CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, MARCH 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 February 18, 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.
b)	PL2021-0012 Certificate of Appropriateness	Marquis Latimer + Halback, Inc - Applicant Tara Owen & Malcolm Frank - Owners 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 local feature and front gate.

6. Certificate of Appropriateness

a) PL2021-0027

260 St. George St., LLC - Applicant and Owner

260 St. George Street

To replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

b) PL2021-0028

Michael Skjerning - Applicant
Michael & Kirsten L. Skjerning - Owners

165 Cordova Street

To re-establish a door in a previous opening and modify stairs on the rear of the building, to construct a detached garage building, to modify the site to include fencing, an in-ground pool, permeable pavers, and raising the rear yard with fill surrounded by a retaining wall.

7. Opinion of Appropriateness

a) PL2021-0030

Peter Hotz, Architect of Peter Hotz Inc - Applicant
Michelle D. Ruby - Owner

308 St. George Street

To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

8. Certificate of Demolition and Partial Demolition

a) PL2021-0026

Black Box Design Inc - Applicant
John Street Realty LLC - Owner

46 John Street

To demolish historic original portion and later addition of a building constructed c. 1950 that is recorded in the Florida Master Site File and not located in a district.

b) PL2021-0029

George & Monika Selmont - Applicants and Owners

339 Charlotte Street

To partially demolish a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and not located in a district, to include building elements related to a building elevation and rehabilitation such as doors, windows, additions, and chimney.

9. Planning and Building Staff Communications

    a) Planning and Building Staff Approved Permits Report

10. Other Business

    a) Review and recommendation for the National Register nomination of the Public Burial Ground aka Hugeunot Cemetery

11. Adjournment

Notices:

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than three business days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST AUGUSTINE EST. 1565

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

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
February 18, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 18, 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

(None)

3. Approval of Minutes

Heard after item 4.

MOTION

Mr. Benoit MOVED to APPROVE the January 21, 2021 minutes as presented. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

Ms. Duncan noted that the applicant for item 5(a), PL 2020-0141, requested a continuance to the March meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda, including to CONTINUE item 5(a). The motion was SECONDED by Ms. Wingo.

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

5. Continued Items from Previous Meetings

5. (a) Certificate of Appropriateness PL2020-0141 – 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.

Prior to the meeting, the applicant requested a continuance to the March meeting. See modification of the agenda for approval of the continuance.

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6. Certificate of Appropriateness

6. (a) PL2021-0011 – Sarah Ryan Architect – 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.

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 **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 handrail 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

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for an explanation of the permanent chairs. She added that the expansion of the deck was to provide for additional seating and the ADA ramp was important; however, she asked that the Board be careful in their consideration of such expansions.
Public hearing was closed.

The Board discussed:

- Understanding the necessity of providing additional outdoor seating
- Recommendation to leave the paver as brick to be consistent in design
- Supportive of change to a more traditional top-rail as proposed during the presentation
- Intent was to use existing furniture; however, applicant was willing to work with staff if new or additional furniture were used
- Possible sound mitigation to protect the neighbors
- Slight concern for contemporary curvature of the ADA ramp, though the curve was hidden by the deck and left room to access the door behind
- Railing along the ramp would be painted black with porch to have a dark green top-rail to match the existing

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0011 with the following conditions:

- **The ADA top-tail would be the Julius Blum graspable rail**
- **The pavers will be a natural clay brick**
- **Any permanent furnishings shall be reviewed with staff**

The motion was SECONDED by Mr. Weaver.

There was a brief discussion clarifying the staining of the deck which would match existing, and deck floor would be stained with a natural finish so the old and new decks looked cohesive.

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Mr. Benoit AMENDED his motion to include that the new and old decking would be stained to blend the two together and the wood railings would be painted to match existing wood railings. The amended motion was SECONDED by Mr. Weaver.

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

6. (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.

Mr. Benoit recused himself from this, and item 7(a) at the same address.[1]

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 **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

Fremont Latimer and Tara Owen reviewed the application.

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

The Board discussed:

- Planting choices that were not approved per the AGHP, many of which were used in other landscapes around the historic district
- Need to update AGHP plant list in response to resiliency
- Reasoning for utilizing alternative plantings to those approved by the AGHP were mainly based upon salt/flood tolerance and survivability
- Recommendation to utilize native or AGHP approved plants, or have historical context
- Gardens such as the one proposed were not historically accurate and more general research may be needed regarding historic gardens
- Concern that curved gate may not be compatible with architecture of the house
- Gate was meant to discourage tourists from entering the property and applicant was amenable to an alternative design
- Brick pavers were chosen to match the brick seen throughout the historic district
- Artificial decking material chosen for durability was not AGHP compatible and would need to be replaced with wood
- Possibility of shortening the gate to 3 feet to make the scale more compatible with the existing wall
- Tabby stucco was meant to reflect coquina aggregate

[1] Forms attached to original minutes

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- Existing porch with concrete foundation and hexagonal pavers could be a historic feature, though the wood deck may be more appropriate to the structure
- Need for historic evidence to alter the porch

The applicant requested the Board approve the landscaping with AGHP approved and native plants, brick-paver walkways, and wall, and continue the gate and porch to allow for further research.

MOTION

Mr. MacDonald MOVED to APPROVE application PL2021-0012 for the landscaping with AGHP approved and Florida Native plants, the brick-paver walkways and CONTINUE application PL2021-0012 for the gate and porch to the March 18, 2021 meeting. The motion was SECONDED by Mr. Weaver.

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

7. Opinion of Appropriateness

7. (a) PL2021-0014 – Les Thomas Architect – Applicant
Tara Owen & Malcolm Frank – Owner
252 St. George Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** an Opinion of Appropriateness at **252 St. George Street** because it is because it is generally compatible with the Requirements of the AGHP.

Les Thomas reviewed the application

Ex Parte Communication:

(None)

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

The Board discussed:

- Staff clarification of "generally compatible with the AGHP" which indicated further detail needed for a Certificate of Appropriateness
- Limited visual impact to the street view
- Addition would not detract from historic fabric of the home as it was being added to an already-altered part of the structure
- Scale was appropriate to existing house
- Recommendation to alter horizontal windows on the addition to be more compatible with the vertical windows of the existing house
- Addition would be built off-grade on piers
- Lattice brick recommended as a detail between the piers to match the existing house

MOTION

Mr. Weaver MOVED to APPROVE Opinion of Appropriateness application PL2021-0014, 252 St. George Street, to construct a one and one-half story addition to the rear of the residential building with consideration of the discussion regarding window design. The motion was SECONDED by Mr. MacDonald.

There was a brief discussion regarding whether a certificate of partial demolition would be necessary for removal of the existing rear porch where the proposed addition would be placed. The Board determined, based on the significance of the

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building, that a Certificate of Partial Demolition may be necessary and more research was required to determine the age of the porch.

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

8. Certificate of Demolition

8. (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.

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 **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 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.

Nell Johnson reviewed the application.

Ex Parte Communication:

(None)

24 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:

- Poor condition of the structure
- Items to be salvaged
- Building did not meet criteria to be a local landmark
- Documentation of existing structure for archival purposes to include photographs of the elevations and notable architectural details, and a measured drawing of the main elevation

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application PL2021-0016, 4 Mc Williams Street with the conditions that there be comprehensive photographs documenting the structure and a measured drawing of the main elevation and that the applicant make a reasonable effort to repurpose the windows, doors, and any other materials and featured that could be salvaged. The motion was SECONDED by Mr. Benoit.

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VOTE ON MOTION:
AYES: Weaver, Benoit, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

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

Ms. Wolfe reviewed the subject and facilitated discussion regarding the following:

- Emphasizing the privilege of owning historic properties
- Lightening up photographs so they are printable for those printing in black and white
- Clarifying examples with visuals and arrows pointed to architectural features
- The draft as a guidebook for historic architecture found within the City
- Articulating appropriate materials for each neighborhood
- Roll-out strategy and public education for implementing guidelines and getting property owners and contractors to provide feedback and support
- Making new regulations more accessible and palatable for owners of historic homes
- Threshold for HARB approval of replacement features
- Provisions for emergency situations
- Including communications support to reach out to the community through multiple means such as story map or video
- Getting the neighborhood associations involved and having Board members reach out to the associations with a possible joint meeting with the Lincolnville Community Redevelopment Area Steering Committee

Public Comment was opened and the board heard from the following:

- B.J. Kalaidi

Ms. Wolfe clarified the map provided at the request of Ms. Kalaidi.

There was discussion regarding next steps which would include a communication plan, obtaining community input, revising the regulations, and presenting to the Commission.

Special Presentation to Jenny Wolfe

Mr. Weaver, on behalf of HARB, presented Ms. Wolfe with a plaque for 10 years of dedicated service to the preservation of the City of St. Augustine.

11. Adjournment

There being no further business, the meeting was adjourned at 4:15 P.M.[3]

_____
Catherine Duncan, Chairperson

[2] Brief recess from 3:25p.m. to 3:21p.m.

[3] Transcribed by Candice Seymour

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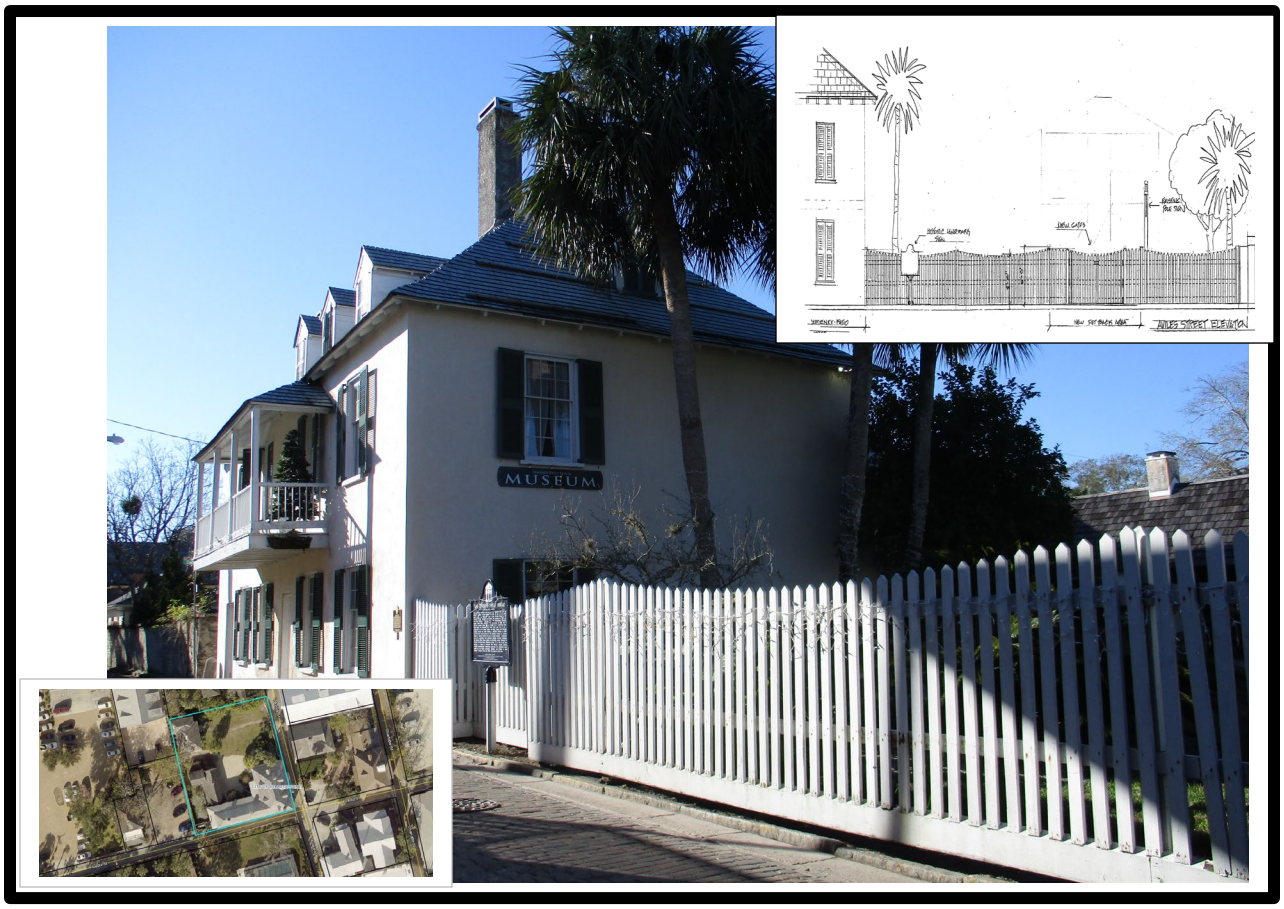
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 18, 2021 Meeting



Application 2020-0141 Address: 20 Aviles Street

Applicant: Ximenez-Fatio House Museum

Property Owner: National Society of Colonial Dames

Project description: To construct a replacement fence and move fence inward off the street front. *(Continued from the February 18, 2021 HARB meeting)*

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ00071
National Register:	Individually listed and Contributing to St. Augustine Town Plan Historic District	Construction date:	c.1800
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992400000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness application was continued at the January 21, 2021 meeting, and at the February 18, 2021 meeting, the HARB approved the applicant's request to continue to the March 18, 2021 meeting. Please refer to the staff report from January 21, 2021 for previous staff summaries and comments.
- Summarizing the key concerns from the past HARB meeting, the HARB asked the applicant for historical evidence/baseline documentation of the existing and past fences and on the site development of the property. Concern was expressed regarding the proposed 12' wide gate being much larger than the AGHP's suggested 50" width as being the most appropriate for Pre-1821 gates.
- The applicant submitted a new plan for the proposed fence and gate design and two historical photographs which they feel show that the fence at that time was set back from the street and building.
- Staff found permit drawings that may be for the existing fence that were submitted to the City in January 1981. Although the image quality was very faint, the inverted arch top design with pointed pickets was visible. Additional historic photographs supplied by the St. Augustine Historical Research Library from the 1870s reveal a fence with straight top that continued from the front façade wall, immediately adjacent to what is now Aviles Street.
- The proposed wood fence meets the Architectural Guidelines for Historic Preservation's (AGHP) recommendation for use of picket fences with sharp angled tops in Second Spanish Period buildings and the revised design that still maintains the inverted arch meets the minimum 5.5' height requirement of the AGHP for First and Second Spanish Colonial fences.
- Although the 3'6" set back location from the existing fence has been reduced since the January 2021 meeting, the approximate the proposed new fence location will be set back 18" from the street side of the curb, but will still not extend directly from the front façade as the existing fence and recommended by the AGHP for Pre-1821 fences and walls. The proposed new location will align with the back of the fence that currently extends around the historical marker for the Ximenez-Fatio House. Crushed shell, which is an appropriate paving material according to the AGHP, is planned for the 1' space that will extend from in front of the new location of the fence to the existing granite curb.
- A double swinging gate that is 10' wide to be centered with the existing coquina shell walk inside the fence replaced the 12' wide rolling gate originally proposed in January, but the gate is now proposed to be set back 4' inward or west from the fenceline, so will no longer look like a continuous fence on either side when closed. According to the applicant, the larger setback for the double gate proposed is for safety and convenience for visitors and easier accessibility to the house.
- The proposed new revised design still does not strictly comply with the AGHP in the fence placement and gate width. However, there are some existing conditions that should be taken into consideration including the following: the proposed fence design is largely in keeping with the existing fence; the fence will be minimally set back from the street (18") and will be in the same set back location where the existing fence extends behind the historical marker sign; and the existing fence has a gate that is wider than the recommended 50" width. Two double gates

STAFF SUMMARY AND ANALYSIS (continued):

are existing on the Aviles Street fence: one has a total width of 16', which is much larger than the AGHP's recommendations, and the other 40" wide.

- Overall, the revised fence and gate design and minimized proposed setback works as a compromise to the concerns raised by the HARB at the January 2021 meeting and the fence is not a permanent feature that will alter the historically significant building.
- The plans indicate the fence and gate will be painted white, which complies with the AGHP's recommendation for Pre-1821 wood fences.
- If adding new landscaping along the rear of the fence is still planned, staff is limited to approval of landscape features, including walks, plant materials and ornamentation that does not exceed $1000 and any plantings shall conform to the AGHP.
- The proposed project could meet ground-disturbance criteria of 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 (COA) at 20 Aviles Street because it meets the applicable Secretary of the Interior's Standards 2, 3, 9, and 10** with the following finding:

1. The proposed fence design is largely in keeping with the existing fence that likely was constructed forty years ago; the fence's proposed new location will be along the same set back where the existing fence extends behind the historical marker sign (approximately 18" from the street curb); and the existing fence has a 16' wide gate, which is much wider than the AGHP's recommended 50" width for Pre-1821 buildings.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Revised Project Scope:

1. To move the fence location 21" west from the existing fence to align with the back of the fence that extends behind the historical marker.
2. To construct three 17'6" sections of fence new wood fencing similar to the existing with 2-3/4" wide pointed pickets (spaced 3" apart) in an inverted arch (scalloped) pattern ranging from 5.5' to 6' high secured to 4" square wood posts with pointed ends.
3. To construct a double gate, in new setback area that is 4' inward or west from the proposed fence, that is 10' wide overall to swing westward (toward the property) with the same picket design and dimensions as the fence sections (to replace the two double gates on the existing fence design, one has a total width of 16'and the other 40" wide
4. To add coquina shell between the fence and the curb along Aviles Street and in the newly rectangular space created by the proposed set back gates, and to widen the existing coquina shell path area west of the gates.

- Fence and gate to be painted white
- All hardware including latches, hinges, and strap hinges will be iron in black finish

Previously Submitted Project Scope – reviewed at the January 21, 2021 HARB meeting:

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

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

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 3 and 9 apply.
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Fences, Walls and Gates

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

Don't...
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

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

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

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

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

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

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

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

Parking, Landscaping and Site Features

Do...

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

Don't...

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

Pre-1821

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

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

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

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. National Register of Historic Places nomination – preliminary pages
3. Historical photographs
4. Building permit application with design of what may be existing fence – submitted to the City Building Department in January 1981 (microfiche image had poor visual quality)
5. Sanborn Maps

STAFF PHOTOGRAPHS
20 Aviles Street

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

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence and gate:
Facing south down Aviles Street

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence facing west and south at inset in fencing around historical marker:
The new plans for the proposed fence show the fence will be located to run along where the fence extends behind the marker (18” setback from the curb)

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence and gate:
Facing west from Aviles Street

STAFF PHOTOGRAPHS
20 Aviles Street

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

STAFF PHOTOGRAPHS
20 Aviles Street

Existing fence and gates from inside property:
Facing east;
facing north,
Landscape bed inside existing fence location
(facing south)

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Revised 1-17-73 SJ71

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

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

SEE INSTRUCTIONS

1. NAME

COMMON: The Ximenez-Fatio House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 20 Aviles Street

CITY OR TOWN: St. Augustine

CONGRESSIONAL DISTRICT: Fourth District

STATE: Florida — CODE: 12 — COUNTY: St. Johns — CODE: 109

3. CLASSIFICATION

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

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

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

4. OWNER OF PROPERTY

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

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

CITY OR TOWN: Jacksonville — STATE: Florida — CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

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

STREET AND NUMBER: Corner King and Cordova Streets

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

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Historic American Buildings Survey

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

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

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

CITY OR TOWN: Gainesville — STATE: Florida — CODE: 12

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

13

7. DESCRIPTION

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

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

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

7 dormers - 2 more on the west slope of front roof

SEE INSTRUCTIONS

E1

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SJ71

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

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

(Number all entries)

7. DESCRIPTION

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

GPO 921-724

15

5J71

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

☐ Pre-Columbian	☐ 16th Century	☒ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	

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

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

Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other *(Specify)*
☐ Historic	☐ Industry		
☐ Agriculture	☐ Invention	☐ Science	
☒ Architecture	☐ Landscape Architecture	☐ Sculpture	
☐ Art		☐ Social/Humanitarian	
☒ Commerce	☐ Literature		
☐ Communications	☐ Military	☐ Theater	
☐ Conservation	☐ Music	☐ Transportation	

STATEMENT OF SIGNIFICANCE

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

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

SEE INSTRUCTIONS

F1

16

9. MAJOR BIBLIOGRAPHICAL REFERENCES

SEE ATTACHED SHEET

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

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

OR

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

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

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than one

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

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

11. FORM PREPARED BY

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

DATE: 9/20/72

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

STREET AND NUMBER:
3680 Hedrick Street

CITY OR TOWN:
Jacksonville

STATE: Florida

CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

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

National ☐ State ☐ Local ☒

Name _____

Title State Liaison Officer

Date _____

NATIONAL REGISTER VERIFICATION

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

_____
Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____
Keeper of The National Register

Date _____

GPO 931-894

SEE INSTRUCTIONS

17

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered JUL 25 1973

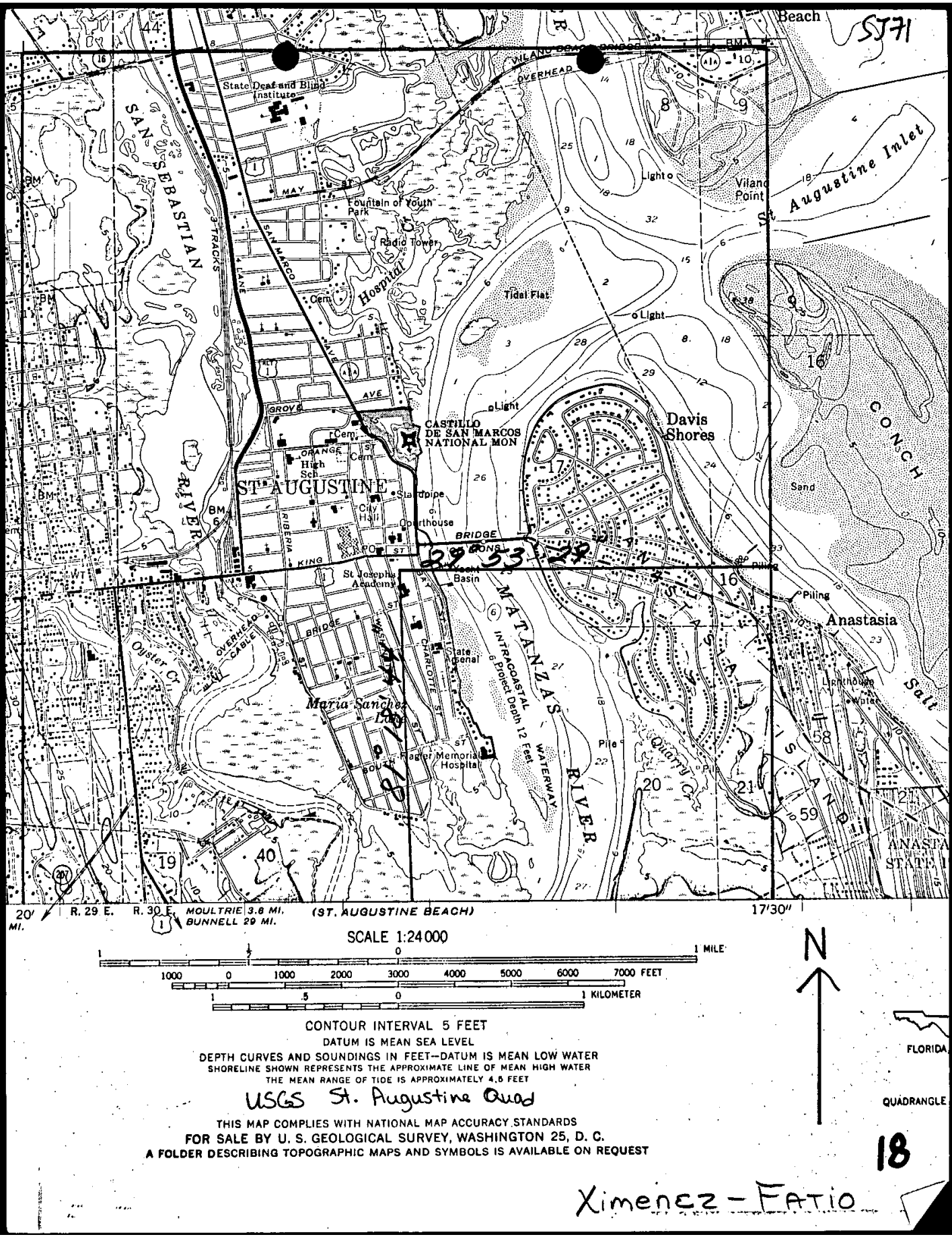
Name	Location
Epworth	Gainesville Alachua County
Ransom School (Adirondack-Florida School) "Pagoda"	Coconut Grove Dade County
The Ximenez-Fatio House Notified 8/9 rfw	St. Augustine St. Johns County

7/24

COPY OF CONGRESSIONAL NOTIFICATION

Also Notified

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


ST AUGUSTINE
SAN SEBASTIAN RIVER
MATANZAS RIVER
Anastasia Island
Davis Shores
CASTILLO DE SAN MARCOS NATIONAL MON
State Deaf and Blind Institute
Fountain of Youth Park
Radio Tower
Hospital
Tidal Flat
Light
Vilano Point
St Augustine Inlet
CONCH
Sand
Piling
Anastasia
Salt
Maria Sanchez Lake
Oyster Cr
Quarry Cr
INTRACOASTAL WATERWAY
Project Depth 12 Feet
Flagler Memorial Hospital
Lighthouse
White
Beach
SJ71
R. 29 E.
R. 30 E.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST. AUGUSTINE BEACH)
17'30"
SCALE 1:24000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.6 FEET
USGS St. Augustine Quad
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST
FLORIDA
QUADRANGLE
18
Ximenez-Fatio

c. 1980: FMSF survey photo

5771

St John St Augustine

Kingsway Farm

OPEN
TODAY

SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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

1. NAME

COMMON: Ximenez-Fatio House

AND/OR HISTORIC: same

2. LOCATION

STREET AND NUMBER:
20 Aviles Street (corner Aviles and Cadiz Streets)

CITY OR TOWN:
St. Augustine

STATE:	CODE	COUNTY:	CODE
Florida 32084		St. Johns	

3. PHOTO REFERENCE

PHOTO CREDIT: Mr. William M. Bliss

DATE OF PHOTO: February 1971

NEGATIVE FILED AT:
Library of W. M. Bliss, 1849 Mallory Street, Jacksonville, Florida 32205

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

1. North elevation of main house with ell in background and balcony, front, in foreground, overhanging Aviles Street.

SJ74
23

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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

SEE INSTRUCTIONS

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DATE OF PHOTO: February, 1971

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Library of W. M. Bliss, 1849 Mallory Street, Jacksonville, Fla 32205

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

3. North elevation showing ell and kitchen. The kitchen is separate.

SJ71

25

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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

SEE INSTRUCTIONS

1. NAME

COMMON: Ximenez-Fatio House

AND/OR HISTORIC: Same

2. LOCATION

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PHOTO CREDIT: Mr. William M. Bliss

DATE OF PHOTO: February 1971

NEGATIVE FILED AT:
Library of W. M. Bliss, 1849 Mallory Street, Jacksonville, Fla 32205

4. IDENTIFICATION

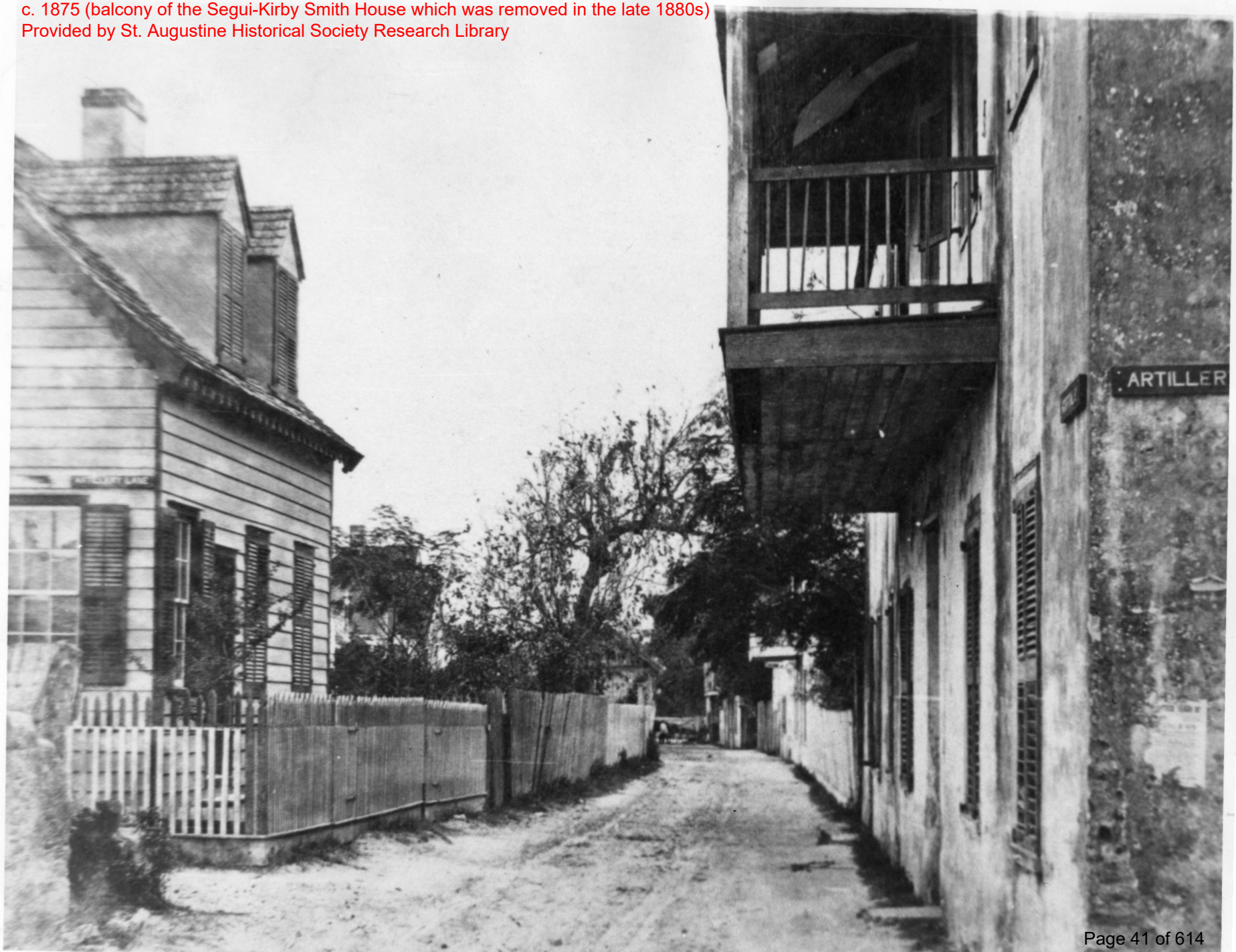
DESCRIBE VIEW, DIRECTION, ETC.

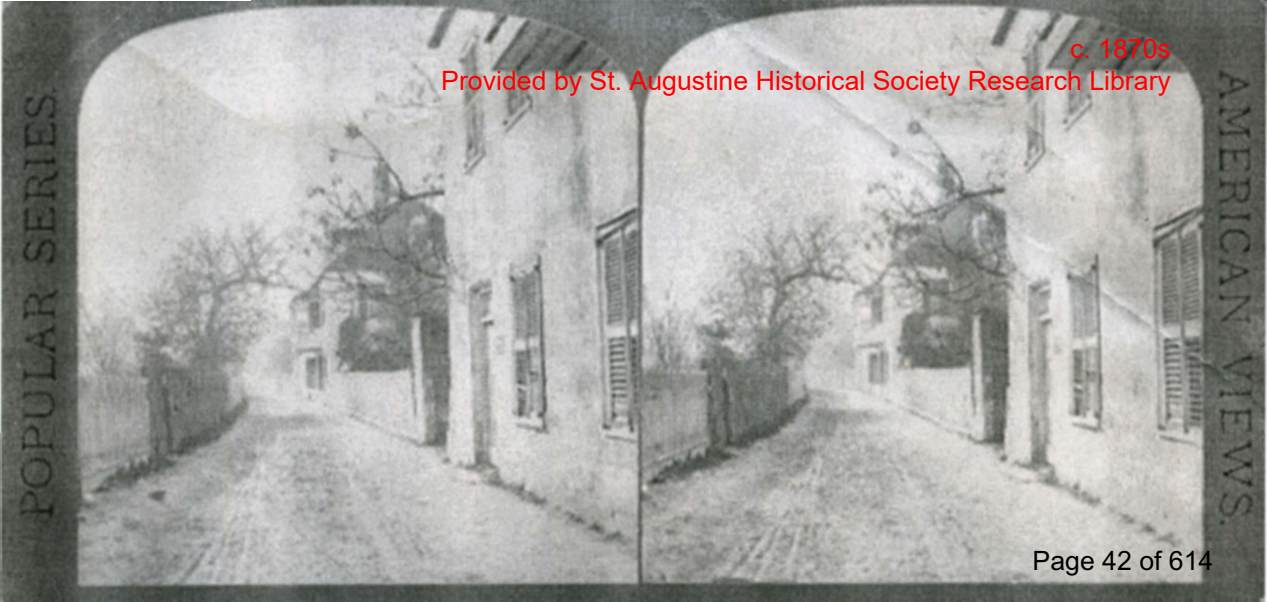
2. West, or rear, elevation of ell with view of wall on Cadiz Street

27

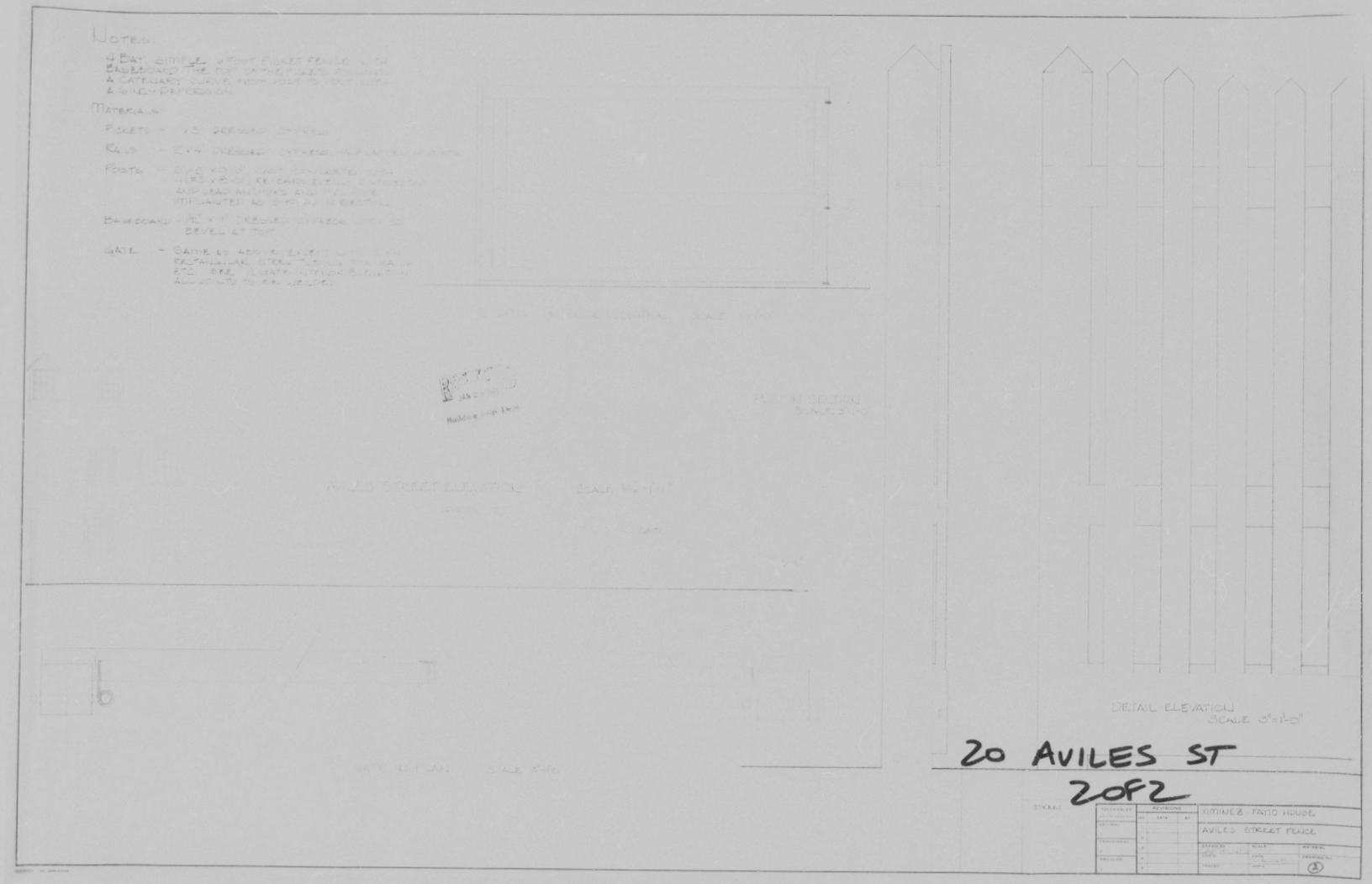
SJ71

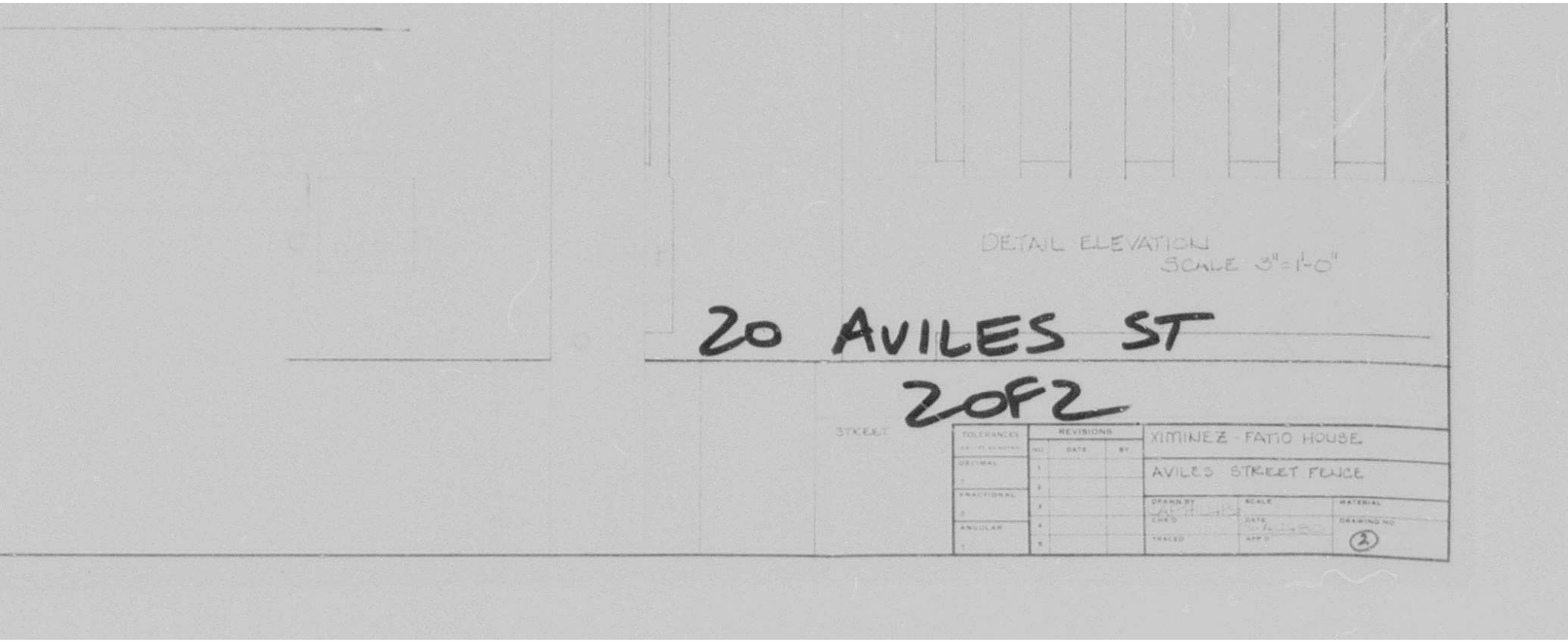
c. 1875 (balcony of the Segui-Kirby Smith House which was removed in the late 1880s)
Provided by St. Augustine Historical Society Research Library





c. 1870s
Provided by St. Augustine Historical Society Research Library

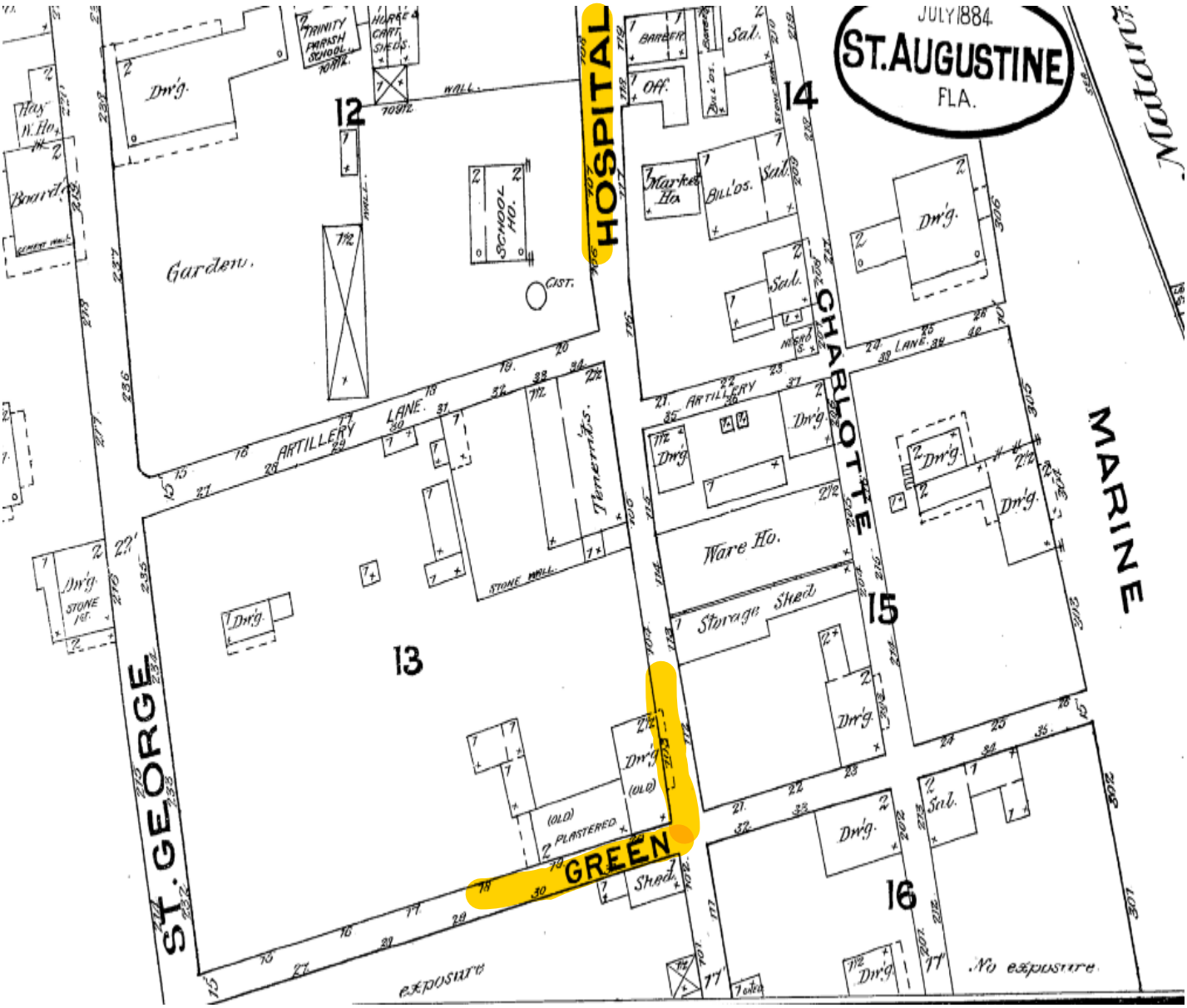

NOTES:
MATERIALS:
DETAIL ELEVATION
SCALE 3"=1'-0"
20 AVILES ST
2 OF 2
XIMINEZ - FATTO HOUSE
AVILES STREET FENCE


DETAIL ELEVATION
SCALE 3"=1'-0"
20 AVILES ST
2 OF 2
STREET
TOLERANCES
REVISIONS
NO
DATE
BY
XIMINEZ - FATIO HOUSE
AVILES STREET FENCE
DRAWN BY
SCALE
MATERIAL
CHK'D
DATE
DRAWING NO
TRACED
APP'D
2

NORTH
SECTION A-A
EAST
WEST
SOUTH
Keep This Set of Drawings on File in The Building Insp. Office
Mat Shown
N/A
N/A
Roof + wash shed approved by Adj Board 2-3-81
20 AVILES ST
1 OF 2
PATIO HOUSE
KITCHEN EXTERIOR ELEVATIONS

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



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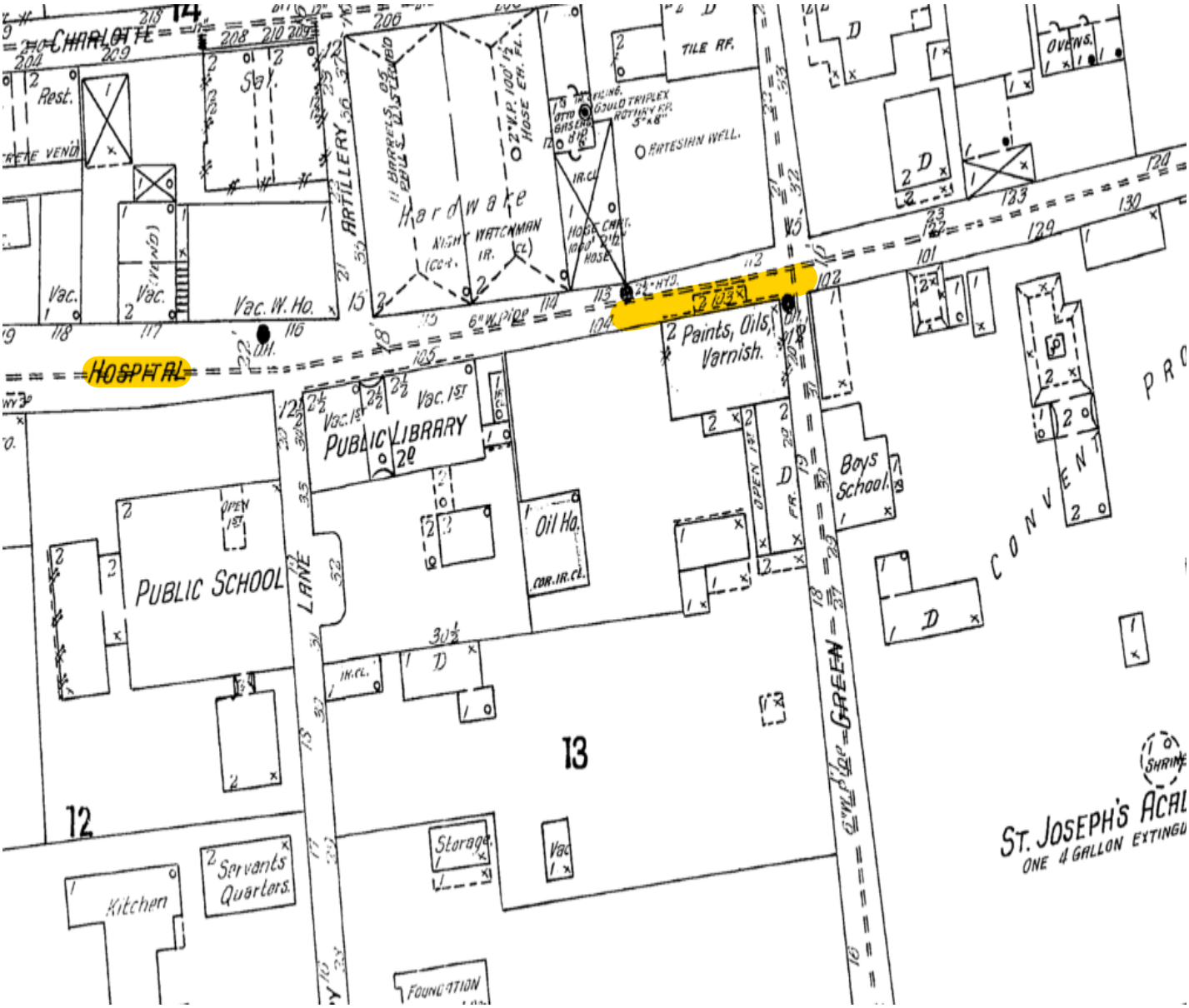
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 4



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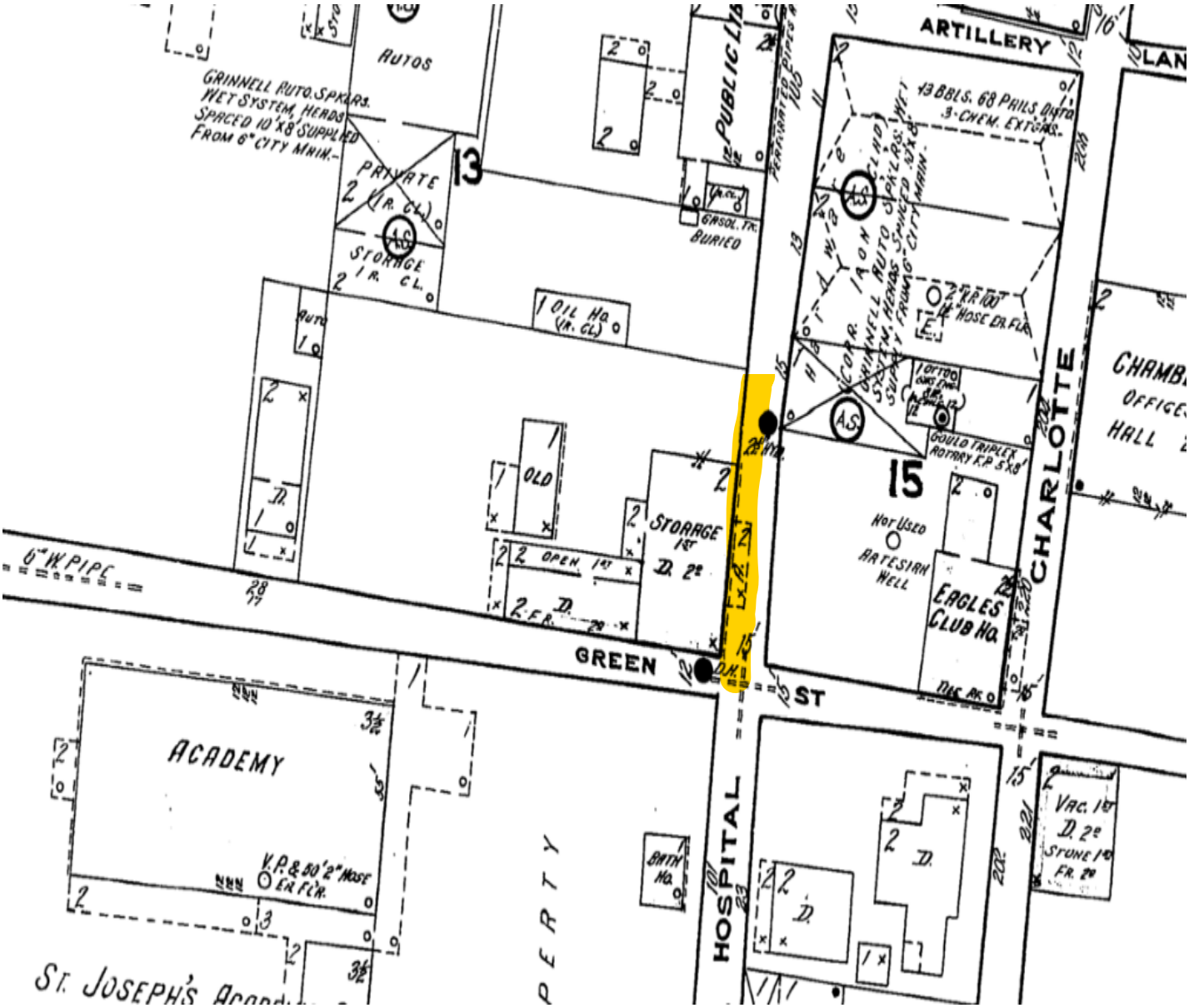
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 7



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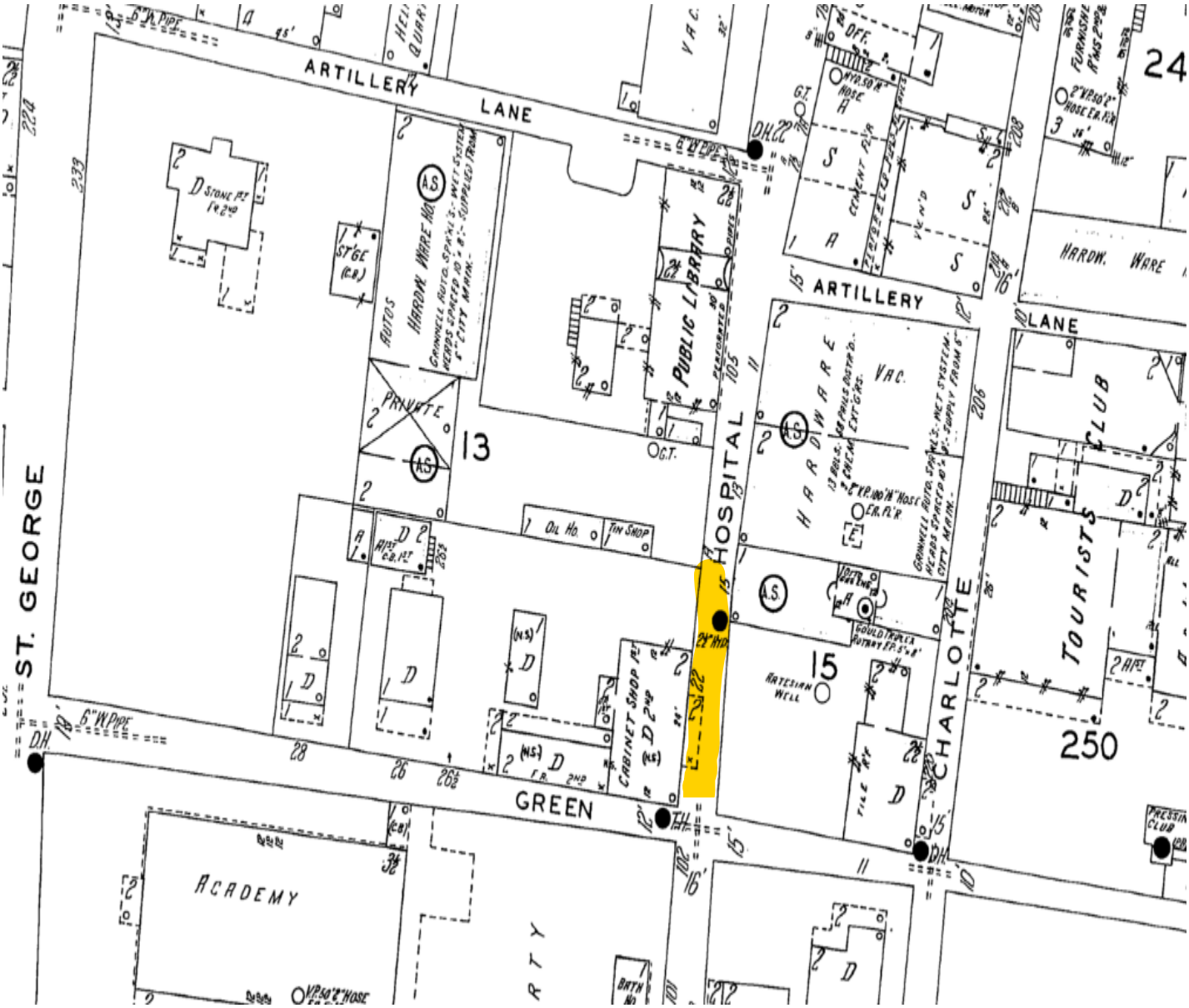
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 10



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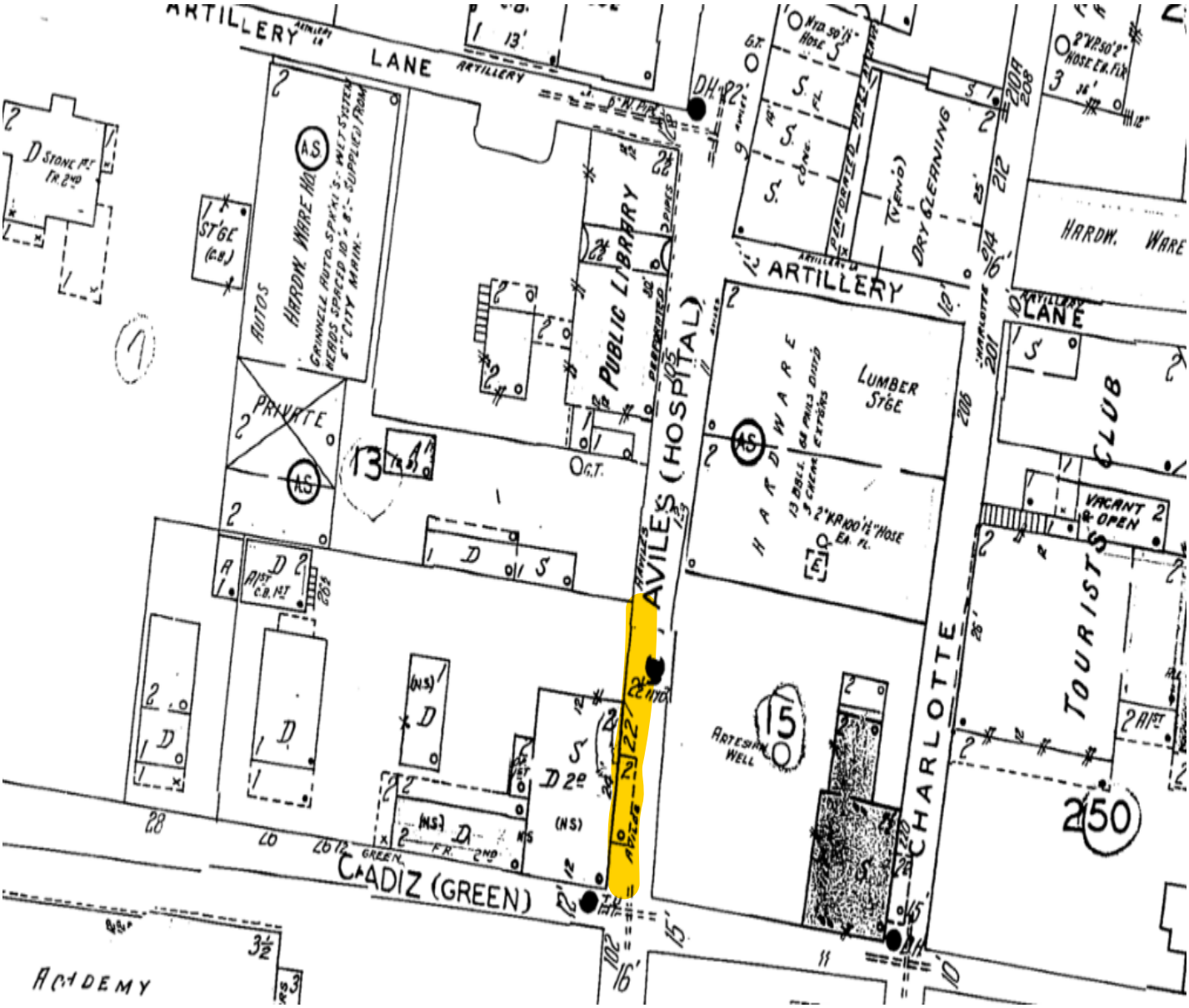
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 10 REVISED to 1947



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

February 18, 2021

Ximenez-Fatio House Museum
20 Aviles Street
St. Augustine FL, 32084

cc: National Society of Colonial Dames

Re: Certificate of Appropriateness - 20 Aviles Street – 2020-0141

Dear Ximenez-Fatio House Museum,

On February 18, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to construct a replacement fence and move fence inward off the street front.

Specifically, based upon your request, the HARB **CONTINUED** your application to the March 18, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by March 8th.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	2020-0141
Applicant:	Ximenez-Fatio House Museum
Owner:	National Society of Colonial Dames
Address:	20 Aviles Street
Parcel Number:	199240-0000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a replacement fence and move fence inward off the street front.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON FEBRUARY 18, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the February 18, 2021 Historic Architectural Review Board meeting and testified under oath, or ☑ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a replacement fence and move fence inward off the street front.

Subject to the following conditions:

- Continued to March 18, 2021
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of February, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0141 **REQUEST APPROVED / DENIED / CONTINUES**

Sign Name

Cathy Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of February, A.D., 2021.

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

Notary Public, State of Florida

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
EST. 1565
NATION'S OLDEST CITY

January 21, 2021

Ximenez-Fatio House Museum
20 Aviles Street
St. Augustine FL, 32084

cc: National Society of Colonial Dames

Re: Certificate of Appropriateness - 20 Aviles Street – 2020-0141

Dear Ximenez-Fatio House Museum

On January 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to construct a replacement fence and move fence inward off the street front.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the February 18, 2021 meeting as described in the attached copy of the executed Order.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	2020-0141
Applicant:	Ximenez-Fatio House Museum
Owner:	National Society of Colonial Dames
Address:	20 Aviles Street
Parcel Number:	199240-0000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a replacement fence and move fence inward off the street front.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON January 21, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the January 21, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a replacement fence and move fence inward off the street front.

Subject to the following conditions:

- February 18, 2021
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21st day of January, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0141 **REQUEST APPROVED / DENIED / CONTINUES**

Sign Name

Cathy Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of January, A.D., 2021.

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

Notary Public, State of Florida

FOR MARCH 18, 2021 HARB MEETING

2020-0141: 20 AVILES STREET

Materials submitted by Applicant

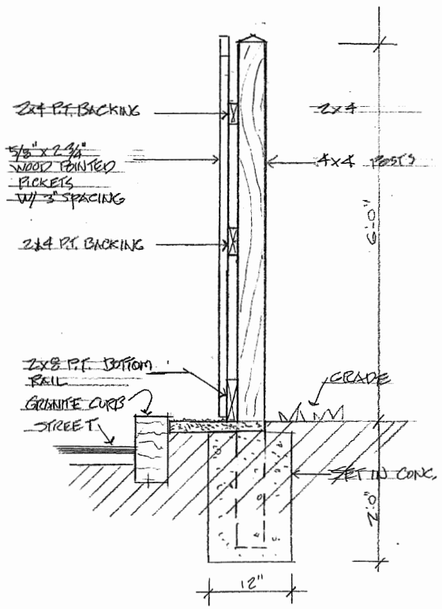
Ximenez-Fatio House Museum
Roger Smith, Ph.D.,
Museum Director

From: Roger
To: Julie Courtney
Subject: Ximenez-Fatio House Part 2
Date: Monday, March 8, 2021 10:18:49 AM

Hi Julie,
Sorry - I misfired my previous email. I sent the fence sketches from Les Thomas and he also asked me to include a photograph taken in 1875 that shows a scalloped fence in the background that does not come up to the corner of the LIbrary next door, demonstrating that there was space between the curb and the fence line.
I"m sorry to be so last minute with these, but could you put these together with our continuance of the proposal for a new fence line. As you can see from Mr. Thomas's sketches, the height of the fence meets HARB standards and the rolling gate has been replaced by a standard gate.
Thank you so much!
Roger

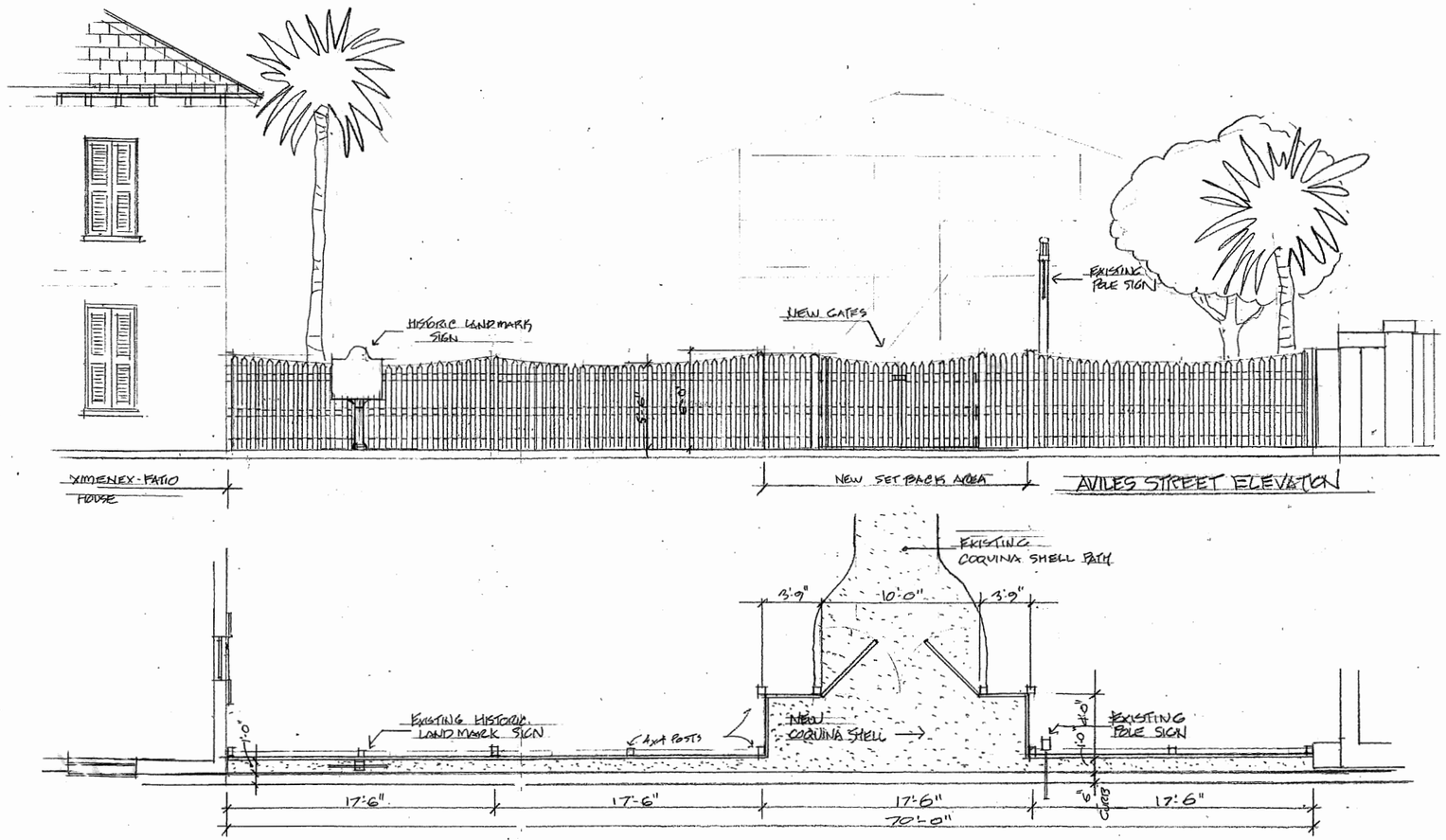
Roger Smith, Ph.D.
Museum Director
Ximenez-Fatio House Museum
352-672-3200
roger@seriousxf.org

Received March 8, 2021
Planning & Building Department



SECTION

NOTE:
FENCE WILL BE PAINTED WHITE
ALL HARDWARE INCLUDING LATCHES HINGES AND STRAP HINGES WILL BE IRON IN BLACK COLOR.



AVILES STREET

PLAN of FENCE 1/4"=1'-0"

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

REPLACE EXISTING FENCE
XIMENEZ-FATIO HOUSE
20 AVILES ST.
ST. AUGUSTINE, FL

Date: 3-4-21
Scale: AS NOTED
Drawn: T.
File:

SHEET
A1

Received March 8, 2021
Planning & Building Department

From: Roger
To: Julie Courtney
Subject: RE: Ximenez-Fatio House Part 2
Date: Monday, March 8, 2021 3:25:28 PM
Attachments: image.png
image002.png
image003.png
image004.png

I'm just double-checking to make sure that we are looking at the same photo. In our new sketch, Les points out that we are only trying to go back as deep as the back of the historical marker, which is only 21" from the back of the current fence.

Roger

> On 03/08/2021 2:02 PM Julie Courtney <jcourtney@citystaug.com> wrote:
>
> Hello Roger,
>
> I received the Les Thomas plan (1 sheet) and the historic photo. Maybe I am not looking at the photo correctly, but it is hard for me to see that the fence is really set back much, if at all from the street. It looks pretty similar when you look at the building from the similar angle on Google Maps. Is this the primary photo you found showing the similar fence?
>
> Thank you,

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

MUSEUM

From: Roger
To: Julie Courtney; Les Thomas
Subject: RE: Ximenez-Fatio House Part 2
Date: Monday, March 8, 2021 2:59:47 PM
Attachments: image002.png
image003.png
image004.png

Hi Julie,
Yes, that picture shows the scalloped fence, but also clearly shows the fence is back at least to the new distance from the curb that we are showing in Mr. Thomas's drawings. The photo that I've attached in this email is 25 years later and still (way to the back) shows the fence line is at least 1 1/2 to 2 feet from the front of the library, which is at the curb.
Thanks!
Roger

> On 03/08/2021 2:02 PM Julie Courtney <jcourtney@citystaug.com> wrote:
>
> Hello Roger,
>
> I received the Les Thomas plan (1 sheet) and the historic photo. Maybe I am not looking at the photo correctly, but it is hard for me to see that the fence is really set back much, if at all from the street. It looks pretty similar when you look at the building from the similar angle on Google Maps. Is this the primary photo you found showing the similar fence?
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Received March 8, 2021
Planning & Building Department

From: Roger <roger@seriousxf.org>
Sent: Thursday, March 11, 2021 4:40 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Elizabeth (Betsy) Towers <betsy@floridatitlegroupinc.com>
Subject: RE: Ximenez-Fatio House Museum (20 Aviles Street) - replacement gate and fence

No, both existing gates face Aviles. The small gate is in the middle of the fence and the large gate is to the extreme northern end of the fence. What we would like to do is combine the two openings for gates into one gate that is a hybrid of the two - wider than the small gate, but narrower than the large gate. Mr. Thomas has the dimensions in his drawing (I've forgotten the exact measurement). This picture shows the small gate with the double-gates swung open to the inside of the property and the larger gate with the double-gates swung open as wide as we dare without causing them to fall off.
Roger

> **From:** Roger <roger@seriousxf.org>
> **Sent:** Wednesday, March 10, 2021 2:48 PM
> **To:** Julie Courtney <jcourtney@citystaug.com>
> **Cc:** Elizabeth (Betsy) Towers <betsy@floridatitlegroupinc.com>
> **Subject:** Re: Ximenez-Fatio House Museum (20 Aviles Street) - replacement gate and fence
>
> Hi Julie,
> I've spoken to Les Thomas who said to explain that "the exiting personnel gate is 4' wide with 2 leaves, the big gate is 16' wide with 2 leaves. We want the set-back area for safety and convenience for visitors, and to be able to work on the house."
> It was throwing us off because you asked for the dimensions of the "existing gate," when we actually have two.
> I hope this clears things up - I'd be happy to send more photos and anything else you need.
> Thanks!
> Roger
>
> > On 03/10/2021 9:32 AM Julie Courtney <jcourtney@citystaug.com> wrote:
> >
> > Hello Roger and Betsy,
> > How wide is the overall existing gate that is on Aviles now? And is that currently a double gate? You may be asked by the HARB to explain the

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

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

BDAC Project No. 2020-0141

Receipt No. 2010418

Advertising Costs $_____ Postage $_____ Paid on _____

Meeting Date: 1/21/21

Receipt No. _____

1. NAME OF APPLICANT Ximenez-Fatio House Museum

   Business (if applicable) _____

   Address 20 Aviles St.

   City St. Augustine State FL Zip Code 32084

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

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

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

   Business (if applicable) _____

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

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 20 Aviles St

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

5. EXISTING USE _____ PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

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

RECEIVED

DEC 18 2020

Planning/Building Dept.

October 2017

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

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

D. PAINT COLORS (check one)

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

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

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

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

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME_____

SIGNATURE OF APPLICANT _____ DATE _____

PRINT OWNER'S NAME NSCDA-FL dba Ximenez-Fatio House Musem

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

Elizabeth F. Towers, Executive Director

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

RECEIVED

DEC 18 2020

Planning/Building Dept

October 2017

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*

(See p. 2)

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

→ **FENCES/WALLS/GATES** (Photos of proposed area for new fence location should be provided)

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

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

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

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

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

❖ Other details necessary for review:

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

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

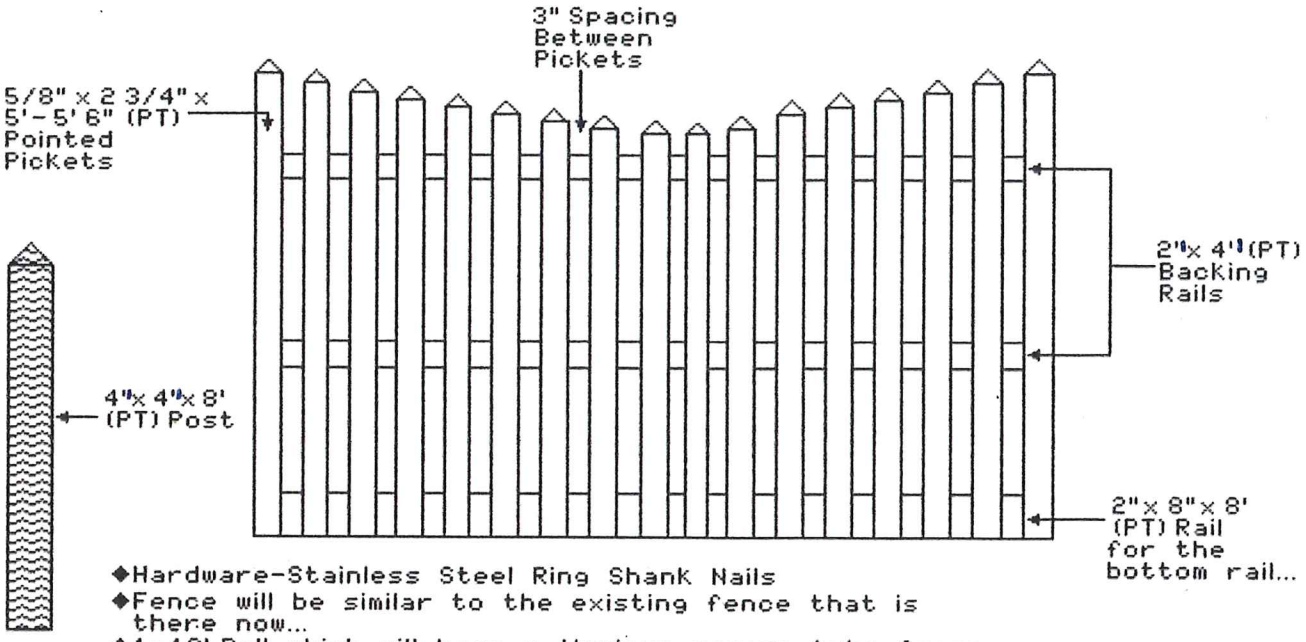
Reviewed by: Julie Courtney Date: 12/22/2020

THE ORIGINAL
HARDWICK FENCE LLC
RESIDENTIAL • COMMERCIAL • EQUESTRIAN
CHAIN LINK • WOOD • ALUMINUM • VINYL
QUALITY DEPENDABLE FULL SERVICE

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

JOB SKETCH

SCALLOPED SPACED PICKET



- ◆Hardware-Stainless Steel Ring Shank Nails
- ◆Fence will be similar to the existing fence that is there now...
- ◆1-12' Roll which will have a Aluminum square tube frame and will have the wood constructed to match the fence with rollers and a latch...

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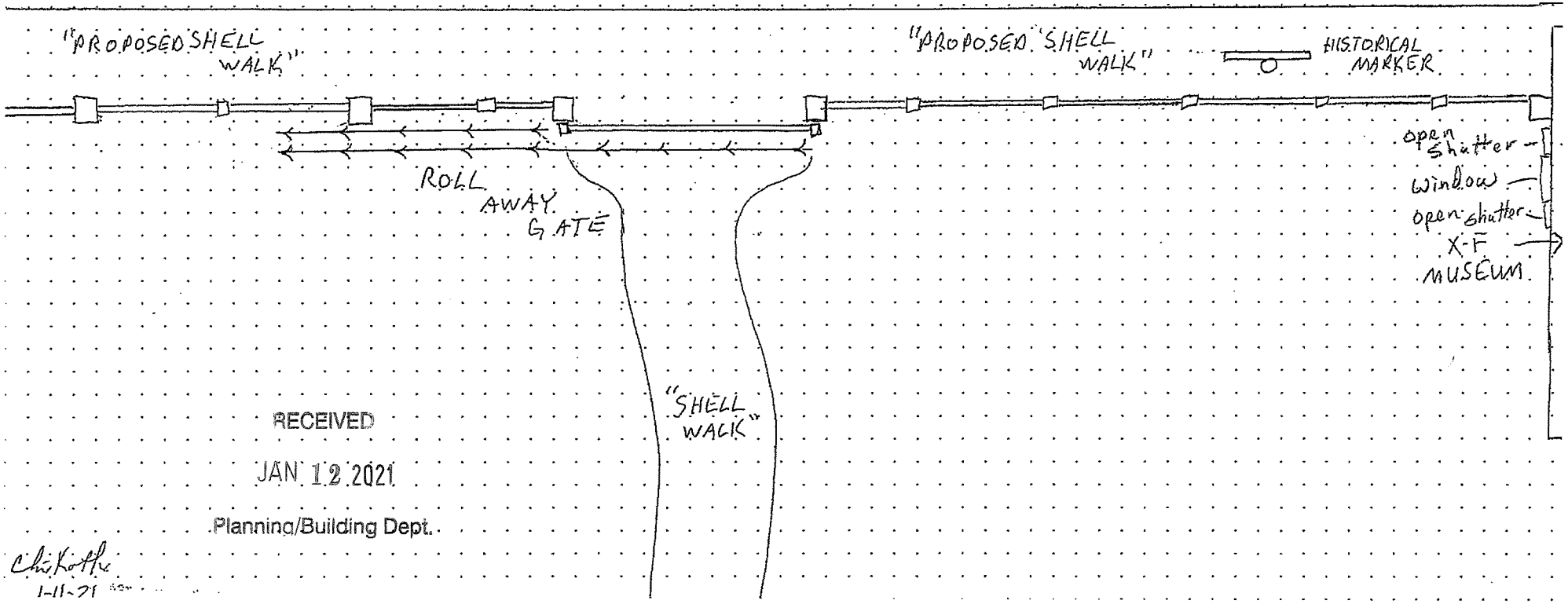
01/11/2021

OVERHEAD VIEW



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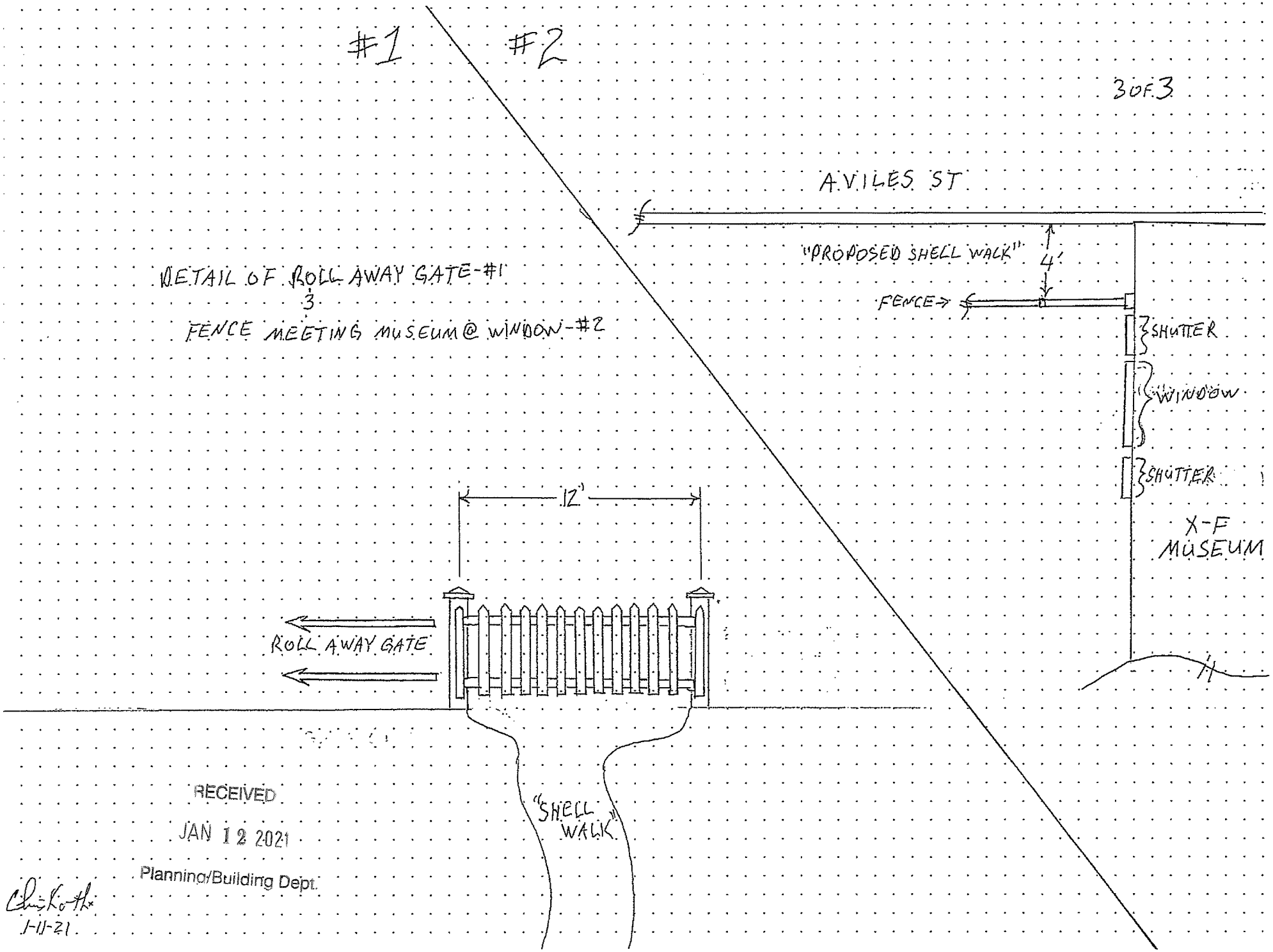
Chi Kotte
1-11-21



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1-11-21

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JAN 07 2021

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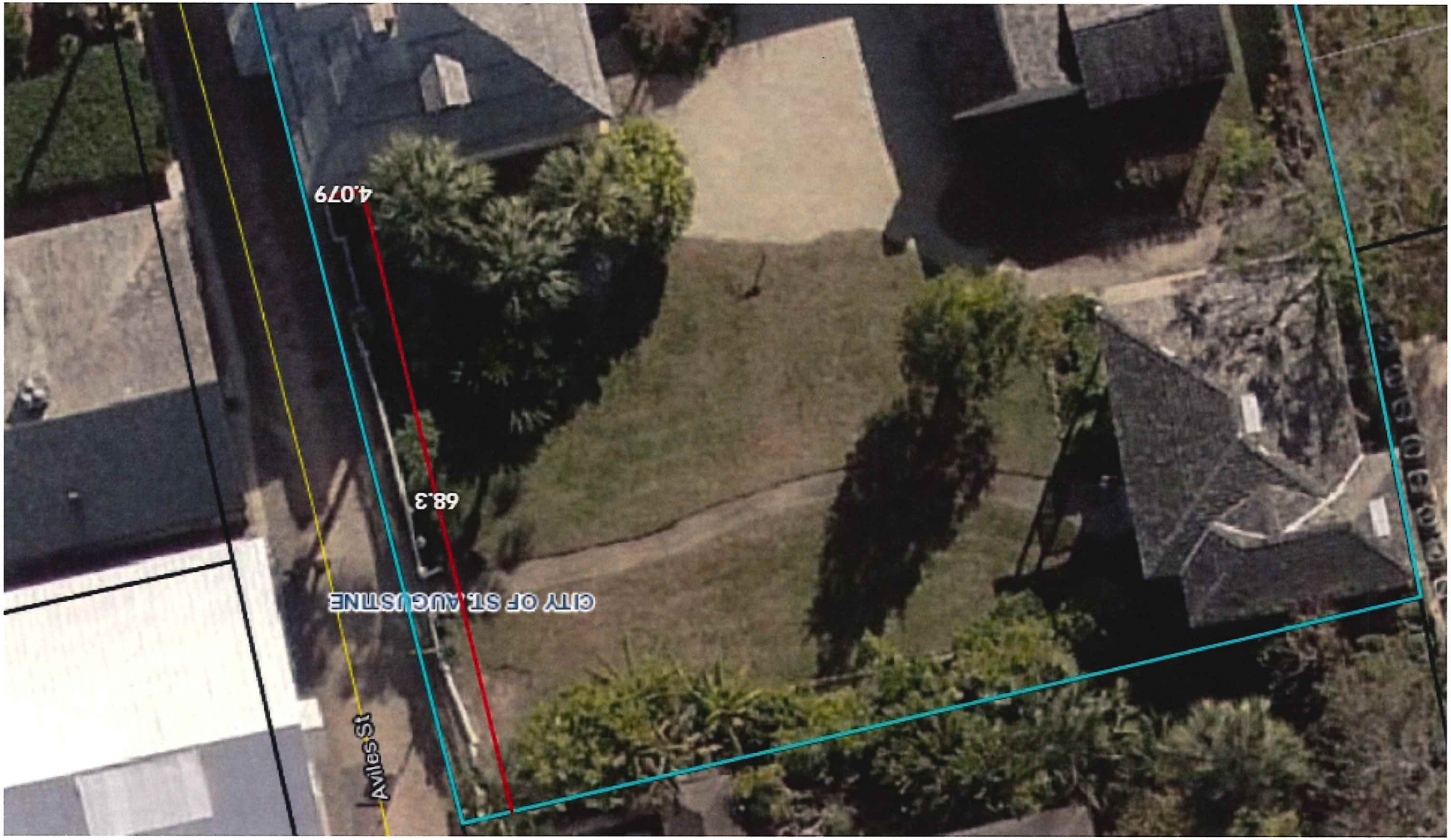

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5'6" – 5' Pressure Treated Pine Wood Scalloped Spaced Picket Fence – This is the existing fence – The new fence will be identical except what we install will be left natural wood.

4" x 4" x 8' PT Pointed Top Posts - All material is pressure treated - All posts cemented 2' in the ground

2" x 4" x 8' PT Backing Rails - 2 rails to each section

5/8" x 2 3/4" x 5' – 5'6" PT Pointed Pickets

2" x 8" x 8' PT Rail - Underneath pickets

1 - 12' Roll Gate w/ Hardware (rollers and latch)

Hardware - Hot-dipped galvanized ring shank nails

Fence will be similar to the existing fence there now.

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THE ORIGINAL
HARDWICK FENCE LLC
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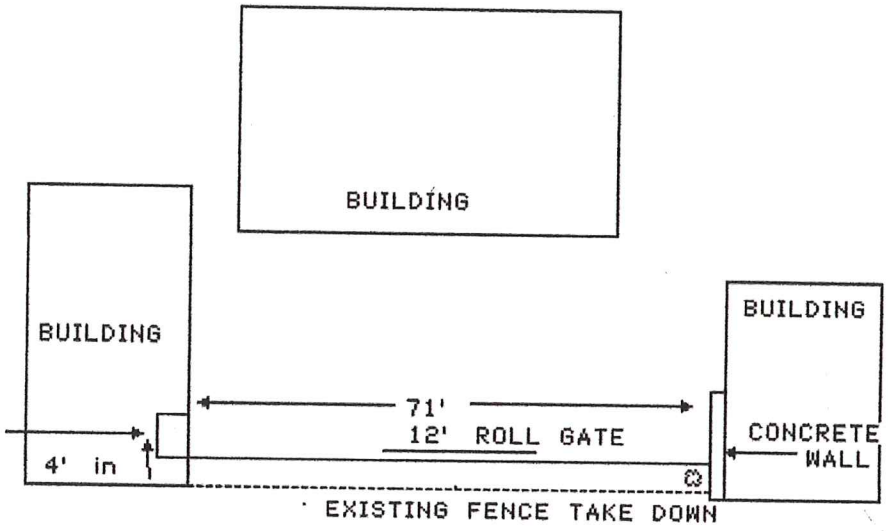
CHAIN LINK • WOOD • ALUMINUM • VINYL
QUALITY DEPENDABLE FULL SERVICE

HARDWICK FENCE
2410 Water Plant Rd
ST. AUGUSTINE, FL 32085
904-599-8644
WWW.HardwickFence.com
Sales@HardwickFence.com

JOB SKETCH

- Liner Feet- 71' 5' scallop picket wood pt.
- Wants 12' roll gate
- Right side starting at the edge of the shutter 4' in from the building.
- Left side should miss the tree.
- Take down existing fence and haul.
- Downtown St. Augustine limited parking.



20 Aviles St. WINDOW
St. Augustine, FL 32084
(352) 672-3200

10/7/2020

By: Cody

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DEC 18 2020
Planning/Building Dept.

10/07/2020

HARDWICK FENCE LLC
"Call the Fence People"

Hardwick Fence
P.O. Box 3043
St Augustine, FL 32085
904-599-8644
Jordane@hardwickfence.com
www.HardwickFence.com

ADDRESS
Natl Society Of Colonial Dames
Ximenez-Fatio House Museum
20 Aviles St
St. Augustine, Fl 32084

Contract 3929

DATE 10/20/2020

EXPIRATION DATE 10/27/2020

DATE	DESCRIPTION	RATE
	Approx. 71' of 5' Wood Scalloped Spaced Picket Fence	3,535.00
	4" x 4" x 8' PT Pointed Top Posts - All material is pressure treated - All posts cemented	
	2" x 4" x 8' PT Backing Rails - 2 rails to each section	
	5/8" x 2 3/4" x 5' PT Pointed Pickets	
	2" x 8" x 8' PT Rail - Underneath pickets	
	1 - 12' Roll Gate w/ Hardware (rollers and latch)	
	Hardware - Hot-dipped galvanized ring shank nails	
	Fence will be similar to the existing fence there now.	
	Payment Terms: 1/2 down, balance on completion	
	Quote is based on our current insurance coverage. Permitting included.	

Customer must assume all responsibility for placement of fence. All materials will remain property of Hardwick Fence until paid in full, otherwise we reserve the right to exercise the provisions provided for under the Florida Mechanics Lien Law. By signing customer agrees to proposal including materials, prices, & terms. Any alteration from above specifications will be executed only upon written order and will become an extra charge. All agreements contingent upon deliveries, accidents or delays beyond our control. Hardwick Fence, LLC is not responsible for damage to underground obstructions such as utilities, pipes, etc. Final payment is due upon completion, all past due balances are subject to service charge of 1 1/2 % per month (18% annual), or the maximum permitted by law, whichever is less. Deposit refunds are on a case-by-case basis. Returned checks are subject to a 35.00 service fee.

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TOTAL $3,535.00

Thank you for the opportunity to estimate your fence needs, we greatly appreciate it and hope to earn your business!!

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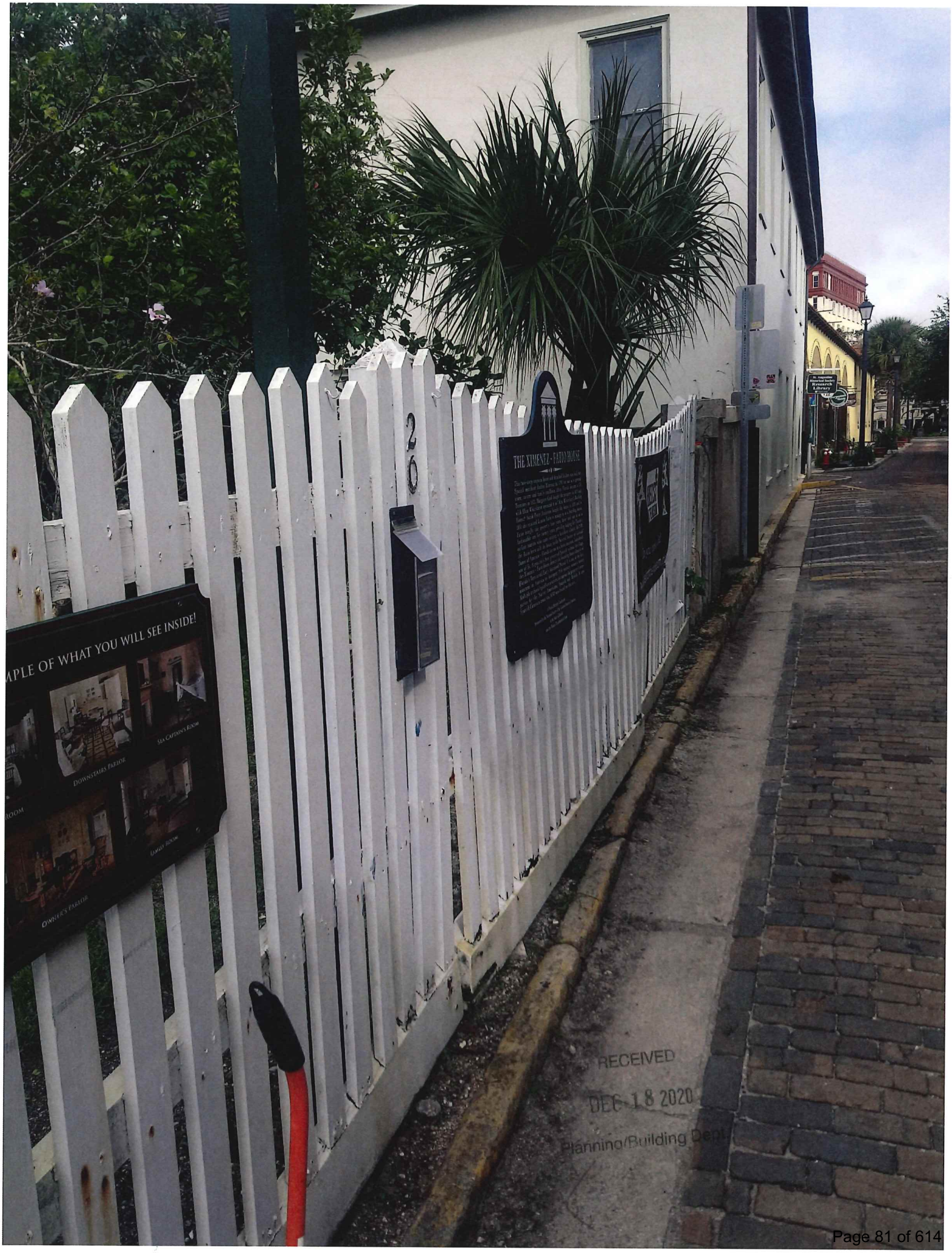
Planning
Dept.
Ayles St
Google


APLE OF WHAT YOU WILL SEE INSIDE!
DOWNSTAIRS PARLOR
SEA CAPTAIN'S ROOM
OWNER'S PARLOR
THE XIMENEZ - FATIO HOUSE
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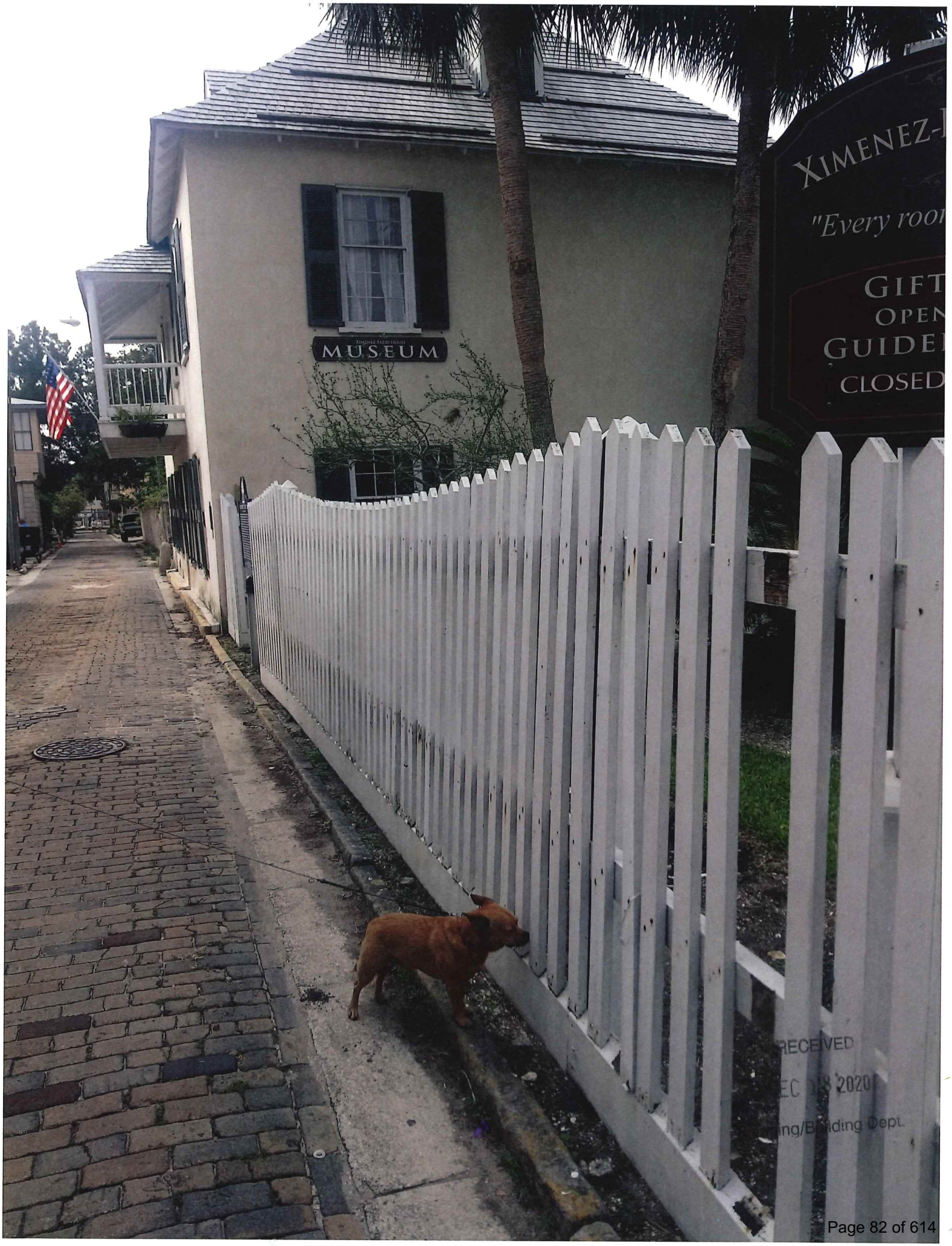
MUSEUM
XIMENEZ-
"Every roo
GIFT
OPEN
GUIDE
CLOSED
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RECEIVED
DEC 18 2020
Planning/Building Dept.

From: Roger <roger@seriousxf.org>
To: Julie Courtney <jcourtney@citystaug.com>
Date: 01/12/2021 1:13 PM

- Subject: Fence Questions The rational for a 12' rolling gate: we're bringing the fence line in by 4' from the curb and we feel that a hinged gate will only intrude that much more into the usable courtyard. The shrubbery planned for along the interior fence line will hinder a hinged gate from opening fully, thus leaving us with a double-gate that protrudes into the courtyard. A rolling gate will stay flush against the fence line, hidden behind the shrubbery, leaving us with 100% usage of the remaining courtyard. We have signed a contract with the Treasury Group for weddings, rehearsal dinners, etc., and a large part of our appeal to them in this partnership is the ambiance of our courtyard for outdoor settings. We feel that a rolling gate that hides behind the shrubbery when open enhances that appearance as guests arrive. A 12' rolling gate also aids in bringing in large trucks and pieces of equipment for such things as a Santa House, live music equipment, or tenting for termites, and other maintenance issues. We have scheduled for the entire historic property to be tented for termites (1/14-17). Maneuvering the cherry-picker into the courtyard off of Aviles Street is not a possibility because the equipment cannot be brought in without damaging the existing fence. We even contemplated asking the city to close Aviles Street. Fortunately, a way was found to bring the heavy equipment down the extremely narrow Cadiz Street by cutting across the Episcopal Church parking lot, but at great delay and inconvenience to the church. With a 12' rolling gate, the turn off of Aviles would have been easily done, slicing the time to both install and remove the tenting by several hours at a very high, and unexpected additional cost.

  The gate will be left open during business hours, which are Monday-Saturday, 10:00 to 5:00. Right now, our fence line is so completely on top of the curb, with a narrow gate directly in front of the gift shop, making our curb appeal next to nothing. I have attached three pictures, two of which (images 1 & 2) show the current fence being virtually on top of the curb. Image 3 demonstrates the narrow gate view exacerbated by the height of the fence, as demonstrated by the woman standing next to the gate, who is of average height. She is unable to see over the fence to view the property clearly, not only because of the height of the fence, but also because the view is relegated to street level. This current situation basically tells potential guests "Stay out – private property!" We feel that the fence being 4' back from the curb will be much more inviting and welcoming to guests who are considering a visit. It will give guests enough room to safely step up from the curb with 4' of platform, other than street level, from which to peer over the fence when the gate is closed after hours. This will also give pedestrians a 4' respite to stand back from the street when vehicles approach. Right now, they are basically in harm's way. A 12' opening will allow folks to get a better view of what we have here at this property, as we are so much more than just the gift shop facing the street. It's a long walk from the street to the gift shop and folks are often hesitant to walk in, not being sure if the property is private or not (in spite of all the signage!). A 12' opening will greatly enhance the view of all the buildings from the street, keeping mandated height requirements of the fence from being an issue.

- A question of visibility of the aluminum framing for rolling gate and the type and style of gate latch. New shrubbery will hide a great majority of the aluminum when guests are on the property and the gate is open. All aluminum, whether exposed to the guests or not, will be painted the same white as the fence. Our curator will ensure that our gate latch be of the proper era, should the one provided by Hardwicke Fence not meet HARB's specifications. Historical accuracy is extremely important to us, as well. Granted, aluminum was not a material utilized during this era, but neither were the electrical outlets and French drain in the courtyard, or the modern sprinkler system. We will guarantee a thorough disguising any aluminum materials and welcome your investigation once the project is complete.

- I have attached a better photo (image 4), per your request, showing the window shutter open and the distance from the proposed fence to the open shutter. The stanchion leaning against the house represents a distance of 4' from the curb, or 3'6" from the exiting fence line. This is our request.

- I have also attached images 5 & 6, which show that the existing landscaping was removed months ago, due to years of overgrowth and weeds. We have planted some Elephant Ears to keep the area from looking too barren, and these are easily moved to bring in new shrubbery. The sprinklers, as you can see, are antiquated and our pump system doesn't work. Our plan is to shorten the existing PVC for the irrigation system by 6-9 inches (depending upon how the new fence line lays), then replace the old sprinkler heads with modern pop-up sprinkler heads once we have the resources to purchase a new pump. Currently, we have a staff member who is our gardener and irrigates the lawn and gardens with portable sprinklers and spray hoses.

