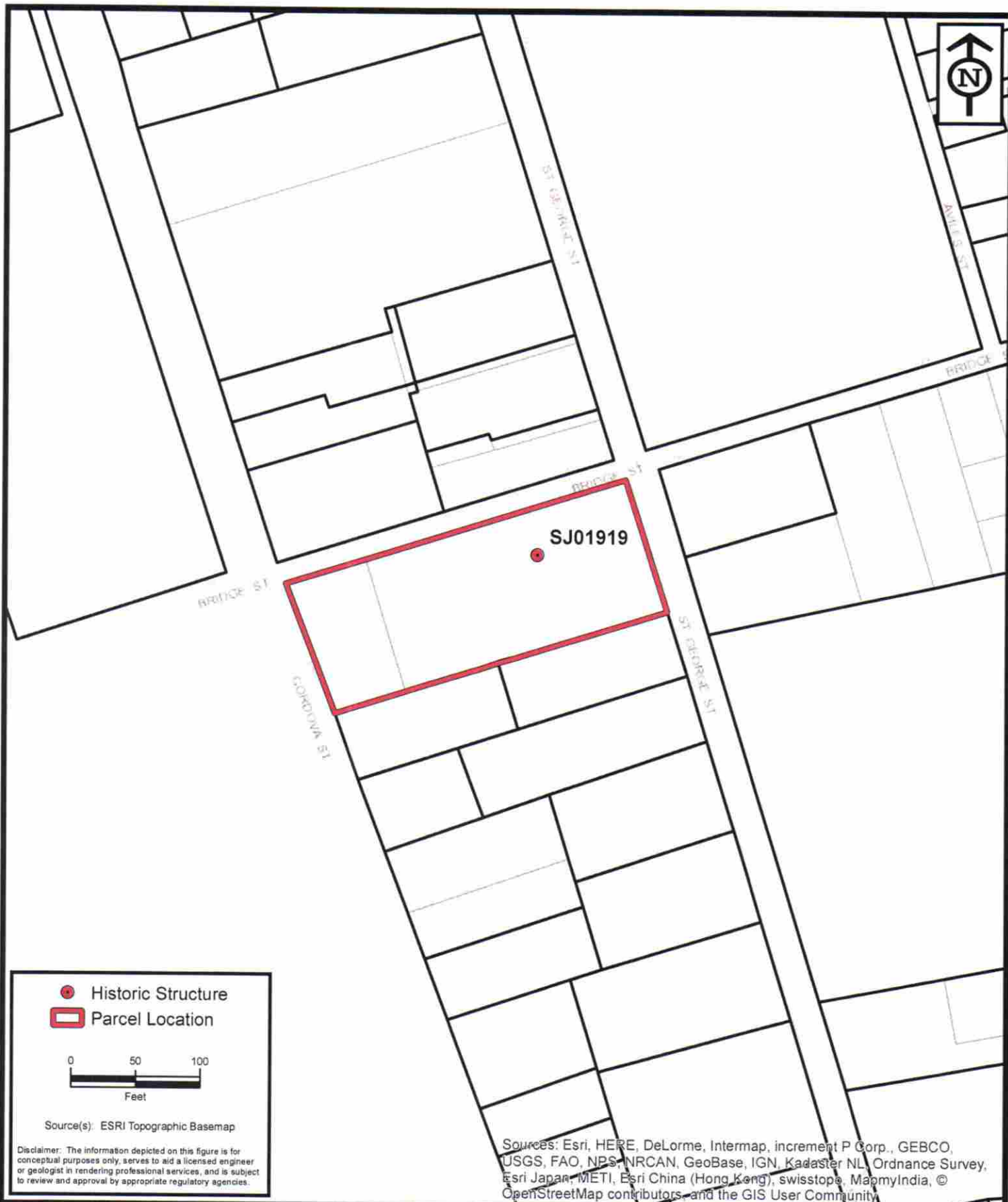
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01919
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Figure:	2

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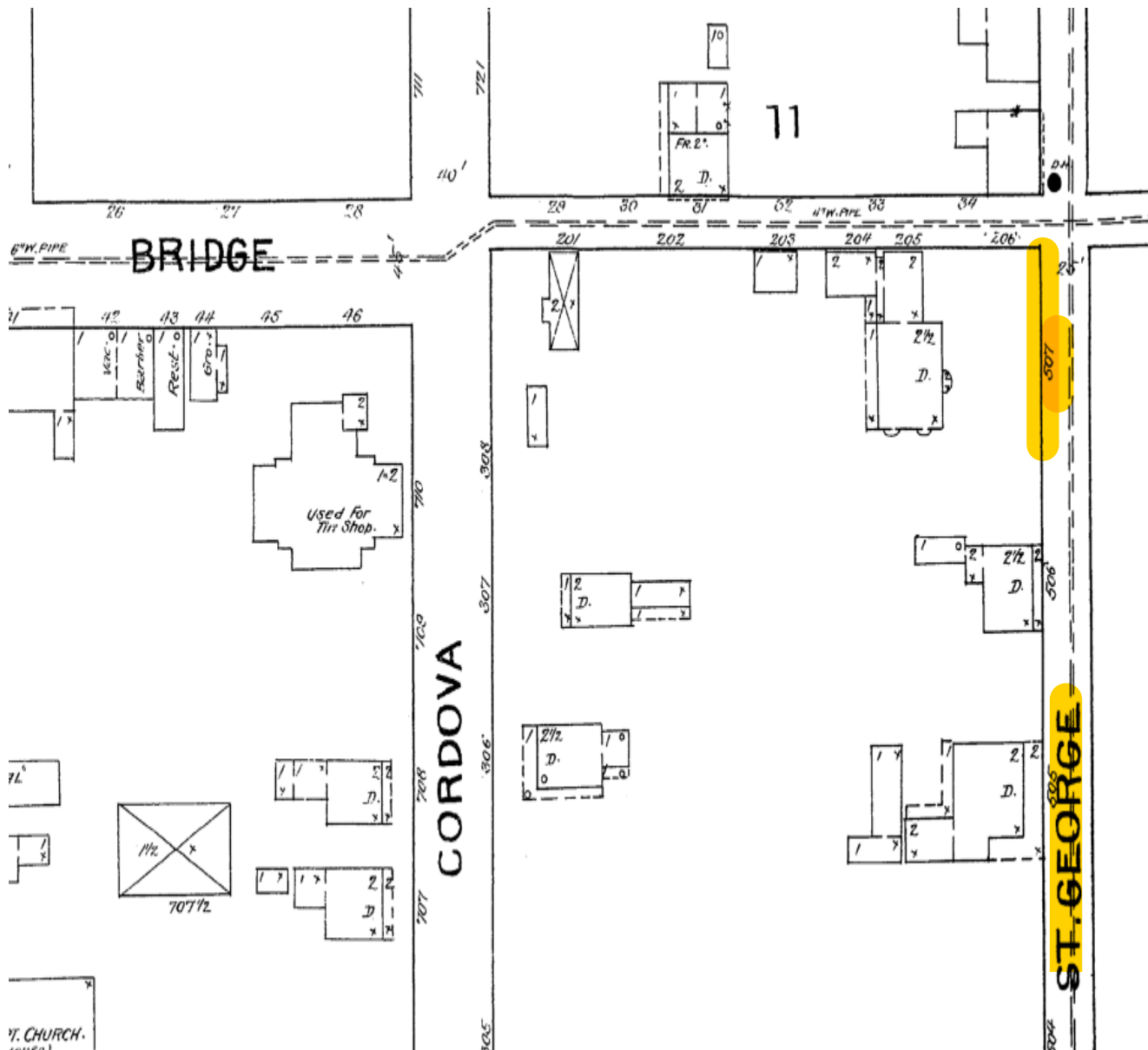
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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Feb. 1893, Sheet 6

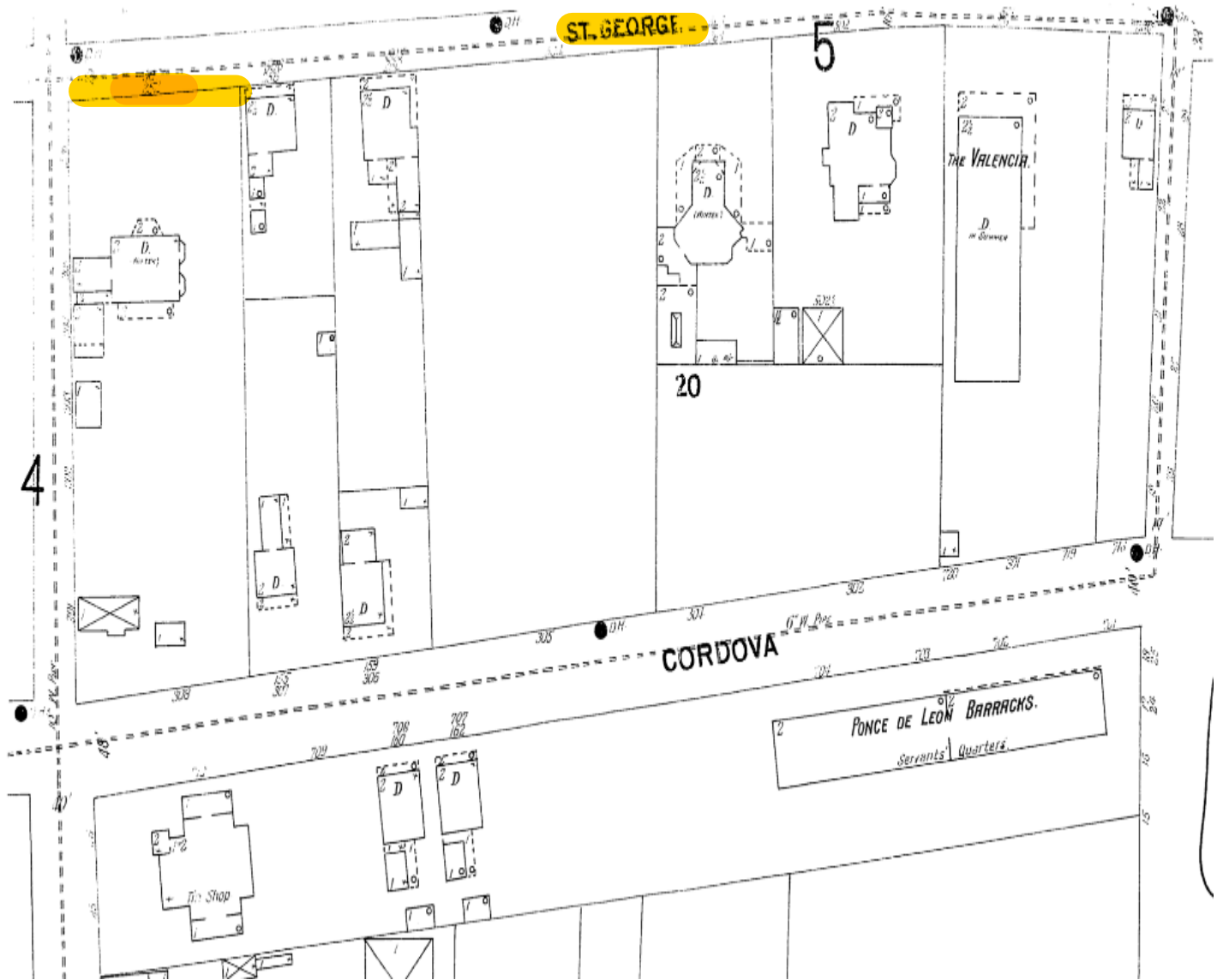


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Aug. 1899, Sheet 8

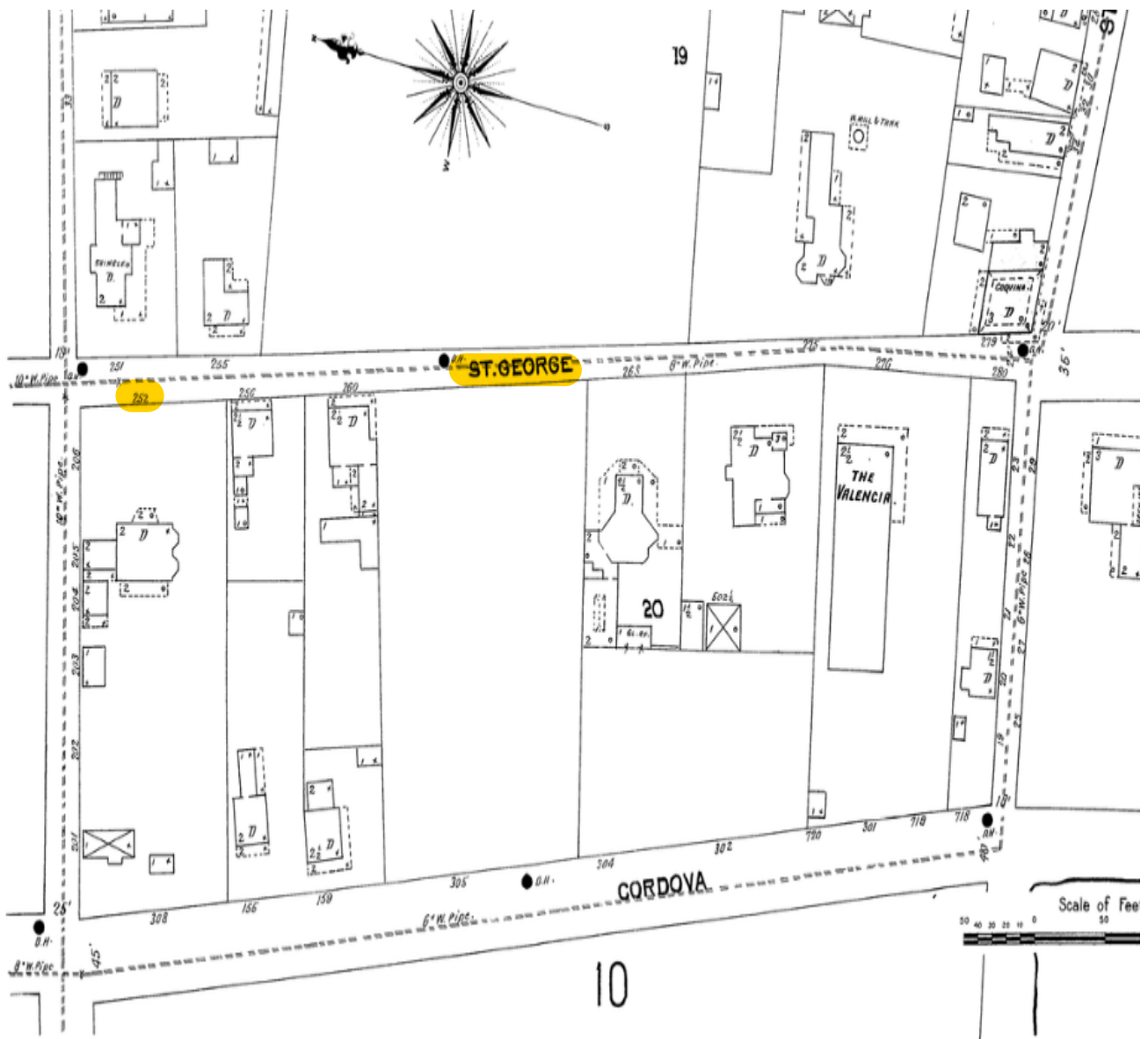


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Mar. 1904, Sheet 5

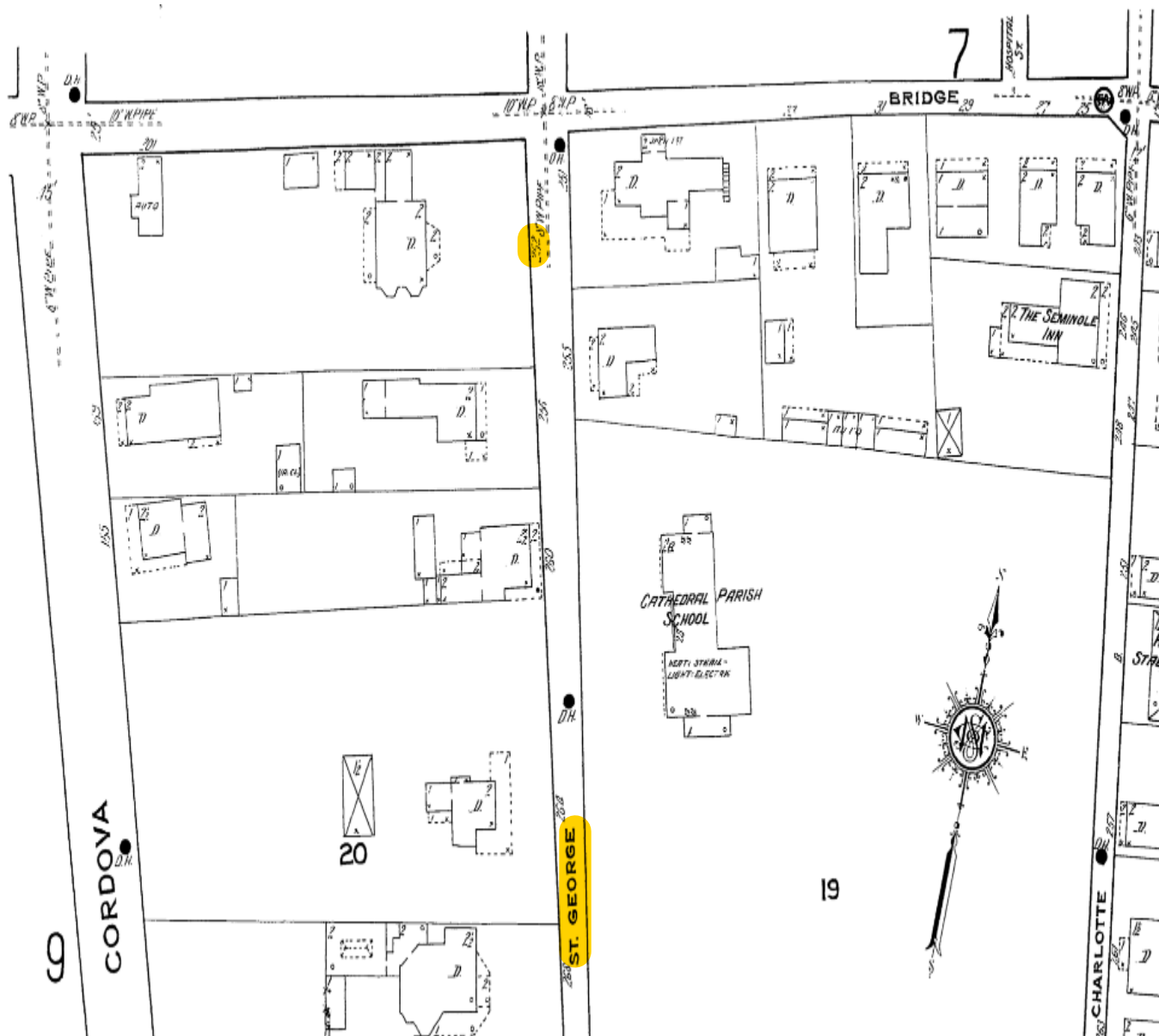


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 10

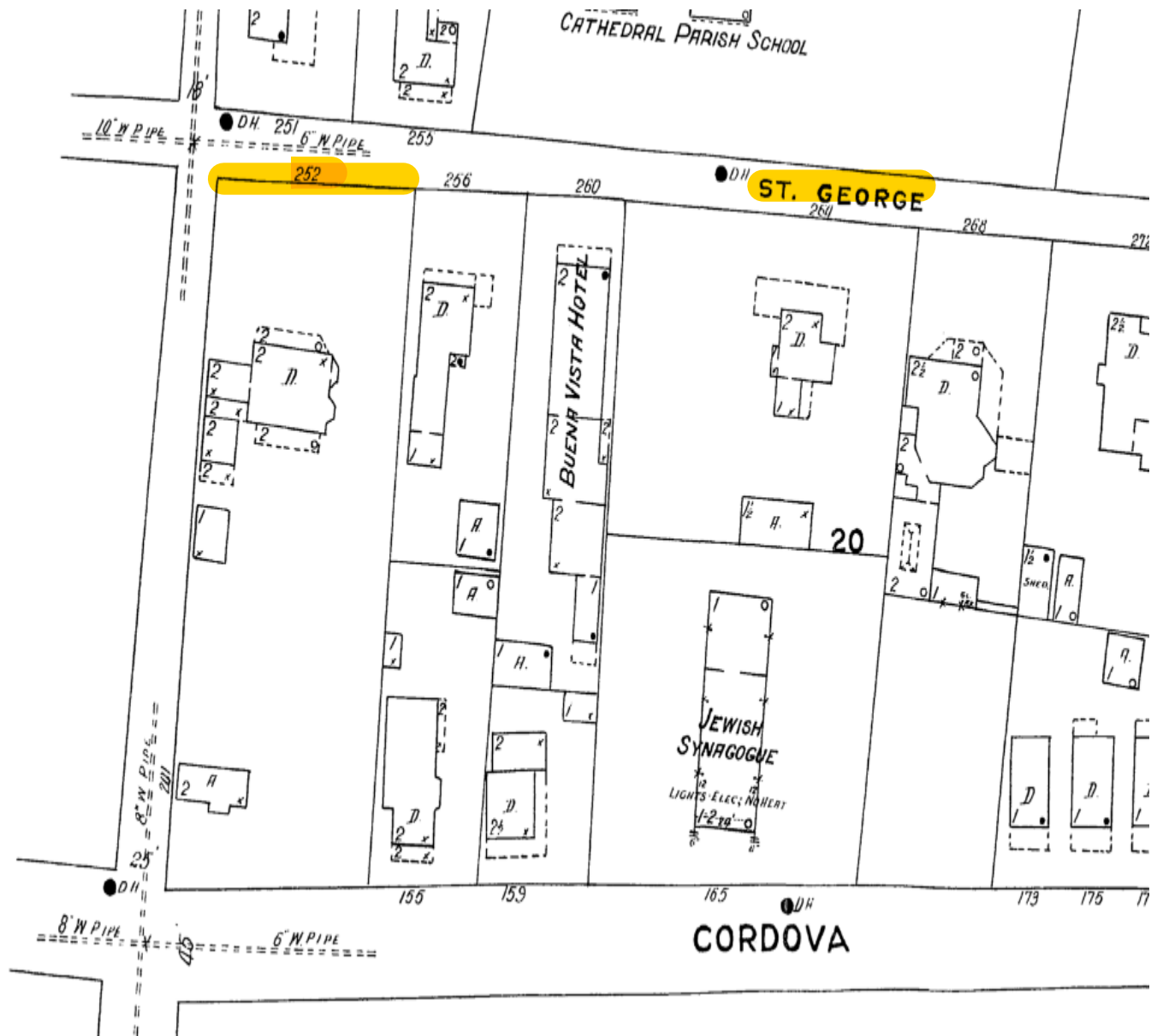


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 10



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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 13 Revised to 1947

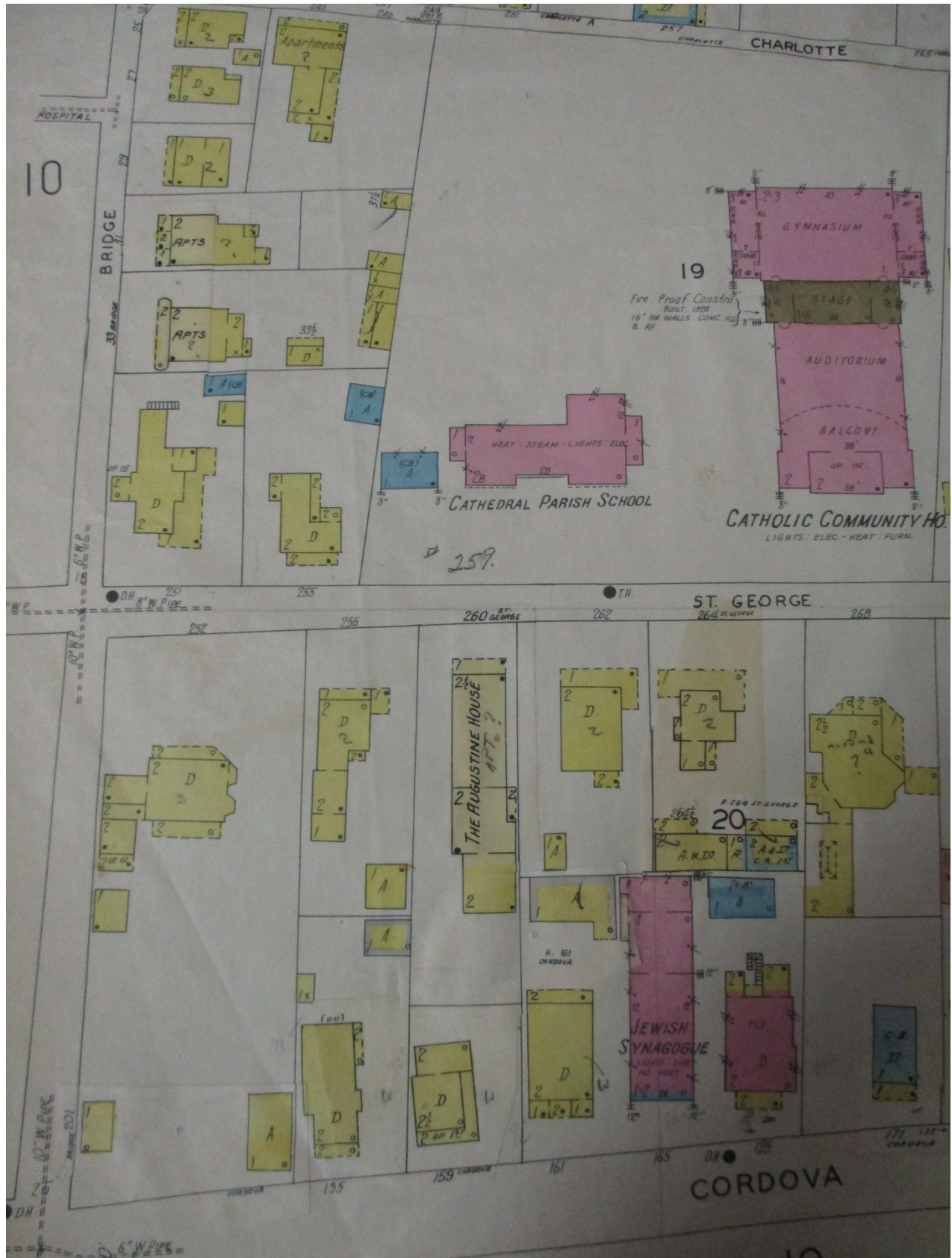


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St. Augustine Sanborn Maps: 1930 Revised to 1957 (Sheet 13)

252 St. George Street



St. Augustine Sanborn Maps: 1930 Revised to 1961 (Sheet 13)

252 St. George Street



JAN 22 2021

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Planning/Building Dept.



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



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

BDAC Project No. PL 2021-0012Receipt No. 2035773Meeting Date: 2/18/21

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

- NAME OF APPLICANT Fremont Latimer
 Business (if applicable) Marquis Latimer + Halback, Inc.
 Address 34 Cordova Streets, Suite A
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 904-588-5389 Other phone/email fremont@halback.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Tara Owen and Malcolm Frank
 Business (if applicable) _____
 Address 252 St. George Street
 City St. Augustine State FL Zip Code 32084
 Daytime telephone (required) _____ Other phone _____
- PROJECT STREET ADDRESS 252 St. George Street
- LEGAL DESCRIPTION: Lot 1 Block 38 Subdivision _____ Parcel 1995900000
- EXISTING USE Residential Single Family PROPOSED USE Residential Single Family
- PROPOSED PROJECT WORK

- DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
- REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

- | | | |
|-------------------------------------|--------------------------|---|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☒ | ☐ | Porch/Deck/Balcony <u>Repair front porch; deck, stairs, and masonry</u> |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☒ | ☐ | Existing fences, walls & gates <u>Repair masonry perimeter wall</u> |
| ☒ | ☐ | Existing parking, walkways & other site features <u>Replace conc. walkways with brick</u> |

JAN 22 2021

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

Planning/Building Dep.

- ☐ 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 gate along St. George St.; Part of ex. masonry perimeter wall
- ☐ 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)

The goal of this project is to renovate the front yard of the property facing St. George Street. The proposed improvements do not alter the existing scale, forms and alignment of the site elements.

Pathways: replace the existing concrete sidewalks with clay brick pavers and decorative coquina concrete banding. Note the addition of a decorative wrought iron gate.

Porch: replace the existing conc. tiles with with tongue and groove planking with new stairs to match. Repair the existing cracked masonry and refinish with a tabby stucco.

Landscape: Replace existing sod & shrubs and install an allee of crape myrtles to flank the entrance. Clean up the existing overgrown areas on the north and south

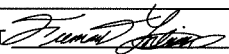
8. AGREEMENT

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.

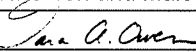
In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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 Fremont Latimer

SIGNATURE OF APPLICANT  DATE 1/21/21

PRINT OWNER'S NAME Tara Owen and Malcolm Frank

SIGNATURE OF OWNER  DATE 1/21/21

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.

JAN 22 2021

Application Sufficiency Review

Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

JAN 22 2021

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| ☐ | ☒ | ☐ | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| ☒ | ☒ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) <i>*Need gate location in detail</i> |
| ☐ | ☒ | ☐ | 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 <i>(Need for pavers, banding, focal feature)</i> |
| ☐ | ☒ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing <i>(Need more detail than list on plan)</i> |

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

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

❖ Other details necessary for review:

Need all details on proposed materials including plank (need wood species + finish), info on tabby stucco, + details on proposed focal feature (fountain or sculpture) + gate. Need Parking/paver patterns + spec

Project number: PL 2021-0012 Project Address: 252 St. George Street

Reviewed by: Julie Courtney Date: 1-26-2021

RECEIVED

JAN 22 2021

Planning/Building Dept.

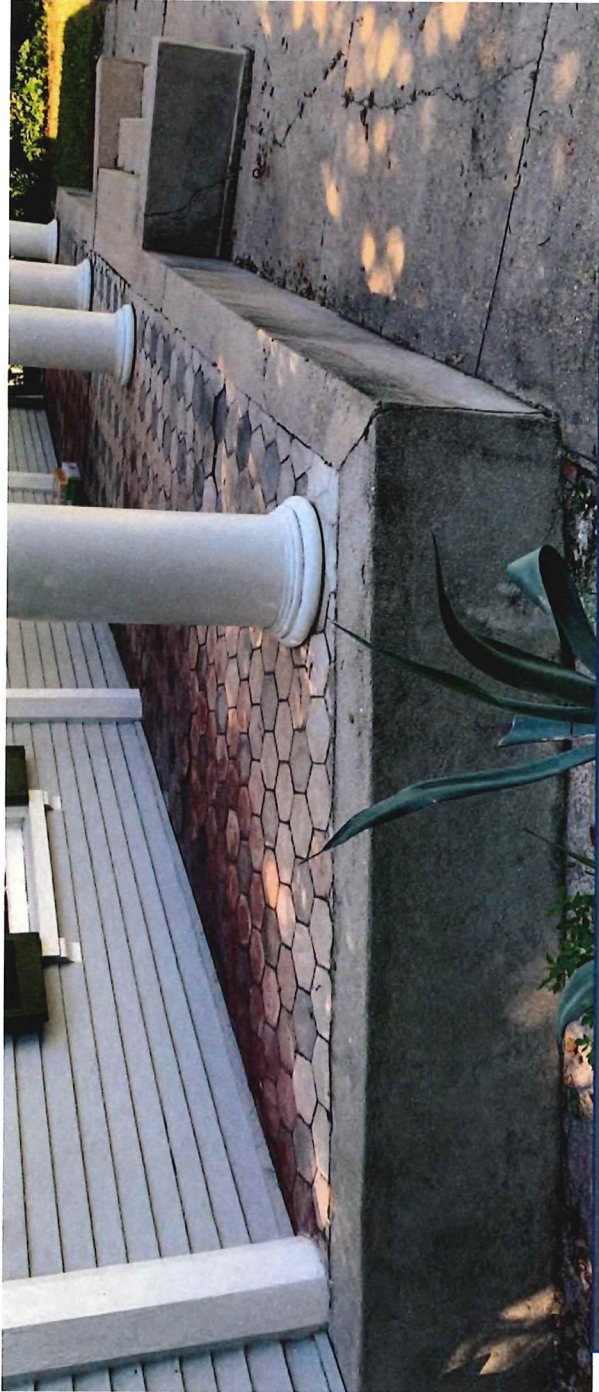
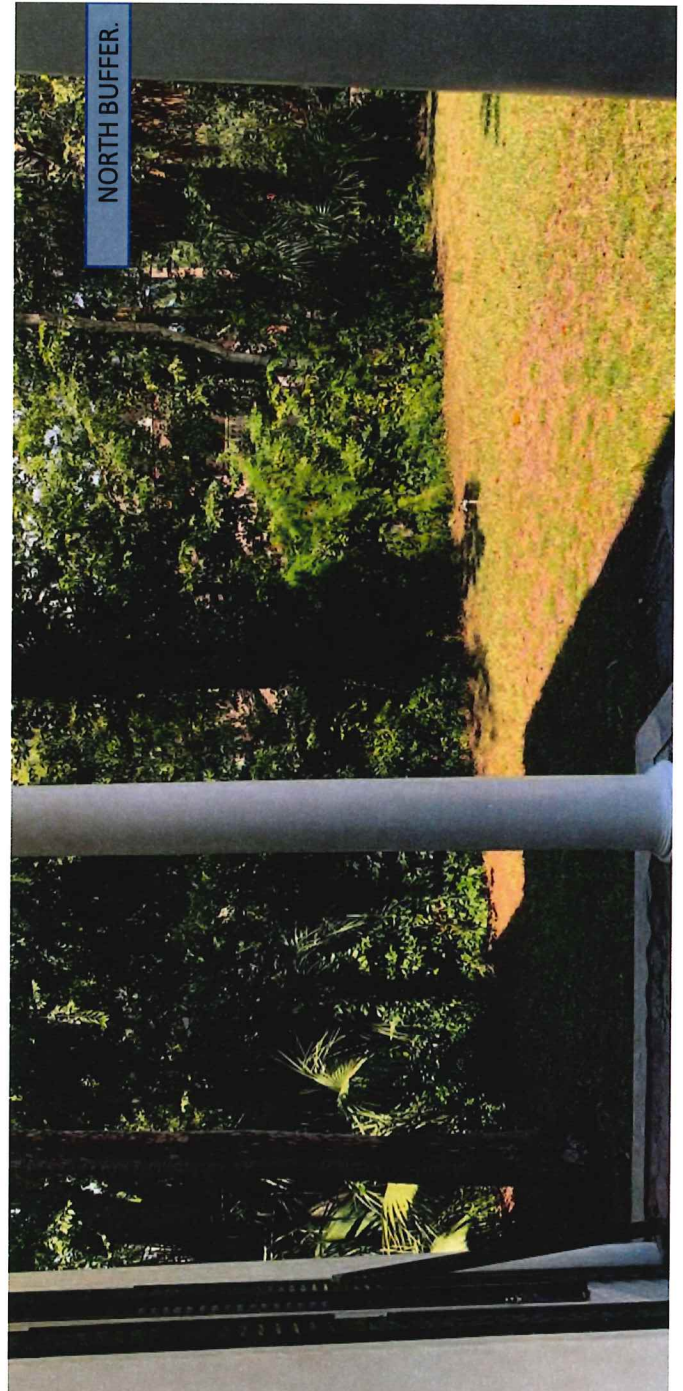
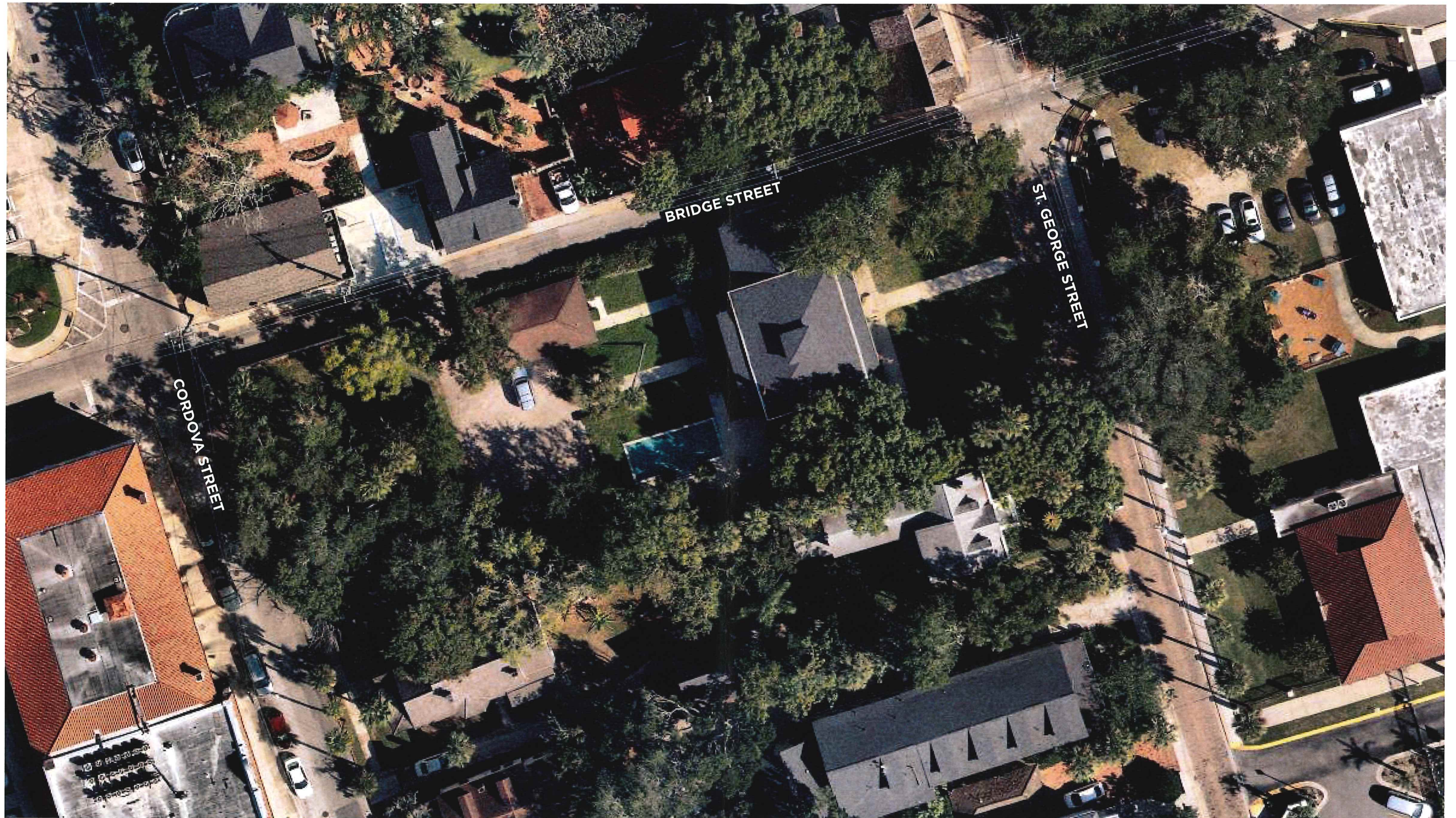


FIGURE 1: The existing pavers and stairs will be removed and replaced with 1"x4" tongue and groove. The coquina masonry will be repaired and refinished with tabby stucco.



