CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A - AMENDED*

THURSDAY, MAY 20, 2021 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from April 15, 2021 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Continued Items from the previous HARB meetings

a)	Opinion of Appropriateness 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. ***Continuance requested to June 17, 2021 HARB meeting****
b)	Certificate of Appropriateness PL2021-0047	Marquis, Latimer + Halback, Inc. - Applicant Lightner Museum of Hobbies Inc. - Owner 75 King Street To modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add a new fountain spray pattern to the existing fountain.

7. Certificate of Appropriateness

a) PL2021-0055

Meehan's Irish Pub - Applicant
Nofal-Smith, Inc. - Owner

20 Avenida Menendez

To replace existing ventilation system on north elevation and add additional ventilation system units on roof of southwest elevations.

b) PL2021-0057

Marquis Latimer + Halback, Inc. - Applicant
TIITF/Department of State - Owner

42-1/2 St. George Street

To modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

8. Opinion of Appropriateness

a) PL2021-0059

CD + Urban - Applicant
44 Avenida Menendez, LLC - Owner

44 Avenida Menendez (also known as 110 Charlotte Street)

To construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

9. Certificate of Demolition and Partial Demolition

a) PL2021-0056

St. Johns County Hurricane Housing Recovery Program - Applicant
Cathy Peck - Owner

45 Coquina Avenue

To demolish a residential building constructed c. 1953 that is recorded in the Florida Master Site File and not located in a district.

b) PL2021-0060

Darnell Pollard General Contractor, Inc. - Applicant
Judy Rente - Owner

331 St. George Street

To partially demolish a residential building constructed c.1886 -1888 that is recorded in the Florida Master Site File and not located in a district, including porches related to a building elevation and rehabilitation (after-the-fact).

10. Planning and Building Staff Communications

    a) Planning and Building Staff Approved Permits Report

11. Other Business

12. 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 seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

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

Historic Architectural Review Board Regular Meeting
April 15, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, April 15, 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

MOTION

Mr. Benoit MOVED to APPROVE the March 18, 2021 minutes as presented. The motion was SECONDED by Ms. Wingo.

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

4. Modification and approval of Agenda

Mr. Benoit announced his recusal for item 7(b) as a contractor for the project.

Ms. Duncan advised that the applicant for item 6(b) requested a continuance to the May meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda including continuance of item 6(b), 2021-0030, to the May 20, 2021 meeting. The motion was SECONDED by Mr. Benoit.

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

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) PL2021-0027 – 260 St. George St., LLC – Applicant and Owner
260 St. George St., LLC

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

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Ms. Courtney read the staff report and said Based on the discussion at the March 18, 2021 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **260 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 4, 6, and 9 with the following conditions:

1. For replacement materials to only be used when existing materials or elements cannot be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation
2. With the availability of hardware that allows windows to be locked in closed or open positions, the applicant should consider restoring the remaining windows that were not proposed for restoration that are still in original form (not permanently altered) and are repairable, where the lack of a counterbalance is the main issue given for replacement
3. For replacement elements to match the existing materials, style, dimensions: with same profile, reveal and texture for exterior finishes, and for replacement windows to be wood with no cladding, with the same window divisions as found on each building section, and to have exterior muntins with raised profiles
4. The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements including rails on the side porch, both on the original block of the building;

And, **CONTINUE** the proposed HVAC systems until more information can be provided by the applicant to determine the impact will not be incompatible to the building's exterior.

Chris Middlebrooks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Selective repair and replacement of wood and novelty siding to maintain as much of the original materials as possible
- Plan to replace front-facing windows with operational windows from the rear
- Recommendation to reconsider the in-swinging attic windows to mitigate potential storm damage to which in-swinging windows were susceptible
- Locations of various siding materials
- Replacement window design
- Desire from the Board to restore as many of the historic windows as possible while still maintaining egress requirements with recommendation from staff to use a bolt-mechanism to lock windows (open/closed)
- Concerns regarding HVAC locations
- Recommendation to mask lines for the proposed mini-split HVAC systems

Mr. Middlebrooks addressed Board concerns from the previous meeting.

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MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application PL2021-0027 finding that, overall, the application is consistent with the Secretary of the Interior's Standards and with the conditions as follows:

- **Replacement materials will only be used when the existing elements are too far gone for repair**
- **Whole-scale replacement of stucco on the front of the property while keeping the windows and wood trim around the windows at the front and the sides of the 1920s addition**
- **Maintain existing architectural details such as the decorative rafter tails**
- **Windows being replaces will have muntin patterns to match the existing windows**
- **Using applicant's best judgement to repair windows, replacing only as necessary the nine-over-nine windows in the original portion of the house**

The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding the inclusion of the proposed HVAC plans within the motion.

Mr. Benoit AMENDED his motion to include APPROVAL of the HVAC systems as-proposed with the condition that the applicant wrap the condensation and copper lines with aluminum and paint it to blend in with existing cladding. The amendment was SECONDED by Ms. Wingo.

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

6. (b) 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.

Applicant requested a continuance prior to the meeting. See Modifications to the Agenda for the motion to continue.

7. Certificates of Appropriateness

7. (a) PL2021-0047 – Marquis Latimer + Halback, Inc.– Applicant
Lightner Museum of Hobbies Inc.– Owner
75 King Street

To modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain.

Ms. Courtney read the staff report and said Based 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 **75 King Street**, because it does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 9, & 10, and Local Standards for Rehabilitation 13.

Elijah George and David Bagnall reviewed the application.

Ex Parte Communication:

(None)

DRAFT

Public hearing was opened.

B.J. Kalaidi pointed out the staff report that detailed how the application did not meet Secretary of Interior Standards. She asked that the Board continue the application as recommended.

Public hearing was closed.

Ms. Courtney read a letter from Judy and Bill Angyalfy into the record voicing concern for alterations to the fountain and requesting that the memorial plaque be maintained that had been sent when the project was heard in August of last year.

The Board discussed:

- Lack of historic evidence that the proposed fountain mosaic was compatible with the design of the building
- Concern for the closing of a historically open-space area
- Connecting the wall to the statue base was inappropriate
- Recommendation to straighten the wall to meet flood mitigation preferences with a gate if the applicant wanted access to the statue
- Importance of protecting the memorial plaque in the fountain
- City Commission approved the request for the two parking spaces with conditions that the Lightner Museum board did not accept
- Clarification that the Lightner Museum operated and maintained the southern garden area
- Recommendation for a hybrid design with the aluminum fence previously approved around the statue installed along with the proposed wall ending in a way that a flood-dam could be installed if necessary
- Desire to see a written agreement or covenant that protected the memorial plaque in the fountain for the future

MOTION

Mr. MacDonald MOVED to CONTINUE application PL2021-0047 to the May 20, 2021 meeting to allow the applicant time to redesign the enclosure of the statue and to return with an alternative for the fountain and/or an agreement to leave the fountain as-is and preserve the Angyalfy plaque. The motion was SECONDED by Mr. Weaver.

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

7. (b) PL2021-0048 – Les Thomas Architect – Applicant
Tara Owen & Malcolm Frank – Owner
252 St. George Street

Mr. Benoit recused himself per his announcement during Modifications to the Agenda.[2]

To construct an addition to the rear of the residential building with gable roof and cupola with a proposed total height of 16' that follows an approved Opinion of Appropriateness application 2021-0014.

Ms. Courtney read the staff report and said Based on the HARB discussion at the February 18, 2021 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** at **252 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 9, and 10, with the following conditions:

[1] Brief recess from 2:57p.m. to 3:04p.m.

[2] Form attached to original minutes

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1. That the materials and finishes of the siding, roof, windows, and doors be compatible with the AGHP
2. The applicable doors and windows will have exterior muntins with a raised profile

Les Thomas and Tara Owen reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Design was appropriate as an addition
- Applicant met concerns raised by the Opinion of Appropriateness hearing

MOTION

Ms. Wingo MOVED to APPROVE Certificate of Appropriateness application PL2021-0048, 252 St. George Street, because it meets the applicable Secretary of the Interior's Standards with the conditions set forth in the staff report. The motion was SECONDED by Mr. MacDonald.

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

8. Certificates of Demolition

8. (a) PL2021-0043 – 904 Acquisitions, LLC – Applicant and Owner
29 Masters Drive

To demolish a residential building constructed c. 1910-1917 that is recorded in the Florida Master Site File and not located in a district.

Ms. Wolfe read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **29 Masters Drive** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood doors, windows, pine boards and interior knotty pine paneling, to be salvaged if possible
2. For archival documentation to include measured drawings of all exterior facades of the residential building and a site survey showing landscape elements and features like the fountain and old garage
3. To limit the time that the lot is vacant, the applicant shall submit the new building permit simultaneously with the demolition permit

Kevin Howard was available for questions.

Ex Parte Communication:

(None)

25 certified notices were sent; however, there were none returned.

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

The Board discussed:

- Historic connection to Connie May Fowler which did not reach criteria to designate the structure as a local landmark or National Register Structure
- Recommendation to put a plaque regarding the property's historical significance in front of the replacement structure

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MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application PL2021-0043 with the conditions detailed in the staff report. The motion was SECONDED by Mr. Benoit.

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

8. (b) PL2021-0046 – Don Crichlow – Applicant
Margo C. Pope et al, Miriam C. Roberson, and Michael T. Cox – Owner
164 Marine Street

To demolish a residential building constructed c. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **164 Marine Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood doors, windows, flooring and ceramic fixtures to be salvaged if possible
2. For archival documentation to include measured drawings of all exterior facades of the residential building

Don Crichlow, Miriam Cox Roberson, and Margo Cox Pope reviewed the application.

The Board provided their ex parte communications.

37 certified notices were sent, 12 were returned in favor, and 6 had comments.

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

The Board discussed:

- Failure of much of the foundation and other structural components, particularly on the north side of the building
- Costs or restoration would likely be exorbitant
- No basis for HARB to deny the request

Ms. Pope gave a brief history of the home and attempts to save the structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application PL2021-0046, 164 Marine Street, with the conditions detailed in the staff report. The motion was SECONDED by Mr. MacDonald.

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

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 regarding Historic Preservation Work Plan 2021-2022

Ms. Wolfe gave a brief presentation regarding the Historic Preservation Work Plan, asked for Board input, and facilitated discussion regarding the following:

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- The difficulty in managing grant applications
- Brainstorming meaningful incentives for saving historic homes outside of historic districts
- Fostering trade programs to encourage growth of people that can perform needed rehabilitation work on historic structures
- Necessity for incentivizing historic preservation and historic home ownership
- The need to educate realtors and buyers of historic properties
- Recommendation for additional, qualified staff to educate property owners when they first come into the Building Department to inquire about their property
- Improvements to hand-outs and information available on the website
- Informational videos regarding historic preservation to educate the public
- Recognition of homeowners that go above-and-beyond to preserve historic structures

Magen Wilson, Executive Director of the St. Augustine Historical Society, spoke in favor of the Historic Preservation Work plan and briefly discussed Historical Society projects that aligned with Work Plan goals. She expressed willingness for the Historical Society to work with City Staff to meet the goals of both organizations.

There was Board consensus to support the Historic Preservation Master Plan goals for 2021/22 as discussed and detailed by Ms. Wolfe.

Ms. Duncan recognized an article written by Ms. Wolfe and published in *Edible Magazine*.

11. Adjournment

There being no further business, the meeting was adjourned at 4:43 P.M.[3]

Catherine Duncan, Chairperson

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[3] Transcribed by Candice Seymour

Julie Courtney

From: Peter Hotz <peterhotz@earthlink.net>
Sent: Thursday, May 13, 2021 1:32 PM
To: Julie Courtney
Cc: Bill Knight
Subject: HARB review

Julie,

Since the project will lack a staff review, we would rather just postpone the HARB review to the next meeting which I assume will be June 17. We will then have all the documentation available for review and inclusion in the HARB notebooks. I understand that the postponement has to go through a formal procedure of request and acceptance. I would appreciate your activation of that request.

Thank you for your consideration.

Peter

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 20, 2021 Meeting



Application 2021-0047 Address: 75 King Street

Applicant: Marquis Latimer + Halback, Inc.

Owner: Lightner Museum of Hobbies Inc.

Project description: To modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add a new fountain spray pattern to the existing fountain.

(Continued from the April 15, 2021 HARB meeting)

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	Individually listed and Contributing to St. Augustine Town Plan NR District	Construction date:	1887-1889
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	6(b)	Previous Action(s):	COA 2020-0140; 2020-0101; OOA 2020-0084

STAFF SUMMARY AND ANALYSIS:

- The proposed project for the South Garden area is bounded by the historic Alcazar Hotel, now known as the Lightner Museum and City Hall to the north, Granada Street to the west, Cordova Street to the east, and city public and employee parking lots to the south.
- This is a Certificate of Appropriateness (COA) application that was continued from the April 15, 2021 HARB meeting and follows two related COA applications that were approved with conditions, 2020-0140 at the January 21, 2021 HARB meeting and F2020-0101 on September 24, 2020, as well as an Opinion of Appropriateness (OOA) application (F2020-0084) that was approved with conditions at the August 20, 2020 HARB meeting. Since the required agreement between the City and the Lightner Museum was not executed, the COA2020-0140's proposal to incorporate two parking spaces into the garden plan cannot move forward. The current revised plan departs from the September 2020 approved plan under F2020-0101, specifically in the area around the sculpture peninsula. Please refer to the staff reports from April 15, 2021 and the previous meetings noted above for previous staff summaries and comments.
- At the April meeting, the HARB was not in favor of extending the perimeter wall to be tied into / immediately adjacent to either side of the statue's base or to add mosaic tile to the fountain's basin.
- With the most recent revised plan submitted after the April meeting, the perimeter wall with pier columns is proposed to extend along the approved sidewalk and brick paving to extend to the peninsula in a similar manner as the plans reviewed in April. Revised plans now propose an 8' opening centered with the statue peninsula and two sliding wrought iron gates to be added on the outside of the wall to allow the opening immediately to the south of the fountain to be closed. The sliding gates appear incomplete and out of context in stylistic design for the prominence of the visual focal point for the garden area. The historic side gates located in the gate houses should serve as inspiration of a complete design level of detail, whether in the open or closed position, more appropriate for such an important focal area.
- The two single metal swinging gates and brick banding proposed to extend across the approved sidewalk appear unchanged in the revised plans.
- The previously approved perimeter wall for the south end of garden was recently constructed in a stepped manner, which was not shown on plans or renderings. Accurate elevation drawings are needed to reflect the wall height in all areas.
- HARB did not approve the application of mosaic tile to the fountain basin and the newly proposed rows of square tile to be added at the waterline is similarly an incompatible treatment that does not meet the SOIS #3 for recognizing the fountain's historic period.
- The applicant should confirm that the spray equipment is reversible. The proposed spray nozzle and pattern does not otherwise appear to be incompatible. The applicant should provide more details on the proposed lighting's light projection and intensity to assure that it will be in moderation and appropriate.
- Since the revised design submission does not include the proposed lighting, landscaping, and irrigation plans that were included for the April meeting, verification is needed that work remains unchanged and is still proposed. The revised plans state that the memorial plaque in the fountain is to remain.

STAFF RECOMMENDATION:

Based a review of the AGHP, and without the support of evidence to the contrary, staff finds that the HARB can **take the following actions on a CERTIFICATE OF APPROPRIATENESS at 75 King Street**, **because elements of the proposed work do not meet the applicable Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 6, 9, & 10:**

1. Approve fountain lighting and spray, with the applicant providing details that the lighting is soft and downward oriented and the nozzle equipment being reversible
2. Deny the tile proposed for the fountain basin and any refinishing with a "new material in order to create a uniform, or 'improved' appearance," which is an inappropriate treatment according to the SOIS
3. Continue the revised plan to add sliding gates in front of the sculpture peninsula

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To modify the placement of the last previously approved south garden rammed coquina concrete perimeter wall to extend toward either side of the sculpture peninsula with an 8' opening to remain centered with the sculpture.
2. To add a sliding wrought iron double gate to match approved swinging gates that can close off the proposed opening in front of the sculpture peninsula
3. To add the two new single metal gated access points to the north and on either side of the sculpture peninsula
4. To refinish the existing fountain basin with ivory colored plaster to match the concrete basin
5. To install 3 rows of 2x2" square porcelain waterline tile that match proposed stucco finish to the upper portion of the fountain basin
6. To update and replace the existing fountain plumbing and spray nozzle with a new fountain spray pattern
7. To add basin light fixtures with 2700K color to be located in the center of the fountain and pointed out to the edges to illuminate all sides of the fountain
8. To add and modify formerly proposed additional landscaping and irrigation in front of and behind the sculpture *(No information was received from the applicant with Design Revision 3 plans submitted for May meeting)*
9. To add lighting in front of the sculpture *(No information was received from the applicant with Design Revision 3 plans submitted for May meeting)*

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
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**

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

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

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

Electrical and Mechanical Equipment

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

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

Parking, Landscaping and Site Features

Do...

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

Don't...

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

Post-1821
Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

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

Historic Plant Materials

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
75 King Street





Facing northeast toward former Alcazar Hotel building and the South Garden:
New perimeter wall built in stepped height on south end of garden

STAFF PHOTOGRAPHS
75 King Street





Facing north toward former Alcazar Hotel building and the South Garden:
New perimeter wall built in stepped height on south end of garden

STAFF PHOTOGRAPHS
75 King Street





Facing north toward former Alcazar Hotel building and the South Garden

STAFF PHOTOGRAPHS
75 King Street





Facing north and west toward former Alcazar Hotel building
and the South Garden

STAFF PHOTOGRAPHS
75 King Street





Facing north and east toward former Alcazar Hotel building and the South Garden with the fountain adjacent to the sculpture

STAFF PHOTOGRAPHS: 75 King Street









STAFF PHOTOGRAPHS:
Taken 2020, prior to modifications to South Garden
75 King Street





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

STAFF PHOTOGRAPHS:
Taken 2020, prior to modifications to South Garden at 75 King Street







Project area: Sculpture peninsula and adjacent city parking spaces

STAFF PHOTOGRAPHS: 75 King Street



Facing south toward former Alcazar Hotel's South Garden fountain and the memorial plaque, which is immediately adjacent to the sculpture



STAFF PHOTOGRAPHS:
Taken 2020, prior to modifications to South Garden
75 King Street



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



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

85360

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

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

1. NAME

COMMON: Alcazar Hotel (Lightner Municipal Exposition)
AND/OR HISTORIC: Historic Lightner Museum NR listed 2-24-71

2. LOCATION

STREET AND NUMBER: 79 King Street
CITY OR TOWN: St. Augustine
STATE: 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: City of St. Augustine
STREET AND NUMBER: City Hall
CITY OR TOWN: St. Augustine | STATE: Florida | CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

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

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Part of St. Augustine Historic District National Register nomination
DATE OF SURVEY: | ☐ Federal | ☐ State | ☐ County | ☐ Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN: | STATE: | CODE:

SEE INSTRUCTIONS

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

7. DESCRIPTION

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

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

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

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

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

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

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

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

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

Continued...

SEE INSTRUCTIONS

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

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

(Number all entries)

Alcazar Hotel
7. Description
Page 2

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

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

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

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

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

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

SJ60

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

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

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

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

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

STATEMENT OF SIGNIFICANCE

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

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

SEE INSTRUCTIONS

4

SJ60

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY — St. Augustine District

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

OR

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

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

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

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

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

11. FORM PREPARED BY

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

DATE: 8/3/70

ORGANIZATION: Department of State

STREET AND NUMBER: The Capitol

CITY OR TOWN: Tallahassee

STATE: Florida — CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

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

National ☒ State ☐ Local ☐

Name [signature]

Title State Liaison Officer

Date December 18, 1970

NATIONAL REGISTER VERIFICATION

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

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

SJ60

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

I. LOCATION & LEGAL DESCRIPTION

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

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

868==

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

Address: City Hall

St. Augustine, FL 32084 902==

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

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

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: Carrere and Hastings, New York 872==

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

Style: Spanish Renaissance Revival 964==

Plan Type: 966==

Exterior Fabrics: Natural concrete, terra cotta, brick 854==

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

Features of Structure: (942)

Window Type: 942==

Foundation: Concrete wall 942==

Roof Type: Hip; flat, parapet 942==

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

Porches & Balconies: Arcaded porches 942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile 882==

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

Quantitative Data: (950-954)

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

Other: 5 story towers 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Occupies block bounded by commercial and residential building. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

(over)

V. BIBLIOGRAPHY

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

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

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

HISTORY

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

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

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

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

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

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

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

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

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

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

ARCHAEOLOGY

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

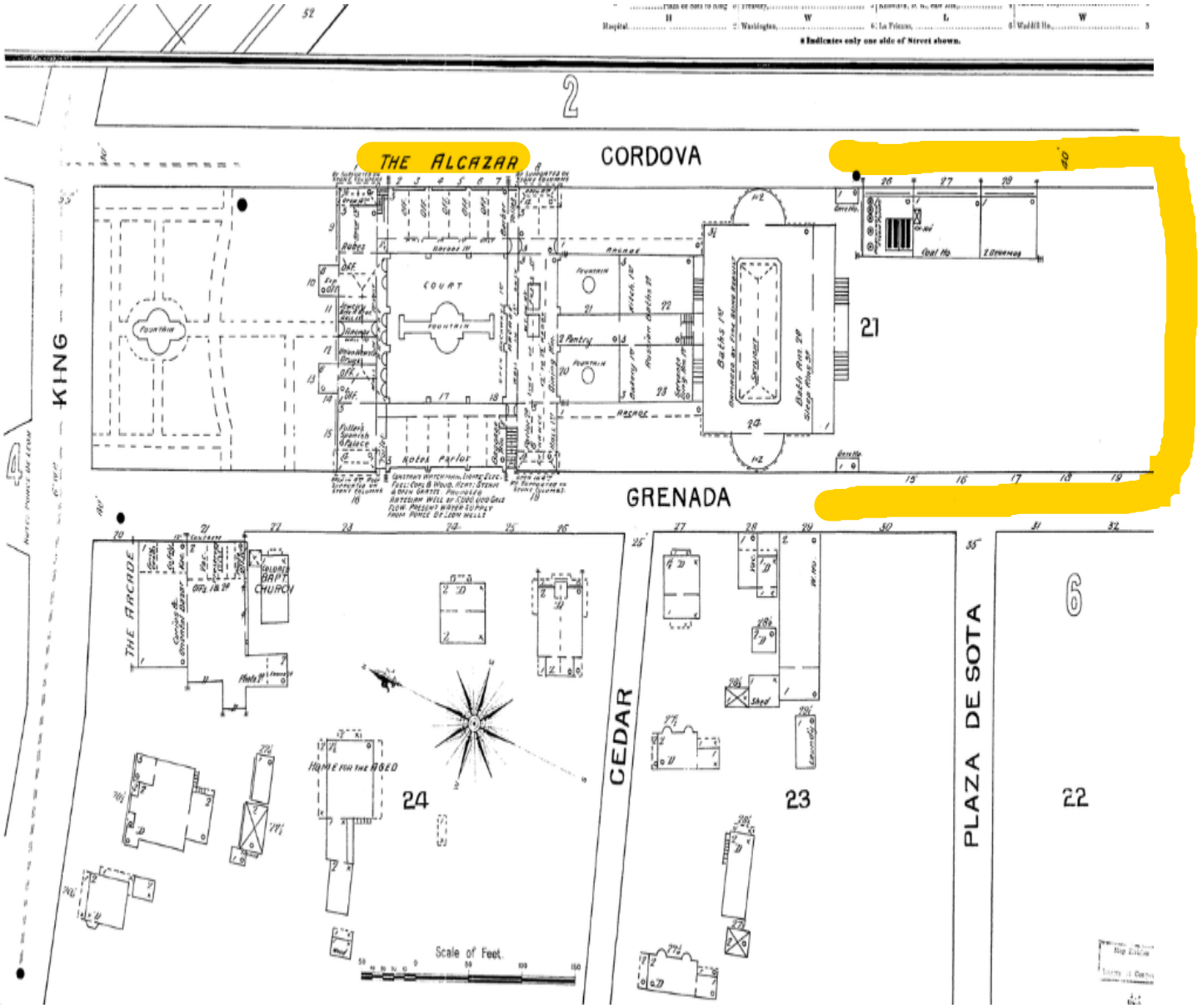
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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
5. Tatler, December 15, 1894, p. 3.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



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Feb. 1893, Sheet 1

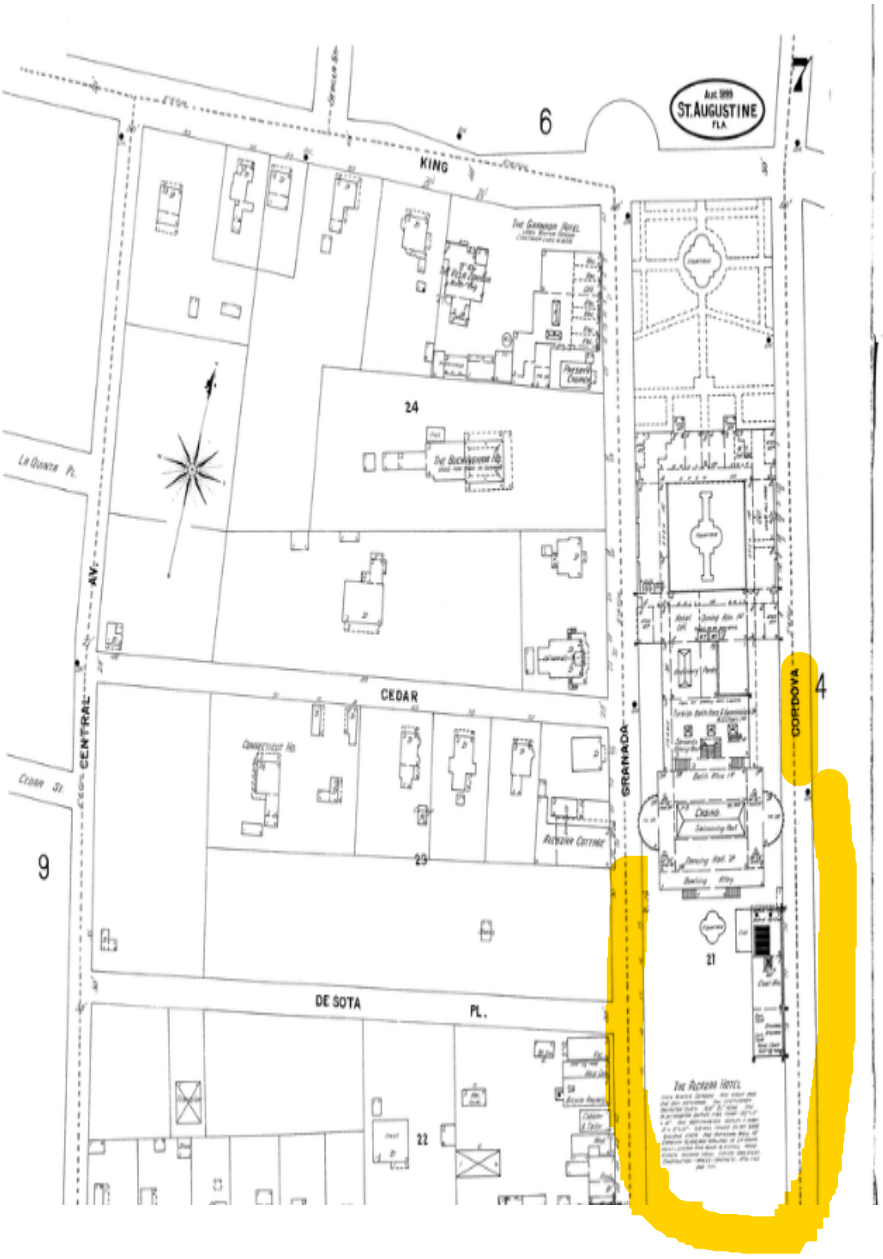


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 7

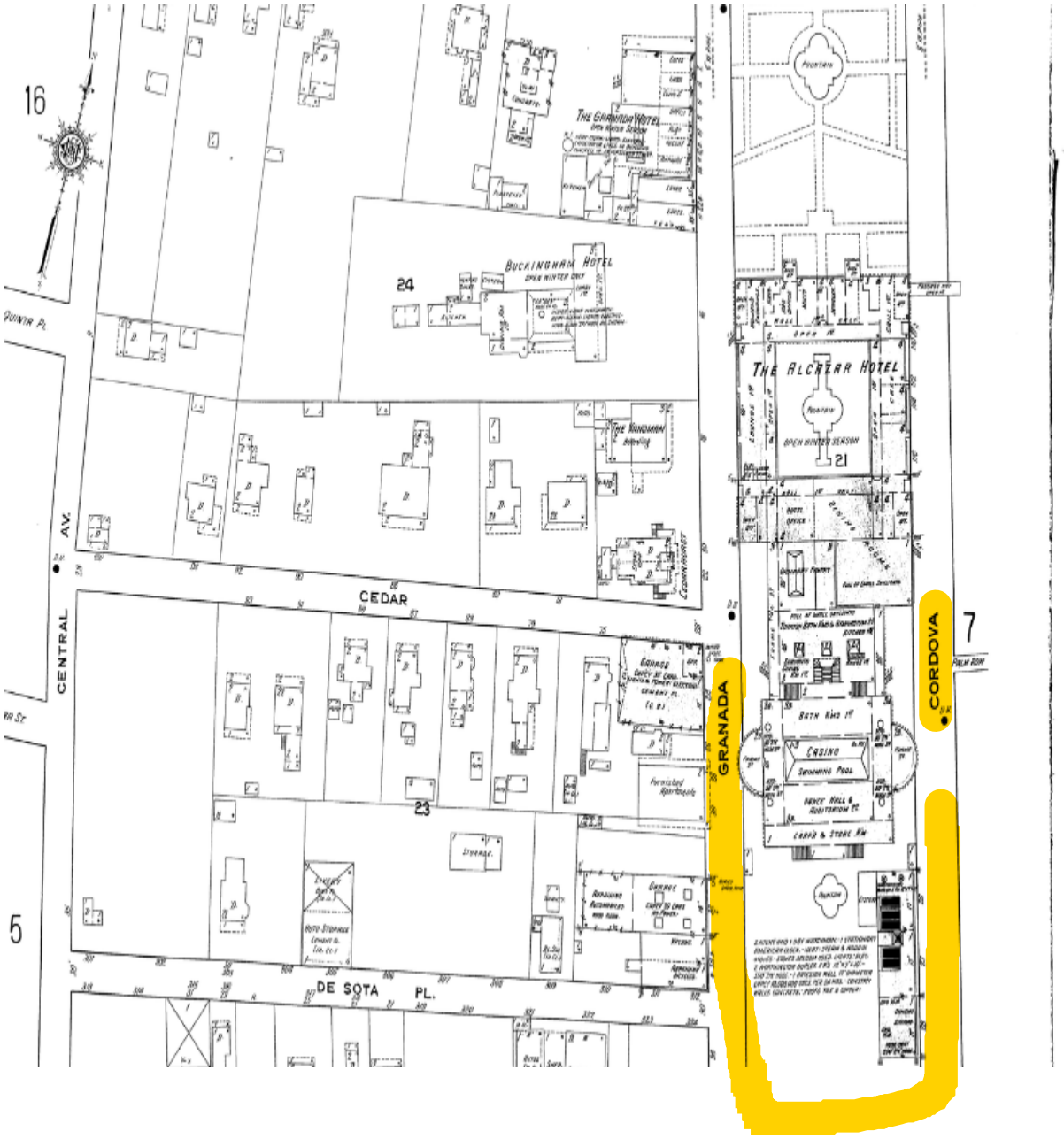


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ProQuest® Digital Sanborn Maps, 1867–1970

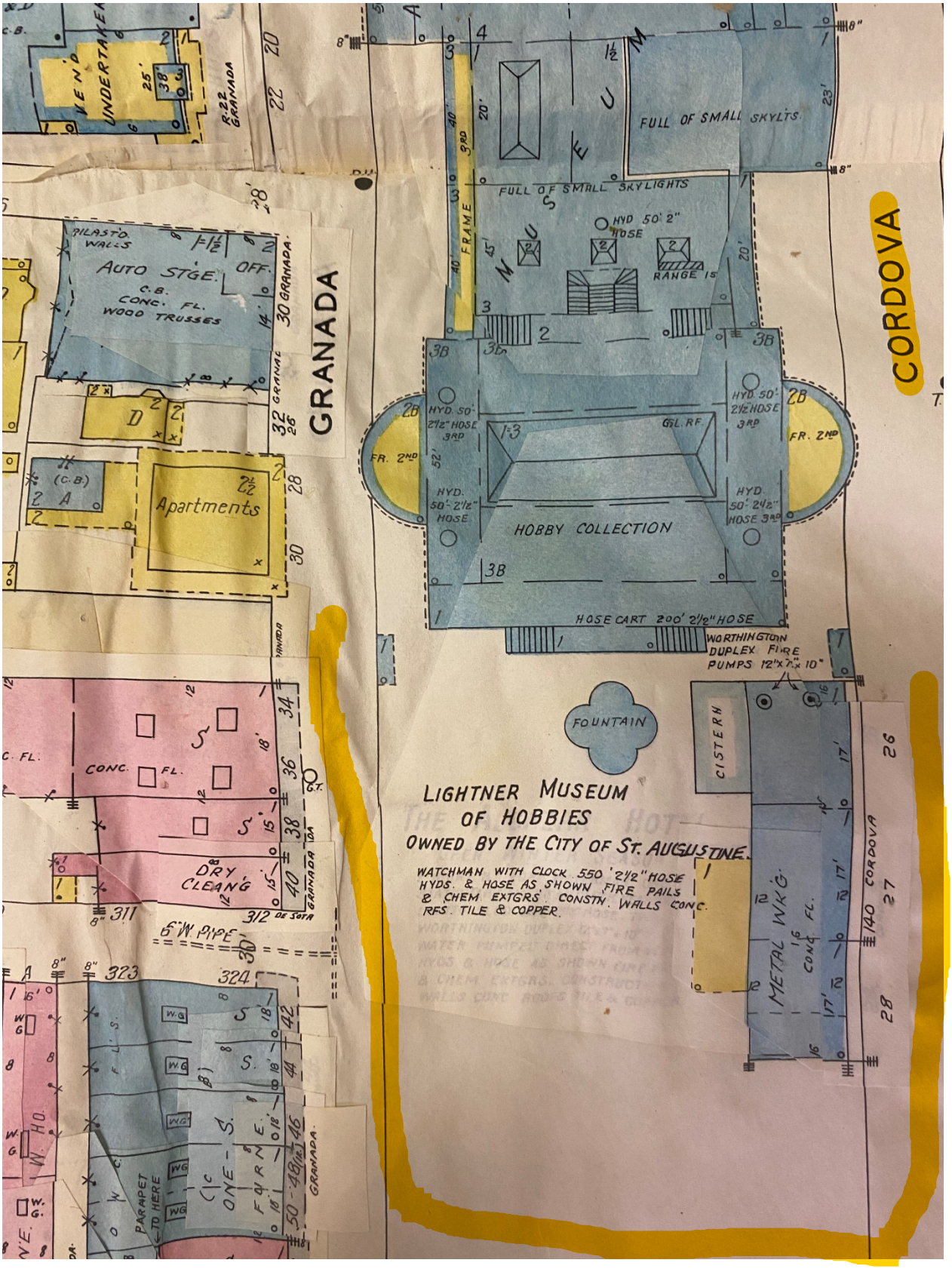
Saint Augustine Dec. 1917, Sheet 6



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1930 SANBORN MAP, REVISED to 1960:
75 King Street



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

April 15, 2021

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

cc: Lightner Museum

Re: Certificate of Appropriateness – 75 King Street – PL2021-0047

Dear Mr. George

On April 15, 2021, the Historic Architectural Review Board (HARB) met and discussed your application modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the May 20, 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 May 10, 2021.

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:

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

IN THE MATTER OF:

Case No.:	PL2021-0047
Applicant:	Marquis Latimer + Halback, Inc.
Owner:	Lightner Museum of Hobbies Inc.
Address:	75 King Street
Parcel Number:	1995700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON April 15 , 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 April 15, 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 Historic Preservation 4 (HP-4).
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 modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain.

Subject to the following conditions: & Continued to the May 20, 2021 meeting

- & To redesign the treatment of the wall around the statue
- & To come back with an alternative for the fountain or agreement to leave the fountain as is and to preserve the Angyalfy plague.

DONE AND ORDERED, at a public hearing on the 15th day of April, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0047 **REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, 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 15th day of April, A.D., 2021.

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 MAY 20, 2021 HARB MEETING

2021-0047: 75 KING STREET

Materials submitted by Applicant
Marquis, Latimer + Halback, Inc.

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

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate Wall to stop short of statue base with sliding gates to close when required
- ☐ New parking/walkways/other site features Additional landscape areas added
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

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

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

Modification of HARB approved garden at the Lightner museum and grounds to update wall layout at faith statuary base as discussed in HARB meetin on04/15/2021

Sliding gates that will match approved ironwork swinging gates to be installed on backside of wall to close garden outside of hours of operation

Fountain lining is currently in poor condition and is deteriorating. We would like to refinish fountain basin in more durable material to match architectural period aesthetic.

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 Elijah George, RLA

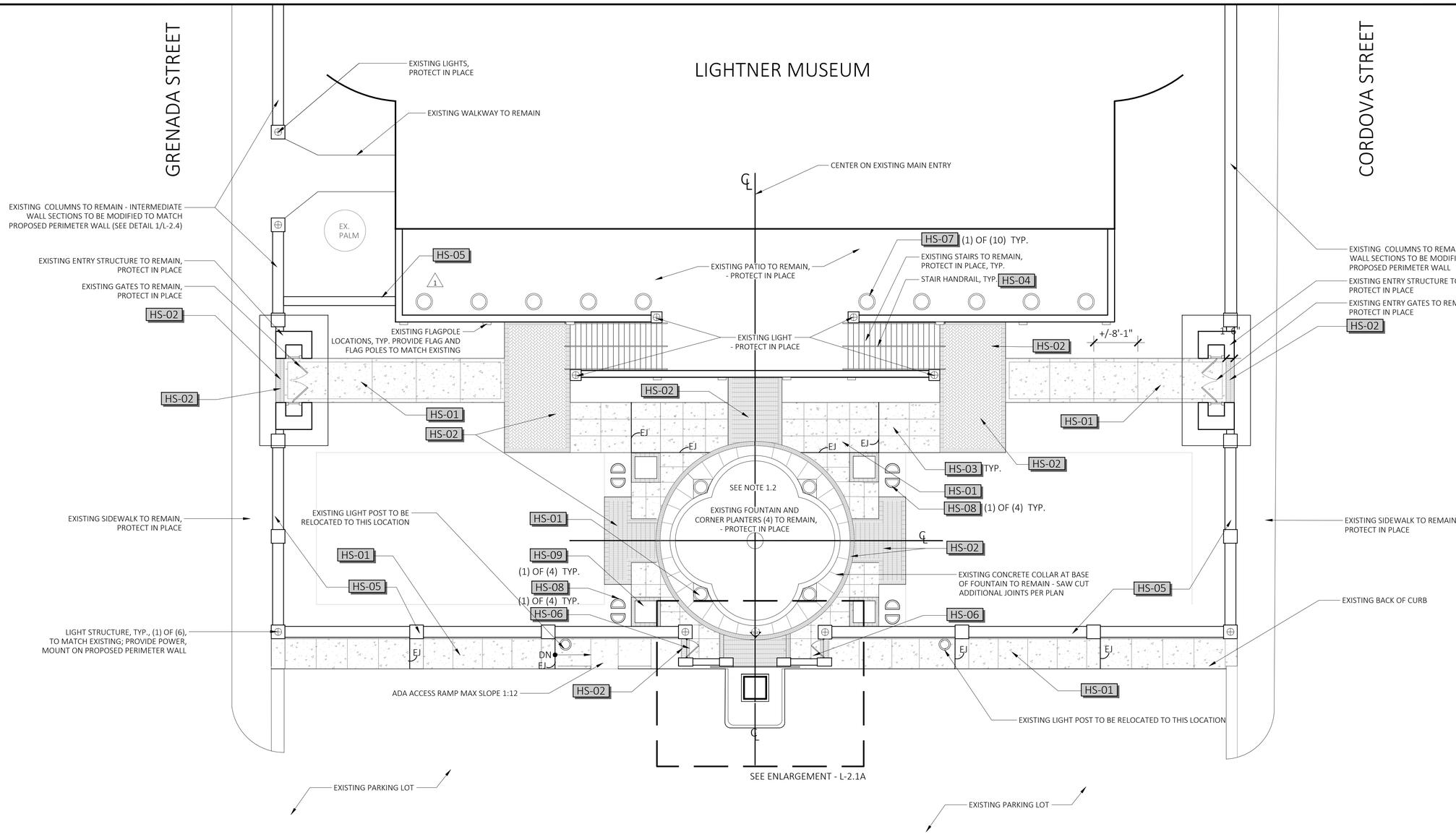
SIGNATURE OF APPLICANT Elijah George DATE 04.16.2021

PRINT OWNER'S NAME David Bagnall, Executive Director

SIGNATURE OF OWNER David Bagnall DATE 04.16.2021

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.

Received April 16, 2021
Planning & Building Department



REFERENCE NOTES SCHEDULE

	HARDSCAPE						
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,328 SF	1/L-2.3	COQUINA CONCRETE	NATURAL GREY		CONTRACTOR TO PROVIDE 6` X 18` SAMPLE WITH CONTROL AND EXPANSION JOINT.
HS-02	ACCENT PAVING	1,126 SF	3/L-2.3	BRICK PAVER	1/3 ANTIQUE. 1/3 DARK ANTIQUE, 1/3 CLEAR RED	WHITACRE GREER	2 1/4 X 9 X 2 1/4 - BEVEL AND LUG SMOOTH
HS-03	CONCRETE JOINTS		4/L-2.3	TOOLED AND EXPANSION JOINTS			FIELD VERIFY DIMENSIONS AND LOCATIONS
HS-04	HANDRAIL		2/L-2.3	DECORATIVE METAL HANDRAIL	BLACK WROUGHT IRON		FIELD VERIFY DIMENSION AND LOCATIONS OF EXISTING STAIRS
HS-05	PERIMETER WALL		1/L-2.4	CAST-IN-PLACE RAMMED CONCRETE WALL W/ METAL RAILING	NATURAL GREY		TO MATCH EXISTING
HS-06	WROUGHT IRON GATE - SINGLE		2/L-2.4	SINGLE ENTRY GATE	BLACK WROUGHT IRON		
HS-07	TERRACE PLANTER	PER PLAN		VASO SCANALATO PLANTER	TERRACOTA	TUSCAN IMPORTS	
HS-08	FOUNTAIN PLAZA PLANTER	PER PLAN		CASSETTA A MURO - PLANTER	TERRACOTTA	TUSCAN IMPORTS	
HS-09	FOUNTAIN PLAZA TREE WELL		5/L-2.3	TREE WELL W/ BRICK RING ADJ CONC PAVEMENT			

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

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

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

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

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

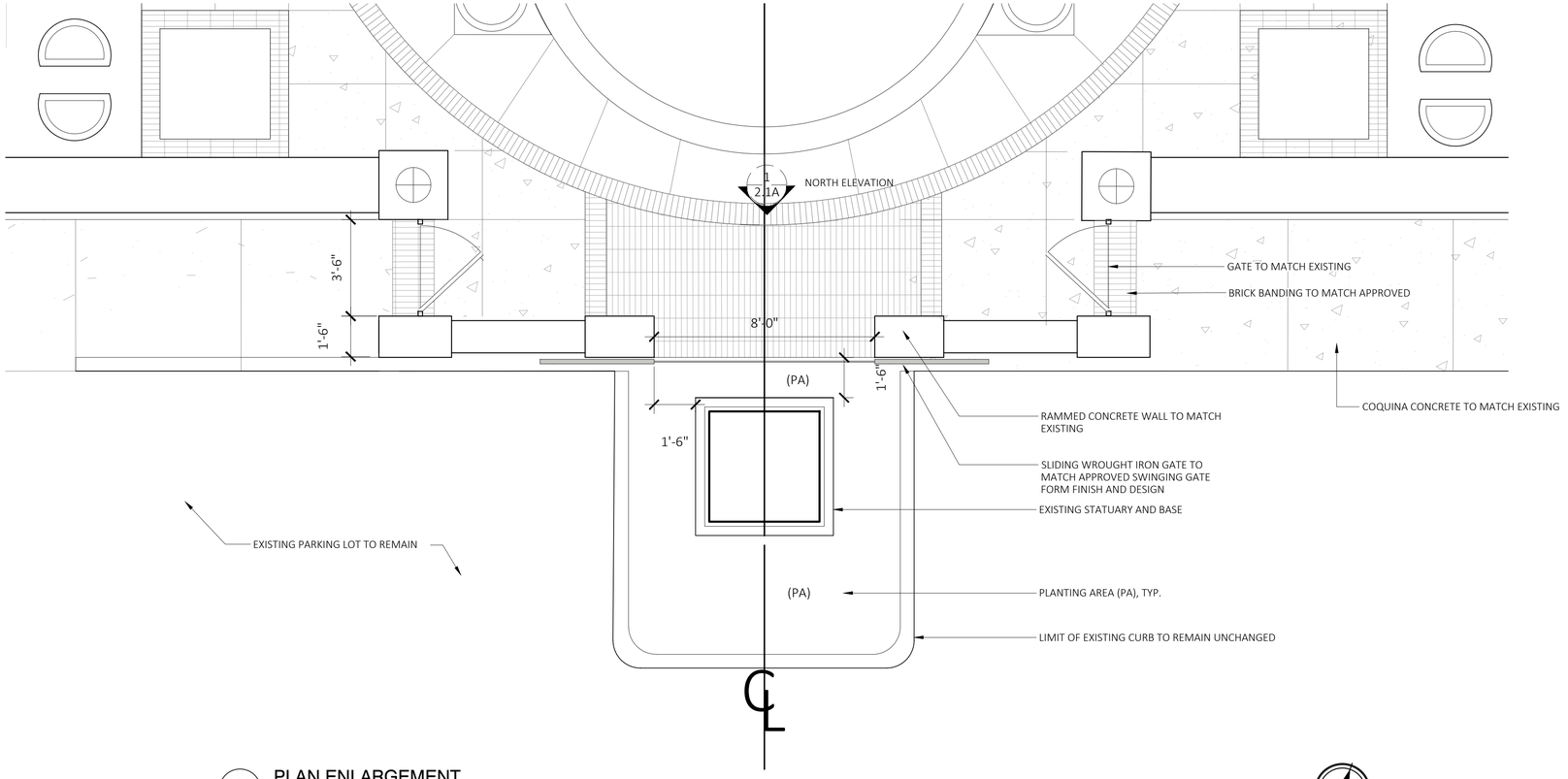
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
4	DESIGN REV. 3	04.16.21
3	DESIGN REV. 2	03.19.21
2	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

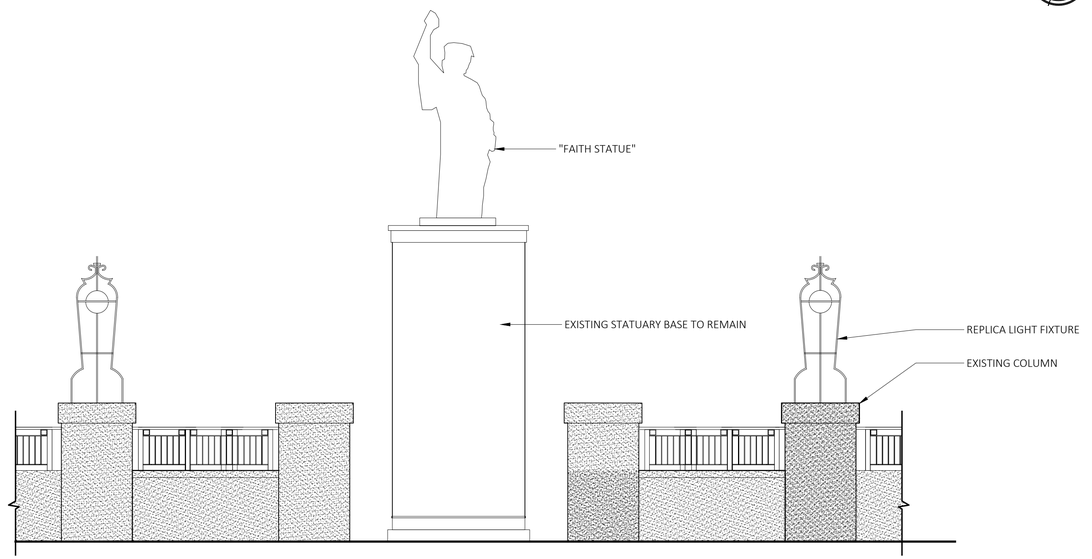
DRAWING NO.:
L-2.1

Received April 16, 2021
Planning & Building Department



2 PLAN ENLARGEMENT

3/8" = 1'-0"



1 NORTH ELEVATION

3/8" = 1'-0"

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

Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

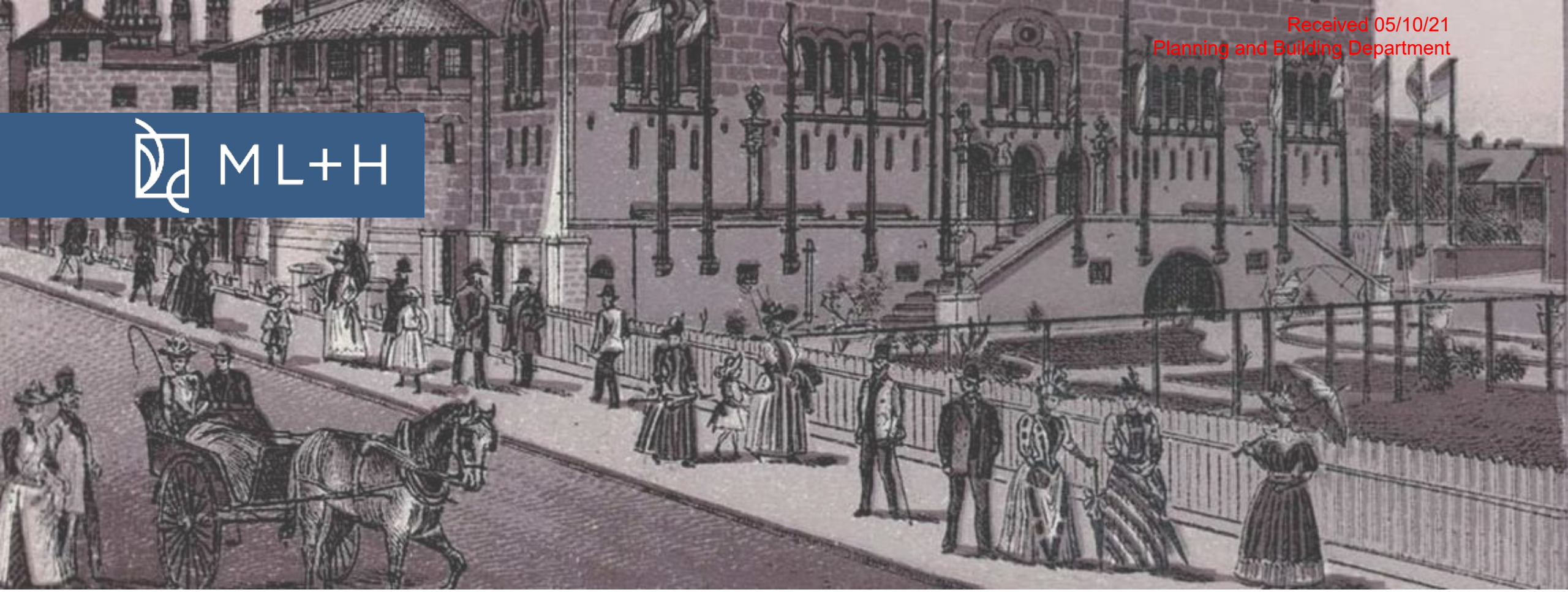
HARDSCAPE LAYOUT PLAN

SYM	DESCRIPTION	DATE
4	DESIGN REV. 3	04.16.21
3	DESIGN REV. 2	03.19.21
2	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

DRAWING NO.:
L-2.2A

Received 05/10/21
Planning and Building Department



ML+H

LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 3

HARB Presentation
May 20th , 2021
(ML+H Project No. 20.5.0)

Received 05/10/21
Planning and Building Department

Certificate of Appropriateness - *design update*

PREVIOUS SUBMITTAL CONTINUED DESIGN REVISIONS

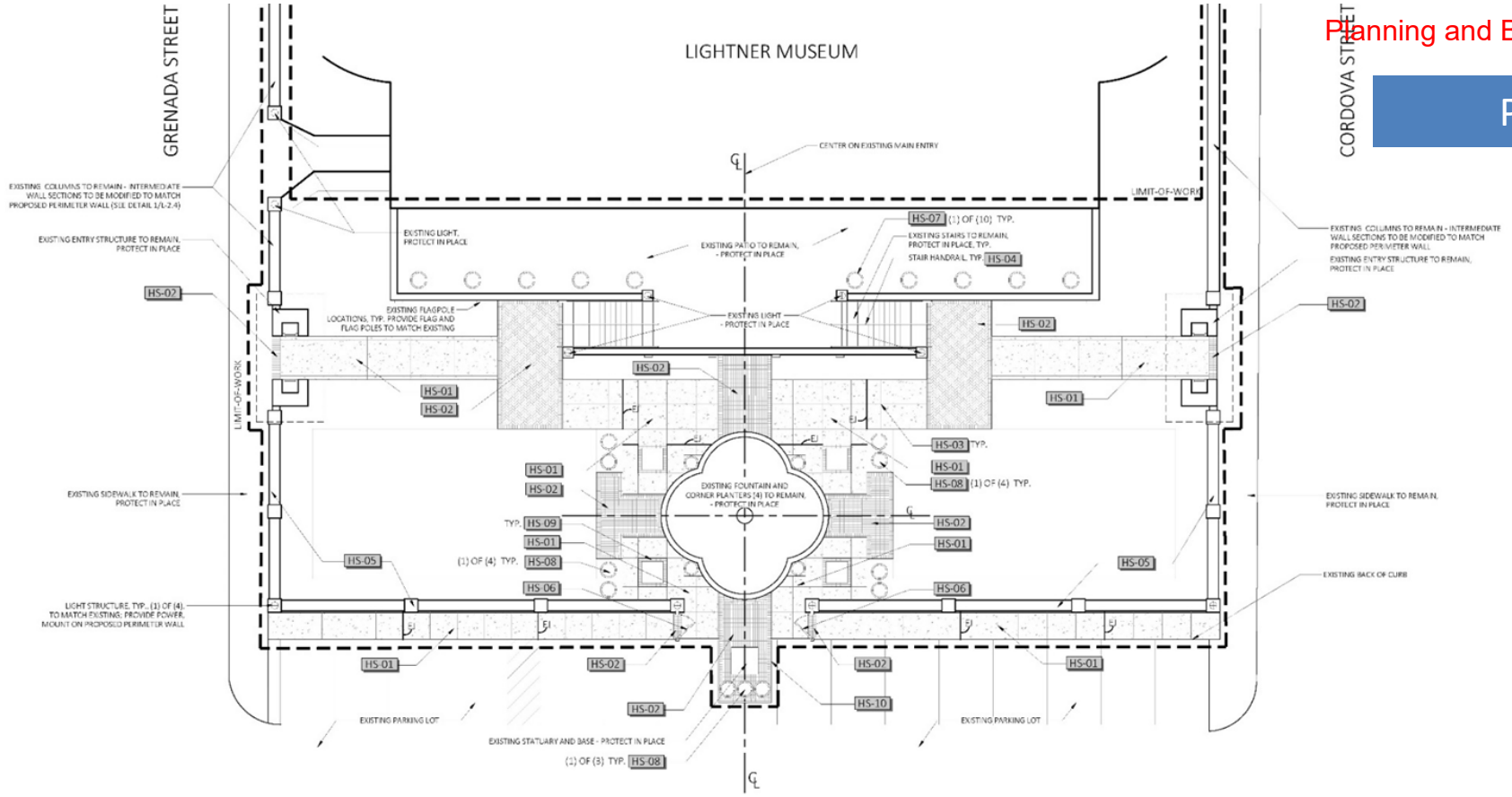
1. Redesign the treatment of walls around statuary base
2. Provide alternative for fountain basin improvement confirm that plaques are to remain

UPDATED SUBMITTAL TO INCLUDE

1. Wall alignment that does not touch or visually connect to base of statue. Sliding gat to contain perimeter.
2. Updated finish proposed for basin.

Received 05/10/21
Planning and Building Department

PERMITTED PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
	HARDSCAPE						
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,515 SF	1/L-2.3	COQUINA CONCRETE	NATURAL GREY		CONTRACTOR TO PROVIDE 6' X 18' SAMPLE WITH CONTROL AND EXPANS ON JOINT.
HS-02	ACCENT PAVING	1,249 SF	3/L-2.3	BRICK PAVER	1/3 ANTIQUE, 1/3 DARK ANTIQUE, 1/3 CLEAR RED	WHITACRE GREER	2 1/4 X 9 X 2 1/4 - BEVEL AND LUG SMOOTH
HS-03	CONCRETE JOINTS		4/L-2.3	TOOLED AND EXPANS ON JOINTS			FIELD VERIFY DIMENSIONS AND LOCATIONS
HS-04	HANDRAIL		2/L-2.3	DECORATIVE METAL HANDRAIL	BLACK WROUGHT IRON		FIELD VERIFY DIMENSION AND LOCATIONS OF EXISTING STAIRS
HS-05	PERIMETER WALL		1/L-2.4	CAST-IN-PLACE RAM/MLD CONCRETE WALL W/ METAL RAILING	NATURAL GREY		TO MATCH EXISTING
HS-06	WROUGHT IRON GATE - SINGLE		2/L-2.4	SINGLE ENTRY GATE	BLACK WROUGHT IRON		
HS-07	TERRACE PLANTER			VASO SCANALATO PLANTER	TERRACOTA	TUSCAN IMPORTS	
HS-08	FOUNTAIN PLAZA PLANTER			CASSETTA A MURO - PLANTER	TERRACOTTA	TUSCAN IMPORTS	
HS-09	FOUNTAIN PLAZA TREE WELL		5/L-2.3	TREE WELL W/ BRICK RING ADJ CONC PAVEMENT			
HS-10	WROUGHT IRON FENCE		3/L-2.4	DECORATIVE METAL FENCING	BLACK WROUGHT IRON		TO MATCH EXISTING GATE DETAIL AT ENTRY STRUCTURE

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

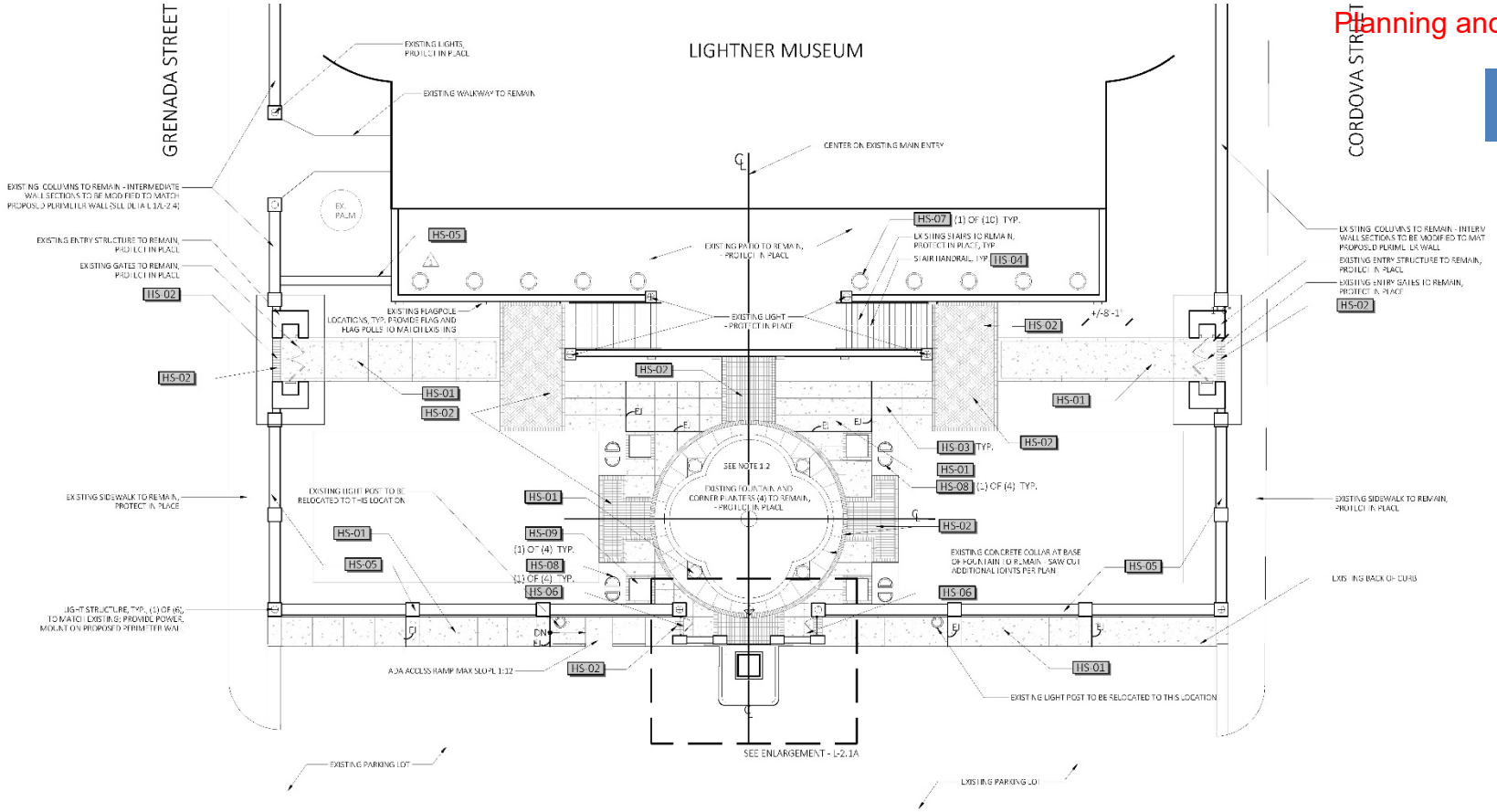


SCALE: 1"= 20'

HARDSCAPE PLAN

Received 05/10/21
Planning and Building Department

Design Revision 3



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
	HARDSCAPE						
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,928 SF	1/L-2.3	COQUINA CONCRETE	NATURAL GREY		CONTRACTOR TO PROVIDE 6' X 18" SAMPLE WITH CONTROL AND EXPANSION JOINT.
HS-02	ACCENT PAVING	1,126 SF	3/L-2.3	BRICK PAVER	1/3 ANTIQUE, 1/3 DARK ANTIQUE, 1/3 CLEAR RED	WHITACRE GREER	2 1/4 X 9 X 2 1/4 - BEVEL AND LUG SMOOTH
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HS-07	TERRACE PLANTER	PER PLAN		VASO SCANALATO PLANTER	TERRACOTTA	TUSCAN IMPORTS	
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HS-09	FOUNTAIN PLAZA TREE WELL		3/L-2.3	TREE WELL W/ BLOCK RING ADJ CONC PAVEMENT			

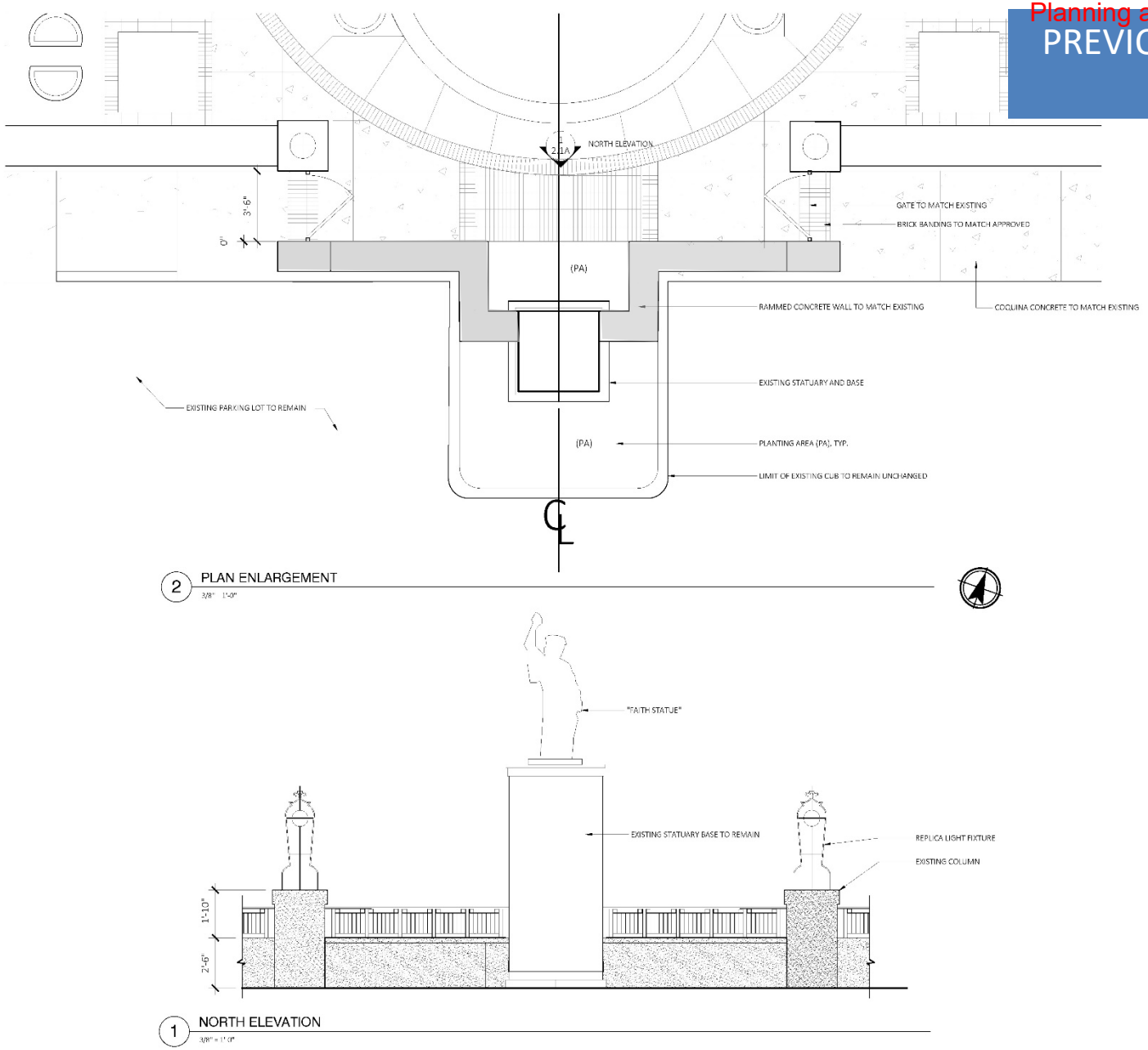
NOTE:
1. EVALUATE EXISTING FOUNTAIN EQUIPME CONTRACTOR TO PROVIDE OPTIONS FOR UPGRADED PUMP AND FILTRATION SYSTI
2. ALL EXISTING MEMORIALS AND PLAQUES BE MAINTAINED.