- The minimum height of the existing fence (at the lowest point on the gate) is 63 ¼ inches. The maximum height of the existing fence (at three separate posts) is 70 ¾ inches.

I hope that this answers the questions you have of me. Please let me know if there is anything else that I can do to help.

Roger

Roger Smith, Ph.D.
Museum Director
Ximenez-Fatio House Museum
352-672-3200
roger@seriousxf.org

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JAN 12

XIMENEZ-FATIO HOUSE
"Every room has a story"
GIFT SHOP
OPEN 10 - 5
GUIDED TOURS
CLOSED SUNDAYS
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RECEIVED
JAN 12 2021
Planning/Building Dept

RECEIVED
JAN 12 20
Planning/Building Dept

RECEIVED
JAN 1
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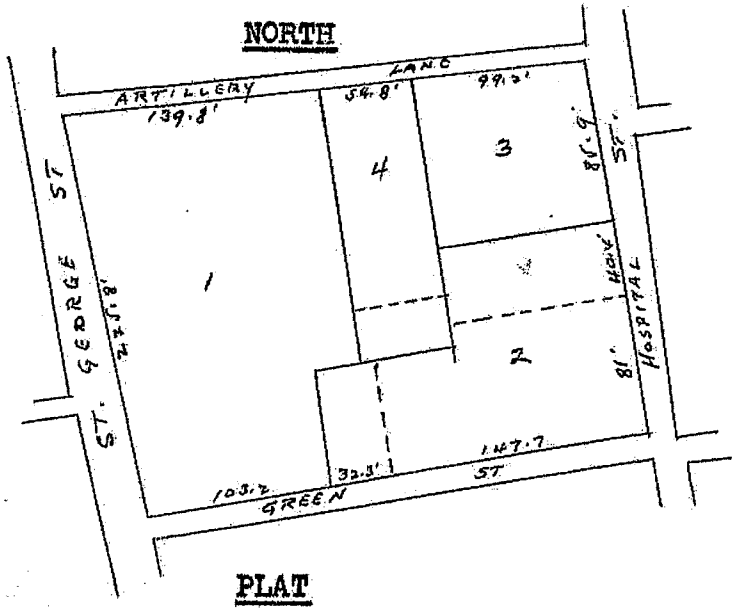
RECEIVED
JAN 08 2021
PATIO HOUSE LOT
82'
81.9'
42'
52'
42'
22'
15'
25'
Kitchen
Balcony
Iron Pipe
To Hamilton OB II 242
To Hamilton OB II 242
104'±
104'±
104.13'
104.13'
Electric pole
Iron Pipe
Iron Pipe
Iron Pipe
S89°48'W
118.5'
S89°48'W
118.5'
26.6'
56.2'
55.4'
7'3"
7'3"
7'3"
15'
15'
15'
25'
25'
25'
313'
313'



PLAT

Showing Block 34 of the City of St. Augustine, Florida, according to the official map of said city dated June 12, 1923, filed Oct. 4, 1923 in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Scale recited: 100 feet to one inch.

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice (PDF)

2019 TRIM Notice

2019 TRIM Notice (PDF)

Summary

Parcel ID	1992400000
Location Address	20 AVILES ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE S122 OF E 105FT OF LOT 2 BLK 34 DB149/458 & DB238/424 *The Description above is not to be used on legal documents.
Property Use Code	Cultural Organizations & Facilities (7900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.290
Homestead	N

Owner Information

Owner Name	Natl Society Of Colonial Dames 100%
Mailing Address	4114 HERSCHEL ST STE 109 JACKSONVILLE, FL 32210-2200

Map

Valuation Information

	2021
Building Value	$597,843
Extra Features Value	$4,795
Total Land Value	$768,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,371,238**
Total Deferred	$309,575
Assessed Value	**$1,061,663**
Total Exemptions	$1,061,663
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$606,478	$5,068	$768,600	$0	$0	$1,380,146	$965,148	$1,380,146	$0
2019	$601,566	$5,341	$768,600	$0	$0	$1,375,507	$877,407	$1,375,507	$0
2018	$440,327	$8,390	$1,024,800	$0	$0	$1,473,517	$797,643	$1,473,517	$0
2017	$453,095	$8,517	$1,024,800	$0	$0	$1,486,412	$725,130	$1,486,412	$0
2016	$444,980	$8,644	$259,402	$0	$0	$713,026	$659,209	$713,026	$0
2015	$458,131	$8,771	$259,402	$0	$0	$726,304	$599,281	$726,304	$0
2014	$276,501	$8,898	$259,402	$0	$0	$544,801	$544,801	$544,801	$0
2013	$283,514	$9,026	$259,402	$0	$0	$551,942	$551,942	$551,942	$0
2012	$290,528	$9,153	$259,402	$0	$0	$559,083	$559,083	$559,083	$0
2011	$297,542	$9,280	$288,225	$0	$0	$595,047	$595,047	$595,047	$0
2010	$304,554	$9,407	$320,250	$0	$0	$634,211	$634,211	$634,211	$0

Exemption Information

Exemption Type	Amount
Non-Profit	$1,061,663

Building Information

Building	1
Actual Area	5779
Conditioned Area	4354
Actual Year Built	1798
Use	Cultural Organizations & Facilities
Style	04
Class	N
Exterior Wall	Stone, Stucco
Roof Structure	Wood Truss

Roof Structure	Wood Truss
Roof Cover	Wood Shingle
Interior Flooring	Concrete Finish, Hardwood
Interior Wall	Plaster
Heating Type	None
Air Conditioning	None
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Stone	80%
Exterior Wall	Stucco	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	220
BASE AREA	4060	4060
CANOPY (COMMERCIAL)	0	801
CANOPY (COMMERCIAL)	0	138

BASE AREA	294	294
FINISHED CARPORT	0	182
CANOPY (COMMERCIAL)	0	84
POINTER	0	0
Total SqFt	4354	5779

Building	2	**Roof Structure**	Wood Truss
Actual Area	1411	**Roof Cover**	Composite Shingle
Conditioned Area	1182	**Interior Flooring**	Carpet, Hardwood
Actual Year Built	2003	**Interior Wall**	Drywall
Use	Tourist Attraction	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	10%
Interior Flooring	Carpet	90%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	276	276
FINISHED UPPER STORY	276	276
CANOPY (COMMERCIAL)	0	40
CANOPY (COMMERCIAL)	0	45
BASE AREA	315	315
OUTSIDE STAIRS	0	60
CANOPY (COMMERCIAL)	0	84
FINISHED UPPER STORY	315	315
Total SqFt	1182	1411

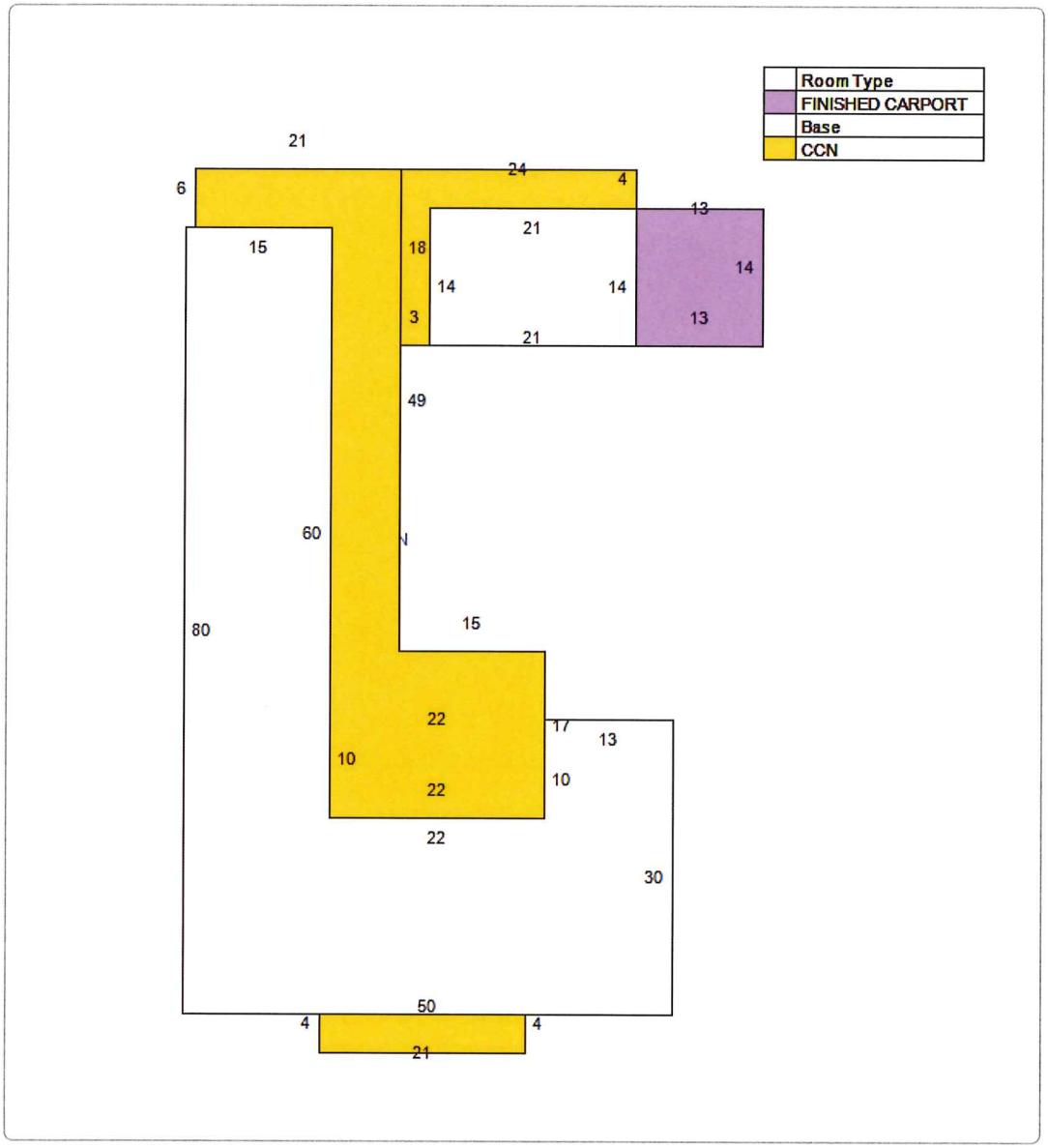
Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	660
Concrete Paving	0	0	0	0	66
Gate	0	0	0	0	105
Gate	0	0	0	0	64

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Cultural Organizations & Facilities	122	105	12810	SF	$768,600

Sketch Information


Room Type
FINISHED CARPORT
Base
CCN
21
6
24
4
13
21
15
18
14
14
14
3
13
21
49
60
80
15
22
17
13
10
10
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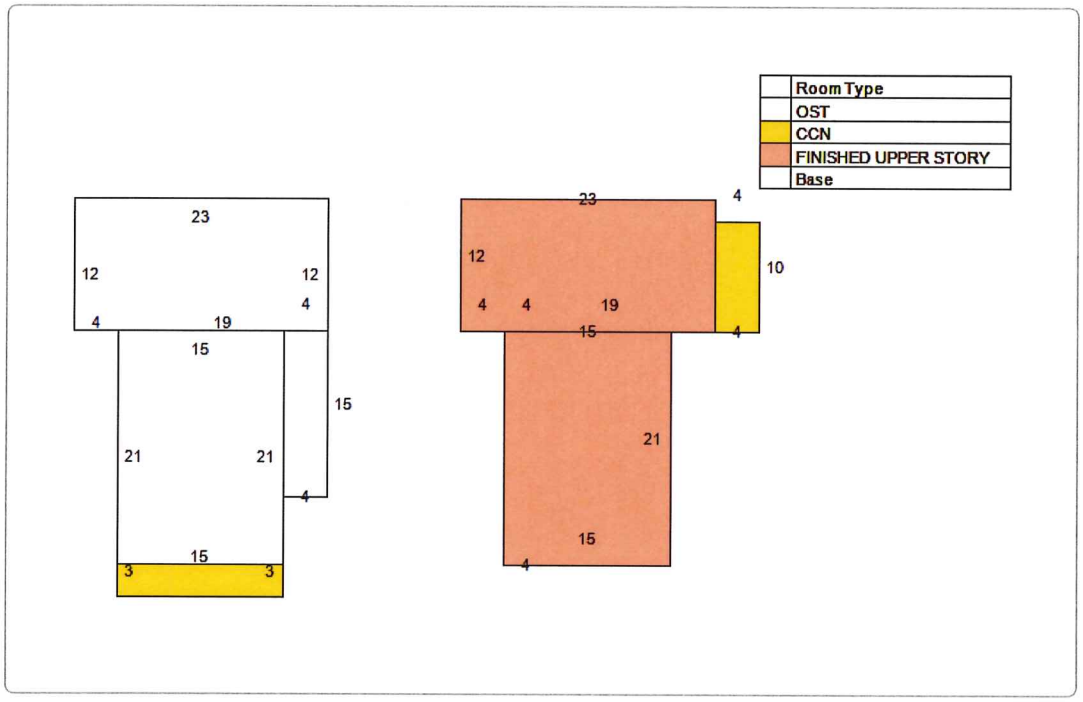
30
50
4
4
21



No data available for the following modules: Sale Information.

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 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, and front gate.
(Continued from the February 18, 2021 HARB meeting)

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:	5(b)	Previous Action(s):	OOA2021-0014; COA2021-0012 Partial Approval

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness application for modifications proposed to the front or east of the property was partially approved at the February 18, 2021 HARB meeting, with the approved proposed work including altering the site with AGHP listed and Florida native plant materials and the clay brick and coquina sidewalks, while the front porch materials and design and the gate design were continued. Please refer to the staff report from February 18, 2021 for previous staff summaries and comments.
- Summarizing the key concerns from the past HARB meeting: historic evidence to support altering the front porch is needed; the wood substitute planking material proposed for the decking and stairs of the front porch was not considered as an appropriate material; plans did not properly show how the wood would be separated from the masonry banding; the appropriateness of the proposed gate design and the proportions of the height in relation to the adjacent piers of the new wall was a concern; and only plants that are on the Architectural Guidelines for Historic Preservation (AGHP) historic plant list or are Florida native plants were approved by the HARB in February after the discussion that suggested substitutes to be found that meet this criteria or for historic evidence to justify certain plants outside of these categories.
- With the revised plans that were submitted for the March meeting, the concerns raised by the HARB were addressed with the following: more construction related details provided on the alterations to the front porch decking and steps, a new design was submitted for the proposed gate; a revised memo listing all plants being either on the AGHP historic plant list or are Florida native plants, with the exception of the proposed turf grass.
- Changing to wood tongue and groove decking for the front porch and stair treads is a more compatible material than a substitute wood material with the historic architecture of the house. In turn, the revised treatment of using piers and wood lattice as a replacement to the coquina banding will match the existing foundation treatment on the sides and rear of the building and was a treatment commonly used on many building foundations both during the period of the subject building's construction and its later Colonial Revival building style evolution. With historic evidence of what may have been the original or earlier materials used on the front porch or documentation of when the materials were possibly changed to the existing pavers and coquina concrete banding not being provided, the proposed change in materials are compatible contemporary alternatives for the front porch.
- The new proportions of the revised gate design work to meet HARB's recommendations to bring the height under the flanking piers, while the more custom look achieved by the wrought iron construction will be more compatible to the historic architecture and be a more appropriate material than the powder-coated aluminum previously proposed.
- 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 potential finding by the HARB:

1. That the proposed turf grass is an appropriate alternative

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Revised Project Scope – WITH LIST OF ELEMENTS THAT ADDRESS SCOPE THAT WAS NOT APPROVED AT THE FEBRUARY 18, 2021 HARB MEETING:

1. To replace the existing hexagonal paver units on front porch deck with cypress wood tongue and groove porch decking to be painted Colonial Revival Gray (SW 2832)
2. To replace existing concrete steps to porch with 6'1/2" wide stair constructed of cypress wood tongue and groove treads to be painted Colonial Revival Gray (SW 2832) and pressure treated pine painted in Classic White (SW 2829), to be flanked by 1'2" brick /masonry cheek wall /piers and precast stone caps
3. To replace the existing coquina masonry banding around porch deck and steps with piers and wood lattice (to match existing around base of building on sides and rear) to extend along the front porch
4. To add a decorative wrought iron gate, 3' wide and mounted to a 3' overall height, to be located on the west end of the landing area and to tie directly into the 1'2" square (with 1'5" square caps) x 3' high masonry piers with tabby stucco finish that tie into the landing area walls
5. To replace the coquina concrete walk leading to rear yard gate and wall that is south of the house's main block with a 6' wide ribbon hardwood mulch garden path with limestone cap rock flagstone
6. To add new landscaping to include newly proposed plants that are detailed on the revised Landscape Plan drawing and revised "Proposed Plant List – Front Yard Renovation v2" memo

Previously Submitted Project Scope – reviewed at the February 18, 2021 HARB meeting:

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.

CITY CODES/DESIGN GUIDELINES:

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.

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

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

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 front porch and site features:
Looking northeast

STAFF PHOTOGRAPHS: 252 St. George Street

Project area for proposed modifications to front porch and steps

STAFF PHOTOGRAPHS
252 St. George Street

Project area for proposed modifications to front porch

STAFF PHOTOGRAPHS
252 St. George Street

Project area for proposed modifications to front porch: Existing masonry pavers on front porch

STAFF PHOTOGRAPHS
252 St. George Street

Project area for proposed modifications to path leading to rear garden gate and wall

STAFF PHOTOGRAPHS
252 St. George Street

Project area for proposed modifications to front
porch and site features:
Looking west and north
where modified paths are proposed

STAFF PHOTOGRAPHS
252 St. George Street

Looking south, southwest, and north 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

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1919 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 (subdivision) 38 (block) 1 (lot) 868==

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 (zone) 469860 (easting) 3306380 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: 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, Transporation, 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 Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florids 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's 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 acqunintences & 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 garrot 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 fatique 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, <u>not</u> 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 caves 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 disign "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 recellection 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 king 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 year 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, jigsawn 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 bevered 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 chimny 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 peirs 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 inclusters 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 build along St. George Street (the nonextant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most 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 Thrusday 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 invaribly 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 garder party in March 1893 was one of the events of the social season:

"One of the most delightful entertainments of this season was the breadfast given on Saturday at the Brownson Cottage, the winter home of Mrs. John Howard Conrad who assisted by the Missers 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, Captian keau of the Medical Crops and Lient. 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 out break during the last forth years like many that preceded them followed, violated treaties or broken faith, and that invariable 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. Infty,. 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 1th. 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 the asket was being lowered, placed a cluster of violets upon it, a tribute of the comradship 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 mucn 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., Marhc 22, 1902, p. 4.
18. St. Johns County Courthouse, Deed Book 9, p. 72.
19. Tatler, 1908.

Page 1

☐ 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	Direction	Street Name	Street Type	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 _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 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

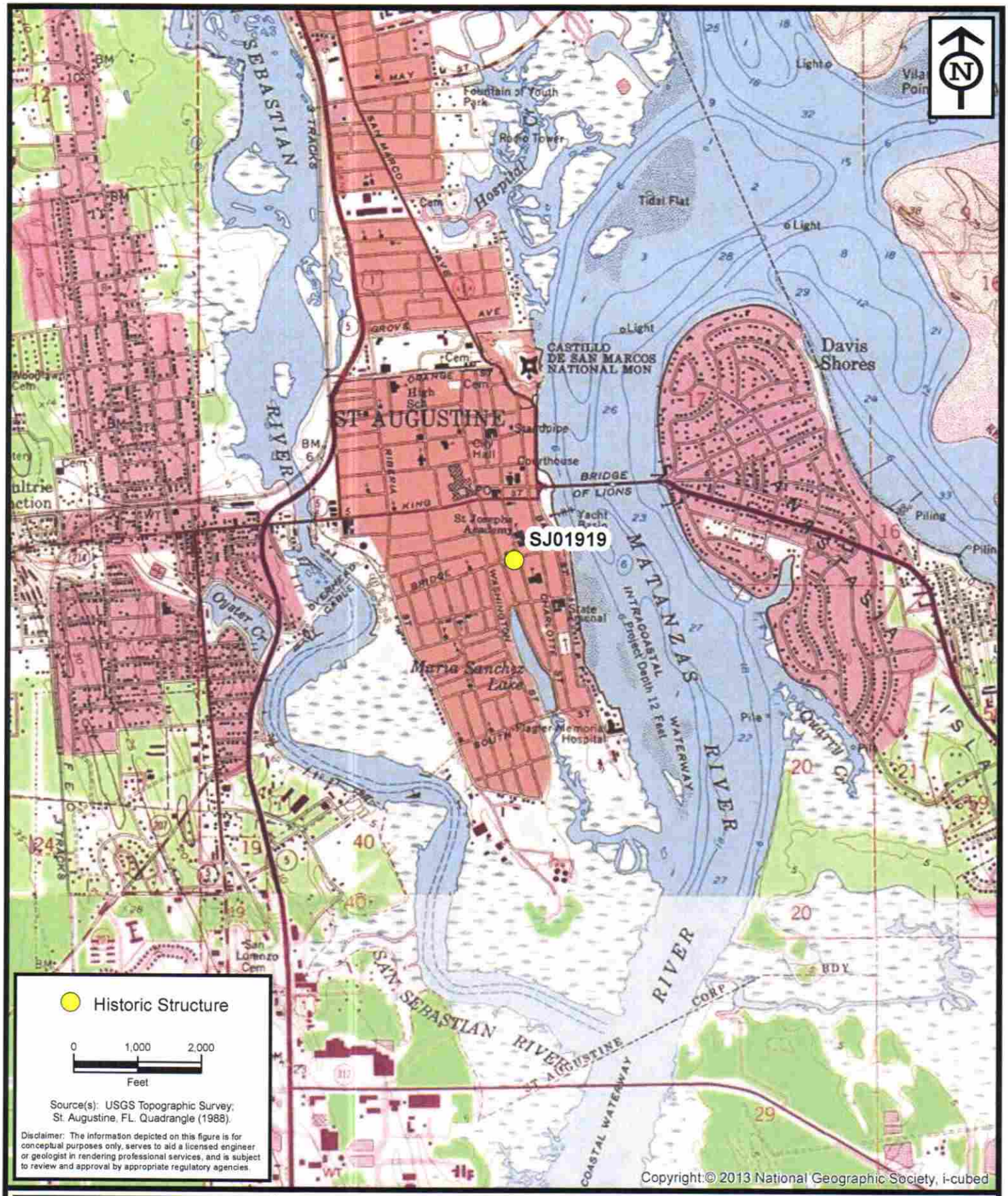
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

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



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

Project Location - SJ01919

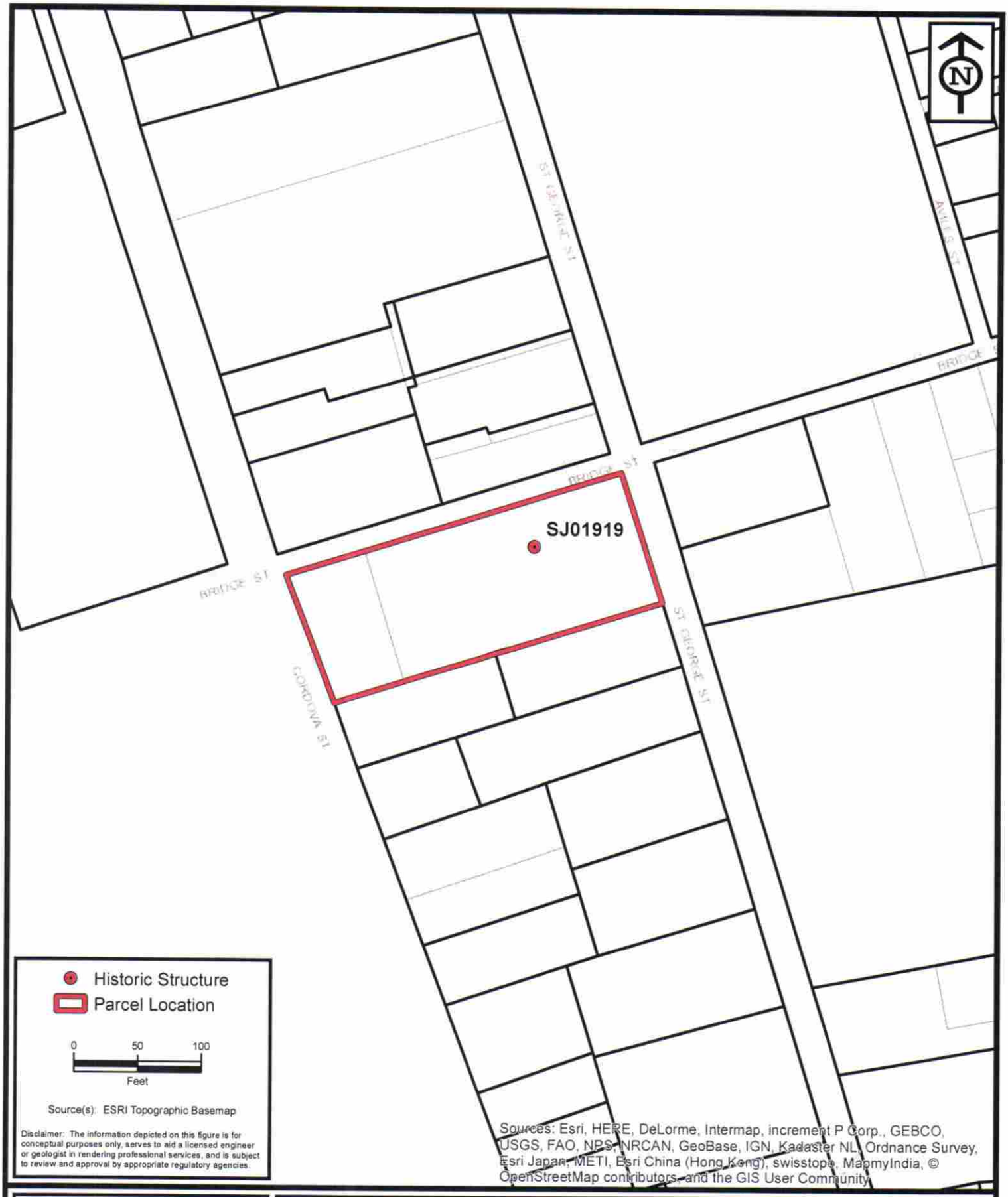
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01919\Location.mxd Date: 1/29/2016 11:01:59 AM

SJ 01919



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

Parcel 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:	2

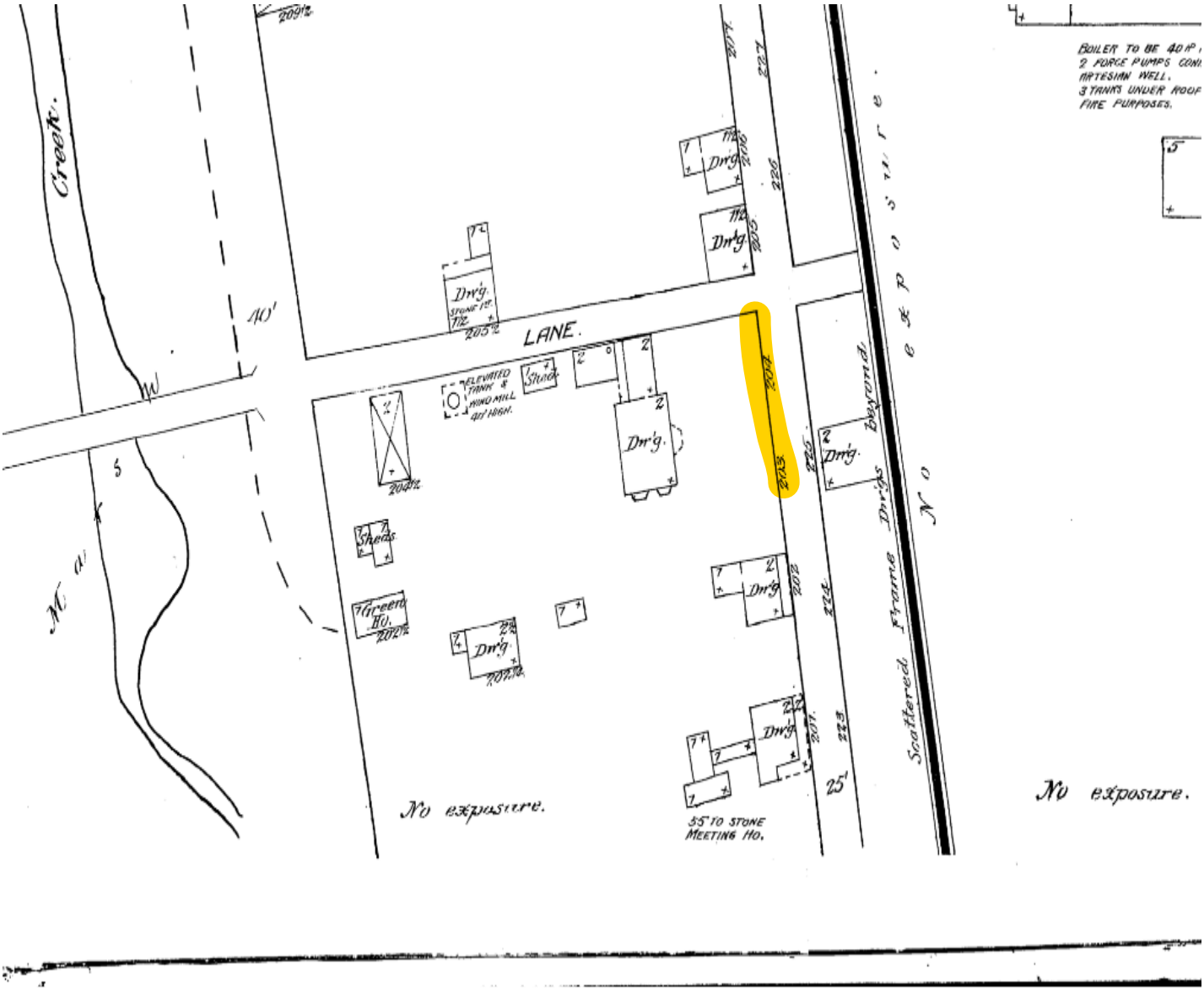
Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01919\Parcel.mxd Date: 2/1/2016 11:35:47 AM

SJ01919

KODAK SAFETY FILM 5062
KODAK SA
→10
→11
→11A

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



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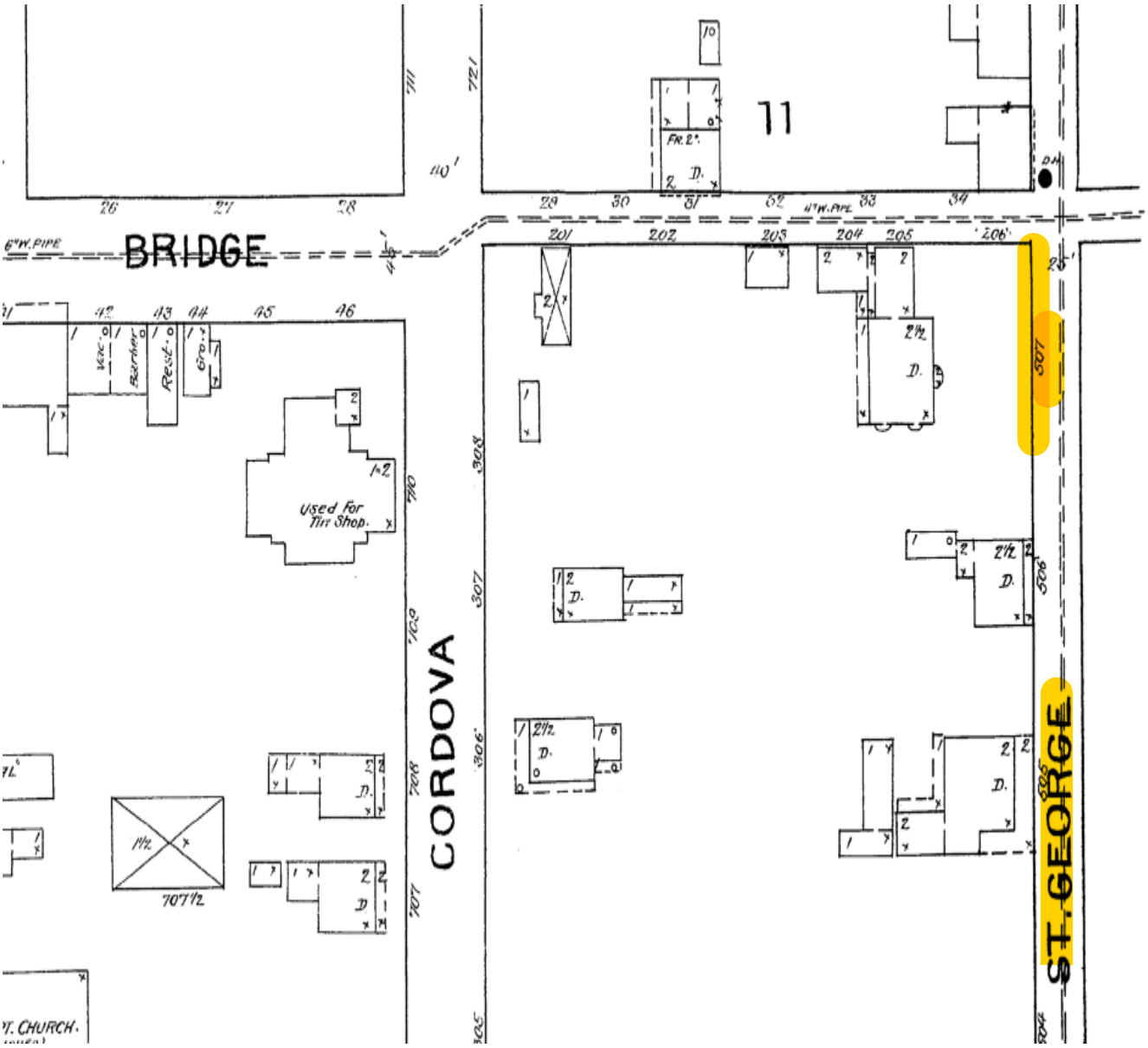
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Feb. 1893, Sheet 6



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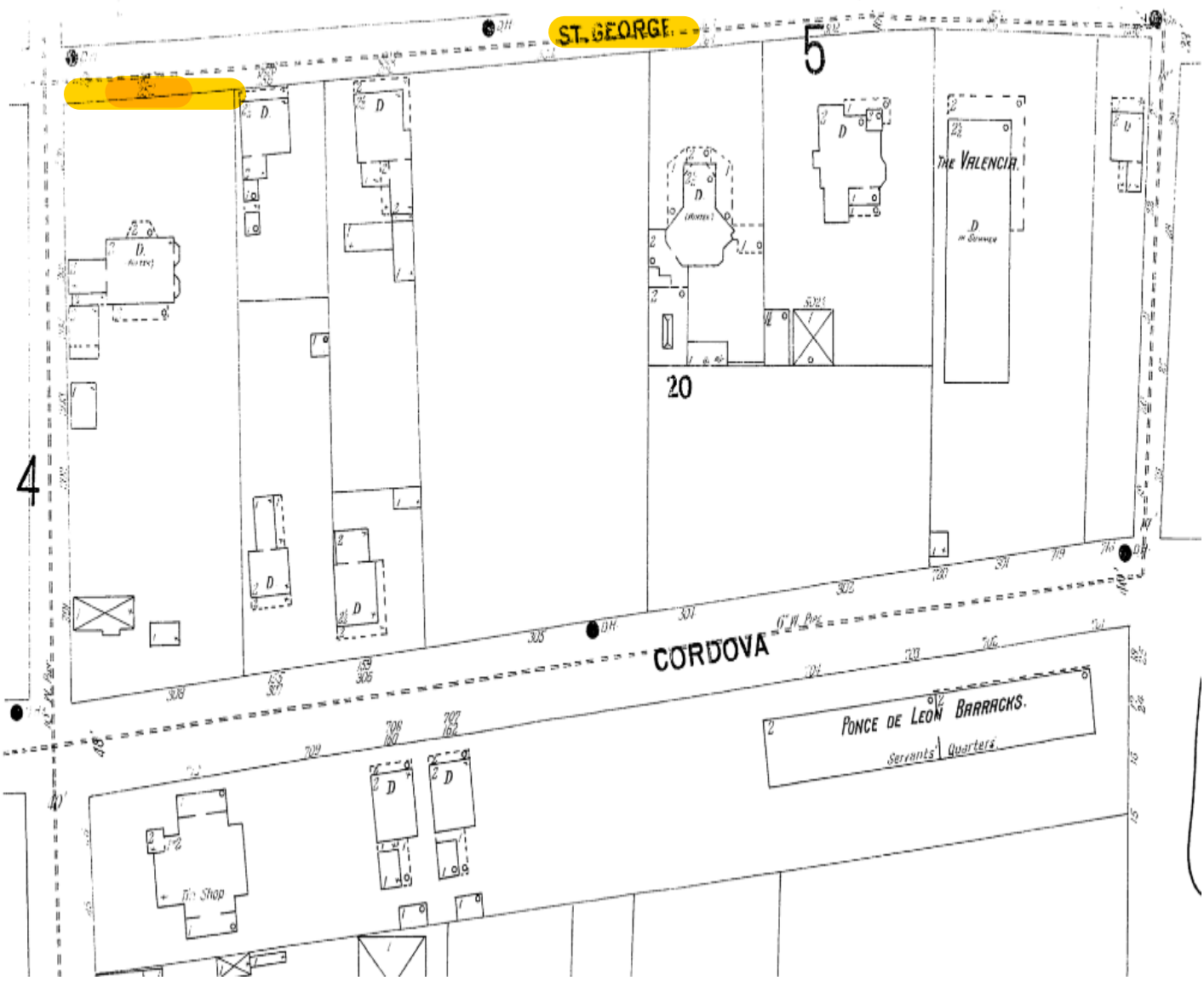
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8



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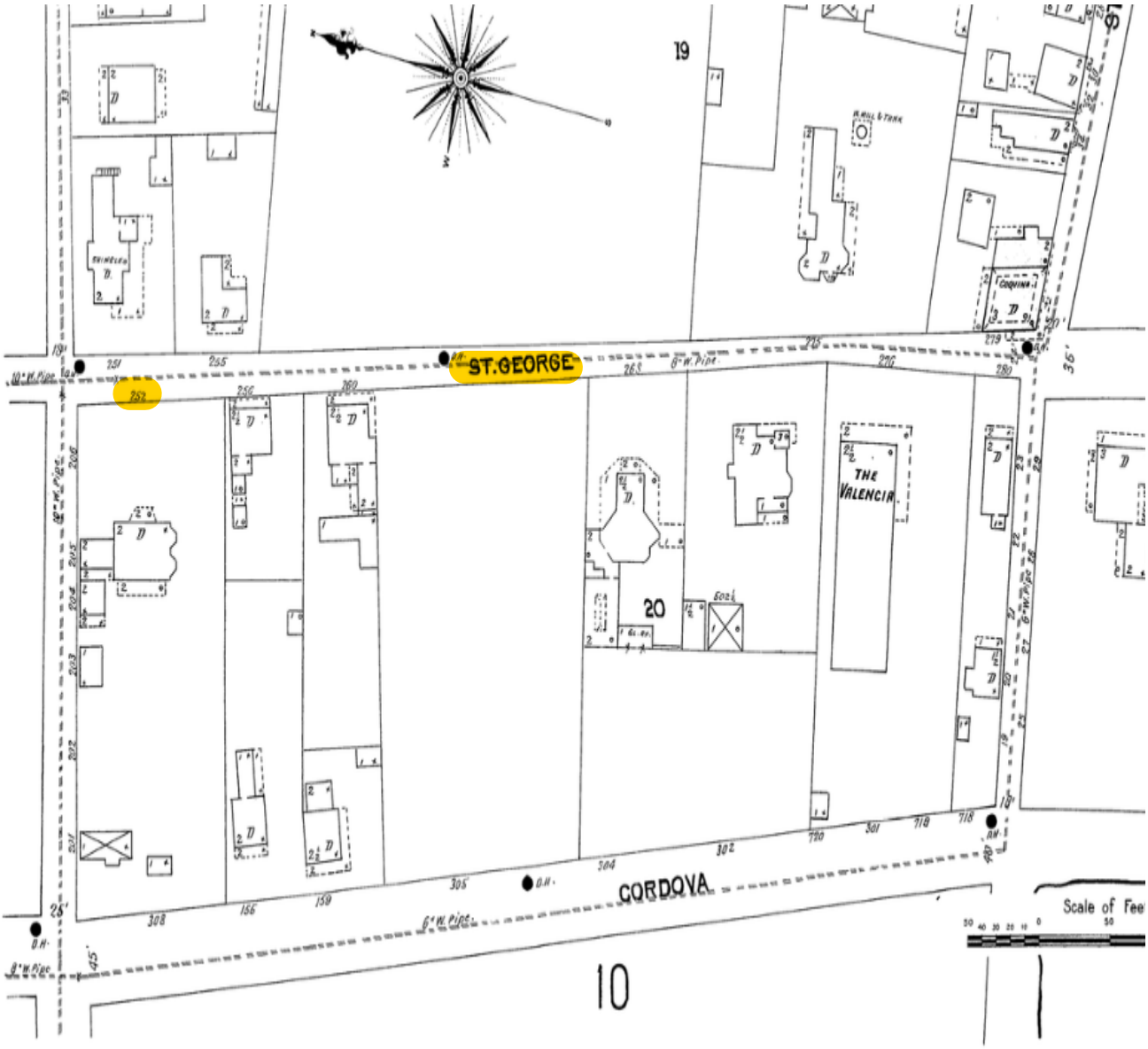
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1904, Sheet 5



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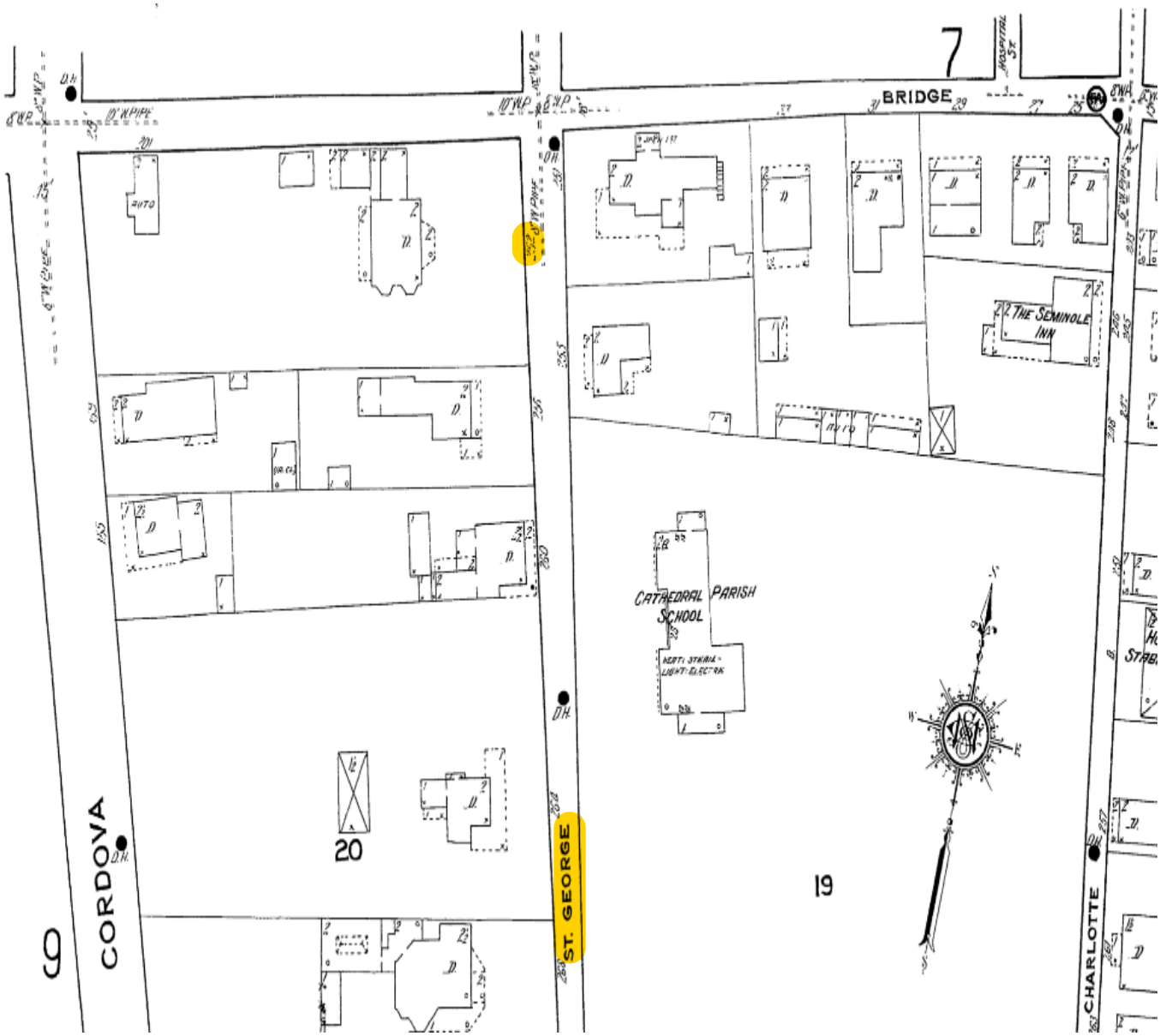
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 10



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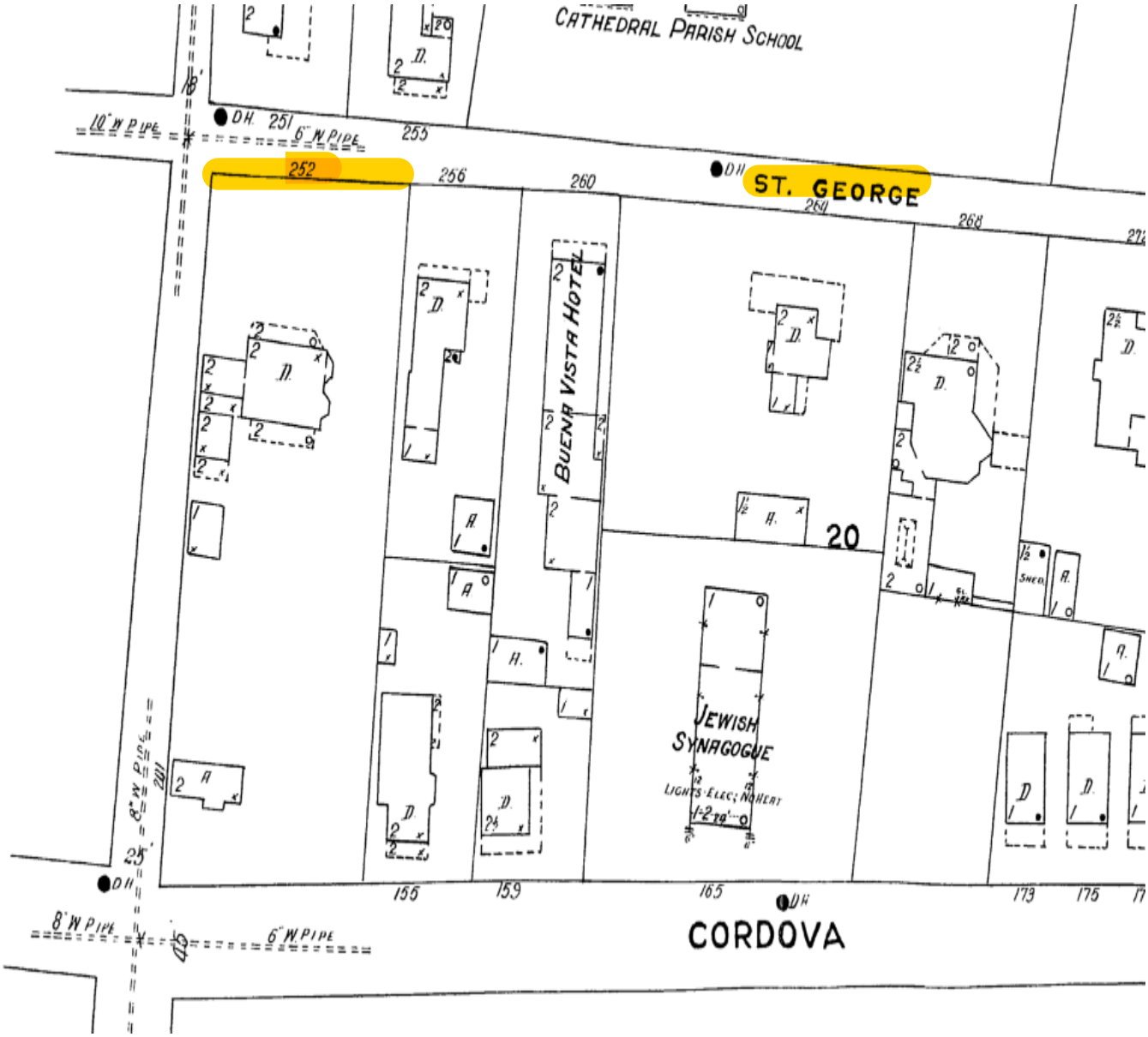
ProQuest® Digital Sanborn Maps, 1867–1970

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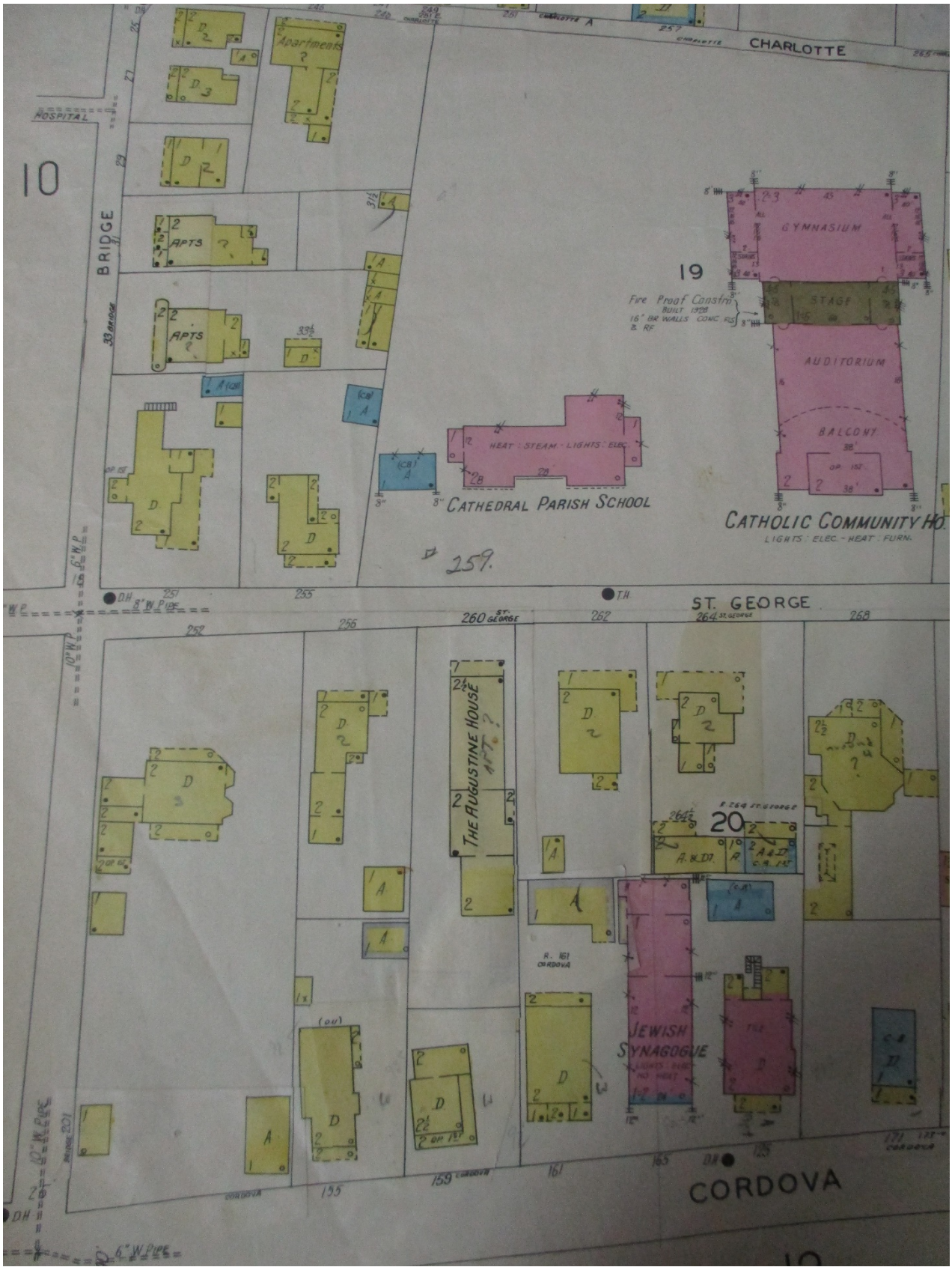
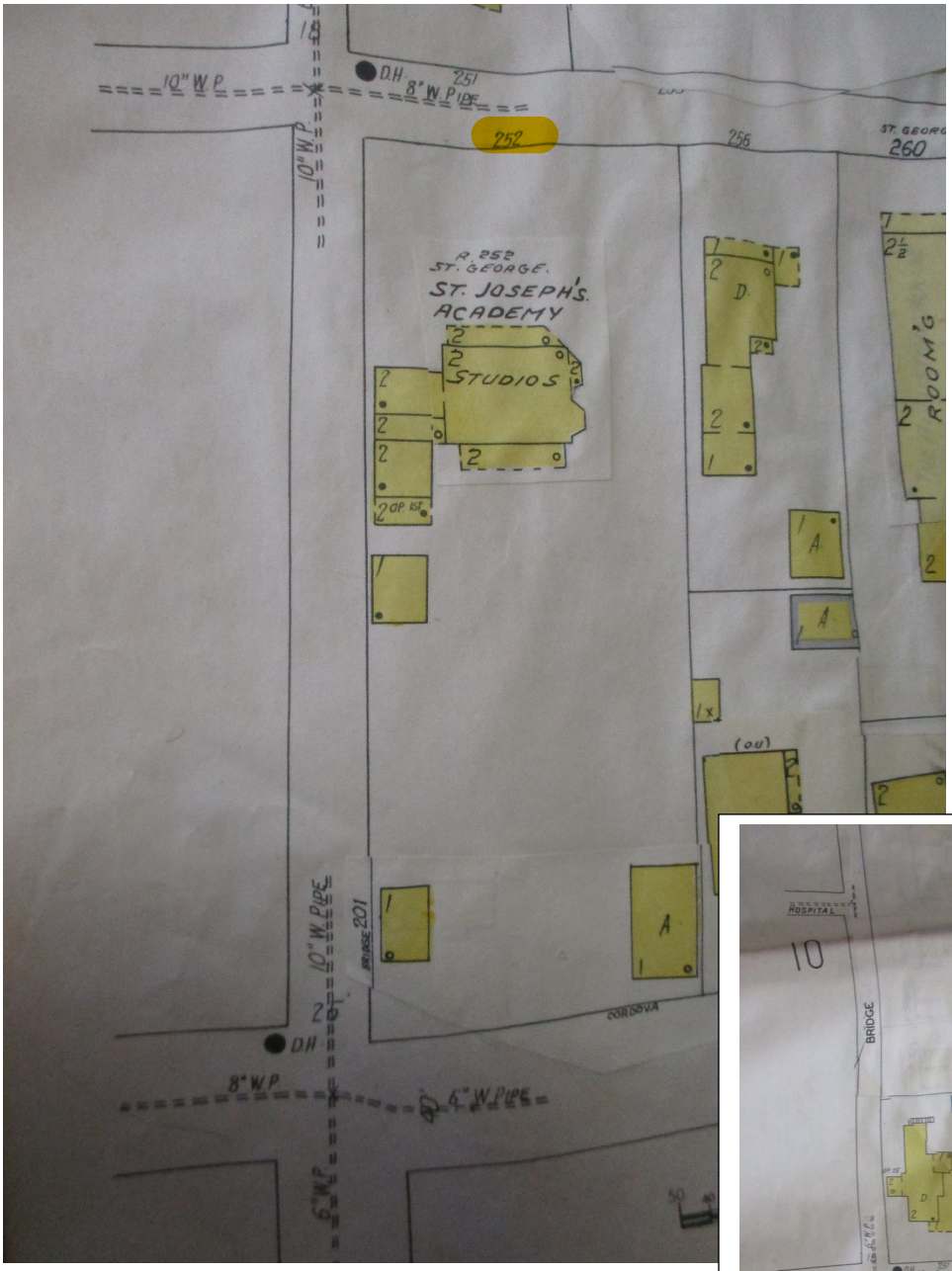
St. Augustine Sanborn Maps: 1930 Revised to 1957 (Sheet 13)
252 St. George Street



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



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

February 18, 2021

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

cc: Tara Owen & Malcolm Frank

Re: Certificate of Appropriateness - 252 St. George Street – 2021-0012

Dear Mr. Latimer,

On February 18, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to make changes to the 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.

Specifically, based upon evidence presented, the HARB **APPROVED** plant materials that are AGHP listed or native to Florida and the proposed clay brick and coquina sidewalks and **CONTINUED** the gate design and porch materials and design to **March 18, 2021** as described in the attached copy of the executed Order. Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

All additional materials for the continued items must be submitted to the Planning and Building Department 10 days before the meeting, or by March 8th.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	2021-0012
Applicant:	Marquis Latimer & Halback, Inc
Owner:	Tara Owen & Malcolm Frank
Address:	252 St. George Street
Parcel Number:	199590-0000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON FEBRUARY 18, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the February 18, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- Continue: gate design and porch material / design continued to March 18, 2021
- approve: plant materials will be changed to Attached listed or Florida native
- clay bricks ~~and~~ along sidewalks and coquina sidewalks approved

DONE AND ORDERED, at a public hearing on the 18th day of February, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2021-0012

REQUEST APPROVED / DENIED / CONTINUES

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of February, A.D., 2021.

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

Notary Public, State of Florida

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

FOR MARCH 18, 2021 HARB MEETING

2021-0012: 252 St. GEORGE STREET

Materials submitted by Applicant
Marquis Latimer + Halbeck, Inc

From:	Gavin Cain
To:	Julie Courtney
Cc:	Tara A. Owen; malcolmfrank93@gmail.com; Jon Benoit; Les Thomas; Fremont Latimer; Jeremy Marquis
Subject:	20.24.1- Owen-Frank Residence (252 St. George St.) - Certification of Appropriateness (Submittal v2)
Date:	Monday, March 8, 2021 4:42:30 PM
Attachments:	20.24.1-Owen-Frank_HARB-Submittal_030821.pdf 20.24.1-Owen-Frank_HARB-CertApp_PlantList-Memo_030821_v2.pdf

Julie,

Attached are the revised landscape and hardscape plans for 252 St. George St. which address the HARB boards requests and some of our findings after further investigating the property and structures. Also, attached is the amended plant list including the alternate AGHP and FL native plants.

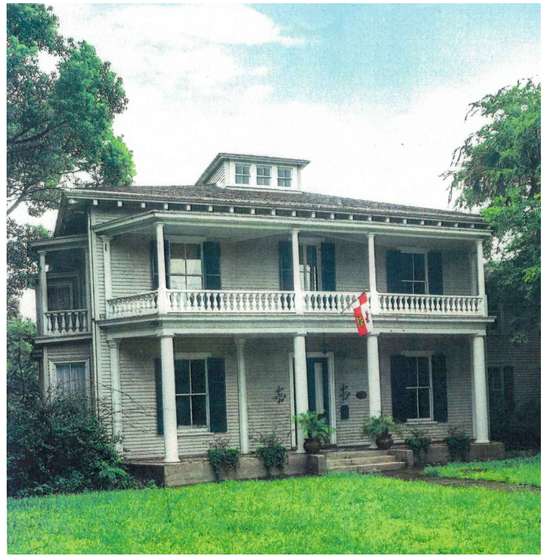
Please review and let us know if you need anything else at this time.

Thanks for your help.

Gavin

Gavin Cain, RLA, Senior Associate
ASLA
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.540.7455 (c)
904.825.6747 (o)

Received March 8, 2021
Planning and Building Department



OWEN-FRANK RESIDENCE

HARB SUBMITTAL - CERTIFICATE OF APPROPRIATENESS v2

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	3/8/2021
L-2.1	HARDSCAPE PLAN	3/8/2021
L-2.2	HARDSCAPE DETAILS	3/8/2021
L-3.1	LANDSCAPE PLAN	3/8/2021
L-3.2	LANDSCAPE DETAILS	2/8/2021
L-3.3	LANDSCAPE DETAILS	2/8/2021

1

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

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

Ph 904.825.6747 www.halback.com
LC0000391

FREMONT LATIMER
LIC. # 6667218 SEAL

DRAWN BY: GC

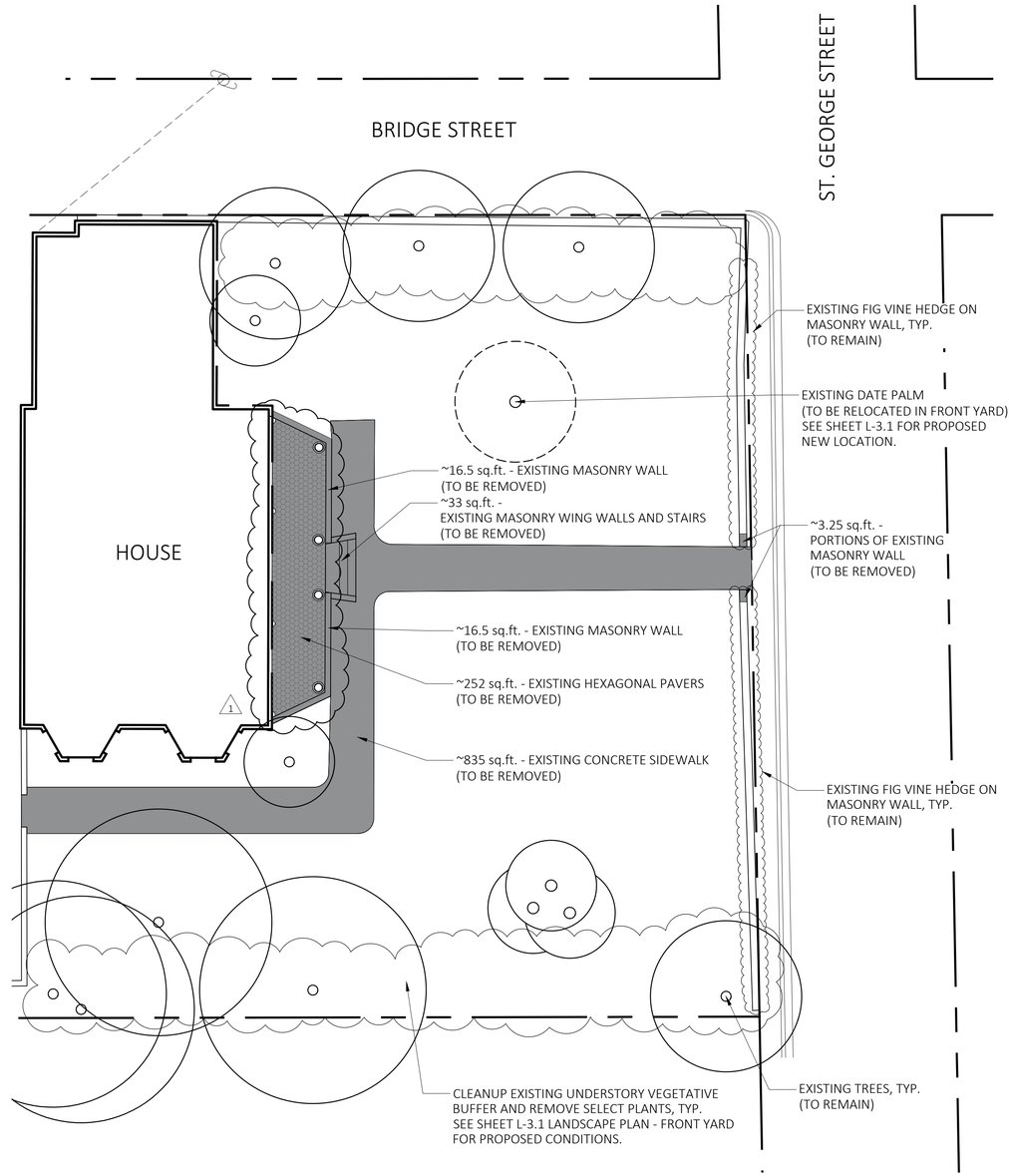
OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
COVER LETTER

SYM	DESCRIPTION	DATE
1	HARB SUBMITTAL v2	03/08/21
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-1.0

Received March 8, 2021
Planning and Building Department



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

-~1,156.25 sq.ft. - EXISTING AREAS/ELEMENTS TO BE DEMOED

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

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

FREMONT LATIMER
LIC. # 6667218 SEAL
DRAWN BY: GC

OWEN-FRANK RESIDENCE

252 St. George Street, St. Augustine, Florida

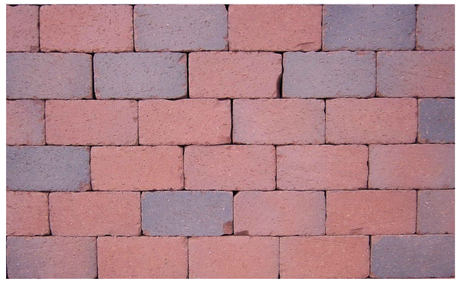
DEMOLITION PLAN - FRONT YARD

SYM	DESCRIPTION	DATE
1	HARB SUBMITTAL v2	03/08/21
	HARB SUBMITTAL	02/08/21

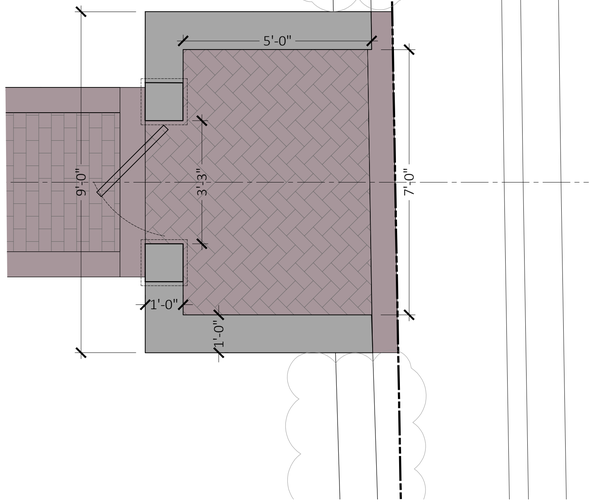
SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.24.0

DRAWING NO.:
L-1.1

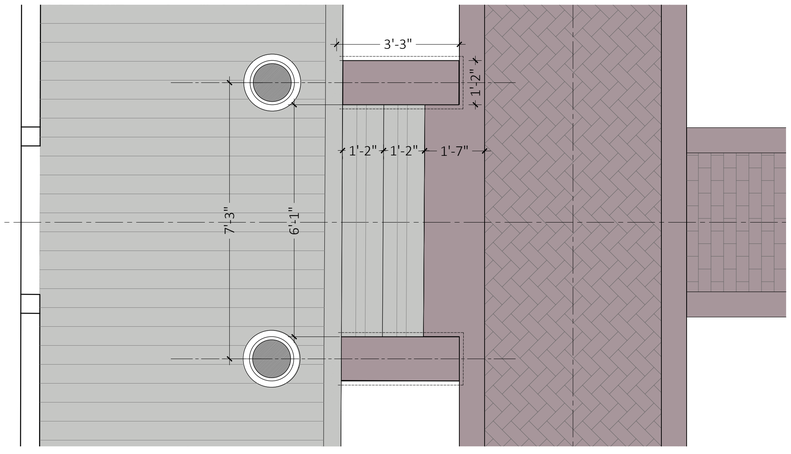
Received March 8, 2021
Planning and Building Department



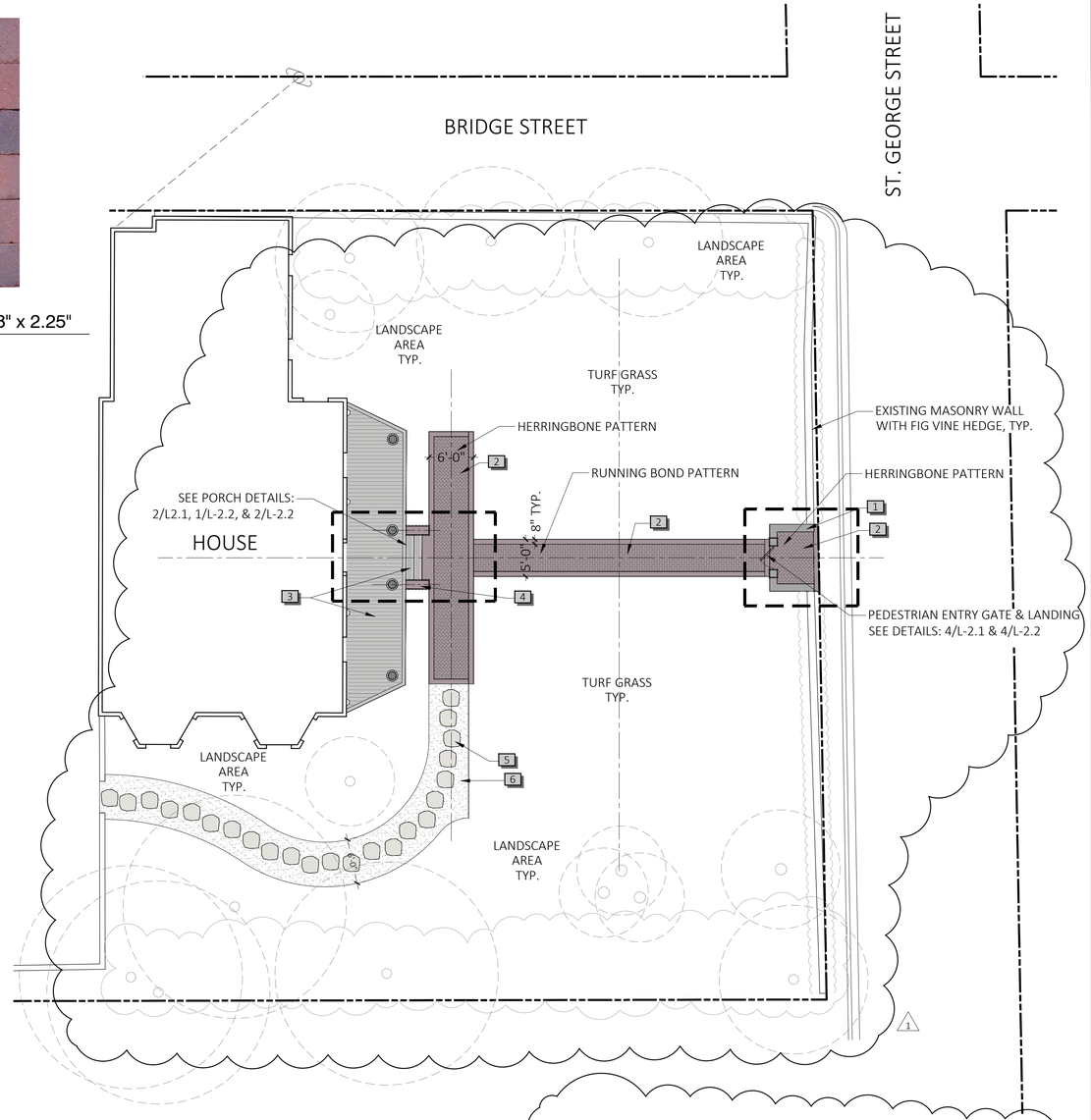
1 PINE HALL BRICK - RUMBLED FULL RANGE 4" x 8" x 2.25"
NOT TO SCALE



3 PEDESTRIAN ENTRY GATE & LANDING ENLARGEMENT
1" = 2'



2 T&G PORCH & ENTRY STAIRS ENLARGEMENT
1" = 2'



REFERENCE NOTES SCHEDULE

2021-03-07 22:45

SYMBOL	DESCRIPTION	QTY	DETAIL
1	Concrete/Masonry Walls & Piers Tabby Stucco Finish (To Match Existing Masonry Walls)	16 sf	
2	Pine Hall Brick - Rumbled Full Range 4"x8"x2.25" Wire Cut Clay Antiqued Brick Paver	451 sf	
3	T&G Porch Decking & Steps Wood Type: Cypress Paint Color: Colonial Revival Gray (SW 2832)	308 sf	
4	Brick Piers / Lattice (To Match Existing Around Base of Home at Sides and Rear)	30 sf	
5	Limestone Cap Rock Flagstone	101 sf	
6	Hardwood Mulch Garden Path	293 sf	

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

ML+H
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Ph 904.825.6747 www.halback.com
LC0000391

FREMONT LATIMER
LIC. # 6667218 SEAL
DRAWN BY: GC

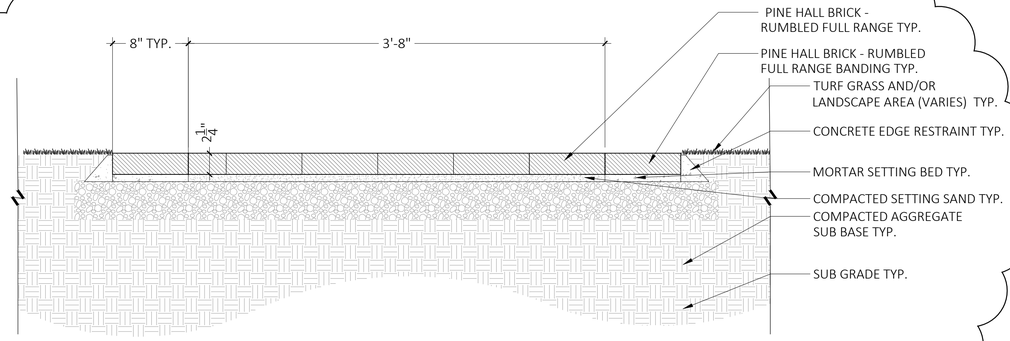
OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
HARDSCAPE PLAN - FRONT YARD

SYM	DESCRIPTION	DATE
1	HARB SUBMITTAL v2	03/08/21
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-2.1

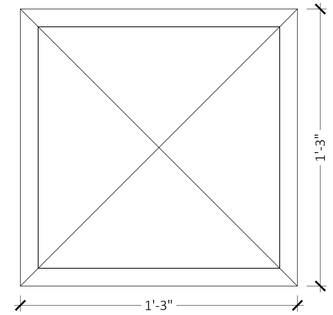
Received March 8, 2021
Planning and Building Department



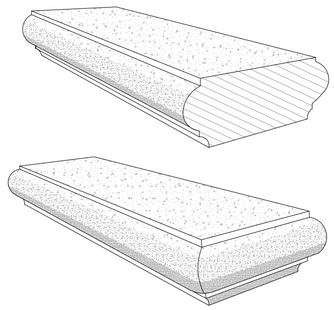
5 TYPICAL BRICK PAVER PATH WITH BRICK BANDINGS

1 1/2" = 1'-0"

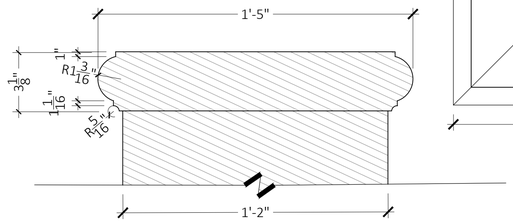
PIER CAP PLAN:



WALL CAP ISOMETRICS:

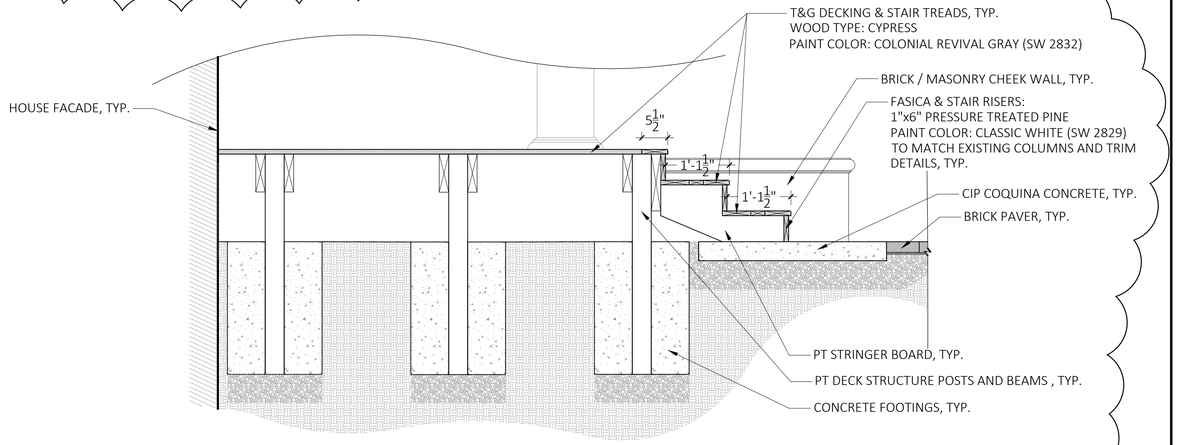


WALL CAP SECTION:



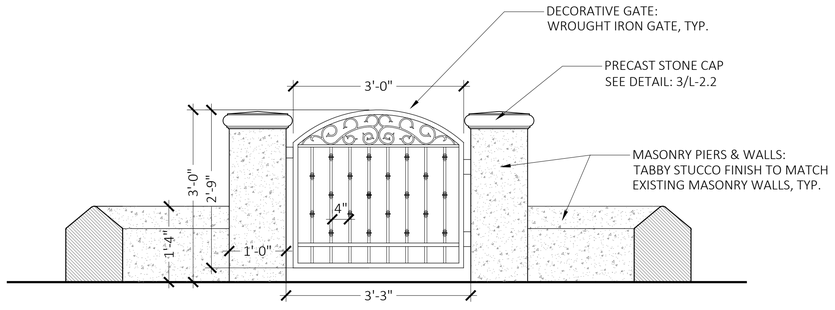
3 PRECAST STONE WALL & PIER CAP TYPICAL

3" = 1'-0"



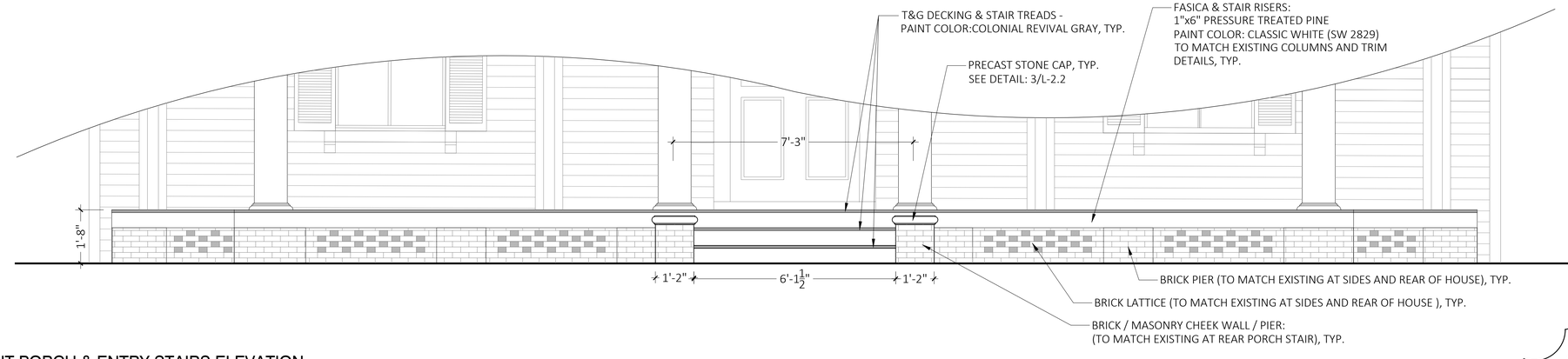
4 PEDESTRIAN ENTRY GATE, PIERS, AND WALL

3/4" = 1'-0"



2 FRONT PORCH & ENTRY STAIRS SECTION

3/4" = 1'-0"



1 FRONT PORCH & ENTRY STAIRS ELEVATION

1/2" = 1'-0"

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LC0000391

FREMONT LATIMER
LIC. # 6667218 SEAL

DRAWN BY: GC

OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
HARDSCAPE DETAILS - FRONT YARD

SYM	DESCRIPTION	DATE
1	HARB SUBMITTAL v2	03/08/21
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-2.2

Received March 8, 2021
Planning and Building Department

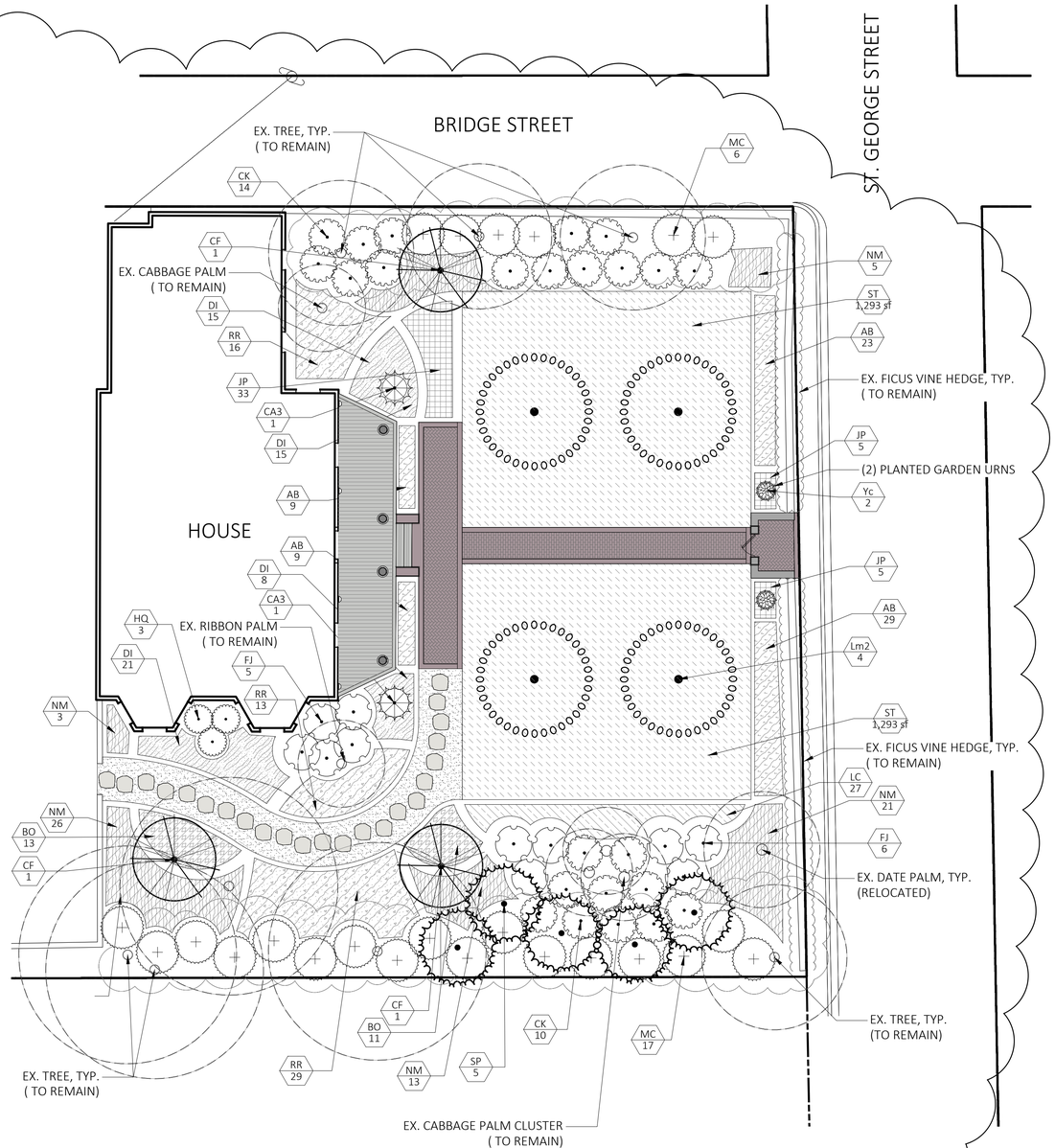
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	DETAIL
	CF	Cornus florida / Flowering Dogwood	45 gal.			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.	5	

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY
	CK	Camellia sasanqua `Kanjiro` / Kanjiro Camellia	7 gal.		24
	CA3	Crinum asiaticum / Crinum Lily	15 gal.		2
	FJ	Fatsia japonica / Japanese Fatsia	7 gal.		11
	HQ	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal.	1.5` x 1.5`	3
	MC	Myrica cerifera / Wax Myrtle	25 gal.	72" min.	23
	Yc	Yucca filamentosa `Color Guard` / Color Guard Adam`s Needle	3 gal.		2

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	AB	Agapanthus x `Brilliant Blue` TM / Brilliant Blue African Lily	1 gal.	21" o.c.	70
	BO	Begonia odorata `Alba` / White Sweet Begonia	3 gal., 24"x24"	28" o.c.	24
	DI	Dietes iridioides / White African Iris	1 gal.	26" o.c.	44
	JP	Juniperus procumbens `Nana` / Dwarf Japanese Garden Juniper	1 gal	18" o.c.	43
	LC	Lantana camara / Lantana `Purple`	1 gal., FULL	24" o.c.	27
	NM	Nephrolepis biserrata `Macho Fern` / Macho Fern	1 gal.	30" o.c.	81
	RR	Rhododendron x `Robles` TM / Autumn Lilac Encore Azalea	3 gal., 24"x24"	32" o.c.	58

SOD/SEED	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	ST	Stenotaphrum secundatum `ProVista` / ProVista St. Augustine Grass	Sod	2,586 sf



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

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FREMONT LATIMER
LIC. # 6667218 SEAL
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OWEN-FRANK RESIDENCE

252 St. George Street, St. Augustine, Florida

LANDSCAPE PLAN - FRONT YARD

SYM	DESCRIPTION	DATE
1	HARB SUBMITTAL v2	03/08/21
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
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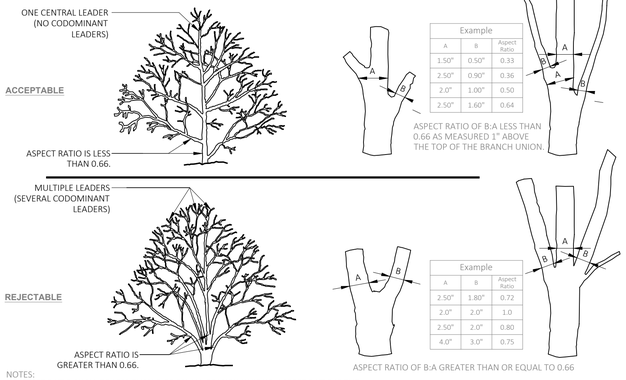

NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

6 CROWN OBSERVATIONS - LOW BRANCHED

NOT TO SCALE

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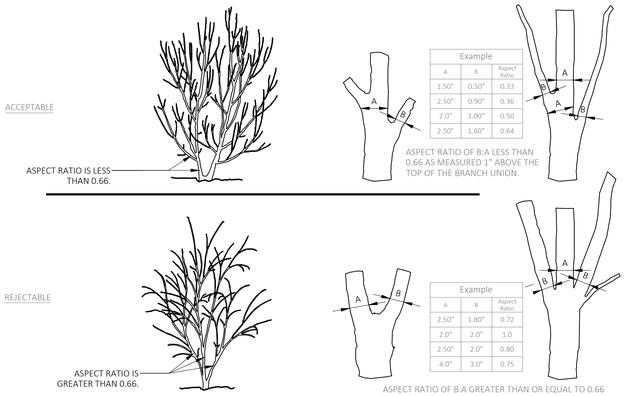
FX-PL-FX-OBSV-04



NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

5 CROWN OBSERVATION DETAIL - MULTI

NOT TO SCALE

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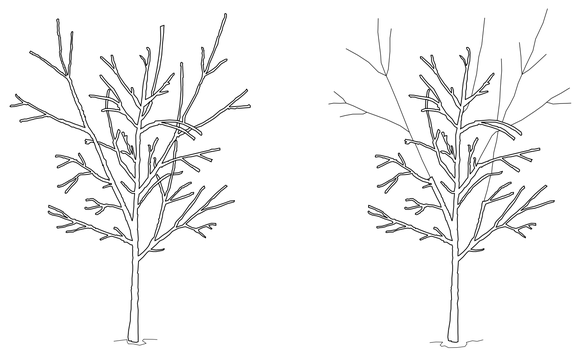
FX-PL-FX-OBSV-05



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

TWO COMPETING STEMS WERE REDUCED SUBSTANTIALLY, IN THIS CASE REMVOING 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.

4 CROWN CORRECTION DETAIL

NOT TO SCALE

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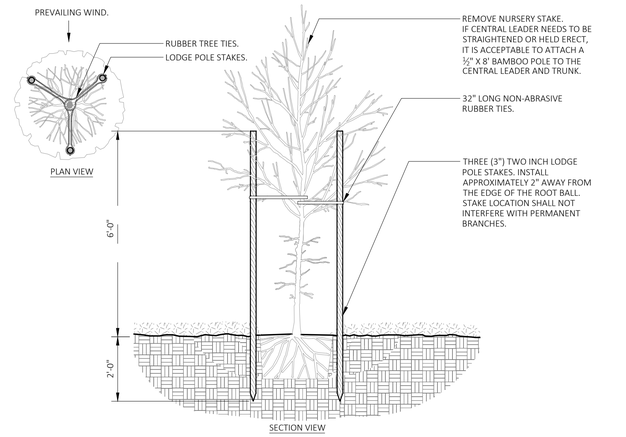
FX-PL-FX-CORR-04



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

NOT TO SCALE

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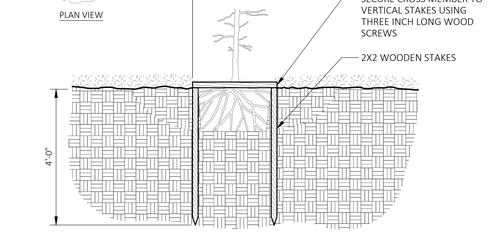
FX-PL-FX-TREE-26



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

NOT TO SCALE

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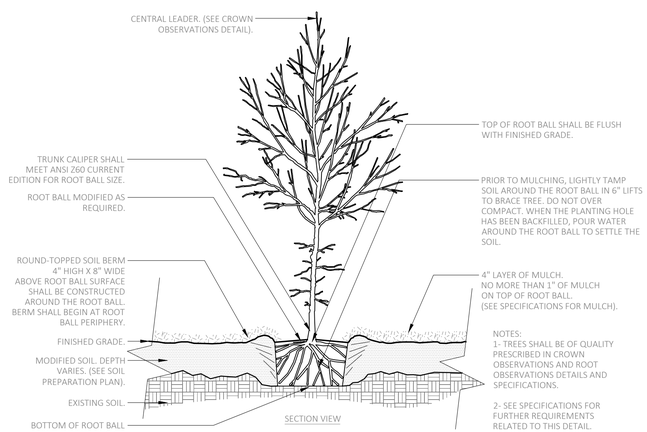
FX-PL-FX-TREE-29



NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1 TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

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FX-PL-FX-TREE-05

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LIC. # 6667218 SEAL

DRAWN BY: GC

OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
LANDSCAPE DETAILS

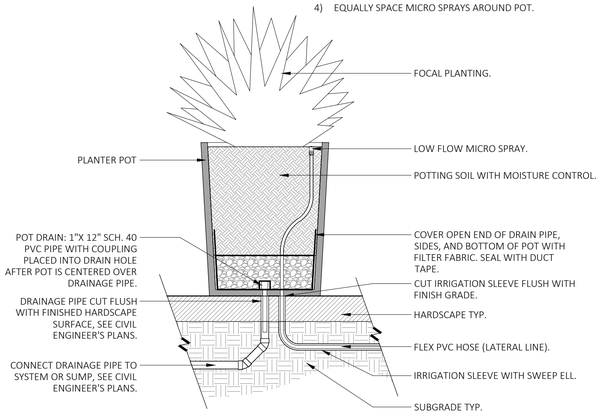
SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-3.2

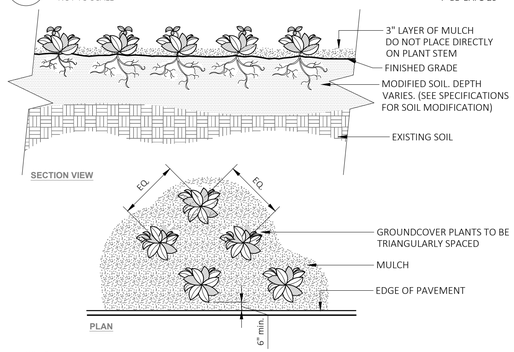
Received March 8, 2021
Planning and Building Department

NOTES:
1) DRILL ONE 1-3/8" DIAMETER HOLE IN CENTER OF POT TO ACCEPT POT DRAIN PIPE.
2) DRILL ONE 1" HOLE FOR EACH FLEX PVC HOSE.
3) INSTALL THE NUMBER OF MICRO SPRAYS LISTED ON IRRIGATION PLAN.
4) EQUALLY SPACE MICRO SPRAYS AROUND POT.



8 POT ASSEMBLY DETAIL

NOT TO SCALE P-CO-BAP1-20



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (½" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

7 GROUNDCOVER

NOT TO SCALE FX-PL-FX-GROU-01

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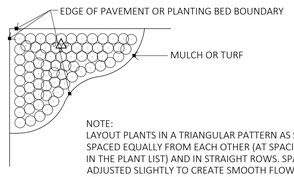
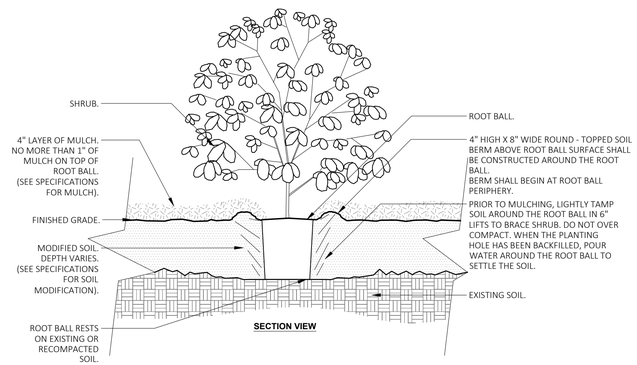


NOTE:
LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN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

6 SHRUB SPACING DETAIL

NOT TO SCALE 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

NOT TO SCALE FX-PL-FX-SHRB-03

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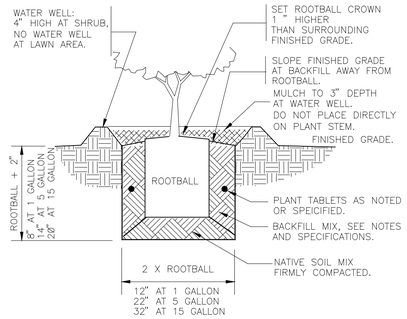
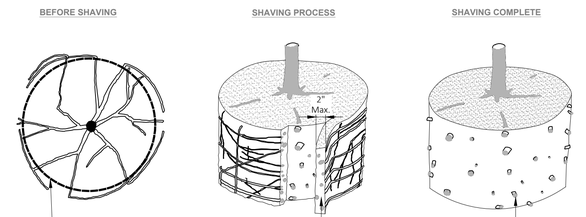


4 SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-07



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.

2- SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.

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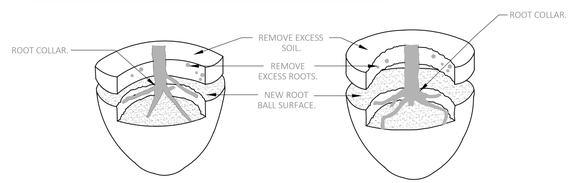
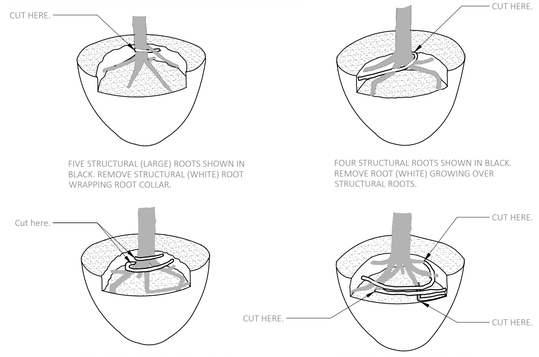
2 ROOT BALL SHAVING CONTAINER DETAIL

NOT TO SCALE FX-PL-FX-CORR-01

STEP 1 - REMOVE SOIL AND ROOTS OVER THE 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. 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.

3 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED

NOT TO SCALE FX-PL-FX-CORR-03

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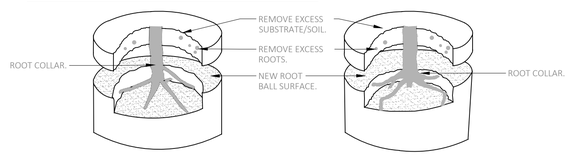
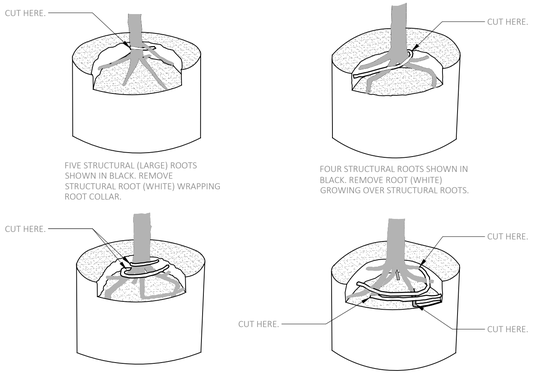
STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR.



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 ADDRESSED AT THE TIME OF INSTALLATION (SEE ROOT BALL SHAVING CONTAINER DETAIL).

1 ROOT CORRECTION DETAIL - CONTAINER

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FREMONT LATIMER
LIC. # 6667218 SEAL
DRAWN BY: GC

OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
LANDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-3.3

Received March 8, 2021
Planning and Building Department

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

MEMORANDUM

Project: 20.24.1 – Owen-Frank Residence (252 St. George Street)
Re: HARB Certificate of Appropriateness Submittal – Plant List Front Yard Renovation v2
Date: 3/8/2021

Proposed Plant List – Front Yard Renovation

TREE/PALMS:
(CF- Qty: 3) Cornus florida / Flowering Dogwood – AGHP list
(Lm2- Qty: 4) Lagerstroemia indica `Muskogee` / Muskogee Crape Myrtle– AGHP list
(SP- Qty: 5) Sabal palmetto / Cabbage Palmetto – AGHP list

LARGE SHRUBS
(CK- Qty: 24) Camellia sasanqua `Kanjiro` / Kanjiro Camellia – AGHP list
(CA3- Qty: 2) Crinum asiaticum / Crinum Lily – AGHP list
(FJ- Qty: 11) Fatsia japonica / Japanese Fatsia– AGHP list
(HQ- Qty: 3) Hydrangea quercifolia / Oakleaf Hydrangea – AGHP list
(MC- Qty: 23) Myrica cerifera / Wax Myrtle – AGHP list
(Yc- Qty: 2) Yucca filamentosa `Color Guard` / Color Guard – FL-NATIVE

SHRUBS/GROUNDCOVERS
(AB- Qty: 70) Agapanthus x `Brilliant Blue` TM / Brilliant Blue– AGHP list
(BO- Qty: 24) Begonia odorata `Alba` / White Sweet Begonia – AGHP list
(DI- Qty: 44) Dietes iridioides / White African Iris – AGHP list
(JP- Qty: 43) Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper – AGHP list
(LC- Qty: 27) Lantana camara / Lantana 'Purple' – AGHP list
(NM- Qty: 81) Nephrolepis biserrata `Macho Fern` / Macho Fern – FL-NATIVE
(RR- Qty: 58) Rhododendron x `Robles` TM / Autumn Lilac Encore – AGHP list

TURF GRASS
(ST- Qty: Sod ~2,600 sq.ft.) Stenotaphrum secundatum `ProVista` / St. Augustine Grass 'Pro Vista' – NON-NATIVE

<GC>

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CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL. 2021-0012

Receipt No. 2035773

Meeting Date: 2/18/21

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

1. 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.

2. 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 _____

3. PROJECT STREET ADDRESS 252 St. George Street

4. LEGAL DESCRIPTION: Lot 1 Block 38 Subdivision _____ Parcel 1995900000

5. EXISTING USE Residential Single Family PROPOSED USE Residential Single Family

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 Repair front porch; deck, stairs, and masonry
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☒	☐	Existing fences, walls & gates Repair masonry perimeter wall
☒	☐	Existing parking, walkways & other site features Replace conc. walkways with brick

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☒ New fence/wall/gate New 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.

PL 2021-0012 COA 252 St. George Street

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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*

(See pg. 2 also)

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 Need for deck & porch + stairs - proposed change
☐	☒	☐	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.

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need all details on proposed materials including planking (need wood species + finish), info on tabby stucco, + details on proposed focal feature (fountain or sculpture) + gate. Need Paving/Paver patterns + specs (COA)

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

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

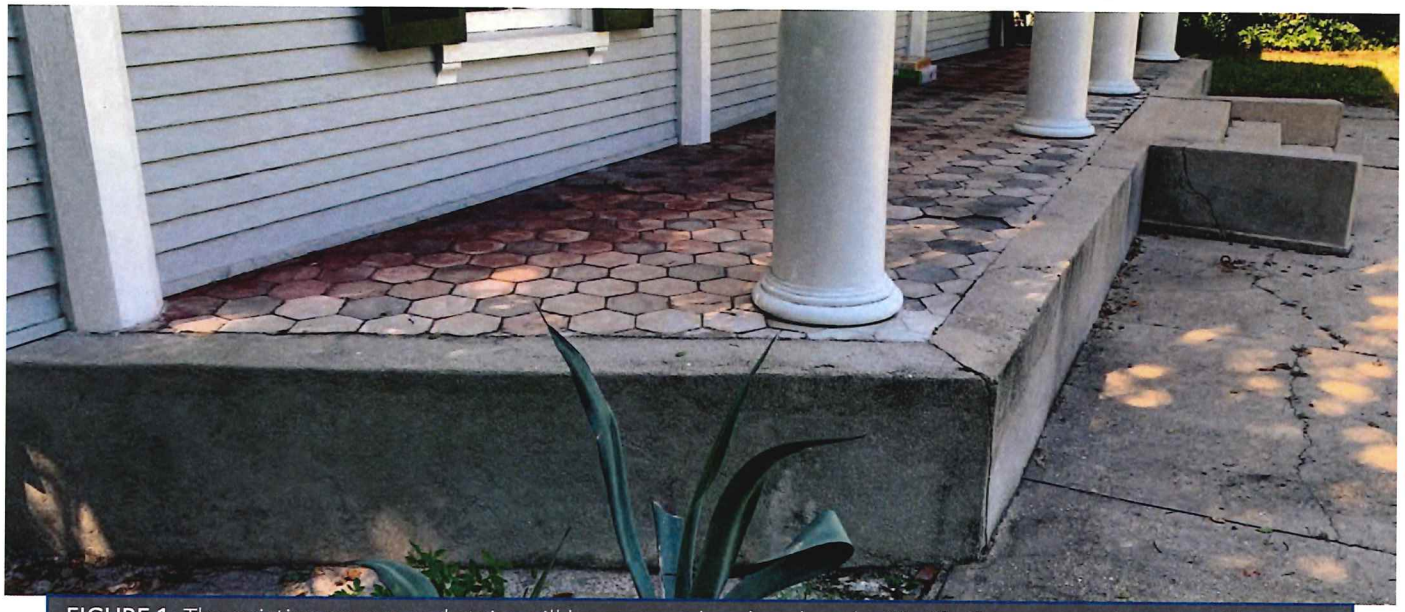

FIGURE 1: The existing pavers and stairs will be removed and replaced with 1"x4" tongue and groove. The coquina masonry will be repaired and refinished with tabby stucco.