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OWEN-FRANK RESIDENCE (252 St. George Street) - HARB Application

Existing Conditions: Site Aerial
ML+H Project - 20.24.0
January 22, 2021

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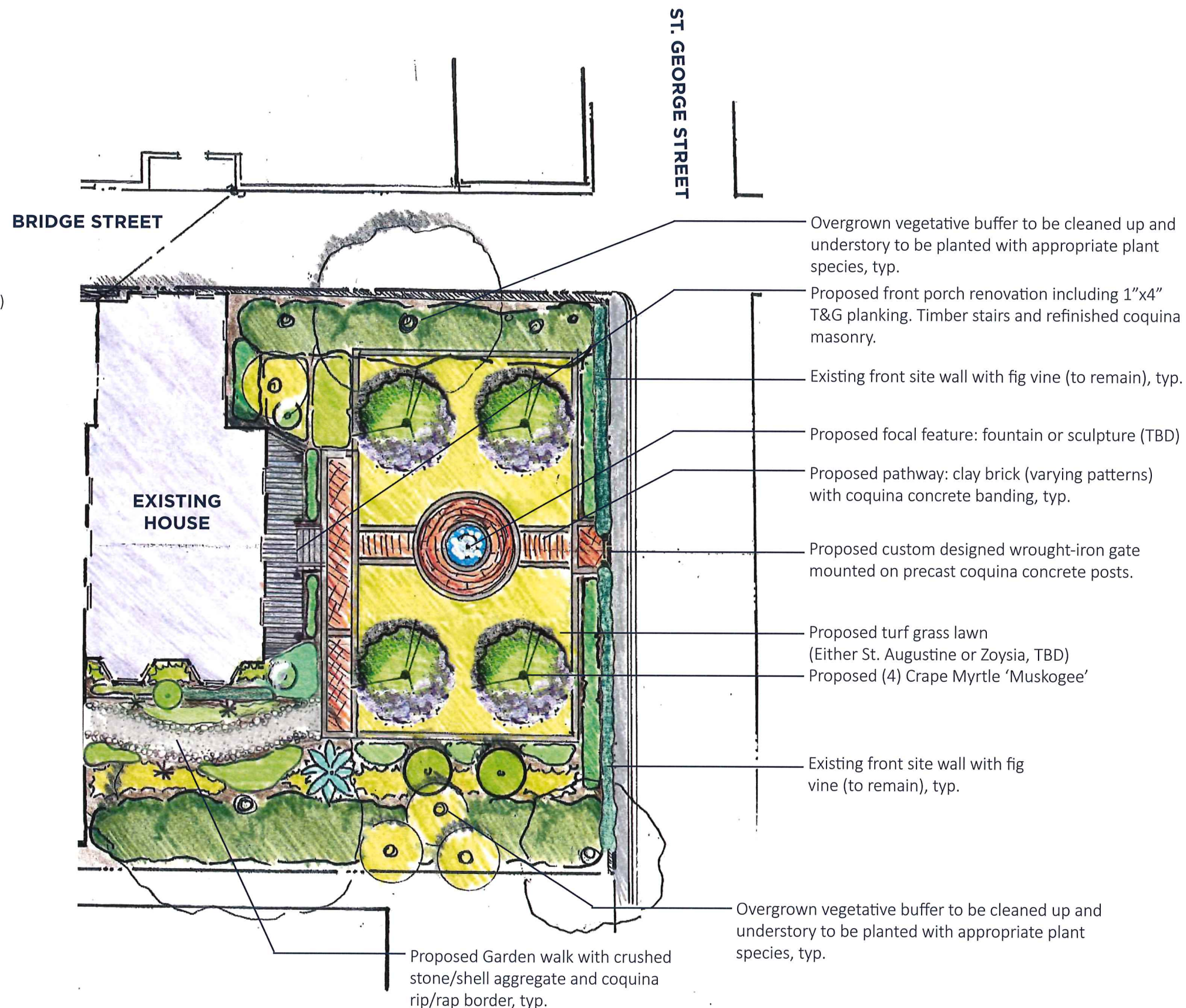
PLANT LIST:

Trees/Palms:

Crape Myrtle 'Muskogee' (*Lagerstroemia indica* x *fauriei* 'Muskogee')
European Fan Palm (*Chamaerops humilis*)
Lady Palm (*Rhapis excelsa*)
Magnolia 'Little Gem' (*Magnolia grandiflora* 'Little Gem')
Torulosa Juniper (*Juniperus chinensis* 'Torulosa')

Shrubs/Groundcovers:

Adam's Needle 'Color Guard' (*Yucca filamentosa* 'Color Guard')
Agapanthus (*Agapanthus* sp.)
Azalea 'Fashion' (*Azalea* x 'Girard's Fashion')
Camellia 'Kanjiro' (*Camellia sasanqua* 'Kanjiro')
Cast Iron Plant (*Aspidistra elatior*)
Chaste Tree 'Delta Blues' (*Vitex agnus-castus* 'PIIVAC-1')
Dwarf Podocarpus (*Podocarpus macrophyllus* 'Pringles')
Florida Red Anise 'Miss Scarlet' (*Illicium floridanum* 'JCJC')
Foxtail Fern (*Asparagus densiflorus* 'Myers')
Gardenia (*Gardenia* sp.)
King Sago (*Cycas revoluta*)
Hydrangea (*Hydrangea macrophylla*)
Juniper 'Procumbent' (*Juniperus procumbens* 'Nana')
Ligustrum 'Sunshine' (*Ligustrum sinense* 'Sunshine')
Liriope (*Liriope muscari*)
Mondo Grass (*Ophiopogon japonicus*)
Muhly Grass (*Muhlenbergia capillaris*)
Oak Leaf Hydrangea (*Hydrangea quercifolia*)
Paperplant (*Fatsia japonica*)
Silver Saw Palmetto (*Serenoa repens* 'Cinerea')
Schillings Holly (*Ilex vomitoria* 'Schillings Dwarf')
Seminole Dombeya (*Dombeya x seminole*)
Society Garlic (*Tulbaghia violacea*)
Wax Myrtle (*Myrica cerifera*)
White African Iris (*Dietes iridioides*)



OWEN-FRANK RESIDENCE (252 St. George Street) - HARB Application

Proposed Front Yard Renovation

ML+H Project - 20.24.0

January 22, 2021

scale: 1" = 20'

0' 10' 20' 40'





OWEN-FRANK RESIDENCE
HARB SUBMITTAL - CERTIFICATE OF APPROPRIATENESS



Design Team

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

Prepared For
TARA OWEN & MALCOLM FRANK

Site Location
252 ST. GEORGE STREET, ST AUGUSTINE FL, 32084
Jurisdictional Review
CITY OF ST. AUGUSTINE

Sheet List Table		
Sheet Number	Sheet Title	Revision Date
L-1.1	DEMOLITION PLAN	2/8/2021
L-2.1	HARDSCAPE PLAN	2/8/2021
L-2.2	HARDSCAPE DETAILS	2/8/2021
L-3.1	LANDSCAPE PLAN	2/8/2021
L-3.2	LANDSCAPE DETAILS	2/8/2021
L-3.3	LANDSCAPE DETAILS	2/8/2021



Know what's below. Call 811 before you dig.



Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

904.825.6747 www.halback.com
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REMONT LATIMER
C. # 6667218

DRAWN BY: GC

OWEN-FRANK RESIDENCE

252 St. George Street, St. Augustine, Florida

COVER LETTER

	HARB SUBMITTAL	02/08/21
M	DESCRIPTION	DATE

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.24.0

DRAWING NO.:
L-1.0



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St. Augustine, FL 32084

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OWEN-FRANK RESIDENCE

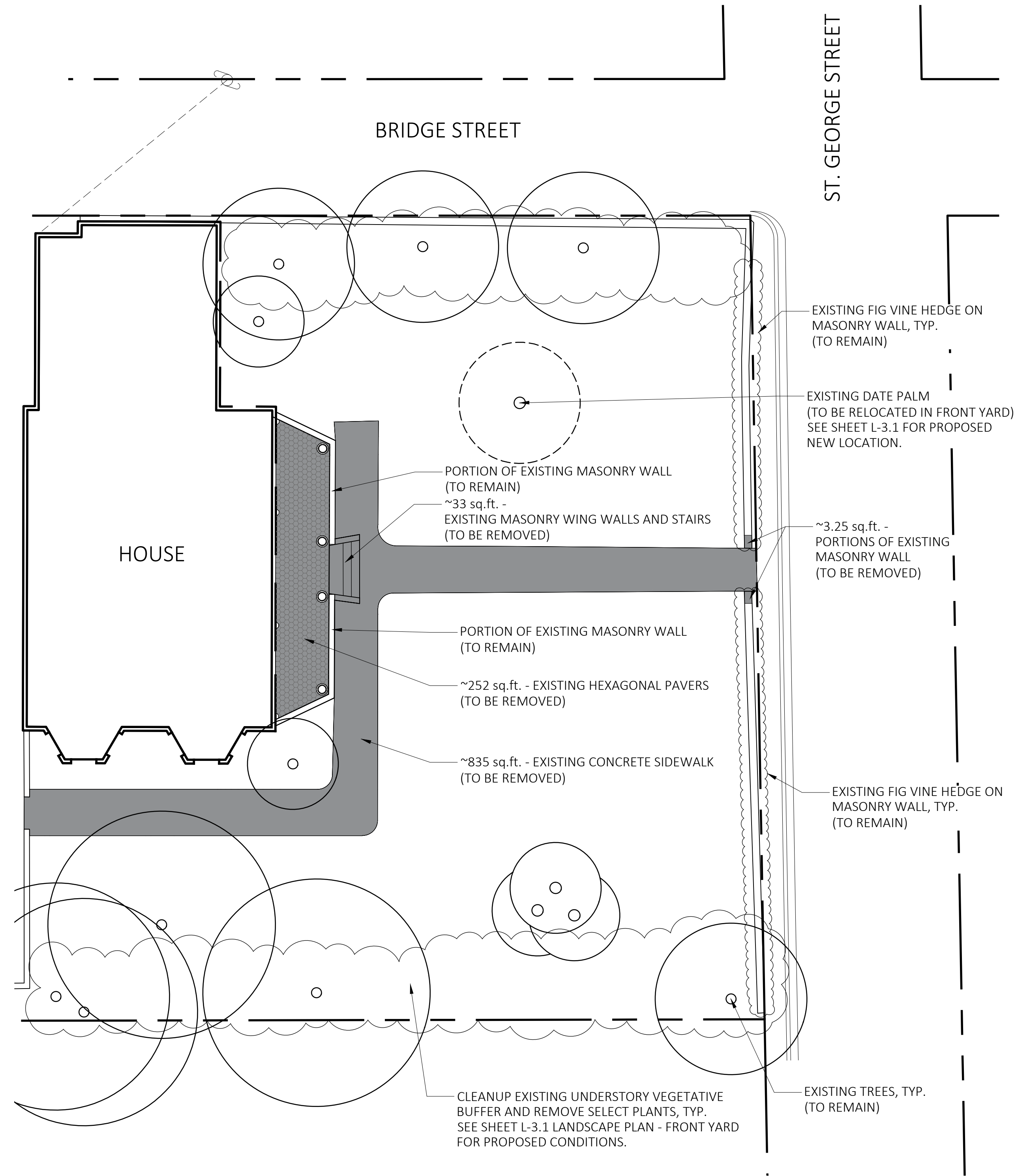
252 St. George Street, St. Augustine, Florida

DEMOLITION PLAN - FRONT YARD

HARB SUBMITTAL	02/08/21
DESCRIPTION	DATE

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.24.0

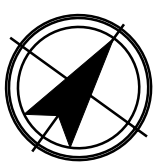
WING NO.:
L-1.1



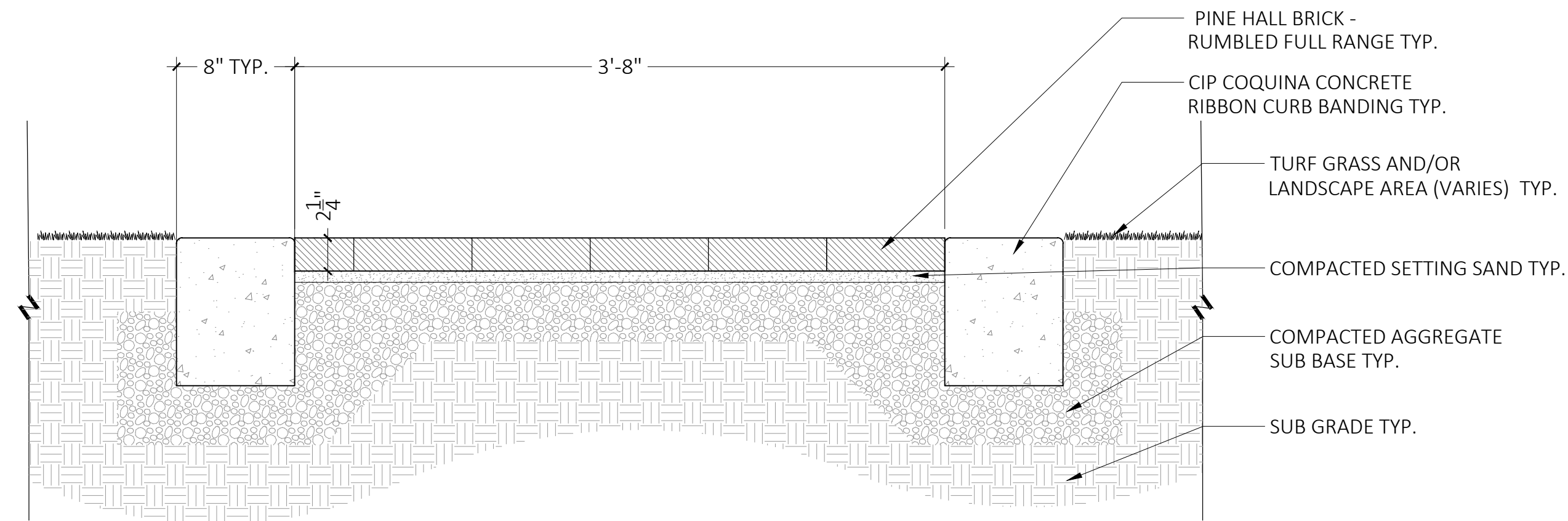
ADDITIONAL NOTES:
SEE BELOW SHEETS FOR PROPOSED CONDITIONS:

- L-2.1 HARDSCAPE PLAN/DETAILS - FRONT YARD
- L-2.2 HARDSCAPE DETAILS - FRONT YARD
- L-3.1 LANDSCAPE PLAN - FRONT YARD

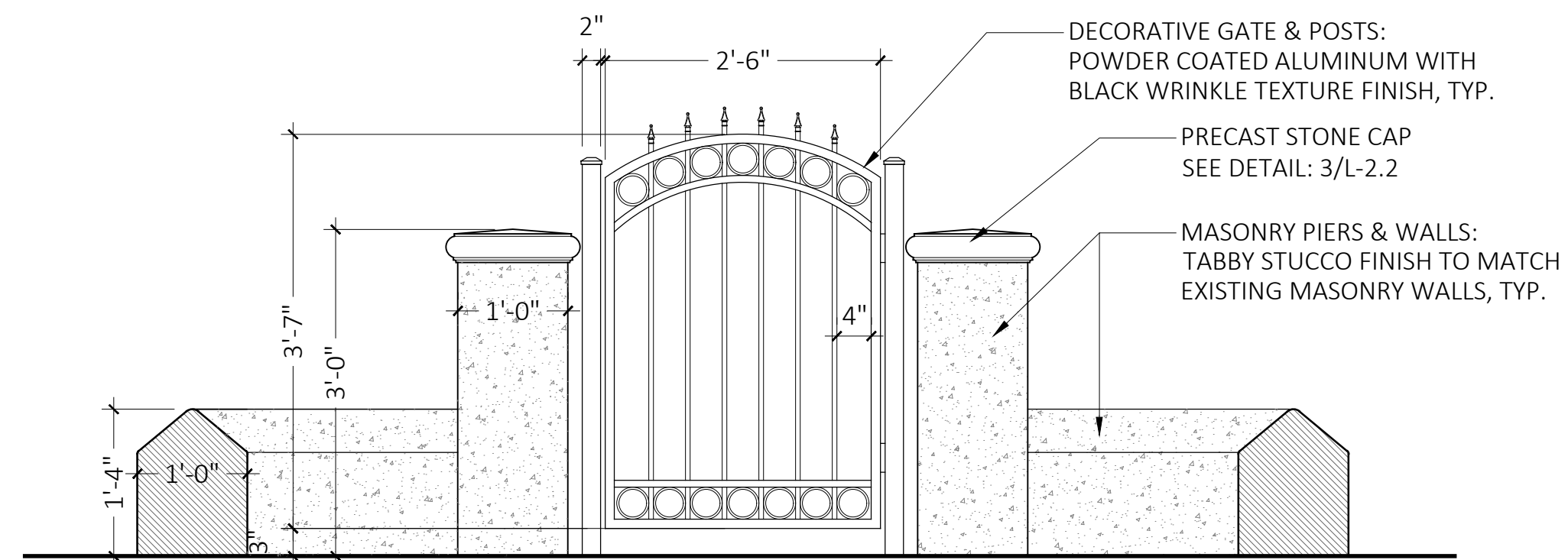
~1,123.25 sq.ft. - EXISTING AREAS/ELEMENTS TO BE DEMOED



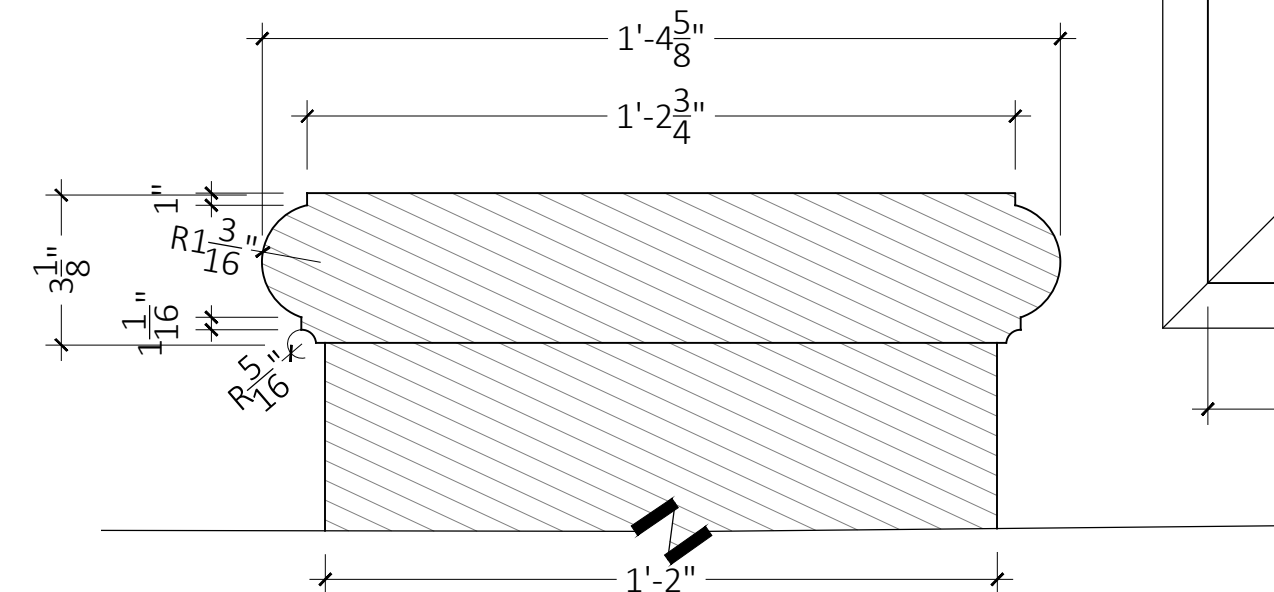
SCALE: 1"=10'



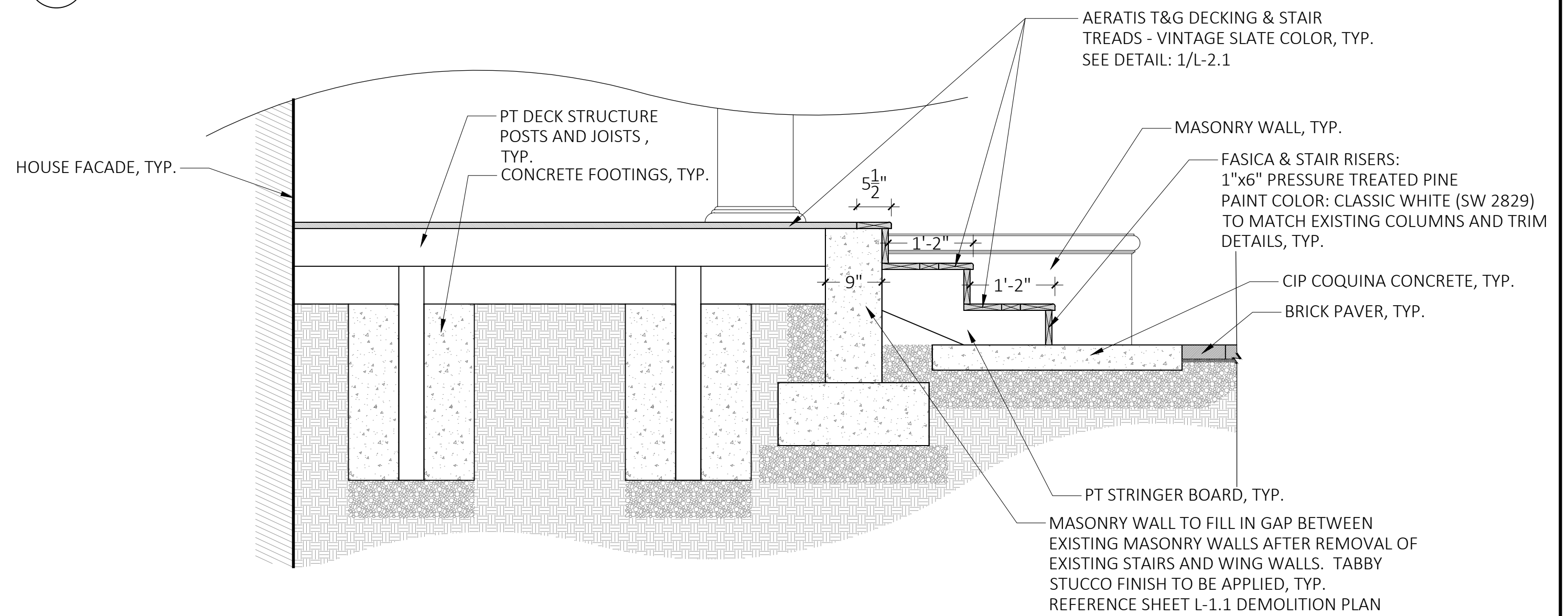
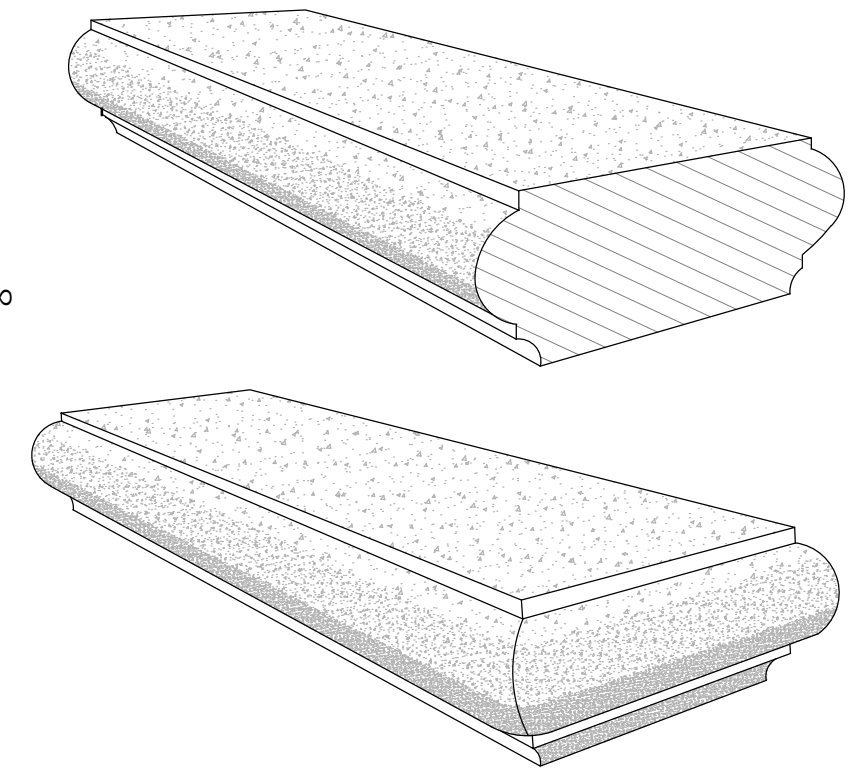
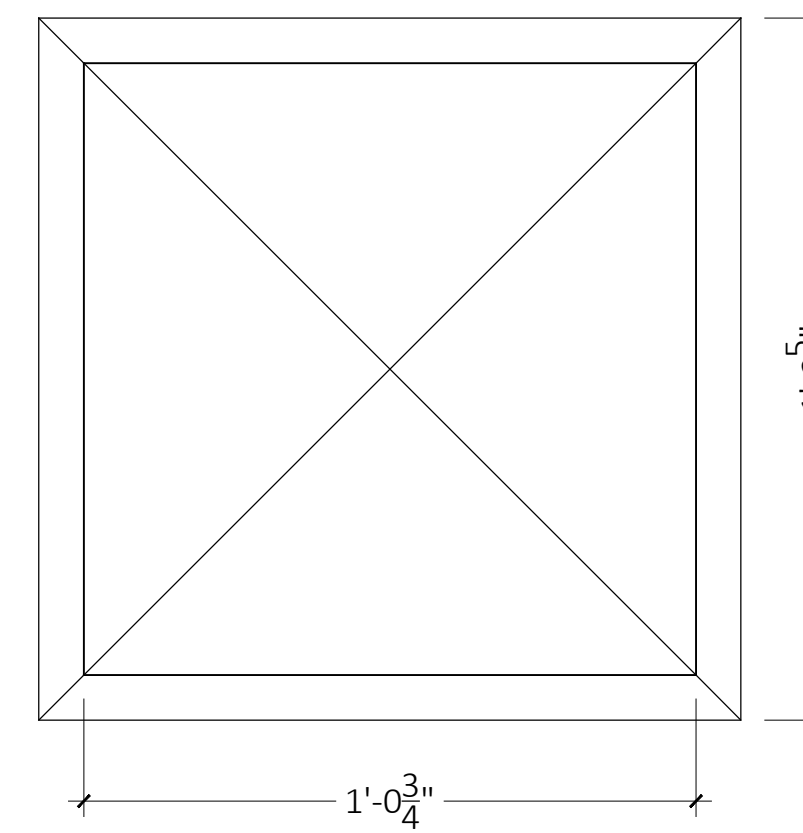
5 TYPICAL BRICK PAVER PATH WITH RIBBON CURB BANDINGS
1 1/2" = 1'-0"



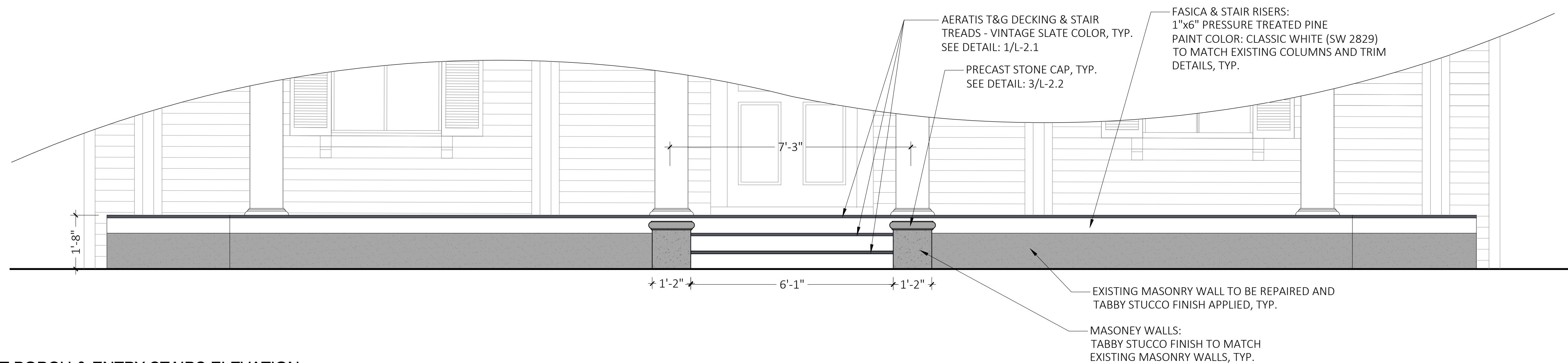
4 PEDESTRIAN ENTRY GATE, PIERS, AND WALL



3 PRECAST STONE WALL & PIER CAP TYPICAL
3" = 1'-0"



2 FRONT PORCH & ENTRY STAIRS SECTION
3/4" = 1'-0"



1 FRONT PORCH & ENTRY STAIRS ELEVATION
1/2" = 1'-0"

OWEN-FRANK RESIDENCE

252 St. George Street, St. Augustine, Florida

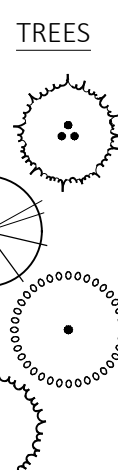
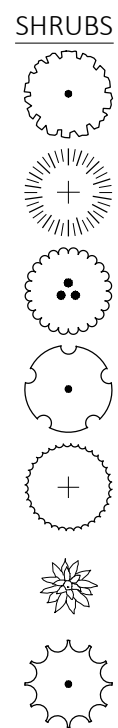
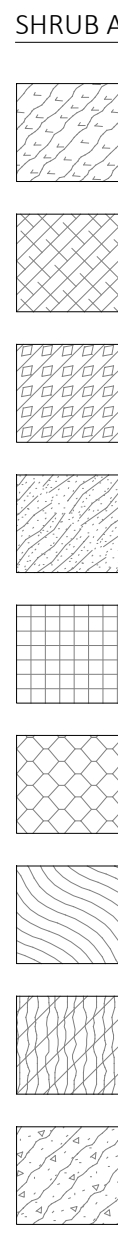
HARDSCAPE DETAILS - FRONT YARD

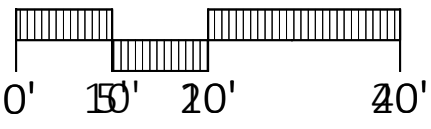
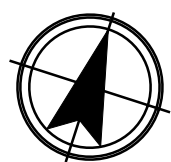
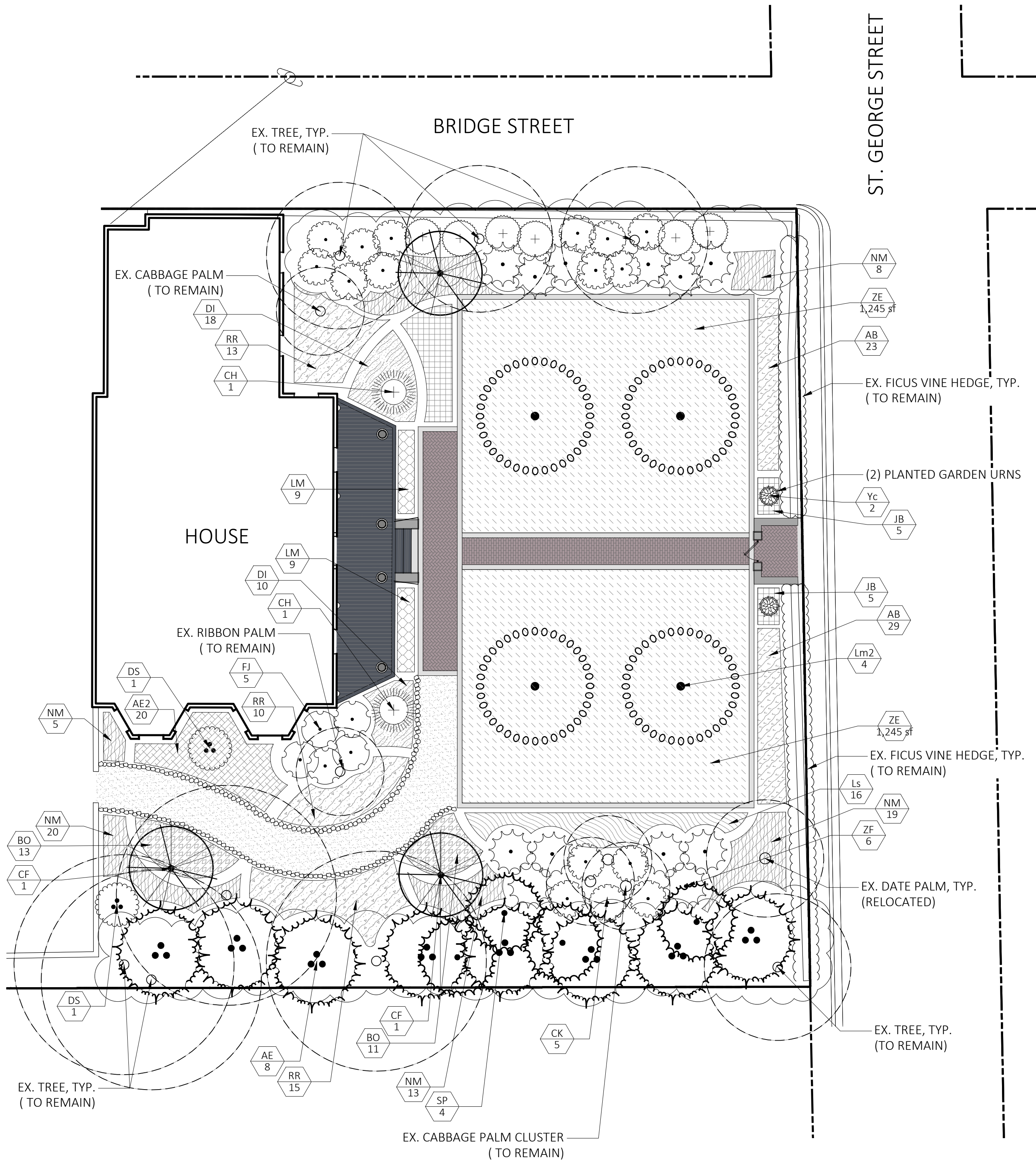
	HARB SUBMITTAL	02/08/21
M	DESCRIPTION	DATE

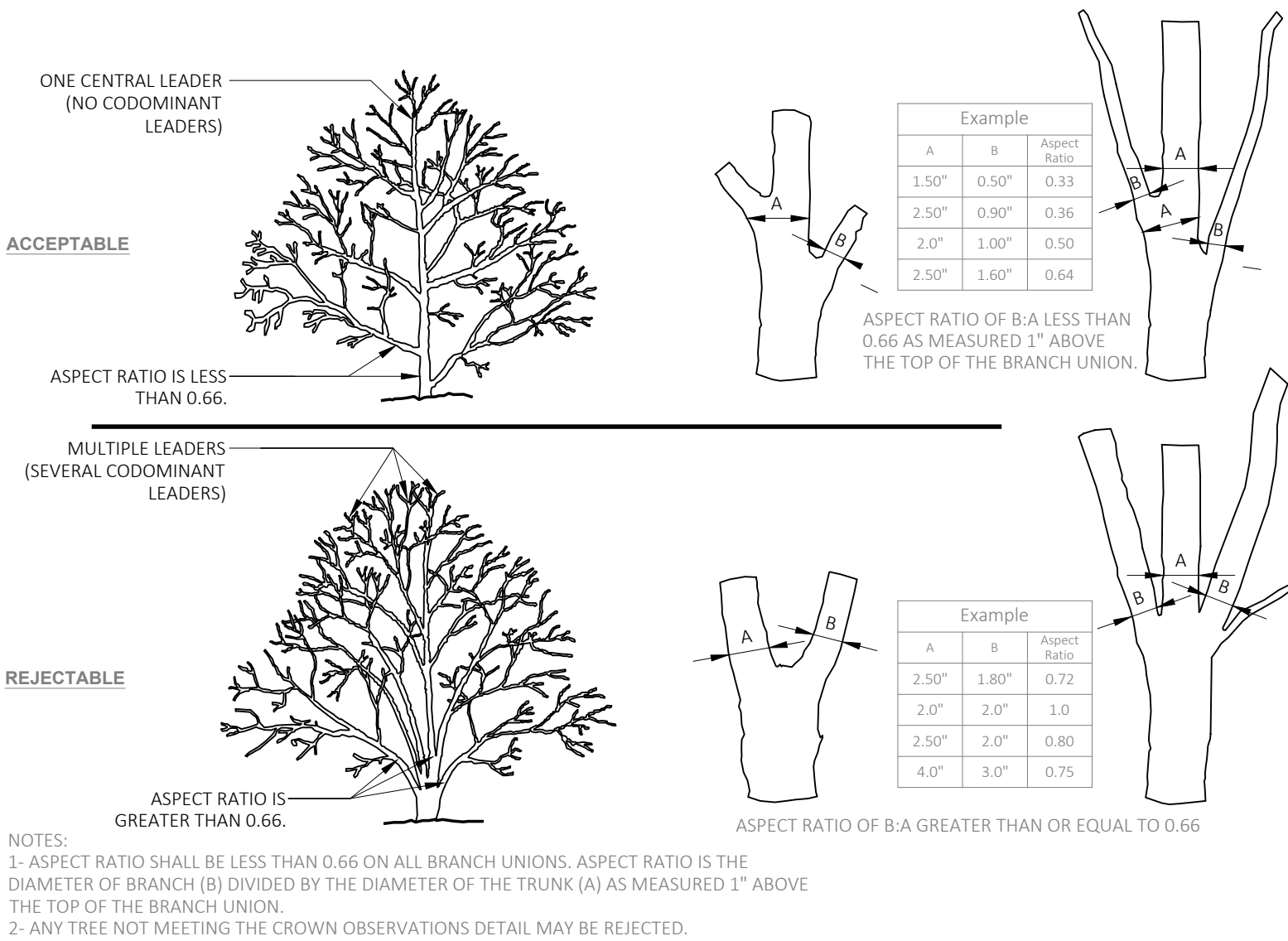
SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.24.0

DRAWING NO.:
L-2.2

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	DETAIL
	AE	Arenga engleri / Dwarf Sugar Palm	B&B		8'x8'	8
	CF	Cornus florida / Flowering Dogwood	45 gal.		10'x6'	3
	Lm2	Lagerstroemia indica `Muskogee' / Muskogee Crape Myrtle	B&B - Root Plus Growers	5", STD., 6' CT (MATCHED)	14'-15' (MATCHED)	4
	SP	Sabal palmetto / Cabbage Palmetto	B&B, Regenerated		8'-15' CT.	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2		QTY
	CK	Camellia sasanqua `Kanjiro' / Kanjiro Camellia	7 gal.	2' x 1.5'		16
	CH	Chamaerops humilis / European Fan Palm	45 gal.	5' x 5'		2
	DS	Dombeya x seminole / Pink Dombeya	15 gal.	3' x 3'		2
	FJ	Fatsia japonica / Japanese Fatsia	7 gal.	2' x 2'		5
	MC	Myrica cerifera / Wax Myrtle	15 gal.	4' x 3'		6
	Yc	Yucca filamentosa `Color Guard' / Color Guard Adam's Needle	3 gal.	18" x18"		2
	ZF	Zamia furfuracea / Cardboard Palm	15 gal.	3' x 3'		12
	SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT		SPACING
	AB	Agapanthus x `Brilliant Blue' TM / Brilliant Blue African Lily	3 gal.		21" o.c.	52
	AE2	Aspidistra elatior / Cast Iron Plant	3 gal.		32" o.c.	20
	BO	Begonia odorata `Alba' / White Sweet Begonia	3 gal.		28" o.c.	24
	DI	Diets iridioides / White African Iris	1 gal.		24" o.c.	28
	JB	Juniperus conferta `Blue Pacific' / Blue Pacific Juniper	1 gal		18" o.c.	43
	LM	Liriope muscari / Lily Turf	1 gal		21" o.c.	18
	Ls	Lomandra longifolia `Roma 13' TM / Platinum Beauty Variegated Mat Rush	3 gal.		32" o.c.	16
	NM	Nephrolepis biserrata `Macho Fern' / Macho Fern	1 gal.		24" o.c.	86
	RR	Rhododendron x `Robles' TM / Autumn Lilac Encore Azalea	3 gal.		36" o.c.	38
	SOD/SEED	CODE	BOTANICAL / COMMON NAME	CONT		
ZE	Zoysia japonica `Empire' / Empire Zoysia Grass	Sod				2,491 sf

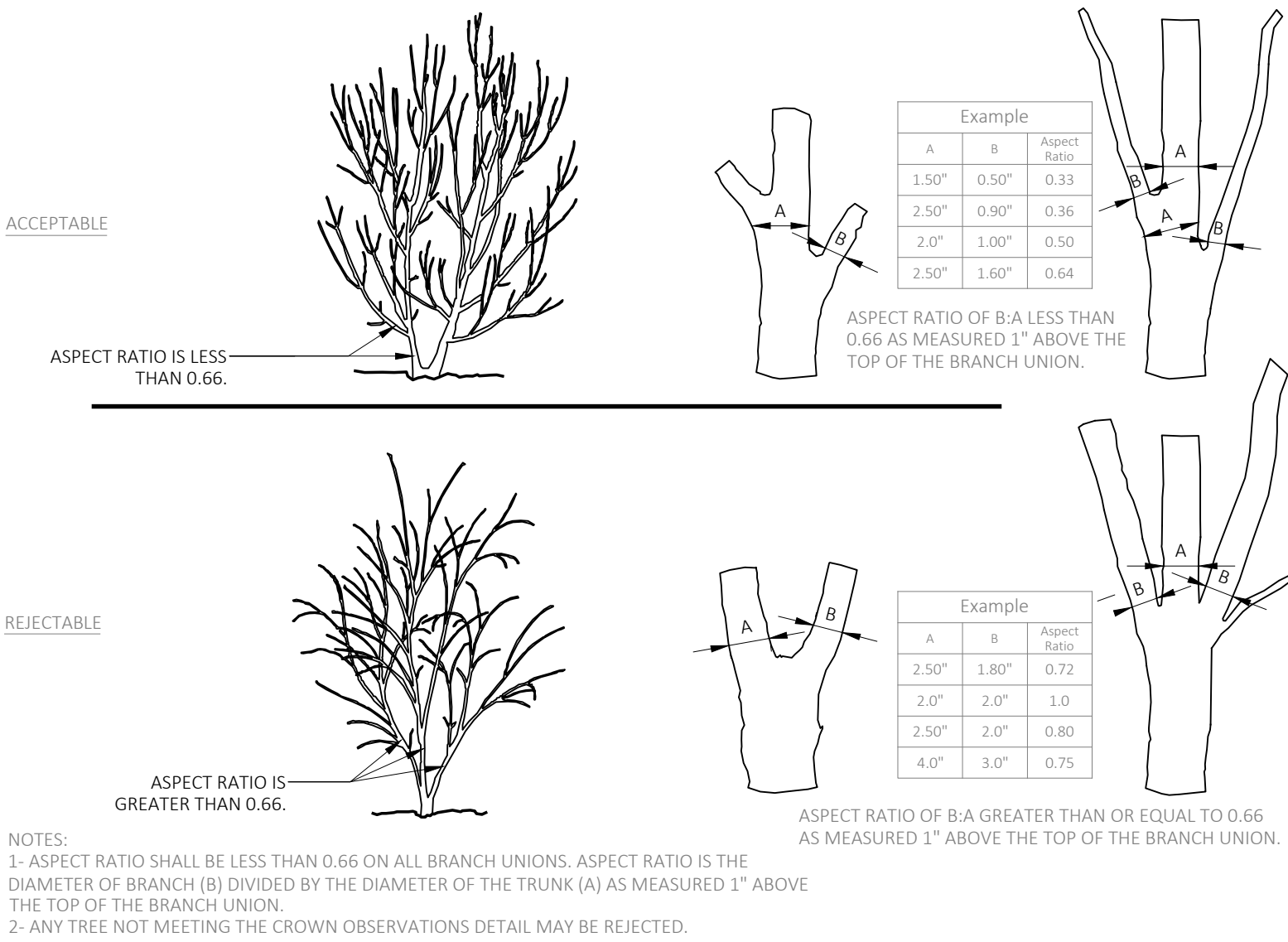




6 CROWN OBSERVATIONS - LOW BRANCHED

NOT TO SCALE

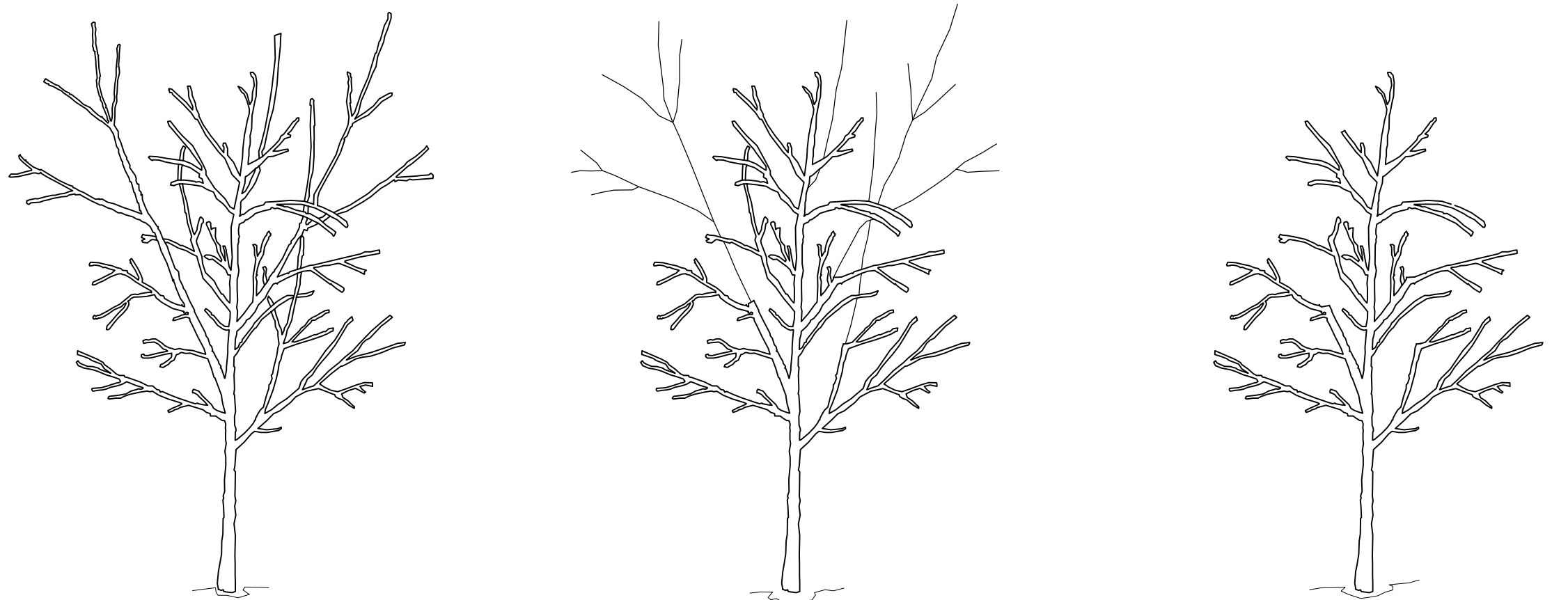
FX-PL-FX-OBSV-04



5 CROWN OBSERVATION DETAIL - MULTI

NOT TO SCALE

FX-PL-FX-OBSV-05



BEFORE PLANTING, TREE HAS THREE CODOMINANT STEMS. THE TWO THAT COMPETE WITH THE ONE IN THE CENTER SHOULD BE PRUNED TO SUPPRESS THEIR GROWTH.