SCALE: 1"= 20'

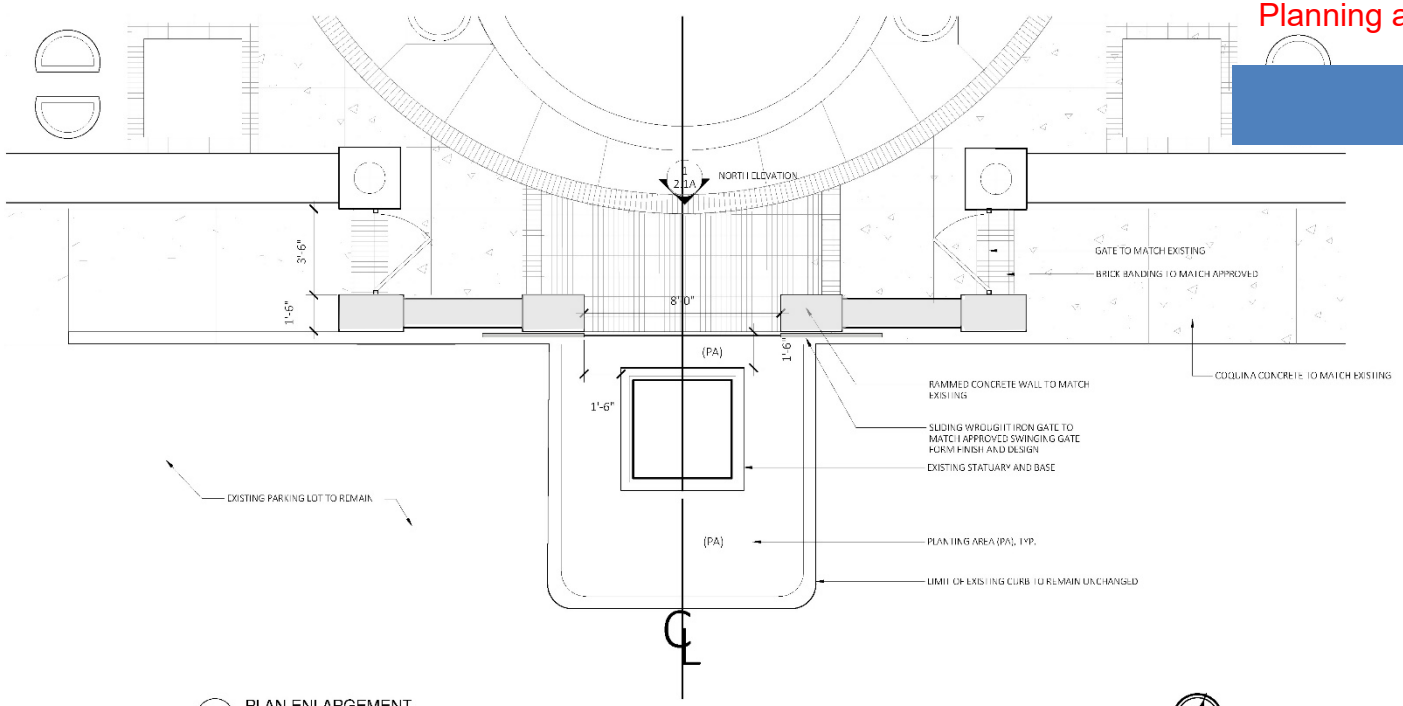
HARDSCAPE PLAN

Received 05/10/21
Planning and Building Department

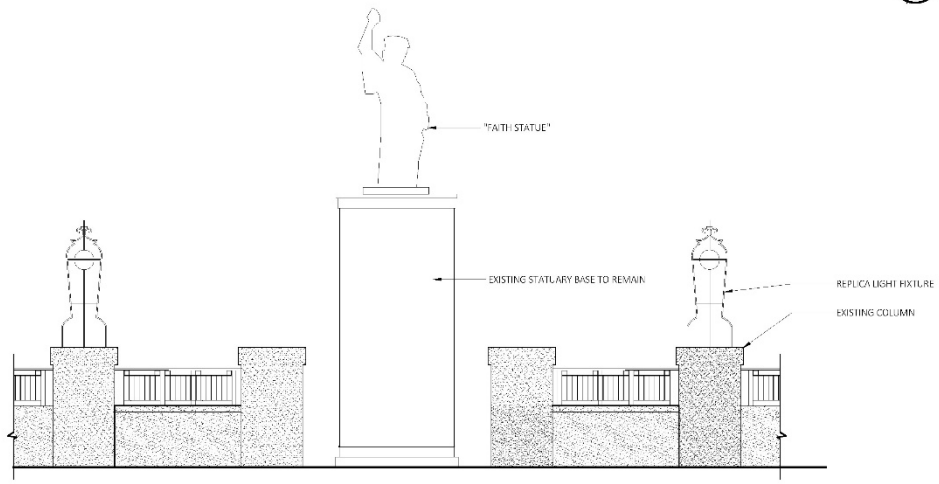
PREVIOUSLY PROPOSED DESIGN (April HARB)



UPDATED DESIGN



2 PLAN ENLARGEMENT



1 NORTH ELEVATION

Received 05/10/21
Planning and Building Department



ML+H

UPDATED PERSPECTIVE VIEWS

Received 05/10/21
Planning and Building Department



Received 05/10/21
Planning and Building Department



Received 05/10/21
Planning and Building Department



Received 05/10/21
Planning and Building Department



Received 05/10/21
Planning and Building Department



ML+H

FOUNTAIN IMPROVEMENTS

Received 05/10/21
Planning and Building Department

Existing Fountain Conditions



EXISTING FOUNTAIN FINISH WILL REQUIRE RESURFACING – ACRYLIC PAINT WILL REQUIRE REFINISHING EVERY 2-3 YEARS



EXISTING ACRYLIC FINISH SOME PEELING AND BUBBLING CLEANING OF FOUNTAIN FURTHER DETERIOATES COATING



EXISTING FOUNTAIN PLAQUE TO REMAIN

Received 05/10/21
Planning and Building Department

FOUNTAIN IMPROVEMENTS

1. UPDATE PLUMBING, SPRAY NOZZLE, AND LIGHTING
2. REFINISH BASIN – PLASTER AS PREFERRED OPTION (lifetime warranty
    1. PLASTER COLOR TO MATCH CONCRETE BASIN (ivory)
    2. PORCELAIN WATERLINE TILE (to match)



Proposed Fountain plaster update.
Photo taken at edge of existing basin

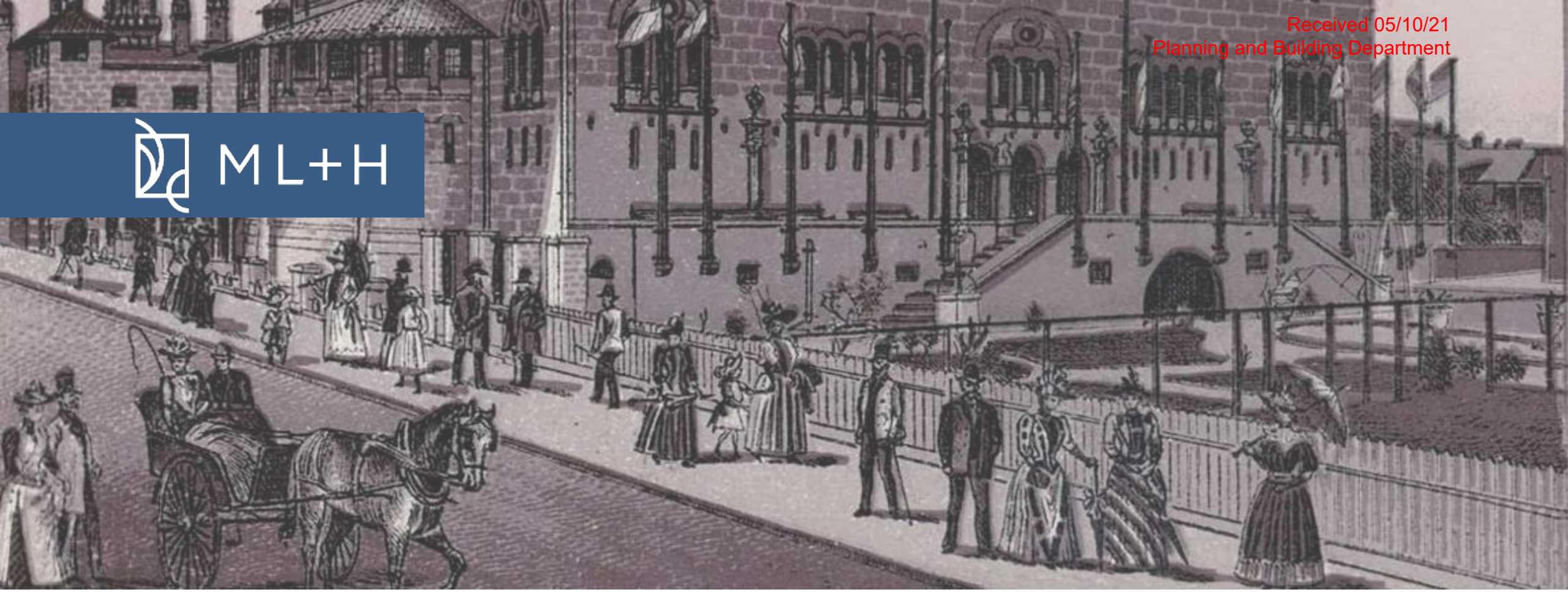


2 x 2 Porcelain Waterline
Tile (3 rows)



Updated spray nozzle and basin lights

Received 05/10/21
Planning and Building Department



ML+H

LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 3

HARB Presentation
May 20th , 2021
(ML+H Project No. 20.5.0)

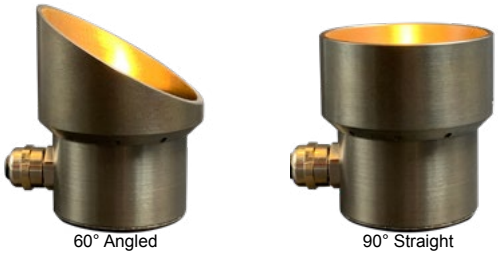
auroralight

TYPE:
CAT. #: H_2O-P-

H_2O-P ARIEL



No Shield



60° Angled 90° Straight

All shown as BLP-XD with side wire feed

The Auroralight Ariel H2O-P is an amphibious IP68, directional LED luminaire. With it's compact size, the Ariel is perfect for smaller water features or hiding under aquatic plants or rocks. An innovative CAM-LOC™ Stand allows quick and secure, tool-less adjustment from above. Adding a spool kit provides stow space of slack cord for enhanced serviceability.

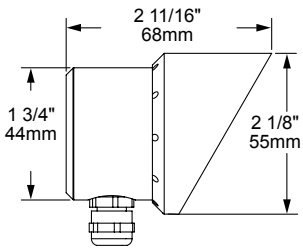
Features include:

- IP68 LED Module in 4.5 Watts up to 336 Lumens Delivered
- Interchangeable PMMA Acrylic Optics
- 2700K, 3000K (CRI 80 typ.)
- Thermally Integrated® w/ Copper Core Technology®
- 12V Integral Constant Current Driver (Remote 12V AC/DC Transformer Required)
- Dimmable to <10% (TRIAC/Forward Phase) via Compatible Transformer
- Compatible w/ 12V AC/DC MLV or ELV Transformers
- Solid Brass Construction

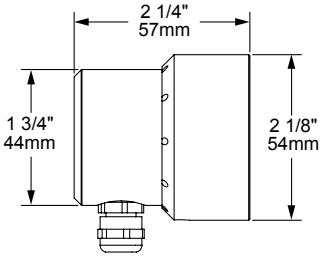
Powered by CREE LEDs

12V

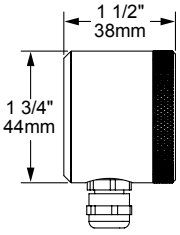
IP68



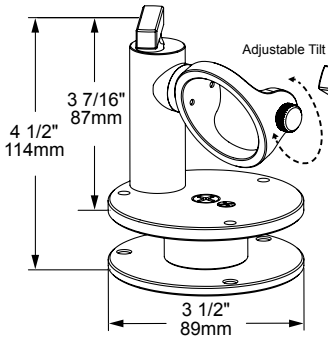
60° Angled



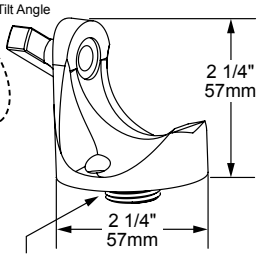
90° Straight



No Shield



CAM-LOC Stand



1/2" (NPS) Universal Thread

Mount Bracket

ORDERING GUIDE: Prefix **H_2O-P** H_2O (UNDERWATER) P (PUCK)

INDICATES REQUIRED FIELD *INDICATES OPTIONAL FIELD*

GLARE SHIELD
[60] 60° Angled
[90] 90° Straight
[NS] No Shield

OPTIC
[N] 20° Narrow
[M] 30° Medium
[W] 40° Wide
[WF] 50° Wide Flood
[SF] 60° Super Flood
[UF] 75° Ultra Flood
[A] All Optics Kit

LED COLOR
[27] 2700K
[30] 3000K

CORD LENGTH
[10] 10'
[15] 15'
[20] 20'
[25] 25'

WIRE FEED
[R] Rear
[S] Side

MOUNT
[CS] CAM-LOC Stand
[CS-SK] Stand w/ Spool Kit
[CS-D/S] Stand w/ 9" Deluxe Spike
[CS-SK-D/S] Stand w/ Spool Kit and 9" Deluxe Spike
[MB] Mount Bracket*
[MB-1/2] Mount Bracket w/ 1/2" NPS Male Adapter*

* Not compatible with [S] Side Wire Feed

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark



CAM-LOC Stand



Mount Bracket

MOUNTS



[CS] CAM-LOC Stand
Allows for fixture adjustment



[CS-SK] Spool Kit
Stows slack cord



[CS-D/S]
Deluxe Spike
Adds (3) Stabilizing spikes to stand



[CS-SK-D/S]
Spool Kit and Deluxe Spike
Adds (3) Stabilizing spike to stand



[MB] Mount Bracket

In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2020 Auroralight, Inc. 5-20-REV~7.5

Candice Seymour

From: Elijah George <elijah@halback.com>
Sent: Wednesday, May 12, 2021 10:01 AM
To: Julie Courtney
Cc: Jeremy Marquis
Subject: RE: Additional questions 3 RE: 20.5.0_Lightner Terrace and South Garden Design Revision 3_HARB 05202021

Hi Julie,

I can draw a section of the fountain showing the tile and plaster and relationships – I think that should answer the questions regarding that aspect of the project.

All our lighting is 2700k and very soft and understated. The fountain lighting will be located in the center of the fountain and pointed out to the edges with the goal being to slightly illuminate all sides of the fountain. I'll see if I can put together a graphic to show this.

I'll also work on putting together the wall elevation. The wall is going to be mostly obstructed from the garden side with plantings. I think it may be most helpful to see it from the parking lot side.

Thanks,

Elijah

Elijah George, RLA, Project Manager
ISA Certified Arborist #FL5927A
Marquis Latimer + Halback, Inc.
34 Cordova, Suite A
St. Augustine, FL 32084
904 826-5716 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, May 12, 2021 9:48 AM
To: Elijah George <elijah@halback.com>
Subject: Additional questions 3 RE: 20.5.0_Lightner Terrace and South Garden Design Revision 3_HARB 05202021

Sorry- please see my additional questions below and I do have more on the lights. It would be helpful to know about the intensity of the light, how far the rays of light project, and how many fixtures are proposed in the fountain? Warm white light for exterior fixtures are always recommended 2800-3000k, so that looks like that is an option.

Also, we have noticed that the built wall on the south end of the garden is stepped. You mentioned this on the phone previously, but I do not believe that was something I or HARB understood when they approved that portion of the design, as there seems to be a discrepancy between the provided elevation drawings that were more a limited area for the wall and the renderings that show the full expanse of the wall. Even the most recently submitted renderings show that wall at all one level. We would need an accurate elevation drawing of the full expanse of the wall and showing the actual grade.

Thanks,

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

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

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

From: Julie Courtney
Sent: Wednesday, May 12, 2021 9:25 AM
To: Elijah George <elijah@halback.com>
Subject: RE: 20.5.0_Lightner Terrace and South Garden Design Revision 3_HARB 05202021

Thank you for your feedback. If the stucco finish will have too thick of an edge to go up to the top of the basin, than how will the tile not have the same edge issue? It seems like laying the square tile will be an issue with the curvilinear edge.

Also, do you have any more information on how the new sliding gate is to work, both with the mechanism that allows it to slide and how it will be fixed in the stationary open position?

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

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From: Elijah George <elijah@halback.com>
Sent: Tuesday, May 11, 2021 5:13 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: RE: 20.5.0_Lightner Terrace and South Garden Design Revision 3_HARB 05202021

Julie –

That is correct, both the plaster and tile would be applied to the surface of the basin. My goal in matching the colors of tile and plaster is to match the concrete as close as possible. The plaster cannot be installed without the waterline tile so I was doing my best to provide a long term solution to the basin finish that would not be seen as too decorative.

The light fixtures we're part of the original submittal, but I just wanted to add to the slide to show the scope and range of improvements. I've attached the spec sheet for your reference.

Thanks

Elijah George, RLA, Project Manager
ISA Certified Arborist #FL5927A
Marquis Latimer + Halback, Inc.
34 Cordova, Suite A
St. Augustine, FL 32084
904 826-5716 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, May 11, 2021 5:02 PM
To: Elijah George <elijah@halback.com>
Subject: RE: 20.5.0_Lightner Terrace and South Garden Design Revision 3_HARB 05202021

Thank you for the additional information. I have questions about what is proposed for the fountain basin. Are both of the materials to be installed/applied inside the basin? Do you have any more specs on the proposed light?

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

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P.O. Box 210
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From: Elijah George <elijah@halback.com>
Sent: Monday, May 10, 2021 4:56 PM
To: Julie Courtney <jcourtney@citystaug.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Cc: Fremont Latimer <fremont@halback.com>; Jeremy Marquis <jeremy@halback.com>; Andrew Castanheira <andrew@halback.com>; Emily Phan <ephan@halback.com>; David Bagnall <dbagnall@lightnermuseum.org>
Subject: 20.5.0_Lightner Terrace and South Garden Design Revision 3_HARB 05202021

Hi Julie and Jenny,

Please see our updated presentation attached for the Lightner Garden and terrace renovation.

In a response to the continuation from last month the updated package includes the following:

- Wall configuration update at base of statue
- Illustrative renderings of the garden
- Proposed updated fountain basin finish

Please let us know if you have any questions or if there is any additional information that you require.

Thanks for your help.

Elijah

Elijah George, RLA, Project Manager
ISA Certified Arborist #FL5927A
Marquis Latimer + Halback, Inc.
34 Cordova, Suite A
St. Augustine, FL 32084
904 826-5716 (c)
904.825.6747 (o)

Received March 19, 2021
Planning & Building Department

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 2021-0047

Receipt No. 2083590

Meeting Date: April 15, 2021

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

1. NAME OF APPLICANT Elijah George RLA
   Business (if applicable) Marquis Latimer and Halback, Inc,
   Address 34 Cordova Street Suite A
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-8256747 Other phone/email elijah@ halback.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Lightner Museum
   Business (if applicable) _____
   Address 75 King Street
   City St Augustine State FL Zip Code 32080
   Daytime telephone (required)_____ Other phone _____
3. PROJECT STREET ADDRESS 75 King Street, St. Augustine, FL
4. LEGAL DESCRIPTION: Lot____ Block____Subdivision_____Parcel_____
5. EXISTING USE Garden and Museum PROPOSED USE Garden and Museum
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features Existing Parking to be demolished and area added to garden space

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate Wall to connect to statue base
- ☐ New parking/walkways/other site features Additional landscape areas added
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

Modification of HARB approved garden at the Lightner museum and grounds to remove the two parking spaces inclueded in previous design and realign walls

The improvements will allow for this area to be elevated +/- 6" to be flush with the Lightner garden and will provide the space for an additional section of wall to be

to accommodate this modification. The walls will be consistent with the one already approved by the HARB and will be part of the

flood protection strategy for the garden and museum as a whole.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Elijah George, RLA

SIGNATURE OF APPLICANT _____ DATE 03.19.2021

PRINT OWNER'S NAME David Bagnall, Executive Director

SIGNATURE OF OWNER _____ DATE 3.19.21

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 2021-0047 – 75 King Street

Received March 19, 2021
Planning & Building Department

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 Page 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.

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

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 for mosaic tile concept, now spray if any other change to fountain
☐	☐	☒	Plant material list with identification, quantity, size at planting and maturity, spacing (? No changes proposed ?)

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 detail on any proposed alteration to the fountain including mosaic tile, updated fountain spray, etc.

Project number: 2021-0047 Project Address: 75 King Street

Reviewed by: Julie Courtney Date: 03.24.21

October 2017

Received April 6, 2021
Planning & Building Department



LIGHTNER SOUTH PATIO AND GARDEN

DESIGN REVISION 2. 100% CONSTRUCTION DOCUMENTS

Design Team

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

Prepared For
LIGHTNER MUSEUM

Site Location
75 KING STREET, ST AUGUSTINE FL, 32084

Jurisdictional Review
CITY OF ST. AUGUSTINE

Sheet List Table			
	Sheet Number	Sheet Title	Revision Date
	L-1.1	DEMO AND TREE REMOVAL PLAN	2/23/2021
1	L-2.1	HARDSCAPE PLAN	03/19/2021
1	L-2.1A	HARDSCAPE PLAN ENLARGEMENT	03/19/2021
1	L-2.2	HARDSCAPE PLAN	03/19/2021
	L-2.3	HARDSCAPE DETAILS	12/18/2020
	L-2.4	HARDSCAPE DETAILS	12/18/2020
2	L-3.1	LANDSCAPE PLAN	03/19/2021
	L-3.2	LANDSCAPE DETAILS	12/18/2020
	L-3.3	LANDSCAPE NOTES	12/18/2020
1	L-4.1	IRRIGATION PLAN	03/19/2021
	L-4.2	IRRIGATION DETAILS	12/18/2020
2	L-5.1	LIGHTING PLAN	

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
LC0000391

JEREMY MARQUIS
LIC. # 6667110
SEAL

DRAWN BY: EG & EDP

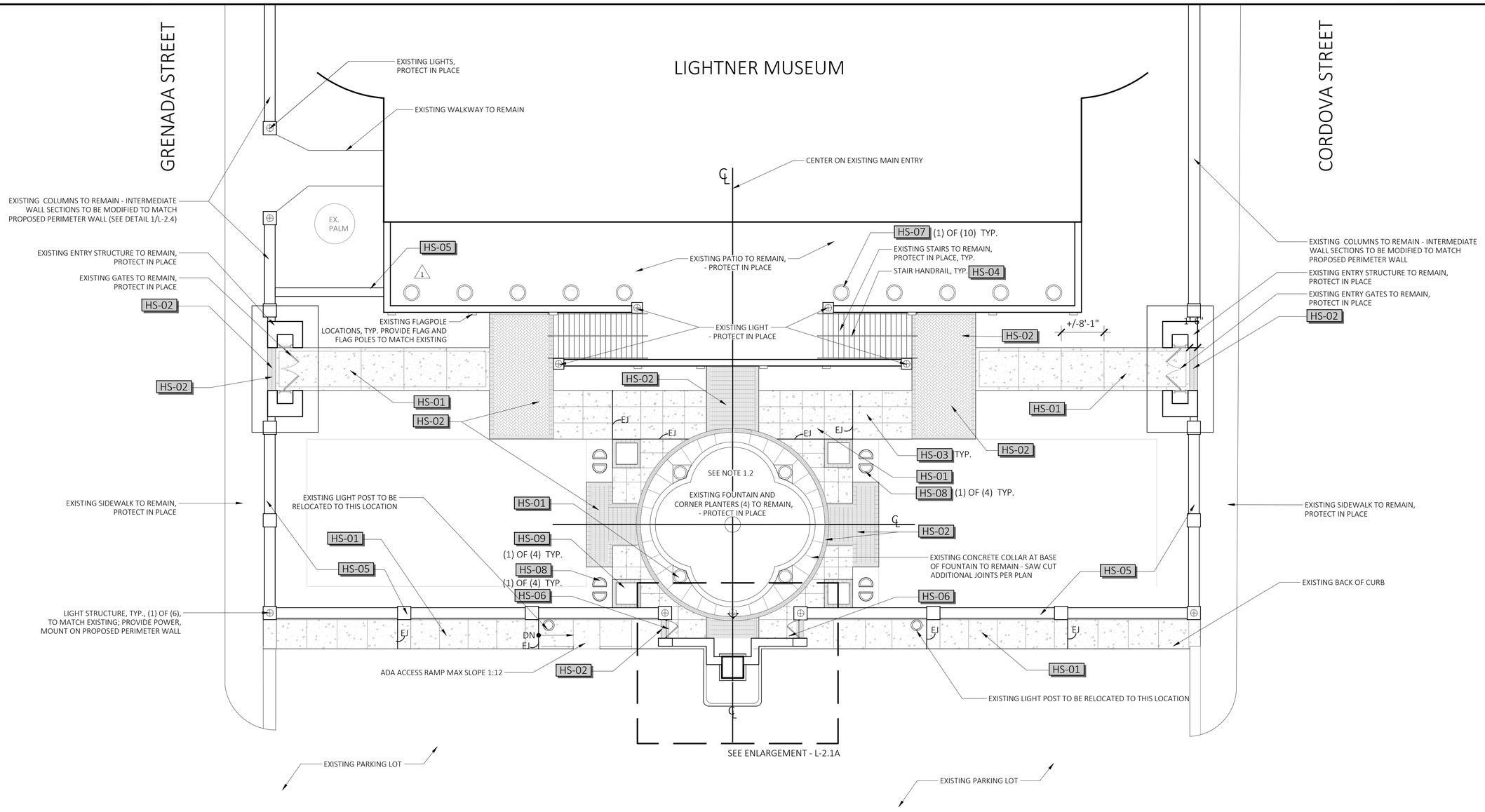
LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL

SYM	DESCRIPTION	DATE
2	DESIGN REV. 2	03.19.21
1	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

DRAWING NO.:
L-1.0

Received April 6, 2021
Planning & Building Department



REFERENCE NOTES SCHEDULE

	HARDSCAPE						
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,398 SF	1/L-2.3	COQUINA CONCRETE	NATURAL GREY		CONTRACTOR TO PROVIDE 6` X 18` SAMPLE WITH CONTROL AND EXPANSION JOINT.
HS-02	ACCENT PAVING	1,226 SF	3/L-2.3	BRICK PAVER	1/3 ANTIQUE. 1/3 DARK ANTIQUE, 1/3 CLEAR RED	WHITACRE GREER	2 1/4 X 9 X 2 1/4 - BEVEL AND LUG SMOOTH
HS-03	CONCRETE JOINTS		4/L-2.3	TOOLED AND EXPANSION JOINTS			FIELD VERIFY DIMENSIONS AND LOCATIONS
HS-04	HANDRAIL		2/L-2.3	DECORATIVE METAL HANDRAIL	BLACK WROUGHT IRON		FIELD VERIFY DIMENSION AND LOCATIONS OF EXISTING STAIRS
HS-05	PERIMETER WALL		1/L-2.4	CAST-IN-PLACE RAMMED CONCRETE WALL W/ METAL RAILING	NATURAL GREY		TO MATCH EXISTING
HS-06	WROUGHT IRON GATE - SINGLE		2/L-2.4	SINGLE ENTRY GATE	BLACK WROUGHT IRON		
HS-07	TERRACE PLANTER	PER PLAN		VASO SCANALATO PLANTER	TERRACOTA	TUSCAN IMPORTS	
HS-08	FOUNTAIN PLAZA PLANTER	PER PLAN		CASSETTA A MURO - PLANTER	TERRACOTTA	TUSCAN IMPORTS	
HS-09	FOUNTAIN PLAZA TREE WELL		5/L-2.3	TREE WELL W/ BRICK RING ADJ CONC PAVEMENT			

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

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

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

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

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

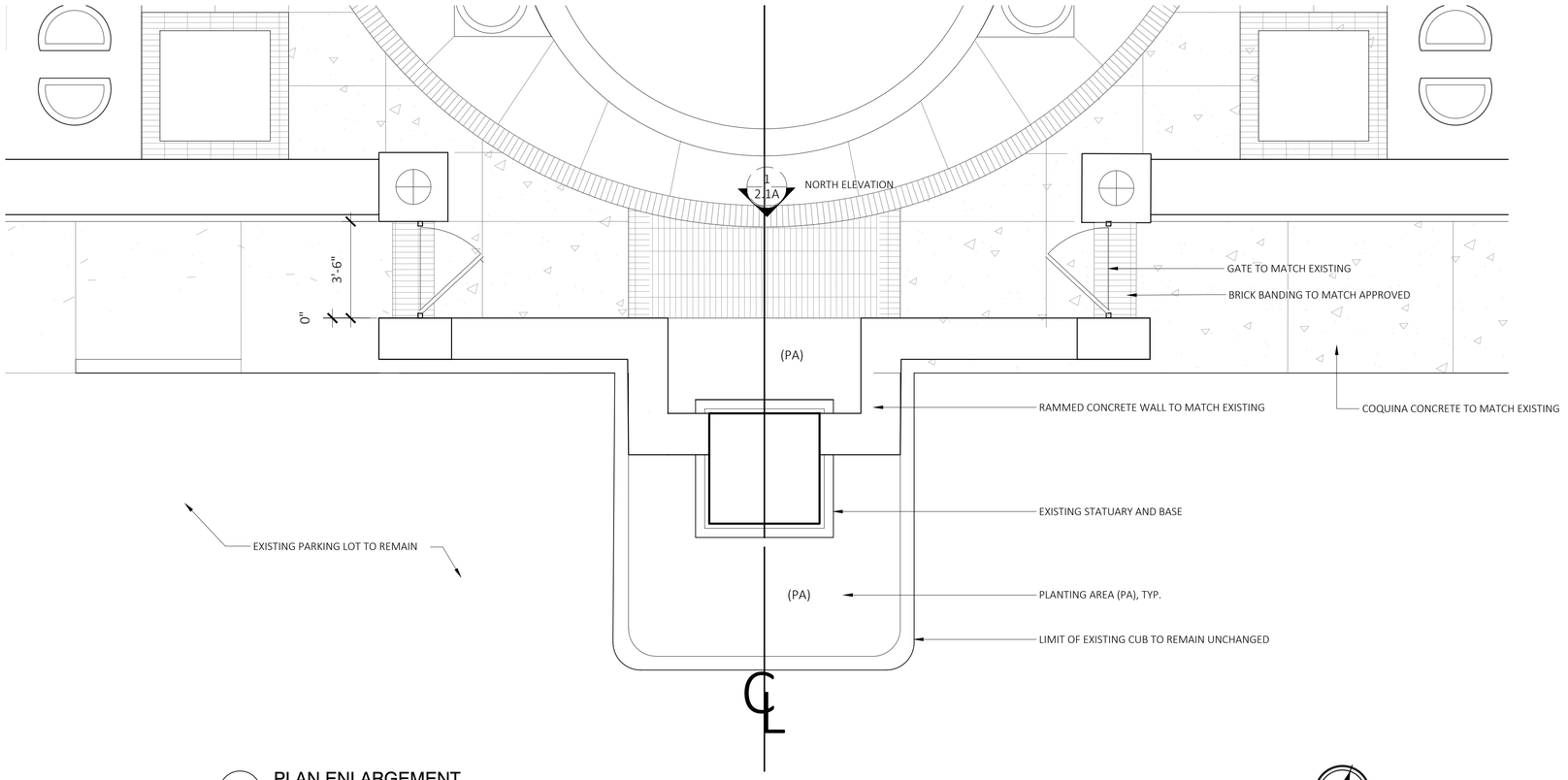
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	DESIGN REV. 2	03.19.21
1	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

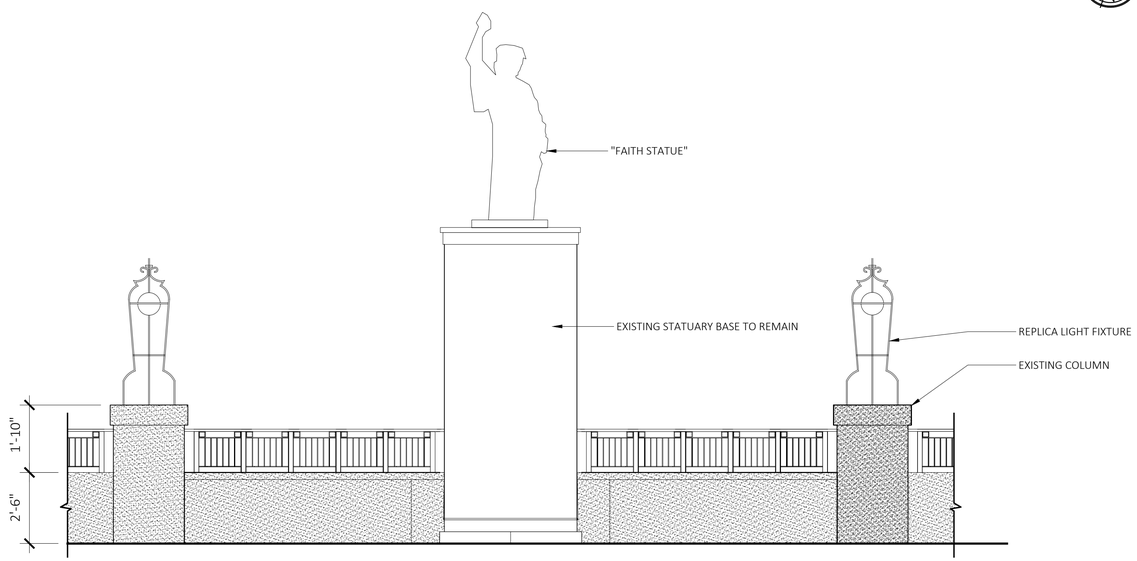
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2 PLAN ENLARGEMENT

3/8" = 1'-0"



1 NORTH ELEVATION

3/8" = 1'-0"

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JEREMY MARQUIS
LIC. # 6667110 SEAL

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LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

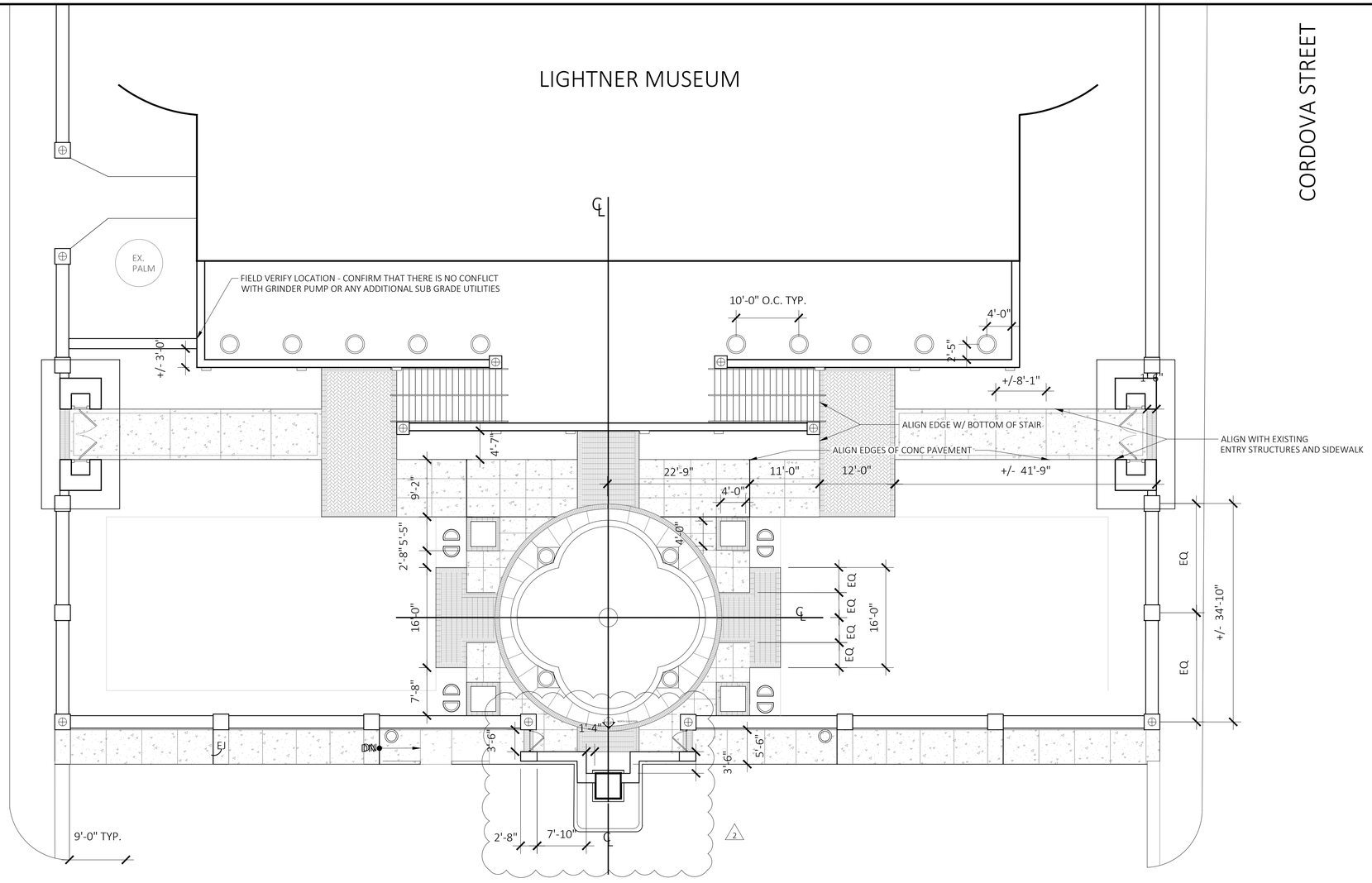
HARDSCAPE LAYOUT PLAN

SYM	DESCRIPTION	DATE
	60% CD	09.22.20
	100% CD	09.30.20
	PERMIT REV. 1	11.24.20
1	DESIGN REV. 1	02.23.21
	DESIGN REV. 2	03.19.21

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

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

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ST. AUGUSTINE, FL

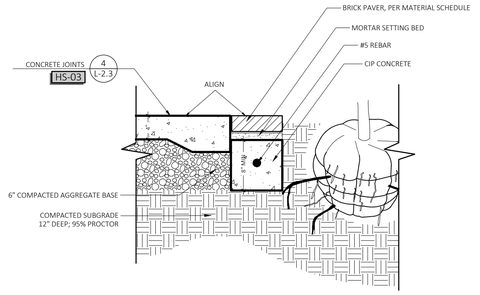
HARDSCAPE LAYOUT PLAN

SYM	DESCRIPTION	DATE
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2	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

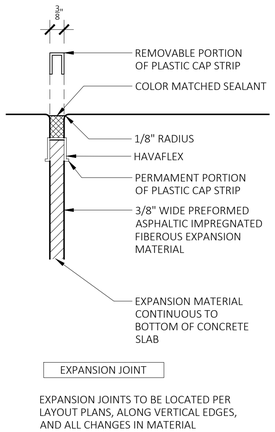
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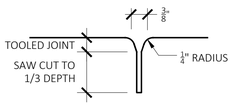
5 FOUNTAIN PLAZA TREE WELL

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



EXPANSION JOINT

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

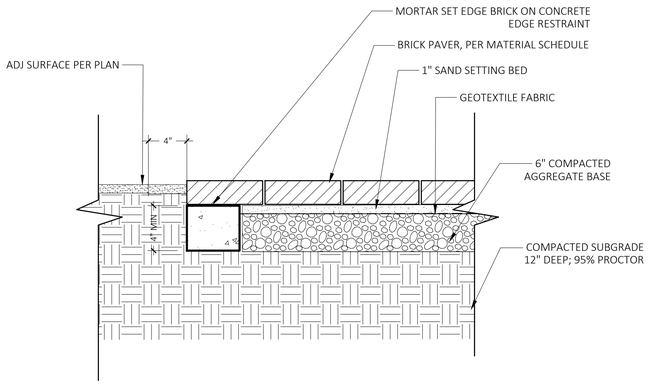


CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

4 CONCRETE JOINTS

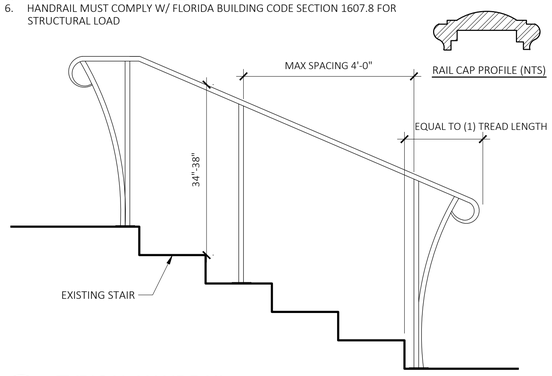
6" = 1'-0" P-CO-BAP2-01



3 BRICK PAVER ON AGGREGATE BASE

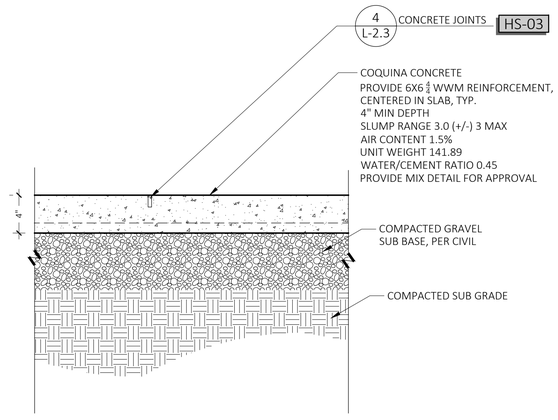
1 1/2" = 1'-0" P-CO-2-01

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



2 TYPICAL HANDRAIL

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



1 COQUINA CONCRETE - PEDESTRIAN

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

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REGISTERED LANDSCAPE ARCHITECT
JEREMY R. MARQUIS
LA 6667110
STATE OF FLORIDA

JEREMY R. MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

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LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE DETAILS

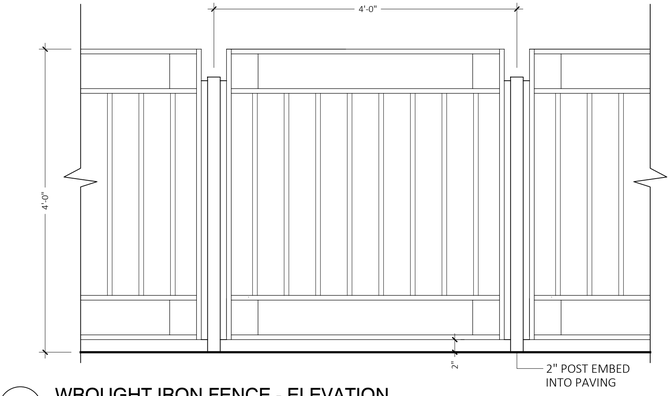
SYM	DESCRIPTION	DATE
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
PRIME PROJECT #:
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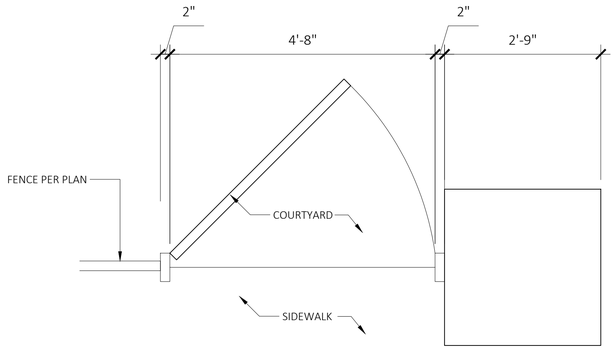
NOTE: DIMENSIONS AND FINISH OF ALL MEMBERS TO MATCH EXISTING GATE

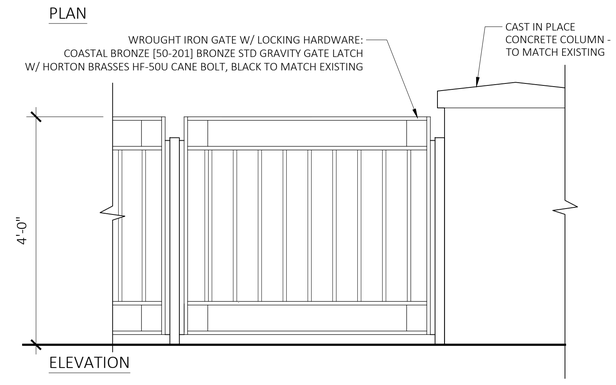


3 WROUGHT IRON FENCE - ELEVATION

1" = 1'-0"

DETAIL-FILE
P-CO-2-09

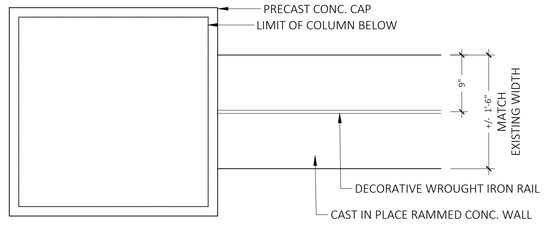


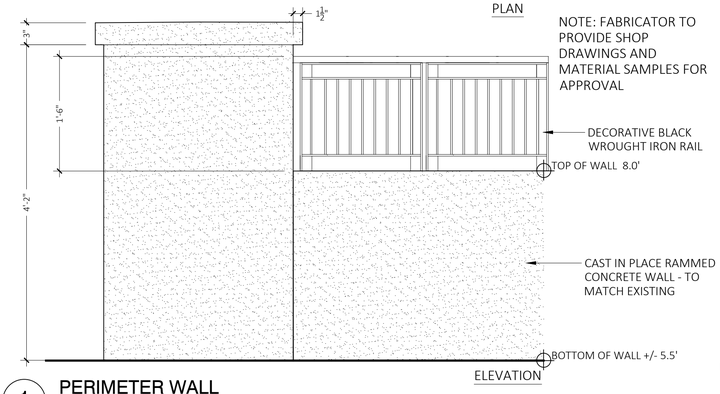


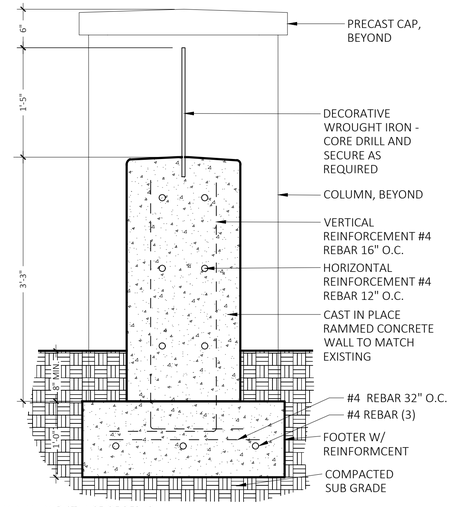
2 WROUGHT IRON GATE

3/4" = 1'-0"

P-CO-2-07







1 PERIMETER WALL

1" = 1'-0"

P-CO-2-04

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REGISTERED LANDSCAPE ARCHITECT
JEREMY R. MARQUIS
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STATE OF FLORIDA

JEREMY MARQUIS, FLORIDA
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

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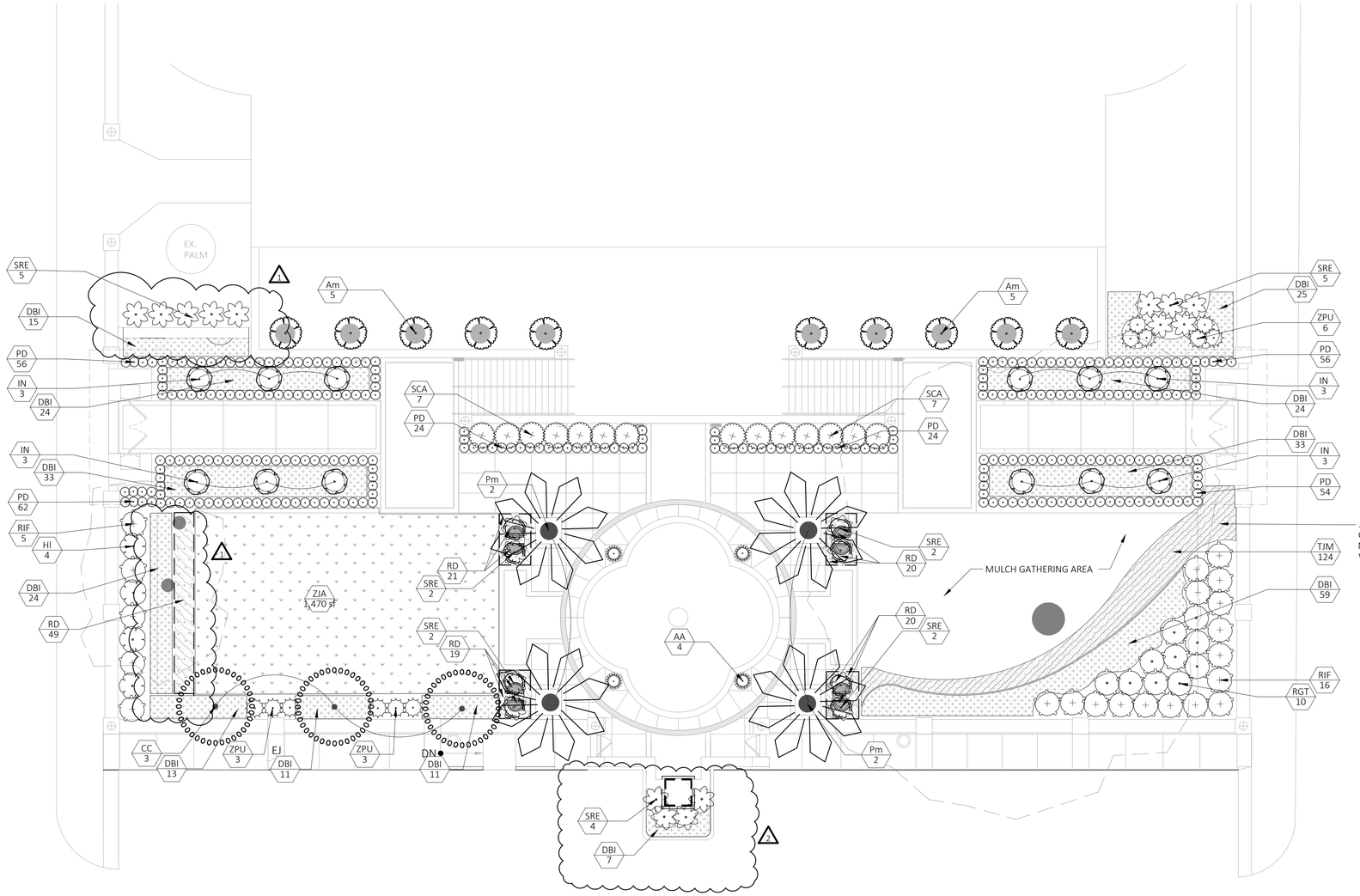
HARDSCAPE DETAILS

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

SIZE: ANSI D
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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	QTY
	Am	ADONIDIA MERRILLII / MANILA PALM (AGHP PLAN LIST - PALMS (VARIOUS)	15 GAL.	SINGLE TRUNK	6`-7`		10
	CC	CERCIS CANADENSIS / EASTERN REDBUD (AGHP PLANT LIST/NATIVE)	AS NEEDED	2"	8`-10`	5`-6`	3
	IN	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY (AGHP PLANT LIST - ILEX CORNUTA)	AS NEEDED	2-3"	10`	4`	12
	Pm	PHOENIX DACTYLIFERA `MEDJOOL` / DATE PALM (AGHP PLANT LIST - PHOENIX SPP.	B&B, SPECIMEN, FL FANCY	15" MIN.	16` CT	15`	4

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
	DBI	DIETES BICOLOR / FORTNIGHT LILY (AGHP PLANT LIST - IRIS SPP)	3 GAL.	1.5`	1`		24" o.c.	280
	RD	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY (AGHP PLANT LIST)	1 GAL.	FULL IN POT			16" o.c.	129

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	QTY
	TJM	TRACHELOSPERMUM JASMINOIDES `MANDIANUM` / MANDIANUM JASMINE	18" o.c.	124
	ZJA	ZOYSIA JAPONICA / ZOYSIA GRASS		1,315 SF

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY
	AA	AGAVE ATTENUATA / FOXTAIL AGAVE (SIM. TO AGHP PLANT AGAVE AMERICANA - COMPACT WITH NO THORNS FOR HIGH TRAFFIC AREA)	15 GAL.	1.5`	1.5`	30" o.c.	4
	HI	HYDRANGEA PANICULATA `LIMELIGHT` / LIMELIGHT HYDRANGEA (AGHP PLANT LIST)	7 GAL.	4`	2-3`	48" o.c.	4
	PD	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` / DWARF PODOCARPUS (HISTORICALLY OCCURING ON SITE)	3 GAL.	1.5`	1.25`	18" o.c.	276
	RIF	RHODODENDRON INDICUM `FORMOSA` / FORMOSA AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL.	2.5`	1.5`	48" o.c.	21
	RGT	RHODODENDRON X `GEORGE L. TABER` / GEORGE L. TABER AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL.	3`	2.5`	48" o.c.	10
	SCA	SPIRAEA CANTONIENSIS / REEVES SPIREA (AGHP PLANT LIST)	7 GAL.	3`	2-3`	48" o.c.	14
	SRE	STRELITZIA REGINAE / BIRD OF PARADISE (PLANTED FREQUENTLY IN HISTORIC DISTRICT, ON THIS SITE, AND ON MANY FLAGLER PROPERTIES)	7 GAL.	3`	2`	48" o.c.	22
	ZPU	ZAMIA PUMILA / COONTIE CYCAD (NATIVE)	7 GAL.	FULL IN POT		36" o.c.	12

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

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

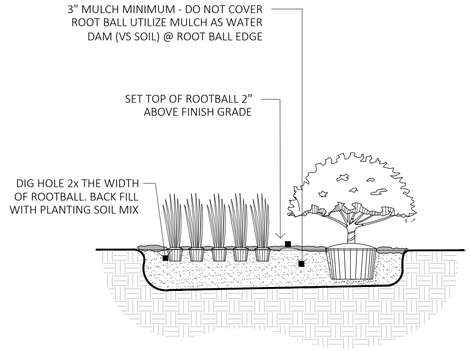
LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
LANDSCAPE PLAN

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1	DESIGN REV. 1	02.23.21
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	100% CD	09.30.20
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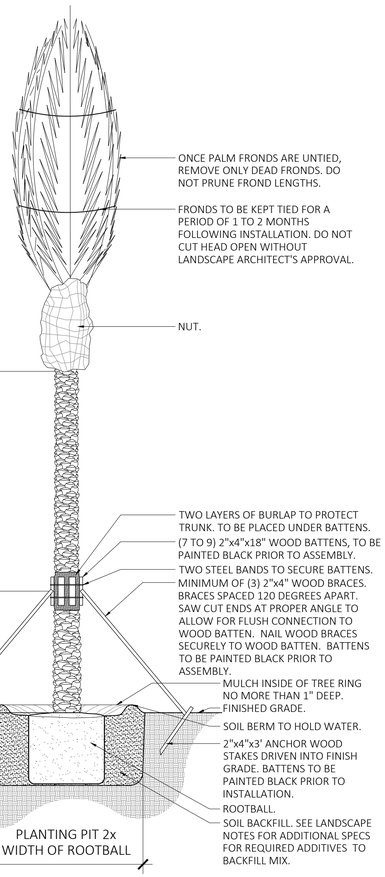
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6 SHRUB AND GROUNDCOVER PLANTING

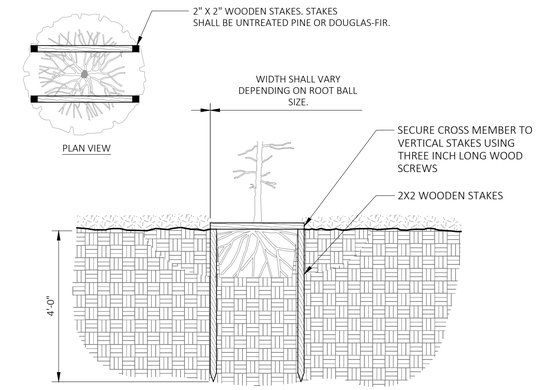
NOT TO SCALE 00-16



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

7 PALM PLANTING & STAKING DETAIL

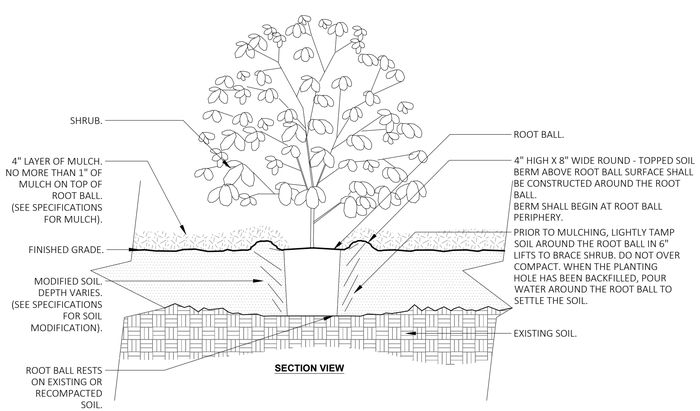
NOT TO SCALE 00-03



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

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NOT TO SCALE 00-01

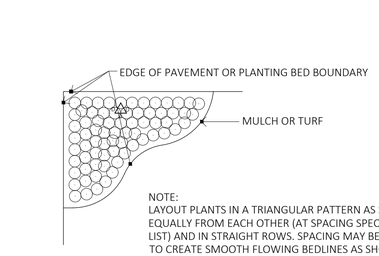


NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

4 SHRUB - MODIFIED SOIL

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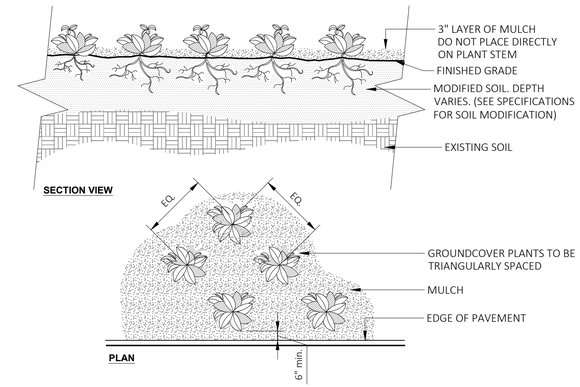
NOT TO SCALE 00-06



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

3 SHRUB SPACING DETAIL

NOT TO SCALE 00-07

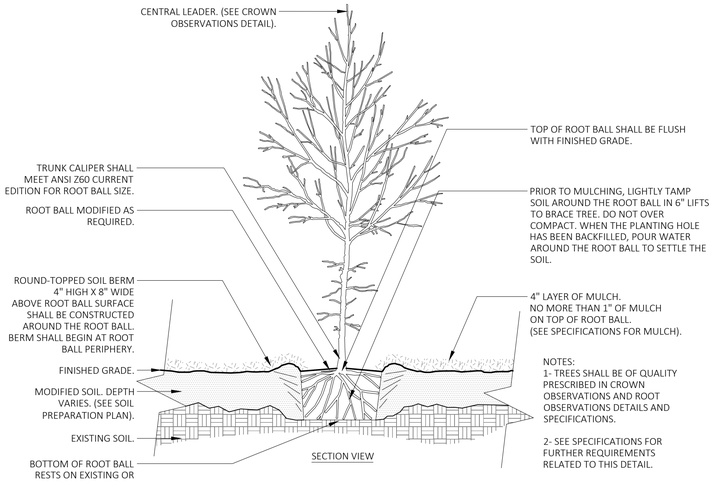


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (½" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. 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.

2 GROUNDCOVER

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NOT TO SCALE 00-04



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

1 TREE W/ BERM (EXISTING SOIL MODIFIED)

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REGISTERED LANDSCAPE ARCHITECT JEREMY R. MARQUIS LA 6667110 STATE OF FLORIDA
JEREMY R. MARQUIS LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

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LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
LANDSCAPE DETAILS

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DRAWING NO.:
L-3.2

Received April 6, 2021
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GENERAL NOTES

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

COORDINATION WITH PROJECT WORK

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

LAYOUT AND PLANTING SEQUENCE

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

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

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

PALM PLANTING

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

PRUNING OF TREES AND SHRUBS

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

MULCHING OF PLANTS

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

SOIL MIX

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

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REGISTERED LANDSCAPE ARCHITECT
JEREMY R. MARQUIS
LA 6667110
STATE OF FLORIDA

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

This item has been electronically signed and sealed by Jeremy Marquis, RLA on the Date and/or Time Stamp shown using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

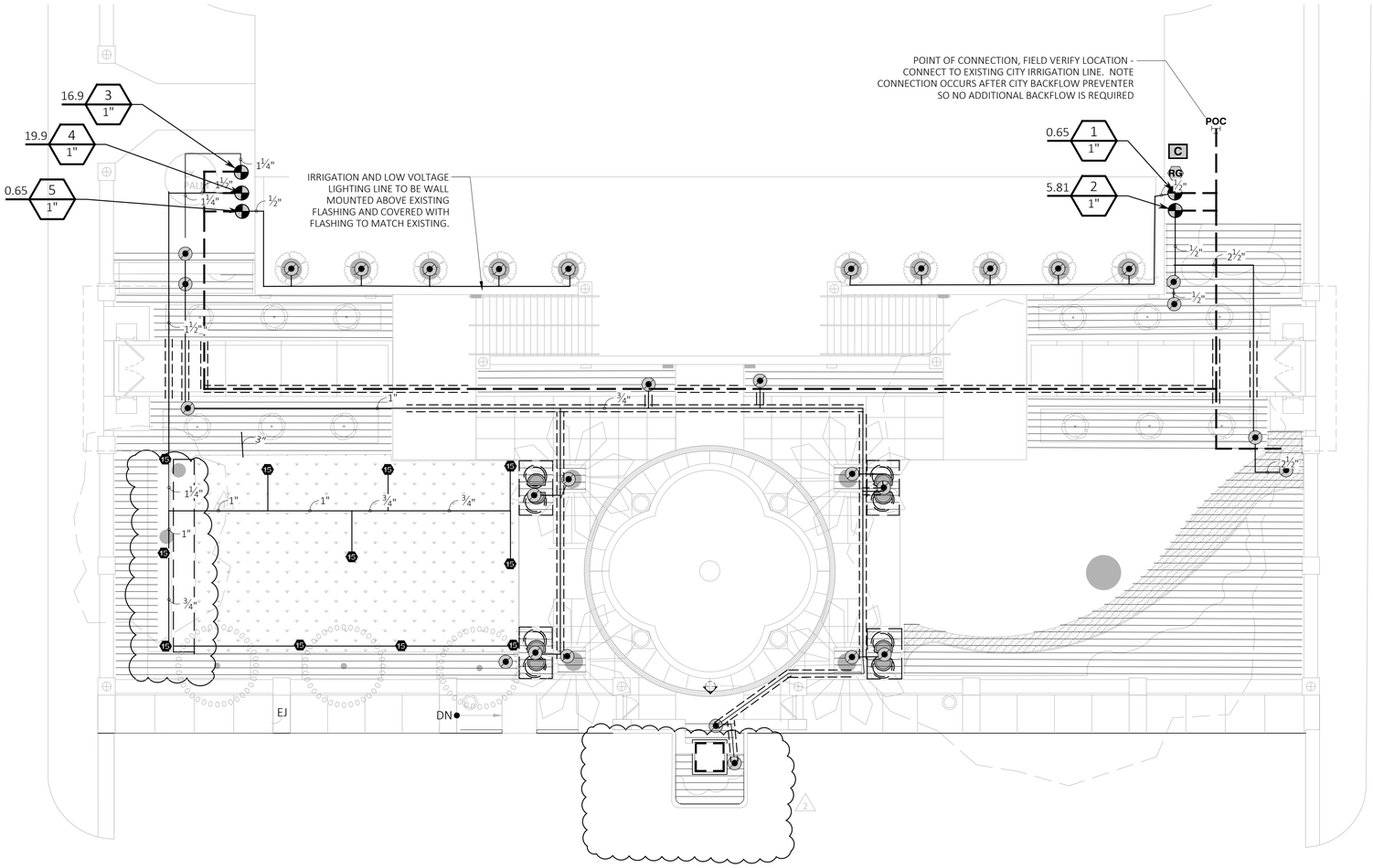
LANDSCAPE NOTES

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

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

DRAWING NO.:
L-3.3

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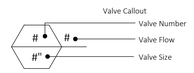


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	11	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	32
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	4,616 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5
C	RAIN BIRD ESP8LXMEF 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES	1
RG	RAIN BIRD RAINGAUGE RAIN SENSOR FOR MAXICOM OR SITECONTROL. CUSTOMIZES WEATHER DATA BY PROVIDING SITE-SPECIFIC RAINFALL MEASUREMENTS, AND SENDING TO CENTRAL CONTROLLER DAILY.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	697.7 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	261.6 L.F.
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	302.4 L.F.