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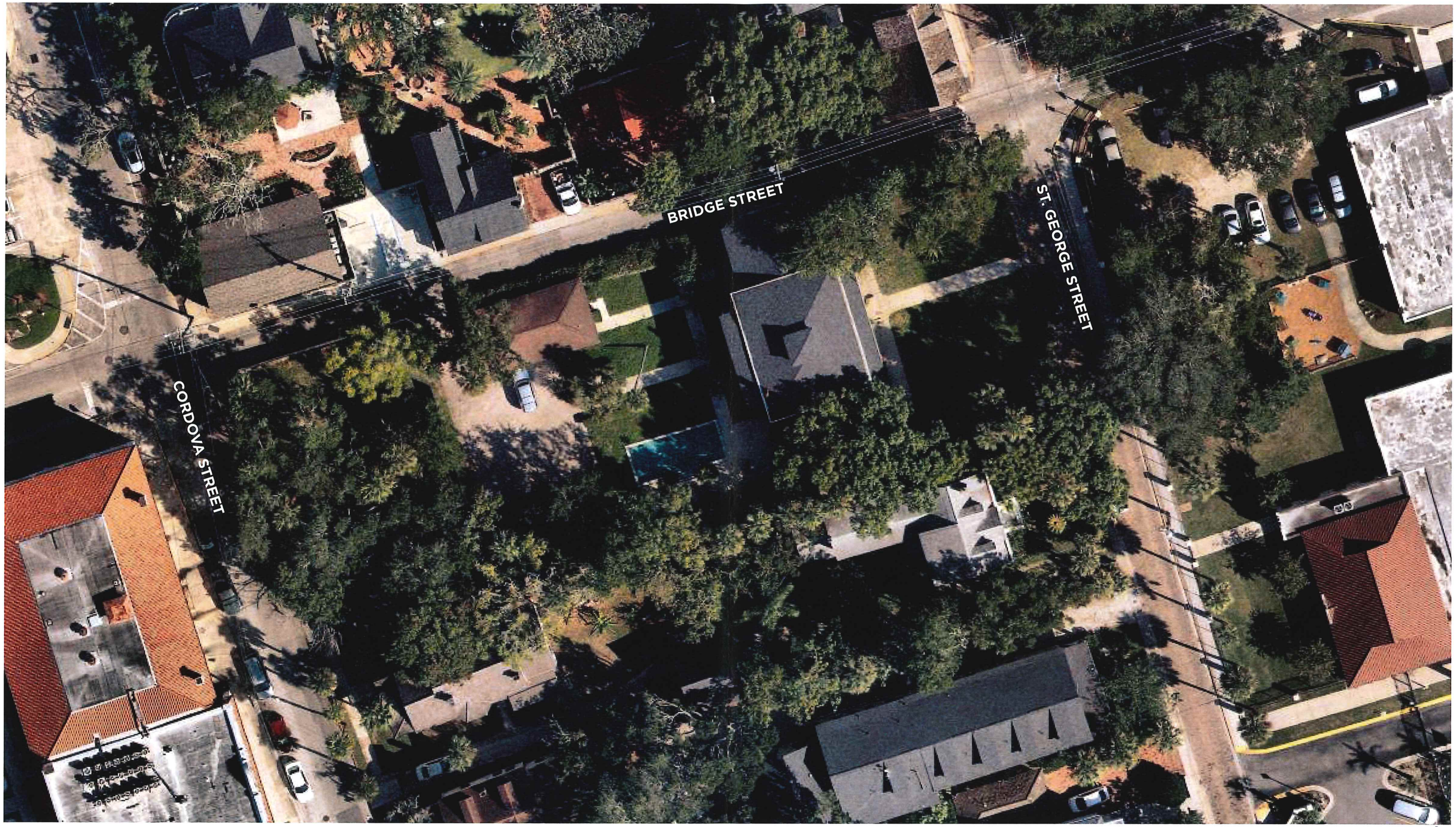

OWEN-FRANK RESIDENCE (252 St. George Street) - HARB Application

Existing Conditions: Site Aerial

ML+H Project - 20.24.0
January 22, 2021

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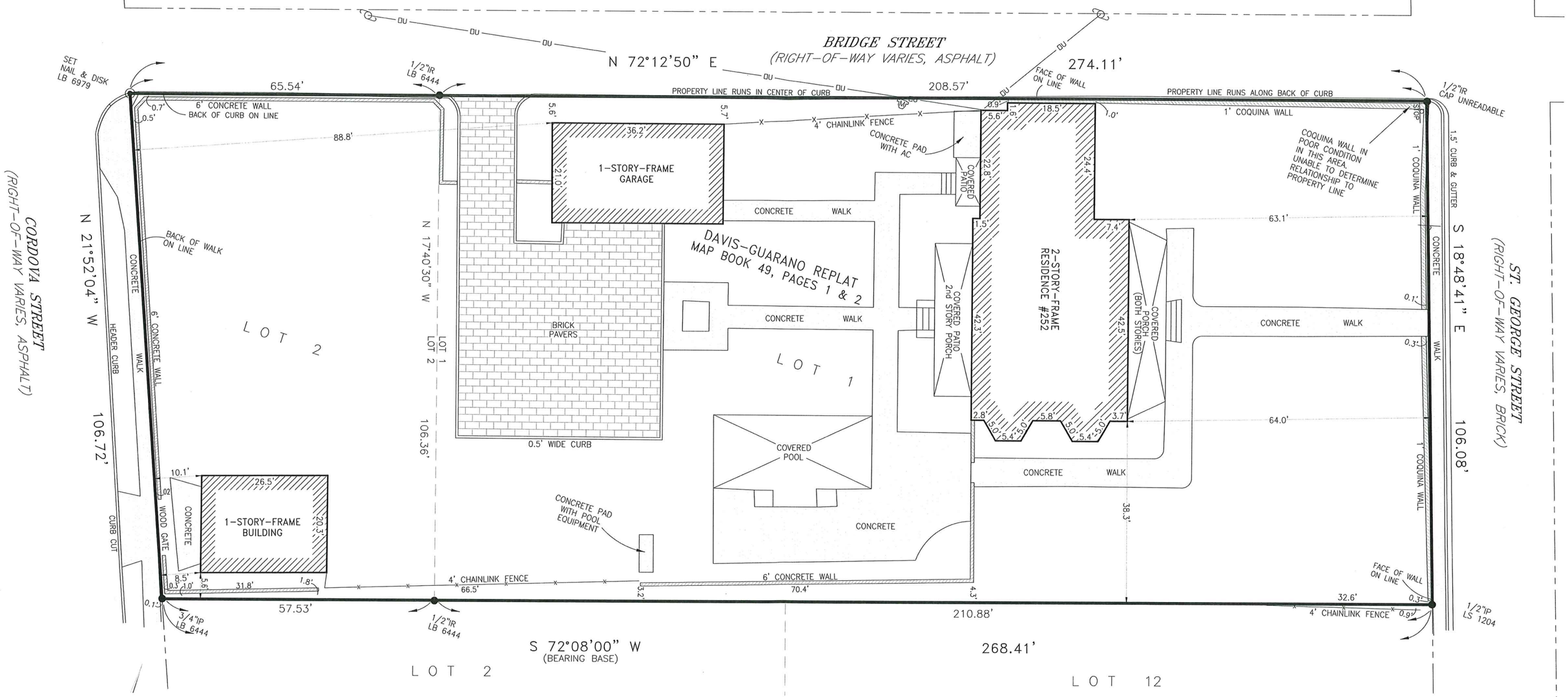
ML+H



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

Existing Conditions: Site Survey

ML+H Project - 20.24.0
January 22, 2021
scale: 1" = 20'

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Planning/Building Dept.

0' 10' 20' 40'

ML+H

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 macropylla)
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'

ML+H

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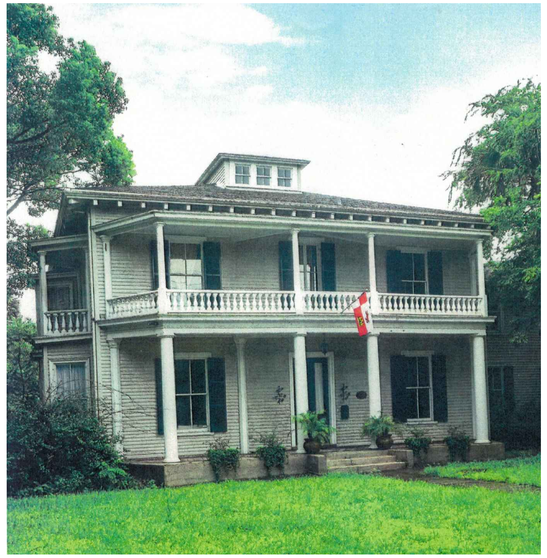

OWEN-FRANK RESIDENCE

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.

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

Ph 904.825.6747 www.halback.com
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FREMONT LATIMER
LIC. # 6667218 SEAL

DRAWN BY: GC

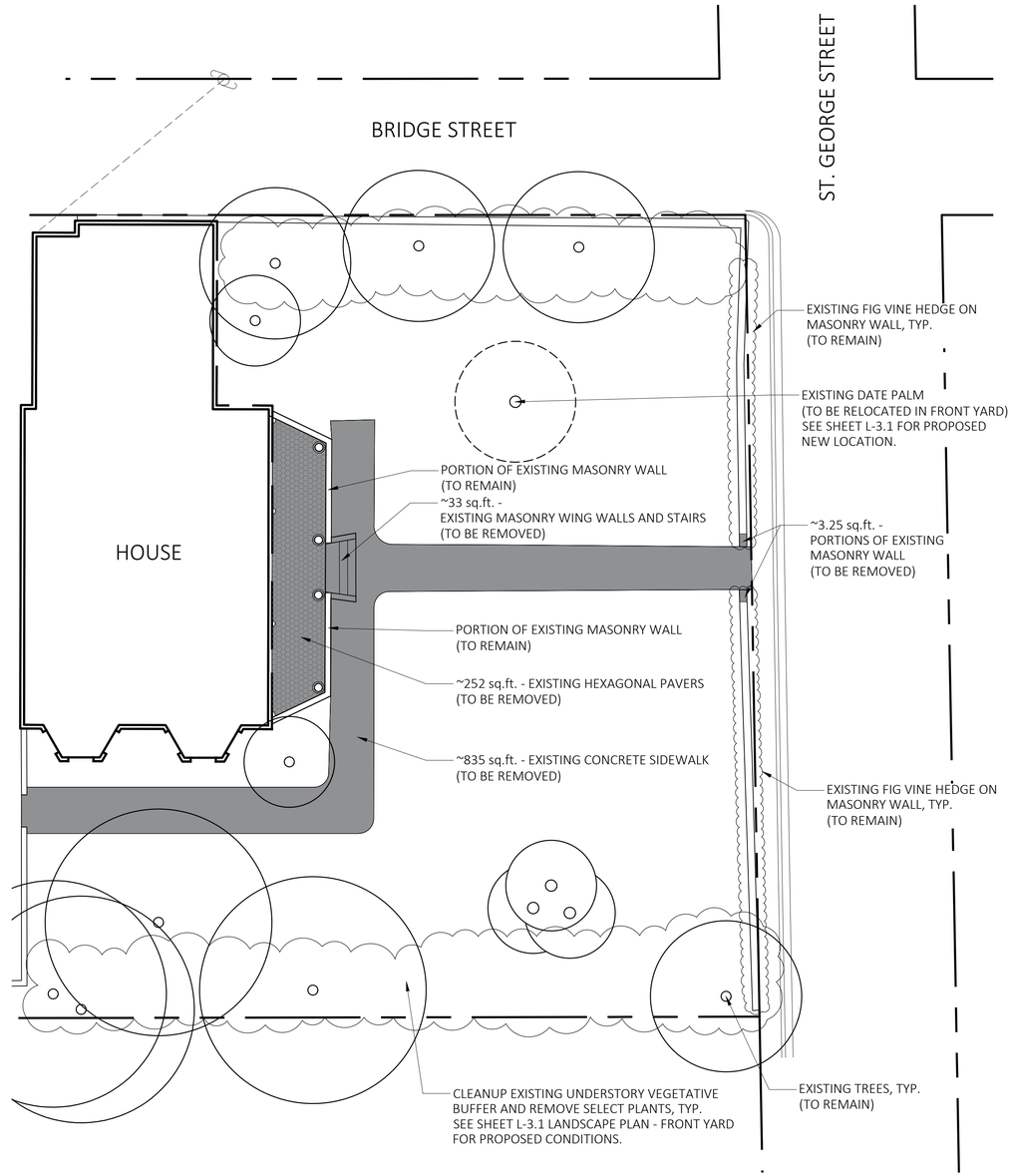
OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
COVER LETTER

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-1.0

Planning & Building
Received 2-8-21



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

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

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34 Cordova Street, Suite A
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OWEN-FRANK RESIDENCE

252 St. George Street, St. Augustine, Florida

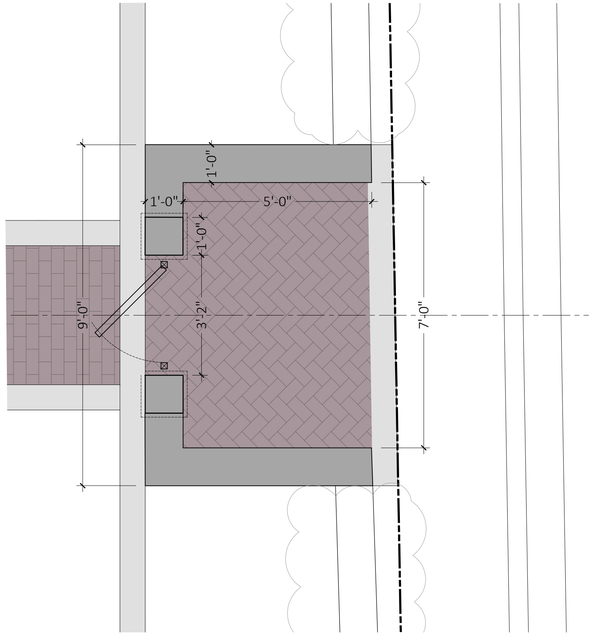
DEMOLITION PLAN - FRONT YARD

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

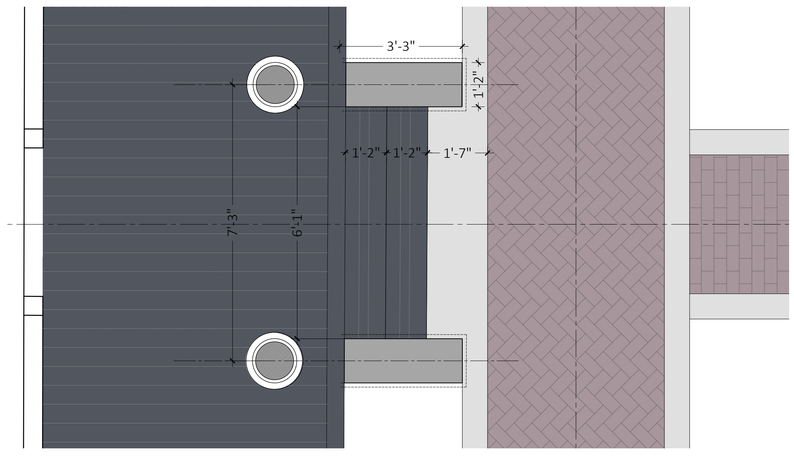
DRAWING NO.:
L-1.1

Planning & Building
Received 2-8-21



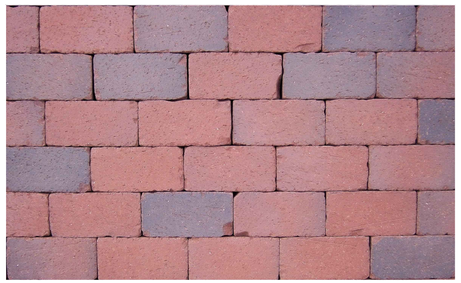
4 PEDESTRIAN ENTRY GATE & LANDING ENLARGEMENT

1" = 2'



3 T&G PORCH & ENTRY STAIRS ENLARGEMENT

1" = 2'

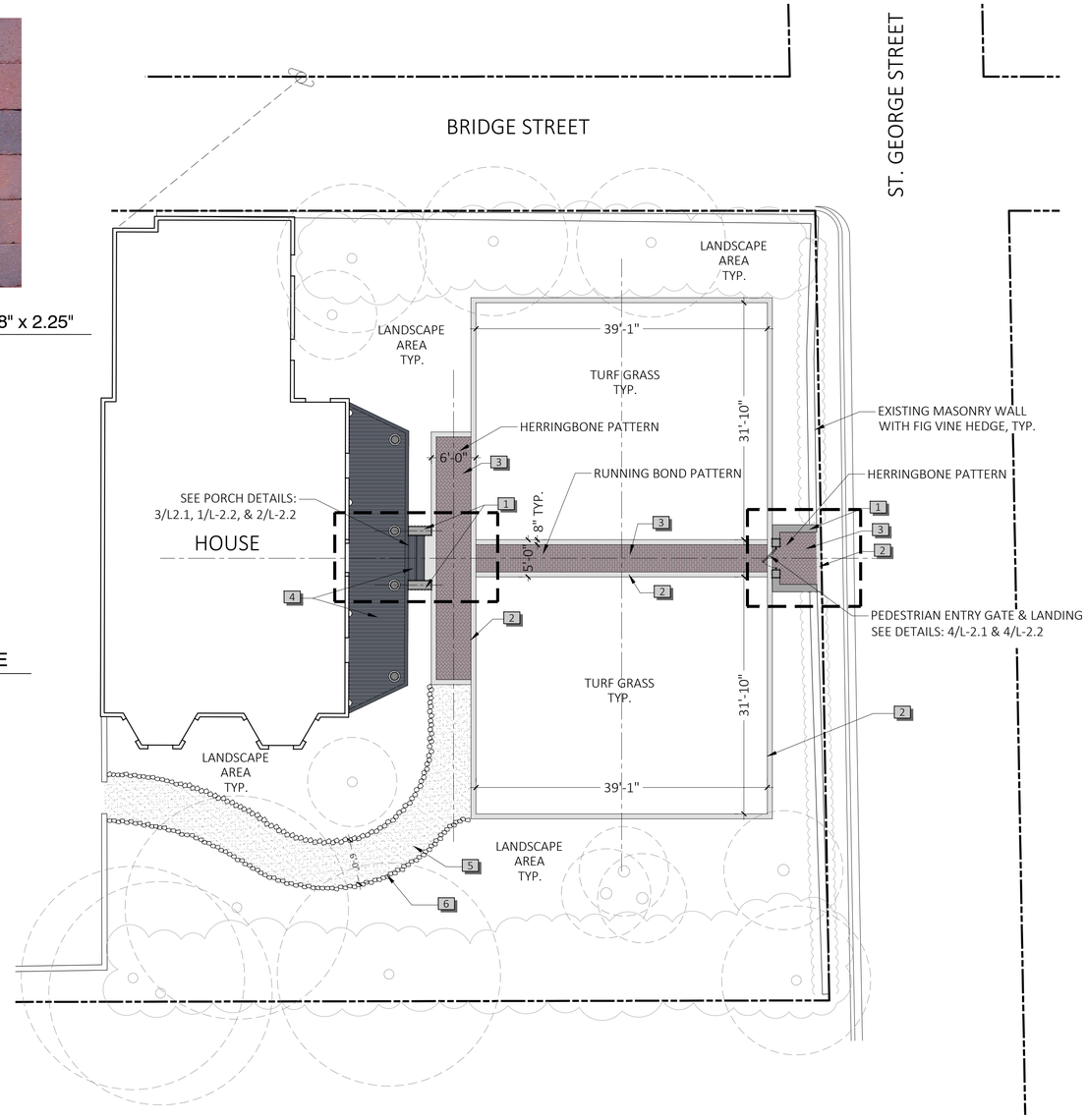


2 PINE HALL BRICK - RUMBLED FULL RANGE 4" x 8" x 2.25"

NOT TO SCALE

1 AERATIS T&G - VINTAGE SLATE COLOR (1"x3", 1"x6", UNIVERSAL PLANK WITH BULLNOSE

NOT TO SCALE



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	Concrete/Masonry Walls & Piers	23.1 sf	
2	8" Coquina Concrete Ribbon Curb	238.1 sf	
3	Pine Hall Brick - Rumbled Full Range 4"x8"x2.25" Wire Cut Clay Antiqued Brick Paver	333.2 sf	
4	Aeratis T&G Porch Decking & Steps Decking: 1"x6" Legacy Steps: 1"x6" Legacy, 1"x3" Heritage, & 1"x5.5" Universal Color: Vintage Slate	307.8 sf	
5	Limestone/Shell Aggregate	393.2 sf	
6	Coquina Rip/Rap Border	114.2 lf	

0' 5' 10' 20'

SCALE: 1"=10'

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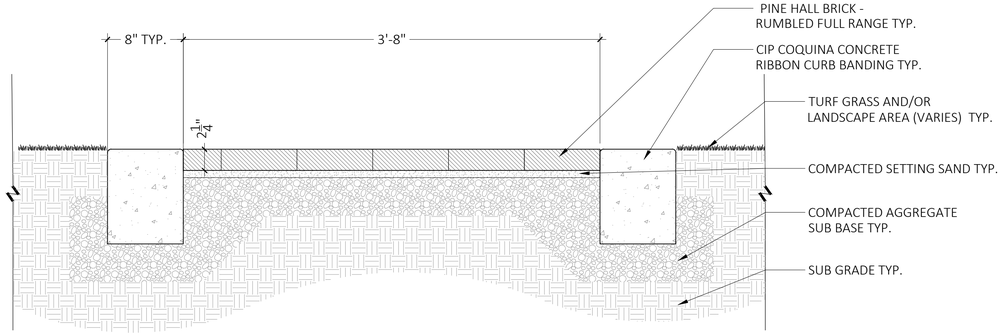
OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
HARDSCAPE PLAN - FRONT YARD

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-2.1

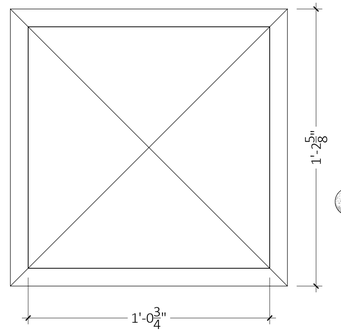
Planning & Building
Received 2-8-21



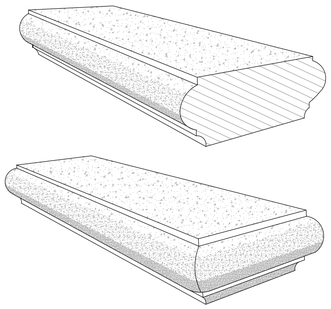
5 TYPICAL BRICK PAVER PATH WITH RIBBON CURB BANDINGS

1 1/2" = 1'-0"

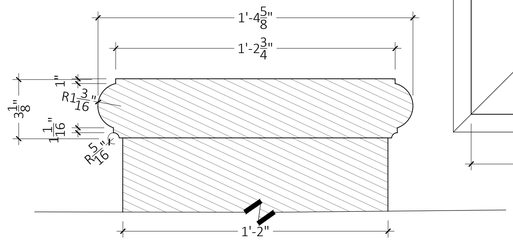
PIER CAP PLAN:



WALL CAP ISOMETRICS:

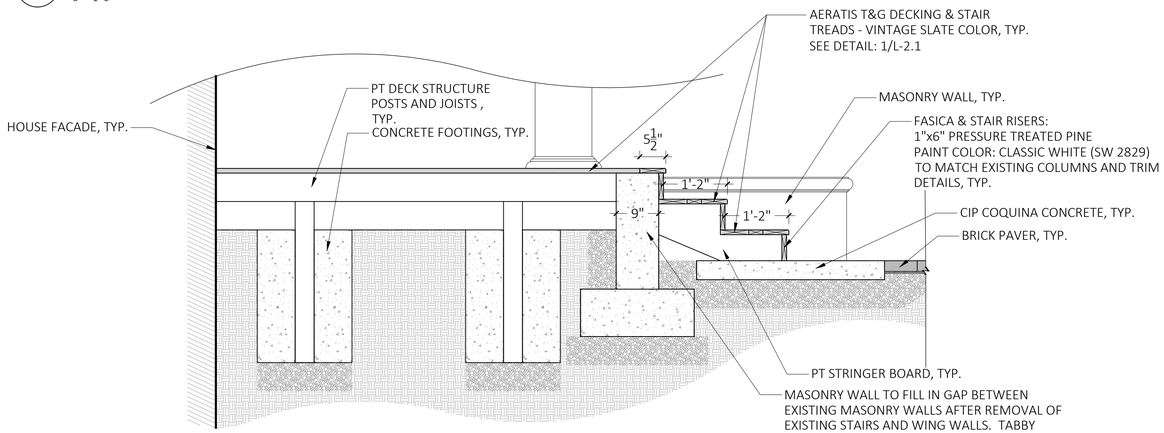


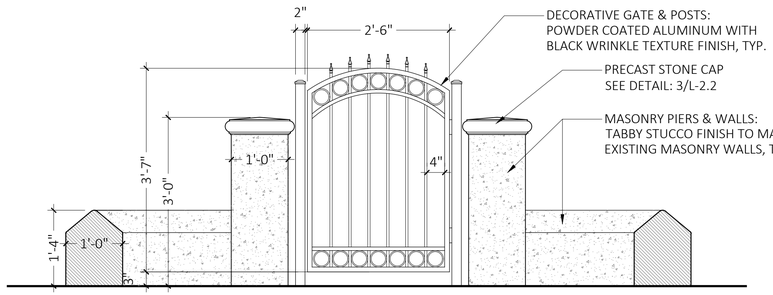
WALL CAP SECTION:



3 PRECAST STONE WALL & PIER CAP TYPICAL

3" = 1'-0"



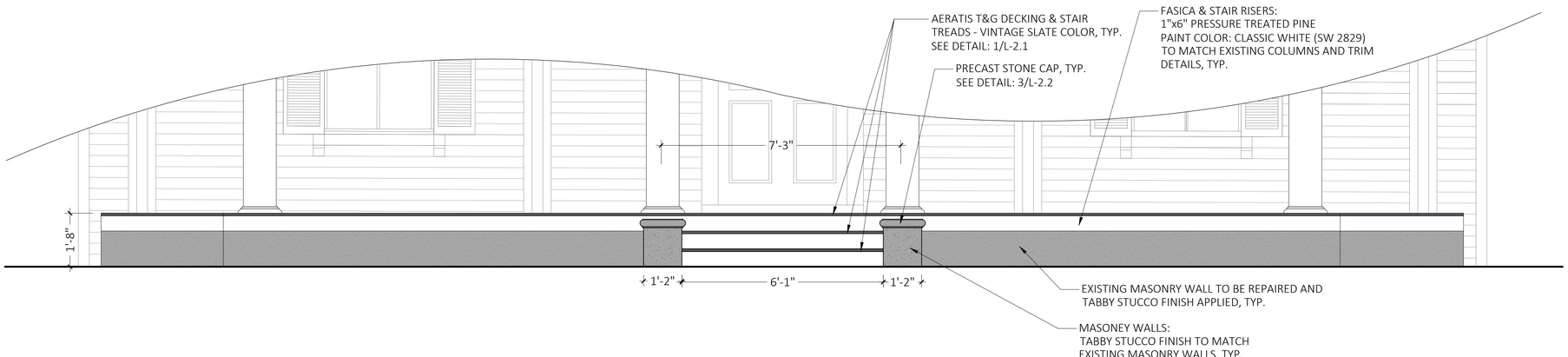


4 PEDESTRIAN ENTRY GATE, PIERS, AND WALL

3/4" = 1'-0"

2 FRONT PORCH & ENTRY STAIRS SECTION

3/4" = 1'-0"



1 FRONT PORCH & ENTRY STAIRS ELEVATION

1/2" = 1'-0"

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OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
HARDSCAPE DETAILS - FRONT YARD

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-2.2

Planning & Building
Received 2-8-21

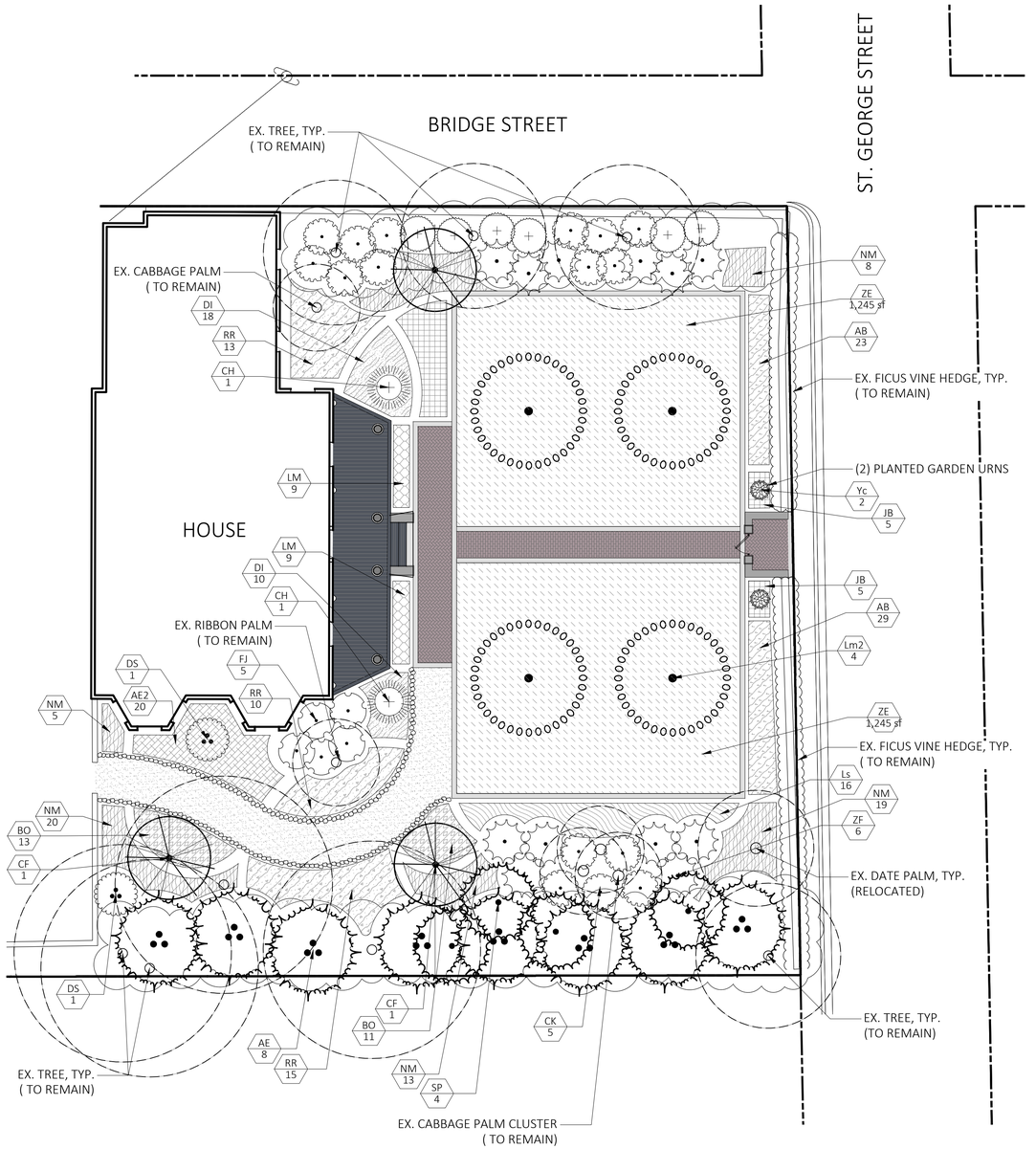
PLANT SCHEDULE

TREES	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	QTY
	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	Dietes 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	QTY
	ZE	Zoysia japonica `Empire` / Empire Zoysia Grass	Sod	2,491 sf



0' 10' 20' 40'
SCALE: 1"=20'

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FREMONT LATIMER
LIC. # 6667218 SEAL
DRAWN BY: GC

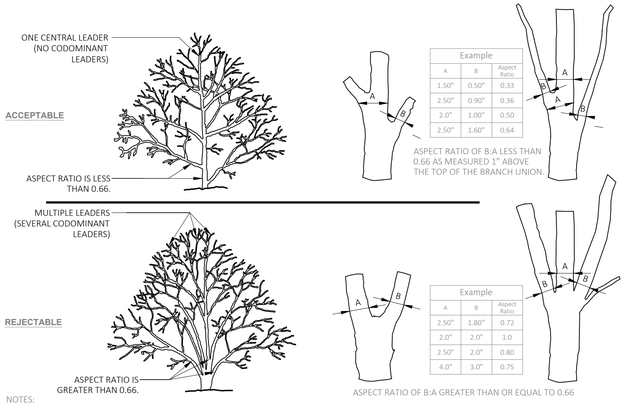
OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
LANDSCAPE PLAN - FRONT YARD

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-3.1

Planning & Building
Received 2-8-21



NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

6 CROWN OBSERVATIONS - LOW BRANCHED

NOT TO SCALE

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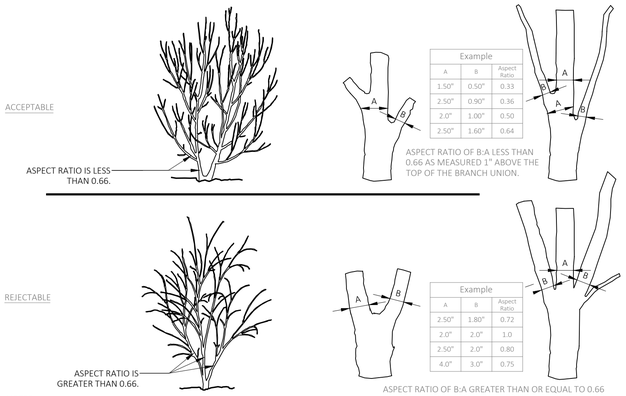
FX-PL-FX-OBSV-04



NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

5 CROWN OBSERVATION DETAIL - MULTI

NOT TO SCALE

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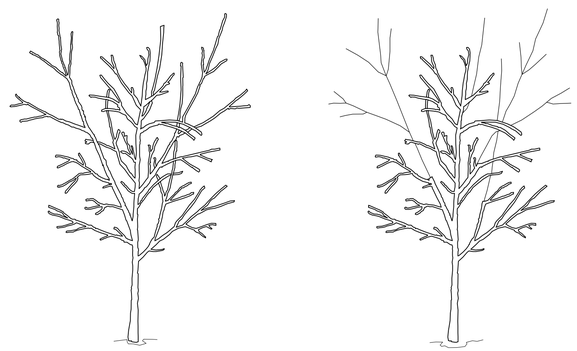
FX-PL-FX-OBSV-05



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

TWO COMPETING STEMS WERE REDUCED SUBSTANTIALLY, IN THIS CASE REMVOING 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.

4 CROWN CORRECTION DETAIL

NOT TO SCALE

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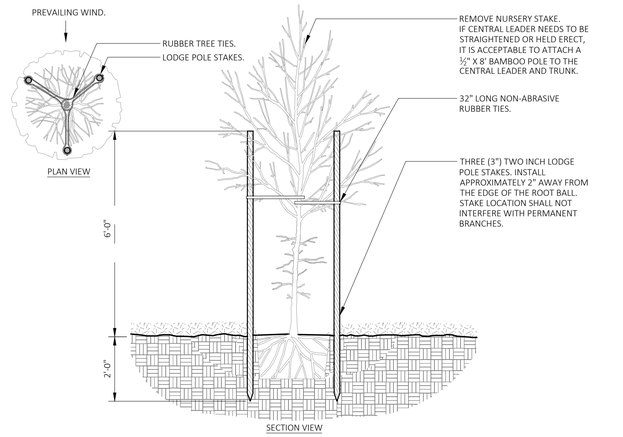
FX-PL-FX-CORR-04



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

NOT TO SCALE

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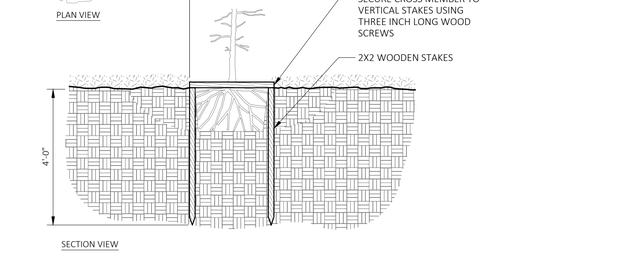
FX-PL-FX-TREE-26



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

NOT TO SCALE

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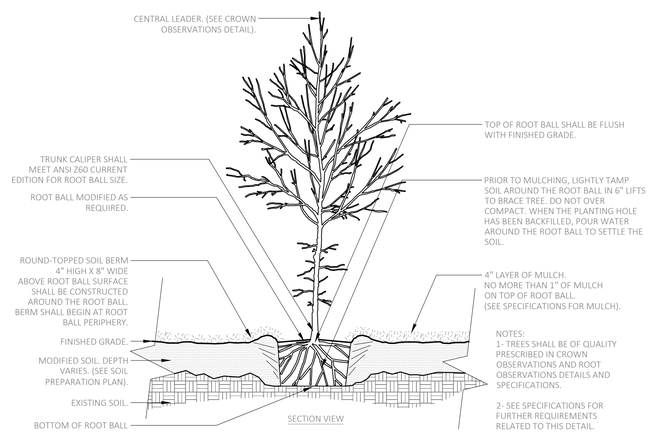
FX-PL-FX-TREE-29



1 TREE W/ BERM (EXISTING SOIL MODIFIED)

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FX-PL-FX-TREE-05

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FREMONT LATIMER
LIC. # 6667218 SEAL

DRAWN BY: GC

OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
LANDSCAPE DETAILS

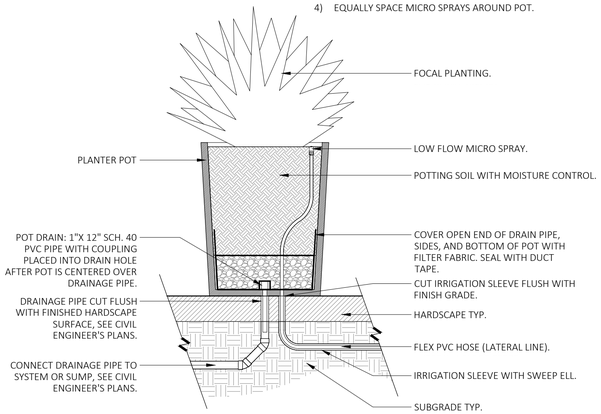
SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-3.2

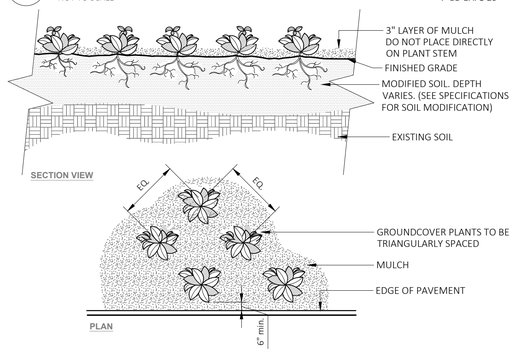
Planning & Building
Received 2-8-21

NOTES:
1) DRILL ONE 1-3/8" DIAMETER HOLE IN CENTER OF POT TO ACCEPT POT DRAIN PIPE.
2) DRILL ONE 1" HOLE FOR EACH FLEX PVC HOSE.
3) INSTALL THE NUMBER OF MICRO SPRAYS LISTED ON IRRIGATION PLAN.
4) EQUALLY SPACE MICRO SPRAYS AROUND POT.



8 POT ASSEMBLY DETAIL

NOT TO SCALE P-CO-BAP1-20



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

7 GROUNDCOVER

NOT TO SCALE FX-PL-FX-GROU-01

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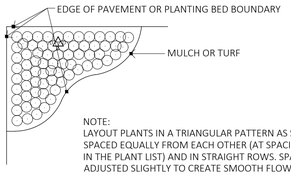
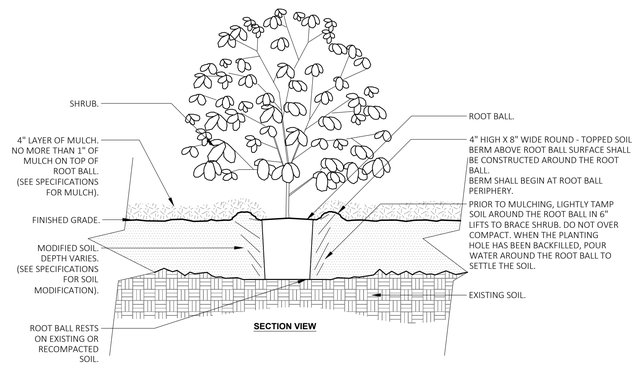


NOTE:
LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN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

6 SHRUB SPACING DETAIL

NOT TO SCALE 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

NOT TO SCALE FX-PL-FX-SHRB-03

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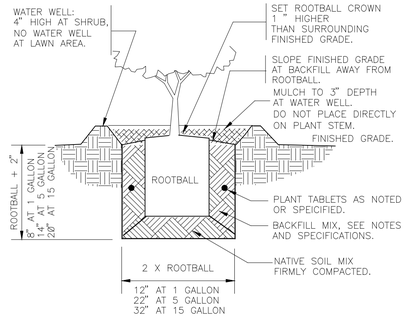
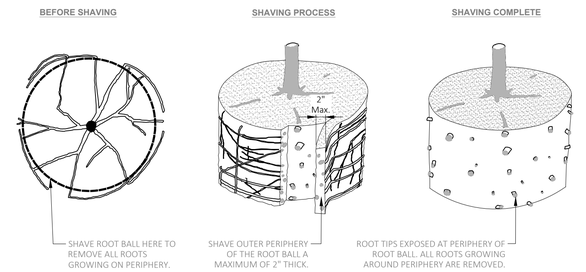


4 SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-07



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.

2- SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.

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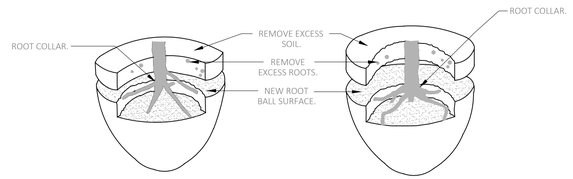
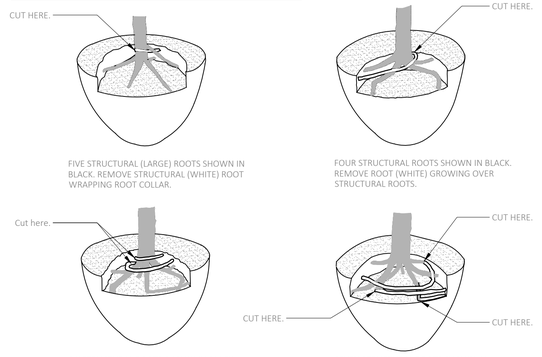
2 ROOT BALL SHAVING CONTAINER DETAIL

NOT TO SCALE FX-PL-FX-CORR-01

STEP 1 - REMOVE SOIL AND ROOTS OVER THE 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. 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.

3 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED

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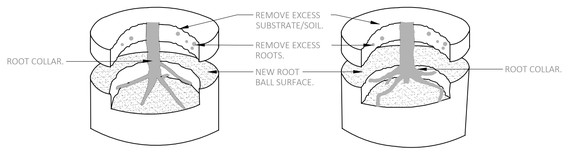
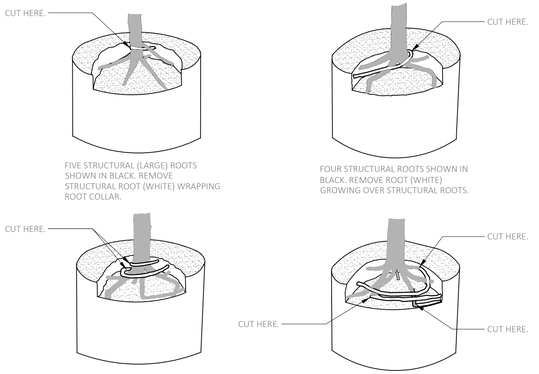
STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR.



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 ADDRESSED AT THE TIME OF INSTALLATION (SEE ROOT BALL SHAVING CONTAINER DETAIL).

1 ROOT CORRECTION DETAIL - CONTAINER

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FREMONT LATIMER
LIC. # 6667218 SEAL
DRAWN BY: GC

OWEN-FRANK RESIDENCE
252 St. George Street, St. Augustine, Florida
LANDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	HARB SUBMITTAL	02/08/21

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

DRAWING NO.:
L-3.3

Planning & Building
Received 2/10/2021

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

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

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Received 2/10/2021

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

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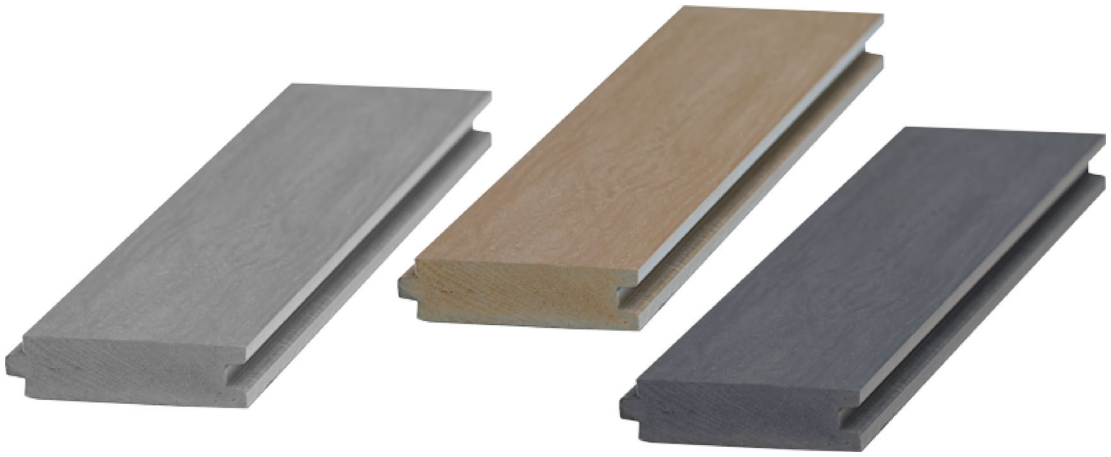
Received 2/10/2021

Lengths: 12', 16', or 20'
Width: 3-1/8" (3.092)
Thickness: 7/8"



Aeratis Battleship Gray, Weathered Wood and Vintage Slate

Where To Buy

Planning & Building
Received 2/10/2021

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

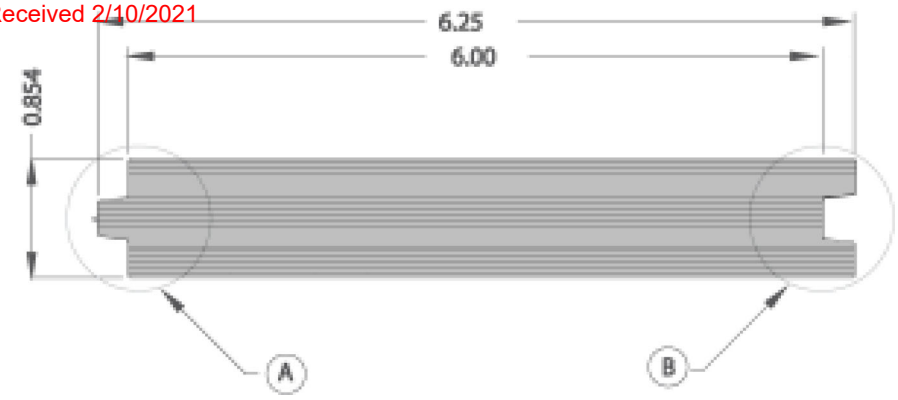
Aeratis Legacy 6" T&G

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.

Planning & Building
Received 2/10/2021



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HOW TO BUY AERATIS

Request Samples

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Find a Retail Location

INSTALLATION

General Instructions

- Waterproof Installation
- Install Direct to Concrete
- Ceiling Board Installation
- New Construction Install
- Materials Needed

Installation Videos

Paint & Stain Guide

Care & Maintenance

WARRANTY & REBATE

Warranty Information

Warranty Form

Traditions Paint Rebate Form

Planning & Building
Received 2/10/2021

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.

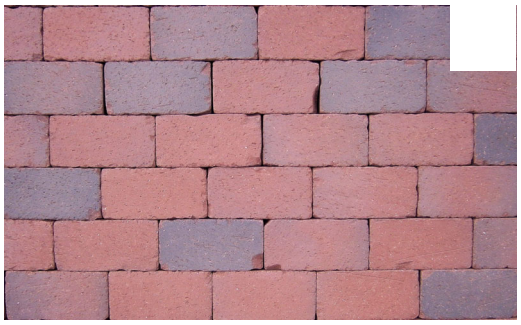
The Universal Porch Plank comes in our proprietary paint ready product as well. The Aeratis Traditions paint-ready Universal Porch Plank is perfect for picture framing your Traditions installation, for use on stairs, or even as a standalone wide-plank porch application. Follow the same painting instructions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

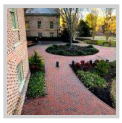
Paint Ready Universal Porch Plank

Planning & Building
Received 2/10/2021

Rumbled Full Range

Go Back





North Carolina Plant

Rumbled Full Range 4×8 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.

Planning & Building
Received 2/10/2021

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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

Instr #2020043997 BK: 4959 PG: 541, Filed & Recorded: 6/8/2020 10:18 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $9,800.00

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.

COPY

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

Witness: Cindy Brown

Dilara Hafiz

Witness: Billie Farris

Hamid Hafiz

COPY

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]

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

Notary Public State of Florida
Billie Farris
My Commission GG 358488
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)

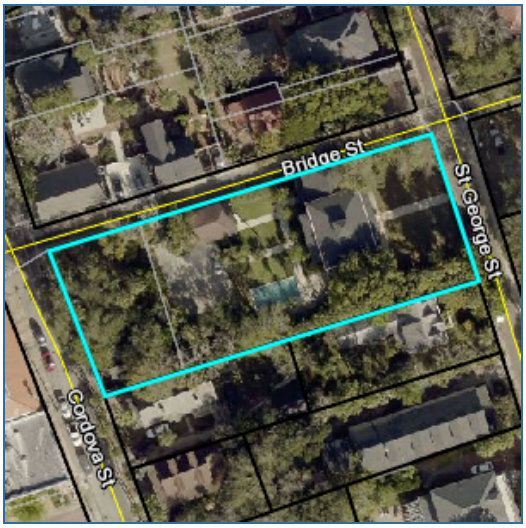
Summary

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

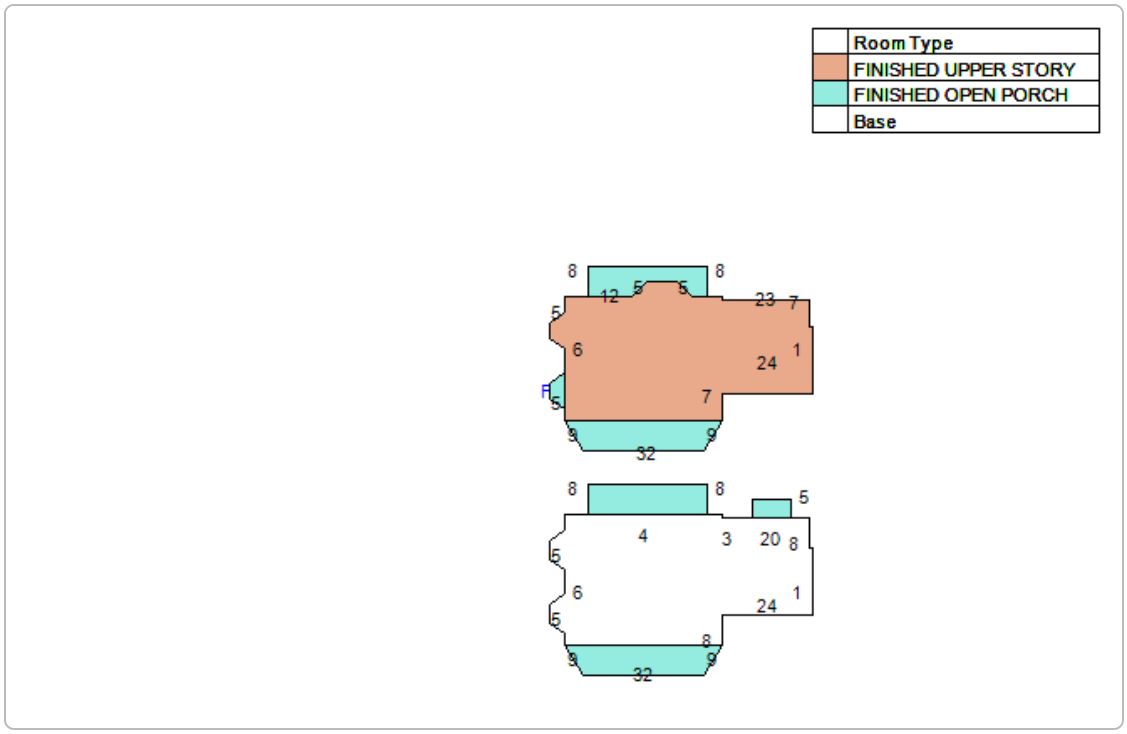
Land Information

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.

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 March 18, 2021 Meeting

Application PL2021-0027 Address: 260 St. George Street

Applicant: 260 St. George St., LLC

Property Owner: 260 St. George St., LLC

Project description: To replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01921
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1867, enlarged in c. 1920s
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997700000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Also known as the Neligan House, the building was built as a boarding house and is one of St. Augustine's oldest continuously operating boarding establishments (under different names), according to the Florida Master Site File (FMSF). The FMSF survey describes how the house was modified with a large addition in the 1920s, including the front porch and portion with stucco exterior that faces St. George Street, with the original historic front block now located in the middle of the existing the two and one-half story building.
- Sanborn Map research from the first available publication of 1884 shows how the font of the building was immediately adjacent to St. George Street. By 1899, the rear portion of the structure slightly changed with its configuration of from the hyphen to the rear wing attachments and then stayed much the same through 1917. On the 1924 Sanborn and through the 1930 revised to 1947 map, the building's rear attachments are altered, possibly combined or replaced, into what is now a visibly elongated structure, which also incorporates the original front block of the building after it was moved back, with a portion of the original wrapped front porch visible on the south side. A one-story porch extends across the front façade, which is set back from the street. By the 1957 revised map, the rearmost wing, rear porch, and detached garage have been removed
- Because of the various alterations to the building, as documented from even the earlier Sanborn maps, and subsequent repairs or replacement of materials that have occurred, the building has visibly different stucco finishes, horizontal siding, which is mostly wood with different board profiles/reveals or Hardie Board in areas, and windows with different configurations and sash divisions. These building elements are in varying conditions, with some in various states of visual disrepair or deterioration. The applicant stated that he would like to both address the elements that are in need of repair or replacement and achieve a consistent stucco finish where there is stucco, matching the look of the smooth stucco finish on the front facade, horizontal wood siding for areas that are sided, and windows for the entire building.
- In regard to stucco exterior finishes, the Architectural Guidelines for Historic Preservation (AGHP) recommends replacing "in kind an entire masonry feature (example can include large sections of a wall) that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work." Removing sound stucco is not advised by the AGHP, which instead recommends repairing with stucco with compatible strength and visual finish.
- Likewise, the AGHP allows for repair or limited replacement in kind for extensively deteriorated features including sections of siding. However, the AGHP advises against removing or replacing major portions of historic wood from exterior walls that is repairable or when the deteriorated areas could just be replaced because the result "would make the building essentially new construction." Further, the AGHP advises against reconstructing a façade "with new material in order to achieve a uniform or 'improved' appearance.'" More details are needed on the wood siding proposed.

STAFF SUMMARY AND ANALYSIS (continued):

- For windows, the applicant submitted a letter from a general contractor stating that the windows, frames, and sills throughout "have evidence of extensive damage" and have been "significantly altered over the years…especially in the rear portion of the building." The applicant submitted a photograph of each existing window, except as noted. The AGHP says for windows that contribute the building's historic and architectural character, to retain window frames, sashes, and glass, and in these instances to not change arrangement of window panes, muntins, and rails, or to not remove these window features when they can be repaired. Instead, to "replace missing or irreparable windows on significant elevations original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass." The applicant provided specs on two-over-two wood sash windows that are proposed as replacements for all windows.
- Overall, while some of the building elements are in visible need of repair or possibly replacement, the wholesale replacement of all exterior finishes and windows, even with matching materials, may result in the building losing its architectural character and reflection of how the building evolved over time. Without more documentation being provided that clearly shows the actual condition of the building elements, it is difficult to determine if all (100%) of these building elements are in need of total replacement or what could be retained and repaired. Historic wood windows can be successfully repaired in many instances, for example.
- The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements on the side porch, both on the original block of the building.
- If certain replacements are approved, a condition should be made that any salvagable historic materials, to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **CERTIFICATE OF APPROPRIATENESS at 260 St. George Street because the wholesale replacement of all the plaster, wood siding, and historic wood windows does not meet the applicable Secretary of the Interior's Standards 2, 4, and 9** with the following findings:

The HARB is to determine
1. Where the threshold is of change that qualifies as a Certificate of Appropriateness and where the line is crossed
2. What is the result of the wholistic change going to be and how much historic material will remain

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace all existing windows, which vary widely in size and configuration sash division, with some windows likely true divide lites, with windows with two-over-two wood double-hung sash or casement windows in the sizes as indicated in the specs included with the application with exterior muntins with raised profiles
2. To replace all existing stucco with either a 3-coat traditional stucco or a synthetic stucco
3. To replace all horizontal board siding, which varies in material (some is wood, while other is Hardie board) with wood siding
4. To paint all new materials with colors from pre-approved palette

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 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**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Exterior Finishes

Masonry
Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Duplicate the original mortar in strength, composition, color and texture.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.

- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows when the historic windows are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
260 St. George Street

Front Façade / East Elevation:
Smooth Plaster on front with different windows visible

STAFF PHOTOGRAPHS
260 St. George Street

East and North Elevations:
Plaster on front/east end with different wood siding and windows visible

STAFF PHOTOGRAPHS
260 St. George Street

North Elevation:
Plaster on front/east end with different wood siding and windows visible

STAFF PHOTOGRAPHS
260 St. George Street

North Elevation, toward rear:
different wood siding and windows visible

STAFF PHOTOGRAPHS
260 St. George Street

North Elevation, toward rear: different wood siding and windows visible

STAFF PHOTOGRAPHS
260 St. George Street

North Elevation:
different wood siding visible

STAFF PHOTOGRAPHS
260 St. George Street

North Elevation: wood siding

STAFF PHOTOGRAPHS
260 St. George Street

North Elevation: plaster

STAFF PHOTOGRAPHS
260 St. George Street

South Elevation: East of remaining original side porch

STAFF PHOTOGRAPHS
260 St. George Street

South Elevation: East of remaining original side porch

STAFF PHOTOGRAPHS
260 St. George Street

South Elevation: west of remaining original side porch

STAFF PHOTOGRAPHS
260 St. George Street

South Elevation: west of remaining original side porch with different wood siding visible

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1921 1009==

Site Name: Neligan House 830== Survey Date: 7808 820==

Address: 260 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. John 808==

Location: City of St. Augustine (subdivision) 38 (block) 11 (lot) 868==

868==

Owner of Site: Name: Tritton, Raymond & Louise;

Address: 38 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469880 (easting) 3306325 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
( ) Good 863==
(X) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1867 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, wood weatherboard, with cornerboards 854==

Structural Systems: Wood Frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, 1/1, case 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 942==

Chimney Location: End, exterior; lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition roll 882==

Ornament Exterior: Cast concrete columns 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Residential/Institution 864==

Relationship to Surroundings: Across the street from a Cathedral Parish School 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels, Tourism, Politics/Government, Medicine, Railroads, Commerce 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular building was constructed in 1867 at 260 St. George Street and greatly enlarged in the 1920's. The oldest part of the building is in the middle--set back from St. George Street. The front of the building is a later addition, and has a stuccoed exterior. The one-story open front porch has a base and columns of locally produced coquine concrete block, popular in St. Augustine construction in the 1920's and 1930's.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

This Frame Vernacular building erected shortly after the Civil War is one of St. Augustine's oldest continuously operating boarding establishments. The first reference we have to the building at 260 St. George Street is in the St. Augustine Examiner of November-December 1867, where it is reported:

> "There are also several new buildings going up in the southern part of the city, prominently among which is a large house just north of the Presbyterian Church belonging to Mr. H. Neligan intended for a boarding house."(3)

Webb's Florida, published in 1885, gives this description of the property and its owner:

> "H. H. Neligan, Select Private Boarding-House--The boarding establishment of Mr. Neligan, known as the St. George House, has an eligible location on St. George Street, near Artillery Lane. The house is two stories in height, with spacious balconies; contains eight finely appointed sleeping-rooms, and is well furnished throughout. The house is open during the winter season, and has a large patronage. The proprietor is a native of this city, and prior to the war was in the dry-goods business. During the war he was general distributing agent in the hospital service of the Confederate army. He came here at the close of the war, and in 1874 established as above."(4)

One of the prominent boarders listed in Webb's Florida (1885) was Dr. Frank Fremont-Smith,(5) who later served as physician of the Flagler hotels

in St. Augustine and Palm Beach. He later built the large house at 6 Valencia Street. One of his grandchildren is Eliot Fremont-Smith, who was the book critic for The New York Times.

After Henry H. Neligan's death in the later 19th century, his widow continued to operate the boarding house. Their son, Harold Neligan, maintined his residence here until the early 1920's. The St. Augustine City Directory gives his occupation as policeman.

The building has gone through extensive changes and remodeling through the years. The Sanborn Fire Insurance Maps of St. Augustine dated 1884, 1888, 1893, 1899, 1904, 1910, and 1917 show a two and one-half story building with a two-story porch that wrapped around the south side. The house was built right on the street, in the manner of early St. Augustine construction.

In the early 1920's the building was acquired by Thomas Filledes, who with his wife Lydia operated the St. Augustine Confectionary Company at 14 Cathedral Place.

The July 1924 Sanborn Map shows that the old part of the building was moved back to the rear of the lot, and a large two-story section added to the front. Instead of a two-story wrap-around porch, the building now had a one-story porch on the front, with a base constructed of locally produced coquina concrete block--popular in St. Augustine construction in the 1920's and 1930's. At that time, or later, the wooden facade of the building was stuccoed. Filledes operated the building as the Buena Vista Hotel in the 1920's and 1930's. Later it was called the Augustine House Apartments.

In recent years the eleven unit apartment house has been owned and operated by Mr. and Mrs. Raymond Tritton, who also operated Mr. T's Inn at 38 Marine Street. Mr. Tritton was a candidate for the St. Augustine City Commission in 1979.

ARCHAEOLOGY

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

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3. St. Augustine Examiner article is reprinted in El Escribano, Vol 5, No. 1 (January, 1968), p. 5.

4. Wanton S. Webb, Webb's Historical, Industrial and Biographical Florida (New York, 1885), p. 198.

5. Ibid.

☐ Original
☒ Update

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

Site #8 SJ01921
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) NELIGAN HOUSE — **Multiple Listing (DHR only)** _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey # (DHR only)** _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
260		St George	Street	

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 # 1997700000 — **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: 1867 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Boardinghouse — From (year): _____ To (year): _____
Current Use Apartment — From (year): _____ To (year): _____
Other Use Boardinghouse — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ **Original address** _____
Alterations: ☒yes ☐no ☐unknown Date: _____ **Nature** front later addition; ext fabric, window
Additions: ☒yes ☐no ☐unknown Date: _____ **Nature** enlarged 1920s; rear addition
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2.5
Exterior Fabric(s) 1. Stucco 2. Wood/Plywood 3. Weatherboard
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition roll 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porches
Windows (types, materials, etc.) wood and composite DHS 2/2, 1/1, casement
Distinguishing Architectural Features (exterior or interior ornaments) Cast concrete columns
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and rear parking

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01921

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood panel door with fan-light and side lights

Porch Descriptions (types, locations, roof types, etc.) front first floor porch with block corner columns and round segmented cast columns supporting flat roof

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

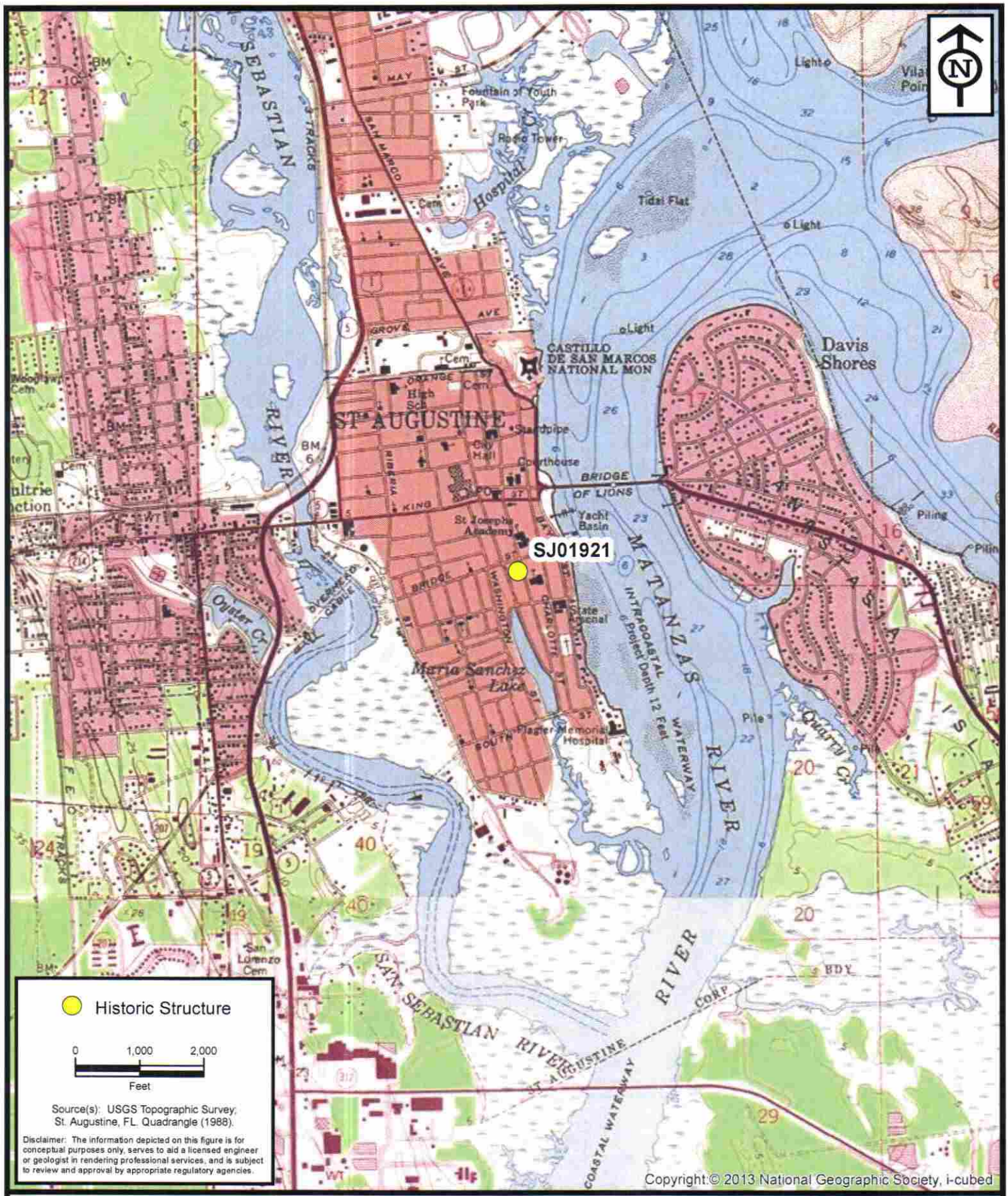
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01921

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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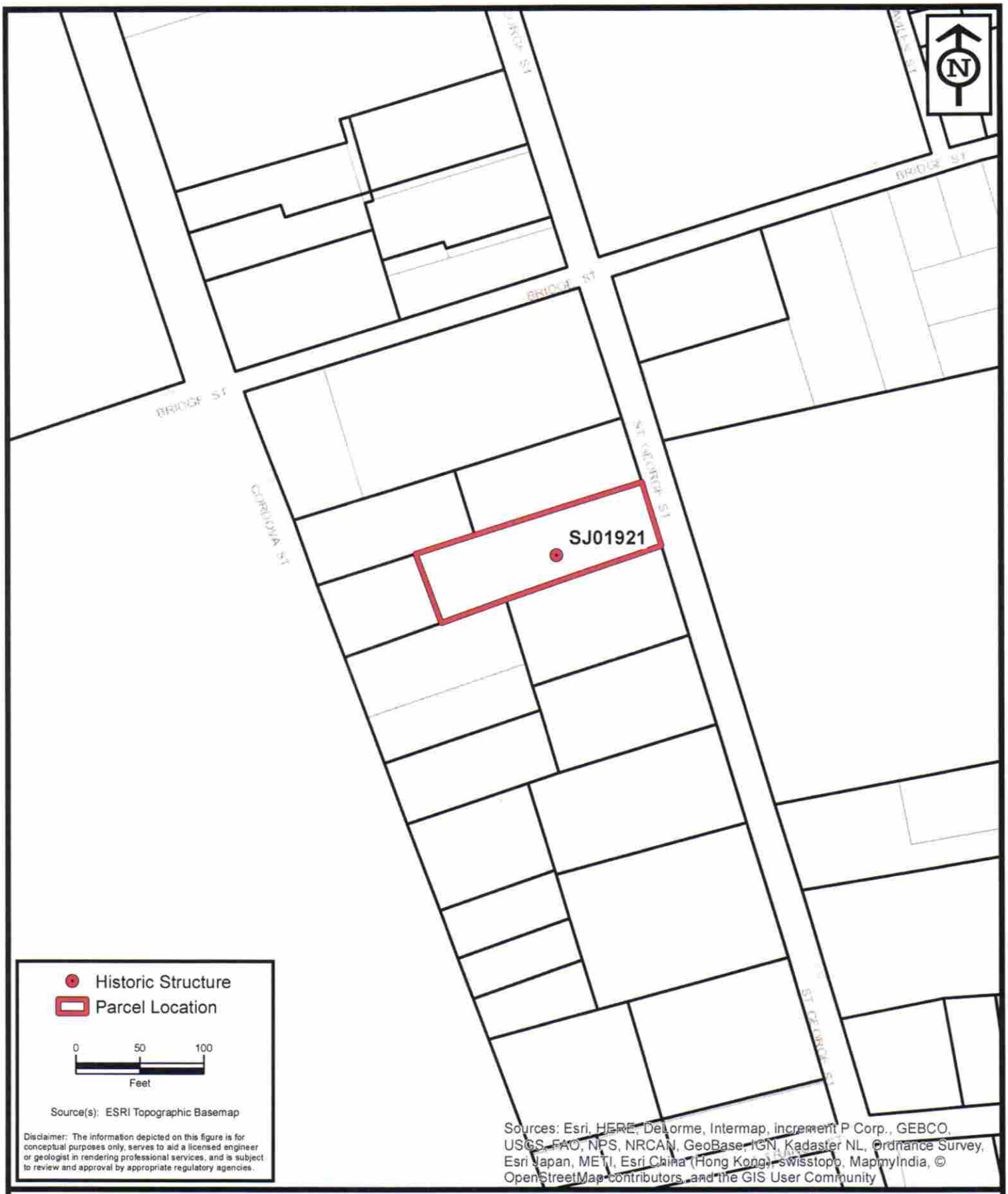
SJ01921



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

Parcel Location - SJ01921

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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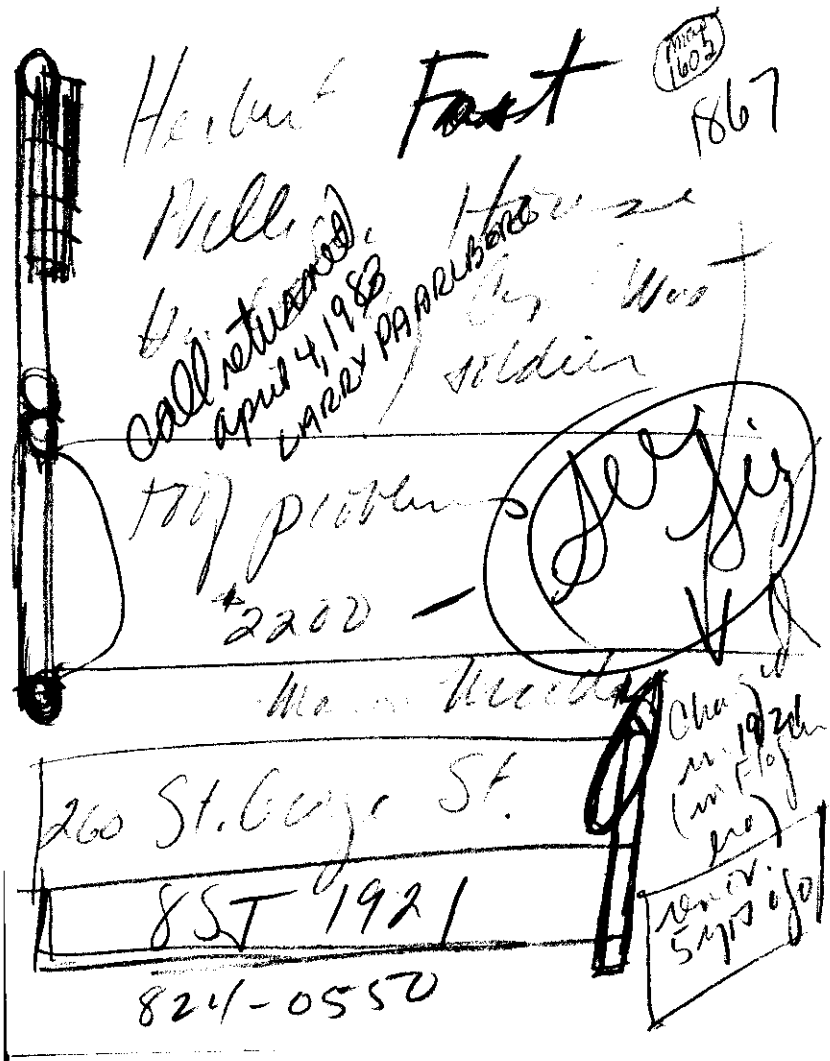
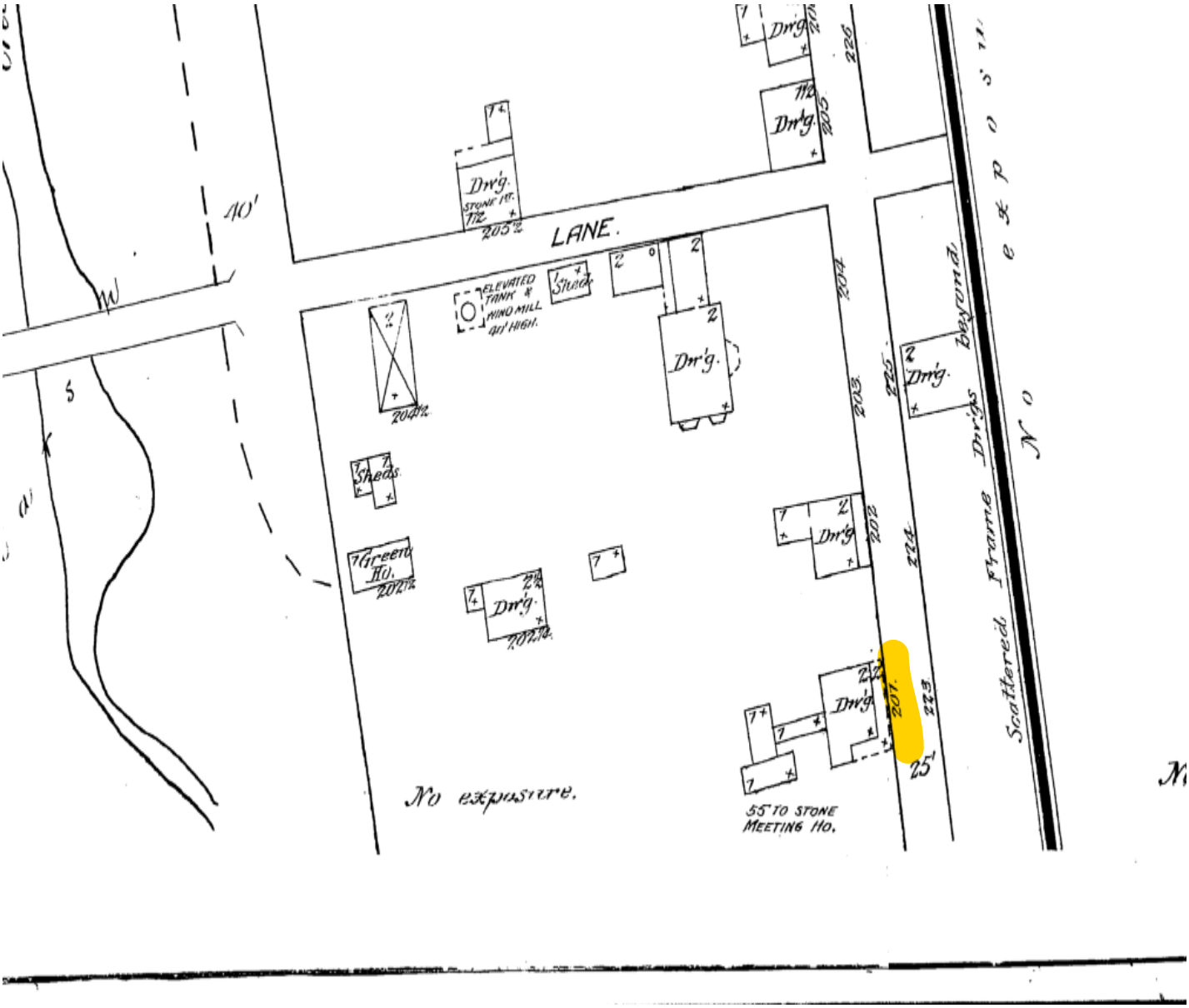
SJ01921


Fast
1867
call returned April 4, 1988 LARRY PARRELLBERG
260 St. George St.
SST 1921
821-0552

KODAK

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



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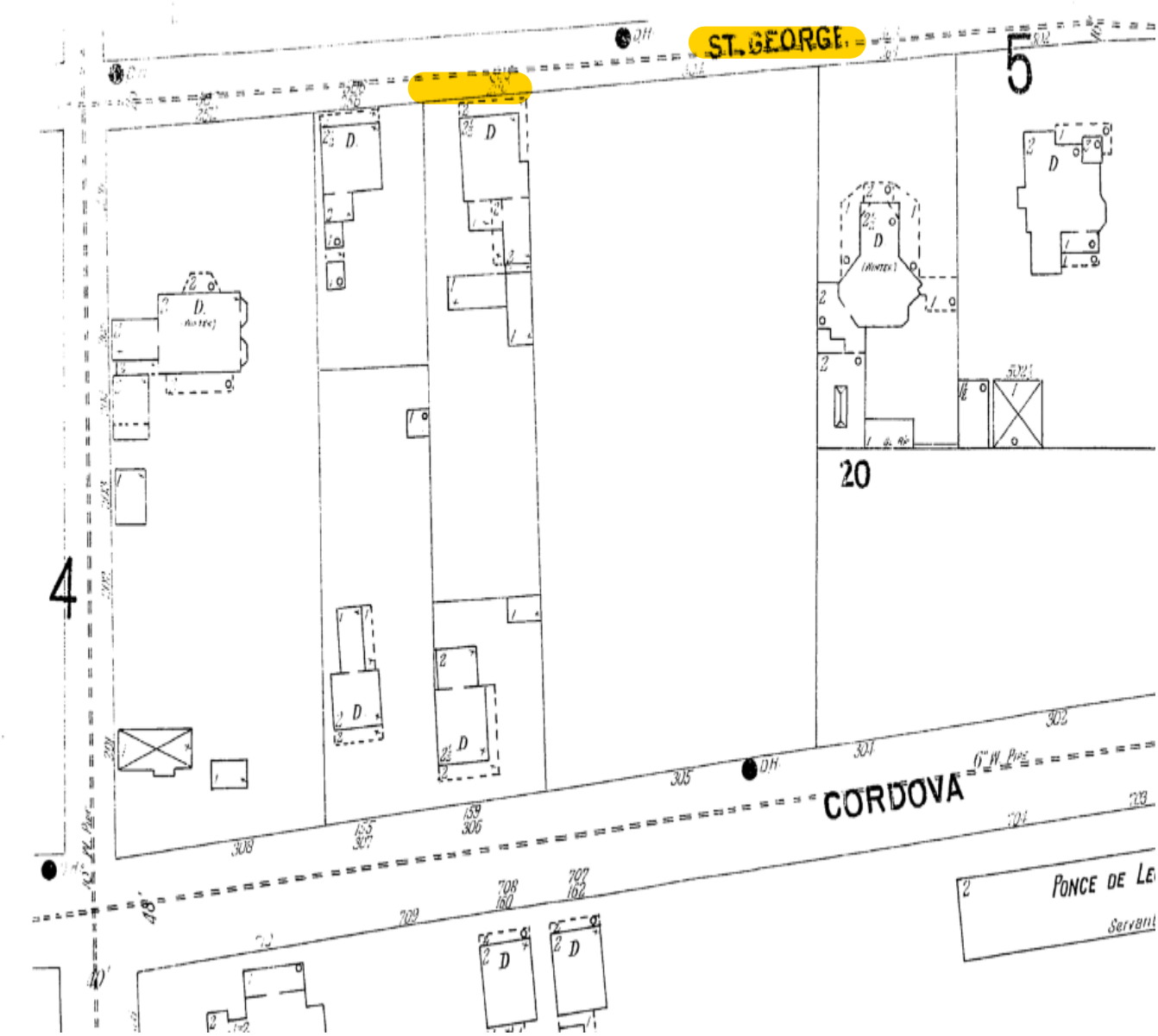
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8



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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 10

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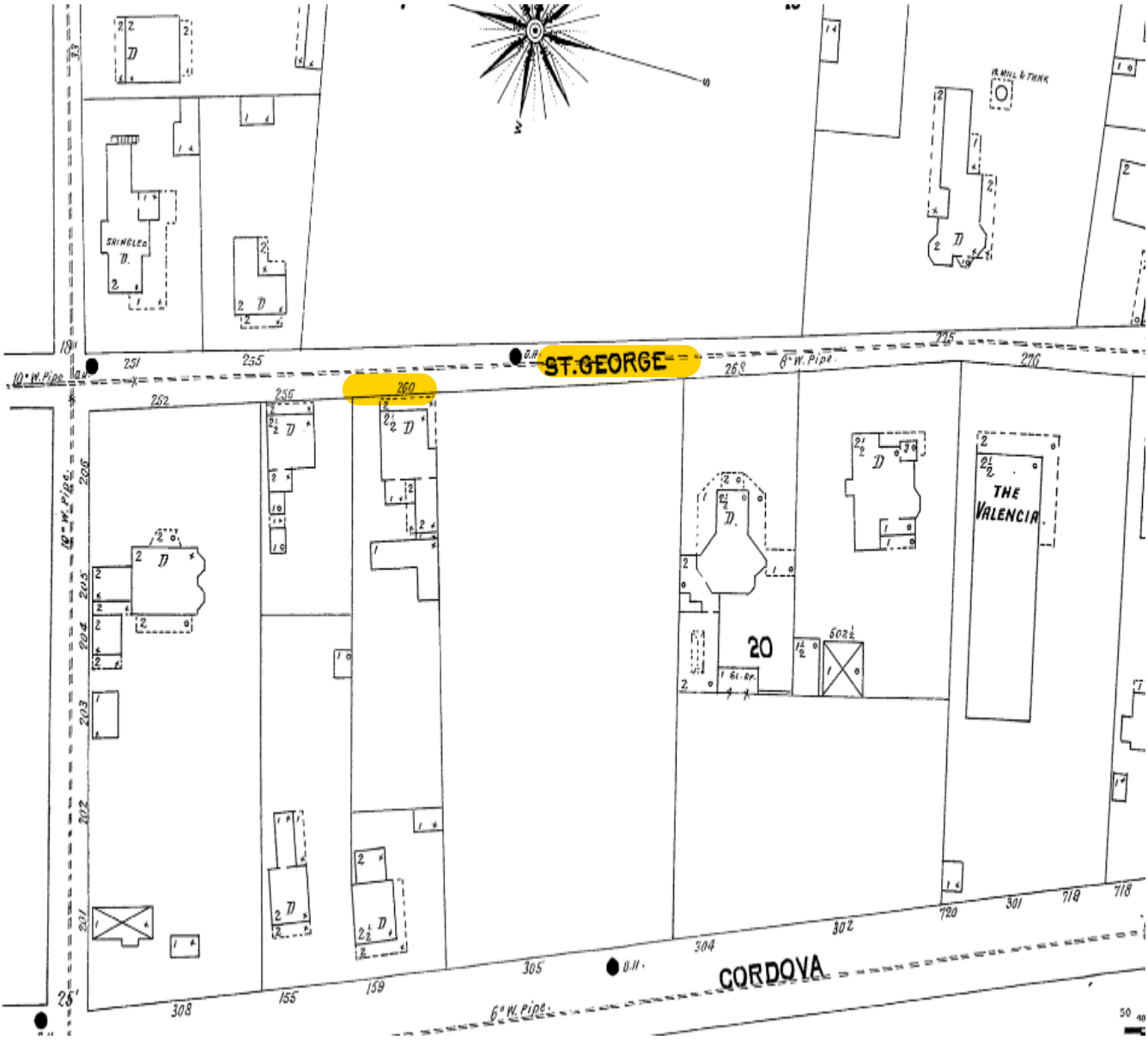
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1904, Sheet 5



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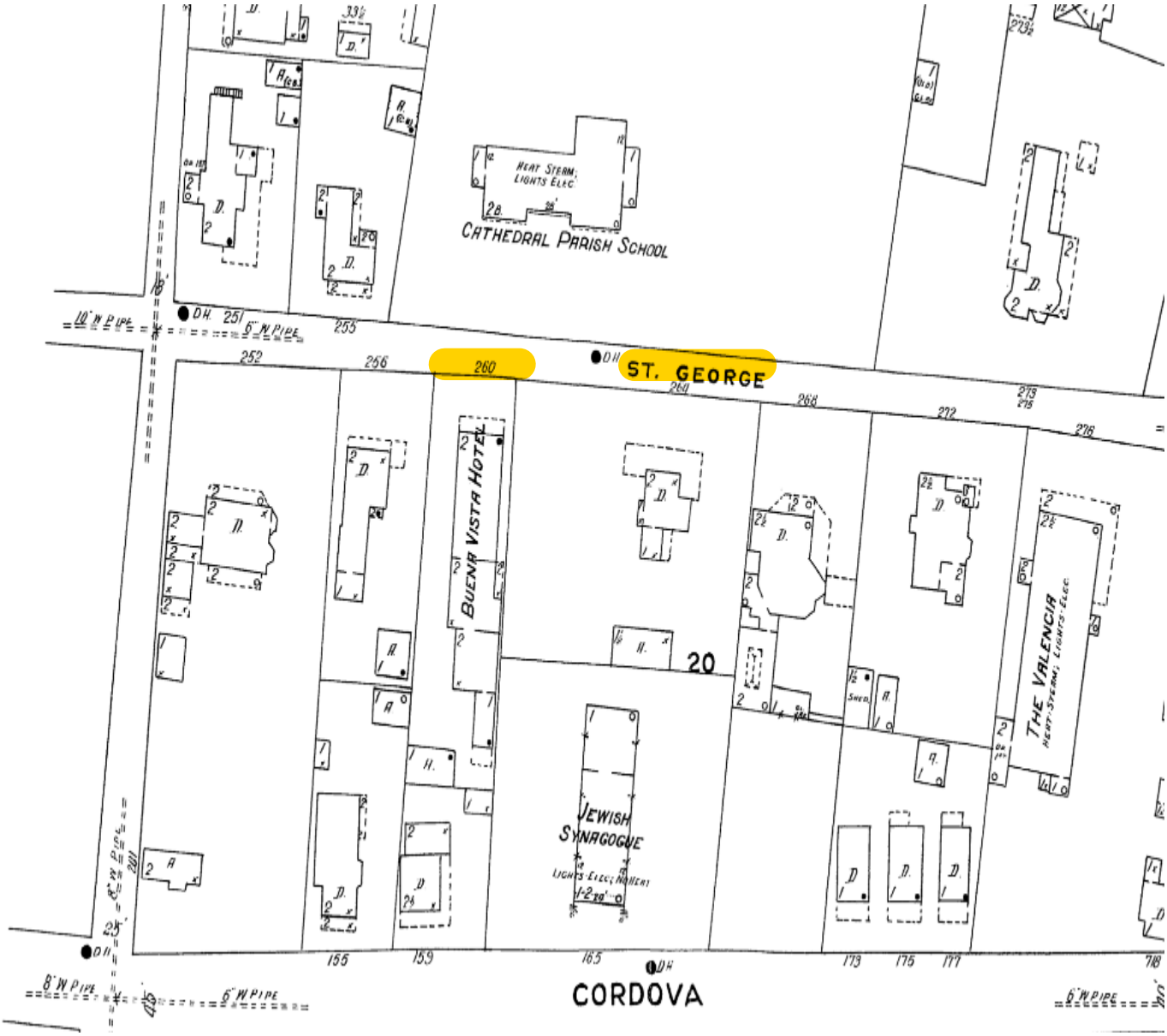
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 10



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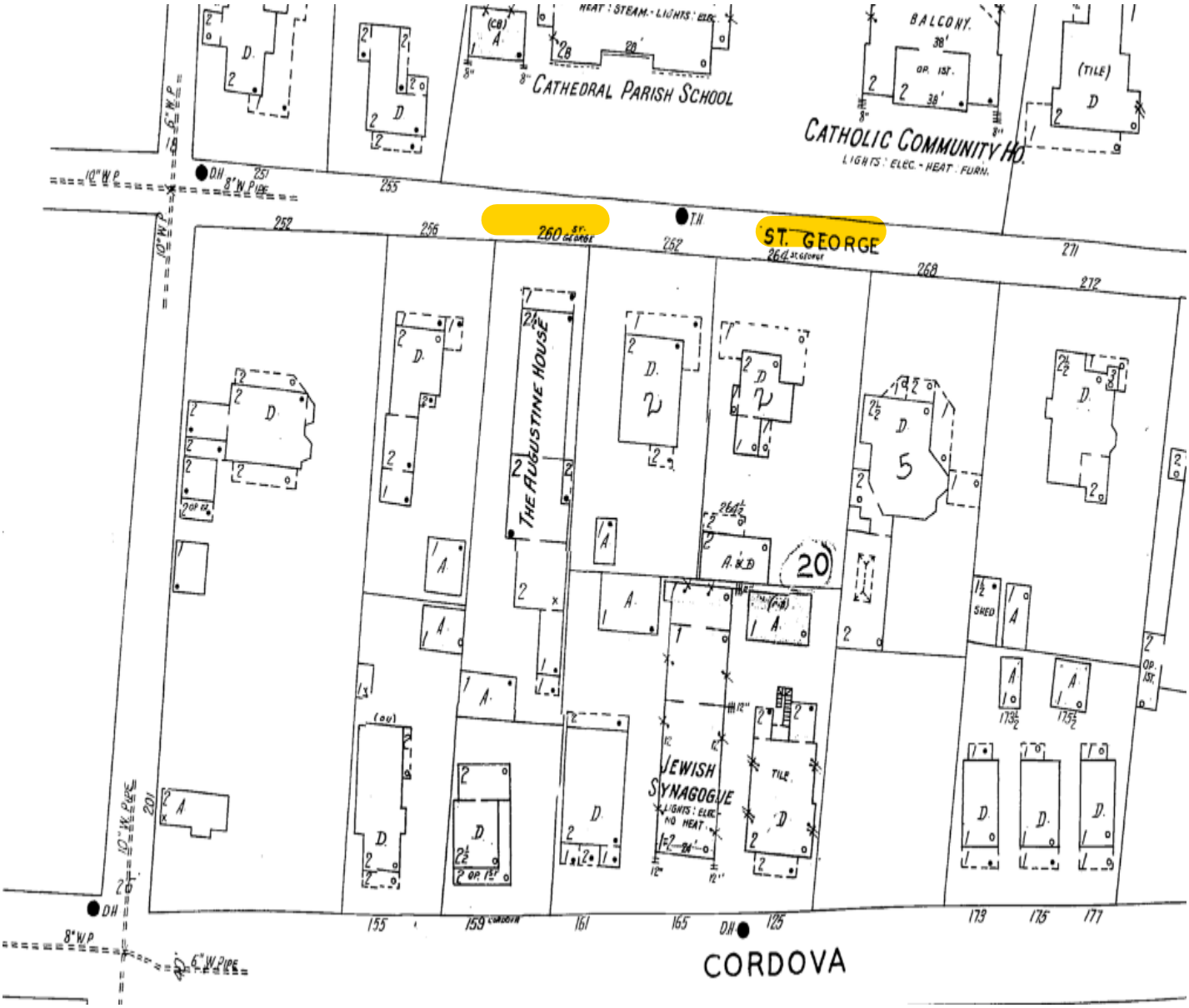
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 13 REVISED to 1946



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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ▣ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL2021-0027

Receipt No. _____ Meeting Date: 3/18/21

Advertising Cost $_____ Post age $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Chris Middlebrooks
   Business (if applicable) 260 St. George St., LLC
   Address 3016 Alvarado Ave.
   City Jacksonville State FL Zip Code 32217
   Daytime telephone (904) 803-3618 Other phone/email cbmiddlebrooks@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Chris Middlebrooks
   Business (if applicable) 260 St. George St., LLC
   Address 3016 Alvarado Ave.
   City Jacksonville State FL Zip Code 32217
   Daytime telephone (required) (904) 803-3618 Other phone _____
3. PROJECT STREET ADDRESS 260 St. George St., St. Augustine, FL 32084
4. LEGAL DESCRIPTION: Lot 11 Block 38 Subdivision City of St. Augustine Parcel 1997700000
5. EXISTING USE Multi-Family (10 + Units) PROPOSED USE Multi-Family (10+ Units)
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) Replace stucco on front portion with new stucco and wood siding on rear portion with new wood siding
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☒	Windows replace existing wood windows with new wood windows. See attached.
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

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

D. PAINT COLORS (check one)

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

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

The stucco on the exterior of the front half of the building is falling and has several areas where water is getting into the walls. The existing wood siding on the rear portion of the building has several areas where there are large gaps allowing water intrusion. The existing exterior is made up of several different types of wood sicing and also cement (hardie) siding. The exiting windows are comprised of several different grid patterns and are missing counter balances. Many of the windows were built without counterbalance systems. I am requesting to replace the existing stucco with stucco and replace the existing wood siding area with wood siding that is continuous and consistent across that portion of the building. I am also requesting to replace the windows with the ones quoted in the attached document.

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 Chris Middlebrooks

SIGNATURE OF APPLICANT _____ DATE 2/15/21

PRINT OWNER'S NAME Chris Middlebrooks

SIGNATURE OF OWNER _____ DATE 2/15/21

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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260 St George Street 2021-0027

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 Need details on stucco proposed & finishing detail
☒	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☒	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need details on proposed stucco + siding (wood species to be used + profile, sizes etc.) w/ finish info

Project number: 2021-0027 Project Address: 260 St. George Street

Reviewed by: Julie Courtney Date: 2.23.21

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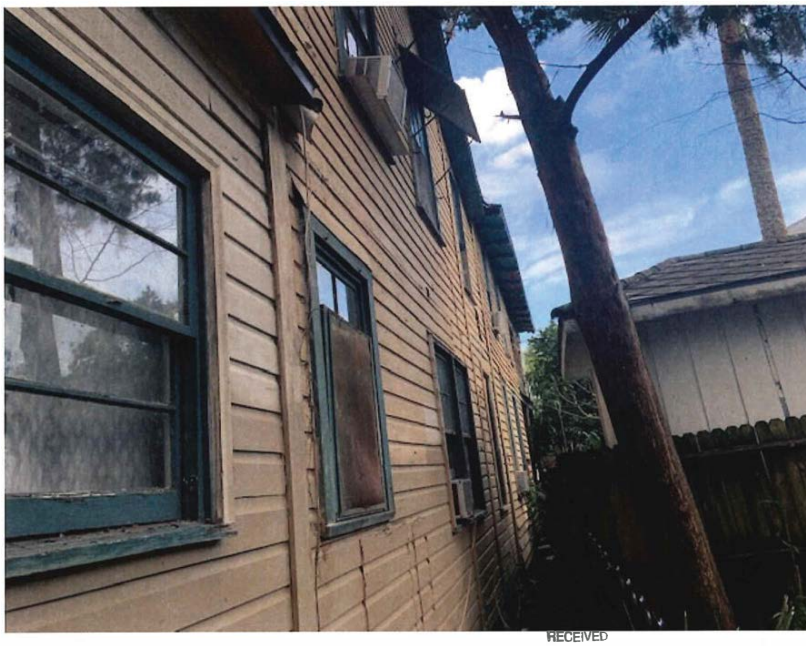

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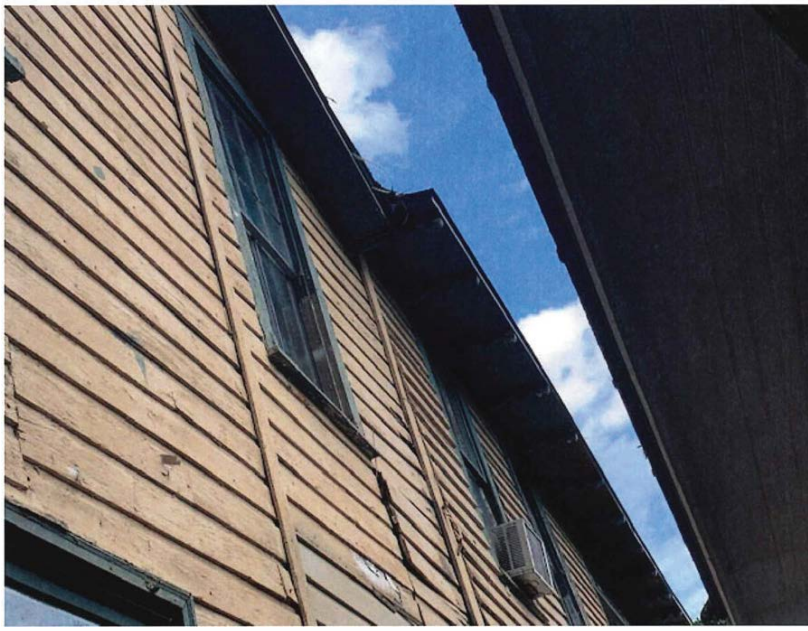

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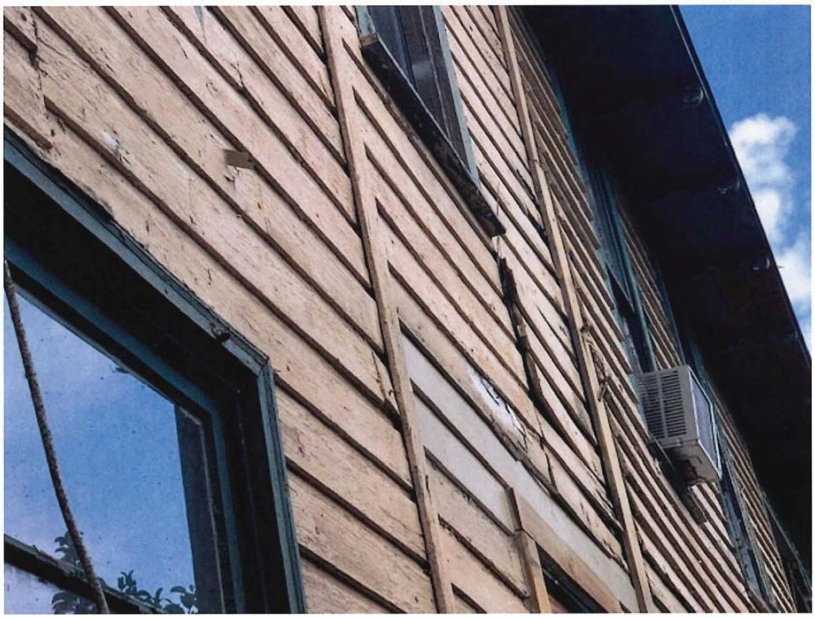

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From: Chris Middlebrooks
To: Julie Courtney; les@koehlerhomesinc.com
Subject: Window Pictures
Date: Saturday, March 6, 2021 12:21:33 PM

Julie,

Attached is a zip file with all of the window pictures grouped by section of the house they are located. Each section is sorted going top (left to right), then bottom (left to right). I did not get pictures of the dormer attic windows on the south side of the property, but they are the same as the attic windows on the front of the building.