TWO COMPETING STEMS WERE REDUCED SUBSTANTIALLY, IN THIS CASE REMOVING ABOUT 70% OF THEIR FOILAGE USING REDUCTION CUTS.

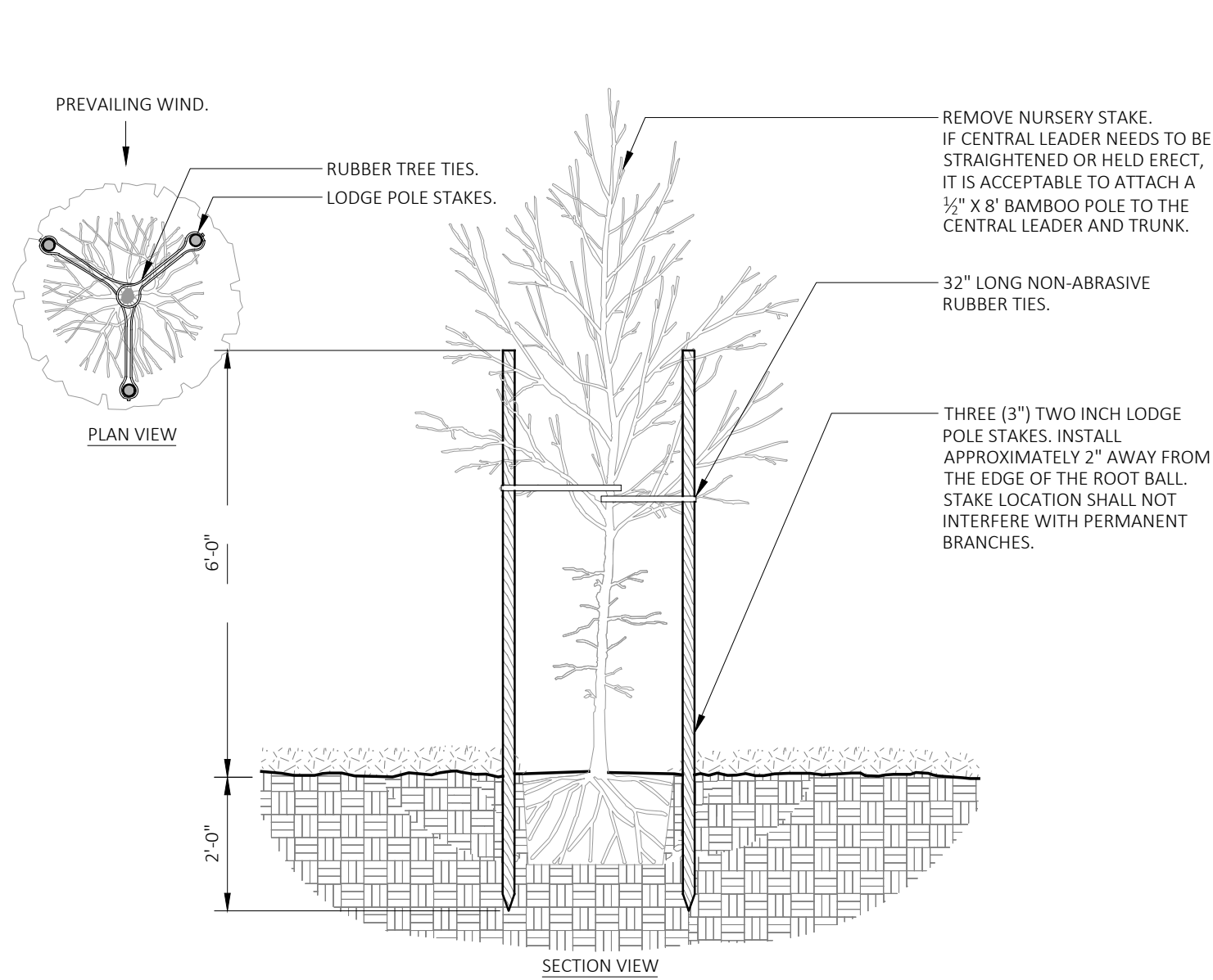
AFTER PRUNING, TREE HAS ONLY ONE DOMINANT STEM.

NOTES:
1- ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED TREATMENT.
2- TREE SHALL MEET CROWN OBSERVATION DETAIL FOLLOWING CORRECTION.

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4 CROWN CORRECTION DETAIL

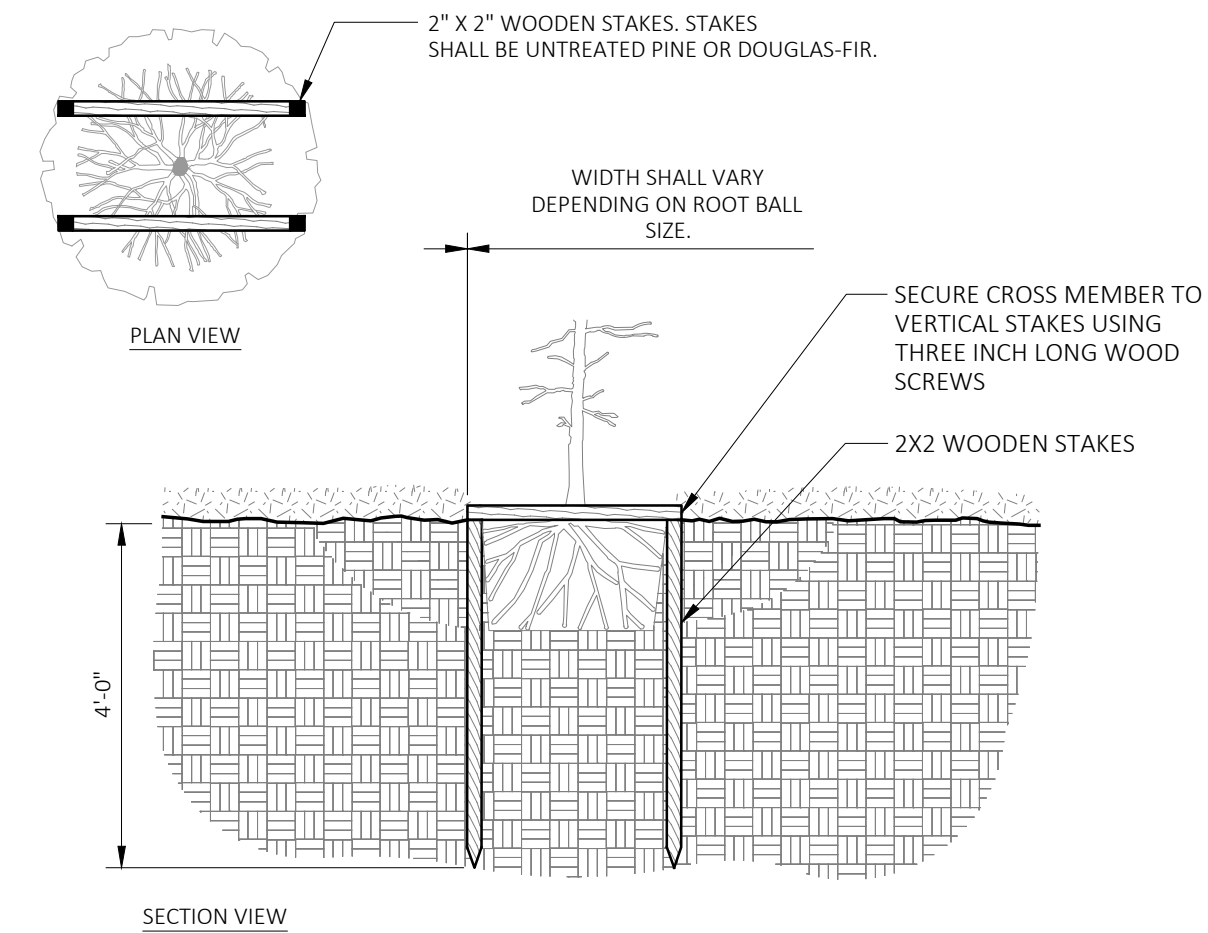
NOT TO SCALE



3 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)

NOT TO SCALE

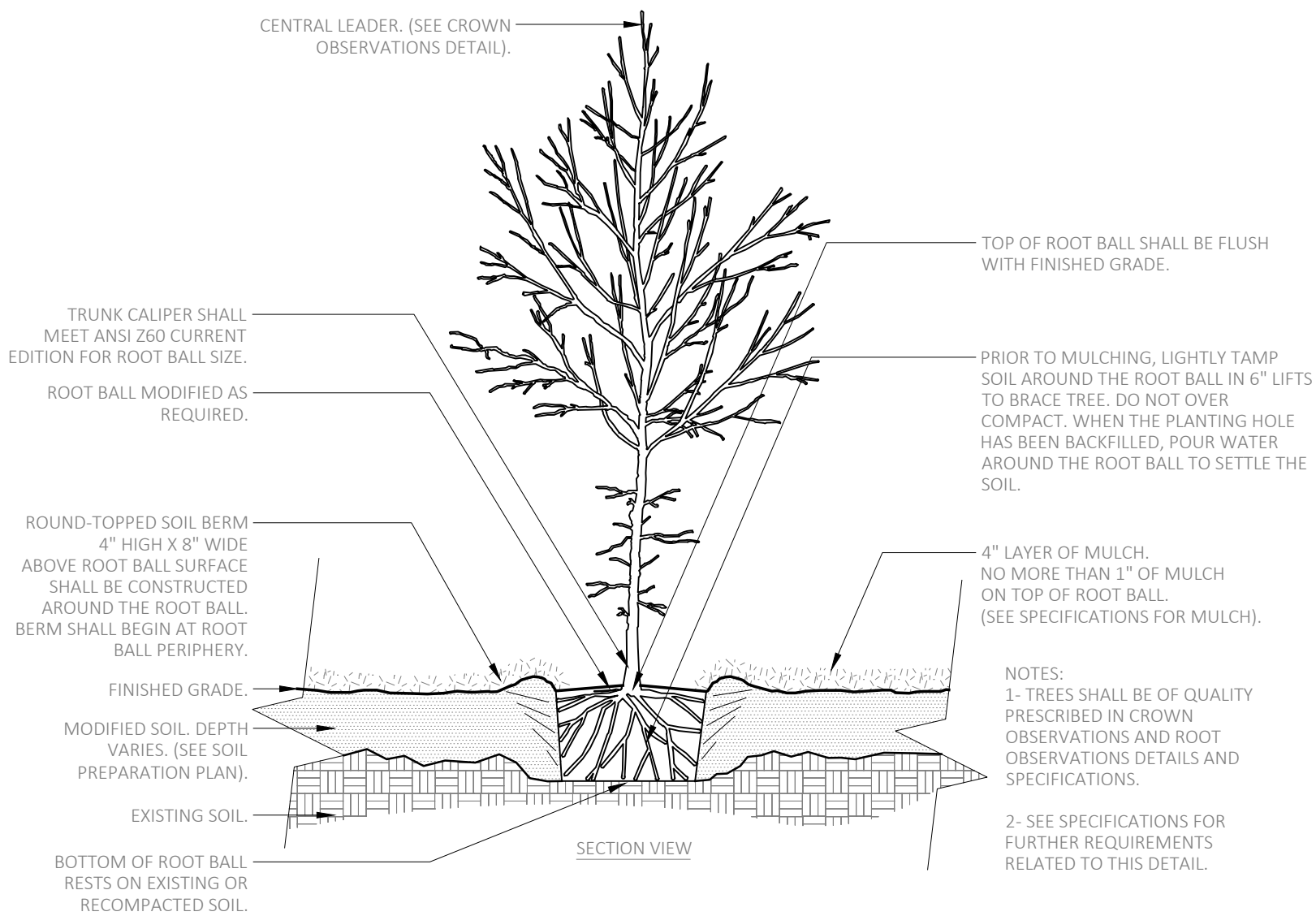
FX-PL-FX-TREE-26



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

NOT TO SCALE

FX-PL-FX-TREE-29



1 TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

FX-PL-FX-CORR-04

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FREMONT LATIMER
LIC. # 6667218
DRAWN BY: GC

OWEN-FRANK RESIDENCE

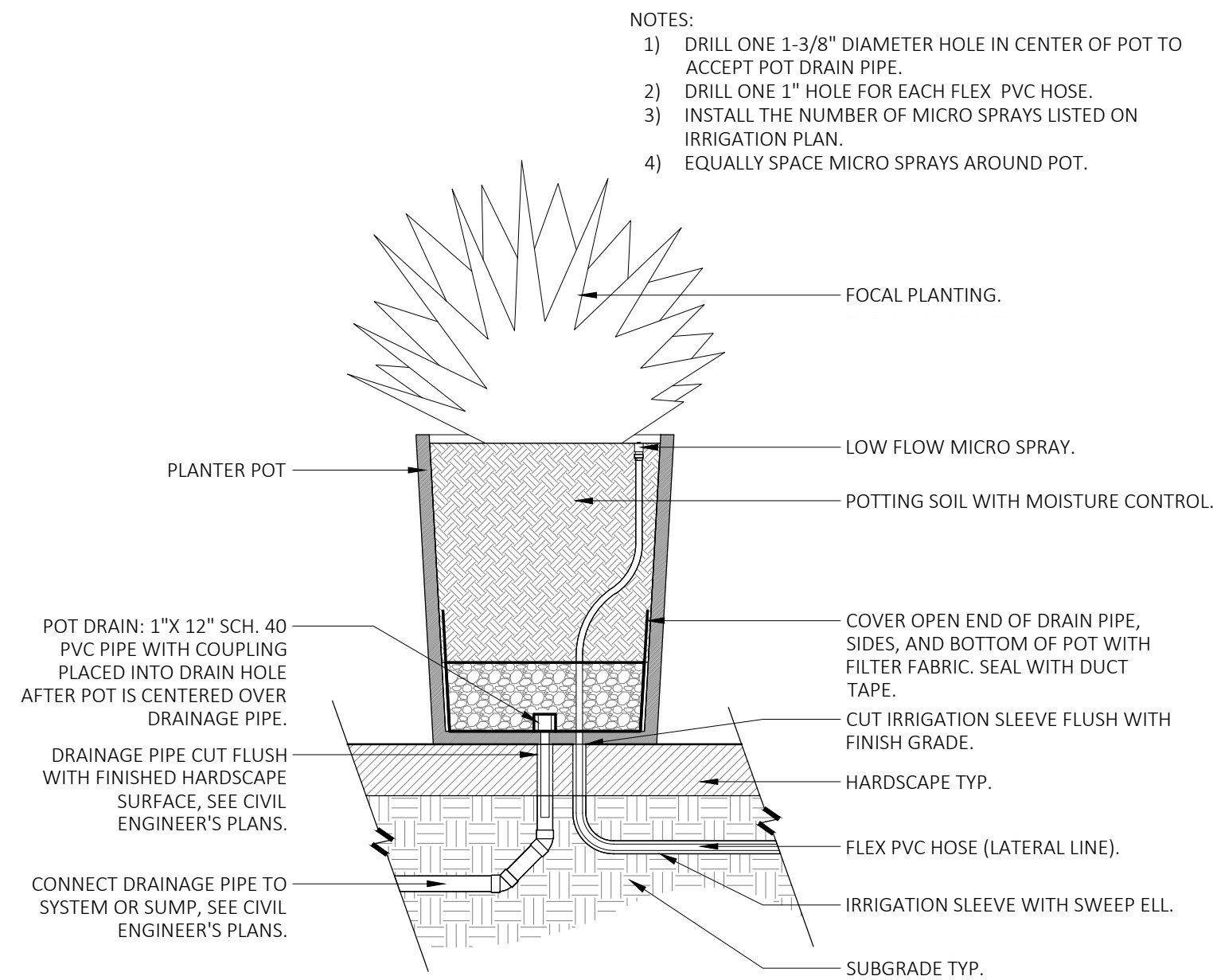
252 St. George Street, St. Augustine, Florida

LANDSCAPE DETAILS

HARB SUBMITTAL 02/08/21

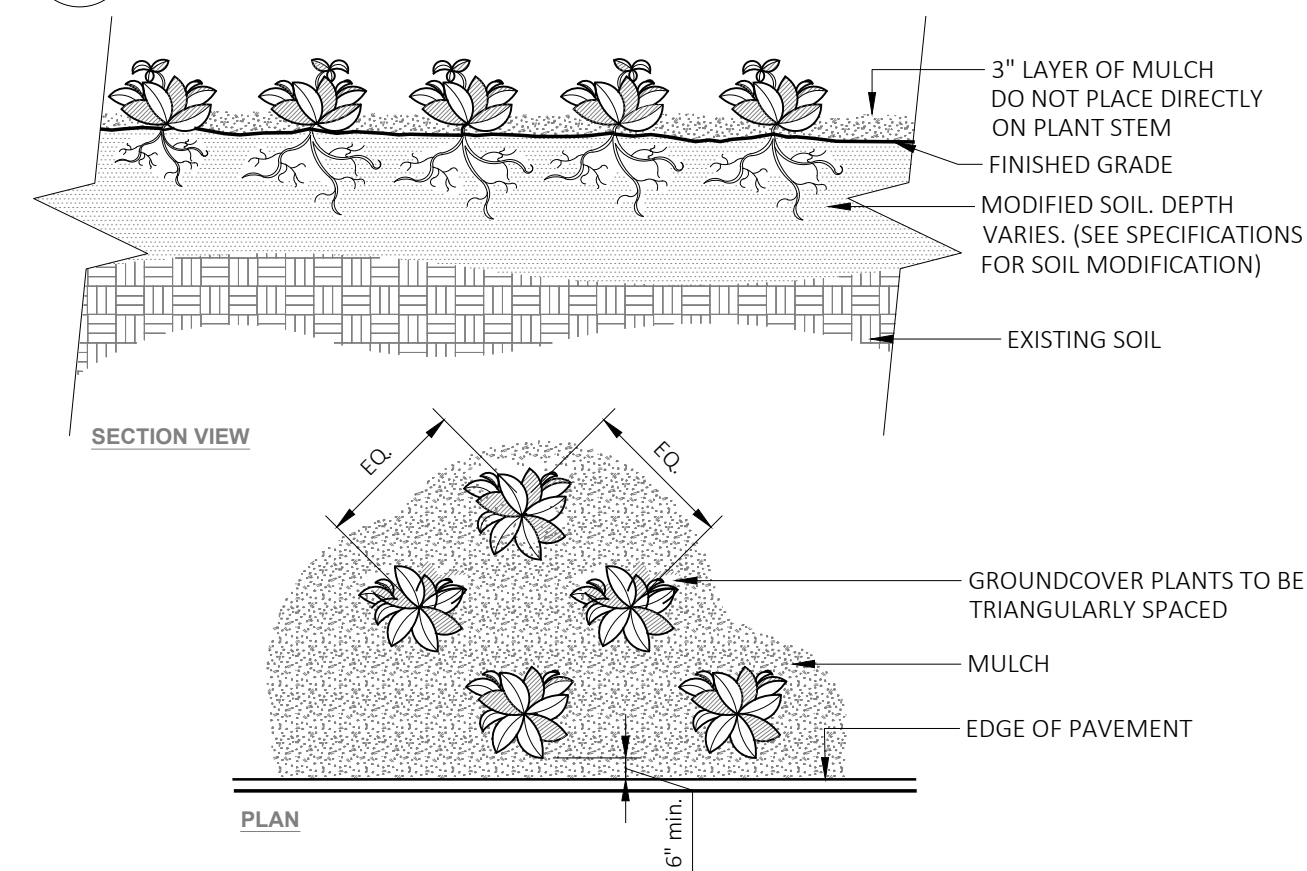
PRIME PROJECT #:
ML+H PROJECT #: 20.24.0

DRAWING NO.:
L-3.2



POT ASSEMBLY DETAIL

P-CO-BAP1-20



NOTES:

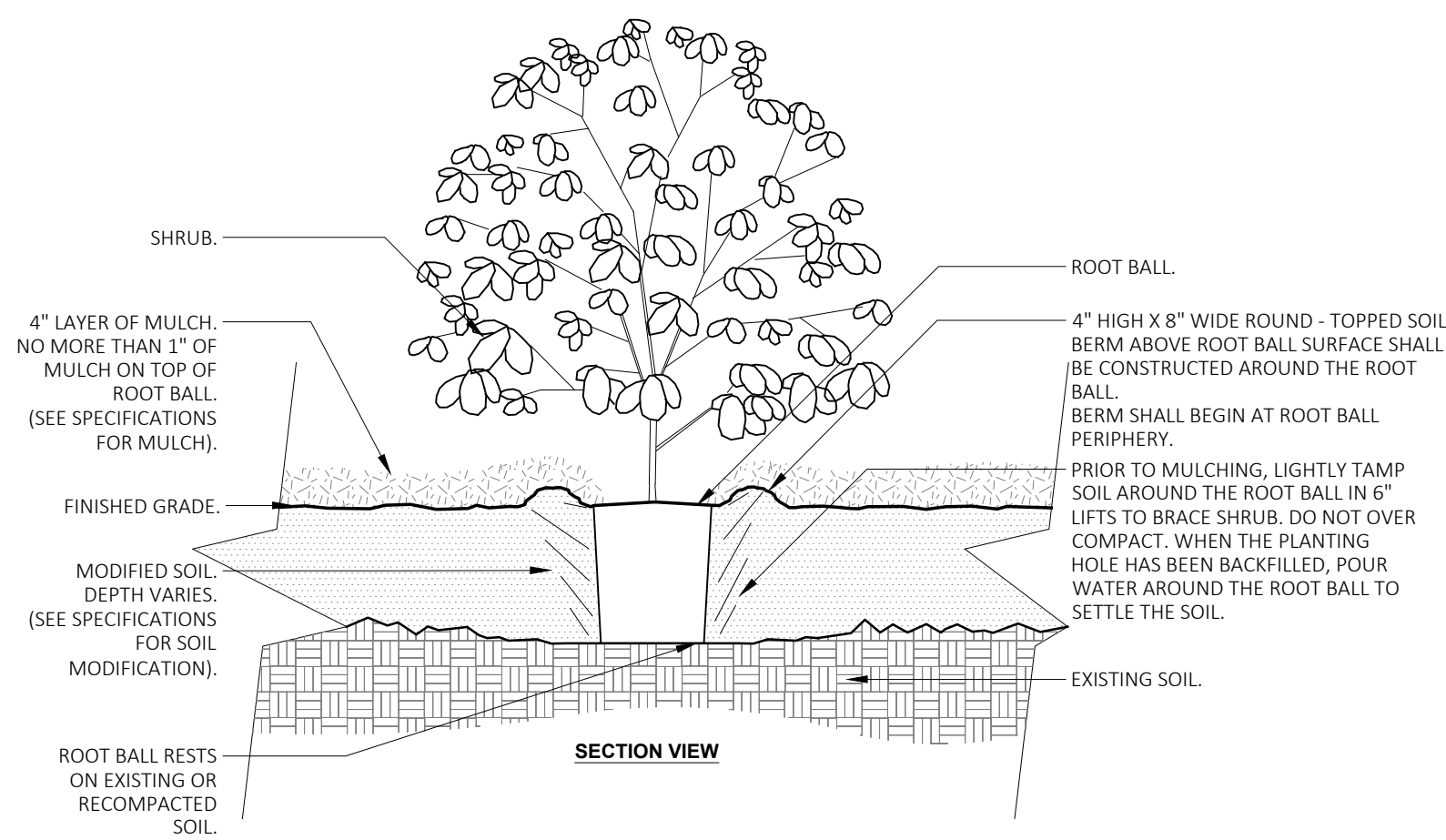
- 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
- 2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING.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

7 GROUND COVER

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FX-PL-FX-GROU-01

6 SHRUB SPACING DETAIL

P-CO-BAP1-08

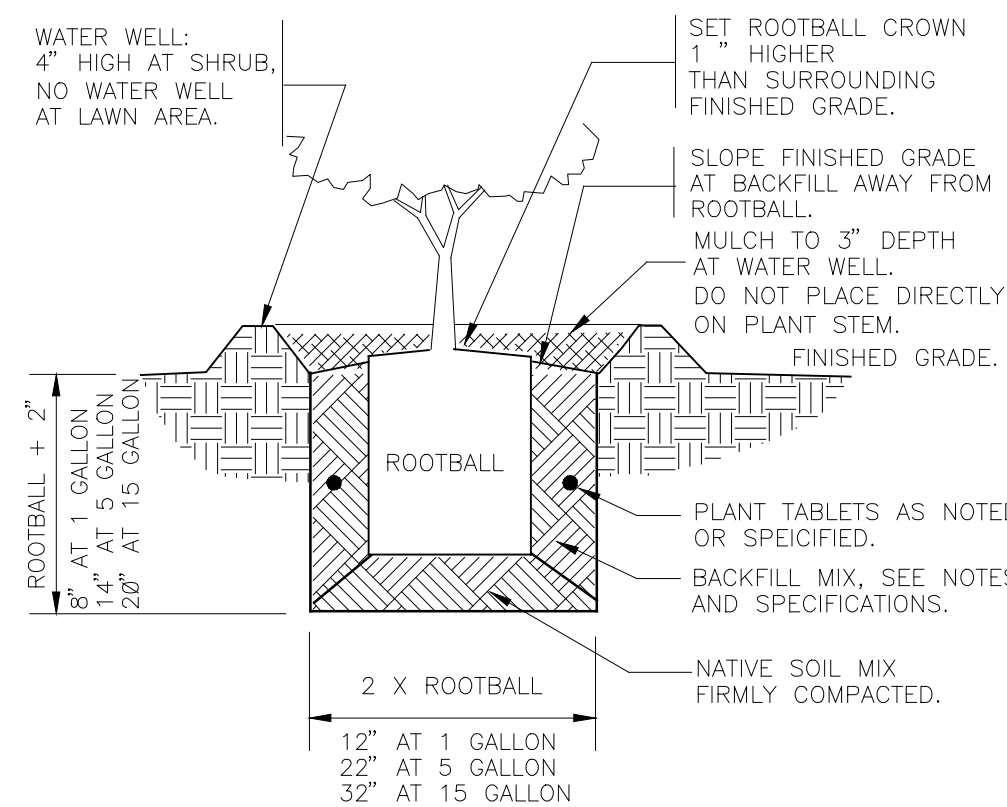


NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

5 SHRUB - MODIFIED SOIL

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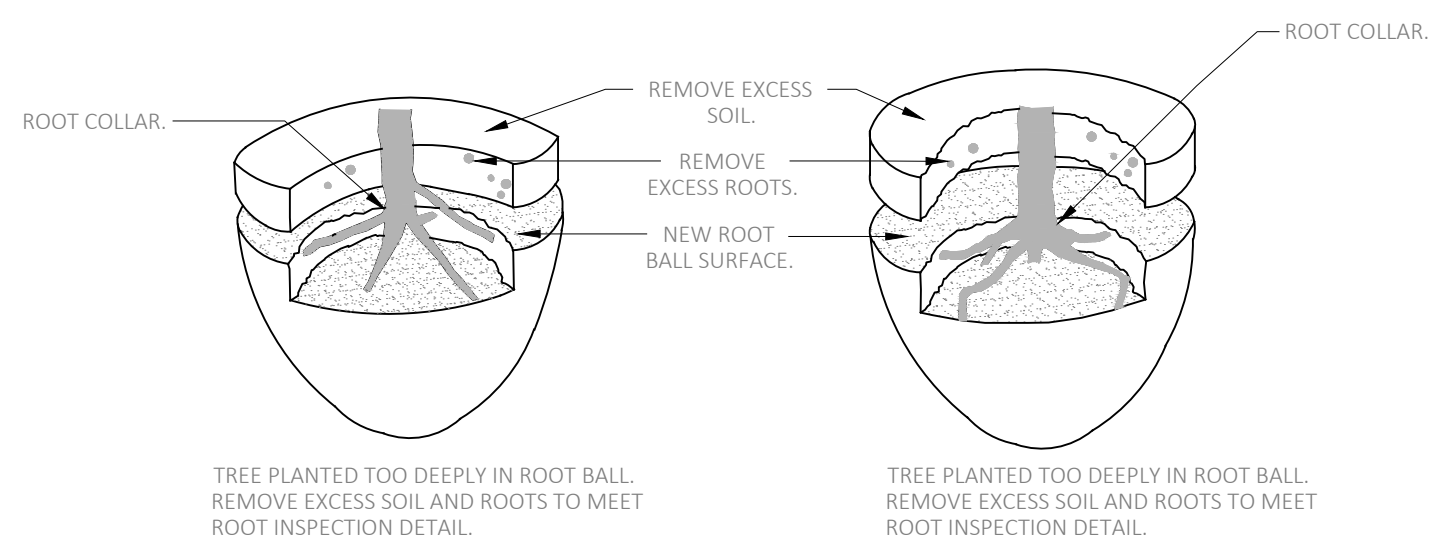
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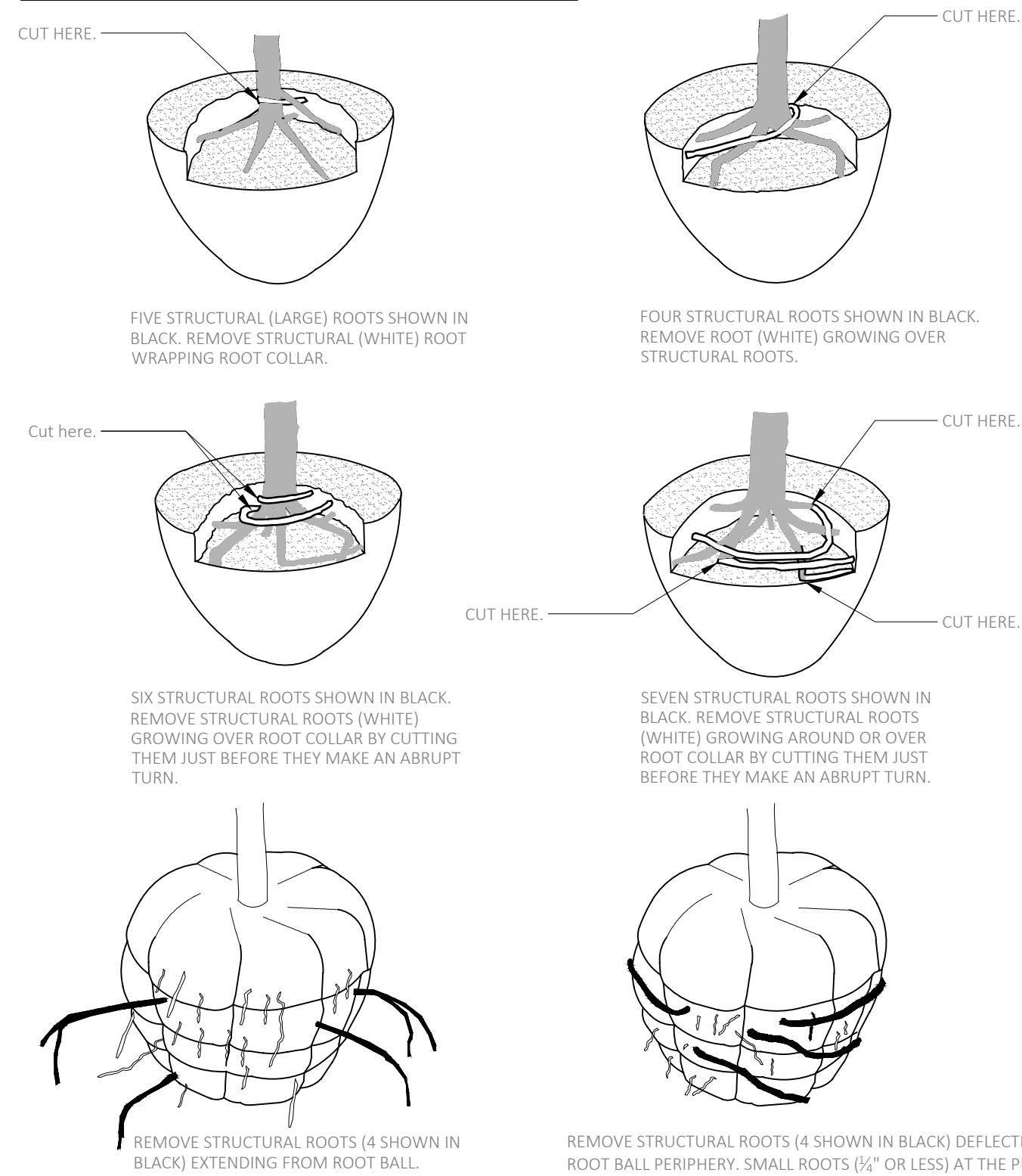
4 SHRUB PLANTING

FX-PL-FX-SHRB-07

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR.



STEP 2 - REMOVE DEFECTS.



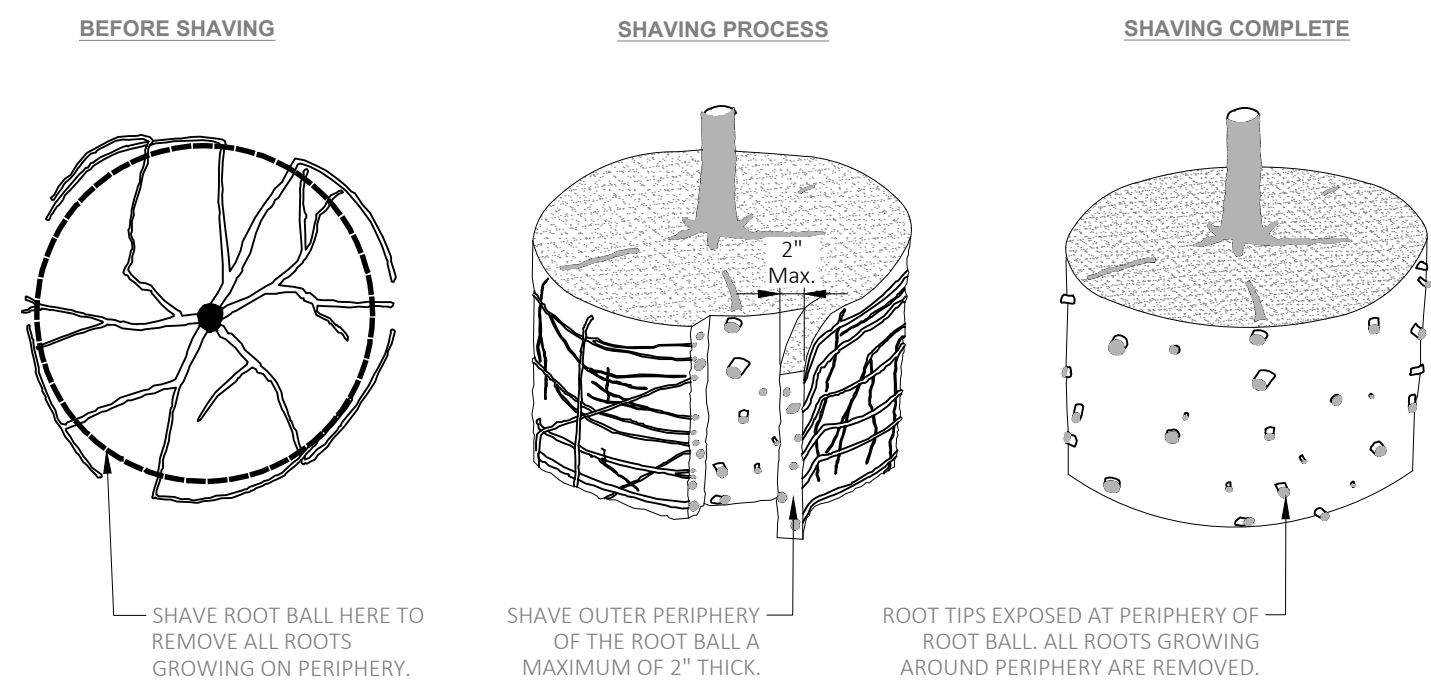
NOTES: TO BE REMOVED.

- 1- ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
- 2- FIRST STEP 1, THEN STEP 2. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
- 3- ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
- 4- TREES SHALL PASS ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.

2 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED

URBAN TREE FOUNDATION© 2014
OPEN SOURCE FREE TO USE

FX-PL-FX-CORR-03



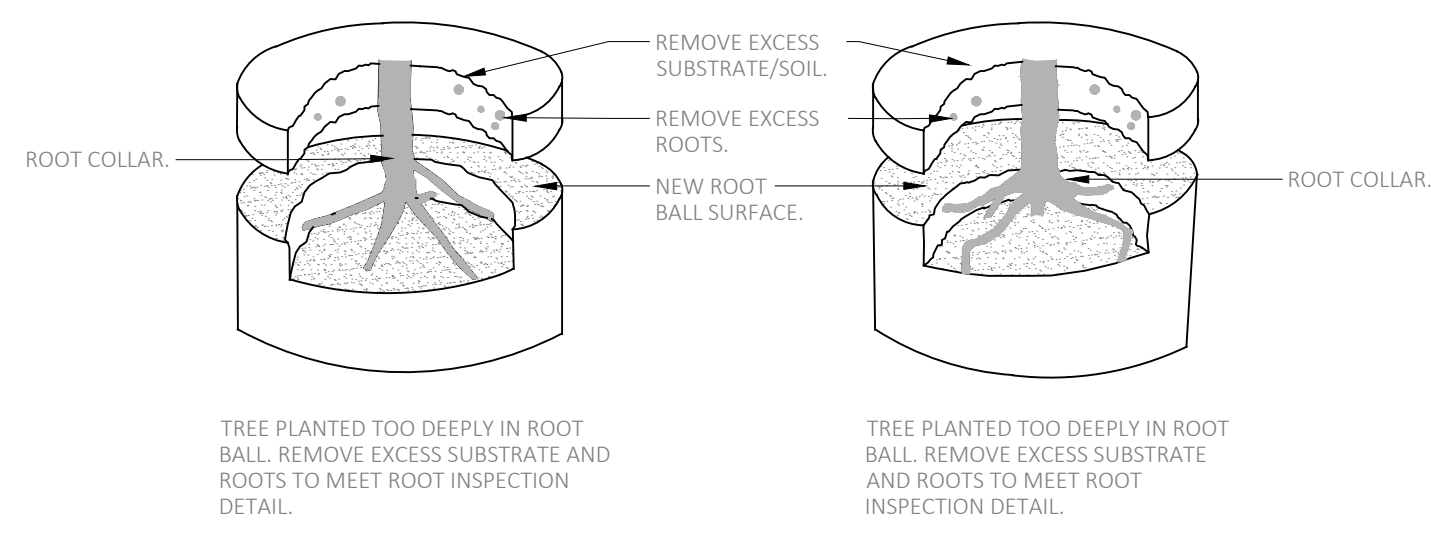
NOTES:
1- SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.