NOTES:

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

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

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

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

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

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

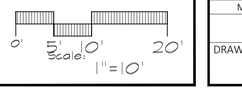
7. ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

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

AVERAGE ANNUAL DAILY IRRIGATION FLOW CALCULATION

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





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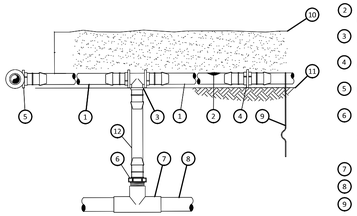
LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
IRRIGATION PLAN

SYM	DESCRIPTION	DATE
3	DESIGN REV. 2	03.19.21
2	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

DRAWING NO.:
L-4.1

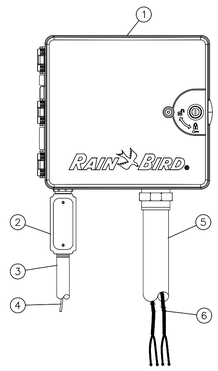
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1. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm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

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

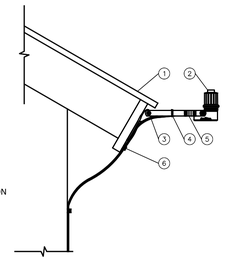
10 / L-4.2 DRIP LINE RISER ASSEMBLY
not to scale



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

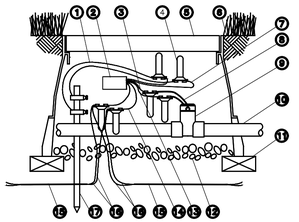
NOTES:
1. ESP-LXD CONTROLLER COMES WITH 50 STATIONS AVAILABLE. TWO ADDITIONAL 75 STATION ESPLXD-SUM75 MODULES MAY BE ADDED TO EXPAND THE CONTROLLER UP TO 200 TOTAL STATIONS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS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

7 / L-4.2 DECODER CONTROLLER
not to scale



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

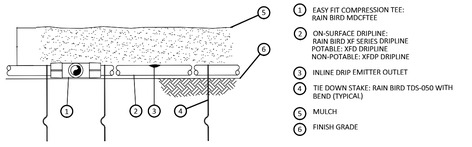
4 / L-4.2 RAIN SENSOR - RSD BEx ROOF BRACKET
not to scale



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

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

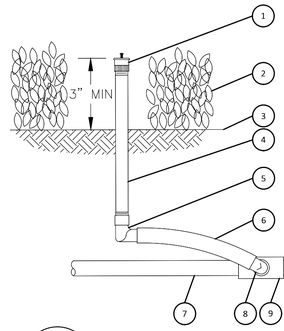
1 / L-4.2 SENSOR DECODER AND FLOW SENSOR
not to scale



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

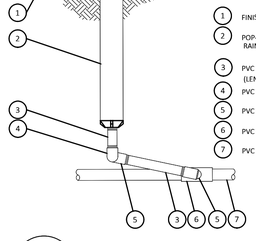
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

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



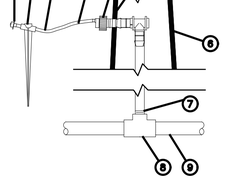
1. ADJUSTABLE FULL CIRCLE BUBBLER: RAIN BIRD 1300A-F
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2-INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100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

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



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

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



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

PVC SCH 40 TEE OR ELL

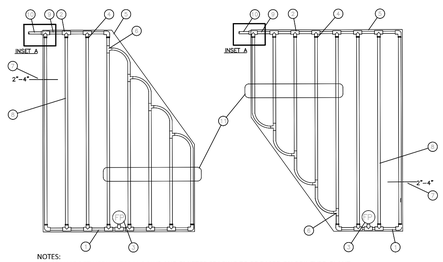
PVC LATERAL PIPE

BASIS OF DESIGN SHOWN

MANUFACTURER:
RAINBIRD

MODEL NUMBER:
XBT-10 XERIBUG EMITTER
(1.0 GPH) + ACCESSORIES

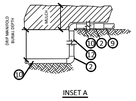
11 POTTERY DRIP LINE EMITTER
NOT TO SCALE P-CO-2-16

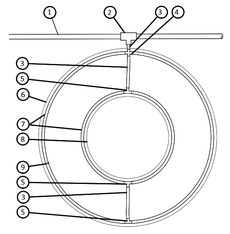


1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFD FLUSH POINT
4. BARB X MALE FITTING:
   RAIN BIRD XFD-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS:
   RAIN BIRD XFD-TEE OR
   RAIN BIRD XFD- CROSS (TYPICAL)
7.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

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

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

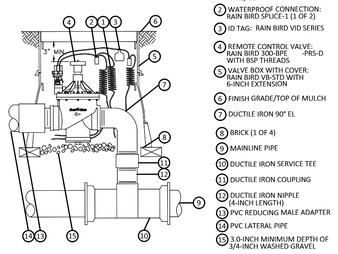




1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING:
   RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING:
   RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING:
   RAIN BIRD XFD-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE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

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

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



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

2 / L-4.2 RAINBIRD VALVE
not to scale

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

Ph 904.825.6747 www.halback.com
LC0000391

REGISTERED LANDSCAPE ARCHITECT
JEREMY R. MARQUIS
LA 6667110
STATE OF FLORIDA

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

This item has been electronically signed and sealed by Jeremy Marquis, RLA on the Date and/or Time Stamp shown using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

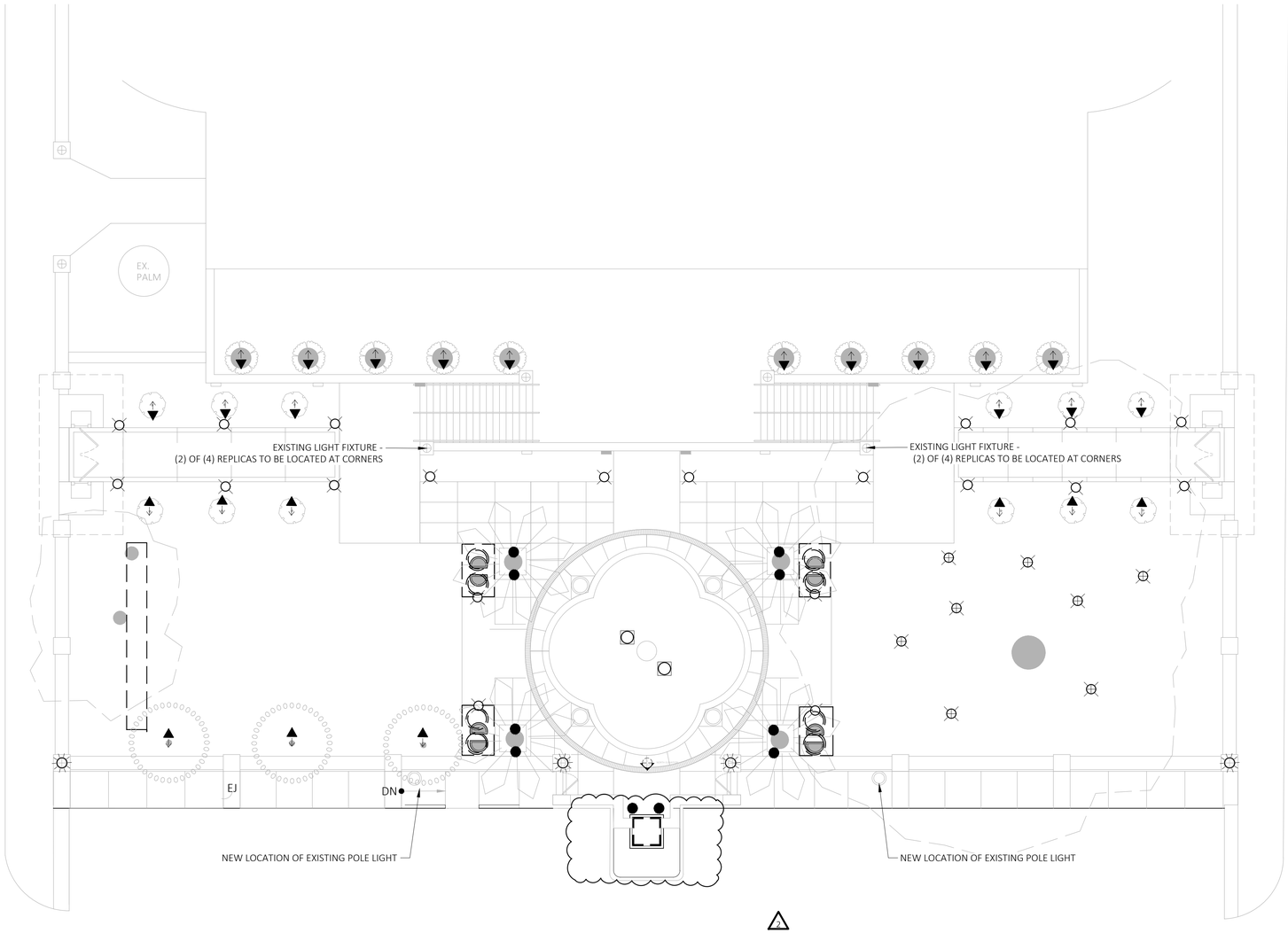
IRRIGATION NOTES AND DETAILS

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

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

DRAWING NO.:
L-4.2

Received April 6, 2021
Planning & Building Department



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◀▶	AURORA UPLIGHT: LS-L10 AGAVE BRASS, NATURAL Lamp: LED, 3 W, 2700, Beamspread: 60	25	
	AURORA PATHLIGHT- HPL6 LA JOLLA COPPER AND BRASS, NATURAL Lamp: LED, 2.5 W, 2700, Beamspread: 270	20	
	AURORA AQUATIC LIGHT - H20-P ARIEL BRASS, NATURAL Lamp: LED, 4.5 W, 2700, Beamspread: 60	2	
	AURORA TREE DOWNLIGHT: HDL11-ACS TAOS HDL11-ACS-90-2-WF-27-HL-BLP [BLP] BRONZE LIVING PATINA, BRONZE, [HL] HANGING Lamp: AURORA LED, 2 WATTS, 2700, Beamspread: 60 DEG WIDE FLOOD Accessories: ADD SHROUD [S1] STARLIGHT, BRONZE LIVING PATINA	8	
	LIGHTNER REPLICA - CUSTOM MATCH LIGHT EX. LIGHT FIXTURES AT BASE OF STAIRS Lamp: MATCH EX., 2700	6	
●	AURORA WELL LIGHT LWL5 LIGHTHAUS BRASS, NATURAL Lamp: LED, 9 W, 2700, Beamspread: 30	10	

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

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

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

LIGHTING PLAN

SYM	DESCRIPTION	DATE
3	DESIGN REV. 2	03.19.21
2	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

DRAWING NO.:
L-5.1

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

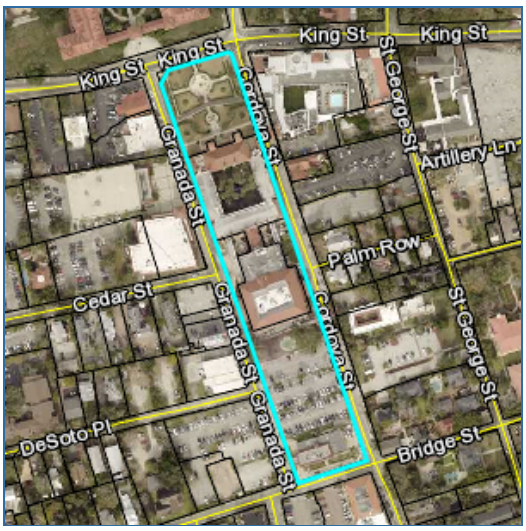


Parcel ID	1995700000
Location	75 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565 *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	4.080
Homestead	N

Owner Information

Owner Name	City Of St Augustine Trustee 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Map



Valuation Information

	2021
Building Value	$10,354,292
Extra Features Value	$122,526
Total Land Value	$1,776,260
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$12,253,078**
Total Deferred	$2,379,587
Assessed Value	**$9,873,491**
Total Exemptions	$9,873,491
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	$10,682,999	$122,526	$1,787,260	$0	$0	$12,592,785	$8,983,748	$12,592,785	$0
2019	$6,440,070	$122,139	$1,787,260	$0	$0	$8,349,469	$8,167,044	$8,349,469	$0
2018	$6,454,034	$122,139	$848,412	$0	$0	$7,424,585	$7,424,585	$7,424,585	$0
2017	$6,474,978	$100,725	$848,412	$0	$0	$7,424,115	$7,424,115	$7,424,115	$0
2016	$6,447,704	$101,208	$848,412	$0	$0	$7,397,324	$7,397,324	$7,397,324	$0
2015	$6,460,399	$101,595	$848,412	$0	$0	$7,410,406	$7,410,406	$7,410,406	$0
2014	$6,092,324	$101,884	$846,770	$0	$0	$7,040,978	$7,040,978	$7,040,978	$0
2013	$6,104,272	$102,368	$846,770	$0	$0	$7,053,410	$7,053,410	$7,053,410	$0
2012	$6,116,220	$102,658	$846,770	$0	$0	$7,065,648	$7,065,648	$7,065,648	$0
2011	$6,128,168	$103,044	$943,184	$0	$0	$7,174,396	$7,174,396	$7,174,396	$0
2010	$6,140,116	$103,334	$1,047,982	$0	$0	$7,291,432	$7,291,432	$7,291,432	$0

Exemption Information

Exemption Type	Amount
City	$9,873,491

Building Information

Building	1
Actual Area	8093
Conditioned Area	6855
Actual Year Built	1972
Use	Office Building (Multi-Story) Class C
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Rigid Frame

Roof Structure	Rigid Frame
Roof Cover	Built Up, Clay Tile
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

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

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

CANOPY (COMMERCIAL)	0	236
Total SqFt	6855	8093

Building 2
Actual Area 152246
Conditioned Area 131822
Actual Year Built 1888
Use Government Buildings
Style 04
Class N
Exterior Wall Concrete Block
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Clay Tile
Interior Flooring Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

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

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

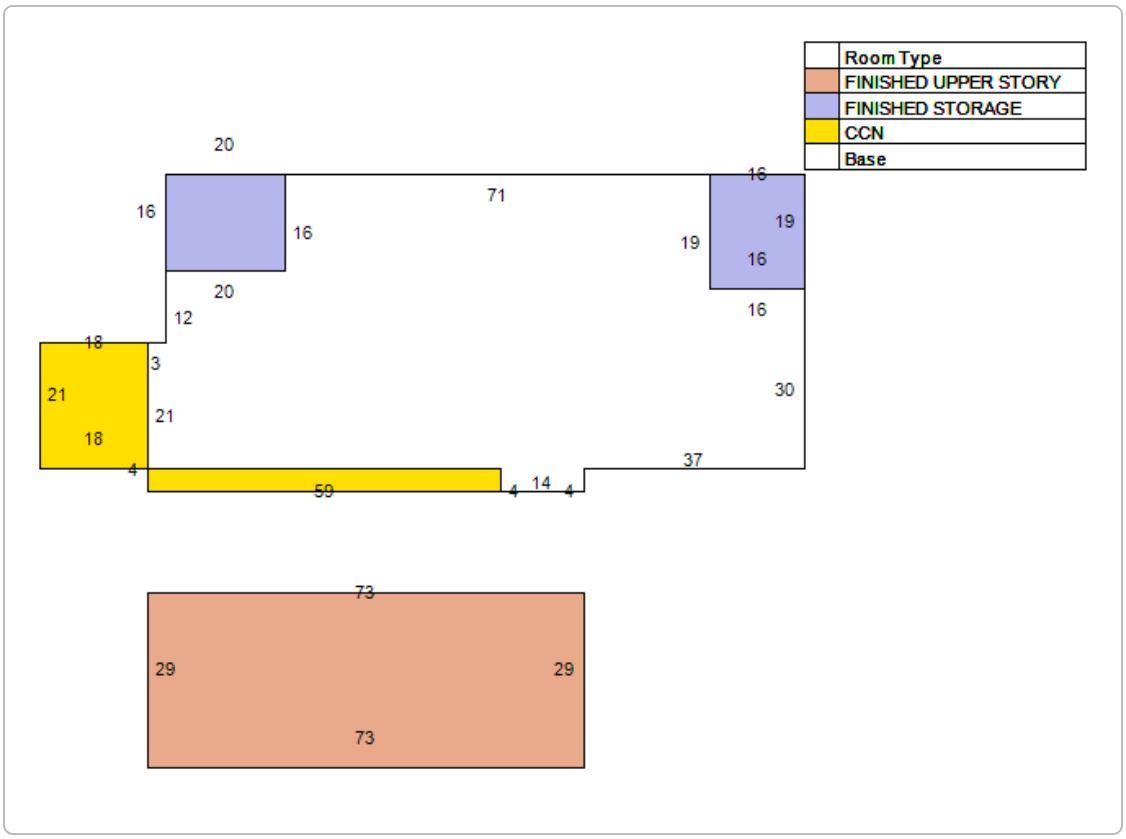
Extra Feature Information

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	177626	SF	$1,776,260

Sketch Information



	Room Type
	FPF
	FUF
	BAF

No data available for the following modules: Sale 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
2019	02/26/2019
2020	01/15/2020
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
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



Detail by Entity Name

Florida Not For Profit Corporation
LIGHTNER MUSEUM OF HOBBIES INC.

Filing Information

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

Principal Address

75 KING ST
ST AUGUSTINE, FL 32084

Mailing Address

P.O. BOX 334
SAINT AUGUSTINE, FL 32085

Changed: 08/03/2005

Registered Agent Name & Address

Bagnall, David
75 KING ST
ST AUGUSTINE, FL 32084

Name Changed: 02/03/2021

Officer/Director Detail

Name & Address

Title D

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

Title D

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

Title D

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

Title Associate Director

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

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	06/24/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/24/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
12/09/2015 -- Name Change	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/06/2010 -- REINSTATEMENT	View image in PDF format
07/11/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
08/03/2005 -- ANNUAL REPORT	View image in PDF format
03/26/2004 -- Domestic Non-Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 20, 2021 Meeting



Application PL2021-0055 Address: 20 Avenida Menendez

Applicant: Meehan's Irish Pub

Property Owner: Nofal-Smith, Inc.

Project description: To replace existing ventilation system on north elevation and add additional ventilation system units on roof of southwest elevations.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ00191
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c. 1917 - 1924
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1997700000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- 20 Avenida Menendez's address changed over the years, so is listed on the Florida Master Site File Survey and National Register nomination as 21 Avenida Menendez and shows on earlier Sanborn Maps as 20 Bay Street. Facing Avenida Menendez and the Matanzas River to the east and on the southwest corner with Hypolita Street, the property backs up to Charlotte Street to the west. Originally built as a home, the building is used commercially.
- According to the applicant, this COA application is to upgrade the north elevation's ventilation system with replacement units and to meet fire code per the fire marshal's inspection by adding additional new units in a second location.
- Although the proposed units replace the visually obtrusive existing exhaust fan unit and pipe on the west end of the north elevation, the location would be on a significant elevation because it faces Hypolita Street. A significant impact will be created on that street front with the two new hooded units protruding almost 4' directly out of the second story of the north elevation, and the proposed new locations likely requiring the removal of an existing upper west window. However, the exhaust fan model may appear smaller and will not require the additional z-shape tube/pipe as with the existing that visually impacts both the first and the second-floor level of that elevation along with the one-story hip roof on the adjacent rear wing.
- The proposed location on the north elevation does not fully meet the Architectural Guidelines for Historic Preservation (AGHP) recommendation to: "Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials" or for mechanical equipment to "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." Similarly, the AGHP states that vents should not be conspicuous and "should be made unobtrusive by shape, color and location."
- The applicant should provide alternative solutions for the locations or evidence that there is no alternative solution, and to also describe the fire code requirements.
- A second location for new units proposed on a first-floor clay tile roof of the rear or southwest elevation may be more appropriate according to the AGHP: as it will not be visible from Avenida Menendez or Hypolita Streets, has a large set back from Charlotte Street, and other roof structures extend in front that will work to make it less visible than the existing exhaust fan unit that protrudes from a first-floor clay tile roof in direct view of Hypolita Street on another rear wing. However, final verification on exact locations for the new units is still needed from the applicant.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds the proposed placement of exterior mechanical equipment does not meet the Secretary of the Interior's Standards 5 and that the board can **take the following actions on** a **CERTIFICATE OF APPROPRIATENESS at 20 Avenida Menendez:**

1. Continue because the proposed location on the Hypolita elevation is not compatible with the AGHP
2. Consider a different visible location proposed by the applicant
3. Discuss with the applicant a location that is not visible or prominently visible that could be approved administratively

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing ventilation system on the north elevation (facing Hypolita Street) with two hood exhaust fan units (approximately 32" wide x 30.5" high with additional 20" high curbs), so that they will project from the north exterior wall approximately 48" minus the thickness of the wall
2. Remove exterior window on the west end of the north elevation's second floor for the installation of the new exhaust fans
3. Add one hood exhaust fan (approximately 32" wide x 30.5" high with additional 20" high curb) and two air supply fan units (approximately 32"x 27" x 29-3/4" high unit with a 20" high curb, so that the fan units project about 50" above the roof) on the southwest corner / rear elevation's first floor roof. Location to be verified by applicant.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: electric meters, panels and risers; vents and stacks; and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.
- Install heating and air conditioning units in window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

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.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
20 Avenida Menendez





Southeast corner of Front Façade / East Elevation
and looking west towards area of 2nd area for addition of new ventilation system

STAFF PHOTOGRAPHS
20 Avenida Menendez







Looking west down Hypolita Street toward Charlotte Street;
North elevation and looking east along Hypolita Street toward Avenida Menendez;
Looking northeast down Avenida Menendez toward Matanzas Bay

STAFF PHOTOGRAPHS
20 Avenida Menendez







North Elevation:
Looking west down Hypolita Street toward Charlotte Street;
and looking east along Hypolita Street toward Avenida Menendez



STAFF PHOTOGRAPHS
20 Avenida Menendez

Midway and west end of
North Elevation -
Looking southeast and
southwest
from Hypolita Street
(Charlotte Street is the west)
toward project area for
replacement of existing
ventilation system and other
unit on first floor roof visible
from Hypolita Street







STAFF PHOTOGRAPHS
20 Avenida Menendez





West end of North Elevation:
looking south at project area for replacement of existing ventilation system

STAFF PHOTOGRAPHS
20 Avenida Menendez





Southwest corner of property and building and west / rear elevation
and looking east towards area of 2nd area for addition of new ventilation system on first floor rooftop

STAFF PHOTOGRAPHS
20 Avenida Menendez





Southwest corner of property and building and west / rear elevation
and looking east towards area of 2nd area for addition of new ventilation system
on first floor rooftop

STAFF PHOTOGRAPHS
20 Avenida Menendez





Southwest corner of building;
and looking east from Charlotte Street
towards area of 2nd area for addition
of new ventilation system on first floor rooftop



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. 8SJ191 1009==

Site Name: 21 Avenida Menendez 830== Survey Date: 7809 820==

Address: 21 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 3 (block) North ½ Lot 1 (ex.W 60 ft.) (lot) 868==

(ex. R/W RD #A1A) 868==

Owner of Site: Name: Pi, Ip Hua ;

Address: 21 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-2

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469930 (easting) 3306980 (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: Pri. Res. 838== Present Use: Commercial 850==

Date: + 1924 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: I-shape 966==

Exterior Fabrics: Stucco, shell dash

854==

Structural Systems: Hollow clay tile 856==

Features of Structure: (942)

Window Type: DHS 1/1, multipane/1 942==

Foundation: Hollow clay tile wall 942==

Roof Type: Hip on hip 942==

Secondary Roof Structures: Dormers, hip 942==

Porches & Balconies:

942==

Chimney Location: Offset, lateral slopes 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Tile, barrel 882==

Ornament Exterior: Jigsawn rafters, corbeled brackets

882==

Quantitative Data: (950-954)

Chimneys: 3 952== Dormers: 1 954== Stories: 2½ 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces waterfront. Across from grounds of Castillo De San Marcos.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Medicine, Banking, Commerce, Women, Social/Humanitarian 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Mediterranean Revival building at 21 Avenida Menendez (formerly 20 Avenida Menendez) was constructed between 1917 and 1924. Mediterranian elements include the stucco shell dash exterior, clay tile roof, jigsawn rafters, corbeled brackets, and arched front windows. A mansonry wall separates the structure from the street. The building, now a restaurant, faces the bayfront and is near the grounds of the Castillo de San Marco.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th

(over)

V. BIBLIOGRAPHY

1. 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); 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; St. Augustine Record, April 7, 1914; July 4, 1937;

century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

Early residents of this home at 21 Avenida Menendez were John T. Dismukes and his wife Elizabeth. Dismukes' distinguished career and services to the city were eulogized after his death in 1925:

> "In 1885 he came to St. Augustine and entered the banking world, establishing the First National Bank of St. Augustine which is now one of the strongest banking institutions in this part of the state. It was the first National Bank established in this city, and is the oldest National Bank in the state of Florida. Mr. Dismukes continued as president of the bank until about three years ago when he retired from the presidency, but maintained an active interest and connection with the bank as chairman of the board of directors. He was president of the Peoples Bank for savings, a director of the Florida National Bank of Jacksonville, president of the Board of Trustees of Flagler Hospital, president of the Trustees of the Buckingham Smith Benevolent Association.
>
> "He was for four times eleected to the executive council of the American Bankers Association, and is the

only man who has ever held the honor of successive elections to this extent in the national organization.

. . . . .

"Much good in a quiet way was done by Mr. Dismukes and especially have the School Children of St. Augustine and St. Johns County reason to bless his name. Some years ago Mr. Dismukes who had made a study of dental hygiene and its relation to the health of the child established a dental clinic in the public schools of St. Augustine which was open to all white children of school ages in St. Johns County. He was a pioneer in this work throughout this section of the south, and in fact in the country, as regards the scope of activities.

"Many northern cities had established dental clinics at this time, or prior to the date but the work had not been available to country children.

"The work grew to a tremendous extent, and about two years ago additional room being needed, Mr. Dismukes had built on the school property a handsome building of permanent construction for the St. Johns County School Dental Clinic. He gave this building for the work, and made a generous endowment providing for the work in perpetuity. His gift to the children of this city and county is far reaching in its effects, and will endure through the coming years."(3)

Dismukes wife, Elizabeth, was a member of the prominent Gibbs family whose members have resided in this city since the arrival of George Gibbs III in 1821.(4) The Dismukes moved to this house in 1921 having formerly occupied a Queen Anne residence on Water Street. The Water Street house was built for Dismukes around 1891 and is the oldest surviving brick private residence in St. Augustine.(5) The second home, this bayfront building, now functions as a Chinese restaurant.

ARCHAEOLOGY

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

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. City Directory, 1924-25, 1930; St. Augustine Evening Record, December 4, 1925.

4. Margaret Gibbs Watt, Tenax Propositi: The Gibbs Family of Long Ago and Near at Hand 1337-1967 (Jacksonville, 1967), p. 17.

5. Tatler, January 16, 1892, p. 8; Determined by Preservation Board survey of extant brick buildings in St. Augustine.

Page 1

☐ Original
☒ Update

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

Site #8 SJ00191
Field Date 3-5-2013
Form Date 4/24/2013
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) 20 Avenida Menendez — Multiple Listing (DHR only) _____
Survey Project Name Paul S. Sarbanes Transit in Parks Property CRAS — Survey # (DHR only) 19976
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:	20		Avenida Menendez		

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 196290 0000 — 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: 1890 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1890 — To (year): UNK
Current Use Commercial — From (year): UNK — To (year): 2013
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: unknown — Nature Windows
Additions: ☒yes ☐no ☐unknown — Date: unknown — Nature On west side; 2nd story balcony
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Current owners: Nofal-Smith, Inc., Tavern on the Bay
Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown — Describe _____

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Hip on hip — 2. _____ — 3. _____
Roof Material(s) 1. Spanish tile — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer — 2. _____
Windows (types, materials, etc.) Fenestration includes 1/1 DHS and large arched picture windows
Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn rafters; large arched picture windows; decorative iron work on porches.
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 4 JUN 2013 — Init. DPM 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 SJ00191

DESCRIPTION (continued)

Chimney: No. 3 Chimney Material(s): 1. Brick 2. ____

Structural System(s): 1. Masonry - General 2. ____ 3. Hollow clay tile

Foundation Type(s): 1. Continuous 2. ____

Foundation Material(s): 1. Clay Tile 2. ____

Main Entrance (stylistic details) Main entry is on the S side of the building through a wooden door.

Porch Descriptions (types, locations, roof types, etc.) Open, E/1st floor seating area/wraps around to N side/E, beneath second floor balcony; Open, E/second floor balcony/decorative iron work and square posts/E, no roof

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

Narrative Description of Resource 2 1/2-story, irregular-plan Mediterranean Revival commercial building also listed as 21 Avenida Menendez. The hip-on-hip roof features jigsawn rafters and is clad in clay tiles and pierced by 3 chimneys. Exterior fabric is stucco.

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) Contributing resource in the St. Augustine Historic District under Criteria A and C.

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

1. Exploration/settlement
2. Architecture
3. ____
4. ____
5. ____
6. ____

DOCUMENTATION

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

1) Document type All materials at one location — Maintaining organization Southeastern Archaeological Research
Document description Photos, field notes, and maps — File or accession #'s 2951-13035V

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

RECORDER INFORMATION

Recorder Name Meg Frisbie — Affiliation Southeastern Archaeological Research

Recorder Contact Information 315 NW 138th Terrace, Newberry, FL 32669/352.333.0069/meg.frisbie@searchinc.com
(address / phone / fax / e-mail)

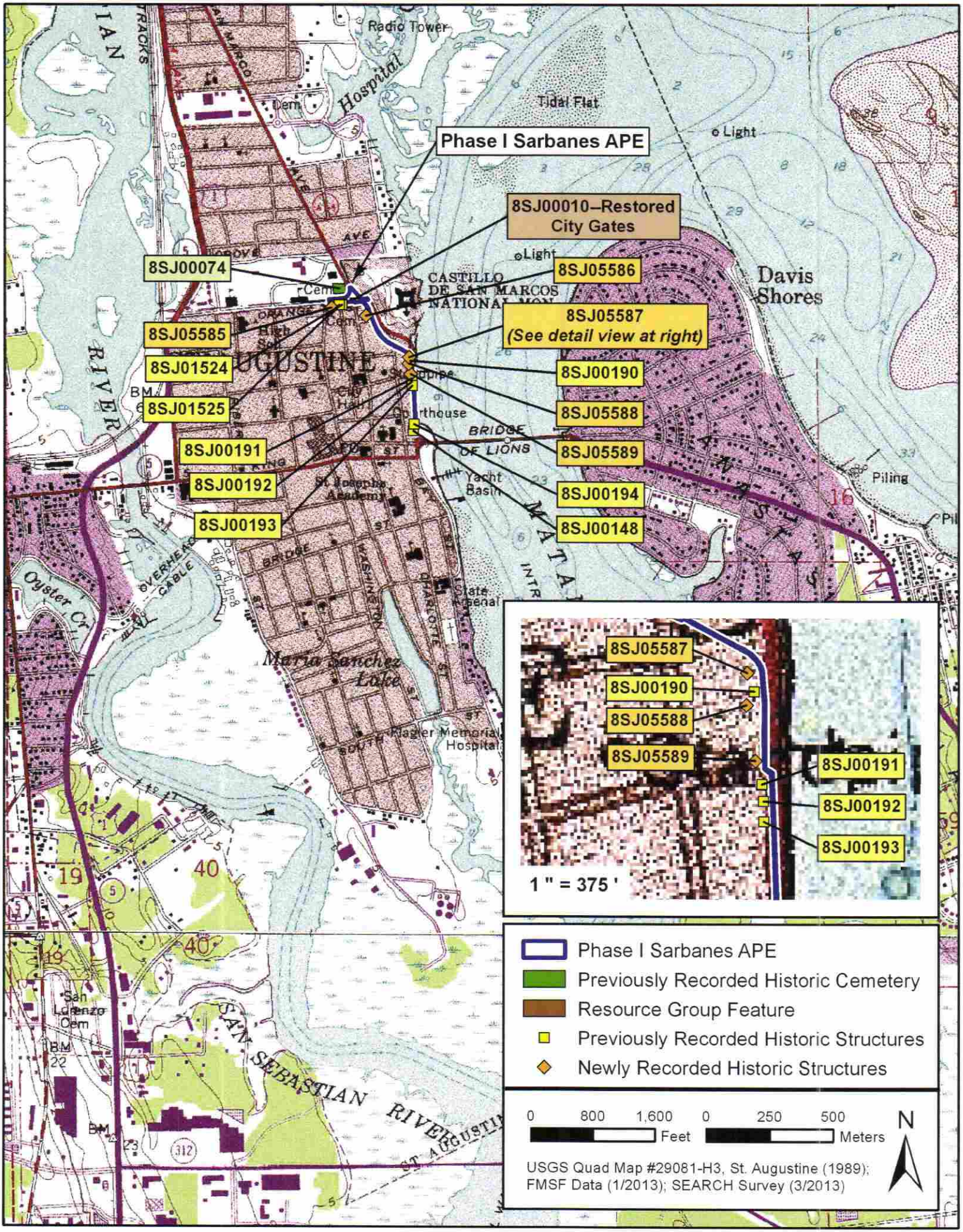
Required Attachments

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.


8SJ00074
8SJ00010--Restored City Gates
ORANGE AVE
8SJ01524
8SJ01525
8SJ05585
8SJ05586
5A
Phase I Sarbanes APE
ST GEORGE ST
SOUTH CASTILLO ST
8SJ05587
8SJ00190
8SJ05588
8SJ05589
8SJ00191
8SJ00192
8SJ00193
1
5A
A1A
CUNA ST
CORDOVA ST
SPANISH ST
HYPOILTA ST
CHARLOTTE ST
AVENIDA MENENDEZ
8SJ00194
8SJ00148
CATHEDRAL PL
Phase I Sarbanes APE
Previously Recorded Historic Cemetery
Resource Group Feature
Previously Recorded Historic Structures
Newly Recorded Historic Structures
0 100 200 Feet
0 30 60 Meters
N
USDA-FSA-APFO Orthophoto County Mosaic (2010);
FMSF Data (1/2013); SEARCH Survey (3/2013)


Phase I Sarbanes APE
8SJ00010–Restored City Gates
8SJ00074
8SJ05586
8SJ05587
(See detail view at right)
8SJ05585
8SJ01524
8SJ00190
8SJ01525
8SJ05588
8SJ00191
8SJ05589
8SJ00192
8SJ00194
8SJ00193
8SJ00148
Radio Tower
Hospital
Tidal Flat
Light
Davis Shores
CASTILLO DE SAN MARCOS NATIONAL MON
ST AUGUSTINE
RIVER
BRIDGE OF LIONS
Yacht Basin
Piling
Oyster Cr
Maria Sanchez Lake
Flagler Memorial Hospital
San Lorenzo Cem
SAN SEBASTIAN RIVER
ST AUGUSTINE
1 " = 375 '
Phase I Sarbanes APE
Previously Recorded Historic Cemetery
Resource Group Feature
Previously Recorded Historic Structures
Newly Recorded Historic Structures
0 800 1,600 Feet
0 250 500 Meters
N
USGS Quad Map #29081-H3, St. Augustine (1989);
FMSF Data (1/2013); SEARCH Survey (3/2013)

☐ Original
☒ Update

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

Site #8 SJ00191
Field Date 4-1-2016
Form Date 4-1-2016
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) 20 Avenida Menendez — 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: 20		Avenida Menendez	–	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1962900000 — 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: 1890 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Cafeteria/Restaurant/Diner — From (year): _____ — To (year): _____
Other Use Commercial — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Hip on hip — 2. _____ — 3. _____
Roof Material(s) 1. Barrel tile — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. dormers, hip
Windows (types, materials, etc.) single and paired wood DHS 1/1, large arched picture windows

Distinguishing Architectural Features (exterior or interior ornaments) jigsaw rafters, large arched picture windows; decorative iron work on porches; diamond pattern in windows

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Flush with ROW; extended open first floor patio for seating;

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)	

HR6E046R0107 Florida Master Site File / Division of Historical Resources / R. A. Gray Building / 500 South Bronough Street, Tallahassee, FL 32399-0250
Phone (850) 245-6440 / Fax (850)245-6439 / E-mail SiteFile@dos.state.fl.us

HISTORICAL STRUCTURE FORM

Site #8 SJ00191

DESCRIPTION (continued)

Chimney: No. 3 Chimney Material(s): 1. Brick 2. Stucco
Structural System(s): 1. Masonry - General 2. _____ 3. hollow clay tile
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Clay Tile 2. _____
Main Entrance (stylistic details) main entry is on S side of the building through a wooden gate

Porch Descriptions (types, locations, roof types, etc.) Open, E/1st floor seating area/wraps around to N side/E, beneath second floor balcony; open E/second floor balcony/decorative iron work and square posts/E, no roof

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource 2 1/2 story,irregular plan Mediterranean Revival commerical building also listed as 20 Avenida Menendez. The hip-on-hip roof features jigsawn rafters and is clad in clay tiles and pierced by 3 chimneys, exterior fabric is stucco
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) Contributing Resource in the St.Augustine Historic District under Criteria A and C.

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

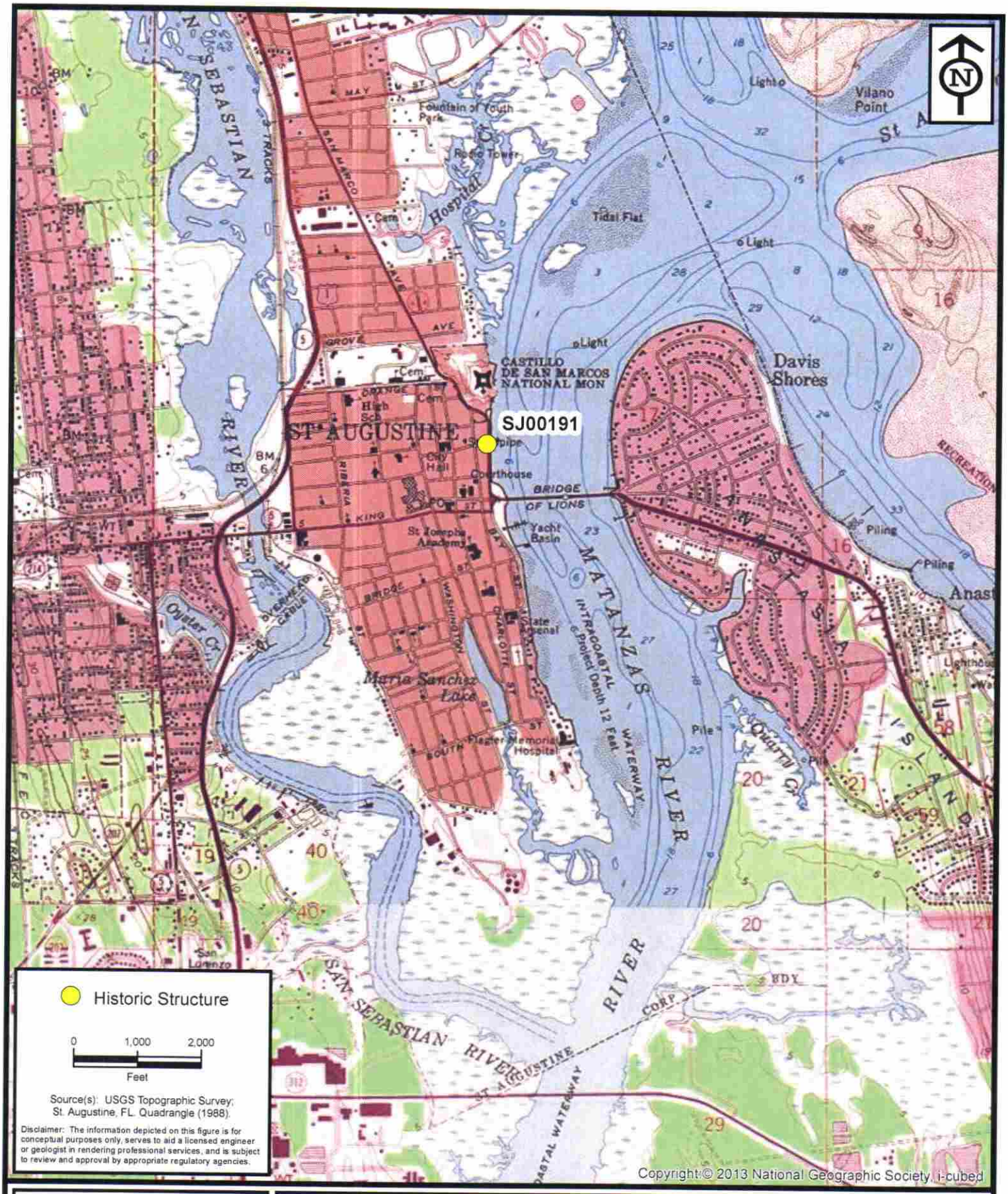
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ00191

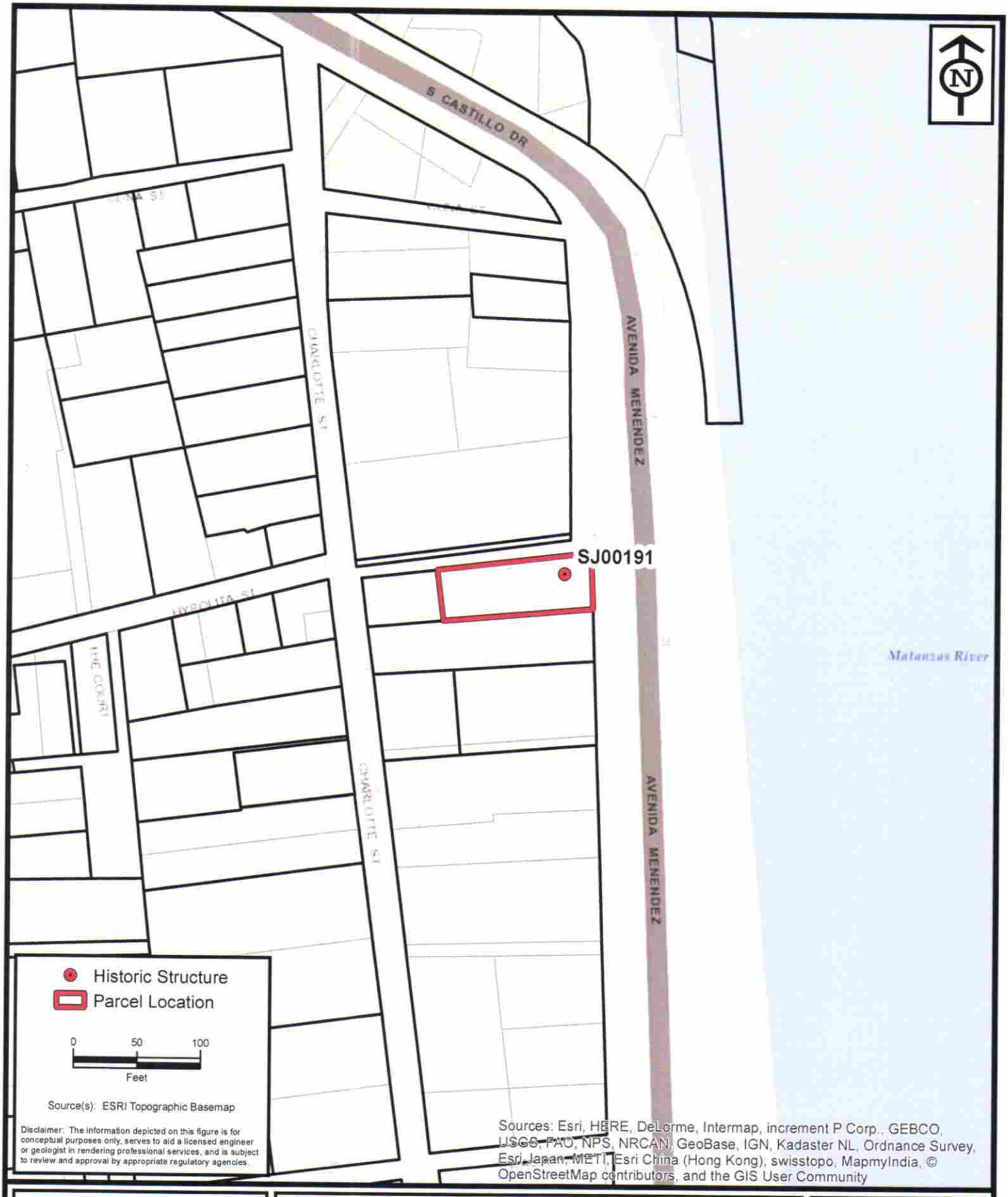
City of St. Augustine
Historic Structure Survey

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\SJ00191\Location.mxd Date: 1/28/2016 2:14:35 PM

SJ00191



ENVIRONMENTAL SERVICES, INC.
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Parcel Location - SJ00191

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\SJ00191\Parcel.mxd Date: 2/1/2016 4:24:20 PM

SJ00191


KODAK SAFETY F
→15
→16


MEEHAN'S
IRISH PUB
SEAFOOD & RAW BAR
MEEHAN'S
IRISH PUB
SEAFOOD HOUSE
STOP


CIGAR CITY
BREWING
FLORIDA'S
CRAFT BREWERY
WWW.CIGARCITYBREWING.COM
MCGUIRK'S
On Matanzas
IRISH PUB
SEAFOOD & RAW BAR


IRISH PUB
MEEHAN'S
St. Augustine
SEAFOOD HOUSE
OYSTER BAR
04.12.2016 09:11

SJ00191


IRISH PUB
MEEHAN'S
St. Augustine
& SEAFOOD HOUSE
FISH HOUSE'S
Famous
Johnny's
at Meehan's
OYSTER BAR
Best Western
BAYFRONT
ENTRANCE
04.12.2016 09:11


FISH HOUSE
Famous
Johnny's
at Meehan's
OYSTER BAR
IRISH PUB
MEEHAN'S
St. Augustine
SEAFOOD HOUSE
NOTICE
PERMIT ONLY
04.12.2016 09:12


IRISH PUB
SEAFOOD & RAW BAR
FISH HOUSE
OYSTER BAR
ALSCO
First in textile services worldwide
Uniforms - Linen
12001
We Value SAFETY
www.alsco.com
IRISH PUB
SEAFOOD HOUSE


IRISH PUB
MEEHAN'S
St. Augustine
& SEAFOOD HOUSE
04.12.2016 09:11


04 . 12 . 2016 09 : 14

ProQuest® Digital Sanborn Maps, 1867–1970

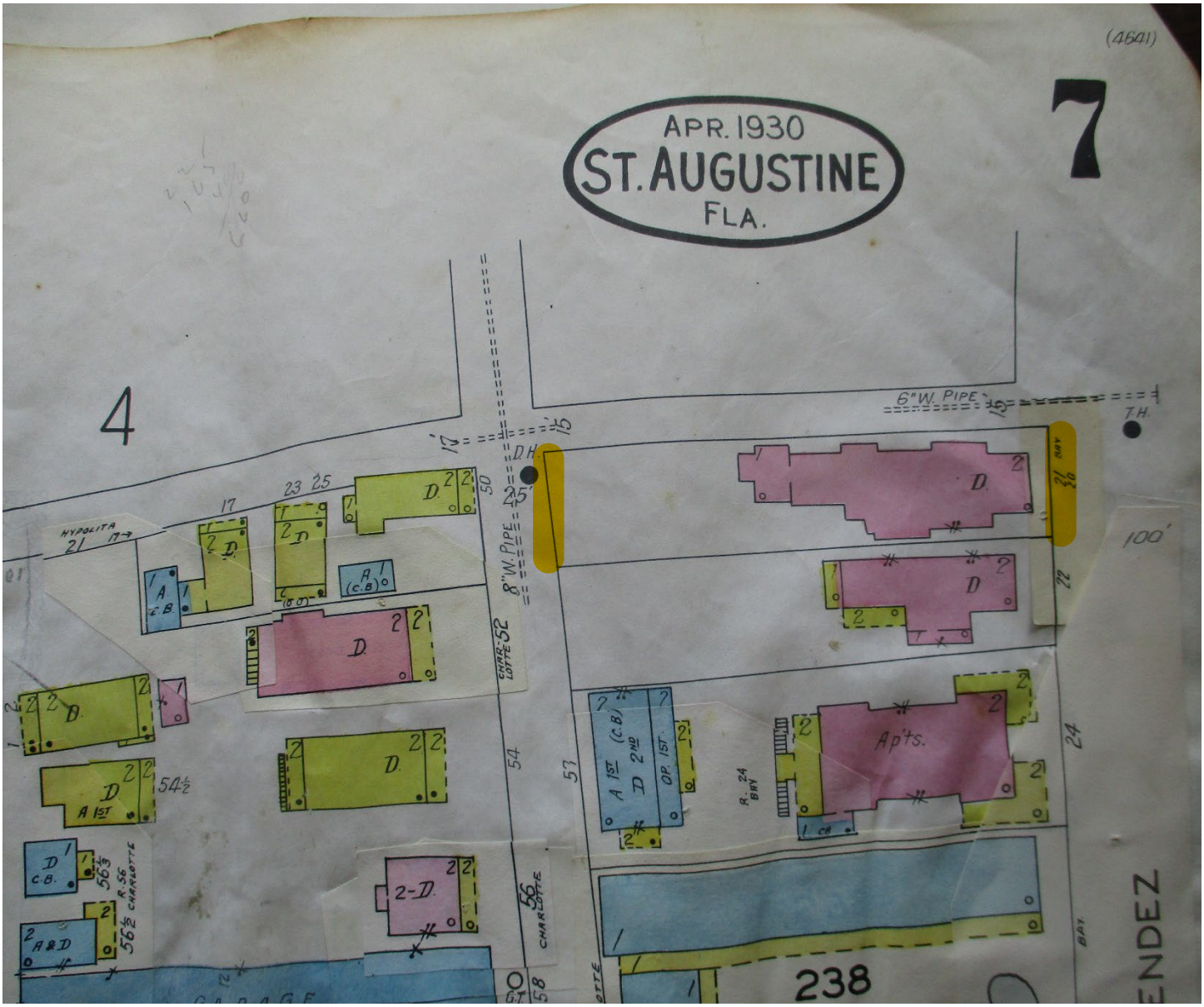
Saint Augustine July 1924, Sheet 4



NON-COMMERCIAL USE ONLY

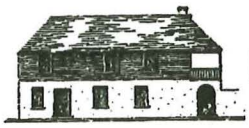
Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

20 Avenida Menendez: 1930 Sanborn Map, Revised to 1961



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

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BDAC Project No. PL 2021-0055

Receipt No. 2091415

Meeting Date: May 20th, 2021

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

1. NAME OF APPLICANT Reggie Maggs

   Business (if applicable) Meehan's Irish Pub

   Address 20 Avenida Menendez

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 646-530-0580 Other phone/email reggie@meehansirishpub.com

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

2. NAME OF PROPERTY OWNER Marilyn Nofal-Smith

   Business (if applicable) Nofal-Smith Inc.

   Address 11 Magnolia Dunes Cir

   City St. Augustine State FL Zip Code 32080

   Daytime telephone (required) 904-471-4699 Other phone 904-679-8244

3. PROJECT STREET ADDRESS 20 Avenida Menendez

4. LEGAL DESCRIPTION: Lot 1 Block 3 Subdivision _____ Parcel _____

5. EXISTING USE Restaurant PROPOSED USE Restaurant

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 _____

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

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- ☐ 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 HOOD SYSTEM

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)

Upgrading hood ventilation system to meet current codes, requires the addition of a 2nd unit to meet fire code, per fire marshal inspection. Existing hood vent facing Hypolita St. will be replaced with smaller, less obtrusive unit. New 2nd hood vent + both air returns to be located on the south side of roof, facing adjacent property, not visible from the street.

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 REGGIE MAGGS

SIGNATURE OF APPLICANT Reggie Maggs DATE 4-12-21

PRINT OWNER'S NAME MARILYN NOFAL

SIGNATURE OF OWNER Marilyn Nofal DATE 4/12/21

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 2020-0055 20 Avenida Menendez

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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the 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

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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

(Photos w/ proposed shown)

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:

Please confirm if new vent is in area of existing window (if window needs to be removed) on N elevation (Hypolita Street). A better photo or drawing of where existing units are and where the proposed units will be placed with sizes in relation to building would be helpful for each elevation.

Project number: 2021-0055 Project Address: 20 Avenida Menendez

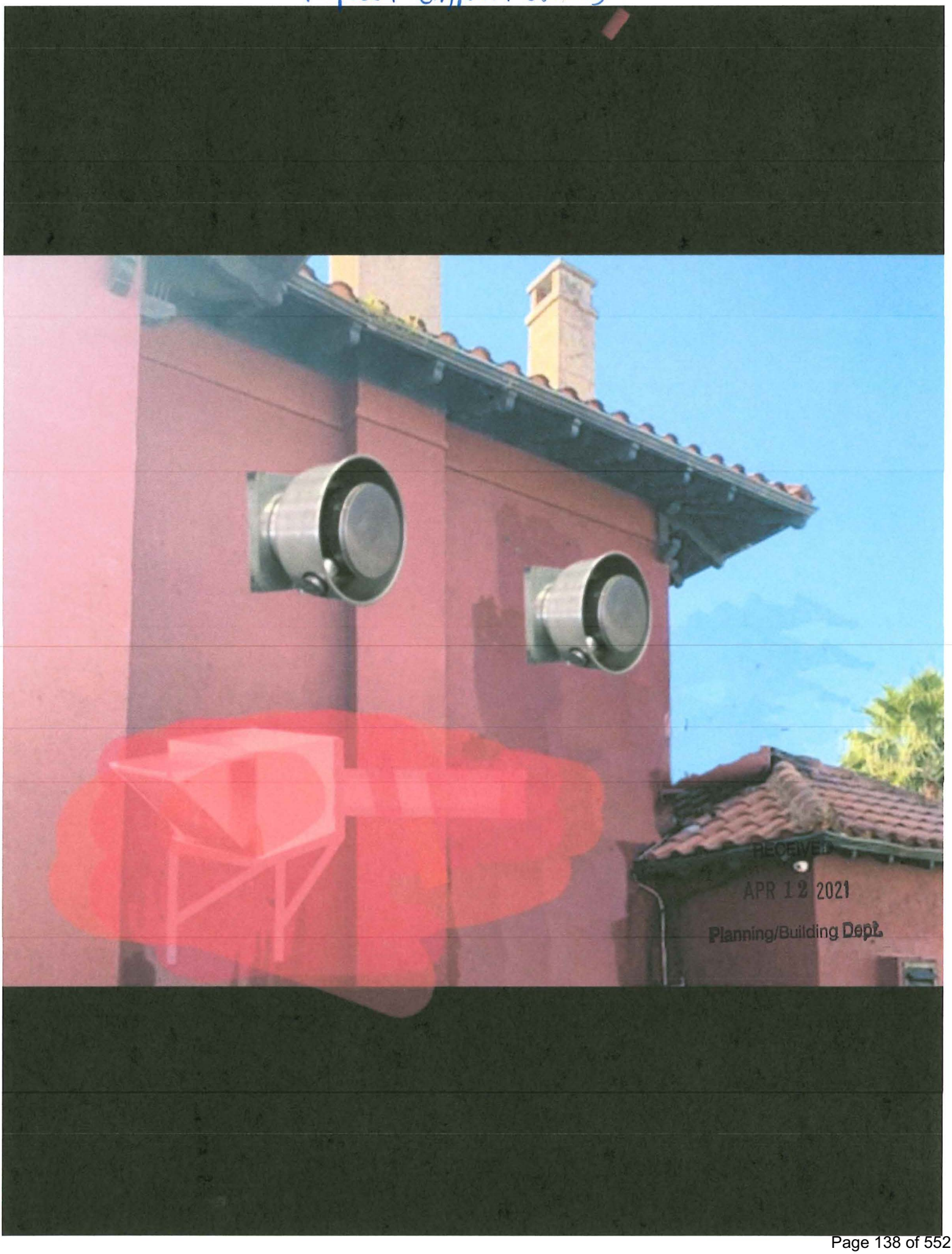
Reviewed by: Julie Courtney Date: 4/12/21 (April 19, 2021)

Existing (Hypolita Street)

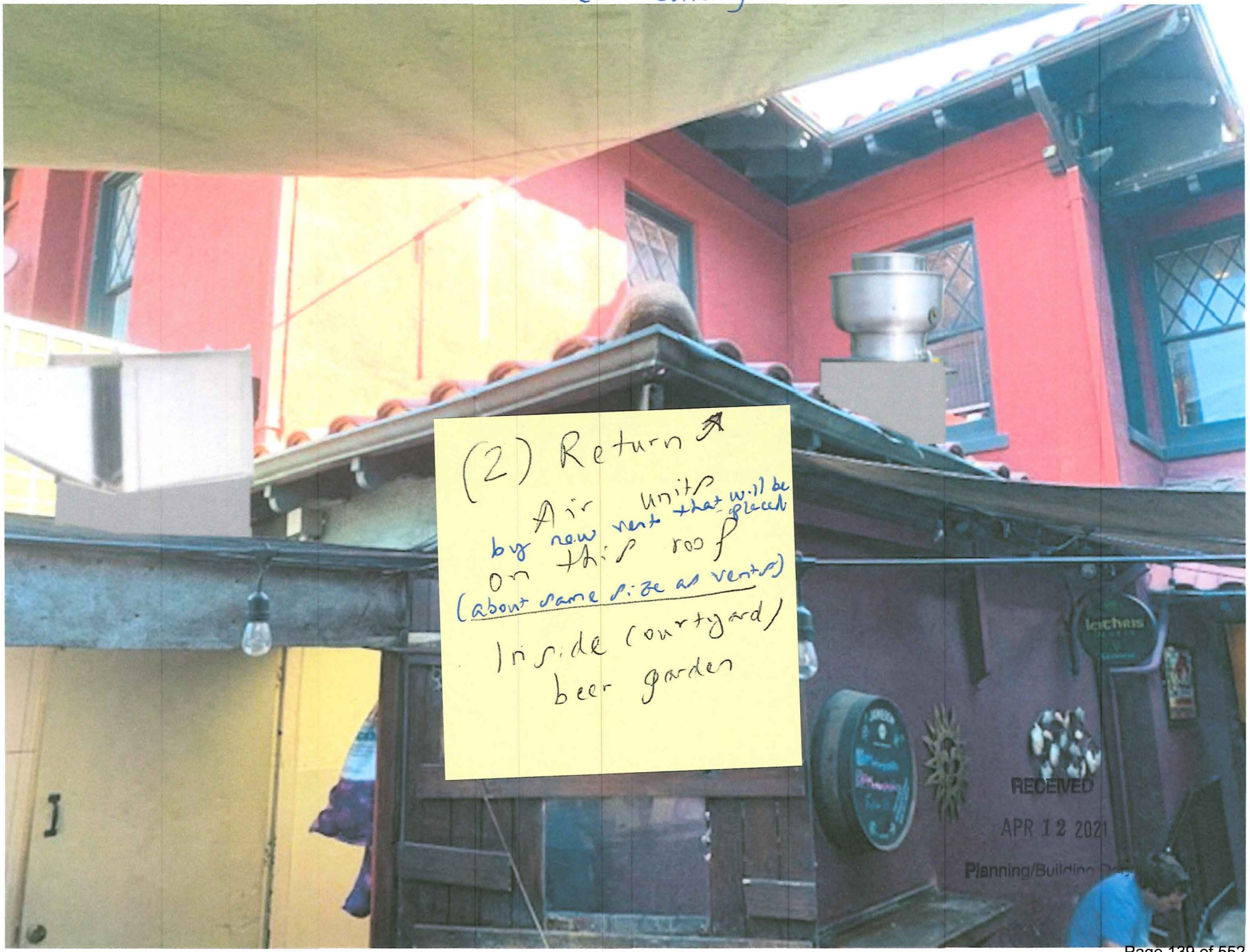


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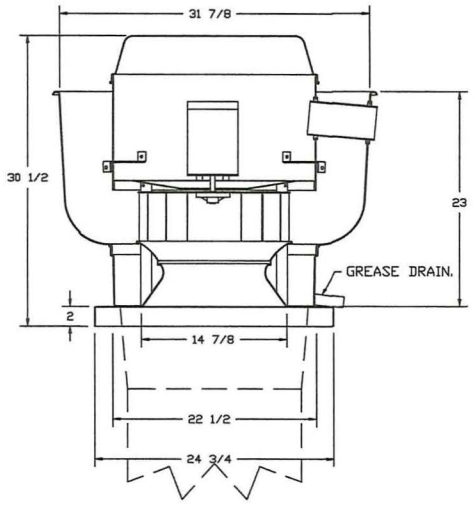
Proposed (Hypolita Street)



South Side of Building



FANS #1, #2 - DU85HFA EXHAUST FAN



FEATURES:

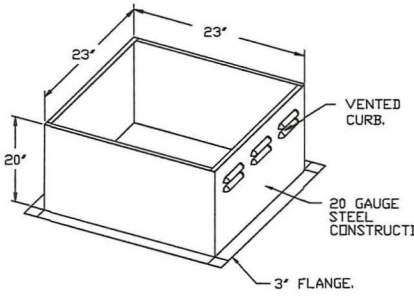
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

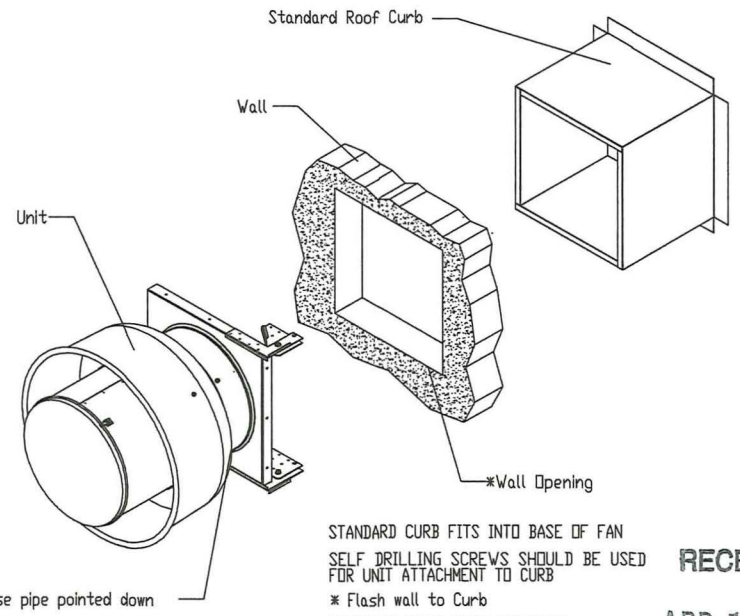
OPTIONS

GREASE BOX.
FAN BASE CERAMIC SEAL - SHIP LOOSE - FOR GREASE DUCTS.
THROUGH WALL CURB MOUNT INSTALLATION. CURB HEIGHT MUST BE MINIMUM 9" TALLER THAN WALL THICKNESS FOR USE WITH A HINGE KIT.
WALL MOUNT CONSTRUCTION FOR FAN.
SHIP LOOSE DISCONNECT FOR REMOTE MOUNT.
HINGE KIT - SHIPS LOOSE FOR CURB SUPPLIED BY OTHERS.
ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION.
2 YEAR PARTS WARRANTY.



Wall Mount w/ Standard Curb

(24" WHEEL 2 HP - 1 & 3 PHASE)
(24" WHEEL 3 HP - 3 PHASE MAXIMUM)

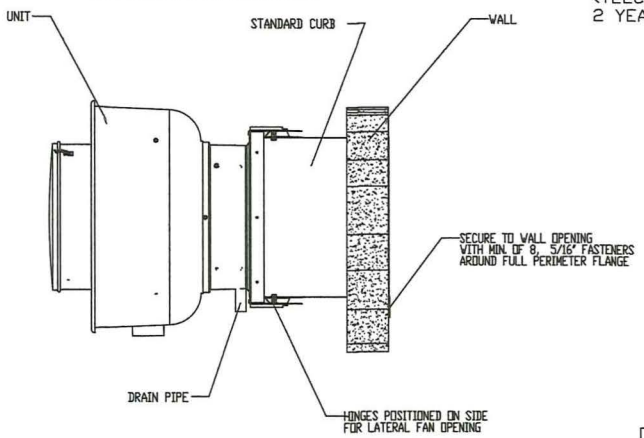


STANDARD CURB FITS INTO BASE OF FAN
SELF DRILLING SCREWS SHOULD BE USED FOR UNIT ATTACHMENT TO CURB
* Flash wall to Curb
FLASHING AND SEALING OF WALL PENETRATION DONE BY OTHERS

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Wall Mount w/ Standard Curb SIDE VIEW

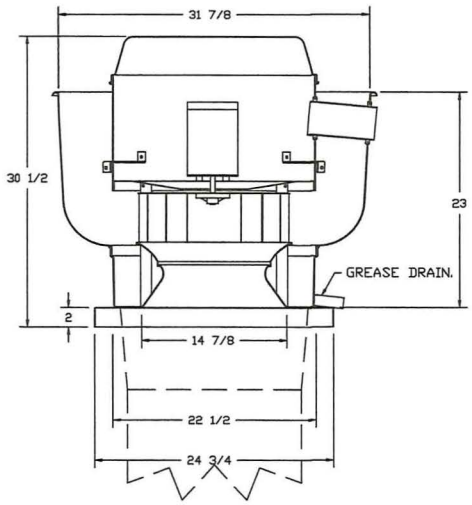
(24" WHEEL 2 HP & 3 HP 1 PHASE MAXIMUM)



CAPTIVE-AIRE

JOB Meehan's Irish Pub	
LOCATION St. Augustine, FL, 32084	
DATE 3/2/2021	JOB # 4742004
DWG # 10	DRAWN BY reg65
REV.	SCALE 3/8" = 1'-0"

FAN #3 DU85HFA - EXHAUST FAN



FEATURES:

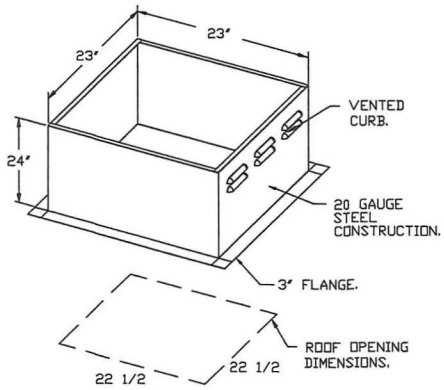
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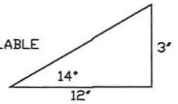
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EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

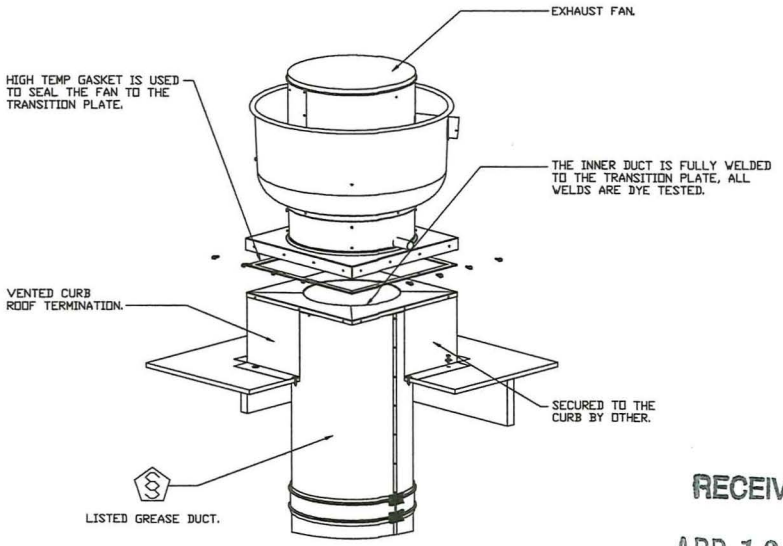
GREASE BOX.
FAN BASE CERAMIC SEAL - SHIP LOOSE - FOR GREASE DUCTS.
ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION.
2 YEAR PARTS WARRANTY.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.



SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE.



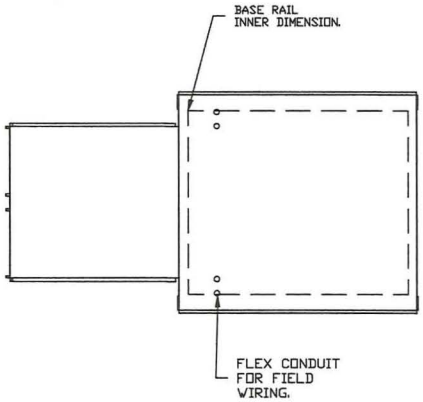
RECEIVED
APR 12 2021
Planning/Building Dept.

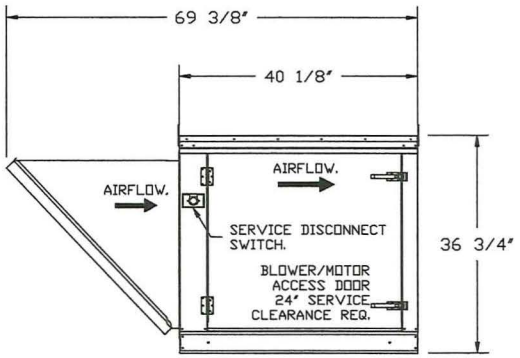
JOB Meehan's Irish Pub	
LOCATION St. Augustine, FL, 32084	
DATE 3/2/2021	JOB # 4742004
DWG # 11	DRAWN BY reg65
REV.	SCALE 3/8" = 1'-0"

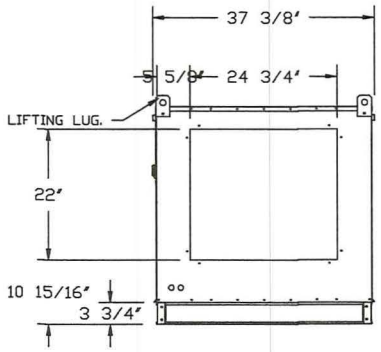
FAN #4 A2-20D - SUPPLY FAN
1. UNTEMPERED SUPPLY UNIT WITH 20" MIXED FLOW DIRECT DRIVE FAN IN SIZE #2 HOUSING.
2. INTAKE HOOD WITH EZ FILTERS-LOW CFM.
3. SIDE DISCHARGE - AIR FLOW LEFT -> RIGHT.
4. MOUNT MOTOR AND DISCONNECT ON OPPOSITE SIDE OF FAN.
5. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.
6. WALL MOUNT OPTION FOR SIZE 2 UN-TEMPERED MAKE-UP AIR FAN. 40" LONG ANGLE IRON FRAME.
7. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
8. 2 YEAR PARTS WARRANTY.

*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED STRAIGHT DUCT SIZE IS 26" x 26".

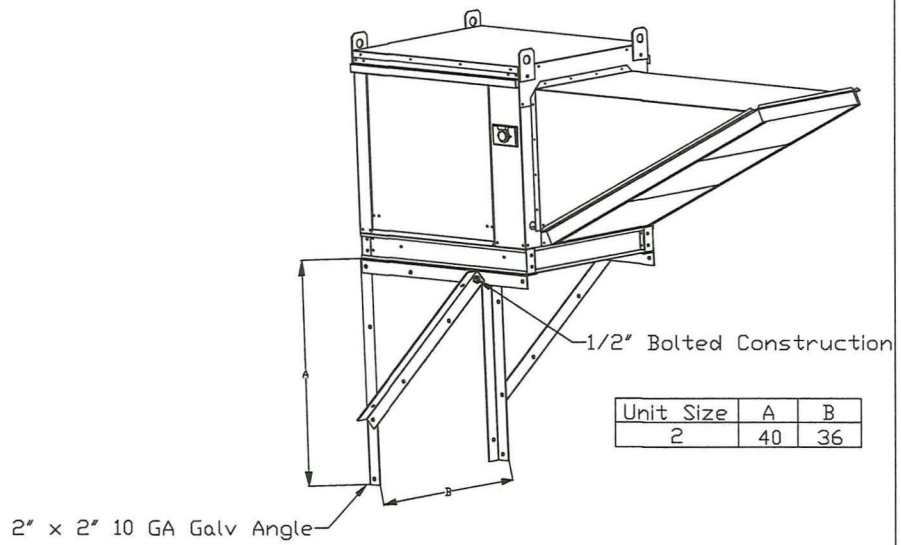
RECEIVED
APR 12 2021
Planning/Building Dept.