260 St George St Windows.zip

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

North Side

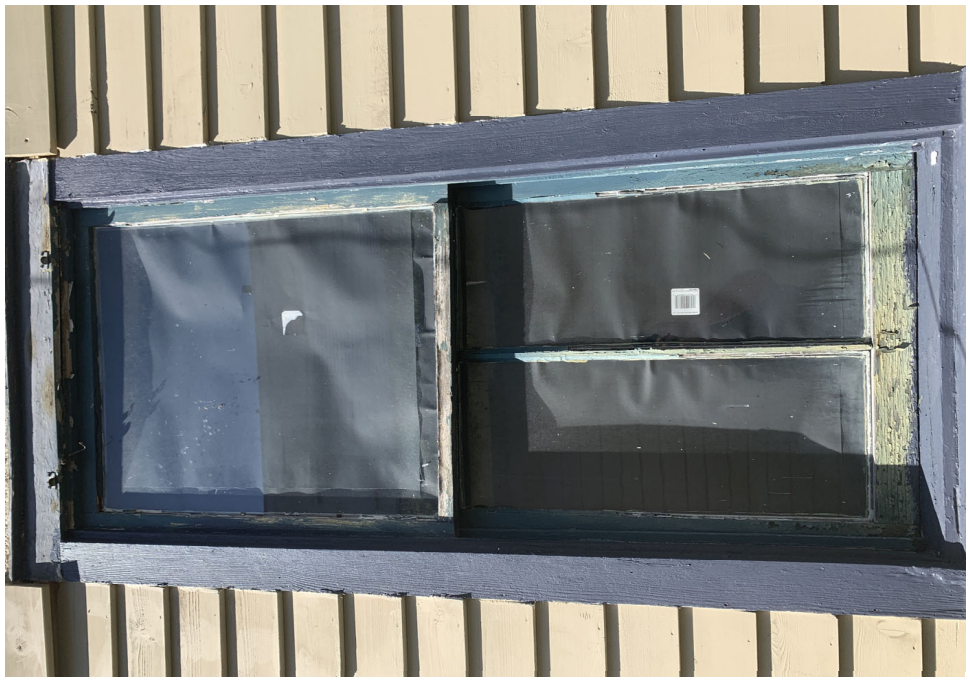
North Side

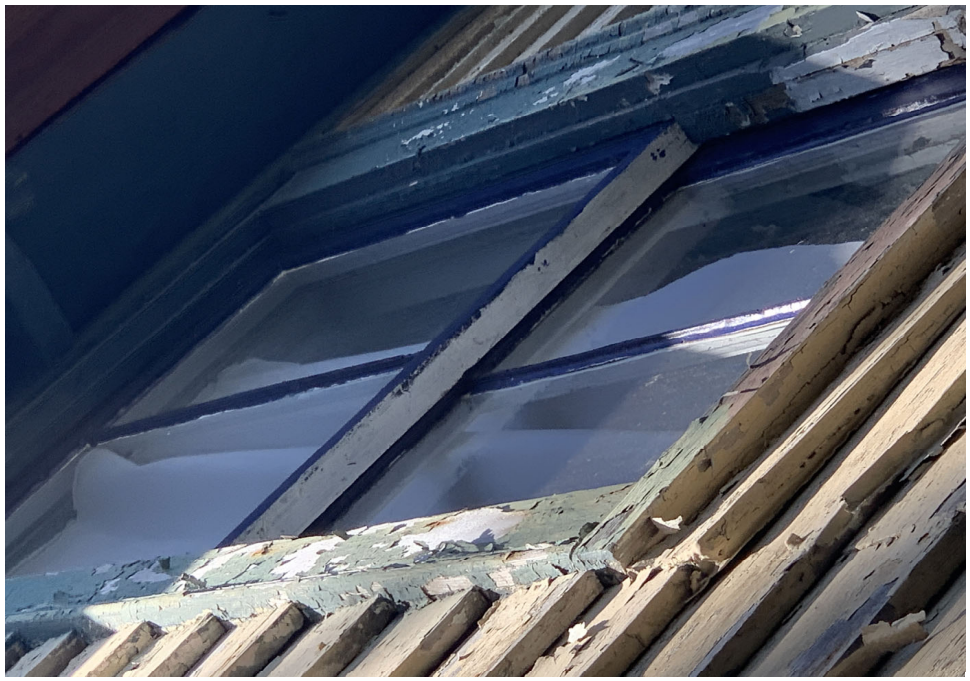
North Side

North Side

North Side

North Side





Back of 2 Story Section

Received March 8, 2021

Received March 8, 2021

Different Types of Siding

Received 8, 2021

Different Types of Siding

From: Chris Middlebrooks
To: Julie Courtney; les@koehlerhomesinc.com
Subject: 260 St. George St. Stucco
Date: Saturday, March 6, 2021 12:51:14 PM

Julie,

I have not been able to decide on synthetic stucco vs. traditional three layer stucco for this property yet. I do know that I would like for the finish to be smooth just like the front of the property facing St. George street is currently. Attached is a picture of the front of the building as it currently sits.

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

From: Chris Middlebrooks
To: Julie Courtney
Subject: Fwd: Windows Saint George
Date: Sunday, March 7, 2021 9:54:32 PM
Attachments: Saint George windows.pdf

Julie,

Attached is a letter from my General Contractor about the condition of the existing windows.

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

---------- Forwarded message ---------
From: <les@koehlerhomesinc.com>
Date: Sun, Mar 7, 2021 at 8:10 PM
Subject: Windows Saint George
To: <cbmiddlebrooks@gmail.com>

Received March 7, 2021
Planning and Building

Koehler Homes, Inc.
5538 Coastal Lane South
Jacksonville, FL 32258

CBC056153

To Whom It May Concern,

It is my opinion that the windows should be replaced at 260 St George St. The windows, frames and sills throughout the property have evidence of extensive damage. The windows on the rear (wood sided) portion seem to have been built without any counterbalance system to allow them to stay open There are no springs or weights and pulleys. The windows have evidence of being significantly altered over the years with many windows missing sash sections, especially in the rear portion of the building.

Best Regards,

Les Koehler
(904) 545-6195

WINDSOR
WINDOWS & DOORS

JIMMY FERRY WINDOWS INC

5875 MINING TERRACE
SUITE 201
JACKSONVILLE FL 32257
Phone: 904-571-2752 Fax: 1-904-292-9950

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Customer Quote
Short Form Totals Only
QUOTE EXPIRES
N/A
QUOTE DATE
Quote Not Ordered
BID BY
PRICE BOOK
Price Book 2021
CREATED
1/29/2021 jimferrywindows@bellsouth.net
PK # 272

Customer Information:

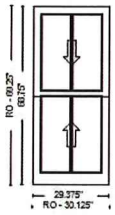
Phone: Fax:

Delivery Information:

Phone: Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1991569	None		2/9/2021 9:36 AM
CUSTOMER JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		St Augustine	Middlebrooks

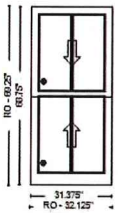
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	61	30 1/8" X 69 1/4"	29.375" X 68.75"



Pinnacle Wood Prime Double Hung 2430-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-4 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

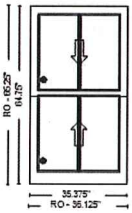
Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	4	32 1/8" X 69 1/4"	31.375" X 68.75"



Pinnacle Wood Prime Double Hung 2630-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-6 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

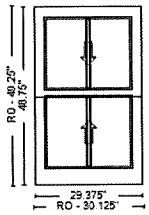
Line #	Room ID	Quantity	Overall RO	Overall Frame
300	None Assigned	2	36 1/8" X 65 1/4"	35.375" X 64.75"



Pinnacle Wood Prime Double Hung 3028-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-10 x 5-2)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

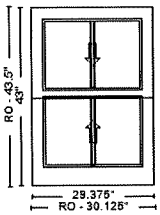
Line #	Room ID	Quantity	Overall RO	Overall Frame
400	None Assigned	6	30 1/8" X 49 1/4"	29.375" X 48.75"



Pinnacle Wood Prime Double Hung 2420-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-4 x 3-10)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

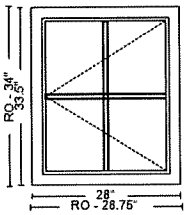
Line #	Room ID	Quantity	Overall RO	Overall Frame
500	None Assigned	2	30 1/8" X 43 1/2"	29.375" X 43"



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 29.375 x 43)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

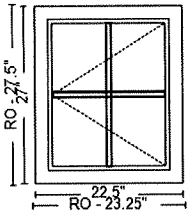
Line #	Room ID	Quantity	Overall RO	Overall Frame
600	None Assigned	1	28 3/4" X 34"	28" X 33.5"



Pinnacle Wood Prime Casement XXXX-1 Complete Unit LH LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 28 x 33.5)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Hardware)(Seacoast Hardware)(No Brickmould)(No Sill Nosing)(Full Width Jamb)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W2H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC, N Zones)(LC-PG50-C) Performance Data:(U-Value: 0.26)(SHGC: 0.27)(VT: 0.45)(CR: 62)

* Units viewed from exterior.

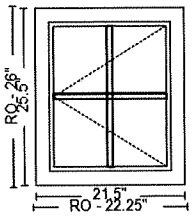
Line #	Room ID	Quantity	Overall RO	Overall Frame
700	None Assigned	1	23 1/4" X 27 1/2"	22.5" X 27"



Pinnacle Wood Prime Casement XXXX-1 Complete Unit LH LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 22.5 x 27)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Hardware)(Seacoast Hardware)(No Brickmould)(No Sill Nosing)(Full Width Jamb)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W2H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC, N Zones)(LC-PG50-C) Performance Data:(U-Value: 0.26)(SHGC: 0.27)(VT: 0.45)(CR: 62)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
800	None Assigned	1	22 1/4" X 26"	21.5" X 25.5"



Pinnacle Wood Prime Casement XXXX-1 Complete Unit LH LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 21.5 x 25.5)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Hardware)(Seacoast Hardware)(No Brickmould)(No Sill Nosing)(Full Width Jamb)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W2H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC, N Zones)(LC-PG50-C) Performance Data:(U-Value: 0.26)(SHGC: 0.27)(VT: 0.45)(CR: 62)

* Units viewed from exterior.

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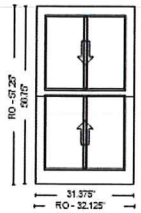
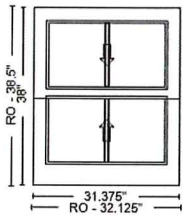
Line #	Room ID	Quantity	Overall RO	Overall Frame
900	None Assigned	5	32 1/8" X 57 1/4"	31.375" X 56.75"



Pinnacle Wood Prime Double Hung 2624-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-6 x 4-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

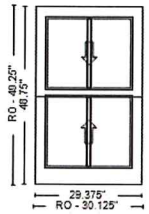
Line #	Room ID	Quantity	Overall RO	Overall Frame
1000	None Assigned	1	32 1/8" X 38 1/2"	31.375" X 38"



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 31.375 x 38)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
1100	None Assigned	1	30 1/8" X 49 1/4"	29.375" X 48.75"



Pinnacle Wood Prime Double Hung 2420-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-4 x 3-10)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Quote Comments:

Disclaimer:

SUB-TOTAL:	$51,948.33
LABOR:	$0.00
FREIGHT:	$0.00
SALES TAX:	$0.00
TOTAL:	$51,948.33

Messages:

*** Units meeting Egress size conform to 2015 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements.**

Submitted By: _____ **Date:** _____

Accepted By: _____ **Date:** _____

We appreciate the opportunity to provide you with this quote!

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Suite 338
Dania Beach, FL 33004
954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

February 16th, 2021

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To:	**Whom it may concern,**
Form:	**Hermes F. Norero, PE** **Florida Registered Professional Engineer #73778**
Project location:	**260 St George St** **St. Augustine, FL 32084**
On behalf of:	**Jimmy Ferry** **5875 Mining Terrace Suite 201** **Jacksonville, FL 32257**
Report:	**PER 7485**

Scope:
The purpose of this report is to evaluate the **Pinnacle Wood Prime Double Hung and Casement Window, +/- 50 psf, non-impact rated**. See appendix for the window size. The maximum opening size 32 1/8" x 69 1/4", 36 1/8" x 65 1/4" (Line# 200, 300) for double hung and maximum opening size 28 3/4" x 34" (Line# 600) has been evaluated for the purpose of qualifying all other products (Line# 100, 400, 500, 700, 800, 900, 1000, 1100). The evaluation has been conducted in accordance with the applicable provisions of the 2020 Florida Building Code, herein does not address water penetration resistance or air infiltration performance for the specific site conditions.

A. Comparative analysis

The Pinnacle Wood Prime Double Hung was tested to a design pressure of +/- 50 PSF at a maximum frame size of 37" x 75", and the Casement was tested to a design pressure of +/- 50 PSF at a maximum frame size of 36" x 76", these evaluations herein determine the maximum allowable design pressure for sizes other than tested. The unsupported member has been analyzed such that the maximum stress, relative deflection, and maximum end reactions do not exceed those tested.

For the resulting allowable design pressure for Pinnacle Wood Prime Double Hung and Casement Window at different size, refer to the table on page 1 of this report for allowable design pressure rating for respective product sizes.

Configuration	Max Width (in)	MAX Height (in)	Comparative Analysis	Anchor Calculation
DH	32 1/8"	69 1/4"	+/- 69.5 psf	Pass
DH	36 1/8"	65 1/4"	+/- 55.1 psf	Pass
CS	28 3/4"	34"	> +/- 100 psf	Pass

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B. Anchor calculation:

Anchorage capacities have been evaluated for use in determining the required anchor spacing & layout. For installation to wood framing at jamb, #10 wood screw is used as through frame with sufficient length of achieve 1 1/2" embedment and 3/4" edge distance. No head and sill anchors. The following limit states have been evaluated for each connection, as applicable:

a. Shear
b. Bearing, tilting, & tear-out

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See appendix of this report for anchor detail and analysis.

Limits of Use:

1. Units shall be installed as outlined within this report.
2. Should installation conditions vary from those described within this report, further evaluation shall be conducted by a registered engineer or architect.
3. This evaluation does not address air or water penetration requirements and is limited to the structural adequacy of the installation and framing members. Manufacturer is responsible for the fabrication and design of the products to be installed.
4. Existing substrate shall be adequate to withstand imposed loads from specified systems and anchorage as verified by Engineer of Record.

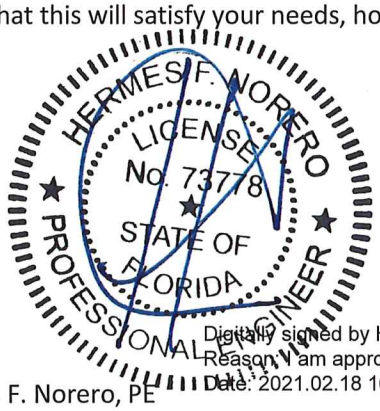
Referenced Data:

1. 2020 Florida Building Code
2. Test Report ESP017010P, ESP021368P
3. Florida Product Approval FL11092, FL11619

Conclusion:

In my professional opinion, the **Pinnacle Wood Prime Double Hung and Casement Window** are adequate for installation at the subject project site in accordance with the limitations of this report.

I trust that this will satisfy your needs, however feel free to call if you have any questions.



Digitally signed by Hermes F Norero
Reason: I am approving this document
Date: 2021.02.18 16:40:13 -05'00'

Hermes F. Norero, PE
Florida Registered Professional Engineer #73778

Certification of Independence:

Please note that I do not have nor will I acquire a financial interest in any company manufacturing or distributing the product(s) for which this report is being issued. Also, I do not have nor will I acquire a financial interest in any other entity involved in the approval process of the listed product(s).

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Because the pages included in this appendix were more relevant and necessary for a building permit application, they are not attached in this HARB application packet. They are in the PL2021-0027 file at the Planning & Building Department and available upon request.

APPENDIX

Product Line
Comparative Analysis
Anchor Calculation

Instr #2020109536 BK: 5113 PG: 1618, Filed & Recorded: 12/2/2020 2:00 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,825.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
John Gullett
Title America Real Estate Closings, Inc.
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: **T40795**

Property Appraisers Parcel Identification (Folio) Numbers:
199770-0000
SALE PRICE: $975,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **20th** day of **November, 2020** by

260 ST AUGUSTINE LLC, a Florida Limited Liability Company,

whose post office address is **117 8th Ave S Front Upper, Jacksonville Beach, FL 32250** herein called the Grantor, to

260 St George St., LLC, a Florida Limited Liability Company

whose post office address is **3016 Alvarado Ave, Jacksonville, FL 32217**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ST. JOHNS** County, State of Florida, viz.:

Lot 11, Block 38, City of St. Augustine, according to the official map of the city dated January 1, 1905 and now in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

COPY

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

CAROL DeMarco

Witness #1 Printed Name

Witness #2 Signature

Constance Gullett

Witness #2 Printed Name

260 ST AUGUSTINE LLC, a Florida Limited Liability Company

BY: _____

Charles Roth, Jr., Manger

COPY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (~~✓~~ physical presence or ( ) online notarization this 20th day of November, 2020 by **Charles Roth, Jr., Manger** of 260 ST AUGUSTINE LLC, a Florida Limited Liability Company on behalf of the company, who is ( ) personally known to me or (~~✓~~ has produced FL D.L. as identification.

Notary Signature

CAROL DeMarco

Printed Notary Signature

My Commission Expires: _____

SEAL

NOTARY PUBLIC STATE OF FLORIDA

CAROL S. DEMARCO
Commission # GG 983369
Expires August 8, 2024
Bonded Thru Budget Notary Services

File No.: **T40795**

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)

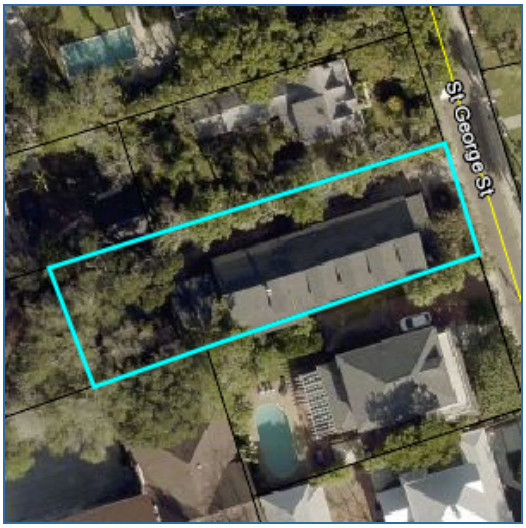
Summary

Parcel ID	1997700000
Location Address	260 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Small Apartment COSA (COM) (206.05)
Tax Description*	CITY OF ST AUGUSTINE LOT 11 BLK 38 OR5113/1618 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (10+ Units) (0300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.230
Homestead	N

Owner Information

Owner Name	260 St George St LLC 100%
Mailing Address	3016 ALVARADO AVE JACKSONVILLE, FL 32217-0000

Map



Valuation Information

	2021
Building Value	$502,581
Extra Features Value	$0
Total Land Value	$279,188
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$781,769**
Total Deferred	$0
Assessed Value	**$781,769**
Total Exemptions	$0
Taxable Value	**$781,769**

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	$332,377	$0	$279,188	$0	$0	$611,565	$611,565	$0	$611,565
2019	$321,280	$0	$279,188	$0	$0	$600,468	$600,468	$0	$600,468
2018	$318,616	$0	$279,188	$0	$0	$597,804	$597,804	$0	$597,804
2017	$292,098	$0	$179,478	$0	$0	$442,900	$442,900	$0	$442,900
2016	$268,433	$0	$162,029	$0	$0	$430,462	$430,462	$0	$430,462
2015	$274,421	$0	$162,029	$0	$0	$436,450	$436,450	$0	$436,450
2014	$274,054	$0	$162,029	$0	$0	$436,083	$436,083	$0	$436,083
2013	$279,906	$0	$162,029	$0	$0	$441,935	$441,935	$0	$441,935
2012	$174,820	$0	$130,620	$0	$0	$305,440	$305,440	$0	$305,440
2011	$244,103	$0	$66,690	$0	$0	$310,793	$310,793	$0	$310,793
2010	$249,758	$0	$74,100	$0	$0	$323,858	$323,858	$0	$323,858

Building Information

Building 1
Actual Area 9570
Conditioned Area 9135
Actual Year Built 1960
Use Multi-Family Class C Small Apts. 30 to 40yrs old
Style 03
Class N
Exterior Wall Stucco, Wood
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Composite Shingle
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Stucco	50%
Exterior Wall	Wood	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Condition	Average	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	55 FIXTURES	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	3644	3644
FINISHED UPPER STORY	3577	3577
CANOPY	0	68
CANOPY	0	20
CANOPY	0	279
CANOPY	0	68
FINISHED UPPER STORY - FORCED	1914	1914
Total SqFt	9135	9570

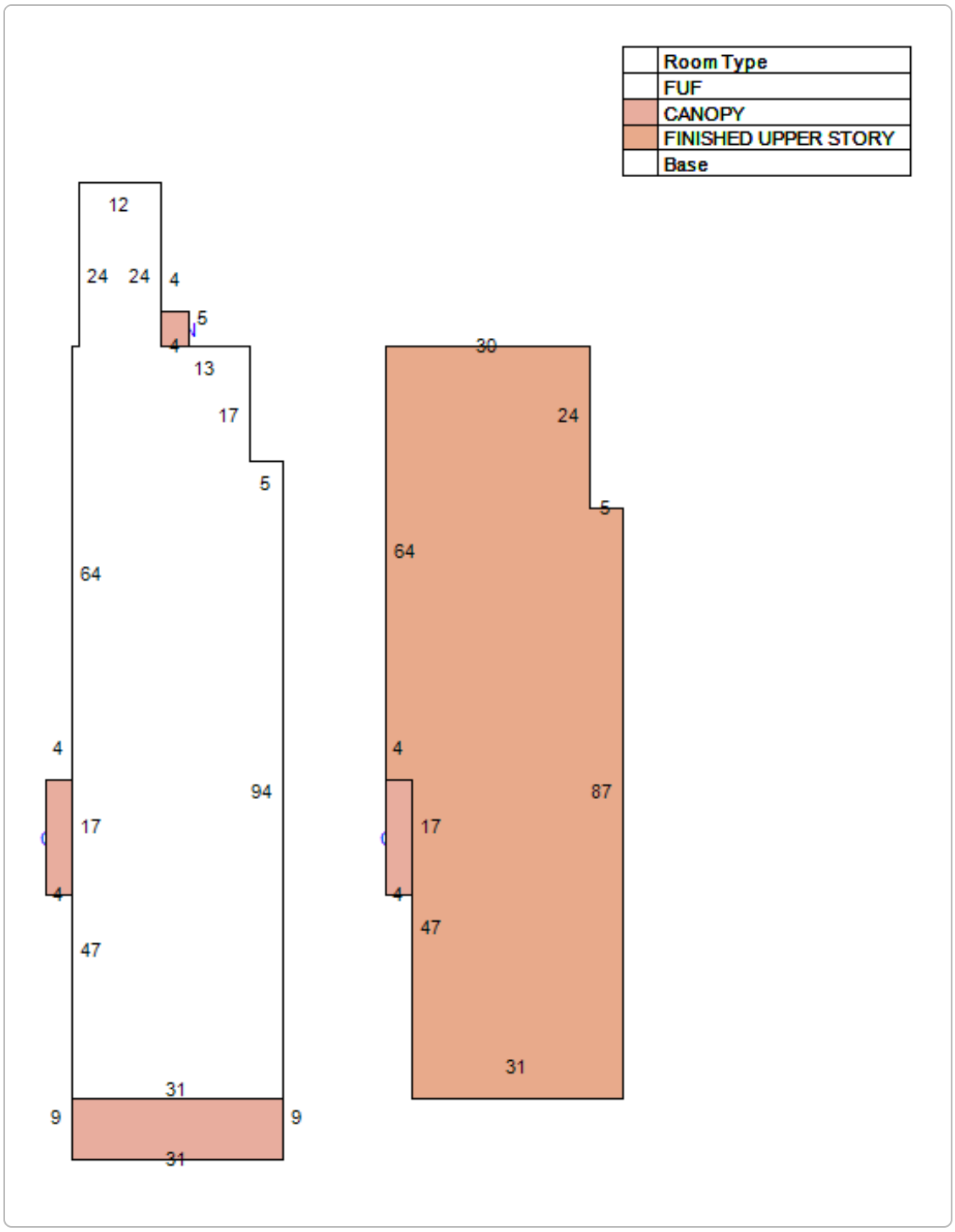
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (10+ Units)	52	190	9971	SF	$279,188

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/2/2020	11/20/2020	$975,000.00	WARRANTY DEED	5113	1618	Q	I	260 ST AUGUSTINE LLC	260 ST GEORGE ST LLC
5/31/2017	5/11/2017	$747,500.00	WARRANTY DEED	4380	1886	Q	I	260 SAINT GEORGE LLC	260 ST AUGUSTINE LLC
5/31/2012	5/31/2012	$535,000.00	WARRANTY DEED	3568	325	Q	I	ST GEORGE STREET LLC	260 SAINT GEORGE LLC
	10/29/2007	$525,000.00	WARRANTY DEED	3004	772	Q	I	RUSSELL ROBERT L JR,KRISTA H	ST GEORGE STREET LLC
	3/22/1999	$347,000.00	WARRANTY DEED	1396	1519	Q	I	BELMAR PROPERTIES INC	RUSSELL ROBERT L JR,KRISTA H
	6/13/1996	$250,300.00	WARRANTY DEED	1178	954	Q	I	TRITTON RAYMOND R,LOUISE M	BELMAR PROPERTIES INC
	5/1/1984	$0.00		643	587	U	I		TRITTON RAYMOND R,LOUISE M
	1/1/1979	$115,000.00		434	657	U	I		

Sketch Information



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

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Version 2.3.107

Detail by Entity Name

Florida Limited Liability Company
260 ST. GEORGE ST., LLC

Filing Information

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FEI/EIN Number	NONE
Date Filed	11/09/2020
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State	FL
Status	ACTIVE

Principal Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Mailing Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Registered Agent Name & Address

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217

Authorized Person(s) Detail

Name & Address

Title MGR

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Annual Reports

No Annual Reports Filed

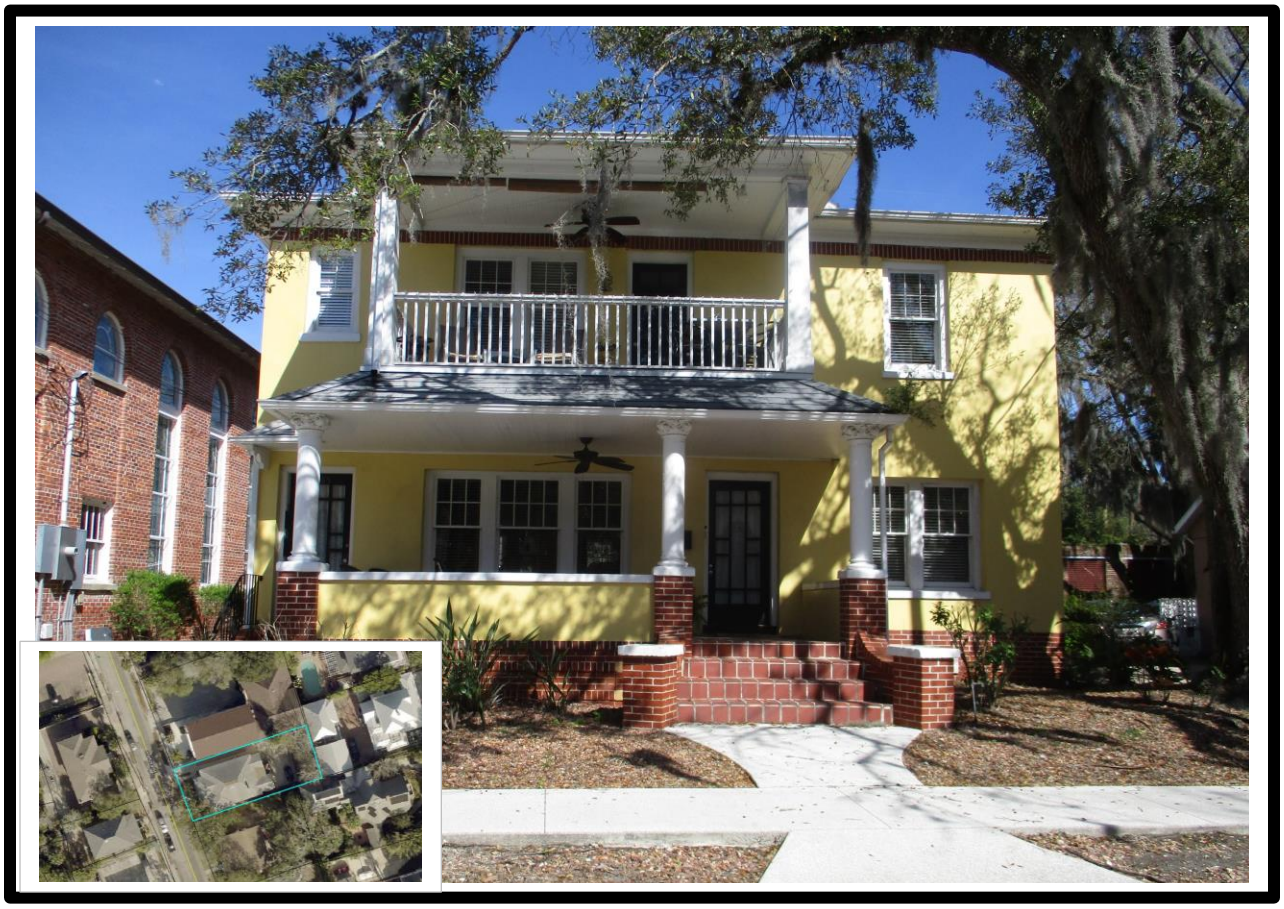
Document Images

11/09/2020 -- Florida Limited Liability View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 18, 2021 Meeting



Application PL2021-0028 Address: 165 Cordova Street

Applicant: Michael Skjerning

Property Owners: Michael & Kirsten L. Skjerning

Project description: To re-establish a door opening on the rear façade and modify the stoop at that location, construct a single carport and storage building, and elevate the rear yard area with a retaining wall, add fencing, pavers, and a pool.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00664
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996400000		
Agenda Item:	6(b)	Previous Action(s):	COD for Garage 2013-0119

STAFF SUMMARY AND ANALYSIS:

Primary changes related to this application impact the rear side and rear yard of the property which is set back a considerable amount from the street front which is an overall compatible approach to changes on a property.

1. Most of the proposed design and materials are compatible with the AGHP for compatible new construction with the following clarifications needed:
   a) Applicant indicated a clay paver will be used and that a sample will be brought to the HARB meeting
   b) The finish of the perimeter stemwall/retaining wall was not identified and is best left as a neutral color or exposed natural material versus painting to match the house and garage since it is a landscape feature not an occupiable structure/feature
   c) The transition between the ribbon driveway feature to the paved feature may need consideration
   d) The material of the garage doors is not indicated and the AGHP indicates wood or fiberglass with a wood appearance is acceptable
   e) Plant materials not listed and/or not native: Star Jasmine, Crown of Thorns, Bird of Paradise; variegated plants were not specifically identified
2. Zoning:
   a) The maximum total lot coverage allowed is 70% or 7,000 sf whichever is less and the current structure and proposed garage need to be evaluated for compliance with the zoning code as it appears the total lot coverage is already approximately 68%. No variances are allowed for exceeding lot coverage, however, the applicant may rebuild in the footprint of the existing garage when used as a garage and when completed within one year of the demolition of the current garage.
   b) Rear setback requirement is 5 feet for one story structure, side setback is 3 feet or an average up to 15% similar to a regular pattern of setbacks in the area.
   c) Height is measured from the regulated design flood (base flood elevation +1 currently) and this baseline is not shown on the plans but it appears the garage will not exceed 15 feet in height
3. Any redevelopment or new building plans may require additional zoning review and need to take the Tree and Landscape Ordinance into consideration.
4. At the time of permitting there may be new zoning requirements in place regarding the use of fill on a property that will need to be evaluated for compliance if in effect at the time of permitting.
5. The proposed project will meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance and will require compliance.

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 165 Cordova Street because it meets the applicable Secretary of the Interior's Standards 3, 6, 8, 9, and 10** with the following condition(s):

1) Paver presented to HARB is a true clay paver that matches the traditional character of historic paving materials and patterns
2) Finish details of the perimeter wall are provided and are compatible with the historic building
3) Provide details on the garage doors to indicate they are wood or fiberglass painted to appear as wood
4) Use alternate plant materials that are native or listed in the AGHP (see item 1e previous section)
5) Applicant acknowledges that there are archaeological requirements, zoning requirements, and potential changes to code requirements related to the use of fill on residential properties

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1) Construct a perimeter retaining wall to contain fill that will elevate the ground level of the back yard which slopes up from the side driveway eventually to a 16" retaining wall built with concrete block units
2) Wood fence panels stained a dark cedar finish will visually enclose the rest of the rear yard area
3) The rear 36' of driveway will change from a ribbon driveway to paver material along with the rest of the rear yard area
4) Installation of a pool not visible from the front of the building and within the width of the building façade
5) Construction of a one-story garage and storage building parallel to the main building at the terminus of the driveway; will have a front facing gable and matching stucco finish
6) Reinstalling a historic door to a pre-existing door location on the rear façade combined with altered brick stoop for access

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
Secretary of the Interior's Standard's for Rehabilitation 3, 6, 8, 9, and 10 apply.

3. **Recognition of Historic Period**
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

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...

- Design and construct a new porch (garage) when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

- Create a false historical appearance because the replaced porch (garage) is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch (garage) that is incompatible in size, scale, material and color.
- Install porches (garages) that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Post-1821

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

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

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.

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

Parking, Landscaping and Site Features

Do...

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- 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.
- 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.
- 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.

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.

LIST OF ATTACHMENTS:

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

STAFF PHOTOS: 165 CORDOVA STREET

IMG_5166

IMG_5169

IMG_5170

IMG_5186

IMG_5177

IMG_5160

IMG_5159

IMG_5146

IMG_5150

IMG_5147

IMG_5148

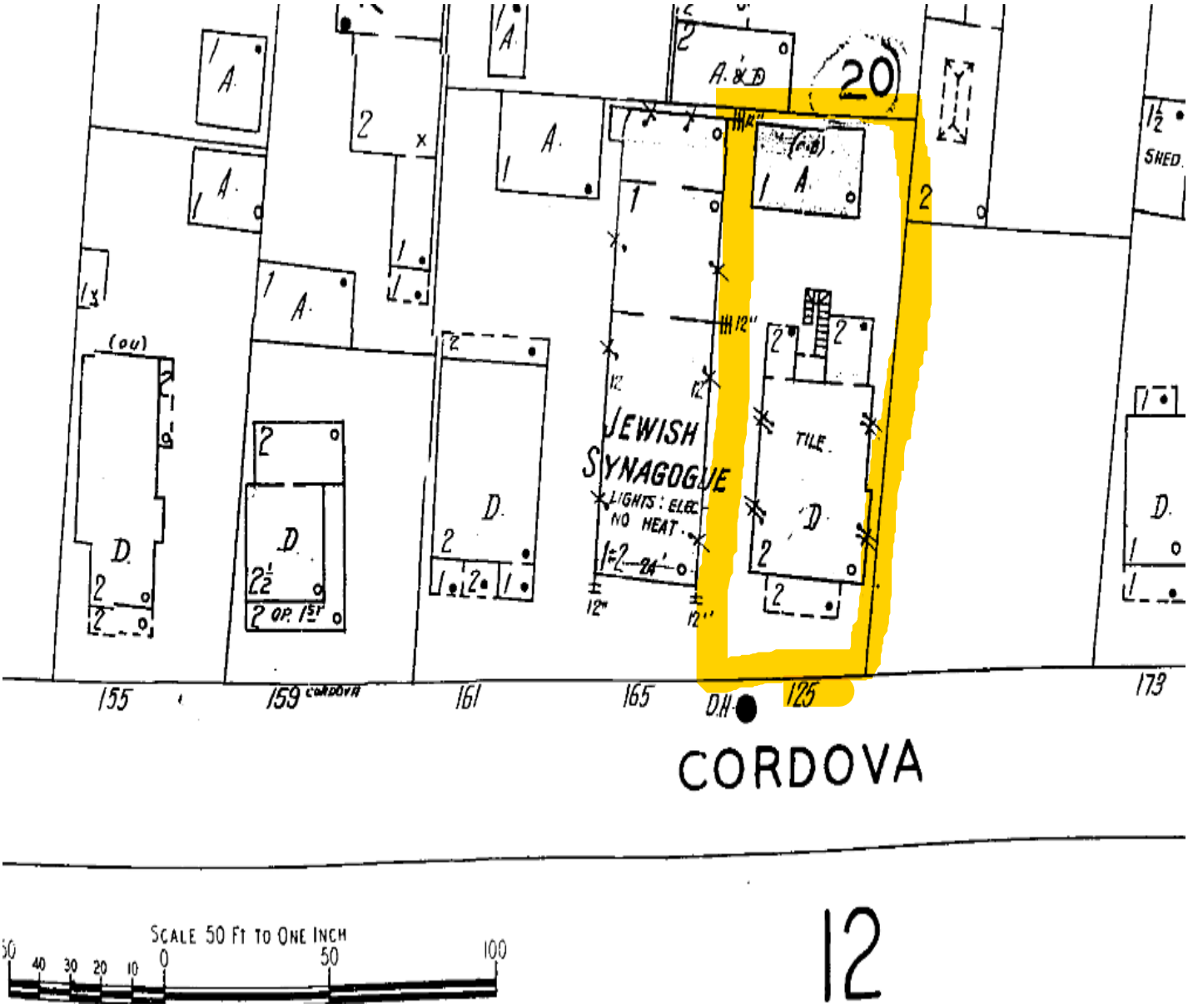
IMG_5142

IMG_5152

IMG_5140

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 13 Revised to 1947



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CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL2021-0028

Receipt No. _____ Meeting Date: 3/18/21

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

1. NAME OF APPLICANT Michael Skjerning

   Business (if applicable) _____

   Address 325 Sassafras Drive

   City Easley State SC Zip Code 29642

   Daytime telephone (864) 752-8950 Other phone/email michaelskjerning@gmail.com

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

2. NAME OF PROPERTY OWNER Michael Skjerning

   Business (if applicable) _____

   Address 325 Sassafras Drive

   City Easley State SC Zip Code 29642

   Daytime telephone (required) (864) 752-8950 Other phone (864) 365-5309

3. PROJECT STREET ADDRESS 165 Cordova Street, St. Augustine, FL, 32084

4. LEGAL DESCRIPTION: Lot 550 SFT OF Block 38 Subdivision _____ Parcel 1996400000

5. EXISTING USE Personal PROPOSED USE Personal

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	Elevate back yard 16" in order to minimize Cordova Street flooding impact
☐	☐	Awning/Canopy	
☐	☒	Exterior Doors	Door in back of home was previously closed off. Reestablish with new door & stairs
☐	☐	Windows	
☐	☐	Shutters	
☐	☐	Foundation (including infill)	
☐	☐	Exterior lighting & other appurtenances	
☐	☒	Existing fences, walls & gates	Replace existing fence to south as part of creating a new fence around back yard.
☐	☒	Existing parking, walkways & other site features	Elevated backyard due to flooding - Permable pavers

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

- [x] New building: New one car garage to replace existing old 3 car garage. Demo previously approved
- [x] New addition: Establish pool in backyard. Permable pavers around pool for rain water management
- [ ] New roof structures (dormers, chimneys, etc.)
- [ ] New porch/deck/balcony
- [ ] New awning/canopy
- [ ] New entrances
- [ ] New window opening/sashes
- [ ] New exterior lighting
- [x] New fence/wall/gate: Fence in front will minimize "wash-out" of front yard when Cordova S floods
- [ ] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

Please see attached presentation for support. .(Lot description did not fit: S50.5FT OF W1/2 LOT 4)

We purchased the property on 165 Cordova Street in 2013. The desire was to create a family setting in the back yard including a new pool and replacing an existing garage.

HARB approved our plan with the primary request at the time to get the approval to take down the existing garage down. A demolition permit has meanwhile been obtained.

The flooding of Cordova Street including our back yard has been a major concern and has created some uncertainty on how to progress. With no near term solution to the

flooding problem, we now believe the best option is to elevate the back yard prior to completion of the plan + add a fence in the font to curtail the wash-out of our front yard.

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 Michael Skjerning

SIGNATURE OF APPLICANT _____ DATE February 18, 2021

PRINT OWNER'S NAME Michael Skjerning

SIGNATURE OF OWNER _____ DATE February 18, 2021

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

October 2017

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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.

AS 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.

October 2017

165 Cordova Street (PL 2021-0028)

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

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[ ] 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
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☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features) (For Garage)

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) (of garage)

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

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

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

FENCES/WALLS/GATES

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

or Specs

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

☒	☐	☐	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 (If adding new plants)

(Garage)

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

☐	☒	☐	Photographs of existing site area within view of proposed construction with context area
☒	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☒	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☒	☐	Scaled landscape plan (If proposing)
☐	☐	☒	Scaled elevation drawings showing existing building(s) and major site features
☒	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☒	☐	Wall sections (For new door on rear of house and garage
☐	☒	☐	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 (for adjacent bldgs.
☒	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

Spec sheets + details needed for all new elements

Project number: 2021-0028 Project Address: 165 Cordova Street

Reviewed by: Julie Courtney Date: 2/23/2021

Received March 8, 2021
Planning & Building Department

Flood elimination and Backyard project 165 Cordova

In support of March 18th 2021 HARB meeting

Project Description

Received March 8, 2021
Planning & Building Department

<u>Executive summary:</u>

- We purchased the property on 165 Cordova Street in late 2013. Our desire was to create a family setting in the back yard including establishing a pool and replacing an existing garage.
- Prior to our purchase HARB approved our plan on Sept 19, 2013 including our primary request which was getting an OK to take the old garage down. This was the first step in a significant remodeling of the back yard and to happen after the renovation of the residence. The completion of the residence renovation was carried through. But the back yard is still at a stage where only a formal demolition permit has been obtained, but no further progress has taken place.
- The reason is that the ongoing flooding of Cordova Street is of concern and waiting for it to be solved has created some uncertainty and delay. The status quo is a regular flooding of our back yard and garage and it also has great impact on our front yard and curb appeal. With no effective near-term solution in sight, we believe the best option is to not wait further. We would like to move on with our plans, however with the modification of a small 16” elevation of our back yard prior to completion of said plan.

For reference. Before → *After Renovation*

Back and front yard challenge

Project Description - continued

Received March 8, 2021
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Project Scope:

In scope for The Certificate of Appropriateness is the entire plan. It addresses the necessary measures to minimize the regular flooding impact as well as creating our desired setting in the back-yard described in the following categories. Details and renderings in the remainder of this presentation, construction details in the appendix:

A: Flooding:

- ❑ 16” elevation of the back yard contained by a low 16” retaining wall arounds the perimeter of only the backyard. With a modest slope of 4% and a 36’ long drive way it should not look intrusive from the street but will be enough to address the flooding that is observed on a regular basis.
- ❑ In order to ensure accessibility of neighboring buildings the retaining wall will be placed inside our lot line to ensure a minimum 2 feet space to the two neighboring buildings to the east and south, with 3 feet to the synagogue to the north

B: Replacing existing- plus additional new construction of a fence in the perimeter of the elevated backyard.

- ❑ As shown in the rendering steel fence posts will be placed in the 16” retaining wall mentioned above. As previously described, the wall will be constructed with a 2-3 feet space to the neighbor buildings. The use of steel posts will allow for removable fence panels. So should a neighbor have a need for a major renovation and need more room than the 2 feet, the fence panels can be taken down while work is going on.
- ❑ The new 6 foot tall fence will replace an existing fence in an area to the south and replace the existing garage building and an old vinyl fence to the east. *(The north will be covered by he new garage and the west is obviously the house)*
- ❑ Fence and gates will meet pool code including alarms and are constructed so that they cannot be climbed from the outside.

Project Description - continued

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C: Replacing the existing 3 car garage and storage area with a 1 car garage plus storage area.

- ❑ As shown in the rendering new garage will be placed at the end of the drive way similar to many other homes in the area. It will allow for a more efficient use of our backyard and free up space for a pool, a paved area and landscaping.
- ❑ It will be a cinderblock construction with stucco and painted to match the existing house.

D: Addition of a pool

- ❑ As shown in the rendering a pool will be added. It will be a kidney shaped gunite pool about 34x13 in dimension. Service equipment, i.e. heat-pump etc. is hidden behind the garage as an extension of the storage area. Clay pavers around the pool.
- ❑ With 165 Cordova within archeological zone IB, site work will be coordinated with the City Archaeologist

E: Addition of a door in the back of the home. Modifying stairs to accommodate door

- ❑ As shown in the rendering the building shows an outline of a previous opening that has since been closed off. The idea is to ensure improved access to the backyard by re-establishing a door in the old opening.
- ❑ In this process the stairs will have to be modified slightly as shown in the rendering and construction prints

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A: Flooding. Addressing challenges caused by the ongoing flooding of Cordova Street

The regular flooding of Cordova Street presents a major problem.
One, the front yard and appearance of the home is impossible to maintain.
Two, the back yard and garage floods constantly, prohibiting an effective use of the proposed garage with storage area and a pool.
Three, the crawlspace is constantly wet compromising the structure of the home and resulting in more humidity and reduced indoor comfort.

The option we see is to:

1. Encapsulate the crawl space completely which means that we can take water up to the last stairs before it penetrates the home. We will install and run a dehumidifier in order to keep moisture out with the added benefit of a dryer 1st floor apartment.
2. Elevate the back yard with a 16” tall retaining wall on the perimeter of the “back property”. Using landscaping next to the driveway and the low elevation and a low driveway grade of only 4%, we will seek to create a look of naturally higher grounds in the rear of the house

A: Flooding – 16” elevation of the back yard with retaining wall

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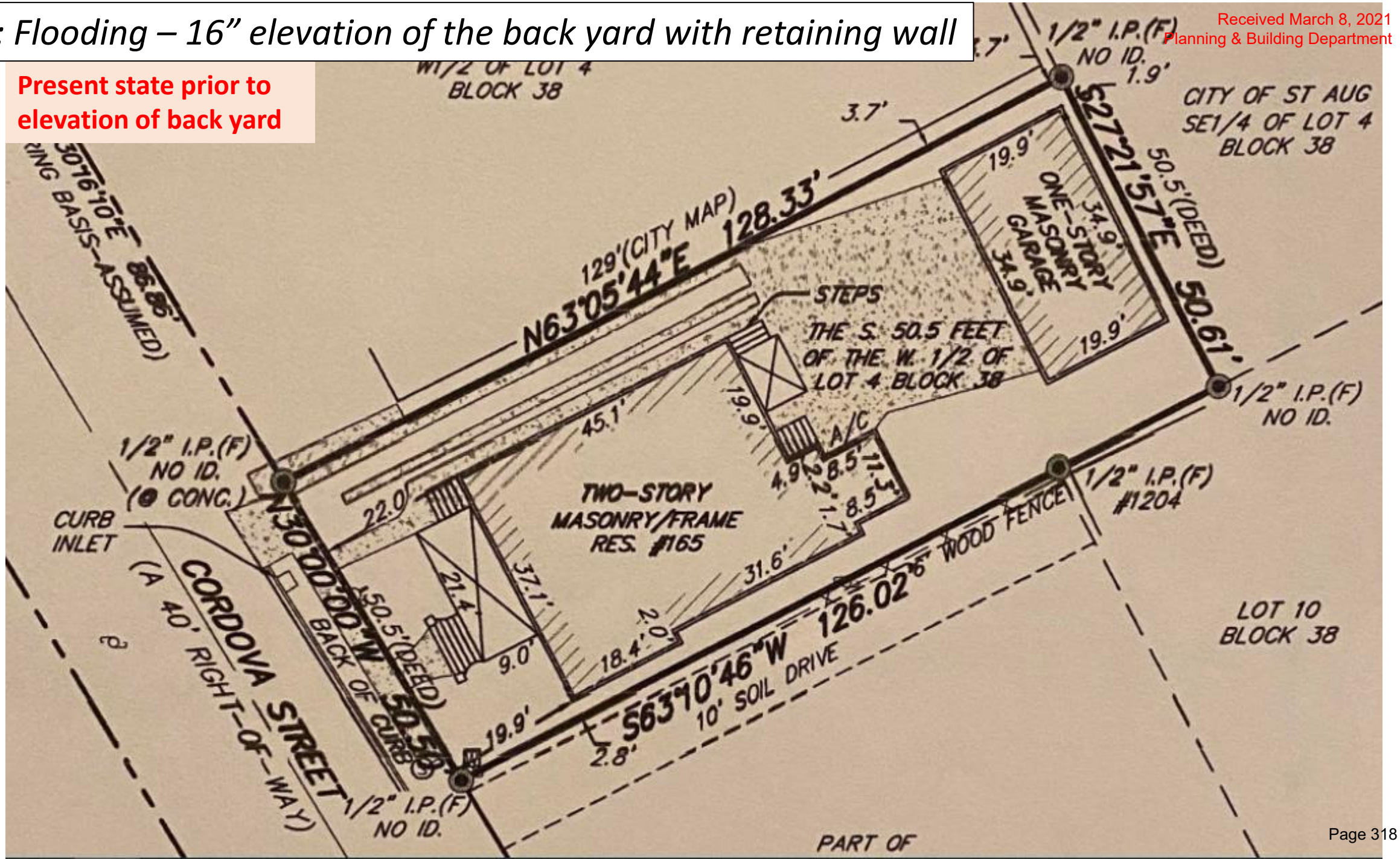
Present state prior to elevation of back yard



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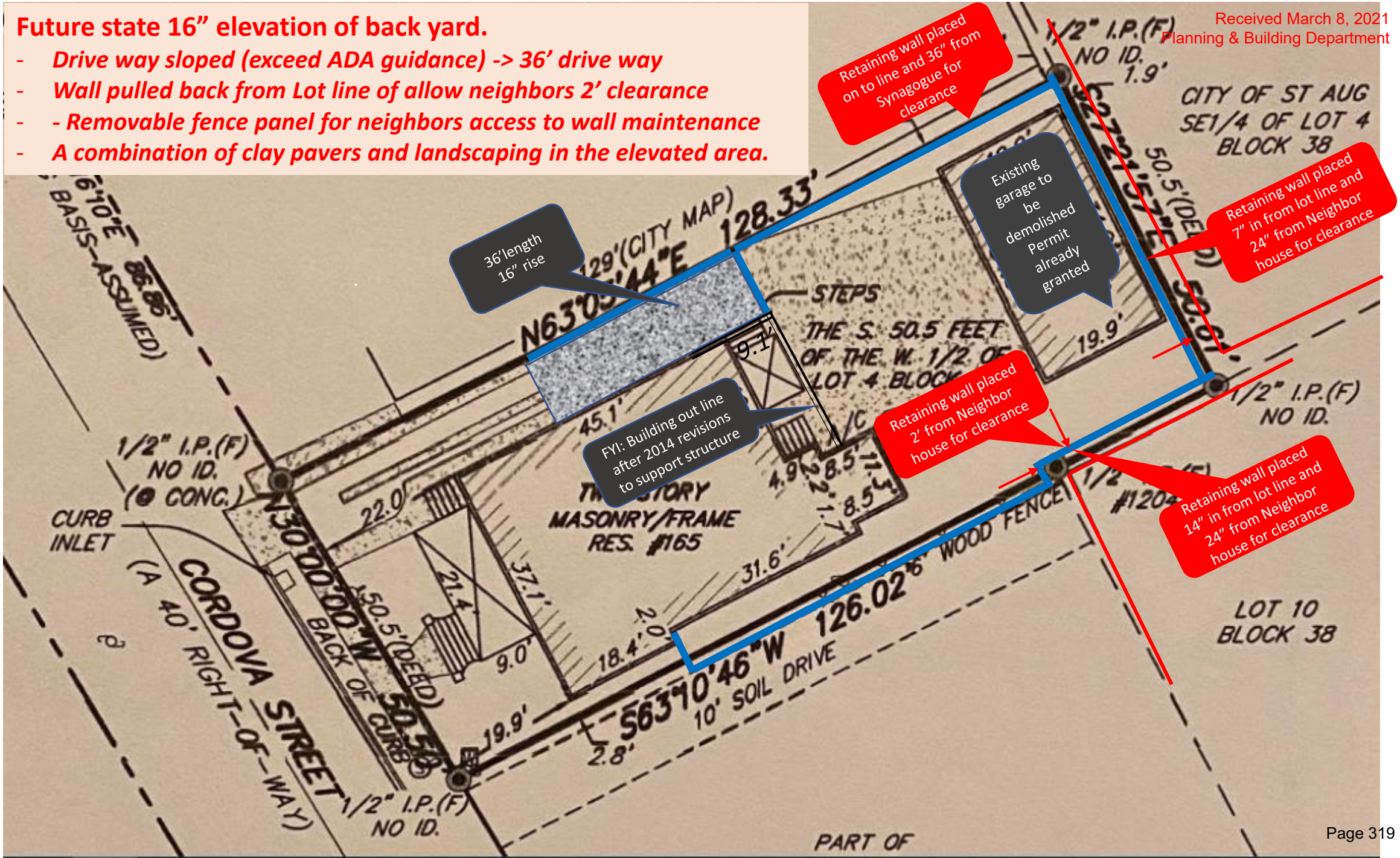
Future state 16” elevation of back yard.

- *Drive way sloped (exceed ADA guidance) -> 36’ drive way*
- *Wall pulled back from Lot line of allow neighbors 2’ clearance*
- *- Removable fence panel for neighbors access to wall maintenance*
- *A combination of clay pavers and landscaping in the elevated area.*



Future state 16” elevation of back yard – highlight of changes

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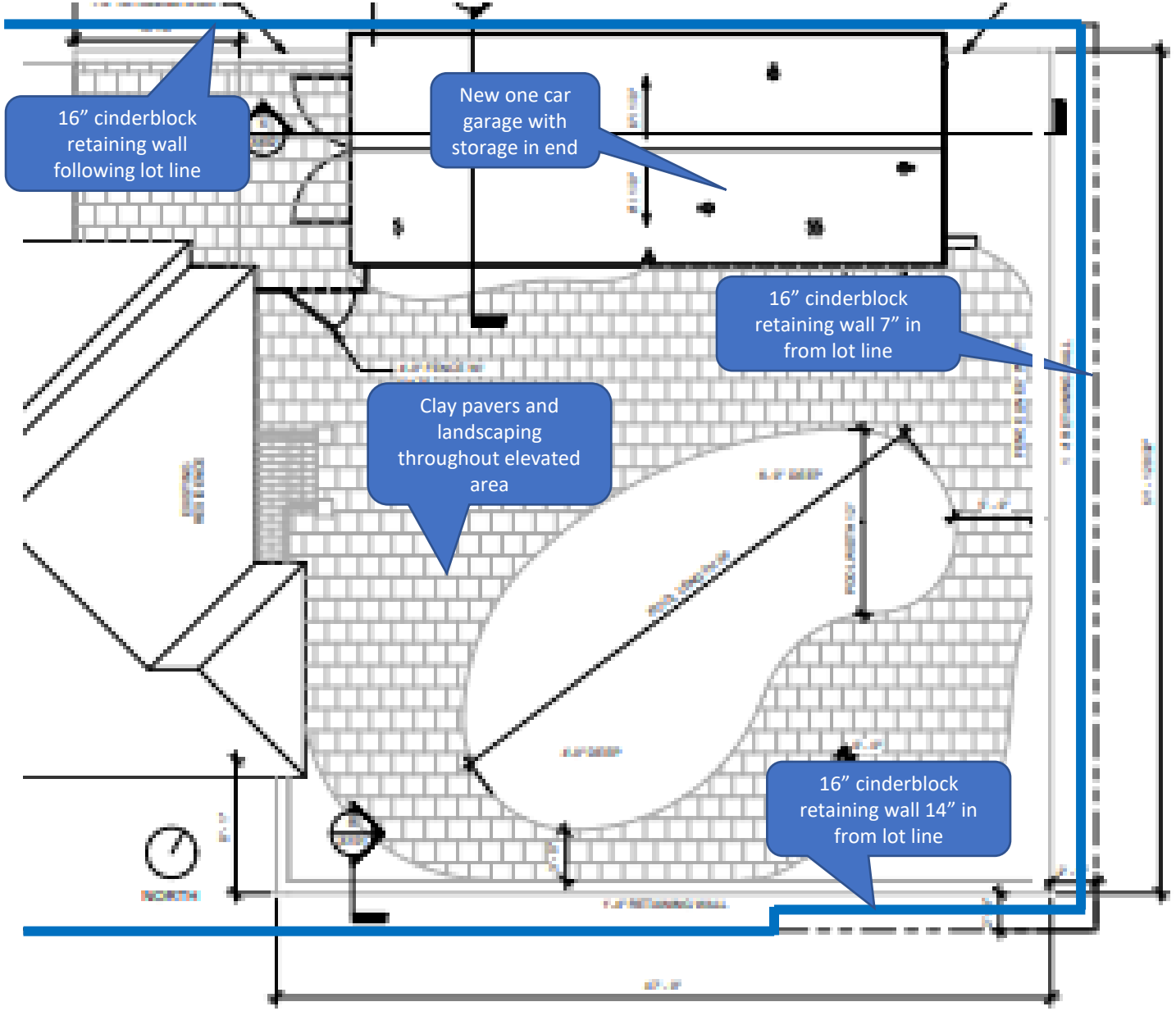

Received March 8, 2021
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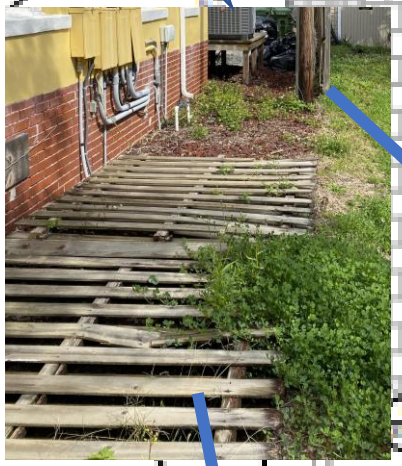
B: Replacing existing fence

Living fence along driveway

New fence providing privacy where the old garage previously stood

New fence replacing the existing 6’ fence



New fence replacing old vinyl lattice fence

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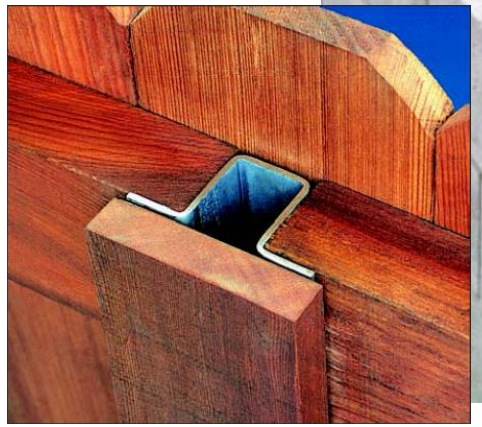
B: Replacing existing 6’ fence - plus construction of a new fence (where old garage stood before) in the perimeter of the elevated backyard.

For illustration.
Cross boards on fence placed on the inside. Fence cannot be climbed from outside (pool code)

Steel Fence Posts to be inserted in the 16” tall retaining wall
This will allow for readily removable fence panels

Neighboring building are placed as close as 10” from the lot line. But the new retaining wall will be placed 24” from the neighbors buildings to the south and east. Additionally the idea with the galvanized posts is to have removable fence panels that allow easy access for neighbors, should they at some point be in need of wall maintenance on their respective buildings, requiring +2 feet space



Old fence to south. Several rotten fence posts are broken, sections are on the ground

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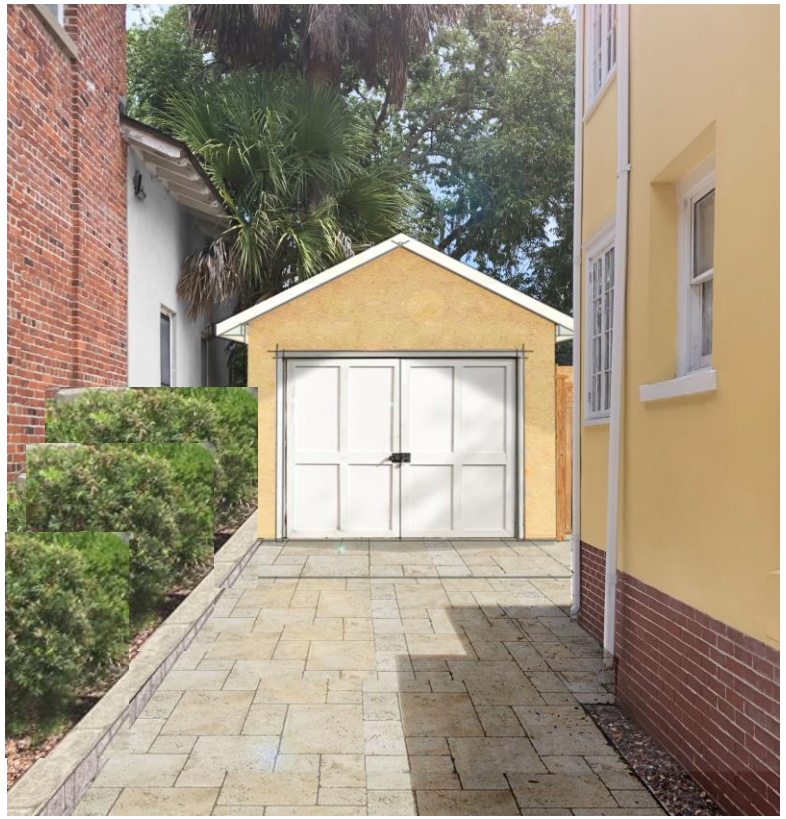
C: Replacing the existing 3 car garage and storage area with a 1 car garage

The permit for tearing down the old garage has been secured starting with a previous HARB approval.
Before completing the teardown we would like to ensure an approval of garage, pool and elevation increase, this to ensure we don't run into any surprises and there is full alignment with HARB requirements.

- This rendering shows new garage placed at an elevation 16" higher than the current backyard.
- For illustrative purposes is the sloped driveway. 36 foot length & 4% grade.
- Dense bushes will aim to mask the retaining wall and make the backyard look as if it is naturally at a little higher elevation
- Garage color to match house

View to East from Cordova Street before and after



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C: Back yard views

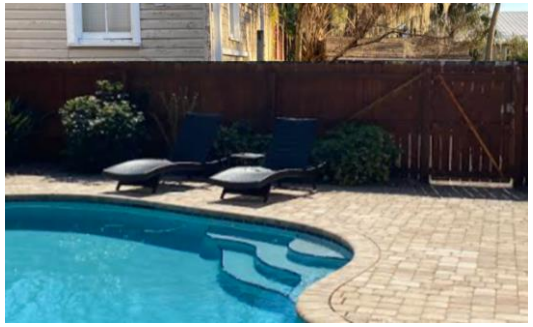
This rendering shows the new garage, pool and fenced in back yard.
The garage will be built in cinderblocks with stucco, similar to the house and will match the color and appearance of the home.
No change to west view, i.e. the main home, other than stairs as shown on rendering page 15

View to North before and after

View to South–east before and after

View to East before and after

View to South before and after



C: Landscaping back yard

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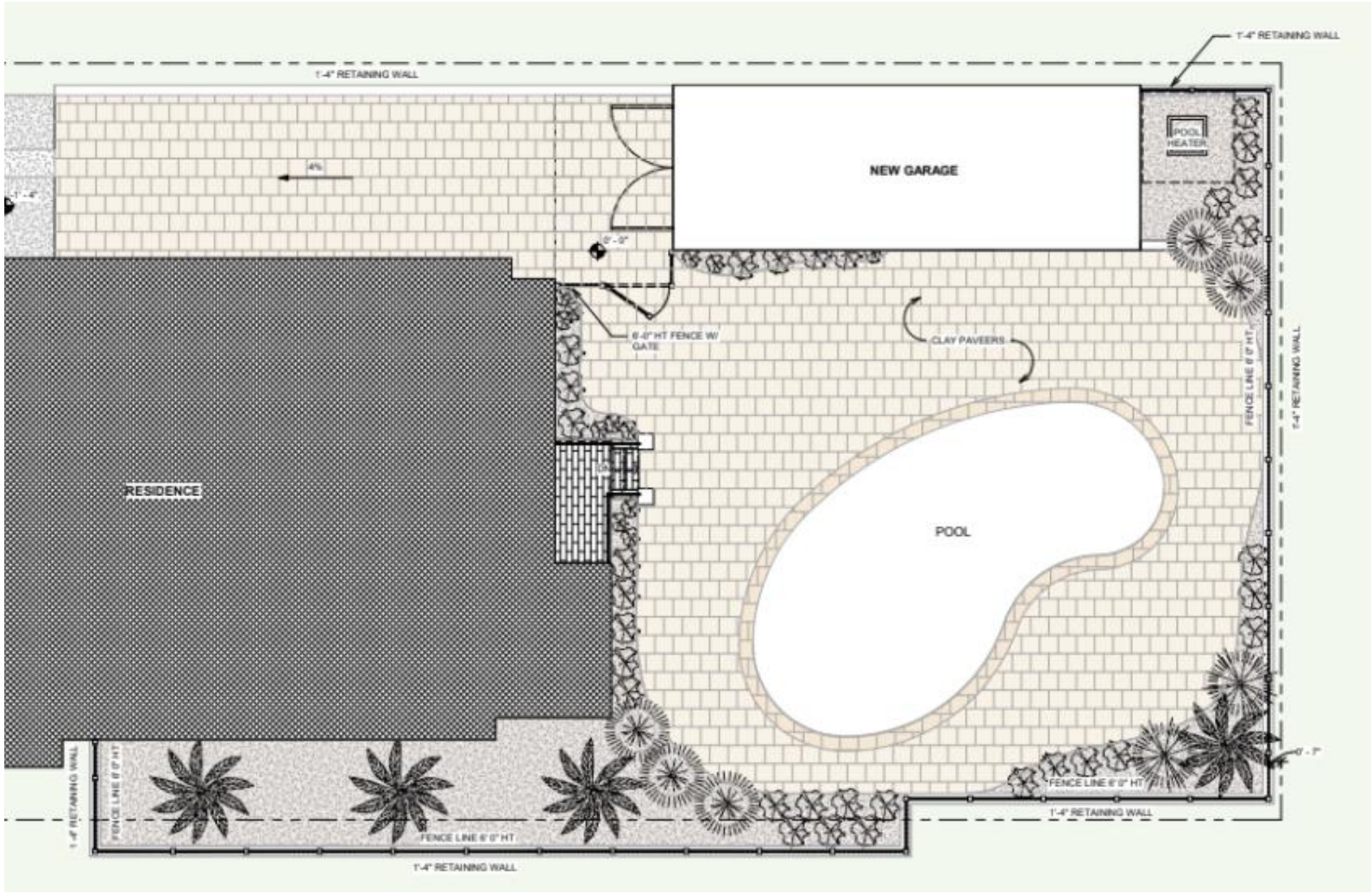
Plants: (Reference HARB guidelines)

- Hibiscus Syricus
- Helinantus Daisies
- Jasmine Fruiticans
- Star Jasmine
- Rhododendron
- Viburnum Tinus
- Ligustrum Japonicum
- Crown of Thorns
- Varigated plants
- Bird of paradise



D: Add pool

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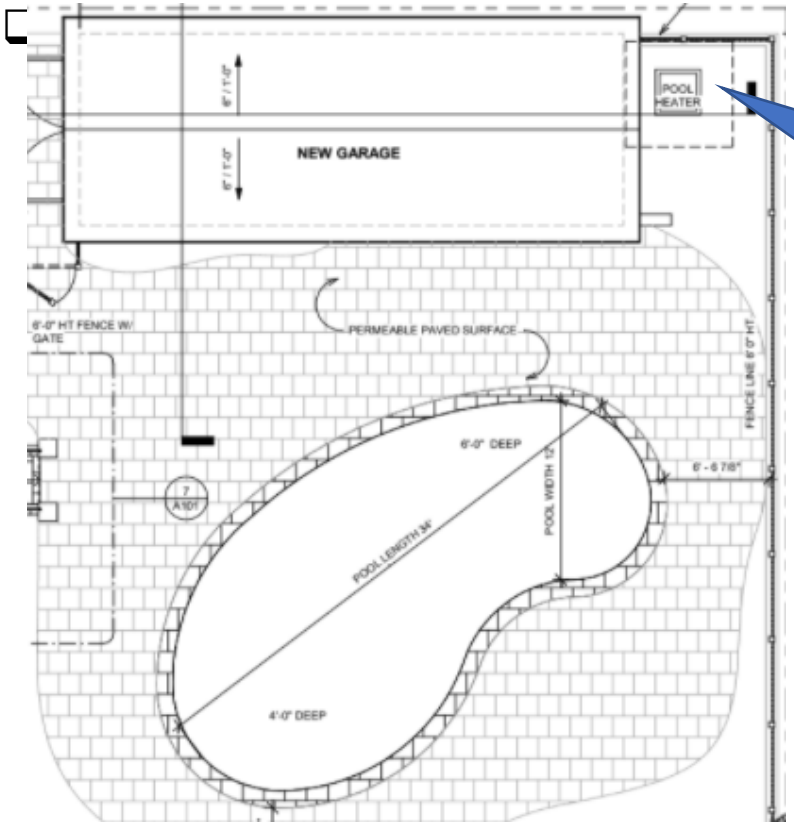
- ❑ Kidney shaped Gunite pool approximately 34’x13’ in dimension. 3’ shallow end dropping to 6 at the deep end.
- ❑ Marple plaster pool wall with a dark blue tile edge as shown in the picture
- ❑ One 500W soft white light to as applicable illuminate the pool for a short period after dark
- ❑ Service equipment placed behind garage as shown in print. 4’4” tall – 3’ long wall and additional landscaping to block the view from the pool area. The 6’ tall wooden fence to block view for neighbors to the east and north.
- ❑ Clay pavers in the pool are and driveway similar to picture below. Sample to be presented to HARB during meeting.
- ❑ 165 Cordova is within archeological zone IB . All site work and any ground disturbing activities will be coordinated with the COSA archaeologist



Service equipment, i.e. heat-pump etc . Is out of sight behind the garage/storage area

Anticipated is one 500W light bulb giving a soft white light

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E: Addition of a door in the back of the home. Modifying stairs to accommodate door

- ❑ The residence had a previous opening that has since been closed off. The idea is to ensure improved access to the backyard by establishing a door in the previous old opening.
- ❑ In this process the stairs will have to be modified slightly as shown in the rendering and attached construction prints

Elevated back yard, revised stairs and an additional entry

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Appendix

Architectural plans for 165 Cordova
(in support of HARB meeting on March 18th)

Ref. # A-E
Project description & General site plan

Received March 8, 2021
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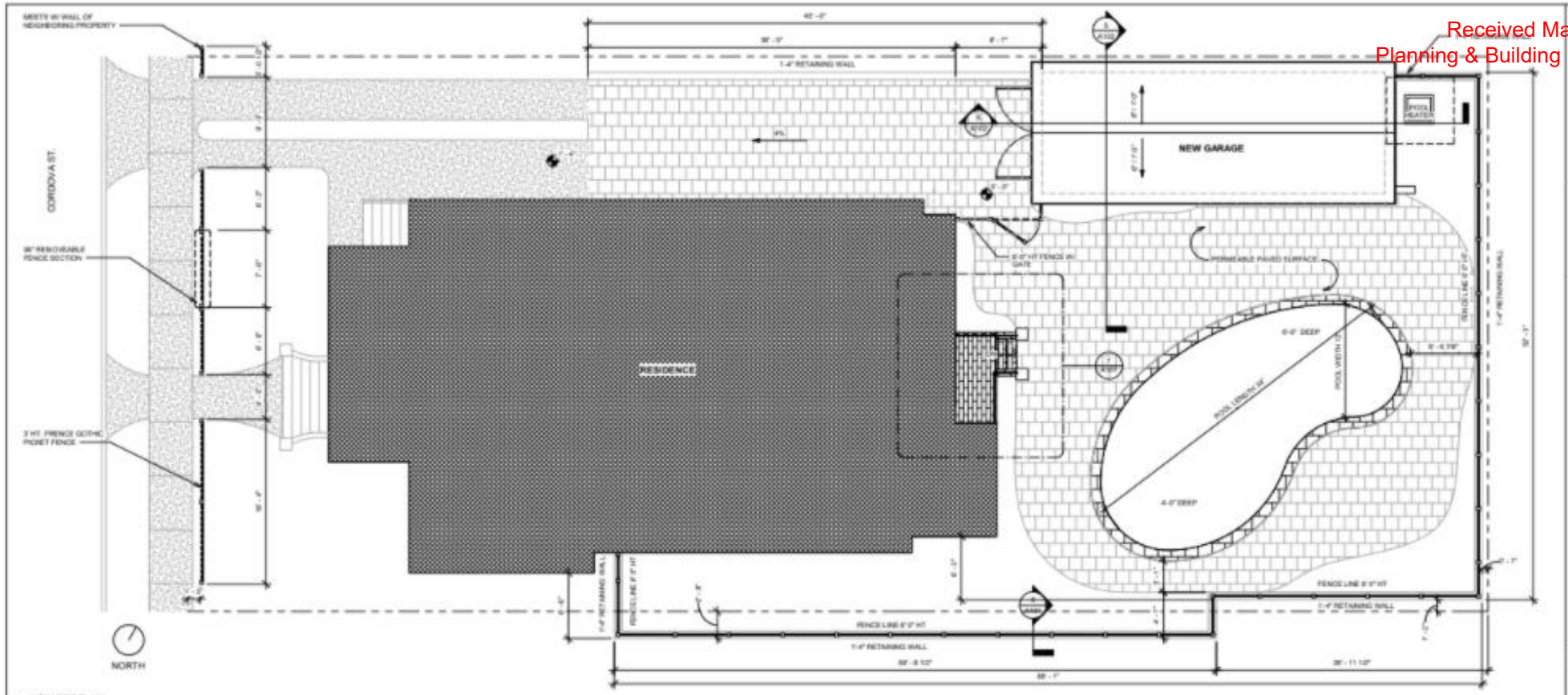
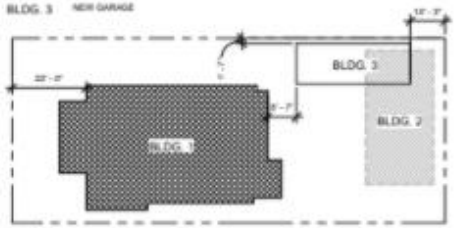


2 NEW SITE PLAN
3/16" = 1'-0"

SECTION HEAD
WINDOW TAG
DOOR TAG
INTERIOR ELEVATION VIEW
SPOT ELEVATION

BLDG. 1 EXISTING RESIDENCE
BLDG. 2 EXISTING GARAGE (TO BE DEMOLISHED)
BLDG. 3 NEW GARAGE



SYMBOL LEGEND
1/4" = 1'-0"

DUPLEX RECEPTICAL OUTLET
ELECTRICAL PANEL
SWITCH
CEILING MOUNTED LIGHT
WALL MOUNTED LIGHT OUTLET
WEATHER PROOF DUPLEX RECEPTICAL OUTLET

ELECTRIC LEGEND
1/4" = 1'-0"

1 LOCATOR MAP
1" = 20'-0"

PARCEL MAP
Not to Scale

SHEET INDEX

Sheet Number	Sheet Name
A100	COVER SHEET
A101	PLAN
A102	ELEVATION & SECTION

WINDOW SCHEDULE

Mark	Width	Height	Type Comments	Manufacturer
19	3' - 0"	5' - 0"	ImpactGard Glass	JELD-WEN
19	3' - 0"	5' - 0"	ImpactGard Glass	JELD-WEN

DOOR SCHEDULE

Mark	Width	Height	Comments	Type Comments	Manufacturer
7	9' - 0"	7' - 0"	Existing (Salvaged)		
8	3' - 6"	6' - 8"	New Construction		
11	2' - 8"	6' - 8"	Existing (Salvaged)		

GENERAL NOTES

1. THIS IS A GARAGE DEMOLITION, NEW CONSTRUCTION, & BACKYARD REGRADING FOR KIRSTEN AND MICHAEL SKJERNING.

2. EXISTING STRUCTURE:
   (a) 3 CARPORT BAYS
   (b) 1 STORAGE ROOM
   (c) GROSS SF: 800 SF

3. NEW STRUCTURE:
   (a) 1 CARPORT BAY
   (b) 1 STORAGE ROOM
   (c) GROSS SF: 406 SF

4. NO CHANGE IN USE OR OCCUPANCY.

5. POOL SHALL BE EXCAVATED TO SPECIFICATIONS. SOIL REMOVED SHALL BE USED AS BACKFILL FOR BACKYARD REGRADING.

6. BACKYARD SHALL BE ELEVATED 1'-4" FROM EXISTING GRADE TO COMBAT FLOODING. NEW ELEVATED SURFACE SHALL BE FINISHED W/ PERMEABLE PAVERS TO PROVIDE PROPER DRAINAGE.

7. RETAINING WALL TO BE CONSTRUCTED TO SPECIFICATIONS.

8. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2017 6TH EDITION FLORIDA BUILDING CODE AS AMENDED AND ALL OTHER APPLICABLE LAWS.

9. NO HVAC WORK IS REQUIRED.

10. ALL ELECTRIC WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2014 NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LAWS.

11. NO WORK AT SITE SHALL COMMENCE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE ST. JOHNS COUNTY BUILDING SERVICES.

12. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLAN AT THE JOB SITE BEFORE COMMENCING ANY WORK.

13. DOORS & WINDOWS
   (a) ALL DOORS & WINDOWS ARE TO BE SALVAGED FROM EXISITING GARAGE DURING DEMO PHASE AND REUSED IN NEW CONSTRUCTION.

14. TRUSS MANUFACTURER TO PROVIDE REQUIRED TRUSS DESGIN DRAWINGS IN COMPLIANCE WITH SEC. R802.10.

JUSTIN ACEVEDO
19 Firelight Ln
Easley, SC 29642
jacevedo565@gmail.com
(864)-752-7473

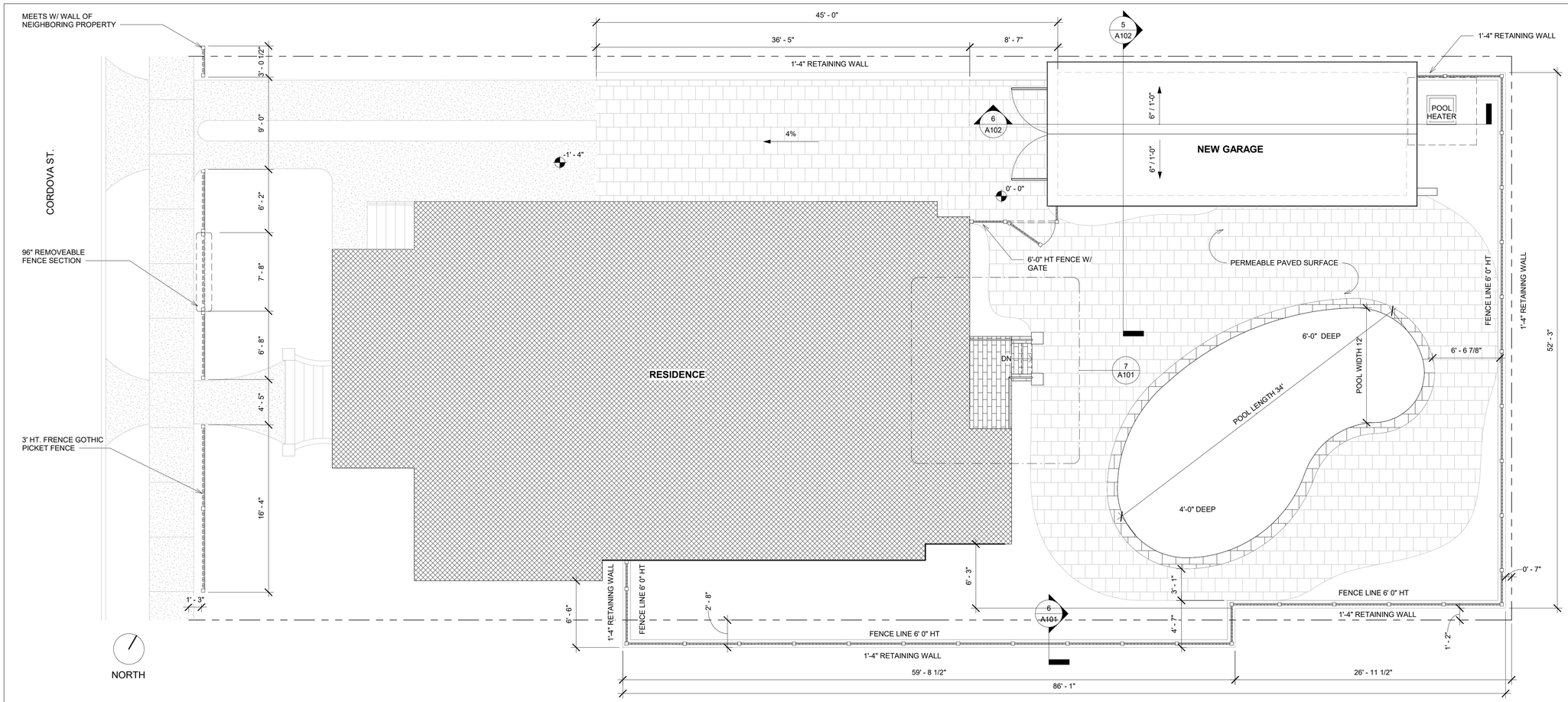
No.	Description	Date

MICHAEL SKJERNING RESIDENCE
165 CORDOVA ST. ST. AUGUSTINE, FL 32084

COVER SHEET

Project number	001
Date	2/15/2021
Drawn by	Justin Acevedo
Checked by	
Scale	As indicated

A100



2 NEW SITE PLAN
3/16" = 1'-0"

SIM
1
A101
SECTION HEAD

1t
WINDOW TAG

101
DOOR TAG

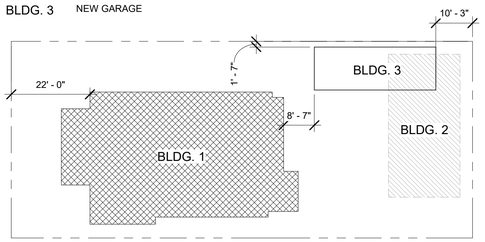
Ref
1
Ref 1 A101 1 Ref
1
Ref
INTERIOR ELEVATION VIEW

SPOT ELEVATION

BLDG. 1 EXISTING RESIDENCE

BLDG. 2 EXISTING GARAGE (TO BE DEMOLISHED)

BLDG. 3 NEW GARAGE



1 LOCATOR MAP
1" = 20'-0"

PARCEL MAP
Not to Scale

SYMBOL LEGEND
1/4" = 1'-0"

DUPLEX RECEPTICAL OUTLET

ELECTRICAL PANEL

SWITCH

CEILING MOUNTED LIGHT

WALL MOUNTED LIGHT OUTLET

WP
WEATHER PROOF DUPLEX RECPTICAL OUTLET

ELECTRIC LEGEND
1/4" = 1'-0"

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19	3' - 0"	5' - 0"	ImpactGard Glass	JELD-WEN

DOOR SCHEDULE

Mark	Width	Height	Comments	Type Comments	Manufacturer
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GENERAL NOTES

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2. EXISTING STRUCTURE:
   (a) 3 CARPORT BAYS
   (b) 1 STORAGE ROOM
   (c) GROSS SF: 800 SF
3. NEW STRUCTURE:
   (a) 1 CARPORT BAY
   (b) 1 STORAGE ROOM
   (c) GROSS SF: 408 SF

4. NO CHANGE IN USE OR OCCUPANCY.

5. POOL SHALL BE EXCAVATED TO SPECIFICATIONS. SOIL REMOVED SHALL BE USED AS BACKFILL FOR BACKYARD REGRADING.

6. BACKYARD SHALL BE ELEVATED 1'-4" FROM EXISTING GRADE TO COMBAT FLOODING. NEW ELEVATED SURFACE SHALL BE FINISHED W/ PERMEABLE PAVERS TO PROVIDE PROPER DRAINAGE.

7. RETAINING WALL TO BE CONSTRUCTED TO SPECIFICATIONS.

8. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2017 6TH EDITION FLORIDA BUILDING CODE AS AMENDED AND ALL OTHER APPLICABLE LAWS.

9. NO HVAC WORK IS REQUIRED.

10. ALL ELECTRIC WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2014 NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE LAWS.

11. NO WORK AT SITE SHALL COMMENCE UNTIL PLAN HAS BEEN APPROVED AND PERMIT ISSUED BY THE ST. JOHNS COUNTY BUILDING SERVICES.

12. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLAN AT THE JOB SITE BEFORE COMMENCING ANY WORK.

13. DOORS & WINDOWS
   (a) ALL DOORS & WINDOWS ARE TO BE SALVAGED FROM EXISITING GARAGE DURING DEMO PHASE AND REUSED IN NEW CONSTRUCTION.

14. TRUSS MANUFACTURER TO PROVIDE REQUIRED TRUSS DESGIN DRAWINGS IN COMPLIANCE WITH SEC. R802.10.

JUSTIN ACEVEDO

19 Firelight Ln
Easley, SC 29642

jaacevedo565@gmail.com

(864)-752-7473

No.	Description	Date

MICHAEL SKJERNING RESIDENCE

165 CORDOVA ST, ST. AUGUSTINE, FL 32084

COVER SHEET

Project number	001
Date	2/15/2021
Drawn by	Justin Acevedo
Checked by	

A100

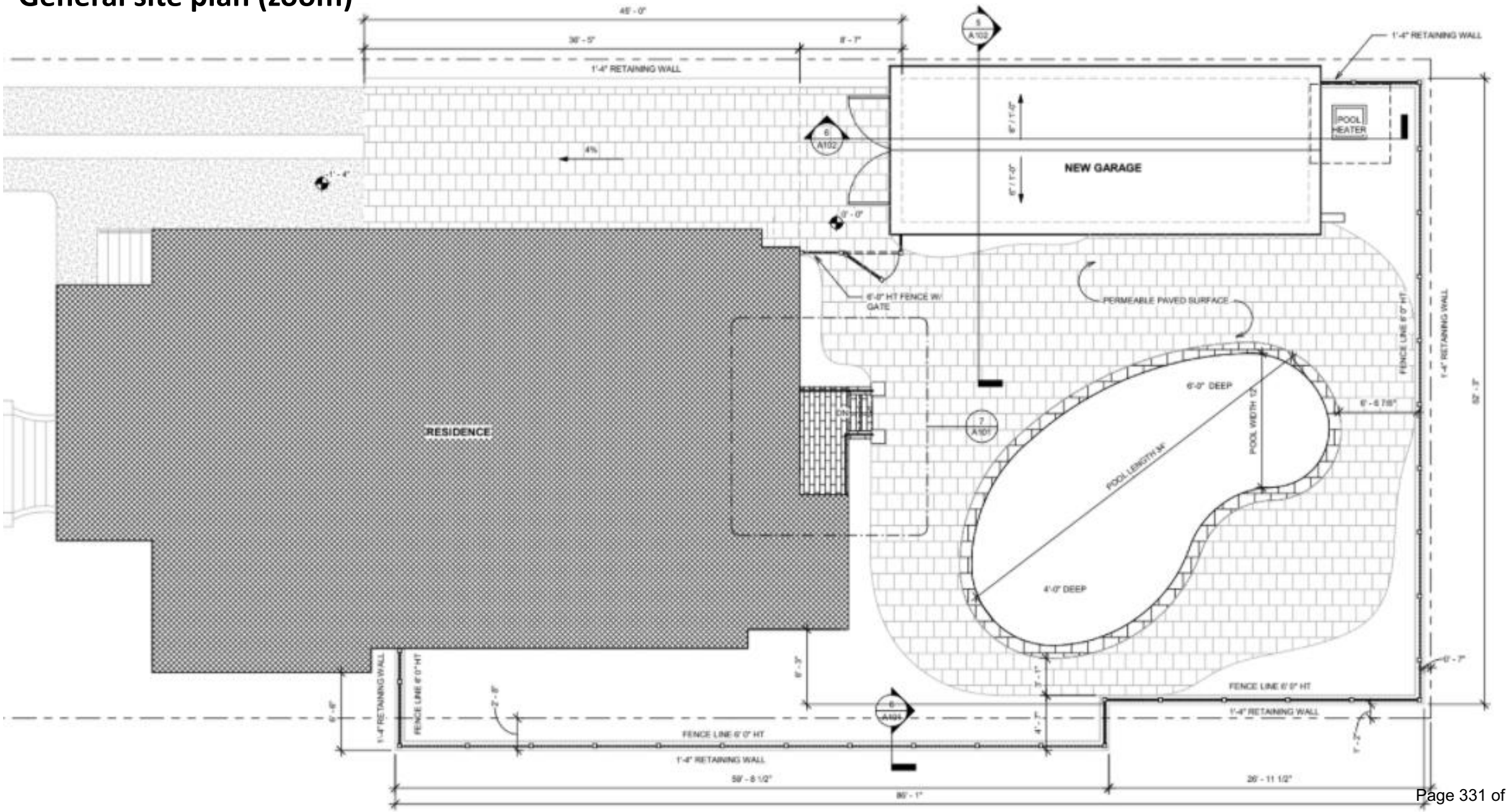
Scale: As indicated

2/26/2021 12:13:13 PM

Ref. # A through E – Project description

General site plan (zoom)

Received March 8, 2021
Planning & Building Department



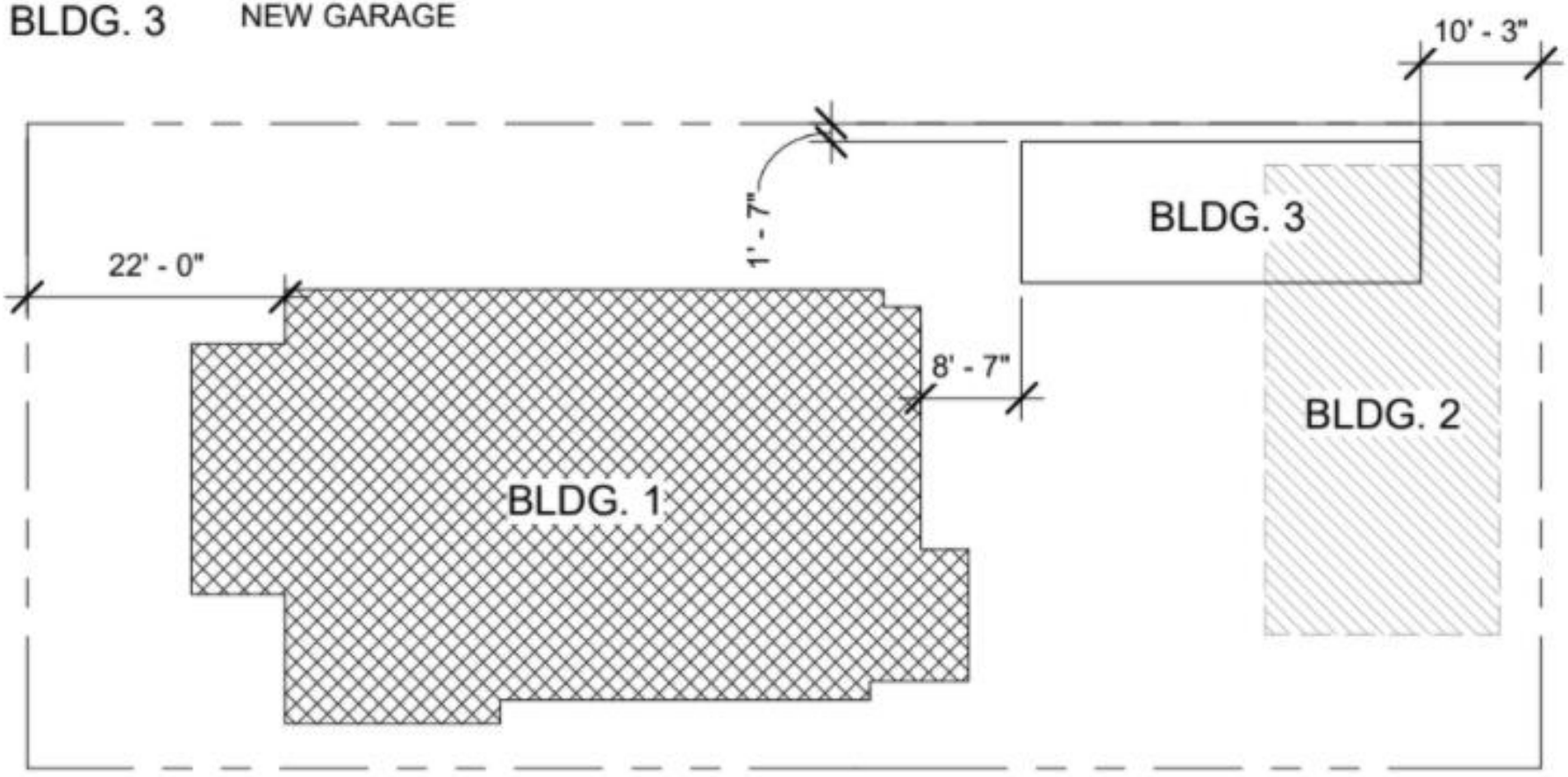
Ref. # A through E – Project description
Scaled Site plan (building relative to each other)

Received March 8, 2021
Planning & Building Department

BLDG. 1 EXISTING RESIDENCE

BLDG. 2 EXISTING GARAGE (TO BE DEMOLISHED)

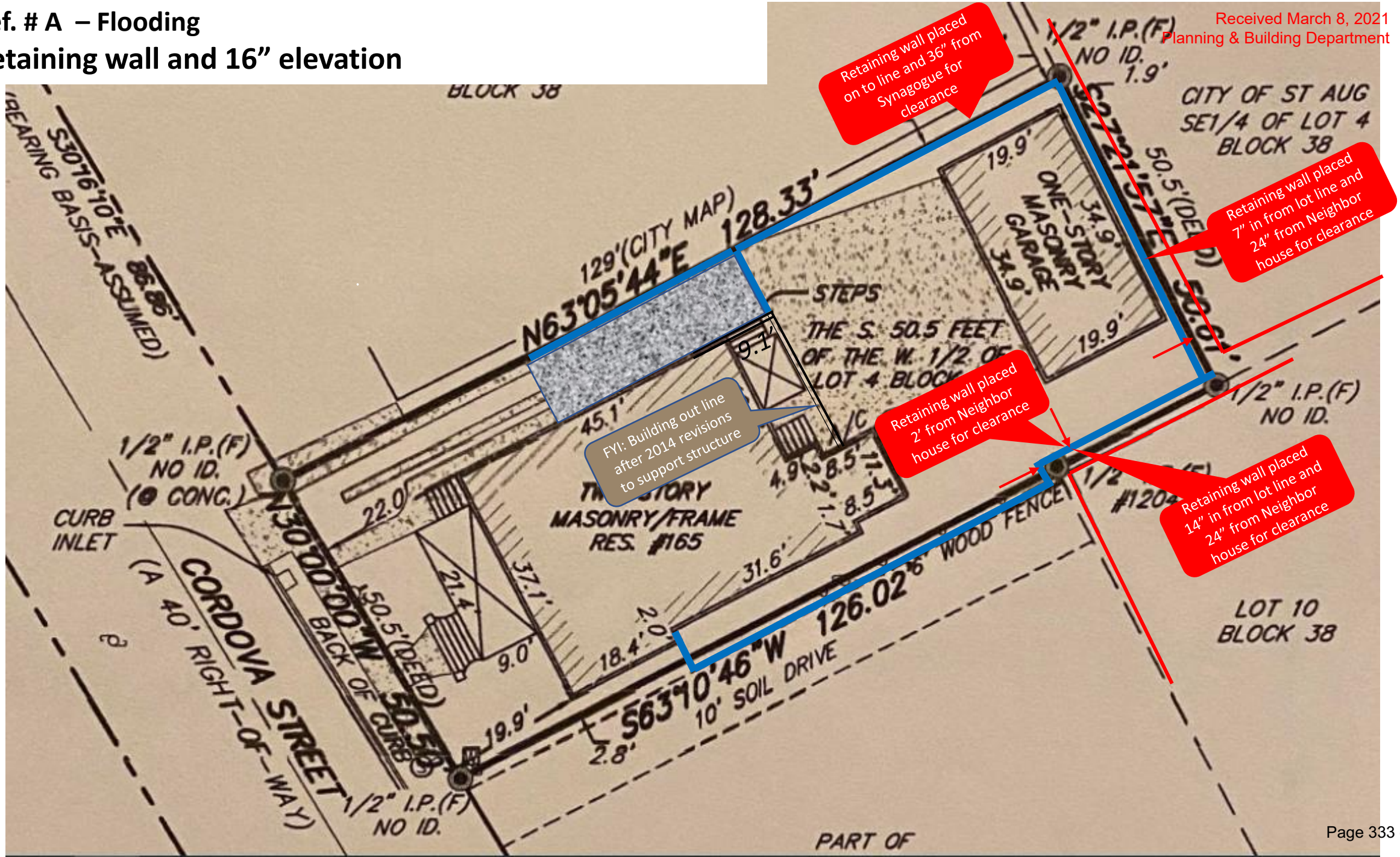
BLDG. 3 NEW GARAGE



Ref. # A – Flooding

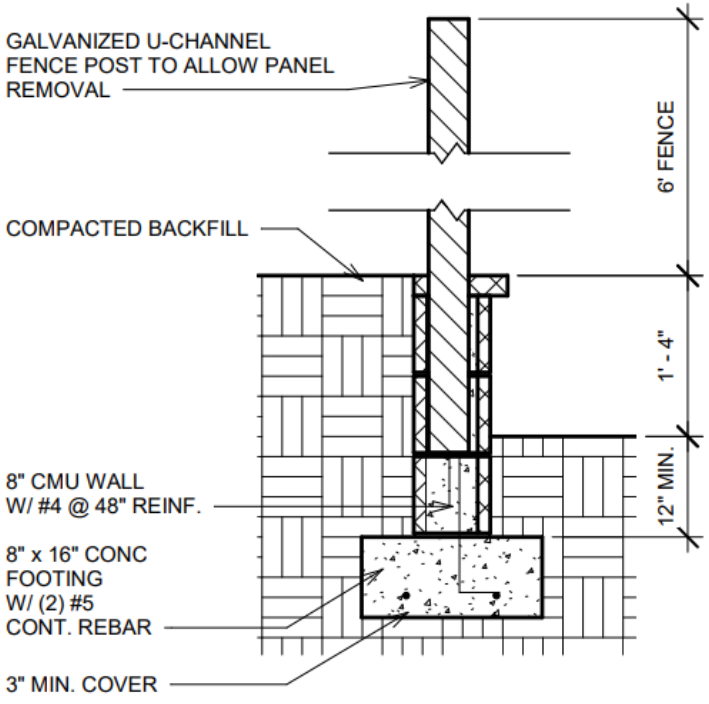
Retaining wall and 16” elevation

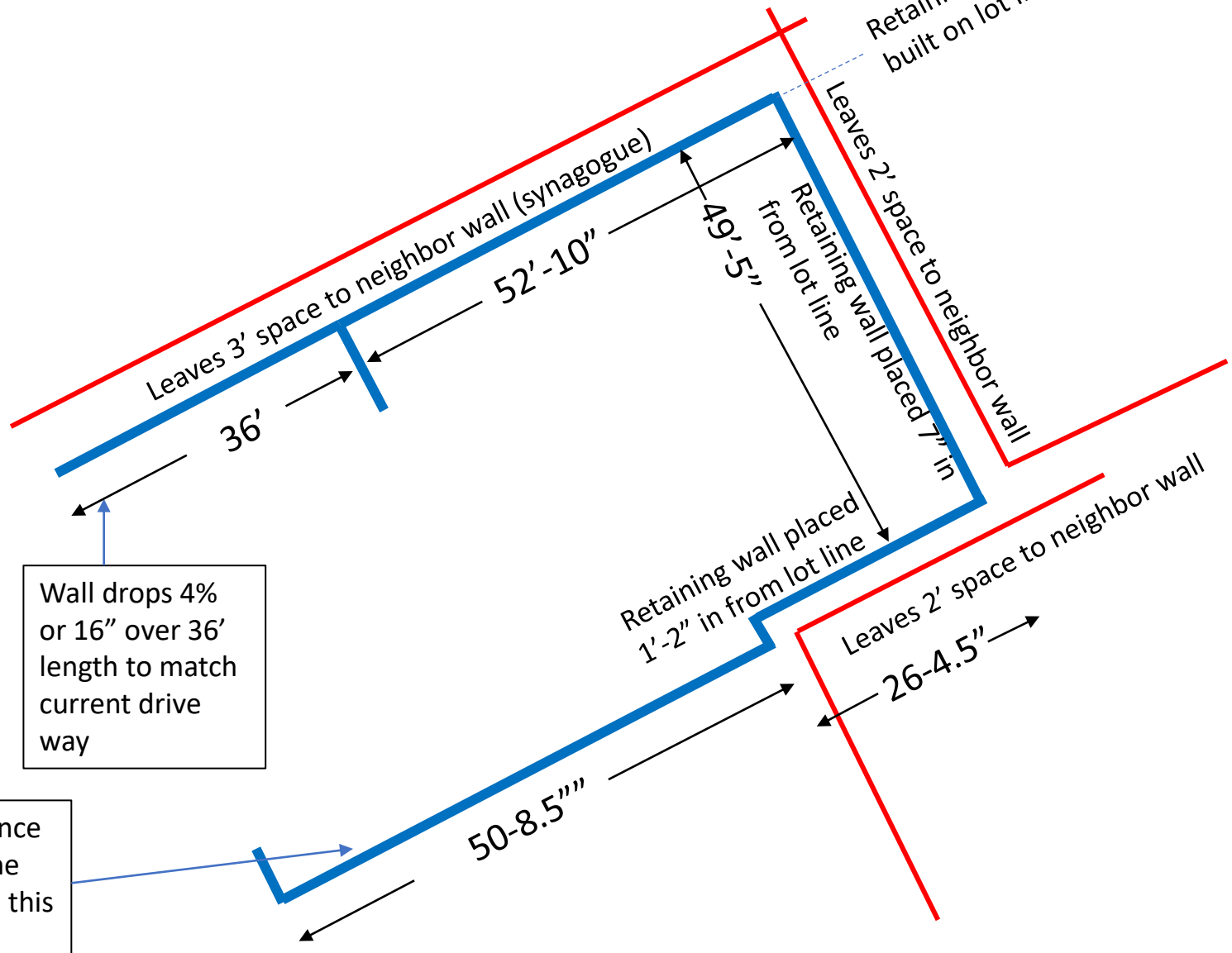
Received March 8, 2021
Planning & Building Department



Ref. # A – Flooding
Retaining wall and 16” elevation

Received March 8, 2021
Planning & Building Department





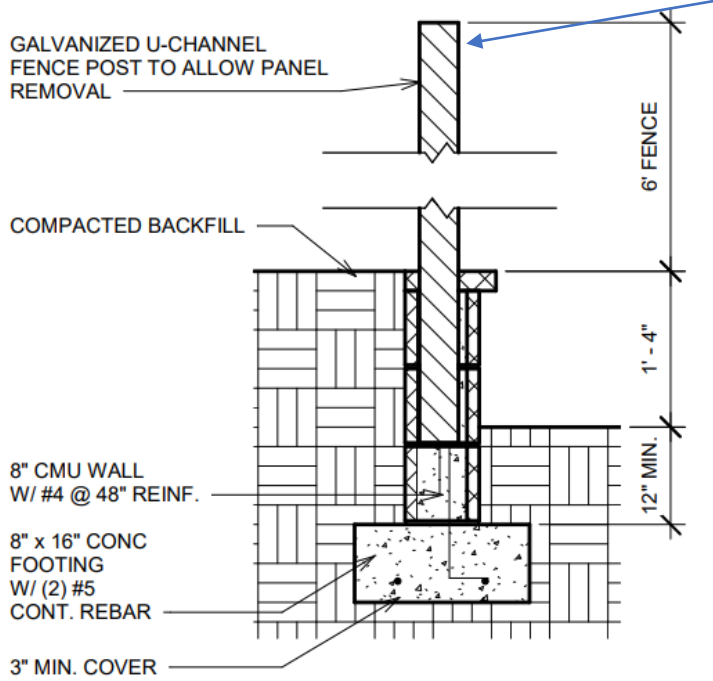
Wall drops 4% or 16” over 36’ length to match current drive way

Wall and fence replacing the old fence in this area

Received March 8, 2021
Planning & Building Department

Ref # B: Replacing existing- and where applicable adding a new 6 foot tall fence in the perimeter of the elevated backyard (see slide 7)

Fence stain:
Ready Seal
Color:
Natural cedar



$29.97

BUY 20 GET 25% OFF

★★★★★ 28

Master Halco
3-1/2-in x 3-1/2-in W x 7-1/2-ft H Galvanized Steel Wood Fence…

Model #633663

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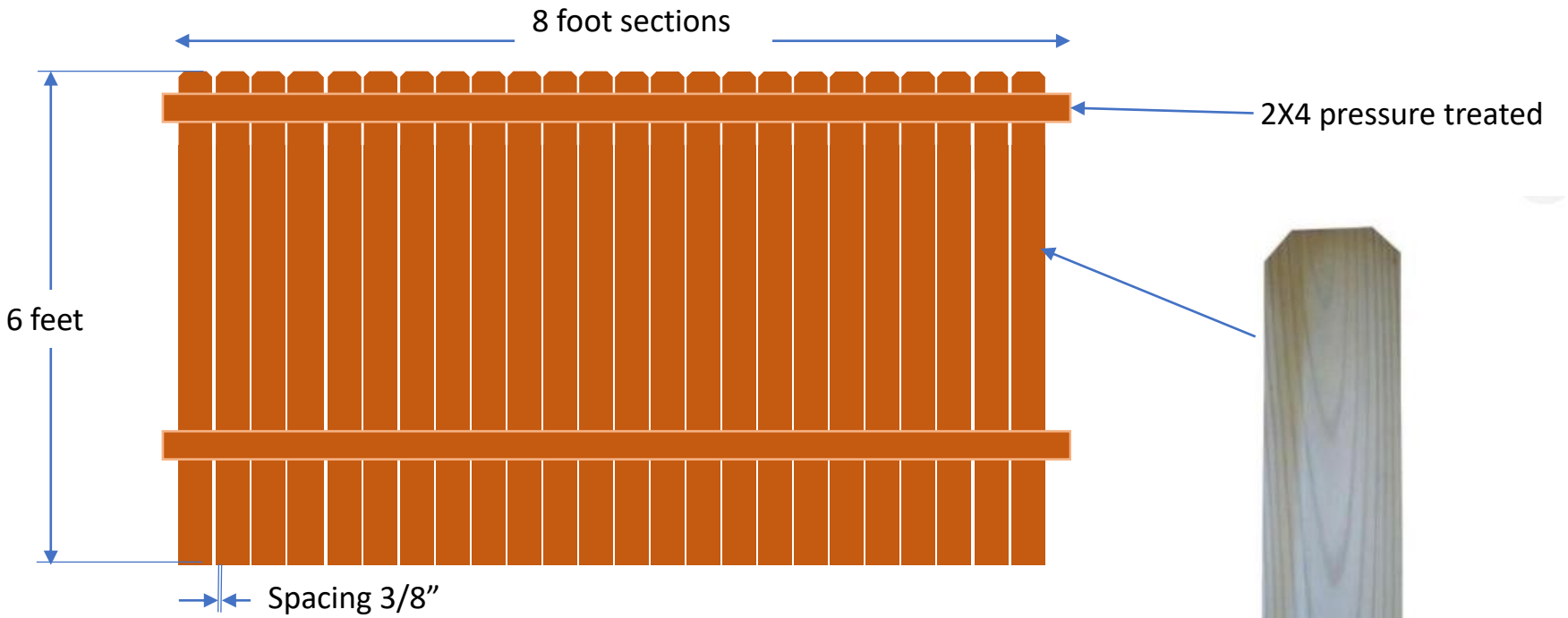
Ref # B: Replacing existing- and where applicable adding a new 6 foot tall fence in the perimeter of the elevated backyard

Fence section dimension



5/8 in. x 5-1/2 in. x 6 ft. Pressure-Treated Pine Dog-Ear Fence Picket

Ref. # C – New garage

Plan

Received March 8, 2021
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Door Schedule			
Mark	Width	Height	Comments
7	9' - 0"	7' - 0"	Existing (Salvaged)
8	4' - 0"	7' - 0"	Existing (Salvaged)

Window Schedule			
Mark	Width	Height	Comments
18	2' - 6"	5' - 0"	Existing (Salvaged)
19	3' - 0"	5' - 0"	Existing (Salvaged)

DUPLEX RECEPTICAL OUTLET
ELECTRICAL PANEL
SWITCH
CEILING MOUNTED LIGHT
WALL MOUNTED LIGHT OUTLET
WEATHER PROOF DUPLEX RECEPTICAL OUTLET

1 Electric Legend
1/4" = 1'-0"

EXISTING DOOR
PROPOSED NEW DOOR FROM MASTER BEDROOM

2 Back Stair Plan
1/4" = 1'-0"

NOTES:
TRUSS DRAWINGS TO BE PROVIDED BY TRUSS MANUFACTURER PER CODE

2 x 4 KING POST TRUSSES
2 x 6 OUTRIGGERS @ 2-2 1/4" O.C.