URBAN TREE FOUNDATION® 2014
0001-001000-0000-00-10

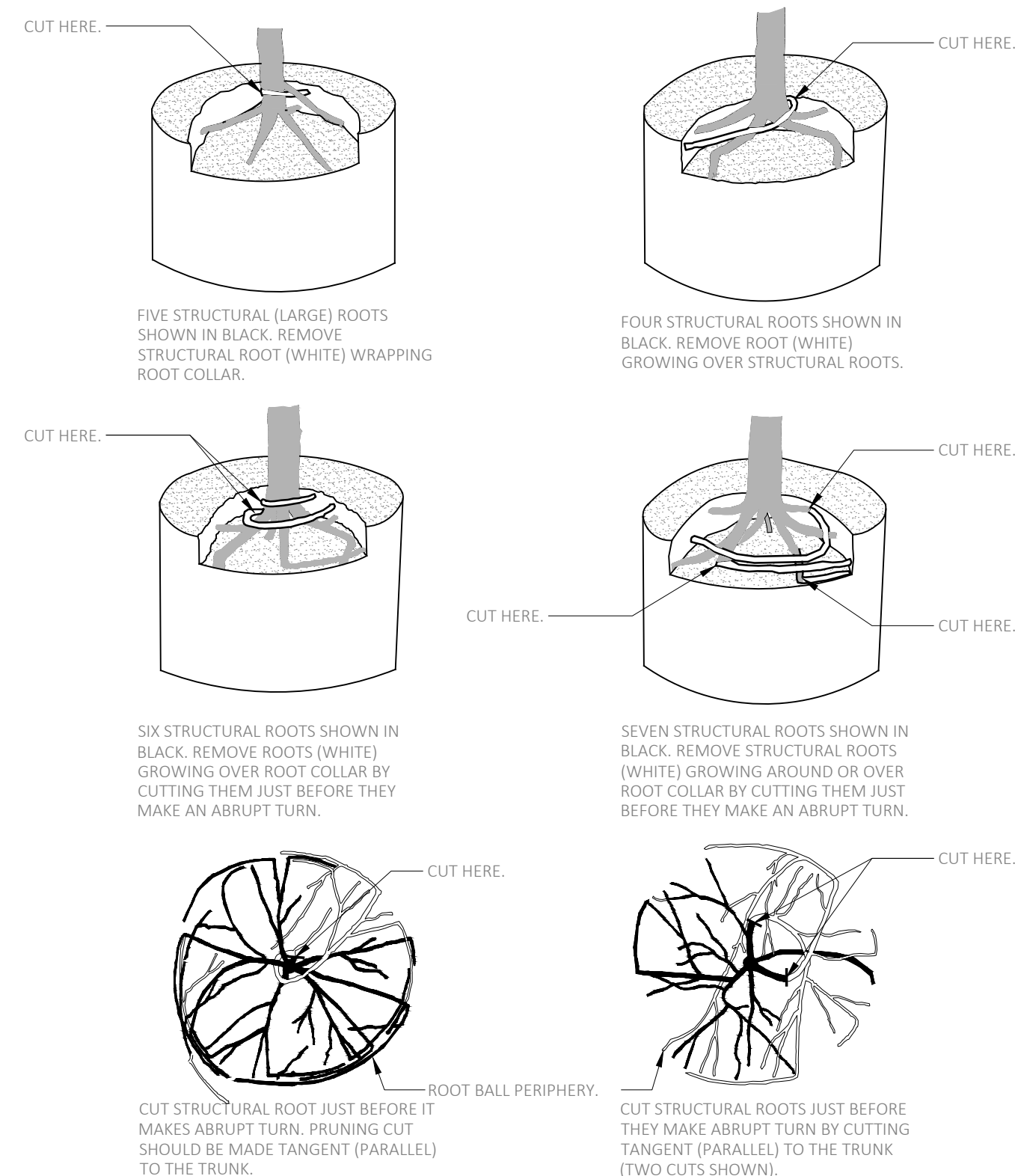
2 ROOT BALL SHAVING CONTAINER DETAIL

FX-PL-FX-CORR-01

STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR.



STEP 2 - REMOVE DEFECTS.



NOTES:

- 1. ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
- 2. FIRST STEP 1, THEN STEP 2. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER CORRECTION HAS BEEN COMPLETED.
- 3. TREES SHALL MEET ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.
- 4. SMALL ROOTS (1/4" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS "DEFECTS" AND CAN BE ADDED AT THE TIME OF INSTALLATION (SEE ROOT BALL SHAVING CONTAINER DETAIL).

1 ROOT CORRECTION DETAIL - CONTAINER

BAN TREE FOUNDATION © 2014
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FX-PL-FX-CORR-02



MEMORANDUM

Project: 20.24.1 – Owen-Frank Residence (252 St. George Street)
Re: HARB Certificate of Appropriateness Submittal – Plant List Front Yard Renovation
Date: 2/10/2021

Proposed Plant List – Front Yard Renovation

TREE/PALMS:

(AE- Qty: 8) Arenga engleri / Dwarf Sugar Palm – **NON-NATIVE**
(Planted at Cathedral Basilica Courtyard along St. George Street)
(CF- Qty: 3) Cornus florida / Flowering Dogwood – [AGHP list](#)
(Lm2- Qty: 4) Lagerstroemia indica `Muskogee` / Muskogee Crape Myrtle – [AGHP list](#)
(SP- Qty: 4) Sabal palmetto / Cabbage Palmetto – [AGHP list](#)

LARGE SHRUBS

(CK- Qty: 16) Camellia sasanqua `Kanjiro` / Kanjiro Camellia – [AGHP list](#)
(CH- Qty: 2) Chamaerops humilis / European Fan Palm – **NON-NATIVE**
(Planted at VIC)
(DS- Qty: 2) Dombeya x seminole / Pink Dombeya (also – **NON-NATIVE**)
(FJ- Qty: 5) Fatsia japonica / Japanese Fatsia – [AGHP list](#)
(MC- Qty: 6) Myrica cerifera / Wax Myrtle – [AGHP list](#)
(Yc- Qty: 2) Yucca filamentosa `Color Guard` / Color Guard – [FL-NATIVE](#)
(ZF- Qty: 12) Zamia furfuracea / Cardboard Palm – **NON-NATIVE**

SHRUBS/GROUNDCOVERS

(AB- Qty: 52) Agapanthus x `Brilliant Blue` TM / Brilliant Blue – [AGHP list](#)
(AE2- Qty: 20) Aspidistra elatior / Cast Iron Plant – **NON-NATIVE**
(Planted at Cathedral Basilica Courtyard along St. George Street)
(BO- Qty: 24) Begonia odorata `Alba` / White Sweet Begonia – [AGHP list](#)
(DI- Qty: 28) Dietes iridioides / White African Iris – [AGHP list](#)
(JB- Qty: 43) Juniperus conferta `Blue Pacific` / Blue Pacific Juniper – **NON-NATIVE**
(brother plant to *horizontalis* and *procumbens* species which are on AGHP List)
(LM- Qty: 18) Liriope muscari / Lily Turf – **NON-NATIVE**
(Ls- Qty: 16) Lomandra longifolia `Roma 13` TM / Platinum Beauty – **NON-NATIVE**
(NM- Qty: 86) Nephrolepis biserrata `Macho Fern` / Macho Fern – [FL-NATIVE](#)
(RR- Qty: 38) Rhododendron x `Robles` TM / Autumn Lilac Encore – [AGHP list](#)

TURF GRASS

(ZE- Qty: Sod ~2,500 sq.ft.) Zoysia japonica `Empire` / Empire Zoysia Grass – **NON-NATIVE**

Aeratis Heritage



Aeratis T&G Porch Flooring

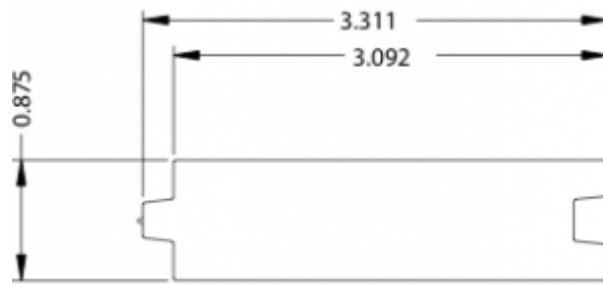
Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

The Heritage line of products are ADA slip complaint and carry a Class "B" fire rating (more flame resistant than

any other competitors' product). This double-sided board offers a finished ceiling look from the underside of a porch floor that is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 12', 16' and 20' lengths. As seen above from left to right: Battleship Gray, Weathered Wood and Vintage Slate. The Aeratis products have the appearance of wood and natural color variation.

Aeratis Heritage T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'

Width: 3-1/8" (3.092)

Thickness: 7/8"



Where To Buy

Aeratis Legacy is a 6" wide T&G porch plank. This board was engineered to match the wider planks used on many porches in the early

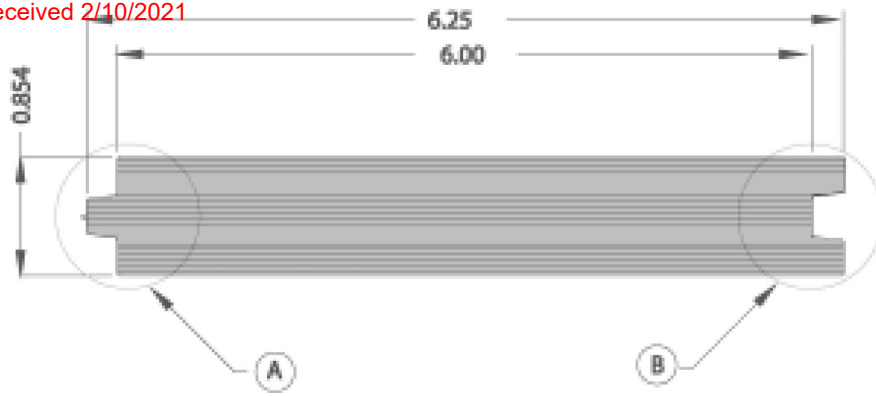
1800's. The wider plank not only cuts the installation time in half, it provides a richness and beauty that could only be found on historic homes crafted before the 1900's. The Aeratis Legacy product comes in 3 colors: Battleship Gray, Weathered Wood and Vintage

Slate. The actual dimensions of the board are 6" wide, 7/8" thick and comes in 12', 16' and 20' lengths.



When considering the overall value and aesthetics of a porch, many property owners consider using a radius edge deck board in a porch application. This can cause a few issues on top of the fact that, aesthetically, a deck board with gaps should never be used in a porch application. One of the issues with there being gaps between the boards is it allows moisture to pass in-between the boards. This can lead to moisture problems underneath the entire structure. In addition, the lack of ventilation underneath a porch and direct sun on the surface can cause many deck boards to swell and buckle.

All too often property owners look at the cost per square foot of a deck board and compare it to a 3-1/8" wide tongue and groove board and they choose to use the deck board due to cost savings. With the introduction of the Aeratis Legacy product, and it's built in hidden fastener system property owners can receive the cost savings from installation as well as a more competitive cost per square foot. Couple these two items with the known performance characteristics and Aeratis Legacy becomes the clear choice when considering which product to use on exterior living space.



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----------------------	--------

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WARRANTY & REBATE

[Warranty Information](#)

[Warranty Form](#)

[Traditions Paint Rebate Form](#)

The Aeratis Universal Porch Plank, or UPP, is a 5-1/2" x 7/8" x 12' PVC plank specifically engineered to be used in conjunction with all of the Aeratis porch planks or as a standalone product. The Universal Porch Plank comes in Battleship Gray, Vintage Slate, Weathered Wood, and our proprietary paint ready formula.

One corner of the board has the unique feature of a pre-finished rounded edge, while the other three edges are 90-degree corners, offering more versatility in your designs. The pre-finished bullnose provides the finishing touch for the lead edge of stairs or a seamless picture frame. If the pre-finished bull nosed edge is not desired, just flip the board over for a square-edge look.



For stair applications, make sure the bullnose is facing out on the lead edge of the stairs. On the inside board that touches the riser, make sure the bull nose is facing down and to the rear of the stair riser. This will provide the appearance of a T&G surface, while providing a very small gap that will allow water to escape.

The Universal Porch Plank comes in our proprietary paint ready product as well. The Aeratis Traditions paint-ready Universal Porch Plank is perfect for picture framing your Traditions installation, for use on stairs, or even as a standalone wide-plank porch application. Follow the same painting instructions as the porch planks.

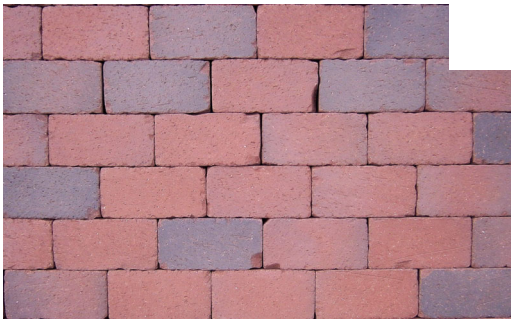


Paint Ready Universal Porch Plank



Rumbled Full Range

[Go Back](#)



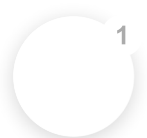
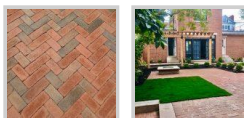
North Carolina Plant

Rumbled Full Range 4x8 clay pavers are tumbled after firing to mimic the look and appeal of antique reclaimed pavers. The firing process produces a beautiful blend of roughly seventy percent red pavers with the balance being a range of dark charcoal colors. The dimensions are 4" by 8" by 2.25" thick.

The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze-Thaw.

Also available in 2.75" thickness for Heavy Vehicular Traffic in compliance with ASTM C1272.

*Available in 1/2" thick
PaverTiles.*





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Product Features & Specifications

Rumbled Series Product Features & Colors

Features: Tumbled after firing for old worn-out historical appearance

Colors: Red, Full Range, Beale St., Cocoa, Autumn, Rose, Ironspot, Main Street (full range with white smears), Bluffs (cocoa with whitish tan coating), Alabaster from Madison, NC Plant.

Rumbled Series 2.25" Product Specifications

Unit clay paver shall conform to the requirements of ASTM C902, Class SX, Type 1, Application PA and C67 for Freeze and Thaw. Units shall be standard 4" x 8" size having dimensions of 2 1/4" x 4" x 8", tumbled after firing, 8,000 psi minimum compressive strength and below 8% cold water absorption. Paver shall conform to Rumbled® Series [color] as manufactured by Pine Hall Brick Co., Inc., Winston-Salem, North Carolina and distributed by [party responsible for specification].

Rumbled Series Heavy Vehicular 2.75" Product Specifications

Unit clay paver shall conform to the requirements of ASTM C1272, Application PA and C67 for Freeze and Thaw. The units shall be standard 4" x 8" size having dimensions of 2 3/4" x 4" x 8", tumbled after firing for old worn-out historical appearance, 10,000 psi minimum compressive strength, minimum breaking load of 475 lb/in and below 6% cold water absorption. Paver shall conform to Rumbled® Series [color] as manufactured by Pine Hall Brick Co., Inc., Winston-Salem, North Carolina and distributed by [party responsible for specification].

Jan 2021



Prepared by:

Lisa M. Byers

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

200443RL

Parcel Account Number: 199590-0000

(Space above for recording information)

Warranty Deed

This Indenture made this 8th day of June, 2020 BETWEEN Dilara Hafiz and Hamid Hafiz, Wife and Husband, GRANTOR*, whose post office address is 252 St. George Street, Saint Augustine, FL 32084, and Tara A. Owen, Trustee of the Tara A. Owen 2012 Revocable Trust dated January 20th, 2012 and and Malcolm Frank, Trustee of the Malcolm Frank 2012 Revocable Trust dated January 20th, 2012 GRANTEE*, whose post office address is 50 Cove Road, South Salem, NY 10590.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

Lot (s) 1 and 2, Davis-Guarano Replat, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 1 and 2, of the Public Records of St. Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2020 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

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

WITNESSES

Cecily Brown
Witness: *Cecily Brown*

Dilara Hafiz
Dilara Hafiz

Billie Farris
Witness: *Billie Farris*

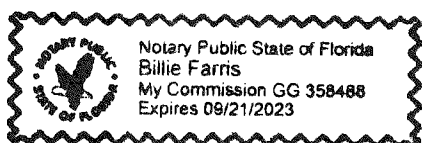
Hamid Hafiz
Hamid Hafiz

County of Saint Johns
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on **June 8th, 2020** by **Dilara Hafiz and Hamid Hafiz** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Billie Farris
Notary Public: *Billie Farris*
My commission expires: *9-21-2023*





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 \(PDF\)](#)

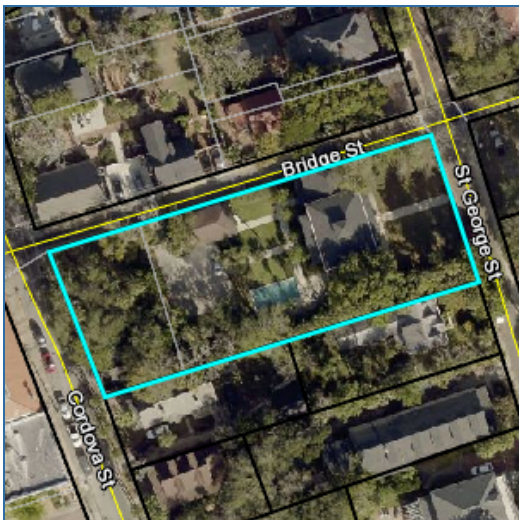
Summary

Parcel ID	1995900000
Location Address	252 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	49/1-2 DAVIS-GUARANO REPLAT LOTS 1 & 2 (FKA CITY OF ST AUG LOT 1 BLK 38) OR4959/541 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis-Guarano Replat
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.660
Homestead	N

Owner Information

Owner Name	Owen Tara A 2012 Rev Trust D: 01/20/2012 Et AL 50% Owen Tara A Trustee 0% Frank Malcolm 2012 Rev Trust D: 01/20/2012 50% Frank Malcolm Trustee 0%
Mailing Address	50 COVE RD SOUTH SALEM, NY 10590-0000

Map



Valuation Information

	2021
Building Value	\$560,943
Extra Features Value	\$44,978
Total Land Value	\$510,818
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,116,739
Total Deferred	\$0
Assessed Value	\$1,116,739
Total Exemptions	\$0
Taxable Value	\$1,116,739

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	\$578,751	\$44,978	\$510,818	\$0	\$0	\$1,134,547	\$866,495	\$318,052	\$816,495
2019	\$212,384	\$15,790	\$786,401	\$0	\$0	\$1,014,575	\$847,014	\$217,561	\$797,014
2018	\$216,809	\$17,375	\$786,401	\$0	\$0	\$1,020,585	\$831,221	\$239,364	\$781,221
2017	\$225,658	\$18,706	\$786,401	\$0	\$0	\$1,030,765	\$814,124	\$266,641	\$764,124
2016	\$234,507	\$19,843	\$714,910	\$0	\$0	\$969,260	\$797,379	\$221,881	\$747,379
2015	\$219,014	\$21,320	\$551,502	\$0	\$0	\$791,836	\$791,836	\$50,000	\$741,836
2014	\$170,115	\$22,796	\$496,351	\$0	\$0	\$689,262	\$689,262	\$0	\$689,262
2013	\$176,084	\$24,273	\$496,351	\$0	\$0	\$696,708	\$696,708	\$0	\$696,708
2012	\$179,069	\$25,749	\$496,351	\$0	\$0	\$701,169	\$701,169	\$0	\$701,169
2011	\$185,038	\$27,225	\$551,502	\$0	\$0	\$763,765	\$763,765	\$0	\$763,765
2010	\$188,022	\$28,702	\$612,780	\$0	\$0	\$829,504	\$606,537	\$272,967	\$556,537

Building Information

Building 1
Actual Area 5852
Conditioned Area 4718
Actual Year Built 1900
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 6
Baths 6.5

Category	Type	Pct
Exterior Wall	Wood	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	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	23 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2150	2150
FINISHED OPEN PORCH	0	296
FINISHED OPEN PORCH	0	256
FINISHED UPPER STORY	2055	2055
FINISHED OPEN PORCH	0	50
FINISHED OPEN PORCH	0	208
FINISHED OPEN PORCH	0	296
FINISHED OPEN PORCH	0	28
BASE AREA	70	70
FINISHED UPPER STORY	443	443
Total SqFt	4718	5852

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	120
Garage	0	0	0	0	520
Pool (Concrete)	0	0	0	0	416
Kool Deck	0	0	0	0	1031
Masonry Wall	0	0	0	0	600
Garage Apartment	0	0	0	0	750
Storage Building	0	0	0	0	252
Masonry Wall	0	0	0	0	1290

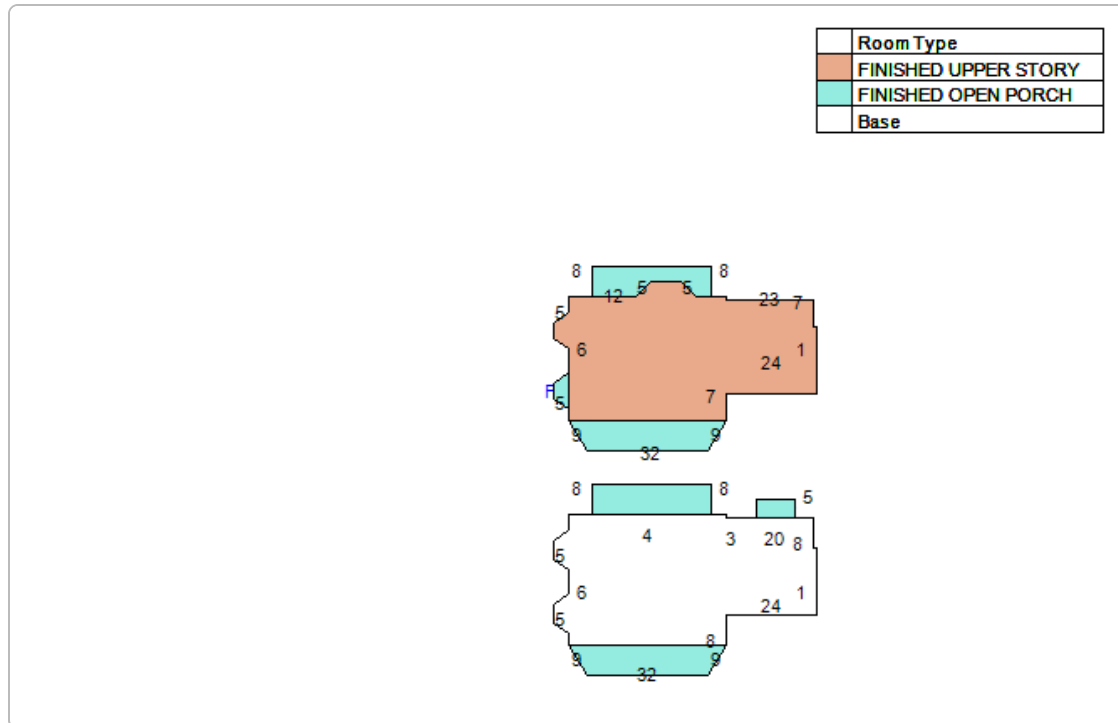
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	107	275	107	EF	\$510,818

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/8/2020	6/8/2020	\$1,400,000.00	WARRANTY DEED	4959	541	Q	I	HAFIZ DILARA,HAMID	OWEN TARA A 2012 REV TRUST D: 01/20/2012 ET AL
10/6/2014	10/3/2014	\$100.00	QUIT CLAIM DEED	3939	556	U	I	HAFIZ DILARA JOINED BY HAMID	HAFIZ DILARA,HAMID
7/25/2014	6/18/2014	\$870,000.00	WARRANTY DEED	3908	984	U	I	BANK OF AMERICA NA	HAFIZ DILARA
3/26/2014	3/24/2014	\$750,500.00	CERTIFICATE OF TITLE	3860	55	U	I	DAVIS HOWARD W & DAVIS TINA G AKA/VITINA GUARANO	BANK OF AMERICA NA
7/23/2012	7/18/2012	\$0.00	LIS PENDENS	3589	1969	U	I	BANK OF NEW YORK MELLON VS:	DAVIS TINA G AKA/VITINA GUARANO
	3/18/2009	\$0.00	FINAL JUDGMENT	3174	1793	U	I	DAVIS HOWARD W,TINA G	DAVIS HOWARD W & DAVIS TINA G
	10/1/1989	\$200,000.00		861	687	Q	I		DAVIS HOWARD W,TINA G

Sketch Information



No data available for the following modules: Exemption Information.

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Detail by Entity Name

Florida Profit Corporation

MARQUIS LATIMER + HALBACK, INC.

Filing Information

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

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

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

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

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

Title VP, COO

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

Annual Reports

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

Document Images

01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- Amendment and Name Change	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
12/18/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
12/09/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- Amendment and Name Change	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
03/23/2009 -- ANNUAL REPORT	View image in PDF format
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



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 18, 2021 Meeting**



Application PL2021-0014

Address: 252 St. George Street

Applicant: Les Thomas Architect

Property Owner: Tara Owen & Malcolm Frank

Project description: To construct a one and one-half story addition to the rear of the residential building.

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ01919
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1876
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1995900000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is an Opinion of Appropriateness (OOA) application for a proposed addition to the rear or west of the building, while a Certificate of Appropriateness application (PL2021-0012) for proposed modifications to the porch and site features on the front or east of the property is also on the February 2021 HARB agenda.
- A Colonial Revival styled building, after later remodels, and known as the Bronson Cottage, it is located on a large lot on the southwest corner of St. George and Bridge Streets, and bounded by Cordova Street to the rear or west. The Florida Master Site File (FMSF) survey lists this house as one of the last building designs (1875-6) and only known design in Florida of one of the most influential architects in America in the years prior to the Civil War, Alexander Jackson Davis.
- Sanborn map research shows the two-story L-shape house had previous rear attachments. The 1884 Sanborn shows a hyphen space with porch area (that is labeled as a 2-story with a 1-story extension by the 1893 map) extending along the back of the two-story side wing, which projects north at a lower height than the main block of the house, between a 2-story wing projecting westward along the north property line. On the 1889 map, a porch was added to the west of this west wing, which was labeled as a two-story on the 1904 Sanborn, and by the 1947 revised map had possibly been enclosed but left open at the first floor. Also on the 1884 map, a 1-story shed and 2-story stable building along with an elevated tank and wind mill is to the north and west portions of the property, while another shed and greenhouse were near the west property line. By the 1930 revised to 1961 Sanborn, the porches and west wing remain on the north end of the building, but many of these outbuildings are no longer shown. What was originally shown as a rear narrow two-story hyphen with porch extending along the west elevation of the north wing appears to have been fully incorporated as interior space. According to the 1978 FMSF survey, the two-story L along Bridge Street had been removed "more recently."
- The rear porch's elements proposed for removal may not require a Certificate of Demolition as this porch likely was constructed after the removal of the rear west wing. Additional research may be required to determine construction date.
- With the addition starting 5' 8" inward from the north property line and a bit less than that from the north wing's primary north elevation, the footprint of the rear addition will be in a similar location adjacent to Bridge Street as the formerly documented existing rear west wing and porches and at a lower height than the existing building. A cupola is proposed for the rear addition's roof in a similar design as the existing cupola on the roof of the building's main block. The addition's proposed location and design will meet the Architectural Guidelines for Historic Preservation (AGHP) recommendations for additions to be at the rear, set back from the wall plane, will avoid obscuring character-defining features and references design motifs of the historic building. The addition's lower portions will be screened by the existing 7' hedge to remain along Bridge Street.
- The west or rear of the property also has an existing 1-story c.1998 garage adjacent to Bridge Street that will align with and be 10'-11' westward from the proposed screen room, and on the south end, an inground pool (not covered by a roof as indicated on the site plan), and a 1-story detached outbuilding standing in the southwest corner of the property.
- Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and may require additional zoning review. 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** an **OPINION OF APPROPRIATENESS** at 252 St. George Street because it is **because it is generally compatible with the requirements of the AGHP.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To remove the north end rear one-story rear porch's exterior doors, columns, steps, and necessary other elements for new addition on north wing's west elevation and part of the sidewalk that runs from the north rear porch to the detached garage
2. To add an addition starting in the area of the existing 6' deep one-story porch and comprising of a one-story hyphen (foyer / mud room) with new deck extension to the south and a screen room to the rear or west of the residential building:
 - a. Foyer / Mud Room: The proposed rear addition will incorporate the existing smaller 12' deep one-story rear porch on the north wing, likely built after the previously noted rear porch along that portion of the west elevation, in the form of a 1-story hyphen that will be connected to a screen room which extends westward. A deck and set of stairs is proposed to the south and adjacent to the existing two-story porch on the main block of the house. The 12'x10' hyphen will have a composition shingle hip roof to match the house that ties into the screen room, a French door flanked by two sidelights on the south elevation, and wood siding and upper triple awning windows on the north elevation.
 - b. Screen Room: The 32' x 20' screen room will have a low 4/12 pitched composition shingle hipped roof and a central 3'6" high cupola with triple awning windows on each elevation and 4/12 pitch hip roof. Exposed rafter tails are proposed under each roof to match the existing on the main house. This addition will have a set of wood steps leading to double wood framed screen doors on the south elevation and will be open with 10' high wood framed screen panels on the north and south elevations, and upper awning windows on the west elevation, with wood siding on the northwest corner and east elevations and brick veneer to match existing on rear porches around the perimeter of the addition. The overall height of this addition (to the top of the cupola) will be 16' in comparison to the 36' height of the main building (to top of cupola).

Wood elements on addition to be painted to match the existing building.

The existing hedge at the rear of the house, which is around 7'-8' at its tallest point and runs along on the north property line / adjacent to Bridge Street, is to remain.

Modifications to the site for the rear of the house were not included with this application.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Additions

Do...

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

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.

Post-1821

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

OOA 2021-0014
252 St. George Street
February 18, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS 252 St. George Street



Front Façade/East Elevation and
Looking west down Bridge Street

STAFF PHOTOGRAPHS
252 St. George Street



Rear/West Elevation with two-story porch on south end and one-story porch on north end:
looking east at project area for addition

STAFF PHOTOGRAPHS
252 St. George Street



Rear/West Elevation with two-story porch on south end and one-story porch on north end:
looking east at project area for addition

STAFF PHOTOGRAPHS

252 St. George Street



Rear/West Elevation with two-story porch on south end
and one-story porch on north end:
looking east and north at project area
for addition
(elements of one-story porch to be removed for addition)

STAFF PHOTOGRAPHS 252 St. George Street



Looking north and west at project area for addition (existing detached garage to remain)

STAFF PHOTOGRAPHS
252 St. George Street



Looking north at project area for addition: existing two-story porch to remain

STAFF PHOTOGRAPHS 252 St. George Street



Looking north,
northwest, and
southwest at project
area for addition

STAFF PHOTOGRAPHS
252 St. George Street



Looking east at rear of building and north toward Bridge Street driveway entrance

STAFF PHOTOGRAPHS
252 St. George Street



Looking west at rear of property toward Cordova Street

STAFF PHOTOGRAPHS
252 St. George Street



Looking east and southeast at rear of building and garage along Bridge Street

STAFF PHOTOGRAPHS

252 St. George Street



Looking east down Bridge Street along
north property line;
Looking west down Bridge Street along
north property line;
Looking west down Bridge Street at garage
and rear wall;
Existing wall with vine hedge to remain

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551919 1009==
Site Name: Bronson Cottage 830== Survey Date: 7808 820==
Address: 252 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 38 1 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: Sisters of St. Joseph ;
Address: 241 St. George Street
St. Augustine, FL 32084 902==
Occupant or Manager: St. Joseph's Academy Studio - Fine arts Dept. (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469860 3306380 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Educational 850==
Date: +1876 844== Period: 19th cent. 845== Culture: American 840==
Architect: Davis, Alexander Jackson 872==
Builder: _____ 874==
Style: Colonial Revival 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 2/2, french doors, bays 942==
Foundation: Brick piers with brick infill 942==
Roof Type: Hip 942==
Secondary Roof Structures: Bay, hip; porches, hip; hip cupola 942==
Porches & Balconies: Two-story open front and back porches
_____ 942==
Chimney Location: End, exterior; rear slope 942==
Materials: (882)
Chimney: Brick with metal cap 882==
Roof Surfacing: Metal Novelty shingle 882==
Ornament Exterior: Round columns, pilasters, turned spindle balustrade
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Residential/Institutional 864==
Relationship to Surroundings: Residential building used for educational
purposes on large grounds.
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, landscape architecture, tourism,
Transportation, Military, Education.

920==

Statement of Significance: (911==)

ARCHITECTURE

The Bronson Cottage at 252 St. George Street was built in 1876, and with later remodelings is more or less Colonial Revival in Style. It was designed in 1875-6 by one of America's greatest architects, Alexander Jackson Davis (1803-1892).

Davis was perhaps the most influential architect practicing in America in the decades before the Civil War. He was a partner for many years of Ithiel Town, and also provided architectural illustrations for the writings of designer Andrew Jackson Downing. He helped design a number of State Capitols—Indiana, Illinois, Ohio, and North Carolina. He designed many buildings in the Greek Revival and Italian Villa Styles, but is best remembered for his Gothic Revival work. He helped to popularize Gothic architecture in the United States with his book Rural Residences, published in 1837. His clients included some of the best-known figures of his time, including author Washington Irving and artist-inventor Samuel F.B. Morse. For New York Mayor William Paulding he designed the villa called "Lynd Hurst" at Tarrytown, N.Y. in 1838, and in 1866 he directed the enlargement of the building. It later served as the residence of Jay Gould, one of the Robber Barons of the Gilded Age. Today it is operated as a museum by the National Trust for Historic Preservation. The 1976 edition of the National Register of Historic Places lists 17 buildings designed by Davis.

On the eve of the Civil War, Davis retired to the Sylvan Suburban development called Llewellyn Park at West Orange, New Jersey—where he had designed a number of the houses. There he spent the last three decades of his life, undertaking only limited architectural commissions.

The house that Davis designed at 252 St. George Street in St. Augustine was one of the last buildings he did, and is the only known example of his work in the State of Florida. He did it for winter residents Robert and Isabel Donaldson Bronson, the recently married son and daughter of two of Davis' old friends and clients. Davis had designed buildings for both the Donaldson and Bronson families in upstate New York.

The Dr. Oliver Bronson House and Stables near Hudson, N.Y., remodeled by A.J. Davis in 1839 and 1849, are today listed on the National Register of Historic Places.

Robert Donaldson, a wealthy New York merchant, was one of Davis' (over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elíxio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

early patrons. It was for him in 1834 that Davis designed his first Gothic Villa, and Donaldson aided in the publication of Rural Residences.

The Bronsons were long-time winter residents of St. Augustine. Dr. Oliver Bronson was executor of the estate of Buckingham Smith, the diplomat and scholar, and was the first President of the Buckingham Smith Benevolent Association. He served as Superintendent of schools here after the Civil War and also helped to beautify the town plaza by planting liveoak trees.

From a series of letters from Robert D. and Isabel Donaldson Bronson to Alexander Jackson Davis, it is possible to trace the history of the building of the Bronson Cottage in St. Augustine. Mrs. Bronson wrote to Davis from St. Augustine on November 29, 1875:

"I don't know whether the news of my very quiet wedding has reached you or that you will recognize me under my new name, but I am sure you will speedily understand, that the son of one of your old acquaintances & the daughter of another have married one another. For love of the delightful climate of Florida, Mr. Bronson & I are about establishing ourselves in this old town of St. Augustine, for the winter months each year, & we wish to build a cottage—Mr. B.—had purchased a house we thought of altering, but find it too old & unsuitable, and now hasten to write to you for plans & directions, as to the construction of a simple, inexpensive Cottage home—The plot of ground is 105 ft. wide by 197 feet in depth. The eastern & Northern sides open on Streets, the eastern is the one on which we would enter. The western side is a garden, & shrubs & trees would separate us from a neighbor on the South. We would like a two storied house with garret above merely for current of air and place for storing trunks etc. No rooms up there—on the lower story, which would be raised slightly from the ground by 2½ to 3 feet which is advisable in this climate & no cellar required.

"We require a parlor about 18 ft in length & 15 ft in width, a dining room, pantry, a closet to store things & a bedroom.

"We would like a hall also & the parlor & dining rooms must have Southern exposure.

"We would like a veranda on East & West sides & a bay window in the parlor. On next floor we wish three bedrooms, one dressing room & a bath room, & somewhere a place for linen closet. The main bedroom to be on South East Corner—the dressing room adjoin it—Let this be about 40 feet front by 32 feet depth. The kitchen, with servants rooms overhead, must be, in this climate, an addition, connecting with pantry.

"On bedroom floor we would like a veranda above the lower one on East side as is so agreeable in a Southern house, and the West veranda to have, if possible, a flat roof, to serve for an uncovered veranda, or uncovered balcony, for bedroom floor.

"We leave the form of Cottage quite to your taste & only mention the amount of space & number of rooms required—The price of labor here is perhaps higher than at the North, but wood is cheaper—We do not wish it to cost more than \$5000.

"I trust this hastily written letter will give you an idea of what we need & that you will be able to send us designs to select from, for you to make the final plans. The workmen here are ok—do plain work very well, but noting elaborate—Mr. Bronson's direction is Robt. D. Bronson, St. Augustine, Florida—

"We are in haste to begin the house, so we would be greatly obliged if you would send us your aid & advice as soon as convenient—My brother & sister are soon coming to pass the winter with us—"

Davis responded in December with 4 house plans, which his clients examined. Robert Bronson wrote back on January 3, 1876:

"Your letter of the 30th to Mrs. Bronson was welcomed this evening & its suggestions heeded. She desires to be kindly remembered to you & is prevented by fatigue from answering in person.

"As to the change in size of our house I think it is advantageous & would like the principal to be 33 by 44. The wing however does not afford quite enough room, but as we will not sacrifice the north window of the house to enlarge it, could it not be given one foot more front & the pantry allowed to infringe on the kitchen, making the latter of an irregular shape? The pantry must contain space for a good sized table & refrigerator.

"As to the East (front) veranda I prefer it to be as you suggest, not to cover the windows but to be a balcony as large as the plan will allow. The main hall I prefer as in original plan. Parlor & dining room to have large double corresponding doors five feet wide.

"As to the second story I should like rooms D&C separate. And it must have a door between, separating wing from principal. Entry to be lighted by skylight & if necessary by glass doors also in rooms D&E. The skylight I consider particularly desirable for both light & ventilation. Mrs. Bronson objects to giving up fireplace in South West room, so we will have to accomodate our selves with less deep closets.

"All the rest of the plan calls for no answer as it gives us much satisfaction & we are very grateful for kindness in offering to speedily dispatch a south end."

Another letter with plans from the architect arrived, and Bronson replied on January 6, 1876 from St. Augustine:

"Your letter of Dec 31st with plans with welcomed this evening. I accept the Etruscan & am much pleased with it in every respect except as to the back veranda, which must be two stories high & covered. I wish to keep as near as possible within the 5,000 dollars but cannot give up the veranda nor accede to contraction of front or side ones. As I wrote in my last letter the kitchen must be longer by two feet & had better have one window & one door to the West on the porch, a door to the South & two windows (as per plan) to the east. (Eastern window to pantry also.)

"Windows of main building to be weight sashes two glasses to the sash. The arrangement of stairs & bath room with room above very satisfactory. Since you have provided the room above bath room, please throw the rooms D&C (of my original little plan) into one. Ought not the skylight over the entry to be on the rear slope of the roof. Cannot ventilation be placed under the eaves to give draft of air under the roof? Can not some means of access be given to space under roof in order to stow away articles?

"I like the small cellar with its entrance but should it not also have an exterior entrance? Say through a trap door under the kitchen porch. My builder says he proposes using 6 X 8 sills & 2 X 8 joists. I asked him, supposing you refer to his custom. Mrs. Bronson joins in kind regards & many thanks for your attention. I fear we have caused you some annoyance by our rather vague descriptions at first."

David had once complained that the man who had him design "Lynd hurst" was not "sensible of the value of professional services," and his Day Book shows that he kept a running account of the money owed him. This was the subject of the next exchange of correspondence. Robert Bronson wrote to Davis on April 3, 1877 from St. Augustine:

"Your letter of Mch 28th was rec'd last night. I must beg your to excuse my not having noticed an item for \$55.00 mentioned in your letter of Jan 13th. My recollection is that I had paid by a check for \$200 last February a year ago the total am't I was in your debt. Will you have the kindness to look over your accounts and instruct me if I am in your debt. I understood your charges to be 1½ per cent for plans & 1½ per cent for builders specifications.

"I have been patiently waiting for the County Commissioners here to decide what they were going to do about a court & Jail house before answering your inquiry as to the responsibility of the parties. Political changes here have altered the commission & I have not been able to have anything definite from them.

"Dr. A. Anderson is one of the commissioners & is anxious to have his fellow members decide as to what they will

do & he has promised to inform me as soon as any determined course of action is settled upon. Lack of funds is at present the hindrance to any progress--the county must raise a spiral tax so secure that means for building. Mrs Bronson & Miss Donaldson join in kind regards.

"Trusting I may soon hear from you as I leave about the First of May."

The final letter in the series was sent by Bronson from his northern home at Barrytown, N.Y. on June 22, 1877:

"Your letter was received yesterday. Enclosed please find a check for \$65.--the amount you debit me with.

"I fear it will be out of my pecuniary power to make any addition to my house this year for since seeing you I have expended \$6000 in buying plats adjacent to keep off disagreeable neighbors."

An examination of the Saborn Fire Insurance maps of St. Augustine between 1884 and 1930 shows some of the alterations that were made to the Bronson Cottage and its outbuildings. Between 1884 and 1888 a long, open one story porch was added to the rear of the house. Between 1893 and 1899 the rear porch was raised to two stories. Between 1917 and 1918 the front porch, originally just one bay wide, was extended the length of the facade. Some of the original porch posts are now used as pilasters. They are octagonal in shape, with capitals--of a type frequently found on Carpenter Gothic houses. The replacements found on the enlarged porch are round, with the ones on the first floor being quite massive. A two-story rear L along the Bridge Street side of the property was removed in recent years.

The grounds originally had several outbuildings. The 1884 Sanborn Map shows two sheds, a stable, a greenhouse, and a windmill. The greenhouse and the windmill were gone by 1893. The stable was changed into a garage for cars by 1917. In recent years the other outbuildings were demolished.

A fountain that stood in the front yard for many years was moved in 1966 to the park in front of the Alcazar Hotel.

An early photograph (circa 1880) shows the fence that once surrounded the property along St. George Street. It had a masonry base and corner posts about 6 feet high with capitals. Between the posts were wood pickets, jigsawed at the top, and held on with half round horizontal strips. The fence survived at least until 1918, as it is still visible in a photograph of that date in the archives of St. Joseph's Academy. The coquina retaining wall that formed the base of the fence still survives. It is plastered, with ashlar scoring. Post holes are visible at regular intervals along the wall.

The Bronson Cottage is outstanding as an example of a building designed to provide adequate ventilation in a warm climate in the days before air conditioning. A cupola on the roof for light and ventilation has a well extending to the floor below that provides an exhaust for hot air rising up. Originally there may have been an opening through to the first floor as well, as there is a circular crack in the ceiling of the entry hall in about the right location.

Much of the house has been re-floored with narrow oak flooring over the original wider pine boards. Some of the old flooring remains in the former servants' wing. The change is particularly visible near the stairway, where the balusters are anchored into the original flooring, and the new flooring is beveled to meet them at the base. A similar situation exists in the doorways between the main section and the old servants' wing.

The first and second floor rooms on the south side have been enlarged by the removal of interior partitions and fire places. The February, 1918 photographs shows two chimneys with paired cast terra cotta chimney pots, located on either side of the cupola. Neither chimney exists today. But on the south side of the attic there is a small closet which might occupy the previous site of a chimney. The second floor front room north of the hall has not been refloored and there is obvious patching in the boards where the hearth was originally located. On the first floor, in the same location, cut mouldings and baseboards can be seen in the appropriate location for an original fireplace. A new fireplace has been added on the rear wall of the southern room downstairs. It has an exterior chimney running up through the back porch.