Untempered Supply Fan Wall Mount Bracket Detail



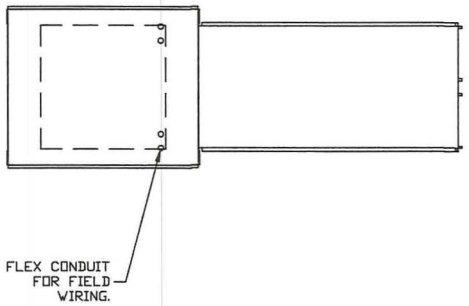
Unit Size	A	B
2	40	36

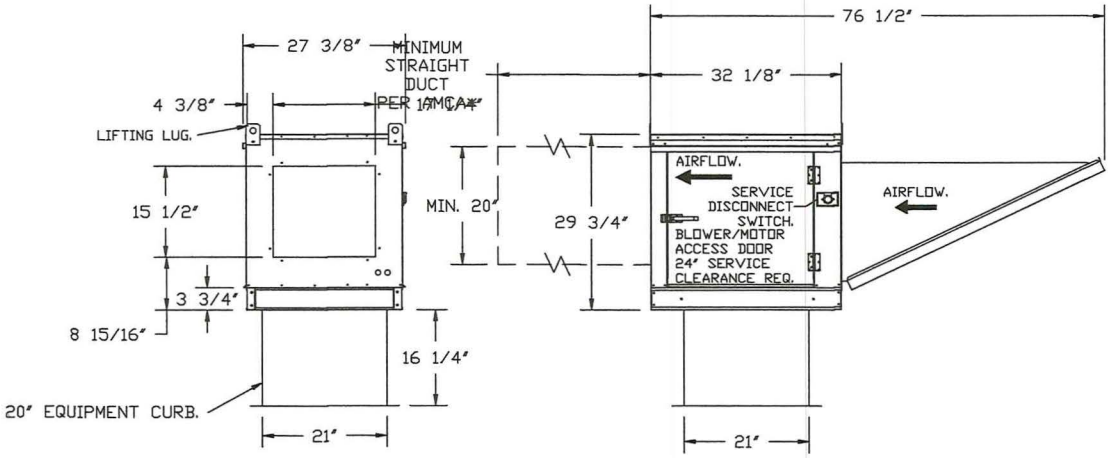
JOB Meehan's Irish Pub	
LOCATION St. Augustine, FL, 32084	
DATE 3/2/2021	JOB # 4742004
DWG # 12	DRAWN BY reg65
REV.	SCALE 3/8" = 1'-0"

FAN #5 A1-15D - SUPPLY FAN
1. UNTEMPERED SUPPLY UNIT WITH 15" MIXED FLOW DIRECT DRIVE FAN IN SIZE #1 HOUSING.
2. INTAKE HOOD WITH EZ FILTERS.
3. SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT.
4. ECM WIRING PACKAGE FOR SUPPLY MOTORS WITH PWM SIGNAL FROM ECPM03 PREWIRE.
5. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
6. 2 YEAR PARTS WARRANTY.

*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED STRAIGHT DUCT SIZE IS 20" x 20".

RECEIVED
APR 12 2021
Planning/Building Dept.





JOB Meehan's Irish Pub	
LOCATION St. Augustine, FL, 32084	
DATE 3/2/2021	JOB # 4742004
DWG # 13	DRAWN BY reg65
REV.	SCALE 3/8" = 1'-0"

Julie Courtney

From: Julie Courtney
Sent: Wednesday, May 5, 2021 1:27 PM
To: Keith Jenkins; Reggie Maggs
Cc: Sonny Elliott; James Whitehouse
Subject: RE: 20 Avenida Menendez - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)
Attachments: 20AvenidaMenendez_GoogleMapsViewofRoof.pdf; 20AvenidaMenedez_PA aerialMap.pdf

Hello Keith,
Thank you for the helpful information. I had further clarifications to ask in BLUE:

- I mentioned in the attached sufficiency checklist that we need confirmation from you on if the replacement vents will require that one or more of the second story windows be removed towards the west end of the building on the north or Hypolita Street side. Please confirm. The installer could better answer this question but to the best of my knowledge the 2nd floor window that's above the current grease duct (facing Hypolita St. side) will be removed and 1 of the new exhaust fans will be in its place.

If the installer can confirm that the window on the north elevation will need to be removed and provide information on how the window opening will be enclosed, please. Ideally, exact locations and sizes of units are shown on an elevation / partial elevation drawing,
Are there any other alternative areas that will not required removal of a window and on a prominent elevation?

- The spec sheets you submitted shows 2 different exhaust fan mountings (looks like for wall and roof) and two different supply fans or is that just two different mountings (wall and roof)? 2 different supply fans. The A2-20D goes with the larger grease hood on the north side of the kitchen. The A1-15D goes with the smaller grease hood on the south side of the kitchen.

It will be helpful to know which unit is going where. This will be required for a permit application as well. Are there building plans for this building? It would be helpful to have the locations of all wall units indicated on the related exterior wall elevations and roof-top units indicated on a roof plan. If no plans exist, I attached aerial views of the building (Google Maps and Property Appraiser map aerial images). They aren't the best, but please indicate where each unit will go on which roof on an aerial view of the roof or an architectural roof plan.

  - For the 2 supply fans you mentioned would need to be added to the southwest corner first floor roof, will only the 29-3/4" unit with the 20" curb (about 50" total) be what projects above the roof? Yes, that is the total height for the A1-15D. If they are also roof mounting the A2-20D on that southwest roof the height of that supply fan would be 53"with a 20" tall roof curb. I'll have to verify with the installer/Reggie about where they ultimately decided this supply fan would go since we initially had it designed around being wall mounted on the north facing wall.

When you say the A2-20D could be 53"with a 20" tall roof curb – are you saying 53" total or is the 20" roof curb dimension extra? (It looks like the height of that supply fan is 36-3/4" high, but are you taking some off that for the base flange and then adding in 20" to get the 53"?)

At the meeting, the HARB may ask for the applicants to come back with plans showing exact locations of the units and sizes in relation to the building more clearly, or to investigate other locations rather than where it requires removal of an existing window, but that is their decision. I always try to have as much information provided to the HARB upfront to help avoid continuance if possible.

Thank you,

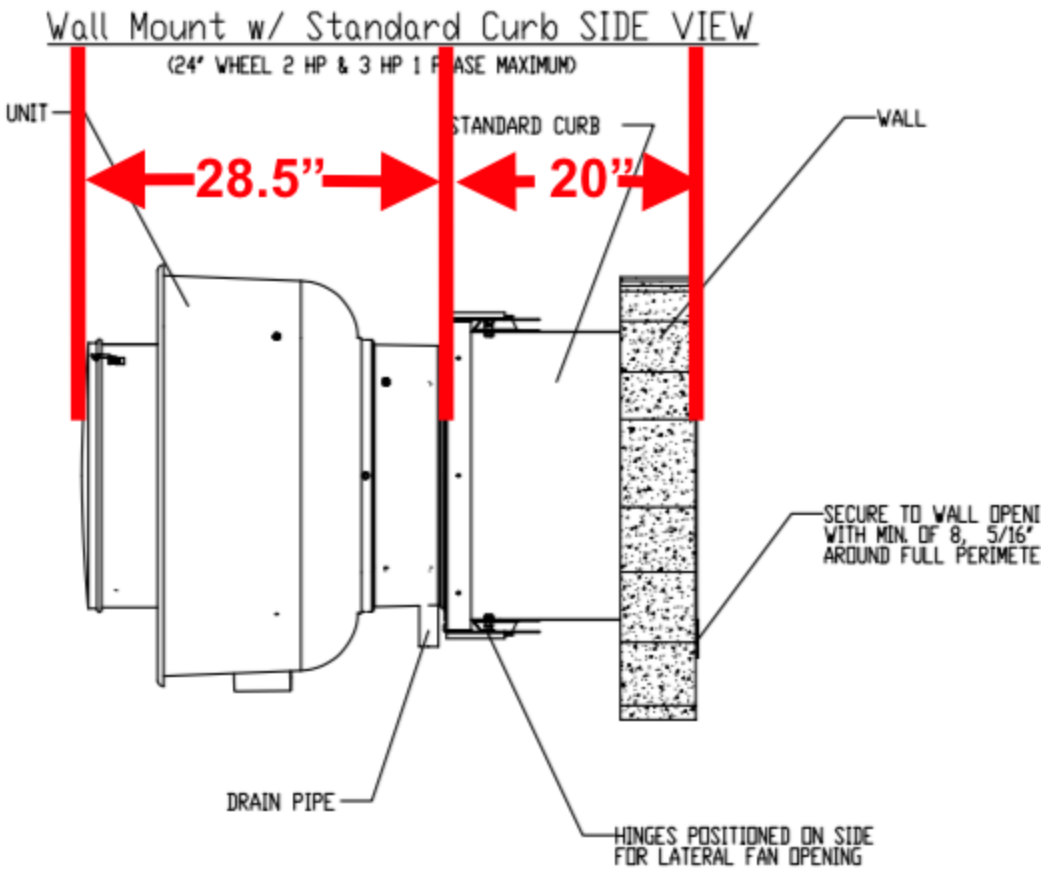
From: Keith Jenkins
To: Reggie Maggs
Cc: Julie Courtney; Sonny Elliott; James Whitehouse
Subject: Re: 20 Avenida Menendez - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)
Date: Tuesday, May 4, 2021 10:25:51 PM
Attachments: Screen Shot 2021-05-04 at 10.03.50 PM.png
Specbuilder Banner.png

I also wanted to touch base to confirm the following:

- I mentioned in the attached sufficiency checklist that we need confirmation from you on if the replacement vents will require that one or more of the second story windows be removed towards the west end of the building on the north or Hypolita Street side. Please confirm. The installer could better answer this question but to the best of my knowledge the 2nd floor window that's above the current grease duct (facing Hypolita St. side) will be removed and 1 of the new exhaust fans will be in its place.
- We need to verify how much will the different units project?
    - The spec sheets you submitted shows 2 different exhaust fan mountings (looks like for wall and roof) and two different supply fans or is that just two different mountings (wall and roof)? 2 different supply fans. The A2-20D goes with the larger grease hood on the north side of the kitchen. The A1-15D goes with the smaller grease hood on the south side of the kitchen.
        - For the two exhaust fans projecting from the north wall, it looks like the unit is 30.5" tall and the curb is 20" high – so possibly about a 50"projection from the north wall? The fan is 28.5" tall (30.5" minus the 2" base flange). The actual amount of projection will be dependent on the thickness of the wall. Unit projection = 20" tall wall curb minus the wall thickness plus 28.5" fan height. See attached.
        - For the southwest corner of the building, where the exhaust fan is being installed on the first-floor roof, will this be the same or does the round grease duct pipe extend up through and above the roof? Both the north facing wall fans and southwest roof exhaust fan's exhaust duct will be run inside the building and through the curbs. The exhaust duct won't be exposed. The only thing you will see from the outside is the curbs and fans.
    - For the 2 supply fans you mentioned would need to be added to the southwest corner first floor roof, will only the 29-3/4" unit with the 20" curb (about 50" total) be what projects above the roof? Yes, that is the total height for the A1-15D. If they are also roof mounting the A2-20D on that southwest roof the height of that supply fan would be 53"with a 20" tall roof curb. I'll have to verify with the installer/Reggie about where they ultimately decided this supply fan would go since we initially had it designed around being wall mounted on the north facing wall.
    - Will anything for the southwest corner be mounted on a wall instead of

the roof? Not to my knowledge.

Thanks,



Keith Jenkins ***Regional Manager*** | Region 65

CaptiveAire ***commercial ventilation technologies***

12620 Beach Blvd #3, BOX #269, Jacksonville, FL 32246

m: 904.463.6242

reg65@captiveaire.com | www.captiveaire.com

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Paragon Dedicated Outdoor Air System

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Single Wall Duct Installation Series

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QUIT-CLAIM DEED 88 20129 RAMCO FORM 8

This Quit-Claim Deed, *Executed this* 5th *day of* ~~June~~ August *, A. D.* 1988 *, by*

HERBERT L. SMITH AND ANNE SMITH, his wife,

first party, to

NOFAL-SMITH, INC.

O.R. 791 PG 1458

whose postoffice address is

21 Avenida Menendez, St. Augustine, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 ------- *, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* St. Johns *State of* Florida *, to-wit:*

The North one-half of Lot 1 of Block 3 of the City of St. Augustine, Florida, according to the Official Map of said City dated January 1, 1905, located on the Southeast corner of Hypolita and Bay (Avienda Menendez) Sts. bounded on the East by Bay Street on the North by Hypolita Street, on the West by Charlotte Street, and on the South by property formerly of Minnie Dasmukes Puller, EXCEPT AS FOLLOWS:

BEGIN at the Northeast corner of Block 3 of St. Augustine, St. Johns County, Florida, according to the Official Map thereof (said corner being the intersection of the West line of Bay Street and the South line of Hypolita Street); thence South along the East line of said Block 3, 4.64 feet; thence Northwest to a point one foot South from a point on the North line of said Block 3, 9.86 feet West from the Northeast corner of said Block 3; thence North one foot; thence East along said North line 9.86 feet to the Point of Beginning.

COPY

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

88 AUG -5 PM 2:36

CLERK OF CIRCUIT COURT

Documentary Tax Pd. $ .55
Intangible Tax Pd.
Carl "Bud" Harrell, Clerk St. Johns
By: [illegible] D.C.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in presence of:

Herbert L. Smith L.S.

Herbert L. Smith

Anne Smith L.S.

Anne Smith

STATE OF FLORIDA,
COUNTY OF St. Johns }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HERBERT L. SMITH AND ANNE SMITH, his wife,

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

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of ~~June~~ August A. D. 1988.

Linda Murderick
Notary Public, State of Florida at Large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 15, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

This Instrument prepared by: MITCHELL A. GORDON, ESQUIRE
Address P. O. Drawer 9670
Daytona Beach, FL 32020

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary



Parcel ID	1962900000
Location Address	20 AVENIDA MENENDEZ 51 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE N1/2 LOT 1 BLK 3 (EX R/W A1A DB250/435) OR586/133 &791/1458 Q/C & 791/1459 Q/C *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Nofal-Smith Inc 100%
Mailing Address	11 MAGNOLIA DUNES CIR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2021
Building Value	$469,477
Extra Features Value	$1,870
Total Land Value	$730,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,202,147**
Total Deferred	$109,058
Assessed Value	**$1,093,089**
Total Exemptions	$0
Taxable Value	**$1,093,089**

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	$483,085	$1,870	$730,800	$0	$0	$1,215,755	$993,717	$222,038	$993,717
2019	$426,489	$1,870	$475,020	$0	$0	$903,379	$903,379	$0	$903,379
2018	$447,814	$1,870	$394,632	$0	$0	$844,316	$844,316	$0	$844,316
2017	$473,724	$1,879	$366,319	$0	$0	$841,922	$774,031	$67,891	$774,031
2016	$473,724	$1,969	$282,331	$0	$0	$758,024	$627,312	$130,712	$627,312
2015	$379,681	$2,119	$282,331	$0	$0	$664,131	$570,284	$93,847	$570,284
2014	$233,990	$2,119	$282,331	$0	$0	$518,440	$518,440	$0	$518,440
2013	$246,756	$2,119	$282,331	$0	$0	$531,206	$531,206	$0	$531,206
2012	$255,265	$2,119	$282,331	$0	$0	$539,715	$539,715	$0	$539,715
2011	$209,611	$2,119	$316,890	$0	$0	$528,620	$528,620	$0	$528,620
2010	$228,798	$2,119	$352,100	$0	$0	$583,017	$583,017	$0	$583,017

Building Information

Building 1
Actual Area 6991
Conditioned Area 5341
Actual Year Built 1890
Use Restaurants & Cafeterias
Style 04
Class N
Exterior Wall Concrete Stucco
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Clay Tile
Interior Flooring Ceramic Tile, Hardwood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Plaster	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Ceramic Tile	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	17 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	132
BASE AREA	2832	2832
PATIO	0	80
PATIO	0	64
PATIO	0	80
CANOPY (COMMERCIAL)	0	176
BALCONY	0	176
FINISHED UPPER STORY	2167	2167
CANOPY	0	300
BASE AREA	342	342

CANOPY (COMMERCIAL)	0	60
FRAMED UTILITY - FORCED	0	118
MASONRY UTILITY	0	415
CANOPY COMMERCIAL - FORCED	0	49
Total SqFt	5341	6991

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	175
Metal Fence 6'	0	0	0	0	90
Patio	0	0	0	0	228

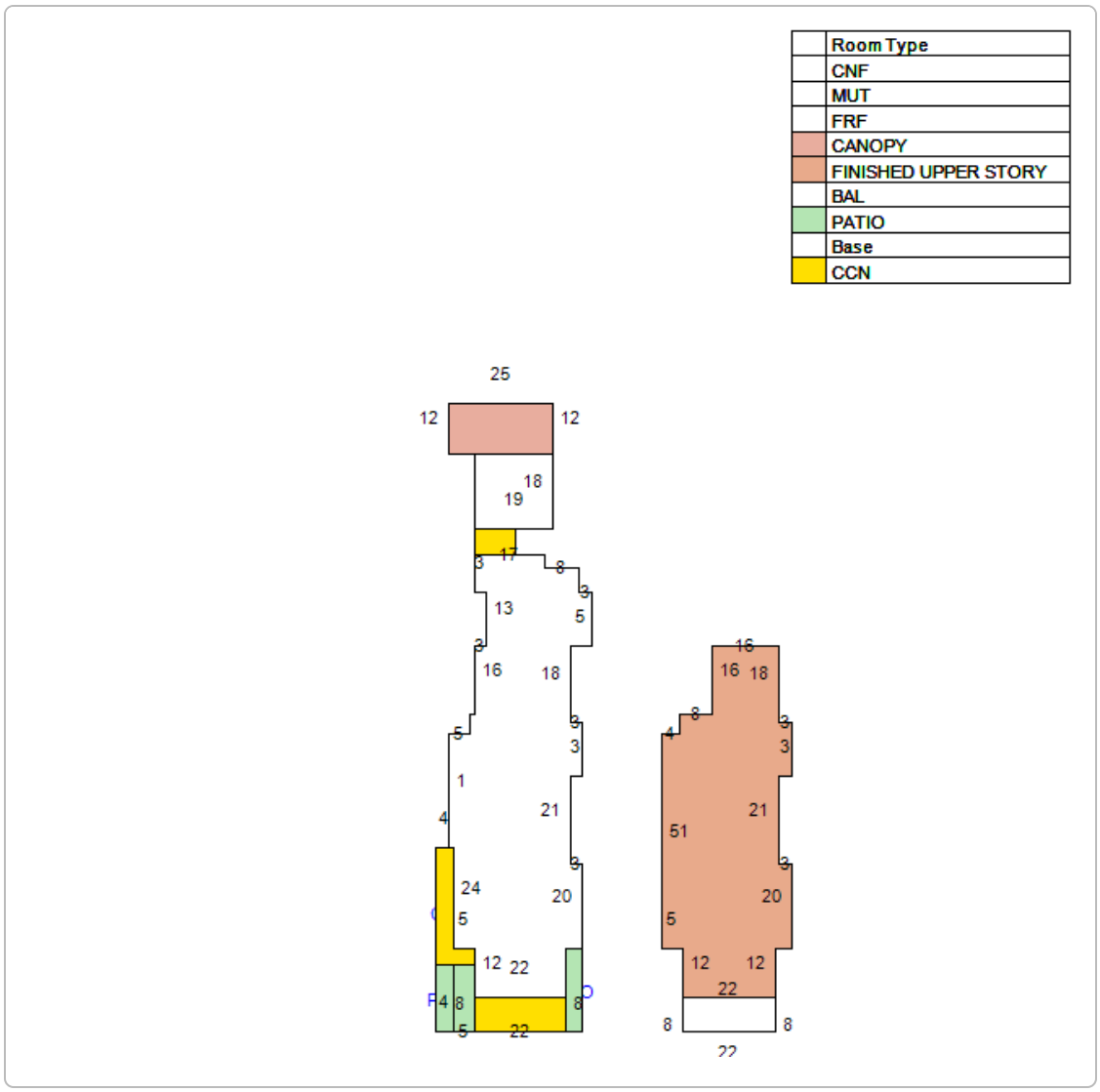
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	0	0	7308	SF	$730,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/1/1988	$0.00		791	1458	U	I		NOFAL-SMITH INC
	6/1/1988	$0.00		791	1459	U	I		
	9/1/1984	$0.00		656	336	U	I		
	5/1/1983	$45,000.00		586	133	Q	I		NOFAL-SMITH INC
	2/1/1983	$0.00		571	485	U	I		

Sketch Information



No data available for the following modules: Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/10/2021, 12:12:55 AM

Version 2.3.116



Detail by Entity Name

Florida Profit Corporation
NOFAL-SMITH, INC.

Filing Information

Document Number	G27804
FEI/EIN Number	59-2324314
Date Filed	03/10/1983
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/26/1996

Principal Address

12 SHAWNEE TRAIL
ORMOND BEACH, FL 32174

Changed: 04/02/2004

Mailing Address

11 MAGNOLIA DUNES CIR.
SAINT AUGUSTINE, FL 32080

Changed: 04/02/2004

Registered Agent Name & Address

NOFAL, MARILYN
11 MAGNOLIA DUNES CIR.
SAINT AUGUSTINE, FL 32080

Name Changed: 05/17/1999

Address Changed: 04/02/2004

Officer/Director Detail

Name & Address

Title DP

NOFAL, ROBERT C.
12 SHAWNEE TRAIL
ORMOND BEACH, FL 32174

Title DVST

Title DVST

NOFAL, MARILYN Y.
11 MAGNOLIA DUNES CIR.
SAINT AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	05/09/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/09/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
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04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
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03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
03/07/2008 -- ANNUAL REPORT	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/01/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
02/05/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
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05/17/1999 -- ANNUAL REPORT	View image in PDF format
03/16/1998 -- ANNUAL REPORT	View image in PDF format
04/22/1997 -- ANNUAL REPORT	View image in PDF format
02/20/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



Previous on List . Next on List . Return to List

Filing History

Fictitious Name Search
Submit

Fictitious Name Detail

Fictitious Name

MEEHAN'S IRISH PUB

Filing Information

Registration Number	G11000061322
Status	ACTIVE
Filed Date	06/18/2011
Expiration Date	12/31/2021
Current Owners	1
County	ST. JOHNS
Total Pages	2
Events Filed	1
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Mailing Address

20 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Owner Information

ISLAND IRISH ENTERPRISES
20 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084
FEI/EIN Number: 27-1388814
Document Number: L09000113711

Document Images

06/18/2011 -- Fictitious Name Filing View image in PDF format

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Principal Address

20 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

20 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 02/08/2012

Registered Agent Name & Address

ST JOHNS LAW GROUP
104 SEA GROVE MAIN STREET
ST. AUGUSTINE, FL 32080

Name Changed: 01/18/2020

Address Changed: 01/19/2016

Authorized Person(s) Detail

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Title AMBR

Dolan, Thomas P

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MAGGS, REGINALD NEIL
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ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	02/07/2019
2020	01/18/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
02/06/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
09/13/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/08/2014 -- ANNUAL REPORT	View image in PDF format
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02/08/2012 -- ANNUAL REPORT	View image in PDF format
01/08/2011 -- ANNUAL REPORT	View image in PDF format
01/26/2010 -- ANNUAL REPORT	View image in PDF format
11/30/2009 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 20, 2021 Meeting



Application PL2021-0057 Address: 42-1/2 St. George Street

Applicant: Marquis Latimer + Halback, Inc.

Property Owner: TIITF/Department of State

Project description: To modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Architectural Style:	Jose Salcedo House: Spanish Colonial	Florida Master Site File:	Jose Salcedo House: SJ01889
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	Jose Salcedo House Reconstructed 1962 (in St. Augustine Plan)
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974600000		
Agenda Item:	7(b)	Previous Action(s):	COA PL2019-0062; COA F2014-0012

STAFF SUMMARY AND ANALYSIS:

- The property of the small one-story stucco covered building with a wood roof that is to the southwest or rear is shared with the Jose Salcedo House, which was reconstructed in 1962 on foundations of a coquina house listed on the 1784 Puente map and fronts St. George Street. Both the former residential and kitchen buildings house individual food-related commercial businesses and have courtyard areas that provide outdoor eating areas.
- A courtyard area with coquina concrete paving is to the south of the two-story Spanish Colonial building, while coquina concrete pathways lead to two other courtyard areas with crushed stone, one in front or to the east of what was previously the "detached masonry kitchen," according to the Florida Master Site (FMSF), and another to the north, where a wood frame smokehouse also stands.
- Modifications are only planned to site features in the courtyard area behind or to the west of the two-story house building and adjacent or to the north of the former one-story kitchen.
- According to the Architectural Guidelines for Historic Preservation (AGHP), "… covered trellises are appropriate and effective ways of providing shade for patios and buildings" and the plans for the wood structure follows the recommended design. However, the 30' long proposed pergola (labeled trellis in plans) is large in relation to the scale of the 24' x 25' former kitchen building. Plastic materials like the acrylic glass proposed to cover the top of the pergola are not within the AGHP recommended materials, which states "Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces." Furthermore, roofed areas constitute lot coverage. A site plan or survey is needed to determine the modified lot coverage.
- A well is also located immediately behind the house building on its original site. Proposing a cover may be conjectural.
- Although coquina concrete is listed as one of the appropriate paving materials by the AGHP, the extent of the proposed paving to cover most of the main courtyard will change the overall feeling, especially in relation to the architectural character of the Colonial period reconstructed buildings on the property. Storm water issues could also be a concern and a review by Public Works is needed. Incorporating a variation of appropriate materials is encouraged.
- Metal must be painted white, brown or black according to the AGHP. New railing for the stage and new ramps should not be painted red to match the existing railing on site as proposed. A previous COA application (F2014-0012) was approved by the HARB with the condition that the aluminum ADA handrails be black instead of the existing red finish for the ramp and steps which lead to the c. 1969 Colonial inspired restroom building on the north end of the property.
- With the coquina wall and two-story building along the east / St. George Street property line and the tall wood privacy fence runs along the west/rear property line and extends on the south and part of the north side of the property, some of the lower proposed modifications like the stage will not be visible from the street or adjacent properties.
- The more recently added bright colored outdoor metal framed furniture to replace the brown stained wood furniture similar to some that remains is likely considered of modern design and is not compatible with the AGHP. HARB approval is needed and should be sought with this application if the furniture is to remain.
- During the course of staff's review of previous HARB COA applications for this property, discrepancies were found between previously approved COAs and the current site conditions. The applicant should indicate if the railing paint color will be corrected (2014-0012) and the approved vent on the two-story building be painted a dark color (2019-0062). Further, a wood fence was approved to be installed around existing mechanical equipment at the southwest of the former house. The site would be improved by the units being screened since they are in such a visually prominent area.
- Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and require additional zoning review. The property is subject to state archaeology requirements.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions on a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street because the project scope as designed does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9**:

1. Consider a pergola that is reduced in size, with the scale to the level that is compatible with the former kitchen building and an alternative cover that is a compatible material
2. Coquina concrete paving should be buffered with landscape materials or a variation of other appropriate materials should be incorporated
3. The well cover should be based on historical evidence
4. Proposed site features such as the metal railing finish color and the outdoor furniture should comply with the AGHP

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

To modify site features in the courtyard adjacent to the rear one-story building to include:

1. An approximately 30'-2" x 16' x 10'-3" high pressure treated southern pine unpainted wood pergola (labeled as trellis in plans) constructed to the north of the one-story former 24' x 25' kitchen building with (12) 8' diameter wood column poles, a wood lattice roof with 45° squares, and clear acrylic glass panels as roof cover
2. A 15" x 11' raised wood platform / stage and 5' wide L-shaped ramp with 2x6" wood decking, constructed along the west property line, north of the existing smokehouse building, to be 26'-7 wide overall. Aluminum powder-coated ADA rails to match existing rails on site will be mounted to wood railing system with balusters. Pressure treated southern pine unfinished wood is proposed
3. Two 2'-4' square cedar wood planter boxes with exposed antique iron nails, fiberglass interior planter, and herb plantings of Sweet Basil, and Rosemary
4. Adding a cedar wood covering over the existing coquina masonry well with 4" diameter cedar posts, wood lattice panels, and a flat roof covered with cedar shake roofing. Antique wrought iron hardware and exposed antique iron nails are proposed
5. Coquina concrete paving with joints extended in northwest courtyard area (behind two-story building)
6. Granite gravel aggregate to be added to north and south of proposed coquina concrete paving and pergola
7. Adding Schillings Yaupon Holly plants adjacent to wood platform/stage
8. Replacing existing steps on north end of ramp structure to public restrooms with a wood ramp to match the existing, measuring approximately 13'-8" long and about 5'-6" wide from outside rail to rail, with the ramp rising 12" to meet the restroom building. The wood railing system is about 42" high and aluminum powder-coated ADA rails to match the existing

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

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 in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- 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.

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.

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

Trellises should be constructed of simple round wooden posts and poles.

Wells should be masonry finished with stucco. 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.

Masonry bench seating is appropriate within loggias.

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

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

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

Floors for loggias and galleries may be either poured coquina concrete or tabby.

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.

Electrical and Mechanical Equipment

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

Pre-1821
Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Roofs and Roofing

Do...
- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.

Don't...

- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building.

Pre-1821
First Spanish Period roofs may be either flat or pitched. Simple parapets with tile or wood canales (rain spouts) must be used with flat roofs. Pitched roofs may be either gable or hip, with gables more common. Roofs are steeply pitched between 45° and 53°, giving the building a medieval appearance. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress, or wood shingles giving the appearance of thatch. Modern composition shingles are appropriate only if they replicate the color, texture and shape of historically documented material.

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

Eaves of this period should be narrow or nonexistent. The fascia is a narrow weatherboard, possibly beaded. The British box cornice is appropriate with plain, beaded or molded fascia and eave returns.

Gutters are generally not appropriate on pre-1821 buildings. It is appropriate to raise the last shingle course about an inch to "kick" water away from the walls. If guttering must be used, it should effectively reproduce the appearance of documented pre-1821 gutter types. Modern gutters may be used when placed inside, and if effectively screened by, a V-shaped wood trough, preferably cypress. Gutters may also be disguised behind parapets. On some buildings, a half-round gutter may be used when painted to match the patina of copper. To reduce the need for gutters, gable roofed buildings should be oriented with the gable end adjacent to the street. Gutters are not appropriate on balcony roofs.
Skylights are not appropriate. Dormers or gable end windows should be used to provide light and air to upper half stories.

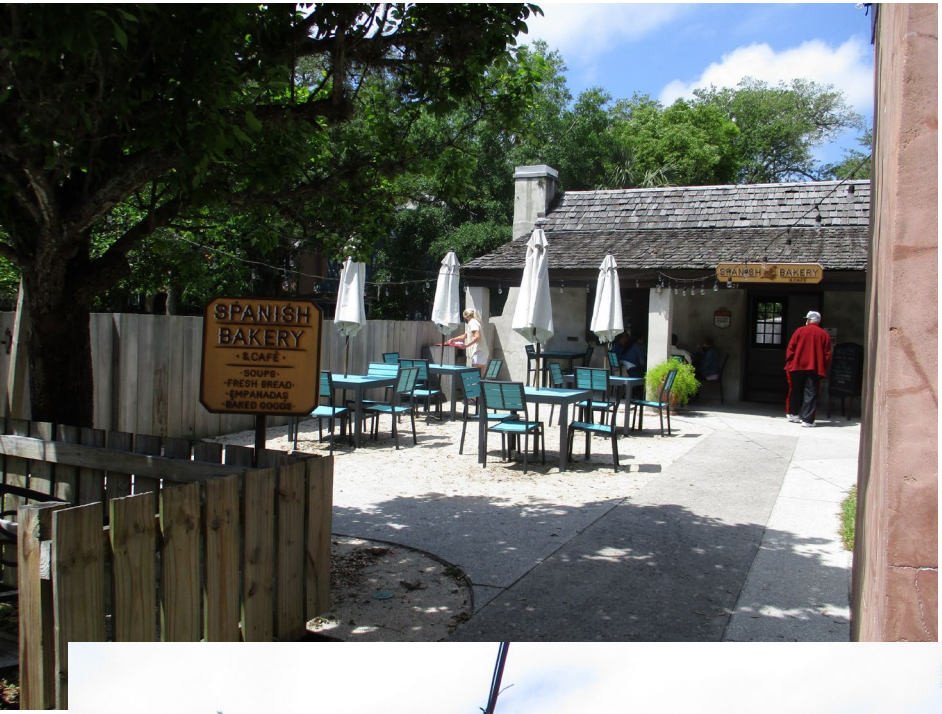
Historic Plant Materials

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 Map
4. February 20, 2014 HARB meeting minutes for Certificate of Appropriateness (COA) application F2014-0012: stating aluminum handrails on deck behind public restroom building to be painted black
5. June 20, 2019 meeting Order with HARB's approval with conditions for Certificate of Appropriateness (COA) application PL2019-0062: relating to fence around mechanical equipment and hood assembly to be painted a dark color to blend with existing building

STAFF PHOTOGRAPHS
42-1/2 St. George Street







Leading to detached former kitchen building on southwest corner of property of 42 St. George Street:
The crushed stone courtyard and paved walkway in front / to the east of this building will not be altered

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Project area focuses on courtyard to the north of the former kitchen building and behind or west of Jose Salcedo House (Reconstructed 1962) at 42 St. George Street

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Looking south and southwest:
Project area focuses on this courtyard to the north of the former kitchen building

STAFF PHOTOGRAPHS
42-1/2 St. George Street







Looking southeast and south:
Project area focuses on courtyard to the north of the former kitchen building. Smokehouse is adjacent to the kitchen building and wood fencing that runs along the rear property line





STAFF PHOTOGRAPHS
42-1/2 St. George Street



Looking southeast and south:
Wood stage/platform on plan is proposed to be placed along this area of wood fencing that runs along the rear property line. Project area focuses on courtyard to the north of the former kitchen building.
Smokehouse is adjacent to the kitchen building.

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Looking north:
Project area focuses on this courtyard to the north of the former kitchen building. Cedar tree to remain.

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Looking north at north end of courtyard to the north of the former kitchen building;
Looking west with walkway leading to parking lot behind 42 St. George Street

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Project scope includes proposed roofed cedar covering for well at rear / southwest corner of Jose Salcedo House (Reconstructed 1962) at 42 St. George Street

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Facing north and south:
Project scope includes proposed roofed cedar covering for well at rear / southwest corner of Jose Salcedo House (Reconstructed 1962) at 42 St. George Street

STAFF PHOTOGRAPHS
42-1/2 St. George Street





From within courtyard area proposed as project area:
Looking east and southeast at public restroom building
(adjacent / to the north of the Jose Salcedo House and fronting St. George Street)
with proposed wood ramp and railing to replace existing steps on north end

STAFF PHOTOGRAPHS: 42-1/2 St. George Street





From within courtyard area proposed as project area:
looking at public restroom building with existing ramp
(adjacent / to the north of the Jose Salcedo House
and fronts St. George Street)





STAFF PHOTOGRAPHS
42-1/2 St. George Street





South and west elevations of the adjacent Jose Salcedo House (Reconstructed 1962) at 42 St. George Street that sits in front of the project area of north courtyard of kitchen building

STAFF PHOTOGRAPHS
42-1/2 St. George Street

Context area:
Looking west at wall along front/east property line with roof of detached kitchen building visible towards back of property;
Looking north along St. George Street;
Front façade of Jose Salcedo House (Reconstructed 1962) at 42 St. George Street







STAFF PHOTOGRAPHS
42-1/2 St. George Street





Context area:
Courtyard with coquina concrete paving that is adjacent to the south of the Jose Salcedo House (Reconstructed 1962) at 42 St. George Street

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Context area: looking north and south along St. George 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. 8SJ 1889 1009==

Site Name: Jose Salcedo House 830== Survey Date: 7809 820==

Address: 42 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 12 (block) Lot pt 22 (lot) 868==

868==

Owner of Site: Name: Trustees of Internal Improvement Fund, Inc. ;

Address: Tallahassee, FL

902==

Occupant or Manager: 904==

Type of Ownership: State 848== Zoning: HP-3

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

UTM: 17 (zone) 469720 (easting) 3307140 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Scardaville, Michael C. (Historian) ;

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:

( ) Altered 858==

(X) 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: Commercial 850==

Date: +1962 844== Period: 20th cent. 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, stone (coquina)

854==

Structural Systems: Masonry, stone (coquina) 856==

Features of Structure: (942)

Window Type: DHS 12/12, blinds 942==

Foundation: Stone wall 942==

Roof Type: Gable, shed 942==

Secondary Roof Structures: Balcony, hip 942==

Porches & Balconies: Second-floor wood balcony south & east sides.

942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Chamfered wood posts

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Restored area. 864==

Relationship to Surroundings: On street line in restored area. Part of a cluster of original colonial and reconstructed colonial buildings.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Military, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Spanish Colonial building at 42 St. George Street known as the Jose Salcedo House, was reconstructed in 1962 by the Historic St. Augustine Preservation Board. Typical of colonial structures, the house is set on the street line with a gate opening into the yard. The entrance to the house is from the southern patio. The placement of the patio and the lack of windows on the north wall were designed for climate control, utilizing summer breezes and eliminating the chill of north winds. This form of construction, known as the St. Augustine Plan, also took full advantage of the warmth of the last rays of winter sun which is oriented toward the south horizon while creating shade from the hot noonday summer sun. A wooden wrap-around balcony with chamfered posts extends above the street on the east side and over an open patio on the south. The coquina wall is covered by stucco (except on the east side) which is typical of the plaster exterior used by the colonists to protect masonry walls. The yard, once used for planting, raising livestock, and outdoor cooking, is encircled by a masonry wall and wooden fence. A detached masonry kitchen and frame smokehouse are situated behind the main structure. A well is contained on the original site. (See separate file for additional information).

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new develop-

(over)

V. BIBLIOGRAPHY

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

ment in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 42 St. George Street was built on the foundations of a coquina house listed on the 1784 Puente map as belonging to Joaquin Blanco. After the British Period (1763-1784) it passed through the hands of Captain Andres Rainsford to Don Pedro Jose de Salcedo, a Captain of Artillery. The historic reproduction is based on the appearance of the house during Salcedo's ownership. For a brief time in the 1790's, the house served as the residence of General Jorge Biassou, a Black Haitian revolutionary leader who retired to St. Augustine after fighting with the Spanish in Santo Domingo.(4) The 1888 Sanborn map shows a two-story frame structure on the site designated as a dry goods store. This later became a "Gasoline Stove Store" "Plumber", and "Private Res".(5) After reconstruction the building was used to house a "Candy Kitchen" with the second floor functioning as a private residence. Although it is not on the Preservation Board's walking tour, it is an example of commercial usage of an historic reconstruction. This house, as well as the Arrivas House and Gallegos House were dedicated in 1963.(6)

ARCHAEOLOGY

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

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

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

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

4. Block 12, Lot pt. 22, Block and Lot File, Historic St. Augustine Preservation Board.

5. Sanborn, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.

6. St. Augustine Record, March 11, 1963.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01889
Field Date 2-11-2016
Form Date 2-11-2016
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) Jose Salcedo 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
Address:	42		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 # 1974600000 — **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: 1962 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use Private Residence — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown **Date:** **Original address**
Alterations: ☐ yes ☐ no ☒ unknown **Date:** **Nature**
Additions: ☐ yes ☐ no ☒ unknown **Date:** **Nature**
Architect (last name first): **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Coquina block 2. Stucco 3. WOOD SIDING
Roof Type(s) 1. Gable 2. Hip 3.
Roof Material(s) 1. Wood shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) SINGLE WOOD 12/12 FLUSH WITH EXTERIOR WITH WOOD TRIM

Distinguishing Architectural Features (exterior or interior ornaments) COQUINA BLOCK CONSTRUCTION WITH SMOOTH STUCCO; SECOND STORY WRAPPED PORCH WITH HIP ROOF

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) WALLED SIDE COURTYARD CONSTRUCTED OF COQUINA BLOCK

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 SJ01889

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details) SINGLE WOOD PLANK DOOR OPENS INTO THE COURTYARD AND SINGLE SIDE DOOR ENTRY

Porch Descriptions (types, locations, roof types, etc.) SECOND STORY WRAP PORCH SUPPORTED BY WOOD BEAMS; CHAMFERED POST SUPPORT A HIP ROOF

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

Narrative Description of Resource RECONSTSRUCTION ON ORIGINAL SITE. See Barbara Mattick NRHP Report Continuation Sheets.

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) CONTRIBUTES TO THE ST. AUGUSTINE NRHD, SJ10

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.

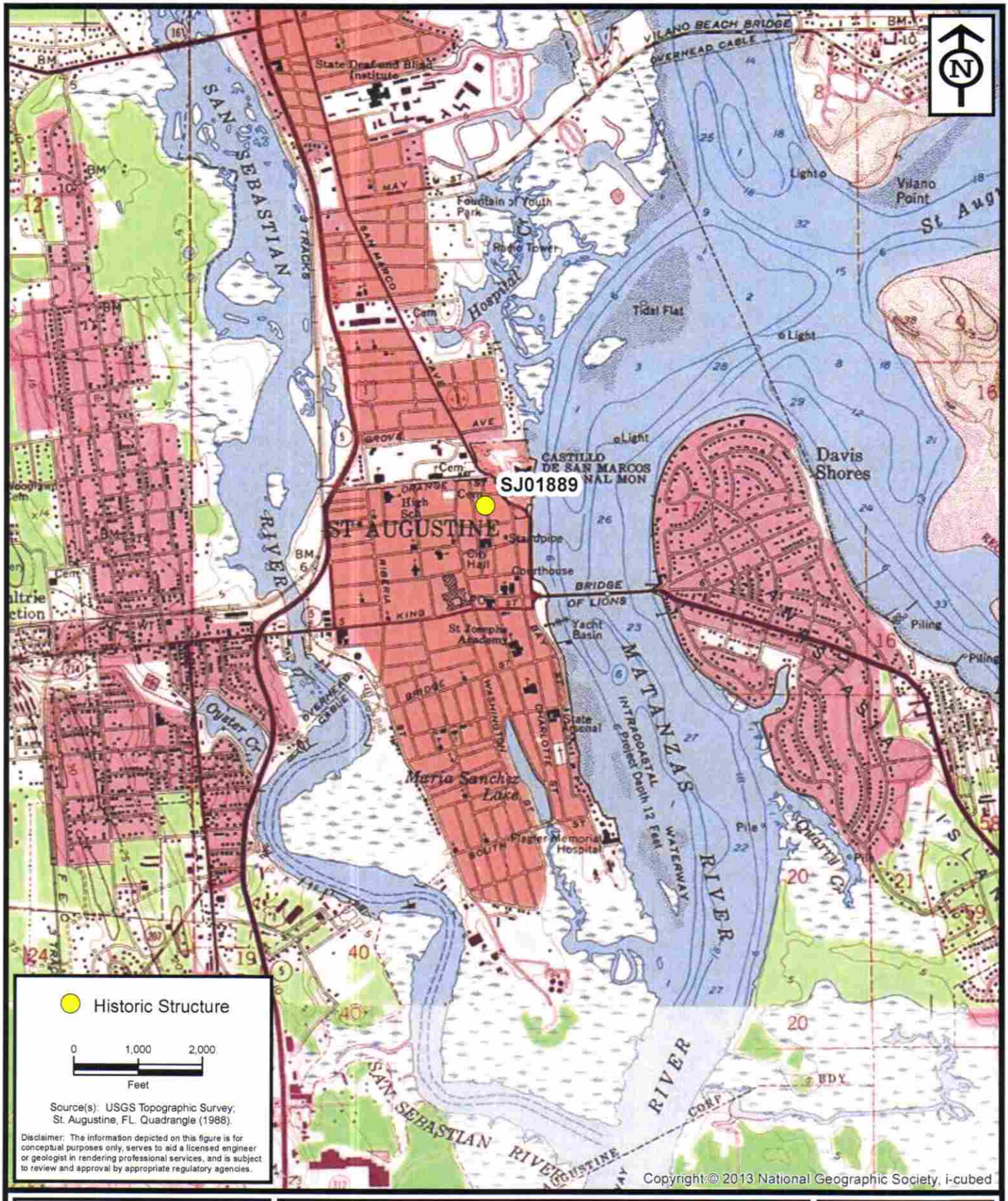
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

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 - SJ01889

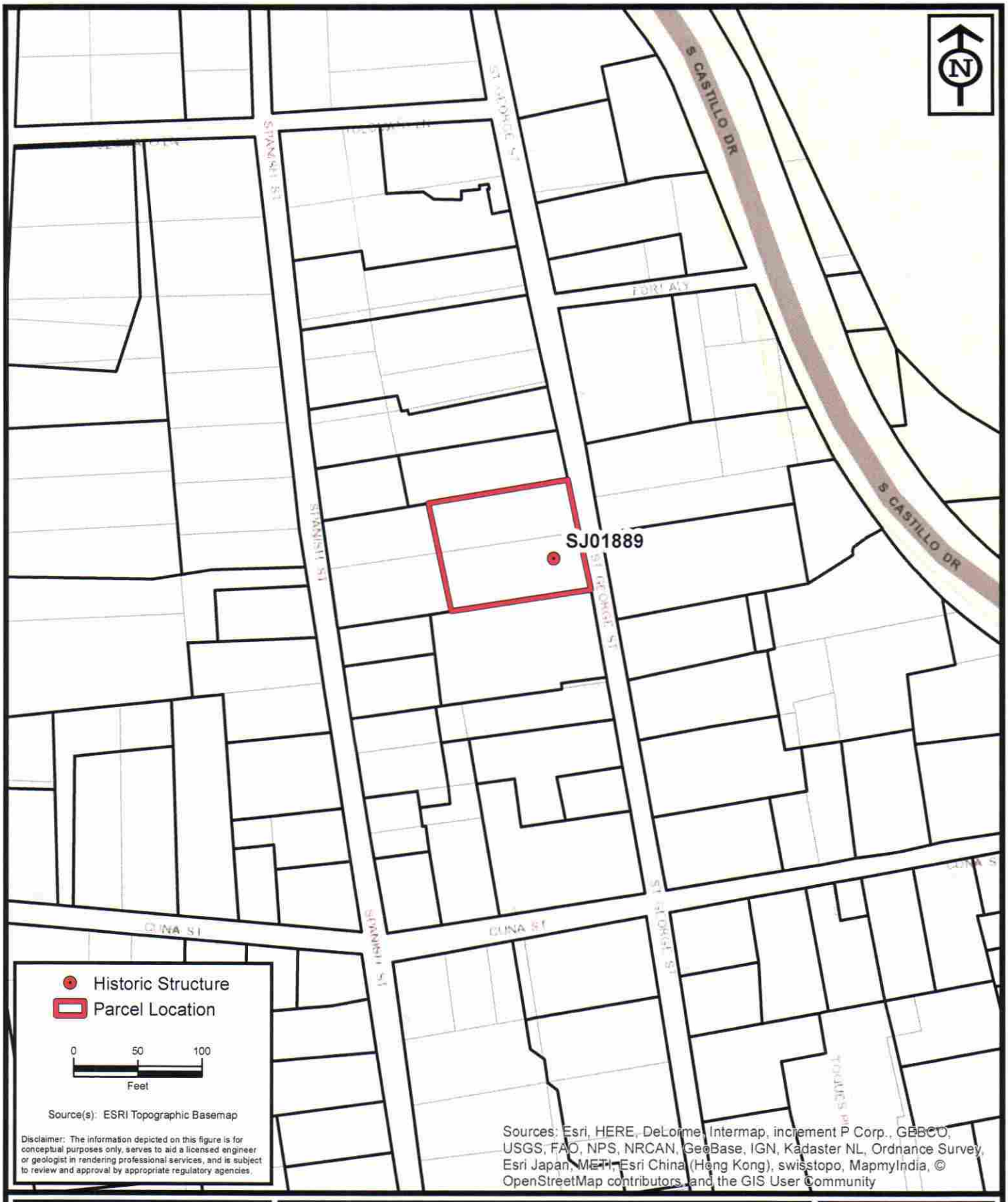
City of St. Augustine Historic Structure Survey

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\SJ01889\Location.mxd Date: 1/29/2016 9:23:12 AM

SJ01889



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

Parcel Location - SJ01889

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\SJ01889\Parcel.mxd Date: 2/1/2016 12:11:24 PM

SJ01889

SJ1889

Avery Womble
2842 Robert Oliver Avenue

April 18, 2013

Keepers of the Florida Master Site File
Division of Historical Resources
Florida Department of State
R.A Gray Building
500 S Bronough St. Rm 425
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am a student at Flagler College in St. Augustine, Florida. One of the most important historic events to take place here was the Civil Rights Movement of 1963-64, which led directly to the passage of the landmark Civil Rights Act of 1964.

Some of the major sites of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance."

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights markers.

I took 42 St. George Street. The Master Site File would be more complete if it included the following information:

This site should be noted as historic because Jorge Biassou lived there. Jorge Biassou was a famous Spanish General who commanded an army of 40,000 people against the French revolution. Daniel Fils-Aime made a memorial of Jorge Biassou in another location and it was noted as a historic site, then why can't 42 St. George Street be historic as well.

I am enclosing some documentary materials about 42 St. George Street:

1) Article about the house on HMdb.org
2) It has a sign outside of the property acknowledging that this was Jorge Biassou's house
3) The number of years that this building has been here is over 50 years

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

- Avery Womble

Avery Womble
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

Enclosures

HMdb.org THE HISTORICAL MARKER DATABASE "Bite-Size Bits of Local, National, and Global History"

Home — My Markers — Add A Marker — Marker Series — Links & Books — Forum — About Us

Your search returned just one marker . . .

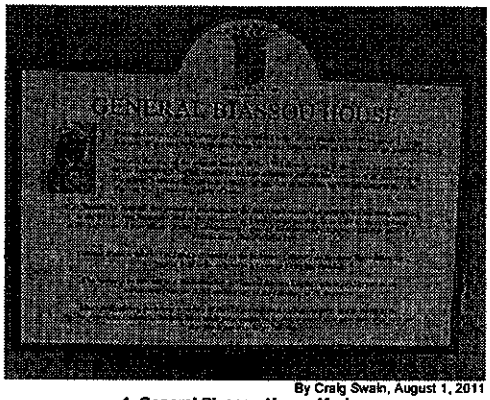
Add Photo — Add Link — Add Commentary — Correct this page — Print

St. Augustine in Saint Johns County, Florida — The American South (South Atlantic)

General Biassou House

Inscription. Here on this site, 42 St. George Street, stood the home of the nation's first Black general, Jorge Biassou, who came to St. Augustine from his native Haiti in 1796 as a member of the Spanish military.

Biassou was one of the original leaders of the 1791 slave uprising in Haiti, and for his service to the Spanish against the French he became a Spanish general and was sent to St. Augustine as the colony's second highest-paid official. In addition to his home here in the center of the city, Biassou had a plantation north of town.



By Craig Swain, August 1, 2011

1. General Biassou House Marker

In St. Augustine, Biassou was placed in command of the free Black militia that guarded the southern approach to the city at Fort Matanzas, and at the pioneer free Black settlement that formed the northern defense at St. Augustine at Fort Mose. Today Fort Matanzas is part of the National Park Service and Fort Mose is a Florida State Historic State Park.

General Biassou died in 1801 and was buried in the Tolomato Cemetery on Cordova Street following his funeral held in St. Augustine's Catholic Cathedral Basilica.

The building on this site is a reconstruction of General Biassou's home built in 1962 as part of the commemoration of the 400th anniversary of the founding of St. Augustine.

Many delegations, including members of Haiti's international diplomatic corps and members of the Haitian American Historical Society, have made pilgrimages to St. Augustine to visit sites associated with our first Black general, Jorge Biassou.



By Craig Swain, August 1, 2011

2. General Biassou House and Marker

Erected by City of St. Augustine.

Location. 29° 53.84' N, 81° 18.808' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on St. George Street, on the right when traveling north. Click for map. St. George Street is closed to vehicle traffic. Marker is at or near this postal address: 42 St. George Street, Saint Augustine FL 32084, United States of America.

Other nearby markers. At least 8 other markers are within walking distance of this marker. The Minorcan Heritage (about 300 feet away, in a direct line); Huguenot Cemetery (about 300 feet away); Public Burying Ground (about 400 feet away); Casa Avero (about 400 feet away); Los Floridanos (about 400 feet away); Tolomato Cemetery (about 500 feet away); The Rosario Defense Line (about 500 feet away); Santo Domingo Redoubt (about 500 feet away). Click for a list of all markers in St. Augustine.

Also see . . . General Jorge Biassou. *(Submitted on August 31, 2011, by Craig Swain of Leesburg, Virginia.)*

Credits. This page originally submitted on August 31, 2011, by Craig Swain of Leesburg, Virginia. This page has been viewed 178 times since then. **Photos:** 1, 2. submitted on August 31, 2011, by Craig Swain of Leesburg, Virginia.

Word or Phrase

Search

More Search Options

Markers Near You

Categories

20th Century
Abolition & Underground RR
African Americans
Agriculture
Air & Space
Animals
Antebellum South, US
Anthropology
Arts, Letters, Music
Asian Americans
Bridges & Viaducts
Cemeteries & Burial Sites
Charity & Public Work
Churches, Etc.
Civil Rights
Colonial Era
Communications
Disasters
Education
Entertainment
Environment
Exploration
Forts, Castles
Fraternal or Sororal Organizations
Government
Heroes
Hispanic Americans
Horticulture & Forestry
Industry & Commerce
Labor Unions
Landmarks
Man-Made Features
Military
Native Americans
Natural Features
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Notable Persons
Notable Places
Paleontology
Patriots & Patriotism
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Political Subdivisions
Politics
Railroads &

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Gen. Jorge Biassou, a key local figure

Posted: September 23, 2009 - 12:08pm

By SUSAN R. PARKER

Special to The Record

He marched around the streets of St. Augustine in fine clothes trimmed in gold, wearing a silver-trimmed saber, a fancy ivory and silver dagger, and a medal from the king of Spain. Gen. Jorge Biassou lived for five years in Spanish St. Augustine, from 1796 to 1801, displaying the image of an important chieftain and a person of power.

Born as a slave on the island of Hispaniola, he rose to command a fighting force of 40,000 during the revolution there against French rule that created the country of Haiti. Angered by turn of events during the revolution, Biassou relocated himself and his followers to Santo Domingo (the future Dominican Republic) and offered his services to the king of Spain. Then it was on to St. Augustine for him and his extended family.

His life and personality are merely waiting for dramatization in a docu-drama or the like. Prof. Jane Landers of Vanderbilt University has researched and written about Gen. Biassou for more than 20 years. Her forthcoming book, "Atlantic Creoles in the Age of Revolutions," carries a portrait of Jorge Biassou on its front cover. In 1988, she wrote about Biassou in El Escribano, the journal of the St. Augustine Historical Society.

Gen. Biassou was one of many free blacks living in St. Augustine at the end of the 18th century, and he probably was the most colorful and the most haughty. He lived at 42 St. George Street. Locals were fascinated by his demeanor and appearance and would gather at his residence to gawk--or perhaps wait for some action. Biassou even petitioned Florida's colonial governor to forbid the Spanish soldiers from gathering at Biassou's home to ogle him.

The Spanish government had sent Biassou and his "family" to Florida to serve as militia to offset a shortage of regular soldiers. And in the summer of 1800, Biassou was called to active duty during tensions with the Seminoles. He headed troops that were posted to the plantation of Josiah DuPont, south of Matanzas Inlet in the area of today's Bing's Landing and Washington Oaks State Garden. Biassou's troops were charged with reconnoitering the area, detaining any Indians wanting to come to St. Augustine and to allow to pass only who were friendly. But there was little or no fighting--and not much glamour or notoriety for this larger-than-life person.

Hoping, no doubt, for more attention and better pay, Biassou offered to go to Spain to assist the king there. But he never left St. Augustine, where he remains today. In July 1801, Gen. Jorge Biassou was buried with all the ceremony that St. Augustine could provide. A black honor guard discharged a volley in Biassou's honor at graveside.

Earlier this month, officials from Haiti and Florida visited Tolomato Cemetery on Cordova Street to honor Biassou. The location of his grave is unknown. Almost all the burials in that cemetery no longer have markers. The wooden markers long ago deteriorated--those that denoted the graves of the wealthy and well known as well as the poor and obscure. Far from obscure during his time in St. Augustine, Biassou offers us another piece of the fascinating history of our city.



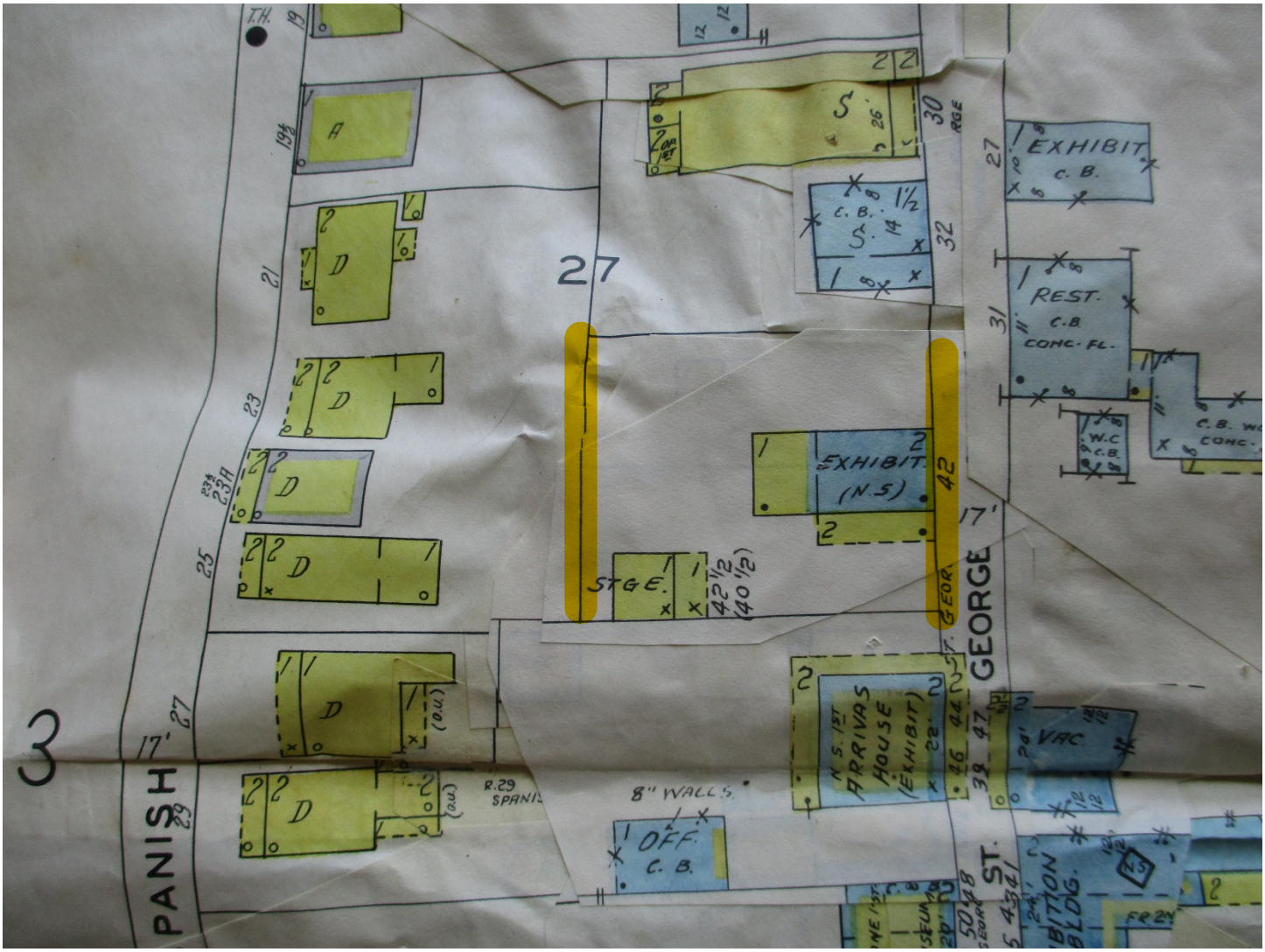

SPANISH
BAKERY
CAFÉ
WHETSTONE
CHOCOLATES

SPANISH
BAKERY
CAFÉ
FRESH BREAD · SOUPS
SANDWICHES · BAKED GOODS
WHETSTONE
CHOCOLATES


SPANISH BAKERY
& CAFE
WHETSTONE CHOCOLATES
FUDGE · TRUFFLES
GELATO · FROZEN BANANAS
PUBLIC RESTROOMS
40


THE SALCEDO HOUSE

42 St. George Street: 1930 Sanborn Map, Revised to 1961



CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



RECEIVED

APR 16 2021

Planning/Building Dept.

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

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

BDAC Project No. PL 2021-0057

Receipt No. 2097796

Meeting Date: 5/20/21

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

1. NAME OF APPLICANT Jeremy Marquis

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

   Address 34 Cordova Street, Suite A

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 904.825.6747 Other phone/email jeremy@halback.com

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

2. NAME OF PROPERTY OWNER TIITF / Department of State (State of Florida)

   Business (if applicable) UF / Historic St. Augustine

   Address 48 King Street

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 904.825.5034 Other phone btriay@ufl.edu

3. PROJECT STREET ADDRESS 42 1/2 St. George Street (Spanish Bakery)

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1974600000

5. EXISTING USE Restaurant + Seating PROPOSED USE Restaurant + Seating (same)

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_____

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 Trellis structure
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☒ New parking/walkways/other site features Coquina concrete areas; wood platform
- ☐ Exterior utility service/mechanical equipment

RECEIVED

APR 16 2021

Planning/Building Dept.

D. PAINT COLORS (check one)

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

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

Reorganization of seating areas for the Spanish Bakery includes (a) a trellis, similar to the Tabera del Caballo (Colonial Quarter); (b) limited coquina concrete paving areas for tables; (c) low wood platform; and (d) landscape. Site furniture is existing, to be reused.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Jeremy Marquis, RLA, LEED AP BD+C

SIGNATURE OF APPLICANT _____ DATE 03.15.2021

PRINT OWNER'S NAME Billy Triay

SIGNATURE OF OWNER William A. Triay DATE Apr 8, 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

RECEIVED

APR 16 2021

Planning/Building Dept.

42 1/2 St. George Street PL 2021-0057

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

– Any lighting proposed for project area?

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

~ acrylic roof + wood planking, finished cedar for planters and cedar shakes

Would be helpful to have for existing

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:

– Photo of Spanish Bakery would be helpful, as well as site plan showing existing elements (is the well there and you are adding to top?)

– Need more info on "acrylic glass" proposed for the well roof | – Is the ramp & platform w/ railing there and being rebuilt?; etc.

Project number: PL2021-0057 Project Address: 42 ½ St. George St

Reviewed by: Candice Seymour + Julie Courtney Date: 4/19/21

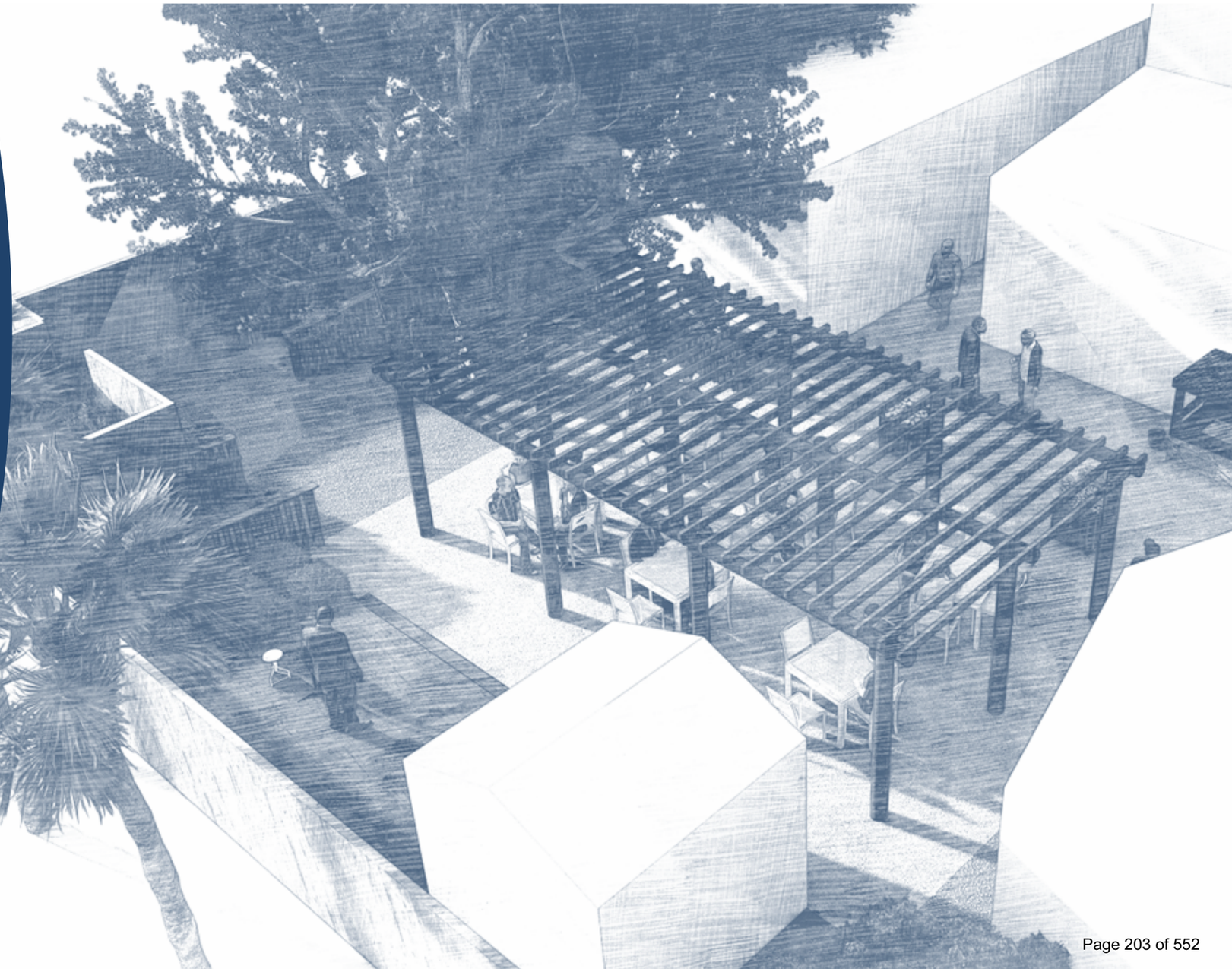
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HARB CERTIFICATE OF APPROPRIATENESS

SPANISH BAKERY COURTYARD

04.16.2021 | ML+H Project 20.41.0 | Task 1.0.0



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LANDSCAPE ARCHITECTURE · PLANNING

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EXISTING CONDITIONS

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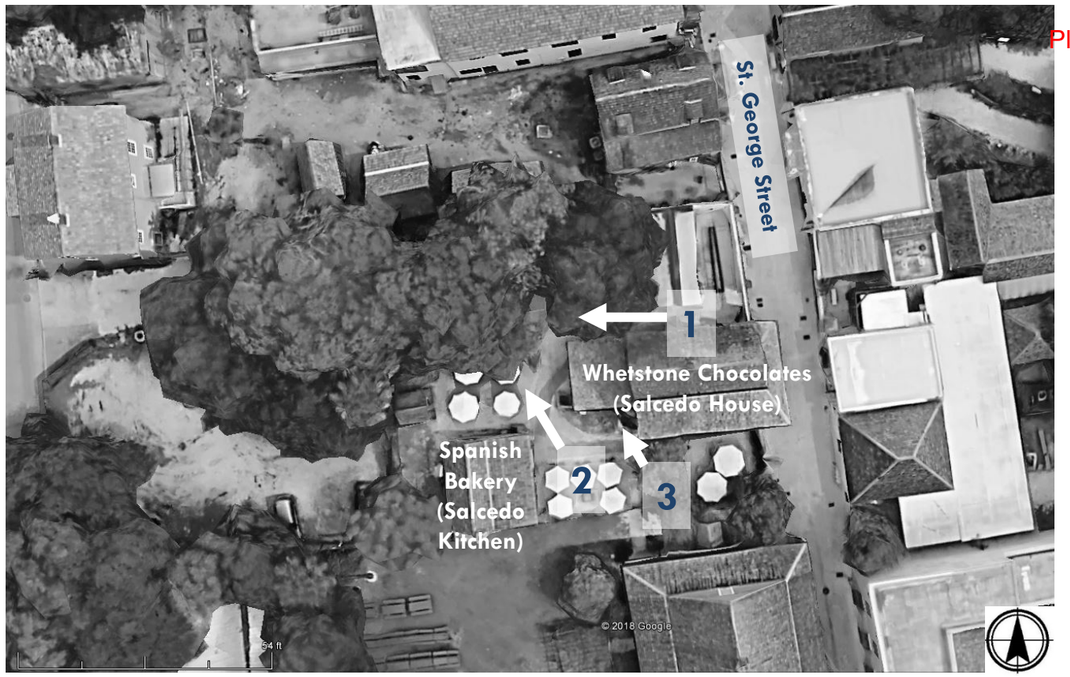


SPANISH BAKERY | LIMITS OF WORK

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1





2



3

SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

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Existing outdoor dining and seating area servicing the Spanish Bakery (out of frame of photo, to the left).