3 Roof Plan
1/4" = 1'-0"

CAR PORT
STORAGE

4 Electric Plan
1/4" = 1'-0"

CAR PORT
STORAGE

1 New Garage Floorplan
1/4" = 1'-0"

GALVANIZED U-CHANNEL FENCE POST TO ALLOW PANEL REMOVAL
6' FENCE
PERMEABLE PAVER
GRAVEL FILL
4" BASE ROCK
8" CMU WALL W/ #4 @ 48" REINF.
8" x 16" CONC. FOOTING W/ (2) #5 CONT. REBAR
3" MIN. COVER

6 Typ. CMU Retaining Wall Detail
3/4" = 1'-0"

CONC. WALL CAP
8" CMU WALL W/ STUCCO FINISH W/ #5 @ 48" REINF.
LAP REINF. 20" MIN
8" CMU FOUNDATION WALL W/ #4 @ 48" REINF.
8" x 16" CONC. FOOTING W/ (2) #5 CONT. REBAR
3" MIN. COVER

5 Typ. 4'-0" CMU Wall Detail
3/4" = 1'-0"

36' - 0"
12' - 0"
2' - 2 1/16"

3 Foundation Plan
1/4" = 1'-0"

JUSTIN ACEVEDO
19 Firelight Ln
Easley, SC 29642
jacevedo585@gmail.com
(864)-752-7473

No.	Description	Date

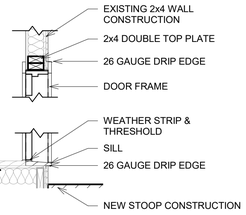
MICHAEL SKJERNING RESIDENCE
165 CORDOVA ST, ST. AUGUSTINE, FL 32084

PLAN

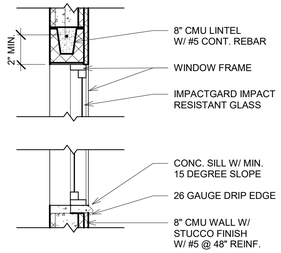
Project number	001
Date	2/15/2021
Drawn by	Justin Acevedo
Checked by	

A101

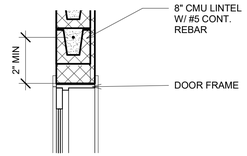
Scale: As indicated



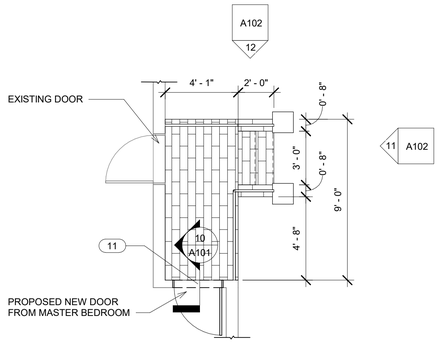
10 BLDG. 1 DOOR DETAIL
3/4" = 1'-0"



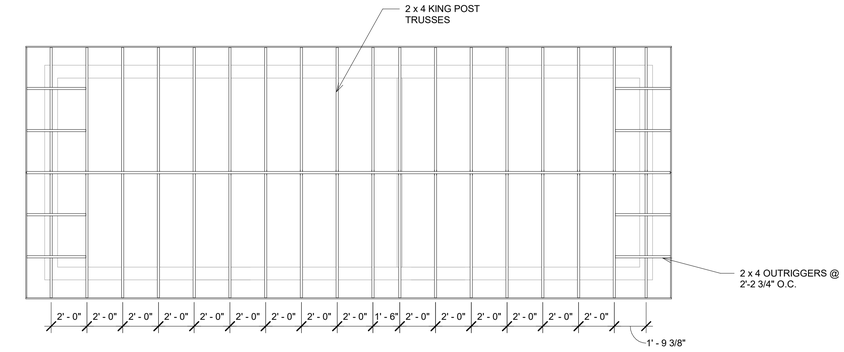
8 TYP. WINDOW DETAIL
3/4" = 1'-0"



9 BLDG. 3 DOOR DETAIL
3/4" = 1'-0"



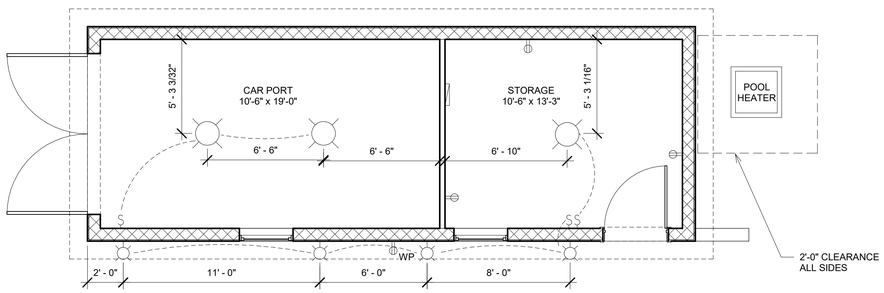
7 BLDG. 1 BACK STAIR PLAN
1/4" = 1'-0"



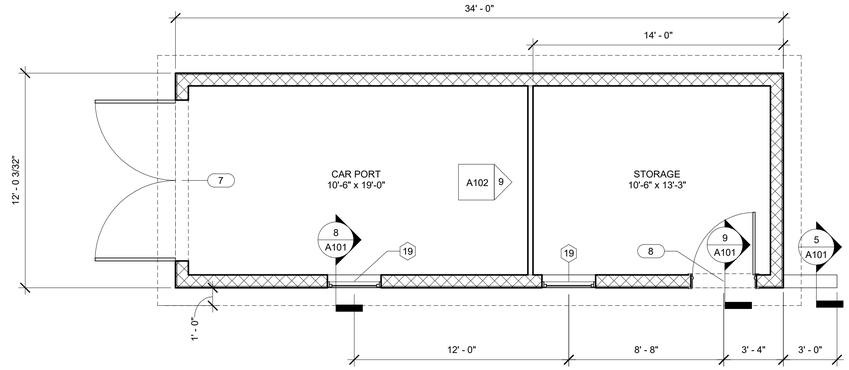
2 Roof Plan
1/4" = 1'-0"

NOTES:

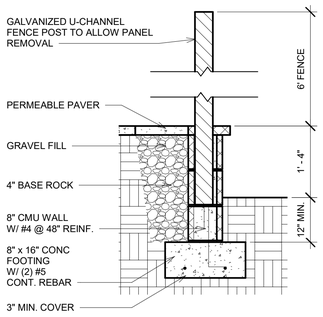
TRUSS DRAWINGS TO BE PROVIDED BY TRUSS MANUFACTURER PER CODE



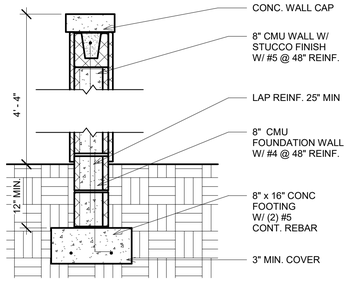
4 BLDG. 3 ELECTRIC PLAN
1/4" = 1'-0"



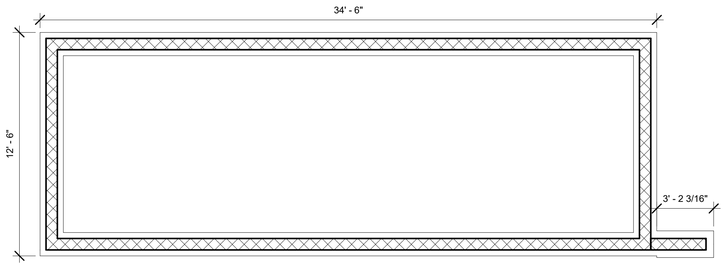
1 BLDG. 3 FLOOR PLAN
1/4" = 1'-0"



6 TYP. CMU RETAINING WALL DETAIL
3/4" = 1'-0"



5 TYP. 4'-0" WALL SECTION
3/4" = 1'-0"



3 BLDG. 3 FOUNDATION PLAN
1/4" = 1'-0"

JUSTIN ACEVEDO

19 Firelight Ln
Easley, SC 29642

jaacevedo565@gmail.com

(864)-752-7473

No.	Description	Date

MICHAEL SKJERNING RESIDENCE

165 CORDOVA ST, ST. AUGUSTINE, FL 32084

PLAN

Project number	001
Date	2/15/2021
Drawn by	Justin Acevedo
Checked by	

A101

Scale: As indicated

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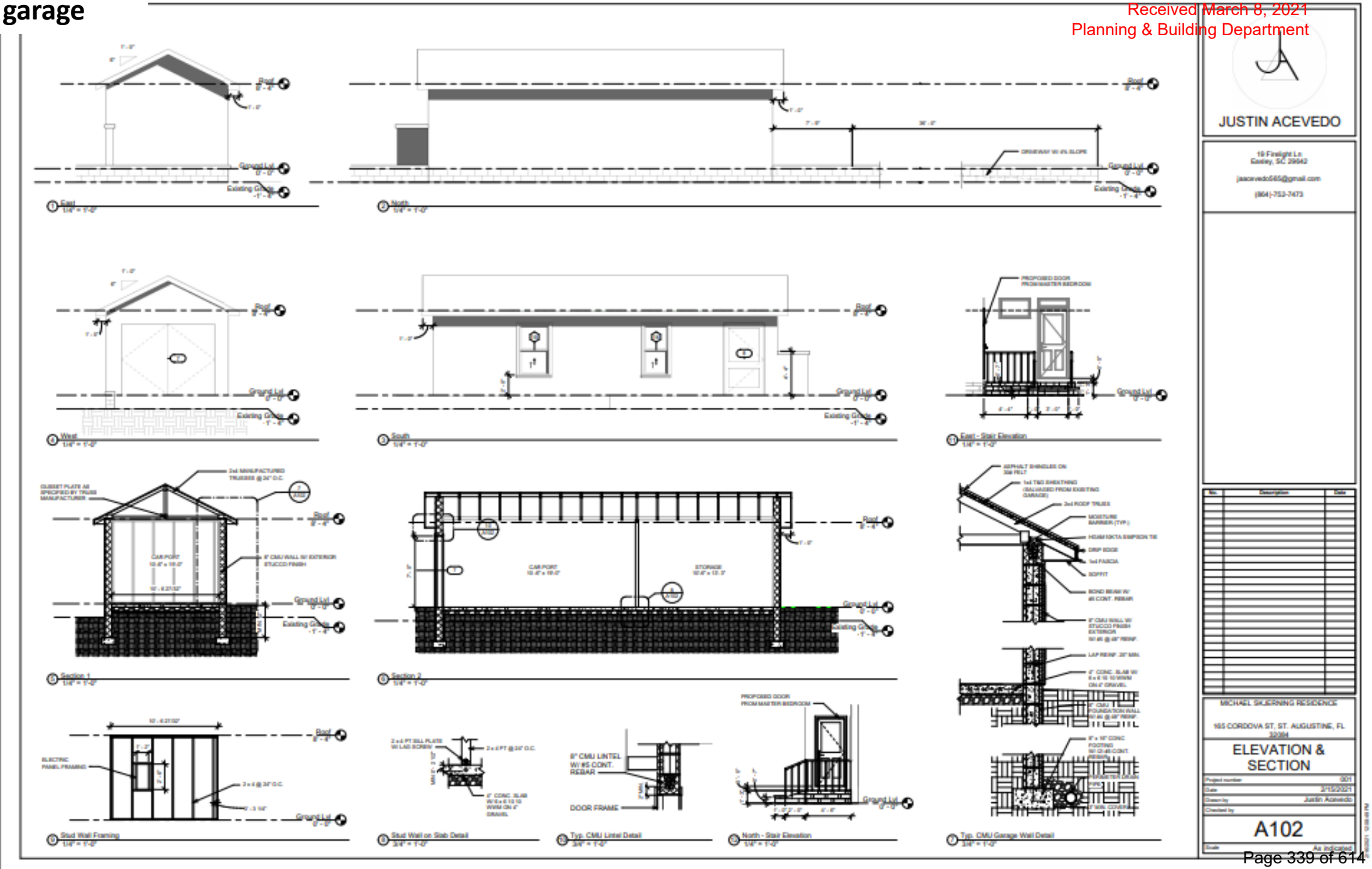
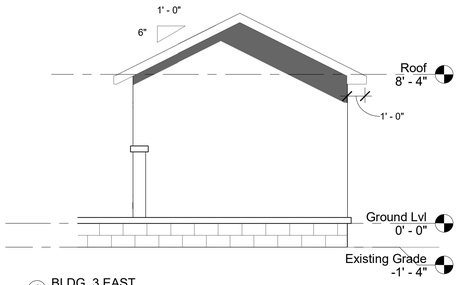
Ref. # C – New garage

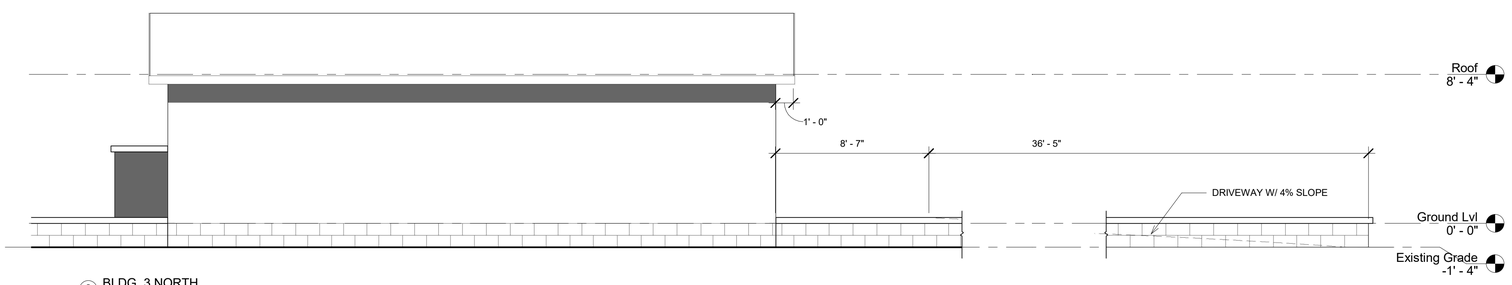
Elevation & Section

Received March 8, 2021
Planning & Building Department

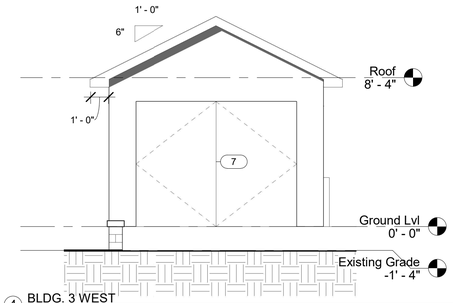




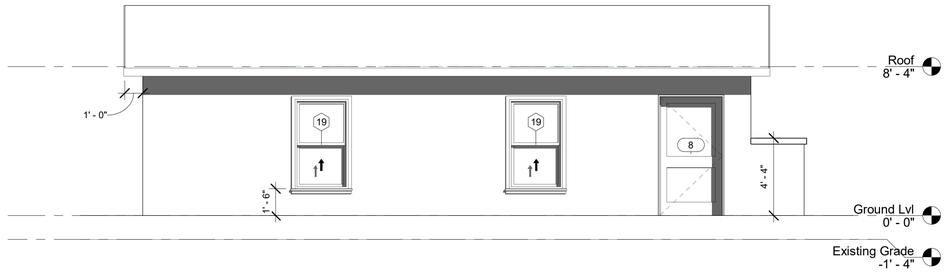
1 BLDG. 3 EAST
1/4" = 1'-0"



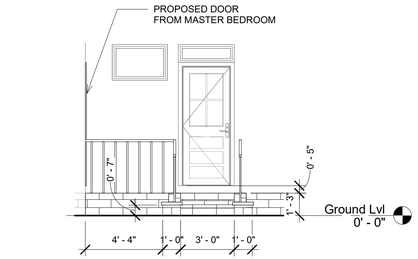
2 BLDG. 3 NORTH
1/4" = 1'-0"



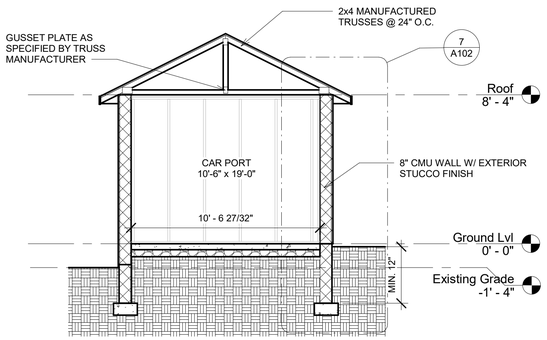
4 BLDG. 3 WEST
1/4" = 1'-0"



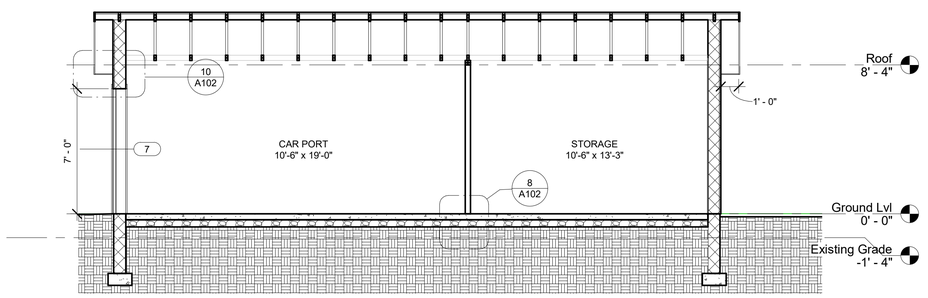
3 BLDG. 3 SOUTH
1/4" = 1'-0"



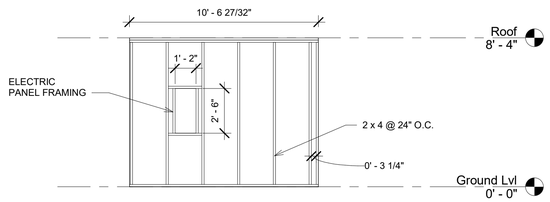
11 BLDG. 1 EAST - BACK STAIR
1/4" = 1'-0"



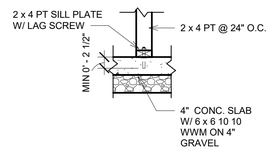
5 BLDG. 3 SECTION 1
1/4" = 1'-0"



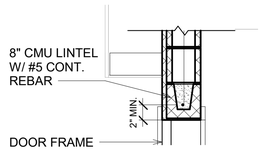
6 BLDG. 3 SECTION 2
1/4" = 1'-0"



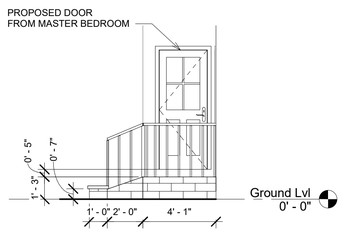
9 BLDG. 3 STUD WALL FRAMING
1/4" = 1'-0"



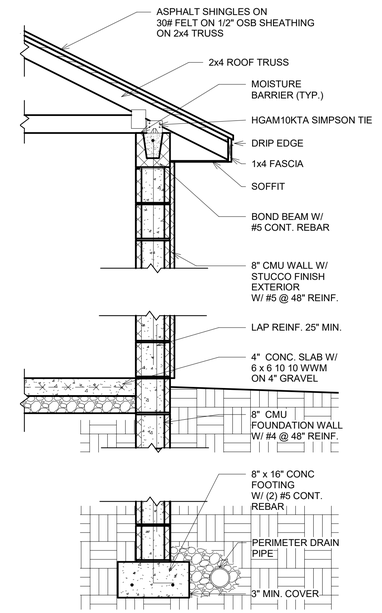
8 TYP. STUD WALL DETAIL
3/4" = 1'-0"



10 TYP. CMU GARAGE DOOR DETAIL
3/4" = 1'-0"



12 BLDG. 1 NORTH - BACK STAIR
1/4" = 1'-0"



7 TYP. CMU GARAGE WALL SECTION
3/4" = 1'-0"

JUSTIN ACEVEDO

19 Firelight Ln
Easley, SC 29642

jaacevedo565@gmail.com

(864)-752-7473

No.	Description	Date

MICHAEL SKJERNING RESIDENCE

165 CORDOVA ST, ST. AUGUSTINE, FL 32084

ELEVATION & SECTION

Project number	001
Date	2/15/2021
Drawn by	Justin Acevedo
Checked by	

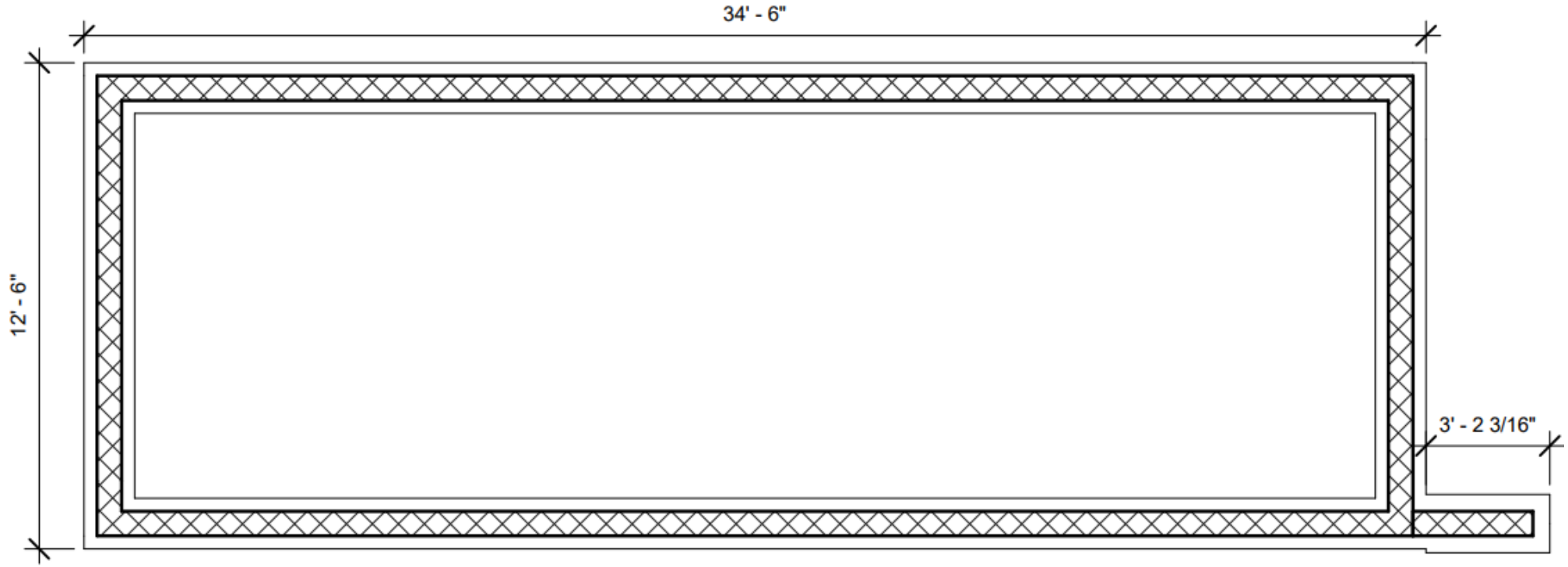
A102

Scale	As indicated

2/26/2021 12:13:31 PM

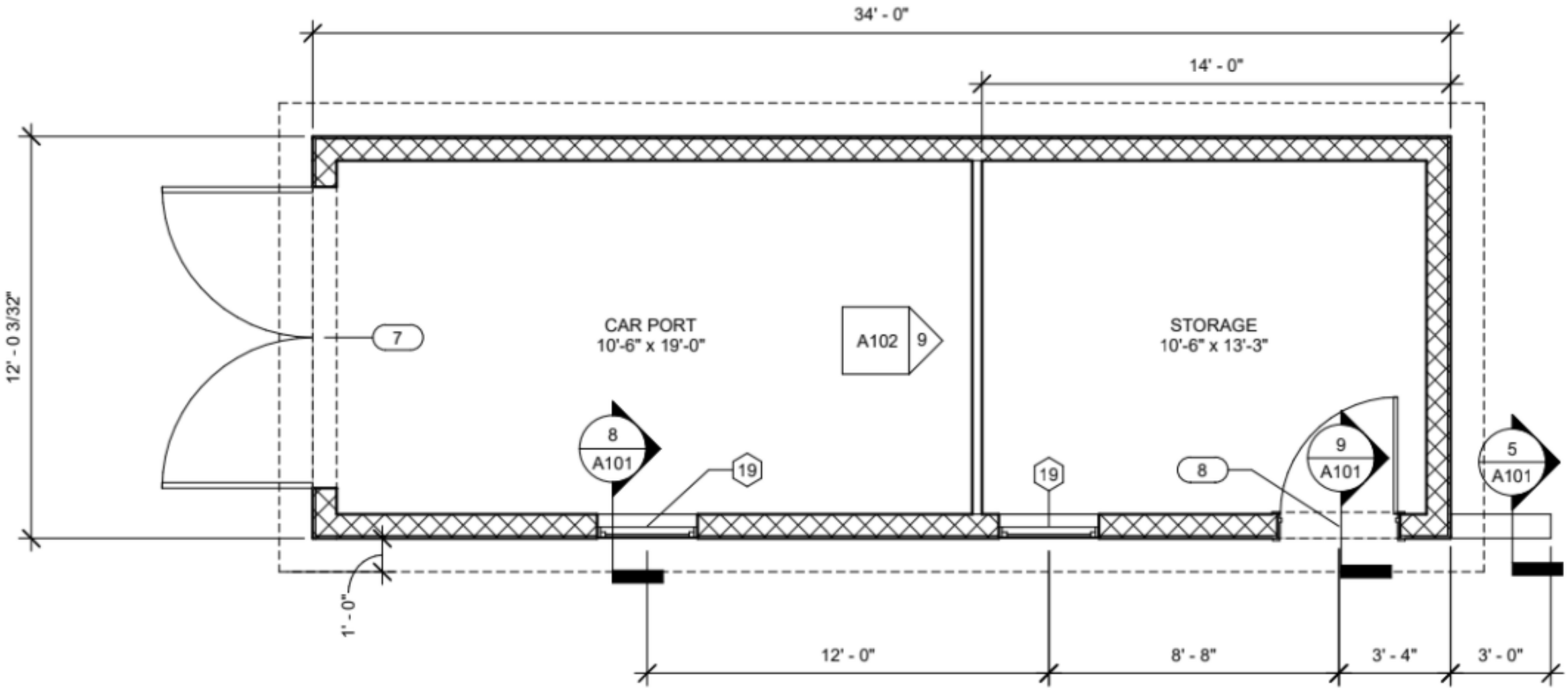
Ref. # C – New garage
Foundation

Received March 8, 2021
Planning & Building Department



Ref. # C – New garage
Floor plan

Received March 8, 2021
Planning & Building Department

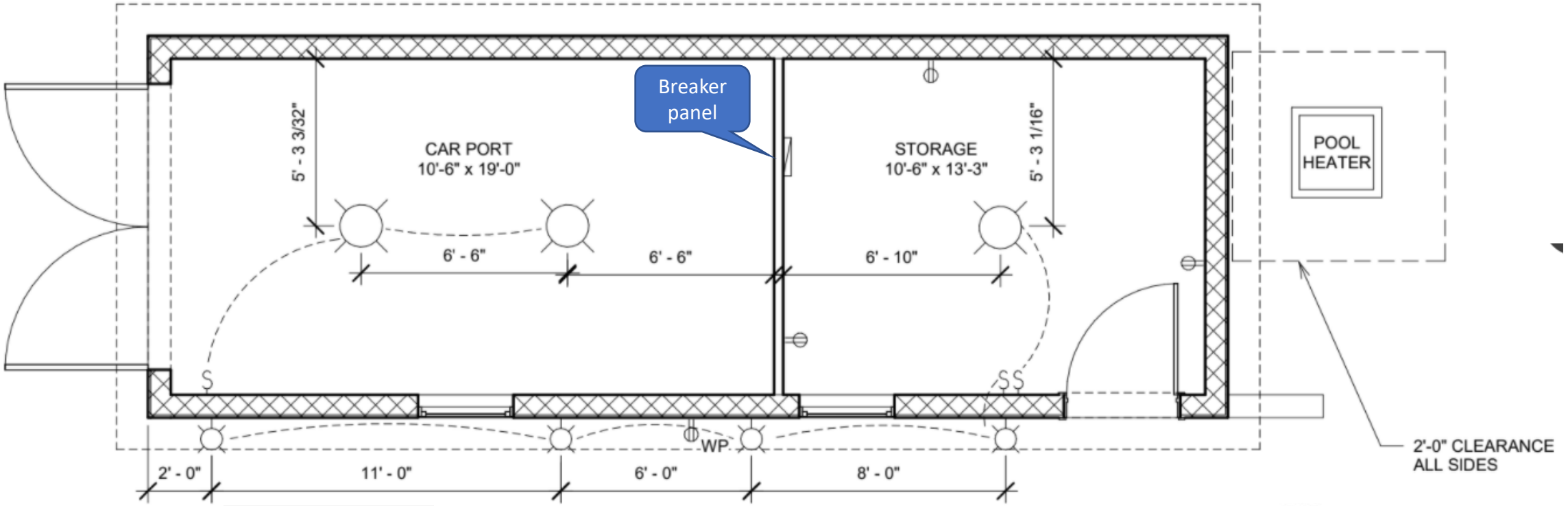


Ref. # C – New garage

Electric plan

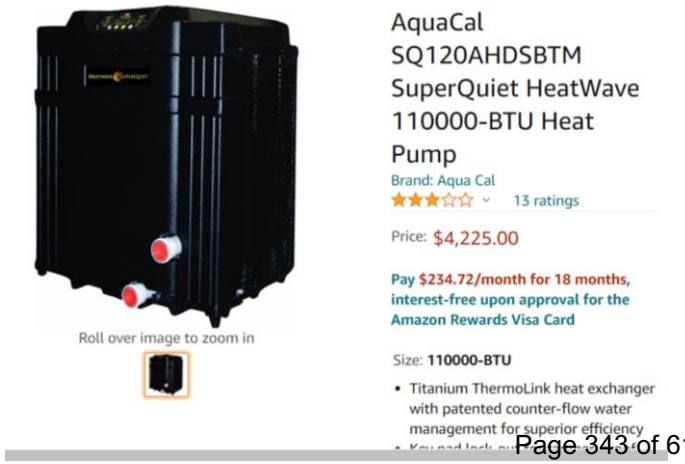
Note: All out-door lighting will be a soft white glow

Received March 8, 2021
Planning & Building Department



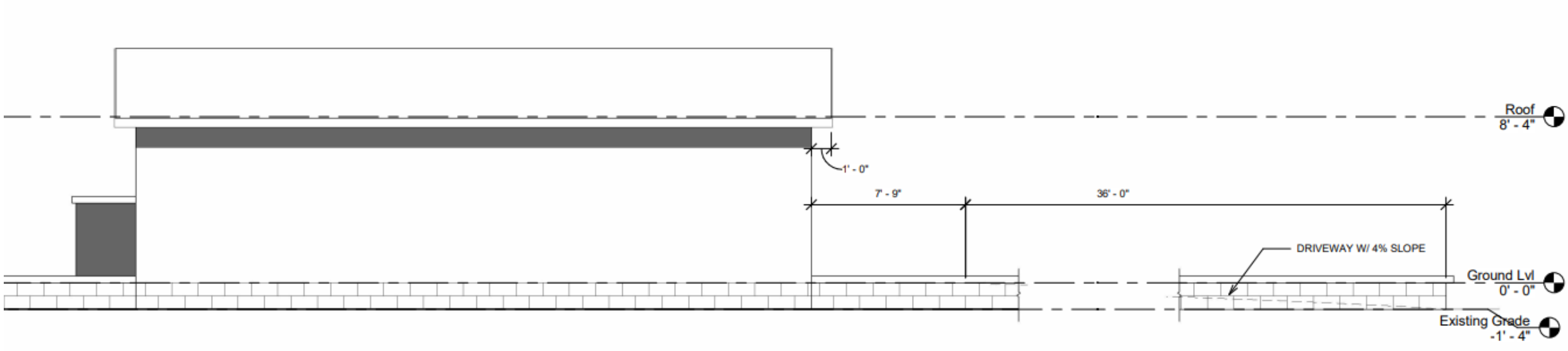
3x Outdoor lighting

SuperQuiet Pool Heat Pump



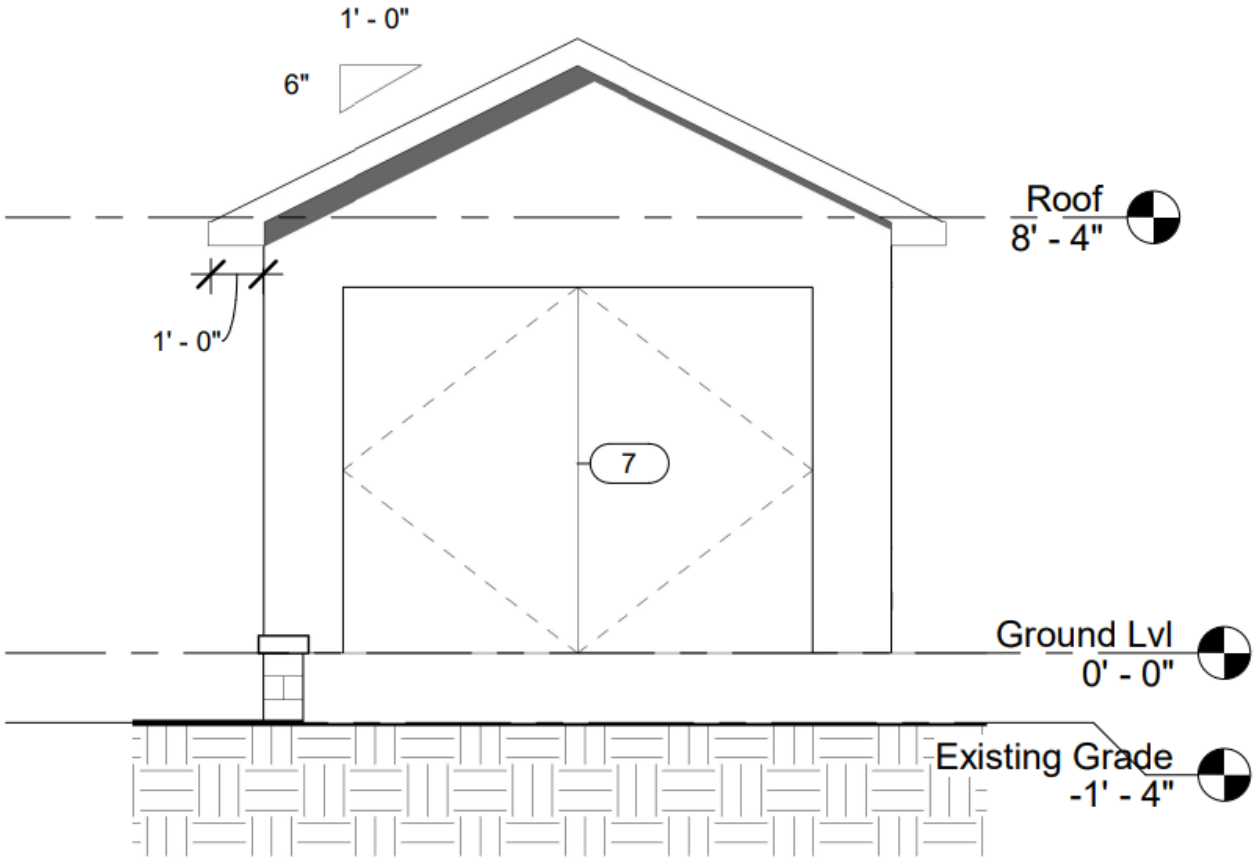
Ref. # C – New garage
Garage facing north (towards Synagogue)

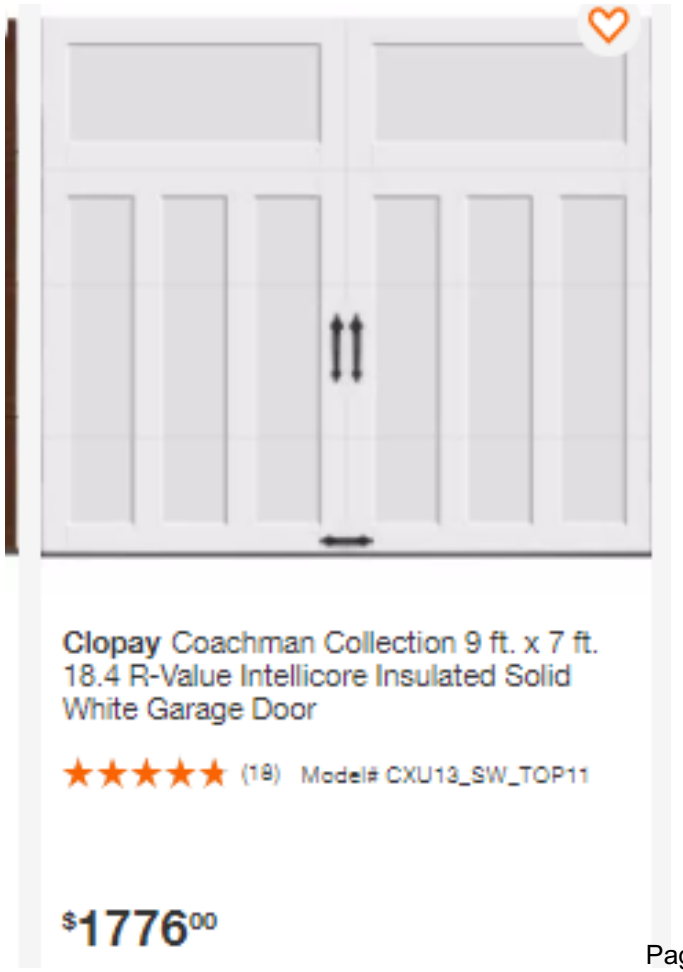
Received March 8, 2021
Planning & Building Department



Ref. # C – New garage
Garage facing west (to Cordova Street)

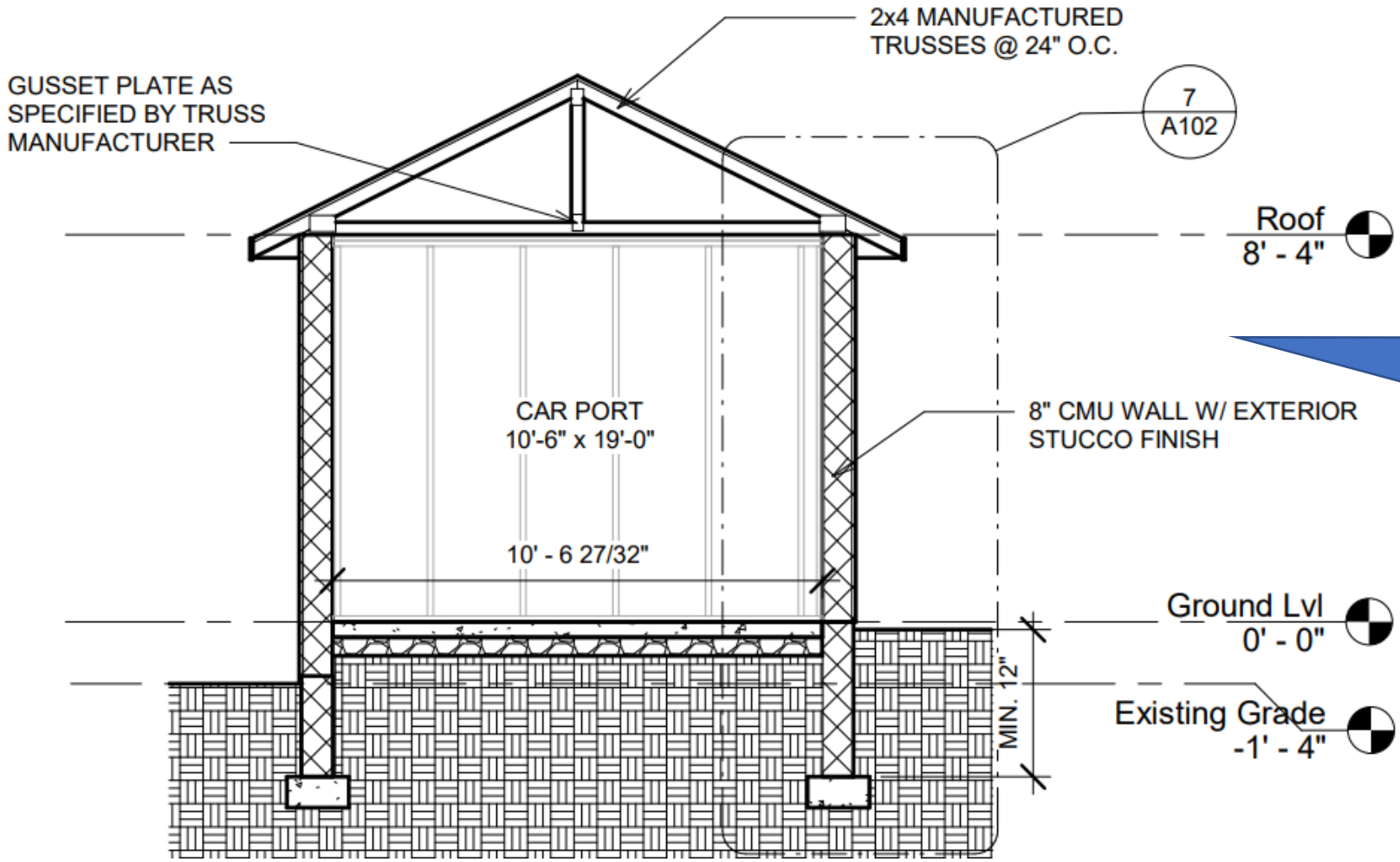
Received March 8, 2021
Planning & Building Department





Ref. # C – New garage
Garage facing west – sectional view and colors

Received March 8, 2021
Planning & Building Department



Stucco finish and to be painted in the same yellow color as the house.
All white trim as well as garage and access door same white color as house

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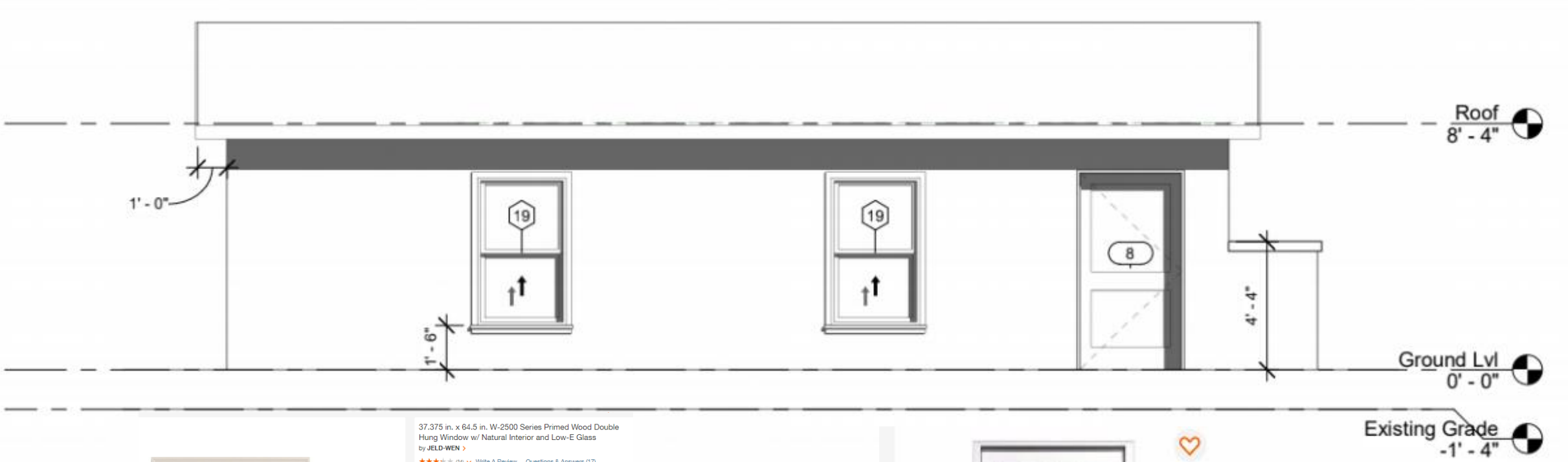
Ref. # C – New garage
Garage facing south (towards yard)



37.375 in. x 64.5 in. W-2500 Series Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass
by JELD-WEN
Write A Review Questions & Answers (17)

- White wood double hung window includes brickmould frame
- Double hung window includes energy efficient Low-E Annealed glass
- AuraLast pine protects against wood rot & termites for 20 years
- See More Details

$315.13

OR

$53.00 per month* suggested payments with 6 months* financing on this $315.13 purchase*
Apply for a Home Depot Consumer Card

Width (in.) x Height (in.): 37.375 x 64.5
37.375 x 64.5

2x Wood windows – no clad
Will meet Florida Building Code

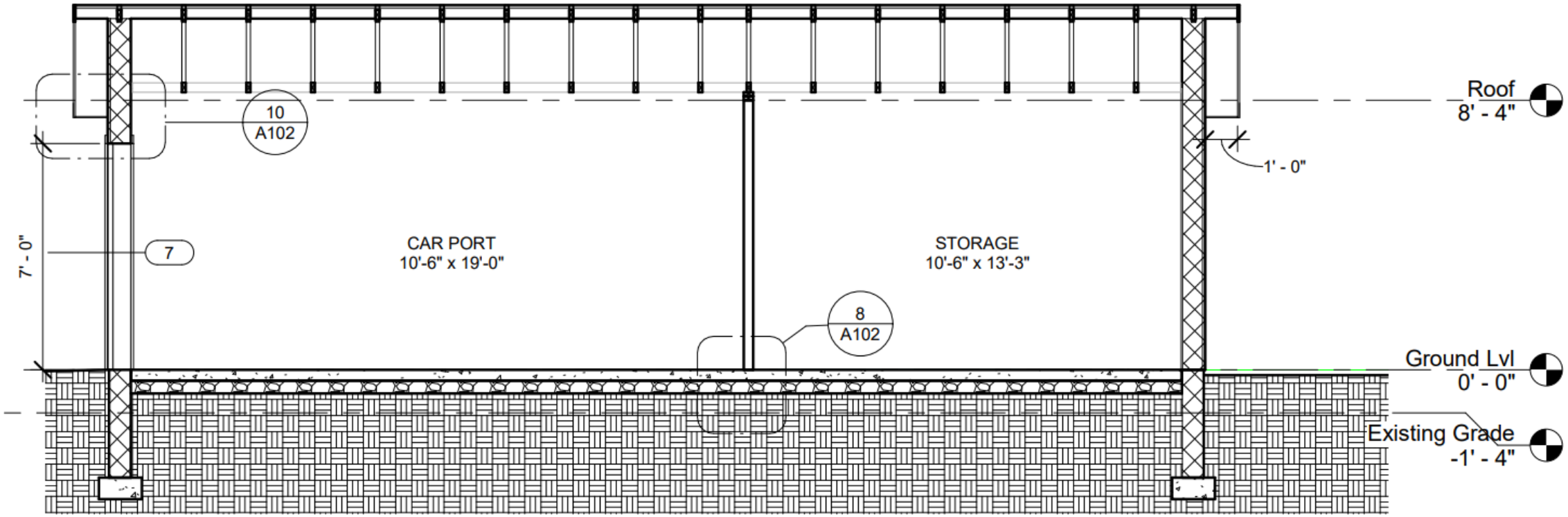
Pacific Entries Cottage 42 in. x 80 in. White Right Hand Inswing Clear 8-Lite 2-Panel Painted Wood Prehung Entry Door
Model# W28R

$1815.07

1x 42 inch wood door
Right swing

Ref. # C – New garage
Garage facing south – sectional view

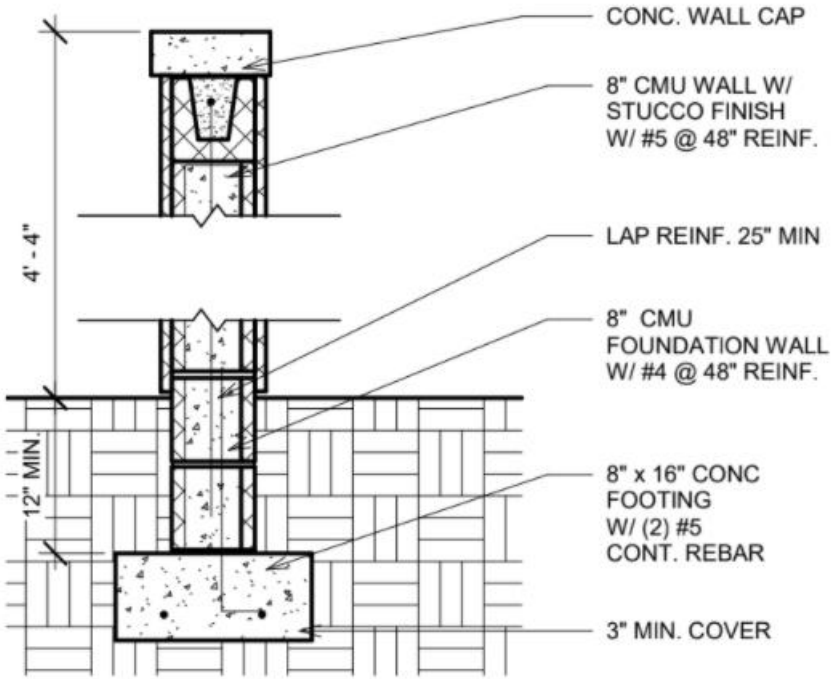
Received March 8, 2021
Planning & Building Department

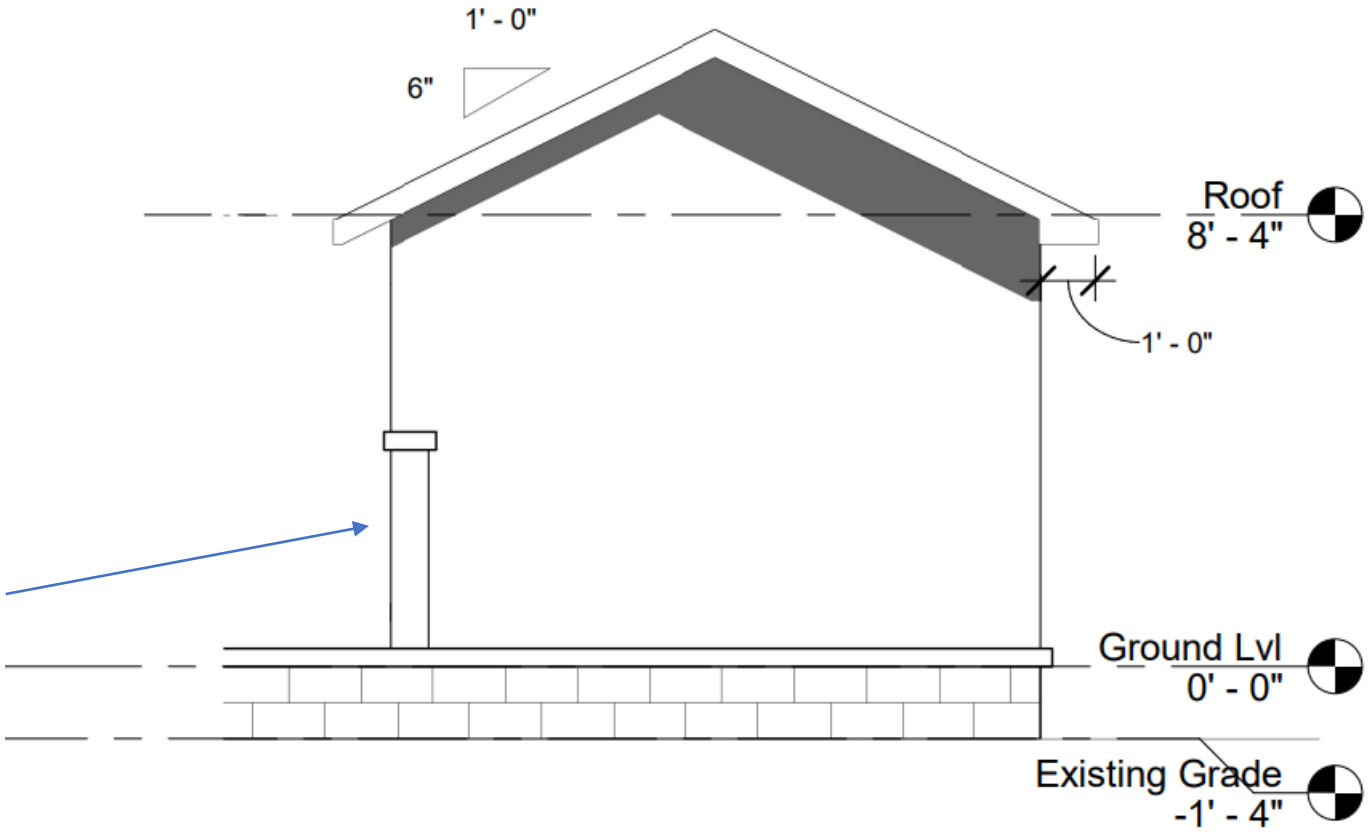


Ref. # C – New garage
Garage facing east

Received March 8, 2021
Planning & Building Department

Detail 4’-4” tall by 3’ long wall shielding the pool equipment



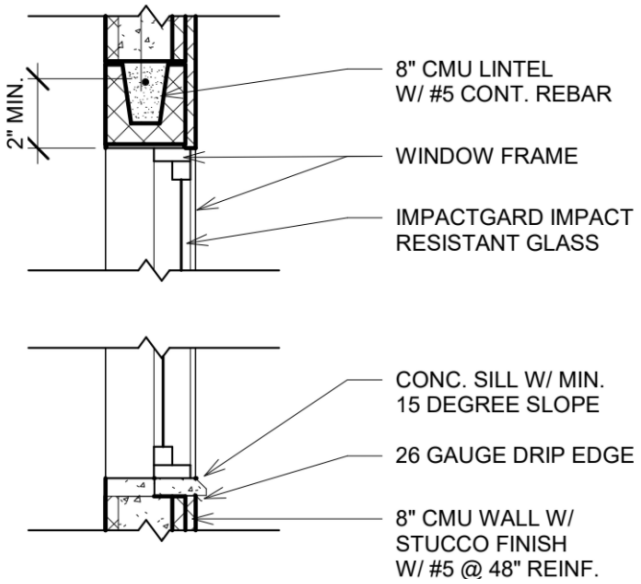


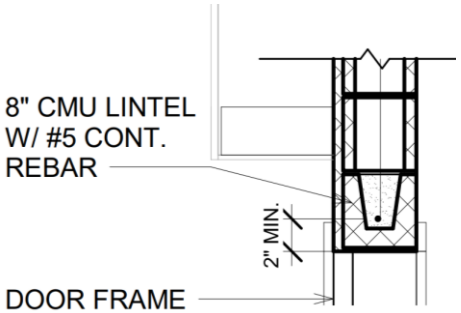
Received March 8, 2021
Planning & Building Department

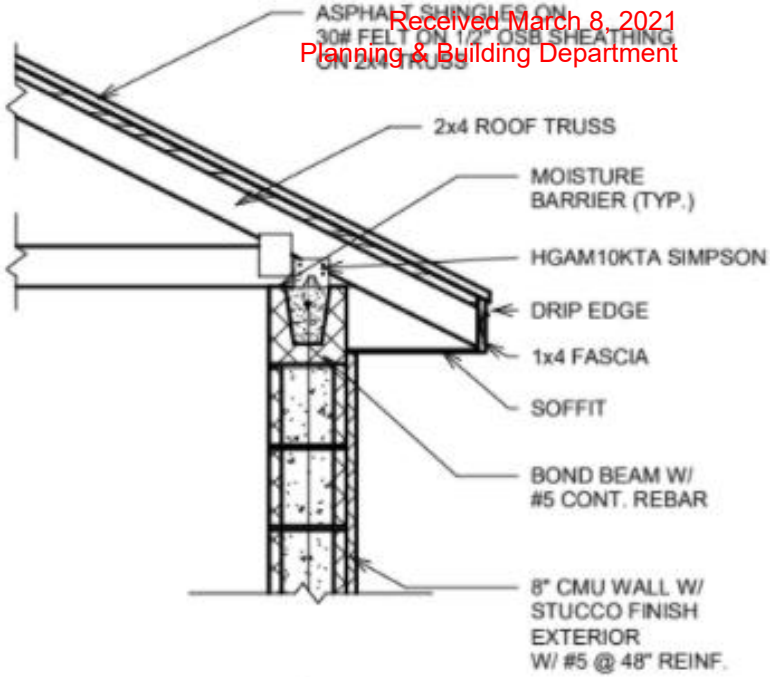
Ref. # C – New garage

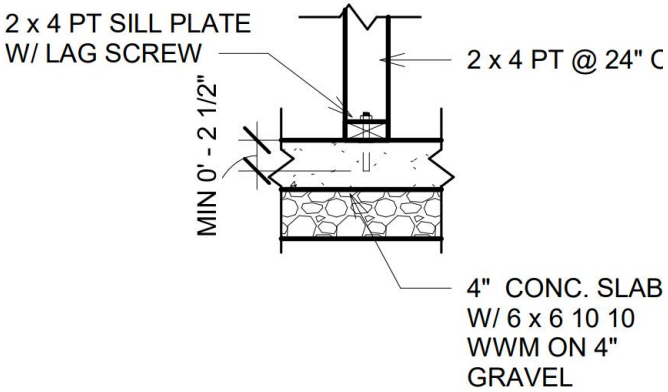
Garage wall section + window/door section and stud detail

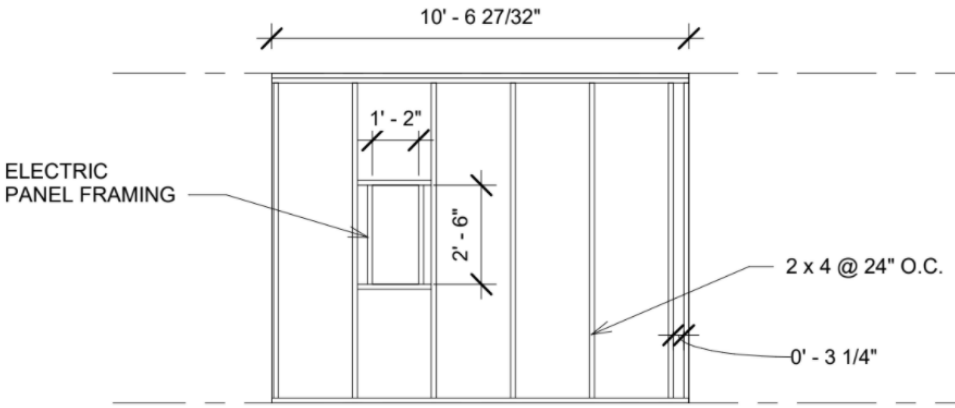
(dividing garage and storage)

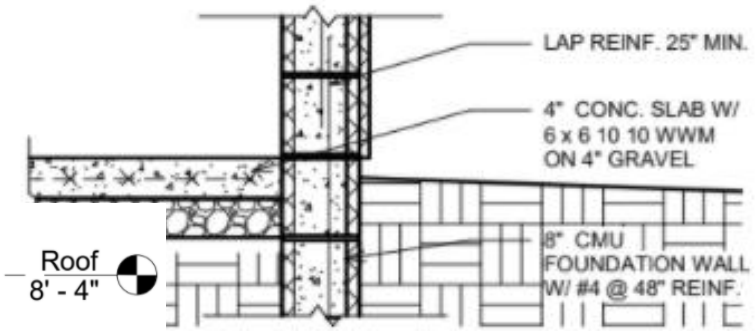


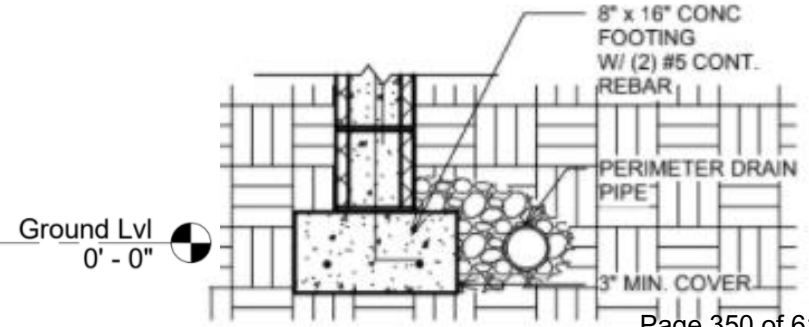




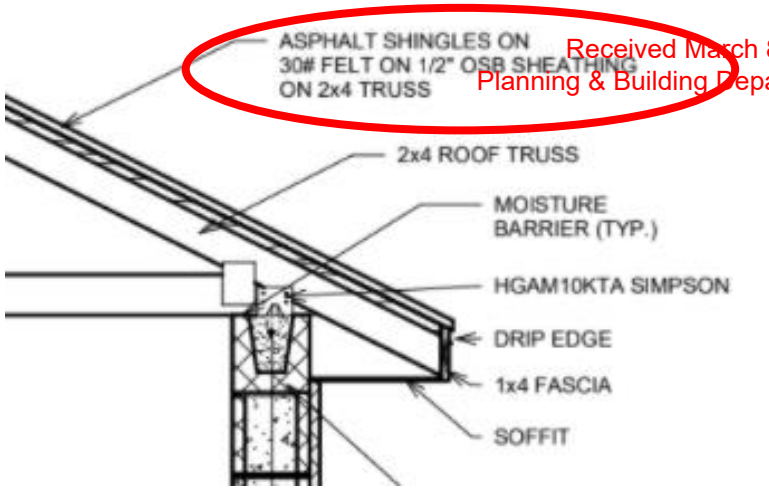








Ref. # C – New garage
Asphalt Shingles - detail



Received March 8, 2021
Planning & Building Department

PRODUCT INFORMATION SHEET

Royal Sovereign® Shingles

English: (12" X 36" Shingles)

Beauty And Performance Meet Affordability

Color: Weathered Gray

PRODUCT INFORMATION

"Professional contractors depend on Royal Sovereign® Shingles"

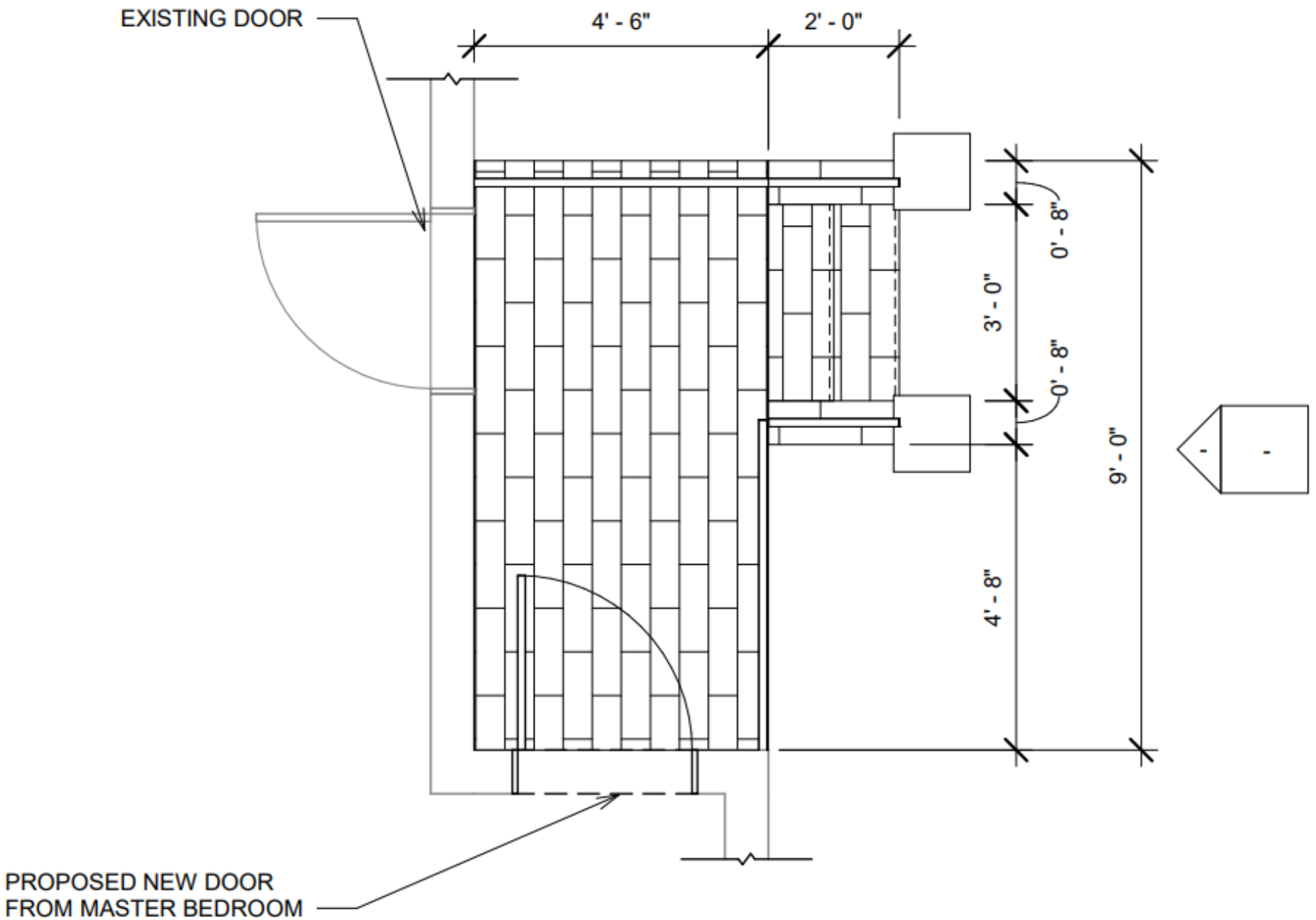
Royal Sovereign® Shingles Offer You These Great Benefits:

- **Proven Quality . . .** Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- **Advanced Protection® Shingle Technology . . .** Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Looks Great . . .** Color Lock™ Ceramic Firing (granules) helps maintain the true shingle color
- **Excellent Wind Performance** Meets ASTM D3161, Class F and ASTM 7158, Class H — the highest wind ratings possible under these test methods
- **Excellent Performance . . .** Extra-strong Micro Weave™ Core provides long life and durability
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **Great For Resale . . .** A new roof may increase your home's resale value
- **Peace Of Mind . . .** 25-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years[1]

Ref. # E – Reinstalling Door in rear of the house and modifying stairs

Plan – Stairs and proposed new door

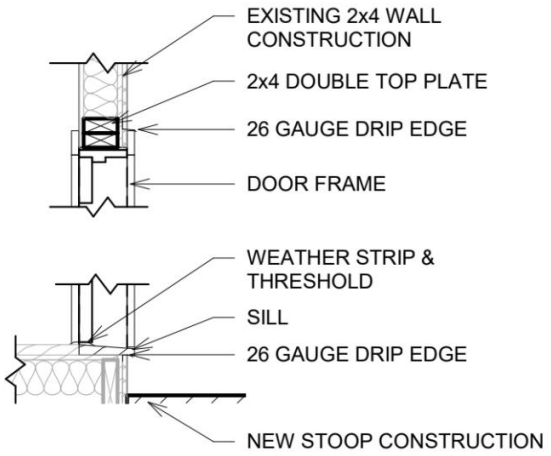
Received March 8, 2021
Planning & Building Department

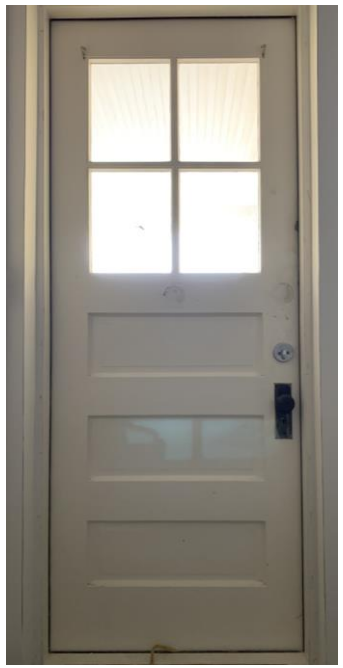


Ref. # E – Reinstalling Door in rear of the house and modifying stairs

Modified stairs and repurposed door facing north

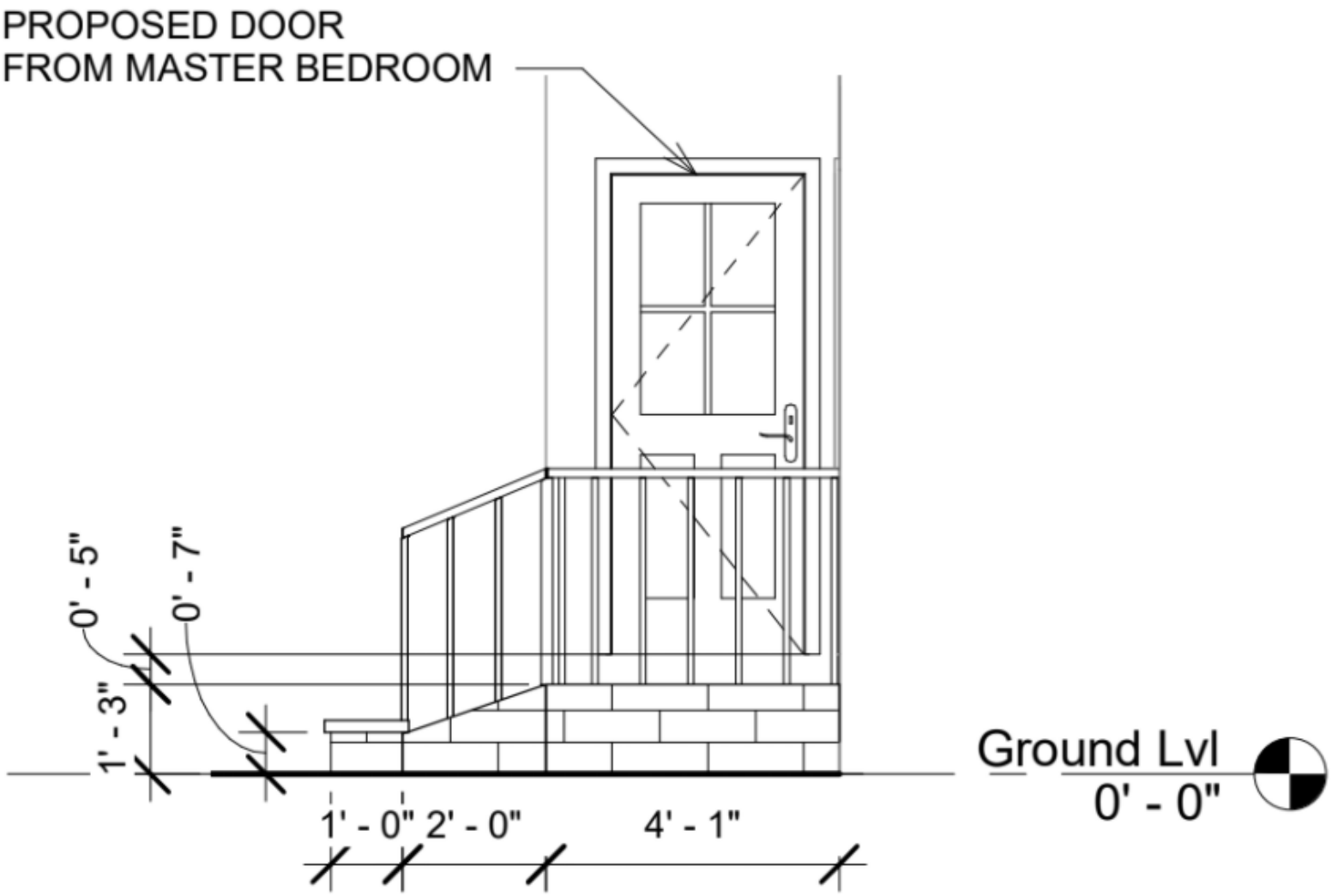
Received March 8, 2021
Planning & Building Department





Picture of the actual repurposed solid wood door
32 X 80 X 2

Matches existing entry door to building

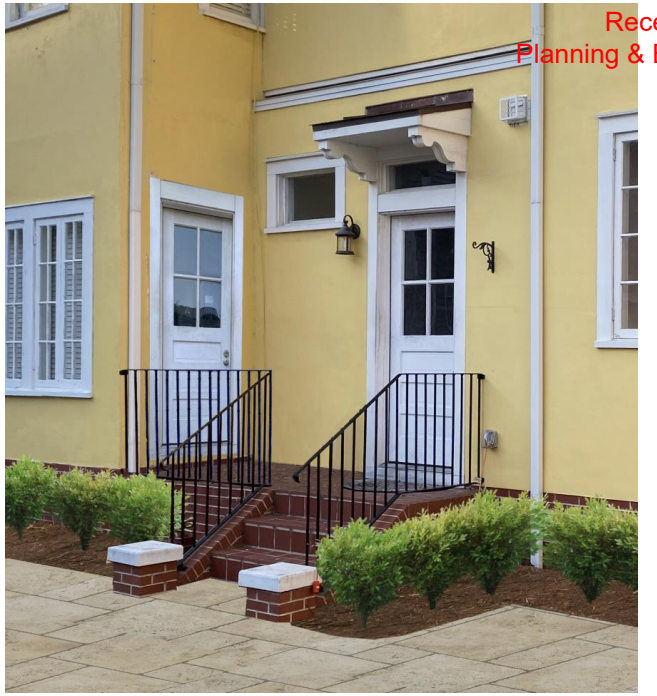


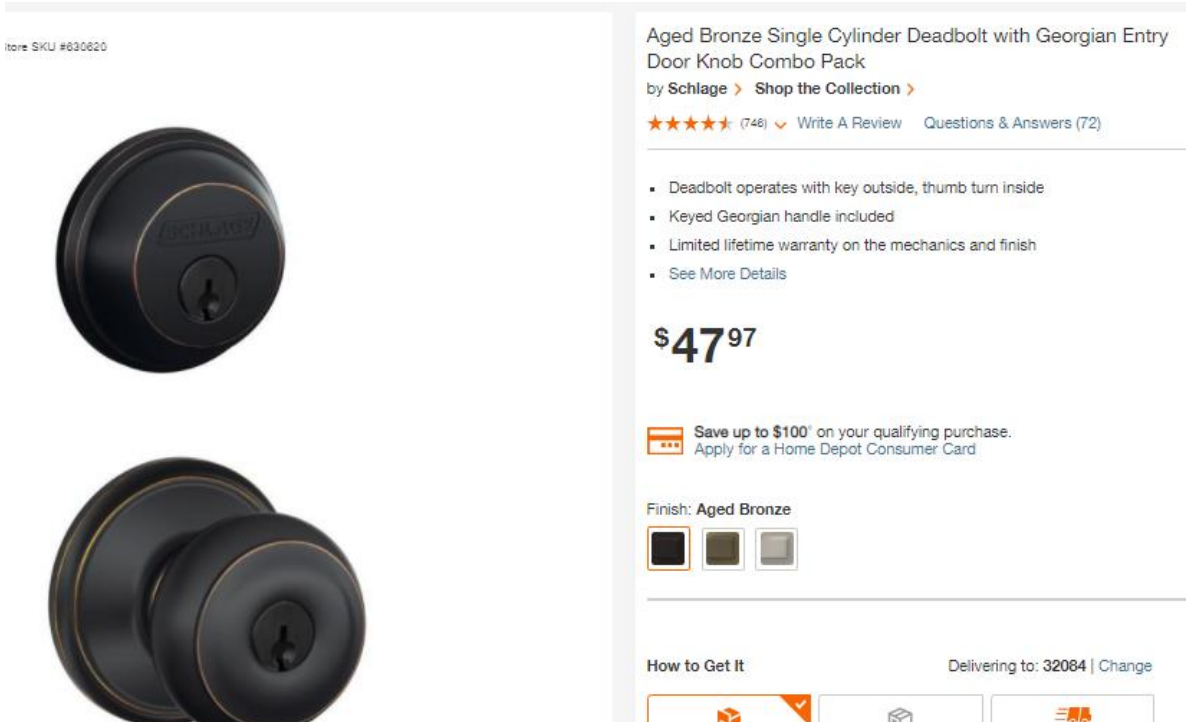
Received March 8, 2021
Planning & Building Department

Ref. # E – Reinstalling Door in rear of the house and modifying stairs

Modified stairs facing East

- **The new door is actually a repurposed solid core pine door that was salvaged from a previous remodel.**
- **The actual repurposed door shown in picture here**
- **Paint scheme will me a semigloss white to match the existing door.**
- **Hardware will be an oil-rubbed bronze, specified in the picture and to match other hardware in the building.**





Picture of the actual repurposed solid wood door

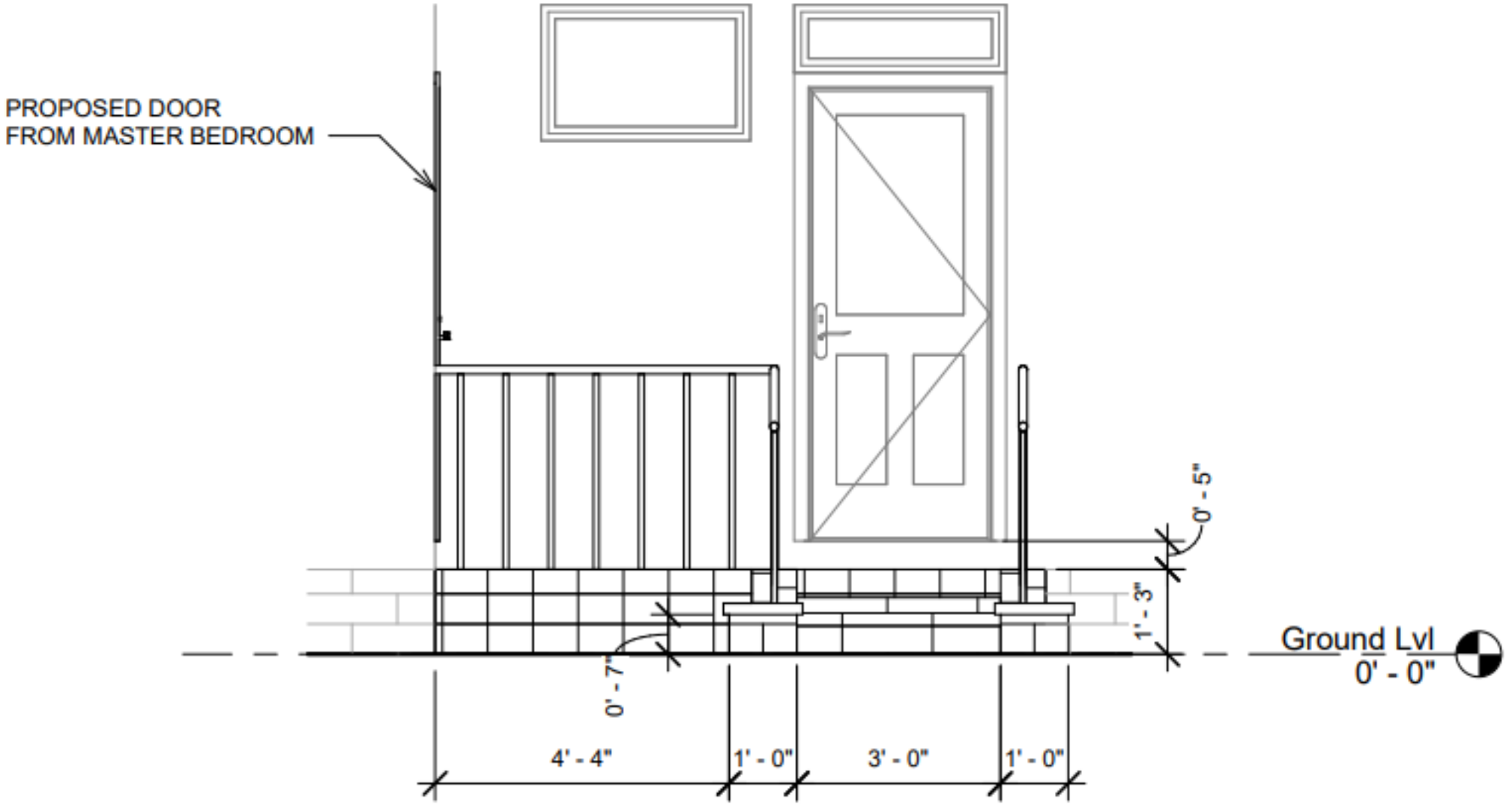
Matches existing entry door to building

Color: White, matching existing entry door

Ref. # E – Reinstalling Door in rear of the house and modifying stairs

Modified stairs facing East (the existing door is shown)

Received March 8, 2021
Planning & Building Department



Public Records of St. Johns County, FL Clerk # 2013066009, O.R. 3797 PG 1493,
10/02/2013 at 12:38 PM REC. $9.00 SUR. $9.50 Doc. D $3220.00

(1)

Prepared by and return to:
Vickie A. Rianda

Island Title of St. Augustine LLC
2085 A1A South Suite 206
St. Augustine, FL 32080
904-471-7272
File Number: **13-08513**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **September, 2013** between **Dwayne D. Keller and Donna E. Partin, husband and wife,** whose post office address is **8 Stratford Lane, Mechanicsburg, Pennsylvania 17050**, grantor, and **Michael Skjerning and Kirsten L. Skjerning, husband and wife,** whose post office address is **325 Sassafras Drive, Easley, South Carolina 29642**, grantee:

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

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

COPY

The South fifty and one-half feet (50 1/2 feet) of the West half of Lot 4, Block 38 of City of St Augustine, according to the official map thereof dated June 12, 1923, filed in the office of the Clerk of Circuit Court of St. Johns County, Florida.

Parcel Identification Number: 199640-0000

Subject to covenants, restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: JOSEPH FIVAZ

Witness Name: AMAN KAUR

Dwayne Keller (Seal)

Donna E. Partin (Seal)

State of ~~Arizona~~ California
County of Alameda

The foregoing instrument was acknowledged before me this 26th day of September, 2013 by Dwayne D. Keller and Donna E. Partin, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

FRED J. DELLAR
COMM. #1987309
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA COUNTY
Commission Expires Aug 3, 2016

Notary Public

Printed Name: Fred J Dellar

My Commission Expires: 3 Aug 16

COPY

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice (PDF)

2019 TRIM Notice

2019 TRIM Notice (PDF)

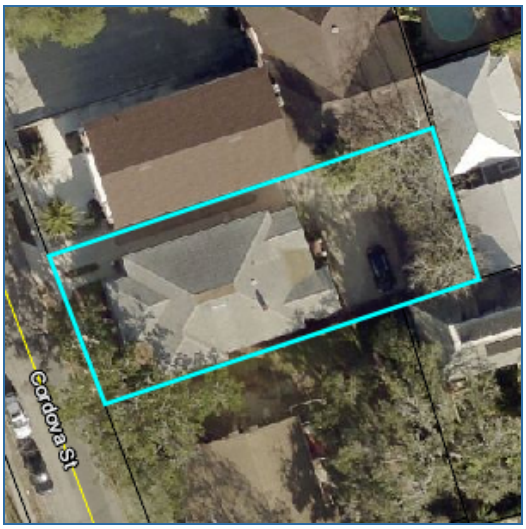
Summary

Parcel ID	1996400000
Location Address	165 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG S50.5FT OF W1/2 LOT 4 BLK 38 OR3797/1493 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Skjerning Michael,Kirsten L 100% Skjerning Kirsten L 100%
Mailing Address	325 SASSAFRAS DR EASLEY, SC 29642-0000

Map



Valuation Information

	2021
Building Value	$336,274
Extra Features Value	$6,300
Total Land Value	$196,350
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$538,924**
Total Deferred	$0
Assessed Value	**$538,924**
Total Exemptions	$0
Taxable Value	**$538,924**

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	$341,974	$6,300	$196,350	$0	$0	$544,624	$544,624	$0	$544,624
2019	$345,999	$6,300	$196,350	$0	$0	$548,649	$548,649	$0	$548,649
2018	$351,323	$6,300	$196,350	$0	$0	$553,973	$531,595	$22,378	$531,595
2017	$356,646	$4,211	$196,350	$0	$0	$557,207	$483,268	$73,939	$483,268
2016	$361,969	$4,211	$178,500	$0	$0	$544,680	$439,335	$105,345	$439,335
2015	$294,176	$4,211	$137,700	$0	$0	$436,087	$387,319	$48,768	$387,319
2014	$223,967	$4,211	$123,930	$0	$0	$352,108	$352,108	$0	$352,108
2013	$116,220	$4,211	$103,275	$0	$0	$223,706	$223,706	$0	$223,706
2012	$116,220	$4,211	$103,275	$0	$0	$223,706	$223,706	$0	$223,706
2011	$128,354	$5,053	$114,750	$0	$0	$248,157	$248,157	$0	$248,157
2010	$131,782	$5,053	$127,500	$0	$0	$264,335	$264,335	$0	$264,335

Building Information

Building 1
Actual Area 4235
Conditioned Area 3822
Actual Year Built 1920
Use Multi-Family less than 10 units
Style 01
Class N
Exterior Wall Concrete Stucco
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	23 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	90
FINISHED UPPER STORY	1833	1833
FINISHED OPEN PORCH	0	119
BASE AREA	1787	1787
FRAME ADDITION	179	179
FINISHED OPEN PORCH	0	15
FINISHED OPEN PORCH	0	189
FRAME ADDITION	23	23
Total SqFt	3822	4235

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	700

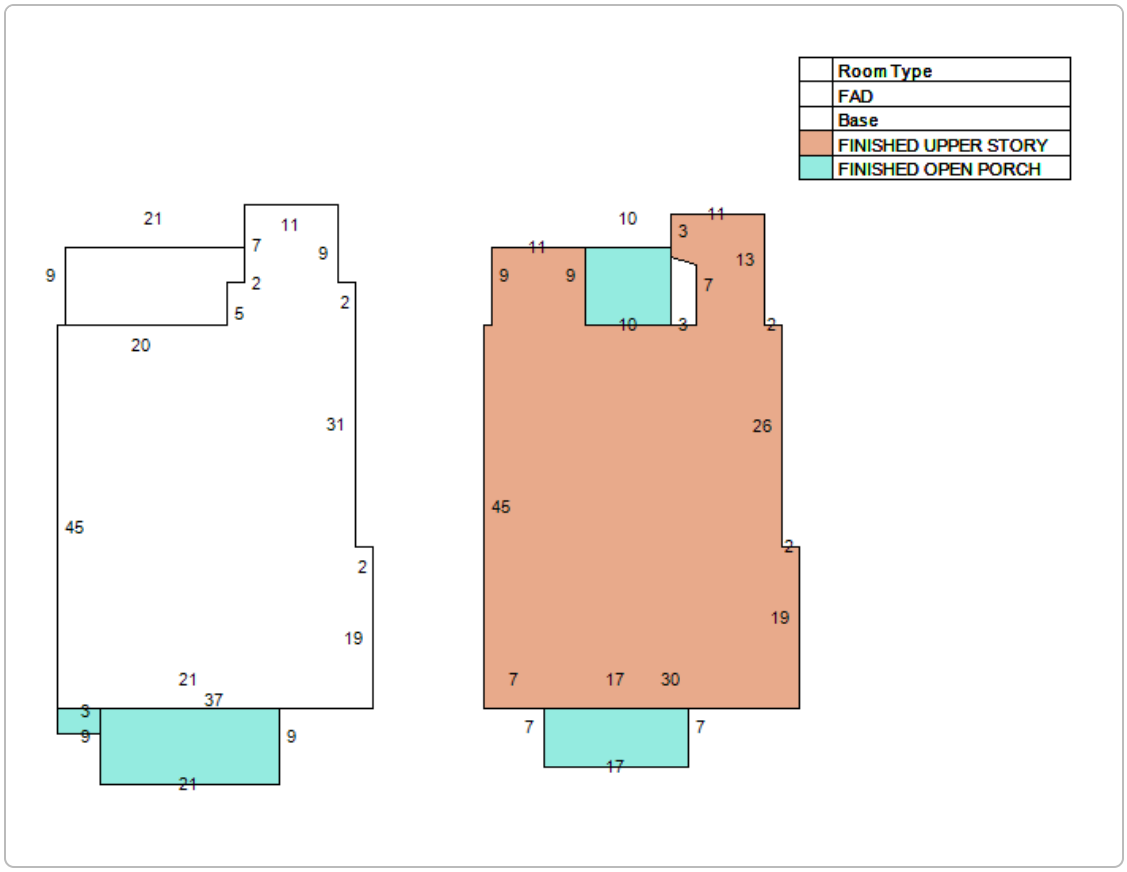
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	130	50	EF	$196,350

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/2/2013	9/30/2013	$460,000.00	WARRANTY DEED	3797	1493	Q	I	KELLER DWAYNE D,PARTIN DONNA E (H&W)	SKJERNING MICHAEL,KIRSTEN L
	3/15/2005	$465,000.00	WARRANTY DEED	2396	1959	Q	I	MC NABB JAMES M,JANET J	KELLER DWAYNE D,PARTIN DONNA E (H&W)
	8/1/1983	$72,000.00		603	870	Q	I		MC NABB JAMES M,JANET J
	1/1/1978	$45,900.00		394	478	U	I		

Sketch Information



No data available for the following modules: Exemption Information.

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Version 2.3.107

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 18, 2021 Meeting

Application PL2021-0030 Address: 308 St. George Street

Applicant: Peter Hotz, Architect of Peter Hotz Inc

Property Owner: Michelle D. Ruby

Project description: To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01946
National Register:	N/A	Construction date:	c. 1917-1924
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2008400000		
Agenda Item:	7(a)	Previous Action(s):	COA F2003-0380 and F2003-0532

STAFF SUMMARY AND ANALYSIS:

- This is an Opinion of Appropriateness application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit.
- Located south of St. Francis Street on the west side of St. George Street and bounded to the west by Cordova Street and Maria Sanchez Lake, the bungalow styled building is one of the later buildings constructed in that neighborhood, according to the Florida Master Site File (FMSF). First appearing on the 1924 Sanborn map, the same foot print with wrap front porch is visible until at least the 1930 revised to 1961 version. According to the applicant, the building has been altered over the years, but the only HARB approved changes to the exterior found recorded was to modify the front screen room by enclosing into a sunroom (2003 Certificate of Appropriateness files listed above). The detached garage building to the west of the house that backed up to Cordova Street appears on Google Maps Street View until the image captured in May 2013, which shows the wood frame garage collapsed to the ground.
- The proposed addition will connect to the west elevation/rear of the house on the north end bay and extend northward past the house's original block by about 7'. The north section of the front porch that was enclosed previously is proposed to be opened back to an open porch. With the exception of a 4' addition across the south end bay of the east/rear elevation, the building's original historic block appears to be largely unchanged in the plans.
- No details were provided on proposed alterations to the existing site including the proposed pool, patio, driveway from the garage to Cordova Street, or retaining wall, so these elements can not be evaluated.
- Architectural Guidelines for Historic Preservation (AGHP) recommends "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." Although proposed to be constructed to the rear, the two-story addition does not appear to be secondary in relation to the one-story house, and although set back from the street, the addition's second story does not follow the AGHP recommendations to be inconspicuous when viewed from the street. Doubling the size of the existing house in mass and height with the proposed addition is not compatible to the house's historic integrity.
- Applicant submitted drawing (#14) indicates what may be visible to a person standing on the sidewalk in front of the building, with #13 illustrating the sightlines from that person's perspective. When looking at the front façade/east elevation, the height of the taller rear addition is stepped so there is some transition between the lower height of the original house, but the height differentiation between the existing house and the addition is fully evident on the sides and rear. With taller neighboring houses sitting close to the lot lines on either side, the two-story addition's north and south elevations may not be fully visible from the street, however. Even if the height of the addition is not fully visible or minimized, the overall mass of the proposed design overwhelms the size of the existing structure.
- The proposed design would require a zoning variance approval. Any redevelopment or new building plans will require additional zoning review and need to take the Tree and Landscape Ordinance into consideration.
- The proposed project likely meets ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS at 308 St. George Street because the overall mass and height of the proposed two-story addition in relation to the existing structure is not generally compatible with the requirements of the AGHP.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a two-story addition to the rear or west elevation of the existing one-story wood frame house to consist of additional bedrooms and bathrooms, 1- car garage, and cabana room with sliding glass doors.
2. Modify the existing site with a rear patio, inground pool, driveway extending west from proposed addition's garage west to Cordova Street (details were not provided).
3. Modify the existing house by:
   a. Opening enclosed north end of the front porch to return to open porch
   b. Extending the rear of the existing building's southern bay 4' to the west
   (Details on what exterior building elements may be altered with the renovation of the existing residence were not provided)

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**

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.

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.
- 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.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.

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

Post-1821
Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

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

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

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

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

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

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

Garages are addressed in the Accessory Buildings section of these Guidelines.