The original foundation was brick piers resting on a base of concrete. At a later time these were infilled with a wall of brick on a coquina base.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossing. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

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

On December 20, 1875, while the Bronsons were still corresponding with A.J. Davis about the design of their winter cottage, Robert D. Bronson sent a letter to the Board of Aldermen of the city saying:

"The undersigned respectfully requests that he may be allowed to remove the South East corner and several feet of the bridge crossing the St. Maria Creek at Bridge Street. He wishes thereby to make a roadway around his property to the South of Bridge Street."

On April 21, 1879, Bronson wrote to the Mayor and Board of Aldermen:

"I beg to call the attention of your honorable body to the manner in which Putnam St. (Now Cordova) at the rear of Mr. E. Medici's premises is being filled up.

"Within the last week filth of every description has been deposited there, seriously endangering the health of the locality. The road bed is being made of broken glass, tin cans etc. & the undersigned petitioner respectfully begs that this nuisance be stopped & that Mr. Medici, at whose request this trash was hauled, be forced to remove it."

R.D. Bronson was an early trustee of the St. Augustine Yacht Club. The family continued to winter here into the 1880's, but then made only occasional visits to St. Augustine. The Bronson Cottage was rented out to others for the last twenty years of their ownership. Bronson's visit here in 1901 was noted by the Tatler, the society newspaper of the Flagler Era, which reported:

"Dr. and Mrs. Andrew Anderson gave a very delightful dinner at the Ponce de Leon Thursday evening to Mr. Robert D. Bronson, of Summit, N.J., and his two daughters, the Misses

Bronson, who are visiting Miss Lizzie Smith, who was also at dinner. Mr. Bronson was formerly a winter resident of this city and owns the very attractive residence known as Bronson's Cottage at the corner of St. George and Bridge Streets."(3)

St. Augustine physician H. Caruthers wrote to Dr. C.R. Agnew of New York on March 24, 1884:

"A quiet cottage is far preferable to the best Hotel quarters, and there is a capital house on St. George Street owned by Mr. Robert Bronson that you ought to buy or rent. It is a modern built house, fine placed, and fine cisterus, and beautiful garden, finest collection of roses in town, a barn cowhouse and small couservatory. This place I am told must be disposed of. At present it is rented for one month furnished."(4)

About 1890 the cottage was rented to the Watson family, whose son became a well-known golfer. The Tatler reported in 1898:

"Mr. and Mrs. R C. Watson, who are now sojourning at the Ponce de Leon, were residents of St. Augustine eight or nine years ago, occupying the Bronson cottage on St. George Street. The recollections of their visit here are very pleasant and a little confusing when the school boy C. E. Watson, is recalled, and the handsome young man who has been prominent in golf is identified as the same."(5)

For the 1892 season, the cottage was rented by General H. Rieman Duval, president of the Florida Central and Penninsular Railroad:

"General and Mrs. H. Rieman Duval are among the late arrivals in the city. They have taken the Bronson house, on St. George Street, and are rapidly growing familiar with the comforts of this delightful home and its beautiful grounds. General and Mrs. Duval have spent several seasons here, occupying one of the cottages on Carrera Street, and everyone recalls the three attractive children, the two handsome, manly boys, Masters Hanson R. and Rieman G., Duval, and the charming Miss Nanie, who helps to make life bright among the young people. Mrs. Duval is one of the leaders in the highest social circles in this State and invariably attracts the attention of the casual visitor, as she gathers about her the wit and culture of the city. Mrs. Duval is now entertaining Mr. John Marshall Thomas, her brother. General Duval is one of the notable men, of this state, having, as president of the Florida Central & Penninsular Railway, built up such a splendid business and thus advanced the interests of the State as to be looked upon as one of its benefactors. In addition to his splendid business qualifications, the General

is genial and courteous, of commanding presence, and his arrival here is anticipated with pleasure by those acquainted with him."(6)

In December, 1892 the Bronson Cottage was leased by Miss Maud Barnaby and her sister Mrs. John Howard Conrad of Providence, R.I. Their garden party in March 1893 was one of the events of the social season:

"One of the most delightful entertainments of this season was the breakfast given on Saturday at the Bronson Cottage, the winter home of Mrs. John Howard Conrad who assisted by the Misses Barnaby, received her guests with charming grace. These ladies have been great additions to the social life of the city, making their home a gathering place for the clever and cultivated.

"Breakfast was served at small tables most artistically decorated in different colors, beautiful flowers harmonizing with the color of each table was placed upon them. A portion of Brooks' orchestra rendered a number of choice selections during the breakfast and after. When the guests gathered on the beautiful lawn reminding one of a Watteau picture in their quaint gowns, as they formed in groups chatting with their especial friends.

"Among the guests present were Mrs. Mason Young, Mrs. Frank Winthrop, Mrs. Charles Arthur Carroll, Mr. and Mrs. Joseph Swift Whistler, Miss Lunt, Miss Williams, Miss Levering, who are visiting Mrs. Bishop Weed, Mr. Barry, Mr. William Young, Mr. Goldie, Mr. Johnson and Mr. Patterson, Captain Keau of the Medical Corps and Lieut. T. M. DeFrees representing St. Francis Barracks."(7)

In December 1894 a new occupant was announced:

"Mrs. L.C.S. Carpenter, a former resident of this city, has leased the Bronson cottage on St. George Street, at the corner of Bridge, and will make it her home for the next two years. This is one of the prettiest homes in the city, and the friends of Mrs. Carpenter are rejoicing at her return. Miss Tinkham, her sister, accompanies her, and her eldest daughter, Miss Amy Frothingham Carpenter, as well as Miss Louise May Carpenter, her second daughter, are visiting in Massachusetts, and will arrive at her new home in January. Miss Carpenter is an attractive young lady, bright, and fond of society, and will, no doubt, add to the social life here this winter."(8)

A daughter's arrival was noted in January, 1895:

"Miss Lulu Carpenter, daughter of Mrs. L.D.F. Carpenter, who, with her sister, Miss Tinkham, are occupying the Bronson Cottage, has returned home after visiting the family of ex-Senator Washburne of Massachusetts. She is an attractive

young lady, bright and pleasant."(9)

In March there was this further comment:

"One of the stylish T carts daily seen on the streets here is owned and driven by the Missers Carpenter, who with their mother and aunt Miss Tinkham, occupy the Bronson Cottage."(10)

In the last years of the century, the house was leased by the woodruff family. The Tatler reported in January, 1897:

"Captain and Mrs. Thomas M. Woodruff have taken the Bronson Cottage, at the corner of St. George and Bridge Streets, and will make it their home for several seasons, having placed it in the hands of the renovators some weeks since and added many handsome articles of furniture, pictures and bric-a-brac, converting it into an ideal home. Mrs. Sampson and Miss Sampson of Cincinnati are spending the winter with them, and, with Miss Elizabeth, complete the family circle. Captain Woodruff was stationed at St. Francis Barracks three years, both he and Mrs. Woodruff proving good citizens by taking an active interest in everything concerning the welfare of the city. Captain Woodruff has now been detailed for duty on the staff of the Governor of the State, and will revise the rules and regulations governing the militia of the State. Meanwhile St. Augustine appreciates the good fortune that brought the captain and his family here."(11)

In March of that year Captain Woodruff and General John M. Schofield spoke to the Scientific and literary Institute (now the St. Augustine Historical Society):

"Captain Thomas M. Woodruff read a most interesting and instructive paper on 'Some Phases of the Indian Question,' before the Scientific and Literary Institute, that was enjoyed by a large audience. The Captain, after showing that the Indians found here by the first white settlers, were peaceful and kindly, gave a cursory sketch of the Indian wars during Colonial times and the early days of the century, giving details of the troubles that followed the late civil war, and his personal observations of the workings of the system of forcing the tribes from their own lands on reservations, and showing conclusively that every Indian outbreak during the last forty years like many that preceded them followed, violated treaties or broken faith, and that invariably the first provocation came from either the white settlers or the representative of the government. Telling one very good story, showing that the Indians liked the agent best who divided the goods sent them as annuities into two parts, taking one himself, claiming that they got

something under these circumstances. The lecturer thinks the system of caring for the Indians now an improvement on those preceding it.

"General Scofield was evidently deeply interested in the paper read by the younger officer who at one time served on his staff, and on rising to address the audience on his experiences in Florida forty years ago, said 'he could not fail to speak in commendation of the able papers which stated so clearly the situation when he was on the plains. He gave it as his opinion that the Indians were treated with greater justice by the army than by any other class of persons.' The general then gave a short resume of his duty in this State when he was a young lieutenant in the fifties. . . .

"Captain Woodruff's paper should be published in the interest of the Indians, whose cause he advocated so will."(12)

In 1898 the Tatler reported on "A Brilliant Reception" given by the woodruffs at the Bronson Cottage:

"Captain and Mrs. Thomas M. Woodruff gave a very large and elegant reception Tuesday evening, between the hours of eight and twelve, in their handsome home on St. George Street, gathering about them the youth and beauty and culture of the city and the strangers now domiciled here. Mrs. William S. Sampson and Miss Sampson, mother and sister of Mrs. Woodruff, assisted the hostess and host in their pleasant duty of welcoming and entertaining their friends. Miss Hobbey, of Boston, and Miss Field, of Cincinnati, were also of the receiving party.

"Captain and Mrs. Woodruff and occupying the Bronson Villa, one of the handsome houses of the city, having large, lofty rooms and broad halls opening into each other, thus admirable fitted for entertaining. The beautiful rooms with their artistic furnishings were bright with flowers and lights and merry with voices of happy people all the evening. Artistic taste had added beautiful pink roses to the parlor. In the library brilliant multi-colored nasturtiums, groups of ferns and sprays of jasmine added to the air of refinement and culture. In the halls were palms, while the dining-room was adorned with sprays of yellow jasmine and the table beautiful with white roses. The west veranda enclosed with a veritable bower of beauty, with draperies, flags, great sprays of yellow jasmine among them; screens, forming cosy nooks, and easy chairs.

"The orchestra of the First Artillery Band discoursed sweet melodies, waltzes and two-steps throughout the evening. The hall was utilized for dancing by the young people, who thoroughly enjoyed it.

"It was almost 11 O'clock when supper was served in the happiest fashion, when every one enjoyed the delicious salads,

crisp oyster patties, coffee and delicate sandwiches, with ice creame, cake, confections and fruit. After supper dancing was indulged in by every one remaining, who enjoyed Sir Roger de Coverly and other old-time dances most heartily.

"Many elegant gowns were worn. Jewels sparkled and bright eyes gleamed, making the ensemble beautiful indeed."(13)

Captain Woodruff was called to Cuba on Military duty after the Spanish-American War, but his family stayed in St. Augustine:

"During the absence of Captain Thos. M. Woodruff, (5th U.S. Infy.,. Major Vol.) Mrs. Woodruff and Miss Elizabeth Woodruff have the pleasure of the company of Mrs. Woodruff's mother and her sister, Mrs. and Miss Sampson, of Cincinnati, Ohio,. and Miss Hobbey, of Boston, Mass., they have imparted a charming home air to the Bronson Cottage, where they are domiciled."(14)

Captain Woodruff never returned. The Tatler reported in 1899:

"The late Captain Thomas Mayhew Woodruff, who gave his life for his country, a victim of yellow fever at Santiago, Cuba, on July 11th, will be sadly missed by many friends who visited here during his residence here and when stationed at St. Francis Barracks early in the nineties, his uniform courtesy and general happy manner winning friends everywhere. His high character, strict sense of honor and beautiful home life made him an example for all. He was greatly interested in Florida, especially St. Augustine, making it his home when on duty at Tallahassee. He had been on duty in Santiago immediately after American occupation as Major and inspector of Volunteers, and in that capacity constantly exposed to infection and disease. He did not consider himself dangerously ill, and his last words before his death referred to going home when able to travel. Sometime during this winter his remains will be brought to Arlington, the silent home of the country's heroes. This is a particularly fitting resting-place for him, as his boyhood was spent at Fort Myers, adjoining Arlington, and he was familiar with the spot before it was used for its present purpose."(15)

In 1900 his body was returned for burial:

"Mrs Thomas W. Woodruff has returned from her sad journey to Washington where she went to attend the burial of her husband, Captain Thomas M. Wooduff, of the Fifth United States Infantry, who died of yellow fever in Santiago, July 11th. His remains were brought to this country and were buried at Arlington on March 5th. Mrs. Woodruff, Miss Elizabeth Woodruff, his mother, sister and brother, classmates and friends were present

to pay tribute of affection and respect to his memory. Among these was Major-General Miles, a warm personal friend who, as theasket was being lowered, placed a cluster of violets upon it, a tribute of the comradeship he bore to one of the brave men who bore with him the hardships and danger of more than one Indian campaign. Five classmates at West Point met at the grave of this hero comrade, one remarking as he turned away: 'As boy and man, all his life, Mahew Woodruff was an example of the truth of the poet's words, 'The bravest and the tenderest, the loving are the daring.' ' Mrs. Woodruff has with her her brother and his wife, Mr. and Mrs. Sampson, of Cincinnati, O., who usually spend their winters at Asheville."(16)

In 1902 the Bronson Cottage was offered for sale, and the Tatler noted some of its attractive features:

"A beautiful and well-kept garden, especially with the rare old trees and shrubs, such as surrounds the Bronson house, on St. George Street, makes a very added value to any property.

"To make fine grounds takes several years at least and much work and expense. This Bronson property has every desirable feature, and all the improvements of a fine home, and no better location in the city. It is well worth seeing, and the consideration of anyone who would buy or lease something large and choice.

"The agent is H.J. Ritchie, 212 St. George Street, St. Augustine."(17)

In 1905 the cottage was sold to Thomas Birkbeck, a wealthy Pennsylvanian who was a large landowner in St. Augustine.(18) He was a friend of Albert Lewis, the lumberman and well-known benefactor of St. Augustine's landscaping. Lewis had a winter residence at 6 Valencia Street, and in 1902 Birkbeck bought the house across the street at 51 Cordova. From there he moved to the Bronson Cottage. In 1908 the Tatler reported:

"Mr. and Mrs. Thomas Birkbeck and daughters, the misses Birkbeck of Freeland, Pa. have returned to their beautiful winter cottage on St. George Street."(19)

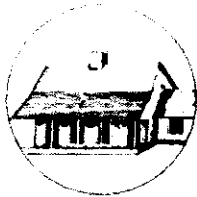
Thomas Birkbeck died soon after, but his family continued to use the house until the early 1920's. Then, after a period of vacancy it became, for the next quarter of a century, the residence of the John A. Hart family. In 1960 Mrs. Hart sold the property to the Sisters of St. Joseph. Since the early 1960's it has been used as a Fine Arts Building for St. Joseph's Academy.

ARCHAEOLOGY

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

3. Tatler, March 30, 1901, p. 2.
4. (Copy in St. Augustine Historical Society, Bronson House Files).
5. Tatler, March 12, 1898, p. 13.
6. Ibid., January 30, 1892, p. 8.
7. Ibid., March 25, 1893, p. 9.
8. Ibid., December 15, 1894, p. 18.
9. Ibid., January 15, 1895, p. 9.
10. Ibid., March 9, 1895, p. 15.
11. Ibid., January 23, 1897, p. 6.
12. Ibid., March 20, 1897, p. 11.
13. Ibid., February 5, 1898, p. 3.
14. Ibid., January 14, 1899, p. 13.
15. Ibid., December 30, 1899, p. 11.
16. Ibid., March 24, 1900, p. 16.
17. Ibid., March 22, 1902, p. 4.
18. St. Johns County Courthouse, Deed Book 9, p. 72.
19. Tatler, 1908.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01919**
 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) BRONSON COTTAGE Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 252 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 252 St George 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 18 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1995900000 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: 1876 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): DAVIS, Alexander Jackson Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Colonial Revival Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Wood siding 2. Weatherboard 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. metal novelty shingle
 Roof secondary strucs. (dormers etc.) 1. Cupola 2. bay, hip; porches, hip; cupola, hip
 Windows (types, materials, etc.) single wood DHS 2/2, french door, bays on south elevation

Distinguishing Architectural Features (exterior or interior ornaments) Round columns, 3-side pilasters, turned balustrade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) moderate setback with masonry knee wall at ROW

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01919

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. metal cap
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. brick infill
 Main Entrance (stylistic details) Paired wood panel door with rectangular lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) two-story open front and back porches

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

Narrative Description of Resource GEORGIAN REVIVAL

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

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

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

DOCUMENTATION

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

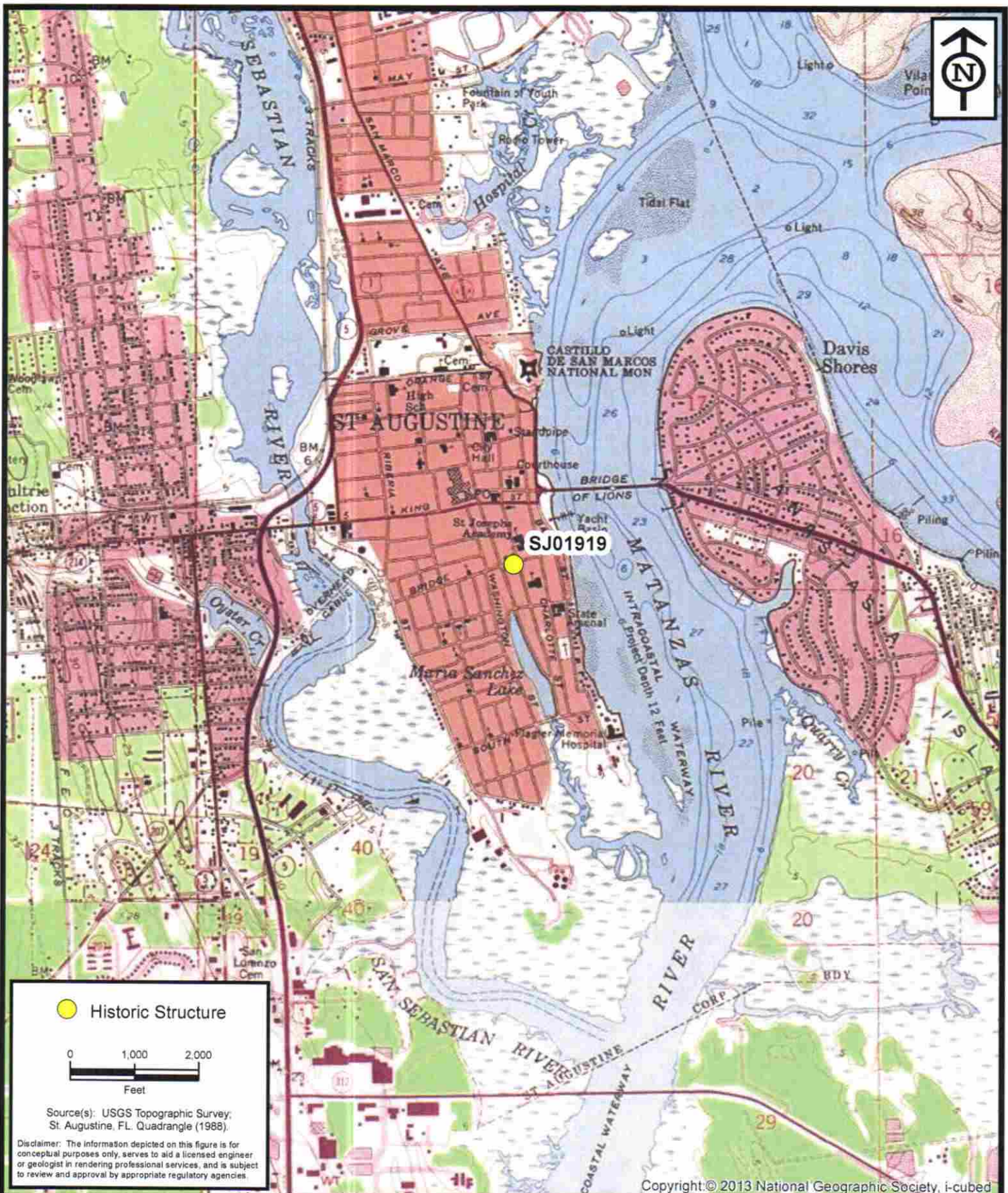
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



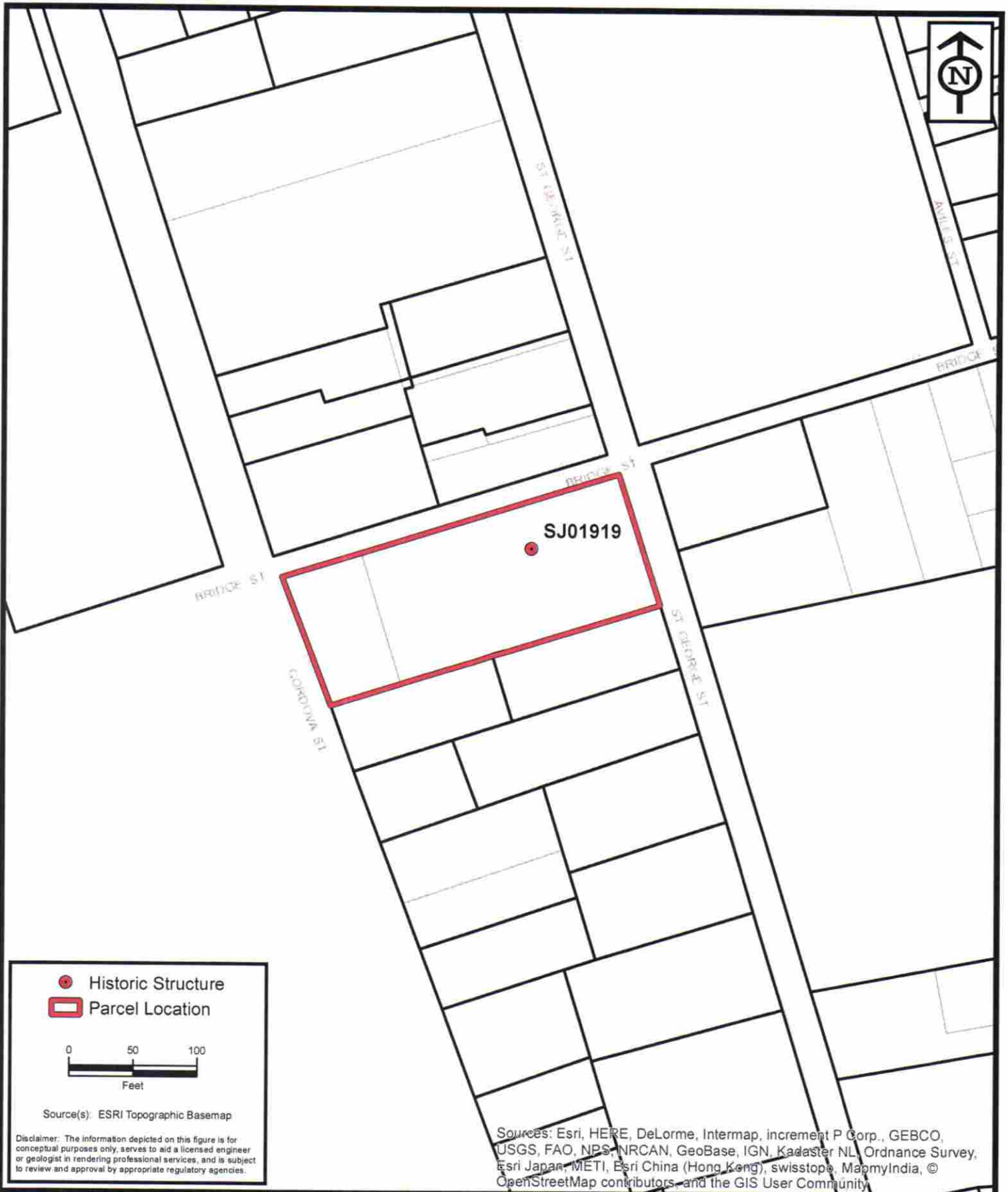
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01919
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



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Approved By:	PD
Figure:	2

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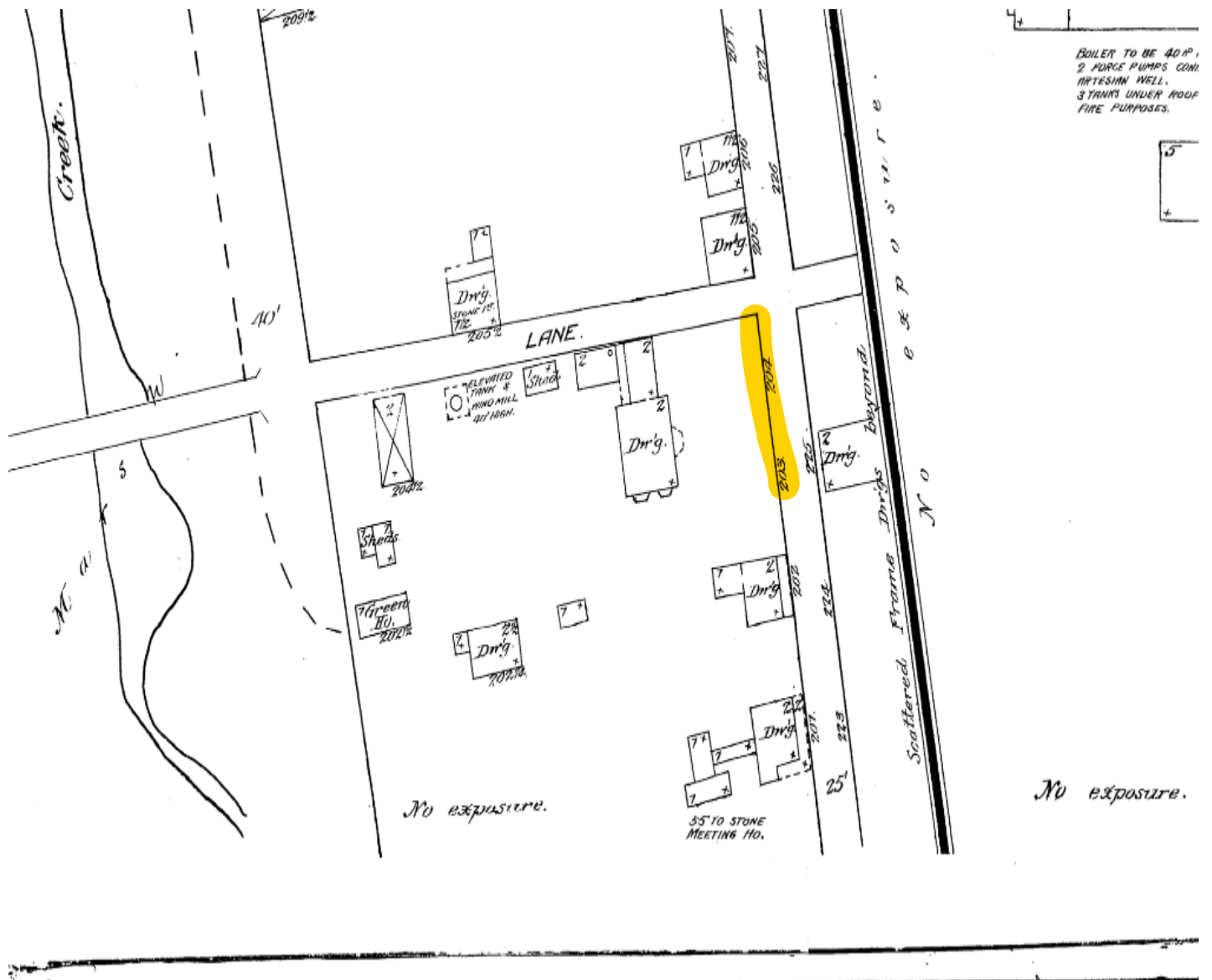
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Saint Augustine July 1884, Sheet 2

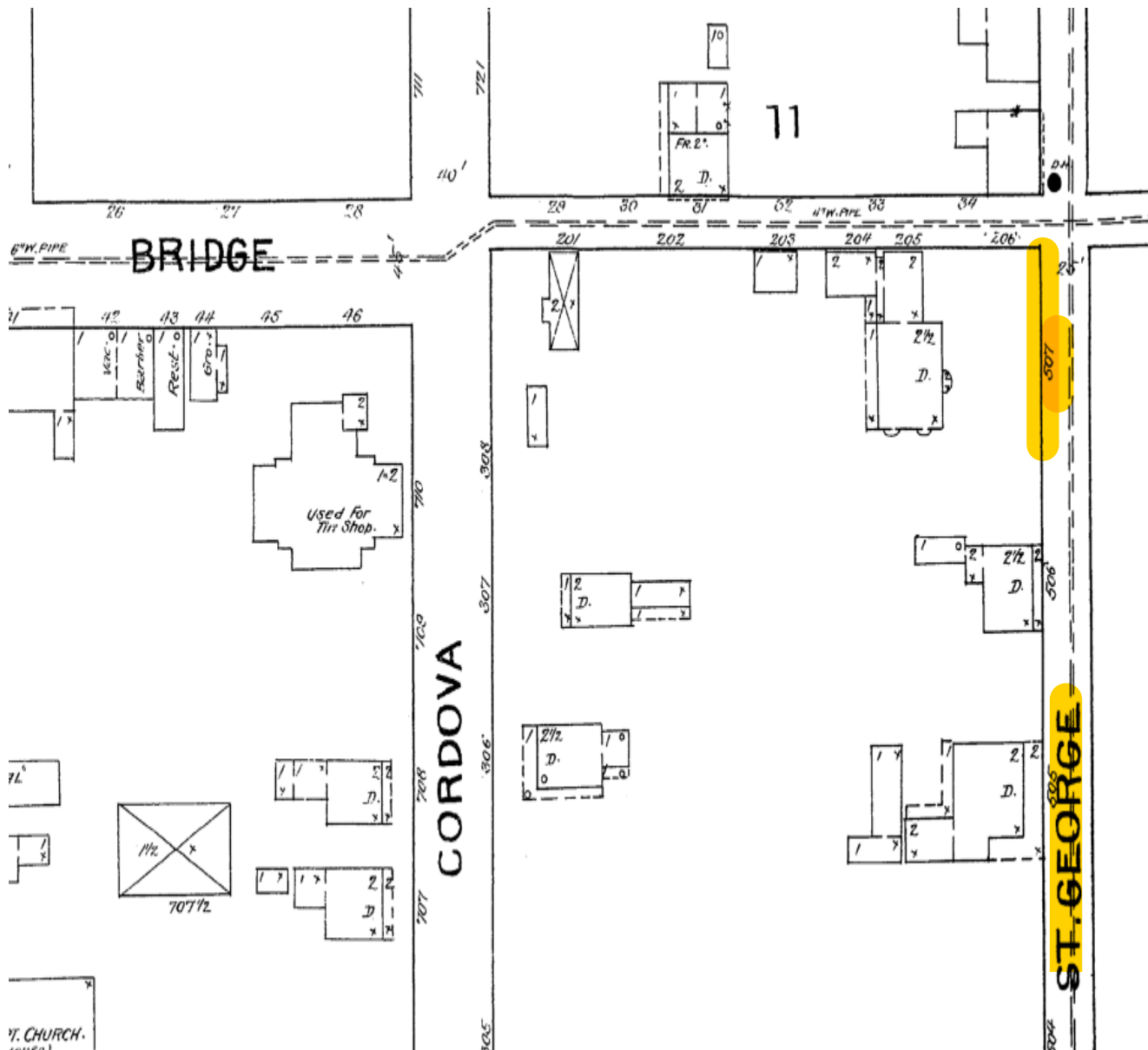


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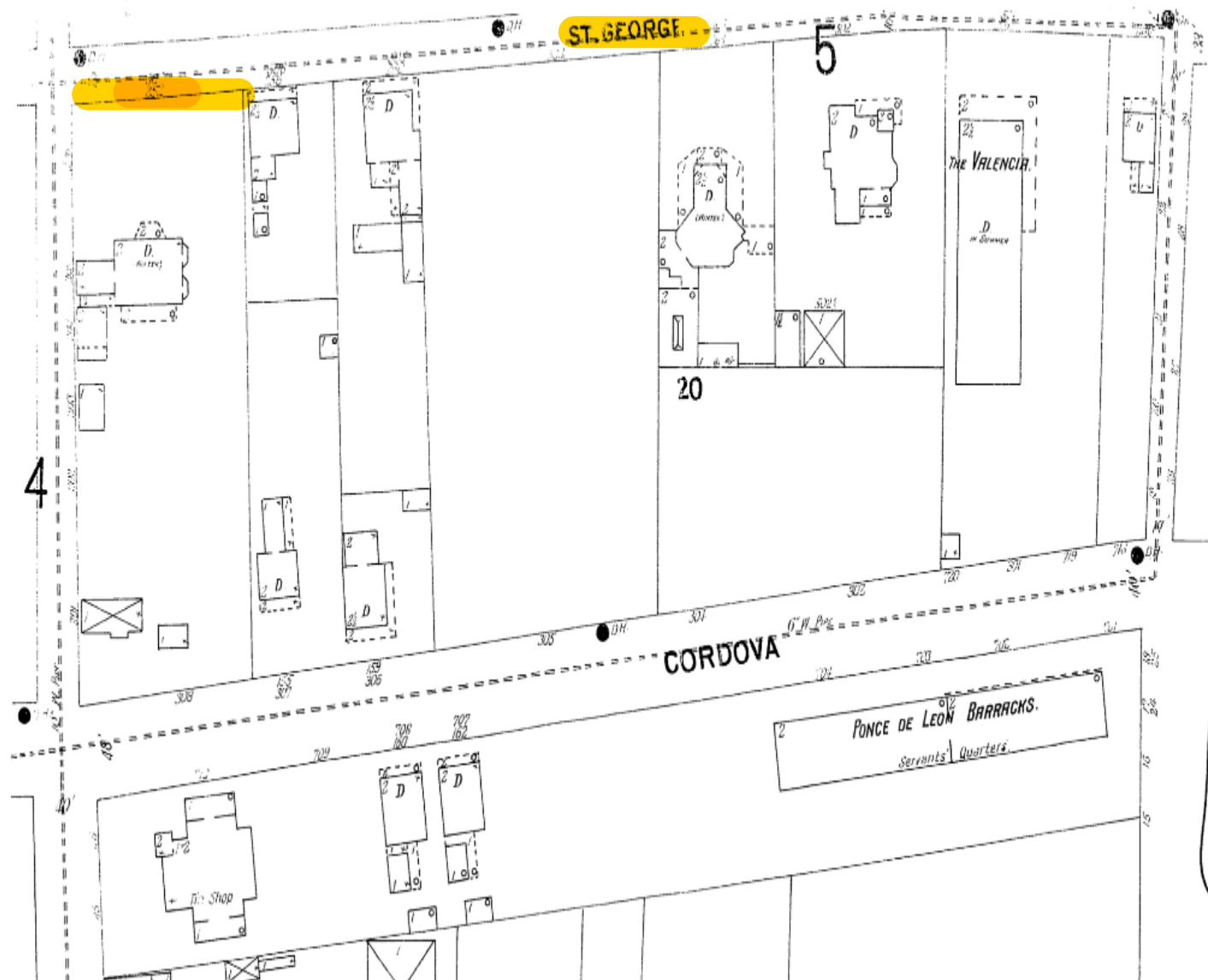
Saint Augustine Feb. 1893, Sheet 6



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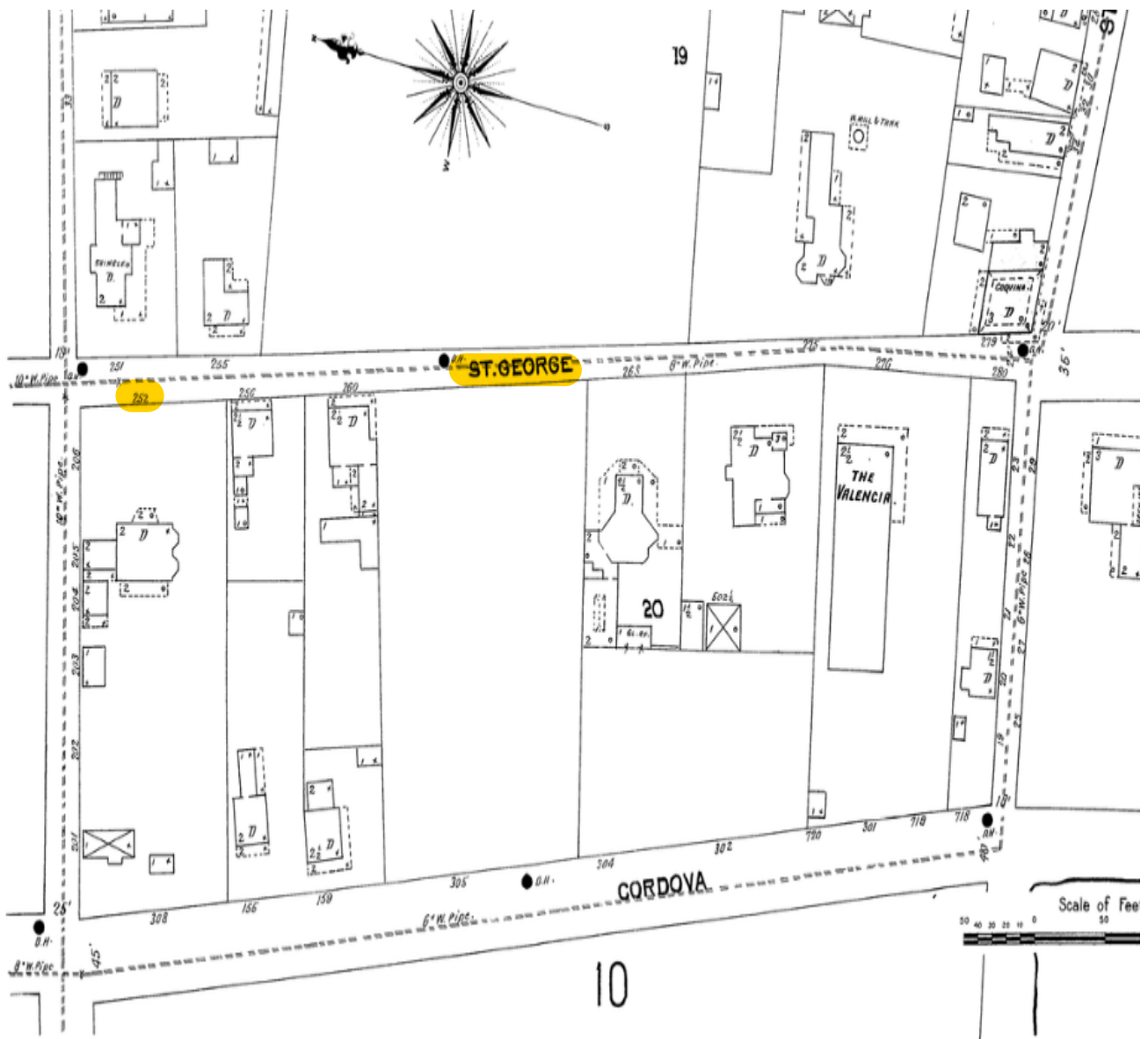
Saint Augustine Aug. 1899, Sheet 8



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Saint Augustine Mar. 1904, Sheet 5

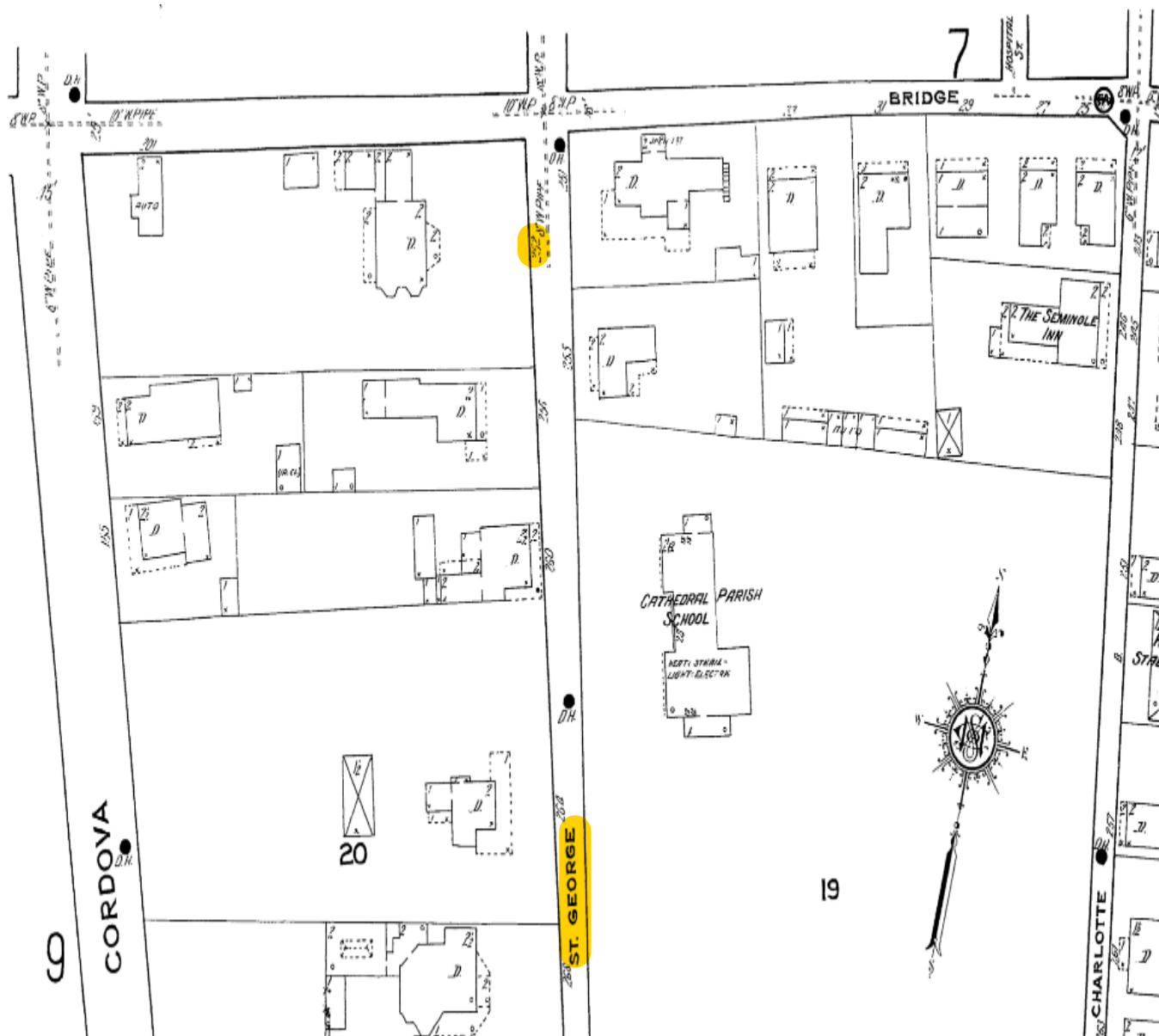


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Saint Augustine Dec. 1917, Sheet 10