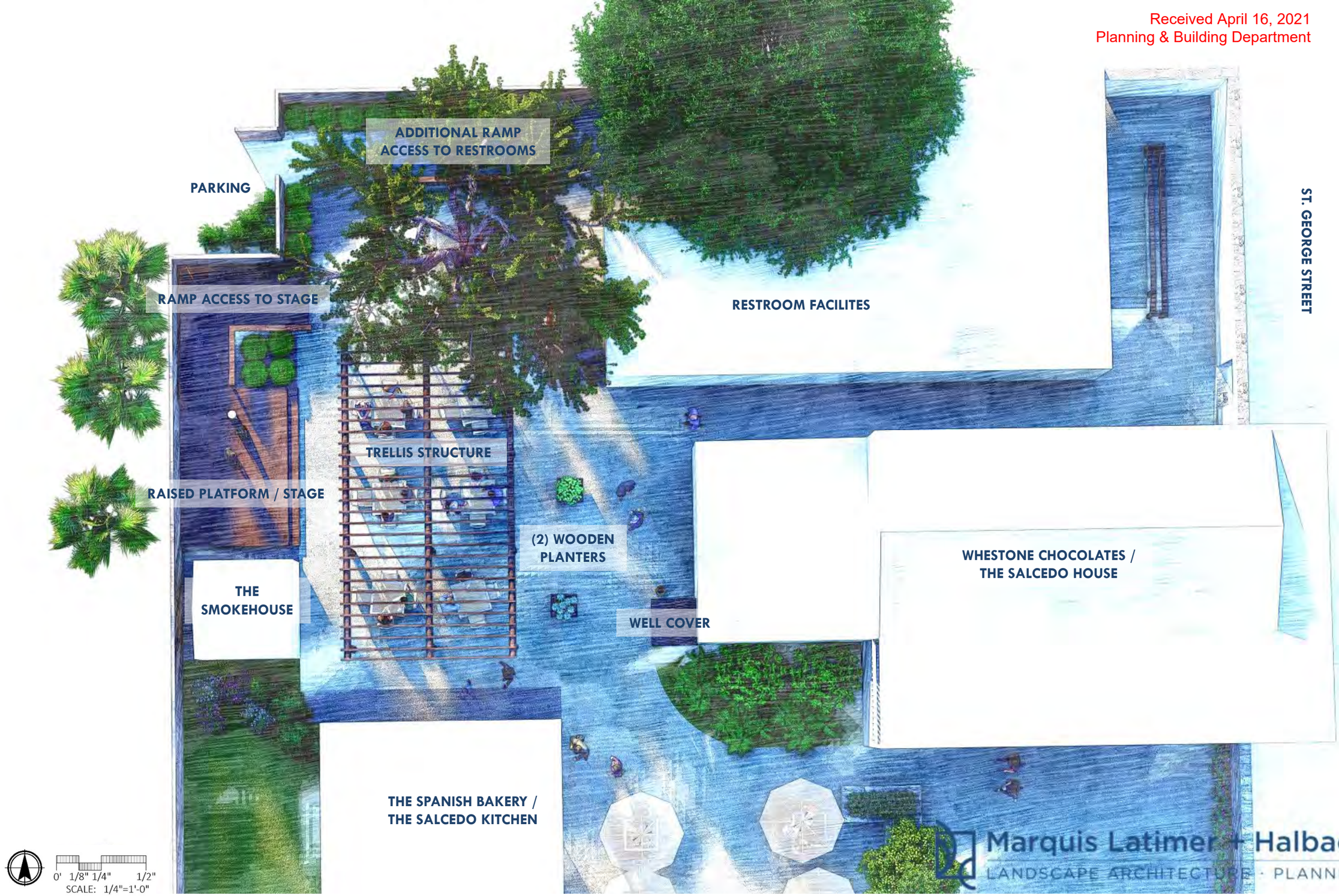
SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

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SITE PLAN

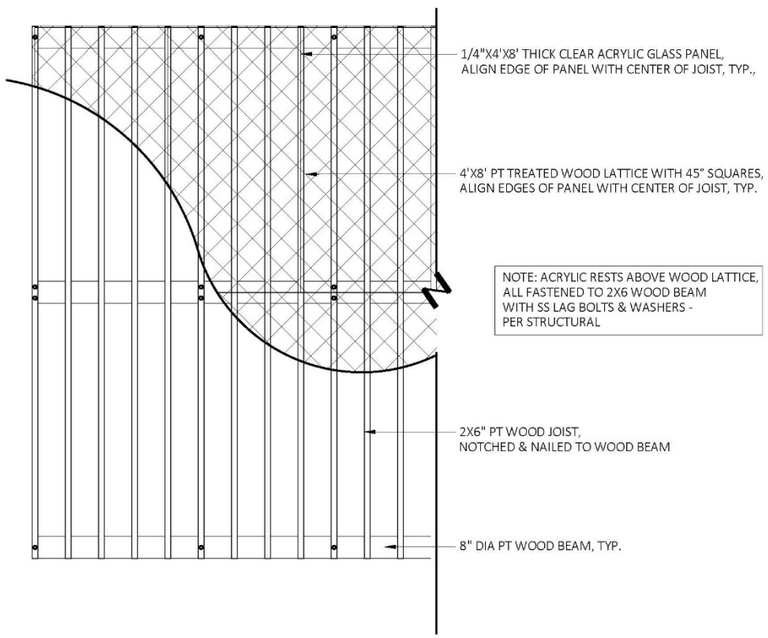
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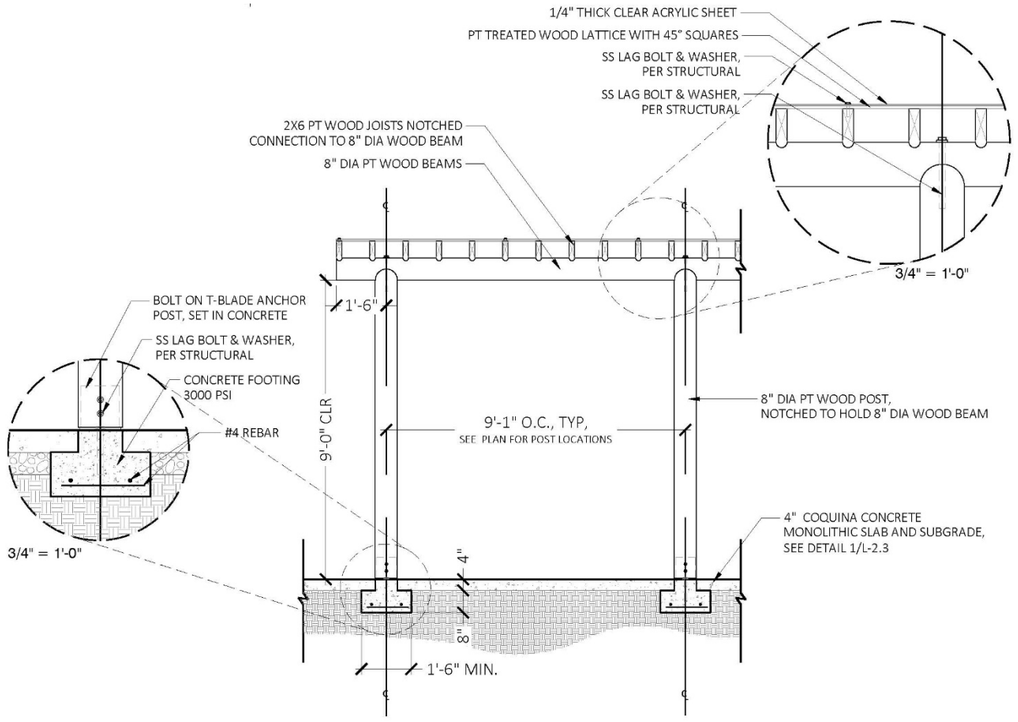
SPANISH BAKERY | OVERALL CONCEPT PLAN

ML+H

OVERALL PLAN LAYOUT



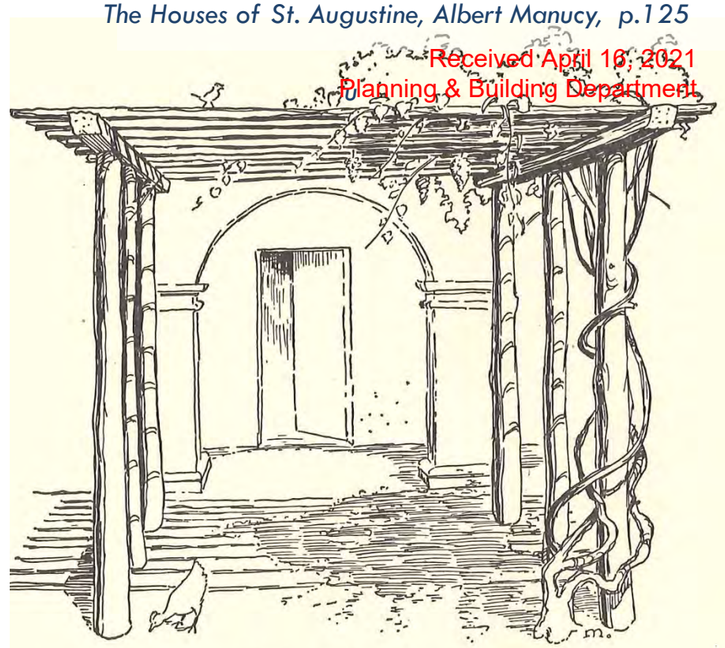
PLAN VIEW



SECTION VIEW

The Houses of St. Augustine, Albert Manucy, p.125

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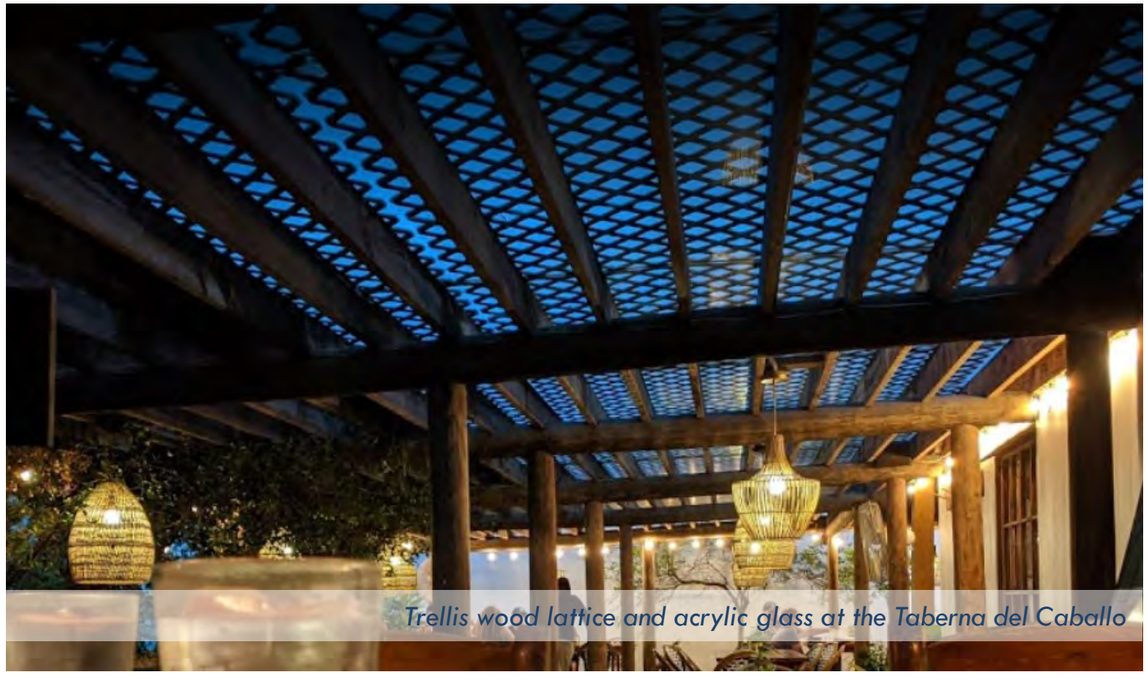


77. A GRAPE ARBOR

plenty and very good grapes"; and from more recent times, so do I (Fig. 77). Wonderfully pleasant they were, except for a host of abominable caterpillars which at times dropped upon passersby.[176]



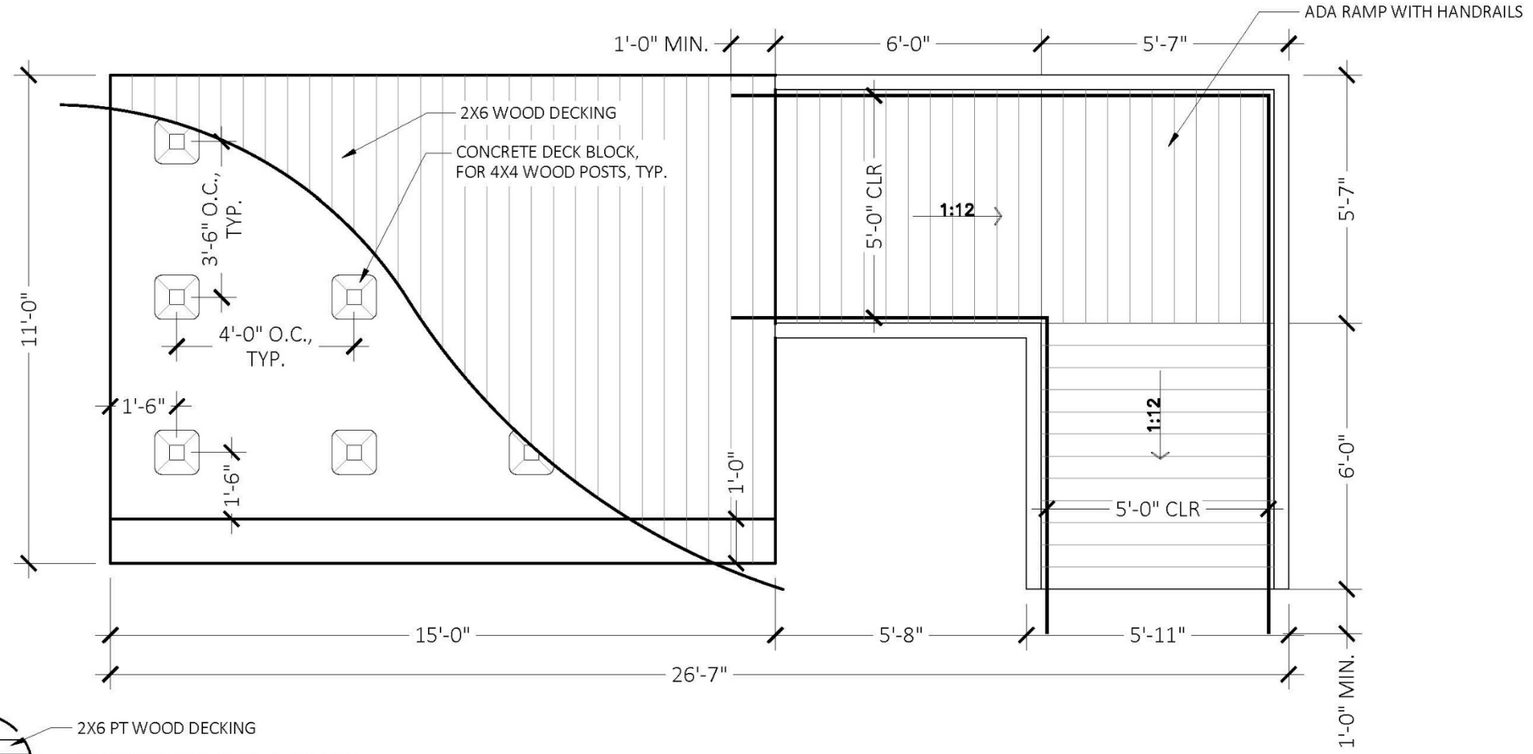
Trellis structure and Coquina concrete at the Taberna del Caballo outdoor dining

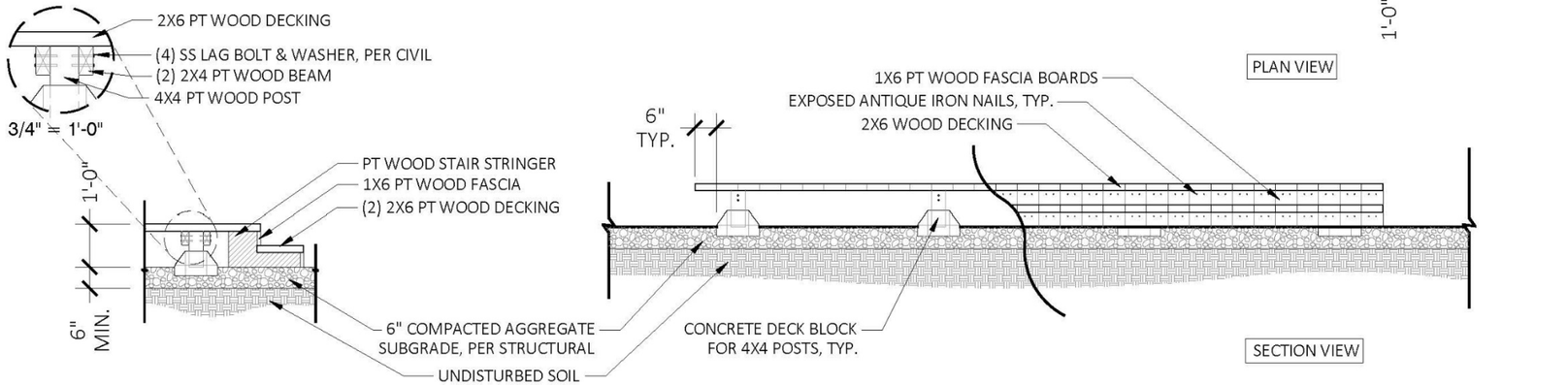


Trellis wood lattice and acrylic glass at the Taberna del Caballo

SPANISH BAKERY | TRELLIS STRUCTURE

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Stage at the Colonial Oak Music Park



Grey Weathered Wood



3/8" Granite for ADA Areas



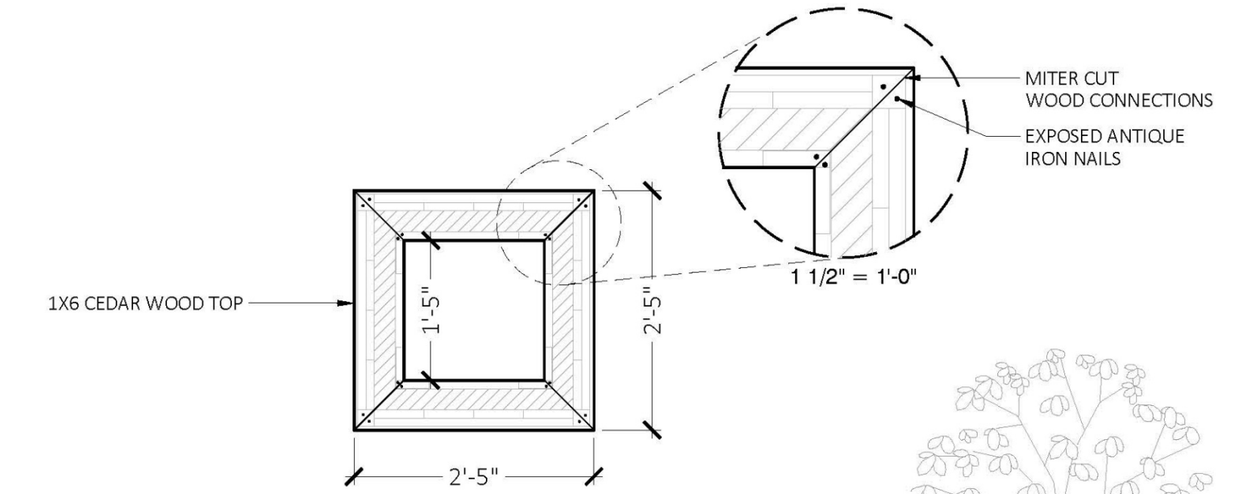
5/8" Granite for Drainage Under Stage

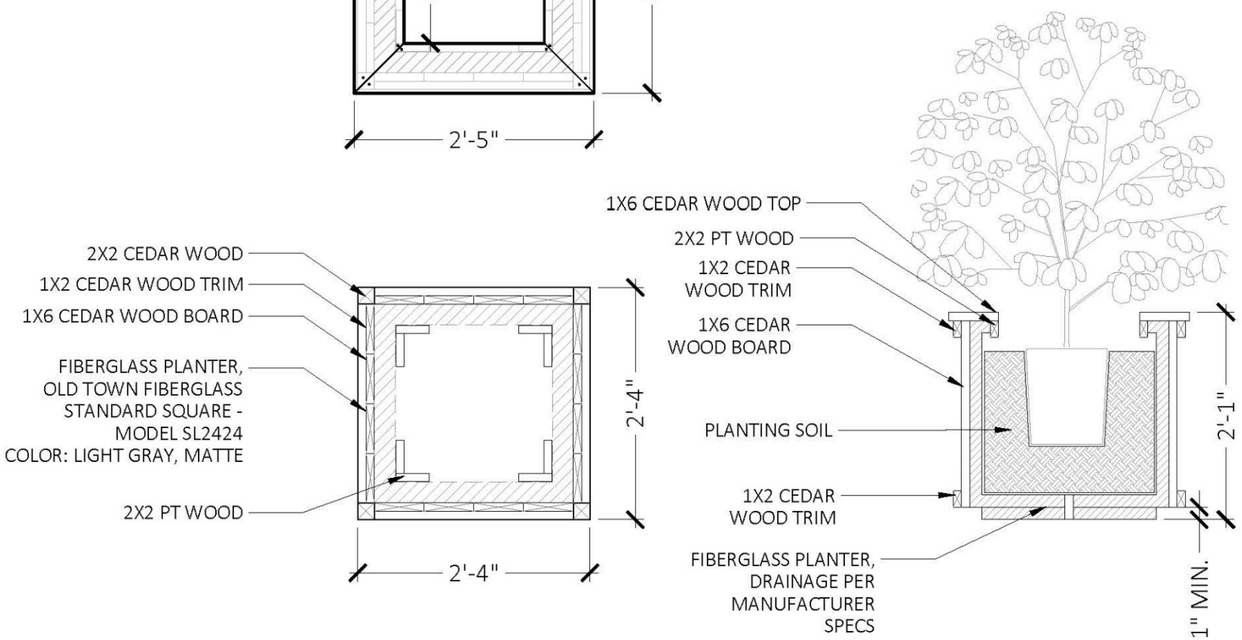


Coquina Concrete

SPANISH BAKERY | RAISED PLATFORM / STAGE

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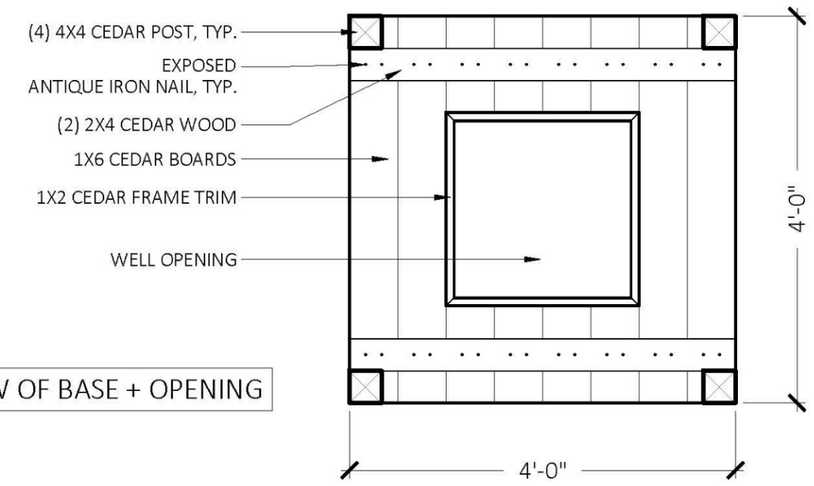




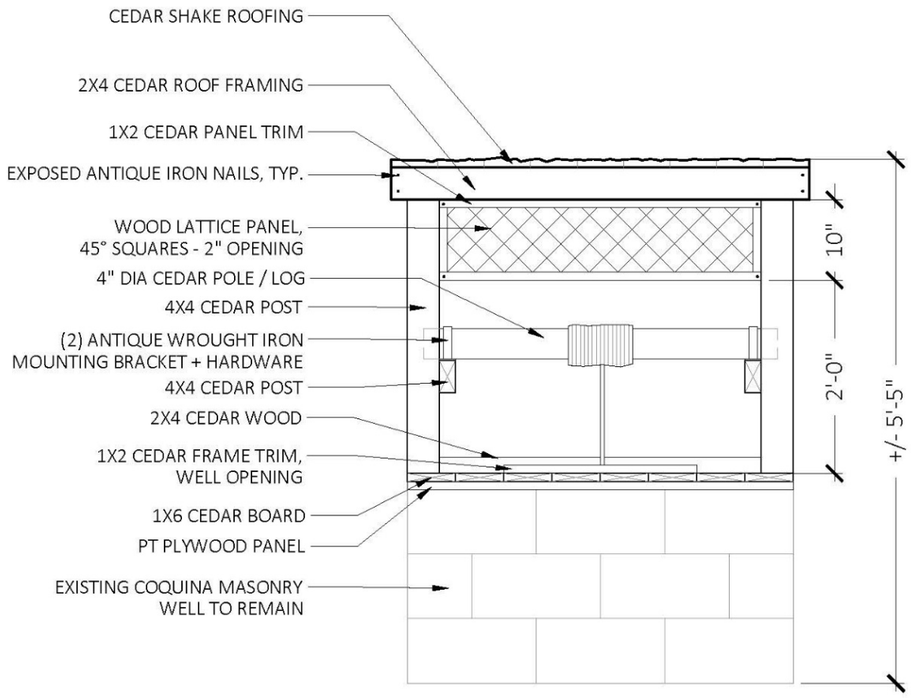


SPANISH BAKERY | HERB PLANTER WITH RUSTIC WOOD SHROUD

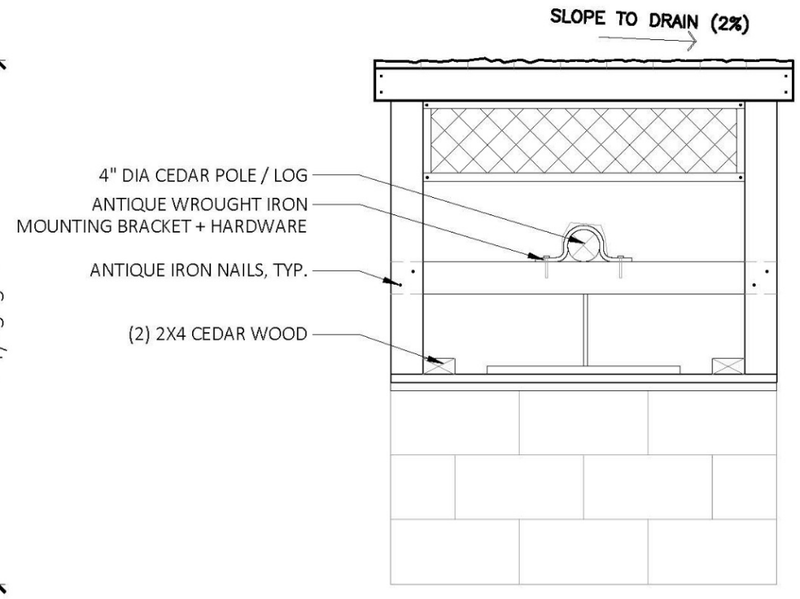
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TOP VIEW OF BASE + OPENING



FRONT VIEW



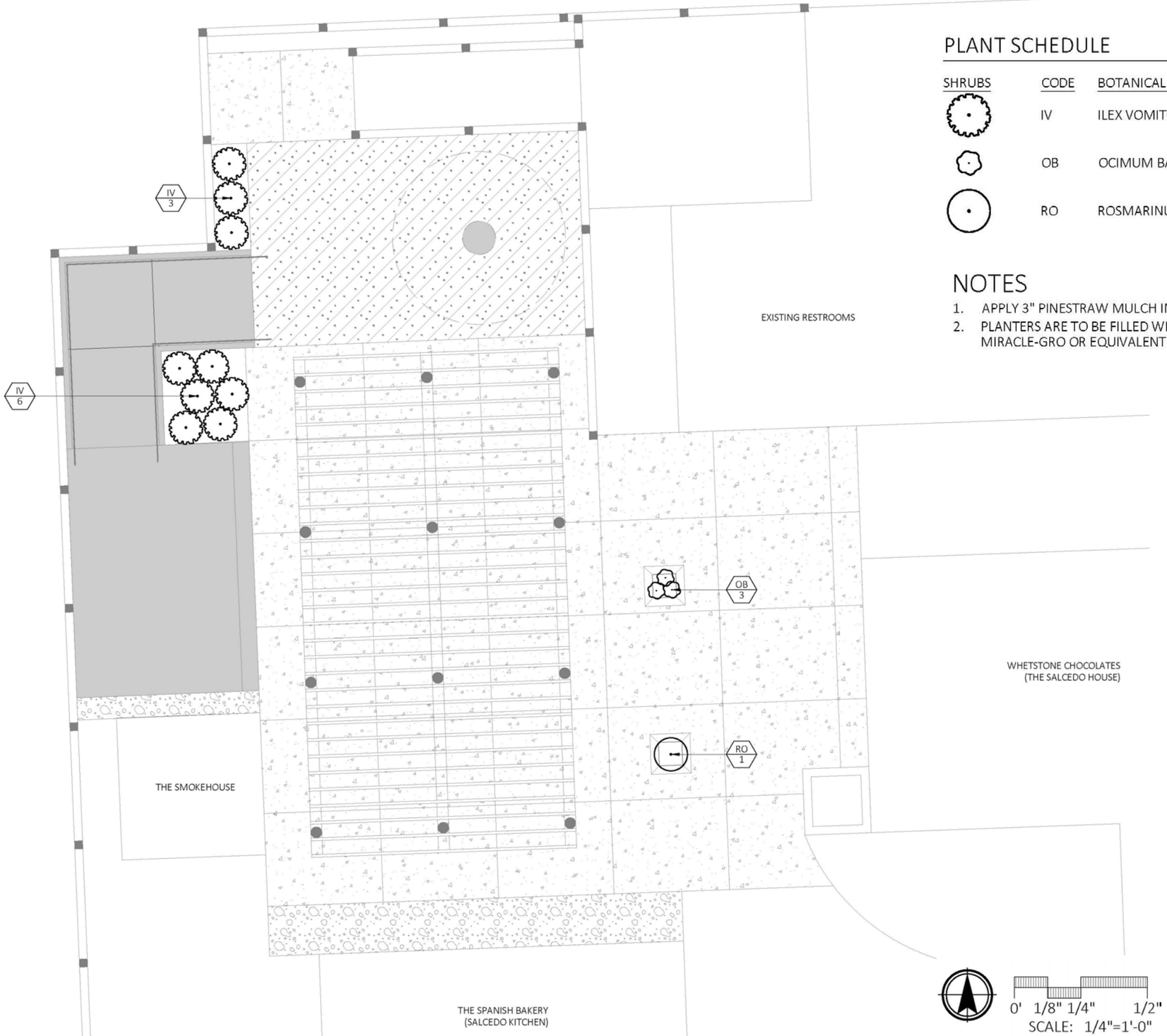
SIDE VIEW



Well Housing at Plaza de La Constitucion

SPANISH BAKERY | PLANTER WITH RUSTIC WOOD SHROUD

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PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	QTY
	IV	ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS YAUPON HOLLY	3 GAL.	15"	15"	9
	OB	OCIMUM BASILICUM / SWEET BASIL	1 GAL.	FULL IN POT		3
	RO	ROSMARINUS OFFICINALIS / ROSEMARY	3 GAL.	12"	12"	1

NOTES

1. APPLY 3" PINESTRAW MULCH IN ALL PLANTING BEDS.
2. PLANTERS ARE TO BE FILLED WITH HIGHLY ORGANIC, WATER CONTROL POTTING SOIL: MIRACLE-GRO OR EQUIVALENT

SPANISH BAKERY | LANDSCAPE PLAN

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3D PERSPECTIVE RENDERINGS

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SPANISH BAKERY COURTYARD | VIEW FROM OUTSIDE

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SPANISH BAKERY COURTYARD | VIEW FROM OUTSIDE

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SPANISH BAKERY COURTYARD | APPROACHING THE MAIN COURTYARD AREA

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SPANISH BAKERY COURTYARD | BIRD'S EYE VIEW WEST

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SPANISH BAKERY COURTYARD | BIRD'S EYE VIEW NORTH EAST

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SPANISH BAKERY COURTYARD | ARBOR, STAGE, RAMP TO RESTROOM

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SPANISH BAKERY COURTYARD | ACCESSIBILITY AND STAGE

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SPANISH BAKERY COURTYARD | WOOD WELL COVERING

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SPANISH BAKERY COURTYARD | TRELLIS, PLANTERS, AND WELL

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SPANISH BAKERY COURTYARD

HARB Certificate of Appropriateness Submittal - 60% CD

ML+H

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

Spanish Bakery & Cafe

SPANISH BAKERY · &CAFÉ ·

Site Location

42 St. George Street,
St. Augustine, FL 32086

Jurisdictional Review

City of St. Augustine,
Historical Architectural Review Board

Sheet Index		
Sheet Number	Sheet Title	Date
L-2.1	HARDSCAPE PLAN	04.16.21
L-2.2	HARDSCAPE PLAN - SITE LAYOUT	04.16.21
L-2.3	HARDSCAPE DETAILS - A	04.16.21
L-2.4	HARDSCAPE DETAILS - B	04.16.21
L-3.1	LANDSCAPE PLAN, SCHEDULE & DETAILS	04.16.21

811
Know what's below.
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34 Cordova Street, Suite A
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JEREMY MARQUIS
LIC. # 6667110 SEAL

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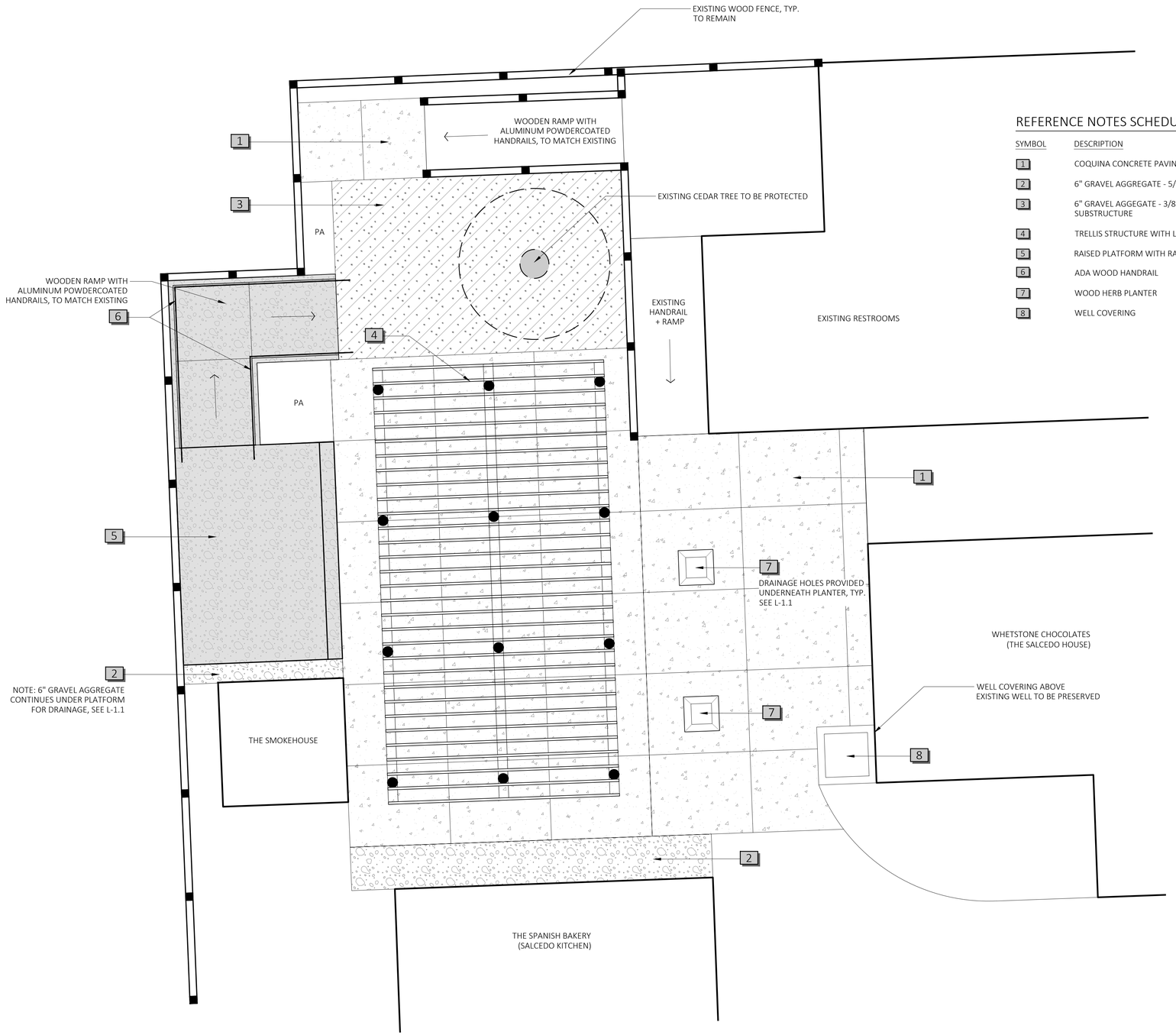
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
COVER

HARB COA 60% CD	04.16.21

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

DRAWING NO.:
G-0

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	COQUINA CONCRETE PAVING	1,158 SF	1/L-2.3
2	6" GRAVEL AGGREGATE - 5/8" GREY GRANITE ROCK	357 SF	
3	6" GRAVEL AGGEGATE - 3/8" GREY GRANITE ROCK WTH GRAVELPAVE2 SUBSTRUCTURE	246 SF	
4	TRELLIS STRUCTURE WITH LATTICE ROOF	1 EA	3/L-2.3
5	RAISED PLATFORM WITH RAMP	1 EA	1/L-2.4
6	ADA WOOD HANDRAIL	1 EA	
7	WOOD HERB PLANTER	2 EA	2/L-2.4
8	WELL COVERING	1 EA	3/L-2.4

0' 1/8" 1/4" 1/2"
SCALE: 1/4"=1'-0"

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LIC. # 6667110 SEAL

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42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

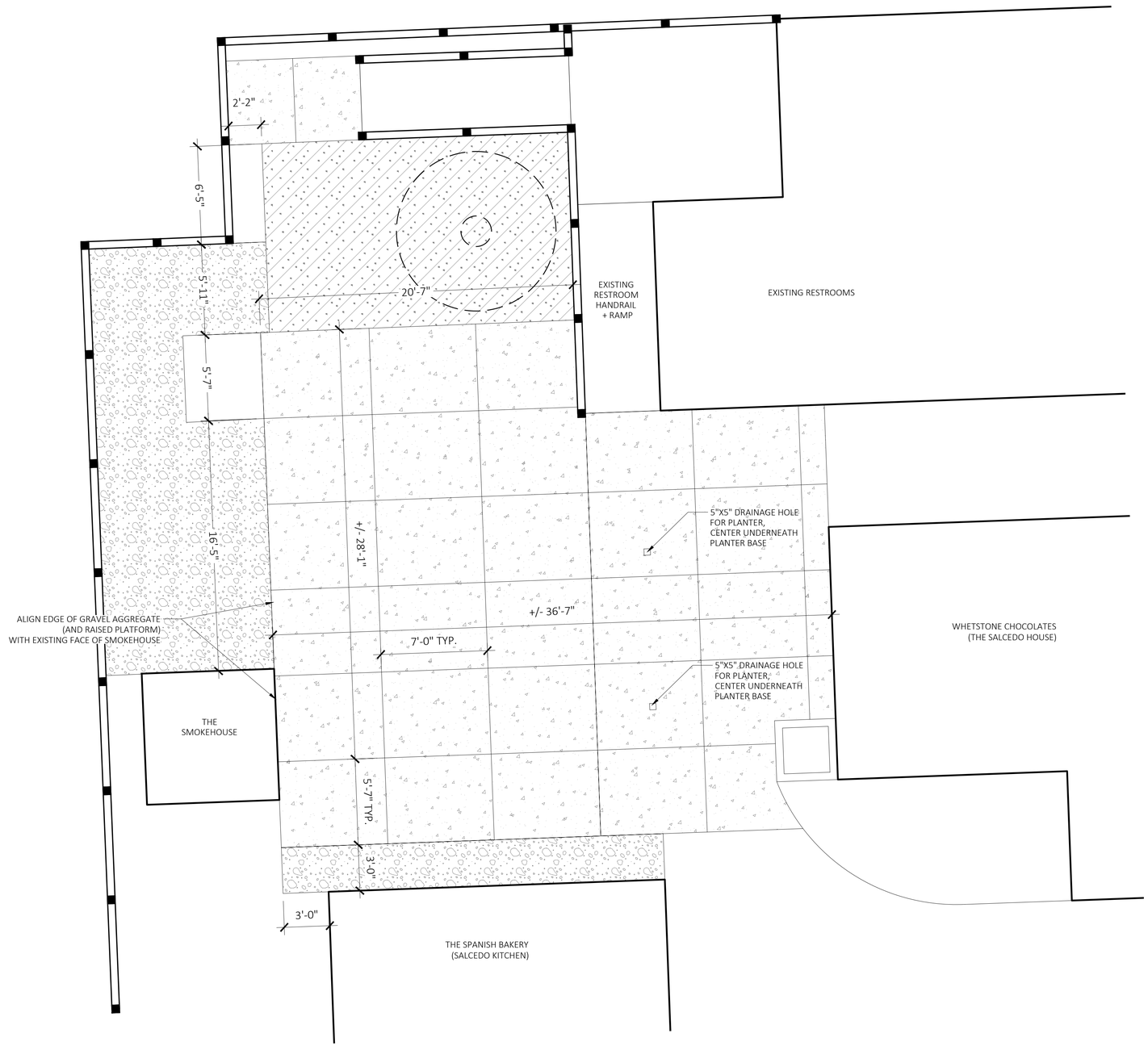
HARDSCAPE PLAN

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SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

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0' 1/8" 1/4" 1/2"
SCALE: 1/4"=1'-0"

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SPANISH BAKERY COURTYARD

42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

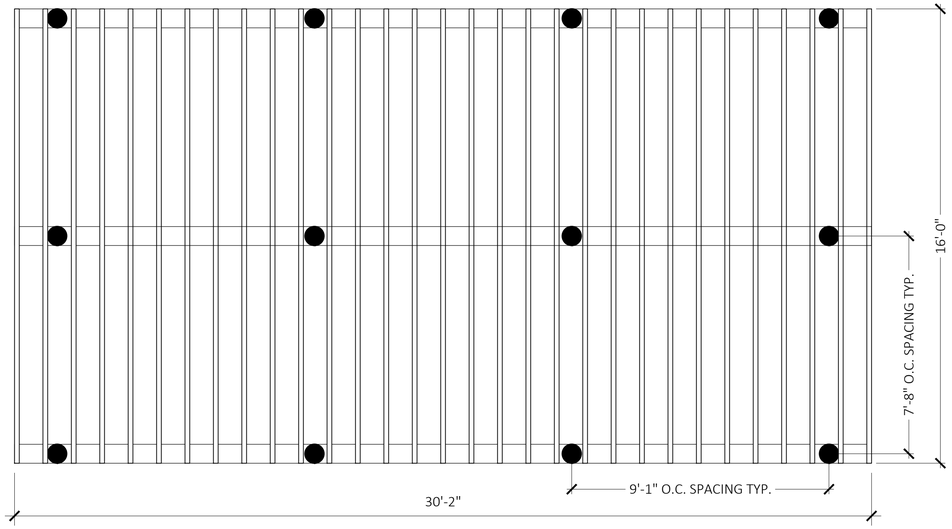
HARDSCAPE PLAN - SITE LAYOUT

HARB COA 60% CD	04.16.21

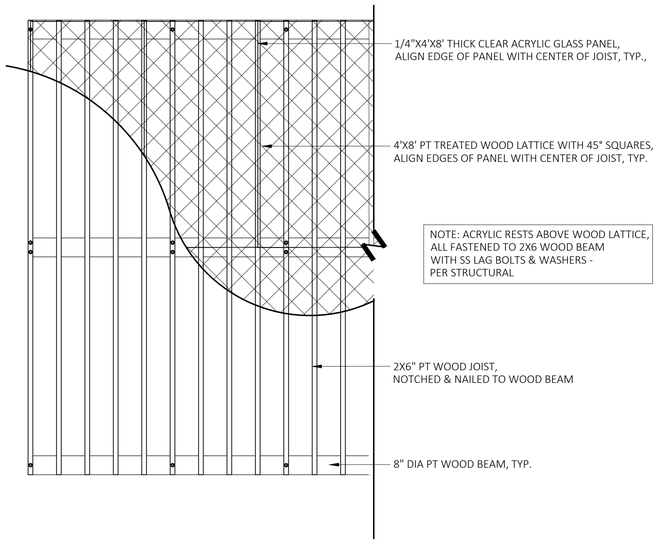
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L-2.2

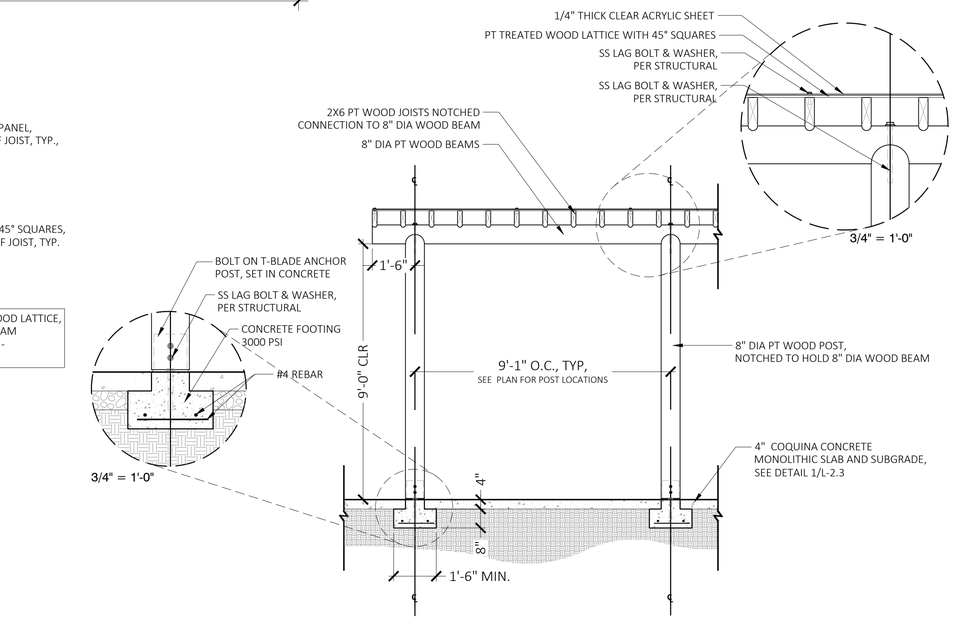
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OVERALL PLAN LAYOUT



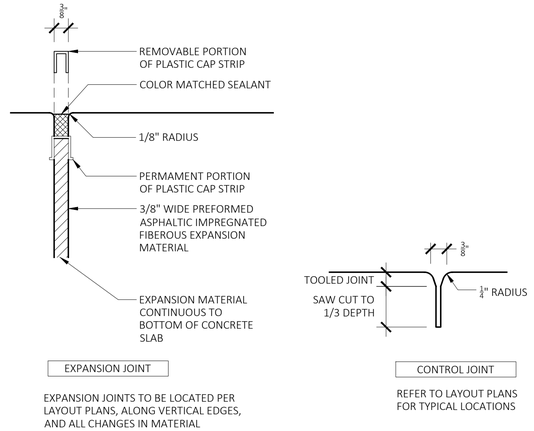
PLAN VIEW



SECTION VIEW

3 TRELLIS STRUCTURE WITH LATTICE ROOF

3/8" = 1'-0" P-CO-SPA-03



EXPANSION JOINT

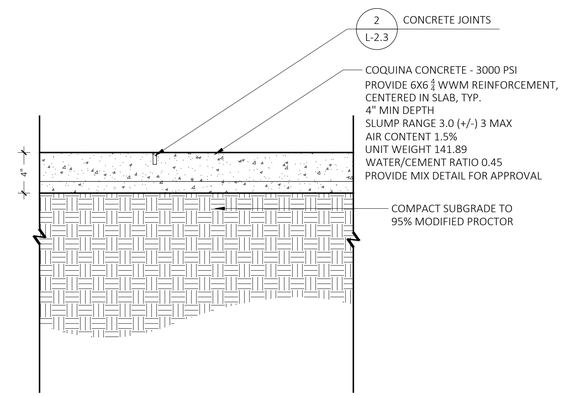
EXPANSION JOINTS TO BE LOCATED PER LAYOUT PLANS, ALONG VERTICAL EDGES, AND ALL CHANGES IN MATERIAL

CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

2 CONCRETE JOINTS

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



1 COQUINA CONRETE PAVING

1 1/2" = 1'-0" P-CO-SPA-02

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St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

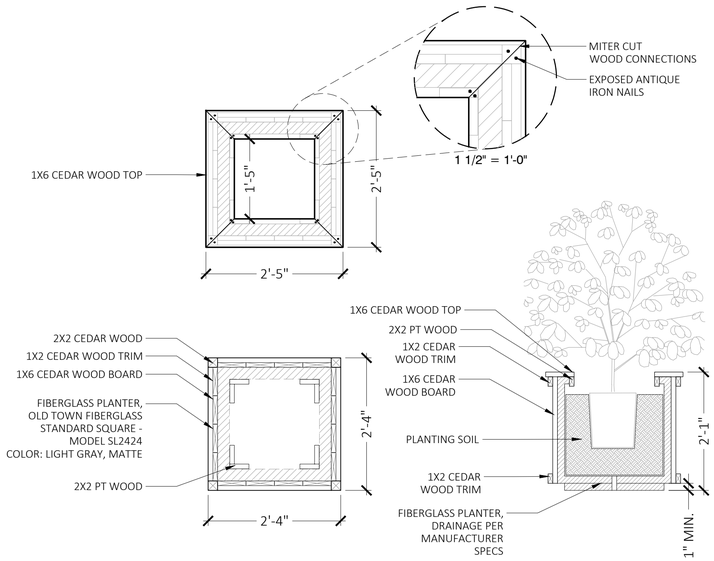
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
HARDSCAPE DETAILS - A

HARB COA 60% CD 04.16.21

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

DRAWING NO.:
L-2.3

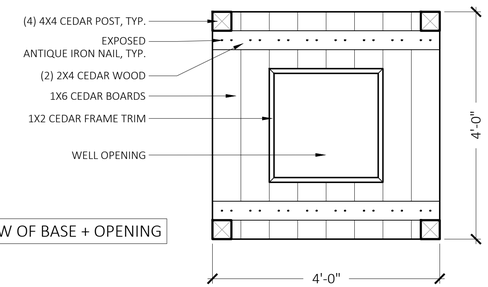
Received April 16, 2021
Planning & Building Department



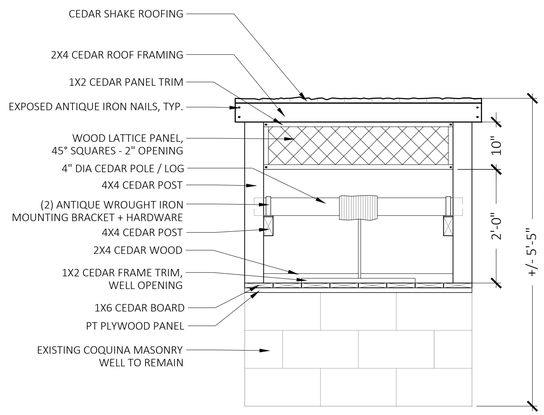
2 SQUARE WOOD HERB PLANTER

3/4" = 1'-0"

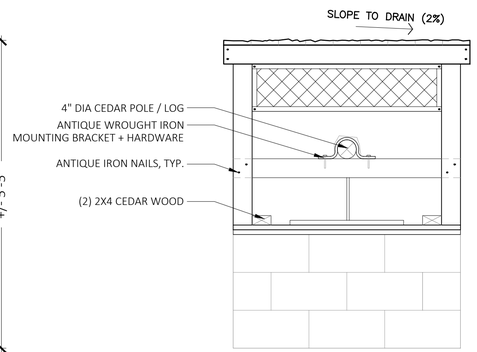
P-CO-SPA-06



TOP VIEW OF BASE + OPENING



FRONT VIEW

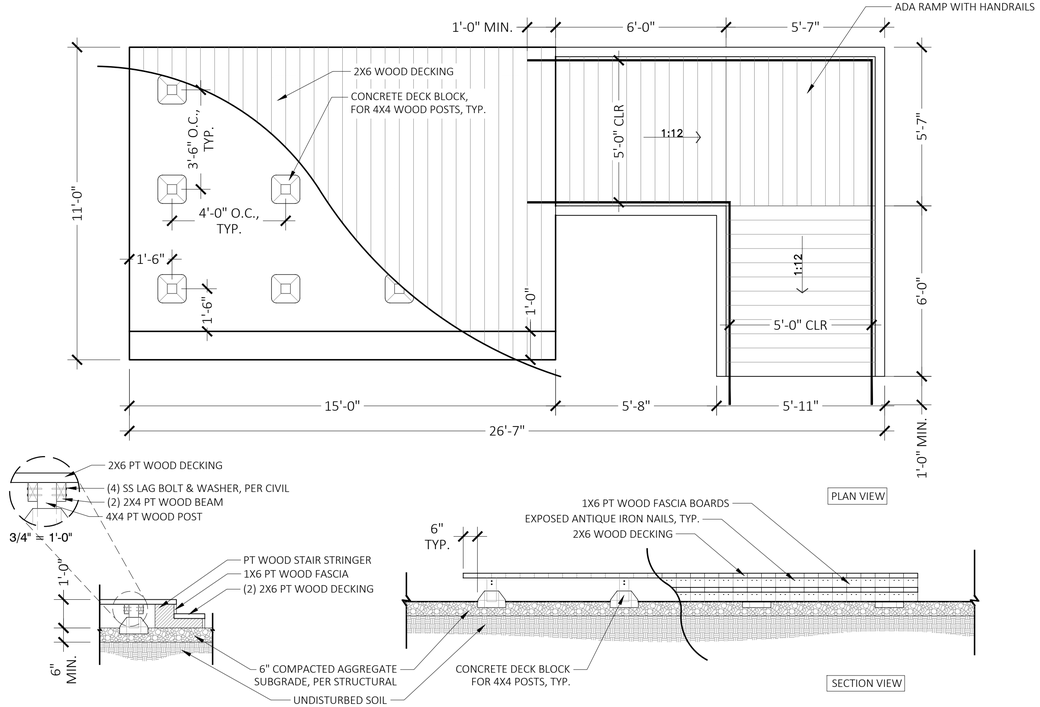


SIDE VIEW

3 WELL WOOD COVERING

3/4" = 1'-0"

P-CO-SPA-07



1 RAISED PLATFORM WITH ADA RAMP

3/8" = 1'-0"

P-CO-SPA-04

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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

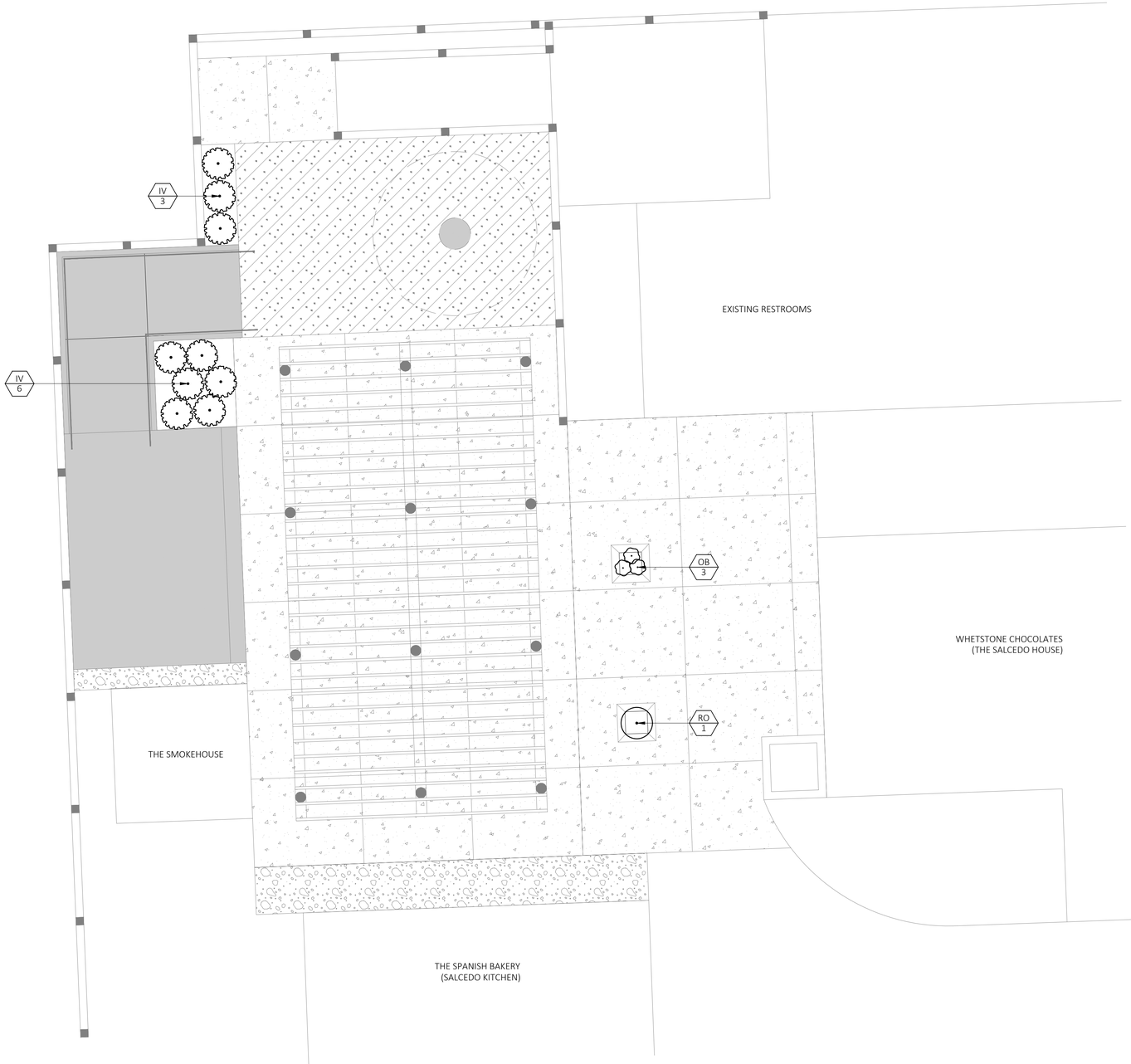
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
HARDSCAPE DETAILS - B

HARB COA 60% CD	04.16.21

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

DRAWING NO.:
L-2.4

Received April 16, 2021
Planning & Building Department

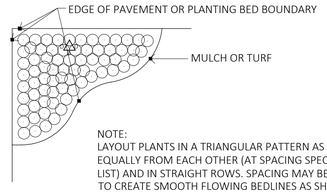


PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	QTY
	IV	ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS YAUPON HOLLY	3 GAL.	15"	15"	9
	OB	OCIMUM BASILICUM / SWEET BASIL	1 GAL.	FULL IN POT		3
	RO	ROSMARINUS OFFICINALIS / ROSEMARY	3 GAL.	12"	12"	1

NOTES

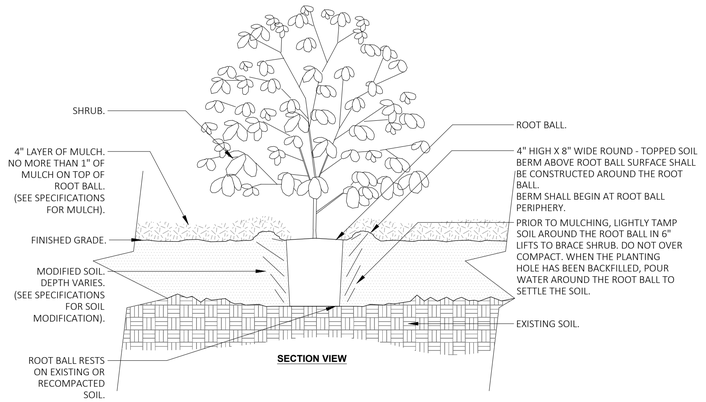
1. APPLY 3" PINESTRAW MULCH IN ALL PLANTING BEDS.
2. PLANTERS ARE TO BE FILLED WITH HIGHLY ORGANIC, WATER CONTROL POTTING SOIL: MIRACLE-GRO OR EQUIVALENT



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.).

2 SHRUB SPACING DETAIL

NOT TO SCALE 00-07



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

1 SHRUB - MODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

NOT TO SCALE 00-06

0' 1/8" 1/4" 1/2"
SCALE: 1/4"=1'-0"

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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
LANDSCAPE PLAN, SCHEDULE & DETAILS

HARB COA 60% CD	04.16.21

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

DRAWING NO.:
L-3.1

From: Emily Phan
To: Julie Courtney
Cc: Jeremy Marquis; Fremont Latimer
Subject: Re: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application
Date: Friday, April 30, 2021 12:52:51 PM
Attachments: image002.png
image003.png
image004.png

Julie,

We are not including the small courtyard area directly in front of the Spanish Bakery - that area will all remain as existing. One of the main reasons for paving the north side of the courtyard was to improve the aesthetics, but also provide safety and increased functionality of that space. With the entrance from the parking lot, the exits/entrances for the restrooms, and also being the larger dining area - that space is an informal intersection of pedestrian traffic from many different user groups. Being a crushed stone surface under a very leafy cedar tree, it becomes difficult to maintain. The area gets dusty/dirty while longer staying diners are seated, is near impossible to keep "looking clean," but also starts creating liability concerns and dangerous situations if someone slips on the accumulated leaves as they're passing through to St. George St, parking, the public restrooms, or even as a customer of the bakery. Another reason for adding an additional ramp to the restroom was to reduce this cross traffic. That's not an issue in the smaller courtyard in front of the bakery because it's off to the side - out of the pathway of travel. No large canopy to create a leaf problem either. Additionally, we didn't want to add more impervious pavement than what we felt necessary for the site.

Thanks,
Emily

Emily Phan, Associate
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.547.1486 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Friday, April 30, 2021 12:09 PM
To: Emily Phan <ephan@halback.com>
Cc: Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>
Subject: RE: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application

Sorry – one more question I meant to ask: I see that you have the project area clearly outlined in the plans, but wanted to verify with you that the courtyard area directly in front of the Spanish Bakery building (that is used by their customers), not the one closer to St. George Street that Whetstone's customers use, will not be within the project scope. So the coquina concrete pathway leading to the bakery and the crushed stone under the eating area will remain as existing? Is there a reason they are leaving some as-is and wanting to add the paving to most of the other north side courtyard?

From: Emily Phan <ephan@halback.com> Sent: Wednesday, April 28, 2021 3:35 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>
Subject: Re: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application

Hi Julie,

Of course, please see responses in red:

-Do you happen to know the overall dimensions of the Spanish Bakery building (length, width, height)?
Approximately 24' L x 25' W. I do not know the height to the roof, but the floor to ceiling of the entrance is about 9'.

-Trellis / Pergola structure:

- TOTAL HEIGHT needed. Approximately 10'-3" from the proposed finished concrete floor to the top of the structure.
- Wood species and finish proposed. Pressure-treated southern yellow pine. Unpainted.

-Need design for stage railing (both aluminum and wood)

- Construction plans L-2.1 #6 says that wood handrails are ADA – aren't the aluminum the ADA rails since they have to be grip-able? For the wood railing, are you proposing just the top rail or a railing system with balusters? Yes, you are correct. We're proposing a wood railing system with balusters, built out of PT southern yellow pine, and this will have the ADA aluminum powder-coated handrails mounted onto it. The design intent is to match the existing handrails on the restrooms. I attached an image of the existing if that is helpful.

-Is a new ramp being built to the restrooms (on north end)? If so, what are the dimensions (length, width, height)? Yes, approximately 13'-8" long and about 5'-6" wide from outside rail to rail. The ramp rises 12" to meet the restroom. The wood handrail is about 42" high. Here also, we plan on matching the existing restroom ramp in design.

Please let me know if you have more questions or if I can provide any additional information that would help.

Thank you,
Emily

Emily Phan, Associate
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.547.1486 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, April 28, 2021 2:12 PM
To: Emily Phan <ephan@halback.com>

Julie Courtney

From: Emily Phan <ephan@halback.com>
Sent: Monday, May 10, 2021 5:14 PM
To: Julie Courtney
Cc: Jeremy Marquis; Fremont Latimer; Dustin Felix; Virginia Whetstone; Bruce Maguire
Subject: Re: 42-1/2 St. George Street - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)
Attachments: DSC_0590.JPG; DSC_0593.JPG; DSC_0607.JPG; DSC_0614.JPG; ExistingWell.JPG

Hi Julie,

Just wanted to check in - I think these were the last two items you had any questions about that we hadn't gotten to you yet:

- See attached for photos of the Spanish Bakery and existing well. The well cover will go right on top.
- The acrylic glass is a 1/8"+/- Plexiglass or equivalent, similar to what has been used for the Taberna del Caballo (Colonial Quarter).

Please let us know if you need anything further.

Thank you,
Emily

Emily Phan, Associate
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.547.1486 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, April 21, 2021 11:08 AM
To: Emily Phan <ephan@halback.com>
Cc: Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>; Dustin Felix <dustin@halback.com>; Virginia Whetstone <vaw297@me.com>; Bruce Maguire <bam297@me.com>
Subject: 42-1/2 St. George Street - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)

RE: Project Address 42-1/2 St. George Street

Please accept this email as acknowledgement of your Certificate of Appropriateness application to the Historic Architectural Review Board meeting, **currently scheduled May 20, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street). Health and safety protocols will be followed at the meeting.**

Additionally, this email notifies you of the sufficiency of your application. The application form includes the attached checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Received May 11, 2021
Planning and Building
Department



Received May 11, 2021
Planning and Building
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Received May 11, 2021
Planning and Building
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Received May 11, 2021
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Received May 11, 2021
Planning and Building
Department

90 24807

QUIT-CLAIM DEED

This instrument prepared by Ken Rouse, General Counsel, Florida Department of State, Room LL10, The Capitol, Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all properties of the Grantor are properties of the State of Florida, and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day of September, 1990, between the Historic St. Augustine Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida, as Grantee:

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim to the grantee, its successors or assigns, all the right, title and interest of the grantor in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL 1 (Blacksmith Shop and Harness Shop). Property Appraiser Parcel No. 1-0196750-0000

A lot of land in the northeast corner of Block Eight (8), St. Augustine, Florida, described as follows: Beginning at the intersection of the south line of Cuna Street and the west line of Charlotte Street; thence westerly along the south line of Cuna Street seventy-eight (78) feet; thence southerly at an angle to the right of Cuna Street of 88 degrees 36 minutes forty-six and fifty-two hundredths (46.52) feet, more or less, to the south boundary line of the property conveyed to Rosa I. Bennett by deed dated June 20, 1902 and recorded in Deed Book 5, Page 132, Public Records of St. Johns County, Florida; thence easterly along the said southerly boundary line, seventy-four (74) feet to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street forty-six (46) feet, more or less, to the point of beginning. Being the same land conveyed to party of the first part by deed from Julia B. Judson, unmarried, recorded in Official Records Book 107, Page 52, Public Records of St. Johns County, Florida;

Doocumentary Tax Pd. $ .55

$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: Dm D.C.