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...
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Historic Plant Materials

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
308 St. George Street

Front Façade / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street

With neighboring houses to the north and south

STAFF PHOTOGRAPHS
308 St. George Street

Front Façade / East Elevation's enclosed front porch
proposed to be returned to open porch area

STAFF PHOTOGRAPHS
308 St. George Street

Windows and Doors on Front Façade / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street

North Elevation: looking west and east

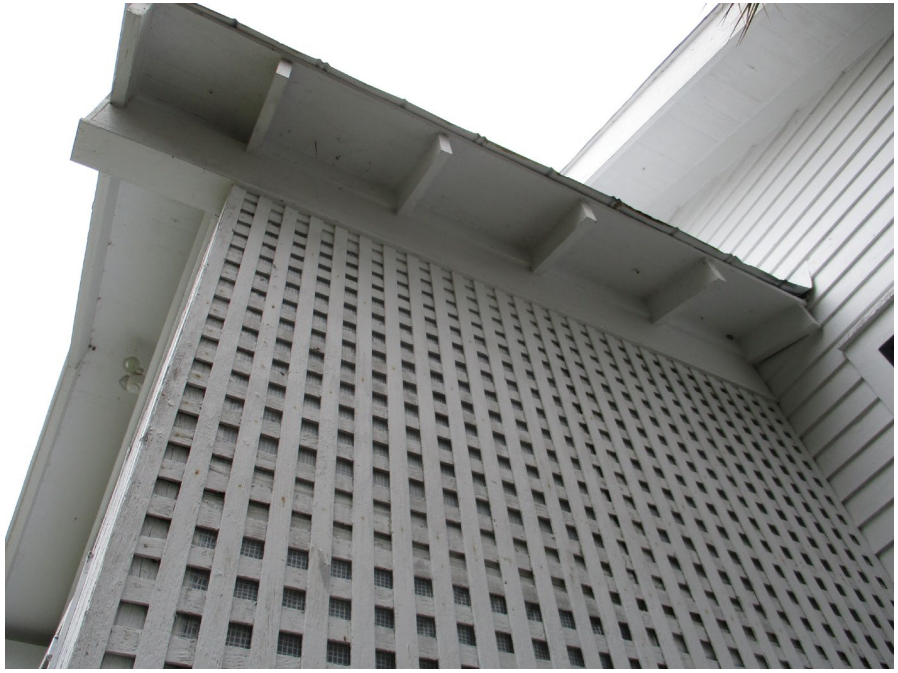
STAFF PHOTOGRAPHS
308 St. George Street

West/Rear Elevation: north bay where addition will attach to the building and looking south

STAFF PHOTOGRAPHS
308 St. George Street

West/Rear Elevation

STAFF PHOTOGRAPHS
308 St. George Street



West/Rear Elevation

STAFF PHOTOGRAPHS
308 St. George Street

South Elevation: looking west and east

STAFF PHOTOGRAPHS
308 St. George Street

Rear yard: looking west toward Cordova Street and concrete pad remaining from previous detached garage; West Elevation viewed from Cordova Street

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1946 1009==

Site Name: 308 St. George Street 830== Survey Date: 7808 820==

Address: 308 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Re-subdivision of Lot 4, (lot) 868==

Lot 41 868==

Owner of Site: Name: Kuhn, Ernest G.;

Address: 308 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469965 (easting) 3305990 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, multi/1 942==

Foundation: Brick wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Gable, porch 942==

Porches & Balconies: 1 story open L-shaped porch on northeast (front) side 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: Brick posts, bungalow brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Creek on west 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Bungalow style residence at 308 St. George Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. There are brick posts on the one-story open L-shaped porch on the front and bungalow brackets under the eaves. Maria Sanchez Lake is visible from the west side of the house.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

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

Page 1

☐ Original
☒ Update

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

Site # SJ01946
Field Date 5-18-2016
Form Date 5-18-2016
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) 308 ST GEORGE STREET — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	308		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 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2008400000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature enclosed porch
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Bungalow — Exterior Plan Rectangular — Number of Stories 1-2
Exterior Fabric(s) 1. Weatherboard — 2. Wood/Plywood — 3.
Roof Type(s) 1. Gable — 2. — 3. intersecting
Roof Material(s) 1. Sheet metal:5V crimp — 2. — 3. Metal, novelty
Roof secondary strucs. (dormers etc.) 1. — 2. Gable, porch
Windows (types, materials, etc.) wood picture window 5/1 flanked by 3/1 DHS; enclosed porch has paired 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Brick posts, bungalow brackets

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01946

DESCRIPTION (continued)

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

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

Foundation Type(s): 1. Continuous 2. wall

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

Main Entrance (stylistic details) single wood panel with 6 lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) 1-story open L-shaped porch on northeast (front) side

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

Narrative Description of Resource see original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

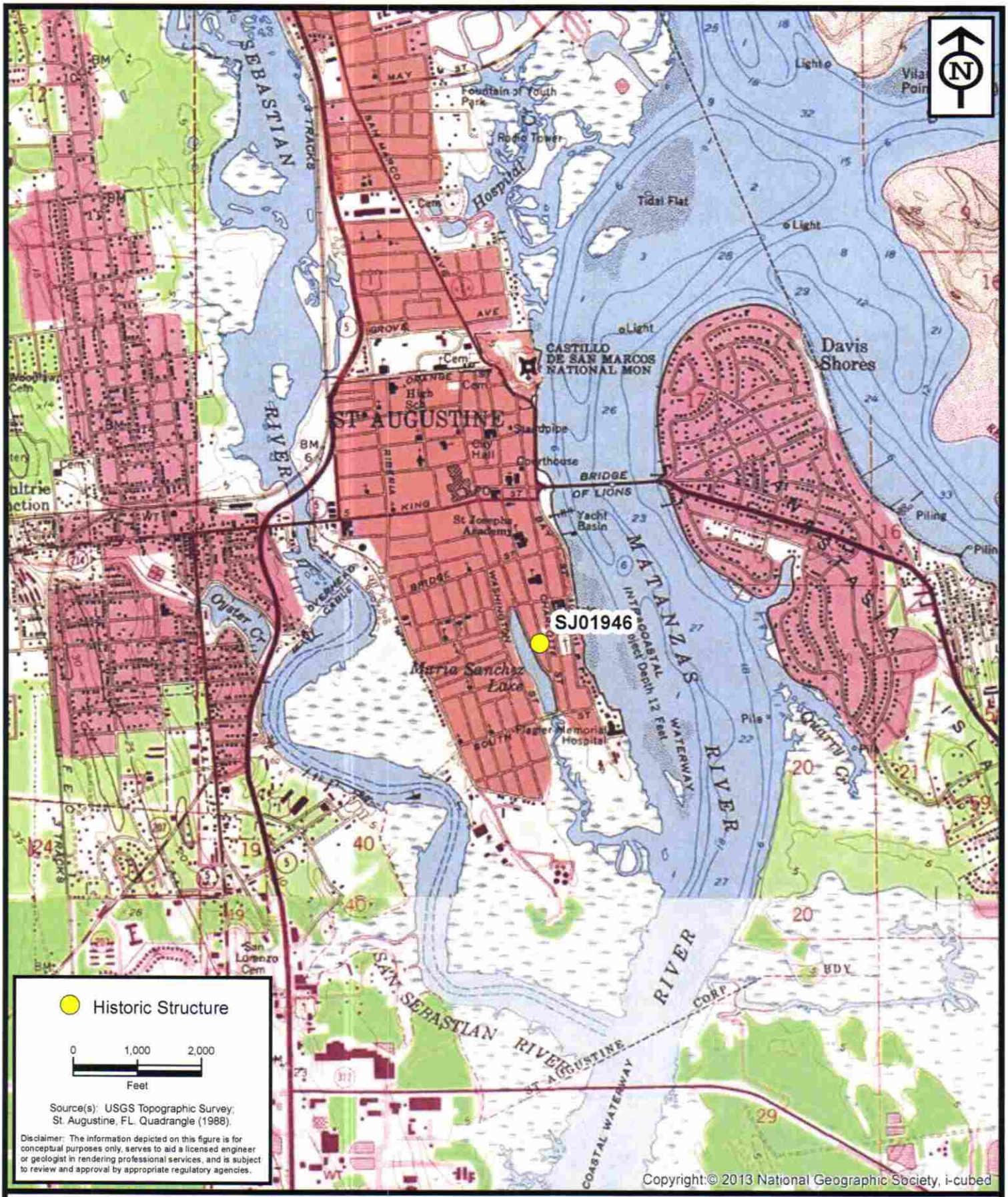
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



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

Project Location - SJ01946

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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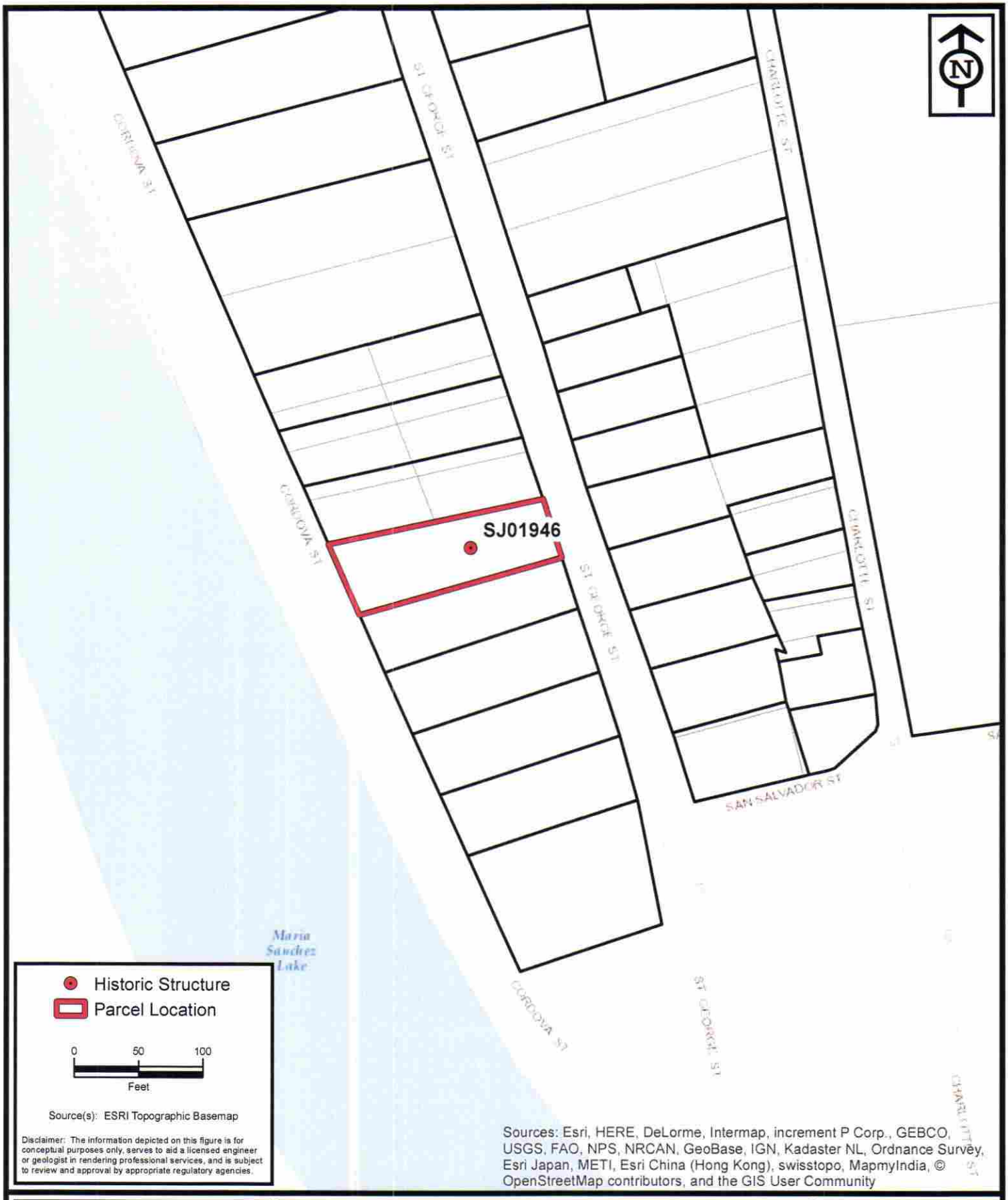
SJ01946



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

Parcel Location - SJ01946

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

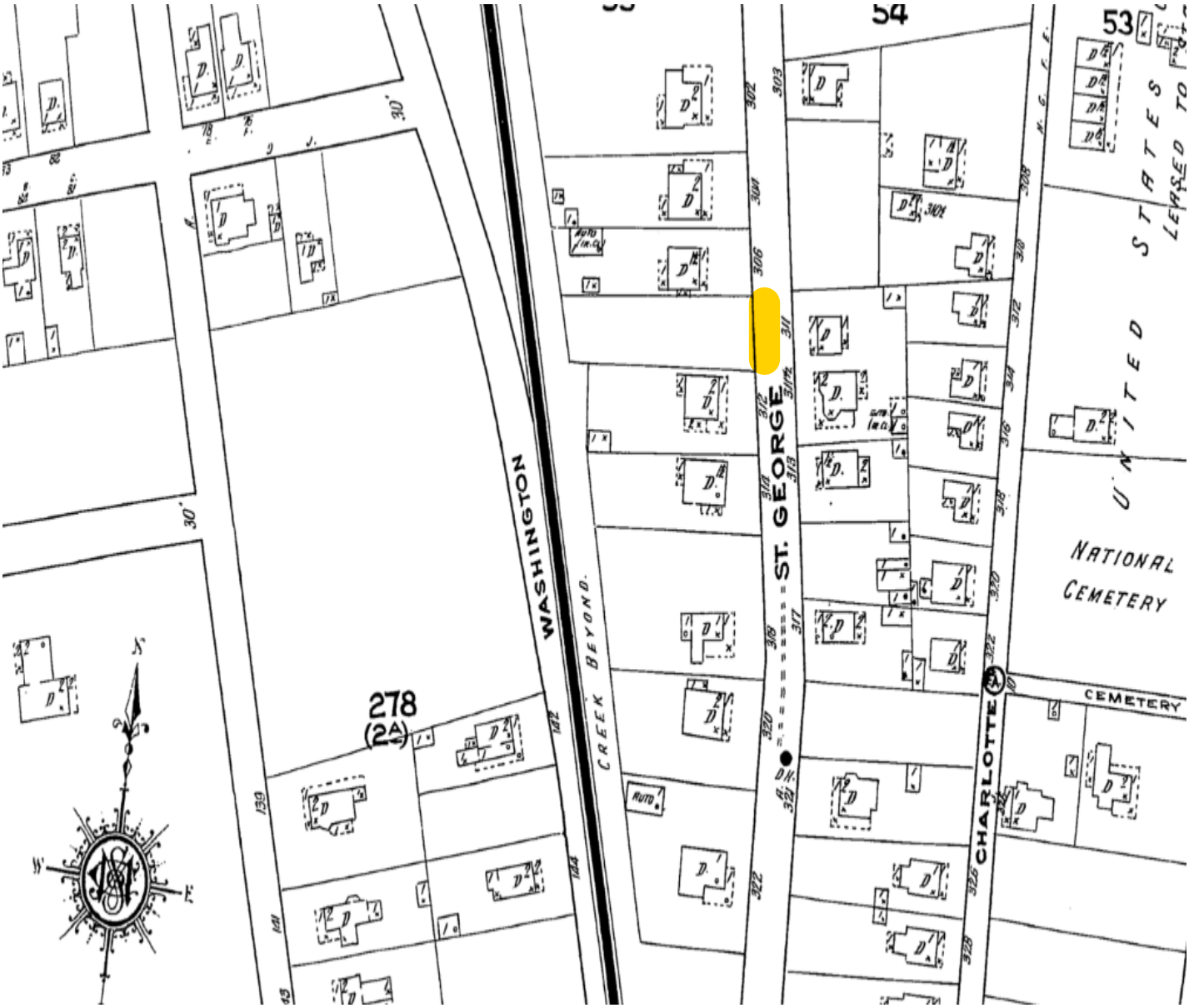
Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01946\Parcel.mxd Date: 2/1/2016 11:02:44 AM

SJ01946

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17



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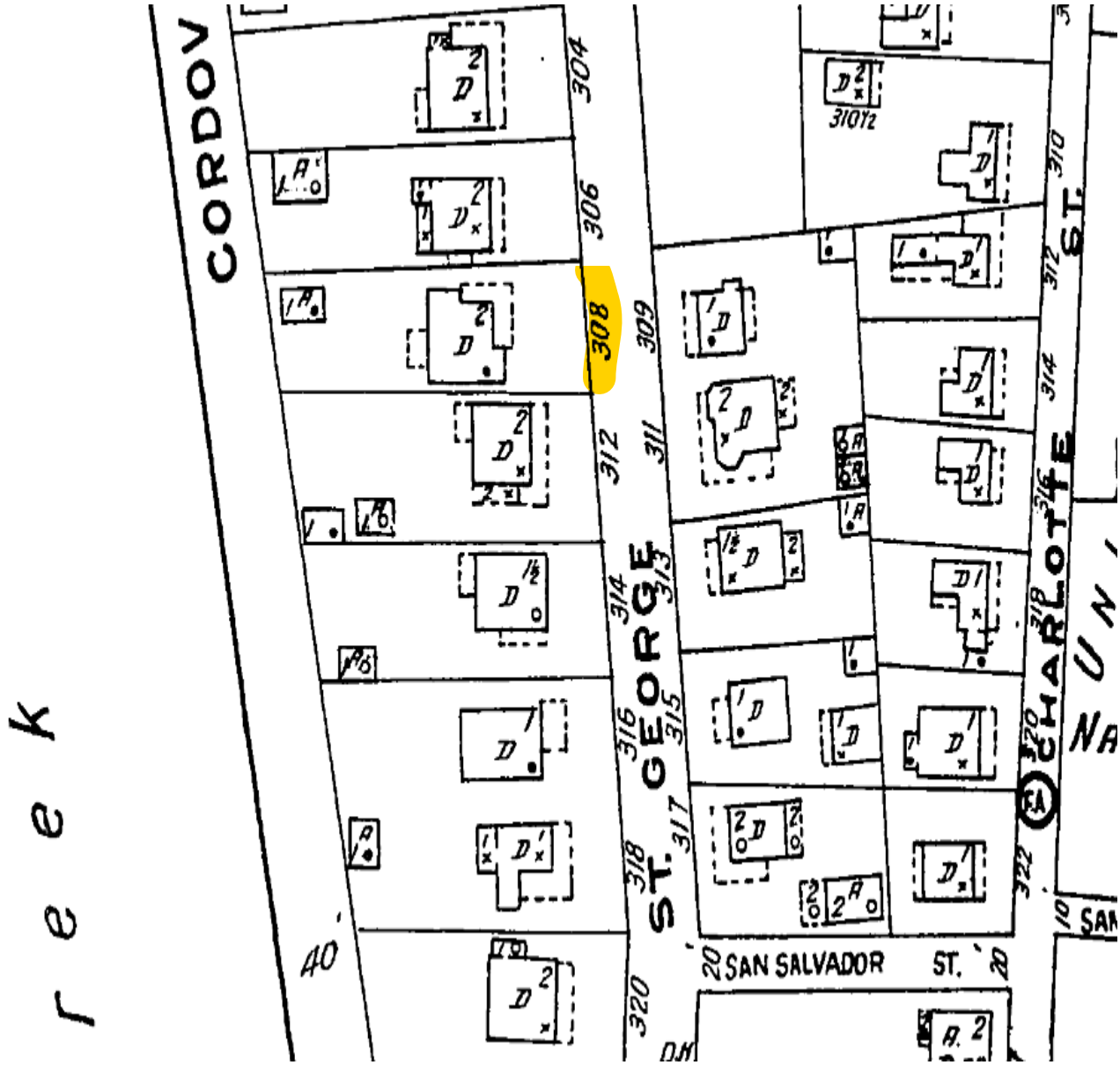
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 21



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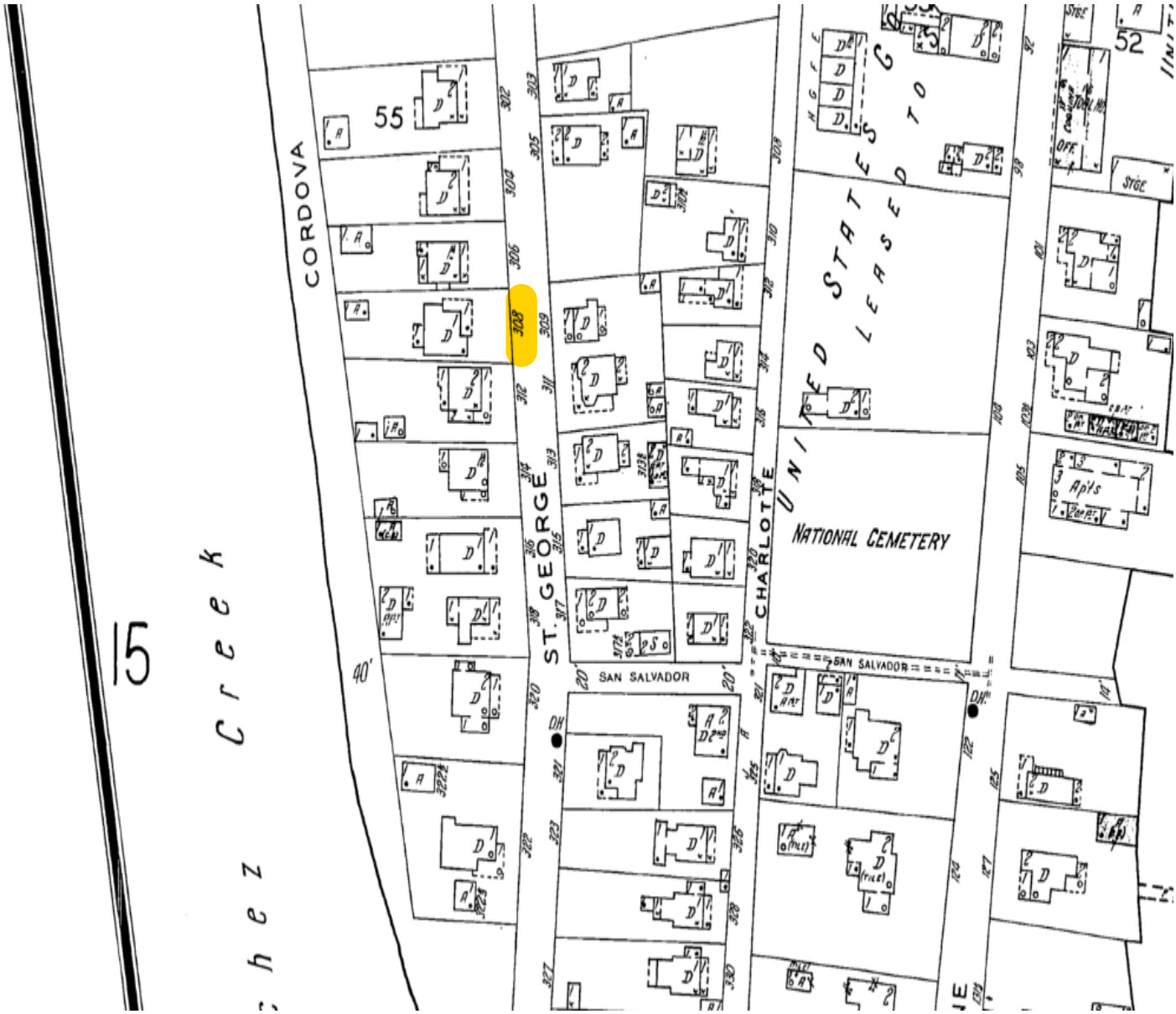
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28



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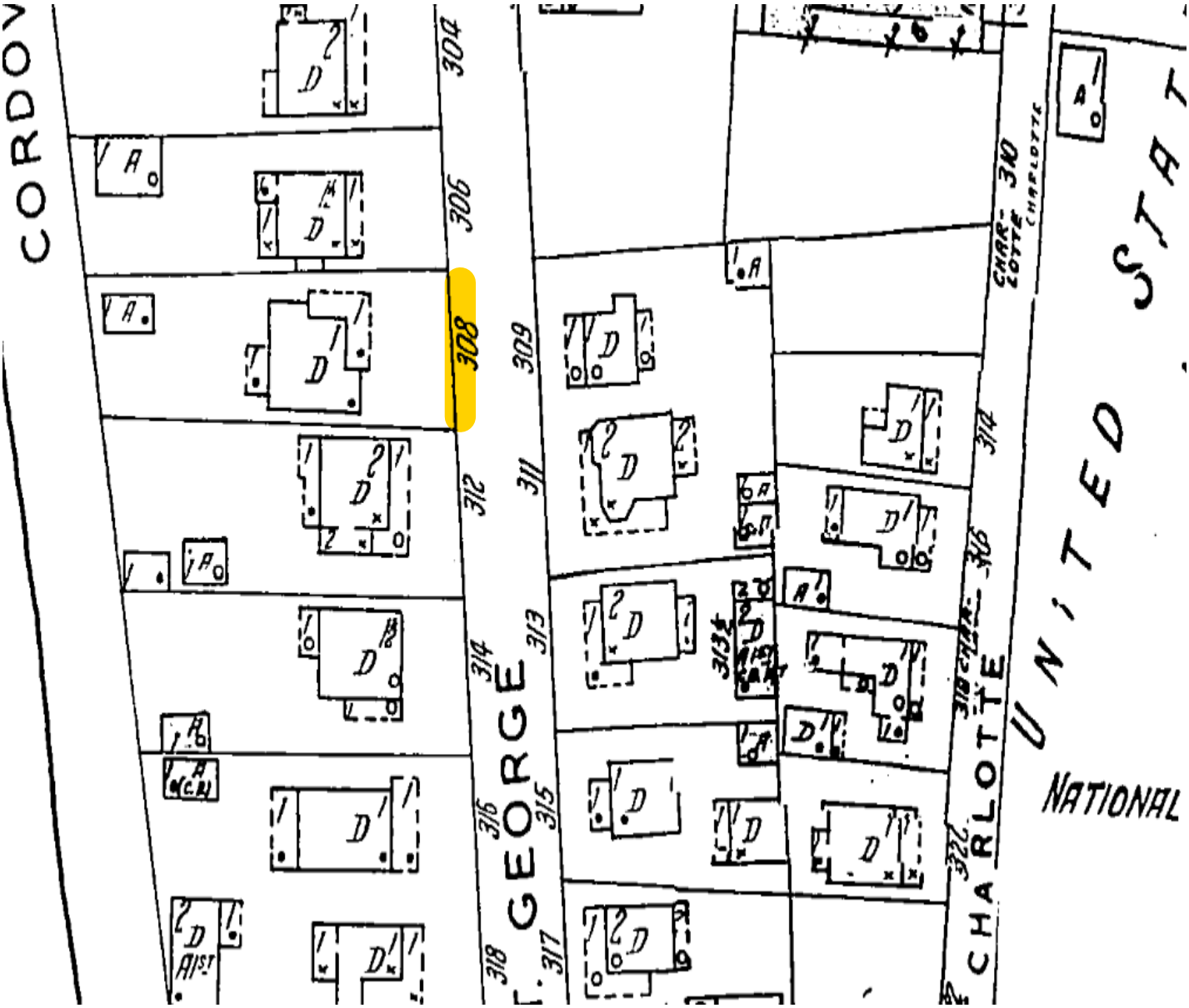
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28 REVISED to 1947



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FEB 19 2021

Planning/Building Dept.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☒ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

Receipt No. 2058868 BDAC Project No. 2021-0030

Advertising Costs $_____ Postage $_____ Paid on _____ Meeting Date: 3/18/21

Receipt No. _____

1. NAME OF APPLICANT PETER HOTZ

Business (if applicable) PETER HOTZ, ARCHITECT Peter Hotz INC

Address 305 B STREET

City SAINT AUGUSTINE State FL Zip Code 32080

Daytime telephone 904 325 5833 Other phone/email peter@peterhotz.com

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

2. NAME OF PROPERTY OWNER Ruby Michelle Michelle D. Ruby

Business (if applicable) 6

Address 671 IL 185

City Vandalia State IL Zip Code 62471

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 308 Saint George St

4. LEGAL DESCRIPTION: Lot 4 Block 39 Subdivision City of St Augustine Parcel 2008400000

5. EXISTING USE Res. PROPOSED USE Dist. 452

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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Planning/Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

ADD NEW 2-STORY STRUCTURE ATTACHED TO REAR OF EXISTING RESIDENCE, RENOVATE 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 PETER HOTZ

SIGNATURE OF APPLICANT _____ DATE 2-19-21

PRINT OWNER'S NAME Michelle Rubin

SIGNATURE OF OWNER _____ DATE 2-17-2021

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

October 2017

308 St. George Street (PL 2021-0030)

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 or Specs
☐	☐	☒	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)

Not if existing siding + roof material will remain

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 — Please show on site plan
☒	☐	☐	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 (Provide details if proposing)

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 or Specs on all
☐	☐	☒	Documentation of justification for changing the existing door(s) and the extent of the affected area. (Unless changing existing doors (exterior))

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) (existing)
☐	☒	☐	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 or spec
☐	☒	☐	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. (Unless replacing historic windows)

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 (existing)
☒	☐	☐	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. (Only if changing existing)

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 (If being proposed - details below are needed)

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 (Need to show pool & any new items being proposed)
☐	☒	☐	Scaled landscape plan
☐	☒	☐	Scaled elevation drawings showing existing building(s) and major site features (Need for all elevations)
☐	☒	☐	Scaled elevation drawings showing proposed building(s) and major site features (Would be good to provide streetscape view of street w/ adjacent bldgs. shown)
☐	☒	☐	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 photos of existing buildings, + elevation & section drawings for all sides; spec/details on all finishes and materials & bldg. elements, all details on proposed pool + what is being changed to existing bldg.

Project number: 2021-0030 Project Address: 308 St. George Street

Reviewed by: Julie Courtney Date: 2/23/2021

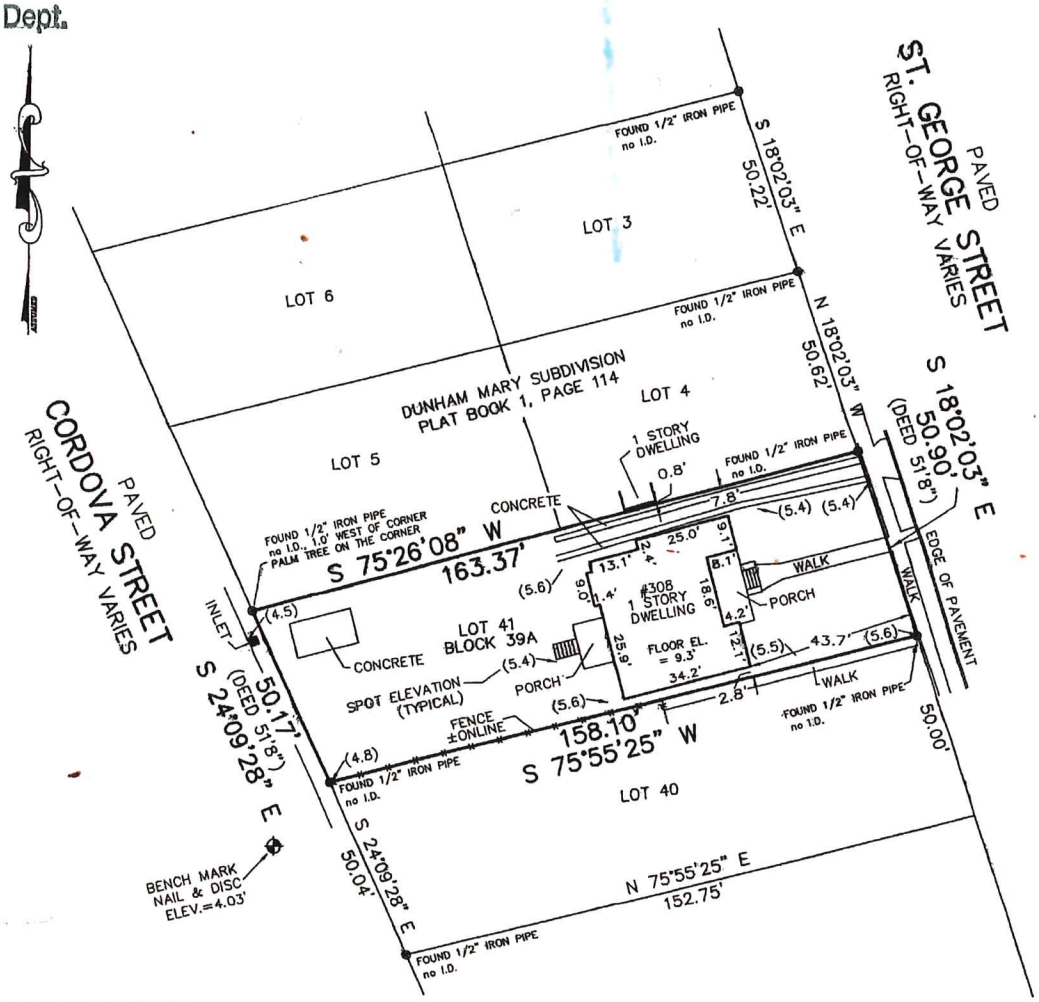
RECEIVED

FEB 20 2021

Planning/Building Dept.

MAP SHOWING SURVEY OF

IN THE CITY OF ST. AUGUSTINE, LOT 41 OF BLOCK 39-C, ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF 51'8" AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUBDIVISION OF LOT 4, BLOCK 39-C, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1st, 1905.



FIELD DATE: 8/24/20

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
MICHELLE D. RUBY, NP, INC. ISAOA ATIMA,
ESTATE TITLE OF ST. AUGUSTINE, INC.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE AE(EL8), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 125145 12109C318J, MAP DATED 12/7/18, FOR THE CITY OF ST. AUGUSTINE, FLORIDA.

LEGEND:

Δ – DENOTES CENTRAL ANGLE
R – DENOTES RADIUS
T – DENOTES TANGENT DISTANCE
L – DENOTES LENGTH OF ARC

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS NOTED.

NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC SURVEY (U.S.C. & G.S.) N.A.V.D. 1988.

NORTH IS ASSUMED, BASED ON THE EAST LINE OF LOT 41, REFERENCE BEARING AS SHOWN.

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets the standards as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. BRANDT WILSON, P.L.S., FL. CERT# LS4690

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1835 GREEN SPRINGS CIRCLE, #A
FLEMING ISLAND, FL 32003
1-(904)471-7512

DRAWN BY: BW	JOB NO.: 20-092	
SCALE: 1" = 30'	SHEET NO. 1 OF 1	

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Planning/Building Dept.

Received March 8, 2021
Planning & Building Department

March 18, 2021 HARB meeting

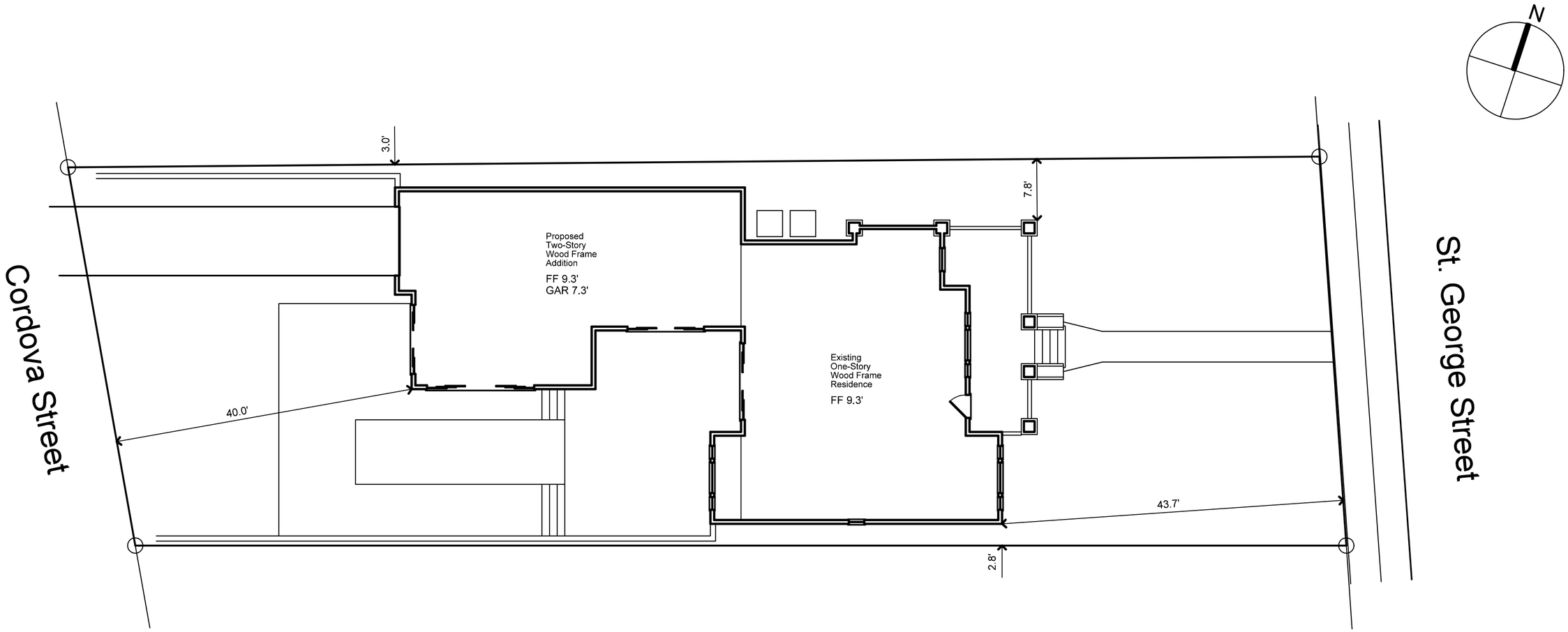
308 St. George Street

DRAWING INDEX

1. **Site Plan**
2. **Existing Floor Plan**
3. **First Floor Plan with Addition**
4. **Second Floor Plan – all Addition**
5. **Existing Front Elevation**
6. **Existing Rear Elevation** (Cordova Street Elevation)
7. **Existing Right Side Elevation**
8. **Existing Left Side Elevation**
9. **Front Elevation with Addition** – Orthographic Projection*
10. **Rear Elevation with Addition** – Orthographic Projection
11. **Right Side Elevation with Addition** – Orthographic Projection
12. **Left Side Elevation with Addition** – Orthographic Projection
13. **Right Side Elevation with Addition** – Sight Lines
14. **Front Elevation with Addition** – Perspective Projection*

* Please note that the orthographic projections represent a flat plane with all elements at their actual constructed size. When viewing a building it is impossible to see what the orthographic projection depicts. Drawing number 13 represents a person standing on the sidewalk in front of 308 St. George Street and the lines of sight from his eye to the building. Drawing number 14 shows what that person would actually see.

Received March 9, 2021
Planning & Building Department



1 SITE
EXISTING & PROPOSED

Received March 9, 2021
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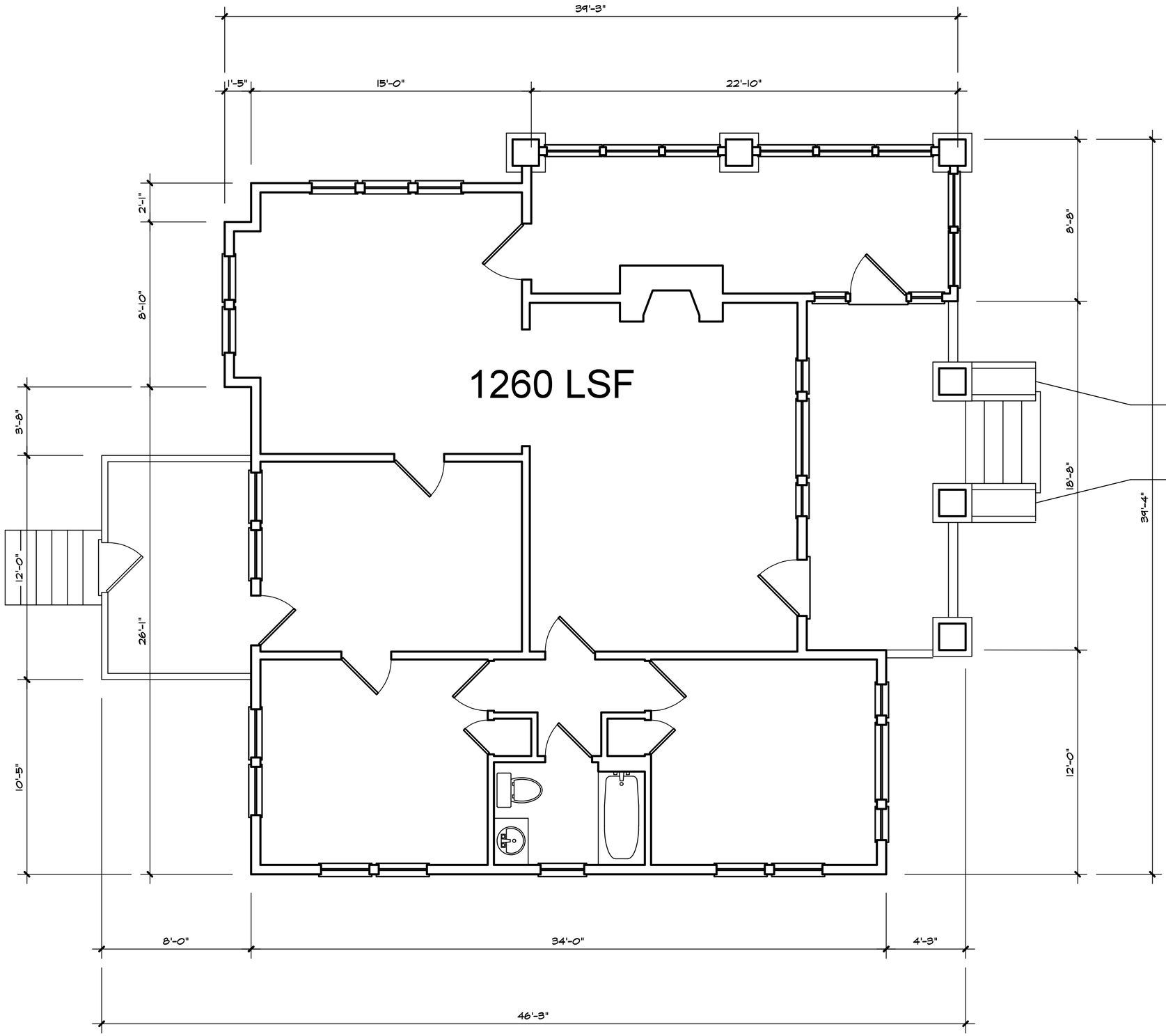
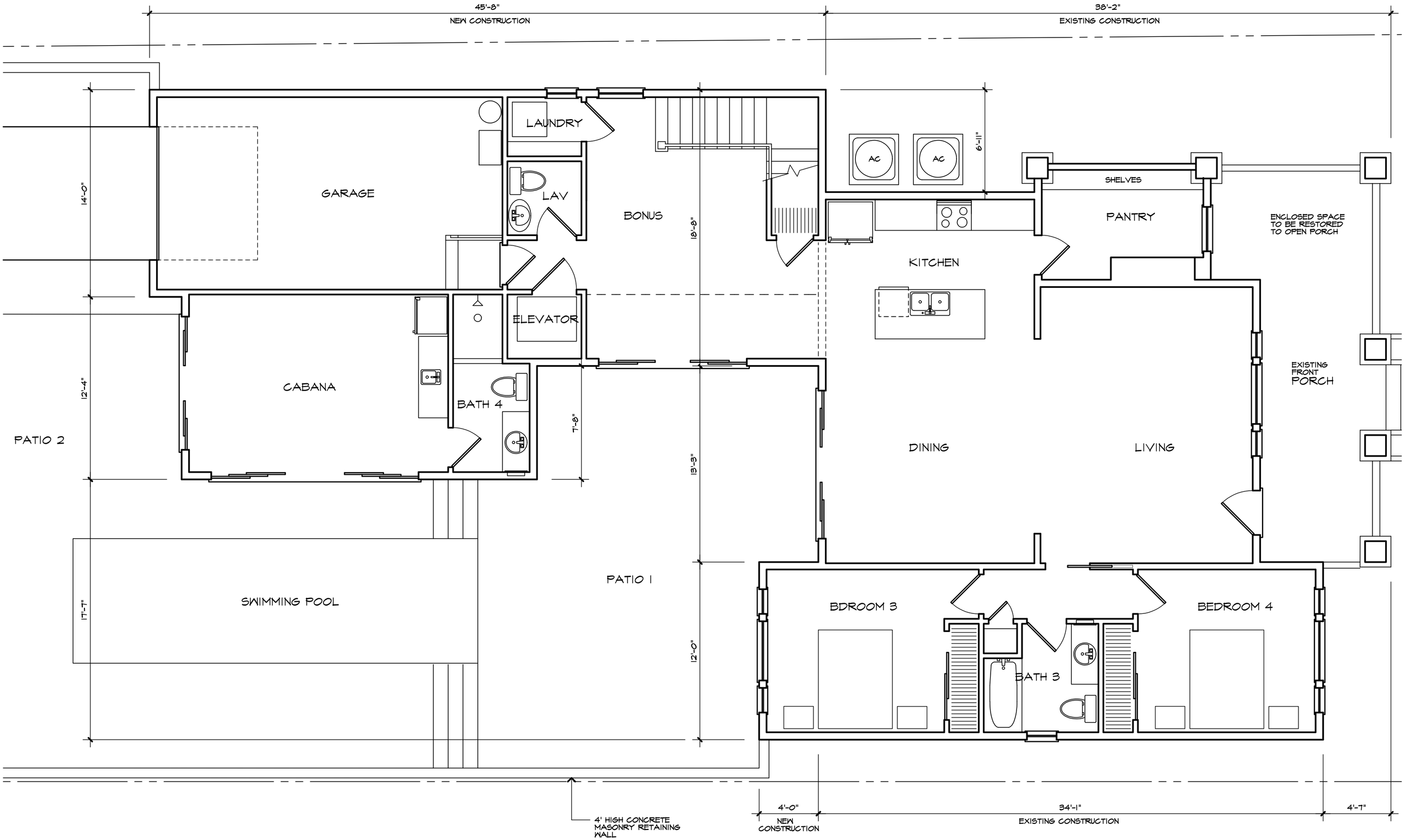


2 FLOOR PLAN
EXISTING

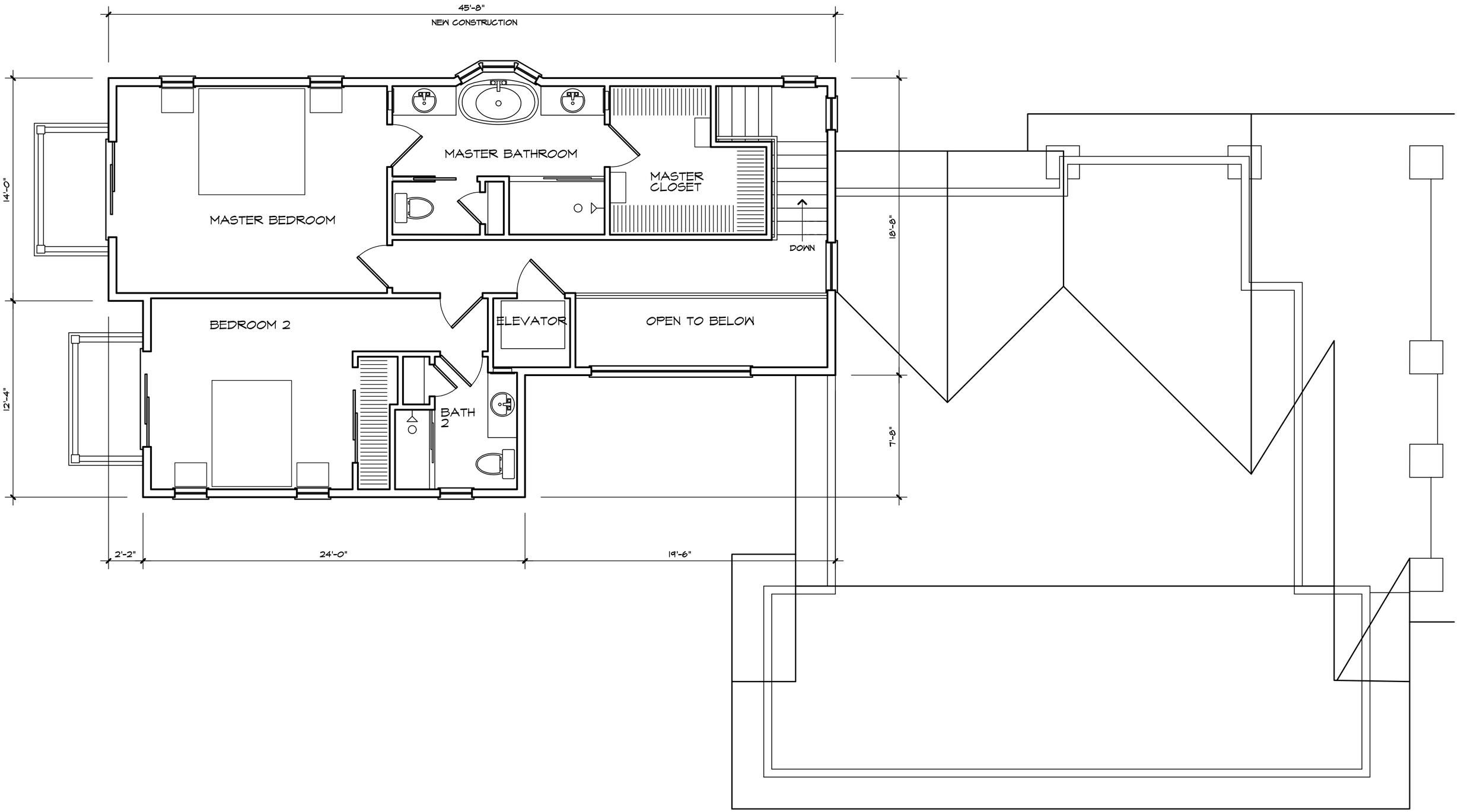
Received March 9, 2021
Planning & Building Department



NEW: 746 LSF
323 GSF

3 FLOOR PLAN
EXISTING & PROPOSED

Received March 9, 2021
Planning & Building Department



NEW: 1030 LSF

4 SECOND FLOOR PLAN
PROPOSED

Received March 9, 2021
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5 FRONT
EXISTING

Received March 9, 2021
Planning & Building Department

6 REAR
EXISTING

Received March 9, 2021
Planning & Building Department

7 RIGHT SIDE
EXISTING

Received March 9, 2021
Planning & Building Department

8 LEFT SIDE
EXISTING

Received March 9, 2021
Planning & Building Department

9 FRONT
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
Planning & Building Department

10 REAR
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
Planning & Building Department

11 RIGHT SIDE
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
Planning & Building Department

12 LEFT SIDE
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
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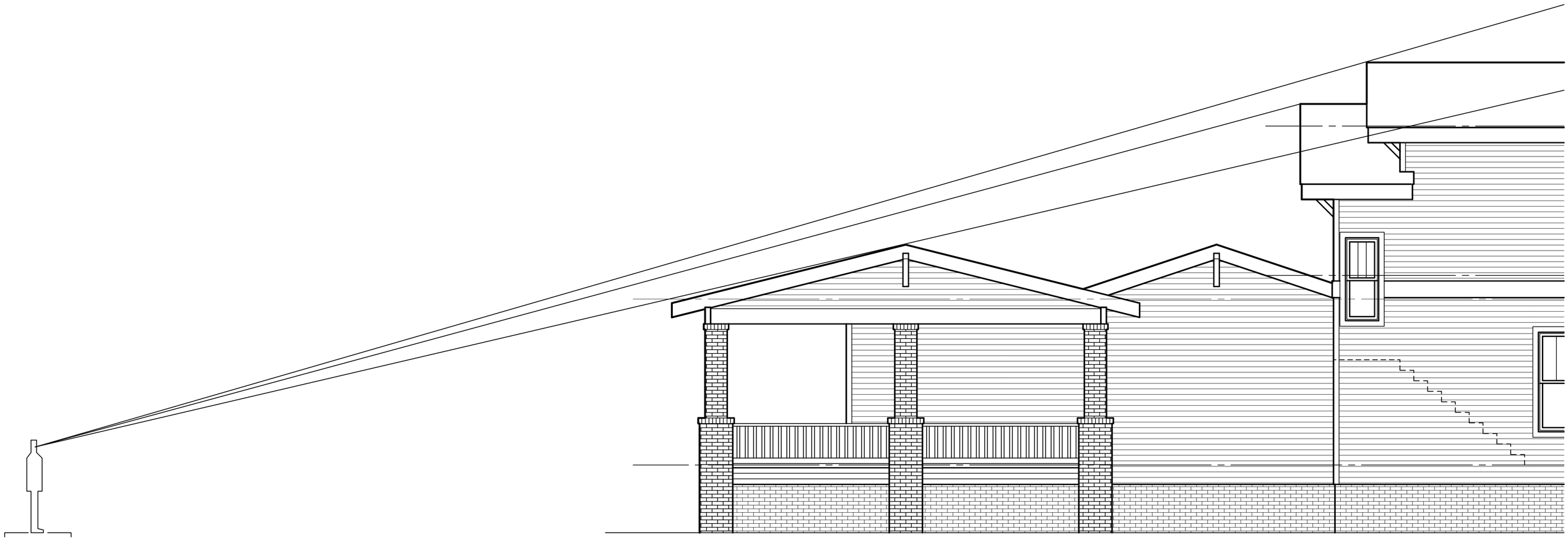

13 RIGHT SIDE
SIGHT LINES

Received March 9, 2021
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14 FRONT
PERSPECTIVE PROJECTION

Received March 9, 2021
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Received March 9, 2021
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308 306 304

St. George Street

Received March 9, 2021
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316 314 312 308

St. George Street

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316

314

312

St. George Street

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Planning & Building Department

307 309 311

St. George Street

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304

306

308

Cordova Street

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308 312 314 316

Cordova Street

Received March 9, 2021
Planning & Building Department

312 314 316

Cordova Street

Instr #2020076296 BK: 5037 PG: 351, Filed & Recorded: 9/9/2020 9:12 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,450.00

Rec: $18.50 Doc: 2450.00 ($350,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
200840-0000
File No.: 63104

WARRANTY DEED

This Warranty Deed, Made the 31st day of ~~August~~ Sept, 2020, by **BETTY K. BURROUGHS AND HELEN AILENE DIXON, TRUSTEES OF THE KUHN FAMILY PROPERTY TRUST u/a/d June 8, 2018**, whose post office address is:
9536 S.W. 39th Ave Gainesville FL 32608
hereinafter called the "Grantor", to

MICHELLE D. RUBY, whose post office address is:
123 Luckie Street #1507 Atlanta GA 30303
, hereinafter called the "Grantee".

COPY

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

IN THE CITY OF ST. AUGUSTINE, FLORIDA, LOT 41 OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF FIFTY-ONE (51) FEET AND EIGHT (8) INCHES AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUB-DIVISION OF LOT FOUR (4) OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Carol A Lagasse
Printed Name: Carol A Lagasse

THE KUHN FAMILY PROPERTY TRUST U/A/D JUNE 8, 2018

Betty K. Burroughs
Betty K. Burroughs
Trustee

Witness Signature: Marlene Lagasse
Printed Name: Marlene Lagasse

Helen Ailene Dixon
Helen Ailene Dixon
Trustee

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 31st day of ~~August~~ Sept, 2020 by Betty K. Burroughs and Helen Ailene Dixon Trustees of THE KUHN FAMILY PROPERTY TRUST u/a/d June 8, 2018. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Carol A Lagasse
Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

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	2008400000
Location Address	308 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 41 (PROBATE 88-120-CP) OR5037/351 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Ruby Michelle D 100%
Mailing Address	123 LUCKIE ST #1507 ATLANTA, GA 30303-0000

Map

Valuation Information

	2021
Building Value	$111,977
Extra Features Value	$0
Total Land Value	$224,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$336,377**
Total Deferred	$0
Assessed Value	**$336,377**
Total Exemptions	$0
Taxable Value	**$336,377**

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	$113,624	$0	$224,400	$0	$0	$338,024	$318,604	$19,420	$318,604
2019	$101,521	$0	$196,350	$0	$0	$297,871	$289,640	$8,231	$289,640
2018	$66,403	$556	$196,350	$0	$0	$263,309	$263,309	$0	$263,309
2017	$68,305	$556	$196,350	$0	$0	$265,211	$251,017	$14,194	$251,017
2016	$71,092	$556	$196,350	$0	$0	$267,998	$228,197	$39,801	$228,197
2015	$66,493	$556	$151,470	$0	$0	$218,519	$207,452	$11,067	$207,452
2014	$51,714	$556	$136,323	$0	$0	$188,593	$188,593	$0	$188,593
2013	$53,594	$556	$136,323	$0	$0	$190,473	$190,473	$0	$190,473
2012	$55,475	$556	$136,323	$0	$0	$192,354	$192,354	$0	$192,354
2011	$56,415	$556	$151,470	$0	$0	$208,441	$208,441	$0	$208,441
2010	$58,296	$556	$168,300	$0	$0	$227,152	$227,152	$0	$227,152

Building Information

Building 1
Actual Area 1511
Conditioned Area 1071
Actual Year Built 1924
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1071	1071
ENCLOSED GLASS PORCH	0	96
ENCLOSED GLASS PORCH	0	192
FINISHED OPEN PORCH	0	152
Total SqFt	1071	1511

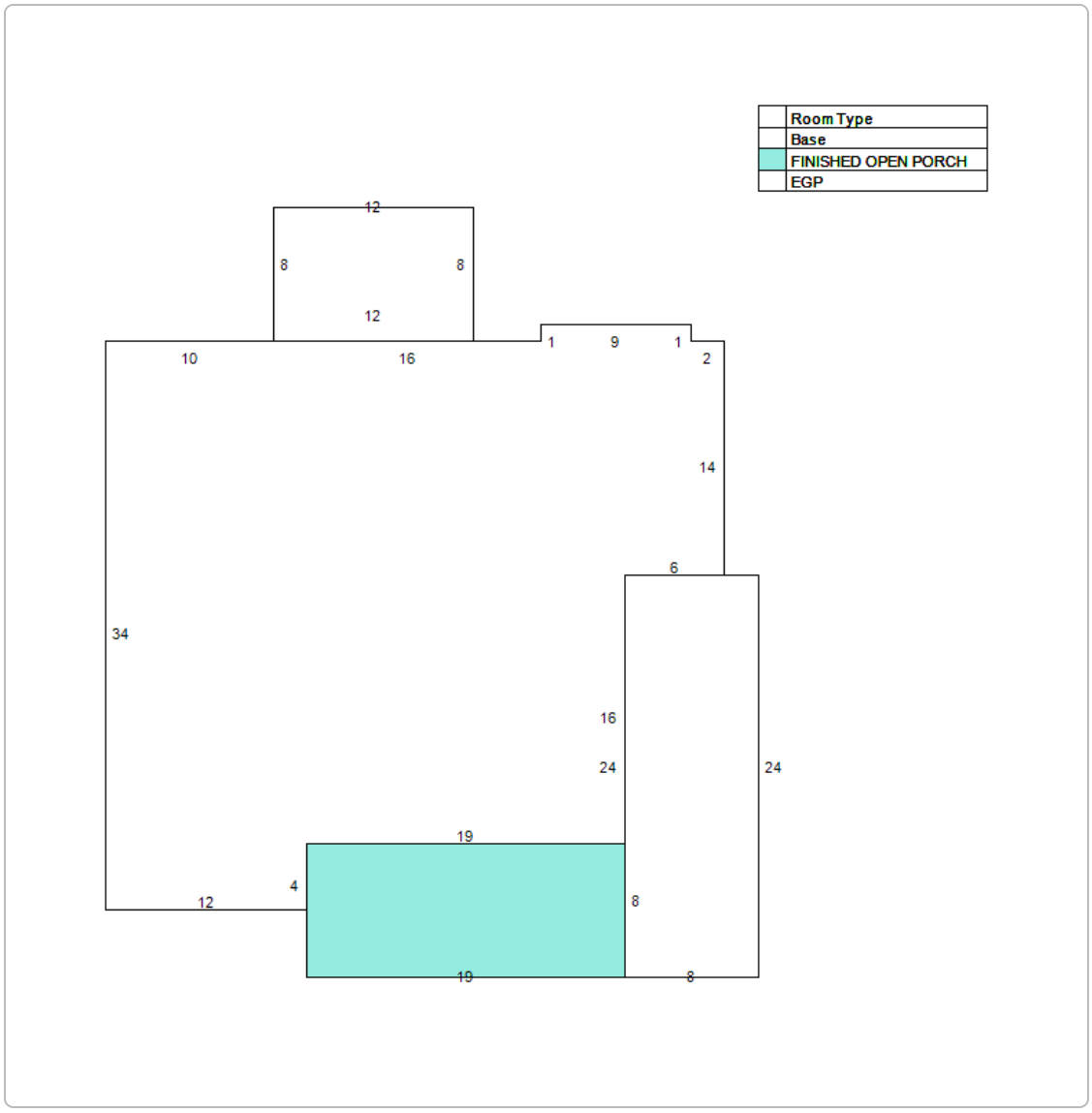
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	158	51	EF	$224,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/9/2020	9/1/2020	$350,000.00	WARRANTY DEED	5037	351	Q	I	KUHN FAMILY PROPERTY TRUST D: 6-8-2018	RUBY MICHELLE D
7/3/2018	6/8/2018	$100.00	WARRANTY DEED	4573	1628	U	I	BURROUGHS BETTY K ETAL	KUHN FAMILY PROPERTY TRUST D: 6-8-2018

Sketch Information



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

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

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Last Data Upload: 2/23/2021, 1:50:53 AM

Version 2.3.107

Detail by Entity Name

Florida Profit Corporation
PETER HOTZ INC

Filing Information

Document Number	P13000021043
FEI/EIN Number	46-2244094
Date Filed	03/05/2013
Effective Date	03/05/2013
State	FL
Status	ACTIVE

Principal Address

305 B STREET
ST AUGUSTINE, FL 32080

Mailing Address

305 B STREET
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

HOTZ, PETER
305 B STREET
ST AUGUSTINE, FL 32080

Officer/Director Detail

Name & Address

Title P

HOTZ, PETER
305 B STREET
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	02/09/2018
2019	04/20/2019
2020	05/17/2020

Document Images

05/17/2020 -- ANNUAL REPORT View image in PDF format

04/20/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
02/14/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 18, 2021 Meeting

Application PL2021-0026 Address: 46 John Street

Applicant: Black Box Design Inc

Property Owner: John Street Realty LLC

Project description: To demolish historic original portion and later addition of a building constructed c. 1950 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ07702
National Register:	N/A	Construction date:	1950
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1236300000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the King-Madore West Old Dixie neighborhood of West Augustine's Huertas Grant subdivision, the one-story residential building is located on the north side of John Street on the second lot east of South Whitney Street.
- Constructed c. 1950, the Frame Vernacular styled building has a side-facing gable roof and is covered with shell dash stucco that was applied over asbestos siding that is visible in areas where the stucco has failed. A one-story front porch with shed roof extends along the front façade/south elevation, an addition towards the north or rear, and a rear screened-in porch projecting eastward. Horizontal aluminum one-over-one and awning style windows are throughout.
- 46 John Street does not appear on Sanborn Maps until the 1930 revised to 1957 publication. On this map, a one-story wood-frame house is shown with a small square footprint. By the 1930 revised to 1961 map, the house has been altered with an expanded rectangular footprint and one-story front porch, with a detached one-story wood-frame building at the rear that is labeled "plumb'g st'ge." Currently, a gable roof covered slab remains on the northeast corner of the property and a small house, which may be what remains of this storage building. A small house with masonry construction is to the east on the shared parcel to the subject building.
- The Florida Master Site File survey, completed in 2020 and attached, indicated the building would not be considered as individually eligible to be listed on the National Register or contributing to a historic district due to alterations.
- The building condition summary included with the application, states the original block of the building has been substantially damaged and modified over time.
- The applicant submitted plans for the renovated design for the rear of the house that is proposed to remain. 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 **46 John Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvagable historic materials, including the wood doors, pine boards and interior knotty pine paneling, 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. Demolition of a residential building including the historic original portion and later addition, with the rear portion and covered porch, also indicated as later additions, to remain.

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. 1950, 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 CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the 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 does not have a unique typology for the area and is visibly deteriorated on the exterior.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans were submitted by the applicant for the proposed renovated design for rear portions of the house that were additions to the original and are proposed to remain. 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 2020 survey indicated it would not be individually eligible for the National Register of Historic Places and not be contributing to a district due to alterations.

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 and is not eligible for individual designation or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. The building is not unusual or particularly unique.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The Frame Vernacular style is commonly found throughout St. Augustine, and from this mid-century era in West Augustine especially, so is not unique.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce.

10. *The justification for the proposed demolition.* The applicant indicated based on the extensive compromising alterations to and the overall deterioration of 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:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
46 John Street

STAFF PHOTOGRAPHS
46 John Street

South Elevation

STAFF PHOTOGRAPHS
46 John Street

Front Porch on
South Elevation

STAFF PHOTOGRAPHS
46 John Street

East Elevation

STAFF PHOTOGRAPHS
46 John Street

East Elevation

STAFF PHOTOGRAPHS
46 John Street

East Elevation

STAFF PHOTOGRAPHS
46 John Street

East Elevation: North section/rear (later additions) will remain

STAFF PHOTOGRAPHS
46 John Street

East Elevation and North Elevation: North section/rear (later additions) will remain

STAFF PHOTOGRAPHS
46 John Street

West
Elevation

STAFF PHOTOGRAPHS
46 John Street

North and South of house

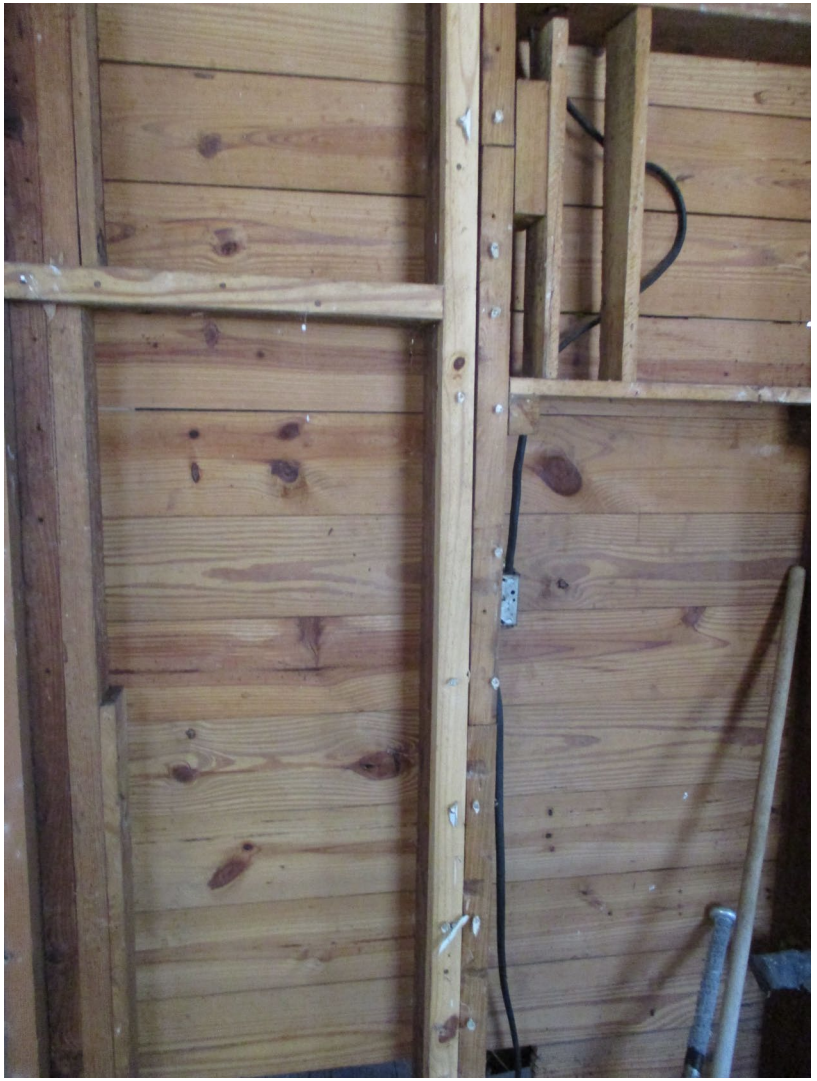
STAFF PHOTOGRAPHS
46 John Street

North / back yard of house

STAFF PHOTOGRAPHS
46 John Street: Interior

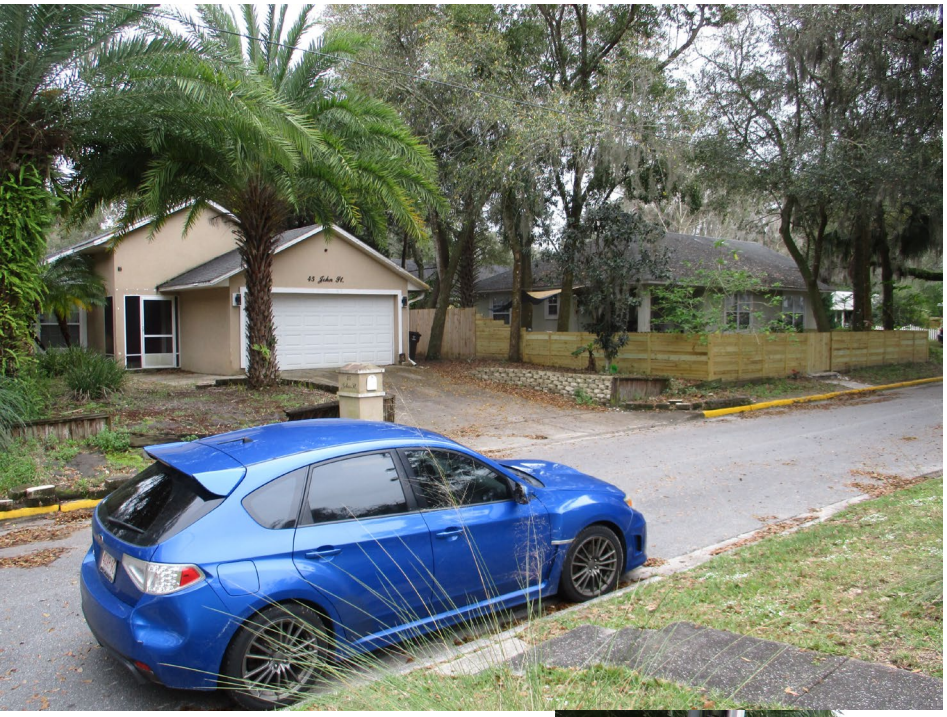
STAFF PHOTOGRAPHS
46 John Street: Interior

STAFF PHOTOGRAPHS
46 John Street: Interior



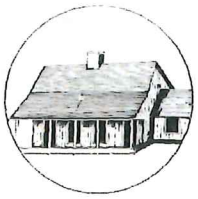
STAFF PHOTOGRAPHS
46 John Street: Interior

STAFF PHOTOGRAPHS
46 John Street: Context Area - Looking Southwest



STAFF PHOTOGRAPHS
46 John Street: Context Area
Looking Southeast

☒ 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 SJ07002
Field Date 1-23-2020
Form Date 2-21-2020
Recorder # MAP

Site Name(s) (address if none) 46 JOHN 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	46		JOHN	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 45 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1236300000 — 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: 1950 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1950 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1950 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature windows, door, stucco, ext materials
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature rear extension
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

SIMS GLORIA

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Wood/Plywood — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. Shed — 3. _____
Roof Material(s) 1. Composition shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

replacement 1/1 sash, 3 light awning, paired 2/2 sash

Distinguishing Architectural Features (exterior or interior ornaments)

undergoing renovations, attic vents in gable ends, shed roof entry porch, open carport, plywood exterior

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

addn concrete block building w gable roof, shed extension over side porch w brick fireplace

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 SJ07002

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details)

centrally located, on facade, boarded

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

open, entry, shed roof, wood supports and railing, accessed via poured concrete steps to front; rear, screened, shed roof

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous
Narrative Description of Resource

This 1950 Frame Vernacular building is in deteriorated condition. It has a Gable roof, Wood/Plywood, 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 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)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations.

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 _____

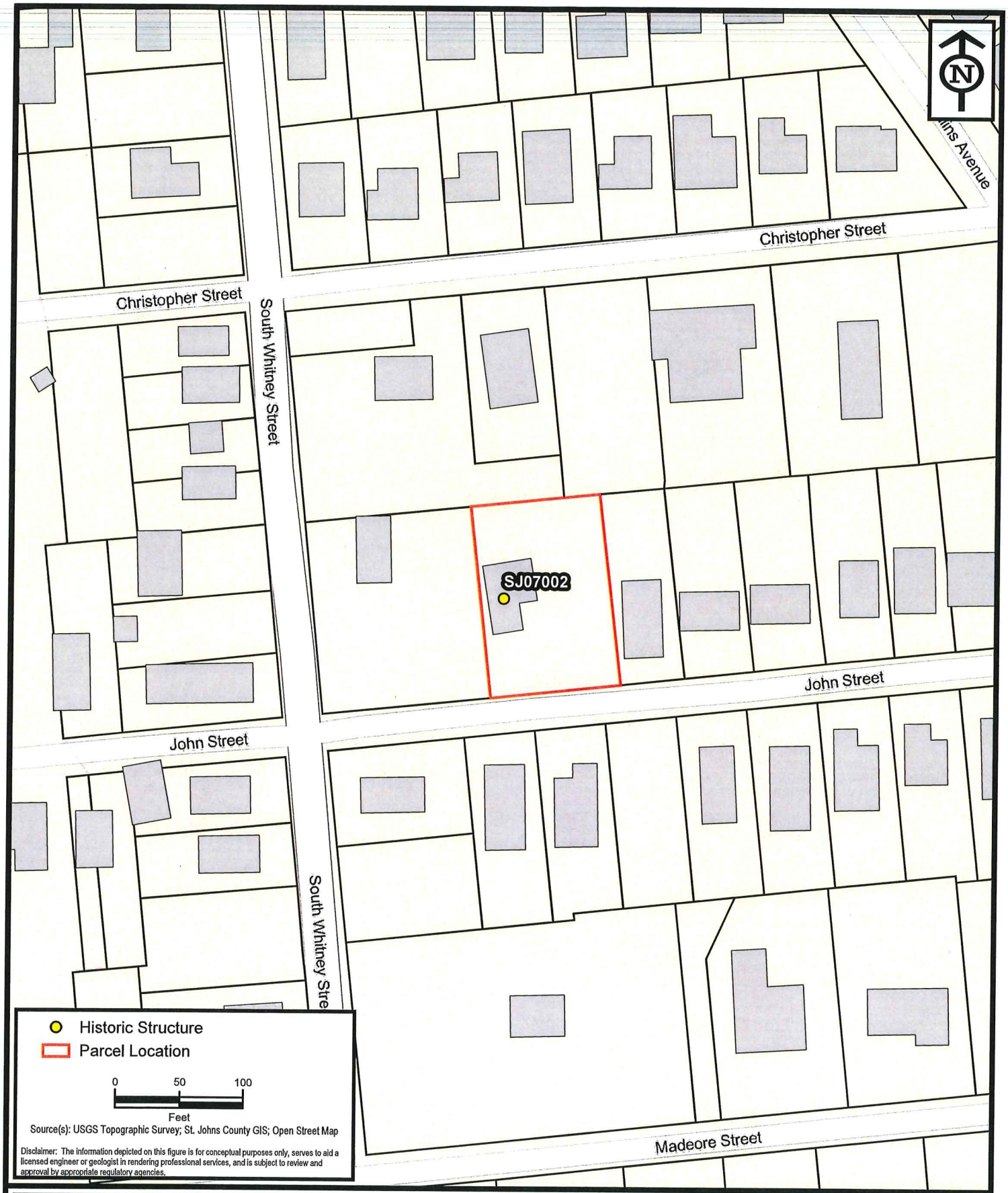
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **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

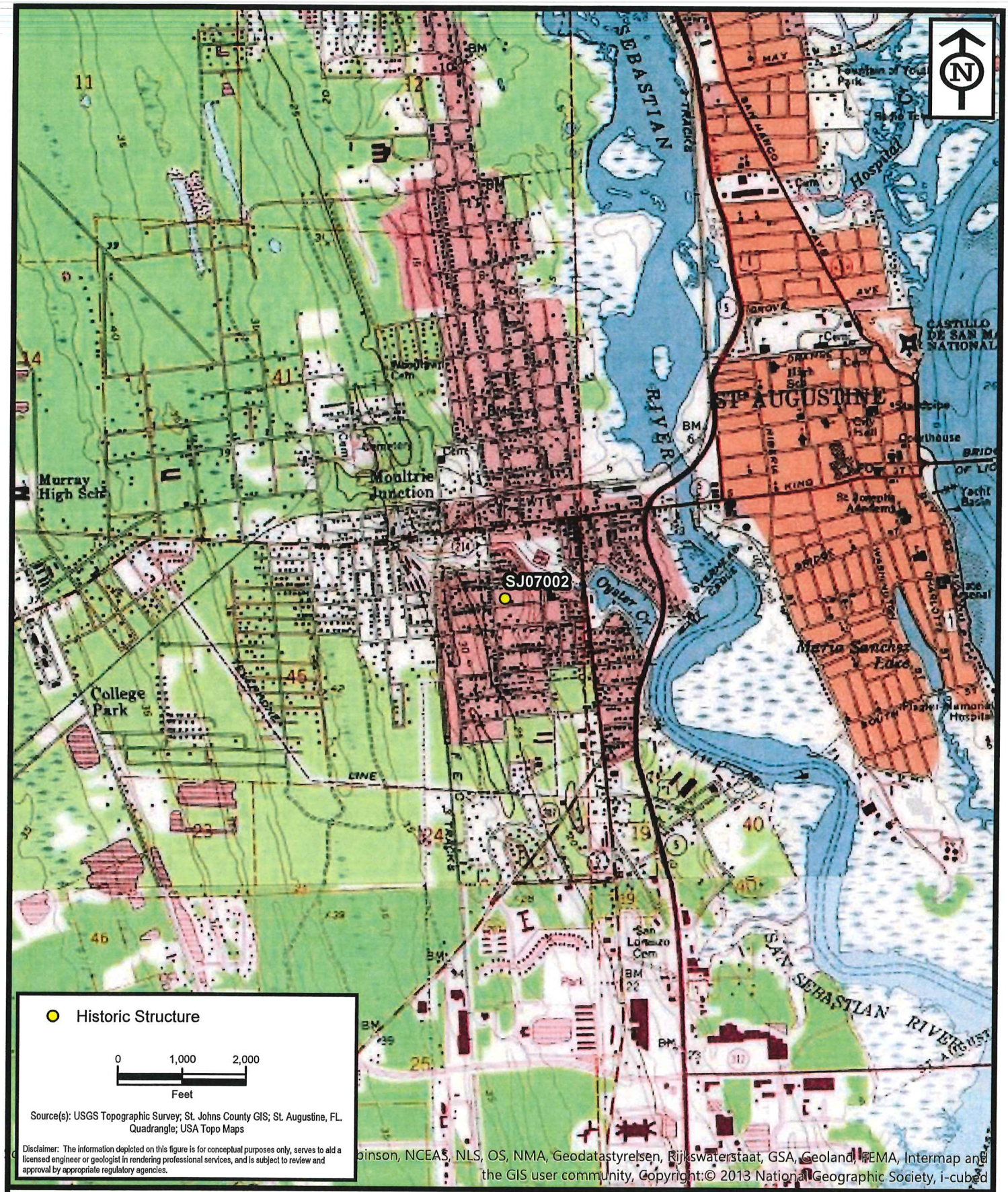
Parcel Location - SJ07002

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**

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/21/2020 12:16 PM



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Project Location - SJ07002

St. Augustine Survey - Part 4

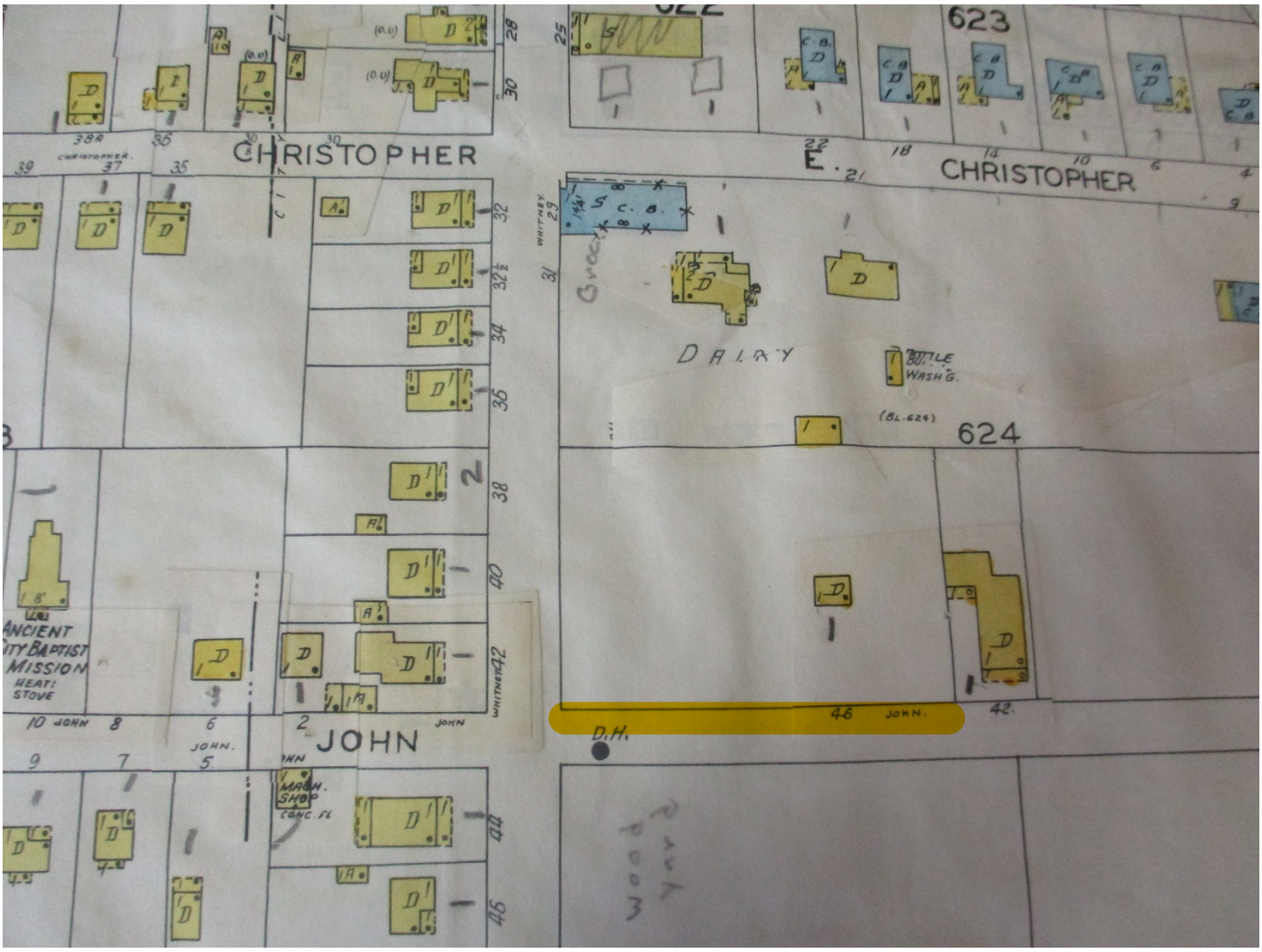
St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

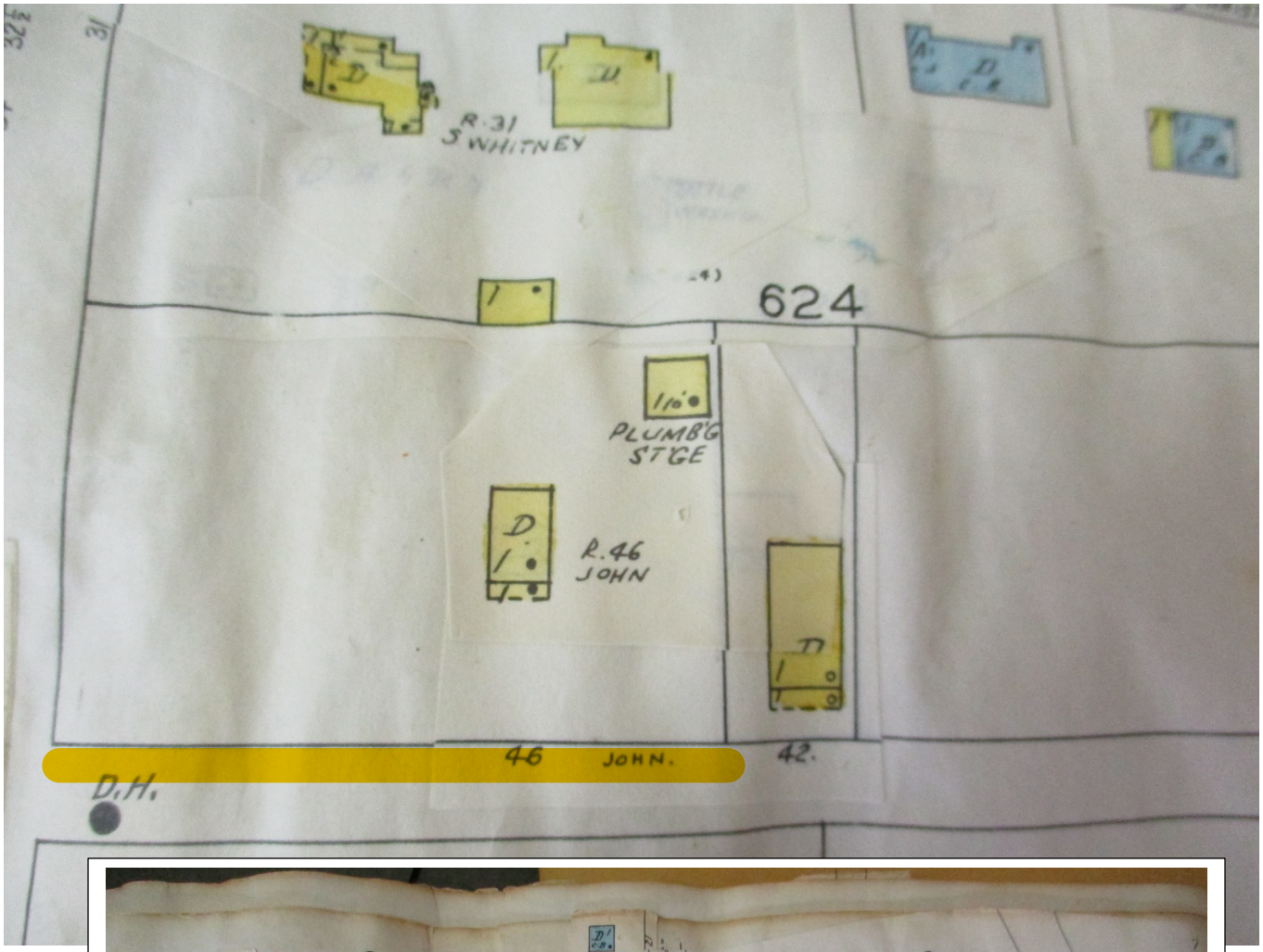
Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/21/2020 12:16 PM

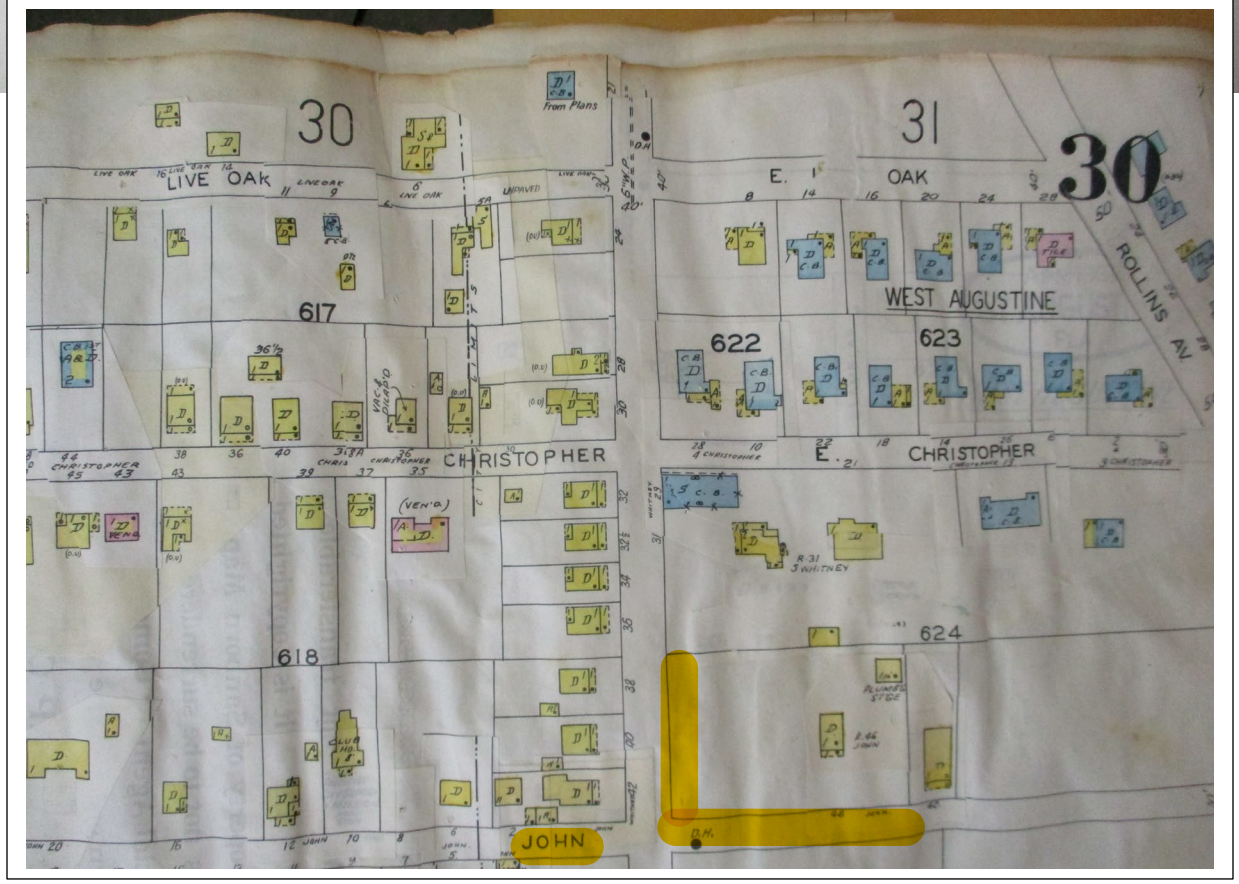
SJ07002

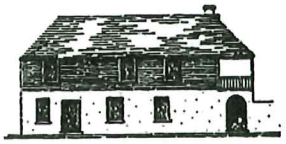
St. Augustine Sanborn Maps: 1930 Revised to 1957 (Sheet 30)
46 John Street



St. Augustine Sanborn Maps: 1930 Revised to 1961 (Sheet 30)
46 John Street







CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2021-0026

Receipt No. 2052572 Meeting Date March 18, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Robert Balch
   Business (if applicable) Black Box Design Inc.
   Address 1 Ponce de Leon Ave.
   City St. Augustine, Florida State Fl. Zip 32080
   Daytime telephone 904-217-9977 Other phone/email blackboxdesigninc@gmail.com

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

2. NAME OF PROPERTY OWNER Dustin Estes
   Business (if applicable) ~~Green Palmetto LLC~~ John Street Realty LLC
   Address 43 John Street
   City St. Augustine State Fl. Zip 32084
   Daytime telephone (required) 904-806-4754 Other phone _____

3. PROJECT STREET ADDRESS 46 John Street, St. Augustine, Florida, 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 4 Block 8 Subdivision Huertas Grant Parcel Number 1236300000

5. DATE OF CONSTRUCTION 1950 Source: Fla. Master Site File

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: See Attached description of

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

HISTORIC	NOT HISTORIC	NOT SURE	
☑	☑	☑	Building addition
☑	☑	☑	Outbuilding/Accessory building
☑	☑	☑	Roof structures (dormers, chimneys, etc.) Specify: Front portion as seen in attached demolition plan.
☑	☑	☑	Porch/Deck/Balcony Specify: As seen in attached demolition plan.
☑	☑	☑	Exterior walls
☑	☑	☑	Exterior finishes (stucco, masonry, siding) Specify: All Stucco to be removed
☑	☑	☑	Fenestration (arrangement of windows and doors)

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

❑ Photographs of existing conditions including façades of the building and interior features if applicable.

❑ Drawings of proposed replacement buildings and or features if applicable.

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

❑ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

❑ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- **Moving fee** (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Robert K. Balch DATE 1/21/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Dustin Estes DATE 1/22/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Luaren E Et Al DATE 1/22/21

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME N/A DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

HOUSE

BLACK BOX DESIGN INC. - HOUSE SECTOR

Exhibit A

Proposed modification of 46 John Street

BUILDING CONDITION SUMMARY:

Original building (Front 32' and front Porch) has been damaged substantially through:

1) Substandard Foundations which have begun breaking up. As a result, building has settled in multiple directions throughout structure. Concrete blocks have been placed in multiple locations with little to no foundation, as a means to support the buildings settling. Poor framing practices (no structural beams over applied new openings have also exacerbated this settling. (See photos 3, 4, 7, 8 & 9).
2) Front Porch (Re-Built later in the buildings life) is poured concrete on masonry stem wall against the original wood frame structure and has a tiled finished floor higher than the floor of the main building. This incorrect height distinction as well as issue of dissimilar materials, has caused sever rot over the front of the buildings structure through water and termite damage; (See photos 5&6).
3) A "Shell Dash" Stucco was applied over the original Asbestos siding at some point in the building's life. The installer used poor building practices in the installation, bringing the wire lathe and stucco to and into the ground below, covering up the above grade spot pier foundation and crawl space, and, creating a pathway for termites which have substantially damaged the house throughout. The applied stucco has been detrimental to the structure's integrity; (See photos 3, 4, 6 & 7).
4) Windows are not original, replaced at some point with Mobile Home Grade aluminum windows; (See Photo 10).
5) Water damage from failed cast iron and lead plumbing has facilitated major rot in all area of plumbing. (See Photo 7&11).

Summary: Numerous other affects due to the above issues have arrived. The net result is a building, which is of substandard construction, utilizing inferior (hazardous (asbestos and lead) building materials in very poor deteriorated condition, creating excessive rot and settling throughout. Modifications throughout the buildings life, (aside from the rear 12' of the building (built later in the buildings life utilizing stem wall and slab as a foundation and floor), has rendered the utilization of the existing structure economically unfeasible. It should also be noted there is little to no architectural significance of the building. For any use of the building, a complete rebuilding of the structure would be required, from the foundations up. The cost of this proposal far outweighs the owners net return for his intended use of the building.

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PROPOSED REBUILDING OF THE REMAINING STRUCTURE:

Summary:

Front 36' of building along with front porch is to be removed.

Rear 12' portion of the building – built at a later date with stem wall / slab foundation and floor – along with open side porch and concrete slab drive / parking area, is to remain. This remaining portion of the conditioned building remaining will be repaired, re-roofed and have a new front porch added along with windows located architecturally correctly, as a means to present the buildings front to the street. The entire structure will be repaired and used as a studio / art work space for the owners who reside adjacent to this building.

See attached drawings (Exhibit B)

All required drawings and engineering will be submitted as per COSA requirements for all phases of demolition and construction.

ADDITIONAL NOTES:

1) Florida Master Site File SHPO Evaluation states building is **"Ineligible for NRHP"** (National Registry for Historic Preservation (SEE PAGE 13)
2) Florida Master Site File states building is in **"Deteriorated Condition".** (SEE PAGE 13)
3) Building is on COSA Police record as being previously used as a "Meth Lab".

(See attached drawings (Exhibit B) for proposed finished renovation)

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SUPPORTING PHOTOS:

1)

FRONT OF EXISTING HOUSE

2)

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HOUSE

BLACK BOX DESIGN INC. - HOUSE SECTOR

FRONT AND SIDE OF EXISTING HOUSE / PORCH SHOWING SHELL DASH STUCCO INTO GROUND AND NO SUBSTANTIVE / HISTORIC ARCHITECTURAL DETAILING.

3) SUBSTANDARD DETAILING SHOWING SHELL DASH STUCCO APPLIED OVER EXISTING ASBESTOS SIDING AND INTO GROUND (COVERING SPOT PIERS AND CRAWL SPACE) WITH PYWOOD AND UNTREATED WOOD. THIS HAS RESULTED IN PRIMARY FLOOR FRAMING AND ALL WALL FRAMING IN BUILDING BEING TERMITE DAMAGED.

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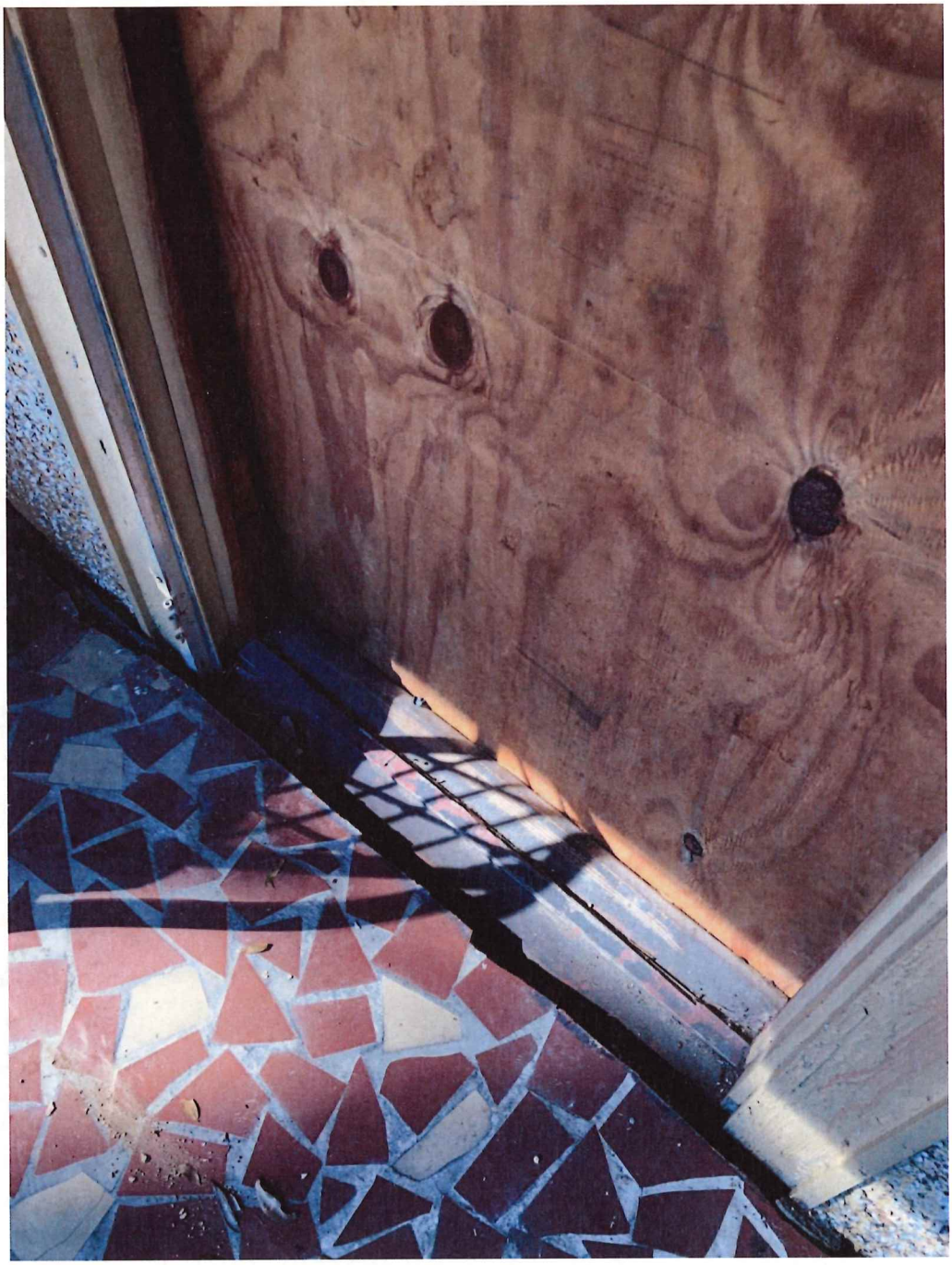
4) SUBSTANDARD DETAILING SHOWING SHELL DASH STUCCO APPLIED OVER EXISTING ASBESTOS SIDING AND INTO GROUND (COVERING SPOT PIERS AND CRAWL SPACE) WITH PYWOOD AND UNTREATED WOOD. THIS HAS RESULTED IN PRIMARY FLOOR FRAMING AND ALL WALL FRAMING IN BUILDING BEING TERMITE DAMAGED.



5) CONCRETE PORCH – BUILT HIGHER THAN EXISTING BUILDING

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6) DAMAGE THROUGHOUT DUE SUBSTANDARD STUCCO APPLICATION AND TO WATER INTRUSION FROM CONCRETE FRONT PORCH BEING HIGHER THAN MAIN WOOD FRAME HOUSE.

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7) WATER AND TERMITE DAMAGE OF FLOOR AND WALL FAMING DUE TO FAILED CAST IRON / LEAD PLUMBING AND SUBSTANDARD STUCCO APPLICATION.

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8) BUILDING SETTLING ON BOTH SIDES OF BUILDING DUE TO SUBSTANDARD FOUNDATION SYSTEM& FLOOR FAME ROT.

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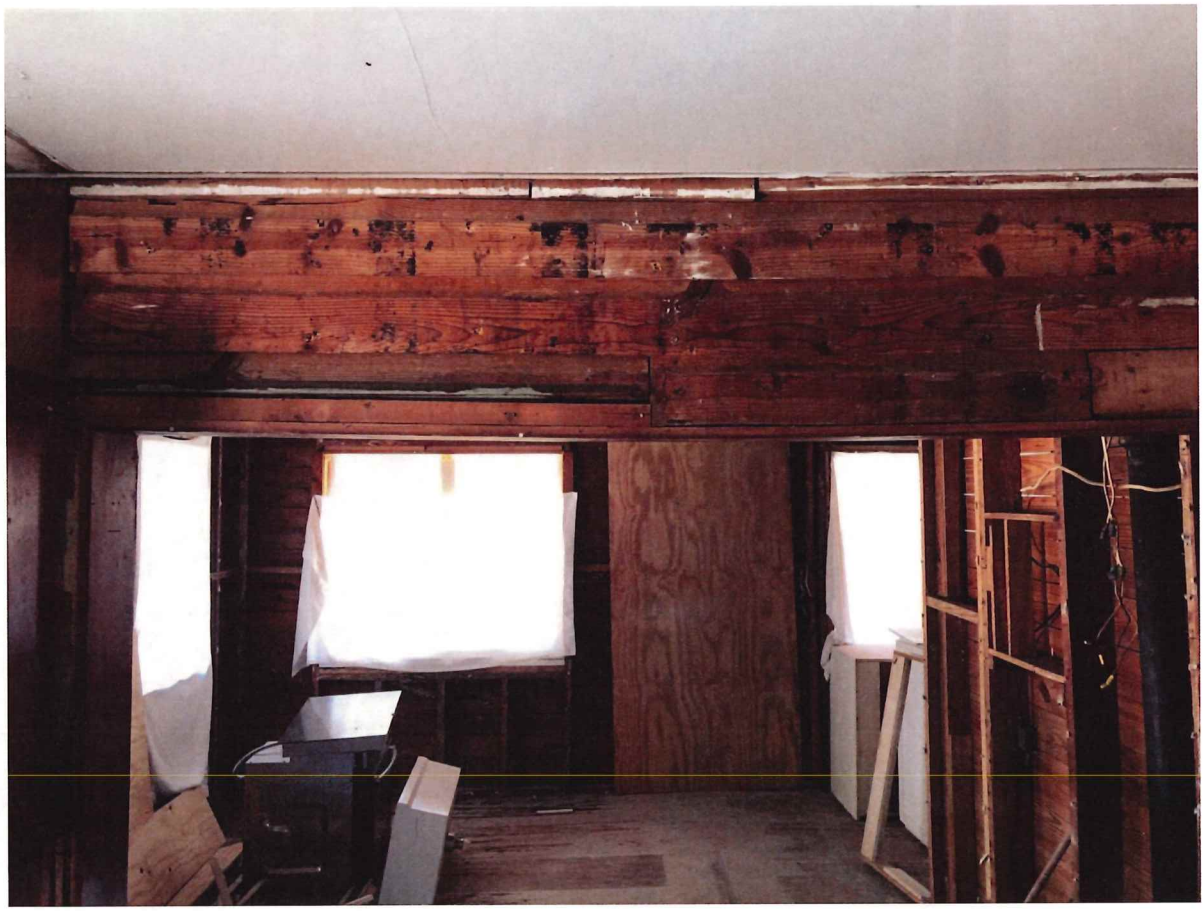

9) BEAM DEFLECTION DUE TO SUBSTANDARD FRAMING (NO STRUCTURAL BEAM) AND EXTERIOR WALL / FOUNDATION SETTLING.

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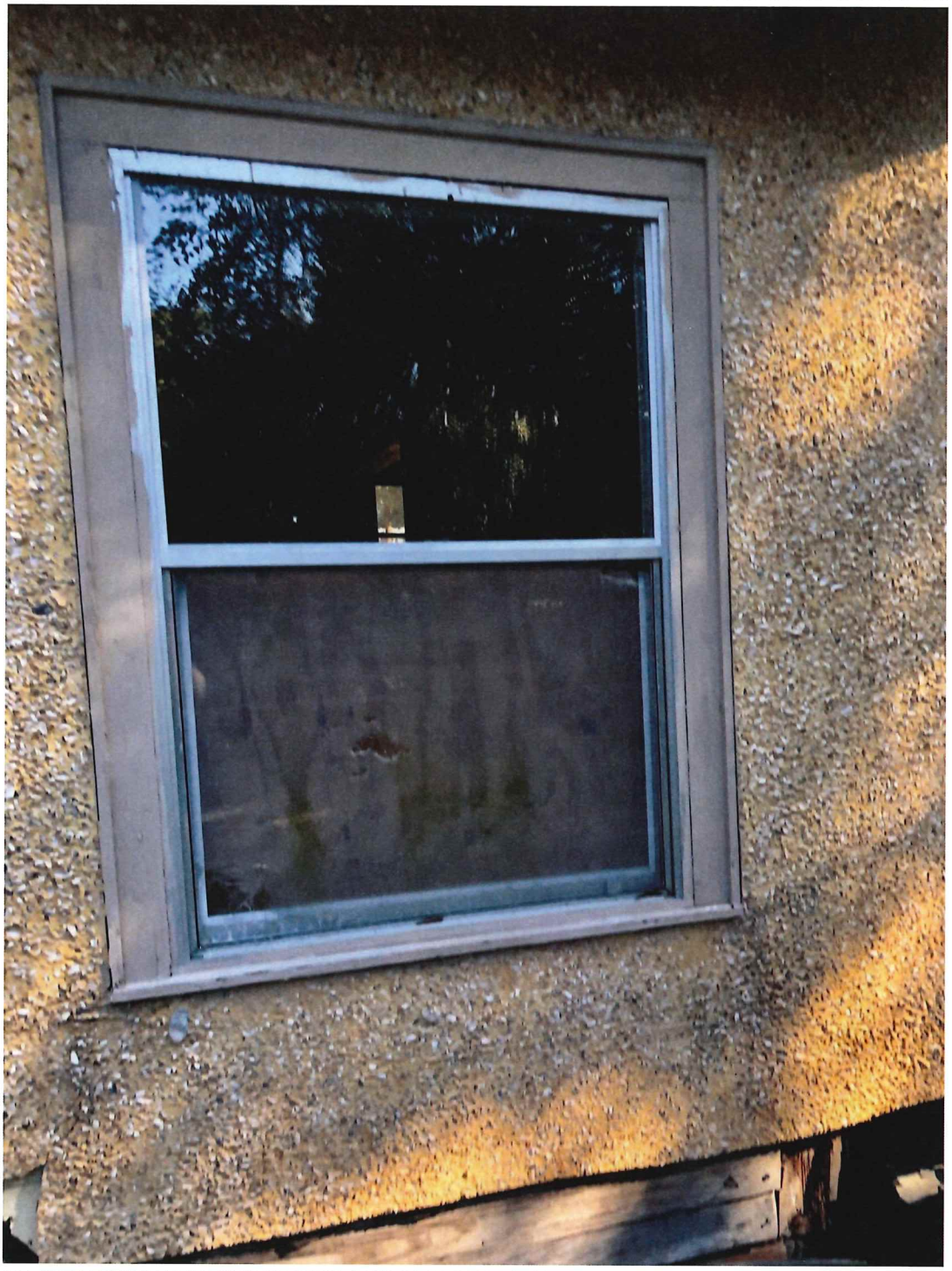
BLACK BOX DESIGN INC. - HOUSE SECTOR



10) ENTIRE HOUSE HAS WINDOWREPLACEMENT OF MOBILE HOME GRADE ALUMN. – NO HISTORIC VALUE.

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11) WATER DAMAGE IN AREAS OF PLUMBING DUE TO FAILED AND HAZORDOUS CAST IRON AND LEAD PLUMBING.

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FLORIDA MASTER SITE FILE INFORMATION:

SJ7002 - 46 JOHN ST

Historic Structure

SHPO Evaluation
Ineligible for NRHP (Jul 22, 2020)

Address
46 JOHN ST

Year Constructed
1950

Condition
Deteriorated

Structure Uses
Private Residence (House/Cottage/Cabin)

Style
Frame Vernacular

Stories
1

Exterior Plan
Rectangular

Structural Systems
Wood frame

Foundation Materials
Poured Concrete Footing

Exterior Fabrics
Wood/Plywood

Roof Type
Gable
Shed

Quad Map Names
ST. AUGUSTINE

City
St. Augustine

Township | Range | Section
07S | 29E | 45

Associated Manuscripts
27071

Field Visit Dates
January 2020

Narrative Description
This 1950 Frame Vernacular building is in deteriorated condition. It has a Gable roof, Wood/Plywood, and is 1 story.