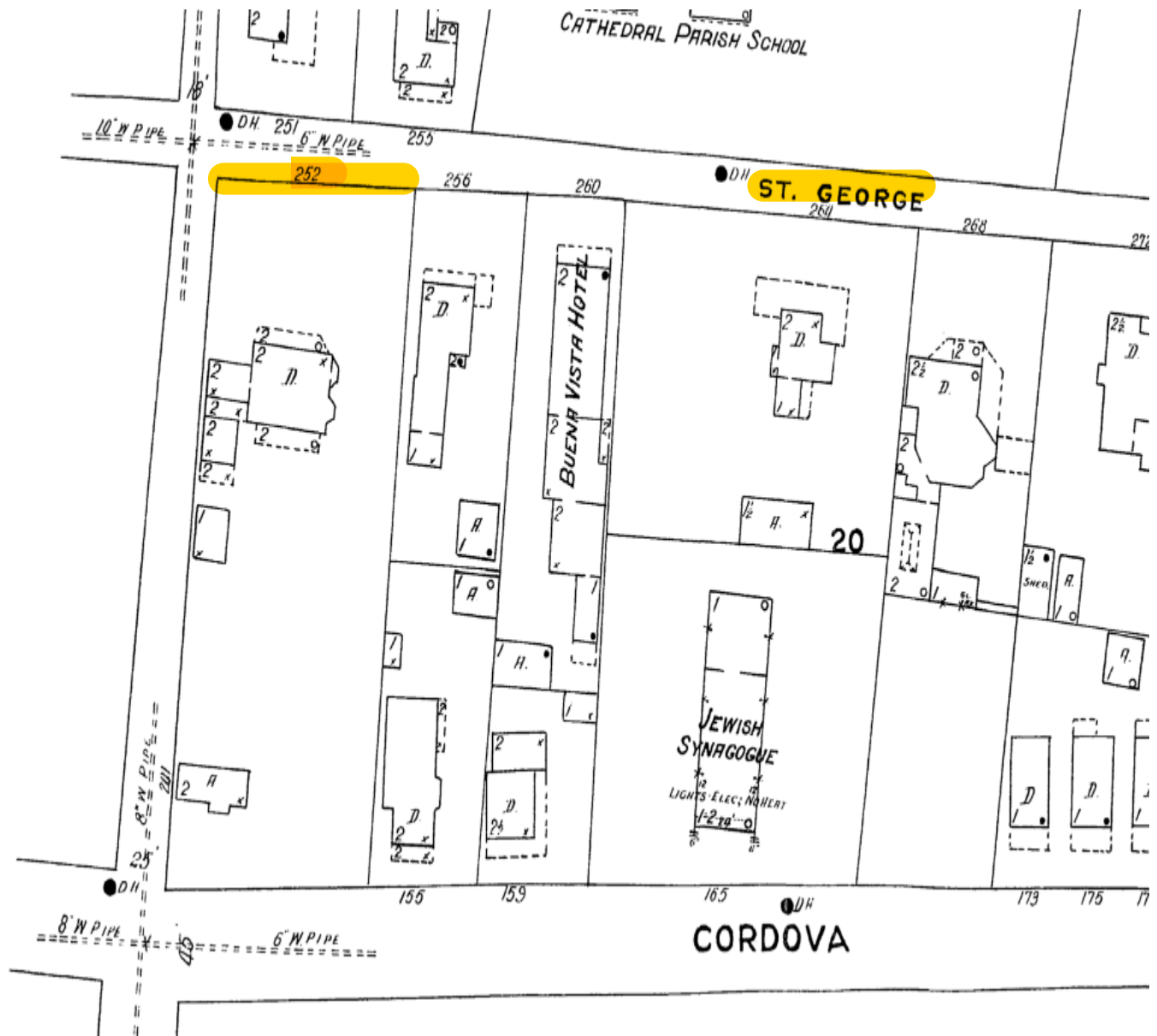


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 10



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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 13 Revised to 1947

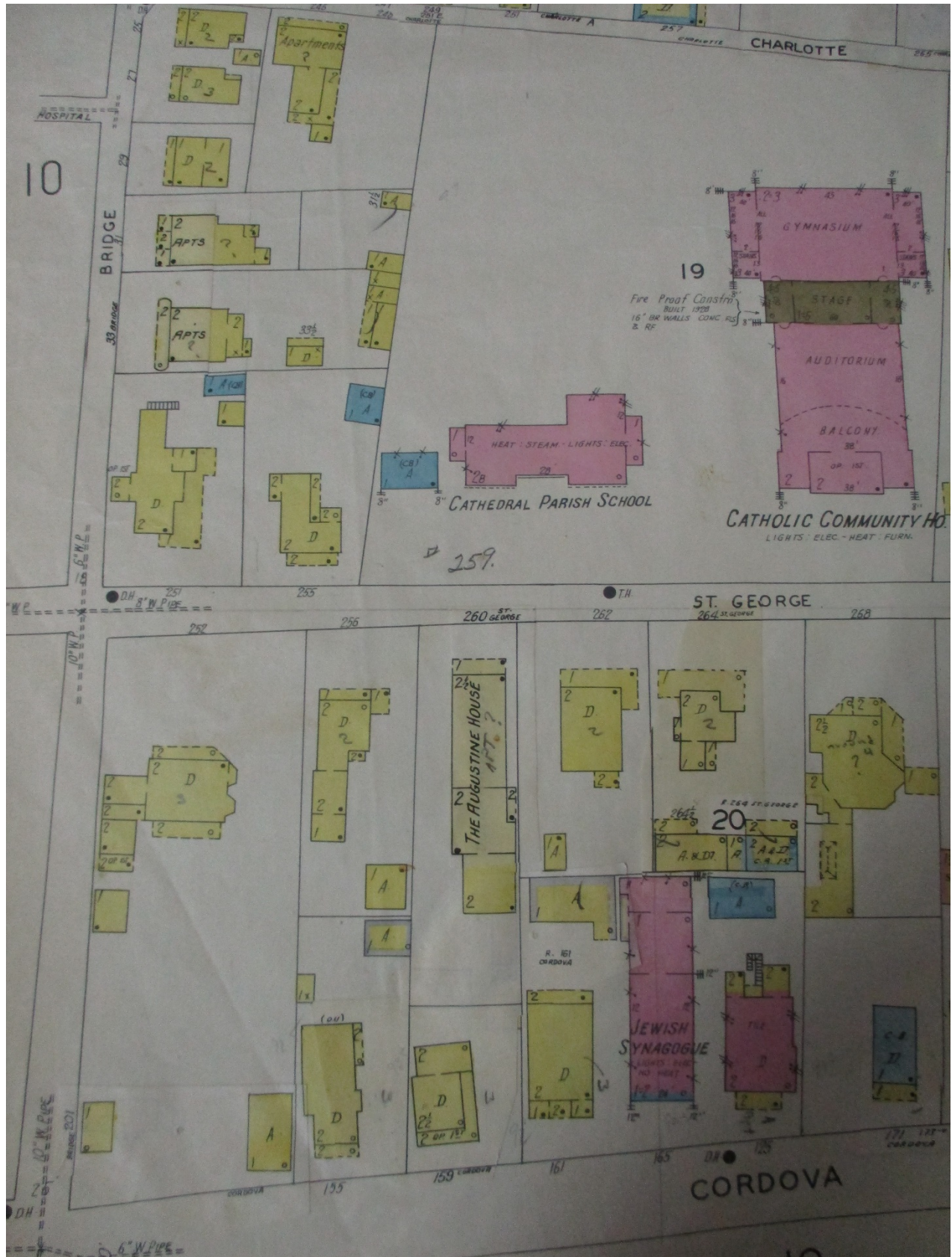


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St. Augustine Sanborn Maps: 1930 Revised to 1957 (Sheet 13)

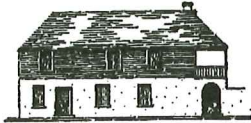
252 St. George Street



St. Augustine Sanborn Maps: 1930 Revised to 1961 (Sheet 13) 252 St. George Street



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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

Receipt No. 2035794
 Advertising Costs \$ _____ Postage \$ _____ Paid on _____

BDAC Project No. PL2021-0014
 Meeting Date: 2/18/21
 Receipt No. 2035794

1. NAME OF APPLICANT LES THOMAS
 Business (if applicable) LES THOMAS ARCHITECT
 Address 32 CORDOVA ST
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 824-9508 Other phone/email 826-6269
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER TARA OWEN / MARCUM FRANK
 Business (if applicable) _____
 Address 252 ST. GEORGE ST.
 City St. Aug State FL Zip Code 32004
 Daytime telephone (required) 1-914-714-8694 Other phone _____

3. PROJECT STREET ADDRESS 252 ST. GEORGE ST

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

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

- A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
- B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

NEW SCREEN ROOM TO THE WEST & REAR OF
THE EXISTING RESIDENCE

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 LES THOMAS
SIGNATURE OF APPLICANT [Signature] DATE 1-22-21
PRINT OWNER'S NAME TARA A. OWEN
SIGNATURE OF OWNER [Signature] DATE 1-22-21

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

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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

A MAP SHOWING A BOUNDARY SURVEY OF

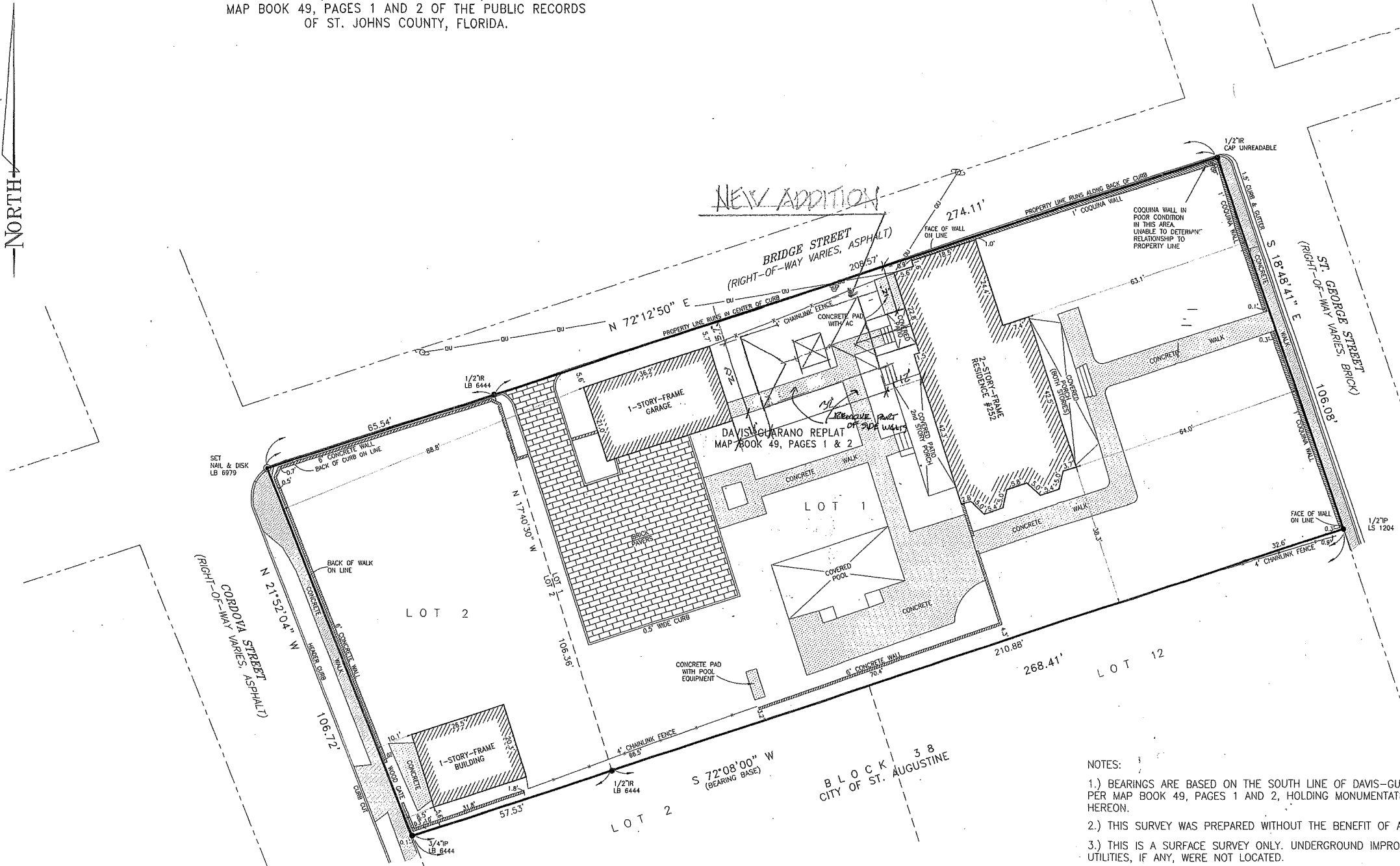
LOTS 1 AND 2, DAVIS-GUARANO REPLAT, ACCORDING TO
MAP BOOK 49, PAGES 1 AND 2 OF THE PUBLIC RECORDS
OF ST. JOHNS COUNTY, FLORIDA.

RECEIVED

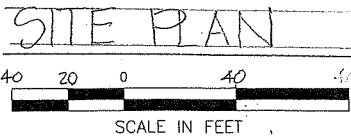
FEB 08 2021

Planning/Building Dept.

NORTH

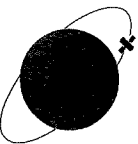


- LEGEND / ABBREVIATIONS
- IP DENOTES FOUND IRON ROD OR PIPE, AS NOTED
 - IP DENOTES IRON PIPE
 - IP DENOTES IRON ROD
 - WU DENOTES WATER METER UO
 - WU DENOTES WOODEN UTILITY POLE
 - WU DENOTES OVERHEAD UTILITY LINE
 - STOP DENOTES STOP SIGN
 - STOP DENOTES GENERAL INFORMATION SIGN
 - STOP DENOTES BLOCK OR COQUINA WALL



- NOTES:
- 1.) BEARINGS ARE BASED ON THE SOUTH LINE OF DAVIS-GUARANO REPLAT (S 72°08'00" W) PER MAP BOOK 49, PAGES 1 AND 2, HOLDING MONUMENTATION FOUND IN PLACE AND SHOWN HEREON.
 - 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
 - 3.) THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED.
 - 4.) ACCORDING TO THE ST. JOHNS COUNTY GIS WEB SITE, THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE. SAID WEB SITE REFERENCES FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 12109C0314H AND 12109C0318H, REVISED 9/2/2004. SAID WEB SITE ALSO STATES THAT FLOOD ZONE AE HAS A BASE FLOOD ELEVATION OF 9 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-8753
LICENSED BUSINESS
FLORIDA #0070 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3762



PROJECT No: C-15-2092
SURVEY DATE: 01/07/2015
CAD FILE: 15-2092.dwg
CHECKED BY: T. Durden
DRAWN BY: A. Wallen
FIELD WORK: G.S.
FB: 14-14, PGs.: 56-58

NEW SCREEN ROOM ADDITION
252 ST GEORGE STREET
ST. AUGUSTINE, FLORIDA

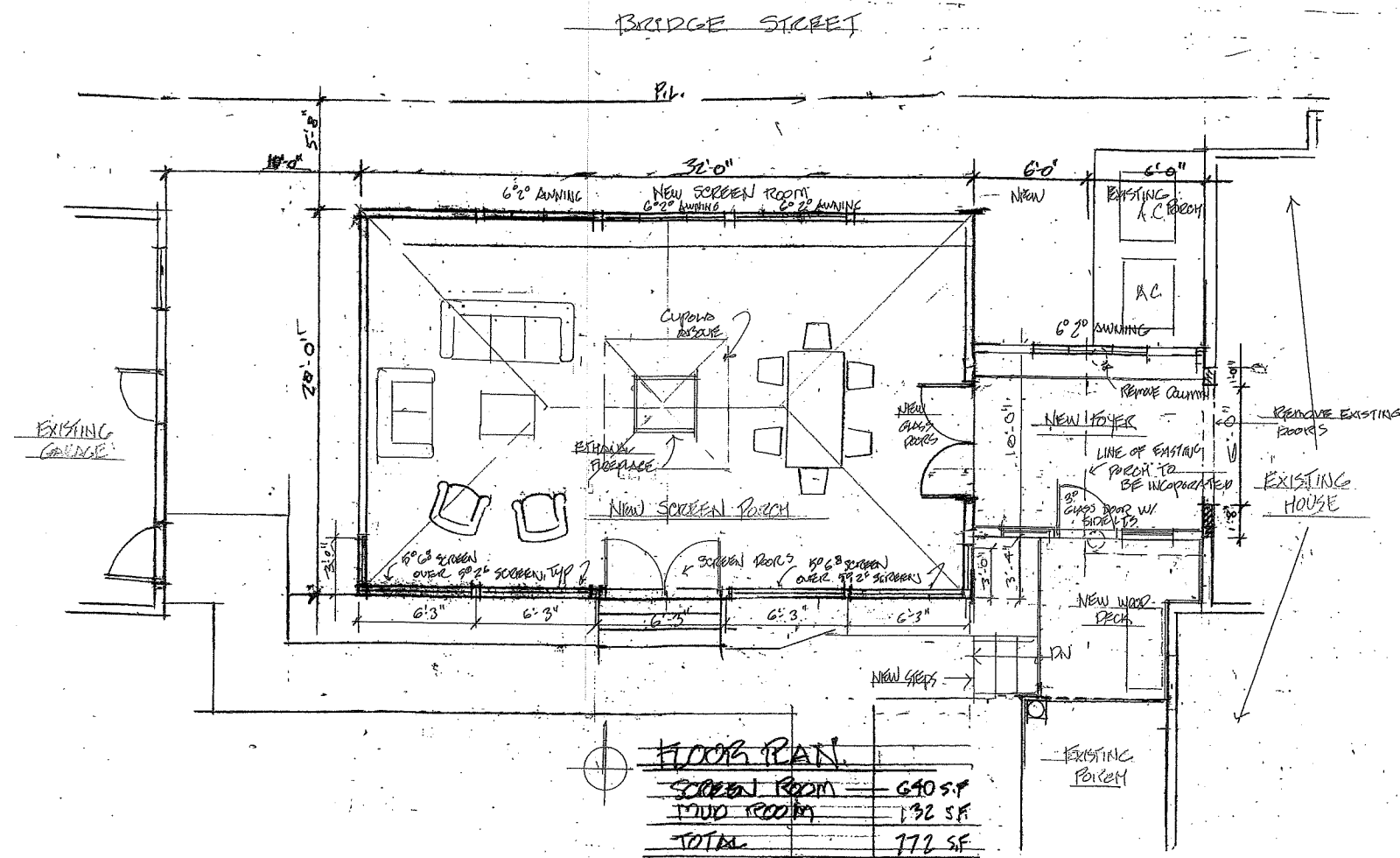
LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Date: 2-8-21
Scale: AS NOTED
Drawn:
File: AMP

SHEET

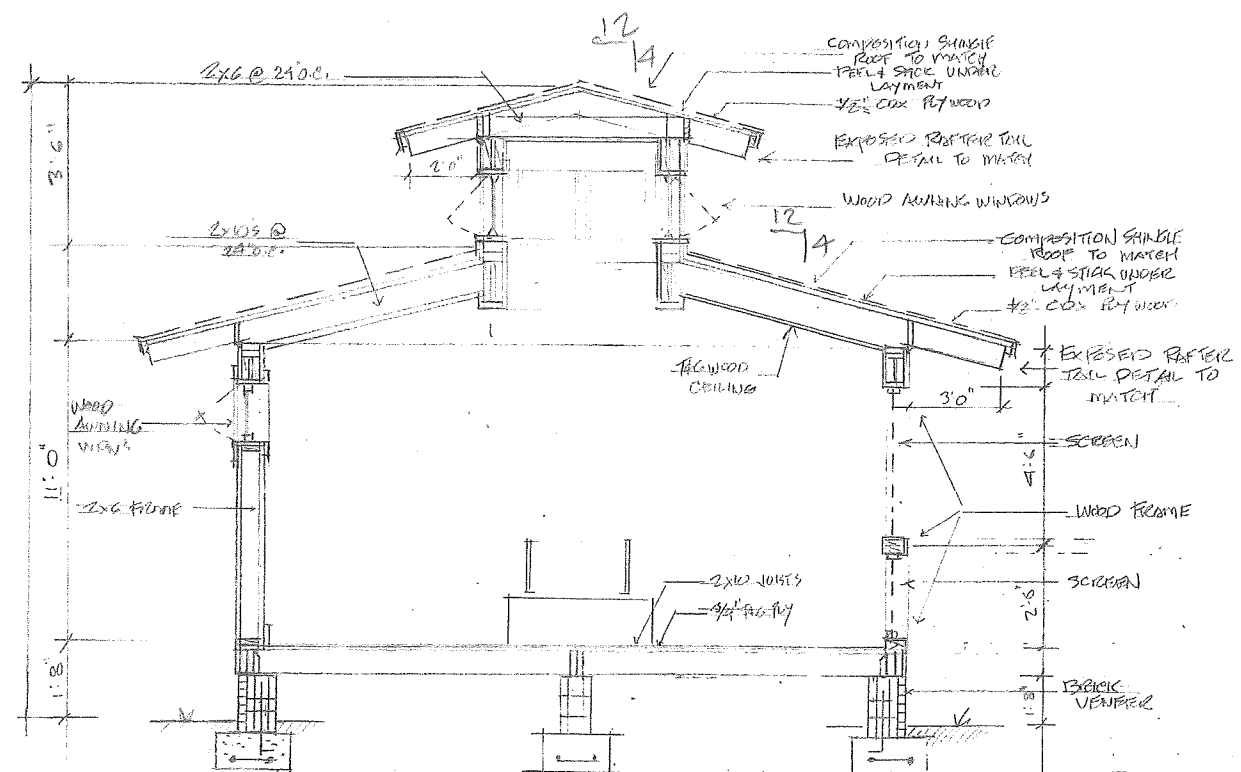
A1



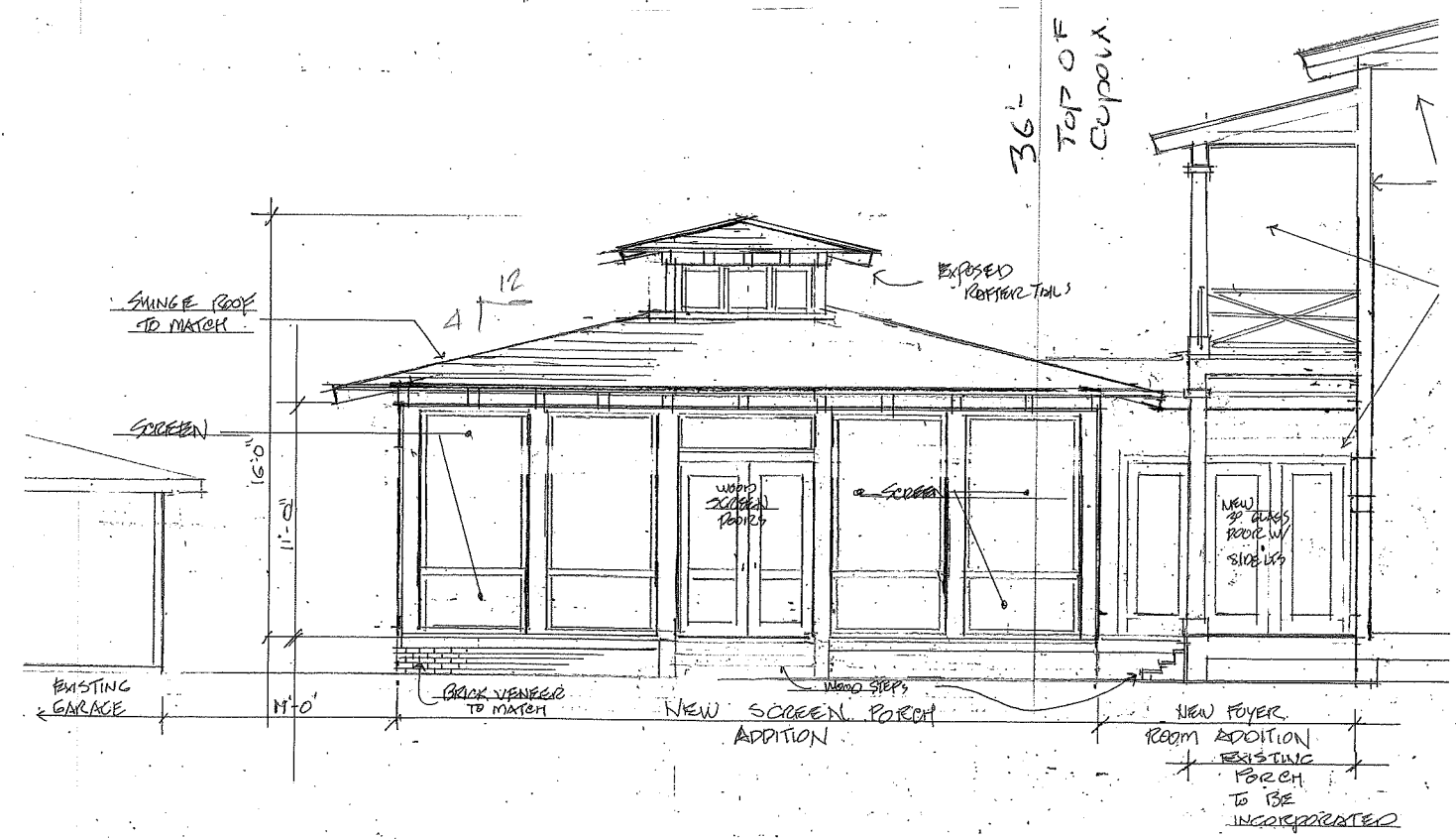
FLOOR PLAN

SCREEN ROOM	640 SF
POOD ROOM	132 SF
TOTAL	772 SF

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TYP. SECTION C SCREEN ROOM
1/8" = 1'-0"



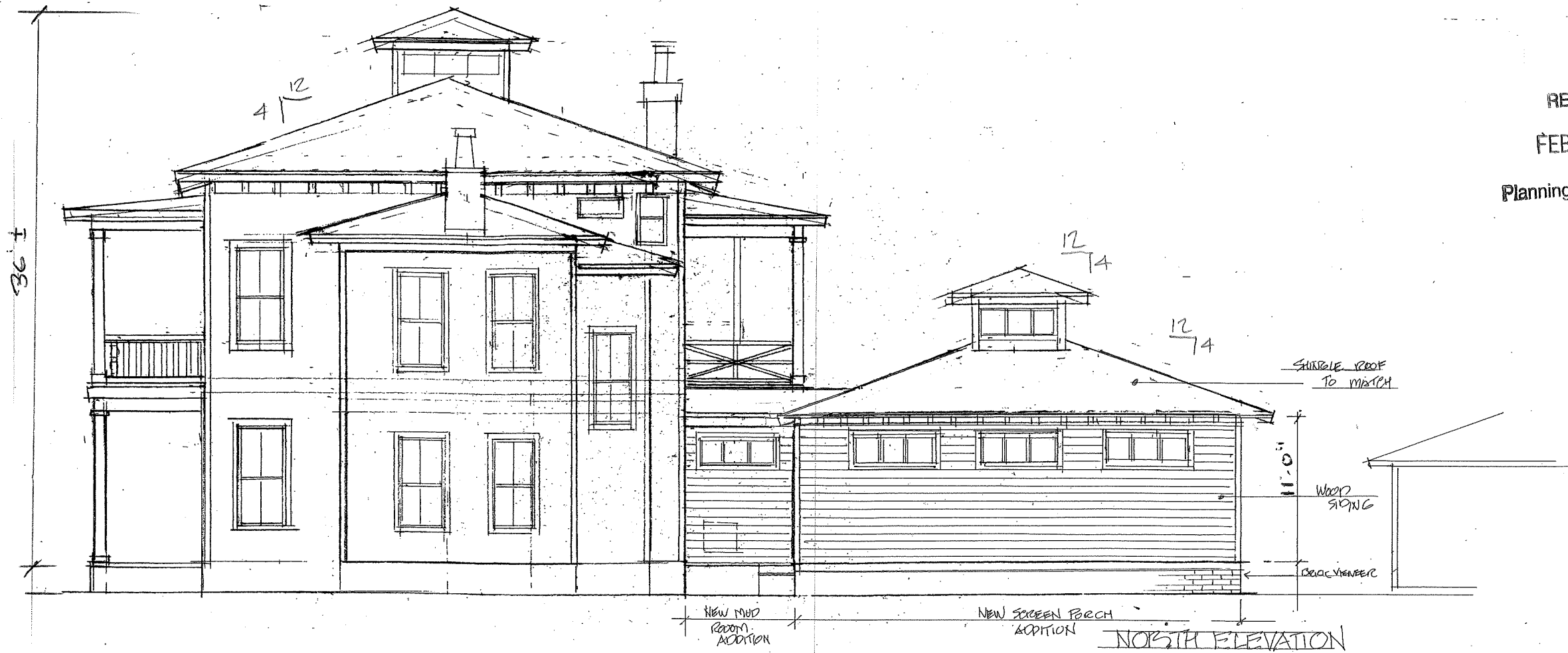
NEW SCREEN ROOM ADDITION
252 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

Date: 2-8-21
Scale: AS NOTED
Drawn:
File: AMP

SHEET

A2

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



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LES THOMAS
ARCHITECT

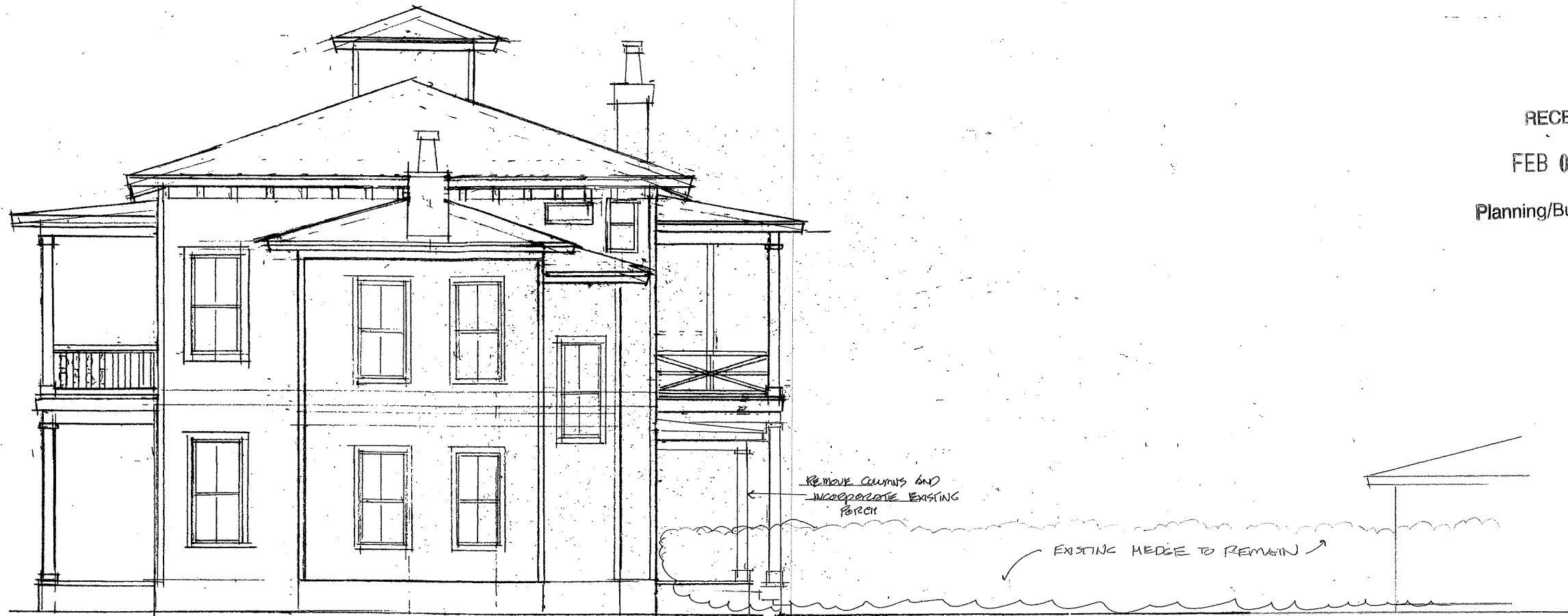
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW SCREEN ROOM ADDITION
252 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

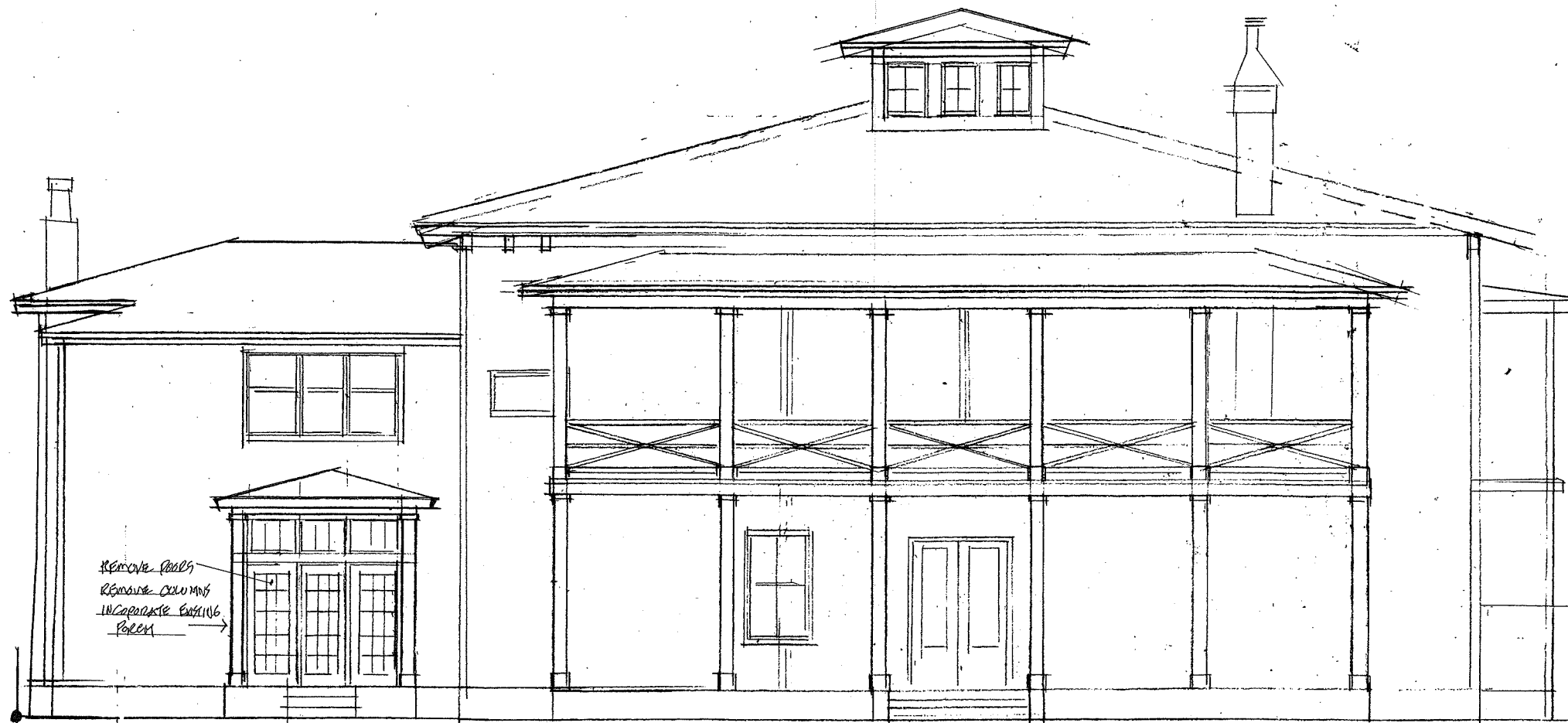
Date: 2.8.21
Scale: AS NOTED
Drawn:
File: AMP

SHEET

A3



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



EXISTING WEST ELEVATION

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FEB 08 2021

Planning/Building Dept.

LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW SCREEN ROOM ADDITION
252 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA

Date: 2-8-21
Scale: AS NOTED
Drawn:
File: AMP

SHEET

A4







Prepared by:

Lisa M. Byers

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

200443RL

Parcel Account Number: 199590-0000

(Space above for recording information)

Warranty Deed

This Indenture made this 8th day of June, 2020 BETWEEN Dilara Hafiz and Hamid Hafiz, Wife and Husband, GRANTOR*, whose post office address is 252 St. George Street, Saint Augustine, FL 32084, and Tara A. Owen, Trustee of the Tara A. Owen 2012 Revocable Trust dated January 20th, 2012 and and Malcolm Frank, Trustee of the Malcolm Frank 2012 Revocable Trust dated January 20th, 2012 GRANTEE*, whose post office address is 50 Cove Road, South Salem, NY 10590.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

Lot (s) 1 and 2, Davis-Guarano Replat, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 1 and 2, of the Public Records of St. Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2020 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

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

WITNESSES

Cecily Brown
Witness: *Cecily Brown*

Dilara Hafiz
Dilara Hafiz

Billie Farris
Witness: *Billie Farris*

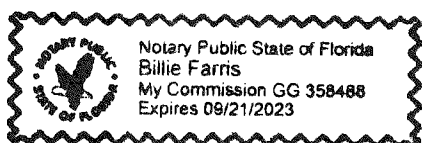
Hamid Hafiz
Hamid Hafiz

County of Saint Johns
State of Florida

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on **June 8th, 2020** by **Dilara Hafiz and Hamid Hafiz** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Billie Farris
Notary Public: *Billie Farris*
My commission expires: *09-21-2023*





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 \(PDF\)](#)

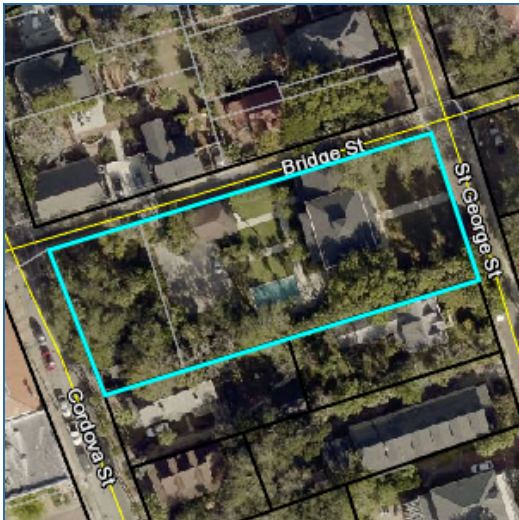
Summary

Parcel ID	1995900000
Location Address	252 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	49/1-2 DAVIS-GUARANO REPLAT LOTS 1 & 2 (FKA CITY OF ST AUG LOT 1 BLK 38) OR4959/541 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis-Guarano Replat
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.660
Homestead	N

Owner Information

Owner Name	Owen Tara A 2012 Rev Trust D: 01/20/2012 Et AL 50% Owen Tara A Trustee 0% Frank Malcolm 2012 Rev Trust D: 01/20/2012 50% Frank Malcolm Trustee 0%
Mailing Address	50 COVE RD SOUTH SALEM, NY 10590-0000

Map



Valuation Information

	2021
Building Value	\$560,943
Extra Features Value	\$44,978
Total Land Value	\$510,818
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,116,739
Total Deferred	\$0
Assessed Value	\$1,116,739
Total Exemptions	\$0
Taxable Value	\$1,116,739

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	\$578,751	\$44,978	\$510,818	\$0	\$0	\$1,134,547	\$866,495	\$318,052	\$816,495
2019	\$212,384	\$15,790	\$786,401	\$0	\$0	\$1,014,575	\$847,014	\$217,561	\$797,014
2018	\$216,809	\$17,375	\$786,401	\$0	\$0	\$1,020,585	\$831,221	\$239,364	\$781,221
2017	\$225,658	\$18,706	\$786,401	\$0	\$0	\$1,030,765	\$814,124	\$266,641	\$764,124
2016	\$234,507	\$19,843	\$714,910	\$0	\$0	\$969,260	\$797,379	\$221,881	\$747,379
2015	\$219,014	\$21,320	\$551,502	\$0	\$0	\$791,836	\$791,836	\$50,000	\$741,836
2014	\$170,115	\$22,796	\$496,351	\$0	\$0	\$689,262	\$689,262	\$0	\$689,262
2013	\$176,084	\$24,273	\$496,351	\$0	\$0	\$696,708	\$696,708	\$0	\$696,708
2012	\$179,069	\$25,749	\$496,351	\$0	\$0	\$701,169	\$701,169	\$0	\$701,169
2011	\$185,038	\$27,225	\$551,502	\$0	\$0	\$763,765	\$763,765	\$0	\$763,765
2010	\$188,022	\$28,702	\$612,780	\$0	\$0	\$829,504	\$606,537	\$272,967	\$556,537

Building Information

Building 1
Actual Area 5852
Conditioned Area 4718
Actual Year Built 1900
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 6
Baths 6.5

Category	Type	Pct
Exterior Wall	Wood	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	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	23 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2150	2150
FINISHED OPEN PORCH	0	296
FINISHED OPEN PORCH	0	256
FINISHED UPPER STORY	2055	2055
FINISHED OPEN PORCH	0	50
FINISHED OPEN PORCH	0	208
FINISHED OPEN PORCH	0	296
FINISHED OPEN PORCH	0	28
BASE AREA	70	70
FINISHED UPPER STORY	443	443
Total SqFt	4718	5852

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	120
Garage	0	0	0	0	520
Pool (Concrete)	0	0	0	0	416
Kool Deck	0	0	0	0	1031
Masonry Wall	0	0	0	0	600
Garage Apartment	0	0	0	0	750
Storage Building	0	0	0	0	252
Masonry Wall	0	0	0	0	1290

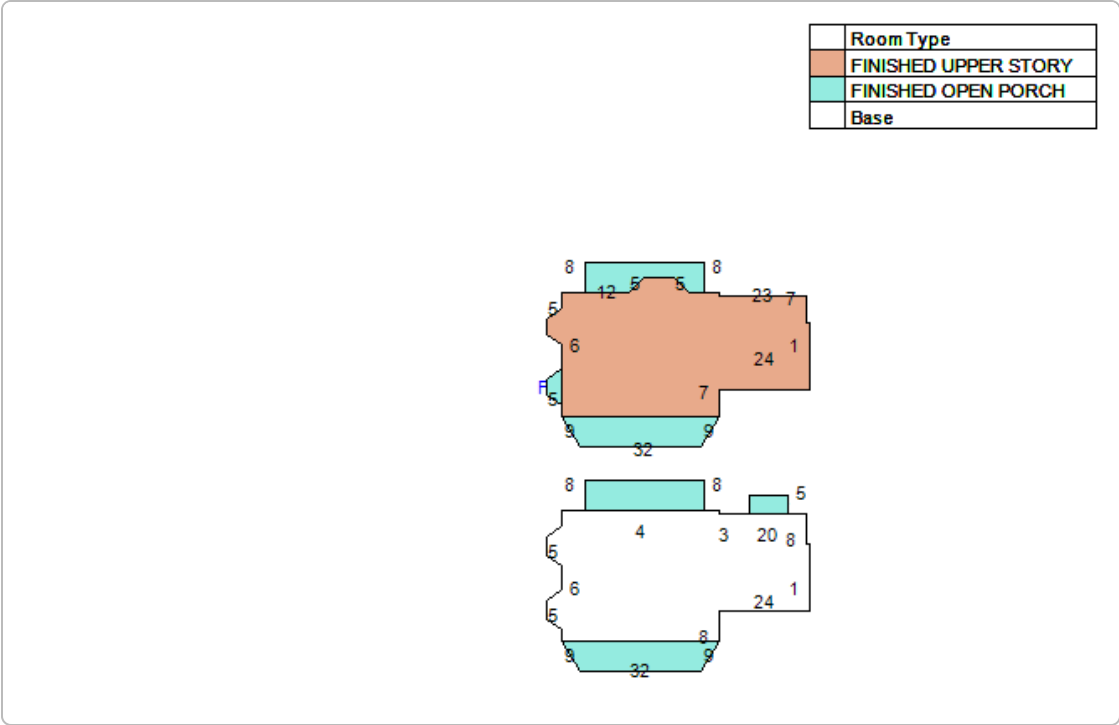
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	107	275	107	EF	\$510,818

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/8/2020	6/8/2020	\$1,400,000.00	WARRANTY DEED	4959	541	Q	I	HAFIZ DILARA,HAMID	OWEN TARA A 2012 REV TRUST D: 01/20/2012 ET AL
10/6/2014	10/3/2014	\$100.00	QUIT CLAIM DEED	3939	556	U	I	HAFIZ DILARA JOINED BY HAMID	HAFIZ DILARA,HAMID
7/25/2014	6/18/2014	\$870,000.00	WARRANTY DEED	3908	984	U	I	BANK OF AMERICA NA	HAFIZ DILARA
3/26/2014	3/24/2014	\$750,500.00	CERTIFICATE OF TITLE	3860	55	U	I	DAVIS HOWARD W & DAVIS TINA G AKA/VITINA GUARANO	BANK OF AMERICA NA
7/23/2012	7/18/2012	\$0.00	LIS PENDENS	3589	1969	U	I	BANK OF NEW YORK MELLON VS:	DAVIS TINA G AKA/VITINA GUARANO
	3/18/2009	\$0.00	FINAL JUDGMENT	3174	1793	U	I	DAVIS HOWARD W,TINA G	DAVIS HOWARD W & DAVIS TINA G
	10/1/1989	\$200,000.00		861	687	Q	I		DAVIS HOWARD W,TINA G

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

Detail by Entity Name

Florida Profit Corporation

LES THOMAS ARCHITECHT INC.