And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theador F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of $52,600 which the Grantee neither assumes nor agrees to pay.

And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, acccording to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of $200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

more or less, to lot formerly of Mary Ponce; thence South 8 deg. 00' East along said Ponce lot 80 feet more or less to the N line of Cuna St., thence East along north line of Cuna Street 50.66 to the Point of Beginning.

And

PARCEL 11B. Property Appraiser Parcel No. 1-0197440-0000

Commencing at the northwest corner of the intersection of the property lines of Cuna and St. George Streets, which point is also the southeast corner of Block Twelve (12); thence northward along the west property line St. George Street one hundred twenty-one (121) feet one inch to the northeast corner of lot Nineteen (19), Block Twelve (12), which corner is marked by a nail driven in the wall at the junction of the Dodge House and the Watkins House and is the point of beginning of this description; run thence south thirteen (13) degrees east 33.5 feet to the south face of a concrete monument or marker; thence South 78 degrees fourteen (14) minutes west 105.3 feet to the southwest fence corner of Lot nineteen (19) and marked by an iron pipe; thence north eight (8) degrees twenty-one (21) minutes west 36.2 feet to the northeast corner of Lot Nineteen (19) marked by an iron pipe thence north eighty (80) degrees thirty-two (32) minutes east 73.33 feet to the junction of the fence with the Watkins House; thence South nine (9) degrees twenty-eight (28) minutes east 1.2 feet along the Watkins House to its Southwest corner; thence North seventy-seven (77) degrees nineteen (19) minutes east twenty-nine (29) feet to place of beginning.

SUBJECT to a mortgage on Parcel 11-A and 11-B executed by San Agustin Antiguo Foundation, Inc. dated December 21, 1988, recorded in Official Records Book 806, page 297 of the public records of St. Johns County, Florida, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

ALSO: A part of Lot 25, Block 12, according to the Official Map of the City of St.Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 15. Property Appraiser Parcel No. 0196490-0000

Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

COPY

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

AND ALSO a permanent easement for driveway purposes for the use of party of the second part, its tenants, lessees, licensees, customers, guests, visitors, invitees, successors and assigns, respectively, over and across a parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 149.0 feet along the east line of Spanish Street to the point of beginning; thence continue N 8 degrees W 10.0 feet; thence N 83 degrees 10' E 75.1 feet to a point on the west line of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence S 2 degrees 33' E 1.8 feet to the southwest corner of the property described in Deed Book 217, page 32; thence continue S 2 degrees 33' E 8.2 feet; thence 83 degrees 10' W 74.03 feet to the point of beginning.

The permanent easement above described being the north 10 feet of the parcel of land described in Deed Book 218, page 33 of the public records of St. Johns County, Florida;

And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

COPY

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

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

Signed, sealed, and delivered in our presence:

Rita H. O'Brien

Teresa D. Williams

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

By: John Sundeman
Its Chairman:

Attest: Earle W. Newton
Its Executive Director

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Sundeman and Earle W. Newton to me known to be the Chairman and Executive Director of the grantor who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 1990.

Elizabeth T. Delpeari
Notary Public, State of Florida at Large

My Commission Expires: Nov. 4, 1990

(SEAL)

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

90 OCT -1 AM 11:02

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary



Parcel ID	1974600000
Location Address	42 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOTS 22 & 23 BLK 12 OR871/61(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	State Owned - TIITF (8710)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.180
Homestead	N

Owner Information

Owner Name	Tiitf/Dept Of State 100%
Mailing Address	C/O UNIVERSITY OF FLORIDA PO BOX 115050 ATTN PLANNING DEPT GAINESVILLE, FL 32611-5050

Map



Valuation Information

	2021
Building Value	$124,023
Extra Features Value	$809
Total Land Value	$800,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$924,832**
Total Deferred	$343,358
Assessed Value	**$581,474**
Total Exemptions	$581,474
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	$139,145	$809	$800,000	$0	$0	$939,954	$528,613	$939,954	$0
2019	$88,440	$722	$720,000	$0	$0	$809,162	$480,557	$809,162	$0
2018	$69,177	$722	$640,000	$0	$0	$709,899	$436,870	$709,899	$0
2017	$49,051	$722	$640,000	$0	$0	$689,773	$397,155	$689,773	$0
2016	$48,328	$722	$312,000	$0	$0	$361,050	$361,050	$361,050	$0
2015	$48,328	$722	$312,000	$0	$0	$361,050	$361,050	$361,050	$0
2014	$28,424	$722	$312,000	$0	$0	$341,146	$341,146	$341,146	$0
2013	$28,424	$722	$312,000	$0	$0	$341,146	$341,146	$341,146	$0
2012	$28,424	$722	$312,000	$0	$0	$341,146	$341,146	$341,146	$0
2011	$28,424	$722	$346,000	$0	$0	$375,146	$375,146	$375,146	$0
2010	$28,424	$722	$384,000	$0	$0	$413,146	$413,146	$413,146	$0

Exemption Information

Exemption Type	Amount
State	$581,474

Building Information

Building	1
Actual Area	1600
Conditioned Area	1512
Actual Year Built	1963
Use	Stores (City/Historical)
Style	04
Class	N
Exterior Wall	Concrete Stucco, Stone
Roof Structure	Wood Truss

Roof Structure	Wood Truss
Roof Cover	Wood Shingle
Interior Flooring	Concrete Finish, Pine Wood
Interior Wall	
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Stone	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	428
CANOPY (COMMERCIAL)	0	272
POINTER	0	0
BASE AREA	288	288
2 STORY	1224	612
Total SqFt	1512	1600

Building	2	**Roof Structure**	Wood Truss
Actual Area	506	**Roof Cover**	Wood Shingle
Conditioned Area	391	**Interior Flooring**	Concrete Finish
Actual Year Built	1963	**Interior Wall**	
Use	Snack Bars	**Heating Type**	None
Style	04	**Air Conditioning**	None
Class	N	**Bedrooms**	
Exterior Wall	Stone	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	391	391
CANOPY (COMMERCIAL)	0	115
Total SqFt	391	506

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Shed	0	0	0	0	64
Wood Fence	0	0	0	0	80

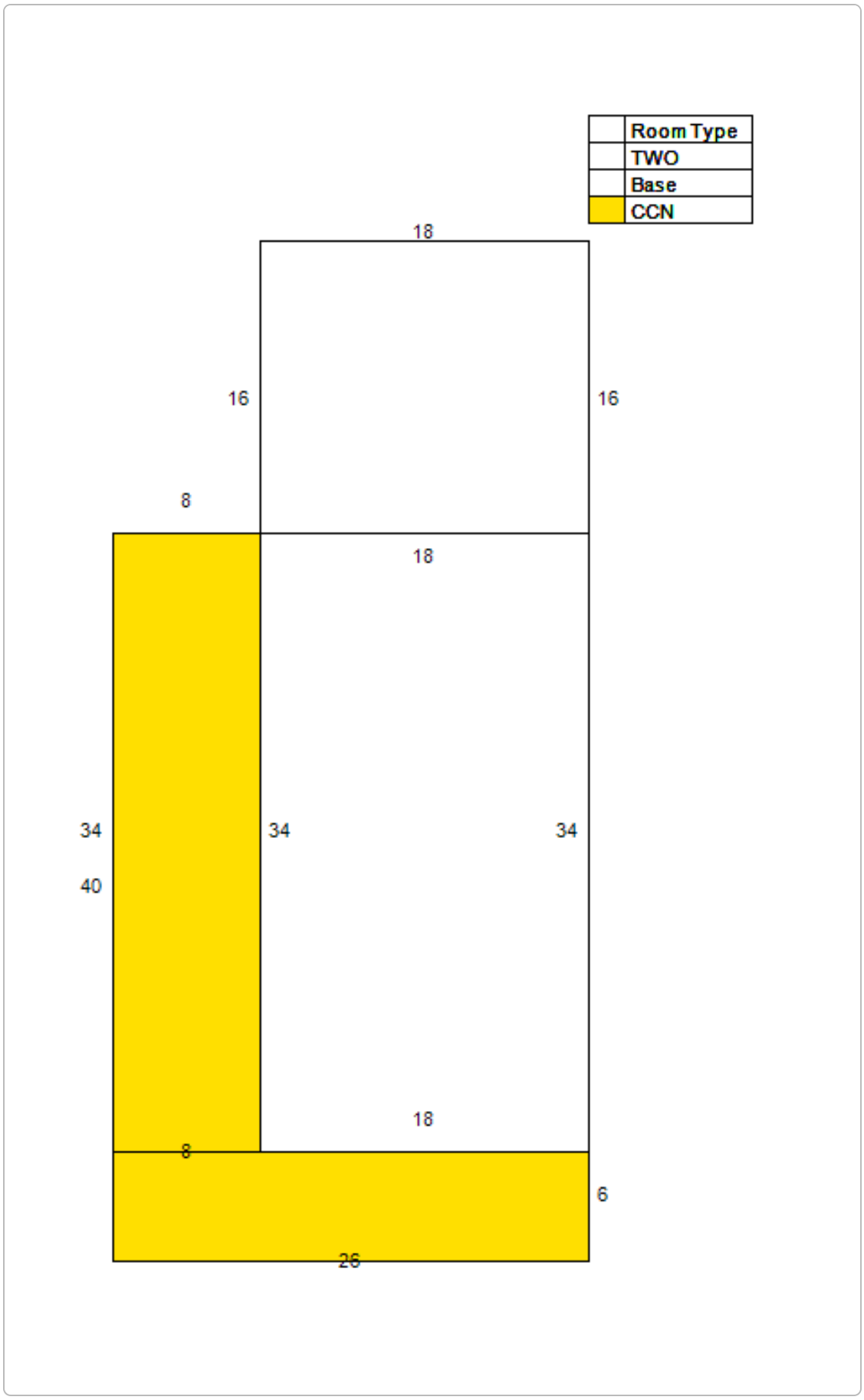
Land Information

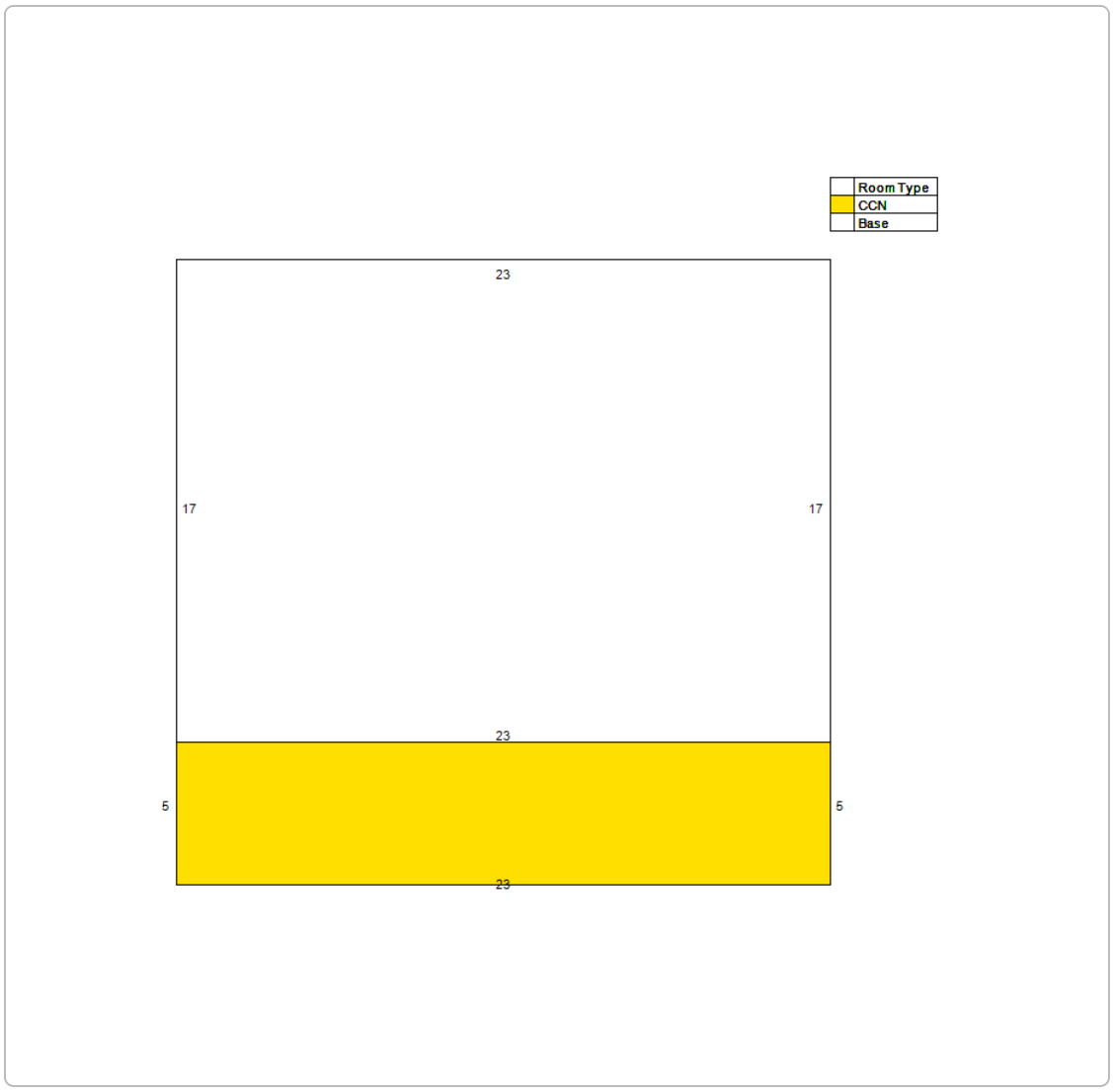
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	80	100	8000	SF	$800,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1990	$0.00	QUIT CLAIM DEED	871	61	U	I		TIITF/STATE OF FLORIDA
	9/1/1990	$0.00		871	55	U	I		
	3/1/1989	$0.00		814	405	U	I		
	7/1/1987	$0.00		752	614	U	I		
	2/1/1987	$0.00		736	789	U	I		

Sketch Information


Room Type
TWO
Base
CCN
18
16
16
8
18
34
34
34
40
18
8
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Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

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Changed: 05/24/2016

Registered Agent Name & Address

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Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

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ST AUGUSTINE, FL 32084

Title CFO, Treasurer

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Annual Reports

Report Year	Filed Date
2019	02/26/2019
2020	01/15/2020
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
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
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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
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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
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 20, 2021 Meeting



Application PL2021-0059 Address: 44 Avenida Menendez
(110 Charlotte Street)

Applicant: CD + Urban

Property Owner: 44 Avenida Menendez, LLC

Project description: To construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Architectural Style:	New Construction; Espinosa-Sanchez House: Spanish Colonial	Florida Master Site File:	Espinosa-Sanchez House (110 Charlotte Street): SJ02504
National Register:	St. Augustine Town Plan Historic District (Espinosa-Sanchez House is Contributing)	Construction date:	New construction; Espinosa-Sanchez House c. 1702 – 1756
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1963400000		
Agenda Item:	8(a)	Previous Action(s):	N/A

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.

1. 44 Avenida Menendez, which also has the address 110 Charlotte Street, faces the bay of the Matanzas River to the east and Charlotte Street to the west, and is on the southeast parcel of Charlotte and Treasury Street, where Treasury becomes a pedestrian alley. The parcel also is the site of the Espinosa-Sanchez House (built between 1702-1756) that fronts Charlotte Street. One of the few buildings dating from the First Spanish period, the now commercial property has survived multiple earlier fires, and has undergone many changes over time, including major renovations and a restoration in 1965 to return to the mid-1700s configuration, with more details in the attached Florida Master Site File survey.
2. Addresses along both Charlotte Street and Avenida Menendez (formerly named Bay Street) have changed over the years, as is evident on Sanborn maps. Sanborns show later stages of the Espinosa-Sanchez House with a long one-story building along Charlotte Street that was labeled early on as a shed, as an auto related building by 1917, and later as an L-shape structure by 1924 with a dwelling unit within its southern half by 1930. Early maps (1884) also show two, two-story houses with different configurations of wings and porches located just south of Treasury, than by 1889 only one house remains on the property adjacent to Bay Street (now Avenida Menendez).
3. New buildings in HP-2 are required to be in the form of "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821," according to the Architectural Guidelines for Historic Preservation, and conform to the design characteristics found in Manucy's *The Houses of St. Augustine* or other listed accredited authoritative sources. Further, the AGHP states that the First Spanish Period design is recommended to be reflected in the reproduction.
4. While the two-story restaurant building is designed with references to the St. Augustine Spanish Colonial style, the following are areas of concern with the proposed design:
    a. The applicant should identify how the proposed design resembles one of the 3 Colonial periods described in the AGHP, as it evolved over time. The design is not definitively one of the 3 periods or a clear combination and it is difficult to discern based on the different forms shown.
    b. The conceptual drawings show the building at a comparable height of the two-story buildings on either side, but a line elevation drawing showing the true heights of the multiple buildings adjacent would be necessary for a true comparison, as the conceptual drawings may not be accurate depiction of the real heights.
    c. The new building is designed with a noticeable setback from the street. For St. Augustine Style buildings, "the front façade located directly on the street" or to be set back no more than a width of one step is a design element called for by the AGHP. HARB may need to determine if the front edge of the building

STAFF SUMMARY AND ANALYSIS (continued):

would be determined by the leading projection of the second-floor porch. If the building was brought forward on the lot, permission from FDOT would be needed for the second story porch/balcony to project over the right of way. While not all buildings along Avenida Menendez are built right to the property line, not all are in the Spanish Colonial style.

d. Loggias were not architectural elements that faced the street front and were instead used on side elevations. Additionally, the design combines with a second story porch/balcony, which is not a combination reflected in the AGHP or Manucy reference.
e. A defining feature of all First Spanish Period and most Second Spanish Period St. Augustine Plan architecture is the placement of the main entry along the side of the building through a side-yard facing loggia or porch and gate in the front property wall. During the British period, doors were placed on the street façade, but the Spanish style entry was often retained.
f. The south wing should look like one-story Spanish Colonial building with a solid parapet meeting the proportion and scale of the building.
g. Second floor balconies as presented on the front façade traditionally have posts that extend to the ground or 90-degree support brackets.
h. The placement of a wall along the front property line meets the AGHP, but the Spanish Colonial buildings have walls that are a minimum of 5.5' high.
i. Refer to sample images in the Manucy book when comparing relative heights of Spanish and British Colonial architecture, roof pitches, chimney moldings, etc.
j. Brick is an allowed paving material for pre-1821 sites; however, brick pavers are not a Spanish Colonial material and incorporating a variation of appropriate materials is encouraged.

9. Modifications are proposed for the important existing colonial building on the east end by replacing a window with door, removing the existing coquina block wall around the chimney and adding a fireplace on the exterior of the chimney. There is not enough information provided to determine if the wall was constructed contemporaneously with the Espinosa-Sanchez House and exterior fireplaces were not a feature identified in the AGHP or Manucy reference.
10. Evidence in city files do not indicate that the existing drive-through building fronting Avenida Menendez is older than 50 years.
11. Proposed plans were reviewed at the May 7, 2021 Design Review Committee meeting and the applicants were informed that the proposed design will require multiple zoning variance approvals. Under specific guidelines set forth in 28-29(b), the PZB may grant a request for variance for architectural or historic reasons based on HARB's design review. See attachments for full criteria outlined in the code.
12. The proposed project meets ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

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 44 Avenida Menendez because the plans are not generally compatible with the requirements of the AGHP.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace the existing drive-through building (estimated construction date 1993 by the St. Johns County Property Appraiser). The Espinosa-Sanchez House that fronts Charlotte Street will remain in its existing location on the shared lot.
2. To construct a two-story building that fronts Avenida Menendez with a gable roof, a two-story wraparound porch and first-floor loggia on the north and east elevations with hip roof on north end, a wing with flat roof that extends from south elevation westward to Charlotte Street, roof top restaurant seating area and an outdoor fireplace on the south elevation, and exterior stair cases
3. To create a courtyard with a fountain, a pergola, landscaping including palms in square planter boxes, and outdoor restaurant seating to the north and to the rear or west,
4. To construct a masonry wall with metal fencing inserts on east property line, along Avenida Menendez
5. To modify the existing masonry wall that fronts Charlotte Street and add wood gates to connect to the west elevation of the Espinosa-Sanchez House
6. To replace an existing window with an exterior door to accommodate an accessible restroom proposed on the Espinosa-Sanchez House's east end
7. To incorporate new exterior fireplace in the existing chimney of the Espinosa-Sanchez House's east elevation
8. To remove the existing coquina block wall around the incorporating the fireplace on the existing chimney of the Espinosa-Sanchez House's east elevation
9. To remove existing well adjacent to north elevation of drive-through building
10. To remove the existing ticket building on the northeast corner of the property

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

1. **Compatible new use**
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**

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**

There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations

In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

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.

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.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

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.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. 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.

Figure 1 in AGHP depicts pre-1821 walls and fences.

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.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.

- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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.

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

Trellises should be constructed of simple round wooden posts and poles.

Wells should be masonry finished with stucco. 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.

Masonry bench seating is appropriate within loggias.

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

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

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

Floors for loggias and galleries may be either poured coquina concrete or tabby.

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.

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
4. City Code of Ordinances (Sec. 28-89(b)(1)
5. Pages from Albert Manucy's *The Houses of St. Augustine 1565-1821* (1992)





STAFF PHOTOGRAPHS
44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and On south end of property, looking west

STAFF PHOTOGRAPHS: 44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building;
On south end of property, looking west;
On north end of building, looking east towards Avenida Menendez and Matanzas Bay





STAFF PHOTOGRAPHS
44 Avenida Menendez





East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building; looking south from Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





West Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building,
looking northeast and east

STAFF PHOTOGRAPHS
44 Avenida Menendez





From Treasury Street pedestrian alley:
North Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building;
East elevation of Espinosa-Sanchez House (built between 1702 – 1756),
which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez



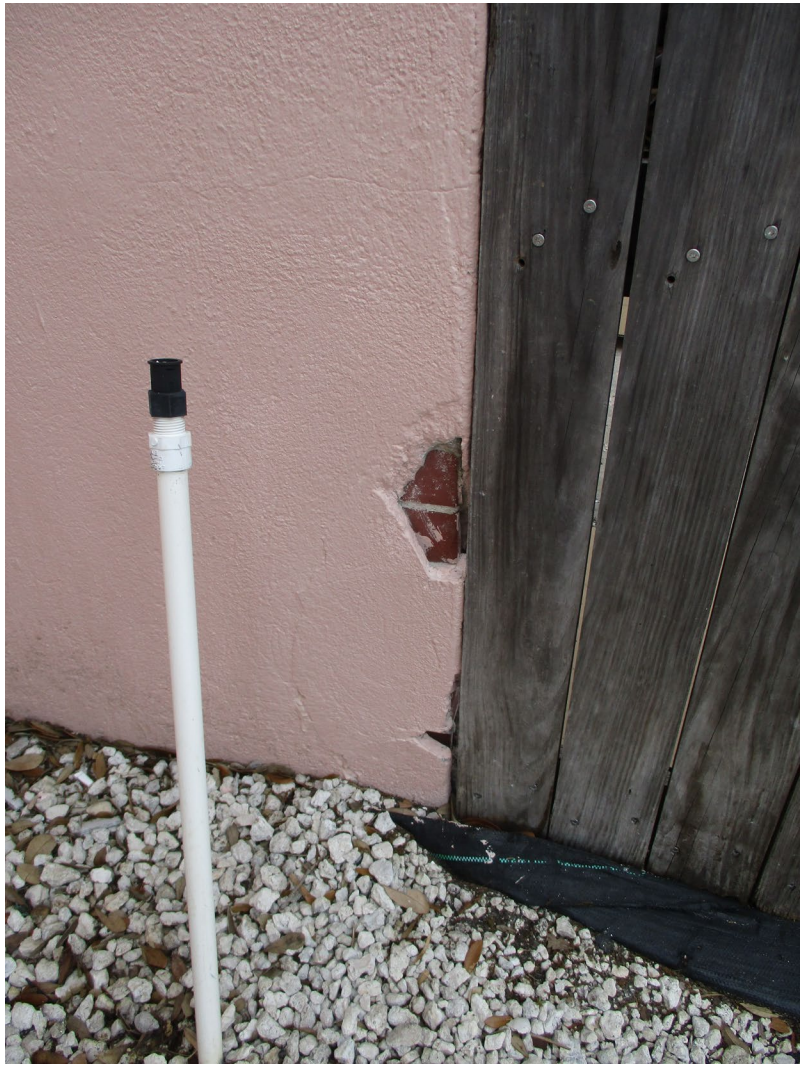
North Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and East elevation of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property



STAFF PHOTOGRAPHS
44 Avenida Menendez







East elevation and south elevation of chimney and coquina wall of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez







East and south elevations of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property:
A door is proposed to replace the existing window on the
east wing's south elevation

STAFF PHOTOGRAPHS: 44 Avenida Menendez









South and East elevations of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS: 44 Avenida Menendez







West elevation of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property
and has been referenced as 110 Charlotte Street:
Looking north and south down Charlotte Street
and at intersection with Treasury Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking east from Charlotte Street at west elevation of Espinosa-Sanchez House (built between 1702 – 1756), where Treasury Street becomes pedestrian alley

STAFF PHOTOGRAPHS: 44 Avenida Menendez







From Treasury Street (pedestrian alley portion, east of Charlotte Street):
-Looking east toward Avenida Menendez;
-Looking southeast at masonry wall along north elevation of Espinosa-Sanchez House (built between 1702 – 1756);
-Looking west toward Charlotte Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking south and southwest from property of project area

STAFF PHOTOGRAPHS
44 Avenida Menendez





On Charlotte Street looking east toward project area
and from southwest corner of project area property

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking north and west from within property of project area

STAFF PHOTOGRAPHS: 44 Avenida Menendez









On northeast corner of property, fronting Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking north down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking south down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking east across Avenida Menendez towards Matanzas Bay

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ 2504
(X) orginal FLORIDA MASTER SITE FILE
( ) update Recorder # _____

SITE NAME: Espinosa-Sanchez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: corporate
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 44 Avenida Menendez, St. Augustine, FL
VICINITY OF/ROUTE TO: At southeast corner of Treasury and Char
lotte St. intersection
SUBDIVISION: City of St. Augustine BLOCK: 5 LOT: A&B
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 180
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 46900 NORTHING:3306830
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1756 RESTORATION DATE(S): 01/01/65
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): residence
PRESENT USE(S): prof. office

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 1 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): Masonry, stone (coquina)

EXTERIOR FABRIC(S): Stucco, stone (coquina)

FOUNDATION: TYPE stone (coquina) wall
PORCHES: one-story arcaded loggia to east; one-story porch t
ROOF: TYPE gable, intersecting SURFACE wood shakes
SECONDARY STRUCS. porch, hip
CHIMNEY: NO. 1 MTLS stucco; brick LOCNS end exterior
WINDOWS: DHS 9/6; shutters; attic louvre

EXTERIOR ORNAMENT: chamfered posts; decorative doors
CONDITION: SURROUNDINGS: On street line at intersection; d
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE:

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

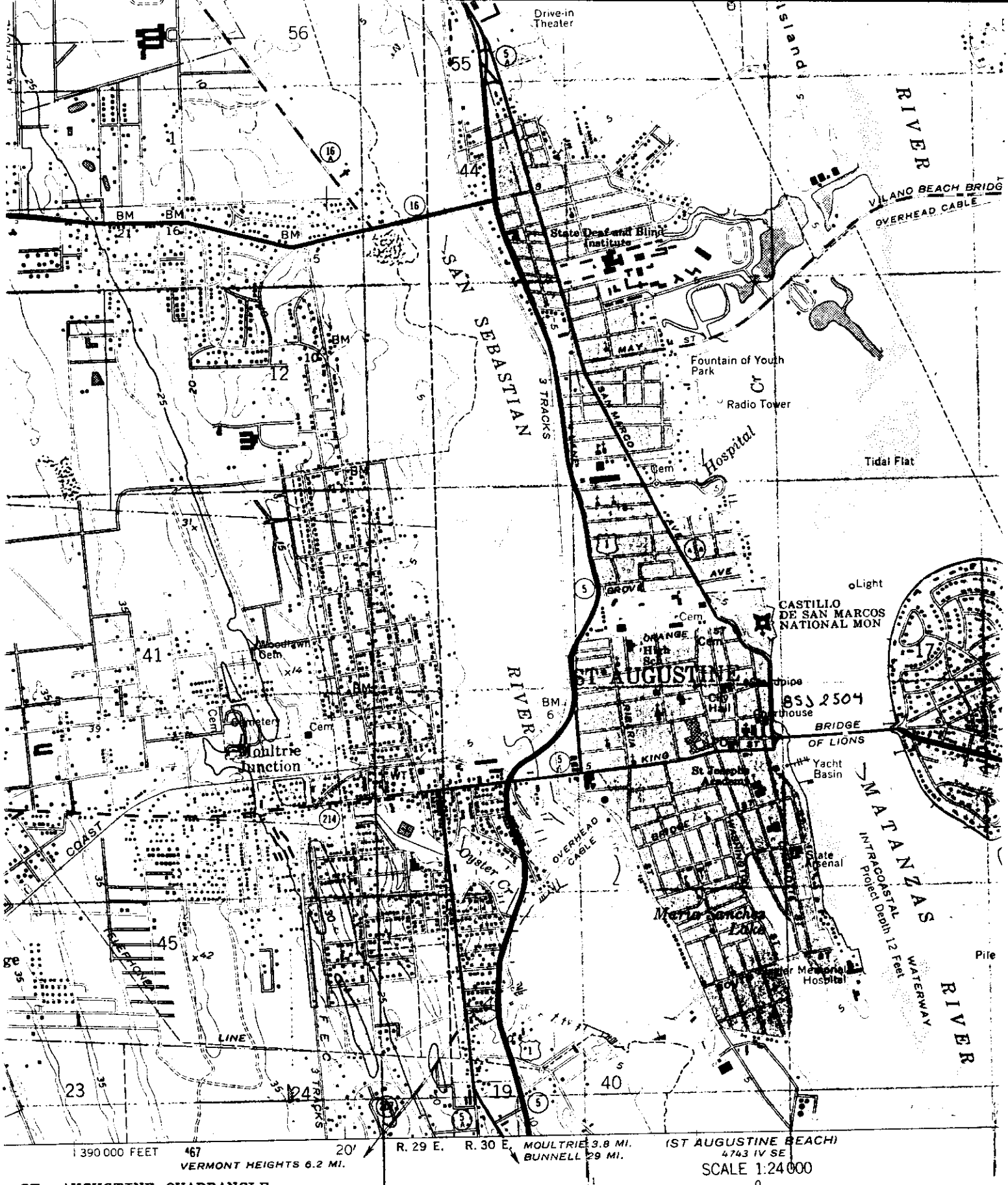
DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

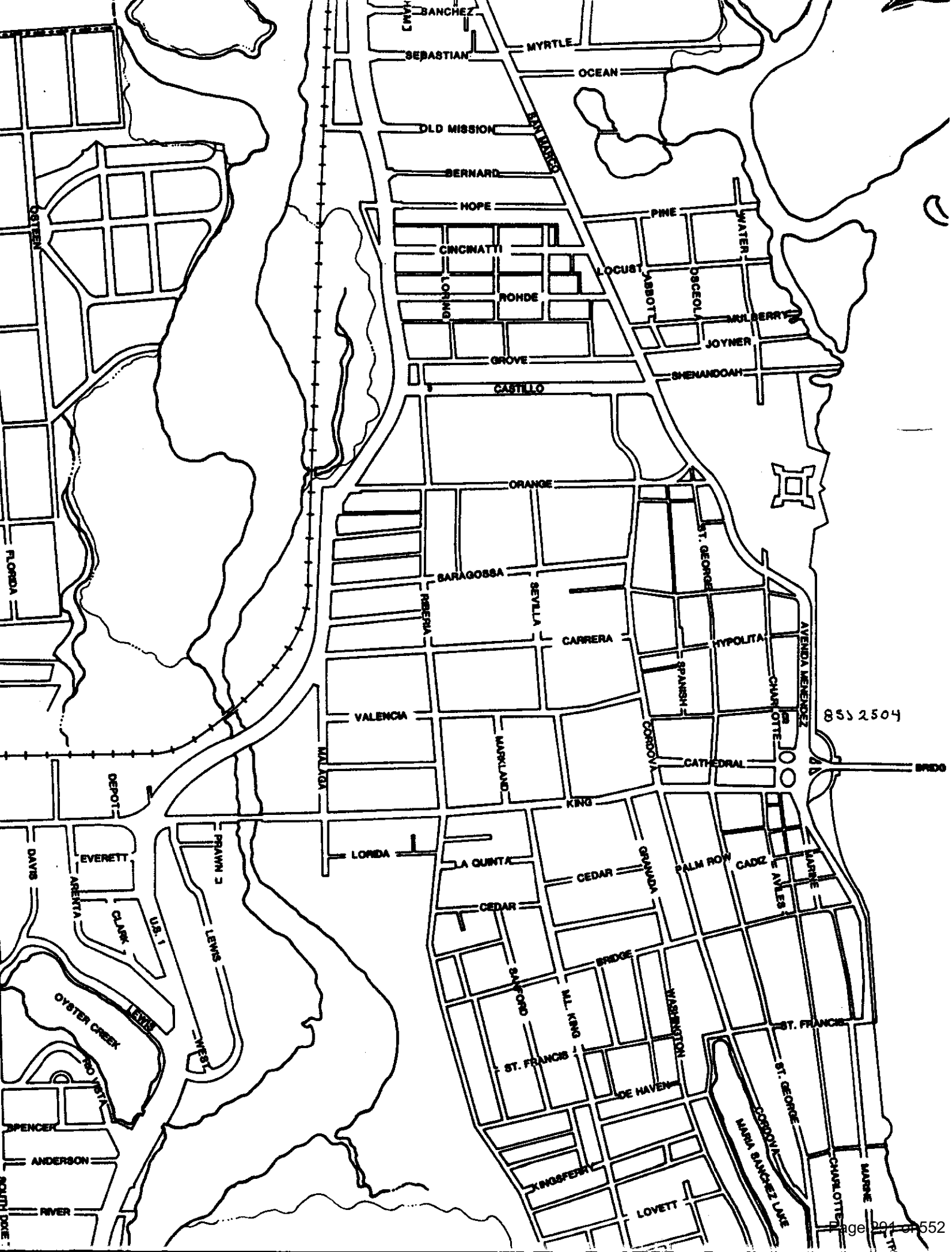
RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P



ST. AUGUSTINE QUADRANGLE


SANCHEZ
SEBASTIAN
MYRTLE
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
MULBERRY
LORING
ROHDE
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
SARAGOSSA
SEVILLA
RIBERIA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
MALAGA
DEPOT
KING
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
DAVIS
EVERETT
ARENTA
CLARK
U.S. 1
PRAWN
LEWIS
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
RIO VISTA
WEST
DE HAVEN
SPENCER
ANDERSON
KINGSFERRY
LOVETT
MARIA SANCHEZ LAKE
CHARLOTTE
RIVER
SOUTH DIXIE
ORTEEN
FLORIDA
8512504

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building, the Espinosa-Sanchez House (formerly known as the Perez-Snow House), was built between 1702 and 1756 and is one of the surviving colonial structures in St. Augustine. Moreover, the building is only one of the structures that date from the First Spanish period. The coquina building is also notable for its durability over the centuries. It has undergone several major renovations from the late 18th century and has survived two major fires along the bayfront. The Espinosa-Sanchez House was restored in 1965 to its mid-18th century configuration and general appearance by the exchange (now Atlantic) Bank of St. Augustine.

As is common in colonial architecture, the house abuts the street line at the intersection of Charlotte and Treasury Streets, and one of the principal entrances is off of the loggia to the east. Unlike most First Spanish Period buildings, however, there is a main entrance directly off the street onto Charlotte Street. This door could have been added in the Second Spanish Period during extensive remodeling for commercial purposes.

The current L-Shaped configuration of the house is similar to its 18th century plan, one of the few surviving examples of the Wing Plan as defined by Manucy in The Houses of St. Augustine (p. 58). The Wing Plan "is characterized by a main structure of two or more rooms, plus a substantial wing or two which makes the plan an L, U, or H. In its better aspects, with attractive arcades or galleries around a patio, it was somewhat pretentious layout for the residence of a government official or a prominent family." Historical Research has shown that the first documented owner, and probably builder, of the house in the late First Spanish period, Don Diego de Espinosa, was part of St. Augustine's small merchantile-planter elite and was therefore capable of erecting a more ostentatious wing-plan structure which also has an arcaded loggia to the rear. Today, only the North-South rectangular section of the building is part of the original structure. The east wing, demolished sometime between 1860 and 1884, probably around 1870, was rebuilt in the early 1920's.

The four original First Spanish period arches in the loggia are the most notable features of the building. This row of round arches supports an extension of the main shingled gable roof. The pillars are neoclassic

(Over)

V. BIBLIOGRAPHY

1. Juan Jose Elicio 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial Sity," (St. Augustine: HSAPB, 1978); 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; St. Augustine Record, April 7, 1914; July 4, 1937;

in concept with simple moldings serving as the capital. Wood chamfered posts are found in the porch along the south end of the building. Other notable features include 9/6 windows, three decarative doors, and a Spanish type chimney, built in the 1960's, attached to the east facade of the east wing. A coquina wall extends east of the north facade along Treasury Street.

The building has undergone a number of dramatic changes since the mid-18th century, most particulary in its size, configuration, fenestration, and roof line. Sometime between 1785 and 1798, a flat roof replaced the original wood frame gable roof. The second major alteration involved the addition of a coquina second floor over both wings in the late 1790's. A photograph taken around 1870 shows how the building probably looked from the late colonial through the Civil War era. The 2½ story structure was crowned by a series of dormers which were sided diagonally with word. The shuttered windows were of the 9/6 variety, and there were three doors on the Charlotte Street facade, a central doorway and two at both ends. The central doorway exhibited one of the best examples of colonial post-and-lintel frontispiece ornamentation. Two plan pilasters resting a top a coquina base flanked the door. The capitals were simple, similar to those on the stone pillars in the rear arcades and to others found on plans drawn by royal engineer Mariano de la Roque in the 1790's. Moreover, three rosettes adorned the rectangular lintel which rested on the doorway and capitals.

Shortly after this picture was taken, a new owner removed the masonry second floor and probably the east wing. As in the 18th century, a flat parapet roof replaced a gable roof. Perhaps at this time, but at least by 1884, a gabled-foor frame board and batten second floor was built over the northern half of the structure. This addition exhibited ornamentation inspired by the Carpenter Gothic Style in vogue a decade or so before. Decorative curved lintels were placed over the four window openings on Charlotte Street and lattice was installed over the windows. The frame second floor probably was destroyed in the 1887 fire that ravaged that section of the town, but the older masonry structure survived the devastation. A photograph from the mid-1890's shows the building without the partial second floor. By this time, however, the North doorway, and the two windows flanking the central doorway had been bricked-in and plastered.

The 20th century brough another series of radical changes to the building. In the process of converting the building into apartments, a shingled second floor was added over the entire masonry downstairs sometime between 1910 and 1914. A balconey boldly projected over Charlotte Street. The south and North windows were converted into doorways, and the south doorway was filled-in. History once again repleated itself as the 1914 bayfront fire destroyed the newly-completed second floor. Once more, the up-again, down-again old building was one-story in height.

The long-time proprietors of the structure, elbridge and Fanny Snow, were responsible for the next series of alterations in the early 1920's. They built the east wing, thus returning the building to its First Spanish period contiguration. And in an attempt to blend this outbuilding with the new main residence along Bay Street (Avenida Menendez), they added some Mediterranean Revival touches to the building, including barrel roof tile and casement windows.

The property was purchased by the Exchange Bank in 1963, and after archaeological investigations conducted by Dr. Hale Smith of FSU confirmed the colonial origin of the building, the bank undertook plans to restore it to its First Spanish Period appearance. The arcaded loggia was retained, double-hung 9/6 windows were installed, a new coat of stucco was added, and a chimney

was built in the east wing. Several changes were not in keeping with the character of the colonial building. Far too much of the coquina facade was left exposed, and the decorative post-and-lintel frantispiece was not restored to the Charlotte Street side. Serious consideration should be given to converting the bland border around the doorway into its former decorative grandeur.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has

the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The colonial structure at 44 Avenida Menendez is best known for its long association with two prominent colonial and American period families, the Espinosa and Sanchez clans, and for its association with the Snow family 20th century St. Augustine fame. The building tradionally has been called the Perez-Snow House, but historical and architectural research indicates that a more appropriate name should be the Espinosa-Sanchez House.

The building was constructed in one of the most densely developed areas of the colonial city, i.e, The 1½ blocks south of the Plaza on Charlotte Street. The first documented owner, and probable builder, of the original one-story, L-shape house was Don Diego de Espinosa, one of the colonial's most prominent planter-ranchers in the late First Spanish Period. Espinosa was largely responsible for the development of Diego Plains (Palm valley area) and the construction there of Fort San Diego. After his death in 1756, his daughter, Josefa de la Encarnacion Espinosa, inherited the property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and at some point in the twenty-one year British rule, Fish leased the coquina house to unknown parties.(4)

Parez died in Havana in the 1770's, and when his widow returned to her hometown after Spain regained Florida in 1784, she proceeded to buy her former property. On March 17, 1785, she bought the house and lot from Jesse Fish for 200 pesos, the same price which Fish officially charged Perez in 1764 for taking custody of the house. Two interesting details surface in the deed. The coquina house had a wood frame roof ("Cubierta de madera"), and the alley to the north, now known as Treasury Street, was called "Paniagua" or "Bread and water."(5)

Josefa was one of the highly respected women in St. Augustine before her death in 1797. She was the widow and daughter of prominent residents in the old days and currently the benefactor of her St. Augustine-born nephews, Nicolas, Bernardino, and Jose Sanchez. The Sanchez boys, then all in their early twenties, were the sons of Antonia Espinosa, another daughter of Diego, and Jose Sanchez de Ortigosa, and were the nephews of East Florida's most influential and prominent resident in the Second Spanish period, don Francisco Xavier Sanchez. It is interesting to note that Bernardino and Jose were also the brothers-in-law to their uncle for having married the sisters of his wife, Maria del Carmen Hill. All three of the Sanchez boys became influential in their own right by retaining and consolidating Espinosa-Sanchez family land in the Diego Plains area and by venturing into large-scale mercantile activities. Moreover, Bernardino served as public interpreter in the early 19th century.(6)

Apprantly the Espinosa-Sanchez house at the corner of Treasury and Charlotte Streets was not the family homestead, but was used as rental property. The 1788 Rocque map lists Bernardino Sanchez as owner of the now flat roofed, L-shape building who was leasing the house to Juan Jose del Toro.(7) In December 1798, forteen months after the death of Josefa at about the age of 70, Jose Sanchez and Francisco Xavier Miranda, a nephew by marriage, sold the family estate to their uncle, Francisco Xavier Sanchez.(8) Sanchez, always the entrepreneur, bought the "deteriorated, flat-roofed house," rebuilt it, and

added a coquina second story with a shingled gable roof. It is likely that Sanchez added the decorative post-and-lintel frontispiece. On September 5, 1799, he sold the renovated, enlarged structure for 1714 pesos to the Mercantile firm of Miranda & Co., owned by his nephews, Jose and Bernardino and their brother-in-law, Francisco Xavier Miranda. The Company purchased the building as its warehouse, and presumably it served in that capacity until the death of the principals disbanded the firm in the last decade of colonial rule.(9) On one occasion, in 1814, we know that one of Miranda's relatives, Juan Rajo, was living in the warehouse.(10)

In 1816 and 1818, Christina Hill, the widow of Jose Sanchez, bought the other two-thirds interest in the house from the other widows.(11)

The 1834 Clements Map of St. Augustine lists this as the property of the heirs of Joseph Sanchez. It remained in the Sanchez family until after the Civil War.

Daniel Edgar, a wealthy New Yorker began acquiring property in this area in 1869 with a view towards building a winter residence on the bayfront. In putting together a large lot, he purchased from many different owners. During the Civil War some of the land had been acquired in tax sales by B.E. Carr, a prominent local merchant and founder of the Magnolia Hotel, and by John Hay, private Secretary to President Abraham Lincoln (and later Secretary of State under Theodore Roosevelt). Edgar acquired their interests in 1869. That same year he acquired another part of the property from Venancio Sanchez and his son W.J. Sanchez. Venancio was leading 19th Century Merchant who served as Mayor of the city after the Civil War, and was later Spanish Consul at St. Augustine. W.J. Sanchez was a hotel owner and a banker who developed in North City Subdivision that bears his name.(12)

In 1873 Edgar bought at public auction on the courthouse steps the real estate belonging to the Estate of Christina Hill Sanchez including this old colonial building.(13)

Having thus put together a fairly large piece of land, he proceeded to have built a large Second Empire style home with a mansard roof and widows walk on the top, overlooking the bayfront. The work was done by St. Augustine's leading builder of the time, Capt. Thomas House, who also built the Sunnyside House and the Lorillard Villa.(14)

As the bayfront house went up, the Colonial building on the Charlotte Street side of the lot came down - from 2½ stories to 1. It was used as coal, wood and storage shed while the Edgars owned the property. The Edgar House was considered one of the finest in St. Augusitne. An 1885 directory noted:

> "Of late there is a new city springing up consisting of private of modern architecture, among which may be mentioned the ornate villas of Franklin W. Smith, Kingsland, Lorillard, Edgar, Howard, Alexander, Wilson and others. The social atmosphere surrounding St. Augustine is more like that of Newport than any wateringplace in the South, and as a fashionable resort it will continue to increase in population and importance."(15)

The 1887 fire brought great destruction of this part of town. The Carr House, just to the south, was destroyed, but the Edgar House was spared.

In 1893 the Tatler, the society newspaper of the Flagler era, noted:

"This delightful house has been one of the landmarks of this city for many years, its owner endeaving herself to a large circle of acquaintances by her many charities and graciousness."(16)

In 1894 it was reported:

"Mrs. Edgar, owner of the handsome cottage on the Bay, corner of Treasury Street, arrived at her residence early this month. Mrs. Edgar has many friends here, is interested in the work of Trinity Parish, contributing largely to it. Mrs. Edgar spent last winter in the South Carolinas and will be heartly welcomed this season."(17)

In 1898 it was noted:

"Mrs. Edgar whose home on the Bay is one of the most elegant in the city, is now en residence. Mr. Dan Edgar, her son, is also here spending a great deal of time at the Yacht Club, where he is an honored member."(18)

That same year an article describing "Cottage Life in St. Augutine" reported:

"There are a number of more modern houses that . . . antedate the great hotels by some years, and that were built and occupied by their first owners, and held in veneration for the past decade, their occupants forming a charming social circle, and interesting themselves in the quaint old town. Among these is the Edgar Home, on the Bay, stately and dignified, and the winter home of Mrs. Edgar and her sons."(19)

In 1905 the Edgar estate sold the property to Eliza Joseph. Mrs. Joseph was a partner in H.W. Davis & Co., which operated a clothing and Men's Furnishings store in the Cordova Hotel building. Her husband Bernhard Joseph was a retired merchant tailor with the firm of Joseph & Meyerson.(20) According to an 1885 directory:

"The members of the above firm are both natives of Germany. Mr. Joseph came to this country in 1863, and Mr. Meyerson in 1869 . . . Messrs. Joseph & Meyerson began business in December, 1883, as merchant tailors and dealers in gents' furnishing and fancy goods, millinery, etc. They have a fine store desirable located in the St. Augustine Hotel building, facing the plaza. A stock of goods is carried of the value of $6000, and a large and prosperous business is enjoyed."(21)

The Josephs occupied the Edgar House on the Bayfront and some time after 1910 they enlarged the colonial building on Charlotte Street by adding a shingled second story with a balcony, which they rented out as apartments. Both the bayfront house and the apartments were casualties of the disastrous fire that swept the area in April 1914. The St. Augustine Evening Record reported:

"The Joseph house on Bay Street, a palatial residence and a familiar landmark, went down in the seething mass."

The list of fire losses included:

"B. Joseph, beautiful home on the Bay and flats on Charlotte Street, loss thirty thousand dollars; insurance fifteen thousand."

In 1887 the house to the south had been destroyed, and this one spared. In 1914 the situation was reversed. The newspaper reported:

"The fire was checked on the east by the Waters of the bay, and on the south it was stopped in the spacious grounds surrounding the Joseph home."

The front page of the paper printed a message of appreciation:

"Mr. and Mrs. B. Joseph and family wish to extend their sincerest thanks and appreciation to all those who have been so thoughtful and so hospitable to them since their loss of their home in Thursday's fire. The many deeds of kindness and friendship are deeply appreciated."(22)

A photograph taken after the fire shows the bayfront home completely leveled, and the colonial building behind it gutted, with only the coquina walls of the first story still standing.

The choice lot was soon rebuilt upon. By 1917 a two story Mediterranean Revival style dwelling, typical of the Florida Boom period, was erected on the site of the Edgar House. The remains of the colonial building to the rear were remodeled to serve as a garage for the house. By 1924 the two buildings were connected by a 1 story passageway, and by 1930 the south half of the garage was remodeled for residential purposes.(23)

Mrs. Joseph sold part of her property in 1916 to Theodore V. Pomar, comptroller of the Florida East Coast Railway, and the rest in 1921 to Clarence S. Coe.(24)

In 1922 and 1923 both the Coe and Pomar properties were acquired by Elbridge Gerry Snow, a winter resident. His widow occupied the house for many years after his death(25)

After Mrs. Snow's death, the property was sold in 1963 by her son, Arthur Marsh, to the Exchange Bank of St. Augustine. Another son, Sterling Marsh, was president of the Bank, and had formerly resided in the house.(26)

The St. Augustine Record reported:

"Progress and preservation don't always go hand in hand, but when the Exchange Bank of St. Augustine recently acquired the Snow property on Bay Street, it took the first step in an expansion plan that will encompass both.

"This historic area, once the winter home of Elbridge Gerry Snow, extends from the present Drysdale property on Bay Street to Treasury Street, from Bag through to Charlotte Street, and lies directly across from the bank's present parking lot.

"Clearing and landscaping the area will begin immediately to provide an additional parking facility for the bank's customers, room for future expansion, and to give a handy two-way passage between the bank and Bay Street.

For preservation, however, one building will be left standing. Located at the corner of Charlotte and Treasury Streets and not familiar to many but the old-timers, is a building whose history can be traced back to 1764, the Perez-Sanchez House. This building will be restored to its original condition as a part of St. Augustine's

over-all Restoration Program."(27)

Archeological investigations were carried on at the site, followed by restoration efforts. When the project was complete, the newspaper reported:

> The focal attraction is the restored Perez-Sanchez House at the corner of Treasury and Charlotte Street in the old Spanish area of St. Augustine. The house dates back to at least 1764 and is considered one of the best examples still in existence of a St. Augustine house of the First Spanish Period.
>
> "Only the stone walls and archways and tabby floors marked the original building when the Exchange Bank started the restoration project.
>
> "Now the building has been restored to its original magnificent lines of the First Spanish Period. As one walks through the beautifully restored archways which marked the rear L-Shaped loggia of the original home, a door is opened into a modern world of today. The restored house is the business quarters of Edmiston and McGhin, certified public accountants.
>
> "In contrast to the restored beauty of the exterior of the building, the interior offers the type of office space found in modern business buildings. Attractive wood paneling covers the interior walls throughout the airconditioned building. The separate offices of A.J. McGhin, Jr. and W.C. Edmiston, Jr. are furnished in good taste. At the end of the L-Shaped hallway there is an atrractive conference room and library dominated by a restored fire place which existed in the original building.
>
> "The Exchange Bank's project is an outstanding examples of how provate interest can help advance the restoration program by blending history with business. The restored structure remains on the city and county tax rolls."(28)

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. East Florida Papers, Testamentary Proceedings, Bundle 301, doc. 16, folio 35; Puente, "Plano . . . de San Agustin," no. 205; Espinosa and Sanchez family files, SAHS; Homeowners File, HSAPB.
4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (Feb. 10, 1772), no. 293; EFP, Testamentary Proceedings, Reel 5 (old system), case no. 14.
5. EFP, Escrituras, Bundle 366, fol. 184; Testamentary proceedings, Reel 5 (old system), case no. 27.
6. Sanchez and Espinosa family files, SAHS.
7. Rocque, "Plano Particular. . . de San Agustin," no. 127.
8. EFP, Escrituras, Bundle 371, fol. 339.
9. Ibid., Bundle 372, fol. 100.
10. Ibid., Bundle 379, fol. 286.
11. Ibid., Bundle 314, doc. 3, fol. 37; Bundle 380, fol. 434; Bundle 382, doc. 7, fol. 673.
12. St. Johns County Records, Deed Book R, pp. 650, 652, 655, 660, 665. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1968), pp. 31, 59, 267. St. Augustine city Directories, 1885, 1904, 1911-12, 1924-5.
13. St. Augustine Record, Sunday, July 4, 1937; Deed Book V, p. 66.
14. Webb's Florida (1885), p. 201.
15. Ibid., p. 195.

16. Tatler, Jan. 21, 1893, p.9.
17. Ibid., Jan. 13, 1894, p. 8.
18. Ibid., Jan. 27, 1898, p. 15.
19. Ibid., March 19, 1898, p. 2.
20. Deed Book 8, p. 504; St. Augustine City Directory 1907-8.
21. Webb's Florida (1775) p. 198.
22. St. Augustine Evening Record, Tuesday April 7, 1914, pp. 1 & 9.
23. Sanborn Fire Insurance Maps of St. Augustine, 1917, 1924, 1930.
24. Deed Book 40, p. 147; Book 44, p. 493.
25. Deed Book 45, pp. 177 & 251. St. Augustine City Directories 1924-1962.
26. Official Records Book 42, pp. 617 & 621. City Directories, 1949, 1962.
27. St. Augustine Record June 16, 1963.
28. Ibid., April 17, 1965.

ADDENDUM:

Further information about the building at 44 Avenida Menendez, its owners and occupants, can be found in the following reports in the St. Augustine Weekly Record:

May 29, 1903, p. 3 - Armenian artist pursues Miss Edgar and winds up in insane asylum.

May 12, 1904, p. 8 - Miss Julia Lorillard Edgar will wed Richard H. Williams, Jr.

And in the St. Augustine Record:

Nov. 4, 1907, p. 5 - Death of Mrs. Daniel Edgar.

Jan. 16, 1911, p. 4 - B. Joseph adding second story to 44 Avenida Menendez.

April 2-3, 1914 - Great fire in St. Augustine destroys Joseph house and others.

Jan 12, 1916, p. 1 - Joseph House ruins being torn down.

Jan. 13, 1916, p. 1 - Plans for new Joseph house.

July 7, 1916, p. 1 - Ruins of 1914 fire used by movie makers to depict European war scenes.

Aug. 11, 1916, p. 1 - Foundations being laid for new Joseph house.

Oct. 13, 1921, p. 6 - Col. C. S. Coe sells 44 Avenida Menendez to E. G. Snow. Also p. 4.

March 2, 1922, p. 4 - Coe returns to St. Augustine after serving as Miami City Manager.

April 4, 1922, p. 7 - Coe will develop subdivision at Eau Gallie - biographical sketch.

Nov. 28, 1921, p. 4 - Mrs. Marsh weds E. G. Snow.

Jan. 20, 1922, p. 1 - Elbridge Gerry Snow, president of Home Insurance Co. - biographical sketch.

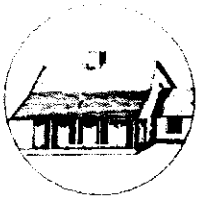
Jan. 17, 1926, Section 3, p. 4 - Mrs. Snow's garden described in detail.

May 13, 1946, p. 3 - Architect Frank E. Cleveland of Boston studies Snow House.

And in the St. Johns County Herald:

July 30, 1915, p. 7 - B. Joseph dies at summer home in Maine.

☐ Original
☒ Update



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

Site #8 SJ02504
Field Date 5-4-2016
Form Date 5-4-2016
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) Espinosa-Sanchez 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
Address:	110		Charlotte	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 # 1971600000 — **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: 1756 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Dentist/Medical/Professional office — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature 1/1/65
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 Spanish Colonial — **Exterior Plan** L-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Wood shingles 2. _____ 3. wood shakes
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood DHS 9/6 with wood lintels and sills; shutters; attic louvre
Distinguishing Architectural Features (exterior or interior ornaments) decorative doors; arched loggia
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 SJ02504

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. _____ 2. coquina
Main Entrance (stylistic details) paired 6/panel door inset into coquina on Charlotte Street and single wood panel door with multi-lights under loggia
Porch Descriptions (types, locations, roof types, etc.) one-story arcaded loggia to east

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See previous form 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) Retains integrity and 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

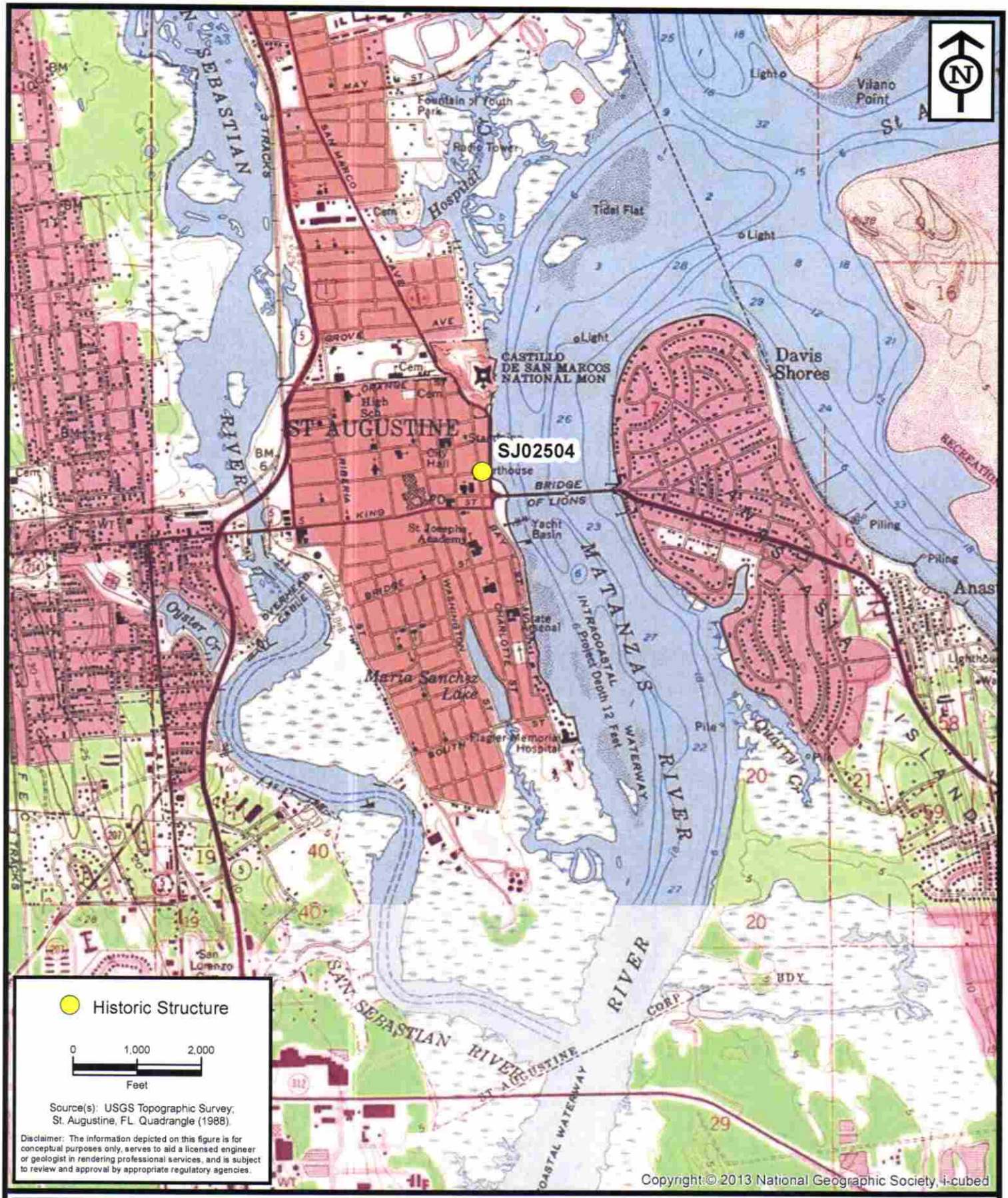
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

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 - SJ02504

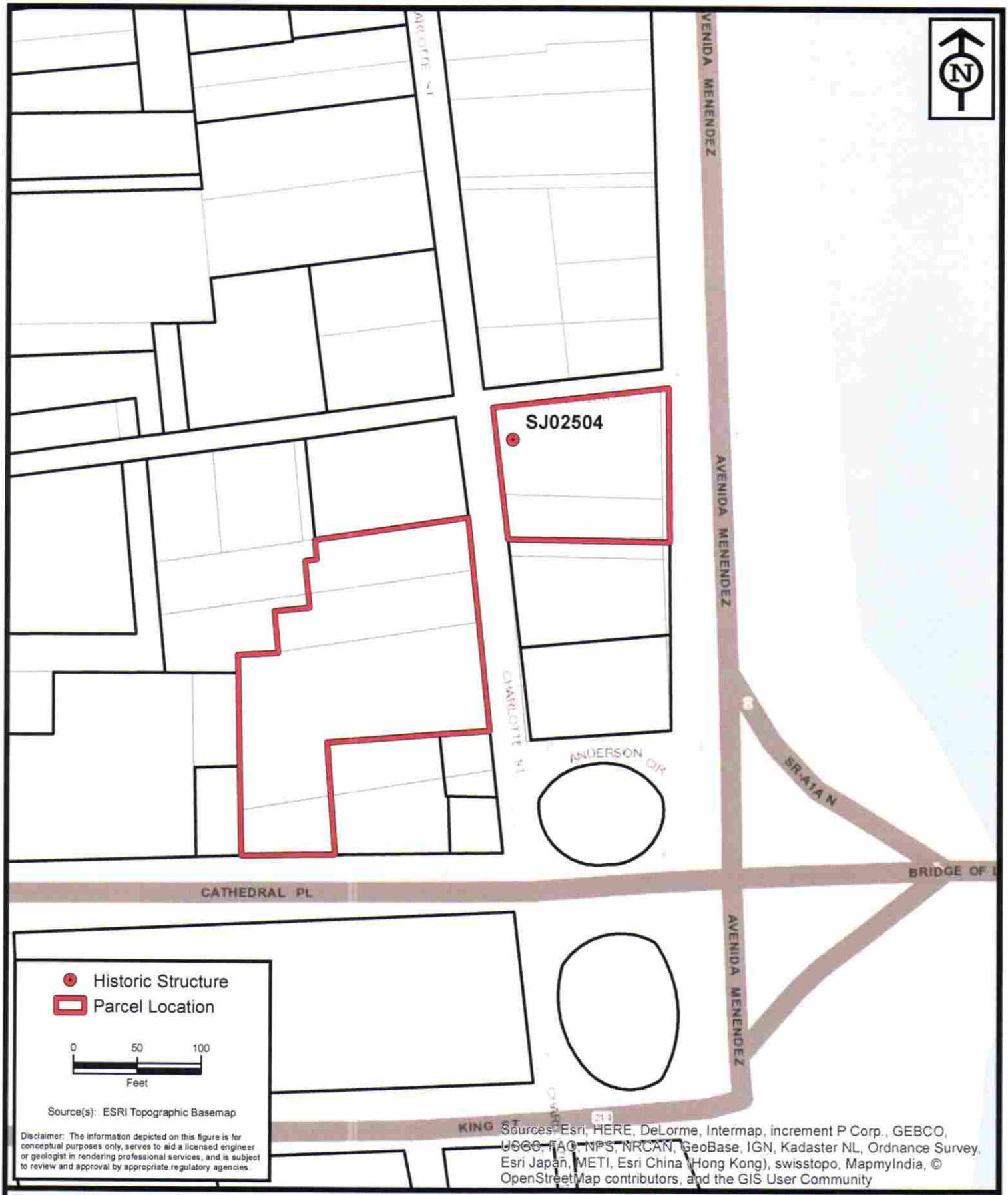
City of St. Augustine Historic Structure Survey

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\SJ02504\Location.mxd Date: 1/29/2016 12:14:37 PM