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BLACK BOX DESIGN INC. - HOUSE SECTOR

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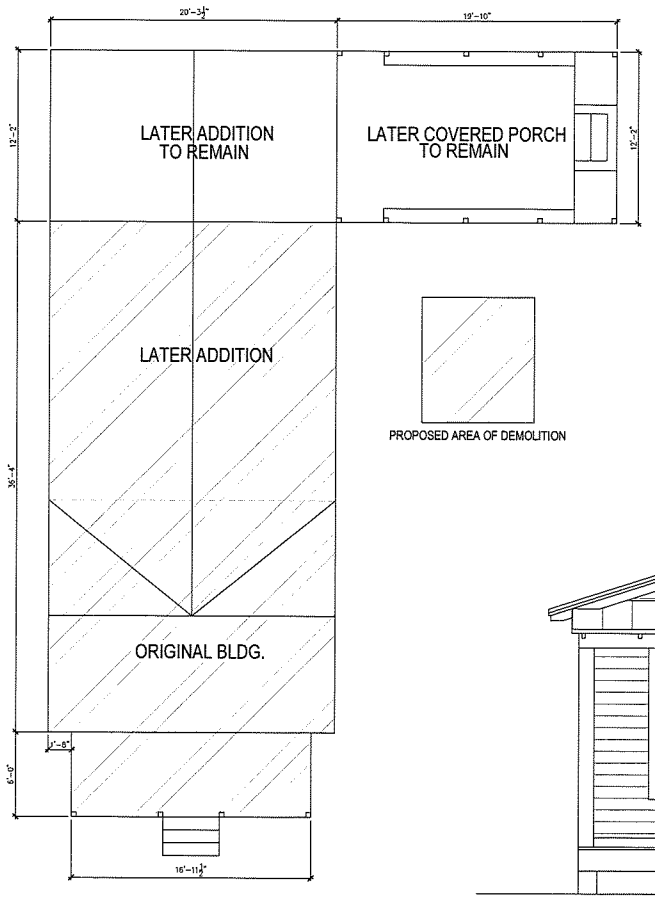
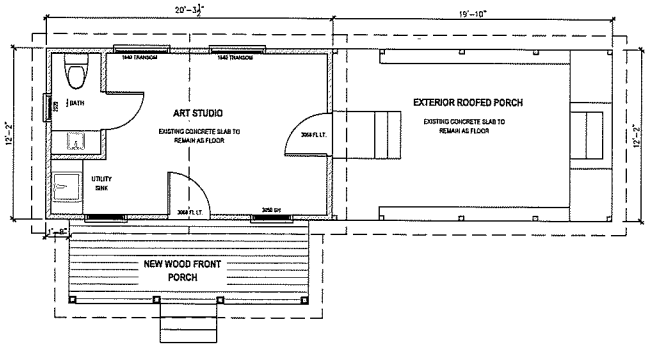
EXHIBIT B

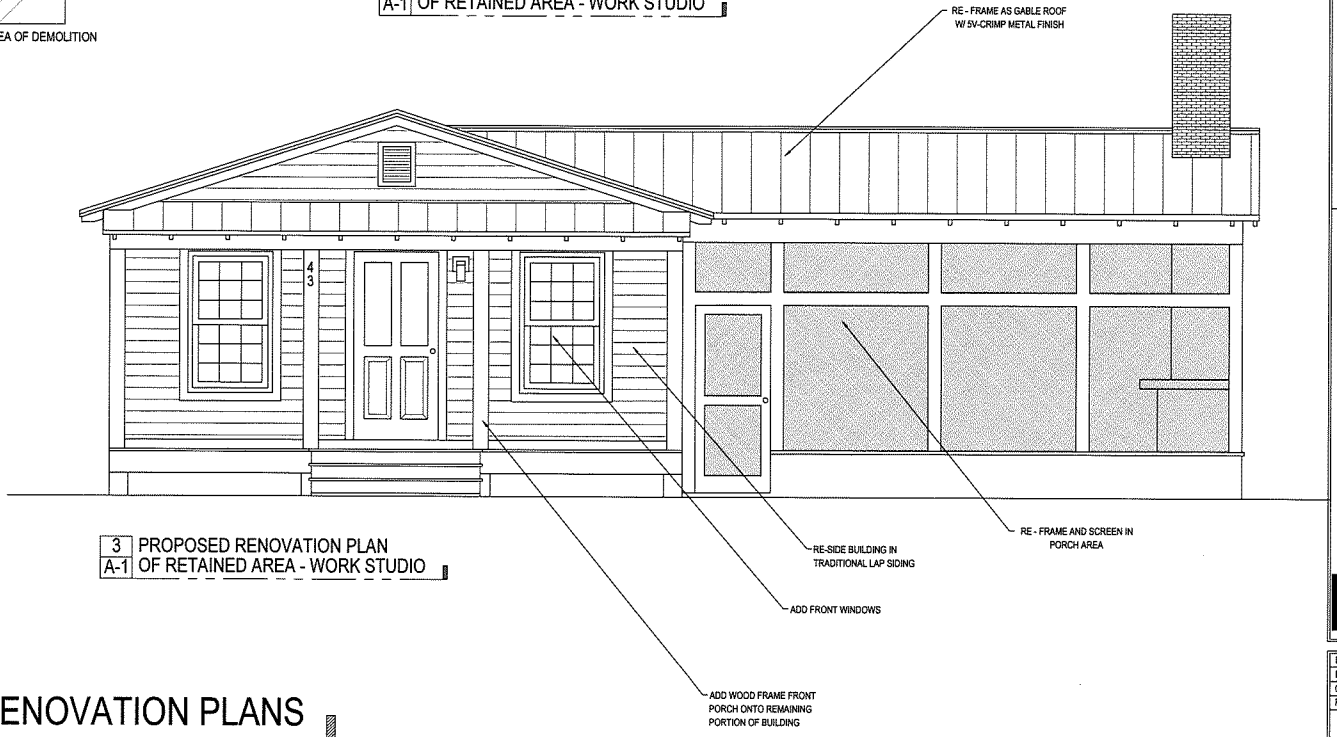


1 A-1 DEMOLITION PLAN

PROPOSED AREA OF DEMOLITION



2 A-1 PROPOSED RENOVATION PLAN OF RETAINED AREA - WORK STUDIO



3 A-1 PROPOSED RENOVATION PLAN OF RETAINED AREA - WORK STUDIO

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HOUSE
BLACK BOX DESIGN INC.

A 1 DEMOLITION AND RENOVATION PLANS

REVISIONS

DATE:	NO.:	BY:

DEMOLITION AND RENOVATION PLANS for:
DUSTIN ESTES
46 JOHN STREET
ST. AUGUSTINE, FL., 32084

44 JOHN STREET

HOUSE
BLACK BOX DESIGN
(904) 217-9977
BLACKBOXDESIGNINC@GMAIL.COM
SUSTAINABLE BUILDING DESIGN - PROJECT PLANNING - PROTOTYPE DEVELOPMENT
1 PONCE DE LEON AVE - ST AUGUSTINE - FLORIDA - 32080

DATE:	1/20/21
DRN BY:	RKB
CHECKED BY:	RKB
PROJ. NO.	030702

SHEET NUMBER
1 OF 1

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Instr #2021005648 BK: 5153 PG: 1042, Filed & Recorded: 1/15/2021 11:18 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $560.00

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2020-6016
Parcel ID: 123630-0000
Property: 46 John Street, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **11th day of January, 2021**, by and between **Green Palmetto LLC, a Florida limited liability company, conveying undivided ½ interest** hereinafter called the Grantor; and **John Street Realty, LLC, a Florida Limited Liability Company**, hereinafter called the Grantee, whose mailing address is **43 John Street, St. Augustine, FL 32084**.

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHTY THOUSAND AND 00/100 (80,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

Part of Lot 4, Block 8, East half of Huertas Grant, being located in Section 45, Township 7 South, Range 29 East, St. Johns County Florida and more particularly described as follows:

Commencing at a point One Hundred Twenty Eight (128) feet East of the Northeast corner of John Street and Whitney Street; thence run Easterly along the North side of John Street One Hundred (100) feet; thence run northerly and perpendicularly to John Street One Hundred Fifty (150) feet; thence run westerly and parallel to John Street One Hundred (100) feet; thence run southerly and perpendicularly to John Street One Hundred Fifty (150) feet to the point of beginning.

said lands also described as:

East 100 feet of the West 228 Feet of Lot 4, Block 8, of the East half of Huertas Grant, Section 45, Township 7 South, Range 29 East, St. Johns County, Florida.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all

persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2021**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS
PRINT NAME: Kim Collins

WITNESS
PRINT NAME: Kayla Matthews

Green Palmetto LLC, a Florida Limited Liability Company

By: _____
Keto Burns, Managing Member

[CORPORATE SEAL]

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 11th day of January, 2021, by Keto Burns, Managing Member of Green Palmetto LLC, a Florida limited liability company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

KIMBERLEE COLLINS
Notary Public - State of Florida
Commission # GG 324263
My Comm. Expires Jun 14, 2023
Bonded through National Notary Assn.

Personally Known: ____x_____ OR Produced Identification: _____
Type of Identification
Produced: _____

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	1236300000
Location Address	46 JOHN ST SAINT AUGUSTINE 32084-0000
Neighborhood	King-Madore West Old Dixie (2500)
Tax Description*	(7) E1/2 HUERTAS GRANT SUB BLK 8 E100 OF W228FT OF LOT 4 OR5153/1039(Q/C) & 5153/1042 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Huertas Grant, East 1/2
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.350
Homestead	N

Owner Information

Owner Name	John Street Realty LLC 100%
Mailing Address	43 JOHN ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2021
Building Value	$128,976
Extra Features Value	$707
Total Land Value	$57,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$187,183**
Total Deferred	$40,325
Assessed Value	**$146,858**
Total Exemptions	$0
Taxable Value	**$146,858**

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	$65,272	$8,218	$40,000	$0	$0	$113,490	$113,490	$0	$113,490
2019	$55,102	$8,601	$30,000	$0	$0	$93,703	$82,000	$11,703	$82,000
2018	$50,107	$8,984	$29,500	$0	$0	$88,591	$74,545	$14,046	$74,545
2017	$34,944	$6,588	$29,500	$0	$0	$71,032	$67,768	$3,264	$67,768
2016	$32,790	$6,588	$24,500	$0	$0	$63,878	$61,607	$2,271	$61,607
2015	$29,168	$6,588	$20,250	$0	$0	$56,006	$56,006	$0	$56,006
2014	$33,014	$6,588	$20,250	$0	$0	$59,852	$59,852	$0	$59,852
2013	$34,450	$6,588	$20,250	$0	$0	$61,288	$61,288	$0	$61,288
2012	$35,167	$6,588	$20,250	$0	$0	$62,005	$62,005	$0	$62,005
2011	$36,602	$6,588	$22,500	$0	$0	$65,690	$65,690	$0	$65,690
2010	$46,986	$6,588	$25,000	$0	$0	$78,574	$78,574	$0	$78,574

Building Information

Building 1
Actual Area 1702
Conditioned Area 960
Actual Year Built 1950
Use Single Family Residence
Style 01
Class N
Exterior Wall Stucco
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Pine Wood
Interior Wall Minimum
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Minimum	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	960	960
HALF SCREEN PORCH	0	240
FINISHED CARPORT	0	400
FINISHED OPEN PORCH	0	102
Total SqFt	960	1702

Building 2
Actual Area 950
Conditioned Area 720
Actual Year Built 1976
Use Single Family Residence
Style 01
Class N

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 2

Exterior Wall	Concrete Block	**Baths**	1
Roof Structure	Gable Hip		

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

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	50
BASE AREA	720	720
FINISHED DECK	0	180
Total SqFt	720	950

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pole Barn	0	0	0	0	480

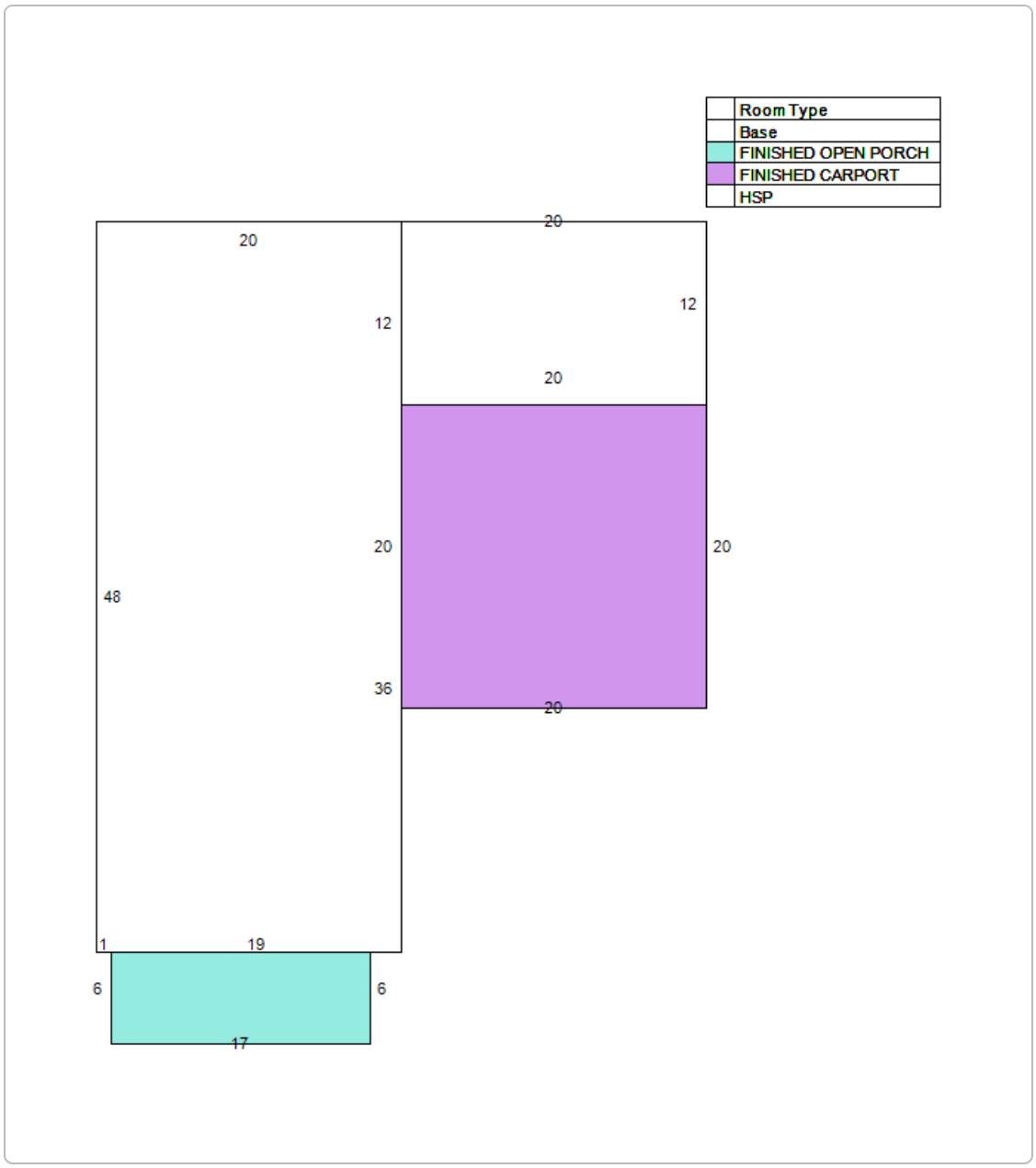
Land Information

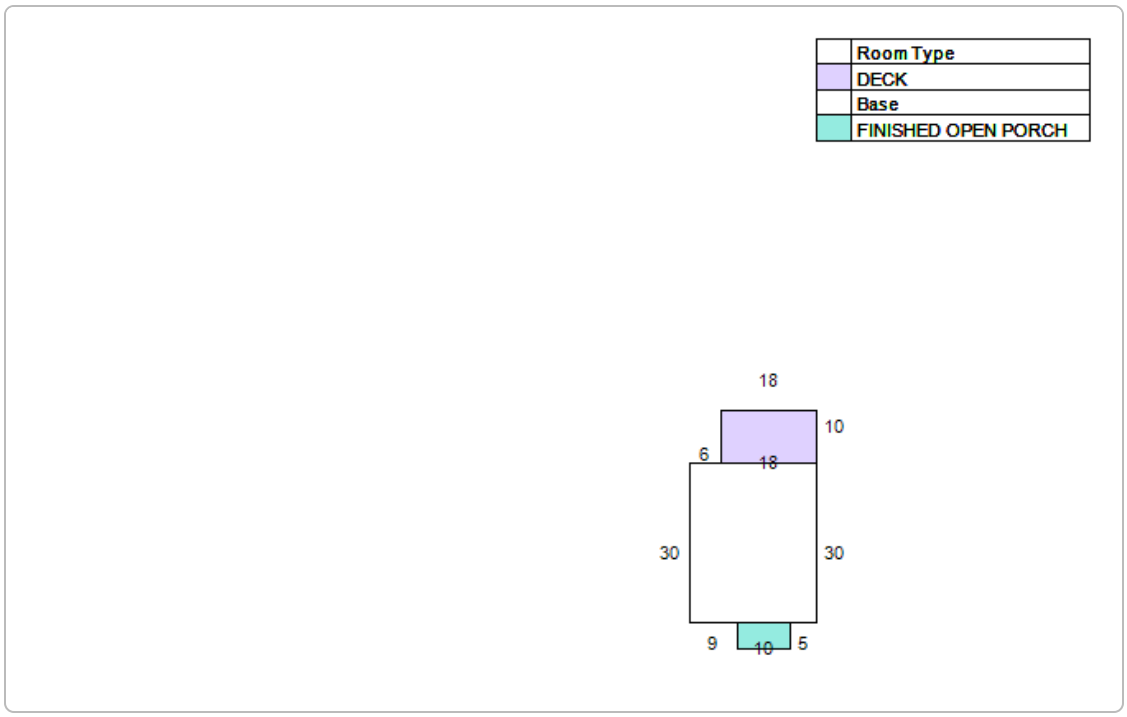
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	150	100	FF	$57,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/15/2021	1/11/2021	$80,000.00	WARRANTY DEED	5153	1042	U	I	GREEN PALMETTO LLC	JOHN STREET REALTY LLC
1/15/2021	1/11/2021	$0.00	QUIT CLAIM DEED	5153	1039	U	I	ESTES DUSTIN W,LAUREN E	JOHN STREET REALTY LLC
11/19/2019	11/14/2019	$100.00	WARRANTY DEED	4833	1652	U	I	BURNS KETO L,SUNNY S	GREEN PALMETTO LLC
8/1/2019	7/31/2019	$35,000.00	WARRANTY DEED	4770	115	U	I	SIMS GLORIA	ESTES DUSTIN W,LAUREN E ET AL
1/9/2015	1/8/2015	$100.00	QUIT CLAIM DEED	3975	31	U	I	TURNER AMY M	SIMS GLORIA
11/6/2014	11/5/2014	$0.00	ORDER DET HX REAL P	3951	283	U	I	STEVENS WM M ESTATE	SIMS GLORIA
	10/20/2008	$0.00	LETTERS OF ADMN	3133	1024	U	I	STEVENS WM M (DECD 2/29/08)	STEVENS WM M ESTATE
8/24/1954	8/20/1954	$0.00	WARRANTY DEED	213	88	U	I	FORING GERALD G,DOROTHY LAPRADD	STEVENS WILLIAM MARVIN,EMMA LEE

Sketch Information


Room Type
Base
FINISHED OPEN PORCH
FINISHED CARPORT
HSP
20
20
12
12
20
20
20
48
36
20
1
19
6
6
17



No data available for the following modules: Exemption Information.

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Version 2.3.107

Detail by Entity Name

Florida Profit Corporation
BLACK BOX DESIGN INC

Filing Information

Document Number	P17000062514
FEI/EIN Number	82-2247930
Date Filed	07/24/2017
State	FL
Status	ACTIVE

Principal Address

1 PONCE DE LEON AVENUE
ST AUGUSTINE, FL 32080

Changed: 02/11/2021

Mailing Address

1 PONCE DE LEON AVENUE
ST AUGUSTINE, FL 32080

Changed: 02/11/2021

Registered Agent Name & Address

Balch, Robert M
1 PONCE DE LEON AVENUE
ST AUGUSTINE, FL 32080

Name Changed: 04/03/2020

Address Changed: 02/11/2021

Officer/Director Detail

Name & Address

Title P

BALCH, ROBERT M
1 PONCE DE LEON AVENUE
ST AUGUSTINE, FL 32080

Title VP

BALCH, ROBERT K
1 PONCE DE LEON AVENUE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	02/22/2019
2020	04/03/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
04/03/2020 -- ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
07/24/2017 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
JOHN STREET REALTY LLC

Filing Information

Document Number	L20000394575
FEI/EIN Number	NONE
Date Filed	12/17/2020
Effective Date	12/18/2020
State	FL
Status	ACTIVE

Principal Address

43 JOHN STREET
ST AUGUSTINE, FL 32084 UN

Mailing Address

43 JOHN STREET
ST AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

ESTES, DUSTIN W
43 JOHN STREET
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

ESTES, LAUREN E
43 JOHN STREET
ST. AUGUSTINE, FL 32084 UN

Annual Reports

No Annual Reports Filed

Document Images

12/17/2020 -- Florida Limited Liability View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 18, 2021 Meeting

Application PL2021-0029 Address: 339 Charlotte Street

Applicant: George & Monika Selmont

Property Owner: George & Monika Selmont

Project description: To partially demolish a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and not located in a district, to include building elements related to a building elevation and rehabilitation such as doors, windows, additions, and chimney.

Architectural Style:	Bungalow	Florida Master Site File:	SJ00561
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	IC	Zoning District:	RS-1
Parcel number:	2010800000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This is a partial demolition application for building elements on a one and one-half story residential building that is not located in a Historic Preservation zoning or historic district. South of the St. Augustine National Cemetery, just south of where Charlotte Place T's into Charlotte Street, the house is on the east side of Charlotte Street.
- Constructed c. 1910-1917, the building looks to have been altered over time into the Bungalow style and has a side-facing metal shingle gable roof with exposed rafter tails, a shed dormer with triple windows on both the front and rear, and is covered with wood shakes with the exception of the wood clapboard siding visible on the front entrance screened-in porch located on the southwest corner. A front stoop with shed rolled metal roof is over the front façade/west elevation's entrance.
- The L-shape house first appears on the 1917 Sanborn Maps, with a one-story porch indicated on the southwest corner and a one-story attachment toward the rear of the south elevation, which is labeled as an automobile related structure by the 1924 map through to the 1930 revised to 1961 map.
- The applicant indicated that the house needed to be raised to protect from future flooding. According to the house lifting company, in order to successfully lift the house 5' and/or to protect the attached elements during the lift, certain architectural elements need to be first removed. As outlined in the applicant's detailed summary, this includes the side porch on the north elevation, the attached shed/garage structure on the south elevation, possibly the coquina chimney on the rear/east elevation, and the front and rear stoop steps. Many of the elements will be rebuilt in a modified design after the house is elevated. The applicants have submitted a written summary of the project scope and concept sketches for the renovated design of the house that is proposed to remain, which includes changing the existing fenestration by extending the window to its original length and moving the door northward about 16" to center on the front or west façade, and extending the shed dormer on the rear or east elevation.
- All elements proposed for partial demolition may not be original to the house, but are within the period of review for demolition. The loss of certain features may create an incremental loss of architectural integrity to the house; however, similar replacement elements are proposed, which may mitigate the loss of these proposed elements.
- 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. The applicants have submitted an application for the April PZB meeting to address zoning concerns.
- The proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Partial Demolition** at **339 Charlotte Street** to include the front and rear stoops, the north side porch, the south shed/garage, the alteration to the fenestration on the front façade and shed roof dormer on east elevation, and the coquina chimney because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

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

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a residential building to include the front stoop porch, the rear stoop, the north side porch, the shed/garage attachment on the south elevation, the coquina chimney, and the fenestration on the front façade / west elevation (to remove the existing window on the north end and extend the window opening to return to original size and to move the front door approximately 16" to the north) and on the rear / east elevation (to extend the shed dormer fully across the roof).

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

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

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

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

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

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

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

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

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

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

The building was built c. 1910-17, 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 CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as some of the residential buildings that are in the immediate area; however, there are a many buildings with a larger scale.

3. The impact of the loss of the structure on the streetscape. The possible permanent partial demolition of the building elements proposed to be removed in order to lift the house will not have a significant impact to the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Concept sketches were submitted for potential replacement elements by the applicant. Design review is not required.

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.

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 and the elements proposed for removal were either not original to the house or have been altered over the years.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is currently an example of the Bungalow style, which is not uncommon in the city.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building is not the last surviving example of the Bungalow style or method of construction.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** All elements proposed for partial demolition may not be original to the house, but are within the period of review for demolition. The loss of certain features may create an incremental loss of architectural integrity to the house; however, similar replacement elements are proposed, which may mitigate the loss of these proposed elements. The north side porch and south shed/garage attachment do not have an exceptionally high degree of craftsmanship, so should be able to be reproduced without great difficulty or expense. While the coquina chimney is likely not original to the house, the material is significant. Since the mortar in the joints of the coquina chimney has been replaced in areas with inappropriate mortar that may eventually cause damage to the coquina units, the chimney would benefit long-term from being repointed with a more compatible mortar (in duplicating the original mortar in strength, composition, color, and texture) if it can be salvaged and built back.

10. ***The justification for the proposed demolition.*** The applicant indicated based on the desire to mitigate future flooding issues by elevating the building, partial demolition of the attached building elements was needed in order to raise the building/protect the elements. Other proposed alterations are to return certain building elements to the original design, such as lengthening the window opening on the north end of the front (west) façade, or to allow for redesign of building's interior spaces or small additions to the building.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

Front Façade / West Elevation

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

Front Façade / West Elevation with window opening proposed to be lengthened to original and front stoop to be removed for lifting of the house

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

North and West Elevations: side porch to be removed on north elevation

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

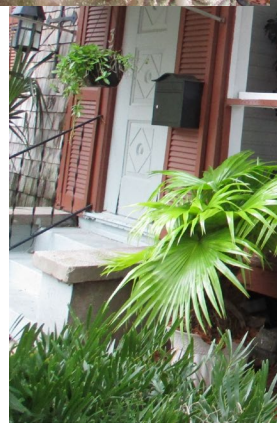
North Elevation: side porch to be removed

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

North Elevation: foundation and side porch

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

West and East Elevations: wood siding likely original to house showing inside front porch on south end



STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

West Elevation: wood siding likely original to house showing inside front porch on south end

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

West and South Elevations: side shed/garage attachment proposed for removal

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

South Elevations: side shed/garage attachment proposed for removal

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

Inside shed/garage attachment proposed for removal

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

Inside shed/garage attachment proposed for removal: east and south walls, framing of roof

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

South and East Elevations: rear of side shed/garage attachment proposed for removal and rear shed dormer proposed to be extended with roofline below proposed to be raised

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

East / Rear Elevation with coquina chimney that may need to be removed and rear stoop proposed to be removed for elevating the house

STAFF PHOTOGRAPHS
339 Charlotte Street: Partial Certificate of Demolition

East / Rear Elevation with coquina chimney that may need to be removed,
rear stoop proposed to be removed for elevating the house,
and rear shed dormer proposed to be extended

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ561 1009==

Site Name: 339 Charlotte Street 830== Survey Date: 7808 820==

Address: 339 Charlotte Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Del Castillo (subdivision) (block) North West 50' on (lot) 868==

Charlotte Street x 73.88 x 50.15 x 69' of Lot 8 868==

Owner of Site: Name: Byrnes, Loretta ;

Address: 339 Charlotte Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 470095 (easting) 3305810 (northing) 890== Location: T07S (T) R30E (R) 20N (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood shingles, butt, flush siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, casement, blinds 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hood, porches, shed dormer 942==

Porches & Balconies: Small screened 1 story entrance porch on south 1/2 of front 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Set close to street 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 339 Charlotte Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. There is a screened porch on the south half of the front of the house.

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

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divi-

(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.

2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insur-

ded into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

In the 1920's the house at 339 Charlotte Street was the residence of Howard VanSciver, general superintendent for the Record Company.(3)

---

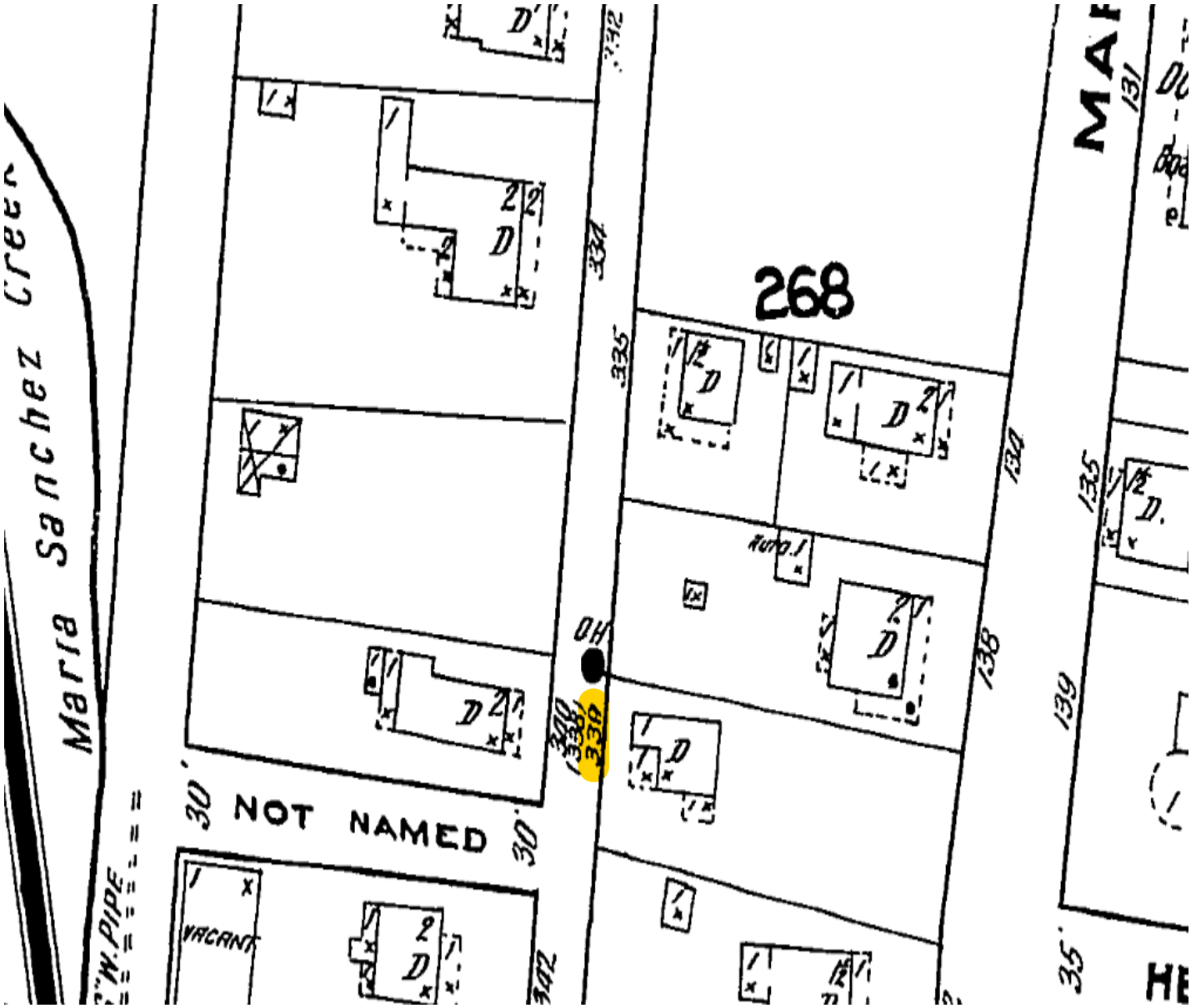
ance Maps, 1893-1930.

3. St. Augustine City Directory, 1924-25, 1927.

KODAK SAFETY FILM

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17



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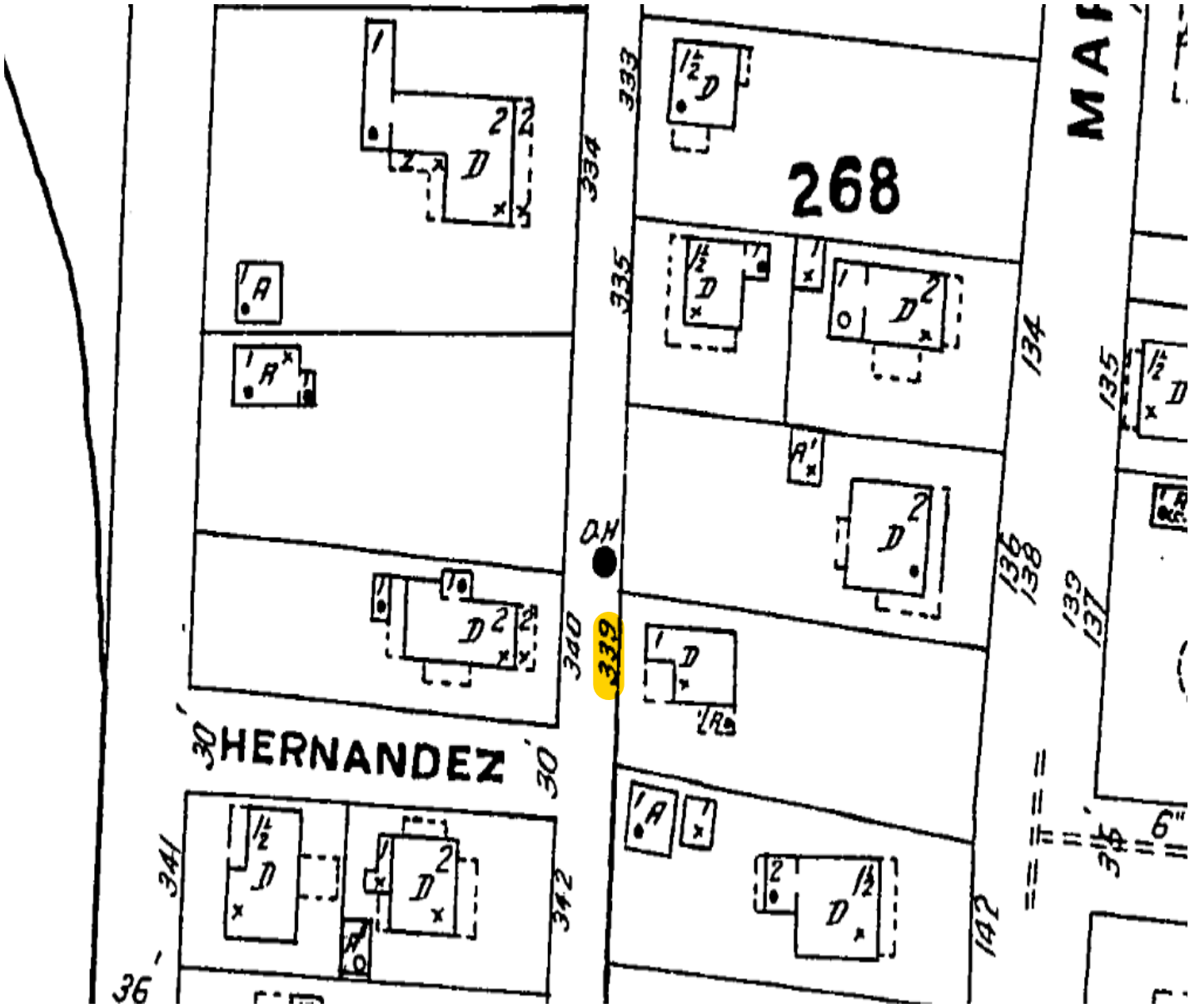
Saint Augustine July 1924, Sheet 21



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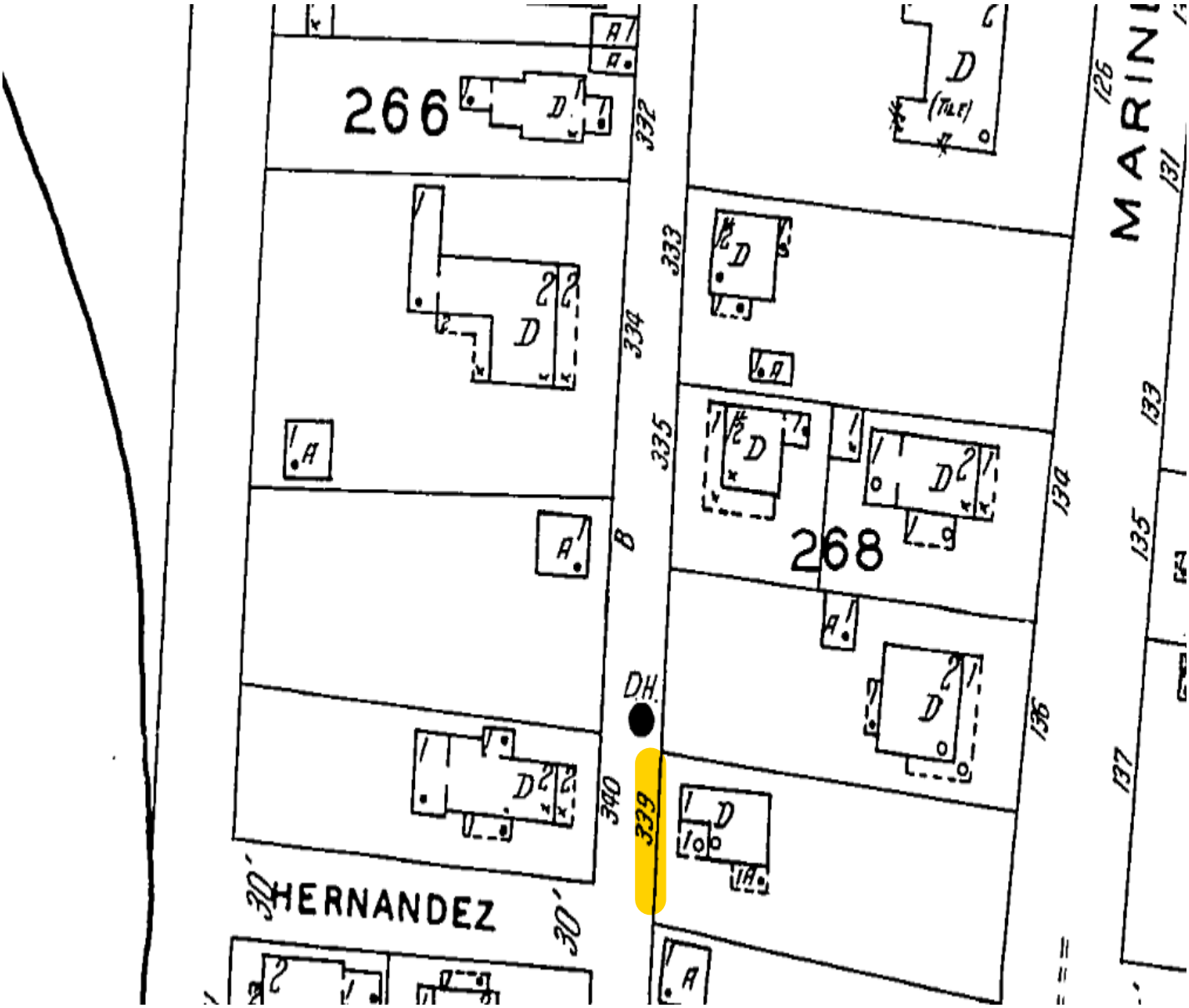
Saint Augustine Apr. 1930, Sheet 28



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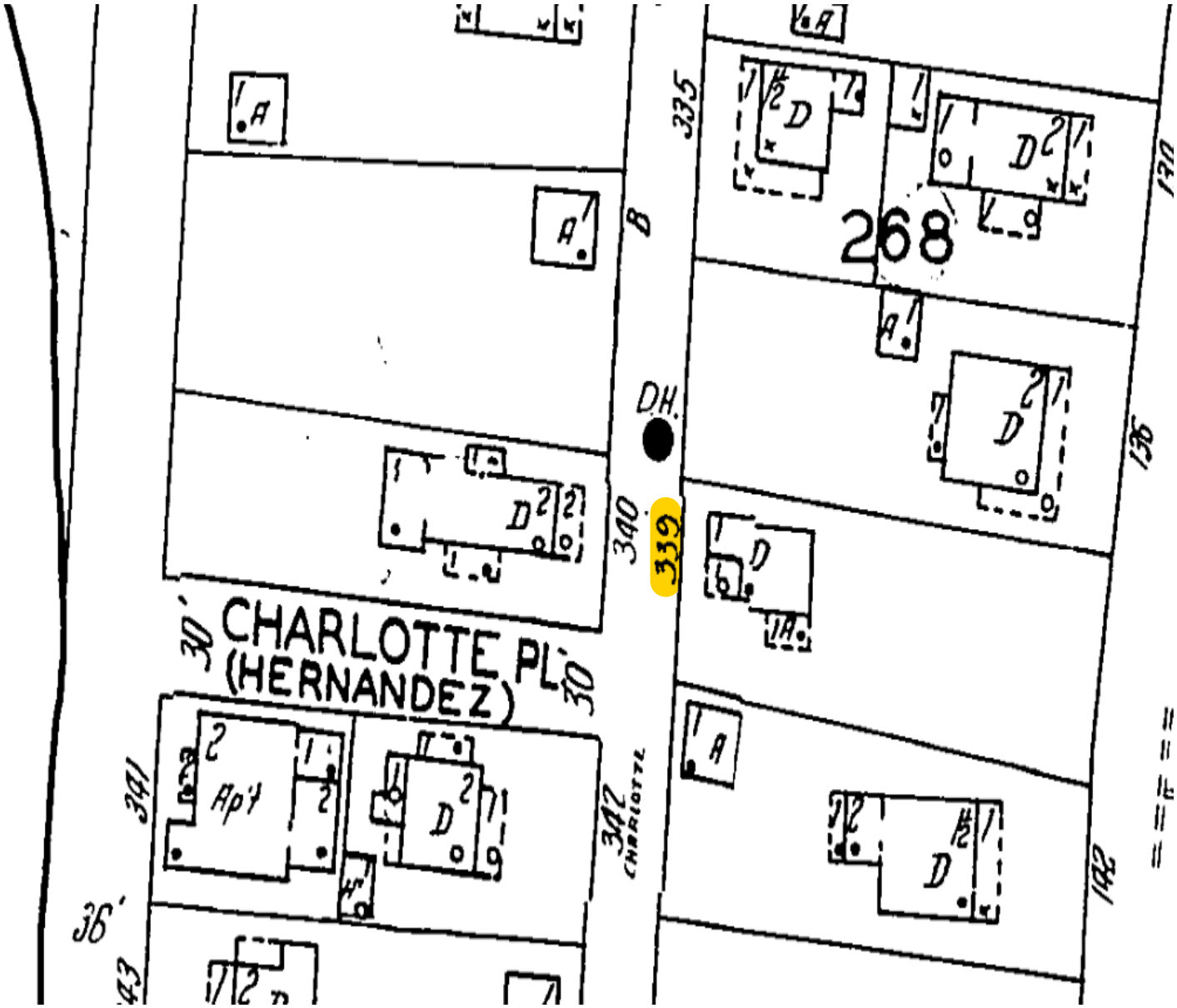
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28 Revised to 1947



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CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0029

Receipt No. 2057773 $150 Meeting Date 3/18/21

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT George + Monika Selmont
   Business (if applicable) _____
   Address 339 Charlotte Street
   City St. Augustine State FL Zip 32084
   Daytime telephone 904 947 2018 Other phone/email _____

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

2. NAME OF PROPERTY OWNER George + Monika Selmont
   Business (if applicable) _____
   Address 339 Charlotte Street
   City St. Augustine State FL Zip 32084
   Daytime telephone (required) 904 947 2018 Other phone _____

3. PROJECT STREET ADDRESS 339 Charlotte Street, St. Augustine

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8 Block 43-A Subdivision Del Castillo Parcel Number _____

5. DATE OF CONSTRUCTION 1910 - 1917 Source: Florida Master Site File

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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: Roof not historic, chimney historic
☒	☐	☐	Porch/Deck/Balcony Specify: front porch
☒	☐	☒	Exterior walls
☐	☐	☒	Exterior finishes (stucco, masonry, siding) Specify: cedar shingles
☒	☒	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME George Selmont DATE 2-17-21

SIGNATURE OF APPLICANT [signature]

PRINT 1st OWNER'S NAME George Selmont DATE 2-17-21

SIGNATURE OF 1st PROPERTY OWNER [signature]

PRINT 2nd OWNER'S NAME Monika Selmont DATE 2-17-21

SIGNATURE OF 2nd PROPERTY OWNER Monika Selmont

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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PARTIAL DEMOLITION PROJECT
Proposed changes to 339 Charlotte Street

On January 15, 2021, we purchased 339 Charlotte Street as a primary residence for us and our 2 teenage sons. After 12 years in Ponte Vedra Beach, we were drawn to the historic charm and friendly neighborhoods of the City of St. Augustine. 339 Charlotte was built between 1910 and 1917 and appears to have originally been a white clapboard house reimagined as a craftsman style home many years ago. Our desire is to completely restore the craftsman details of the house, keeping the historic charm and feeling that it is an over one hundred year old house.

We are requesting a series of partial demolition approvals, which can be divided into 3 categories - (1) Lifting the house; (2) Facade and roof; and (3) Additions/New construction:

1. Lifting the house

- The house has to be lifted as it sits well below the minimum height recommended by the city. In order to preserve the house for another hundred years, it has to be substantially raised.

- Per Larry Larue, the following items need to be removed to accomplish the lift (none of these elements are original to the 1917 insurance map of the house):

  - Front masonry steps
  - Rear masonry steps
  - Decorative coquina block landscape beds
  - North side porch
  - Coquina chimney

- Garage - While a dotted line on the 1917 map indicates there was some structure in this location, the garage in its current state has no floor, no foundation and is comprised of dimensional and scrap lumber. It was added on in a manner that covers 2 original wavy glass windows and is incongruous with the original structure. We seek partial demolition permission to lift the garage, remove a section of the front to reveal the historic windows and extend the back of the garage by the same number of feet, maintaining its approximately 16 feet in overall length (per zoning approval). By doing so we may gain an additional parking spot in the driveway which would reduce street parking.

- In addition, due to the increased height, the front door will need to be centered on the house to accommodate the geometry of a new entry steps. The front porch which is open will have to be enclosed or modified for safety. The coquina chimney at the rear of the house will be lifted; however because Larue cannot guarantee that the chimney will survive the lift, we have been advised by Julie Courtney to include the coquina chimney for partial demolition. The rear room and coquina chimney are later

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additions to the house. Please note that we will be making every effort to safely lift and preserve the chimney.

- To preserve the house, it needs to be lifted. All of the items listed above are necessary to lift the house.

2. **Facade and roof** We have engaged architect Les Thomas for the aesthetic changes to the house.

- New facade changes The house is clad in weathered cedar shingles. The north elevation of the house is shingled with a Tudor checkerboard detail in the gable end. This detail is missing from the south gable of the house so we seek partial demolition of the wood shingle exterior to recreate this historic detail. The condition of the shingles varies and any shingles that need to be replaced will be replaced with aged stained cedar shingles. The current aluminum awning over the front door will be removed and replaced. The front door (not original) will be removed, centered and replaced. It is evident from interior demolition that the front of the house had full length windows. We will remove the small front window and replace with a wood window of the original size. The new foundation will feature old brick and new front masonry stairs tying in with the existing bricks in the chimney and driveway. On the north side of the house, we will elevate the A/C unit, rebuild the side porch at a longer length (per zoning approval), and incorporate a silver metal roof to coordinate with the front roof.

- Rear Elevation - The roof to the rear of the house is not metal. It is deteriorated and the structure of the rear addition is unsound. The ceiling height of the rear addition drops to only 6 feet. We seek partial demolition of the roof and dormer. We will extend the dormer across the back of the house, change the pitch of the roof so that the living room ends in an 8 foot ceiling. A standing seam metal roof will be installed to complement the existing front metal roof.

- Windows - On the north, south and west elevations, all windows will be reconditioned or if necessary replaced with reconditioned period windows or wood true divided light reproduction windows. The rear east elevation is not visible from the street so the rear French doors and windows may or may not be replaced with historic materials.

3. **Additions/New construction** The vast majority of the project is replacing like for like or restoring siding, windows, etc. to what did or should have existed. There are 4 small new construction elements.

    - North side porch (5ft x 6ft) (not original to the house) will be removed for lifting and replaced with 5ft x 16 ft enclosed space (per zoning approval).
    - Front porch will be enclosed or modified.
    - The garage will receive period appropriate doors and windows and be rebuilt to current standards.

- A 5ft x 7ft indent in the rear of the house will be captured and incorporated into the first floor bathroom.

Conclusion:

We hope that this document demonstrates the care and concern with which we are approaching this project. Our desire is to enhance the historic elements of the house and use materials (windows, door, landscaping) that are period appropriate.

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PARTIAL DEMOLITION PROJECT
Proposed changes to 339 Charlotte Street

Architect drawings, photographs, and elevations to be provided under separate cover.

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Received March 8, 2021
Planning & Building Department

339 Charlotte Street

Request for Partial Demolition Approval

Submitted to HARB

By: George & Monika Selmont, *Homeowners*

March 2021

Received March 8, 2021
Planning & Building Department

BACKGROUND

Our goal is to restore, renovate and reconfigure the house at 339 Charlotte Street, built in 1910, so that it can function in this century and last for another century….at least.

To do so, we must:

- **Raise the house above flood waters;**
- **Uncover, Restore, Recreate period details; and**
- **Make tasteful and appropriate modifications/additions so that the house can function in the present day.**

We have engaged Les Thomas, Architect to assist us.

Received March 8, 2021
Planning & Building Department

Preparing to Lift

In order to lift the house, in consultation with Larry LaRue of LaRue House Movers and Julie Courtney of the City of St Augustine, we've determined the following elements will need to be covered by a Partial Demolition Permit:

- **Front Stairs**
- **Rear Stairs**
- **Rear Block Wall**
- **Coquina Chimney**
- **Side Porch**
- **Shed**
- **Window restoration**
- **Siding Restoration**
- **Rear & Side Addition (pending Zoning approval)**

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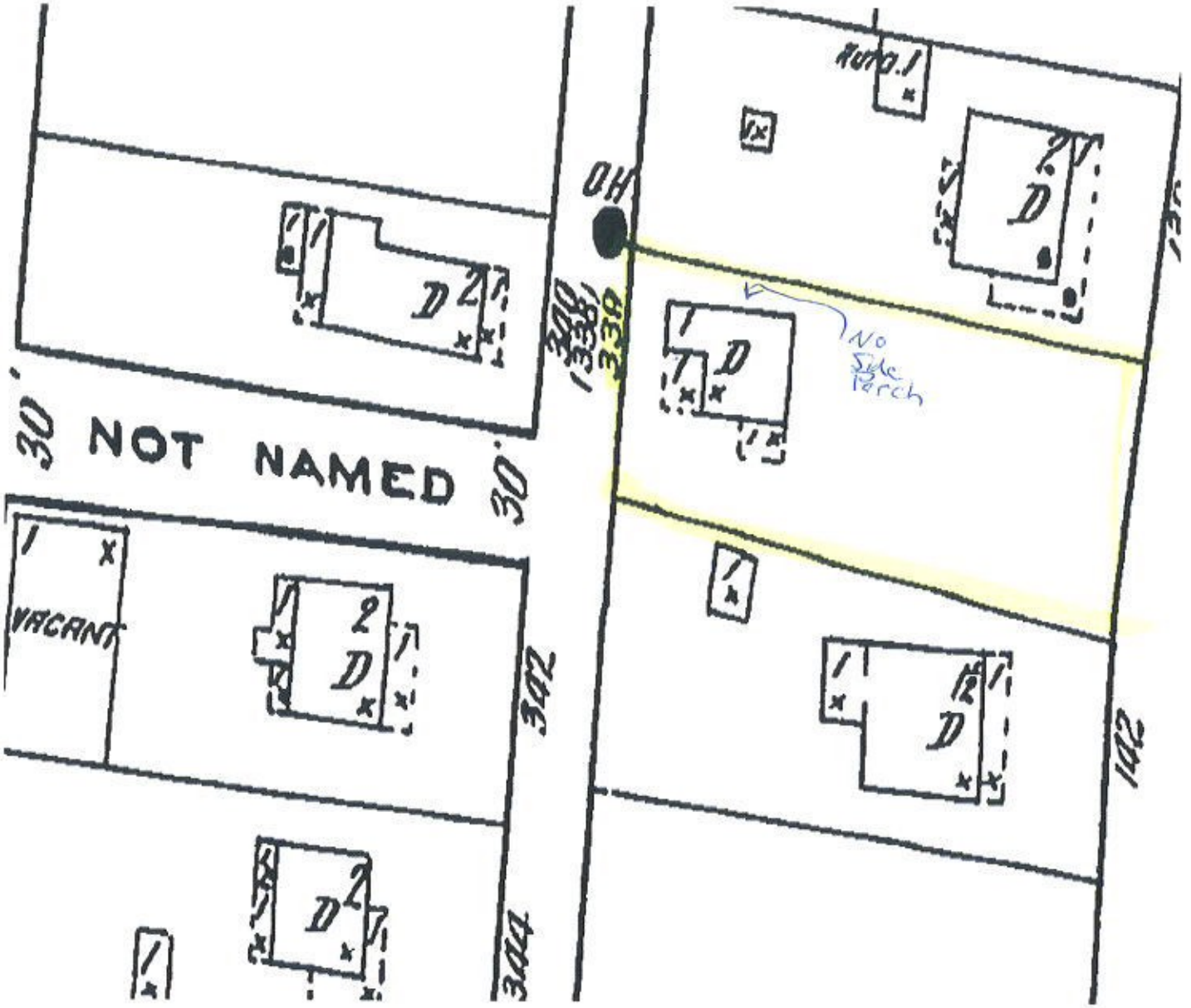
Saint Augustine Dec. 1917, Sheet 17



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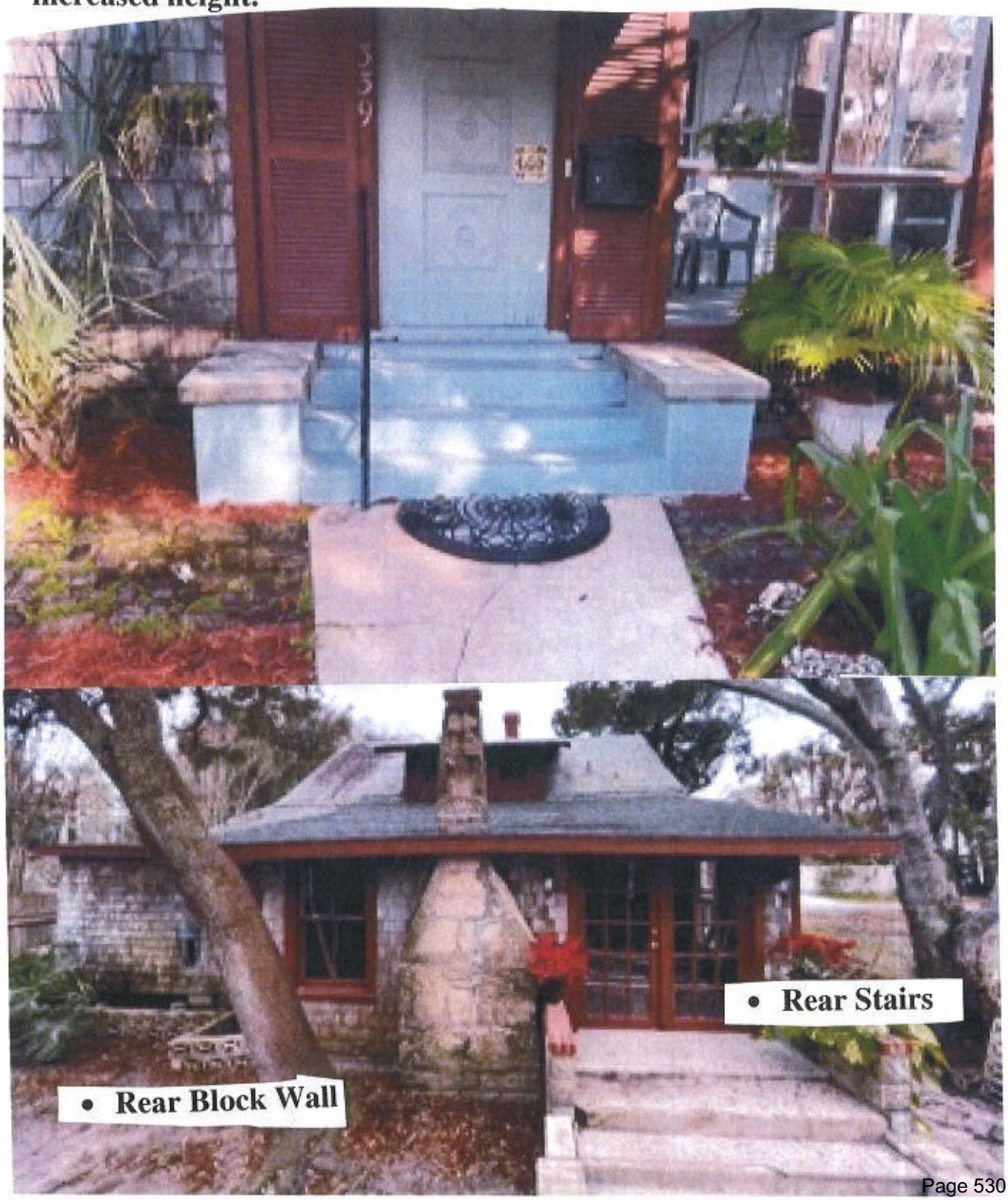
Preparing to Lift (continued)

In order to lift the house, the Front and Rear Stairs and rear Block Wall need to be removed and will be no longer functional due to the increased height.



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Preparing to Lift (continued)

It will cost us $4,000 to lift the rear Coquina Chimney. There is no guarantee that the Chimney will survive the lifting process so Julie Courtney has recommended we add it to this request for Partial Demolition however, it is our stated intent to preserve the Chimney. So we are requesting this only to mitigate our risk.

Please note- the Coquina Chimney is NOT original to the house as the rear living room is an addition.

- **Coquina Chimney**

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Preparing to Lift (continued)

Side Porch.

We are seeking permission to remove the North Side Porch. It is approximately 5' x 6' and screened in. The North Side Porch is NOT original to the house (*see* Sanborn Map Dec. 1917, Sheet 17 (attached)).

Reasons for Demolition of North Side Porch:

- **It is a simple side porch, made of plywood and dimensional lumber.**
- **It does not conform to side setback requirements;**
- **It is plain. It has no architectural features and is not constructed to the standards of the original house;**
- **Porch is in poor condition (wood rot); and**
- **It is an additional expense to the Homeowners for it to be lifted.**

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Preparing to Lift (continued)

The Shed.

Attached to the South side of the house is a 15' x 9' Shed. It is not original to the house however some structure was located there as evidenced by the 1917 Sandborn Map. Reasons for our request to demolish the Shed are as follows:

- **The Shed, while old, is not constructed to the same standard as the house and its design is not consistent with the house;**
- **The Shed is not to scale to the house and detracts from the original design of the house;**
- **The shed was clearly added later as the clapboards in the Shed show that the house was originally clapboard, not shingled, the roof is plywood; the Shed encloses two of the original windows on the south side of the house and makes the interior of the house very dark;**
- **The Shed has no floor, no foundation, and the walls do not reach to the ground (it is partially open to the elements);**
- **It will be a large additional expense for the Homeowners to lift the Shed as it is not structurally sound;**
- **The Shed's roof line is inconsistent with the rest of the house and creates runoff issues;**
- **The Shed does not have cornerboards as does the rest of the original house;**
- **The Shed doors are fashioned out of lattice and cannot be secured, they are also see-through. These elements encourage theft and limit the usefulness of the space;**
- **We would like to explore restoring the original clapboard siding of the house but the Shed is not constructed with clapboards;**

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- **The shed was clearly added later as the clapboards in the Shed show that the house was originally clapboard, not shingled, the roof is plywood; the Shed encloses two of the original windows on the south side of the house and makes the interior of the house very dark;**

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Inside the house looking into Shed. Original windows are blocked.

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- **The Shed has no floor, no foundation, and the walls do not reach to the ground (it is partially open to the elements);**

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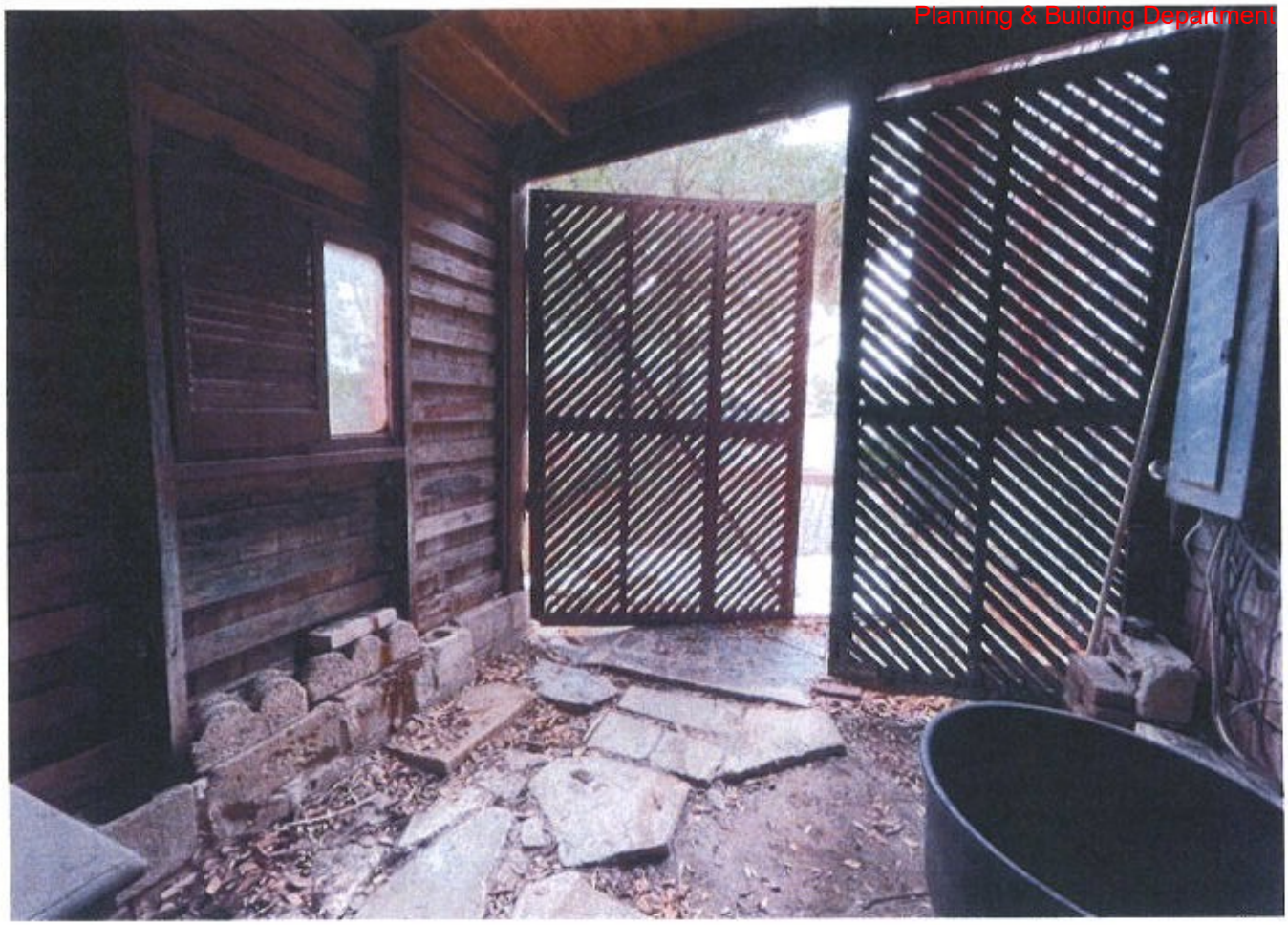

- **The Shed doors are fashioned out of lattice and cannot be secured, they are also see-through. These elements encourage theft and limit the usefulness of the space;**

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- **The Shed's roof line is inconsistent with the rest of the house and creates runoff issues;**
- **The Shed does not have cornerboards as does the rest of the original house;**

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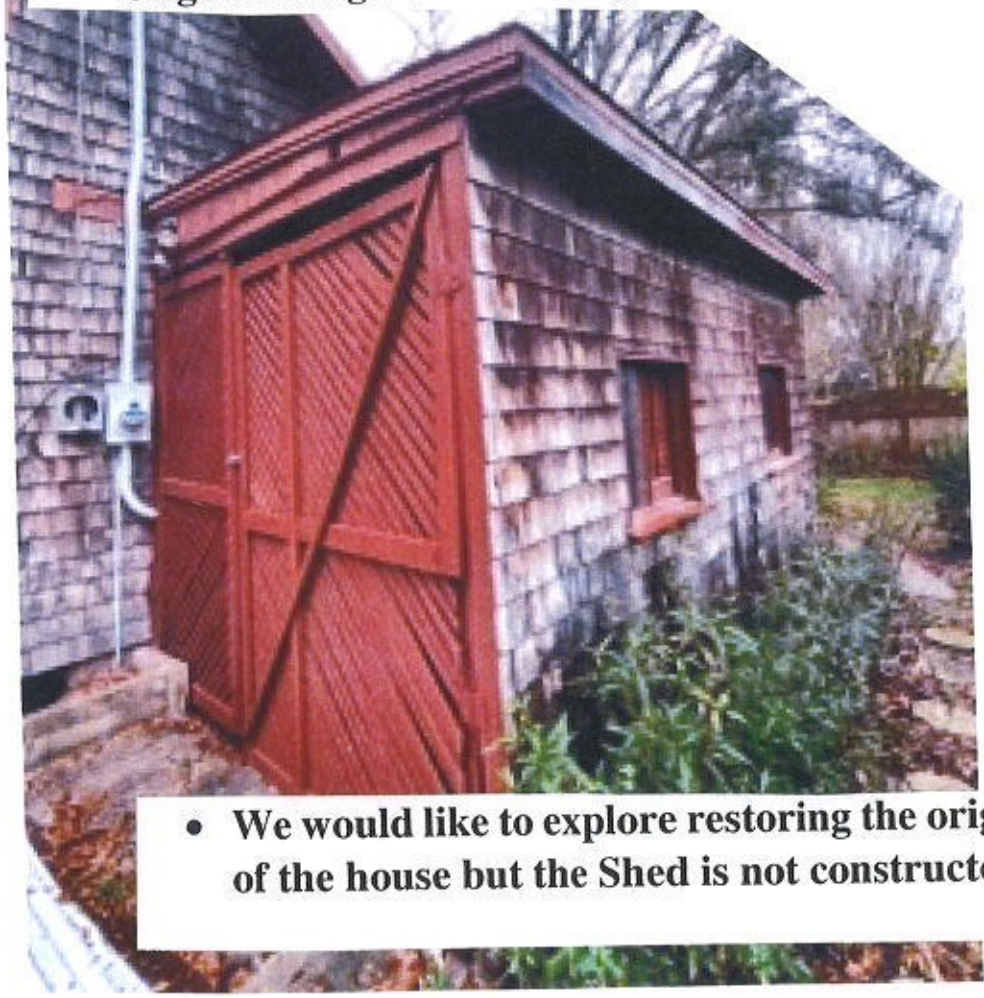
- The Shed, while old, is not constructed to the same standard as the house and its design is not consistent with the house;
- The Shed is not to scale to the house and detracts from the original design of the house;



- We would like to explore restoring the original clapboard siding of the house but the Shed is not constructed with clapboards;

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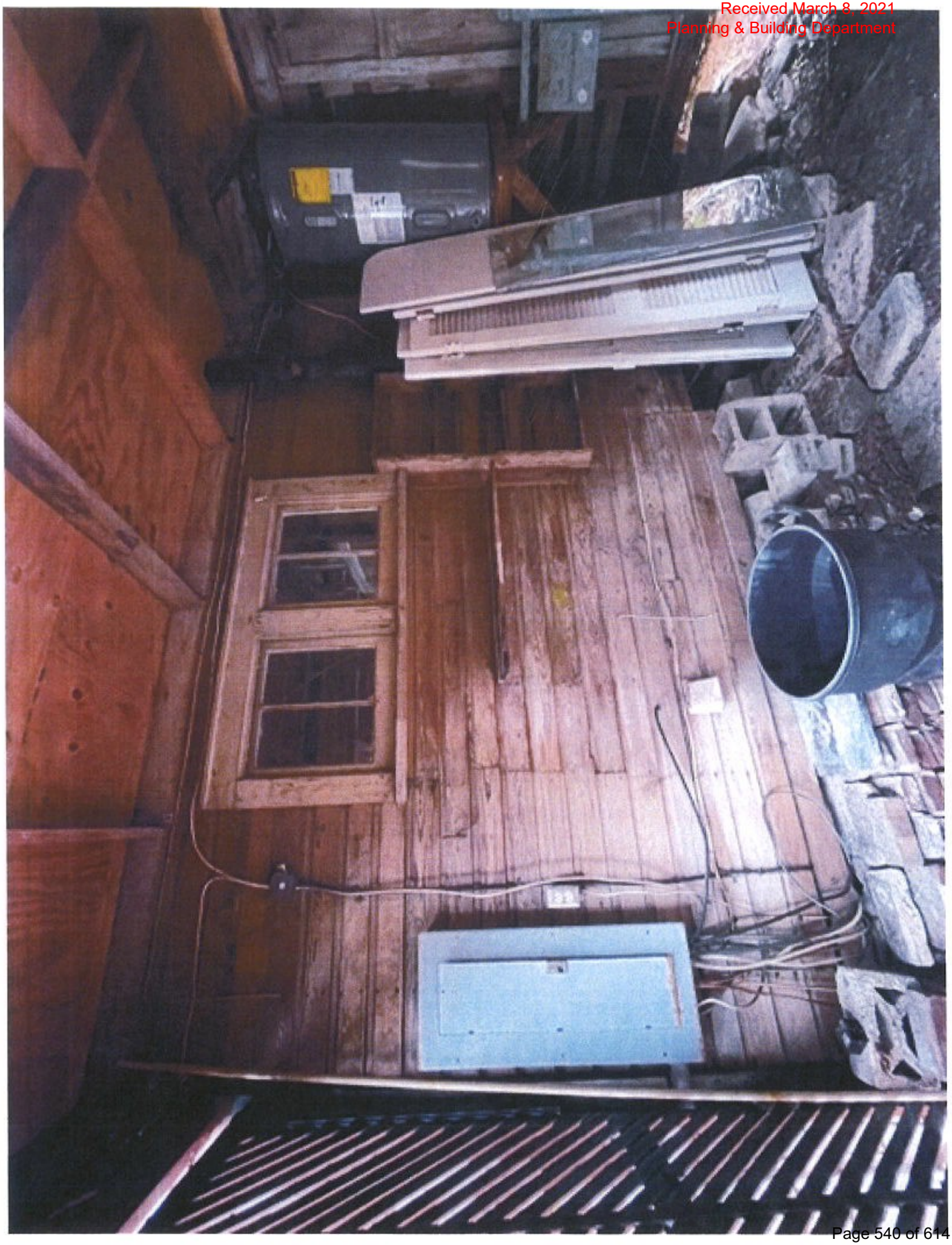

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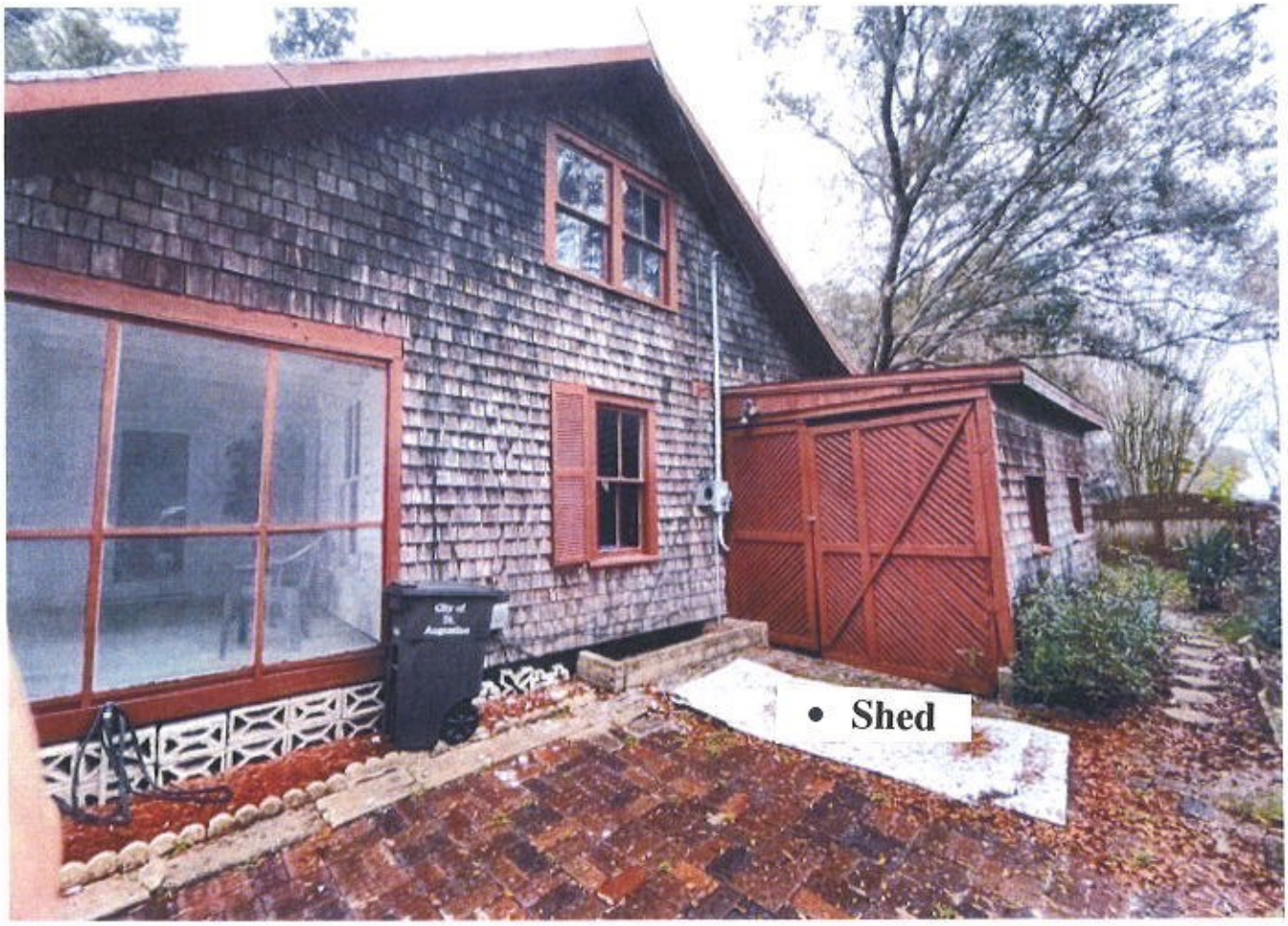
- **There is NO Parking Allowed on our Block of Charlotte Street and demolishing the Shed will allow for us to have a guest parking spot- alleviating parking problems for our neighbors.**



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Siding and Fenestration.

The Left Front Window is not original. The full-sized window was removed and a small window inserted to allow for a kitchen countertop. We seek permission to replace the front window with a full-sized original window taken from another part of the house.

The North Gable End has a Board and Batten detail. This detail is not evident on the South Gable End. We seek permission to remove the shingles from the South Gable End to ascertain if the detail was covered up on that side and can be restored. If not, we will recreate it.

If we find that the underlying clapboards are in good shape and can be restored, we seek permission to remove all the shingles and restore the siding to the original material. New clapboards will be milled to match.

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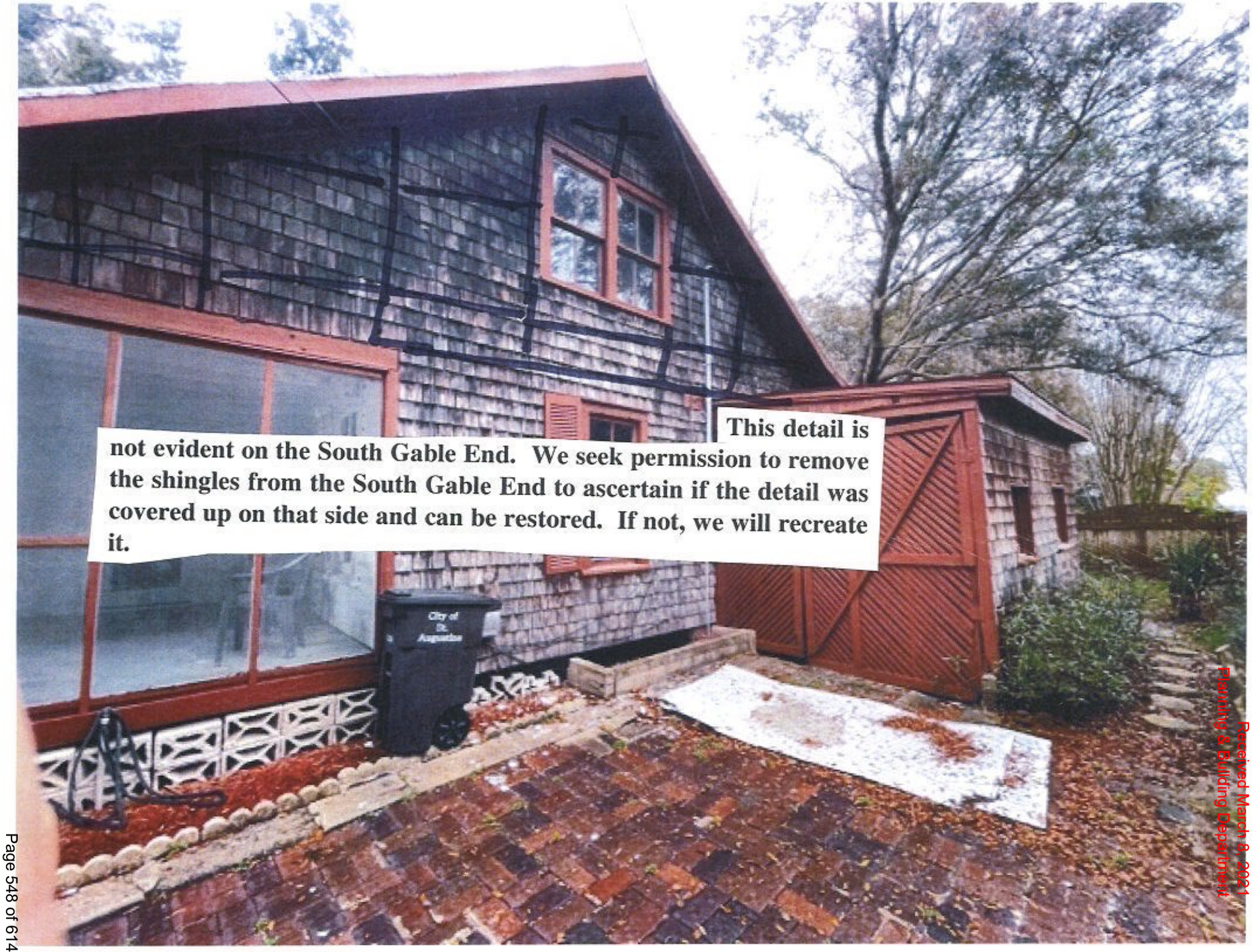
Received March 8, 2021
Planning & Building Department



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We seek to replace the Non-Conforming 5' x 6' Side Porch with a conforming 4' x 16' Kitchen Bump-out. This addition will be architect-designed, sided with consistent materials (shingles or clapboards), a metal roof matching the existing dormers, new brick foundation like the rest of the house, and architectural details to match the existing house. The existing wood windows would be used in the Bump-out and the new windows will be true divided light, wood windows.

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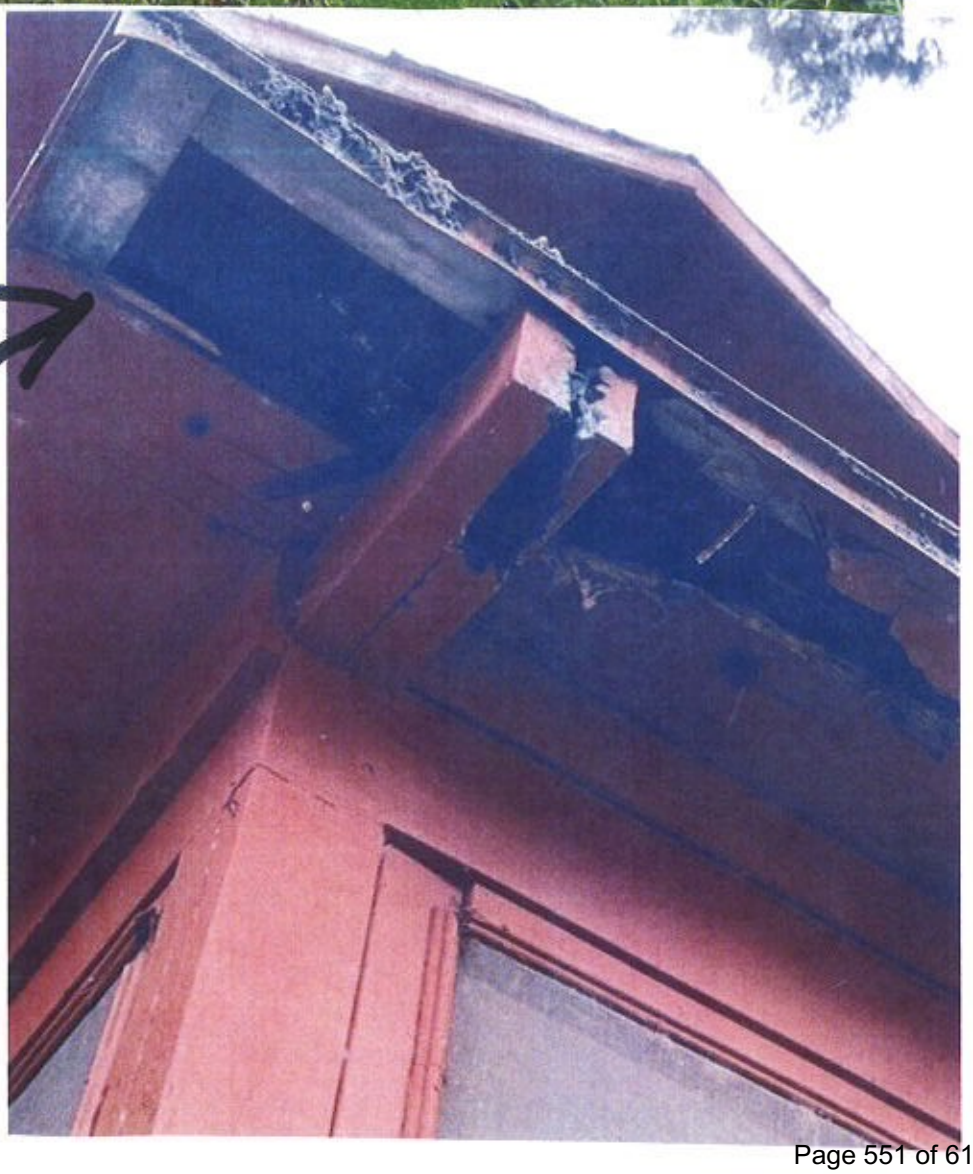
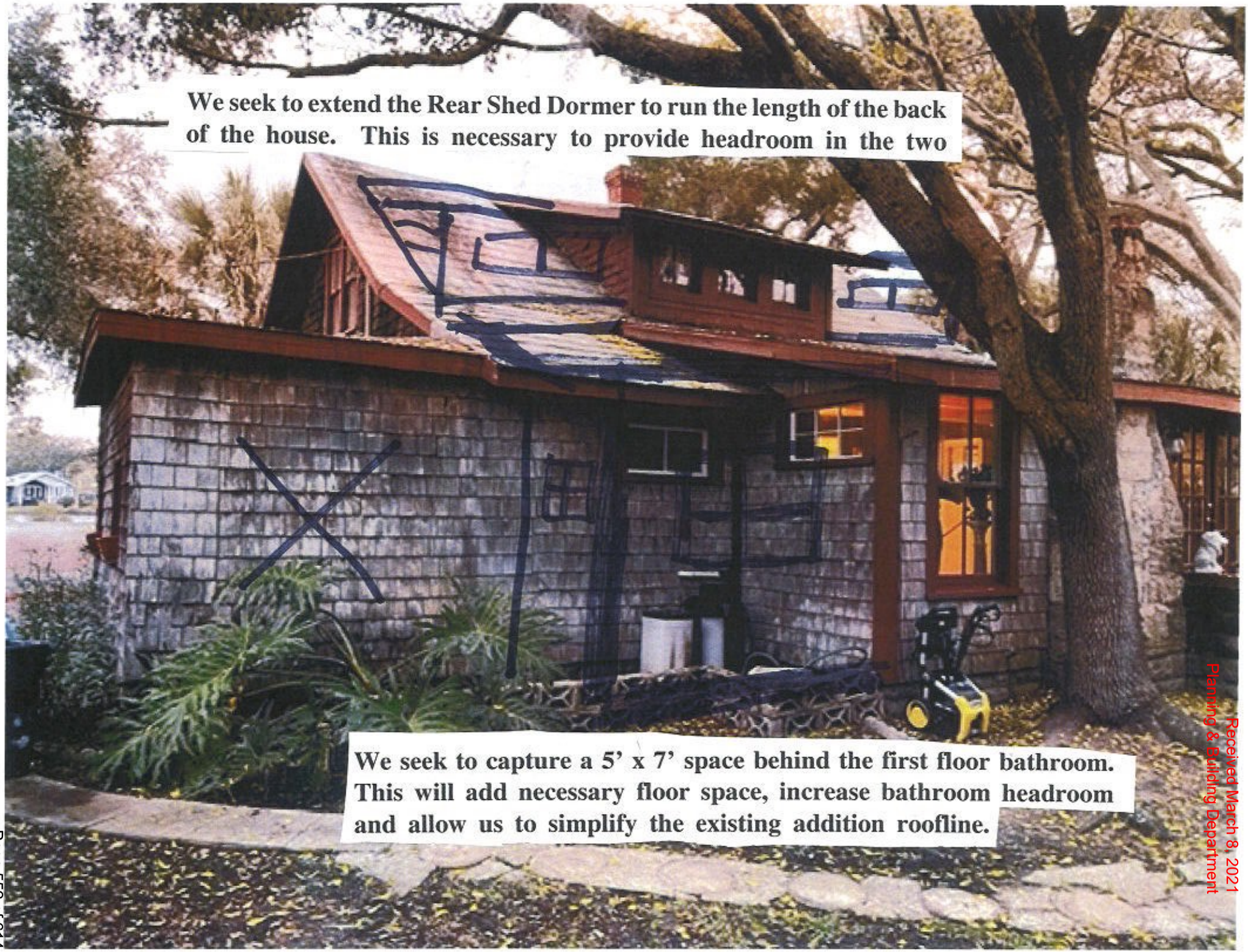
Wood Rot





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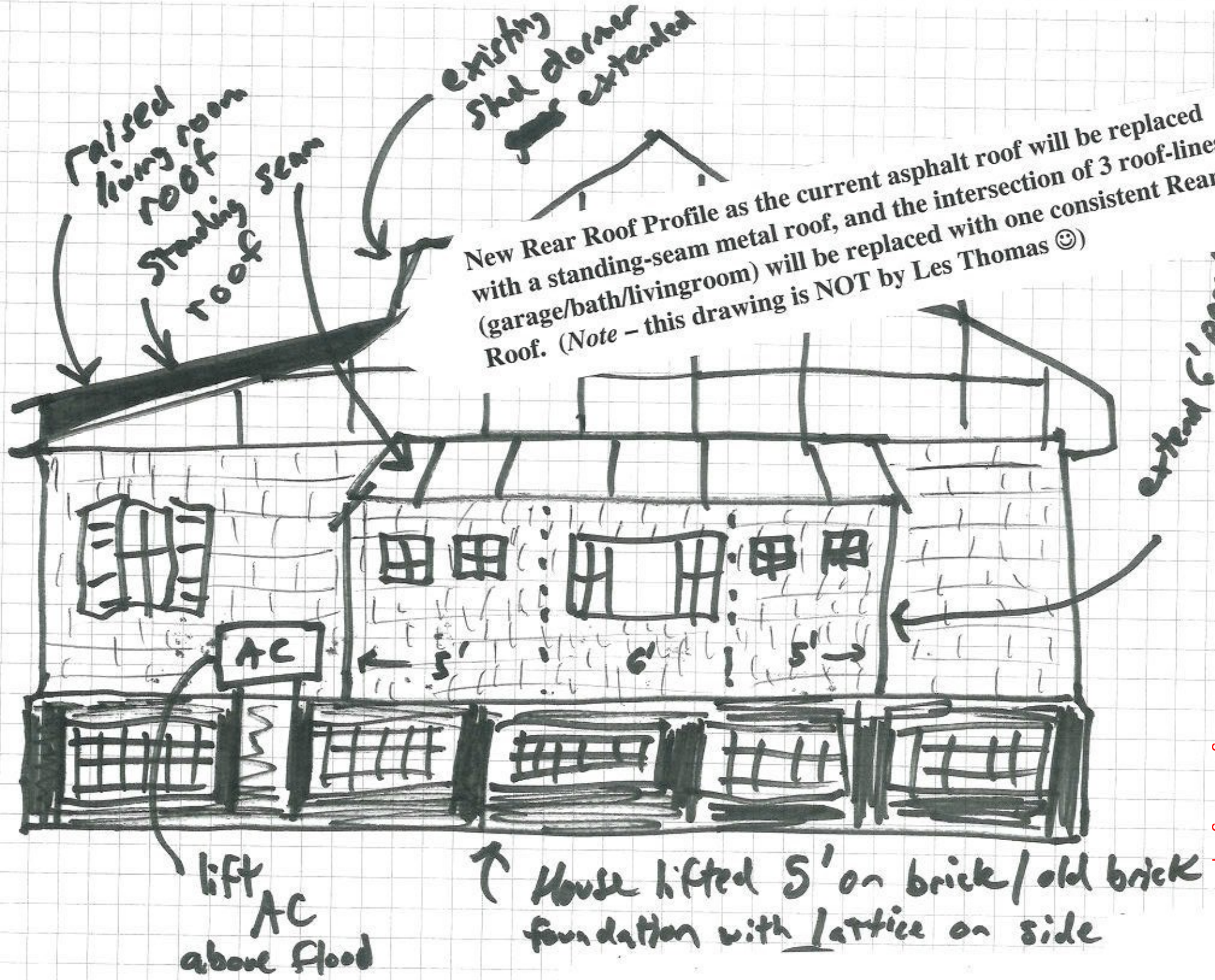

Received March 8, 2021
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Received March 8, 2021
Planning & Building Department

CONCLUSION

We hope that these supporting materials answer any questions and resolve any issues the Board may have with approving our request for Partial Demolition. As stated above, our goal is to restore the home, make it resilient, improve the functionality and have a positive impact on our neighborhood.

Respectfully submitted,

The Selmont Family

Instr #2021005648 BK: 5153 PG: 1042, Filed & Recorded: 1/15/2021 11:18 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $560.00

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2020-6016
Parcel ID: 123630-0000
Property: 46 John Street, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **11th day of January, 2021**, by and between **Green Palmetto LLC, a Florida limited liability company, conveying undivided ½ interest** hereinafter called the Grantor; and **John Street Realty, LLC, a Florida Limited Liability Company**, hereinafter called the Grantee, whose mailing address is **43 John Street, St. Augustine, FL 32084**.

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHTY THOUSAND AND 00/100 (80,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

Part of Lot 4, Block 8, East half of Huertas Grant, being located in Section 45, Township 7 South, Range 29 East, St. Johns County Florida and more particularly described as follows:

Commencing at a point One Hundred Twenty Eight (128) feet East of the Northeast corner of John Street and Whitney Street; thence run Easterly along the North side of John Street One Hundred (100) feet; thence run northerly and perpendicularly to John Street One Hundred Fifty (150) feet; thence run westerly and parallel to John Street One Hundred (100) feet; thence run southerly and perpendicularly to John Street One Hundred Fifty (150) feet to the point of beginning.

said lands also described as:

East 100 feet of the West 228 Feet of Lot 4, Block 8, of the East half of Huertas Grant, Section 45, Township 7 South, Range 29 East, St. Johns County, Florida.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all

persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2021**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS
PRINT NAME: Kim Collins

WITNESS
PRINT NAME: Kayla Matthews

Green Palmetto LLC, a Florida Limited Liability Company

By: _____
Keto Burns, Managing Member

COPY

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 11th day of January, 2021, by Keto Burns, Managing Member of Green Palmetto LLC, a Florida limited liability company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

KIMBERLEE COLLINS
Notary Public - State of Florida
Commission # GG 324263
My Comm. Expires Jun 14, 2023
Bonded through National Notary Assn.

Personally Known: ____x_____ OR Produced Identification: _____
Type of Identification
Produced: _____

St. Johns County, FL

Summary

Parcel ID	2010800000
Location Address	339 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	1-136 DEL CASTILLO SUB CITY NW50FT ON CHARLOTTE ST X 73.88 X 50.15 X 69FT OF LOT 8 BLK 43-A OR5156/1107 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Del Castillo Subdivision
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.080
Homestead	Y

Owner Information

Owner Name	Selmont George A, Monika Lahiri 100% Selmont Monika Lahiri 100%
Mailing Address	339 CHARLOTTE ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2021
Building Value	$127,337
Extra Features Value	$0
Total Land Value	$152,075
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$279,412**
Total Deferred	$185,090
Assessed Value	**$94,322**
Total Exemptions	$50,000
Taxable Value	**$44,322**

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	$129,209	$0	$152,075	$0	$0	$281,284	$93,020	$238,264	$43,020
2019	$119,559	$0	$152,075	$0	$0	$271,634	$90,929	$230,705	$40,929
2018	$121,243	$0	$152,075	$0	$0	$273,318	$89,234	$234,084	$39,234
2017	$125,249	$0	$152,075	$0	$0	$277,324	$87,399	$239,925	$37,399
2016	$87,796	$1,286	$138,250	$0	$0	$227,332	$86,654	$190,678	$36,654
2015	$82,113	$1,286	$106,650	$0	$0	$190,049	$86,052	$153,997	$36,052
2014	$63,864	$1,286	$95,985	$0	$0	$161,135	$85,369	$125,766	$35,369
2013	$66,186	$1,286	$95,985	$0	$0	$163,457	$84,107	$129,350	$34,107
2012	$68,509	$1,366	$95,985	$0	$0	$165,860	$82,701	$133,159	$32,701
2011	$69,670	$1,445	$106,650	$0	$0	$177,765	$80,292	$147,473	$30,292
2010	$71,992	$1,525	$118,500	$0	$0	$192,017	$79,105	$162,912	$29,105

Exemption Information

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

Building Information

Building 1
Actual Area 1230
Conditioned Area 1430
Actual Year Built 1920
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood Shingle
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Hardwood, Pine Wood
Interior Wall Wall Board
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Wall Board	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
1.5 STORY	1430	953
FINISHED SCREEN PORCH	0	30
FRAME UTILITY	0	135
FINISHED SCREEN PORCH	0	112
Total SqFt	1430	1230

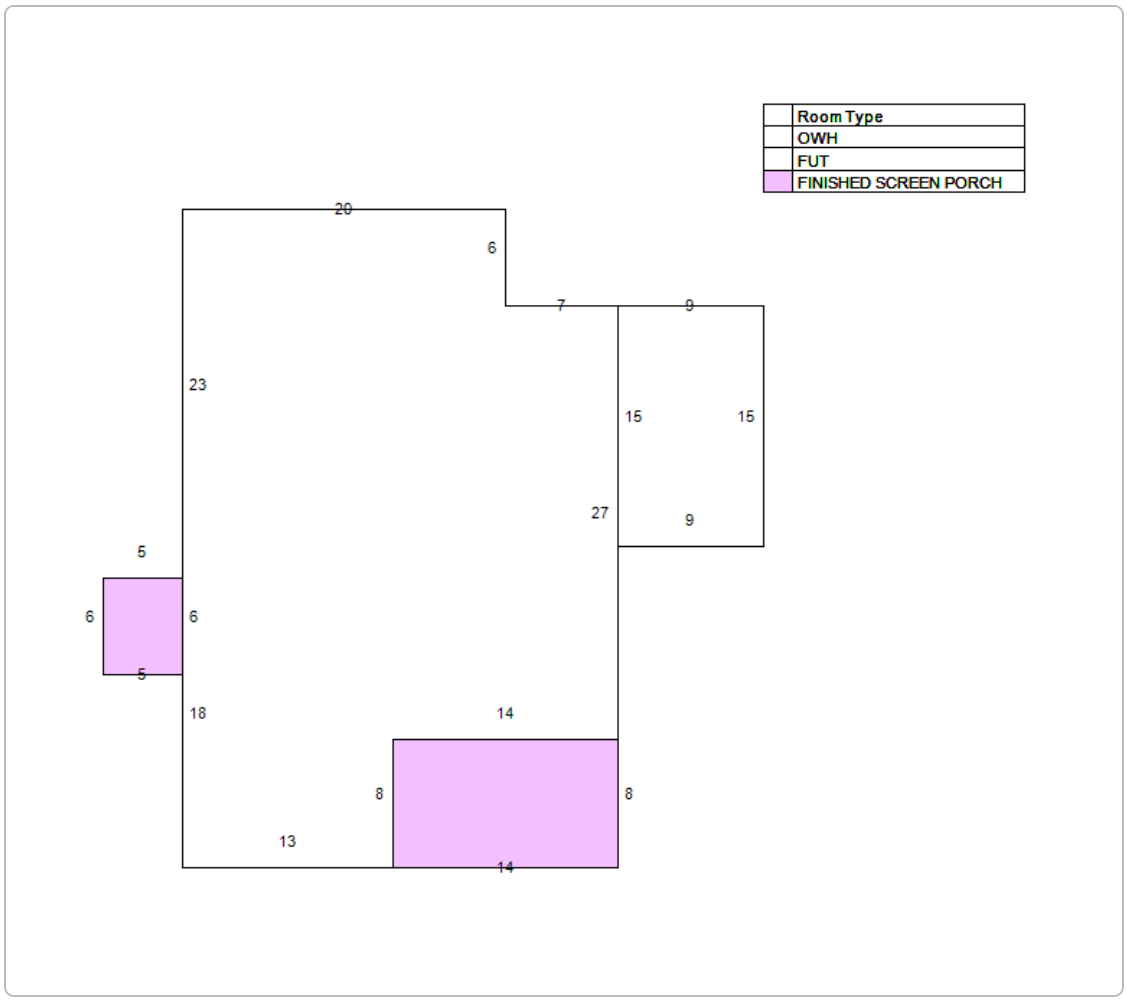
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	71	50	EF	$152,075

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/20/2021	1/15/2021	$375,000.00	WARRANTY DEED	5156	1107	Q	I	KINTZ DONNA	SELMONT GEORGE A, MONIKA L
	1/1/1986	$0.00		698	308	U	I		KINTZ DONNA
	10/1/1985	$0.00		684	1081	U	I		

Sketch Information



No data available for the following modules: Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.108

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 1, 2021

Ms. Jennifer Wolfe
Historic Preservation Officer
City of St. Augustine
Post Office Box 210
St. Augustine, FL 32085

Re: St. Augustine Public Burying Ground, a.k.a. Huguenot Cemetery (SJ00074), South Castillo Drive, St. Augustine, Florida 32084.

Dear Ms. Wolfe:

A Florida National Register Nomination Proposal for the above referenced property has been prepared by the State Historic Preservation Office. We solicit your review and recommendation concerning eligibility in accordance with the procedures established by the National Historic Preservation Act, as amended (54 U.S.C. 302504), which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process.

According to the Act, before properties within the jurisdiction of the certified local government may be considered by the State to be nominated for inclusion on the National Register, the State Historic Preservation Officer shall notify the owners, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such properties meets the eligibility criteria. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and their recommendation to the State Historic Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the nomination process.

If either the preservation agency or the chief local elected official supports the nomination of the properties, the proposals will be scheduled for consideration by the Florida National Register Review Board. The nomination for the above property is tentatively scheduled for consideration by the Florida National Register Review Board, meeting virtually via GoToWebinar on May 6, 2021, at 1:30 p.m. You may register for the webinar at https://attendee.gotowebinar.com/register/5517441020745694221. The Webinar ID is 628-407-267, the call-in number is 415.655.0052, and the access code is 331-624-345.

If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me at Ruben.Acosta@dos.myflorida.com or 850-245-6364.

Sincerely,

Ruben A. Acosta
Survey and Registration Supervisor
Bureau of Historic Preservation

raa

Enclosures

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name St. Augustine Public Burying Ground

other names/site number Huguenot Cemetery/ SJ00074

2. Location

street & number South Castillo Drive N/A ☐ not for publication

city or town St. Augustine N/A ☐ vicinity

state FLORIDA code FL county St. Johns code ____ zip code 32084

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ buildings
- ☐ district
- ☒ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
0	1	buildings
1	0	sites
0	1	structures
0	0	objects
1	2	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

FUNERARY: cemetery

Current Functions
(Enter categories from instructions)

FUNERARY: cemetery

7. Description

Architectural Classification
(Enter categories from instructions)

N/A

Materials
(Enter categories from instructions)

foundation N/A
walls STONE: marble
STONE: granite
roof N/A
other Metal: Iron
OTHER: coquina

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☒ **B** Property is associated with the lives of persons significant in our past.

☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☒ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☒ **C** a birthplace or grave.

☒ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

Community Planning and Development
Exploration/Settlement
Health/Medicine
Politics/Government

Period of Significance

c. 1821-1884

Significant Dates

1821
1884

Significant Person

see continuation sheet

Cultural Affiliation

N/A

Architect/Builder

Rowe and White, carver
see continuation sheet

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 36) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
_____
☐ recorded by Historic American Engineering Record

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State Agency
☐ Federal agency
☐ Local government
☐ University
☒ Other
Name of Repository
St. Augustine Historical Society Archives
_____

10. Geographical Data

Acreage of Property less than one acre

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1	17	469663	3307552
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Andrew Waber. Historic Preservationist

organization Florida Division of Historical Resources date January 2021

street & number 500 South Bronough Street telephone (850) 245-6430

city or town Tallahassee state FL zip code 32399

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Memorial Presbyterian Church

street & number 36 Sevilla Street telephone

city or town St. Augustine state FL zip code 32084-3535

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

SUMMARY

The St. Augustine Public Burying Ground, known today as the Huguenot Cemetery, is a small historic Territorial Period (1821-1845) cemetery located in downtown St. Augustine, Florida. The cemetery, which is less than one acre in size, is adjacent to the City Gate and near the Castillo de San Marcos, two renowned historic landmarks in the city. The cemetery itself is a predominantly a single open space enclosed by a concrete and metal fence with a few trees planted primarily along the fence line. Although at one time there was what appeared to be a landscaped crushed shell path through the cemetery, it currently has no walkways or thoroughfares. The cemetery contains a total number of 135 marked burials. Although not perfectly aligned, the burials are generally in north-south rows and face east. The burials date from 1821 to 1884, when the cemetery was closed.