Filing Information

Document Number	K01082
FEI/EIN Number	58-1765775
Date Filed	11/06/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/1990

Principal Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084 UN

Changed: 06/12/2012

Mailing Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Changed: 04/30/1990

Registered Agent Name & Address

THOMAS, LESLIE J.
32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Address Changed: 03/19/1991

Officer/Director Detail

Name & Address

Title D

Thomas, Leslie J
32 CORDOVA STREET
ST. AUGUSTINE, FL

Title D

Officer, Catherine A

Oakes, Catherine A
 32 CORDOVA STREET
 ST. AUGUSTINE, FL

Annual Reports

Report Year	Filed Date
2018	04/09/2018
2019	04/23/2019
2020	04/13/2020

Document Images

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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 18, 2021 Meeting**



Application PL2021-0016

Address: 4 Mc Williams Street

Applicant: Nell Johnson

Property Owner: Charles R. Hobbs & Dorothy A. Hobbs

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

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ01357
National Register:	N/A	Construction date:	c. 1924 - 1930
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1089200001		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the Ravenswood neighborhood of West Augustine, the one-story residential building is located on the northwest corner of Mc Williams Street and Palmer Street.
- Constructed between 1924 and 1930, the Mediterranean Revival styled building is covered with textured stucco and has a flat roof with castellated parapet that steps downward to the rear of the house and had a previously existing castellated porch frieze, according to the Florida Master Site File's original survey. Currently, only the center portion of the metal shed roof and center steps remain over the front porch that previously extended across most of the front façade / south elevation. Three-over-one wood window sashes are on the front façade and on the south end of the east elevations and mid-way on the west elevation. One-over-one aluminum frame windows are also on the east and west elevations. An addition with wood siding on the north and west elevations and vinyl siding on the east elevation that wraps to part of the north elevation and a flat shed roof projects from the rear/north elevation of the building. This may be the rear porch that is visible on all of the Sanborn maps referenced from 1930 on, but has been altered over time, enclosed on both ends, and a portion incorporated as interior space with aluminum sash jalousie windows on the northwest side of the home. To the rear or north of the house and extending to the west property line is a detached outbuilding with front facing gable roof, wood shake cladding, and a shed roof covered extension on the east facade.
- Mc Williams Street does not appear on Sanborn Maps until the 1930 publication. On the 1930 map through the versions revised to 1961, the house is shown with a similar rectangular footprint, but only with a one-story porch indicated on the rear. A one-story detached stable structure is shown to the rear or north of the house only on the 1930 revised to 1947 Sanborn and appears to be more eastward and at a different orientation than the existing outbuilding. On the 1930 Sanborn, an auto repair shop located on the lot to the east does not appear on subsequent maps and the open lot that remained is now part of the same parcel as 4 Mc Williams Street.
- 4 Mc Williams has a unique architectural style for West Augustine. Based on evidence related to a different Mediterranean Revival styled building, a likely connection may exist between the Mediterranean Revival styled buildings in the Santa Rosa subdivision and local architect Fred Henderich's residential architecture. To confirm any actual connection to the subject building, further research would be necessary. The updated Florida Master Site File survey, completed in 2020 and attached, indicated the building could be considered as contributing to a historic district.
- While some of architectural integrity of the original building block's exterior visually remains like the castellated parapet, the rough textured stucco work on the elevations that did not suffer from damage resulting from the fire, and many of what are likely the original wood windows, there is significant deterioration of the existing building materials, especially visible on the interior. According to the applicant, there has been possibly two fires that occurred inside the building, possibly in 2018 and more recently. The house's interior has been open to a hole in the roof, with moisture damage visible, and the charred wood lath is visible around the fireplace extends upward above the ceiling joists. Extensive insect damage to wood members under the house is also evident.
- The applicant submitted roof quotes and a letter from Alpha Foundations indicating the house is too damaged for repair, with the wood too deteriorated "and the conditions would be unsafe for us to try to stabilize or work under the home."
- City Directory Research revealed there were no long-term owners during the period of significance.
- The applicant submitted renderings of potential replacement designs. 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 4 Mc Williams Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. Archival documentation as per Section 28-89(2)d6: In accordance with Sec. 28-89(2)d6 ...the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.
2. For any salvagable historic materials, including the wood windows, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1924-1930, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale as the numerous one-story residential buildings that are in the immediate area.
- 3. The impact of the loss of the structure on the streetscape.** The building has a unique typology for the area. While it is visibly deteriorated with damage to the interior especially, the building has a unique form and historic character that contributes to the historic integrity of the streetscape.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** Renderings were submitted for potential replacement structures 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 listed on the Florida Master Site File but is not located in a district. While there currently is no National Register Historic District in West Augustine, the Florida Master Site File indicated it could be eligible as contributing to a district.
- 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, but has a unique architectural style for the area.
- 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 Mediterranean Revival style. The original block of the building has a unique form and historic character for the neighborhood and has an authentic historic 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 Mediterranean Revival style is not commonly found throughout West Augustine especially, so is unique for this 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 has a unique historic architectural style and characteristics that would be difficult to reproduce authentically with new construction.
- 10. The justification for the proposed demolition.** The applicant indicated based on the damage to the building, demolition was desired to proceed with the redevelopment of the property.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD 2021-0016
4 McWilliams Street
February 18, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
4 Mc Williams Street



Front Façade / South Elevation

STAFF PHOTOGRAPHS

4 Mc Williams Street



Front Façade / South Elevation's front porch

STAFF PHOTOGRAPHS

4 Mc Williams Street



West Elevation

STAFF PHOTOGRAPHS
4 Mc Williams Street



West Elevation

STAFF PHOTOGRAPHS

4 Mc Williams Street



West Elevation and northwest corner

STAFF PHOTOGRAPHS

4 Mc Williams Street



Southeast corner and clay barrel roof tiles found at rear of property

STAFF PHOTOGRAPHS
4 Mc Williams Street



East Elevation

STAFF PHOTOGRAPHS

4 Mc Williams Street



Rear porch on north elevation

STAFF PHOTOGRAPHS
4 Mc Williams Street



STAFF PHOTOGRAPHS

4 Mc Williams Street



Insect damage to wood
members under building

STAFF PHOTOGRAPHS

4 Mc Williams Street



Detached outbuilding to the rear/north of building

STAFF PHOTOGRAPHS

4 Mc Williams Street



Detached outbuilding to the rear/north of building: Interior

STAFF PHOTOGRAPHS

4 Mc Williams Street



To the rear (north) and to the east of building

STAFF PHOTOGRAPHS

4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS

4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS
4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS
4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS

4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS

4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS
4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS
4 Mc Williams Street: Interior



STAFF PHOTOGRAPHS

4 Mc Williams Street



Looking east and south from building
(formerly property of 2 Mc Williams)

STAFF PHOTOGRAPHS

4 Mc Williams Street: Context Area



Subject property,
house to the west,
and looking west
on Mc Williams Street



STAFF PHOTOGRAPHS

4 Mc Williams Street: Context Area



Looking north and south down Palmer Street

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ1357 1009==
Site Name: 4 McWilliams Street 830== Survey Date: 7907 820==
Address: 4 McWilliams Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Ravenswood 34A 5,6, and E 86' of 8 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Hobbs, Charles R. and Dorothy ;
Address: 4 McWilliams Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 468044 3307433 890== Location: T07S R29E N41 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1930 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Mediterranean Revival 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco, textured _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 3/1, metal awning 942==
Foundation: piers 942==
Roof Type: Flat parapet 942==
Secondary Roof Structures: Shed porch 942==
Porches & Balconies: 1 story open front porch _____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Built-up; composition roll 882==
Ornament Exterior: Castellated parapet; porch frieze _____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 0 954== Stories: 1 950==
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

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Mediterranean Revival residence was constructed between 1924 and 1930. Significant details include a castellated parapet and a porch frieze.

The Ravenswood area contains one of the more extensive Victorian residential developments in St. Augustine, particularly along Masters Drive and Spring Street. Later infill, on previously vacant land, was largely influenced by the early 20th century Bungalow style. There are a number of post-World War II tract developments on the fringes of older neighborhoods. On the north, the 1920's Florida Boom Period development of Santa Rosa left a number of substantial Mediterranean Revival residences. Because of the sparse early development, many areas were used for agriculture and some of the old buildings still have unusually large lots. The once-famous scenic drive "Around the Horn" went through this part of town. "Ponce de Leon Springs" was a tourist attraction in this area. Ravenswood today is threatened generally by drainage problems, traffic along Masters Drive, some housing deterioration, and the zoning of residential areas into commercial categories.

HISTORY

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] The northernmost and largest tract was granted in 1785 to Francisco and Juan Triay, two enterprising Minorcan farmers, and extended from Oyster Creek to present-day Theodore Street. Between 1794 and 1822 the land was the property of Corsican Jose Peso de Burgo, a prosperous local merchant, who developed some of the first commercial orange groves in Florida and constructed a plantation home.[2] West Point graduate, Col. Francis Dancy, mayor of St. Augustine from 1838-40

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.
2. Ibid.; Biographical File, SAHS.
3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.
4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical

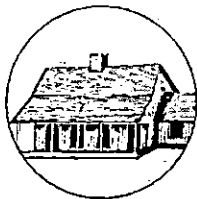
and son-in-law of Territorial Governor, Robert Reid, acquired the property in 1837.[3] The section of Dancy tract generally north of King Street was purchased in 1870 by John F. Whitney of New York, a relative of Eli Whitney and founder of the St. Augustine Press. Whitney subdivided the land in 1874, thereby creating the first subdivision in West Augustine, but restricted property owners to Northerners only. Whitney's Ravenswood developed much more slowly than planned, with most construction dating from the 20th century, although sections of earlier development remain. Ravenswood has been resubdivided into nine subdivisions between 1888 and 1926, including Greeno and Dancy Tracts and H. L. Fulger, the later bearing the name of a Black employee of the Florida East Coast Railway.[4]

The residence at 4 McWilliams Street was the home of John E. Lane, proprietor of Lane's Wood Yard at 2 McWilliams.[5]

Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.

5. St. Augustine City Directory, 1934.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Site#8 **SJ01357**
 Field Date 1-17-2020
 Form Date 2-18-2020
 Recorder # MAP

Site Name(s) (address if none) 4 MC WILLIAMS ST Multiple Listing (DHR only) _____
 Survey Project Name St. Augustine Survey Part IV Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☒ unknown

LOCATION & MAPPING

Address: 4 MC WILLIAMS ST
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 29E Section 41 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1089200001 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 17 00 00 00 Northing 17 00 00 00
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Ca From (year): 1930 To (year): _____
 Current Use Vacant From (year): _____ To (year): 2020
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature: roof, some windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature: rear addn
 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 Demolition review

DESCRIPTION

Style Mission Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. 3.
 Roof Type(s) 1. Flat 2. Shed 3.
 Roof Material(s) 1. Composition roll 2. 3. metal
 Roof secondary strucs. (dormers etc.) 1. Shed extension 2.

Windows (types, materials, etc.)

single and paired 3/1 and 1/1 sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

textured stucco exterior, flat roof w shaped parapet and metal cap, symmetric facade, rear addn w vinyl exterior & shed roof

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

corner lot, rear shed

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner Objection

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

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Concrete Block 2. Brick

Main Entrance (stylistic details)

slightly off center wood door w multi lights flush w facade under shed extension

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

centrally located shed extension over wood deck and stair case, masonry knee walls

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

Narrative Description of Resource

This 1930 Mission building is in deteriorated condition. It has a Flat roof, Stucco, and is 1 story.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☒ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☒ property appraiser / tax records☐ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☐ historic photos☐ interior inspection☐ HABS/HAER record search☒ other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

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

There are no known significant architectural associations or features and as such it is not individually eligible. It would 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-Jacobs Affiliation Environmental Services, Inc.Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)**Required Attachments****① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

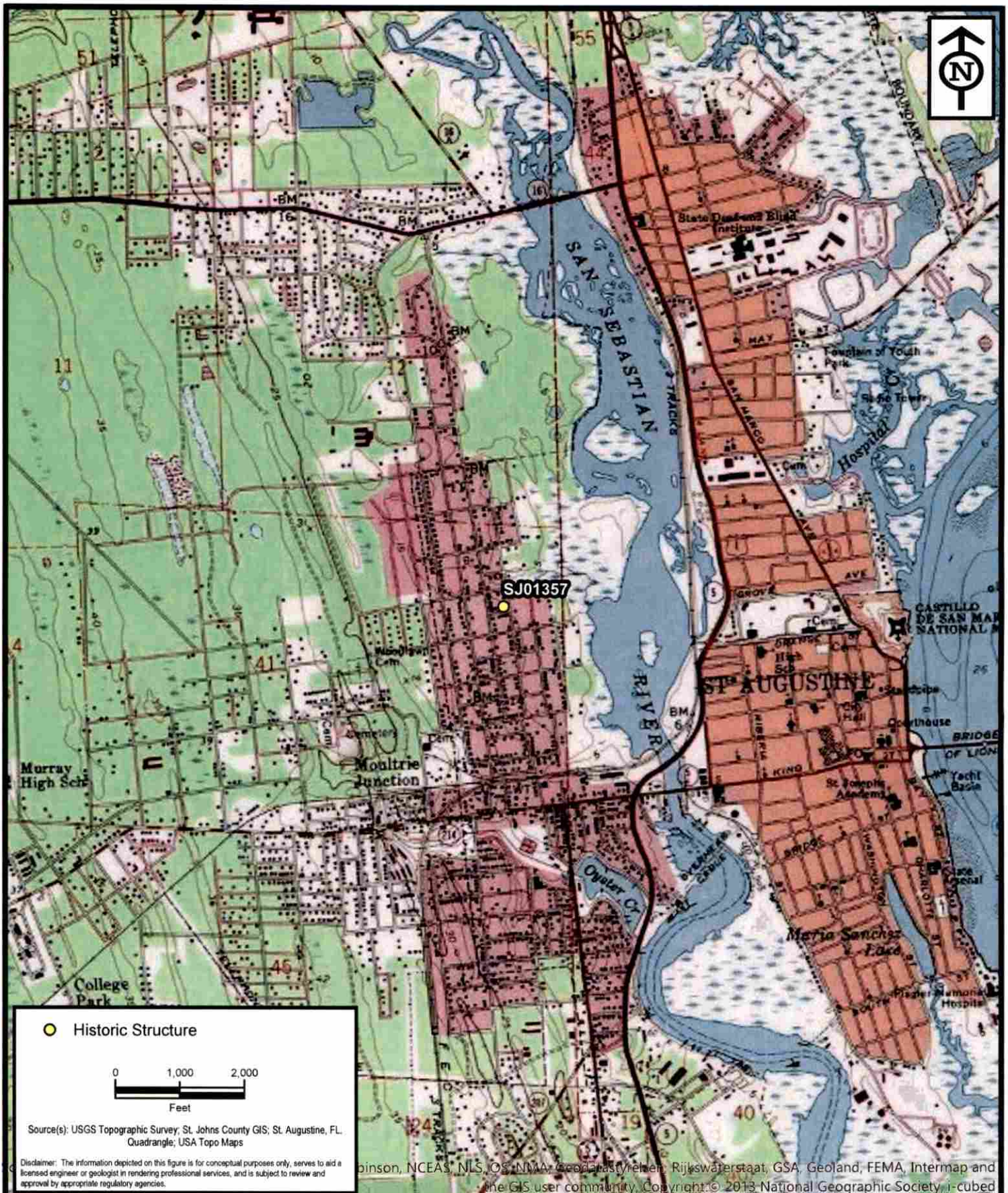
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ01357

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

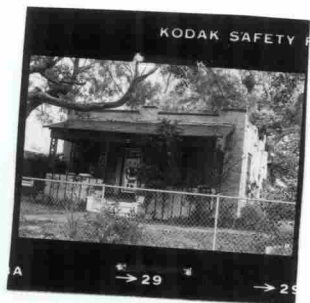
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01357

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2





BEWARE
OF THE DOG

POSTED
NO TRESPASSING
KEEP OUT



NO TRESPASSING
LOHARY & LUTTRELL, CHARTER
PROPERTY MANAGEMENT

ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 29



NON-COMMERCIAL USE ONLY

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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 29 REVISED to 1947

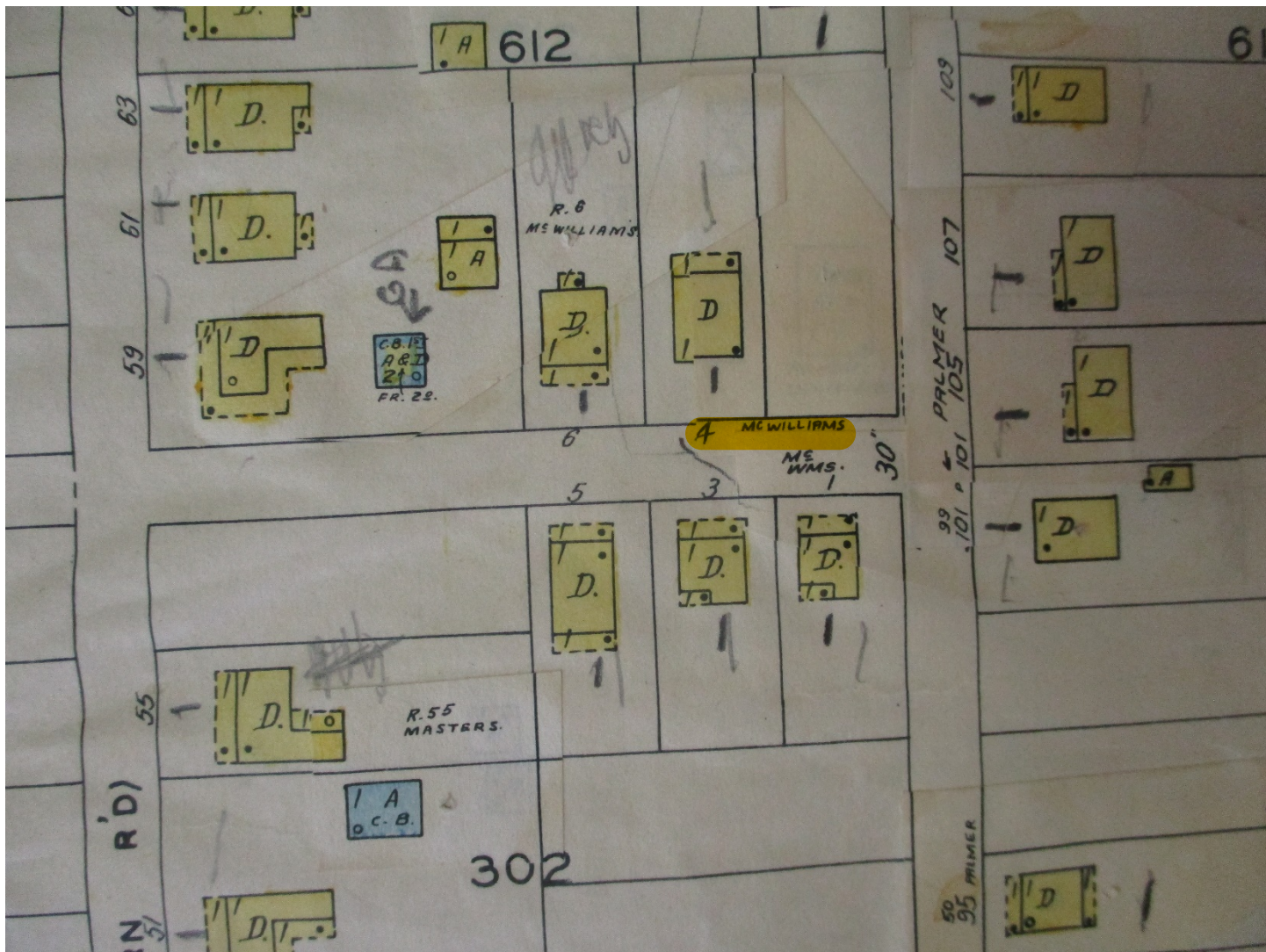


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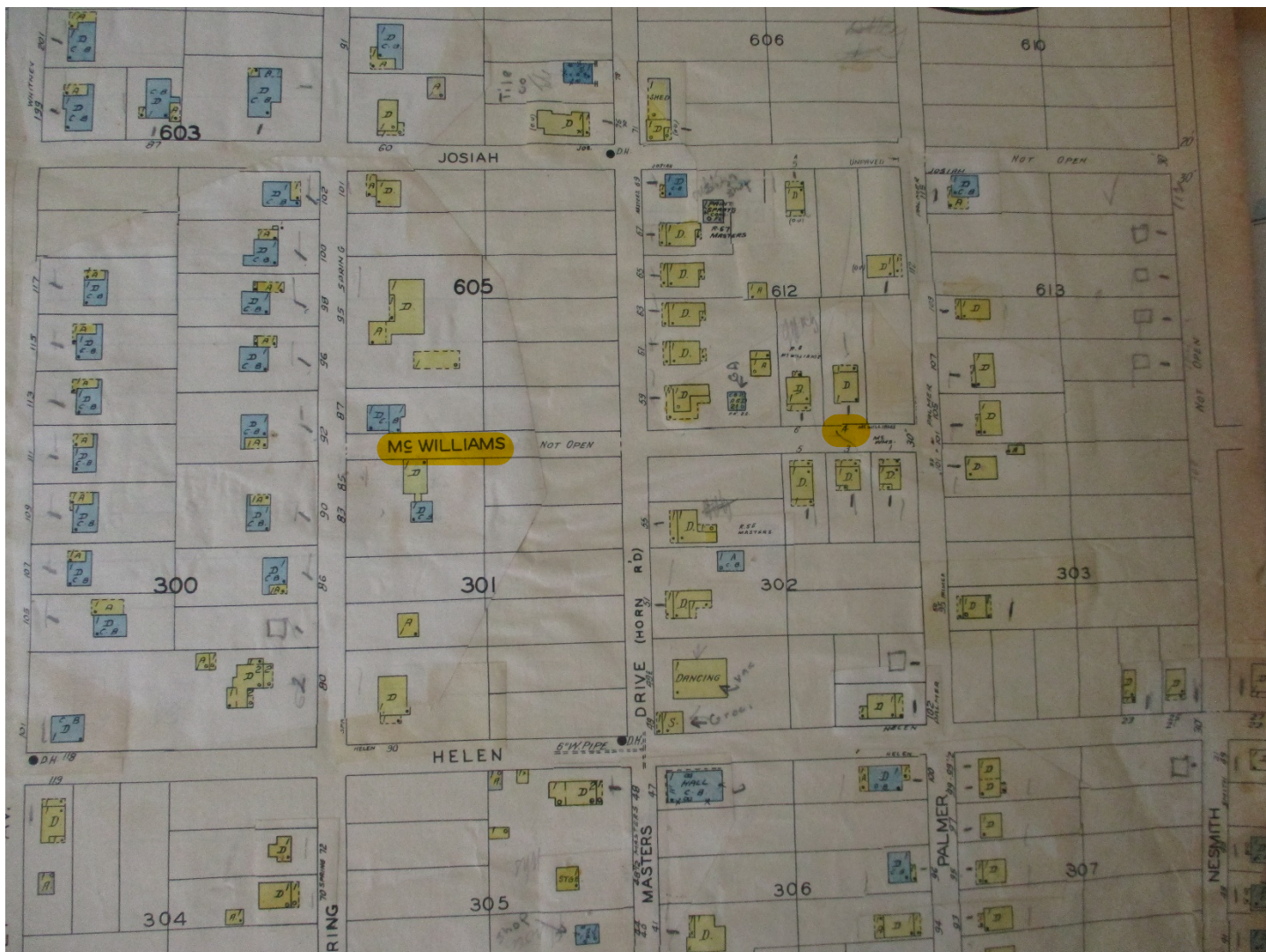
St. Augustine Sanborn Maps: 1930 Revised to 1957 (Sheet 29)

4 McWilliams Street



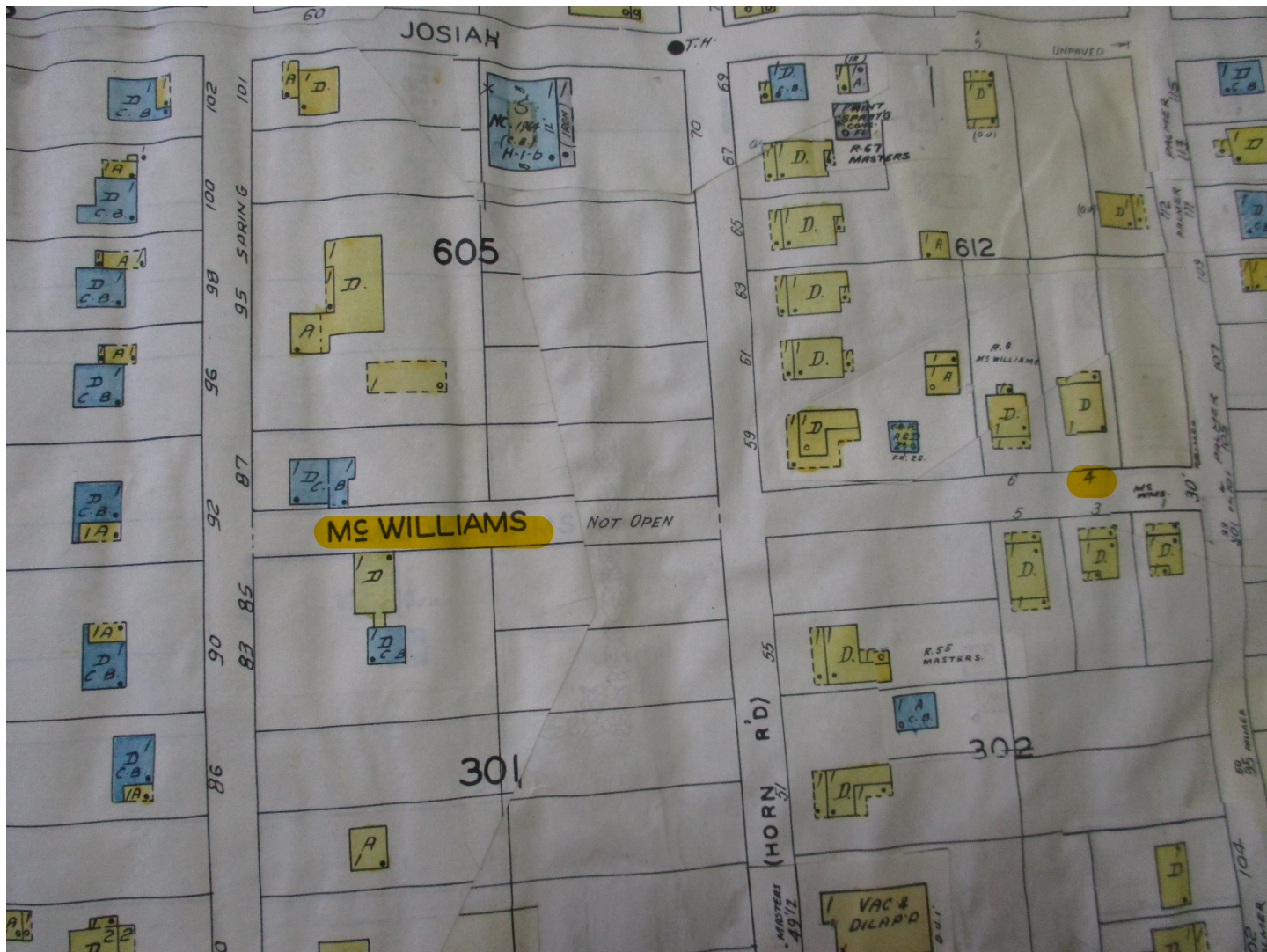
St. Augustine Sanborn Maps: 1930 Revised to 1957 (Sheet 29)

4 McWilliams Street



St. Augustine Sanborn Maps: 1930 Revised to 1961 (Sheet 29)

4 McWilliams Street



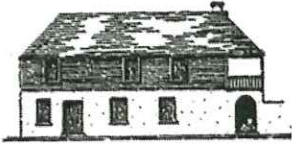
4 Mc Williams Street (c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1927*	Louis M Solana Jr (Virginia)	--	Mason
1930	Louis M Solana Jr (Virginia)	--	Driver
1934	John E Lane (Dora)	--	Lane's Wood Yard (2 Mc Williams** is listed as Lane's Wood Yard)
1940	John E Lane (Dora)	(o)	Driver, City of St. Augustine (2 Mc Williams** is listed as vacant)
1945	Vacant		
1947	Alfred J Lawton (Cynthia C)	(o)	Clerk, FEC
1951	Asa Calhoun (Elizabeth)	(o)	Painter, Meade & McClain
1953-54	Asa Calhoun (Elizabeth)	(o)	Painter
1959	No return		
1960	Van C Lindsey (Margaret F)	--	Salesman, Badcock Furniture Assos. Store
1965	William J Edenfield (Alberta L)	(o)	
1970	Thomas Hedricks	--	N/A (no listing of professions)
1975	Mrs. Freddie L Turner, widow of John W Turner	(o)	Retired

(o) Owner

*No listing for Mc Williams Street in 1924-25 or before

**2 Mc Williams Street is only listed in 1934-1940 City Directories



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



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

Application Fee \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0016

Receipt No. 2039314

Meeting Date February 18, 2021

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

1. NAME OF APPLICANT NEU Johnson

Business (if applicable) _____

Address 143 Ocean Hollow Lane

City St. Augustine, FL State _____ Zip 32084

Daytime telephone 312-493-5033 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Charles R Hobbs

Business (if applicable) _____

Address 2961 ESTATES ST

City ST. AUGUSTINE State FL Zip 32084

Daytime telephone (required) 904-824-5905 Other phone _____

3. PROJECT STREET ADDRESS 4 McWilliams St.

4. LEGAL DESCRIPTION OF PROPERTY

5,6 and East Lot _____ Block 34A Subdivision Ravenswood Parcel Number 1089200001

5. DATE OF CONSTRUCTION + 1930 Source: _____

6. HISTORIC STATUS (check all that apply)

☐ Designated Local Landmark

☐ Property individually listed on the National Register of Historic Places

☐ Contributing building in National Register Historic District

☐ Listed on Florida Master Site File

☒ 50 years of age or older

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7. PROPOSED PROJECT WORK (check one)

☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.

☒ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.

☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: single family home

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: Planning / Building Dept.

☐ ☐ ☐

Porch/Deck/Balcony Specify: _____

☐ ☐ ☐

Exterior walls

☐ ☐ ☐

Exterior finishes (stucco, masonry, siding) Specify: _____

☐ ☐ ☐

Fenestration (arrangement of windows and doors)

☐ ☐ ☐

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME NELLY JOHNSON DATE 1/28/21

SIGNATURE OF APPLICANT Nelly Johnson

PRINT 1st OWNER'S NAME CHARLES HOBBS DATE 1-27-20

SIGNATURE OF 1st PROPERTY OWNER Charles Hobbs

PRINT 2nd OWNER'S NAME DOROTHY HOBBS DATE 1-27-20

SIGNATURE OF 2nd PROPERTY OWNER Dorothy Hobbs

PRINT 3rd OWNER'S NAME _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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



Owner's Authorization For Agent

NELL JOHNSON is/are hereby authorized TO ACT ON BEHALF
OF Charles Hobbs, the owner(s) of those lands described within ☒

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

BY: Charles R. Hobbs
Signature of Owner

Charles R. Hobbs
Print Name of Owner

904-824-5905
Telephone Number

State of Florida

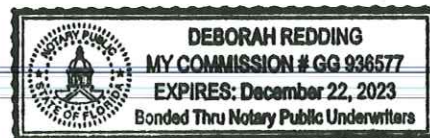
County of St Johns

Signed and sworn before me on this 29th day of January, 2021.

By Deborah Redding

Identification verified:

Oath sworn: ☒ Yes ☐ No



Notary Signature: Deborah Redding

My Commission expires: 12/22/2023

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Ms. Nell Johnson
4 McWilliam Street
St. Augustine, FL 32084

Ms. Johnson,

We were called to inspect the property at 4 McWilliam Street on February 4, 2021. During the site visit we inspected the interior and exterior of the property. There was definite settlement found. Typically, to prevent further settlement and level the floors, Alpha would install our SmartJacks and supplemental beams under the home. Based on the measurements of the home and the design of the floor system, the cost would be approximately \$53,300. However, in this case the house is too damaged for us to be able to repair. The wood has deteriorated too far and the conditions would be unsafe for us to try to stabilize or work under the home. Please feel free to contact me with any questions you may have.

Alpha Foundations, Inc

A handwritten signature in black ink, appearing to read "J. Brantley", written over a horizontal line.

Jason Brantley

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FEB 05 2021

Planning/Building Dept.



READY ROOFING

"We Nailed It"

RECEIVED

Licensed & Insured

FEB 05 2021

RC29027754

Planning/Building Dept.

DC-141

Proposal Submitted To: Owner Of Record	01/28/21
4 McWilliams, St. Augustine, FL 32084	Contact: Jim Jessup (904) 404-9849

We hereby submit re-roof scope of work & estimate for:
4 McWilliams St, St. Augustine, FL 32084

- ✓ Obtain City Permit and Notice of Commencement
- ✓ **1700 sq ft of low slope modified bitumen roof system**
- ✓ **130 ft wall flashing**
- ✓ **135 ft of anchor flashing**
- ✓ **980 ft 2" x 6" ceiling joists**
- ✓ **56 sheets of 4' x 8' decking**
- ✓ **130 ft of 2" x 4" fascia**
- ✓ **Structural framing for right exterior wall (undetermined and not included in estimate though deemed necessary to perform roof reconstruction)**
- ✓ **Fireplace reconstruction and reattachment**
- ✓ Protect yard and landscaping with tarps and debris pick-up
- ✓ Remove existing roofing system, underlayment and water damaged sheathing
- ✓ Synthetic underlayment (superior to felt in durability and moisture barrier)
- ✓ Nail off decking to code
- ✓ Install pipe boots over all vents
- ✓ Install off ridge vent
- ✓ Install flashing and counter flashing as needed
- ✓ Install new 3" 26 gauge painted galvanized drip edge metal around perimeter of roof
- ✓ Labor, debris removal and clean up by hand and full magnet sweep of property with roller magnet and hand-held magnet in landscaping
- ✓ All work meets or exceeds Florida Building Code and Florida Statutes for wind mitigation
- ✓ Register for Owens Corning Warranty, per client selection
- ✓ Schedule Uniform Wind Mitigation (if applicable) after payment is collected

Complete work performed as described above: \$22,790.00

All labor and material, clean-up and disposal, insurance, miscellaneous materials

Decking replacement at \$75.00 per sheet for material & labor

Fascia board \$6.00 per linear ft

FEB 05 2021



READY ROOFING

"We Nailed It"

Licensed & Insured

RC29027754

DC-141

* Includes 10-year warranty on workmanship
* Owens Corning extends a limited lifetime warranty

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READY ROOFING

"We Nailed It"

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Licensed & Insured FEB 05 2021

RC29027754 Planning/Building Dept.

DC-141

We will Perform the following process:

- Dumpster will be dropped off the night before or morning of the job (plywood under dumpster)
- Materials will arrive at job site (shingles, etc.)
- Around 8-9am crew will begin removing (1) layer of shingle and underlayment. Filling up as many dumpsters as it takes and hauling them off to be disposed
- Crew will evaluate all wood decking and replace any wood rot discovered (\$75 per sheet)
- At this time the crew will remove the existing roof
- Next is to re-nail the entire decking every 6 inches to bring it up to code
- We then install synthetic underlayment over the wood decking
- Once the synthetic underlayment has been installed the inspector will come and perform the first phase inspection
- Once first phase inspection is passed the crew will continue to install the shingles and complete the roof including: new drip edge, new pipe boots, valley metal and off-ridge vent system.
- Once the roof is completed the inspector will come out again for final inspection.
- All permits, inspections and dumpsters are included in this estimate.

X _____
Owner or Agent

Jim Jessup
Ready Roofing
(904) 404-9849



SPC
ROOFERS
WE'VE GOT YOU COVERED

Planning & Building
Received 2-9-2021

1845 University Blvd N
Jacksonville FL 32211
Phone: (904) 647-5945
Fax: (904) 647-9132
CCC#1331077 CGC#013267

Nell Moody
4 McWilliams St.
St. Augustine, FL 32084

02/08/21

SECTION I - SCOPE OF WORK:

1. Remove existing low slope roof system to deck and inspect roof deck and all flashings.
2. Re-Nail roof decking per Florida Building Code every 6 inches on center.
3. Install new additional layer of protection (ice and water shield) on all flashings and pipe boots.
4. Install New 2 ½ inch Metal drip edge around entire roof system.
5. Paint all roof accessories to make roof system.
6. Install black diamond underlayment to low slope roof per manufacturer specifications.
7. Install Mod bit roofing material to low slope roof per manufacturer specifications.
8. Protect driveway and vegetation from damage during roof construction.
9. Roll yard with magnetic rollers to remove any nails from property.
10. Provide dumpster, permitting of job, and cleanup of property.
11. After inspecting property, I can not safely put a roof system on this building without a structural engineer Inspection and approval. Damage is excessive through framing and decking. Needs total renovation.

SPC Roofers, LLC will furnish, labor, material, equipment, apparatus, tools, transportation, and services necessary for, and Incidental to, the proper installation and completion of work in specified areas:

SECTION II - INSURANCE

SPC Roofers, LLC will carry General Liability Insurance. Client will be named as additional insured upon request.

SECTION III - WARRANTY

SPC Roofers, LLC will supply a (Lifetime Workmanship Warranty) subject to the terms and conditions of this contract. You will also receive a material warranty provided by the manufacturer.

SECTION IV – SCHEDULING

SPC Roofers LLC will schedule according to your specifications

SECTION VI – PRICING

including taxes and fees \$43,670.00 for house plus. ½ to be paid when materials are dropped on location, and remainder to be paid when work is completed.

SECTION VII – ACCEPTANCE OF PROPOSAL

By signing below, you are accepting this proposal as stated above and are authorizing SPC Roofers, LLC, to commence work on this job. Any rotten wood discovered and needed replaced to complete the work per building code and shall be replaced at \$55 per sheet or \$6 per lineal ft. This contract is not valid until Management approval, Sales Reps do not have authority to bind SPC Roofers, LLC to this contract.

Date of Acceptance: _____ Customer(s): _____

Date of Acceptance: _____ Contractor: _____

This contract is not binding until signed by an authorized officer of SPC Roofers LLC. No Sales Representative has the authority to bind this contract.

1. The Customer verifies ownership of the property with complete authority to legally sign the contract.
2. All Contracts are subject to approval by Management & our Credit Department without exception.