SJ02504



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

Parcel Location - SJ02504

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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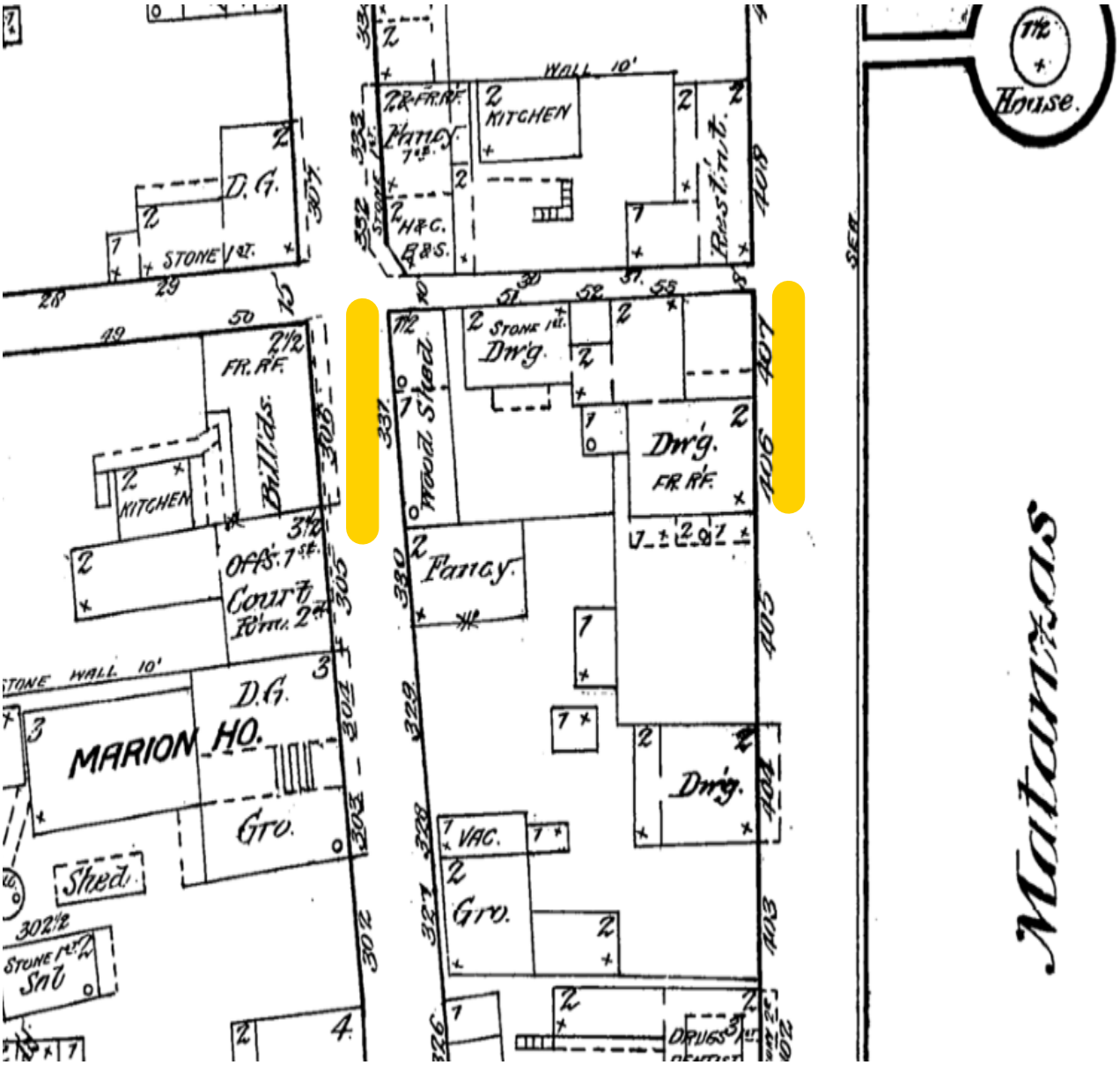
SJ02504




ilton
ONE
WAY

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 1

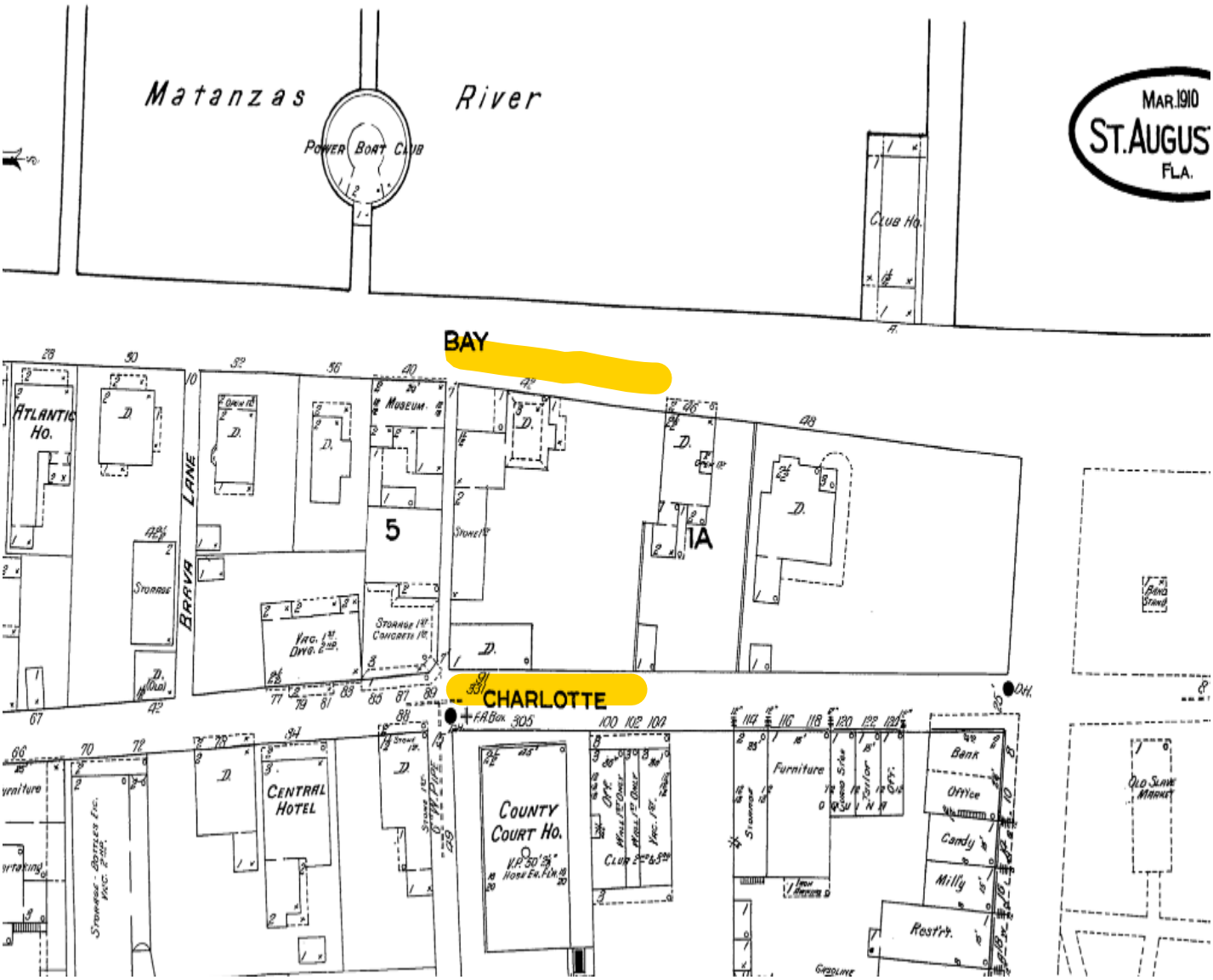


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 8

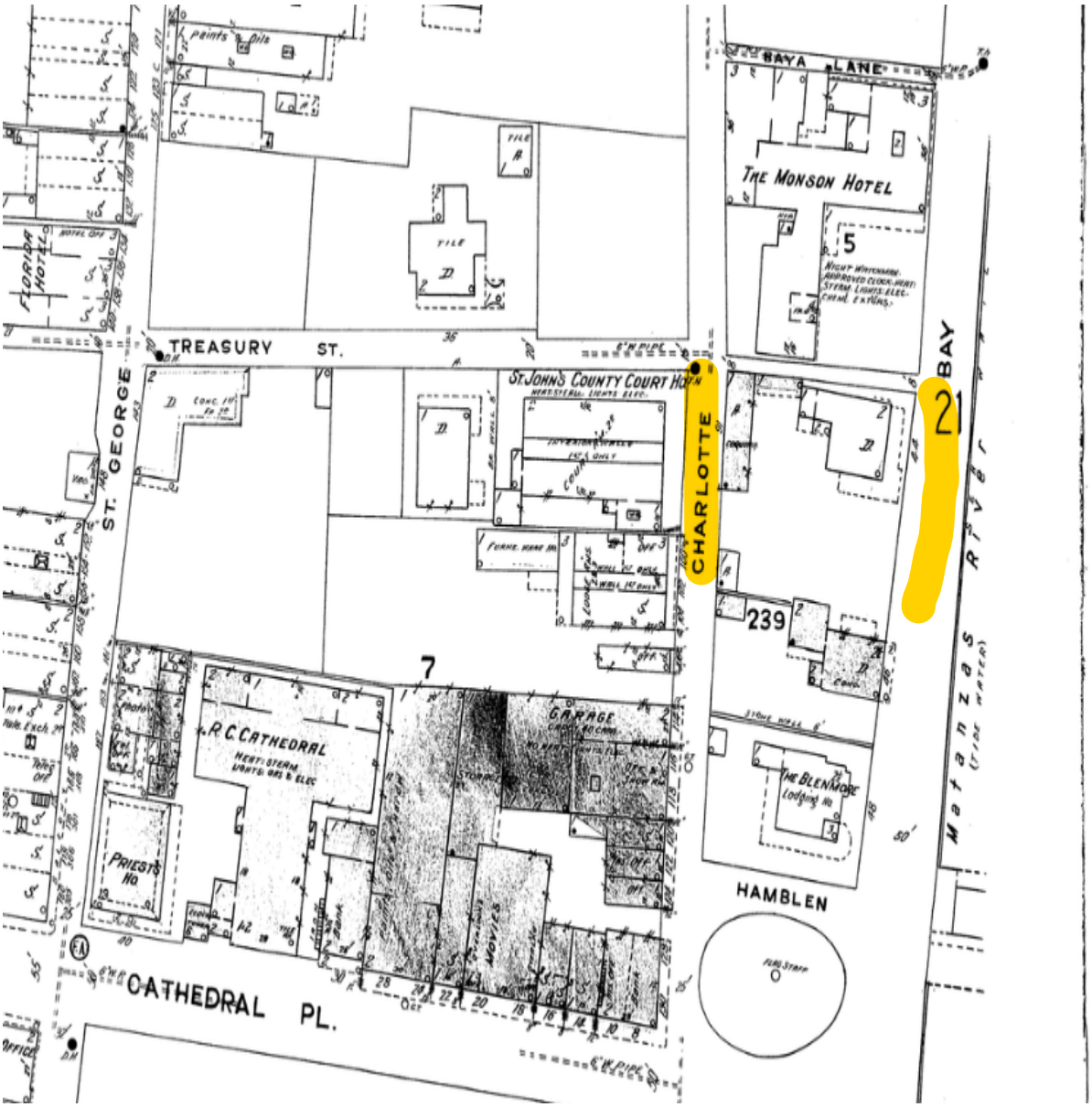


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 4

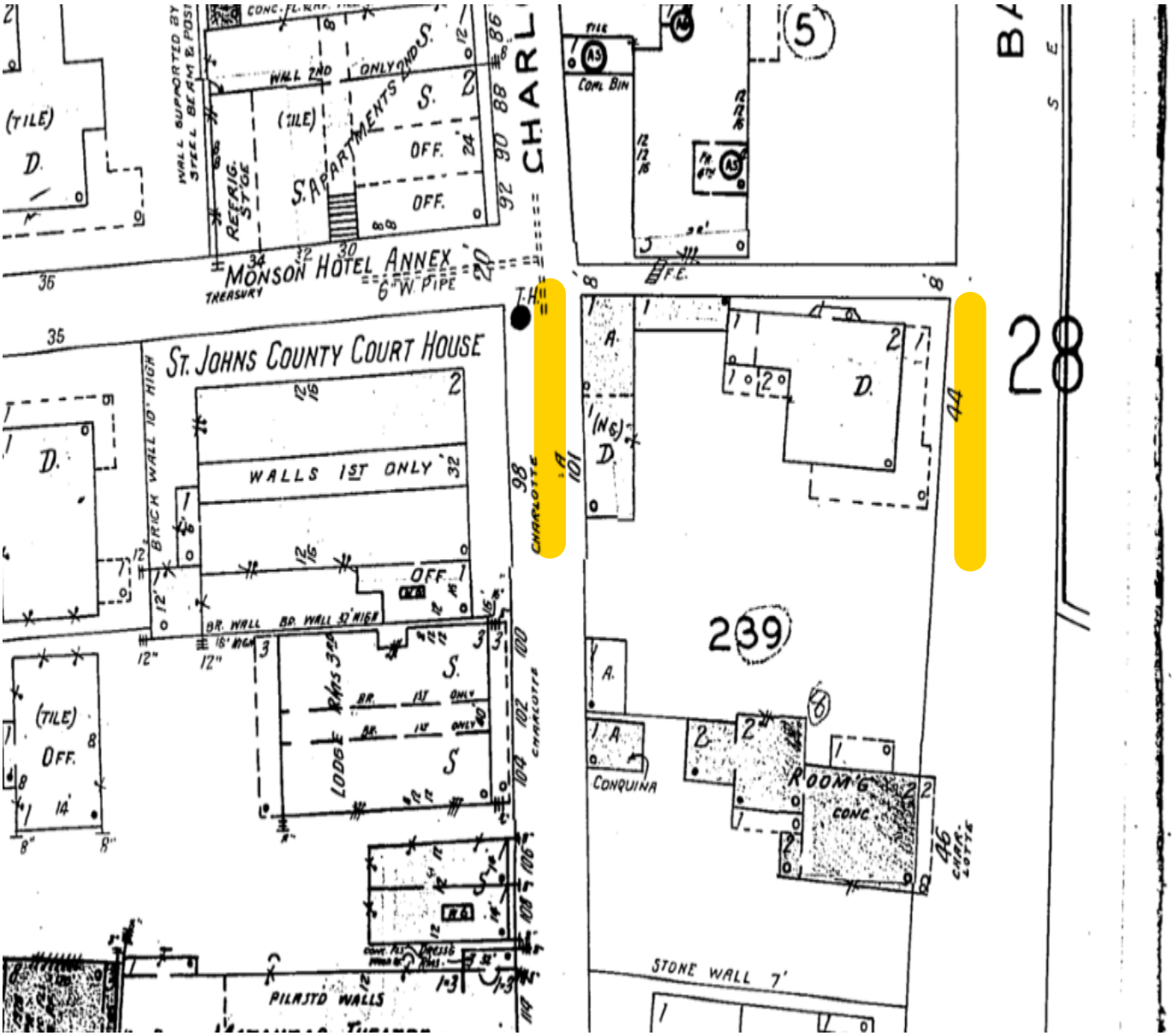


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ProQuest® Digital Sanborn Maps, 1867–1970

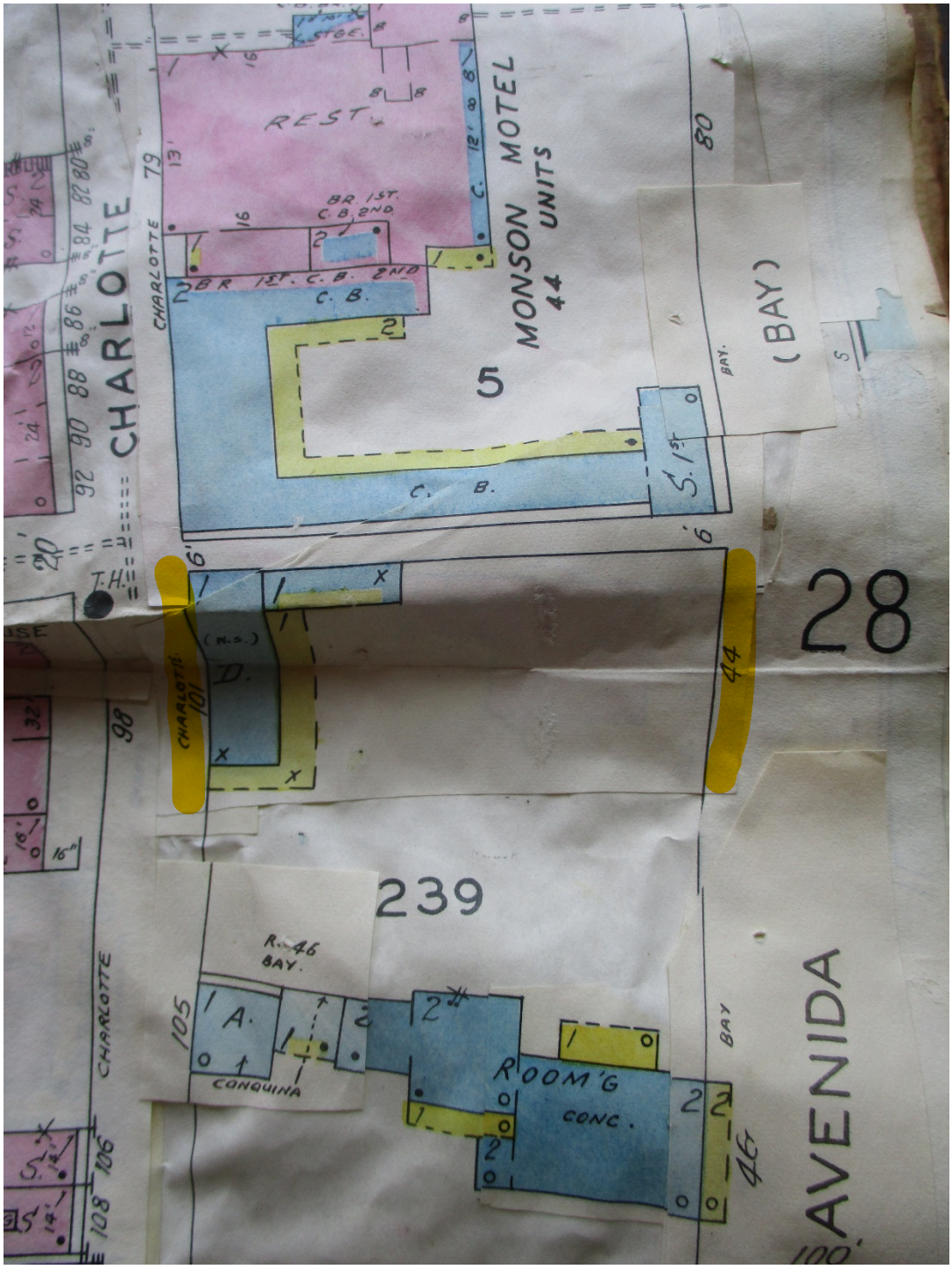
Saint Augustine Apr. 1930, Sheet 7 Revised to 1947



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44 Avenida Menendez: 1930 Sanborn Map, Revised to 1961



Sec. 28-29. - Zoning exceptions, variances and appeals.

(a) *Zoning exceptions:*

(1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

(b) *Variances:*

(1) *Requirements for grant of variance.* The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

c. This disadvantage does not exist because of conditions created by the owner or applicant; and

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

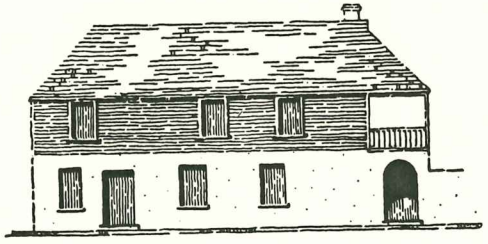
(2) *Written application.* All applications for variance from this chapter shall be in writing and in such form as may be determined by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider an application for a zoning

THE HOUSES OF ST. AUGUSTINE

1565–1821

Albert Manucy



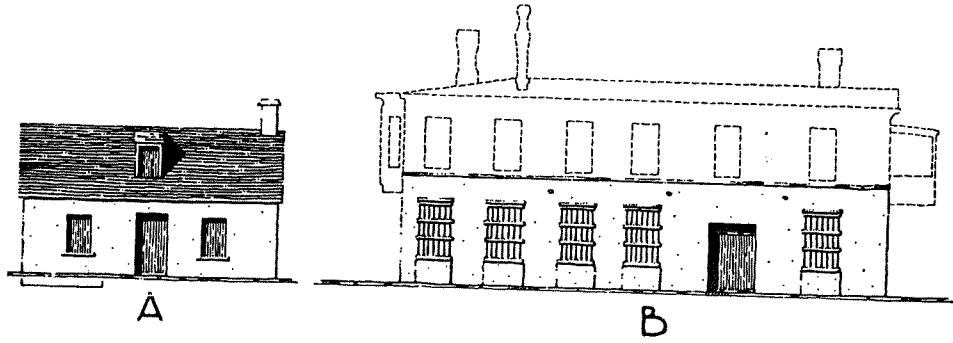
Sponsored by The St. Augustine Historical Society

University Press of Florida
Gainesville Tallahassee Tampa Boca Raton Pensacola Orlando Miami Jacksonville

FACADES
List of Characteristics

Item	Before 1700	1703-1763	British	1783-1821
Height				
1-story				
1½-story	?			
2-story				
Openings				
Main entrance via side yard	?			
Street door				
No north openings	?			
Openings all sides				
Doors large, many 2-leaf	?			
6-panel door				
Transoms				
Windows large on street, small on west				
Wooden gratings on all windows, *rejas* on street windows	?			
Inside shutters				
Outside shutters				
Half-lattice on windows	?			
Glazed casements				
Glazed double-hung sash				
Cornice				
Parapet, sometimes castellated, on flat roof	?			
Box cornice				
Narrow eave				
Features				
Posts, columns or arches (at porches, loggias, or arcades)	?			
Side porch or loggia	?			
Street balcony	?			
Outside stair				
Chimney				

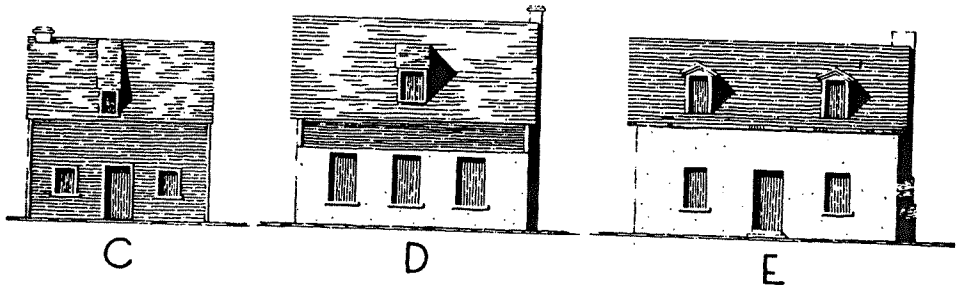
35. STREET ELEVATIONS OF EXISTING HOUSES

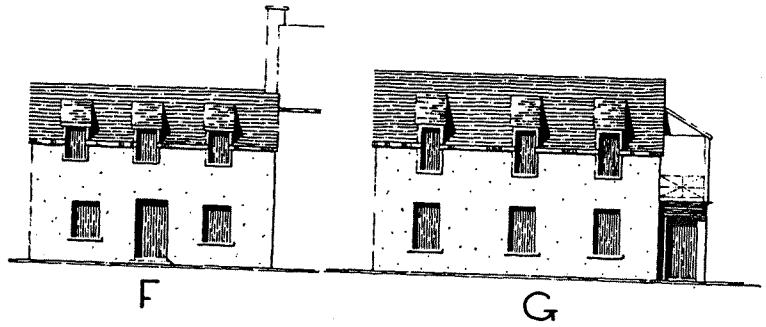


SINGLE-STORY TYPES

A — 57 Treasury

B — 143 St. George





ONE-AND-A-HALF-STORY TYPES

C — 14 St. George

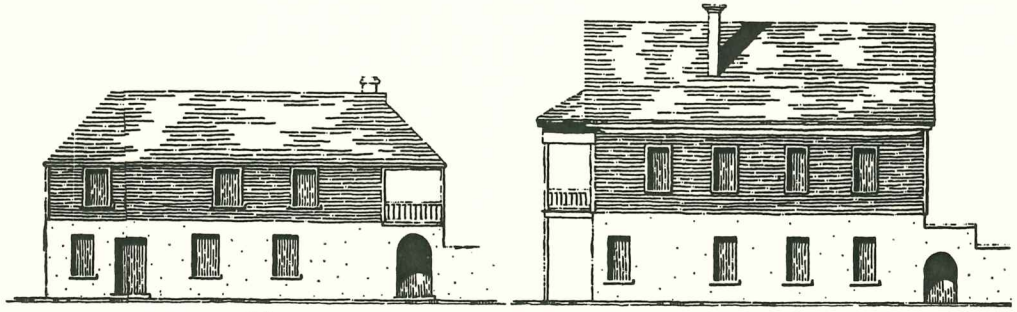
D — 46 Bridge

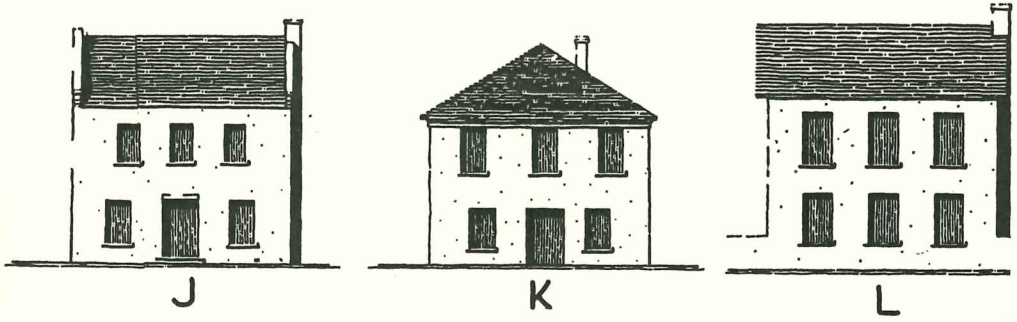
E — 250 St. George

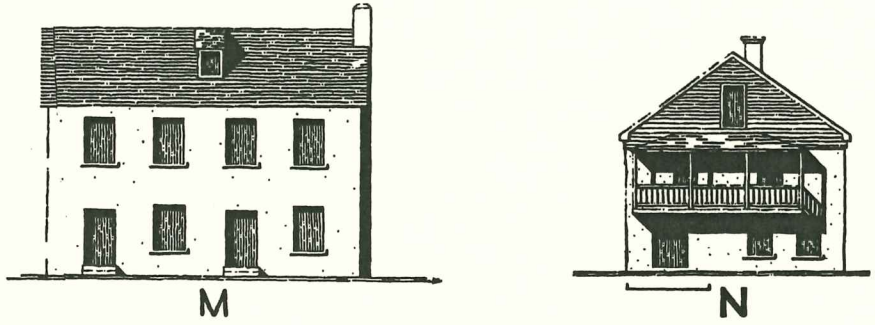
F — 54 St. George

G — 257 Charlotte (reconstruction)

35. STREET ELEVATIONS OF EXISTING HOUSES



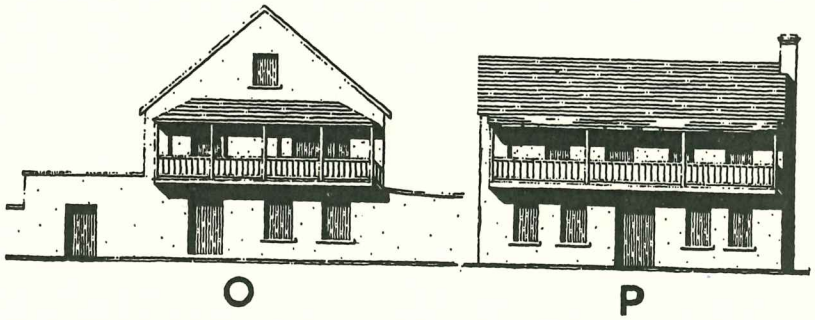


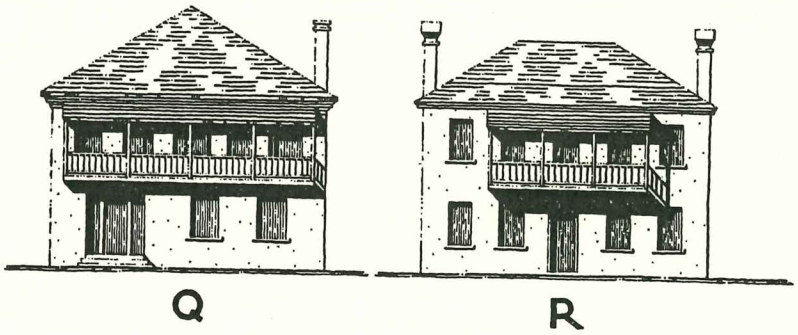


TWO-STORY TYPES

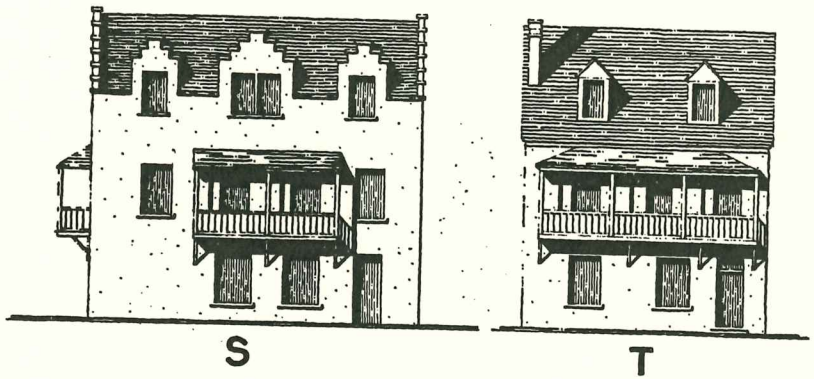
H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis

35. STREET ELEVATIONS OF EXISTING HOUSES





TWO-STORY TYPES

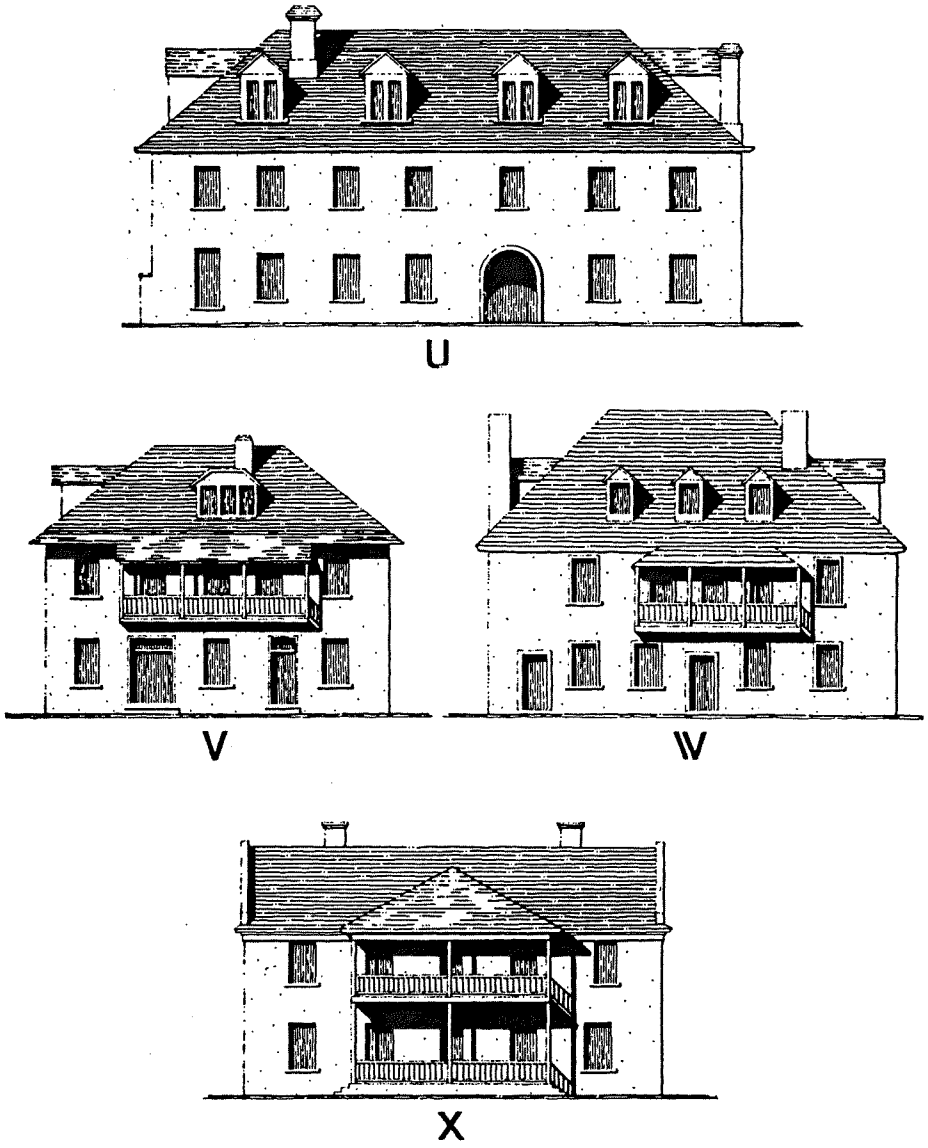


TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

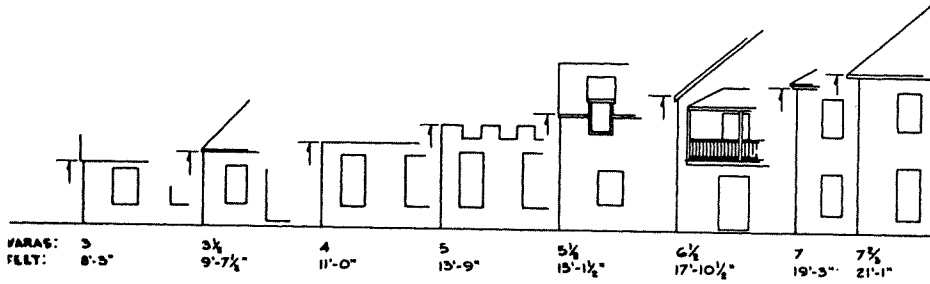
Page 317 of 552

35. STREET ELEVATIONS OF EXISTING HOUSES



TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine



36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

Masonry Wall Heights (in *Varas*)[x]

HOUSE			3		4	5	5½	6½	7
WING					4	5		6½	
PATIO			3	3½	4	5			
PARTITIONS			3		4				
KITCHEN			3		4				
FENCE		2	3		4				

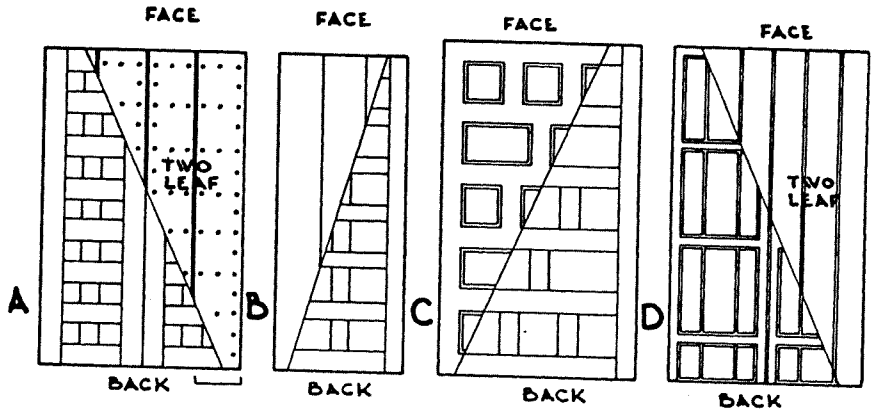
[x]*Vara* = 33 inches

Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.



37. TYPICAL SPANISH DOORS

Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.

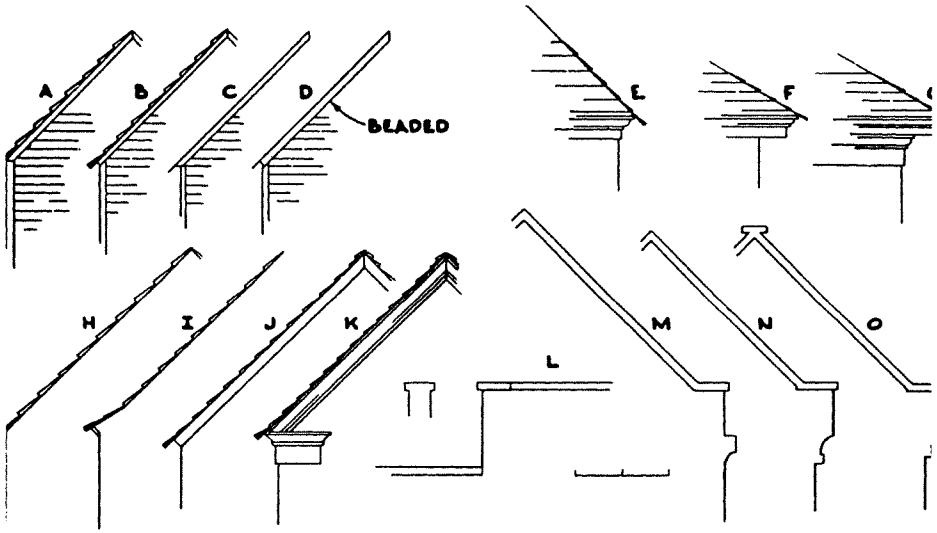
Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

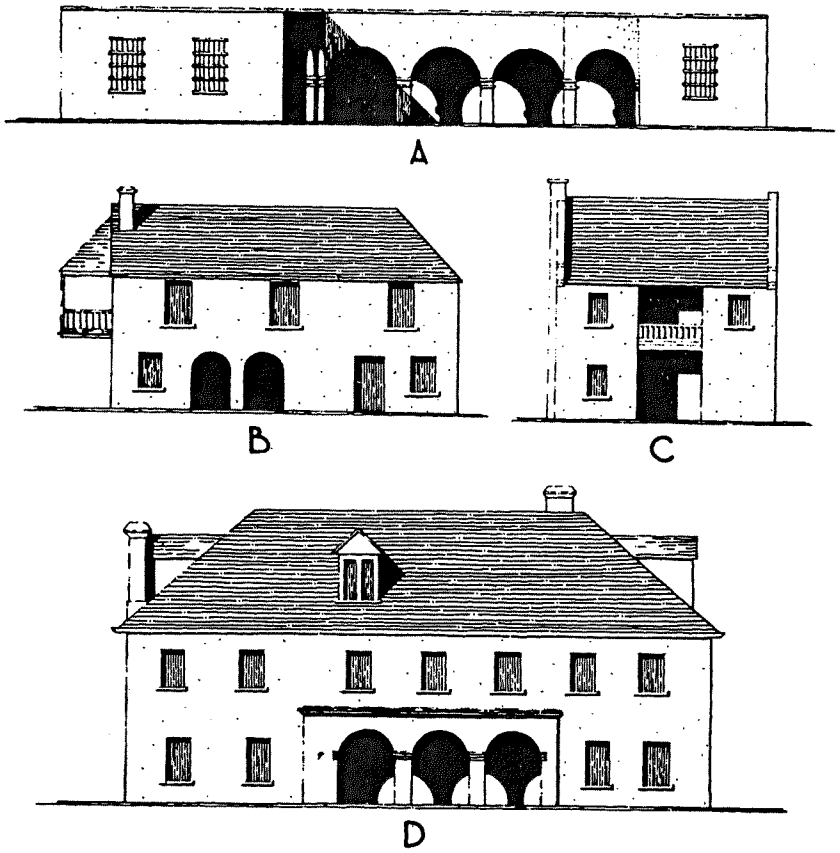
Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



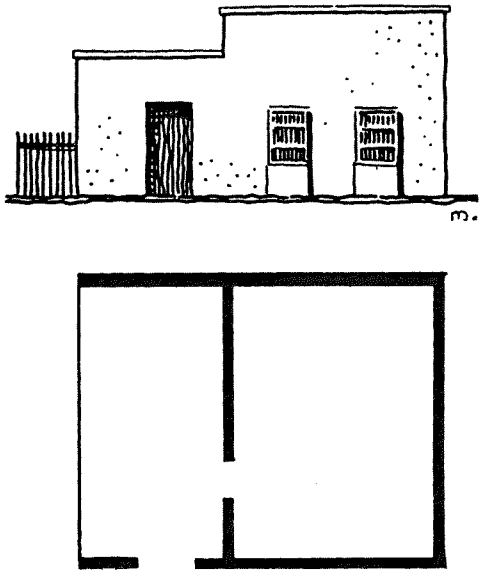
47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



65. FLAT-ROOFED HOUSE

Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

Other Materials

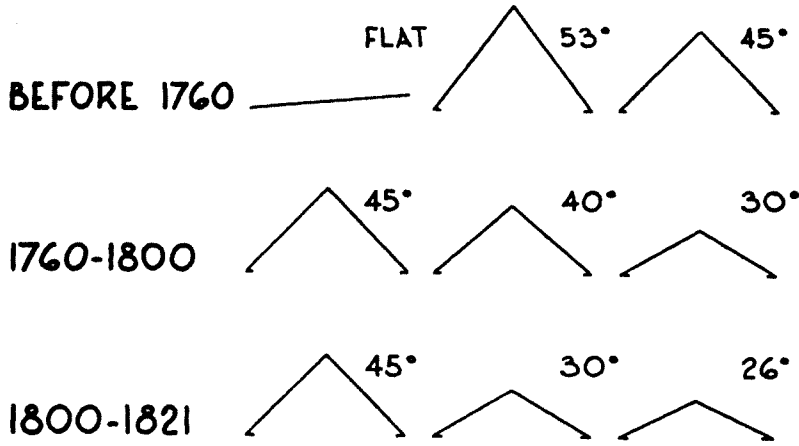
Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark *(cáscara de ciprés)* was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of

roofing tile — only enough to prove tha barrel (semi-circular section) tile was present in the 17th and 18th centuries. One David Yeats, a tiler, did some work on a St. George Street stable (and presumably on other buildings) about 1780. The 1788 map records one house with a tile *(teja)* roof. It was a single-story structure belonging to the crown. Because it was not listed specifically as an *azotea* type, we can infer that the covering was common barrel tile on a sloping roof.

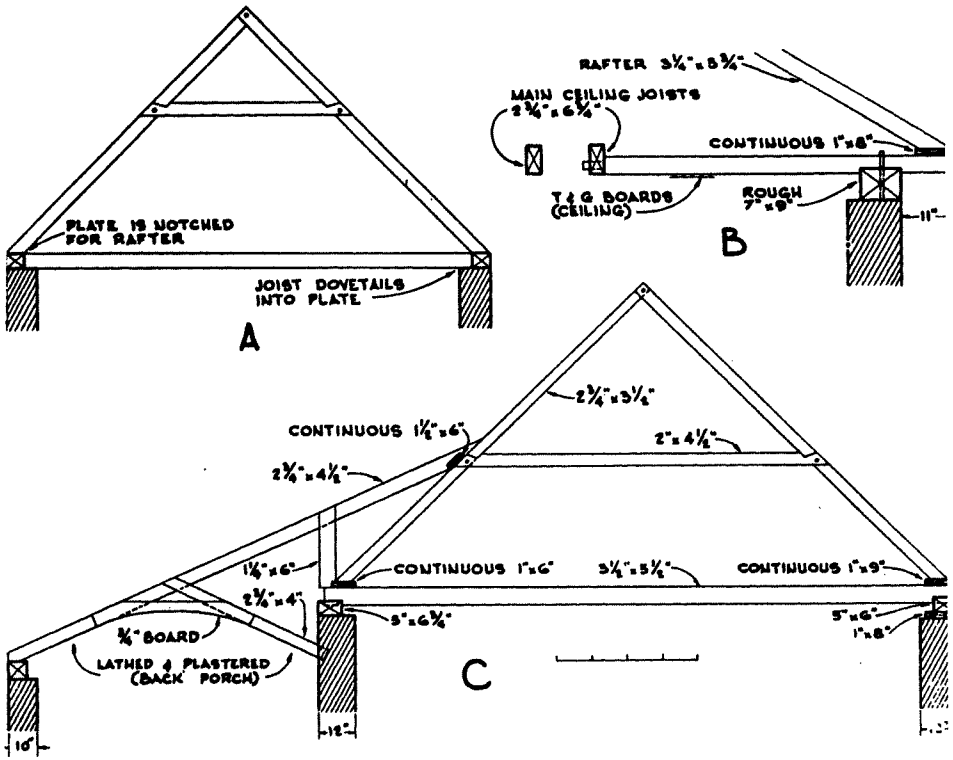
Slate was used for the roof of the new church built during the 1790's, as well as for part of the roof of the customs house.[149]



66. ROOF SLOPES OF VARIOUS PERIODS

Roof Slopes

From the small amount of pictorial evidence illustrating Spanish Florida settlements, pitched roofs (Fig. 66) were not noticeably different from those elsewhere among the southern colonies of North America. To begin with, Indian construction would certainly influence the Spanish builders, especially in the use of native materials unfamiliar to the Iberian newcomers. The 16th century Indian structures around St. Augustine had gable, hip, and beehive roofs. These were thatch, with a pitch of about 45°, except of course for the beehives. Next, the sketch map of St. Augustine in the 1590's depicts boarded gables with thatch slopes pretty close to 45°.[150]



67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).

Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

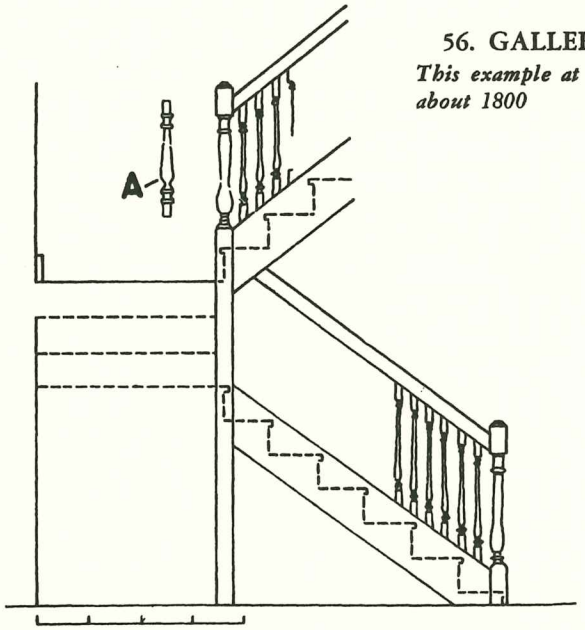
It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

PITCH	TYPE	HOUSE	EST. DATE OF ROOF LINE
53°	gable	Peña	pre-1760
50°	gable	Governor's	pre-1760
50°	gable	Biendicho	pre-1790
47°	gable-hip	Oldest House	pre-1760
47°	gable	14 St. George	pre-1821
45°	hip	Crown	pre-1788
45°	gable	Gomila	pre-1821
45°	hip	Fatio	pre-1821
42°	hip	Segui	pre-1821
40°	gable	O'Reilly	pre-1760
40°	hip	Peña	pre-1788
38°	hip	12 Aviles	pre-1821
35°	gable	Tovar	pre-1821
30°	gable	Peña kitchen	pre-1788
30°	hip	105 St. George	
26°	extension	Oldest House	post-1820



56. GALLERY STAIRWAY
This example at 20 Avilés dates from about 1800

Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.



57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

ROOFS

Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile		-----	(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

Thatch

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

Masonry

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

Wood

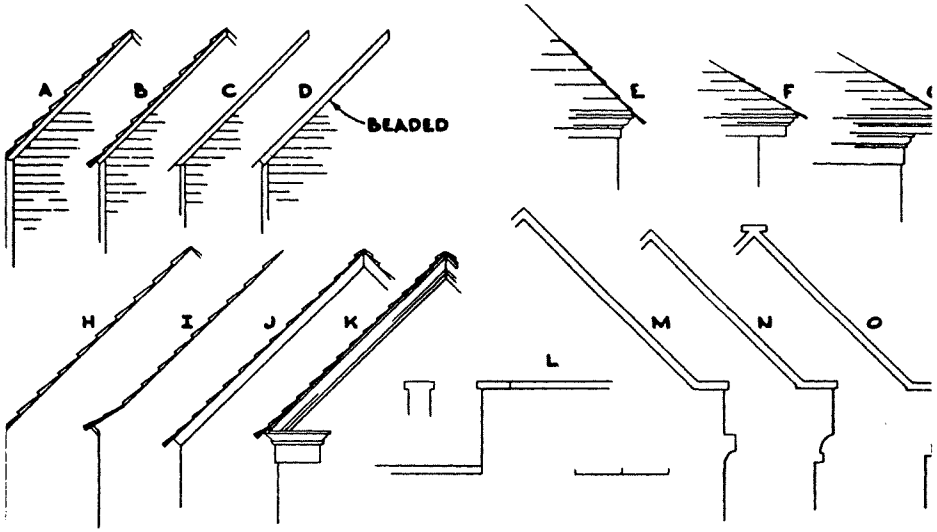
6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

Tile

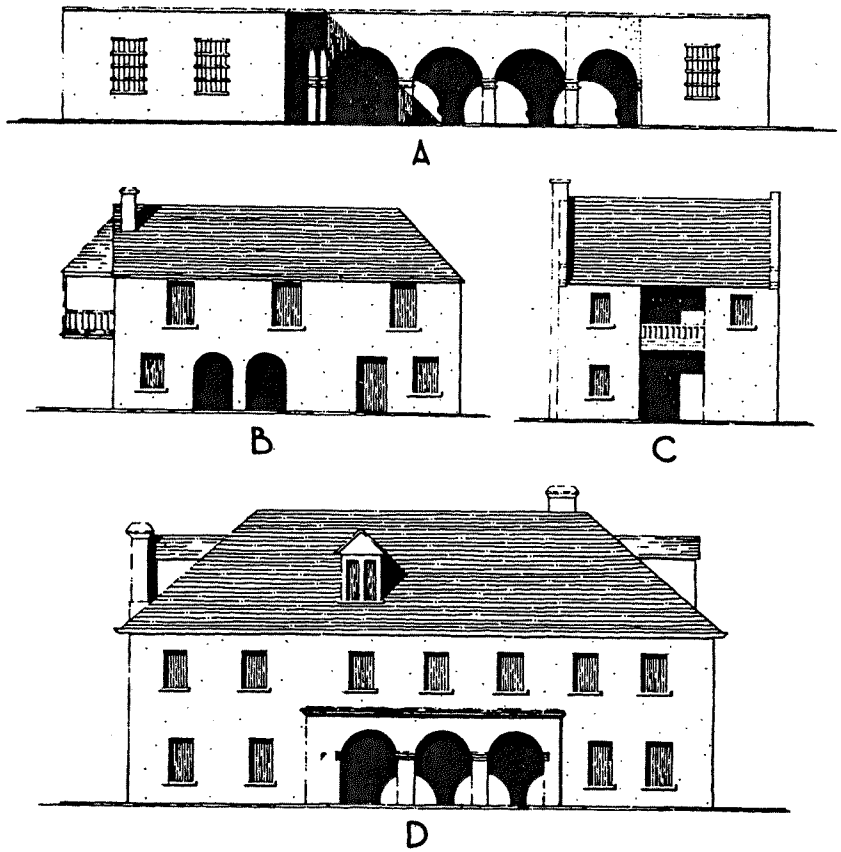
13. *Teja:* barrel tile
14. Tile: barrel tile

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



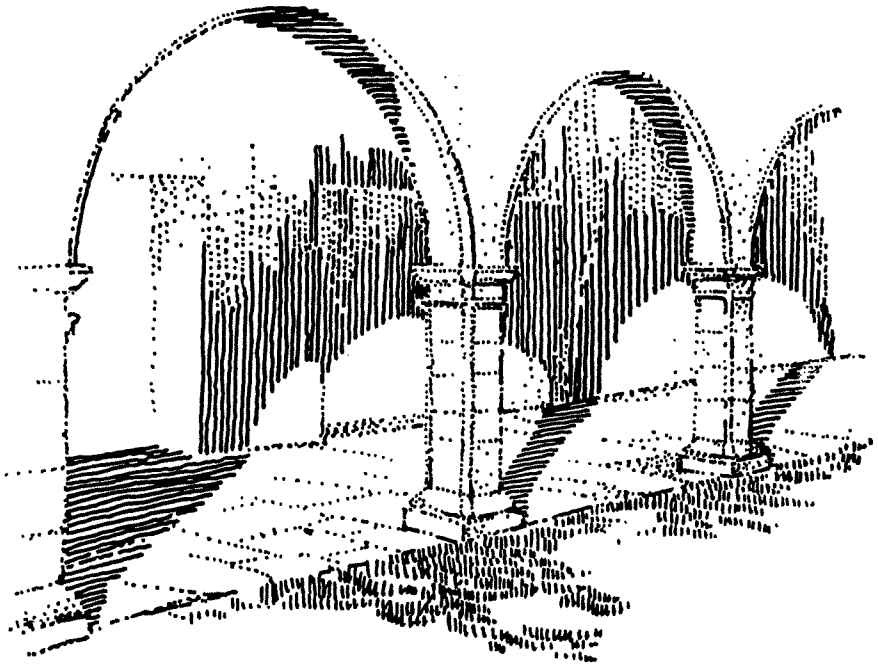
47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence

of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

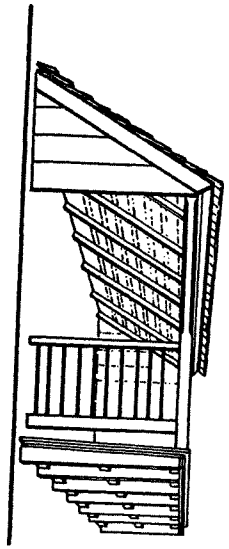
As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

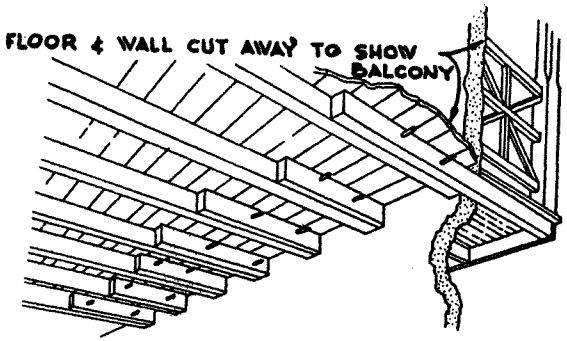
The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

Balconies

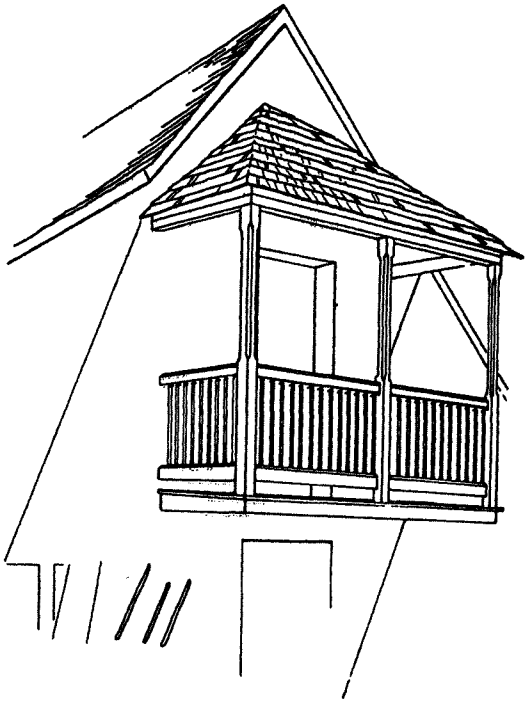
The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]



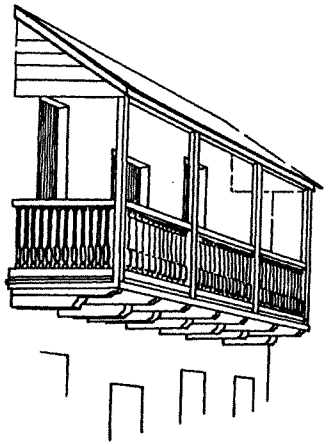
50. TYPICAL STREET BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



51. A SMALL BALCONY



52. CORBELED BALCONY

Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

Received April 16, 2021
Planning & Building Department

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 2021-0059

Receipt No. 2097860 Meeting Date: 5/20/2021

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

1. NAME OF APPLICANT CD + Urban
   Business (if applicable) _____
   Address 1936 San Marco Blvd.
   City Jacksonvillle State FL Zip Code 32207
   Daytime telephone 9046263454 Other phone/email joe@cronkduch.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER John Arbizzani
   Business (if applicable) 44 Avenida Menendez, LLC
   Address 44 Avenida Menendez
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 9043154253 Other phone _____
3. PROJECT STREET ADDRESS 44 Avenida Menedez
4. LEGAL DESCRIPTION: Lot X Block ___ Subdivision _____ Parcel 196340 0000
5. EXISTING USE Office and Parking PROPOSED USE Restaurant and Courtyard
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

October 2017

Received April 16, 2021
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C. NEW CONSTRUCTION (check and specify all work items that apply)

- [x] New building Restaurant building
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) Roof for building
- [x] New porch/deck/balcony Wrap around, upper and lower porch
- [x] New awning/canopy Over entrances to use as marking points
- [x] New entrances Singlular new entrance into property
- [x] New window opening/sashes Windows in new building
- [x] New exterior lighting Outdoor lights on both fist and second floor
- [x] New fence/wall/gate Fence and gate concept on Avendia Menedez and Charlotte
- [x] New parking/walkways/other site features Walkway through area to connect Charlotte and Avenida Menedez
- [x] Exterior utility service/mechanical equipment Restaurant dumpsters, loading dock, HVAC equipment

D. PAINT COLORS (check one)

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

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

Espinoza Sanchez is a restaurant concept located in Historic Downtown St. Augustine, at 44 Avenida Menendez. We have proposed the demolition of a non-historic, abandoned drive through building, and in its replacement will be a two story, historic-inspired restaurant and courtyard. The addition of this building will add to the common good of the surrounding community, and draw residence and tourist alike into the downtown area. Our goal is to meet the wants and needs of our client, while still adhering to the historical precedence that has already been established by the surrounding structures.

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 CD + Urban

SIGNATURE OF APPLICANT _____ DATE 04.15.21

PRINT OWNER'S NAME John Arbizzani

SIGNATURE OF OWNER _____ DATE 04.15.21

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.

44 Avenida Menendez - PL-2021-0059

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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

[ ] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY (Provide details if proposing) Spec sheets, finish, color

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES Provide details if proposing

☐	☐	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) (Need to show existing)
☐	☒	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

(☒) Outdoor seating / furniture details needed as well

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 — Need all existing elements like bldg. to be removed
☒	☐	Scaled site plan showing the property line and proposed construction
☐	☒	Scaled landscape plan Need if proposing landscaping
☐	☒	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 not submitted)
☐	☒	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:
Even though this is an Opinion of Appropriateness application, details checked for each bldg. element above are helpful to ensure compatibility with the AGHP.

Project number: PL2021-0059 Project Address: 44 Avenida Menendez

Reviewed by: Candice Seymour + Julie Courtney Date: 4/19/21

Julie Courtney

From: Cliff Duch <cliff@cronkduch.com>
Sent: Tuesday, May 11, 2021 1:05 PM
To: Julie Courtney
Cc: Kevin Bennett; Joe Cronk; Erlys Rodriguez; Marquesa Cope; John Arbizzani
Subject: Re: Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Julie,

Thank you these are helpful.
We are developing our responses for the May 20th Harb meeting.

Cliff

Get Outlook for iOS

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, May 11, 2021 12:59:35 PM
To: Cliff Duch <cliff@cronkduch.com>
Cc: Kevin Bennett <kbennettcda@gmail.com>; Joe Cronk <joe@cronkduch.com>; Erlys Rodriguez <erlys@cronkduch.com>; Marquesa Cope <mmc0054@auburn.edu>
Subject: Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Mr. Duch,
I had a couple clarifications that I sent early last week and I provided last Friday at the DRC meeting that are needed on what is planned for the 44 Avenida Menendez. You asked that you be the main contact. I am listing them again below and also adding a couple more questions:

- Please provide the pitch of the different roofs on the proposed new restaurant building
- Please provide heights of the existing Espinosa-Sanchez House and the proposed building, as requested at the 05.07.21 Design Review Committee meeting
- No parking is shown on the proposed plans. Please confirm that the existing parking around the property will be eliminated completely.

ALTERATIONS TO Espinosa-Sanchez House (c. 1702 – 1756):

- What are the modifications proposed for the exterior of the existing one-story building located along Charlotte Street and at the rear of 44 Avenida Menendez (not the bank drive-through building)?
    - On 1st floor plan A1.10: to accommodate the proposed ADA restrooms at the east end of the building, the existing window is being replaced by an exterior door? Will the proposed new door be in the exact location as the window opening?
- An exterior fireplace is being added to the existing chimney on the east elevation or is the plan to rebuild the chimney?
    - do you have any documentation when the chimney was built?
- Any other changes proposed to this building?

WALLS:

- Is the existing wall on the north end to remain?
- Is the masonry wall along Charlotte Street proposed to be rebuilt completely or modified?

- How about the masonry walls on the east side / along Avenida Menendez?

- Is the small ticket office building that is on the northeast corner of the property proposed for removal?

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

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

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

From: Julie Courtney
Sent: Monday, May 3, 2021 5:07 PM
To: 'Erlys Rodriguez' <erlys@cronkduch.com>; 'Marquesa Cope' <mmc0054@auburn.edu>
Subject: Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Hello,
I had a couple clarifications I need on what is planned for the 44 Avenida Menendez:

- What are the modifications proposed for the exterior of the existing one-story building located along Charlotte Street and at the rear of 44 Avenida Menendez (not the bank drive-through building)? It looks like on 1st floor plan A1.10, to accommodate the proposed restrooms at the east of the building, the existing window is being replaced by an exterior door? Will the proposed new door be in the exact location as the window?
  OR
  Is the building being added on to with the ADA restroom, with a new exterior fireplace added on that east end?
- Any other changes proposed to this building?

- Is the existing wall on the north end to remain?
- Is the masonry wall along Charlotte Street proposed to be rebuilt completely or modified?
- How about the masonry walls on the east side / along Avenida Menendez?

- Is the small ticket office building that is on the northeast corner of the property proposed for removal?