The cemetery contains a collection of primarily 19th century grave markers, including traditional tablet markers, box tombs, and obelisks. The cemetery also contains several grave markers made of locally sourced coquina, which is a relatively rare material for markers. There are several instances of mid-19th century iron fences found in the cemetery. Given the nature of this cemetery's creation, which was borne out of a public health emergency in the early 1820s, as well as the chaotic nature of land record keeping during the transition period from Spanish to American control, there is a possibility that additional burials are outside of the current fence line. Accounts from the 1890s refer to Jewish interments taking place to the west of the burial grounds. There are several known and unknown unmarked graves found within the cemetery itself, including the graves of free and enslaved African Americans. Along with the fence, there are several grave markers, black metal interpretation signs, and a non-historic shed that all postdate the period of significance. Historically, the cemetery has undergone a number of changes, with many original wood and stone markers gone, the fencing replaced, and pathways added and later covered over. The setting itself has changed significantly since 1821. Despite these changes, however, the cemetery retains its integrity.

SETTING

The St. Augustine Public Burying Ground, known as the Huguenot Cemetery, is located near downtown St. Augustine in St. Johns County, Florida. The cemetery is located within a prominent tourist section of the city, between the St. Augustine Civic Center and the City Gate at the intersection of Orange Street and Florida State Road A1A. The Castillo de San Marcos, a historic military fortification and National Monument that is currently under the control of the National Park Service, is located across A1A from the cemetery. The City Gate leads directly to St. George Street, a prominent historic tourist area. To the south of the cemetery are also remnants of the Cubo Defense Line, a Spanish era moat built around the city for military protection. Immediately north of the cemetery is the St. Augustine Civic Center (NR 2005), a circa 1934 Mission Revival Style coquina building; and the Old Spanish Trail Zero Mile

Marker, a large 1920s coquina marker commemorating the completion of the Old Spanish Trail, which was moved to its present location in the 1950s and contributes to the civic center listing. A few blocks to the north and west of the cemetery are historic residential developments dating from the late 19th to early 20th centuries.

NARRATIVE DESCRIPTION

Cemetery Setting

The St. Augustine Public Burying Ground is a small historic inactive cemetery of less than one acre in size (Photo 1). The cemetery comprises a single space enclosed by a non-contributing c. 1913 concrete and metal wall and fence (Photos 2-5). The north end of the property is partially enclosed by hog wire and concrete posts installed circa 1919. With the exception of a few trees, most of which are concentrated along the fence line, the cemetery is open grass, with no walkways or driveways to guide foot traffic. Main access is via a gate fronting A1A on the east, with a secondary rear entrance on the west.

Marker Types

The cemetery contains a total of 135 markers, the vast majority of which are historic and date to the time period of 1821 to 1884, when the cemetery was active. There is a high concentration of signed markers made by renowned stone carvers from Charleston, South Carolina, such as the White and Walker families and Richard Steel.

Tablet Markers

The most common marker type found in the Public Burying Ground are upright tablet markers, which range in size, style, and complexity. The oldest tablet markers in the cemetery date from the 1820s to roughly the mid-19th century and are generally thin, freestanding stone markers made of marble. These markers tend to be crowned[1], with stylized hand-carved epitaphs often revealing biographical details about the individual not often seen on modern markers. In the early markers, the first letters in the epitaphs were often written in Gothic script and decorated with flourishes favored by German engravers.

[1] A crowned headstone is a marker in which the top rises in a series of humps, with the central hump, known as the crown, usually higher than the rest. Source: Indiana Division of Historic Preservation and Archaeology, "Terms Used to Describe Cemeteries and Grave Markers," https://www.in.gov/dnr/historic/files/cem_glossary.pdf.

The oldest known marked burial in this cemetery is that of I.G. Happoldt (Photo 2). This marble tablet marker, which was made by the Charleston carver Richard Steel, features a stylized crowned top and an epitaph giving details on Happoldt's place of birth and long residence in Charleston.

By the 1830s, the headstones in the cemetery were decorated with artistic funerary motifs, most notably the weeping willow and urn. There are several examples of this, including the Giles Tinker marker (Photo 6); the Mary Warner marker (Photo 7); and the Col. Lucius D. Mower marker (Photo 8).

Not all early to mid-19th century markers in the cemetery came from Charleston. The headstones of Judge Joseph L. Smith and Frances Smith (Photo 9), the parents of Confederate general Edmund Kirby Smith, came from Philadelphia. These marble markers are secured by a base well and feature a crown design that is highly unusual for the cemetery.

By the mid- to late 1800s, the tablet marker inscriptions became more elaborate. The thin markers were replaced by thicker markers more three-dimensional in appearance. One of the most elaborate examples of this is the headstone of Helen Baldwin Porter (Photo 10), which incorporates Classical Revival elements, bas relief carvings, and statuary. The fencing around the grave is unusual with granite posts connected by metal rails.

Box Tombs

Another significant early interment type found in the cemetery are box tombs, also known as false tombs. These are horizontal elevated structures that do not actually contain any remains. They are instead placed over the top of the burials, which are actually underground. The inscription style of the oldest box tombs is similar to the oldest tablet markers. Several of these markers were signed by Charleston carvers.

Among the box tombs found in the cemetery are those for two victims of the 1821 yellow fever outbreak in the city: William Whilden and Samuel Fleischman. Although the Samuel Fleischman tomb (Photo 11) is heavily eroded, it is the only grave marker in the cemetery that references the epidemic. Although the signature on the William Whilden marker (Photo 12) epitaph is not readable, it was done in a style similar to that of the White and Walker families in Charleston. The Whilden marker at one time was broken into multiple pieces, but has since been repaired and restored.

One of the most prominent burials in this cemetery, Charles Downing, Sr. (Photo 13), is a box tomb. The George Bartlett and Martha P. Bartlett box tomb is an excellent example of a burial marker that incorporates masonic imagery (Photo 14). The Louisa Izard tomb (Photo 15) is an excellent example of a box tomb from the 1820s done by Thomas Walker of Charleston. The Mary Moody tomb (Photo 16) is

an example of J. White of Charleston. Several box tombs have long and elaborate epitaphs commemorating the life of the deceased. A great example of this is the Jane Frances Winifred Anderson Murray tomb (Photo 17).

Obelisks

The St. Augustine Public Burying Ground contains a number of obelisk markers. The markers primarily date to the mid-19th century and often incorporate elements of classical Greek and Roman architecture. The most notable example of an obelisk found in this cemetery is the Thomas Buckingham Smith and Julia C. Smith marker (Photo 18). This granite memorial marker rests on a concrete base and has a metal plaque affixed denoting the accomplishments of Buckingham Smith. Another excellent example of an obelisk is the Mathew Peck marker (Photo 19), which is a white marble monument featuring an obelisk atop a classical pedestal with a cornice and base.

Classical Revival Pedestal Markers

The cemetery contains two notable examples of pedestal markers: the Israel Smith marker and the Lydia Boyce marker. The Israel Smith marker (Photo 20) is a white marble pedestal marker with a cornice that rests on a brick base. This marker was most likely made by one of the Charleston carvers who were active during the mid-1800s. The Lydia Boyce marker (Photo No. 21) features a pedestal similar in design to the Israel Smith Marker, but it is topped by a large elaborate sculpted finial.

Cenotaphs

Not all markers in the cemetery are for people who are currently buried in the cemetery. One notable example of this is the John B. Stickney marker (Photo 22), which is now a cenotaph. This large granite marker features a large, distinctive finial on the top and Gothic trefoil patterns above the epitaphs on the sides. Originally, Stickney was buried in the cemetery, but he has since been reinterred in Washington, D.C.

Coquina Markers

The cemetery contains a locally significant collection of coquina grave markers (Photo 23). These markers date primarily to the late 19th century. Coquina is a type of native limestone rock that contains a mixture of crushed shells that have been naturally cemented together. It is a ubiquitous building material found in the area, especially during the First and Second Spanish periods. The marker types are standard designs, including tablets, freestanding crosses, and obelisks. The Otis and Mary Pace Hinckley graves feature excellent examples of coquina markers. The freestanding tablet markers have inset marble

epitaphs. Both graves also have freestanding coquina cross footstones, perhaps the most notable examples of footstones found in the cemetery.

Unmarked/Unknown Graves

The precise number of burials that have taken place at the Public Burying Ground is unclear. According to one observer in the 1890s, the burial records of the cemetery itself were destroyed or lost during the Civil War. There only three markers surviving in the cemetery that are connected to victims of the yellow fever epidemic. It is highly likely that there are more victims buried here whose burials were unmarked or the markers have since disappeared. The cemetery was also used by the city as a potter's field for burying the destitute and criminals.

There were several free and enslaved African Americans buried here, which continued until roughly the end of the Civil War. There were at least two free Black burials, Felicia Garvin and Clarisa Fish, and sixteen enslaved burials in this cemetery, including Simon, an enslaved child owned by John H. Madison. All African American burials in this cemetery remain unmarked and it is unclear precisely where they are buried.

Several of the burials were originally marked with wood markers that have since disappeared. For instance, an 1893 survey of the cemetery noted the presence of wood markers for Mary Almyr Mickler and James A. Mickler near the location of Captain Robert Mickler's interment. Both of these wooden markers are no longer extant.

Among the unmarked burials in the cemetery were members of a traveling theatrical troupe under the management of W.C. Forbes of Savannah, Georgia, who were killed in a raid by Seminoles in 1840. A second wagon party that came across the plundering of the troupe wagons was also attacked. At least four victims of the attack, identified by the last names of Miller, Vose, Ball, and "Wigger",[2] were buried in the public burying ground. This attack, which became known as the Theatrical Troupe Massacre, was profiled in newspapers across the country in 1840.

It is likely that additional burials may be found outside of the current property line of the cemetery. According to an observer in the 1890s, Jewish burials took place outside of the fence line adjacent to the northwest corner of the cemetery.

[2] Likely a German by the last name of Weiger mentioned in a period newspaper.

Grave Fencing and Curbing

The public burying ground features a number of excellent surviving examples of cast iron grave fencing, which date primarily from the mid-19th century. Perhaps the most elaborate example of this is the fencing around the Robertson family plot (Photo 24), which features stylized weeping willows and lambs and intricate patterning. By the late 19th century, most enclosed plots in the cemetery used curbing rather than fencing. A good example of this is the Humphreys family plot (Photo 25), which was enclosed by brick curbing surfaced with concrete.

Non-Historic Markers

Although all known burials in the cemetery are historic, not all markers date to the period of significance (prior to 1884). A good example of this is the marker of Captain George C. Powers, a Confederate veteran whose marker was erected circa 2005 by the local chapter of the Sons of the Confederacy. The Riz family marker (Photo 26) was placed in 2020 by a descendent. It is unclear exactly where the family is buried but local church records indicate that they were buried in this cemetery.

Non-Contributing Resources

There are two non-contributing resources to this cemetery: a circa 1913 wall and fence (Photo 27) and a small shed (Photo 28), which both postdate the period of significance.

Field Investigation

In 2009, a group of archaeologists and volunteers from the Florida Public Archaeology Network (FPAN) conducted a small scale ground penetrating radar (GPR) investigation of the cemetery grounds. In total, seven areas within the cemetery were investigated (Figure 1):

- Area 1 was investigated to look for evidence of mass burials
- Area 2 was investigated for the burial of Frances Smith
- Area 3 was investigated to look for evidence of the historic pathway once found in the cemetery
- Area 4 was investigated for evidence of human burials in coquina curbed squares
- Area 5 was investigated for evidence of human burials within a circular coquina curbing
- Area 6 was investigated for evidence of the four Dunham sons
- Area 7 was investigated for evidence of human burials in another enclosed curbed coquina plot

According to tradition, the northwest corner of the cemetery (Area 1) may have been used for mass burials or for African American burials. Archaeologists detected four anomalies: one utility trench and three potential burials in a cluster. Although two of the burials appeared to be stacked, there was not enough evidence to definitively state that these burials were mass burials or African burials. The Frances Smith burial (Area 2) was investigated due to conflicting reports on her burial location. The GPR detected strong evidence of a human burial adjacent to Joseph Smith's burial, suggested a side-by-side burial and strongly hinting that this is indeed Frances Smith's final resting place. In Area 3, the archaeologists detected a shallow anomaly roughly correlating with the historic photos of the pathway, suggesting below ground evidence of its existence. In investigating two coquina curbed plots in the cemetery (Area 4), archaeologists found evidence of possible unmarked burials in these plots but were hindered in their results due to tree root disturbance. In Area 5, there was no evidence found of burials, and the coquina circle may have been either an old well or an ornamental curbing for a tree or some other planting. Investigators examined the Dunham family plot (Area 6) as a control, as the plots were marked. The results show evidence of two stacked burials to the south of the metal marker and two burials to the north of the marker. The small sizes of the caskets are indicative of four infant or small child burials. Archaeologists investigated the Bradford and Galdwell plot (Area 7) as a control. They found evidence of a shell or curbed boundary between these two headstones, which suggested this plot was once divided into two. Further investigations of the cemetery, including a more comprehensive GPR survey, were suggested to help more fully map out any unmarked burials.[3]

ALTERATIONS

The St. Augustine Public Burying Ground has undergone a number of changes over the course of its long history. For most of its history, it has been enclosed by some type of fencing, which has been replaced several times. The current concrete and metal fence that surrounds the property dates to 1913 and is considered non-contributing. By the late 1800s, there was a curved landscaped pathway that wound through the graveyard which has since been covered over. The cemetery also faced some damage, primarily as a result of neglect in the early 20th century. At one time, there were wooden markers and wooden grave fences which have since deteriorated and disappeared. Several of the stone markers have also either disappeared or have been damaged. There has been a non-historic shed and non-historic metal interpretation markers have been added to the cemetery along with non-historic grave markers.

The biggest changes that have occurred to the cemetery have been to its setting. When originally established, the graveyard was located outside the city gates in an area that was almost completely

[3] Sarah E. Miller, "GPR Results from Demonstration at Huguenot Cemetery (8SJ74), Florida Public Archaeology Network, September 7, 2010, p. 5-12.

undeveloped. The Spanish historically kept this area completely clear of trees and underbrush for security purposes and allowed limited farming in this zone. There was a protective ditch or moat that ran between the cemetery and the city. The cemetery's location adjacent to the City Gate has long placed it near a major transportation route in and out of the city. By the late 19th century, the area known as North City started to see significant commercial and residential development. This was spurred by the arrival of Henry Flagler in the area, who built the Hotel Ponce de Leon and brought the Florida East Coast Railway through St. Augustine. His Model Land Company began selling off residential lots in the North City area. The San Marco Hotel was built to the north of the cemetery in the late 1800s but was destroyed in the late 1890s. By the late 19th century, the area extending from the Castillo de San Marcos westward around the cemetery was converted into a golf course. In the 20th century, State Highway A1A was built immediately to the east of the cemetery. Later, the St. Augustine Visitor's Center was constructed to the north of the cemetery near the location of the old hotel. In the early 1950s, to accommodate the increased traffic congestion at Orange Street and Fort Marion Circle (South Castillo Drive/A1A), the city widened the intersection and installed a right turn lane. This required moving a section of the surrounding cemetery wall back roughly 15 feet.

INTEGRITY

The cemetery is still in its original location adjacent to the historic downtown core of St. Augustine, Florida. It therefore retains its integrity of location and association. Although there have been some significant changes to its setting since 1884, the cemetery retains its proximity to the Castillo de San Marcos, the City Gate, and historic St. George Street. It also retains its location near the intersection of Orange Street and the remnants of St. George Street that goes through the City Gate, an intersection that historically existed during the period of significance. Hence, the property retains its integrity of setting. Although there have been some changes cemetery itself, including the covering over of a historic pathway, the removal of trees, and the addition of a non-historic fence, the character-defining layout of the burials are still present and single open space of the cemetery has been retained. A high percentage of the known marble, granite, and coquina grave markers and historic metal grave fences are extant and still convey their historic 19th century appearance. Hence, the cemetery retains its integrity of design, materials, workmanship, and feeling.

ARCHITECT/BUILDER

Steele, Richard, carver
Walker Brothers, carver
Walker, Thomas, carver
White, John, carver
White, T.W., carver
White, W.T., carver

SUMMARY

The St. Augustine Public Burying Ground, now known as the Huguenot Cemetery, is eligible at the local level under Criterion A for Community Planning and Development, Settlement/Exploration, and Health/Medicine; Criterion B for Politics/Government, Social History, and Education; and Criterion C for Art. The period of significance extends from 1821 to 1884, when burials ceased. The public burying ground is the first municipal cemetery established after the American takeover of St. Augustine in 1821. It is one of the earliest examples of public accommodations made for the influx of predominantly Protestant white southerners who arrived in St. Augustine after 1821 and had a profound impact on the history and culture of the city in the 19th century. The cemetery functioned as a public cemetery for the city's Protestant population until 1884. Although historically it was technically owned and maintained by the local Presbyterian church, there was an arrangement with the city that effectively made this a municipal cemetery. The cemetery served also served as the chief burial ground for free and enslaved protestant African Americans, and for the city's poor.

Established in response to a yellow fever epidemic that swept through the community in 1821, this cemetery is one of the best surviving resources in Saint Augustine that is directly associated with this event. Although it is unclear precisely how many people were afflicted or died from the disease, it was estimated in the hundreds, which represented a large percentage of the small city's population of roughly 2,000 people at the time. Although there are only three historic grave markers left in the cemetery connected to victims of the epidemic, many of them remain buried here in unmarked graves.

The burying ground is significant for its association with the collection of prominent individuals buried here who had an impact on 19th century St. Augustine. There are at least 135 markers in the cemetery, with an undetermined number of unmarked interments. There are two individuals buried in this cemetery, Charles Downing and Thomas "Buckingham" Smith, whose burials are the best remaining resource in the city associated with them. Downing was a significant political figure in Florida during the Territorial Period, serving two terms as a territorial delegate to the U.S. House of Representatives. As the House delegate during the Second Seminole War, he was represented territorial interests on the

floor of Congress and was an important liaison between the territorial and federal governments. Downing played a significant role in the creation of a bicameral territorial legislative council and in securing the approval and financing of what is now the Old Florida State Capitol Building in Tallahassee. Later, he was one of the leading Whigs and pro-bank politicians in the state who was an advocate for the separation of East Florida from Middle and West Florida. He was a key ally of Governor Richard Keith Call who was instrumental in helping Call to secure a second tenure as governor in 1841.

Buckingham Smith was a lawyer, diplomat, and philanthropist who played a prominent role in the study of Spanish history through his work in translating and publishing original Spanish language historical records and books into English. He was the first U.S. government official to document and issue a report on the Everglades. After he died, he willed most of his estate to benefit of the African American community of St. Augustine, establishing the Buckingham Smith Benevolent Association. This organization, which still exists today, provides funding assistance to African American nursing homes in the community. In recognition for his accomplishments, Smith was named as a Great Floridian by the Florida Department of State.

The cemetery contains a locally significant collection of 19th century burial types and funerary art. There are several excellent high style early-to-mid-19th century examples of the work of Richard Steel and the Walker and White families, who were master stone carvers from Charleston, South Carolina. There are excellent examples of 19th century tablet, box tomb, obelisk, and pedestal markers found in the cemetery. Many of these monuments are elaborately carved and exhibit features borrowed from classical architecture. The cemetery also contains a collection of late 19th century coquina grave markers, which were locally sourced. Although a ubiquitous material for St. Augustine, the use of coquina in standardized funerary markers is unusual.

CRITERION CONSIDERATION A and D

The St. Augustine Public Burying Ground is currently owned by the Memorial Presbyterian Church, which is a religious institution. The resource is also a public cemetery. The significance of the resource, however, is tied to its history as the first public cemetery in American-controlled St. Augustine and to its larger contribution to the 19th century history and development of the city.

CRITERION CONSIDERATION C

The St. Augustine Public Burying Ground is significant for two people buried here, Charles Downing and Thomas Buckingham Smith. Both of these burials are the last known remaining resources associated with Smith and Downing that are still standing in St. Augustine.

HISTORIC CONTEXT

American Takeover of St. Augustine

By the end of the Second Spanish Period (1784-1821), the struggles of the Napoleonic wars followed by the various wars of independence among its Latin American colonies in 1810s and 1820s left the Spanish Empire severely weakened. This left them largely unable to effectively protect most of Florida outside of a few garrisons along the Atlantic and Gulf coasts. The interior of Florida became a safe haven for Lower Creek and Seminoles, who effectively operated with little to no control from the Spanish authorities. This created problems as the United States started expanding into the interiors of Georgia and Alabama in the early 1800s. Many Creek refugees from the Creek War migrated south, and began using Florida as a base of operations for raids to the north. As a result, American forces under General Andrew Jackson launched invasions on multiple occasions of Florida, meeting minimal resistance and taking over Pensacola with relative ease. In East Florida, white southerners covertly supported by the United States government launched the abortive Patriot's War, taking over Fernandina and causing considerable damage to plantations along the St. Johns River before the Spanish were able to drive them back. Realizing they were unable to control Florida, and seeing it as a liability and burden, the Spanish decided to relinquish it. With the signing of the Adams-Onis Treaty in 1819, Florida officially became a territory of the United States.[4]

Although the treaty was signed in 1819, the United States did not assume formal control of Florida until 1821. The Spanish governor Jose Maria Coppinger formally handed over East Florida to Robert Butler in July 1821. The official changing of flag ceremonies took place on July 10. Shortly after, William Grafton Delaney Worthington took over as Secretary of East Florida and acted as de facto governor as the military governor of Florida, Gen. Andrew Jackson, was based in Pensacola and resigned in September 1821. In 1822, the provisional government was replaced by a more permanent territorial government comprised of a governor, secretary of the territory, and a unicameral legislative council, all appointed by the president. The federal government also controlled key judicial and land office appointments. Only the territorial delegate to the U.S. House of Representatives was directly elected by the citizens. Many of St. Augustine's key citizens left with the Spanish to Havana and many of those who stayed refused to accept municipal positions offered as they were not yet ready to pledge an oath to the U.S. constitution. As a result, the period of transition to American control was drawn out as key positions remained either unfilled or held on an interim basis.[5]

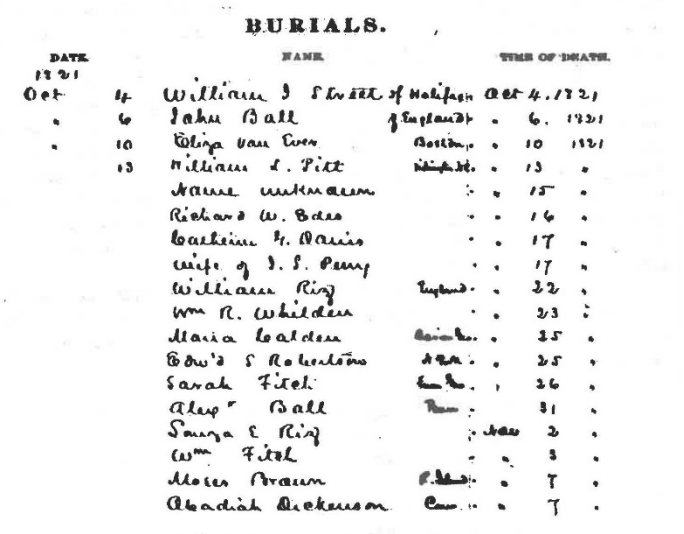
[4] Parker, Susan Richards, and William S. Coker, "The Second Spanish Period in the Two Floridas," in *The History of Florida*, Michael Gannon, ed. (Gainesville, FL: University Press of Florida, 1996), p. 174-176.
[5] Daniel L. Schafer, "U.S. Territory and State," in *The History of Florida*, p. 220-222.

HISTORIC SIGNIFICANCE

Yellow Fever Epidemic of 1821 and the Creation of the Cemetery

The difficulties surrounding the transfer between Spain and the United States was exacerbated by the outbreak of yellow fever, which first swept through St. Augustine in September 1821, just months after the American takeover. Contemporary sources attributed the origin of the epidemic to several ships that arrived from Havana.[6] One observer, Charles Vignoles, described the following:

> Three or four vessels also came from Havana laden with fruit, which performed little or no quarantine; and had on her voyage lost the captain and all the crew; and one lay loose along the wharf, aground at low water; several cases were clearly traceable to these vessels…[7]



BURIALS.

DATE 1821		NAME		TIME OF DEATH.
Oct	4	William J Swett	of Halifax	Oct 4. 1821
"	6	John Ball	of England	" 6. 1821
"	10	Eliza van Ness	Boston	" 10 "
	13	William L. Pitt		" 13 "
		Anne Mitchaem		" 15 "
		Richard W. Bass		" 16 "
		Catherine H. Davis		" 17 "
		wife of J. S. Pemp		" 17 "
		William Ring	England	" 22 "
		Wm R. Whilden		" 23 "
		Maria Baldwin		" 25 "
		Chas S Robertson		" 25 "
		Sarah Fitch		" 26 "
		Alex[r] Ball		" 31 "
		Sarah L Ring		Nov 2 "
		Wm Fitch		" 3 "
		Moses Braun		" 7 "
		Obadiah Dickenson		" 7 "

Trinity Episcopal Parish Burial Records from 1821
(source: Mitchell, p. 6)

The lack of policing caused by the change in power, by many accounts, played a role in yellow fever finding its way ashore. According to eyewitness testimony gathered in 1840, there were two schooners, the *Florida* and the *Alexander* and one sloop, the *Rapid*, that took part in the transport of the Spanish soldiers garrisoned at St. Augustine to Havana and made return voyages in August 1821 with crews sick with yellow fever. On the *Alexander*, which pulled into port on August 19, the captain and the entire crew, with the exception of a ship cook, who was ill and later died, were found already deceased. Although all three ships were quarantined, the enforcement of that quarantine was lax as two people were able to get aboard the ship[8] and the clothing from one of the ships was sent ashore to be washed. The two people who went aboard the ship and the family responsible for washing the clothes all contracted the disease and nearly all died.[9]

[6] Florence P. Mitchell, *A History of the Huguenot Cemetery: 1821-1884* (St. Augustine, FL: Friends of Huguenot Cemetery, Inc., 1997), p. 5.
[7] Charles Vignoles, *Observations Upon the Floridas* (New York: E. Bliss & E. White, 1823), p. 115. Note: this quote is also referenced in Mitchell, p. 5, but original source was also consulted independently.
[8] There was also a reference that these two people were actually passengers on the ship who arrived from Havana
[9] B.B. Strobel, M.D., *An Essay on the Subject of the Yellow Fever, Intended to Prove Its Transmissibility* (Charleston, SC: Asa J. Muir, 1840), p. 131-133.

The 1821 epidemic was one of several yellow fever outbreaks that stuck Florida in the 19th century. This cartoon showing a personification of yellow fever dragging down Florida dates to circa 1870s. (source: State Archives of Florida)

Within days of the initial outbreak, people in town were dying at alarming rates. At first, there was a general belief that the illness that was spreading was typhus. By October, however, it was clear that yellow fever was the culprit. The influx of newly arrived residents, some of whom were in poor health and relocated to Florida for its reputation as a healthy climate, placed a significant strain on municipal services. The living arrangements of many of these newcomers, who lived in close proximity to each other in boardinghouses, also contributed to the spread. There is speculation that the lack of immunity by the newcomers played a role in the high death rates. The number of sick exceeded the limited facilities to hold them. The sudden rise in deaths also created a significant issue as the only public cemetery in the city, the Tolomato Cemetery, was reserved for Catholics only. In the immediate aftermath of the outbreak, several Protestants, including soldiers stationed in St. Augustine, were buried on the Castillo de San Marcos grounds, most likely near the glacis.[10]

Among the deceased was Judge Thomas Fitch, a territorial judge who died on September 10. According to popular accounts, he found some discarded bedding from one of the quarantined ships that had washed ashore. He ordered an enslaved woman he owned to wash the bedding, and soon she along with Fitch and several of his family members, including a nephew James Bird and a daughter Sarah Fitch, caught ill and died. After his death, the St. Augustine City Council ordered he be given a proper burial and that the city begin the process of finding a suitable place for Protestant burials. By the end of September, a cemetery committee appointed by the council selected the current lot to serve as the burial grounds.[11]

As with many yellow fever epidemics in the 18th and 19th centuries, the exact cause of the disease's transmission was unknown. Vignoles, for instance, believed that the virus was allowed to fester due to the dilapidated buildings and unclean lots in the city, which created the miasmas or "foul air" commonly seen at the time as the cause for its spread. Without proper disease controls, yellow fever continued to rage through the community. An unusually warm November allowed it to fester well into the month. It

[10] Jacqueline K. Bearden "'I Wish to Come Home Once More,'" *El Escribano* vol. 15 (1978), p. 41-42; John W. Griffin, "St. Augustine in 1822," *El Escribano* vol. 14 (1977), p. 45-47.
[11] Griffin, p. 48-49; Mitchell, p. 9-10.

was not until December that the town was considered disease free and the panic of the community abated.[12]

A letter from a soldier stationed in St. Augustine sheds light on the panic experienced by residents at the time:

> ...it is verry [sic] sickly in this place at this time. the people are dying thirteen and fourteen a day including soldiers with the rest. we have buried 3 and 4 of a day officers and Soldiers the hartyiest [sic] of our men.. have died with yellow fever and black vomit. our doctor died today with the yellow and he says that we shall all have it. if that be the case I know not what time I shall be taken…[13]

The precise number of people in St. Augustine who were afflicted or died from the yellow fever epidemic is unknown. One contemporary source places the number who died at about 132 civilians and 40 military personnel, but the real number, especially factoring in enslaved victims, is estimated in the hundreds in a town of roughly 2,000 people. The exact number of yellow fever victims who were buried in the St. Augustine Public Burying Ground is unknown. There are four known, marked interments from 1821 in the cemetery. According to oral tradition, there were mass burials that took place in the cemetery, although no physical evidence has been found thus far. The early records of the Presbyterian church, which carried out a significant percentage of burials here, are missing. It is clear that the yellow fever disproportionately affected recent arrivals, most of whom were white Protestants, so there is a likelihood that most of the public cemetery burials associated with the epidemic occurred here.[14]

On September 27, 1821, believing that the land was part of the public common, the cemetery committee recommended the parcel on which the current cemetery sits be set aside for use as a public burial ground (Figure 2). The city paid to have the property enclosed, hired a sexton and treasurer for the cemetery, and commenced with burials. There is speculation that the property may have already been used for burials prior to this, as the oldest known burial, I.G. Happoldt, died in August 1821, before the creation of the cemetery.[15]

In the first months after the cemetery's founding, Protestant burials were still occurring on the Castillo grounds. By 1827, however, the St. Augustine Public Burying Ground was the exclusive grounds. An account given in 1821 by Dr. Andrew Fowler, who was called to help local Episcopalians organize the

[12] Vignoles, p. 114-115; Mitchell, p. 5.
[13] Bearden, p. 42.
[14] Griffin, p. 48-49; Mitchell, p. 7.
[15] Mitchell, p. 9-10.

congregation, describes the burial situation for Protestants at the time:

> The protestants have a burying ground just over the ditch, and without the gate, and another just back of the Fort… I attended some funerals at each of these Protestant Cemeteries, as the officiating priest…[16]

Cemetery under Ownership of Presbyterian Church 1832-1884

The Public Burying Grounds remained a municipally-owned cemetery for four years. In 1825, Lorenzo Capella petitioned the commission set up to handle Spanish land claims in Florida for formal title to land that included the cemetery. The original land grant belonged to Jose Barrera, who sold it to Capella. While the matter of ownership was still under consideration, the Rev. Thomas Alexander acquired Capella's claim, including that of the cemetery. By this time, the Protestant churches stepped in to help with maintenance as the graveyard had fallen into disrepair, with the original wood fence built around the property gone. In 1830, Alexander initially decided to deed the cemetery over to both the Presbyterian church and Trinity Episcopal Church. The Presbyterian minister, Rev. Elias Gould, who was also mayor of the city at the time, wanted the city to acquire the deed but was unable to convince the council to accept it. After a disagreement arose between Rev. Alexander and the Episcopalian minister, Gould decided to accept the deed on behalf of the Presbyterians to avoid losing the opportunity to wrest ownership away from a private individual. Alexander deeded the land to the trustees of the Presbyterian church in 1832. The matter of ownership was not settled until later in 1832, when the city established a commission that confirmed the Presbyterian church's claim.[17]

During the late 1830s and early 1840s, St. Augustine was at the epicenter of the Second Seminole War. The Castillo served as a major base of operations and was used to hold several Seminole leaders prisoner, including Osceola. The Seminole raids led to the near desertion of the surrounding countryside, as people sought shelter in fortified places such as St. Augustine. Residents of the city rarely ventured outside of the city gates at this time. The Picolata Road, which led from the Old City Gates past the cemetery to the Picolata military outpost on the St. Johns River, saw a significant amount of troop movements and was a notoriously dangerous road to travel during the war.

Among the people buried in the Public Burying Ground were victims of the Theatrical Troupe Massacre. In May 1840, a wagon carrying members of the W.C. Forbes Theatrical Company of Savannah, Georgia, was traveling from Picolata to St. Augustine when a party of Seminoles led by Coacoochee attacked them. While they were pillaging the wagon, a second wagon under service to the U.S.

[16] Andrew Fowler, "A Short Account of the Rise and Progress of the Protestant Episcopal Church in St. Augustine, East Florida," typescript transcription from data of a letter dated June 15, 1937 from Catherine Master to May Bagwell, in St. Augustine Historical Society Archives.
[17] Mitchell, p. 10-13.

government stumbled upon them and the Seminoles attacked this wagon as well. In total, five people were killed. At least four victims of the attack, identified in records by the last names of Miller, Vose, Ball, and "Wigger" (possibly Weiger, a German man identified as one of the victims in newspaper articles at the time), are buried in the Public Burying Grounds in unmarked graves. The news of the attack was reported in newspapers across the country. Coacoochee was a Seminole war leader who was captured under a flag of truce alongside Osceola in 1837 but famously made his escape from the Castillo, rejoining his tribe and continuing the fight for several more years. When he finally surrendered in 1841, he approached the U.S. Army in stage costumes raided from the Forbes company.[18]

View of St. Augustine Burying Ground, circa 1880s
Source: St. Augustine Historical Society Archives

In 1839 and 1841, a second and third yellow fever outbreak swept through the city of St. Augustine. These outbreaks, while severe, did not reach the level of the 1821 epidemic. In total, roughly 39 people died in 1839 and between 20 and 30 people died in 1841. Among the victims of the 1841 outbreak was Charles Downing, Sr., and Dr. Seth Peck, who were buried in the Public Burying Ground. It was in the 1830s that the first subdivisions in St. Augustine, the Noda Concession and the Davis Range, were first platted. These subdivisions occupied an area extending from the fort reservation to what is now Pine Street and eastward from Hospital Creek to the Jacksonville Road (now San Marco Avenue/South Castillo Drive/A1A). Although a few homes were built, the area remained largely undeveloped until after the Civil War.[19]

After taking control of the cemetery, the Presbyterians continued to the operate the cemetery as a public burial ground for all Protestants in the community. The city continued to use the burial ground for the poor and indigent. A collection made once a month by the Presbyterian church was used towards cemetery maintenance. In 1860, the trustees of the Presbyterian church created a board to oversee and maintain grounds and invited representatives from Trinity Episcopal to participate. This allowed both congregations to share in the cost and maintenance of the cemetery, although sole ownership remained with the Presbyterians.[20]

[18] *Florida Herald and Southern Democrat* [St. Augustine, FL], "Indian Murders," May 29, 1840; Mitchell, p. 30-32.
[19] Susan Parker, "St. Augustine's History Full of Epidemics," *St. Augustine Record*, April 11, 2020; National Register of Historic Places, North City Historic District, St. Augustine, St. Johns County, Florida, October 1, 2009, 09000778, Section 8, p. 3.
[20] Mitchell, p. 13.

Although it is unclear precisely where they were buried or if the cemetery was segregated, the St. Augustine Public Burying Grounds was also used for free and enslaved Protestant African Americans. There were at least two free Black burials, Felicia Garvin and Clarisa Fish, and 16 enslaved burials in this cemetery, including Simon, an enslaved child owned by John H. Madison. All African American burials in this cemetery are unmarked. Several of these burials may have had some form of marker, possibly wood, but most of them were likely originally unmarked. African American burials continued in this cemetery until the end of the Civil War.[21]

As the oldest continuously occupied city in the continental United States, St. Augustine has long been a historical tourist destination from the earliest periods of American occupation. The tourism industry in the city did not fully develop however until after the Civil War. The city became a popular day trip destination for winter residents and visitors from nearby St. Johns River cities such as Jacksonville, Green Cove Springs, and Palatka. One of the major developers in the North City area was Lucy Abbott, who along with St. Augustine Mayor William Van Ness, acquired the undeveloped lots in the Noda Concession and the Davis Range in the 1870s, replatting them as the Abbott and Van Ness subdivisions. This section of land became known as the Abbott Tract.[22]

In 1883, General Issac Cruft, a Boston developer, acquired the San Marco Tract, which is a stretch of land that extended from Orange Street northward to what is now West Castillo Drive and west from what is now San Marco Avenue/ South Castillo Drive/A1A to US Highway 1, including essentially all of the land to the north and west of the cemetery. Cruft constructed the San Marco Hotel, which opened the following year in 1884, which was designed as an upscale hotel for wealthy northerners (Figures 3-4). When Standard Oil magnate Henry Flagler first visited St. Augustine, he stayed at this hotel. It was while staying here that he made the decision to invest in further railroad and hotel development in the city, culminating in the construction of the Florida East Coast Railway and the Hotel Ponce de Leon. The construction of the San Marco Hotel completely changed the setting of the cemetery. It was at about this time that the cemetery took on more of a landscaped appearance, with curving pathways of crushed shell laid out through the grounds.[23] In the 1880s, during the height of the citrus industry in north Florida, the area was planted in orange groves. Nearby Orange Street takes its name from these groves. An account from 1882 references orange trees growing on the cemetery property.[24]

[21] Mitchell, p. 21-23 B. Frank Leeds, "Inscriptions in the Old Protestant Graveyard at St. Augustine, Florida," *New England Historic and Genealogical Register* vol. 47 (July 1893), p. 300.
[22] National Register of Historic Places, North City Historic District, Section 8, p. 3-4.
[23] Jason Scott, "The Hotel San Marco (1885-1897)," *Compass* November 6, 1997, p. 8-9, in St. Augustine Historical Society Archives; National Register of Historic Places, North City Historic District, Section 8, p. 4.
[24] W.A. Ashmead, "Letter from Florida," *West Jersey Pioneer*, May 25, 1882.

In 1884, as the North City started to see more residential and commercial development and the population near the two historic cemeteries grew, a local movement began to open a new cemetery further outside town and the discontinue burials in the older grounds. Nationally, the Rural Cemetery Movement, which started in the mid-19th century, began to spread throughout the century, especially in urban areas. This movement called for the relocation of cemeteries away from urban cores to the outskirts of town, where formally landscaped burial grounds designed to provide respite for urban dwellers were laid out. This was seen not only as an opportunity to beautify space, but also as a public health measure. The practice of embalming did not come became standard practice with burials until the late 1800s. As a result, public cemeteries such as Tolomato and the Public Burying Ground often emitted a smell of decomposing flesh that was deemed unhealthy due in part to a continued belief in diseases borne out of miasmas in the air.[25]

View of City Gates and Cemetery from San Marco Hotel, circa 1885
(Source: St. Augustine Historical Society Archives)

Citing the noxious odors from the Tolomato Cemetery and the Public Burying Ground, the residents successfully appealed to the aldermen of the city to close burials in both places. In April 1884, the city passed a resolution officially closing all burials in the two cemeteries by July 10, 1884. A new cemetery, Evergreen Cemetery on the west side of the San Sebastian River, was opened for public burials. The last known burial in the St. Augustine Burying Ground was William Watkins, who was buried in August 1884 in violation of the ordinances, which resulted in a fine. In 1887, the family members of Confederate General William Wing Loring petitioned to have him buried in the Public Burying Ground by special ordinance. This proved unsuccessful, however, and he was instead buried in Evergreen Cemetery in a grand ceremony.[26]

[25] Elisabeth Walton Potter and Beth M. Boland, "National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places," National Register of Historic Places, National Park Service, U.S. Department of the Interior (1992), p. 4-5; Harold Mytum, "Public Health and Private Sentiment: The Development of Cemetery Architecture and Funerary Monuments From the Eighteenth Century Onwards," *World Archaeology*, col. 21, no. 2 (October 1989), p. 286 (283-297).
[26] Mitchell, p. 17-18; *Weekly Floridian* [Tallahassee, FL], [untitled], February 24, 1887.

The following description of the cemetery in the 1890s, just a few years after it ceased usage as an active burial ground, gives an idea of what it looked like close to the end of its period of significance:

> This graveyard is just without the north gate of the town. It has for its southern boundary the town ditch or moat, eastwardly the shell road… and north and west the grounds of the… San Marco Hotel. Two lots outside (west side of its north-west corner) of the… yard proper are burial lots… for Jews, but containing no inscribed stones. The fence of the graveyard… is of posts and board, the entrance gate on its east side being mainly of wrought iron and upheld on cement posts. A hedge… of low cedars runs along and inside its east line. Scattered about are various planted trees, the cedar predominating, some of which… [occur] close to graves.
>
> … The rows [of graves] are somewhat irregular – being out of a straight line so that they allow of the insertion of half rows. A good many of the graves are without monuments, some of which must contain several bodies, if one may guess from the quite long list… of burials… Many colored people, their graves unmarked with an exception or two, lie in this yard.[27]

HISTORIC CONTEXT – St. Augustine Public Burying Ground After 1884

Naming of Huguenot Cemetery

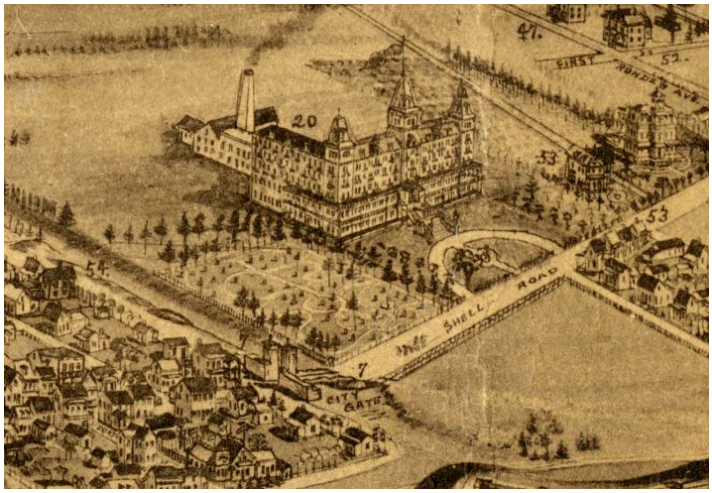
View of San Marco Hotel and Burying Grounds from Castillo Grounds
Source: St. Augustine Historical Society Archives

When first opened, the St. Augustine Public Burying Ground actually did not have an official name. There were various unofficial names used to describe the cemetery, such as the Protestant Ground and the St. Augustine Ground, which were used colloquially by locals. As far as can be documented, it remained officially unnamed throughout its period as an active cemetery. The precise origins of the name "Huguenot Cemetery" is unclear, as there are only a few known people of Huguenot ancestry buried here. The first documented used of the name "Huguenot Cemetery" started appearing in the 1870s with travel brochures (Figure 5). It coincided with a period in the city's history where commercial historic tourist sites and other companies connected to tourism started developing a local mythology to help promote

[27] Leeds, p. 300.

and inflate the town's historicity to the public. The cemetery's location adjacent to the main road leading into the city and nearby landmarks such as the Castillo and the Old City Gates (and later the San Marco Hotel) placed it in high traffic areas during the tourist season. The use of the Huguenot name was most likely a reference to the 16th century French Huguenot settlement of La Caroline in what is now Jacksonville, one of the oldest Protestant settlements in North America. The 1565 massacre of Huguenot settlers that occurred first at Fort Caroline followed by the massacre of Jean Ribault and his fellow shipwreck survivors near what is believed to be the Matanzas Inlet have long been part of local lore.[28]

By the late 19th and early 20th centuries, the Huguenot Cemetery became an established stop on the guided horse-drawn carriage tours of the city. Charles Reynolds, in his scathing 1937 report on the mythology perpetuated by the city's tourist attractions, placed the blame for the cemetery's naming on the tour guides, city advertisers, and "pseudo-historians." By the early 20th century, the name of the cemetery officially became Huguenot Cemetery. Despite Reynolds' objections to its use and advocacy for changing it, the name remained.[29]



Detail from 1885 Birdseye View of St. Augustine Showing Cemetery and San Marco Hotel
Source: Norris, Wellge & Swift, "View of the City of St. Augustine, Fla.," (Boston, MA: Norris, Wellge & Swift, 1885)

In the early years after it ceased usage as an active cemetery, the area around the St. Augustine Burying Ground saw significant development. After his initial visit, Flagler returned to St. Augustine returned shortly afterward. He constructed what became the Florida East Coast Railway through the city and constructed the first of his upscale resort hotels, the Hotel Ponce de Leon. The 1880s and early 1890s was the height of the Flagler era. The adjacent San Marco Hotel, which could accommodate over 1,000 guests and had over 300 rooms, continued to draw an upscale clientele. During this period, residential development in the North City sped up, with the Abbott Tract largely built out by 1900.

In 1897, the San Marco Hotel, which was a large wooden building, burned to the ground and was never rebuilt. This left a big open gap in the land between the cemetery and the residential development in the

[28] Mitchell, p. 15-16.
[29] Charles B. Reynolds, *Fact Versus Fiction for the New Historical St. Augustine* (Mountain Lakes, NJ: Charles B. Reynolds, 1937), p. 9.

North City area. In 1895, the St. Augustine Golf Club opened the first golf course in the state of Florida. The 3-hole course was on the grounds around the Castillo. In 1899, the club acquired the former San Marco Hotel lot and expanded the course to 8 holes, stretching across present day South Castillo Drive over the grounds of the former hotel and around the cemetery (Figures 6-8).[30]

In 1913, Dr. Andrew Anderson, who was president of the Presbyterian Society, paid to have a four-foot-high reinforced concrete wall one-foot in thickness built on the east and south sides of the cemetery. He also had a sidewalk constructed along what is now South Castillo Drive. In 1919, the St. Augustine Golf Club added a boundary fence of ornamental wire and concrete posts along the north and east of the cemetery. The remnants of the concrete posts along the north of the property is one of the few extant resources associated with this golf club. Although the wall and concrete posts are historic, they postdate the period of significance and are there non-contributing due to age. [31] In 1934, the St. Augustine Civic Center was built using Federal Emergency Relief Administration (FERA) funds. An early New Deal era project, this building still stands.

The advent of the automobile reshaped the grounds around the cemetery. As the historic tourism of the city transitioned away from railroads and became focused instead on roadside tourism, the two major north-south highways, US Highway 1 and State Road A1A, became the economic lifeblood of the community by the mid-20th century. The adjacent Fort Marion Circle was paved, expanded, and rerouted eastward away from the City Gate to connect with the Bridge of Lions and Anastasia Island. In the early 1950s, to alleviate congestion at the intersection of South Castillo Drive and Orange Street, a turn lane was added that cut into the cemetery property. This required the removal of a section of the cemetery wall and its relocation back roughly 15 feet. In the 1960s, the City Gate was closed to through-traffic and what was Fort Marion Circle was widened from two lanes to four lanes and the name changed to South Castillo Drive.

[30] Scott.
[31] *St. Augustine Evening Record*, "Big Improvement for Old Cemetery," February 2, 1913; *St. Augustine Evening Record*, "Fencing Golf Grounds," June 11, 1919.

Photo of Cemetery, circa mid-20th century
(source: St. Augustine Historical Society Archives)

During the early 20th century, the Huguenot Cemetery fell into a period of disrepair. In 1946, with the help of the Daughters of the American Revolution, the cemetery went through some maintenance and repairs. The Memorial Presbyterian Church deeded the property to the City of St. Augustine in 1946 on the stipulation that the city maintain the grounds. By 1960, ownership reverted back to Memorial. By this time, the cemetery was starting to get more recognition for its history. The county historical commission erected a historic marker on the nearby civic center property in 1965. In 1990, after many years closed to the public, the cemetery reopened thanks in large part to the efforts of the Friends of Huguenot Cemetery, which formally incorporated in 1993.The cemetery has remained a local preservation priority, with survey and restoration work and protection measures put in place to maintain and interpret the grounds.[32]

CRITERION B – Charles Downing (Government/Politics)

Charles Downing, Sr. (1797-1841), was one of the most important political figures in Florida during the Territorial Period. A native of Virginia, Downing resided in Albermarle County, Virginia, where he worked as a lawyer. He first arrived in St. Augustine in circa 1826, when he was appointed by President John Quincy Adams as register to the land office of East Florida. This position, which made him essentially the manager of the land office, gave Downing considerable economic and political influence in the territory. He quickly established himself amongst the political and business elite of Florida. He was associated with The Nucleus, a group of politicians, political appointees, and businessmen primarily centered in Middle Florida who dominated territorial politics and business during this period. He was a key ally of Florida Governor Richard Keith Call, representing the political interests of the faction in East Florida.[33]

[32] Mitchell, p. 19-20.
[33] Herbert J. Doherty, Jr., *Richard Keith Call: Southern Unionist* (Gainesville, FL: University of Florida Press, 1961), p. 51

Charles Downing, Sr., circa 1830s
(source: State Archives of Florida)

After serving in the Legislative Council, Downing was elected as Florida's territorial delegate to the U.S. House of Representatives in 1836. It was the highest elected position in the territory. As House delegate, Downing served as the voice for territorial interests on the floor of Congress during the Second Seminole War. He played a crucial role in helping to secure the necessary funding in Congress to conduct the war, confronting congressmen who questioned its necessity and high financial costs. He was also an important liaison between the territorial government of Florida and the federal government, personally representing Governor Richard Keith Call in discussions with President Martin Van Buren over defense planning. During the war, Downing served as Call's aide-de-camp and was given the rank of colonel. In the aftermath of the Battle of Okeechobee (1837), Downing quashed a movement to authorize General Thomas Jesup to settle for peace. An ardent critic of the federal government's ineffectiveness in prosecuting the war, Downing presented a bill proposing that the territorial government take over its planning. Fort Downing, which was located in what is now Lafayette County, was likely named for him.[34]

The period Downing served as house delegate, from 1837 to 1841, saw other significant developments as well. He played an instrumental role in securing congressional approval for the new territorial capital building in Tallahassee and in replacing the unicameral Legislative Council with a bicameral council, creating a territorial senate and house of representatives. This capital building, known as the Old Florida State Capitol, still stands. The late 1830s and early 1840s was also dominated by the larger issue of banks, as the Panic of 1837 found its way into Florida. There were three major banks in the territory in particular, the Union Bank in Tallahassee, the Bank of Pensacola, and the Southern Life Insurance and Trust Company of St. Augustine. As liquidity was a significant hindrance to economic development in Florida in the 1830s, these banks were established to address this issue. The banks, which were backed by territorial bonds issued to outside investors, devoted a significant sum of money to planters. As the Panic of 1837 caused a collapse in global cotton prices, the planters defaulted on their loans. Corruption within the banks, particularly in over lending and over-appraising collateral, soon led to bank insolvency

[34] John K. Mahon, *History of the Second Seminole War, 1835-1842* (Gainesville, FL: LibraryPress@UF, 2017), p. 290; Charles Downing, Jr., "Charles Downing," [unpublished manuscript], n.p., in St. Augustine Historical Society Archives; Daniel Scallet, "This Inglorious War: The Second Seminole War, the Ad Hoc Origins of American Imperialism, and the Silence of Slavery" (PhD diss., Washington University in St. Louis, 2011), p. 147, 216.

and made the territory liable for the bonds with insufficient collateral to reimburse. The issue led to the bankruptcy of the territory in the early 1840s. Within territorial politics, pro-bank and anti-bank factions dominated. Downing was a leading pro-bank politician in East Florida.[35]

The growing resentment toward the wealth and influence of Middle Florida played a role in a popular movement within East Florida for the separation of the Florida Territory into two entities. As the population of the territory grew large enough to push for statehood, many in East Florida opposed it on the grounds that they did not want permanent unification with West and Middle Florida. In 1838, a constitutional convention was held in St. Joseph to draw up a formal state constitution, which was then to be voted on by the people of Florida. The state constitution, which was formally signed in January 1839, was put up for popular vote and won by a slight majority. East Florida, however, heavily opposed this measure. In response, a group of East Florida residents presented a formal petition for the division of East Florida from Middle and West Florida. Although he initially favored statehood, Downing, partially under pressure from his political base in East Florida, came around to supporting this petition. In an attempt to satisfy all sections, Downing presented a bill before the House which granted Middle and West Florida the right to craft a constitution for the purposes of applying for statehood and separated East Florida and established it as its own territory. Realizing that Florida was the last remaining slave territory, many southern congressmen were receptive to the idea of separating the territory to help maintain the balance of power in the Senate. The measure eventually failed, however. Statehood was delayed until 1845, when Iowa and Florida were accepted into the Union.[36]

By 1840, Downing was one of the most influential Whigs in East Florida. During the presidential election of 1840, he accompanied Richard Keith Call on a national speaking tour in support of the candidacy of William Henry Harrison. Downing's continued support for East Florida statehood, his pro-bank policies, and his opposition to the state constitution played a major role in his defeat in the 1840 election for House delegate. Pro-statehood Whigs primarily from West and Middle Florida rallied behind George Ward, splitting the Whig vote. The Democrats unified in their support for David Levy, who won the election. This victory was a major milestone in Levy's career. Changing his name to David Levy Yulee, he later became U.S. senator after statehood and was a leader of the fire-eater faction that pushed Florida into seceding from the Union in 1861.[37]

[35] Cash, p. 42-46; Emily Porter, "The Reception of the St. Joseph Constitution," *Florida Historical Quarterly* vol. 17, no. 2 (October 1938), p. 103 (103-124); Allen Morris and Amelia Rea Maguire, "The Unicameral legislature in Florida," *Florida Historical Quarterly* vol. 58, no. 3 (Jan 1980), p. 308-311 (303-314); Lee H. Warner, "Florida's Capitols," *Florida Historical Quarterly* vol. 61, no. 3 (January 1983), p. 246 (245-259).
[36] W.T. Cash, *Florida Becomes a State* (Tallahassee, FL: Florida Centennial Commission, 1945), p. 40-42, 67-76.
[37] Doherty, p. 121-125.

After his defeat, Downing returned to practicing law in St. Augustine. In 1841, he contracted yellow fever during an outbreak that occurred here and died. He was buried in the St. Augustine Public Burying Ground. One of the earliest steamers constructed in Florida, the *Charles Downing*, was named for him. His son, Charles Downing, Jr., was also prominent in state politics, serving as Florida Secretary of State in the 1850s. The buildings most associated with Downing, Sr.'s active life in St. Augustine, including his personal residence, are gone. Hence, his burial is the best remaining resource left in St. Augustine associated with Downing and his activities.[38]

CRITERION B – Thomas Buckingham Smith (Education; Social History)

Thomas Buckingham Smith (1810-1871), was a lawyer, diplomat, historian, translator, and philanthropist. His work along with that of George Fairbanks has been cited as foundational to the serious historical study of Spanish Florida. A native of Georgia, Smith first moved to St. Augustine as a child in 1820. His father was appointed consul to Mexico. Smith graduated from Harvard Law School and eventually returned to St. Augustine. He soon developed an interest in Spanish colonial history and his ability to understand English and Spanish made him an ideal candidate to serve in the American embassies in Mexico and Spain. While here, he collected rare manuscripts and books and accessed the government archives. After his death, his family donated what was left of his manuscript and book collection to the New York Historical Society. Among the collection was a series of extremely rare books written in Timicuan, which were among the earliest books published in an indigenous language.[39]

[38] Downing, Jr., n.p.
[39] James G. Cusick, "Historiography of Nineteenth-Century Florida: 1800 to 1870," *Florida Historical Quarterly* vol. 94 no. 3 (Winter 2016), p. 296. (295-319)

Thomas Buckingham Smith ca. 1870
(source: State Archives of Florida)

Smith was a noted English language translator of a number of primary source Spanish materials, including: Cabeza de Vaca's *La Relacion*; Luis Hernandez de Biedma's and a Knight of Elvas' accounts of the Hernando de Soto expedition through North America; and Hernando de Escalante Fontaneda's memoirs of the Calusa. Smith's translations in the mid-19th century played a significant role in expanding the study of Spanish colonial history in the United States. The translation of *La Relacion* was the first English language translation of de Vaca's landmark work published in the United States. The memoirs of de Biedma and the Knight or Gentleman of Elvas are two of the major accounts of the de Soto expedition often consulted by historians. Fontaneda's memoirs detailing his 17 years as a captive of the Calusa is considered one of the most important primary sources detailing 16th century Native American life in Florida. In a Spanish language compendium, *Coleccion de Varios Documentos Para La Historia de la Florida y Tierras Adyacentes*, published in 1857, Smith made several significant Spanish documents detailing activities in North America available to the public for the first time.[40]

In 1847, the United States government hired Smith to conduct the first formal federal study of the Everglades. Although Florida attained statehood in 1845 and hostilities with the Seminoles largely ceased after the Second Seminole War, much of the new state's interior remained unexplored and uncharted. Wishing to open up this area to settlement, the state pressured the federal government to study the feasibility of reclaiming this wetland. After an exhaustive investigation, Smith issued a report before the U.S. Senate in 1848 concluding that the Everglades could be drained for further development. His report influenced the federal government's decision to pass the Swamp Land Act in 1850, which gave swamp and overflow lands to the states on the condition that the revenues generated from land sales be used for land reclamation purposes only. In response, the state of Florida created what became the Internal Improvement Trust Fund in part to manage lands granted to the state through the Swamp Land Act and other federal legislation. Historically, this fund played a significant role in the development of the state's interior especially after the Civil War, most notably in the 1880s with the

[40] Cusick, p. 296; Donald E. Chipman and Robert S. Weddle, "How Historical Myths Are Born… and Why They Seldom Die," *Southwestern Historical Quarterly*, vol. 116, no. 3 (January 2013), p. 228 (227-258); Chester B. DePratter, Charles M. Hudson, and Marvin T. Smith, "The Route of Juan Pardo's Explorations in the Interior Southeast, 1566-1568," *Florida Historical Quarterly*, vol. 62, no. 2 (October 1983), p. 127 (125-158).

Disston Purchase and the construction of the railroads by Henry Flagler and Henry Plant. The fund still exists today and currently oversees all state owned lands.[41]

View of Home Established by BSBA, circa 1874
(source: Upchurch, p. 85)

Upon his death in 1871, Smith's will set aside property and money totaling roughly $25,000 specifically "for the use of the black people of St. Augustine." This money was used to establish the Buckingham Smith Benevolent Association (BSBA), which was incorporated in 1873. The BSBA was the first non-sectarian non-profit charity established in the state of Florida for the benefit of African Americans. With the assistance of Dr. Oliver Bronson and several other prominent members of the community, including wealthy northerners, a nursing home for primarily elderly indigent African Americans was established. This home, which held roughly 10 to 15 residents at its height, operated into the 1880s. In the 1880s, as luxury hotels were being built in the downtown St. Augustine, the developers of the Alcazar Hotel, which was built across the street from the nursing home, viewed it as unsightly and bad for their business. They started pressuring the BSBA to rent out the property and convert it into a hotel, a proposition which was initially refused. As a likely compromise, the BSBA converted the nursing home into an industrial school for African American girls, which operated from 1884 to circa 1894. At around that time, the BSBA closed the school and decided to focus instead on distributing half of the income generated from investments to assist African Americans in need. The BSBA still exists and provides direct funding for African American nursing homes in the community. The original BSBA building was converted into the Buckingham Hotel, which was later demolished and replaced by the Flagler College gymnasium.[42]

[41] Christopher F. Meindl, Derek H. Alderman, and Peter Waylen, "On the Importance of Environmental Claims-Making: The Role of James O. Wright in Promoting the Drainage of Florida's Everglades in the Early Twentieth Century," *Annals of the Association of American Geographers*, vol. 92, no. 4 (December 20020), p. 687. (682-701); J.E. Dovell, "The Everglades Before Reclamation," *Florida Historical Quatrerly*, vol. 26, No. 1 (July 1947), p. 30-39.
[42] T.W. Upchurch, "Special Gifts and Acts of Charity: Buckingham Smith Benevolent Association 1871-1894," *El Escribano* vol. no. 45 (2010), p. 71-90; Charles Barr Todd, "The Case of the Buckingham Smith Benevolent Association," *The Christian Advocate* vol. 74, no. 7 (February 16, 1899), p. 249-250.

CRITERION C – Art

The cemetery contains a locally significant collection of 19th century burial types and funerary art. There are several excellent high style early-to-mid-19th century examples of the work of Richard Steele and the Walker and White families, who were master stone carvers from Charleston, South Carolina. There are excellent examples of 19th century tablet, box tomb, obelisk, and pedestal markers found in the cemetery. Many of these monuments are elaborately carved and exhibit features borrowed from classical architecture. The cemetery also contains a collection of late 19th century coquina grave markers, which were locally sourced. Although a ubiquitous material for St. Augustine, the use of coquina in standardized funerary markers is unusual.

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Verbal Boundary Description

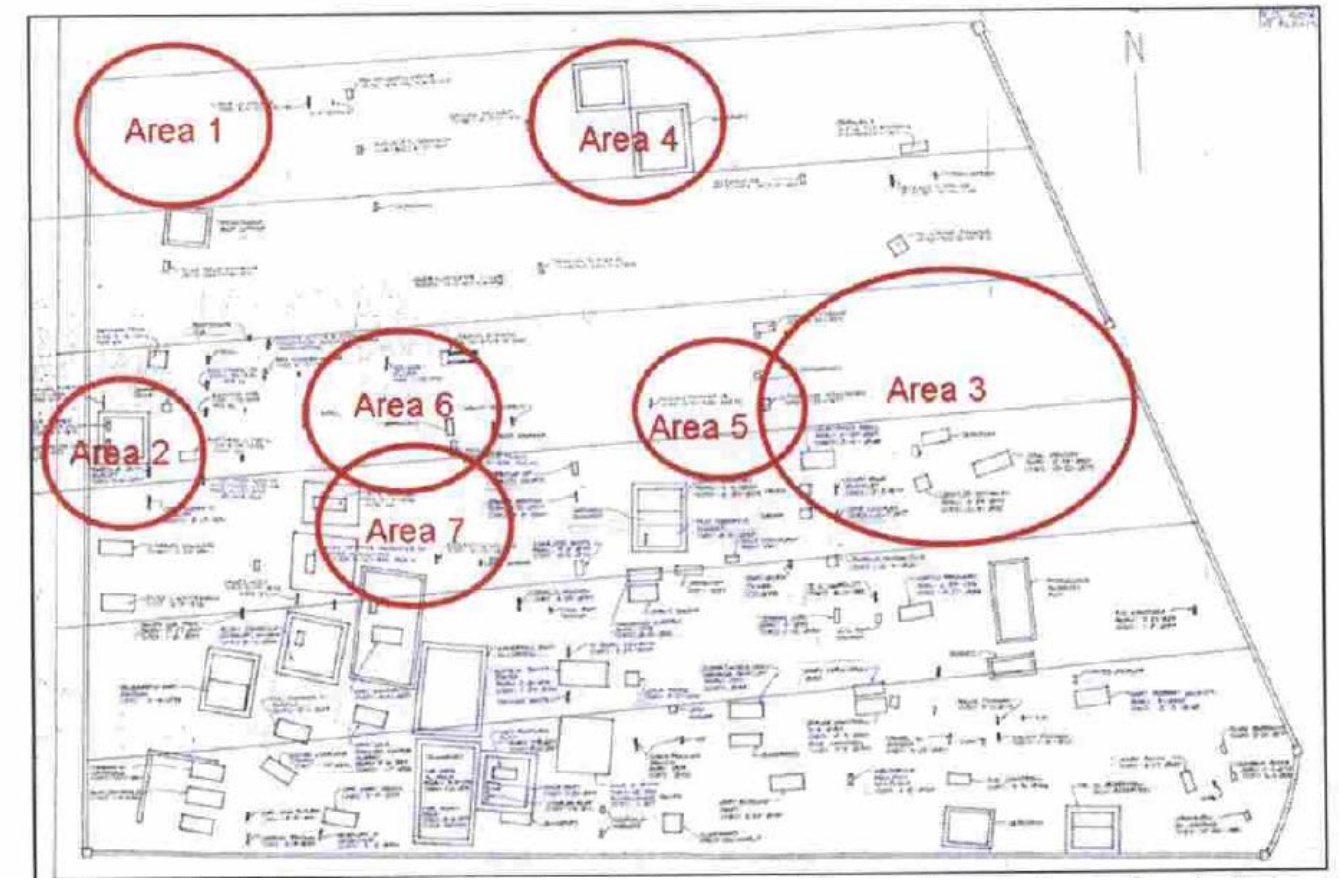
The boundary encompasses all of Parcel No. 1961000000 (February 2021) of the St. Johns County Property Appraiser's Office files. Please see map for more information.

Boundary Justification

The boundary encompasses all of the known property associated with the historic cemetery operations of the St. Augustine Public Burying Ground (now known as the Huguenot Cemetery). Due to the hurried nature of the cemetery's creation and a number of known or suspected unmarked burials found here, there is a possibility that some of the burials associated with this cemetery are outside of its current legal boundaries. Further field investigations may in the future necessitate an expansion of the boundaries.

Figure 1

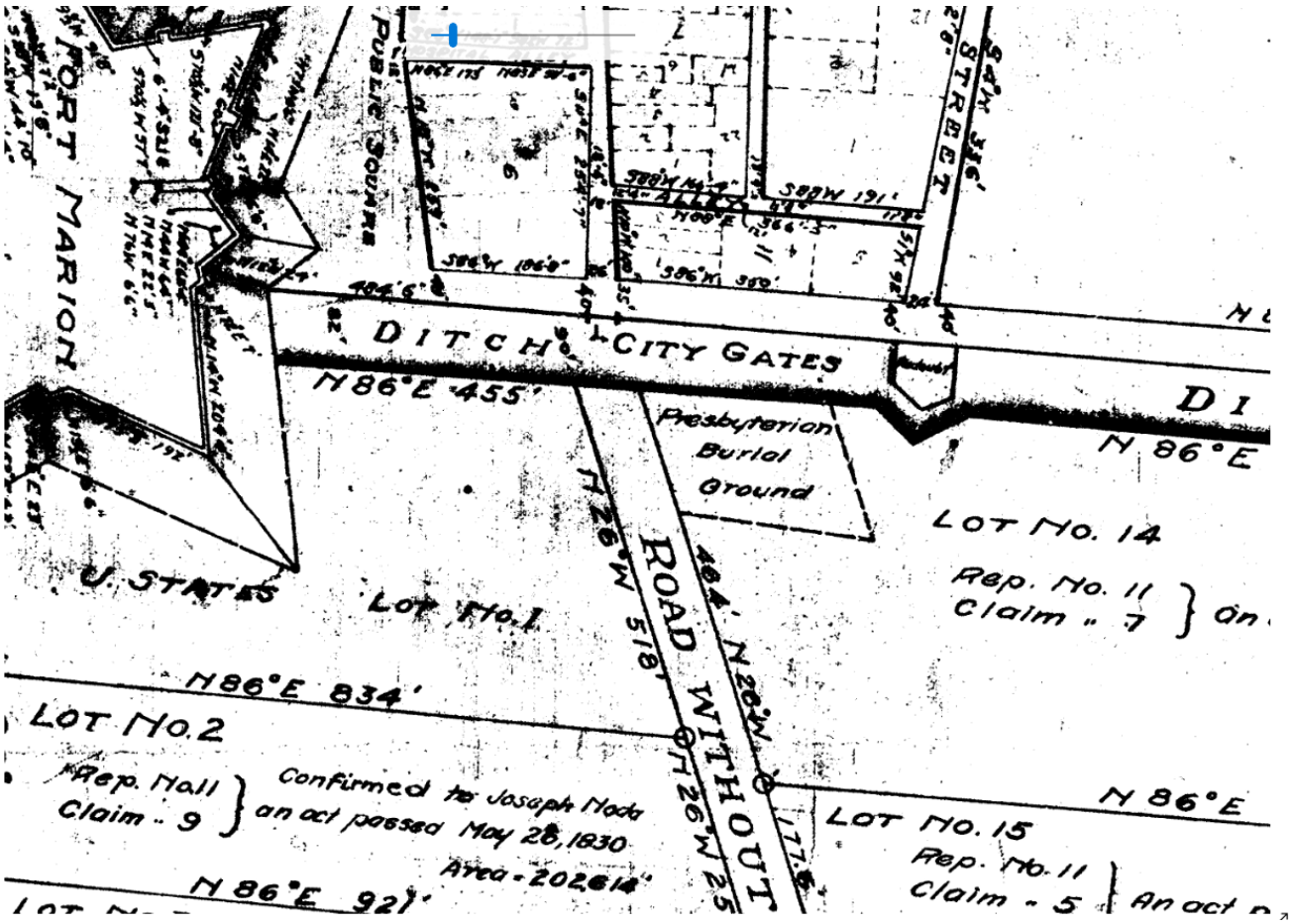
Field investigation map from 2009 GPR survey



Source: Miller, p. 3

Figure 2

Detail from 1835 Clements Map Showing Burying Grounds



Source: Saint Augustine Historical Society Archives

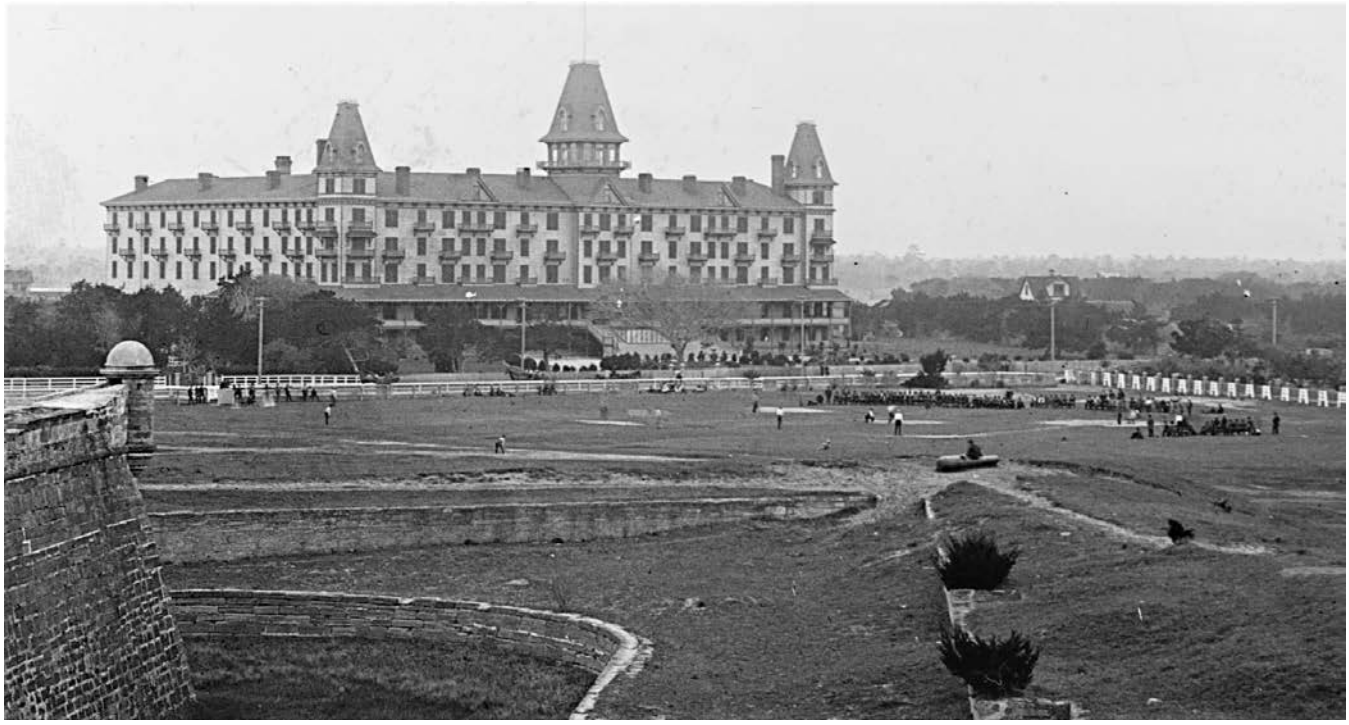
Figure 3

View of North End of St. Augustine, circa 1890.
The cemetery and Castillo grounds baseball field are in the foreground

Source: Library of Congress

Figure 4

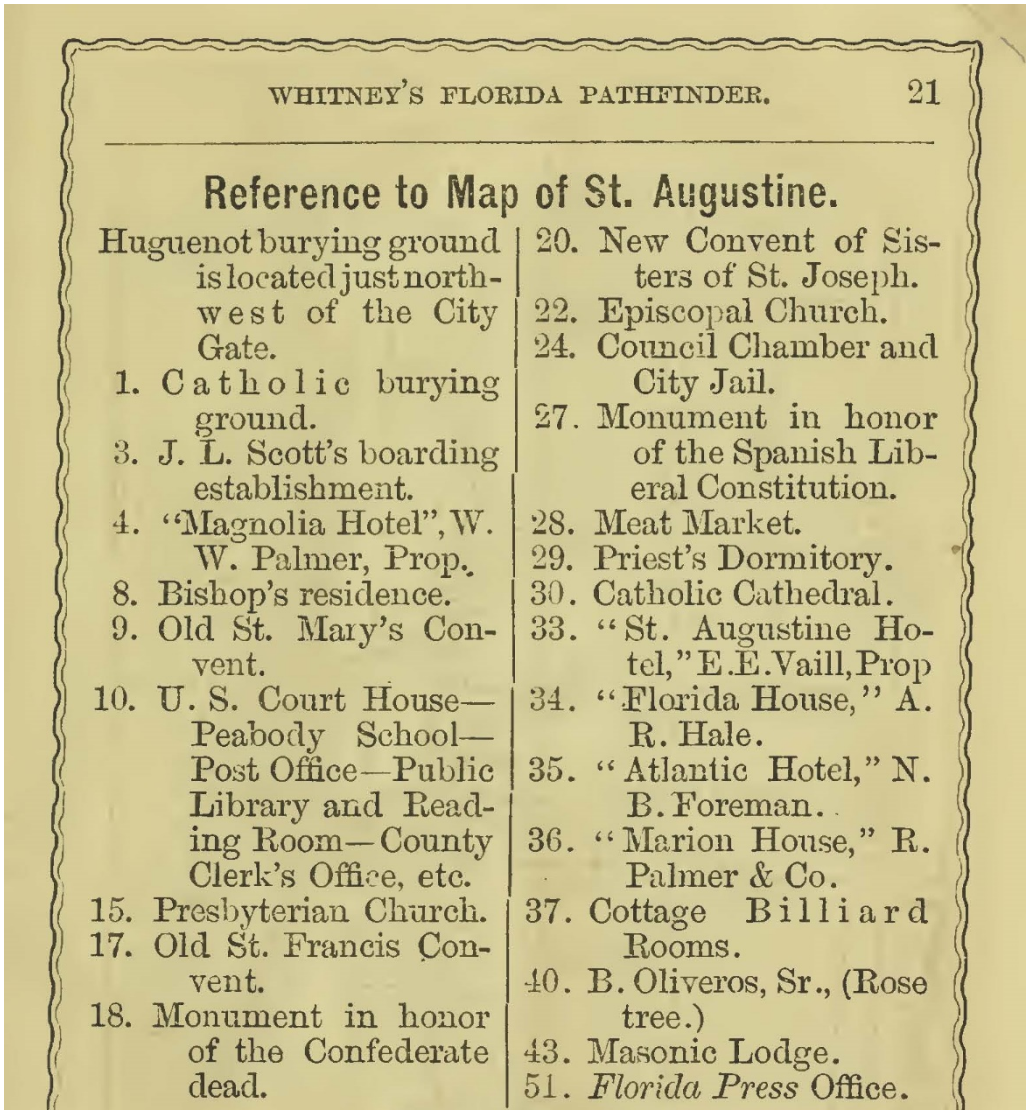
View of Baseball Game Being Played on Castillo Grounds, circa 1890.
Note San Marco Hotel and Cemetery in Background



Source: Library of Congress

Figure 5

Detail from an 1876 tour guide, *Whitney's Florida Pathfinder*, referencing the Huguenot name in connection with the cemetery



WHITNEY'S FLORIDA PATHFINDER. 21

Reference to Map of St. Augustine.

Huguenot burying ground is located just northwest of the City Gate.
1. Catholic burying ground.
3. J. L. Scott's boarding establishment.
4. "Magnolia Hotel", W. W. Palmer, Prop.
8. Bishop's residence.
9. Old St. Mary's Convent.
10. U. S. Court House—Peabody School—Post Office—Public Library and Reading Room—County Clerk's Office, etc.
15. Presbyterian Church.
17. Old St. Francis Convent.
18. Monument in honor of the Confederate dead.
20. New Convent of Sisters of St. Joseph.
22. Episcopal Church.
24. Council Chamber and City Jail.
27. Monument in honor of the Spanish Liberal Constitution.
28. Meat Market.
29. Priest's Dormitory.
30. Catholic Cathedral.
33. "St. Augustine Hotel," E.E.Vaill, Prop
34. "Florida House," A. R. Hale.
35. "Atlantic Hotel," N. B. Foreman.
36. "Marion House," R. Palmer & Co.
37. Cottage Billiard Rooms.
40. B. Oliveros, Sr., (Rose tree.)
43. Masonic Lodge.
51. *Florida Press* Office.

Source: John Prescott Whitney, *Whitney's Florida Pathfinder for the Tourist and the Invalid* (New York: John Prescott Whitney, 1876), p. 21.

Figure 6

Course layout of the St. Augustine Golf Club, circa 1899

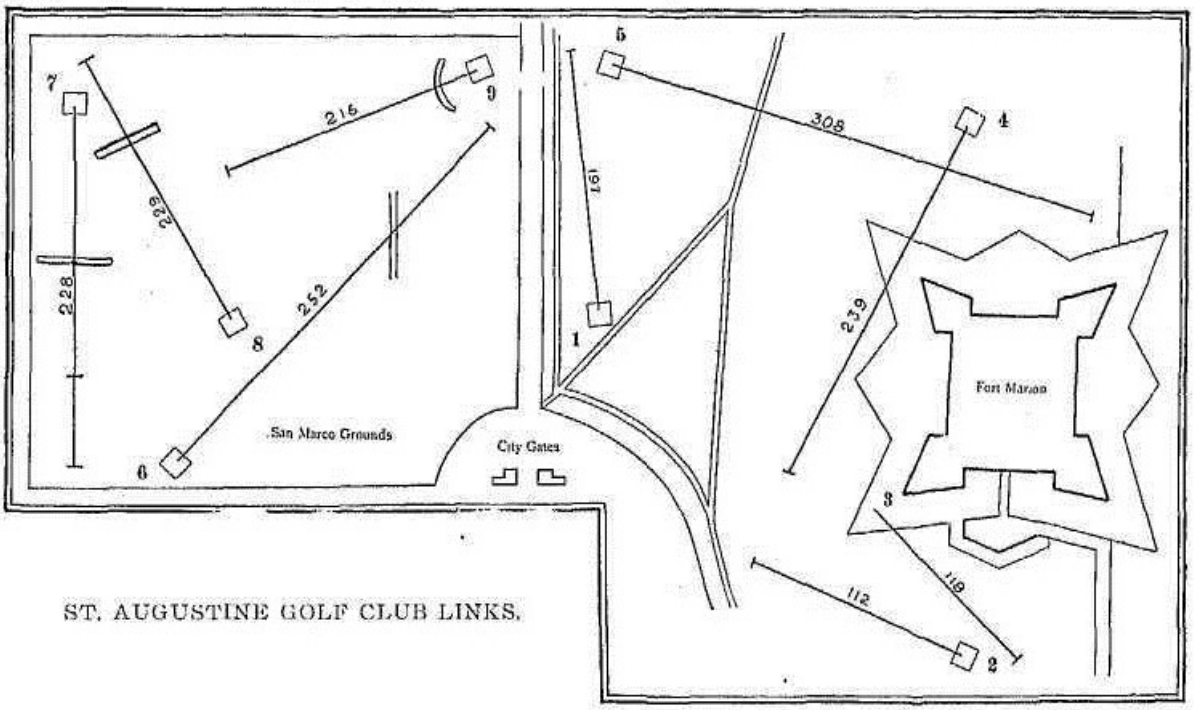
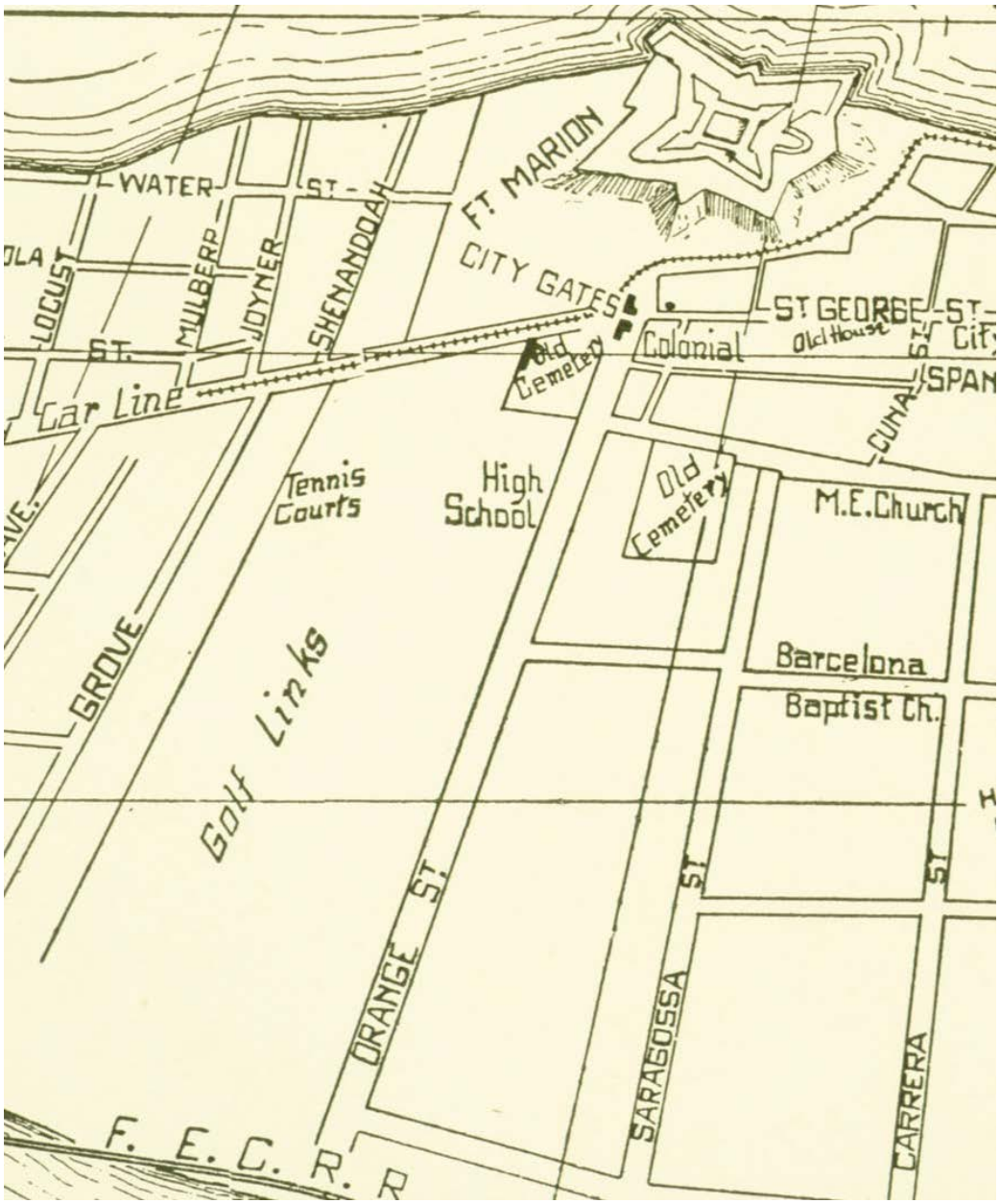


Figure 7

Detail from c. 1913 Perspective Map from H.S. Wyttie, showing St. Augustine Public Burying Grounds and St. Augustine Golf Club course



Source: St. Augustine Historical Society Archives

Figure 8

View of Castillo with the golf course and cemetery in the background, circa 1920

Source: Library of Congress

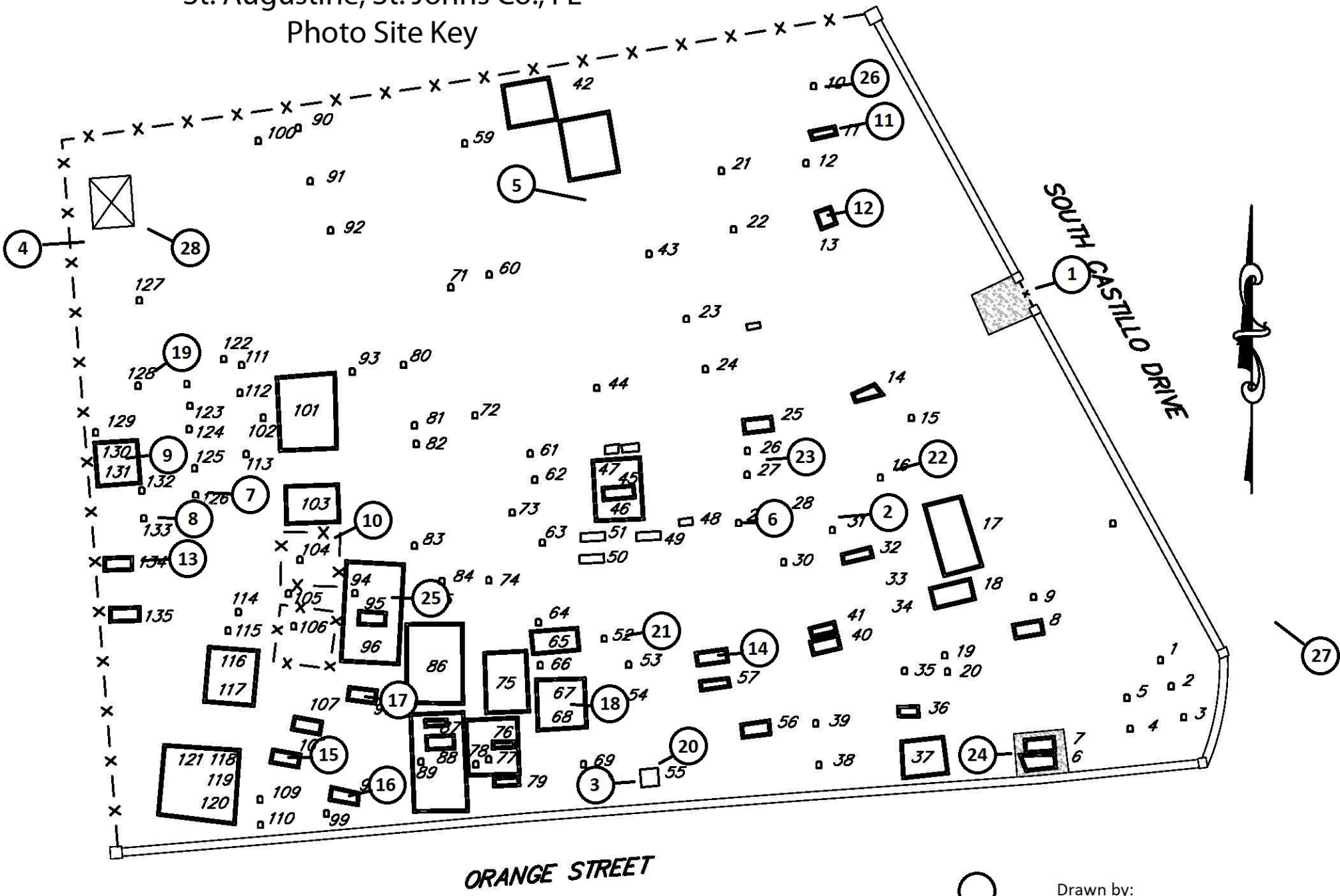
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

Property Name: St. Augustine Public Burying Ground (Huguenot Cemetery)
City or Vicinity: St. Augustine County: St. Johns State: FL
Photographer: Charles Tingley Date Photographed: January-February 2021

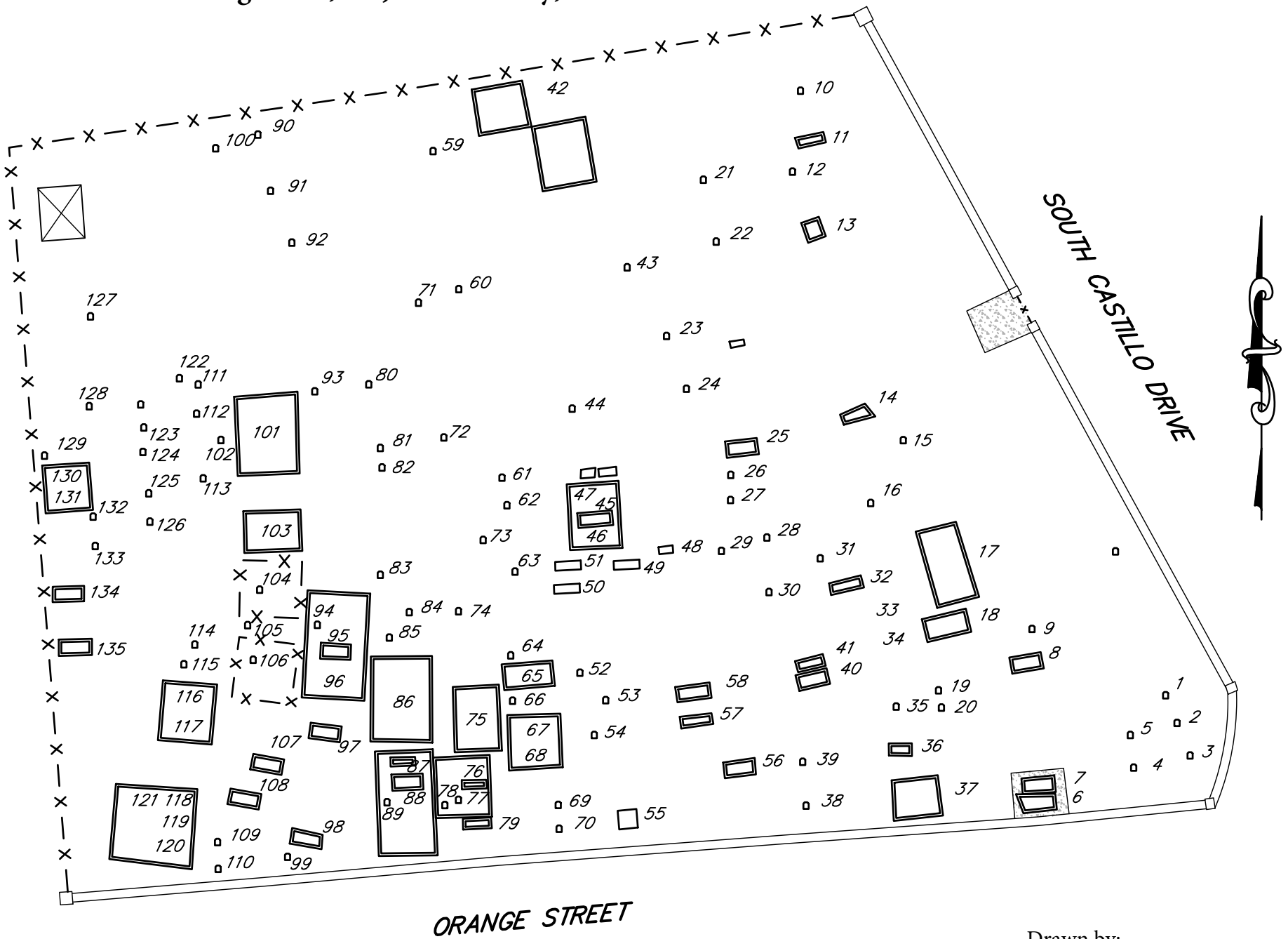
Description of photograph(s) and number, including description of view indicating direction of camera:

1. View of main entrance, facing southwest
2. View of cemetery setting (with I.G. Happoldt marker in foreground), facing west
3. View of cemetery setting, facing northeast
4. View of rear entrance, facing east
5. View of cemetery setting, facing southeast
6. View of Giles Tinker marker, facing west
7. View of Mary Warner marker, facing west
8. View of Col. Lucius D. Mower marker, facing west
9. View of Joseph L. Smith and Frances Smith plot, facing west
10. View of Helen Porter Baldwin marker, facing southwest
11. View of Samuel Fleischman box tomb, facing southwest
12. View of William R. Whilden box tomb, facing southwest
13. View of Charles Downing, Sr., box tomb, facing west
14. View of George and Martha Bartlett box tomb, facing west
15. View of Louisa Izard box tomb, facing west
16. View of Mary Moody box tomb, facing west
17. View of Jane Frances Winifred Anderson Murray box tomb, facing northwest
18. View of Julia C. Smith and Thomas Buckingham obelisk, facing west
19. View of Mathew Peck obelisk, facing southwest
20. View of Israel Smith marker, facing southwest
21. View of Lydia Boyce marker, facing west
22. View of John B. Stickney cenotaph, facing southwest
23. View of Mary Pace Hinckley and Otis Hinckley coquina markers, facing west
24. Detail view of fencing around Robertson family plot, facing east
25. View of Humphreys family plot, facing west
26. View of non-historic Riz family marker, facing southwest
27. View of non-contributing cemetery fence and wall, facing northwest
28. View of non-contributing shed, facing northwest

St. Augustine Public Burying Ground
St. Augustine, St. Johns Co., FL
Photo Site Key



St. Augustine Public Burying Ground (Huguenot Cemetery)
St. Augustine, St. Johns County, Florida



Drawn by:
Randy Worthington
Landtech Associates, Inc.

Huguenot Cemetery Burial Listing for Map[1]

Front Row Southeast corner
Moving from north to south

1.Craddock, P.O,
2. Foster, Flora Fairbanks
3. Foster, Godfrey
4. Cromwell, George
5. Smith, Mary T. (behind Foster, Godfrey)
6. Robertson, Dr. William Marshall
7. Robertson, Ann
8. Mickler, Capt. Robert (box tomb)
9. Mickler, James A. Mickler (no marker)

First Row from north to south

10. Riz tombstone
11.Fleischman, Samuel
12. Robinson, Edward
13. Simons, Dr. J. Hume
14. Whilden, William R.
15. Manucy, John
16. Stickney, John B.
17. Biddlecome, William R./Sweeney
18. Emery, George H.
19. Pinkham, Sallie
20. Pinkham, Nancy

Row Two from the north

21. McKinney, Alexander
22. Powers, Capt. George C.
23. Crespo, Manuel
24. Stansbury, J. Downing
25. Beal, Gustavus
26. Hinkley, Mary Page
27. Hinkley, Otis
28. Hasseltine, Ellen A.
29. Tinker, Capt. Giles (behind Hasseltine)
30. Lord, Joseph
31. Happoldt, I.G.

[1] This list was compiled by Karen Harvey

Row Three (behind Biddlecome plot)

32. Brainard, Martin
33. Unmarked
34. Arnold, Alfred
25. Kissam, Daniel
36. Campbell, Ann
37. Unmarked
38. Gibbs, Robert
39. Honfleur, Hectorina Kennedy
40. Campbell, Josias
41. Ferguson, Mary

Row Four from the north

42. Two unmarked plots
43. Nields, Rev. Wilbur F.
44. Thomas, William Jr.
45. Madison, John Houston
46. Madison, John Ripley
47. Dummett, Thomas H.
48. Dewhurst, Holly
49. Carpenter
50. Scobie, Margaret Westray
51. Scobie, John
52. Boyce, Lydia
53. Triay, “Dear Adell”
54. French, Maria Frances
55. Smith, Israel A.
56. Hart, Capt. Edmund
57. Unknown
58. Bartlett, George

Row Five from the north

59. Delancy, Matilda
60. Pacetti, Douglas
61. Trinity Church Reverend (Roote)
62. Ashton, Oscar
63. Smith, Charlotte
64. Williams, Sarah
65. Porter, Anita
66. Smith, Hannah
67. Smith, Julia
68. Smith. Buckingham
69. Unknown

70. Unknown

Row Six from North

71. Mason, Marie Antoinette
72. Townsend, Nancy
73. Girty, Rachel (sign)
74. Millikin, John H.
76. Burt, Lucy Rockwell Peck (Burt and Peck plots adjacent)
77. Burt, Alice
78. Burt, Charles
79. Unknown

Row Seven from North

80. White, Daniel
81. Griswald James Burr
82. Benjamin Franklin Tracy
83. Walker, Edward M.
84. Caldwell, Elizabeth
85. Bradford, James H.
86. Unmarked plot
87. Unknown
88. Peck, Seth (Burt and Peck plots adjacent)
89. Peck, Sarah

Row Eight from North

90. Castle, M.R.
91. Goodrich, Rachel
92. Unknown
93. Clapp, Zenas
94. “Mother” (Gad Humphreys’ Mother)
95. Humphreys, Gad
96. Unknown
97. Murray, Jane Frances Winfries
98. Moody, Mrs. Mary
99. Valentine, Abraham (Absalom H.)

Row Nine from North

100. McDonald, Lizzie
101. Dunham Plot (Children of David Lewis and Sarah Lilly Dunham: Heron, David, Harold, Harry Glan)
102. Mitchell, George W. (Sign behind Dunham plot)
103. Hunter, Joseph
104. Baldwin, Helen Porter

105. Holt, James
106. Meyers, Ellen Isabella
107. Bulow, Col. Charles W.
108. Izard, Louisa Charlotte
109. Putnam, Ann
110. Baldwin, Jessica

Row Ten from North

111. Foot marker D.M. or M.M.
112. Washington: Marian Anita and John Cobb, Children of George E. & Louisa Washington
113, Adams, Rev. Parker
114. Broken marker: "42 years"
115. Frey, Henry
116. Hanson, John (Believed to be grave of Elizabeth's husband)
117. Hanson, Elizabeth
118. Drysdale, Lewis
119. Drysdale, Thomas
120. Drysdale, Anne
121. Drysdale, John

Row Eleven Back Gate

122. Hull, John Gifford
123. Lyman, John
124. Nye, Erastus
125. Peck, Andrew
126. Warner, Mrs. Mary

Row Twelve Back Gate

127. Reynolds, Ella Bond "Our Nelly"
128. Peck, Mathew
129. Robinson, Dr. Samuel
130. Smith, Frances Kirby
131. Smith Judge Joseph Lee
132. Burnley, Hardinia
133. Mower, Lucas D.
134. Downing, Charles
135. Whitehurst, Eliza

St. Augustine Public Burying Ground

South Castillo Drive
St. Augustine, St. Johns Co., FL

UTM Reference:

17R 469663 3307552

NR Boundary

N

1:1,000

Feet
0 30 60 120 180

Meters
0 5 10 20 30

Prepared by:
Andrew Waber
Florida Division of
Historical Resources

St. Augustine Public Burying Ground

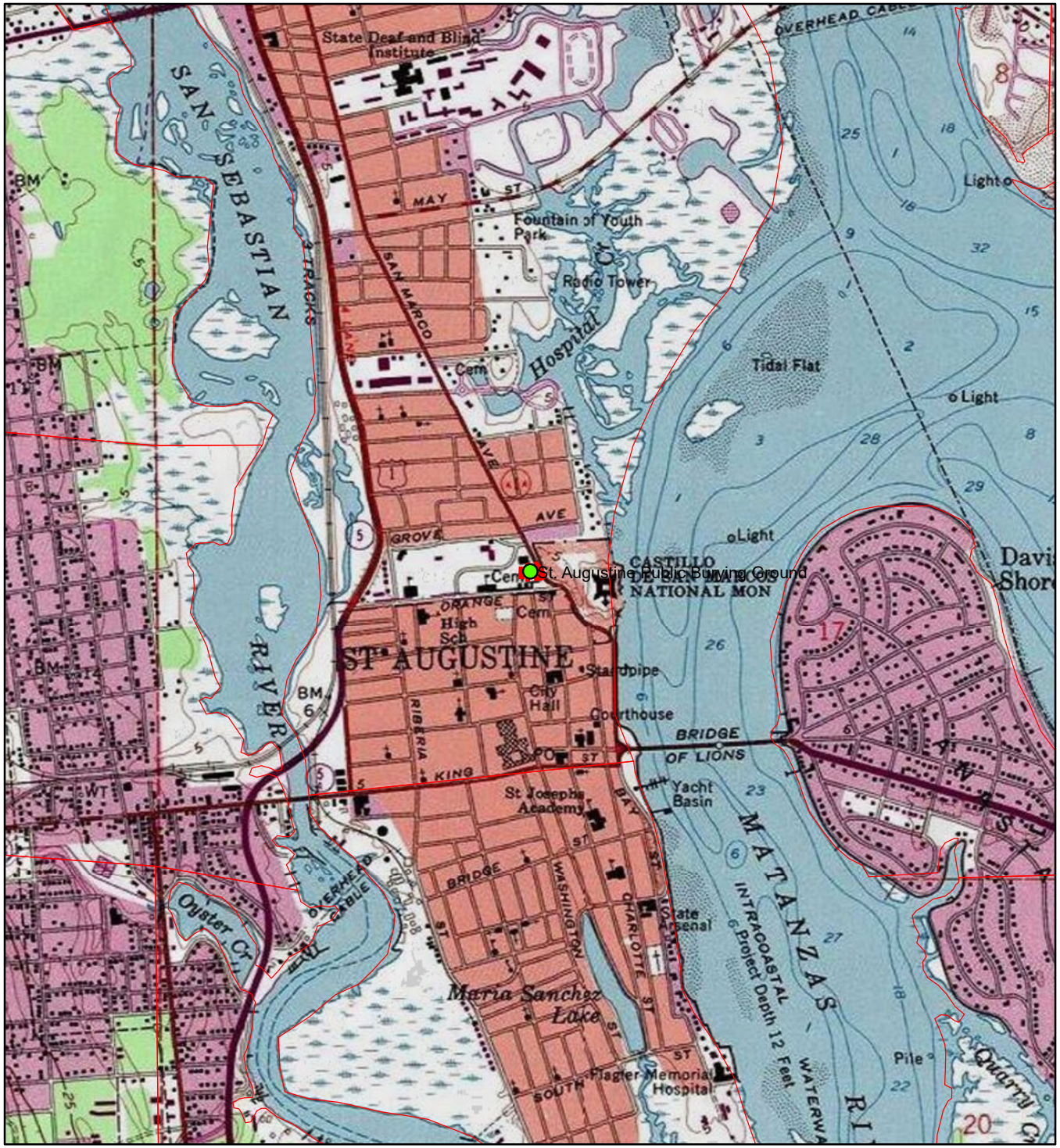
South Castillo Drive
St. Augustine, St. Johns Co., FL

UTM Reference:

17R 469663 3307552

Quad Name: Saint Augustine

NR Boundary



N

1:24,000

Feet
0 750 1,500 3,000 4,500

Meters
0 200 400 800 1,200

Prepared by:
Andrew Waber
Florida Division of
Historical Resources