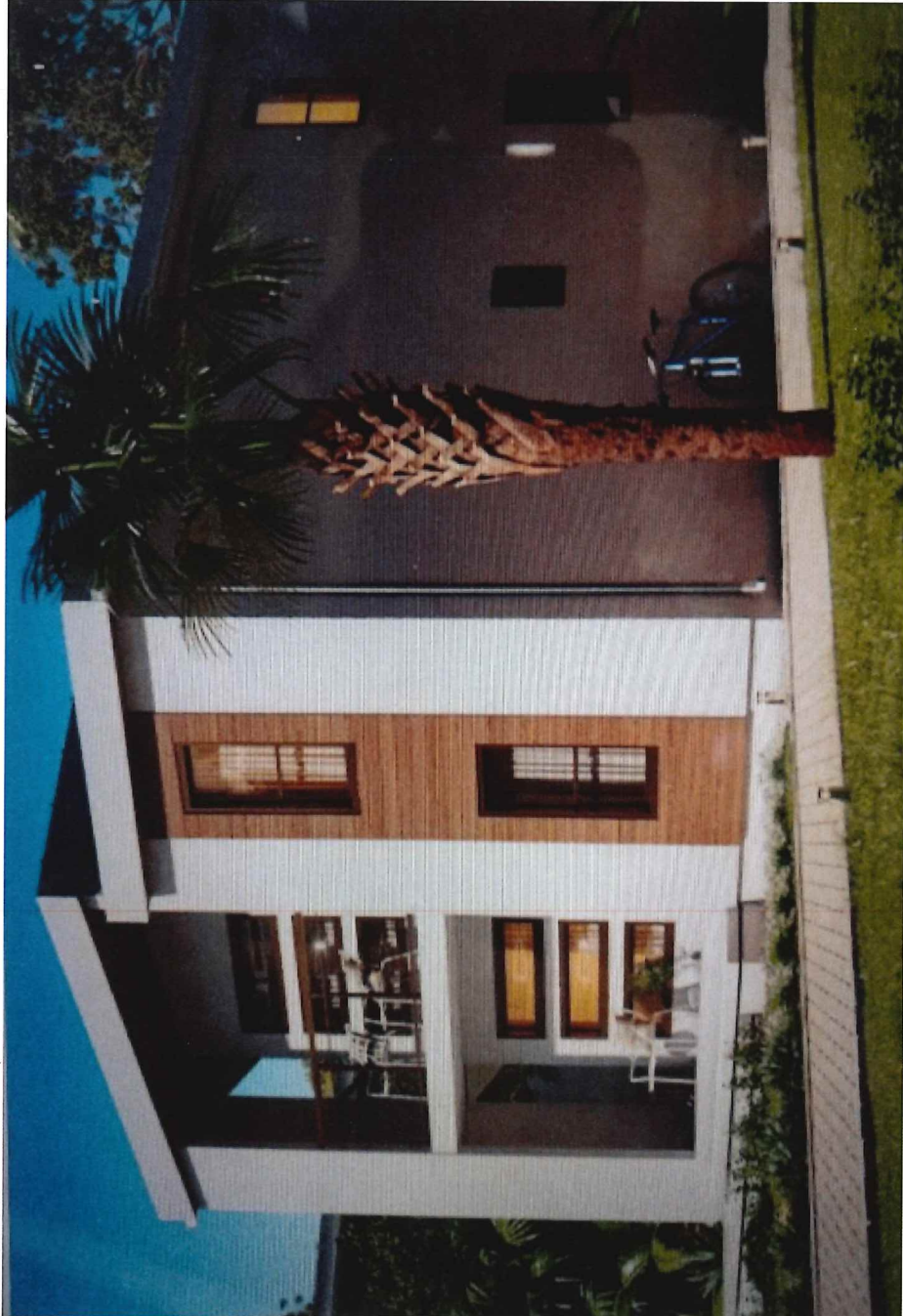
3. All checks for payment must be made payable to SPC ROOFERS LLC. There will be no exceptions. Customer will still be liable to SPC Roofers for payments of this contract if check is made payable to any other entity or person.
4. If any provision of this agreement should be held invalid or unenforceable, the validity and enforceability of remaining provisions of this agreement shall not be affected. The laws and court systems of Florida will govern all aspects of this contract.
5. The customer further agrees that the equity in this property is security for the contract.
6. The company shall not be liable for failure of performance due to labor controversy, strikes, weather, inability to obtain material from usual sources, or any other circumstances beyond the control of the Company, whether of a similar or dissimilar nature.
7. Should default be made in payment of this contract, charges shall be added from date thereof at a rate of 2 percent per month (24% per annum) with a minimum charge of \$2.00 per month and if placed in the hands of any attorney for collection, all attorney fees and legal fees shall be paid by customer accepting said contract.
8. This contract cannot be cancelled once insurance negotiations begin or work is commenced except by mutual written agreement of both parties within 3 business days of the date contract is signed. Cancellations must be made in writing by mailing a certified letter to: SPC ROOFERS, LLC, 1845 University Blvd N, Jacksonville, FL 32225. After completion of said 3 business days this contract is binding by all parties upon Contractor approval.
9. Customer has the right to obtain a full refund of any deposit made within the 72 hours cancellation period upon entering the contract. Contractor shall hold in trust any payment from property owner until materials are ordered and/or delivered.
10. If material has been ordered or restocked because of cancellation by customer, there will be a restock fee equal to 15% of the contract price.
11. In the event this is an Insurance Claim the dollar amount of the contract is the amount approved on the Insurance Scope of Loss, plus any approved supplements, upgrades, additional work and/or overhead and profit. Any/All deductibles, upgrades and additional work not approved for payment by the customers Insurance company are the responsibility of the Customer and will be paid within 3 days of work completion. The initial insurance payment is to be considered the Contractors' deposit to begin work. Customer authorizes Contractor to invoice the Insurance Company for the remaining claim amount upon completion.
12. Replacement of deteriorated decking, ventilators, flashing or other material, unless otherwise stated in the scope or this contract are not included and will be charged as an extra add on an as needed basis and/or to meet building codes at costs listed on the first page of this contract.
13. SPC Roofers Limited Lifetime warranty does not cover damage to roofs caused by lightning, gale force winds, hurricane, tornado, hailstorm, and impact of foreign objects or other violent storms.
14. SPC Roofers is not responsible for any damage below the roof due to leaks by excessive wind, ice or hail during the warranty period. The Company's warranty covers the roof only. Roofing nails will penetrate through the decking as per code.
15. SPC Roofers will not be held liable for any structural movement, settling, cracks in drywall, cracking or breaking of driveway during the roofing or loading process, minor scratching and/or denting or rain gutters. SPC Roofers LLC is not responsible for pre-existing construction deficiencies that manifest themselves during or after the construction process, to include but not limited to nail or screw pops in drywall, wood rot, decking rotting or other defects due to poor installation or deterioration. SPC Roofers LLC is not responsible for any damages repaired or un-repaired, prior to the date of claim and/or caused by homeowner negligence.
16. All pictures, wall hangings, lights, collectibles, etc. both indoors and outdoors must be secured by the customer prior to construction. Any damage to personal items during installation will not be the responsibility of the SPC Roofers. SPC Roofers is not responsible for nail damage to tires, pets etc. During construction, homeowner is advised to stay out of the job site perimeter. SPC Roofers is not responsible for any medical bills that Homeowner may incur during construction. Pets should not be left unattended during installation. Homeowner is responsible for damages or medical bills incurred due to unsupervised pets and/or anyone who enters construction area including homeowner.
17. Contractor will make all reasonable efforts to protect the property from any damage however, Contractor will not be held liable to any property damage caused by third parties' equipment, materials, work force or debris.
18. Any alteration or deviation from specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Exempt from this are items that present a safety issue to complete the job.
19. Materials stolen or damaged while on the customer's property will be the responsibility of the customer. The material and labor warranty shall be assigned to customer upon final payment and shall be non-transferable unless specified in writing.
21. SPC Roofers shall revoke all warranties if this contract is not paid in full when due.
22. This contract constitutes the entire understanding of the parties and no other understanding, collateral or otherwise shall be binding unless in writing and signed by both parties.
23. This agreement is composed of front and back pages and all material incorporated herein by reference shall be considered the entire agreement by the parties. Any representation, statement or other communications not written in this contract are agreed to be immaterial and not relied on by either party or do not survive the execution of this contract.
24. The final payment in full shall not be held up while waiting for the city, county or appropriate building inspection department to inspect the work.
25. Customer is responsible for Homeowners Association (covenant approval) for roofing products and color and any other exterior decisions.
26. SPC ROOFERS LLC is not responsible for damage to stucco siding or wall abutment due to re-flashing, as a result of installing new flashing.
27. SPC ROOFERS LLC is not responsible for satellite re-alignment.
28. SPC ROOFERS LLC has the right to order excess material. All excess material belongs to SPC Roofers, LLC
29. Supplements paid by the Insurance company for additional labor and/or materials needed beyond the original scope are part of this contract as if contained herein and will be paid to SPC ROOFERS LLC.

Customer Initial: _____

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FEB 08 2021

Planning/Building Dept.



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FEB 08 2021

Planning/Building Dept.



72 7856

OFF REC 220 PAGE 363

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This instrument was prepared by:

RICHARD G. WEINBERG

WEINSTEIN, WEINBERG & WEINSTEIN

Attorneys at Law

28 CORDOVA ST.

P.O. BOX 408

ST. AUGUSTINE, FLORIDA 32084

This Indenture, Made this 1st day of November 19 72 Between
 FANNIE PINCUS (widow-unmarried)

of the County of Duval, State of Florida, grantor*, and
 CHARLES RAYMOND HOBBS and DOROTHY ANN HOBBS, husband and wife as tenants
 whose post office address is by the entirety,
 C/O Turner, Route 2 Box 112-A, St. Augustine,
 of the County of St. Johns, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of -----
 -----Ten and no/100 (\$10.00)----- Dollars,
 and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
 acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
 lowing described land, situate, lying and being in St. Johns County, Florida, to-wit:

Lots 5 and 6 Block 34-A, according to map of West Augustine
 made by Peter Kendrick Engineering Company dated January
 1926; and the East 86 feet of Lot 8 Block 34-A, according
 to same map; all of the same more fully described in Official
 Records Book 127, page 312, public records, St. Johns County,
 Florida.

THIS DEED is given in compliance with Articles of Agreement,
 dated November 20, 1968, recorded in Official Records 138
 page 340, public records, St. Johns County, 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.

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
 Signed, sealed and delivered in our presence:

Richard G. Weinberg
Sheri L. Hathaway

Fannie Pincus (Seal)
 FANNIE PINCUS

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 FANNIE PINCUS (widow-unmarried)

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

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of November
 19 72.

My commission expires:

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

NOV 3 2 52 PM '72

Oliver L. ...
 CLERK CIRCUIT COURT

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

ST. JOHNS
 COUNTY

STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 NOV-3-72
 DEPT. OF REVENUE
 PB. 193126 510

VERIFIED BY
mg



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	1089200001
Location Address	4 MC WILLIAMS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUB LOTS 5 & 6 & E 86FT OF LOT 8 BLK 34-A OR220/363 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.330
Homestead	N

Owner Information

Owner Name	Hobbs Chas R,Dorothy A 100% Hobbs Dorothy A 100%
Mailing Address	2961 ESTATES ST SAINT AUGUSTINE, FL 32084-1913

Map



Valuation Information

	2021
Building Value	\$39,087
Extra Features Value	\$3,522
Total Land Value	\$60,525
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$103,134
Total Deferred	\$1,484
Assessed Value	\$101,650
Total Exemptions	\$0
Taxable Value	\$101,650

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	\$40,905	\$3,522	\$57,163	\$0	\$0	\$101,590	\$92,409	\$9,181	\$92,409
2019	\$35,282	\$1,201	\$57,163	\$0	\$0	\$93,646	\$84,008	\$9,638	\$84,008
2018	\$31,377	\$1,201	\$51,783	\$0	\$0	\$84,361	\$76,371	\$7,990	\$76,371
2017	\$27,192	\$2,213	\$49,093	\$0	\$0	\$78,498	\$69,428	\$9,070	\$69,428
2016	\$23,706	\$2,213	\$39,005	\$0	\$0	\$64,924	\$63,116	\$1,808	\$63,116
2015	\$19,522	\$2,213	\$35,643	\$0	\$0	\$57,378	\$57,378	\$0	\$57,378
2014	\$18,374	\$2,213	\$35,643	\$0	\$0	\$56,230	\$56,230	\$0	\$56,230
2013	\$17,064	\$2,213	\$35,643	\$0	\$0	\$54,920	\$54,920	\$0	\$54,920
2012	\$17,064	\$2,213	\$35,407	\$0	\$0	\$54,684	\$54,684	\$0	\$54,684
2011	\$17,064	\$2,213	\$39,342	\$0	\$0	\$58,619	\$58,619	\$0	\$58,619
2010	\$21,656	\$2,213	\$67,250	\$0	\$0	\$91,119	\$91,119	\$0	\$91,119

Building Information

Building	1	Roof Structure	Flat
Actual Area	1172	Roof Cover	Built Up
Conditioned Area	962	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1928	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Forced Air
Style	01	Air Conditioning	Window
Class	N	Bedrooms	2
Exterior Wall	Stucco	Baths	1
Roof Structure	Flat		
Category	Type	Pct	
Exterior Wall	Stucco	100%	
Roofing Structure	Flat	100%	
Roofing Cover	Built Up	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	962	962	
FINISHED OPEN PORCH	0	78	
FINISHED OPEN PORCH	0	132	
Total SqFt	962	1172	

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage	0	0	0	0	286
Residential Fence	0	0	0	0	340
Lean-To Shelter	0	0	0	0	240

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	100	100	EF	\$40,950
Single Family	50	86	50	EF	\$19,575

The floor plan shows a main rectangular area with dimensions 40 (left) and 34 (right). The top edge is divided into a 13-unit segment on the left and a 24-unit segment on the right. The bottom edge is divided into a 2-unit segment on the left and a 22-unit segment on the right. Two rectangular areas are highlighted in light blue, representing 'FINISHED OPEN PORCH'.

Room Type
Base
FINISHED OPEN PORCH

Dimensions and Room Types:

- Top edge: 13 (left), 24 (right)
- Right edge: 34 (main), 6 (top porch)
- Bottom edge: 2 (left), 22 (main), 6 (bottom porch)
- Left edge: 40
- Top-left corner: 13
- Top-right corner: 13
- Top-right corner: 6
- Bottom-left corner: 6
- Bottom-right corner: 6

Version 2.3.104

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: February 18, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of January 2021, 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

75 King Street (Remove and replace Trane Split Systems, remove existing unit and replace with unit of same tonnage in same location)

309 St. George Street (Tankless water heater)

285 St. George Street (Remove existing roof cover and replace with 5v Crimp Galvalume Metal in natural silver)

172 Cordova Street (replace existing fence, approved by HARB on 1/21/21)



Jenny Wolfe, Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: February 18, 2021

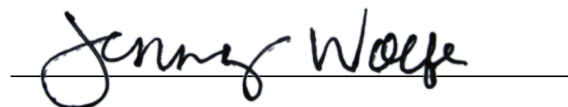
RE: **Agenda item 10(a) Discussion and recommendations for updating the partial demolition review process to include preserving the historic building envelope of designated historic buildings and contributing buildings in National Register Historic Districts**

During the November 19, 2020 HARB meeting the board provided direction to staff to continue articulating the proposed partial demolition review procedures focusing on critical building elements. There were five critical elements of the historic building envelope identified: roof, windows, exterior finishes, porches/balconies/stoops, and foundations. The HARB gave feedback on which items could be considered for administrative approval and which items should require HARB approval. The direction to staff was to include graphics and examples so that the review procedure would be clear to the public, staff, and applicants alike.

Since that meeting, additional recommendations from individual board members has been received and incorporated. Information has been added to include a background of the need for this policy as well as providing directions to potential applicants and a glossary. The result is a stand-alone document that can be used as a guide for historic property owners considering alterations to their property. The goal is to encourage historic property owners to choose the path of rehabilitation and restoration of original features first and compatible new elements second.

To be enforceable, changes to the city code may be required. If this moves forward, public hearings will be held with the Planning and Zoning Board and the City Commission. There may be changes to this proposal to incorporate public comment and the direction of the Commission with support from the City Attorney's office.

Please be prepared to offer any comments and recommendations for the attached proposed review process so that staff can make appropriate changes and move this forward. If you have any questions you would like to discuss prior to the meeting feel free to contact me.



Jenny Wolfe
jwolfe@citystaug.com

904.209.4326

Historic Preservation Officer
Planning and Building Department

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EXTERIOR BUILDING RENOVATIONS FOR HISTORIC PROPERTIES IN ST. AUGUSTINE

How the City Preserves Historic Buildings and Neighborhoods outside of the downtown historic zoning districts

If you own a building that is a local landmark, listed in the National Register, or is a contributing property to a Historic District the attached standards will guide you through the review process by explaining the essential elements of the building's exterior fabric, known as the 'Building Envelope'

LOCAL LANDMARK...

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.

A list of these resources is on file with city staff and available on the city's website.

NATIONAL REGISTER...

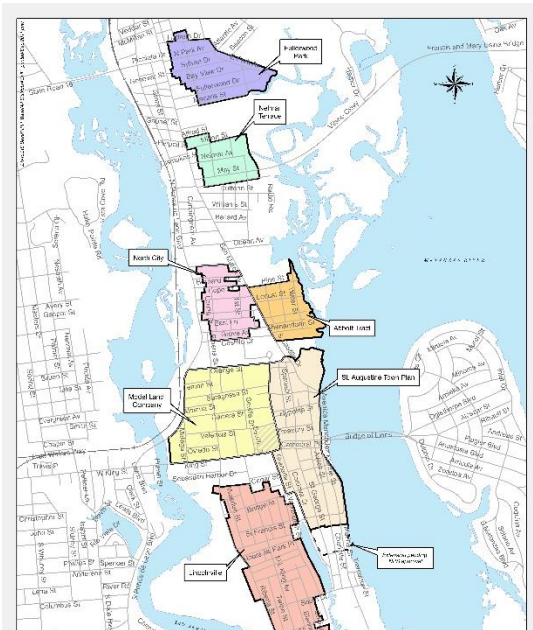
The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Designated historic resources may be a building, district, object, site, or structure that meets the criteria of significance and integrity. A list and a map of these buildings is on file with city staff and available on the city's website.

CONTRIBUTING STRUCTURE...

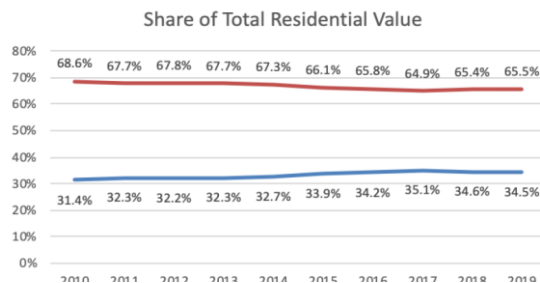
Adds to the historical or traditional cultural associations, historic architectural qualities, or archeological values for which a property or district is significant. Each of the city's National Register Historic Districts has a list and a map of contributing and non-contributing resources. Buildings marked Contributing and/or Contributing but Altered are considered designated buildings. These records are on file with city staff and available on the city's website.

A HISTORIC PROPERTY MEETS ONE OR MORE OF THE ABOVE CRITERIA

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(A full-size map is available online)



Economic value comparison of historic residential districts, from Resilient Heritage in the Nation's Oldest City, 2020.

WHAT: Standards of review are proposed to encourage the preservation of the historic building envelope which characterizes St. Augustine citywide landscape. In the city's preservation ordinance, HARB is charged with the responsibility to review demolition of properties 50 years old and older including partial demolition. In some cases, partial demolition is warranted and combined with the standards of review will result in an improved appearance that balances the existing historic character of the building. This design review authority only relates to partial demolition and is further limited only to design of replacement features on designated historic structures. It does not apply to undesignated buildings and in-fill development on vacant or developed lots regardless of location (except for HP zoning districts). This process is an opportunity for staff and the HARB to encourage property owners to recognize and celebrate the unique and original features of their historic building.

WHERE: These (proposed) standards for review apply to designated historic buildings including local landmarks, contributing buildings to a National Register Historic District, and buildings individually listed in the National Register. This is a small minority of the buildings in the city and the property owners of these structures are valued for their stewardship. Currently there is a total of 1,659 designated buildings which is about 20% of the buildings in the city. The historic districts are an even smaller percentage of the city's land mass at 7% which currently include the St. Augustine National Register Historic District, Model Land Company, Lincolnville, Abbott Tract, North City, Nelmar Terrace, and Fullerwood.

WHY: Incremental demolition of historic buildings or reconstruction of historic buildings from the inside out can eventually threaten the validity of the National Register Historic Districts. For example, Lincolnville has gone from a concentration of 81% of historic buildings to 67% when just considering full demolition and could be greater if buildings that have lost integrity through partial demolition are included. The purpose of these review standards is to increase the city's ability to protect and preserve the historic resources of the city's built environment, enhance the city's historic integrity, and promote an authentic and livable community amid changing economic and environmental circumstances (City of St. Augustine Comprehensive Plan, Historic Preservation Goal).

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*Lincolntonville National Register Historic District:
127 Oneida Street before and after rehabilitation
which used the historic property tax exemption to
recoup almost \$150,000 in total property taxes
over the course of up to 10 years.*

The Historic Preservation Master Plan included specific tasks related to this goal to minimize demolition of historic buildings and provide clear guidance to applicants of the review process. Also, a 2020 economic study in *Resilient Heritage in the Nation's Oldest City* found that heritage tourism is driven largely by the volume of historic resources. A reduction of 10% of historic buildings in the city results in a 2% loss of visitor parties and a reduction of 50% of historic buildings in the city results in 34% loss of visitor parties. For property owners, property values in the historic districts account for 41% of the city's assessed property values and their value increases more than other areas of the city so it is in their individual, financial interests to preserve the historic character of their buildings. Finally, designated historic properties and contributing properties to a district are eligible for tax benefits and if the building or district is no longer historic this incentive would not be available which impacts current and future property owners of multiple historic properties across the city.

HOW: Historic preservation staff will review all building permits on buildings that are designated under this proposed policy. The staff is already reviewing most permits for exterior construction activity on buildings that are 50 years old or older. Through those reviews it was clear that historic properties are suffering from unintended consequences of partial demolition which is what prompted the need for more clarity in the demolition review process. The result of the proposed process will reduce the volume of permits that need to be reviewed by historic preservation staff by focusing only on full demolitions across the city and partial demolition only of designated buildings. From the applicant side this will expedite the building permit review process for undesignated buildings. Measuring partial demolition follows the National Park Service definitions of historic building integrity that consider the combination of location, design, setting, materials, workmanship, feeling, and association. Recognizing and celebrating significant features of a building discourages loss of integrity from incompatible alterations on designated historic buildings, protects the validity of the city's historic districts, and preserves their contribution to the local economy. The review process will require substantiation of the alterations to include an evaluation the replacement cost, life span of the replacement feature versus repair of the existing feature and its lifespan. When preservation actions are prioritized, there are financial incentives for historic property owners that are not available city-wide.

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If you own one of St. Augustine's historic buildings and need to make exterior changes this process provides guidance to encourage preservation of the historic character that makes your building and St. Augustine unique. Preservation standards accepted nationally and recognized in the St. Augustine Architectural Guidelines for Historic Preservation (AGHP) were used to establish protocols in this document.

1. Request a preliminary review with a historic preservation planner in the Planning and Building Department by sending photos, a sketch building and site plan, and material details to harb@citystaug.com. When the review process is activated in part from a visibility issue, note that a public right-of-way may be a local, state, or federally owned sidewalk, alley, street, or unimproved area.
2. Upon confirmation that the change is subject to the city's ordinance, the staff will guide you on whether or not the change can be administratively approved or whether a HARB review is required:
 - a. Administrative reviews (historic preservation planning staff approvals) will be limited to the approval authority described in this document and city ordinance. General guidance for approvable alterations will be provided by the historic preservation staff. Formal approval will be granted during the regular building permitting process. No additional paperwork or fees are required other than necessary documentation/fees for the building permit and any other associated agency reviews as normally required.
 - b. HARB reviews will require a Certificate of Appropriateness or a Certificate of Demolition and the associated fee to be submitted online at www.citystaug.com in the Document Center for the Planning and Building Department Permits and Applications. Some types of applications may qualify for the expedited agenda review process which is an abbreviated review process held at the very beginning of the meeting.
 - c. HARB is a public hearing by City Commission-appointed volunteer experts in related fields of historic preservation. Meetings are held once per month and application deadlines occur once per month, generally a month prior to the hearing. A staff report will supplement the application materials and be presented to the HARB for their review.
 - d. The HARB will approve, approve with conditions, deny, or continue the application to an additional hearing date if additional information is requested.
 - e. When proposed changes are required due to technical standards and/or material deficiencies that are sufficiently documented and the new feature/design/element matches the historic character of the building, the application will qualify for the expedited agenda review process if the change does not constitute full demolition.
3. After the changes are administratively approved or approved by HARB a building permit may be submitted and the permit will proceed through the regular review process. Any conditions set by ordinance or the HARB must be satisfied prior to issuance of the building permit.
4. Note that approved Certificates of Demolition have a mandated 30-day waiting period prior to issuance of a building permit and the Certificate of Demolition must be acted upon within one year of the approval. The waiting period may be waived for partial demolition.
5. As an incentive to encourage preservation strategies, historic preservation staff may assist with an ad valorem tax exemption application and expedite the review process. More information on this historic preservation incentive is in the AGHP.
6. The applicant is responsible for obtaining all other necessary approvals related to the project such as zoning requirements related to lot coverage, building setbacks, height, tree removal etc. as well as any archaeology review, building, fire, right-of-way, and utility codes.
7. The administrative decision (staff reviews) and/or a HARB determination on an application may be appealed as per city ordinance.

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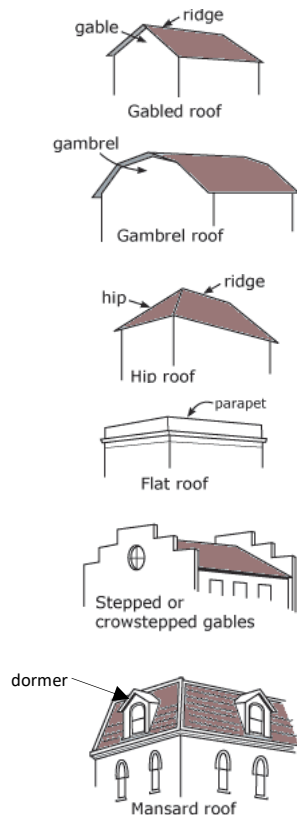
5 CRITICAL ELEMENTS OF THE HISTORIC BUILDING ENVELOPE:

FOR LANDMARK, NATIONAL REGISTER, AND CONTRIBUTING BUILDINGS TO DESIGNATED NATIONAL REGISTER HISTORIC DISTRICTS

Feature descriptions are taken from the National Park Service Technical Preservation Services publication of the
the Interior's Standards for Rehabilitation

Secretary of

Roof: the form of the roof (gable, hipped, gambrel, flat, shed, mansard, etc.) is significant as are its decorative and functional features (appurtenances like cupolas, parapets, chimneys, dormers and soffit elements), roofing material, and size, color, and patterning.



When the current exterior feature has existed on the building for more than fifty years, HARB approval is required to:

- ☐ remove and change the following traditional roof coverings: clay or concrete tile, stamped metal shingle or diamond-patterned shingle systems
- ☐ remove decorative or functional features visible from a right-of-way
- ☐ change the configuration, shape and/or pitch on facades visible from a right-of-way
- ☐ and/or to remove 50% or more of the total roof structure (excluding roof sheathing)
- ☐ use a colored metal roofing material (ex: blue metal roof)

HARB approval will be based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place? Is the roof or roof feature significant enough that it should not be altered unless proven technically and/or materially required?
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the historic roof still the dominant visible feature; is there subtle but visible distinction of the new roof

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feature/element from the historic roof feature; does the new element match the size, scale, material/pattern of the historic roof?

Historic Preservation Staff will have the ability to approve the following during regular permit review:

- ☐ routine roof and trim repairs not meeting the above thresholds
- ☐ removal of a decorative or functional feature not visible from a right-of-way
- ☐ replacement of roof sheathing up to 100% of the roofed areas for existing asphalt shingle roofs, galvalume/sheet metal type roof, and other modern roof cladding

Example: Full replacement of any asphalt shingle or metal roof with a new asphalt shingle roof or metal roof (respectively) using a traditional color will be approved administratively



Clay tile roof



Stamped metal shingle roof



Diamond-patterned roof



Wood shingle roof

Red shingle roof cladding

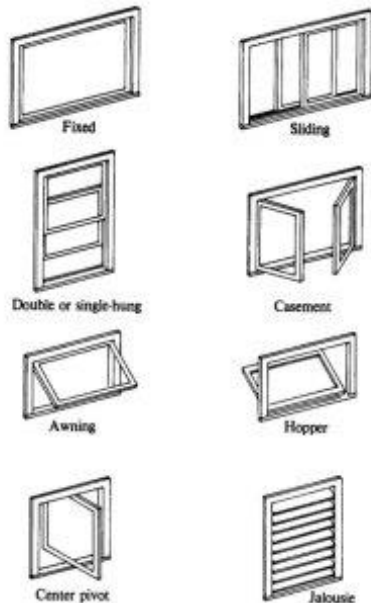
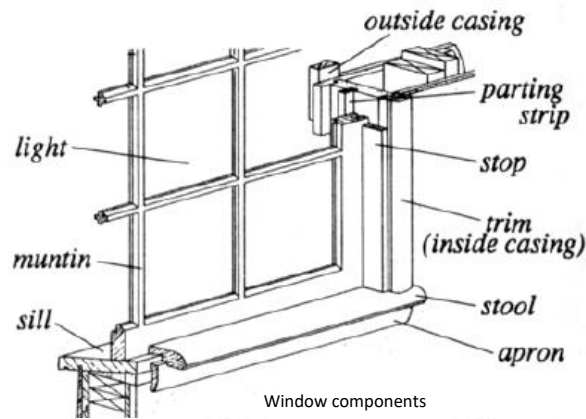
Barrel tile roof cladding



This building historically had a clay barrel tile roof matching the barrel tile still evident on the lower parapet roof. Previous proposed plans included restoring the barrel tile roof which would increase the historic integrity of the building.

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Windows: window materials and how the window operates (e.g. double hung, casement, awning, or hopper) are significant as are its components (sash, muntins, pane configuration, sills, mullions, casings, or brick moulds) and related features such as historic shutters/awnings.



When such features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ remove and change window materials, components, design, or change their operational direction (ex: up/down sash to swing) on facades visible from a public right-of-way
- ☐ and/or to remove 50% or more of all the building's windows (visible or not)

HARB approval will be based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place? Is the window feature or design significant enough that it should not be altered unless proven technically and/or materially required?
- ☐ Window condition assessment and consideration of replacement cost and life service of the replacement window versus the repair cost and life service of the original window (see photo caption next page)
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value.

Example: Preferred window replacements, if required, that use characteristic exterior molding and muntin profiles may be approvable even if using different materials. Such changes may be recommended for an expedited hearing.

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Traditional wood, vertical sash window with a 6/6 lite pattern



Traditional wood, vertical sash window with 2/2 lite pattern

The window design is described by the number of glass panes called 'lites' as shown in these examples. These patterns are not interchangeable because they are unique to the style of the building.

Historic Preservation Staff will have the ability to approve the following during regular permit review:

- ☐ repair and maintenance of windows not meeting the above threshold
- ☐ replacement of windows on facades not visible from a right-of-way under the 50% threshold
- ☐ replacement of non-historic windows with windows that match the design character of the building

Example: Removing a ranch-style picture window on a historic frame vernacular house and installing any vertical sash-type window will be approved by historic preservation staff



Hands-on training for DIY-ers



Original 3/1 and 4/1 lite vertical sash windows replaced with 1/1 across the entire building and would now require HARB approval if the building is designated historic.

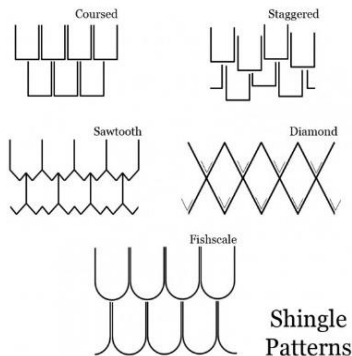


*Historic windows can be repaired and restored to last longer than the average replacement window. Therefore, when considering the lifetime cost of a window the original will be less expensive. Prices can range from \$500 to over \$1000 for restoration, comparable to replacement windows with a negative economic and historic impact.**

*See <https://savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows#X-4YhNhKh3A> and <https://austinhistorical.com/services/residential-window-restoration/> for data and analysis.

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Exterior finishes: wood and masonry exterior features (walls, siding, brackets, railings, cornices, window and door surrounds, steps, and columns) and repetitive exterior detailing are important in defining the overall historic character of a building.



Traditional wood, coursed shingle finish.
Changing the shingle pattern to a staggered design would change the character of the historic building from Shingle Style to a Bungalow or Arts and Crafts style.

When the current exterior features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ remove and change wood and/or masonry wall finishes on facades visible from a public right-of-way

Example: removing wood horizontal siding, brick or brick veneer, stucco, coquina/coquina concrete and changing to a different material/pattern requires HARB approval

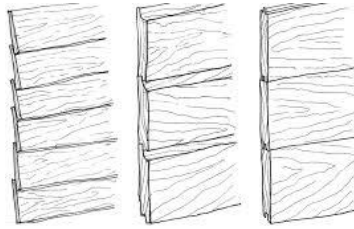
- ☐ and/or to remove 50% or more of these exterior features

HARB approval will be based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place? Is the finish material and/or design significant enough that it should not be altered unless proven technically and/or materially required?
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the exterior still the dominant visible feature and does it match the size, scale, material/pattern of the historic exterior?

Example: When necessary, replacing wood horizontal siding with composite horizontal siding maintaining a similar reveal and profile may be an approvable request and may be recommended for an expedited hearing.

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Weatherboard Drop-Lap Flush
Sample wood siding profiles that contribute to the unique scale and pattern on a historic building



Historic masonry finishes can be simple or highly detailed and have unique stucco texture



Staff will have the ability to approve the following during regular permit review:

- ☐ Repair and maintenance of wall cladding when it does not meet the above threshold

Example: Removing singular elements/portions of the exterior finish that is deteriorated beyond repair and replacing it with the same material and design will be approved administratively.

- ☐ Repair or replacement of features on facades not visible from a right-of-way
- ☐ Replacement of non-historic exterior features that match the design character of the building

Example: Removing asbestos siding and restoring/replacing traditional horizontal siding underneath will be administratively approved if it does not compromise the structural stability of the building

The siding on this building was altered (ca. 1930-50s) and shows the impact of replacement finishes that change the scale and detail of the building's historic character. Restoring the Queen Anne siding would be a staff-approvable request. Also note for reference the scale of historic horizontal siding shown on the adjacent historic building.



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Porches, balconies, stoops, loggias: these functional and decorative features along with their materials and features (doors, transoms, pilasters, columns, balustrades, stairs, roofs, canopies) are important in defining the overall historic character of a building.



Wrap-around porch with columns and balusters



Centered porch with turned balusters and folk-style bracketed posts



New front porch at the elevated floor height matching the historic character

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ remove a historic porch, balcony, or stoop
- ☐ and/or to remove 50% or more of their materials and features
- ✓ *Exception: see staff approval for flood mitigation project*

HARB approval will based on:

- ☐ An evaluation of how removal of the feature impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place? Is the feature significant enough that it should not be altered unless proven technically and/or materially required?

Example: Reconstructing a balcony or porch that is deteriorated beyond repair with matching materials and design may be approvable and recommended for an expedited hearing.

- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of the existing porch/balcony/stoop still the dominant visible feature and do changes match the size, scale, material/pattern of the historic feature?

Example: Removing a balcony and constructing a larger balcony that maintains scale, design, and materials of the building may be approvable.

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Central arched portico and stoop with decorative trim



Two-story front porch undergoing repairs that are in-kind with its historic character which could be approved by staff.

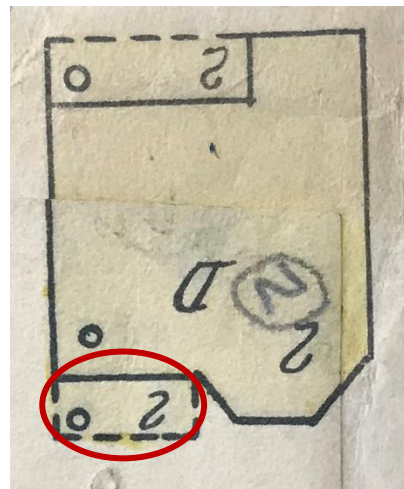
Historic Preservation Staff will have the ability to approve the following during regular permit review:

- ☐ Repair and maintenance of porches/balconies/stoops when it does not meet the above threshold
- ☐ Repair or replacement of porches/balconies/stoops facades not visible from a right-of-way
- ☐ Replacement of non-historic exterior features that match the design character of the building

Example: Restoring an enclosed porch to an open/screened porch will be staff approved if using/reinforcing the historic character of the building.

- ☐ Removal of porches or stoops when necessary for a flood mitigation project if using a best-practice approach

Example: Constructing a new but similar porch at the elevated location will be staff approved if it is context-sensitive and uses compatible materials.



Evidence on the Sanborn map (left) and the building shows there used to be a historic two-story frame porch likely removed ca. 1930-1950s when asbestos siding was added. Reconstructing a compatible porch could be approved by staff.

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Foundations: structural systems and visible features of such systems are important in defining the overall historic character of a building including the materials (wood, metal, and masonry), the type of system, and its features such as posts and beams, masonry columns, above-grade stone or masonry foundation walls or piers.



Coquina concrete block is a material unique to St. Augustine



A new brick pier foundation matches historic materials and scale

When such features have existed on the building for more than fifty years, HARB approval is required to:

- ☐ Removing and changing the foundation type (ex: brick pier to stem wall) or exterior material (ex: brick to concrete masonry unit/block)
- ☐ and/or to remove 50% or more of the above-grade foundation system
- ✓ *Exception: see staff approval for flood mitigation project*

HARB approval will be based on:

- ☐ An evaluation of how removal of the foundation impacts the overall historic character of the building and historic integrity of the city. Can the building still convey a unique sense of time and place? Is the original foundation significant enough that it should not be altered unless proven technically and/or materially required?
- ☐ The design compatibility of the proposed work to ensure continuity of the building's historic value. Specifically, is the prominent character of historic foundation still the dominant visible feature and do changes match its size, scale, material/pattern?

Example: Constructing a replacement brick pier foundation that restores structural soundness and matches the original design may be approvable and may be recommended for expedited hearing.

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A building elevation project revealed unique coquina stone piers (background) along with traditional brick piers (foreground)

Historic Preservation Staff will have the ability to approve the following during the regular permit review:

- ☐ Repair and maintenance of foundations that do not meet the above threshold

Example: Replacing a singular, deteriorated brick pier with a matching brick pier in the same basic location will be staff approved.

- ☐ Removal of a foundation when necessary for a flood mitigation project if using a best practice approach

Example: Constructing a new but similar foundation using the same materials and scale will be approved by staff.

NOTE: *Archaeological review may be required for any work that includes ground disturbances, consult the City Archaeologist and Archaeological Preservation Ordinance for more information.*



Foundation (and porch) was removed to allow for the building to be elevated to a new floor height for a flood mitigation project.

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The following information is presented as a reference to assist property owners in identifying the unique characteristics of their historic building. It is not a full representation of the types of buildings in St. Augustine but rather a set of limited examples with features that are easily identifiable and referenced in this document.



Character defining features:

Asymmetrical two-story façade with multiple roof pitches and forms

Fenestration: Paired wood, 2/2 vertical sash windows and single doors

Novelty wood horizontal siding mixed with coursed shingle siding

Porch locations, size/scale, form

Posts that are a combination of turned and bracketed design

Baluster design/scale

Stoop placement/material

Foundation is obscured by contemporary screening but is likely a pier system

(Roof cladding is not historic so other materials could be allowable)



Character defining features:

Asymmetrical one-story form

Shed roofs in opposing position

Horizontal lines and brick stamped finish

Metal 1/1 vertical sash windows and corner windows

Likely a slab on grade foundation

(Roof cladding is not a prominent visual character)

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Character defining features:

*Three-block massing with vertical chimney feature
Gable and parapet roof types with clay tile cladding
Stucco finish and texture
Arched windows with fanlights
Open entry porch and stoop framed with square piers
Plaster friezes and openings in parapets
Likely a stem wall foundation*



Character defining features:

*Three-bay symmetrical façade with large shed roof dormer above under a gable roof with metal crimp cladding
Front porch (historically enclosed) with knee-wall under shed roof supported by block columns, could be fully opened with minimal impact
Simple 1/1 vertical sash windows
Horizontal siding
Stoop has been altered to accommodate a ramp and is easily reversible
Pier foundation*

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Character defining features:

*Symmetrical design under single gable roof with composition shingles
Wood 6/1 vertical sash windows with operable louvered shutters
Entry portico with gable returns and paired Tuscan columns
Running bond brick veneer (unpainted) with soldier-coursed lintels
Likely a continuous wall foundation*



Character defining features:

*Asymmetrical form under single hipped roof with metal crimped roof
Wood 1/1 vertical sash windows with inset of stained glass and arched lintel
Rusticated, unpainted, concrete block exterior
Open porch under main roof with wood bracket and trim
Entry stoop with matching block piers
Likely a continuous wall foundation*

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KEY TERMS AND PRESERVATION PRINCIPLES

Archaeological Preservation Ordinance refers to Chapter 6 of the St. Augustine Code of Ordinances which identifies archaeological zones that requires archaeological review when the threshold of ground disturbance activity is met or exceeded with development and utility permits.

Contributing property a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

Design compatibility refers to new construction or alterations to a historic building or setting that preserves significant materials, features and form, and preserves the building's historic character. For alterations to a historic building, repairs using historic materials is preferred; however, there are circumstances where substitute materials that imitate historic materials may be used (i.e. unavailability of historic materials or skilled craftspeople, inherent flaws in the original material, or code-mandated changes) if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result. For new construction and additions, the materials and form should be harmonious with the historic building with just enough differentiation from the historic building to not be jarringly out of place or too similar to be confused as part of the original historic fabric.

Façade includes the face of a building and is most commonly referred to as a street façade and/or visible façade

Historic character refers to all visual aspects and physical features that comprise the appearance of historic properties and extends to the setting of historic properties to include a building's relationship to the environment and adjacent streets and buildings, landscape plantings, views, and the presence of accessory features.

Historic integrity is the authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Historic period is the primary time line for which the historic building derived its historic association with an event, person, place, pattern of development or other historic context.

Material deficiency refers to the inability of the building material, or a majority of building materials that comprise a feature or structure, to serve its purpose and documented as beyond repair

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National Register of Historic Places is the list of historic properties significant in American history, architectural, archaeology, engineering and culture maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended. May be significant at the local, state, or federal level.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Reconstruction: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values.

Relocation: The act of moving a building from its original location to another site, either on the same property or to another location entirely.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

Technical requirement refers to performance mandates established by local, state, or federal governments and their supporting regulatory documents

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U.S. Department of the Interior: Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.