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

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44 AVENIDA MENENDEZ

SAINT AUGUSTINE, FL 32084

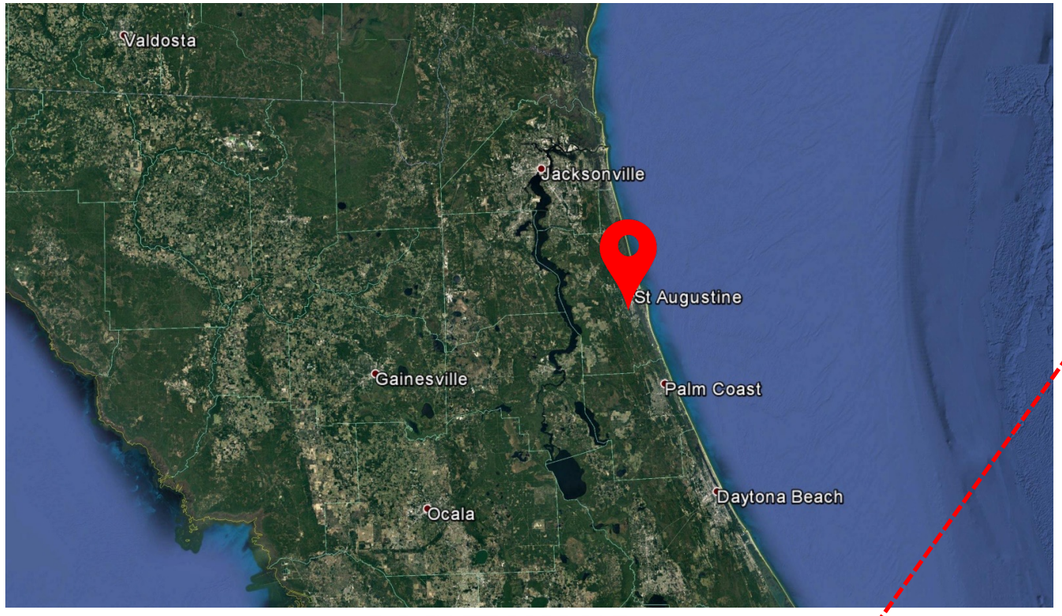


OPINION OF APPROPRIATENESS

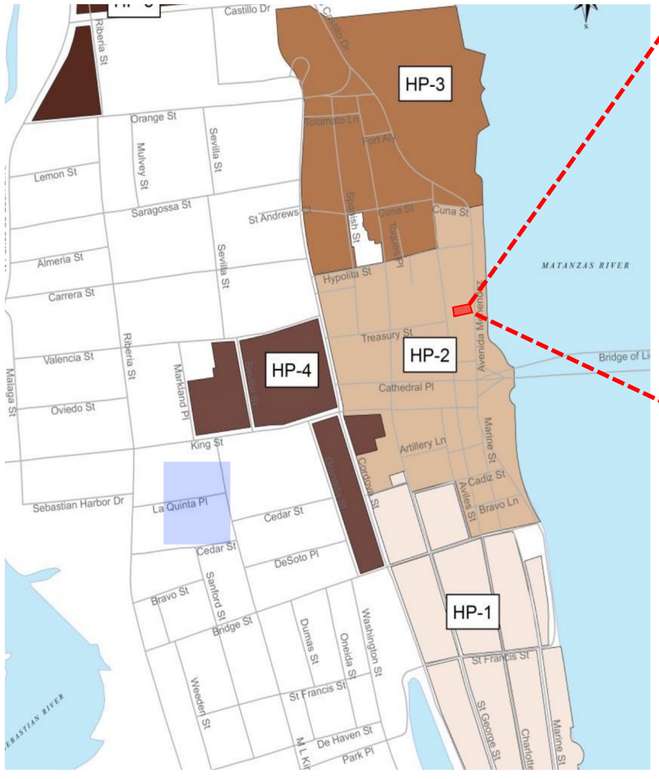
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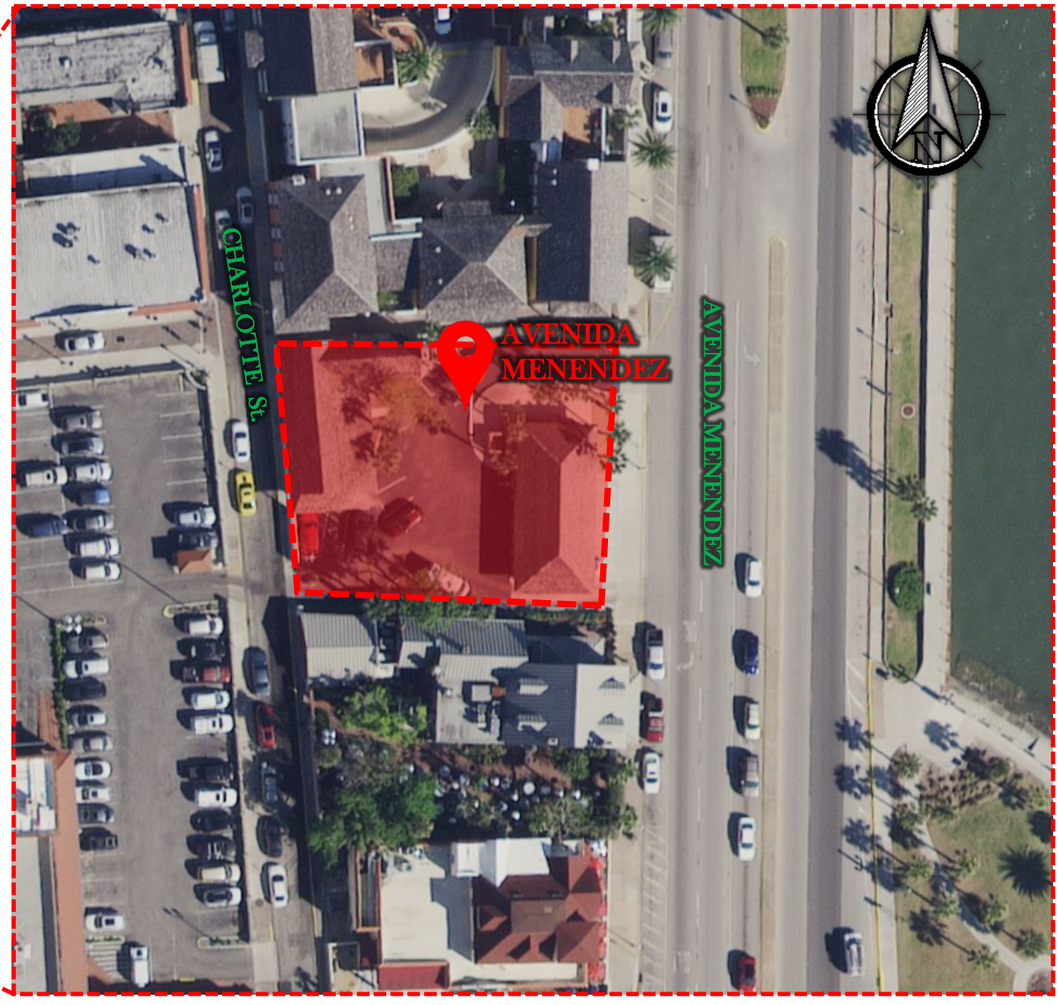
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LOCATION MAP



ST. AUGUSTINE HISTORIC PRESERVATION ZONES



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EXISTING BUILDING. CHARACTER

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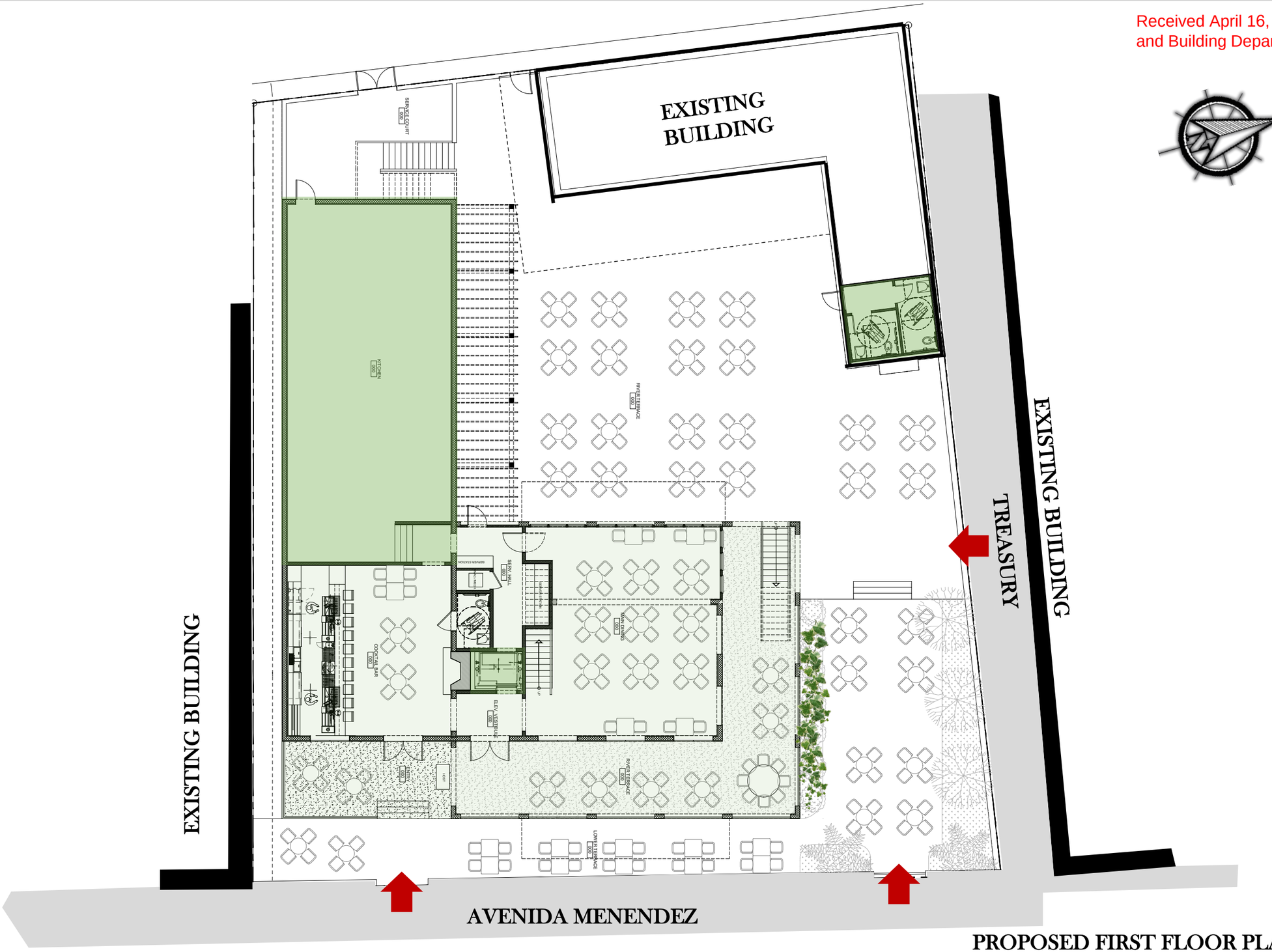




EXISTING BUILDING. CHARACTER

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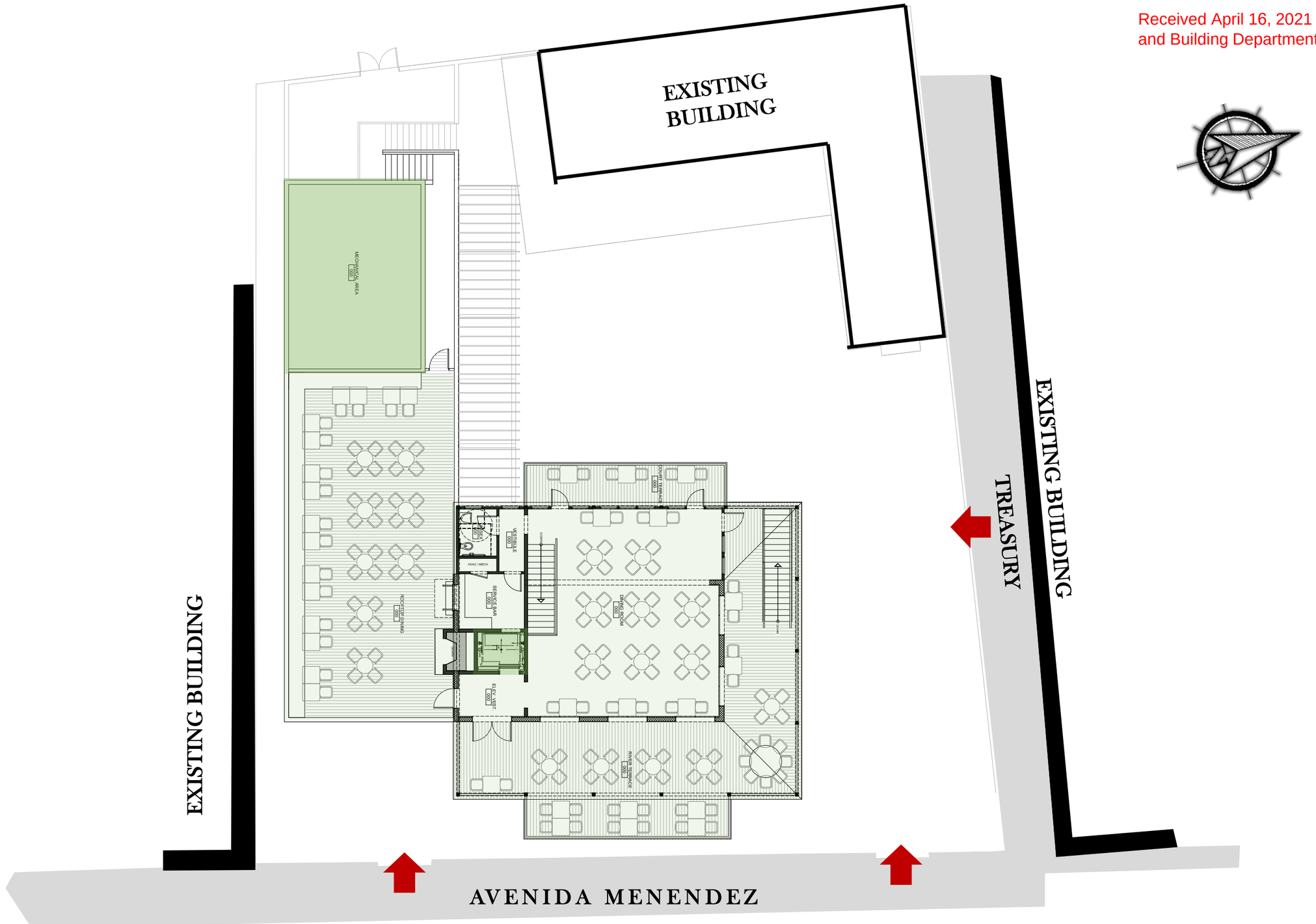
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PROPOSED FIRST FLOOR PLAN

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PROPOSED SECOND FLOOR PLAN

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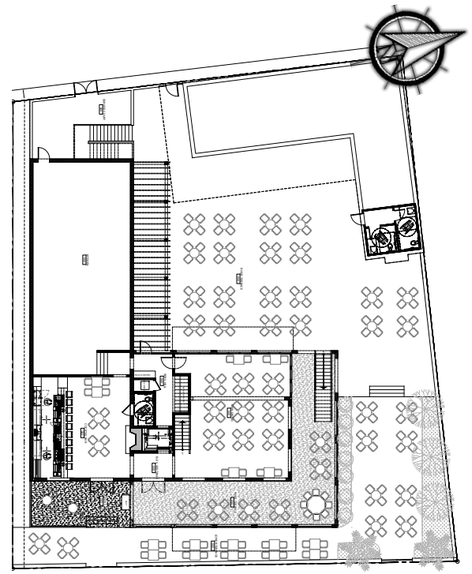
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PROPOSED SITE PLAN

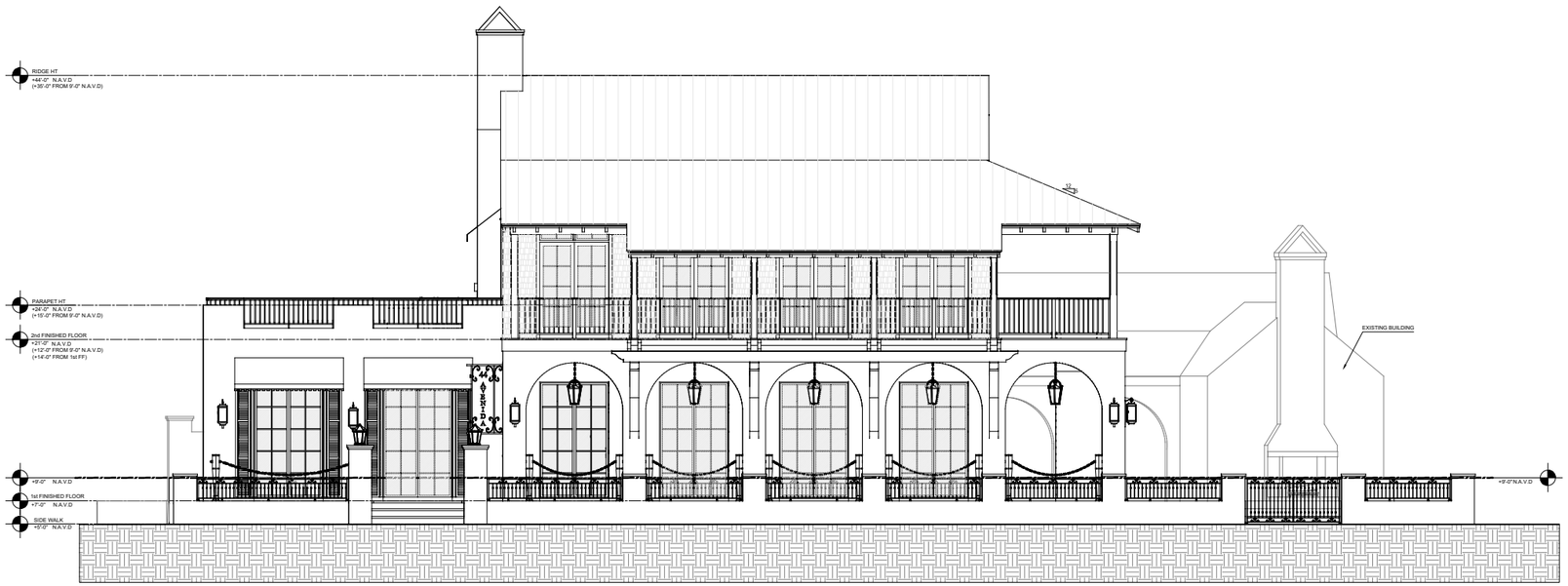


PROPOSED STREET SCAPE



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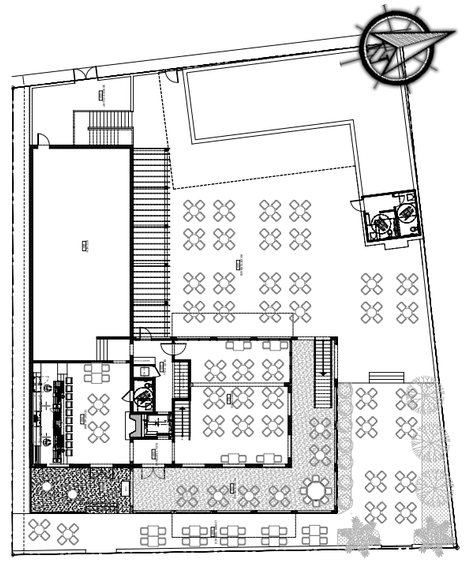
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PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION



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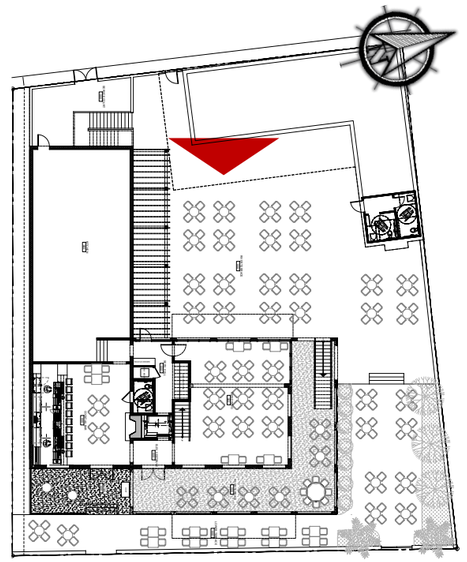
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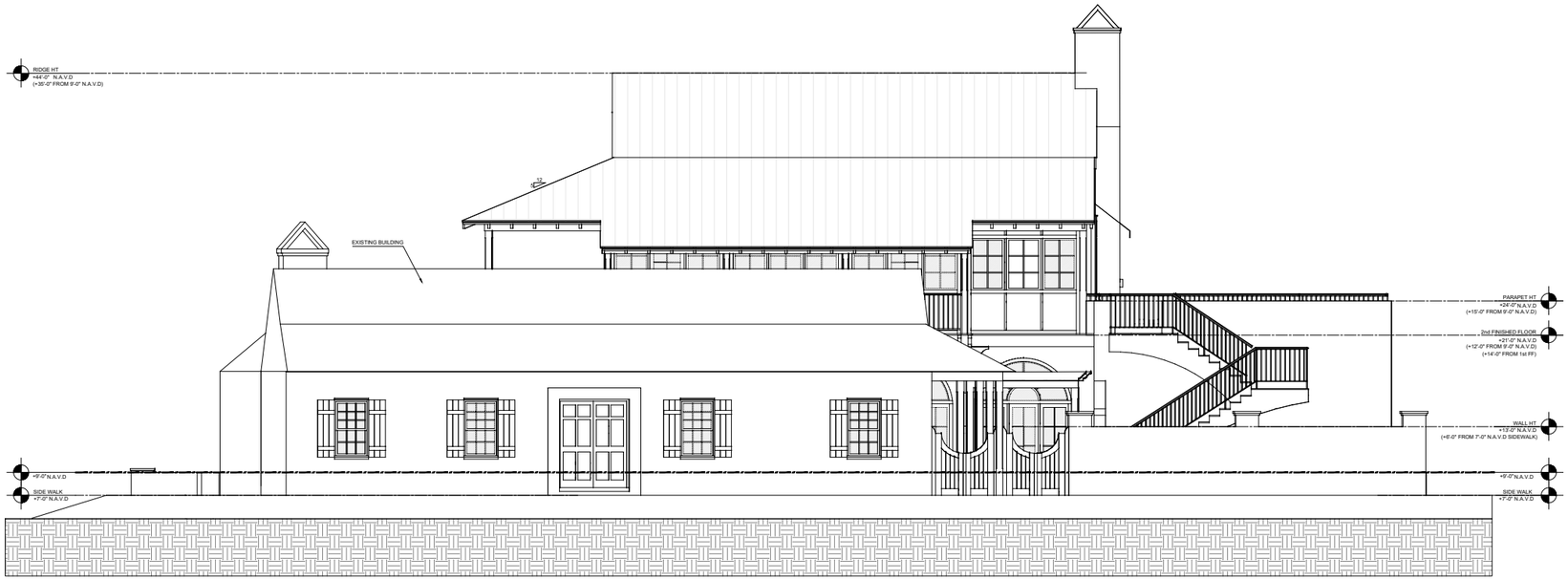


PROPOSED WEST ELEVATION



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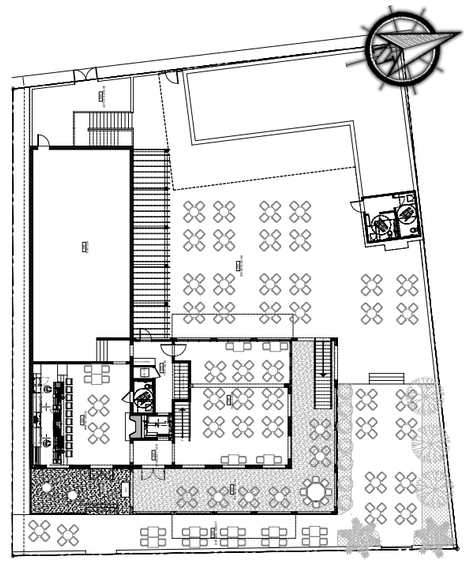
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PROPOSED WEST ELEVATION FROM COURTYARD



PROPOSED WEST ELEVATION FROM COURTYARD



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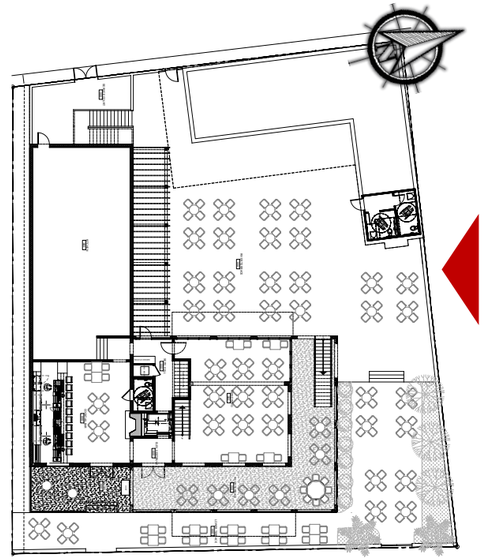
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PROPOSED NORTH ELEVATION FROM TREASURY STREET

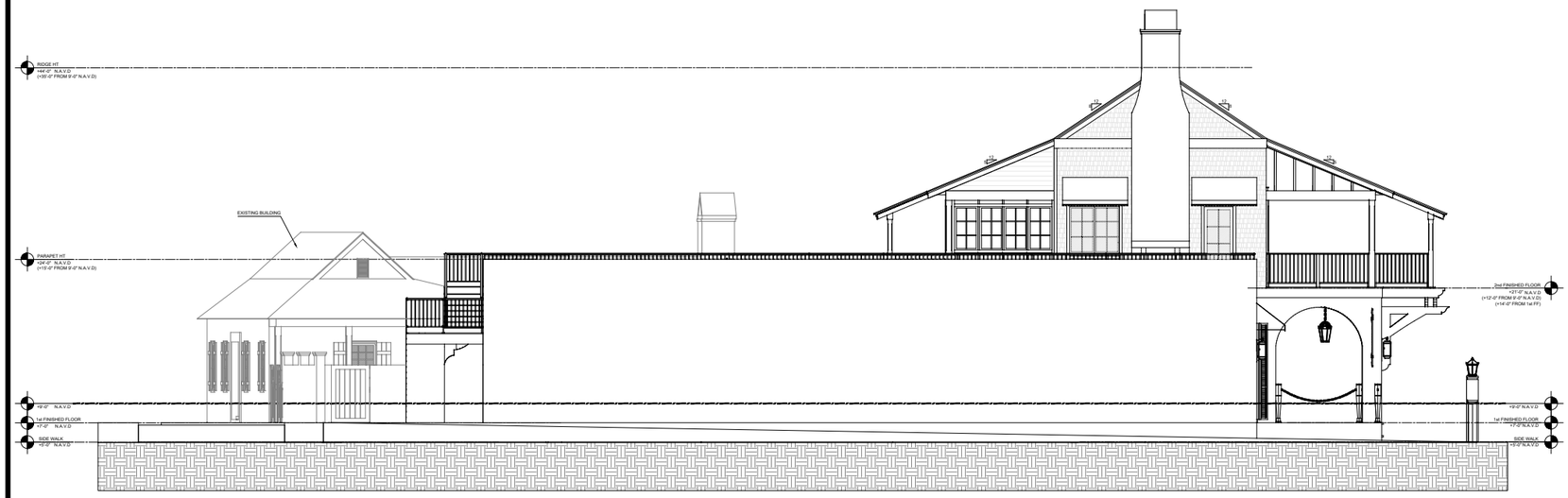


PROPOSED NORTH ELEVATION FROM TREASURY STREET

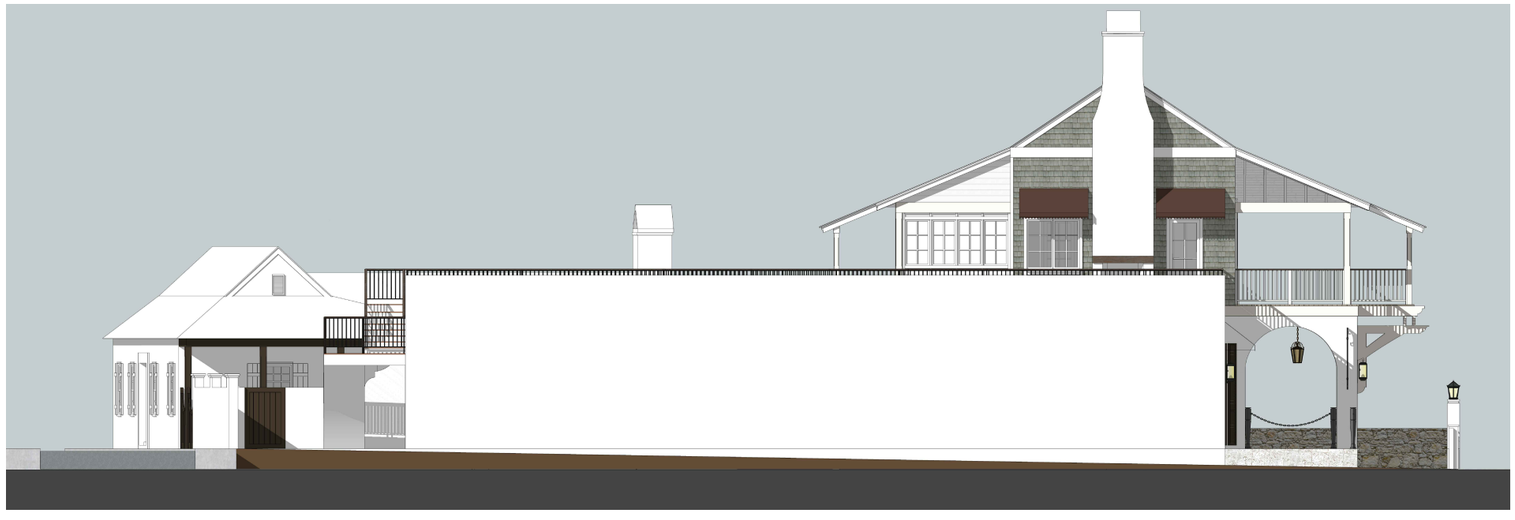


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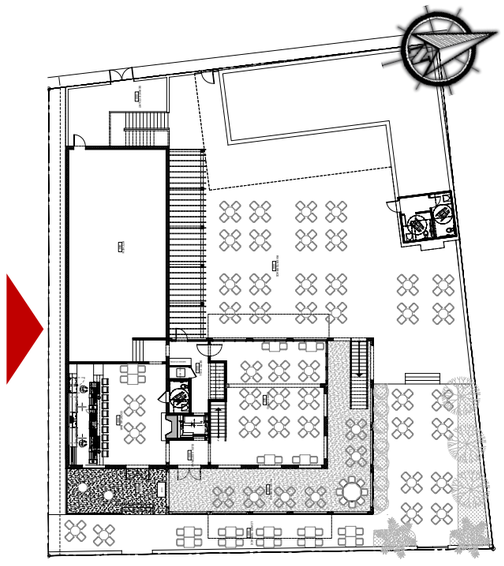
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PROPOSED SOUTH ELEVATIONS



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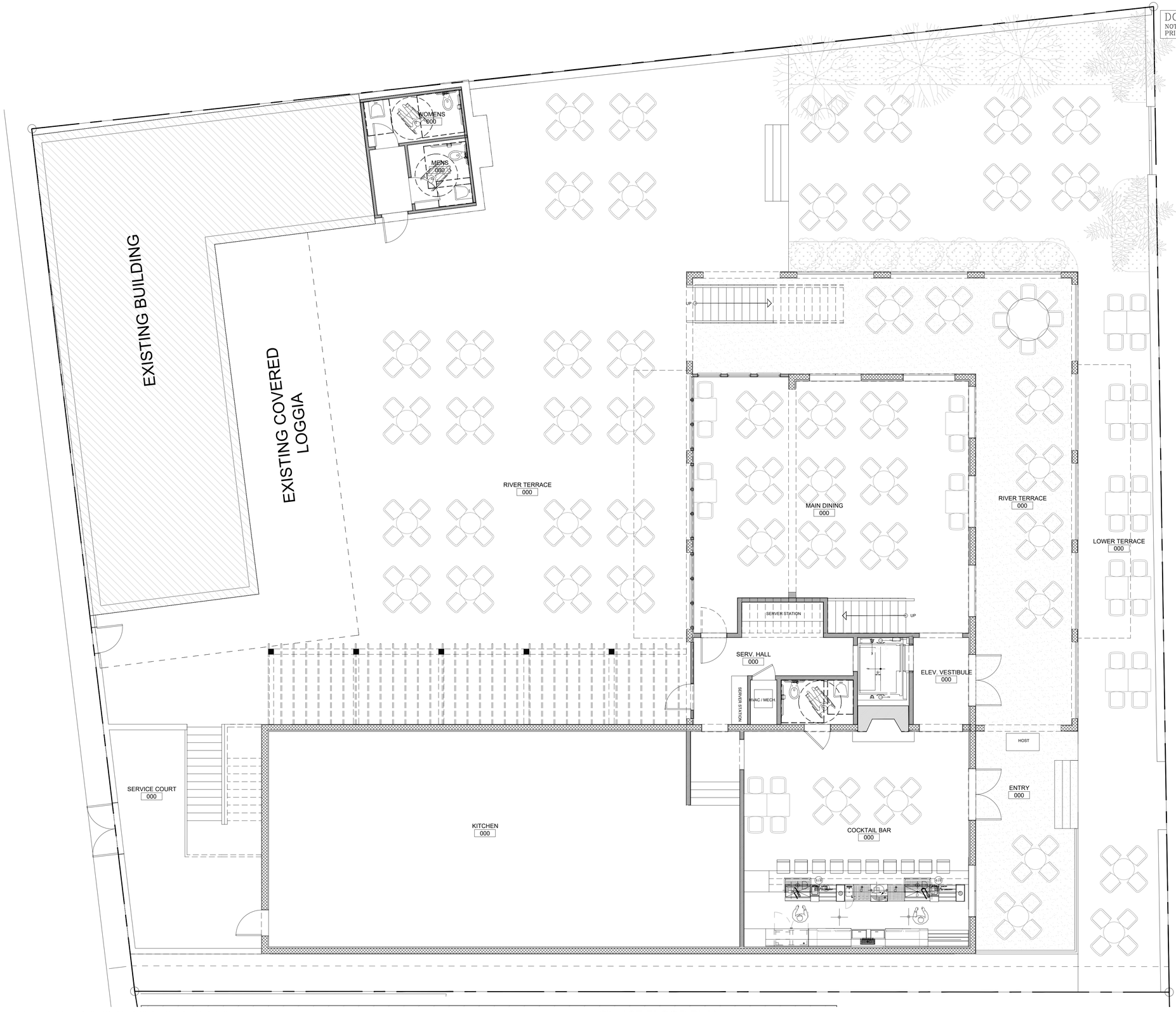


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Planning & Building Department

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



1 / A 1.10 1ST FLOOR PLAN
Scale: 3/16" = 1'-0"

OPINION OF APPROPRIATENESS - 04/16/21

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CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: APRIL16, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: OPINION OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

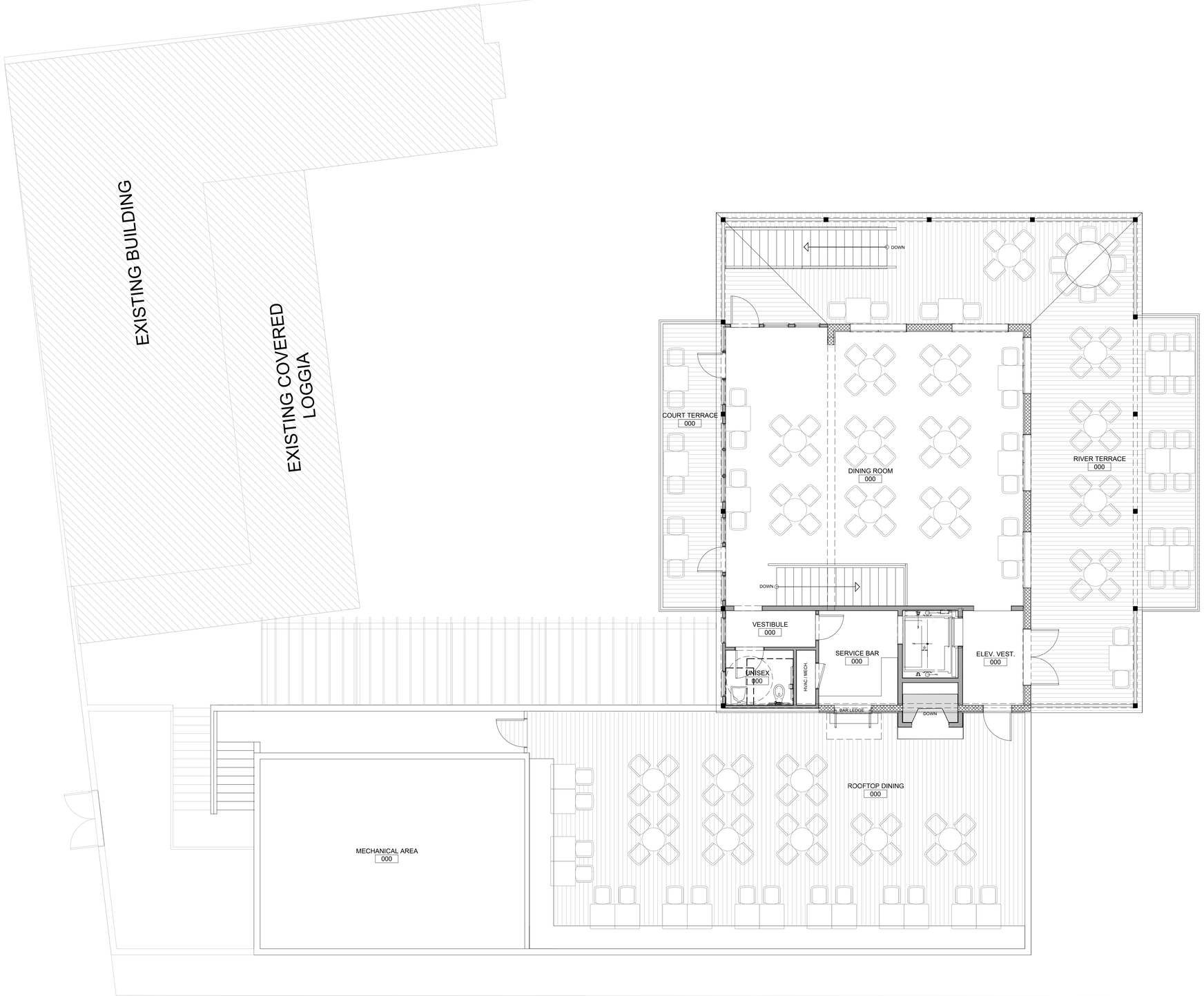
1ST FLOOR PLAN

A1.10

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Planning & Building Department

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1 / A1.20 2ND FLOOR PLAN
Scale: 3/16" = 1'-0"

OPINION OF APPROPRIATENESS - 04/16/21

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1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE:

ARCHITECT'S SEAL

DATE ISSUE: APRIL16, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: OPINION OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

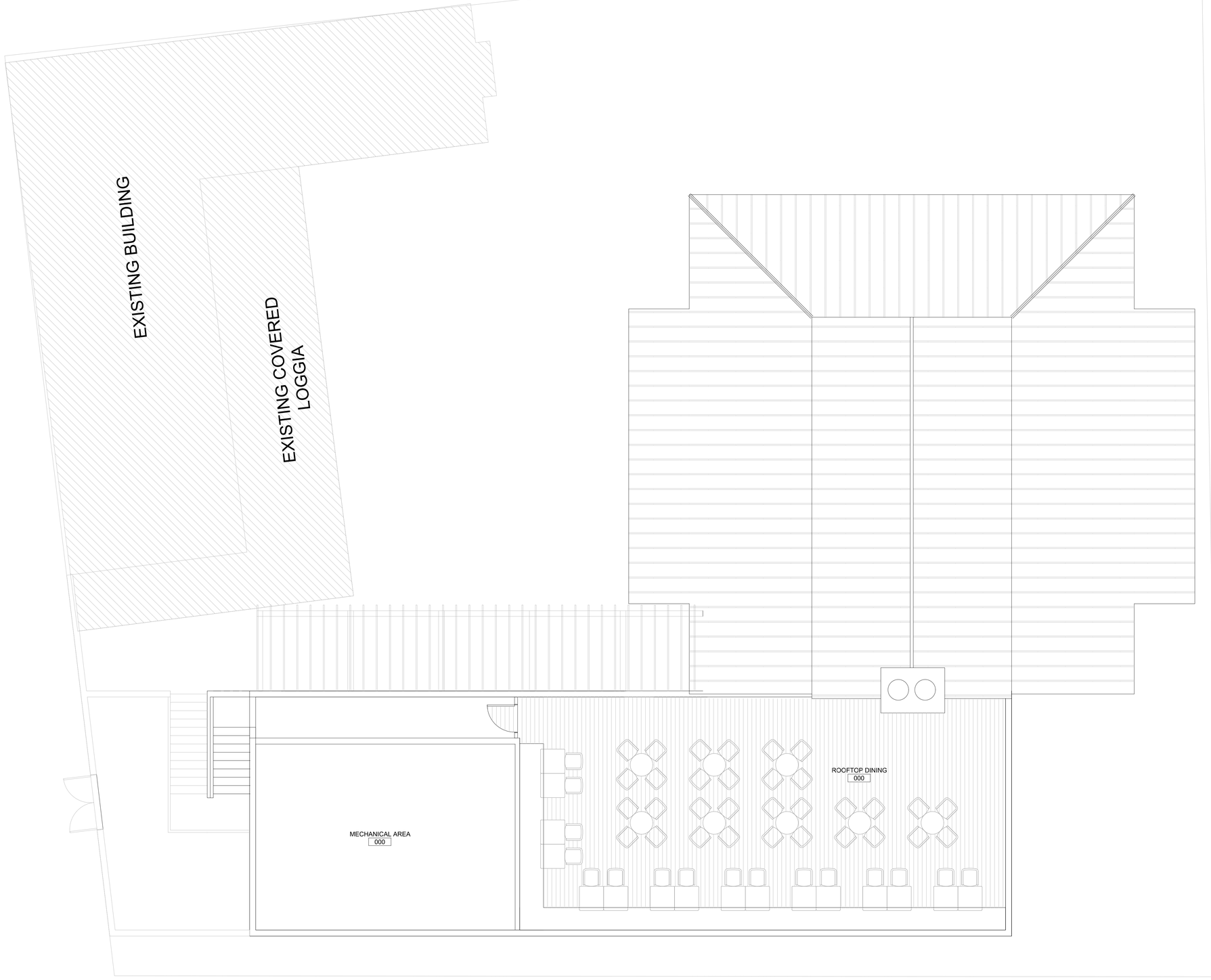
2ND FLOOR PLAN

A1.20

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1 A 1.30 ROOF PLAN
Scale: 3/16" = 1'-0"

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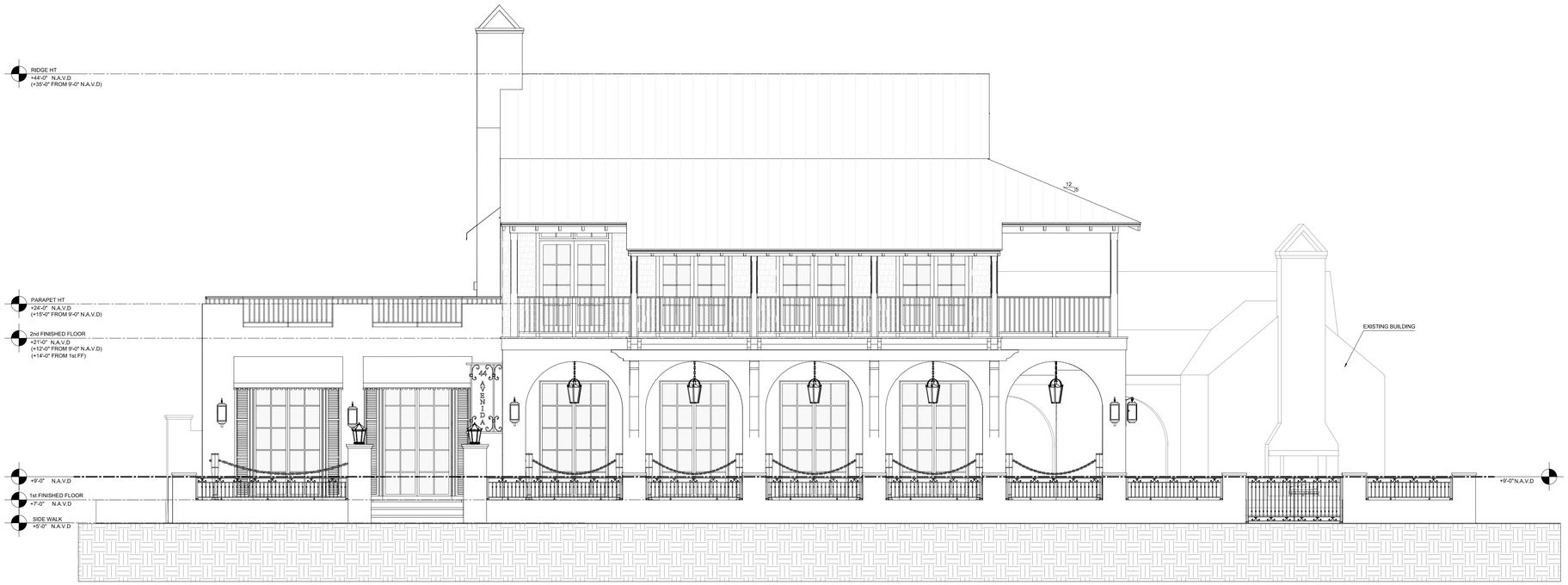
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ROOF PLAN

A1.30

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1 A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"

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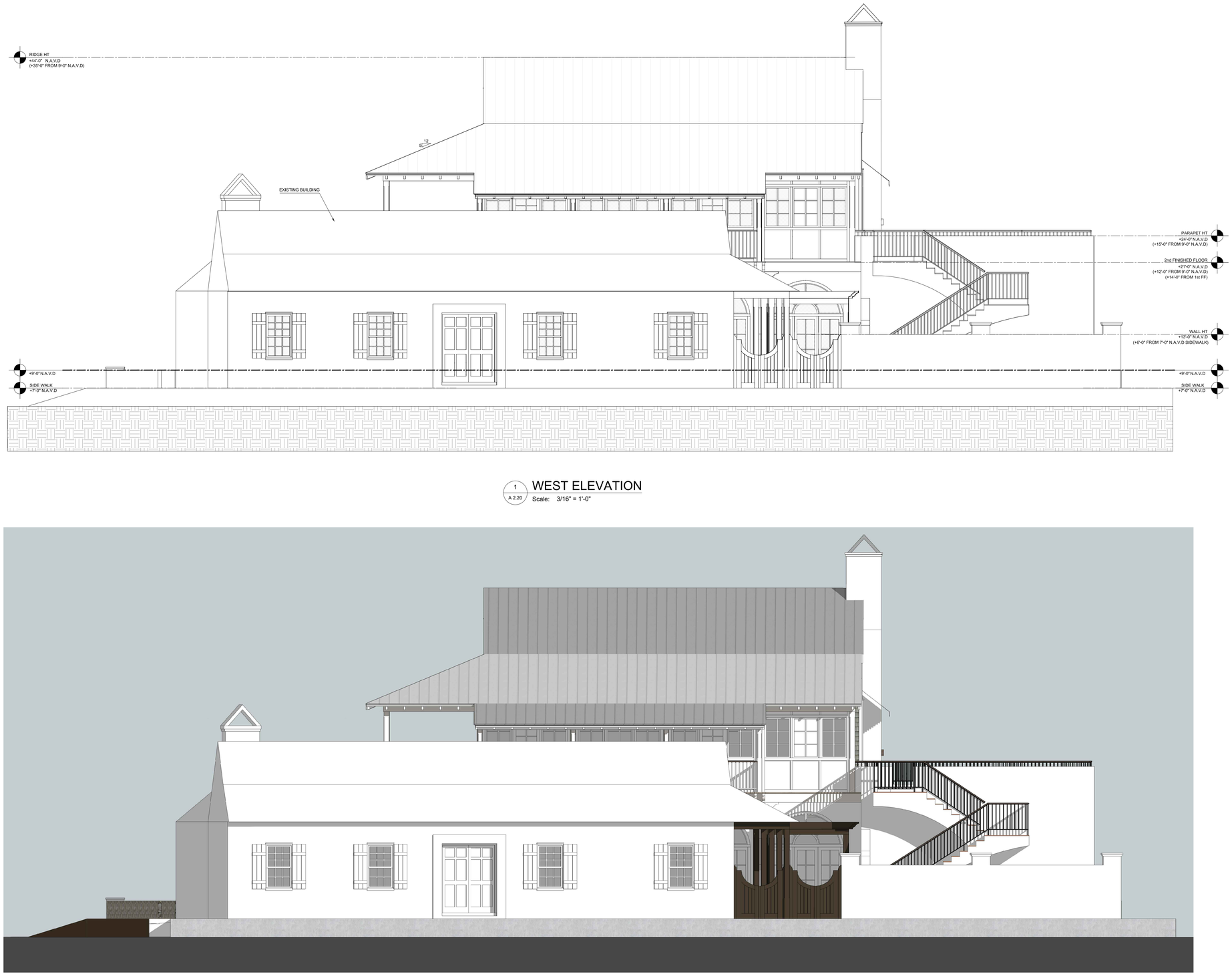
EAST ELEVATION

A2.10

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1 A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

2 A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

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ST AUGUSTINE , FL

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WEST ELEVATION

A 2.20

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1 / A 2.30 WEST ELEVATION FROM COURTYARD
Scale: 3/16" = 1'-0"



2 / A 2.30 WEST ELEVATION FROM COURTYARD
Scale: 3/16" = 1'-0"

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ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WEST ELEVATION FROM COURTYARD

A2.30

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1 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"



2 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"

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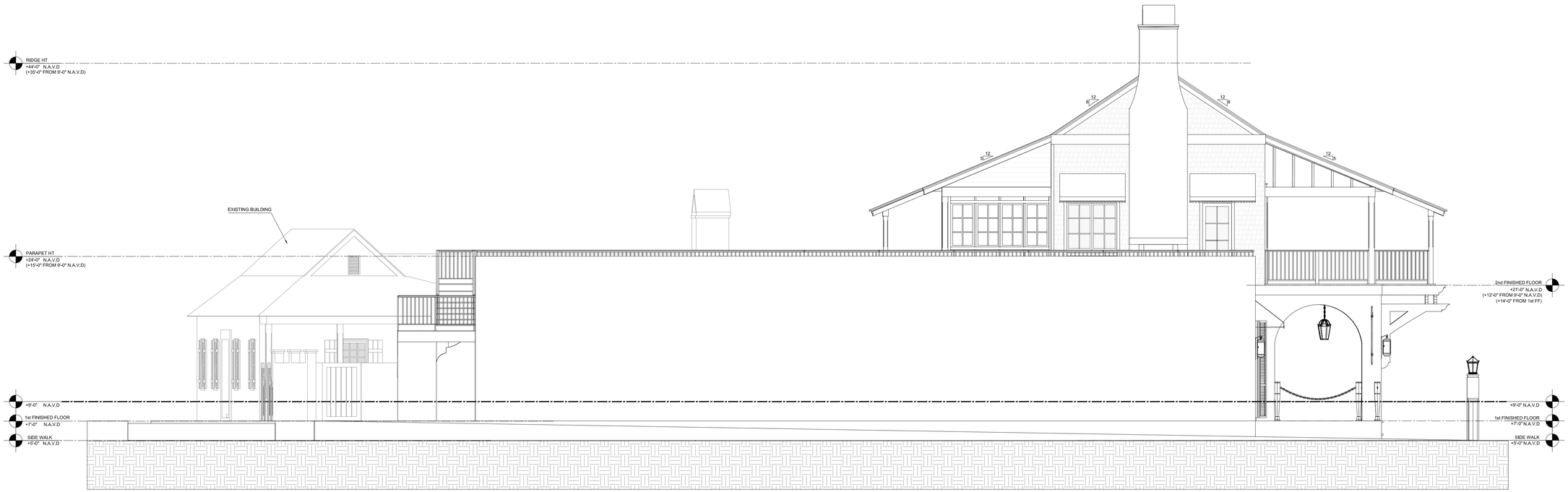
44 AVENIDA MENENDEZ

NORTH ELEVATION FROM TREASURY STREET

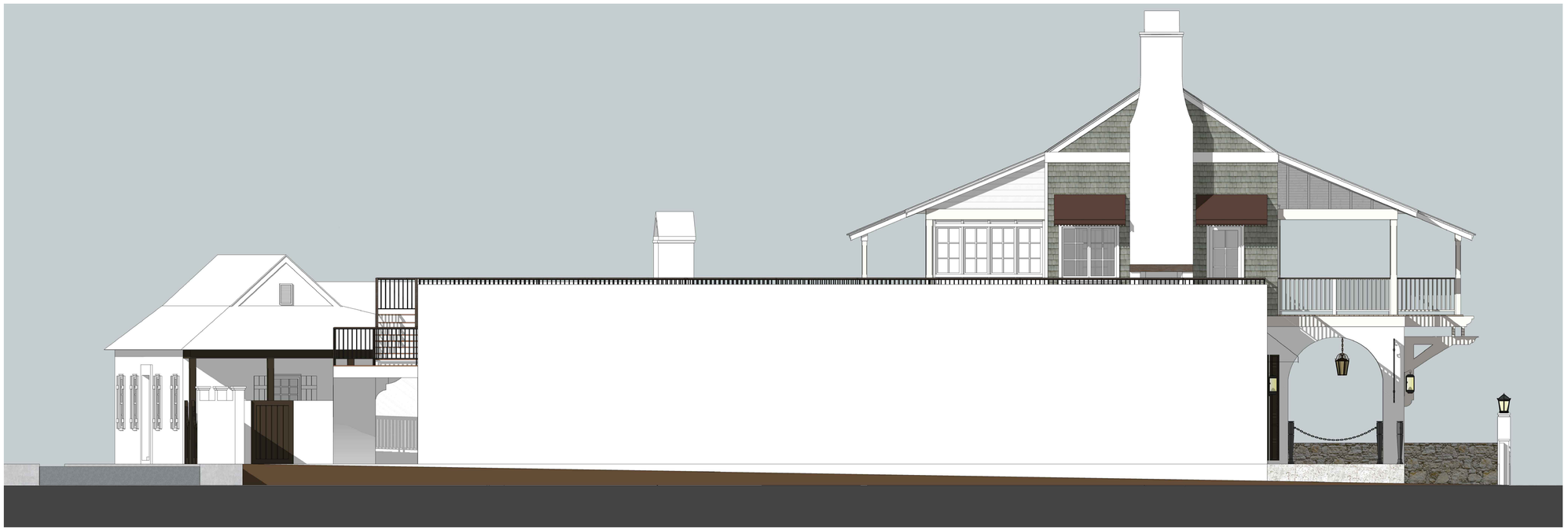
A2.40

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1 / A 2.50 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 / A 2.50 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

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RENOVATION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

SOUTH ELEVATION

A2.50

Instr #2015018250 BK: 4005 PG: 1206, Filed & Recorded: 3/30/2015 1:45 PM #Pgs:6
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $52.50 Doc. D $10,150.00

Prepared by and Return to:
Howard L. Alford, Esq.
Averitt & Alford, PA
3010 South Third Street, Suite B
Jacksonville Beach, Florida 32250

Tax Parcel No. 196340 000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 27th day of March, 2015, by **VIRTU CATHEDRAL BUILDING, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **44 AVENIDA MENENDEZ, LLC,** a Florida limited liability company, whose address is 44 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land, ***but specifically excluding*** any rights or interests of Grantor in or to other lands of Grantor located (a) outside the boundaries of the Land and (b) outside the boundaries of such streets, alleys or rights-of-way;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee **SUBJECT TO the** permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee and bind itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Return To:
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751
Attention: **Myrna H. Small**
File No. 4115000705

4 pgs
d/s 10, 150.00

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Duncan Hatch

Printed Name: James Ross McNab

VIRTU CATHEDRAL BUILDING, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C., an Arizona limited liability company, its manager

By:
Name: Scott McWhorter
Title: MANAGER

COPY

CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

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

State of California
County of Marin

On MAR 26 2015, before me *Terrie Gillett*, *Notary Public*, personally appeared **Scott McWhorter**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

COPY

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

WITNESS my hand & official seal.

NRO1 TERRIE GILLETT COMM. #1955745 Notary Public - California Marin County My Comm. Expires Nov. 5, 2015 NRO1

Terrie Gillett, Notary Public (Seal)

..... *Optional Information* .....

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of: Special Warranty Deed - Parcel 197160

TYPE OF INDENTIFICATION

[✓] Satisfactory Evidence – photo ID card
[ ] One credible witness acknowledging identity of principal
[ ] Two credible witnesses acknowledging identity of principal

STATE OF _____ §
§
COUNTY OF _____ §

The foregoing Warranty Deed was acknowledged before the this ____ day of _____, 2015, by _____, as _____ of _____, acting for an on behalf of such entity, who is personally known to me or has provided _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

See ACK for CORRECT CA wording

_____
Notary Public
Name: _____
My Commission Expires:_____

(Notary Seal)

COPY

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A parcel of land in Block 5 of the City of St. Augustine, Florida, being all of that land described in Executor's Deed recorded in Official Records Book 42, Page 617 Public Records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

COPY

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Boundary Agreement recorded in Deed Book 118, Page 581, Public Records of St. Johns County, Florida.

3. Terms, provisions and conditions of that certain Memorandum of Building and Rooftop Lease Agreement by and between Virtu Cathedral Associates, LLC, a Delaware limited liability company and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless recorded in Official Records Book 3729, Page 1293, Public Records of St. Johns County, Florida.

4. Rights of Way of Charlotte Street, Treasury Street and Avenida Menendez, also known as State Road A-1-A, all as presently established.

5. Structure Lease Agreement dated September 21, 2013 by and between Virtu Cathedral Associates, L.L.C., a Delaware limited liability company "Landlord" and New Cingular Wireless PCS, LLC, a Delaware limited liability company "Tenant" as evidenced by the Memorandum of Structure Lease Agreement recorded October 10, 2013 in Official Records Book 3801, Page 451, Public Records of St. Johns County, Florida.

6. Rights of tenants, as tenants only, under unrecorded leases as set forth below, which leases do not include options to purchase or rights of first refusal to purchase all or any portion of the insured lands:
   a) 46 Avenida Menendez, Inc., aka L. John Arbizzani;
   b) Wells Fargo Bank, N.A., (Drive In);
   c) St. Augustine Historical Tours Inc., dba Old Town Trolley Tours of St. Augustine.

7. Matters as depicted on the survey prepared by Landtech Associates, Inc., dated August 20, 2007, updated October 1, 2014, last revised March 17, 2015, Job No. 15-0221 as follows:

   a) Encroachment of NE corner of building 0.3' along the north line and by 0.1' in the northwest corner;
   b) Block wall lies inside the southeast corner of subject premises.

8. Claims, demands, judgments and any other matters arising out of the filing of the Notice of Commencement recorded on October 29, 2014 in Official Records Book 3947, Page 1258 Public Records of St. Johns County, Florida.

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

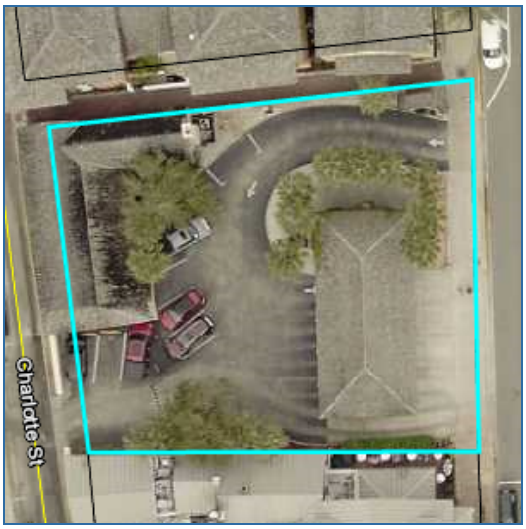


Parcel ID	1963400000
Location Address	44 AVENIDA MENENDEZ 110 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206 *The Description above is not to be used on legal documents.
Property Use Code	Financial Institutions, Banks, Savings & Loans (2300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.320
Homestead	N

Owner Information

Owner Name	44 Avenida Menendez LLC 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3645

Map



Valuation Information

	2021
Building Value	$119,224
Extra Features Value	$12,795
Total Land Value	$1,112,640
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,244,659**
Total Deferred	$20,755
Assessed Value	**$1,223,904**
Total Exemptions	$0
Taxable Value	**$1,223,904**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$0	$0	$1,112,640	$0	$0	$1,112,640	$1,112,640	$0	$1,112,640
2019	$171,061	$12,795	$973,560	$0	$0	$1,157,416	$1,157,416	$0	$1,157,416
2018	$279,723	$12,795	$912,781	$0	$0	$1,205,299	$1,205,299	$0	$1,205,299
2017	$292,768	$9,741	$912,781	$0	$0	$1,215,290	$1,215,290	$0	$1,215,290
2016	$201,934	$9,784	$912,781	$0	$0	$1,124,499	$1,124,499	$0	$1,124,499
2015	$131,803	$9,784	$912,781	$0	$0	$1,054,368	$1,036,831	$17,537	$1,036,831
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0
2012	$0	$0	$0	$0	$0	$0	$0	$0	$0
2011	$0	$0	$0	$0	$0	$0	$0	$0	$0
2010	$0	$0	$0	$0	$0	$0	$0	$0	$0

Building Information

Building 1
Actual Area 2268
Conditioned Area 1620
Actual Year Built 1965
Use Office Class C
Style 04
Class N
Exterior Wall Concrete Stucco, Stone
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Stone	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	648
BASE AREA	1620	1620
Total SqFt	1620	2268

Building 2
Actual Area 1988
Conditioned Area 308
Actual Year Built 1993
Use Office Class C
Style 04

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall
Heating Type Air Duct
Air Conditioning Central

Class	N	**Bedrooms**	
Exterior Wall	Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Carpet	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%
Insulation	6" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	1680
BASE AREA	308	308
Total SqFt	308	1988

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	4195
Curb	0	0	0	0	220
Pole Light	0	0	0	0	48
Masonry Wall	0	24	5	0	120

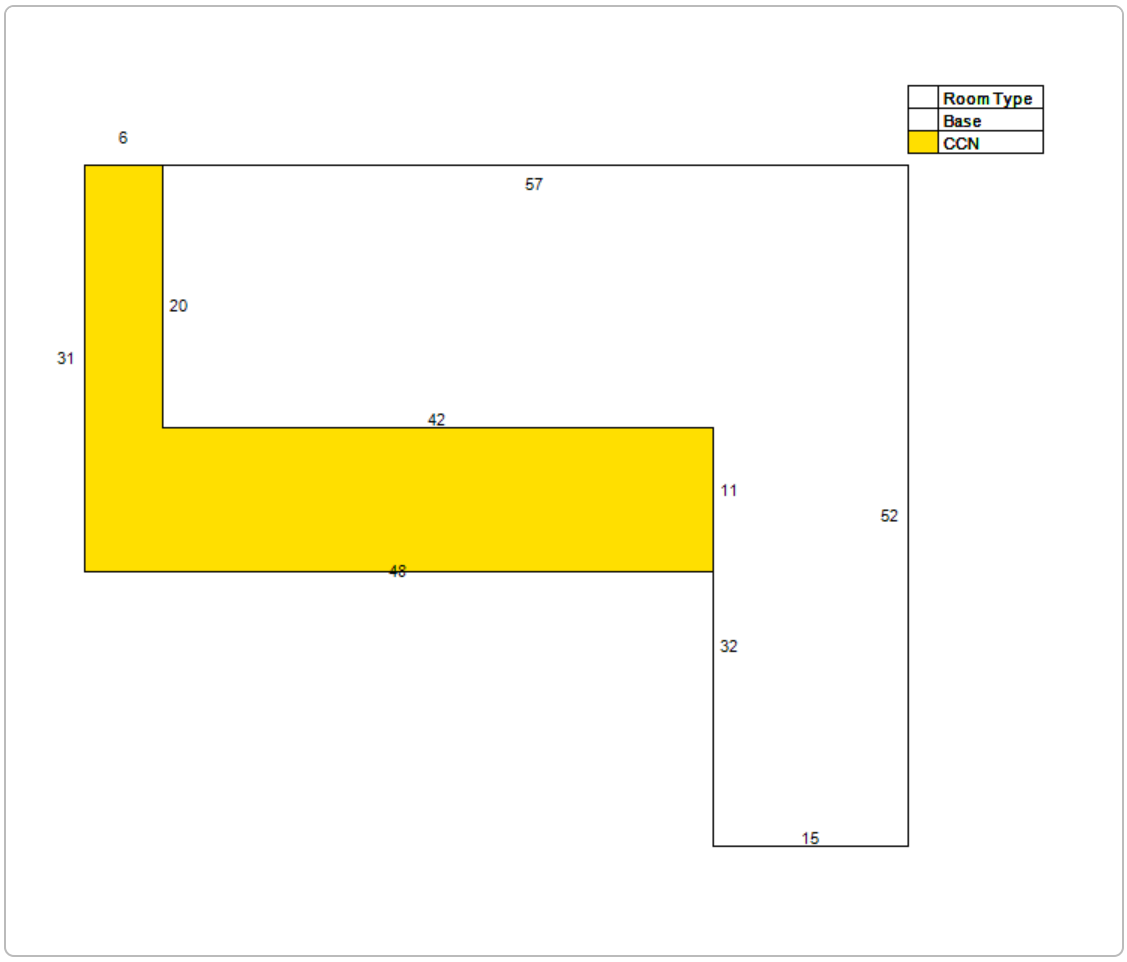
Land Information

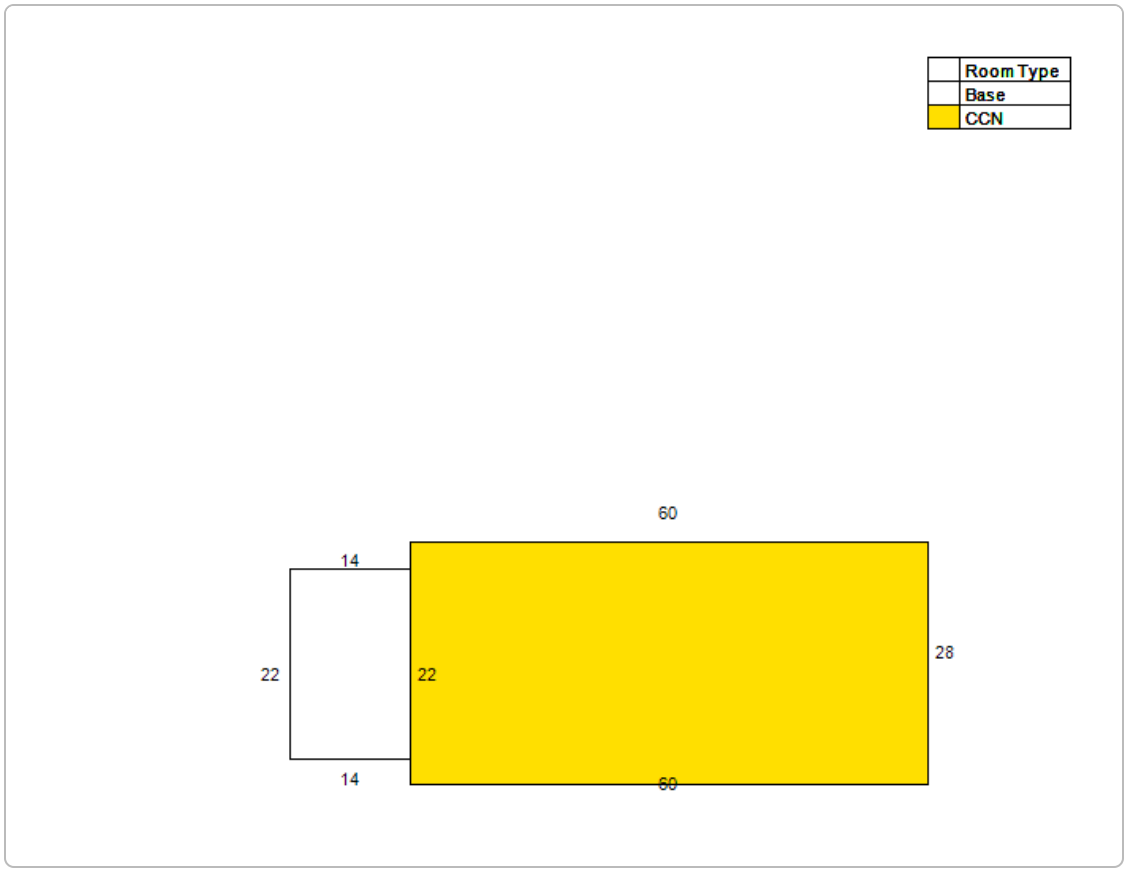
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Financial Institutions, Banks, Savings & Loans	111	127	13908	SF	$1,112,640

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2015	3/27/2015	$1,450,000.00	WARRANTY DEED	4005	1206	Q	I	VIRTU CATHEDRAL BUILDING LLC	44 AVENIDA MENENDEZ LLC
10/15/2014	10/10/2014	$100.00	WARRANTY DEED	3942	1028	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	VIRTU CATHEDRAL BUILDING LLC

Sketch Information


Room Type
Base
CCN
6
57
20
31
42
11
52
48
32
15


Room Type
Base
CCN
60
14
22
22
28
14
60


Sunbiz.org
Division of
Corporations
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
44 AVENIDA MENENDEZ, LLC

Filing Information

Document Number	L15000025266
FEI/EIN Number	47-3373282
Date Filed	02/10/2015
State	FL
Status	ACTIVE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

AVERITT & ALFORD, PA
3010 SOUTH THIRD STREET
SUITE B
JACKSONVILLE BEACH, FL 32250

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/19/2018
2019	04/30/2019
2020	06/29/2020

Document Images

06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 20, 2021 Meeting



Application PL2021-0056 Address: 45 Coquina Ave

SJC Hurricane Housing Recovery Program – Applicant Cathy Peck - Owner
Project description: To demolish a residential building constructed c. 1953 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Mid-Century Modern/Post WWII	Florida Master Site File:	SJ06125
National Register:	N/A	Construction date:	c. 1953
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	220640 0000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located in the south Davis Shores area the structure is typical of the type of post-WWII housing boom that occurred in this neighborhood, and the same type that was most vulnerable to the flooding incidents with Hurricanes Matthew and Irma.
2. There are not unique elements of the building, it is only potentially significant as a contributing building to a district with a concentration of similarly styled buildings however there is no district in place.
3. A replacement building prototype provided by the county's housing grant program was provided that indicates a one-story building with rectangular footprint, hipped roof, and horizontal siding with a front porch projection.
4. 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.
5. The property owner indicated that any features that could be salvaged and reused would be rescued from the demolition such as wood doors and tongue-and-groove wood paneling. Many interior features are replacement finishes from the hurricanes. A rear Florida-room addition was lost during one of the hurricanes and was not rebuilt.
6. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

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 **45 Coquina Avenue** because it is not a local landmark or otherwise designated as a historic building.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a one story single family dwelling, not subject to HARB review/preservation ordinance

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 by 1953 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof.

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 replacement structure which indicates a one-story rectangular block under a hipped roof with a smaller hip roof projection over a porch. The mass and scale is compatible with the neighborhood although the horizontal emphasis of post-WWII buildings is absent.

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. No known historic or cultural association are associated with the building individually although it could contribute to a district if one were created.

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 simple type Mid-Century Modern buildings constructed during the post-WWII era. 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 building typology is commonly found throughout St. Augustine particularly in the Davis Shores neighborhoods.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The concrete brick building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. *The justification for the proposed demolition.* The applicant seeks to redevelop the property with a single family home as part of the Restore St. Johns Hurricane Housing Recovery Program funded in part with federal funds. The property owner described the flooding experience during the staff visit to 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. Florida Master Site File survey

Page 1

☒ Original
☐ Update



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

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

Site #8 SJ06125
Field Date 4-29-15
Form Date 4-29-15
Recorder # _____

Site Name(s) (address if none) 45 Coquina Avenue — Multiple Listing (DHR only) _____
Survey Project Name Architecturial Survey of Anastasia Is. Structure — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	45		Coquina	Avenue	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2206400000 — Landgrant _____
Subdivision Name Davis Shores — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1953 ☐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 garage
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____
Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Mid-Century Modern — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. Shed — 3. _____
Roof Material(s) 1. Composition roll — 2. Composition roll — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) single, paired and triple set 1/1 wood sills
Distinguishing Architectural Features (exterior or interior ornaments) MD, SP, WO Eaves, exposed rafters (enclosed) SCG
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal lot and set back single concrete drive fenced back yard

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 SJ06125

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) single, 4 panel wood door with fan light, inset in CB wall in corner of main house wing
Porch Descriptions (types, locations, roof types, etc.) small front stoop with flat roof supported by CB colum and kneewall

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

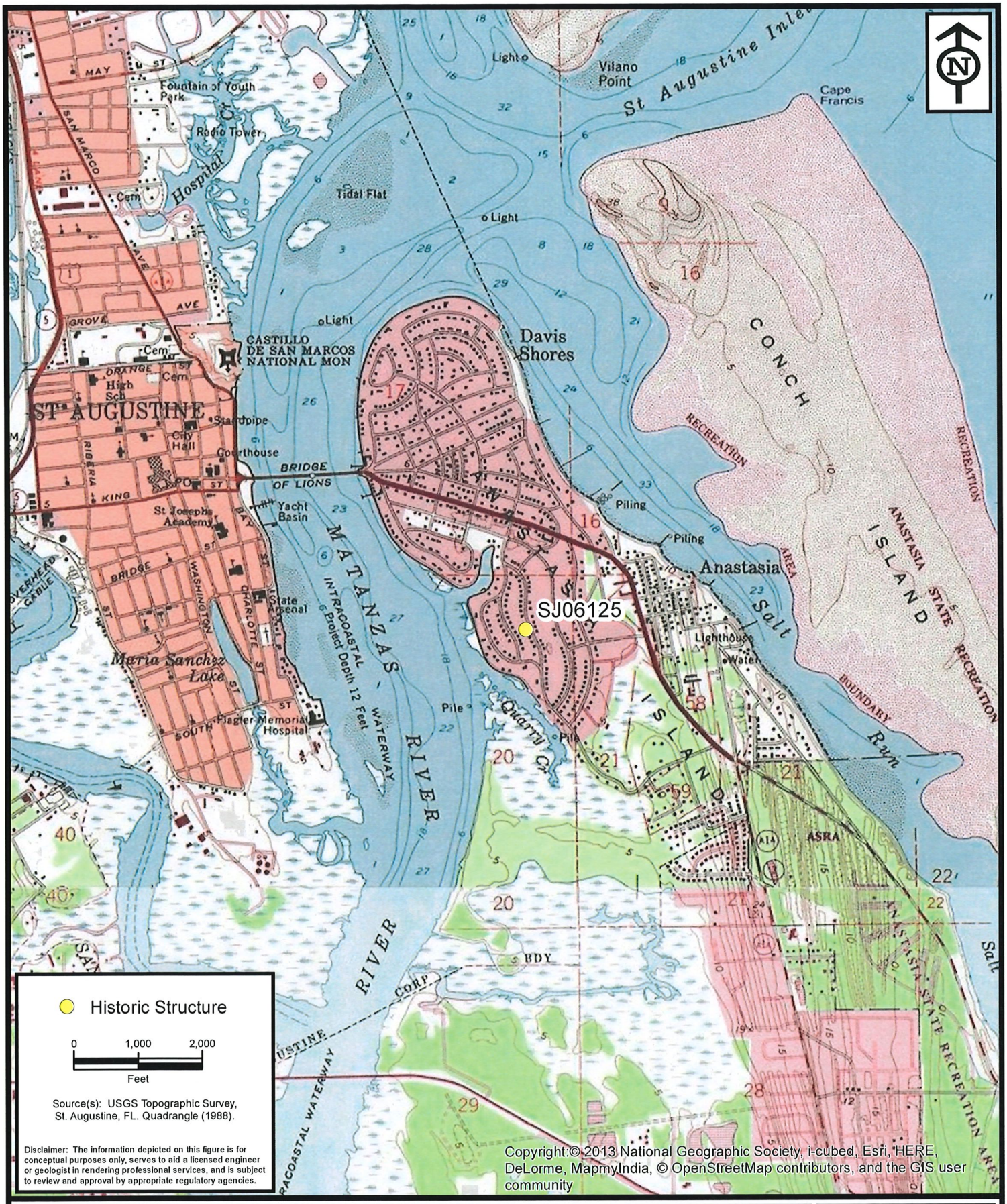
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



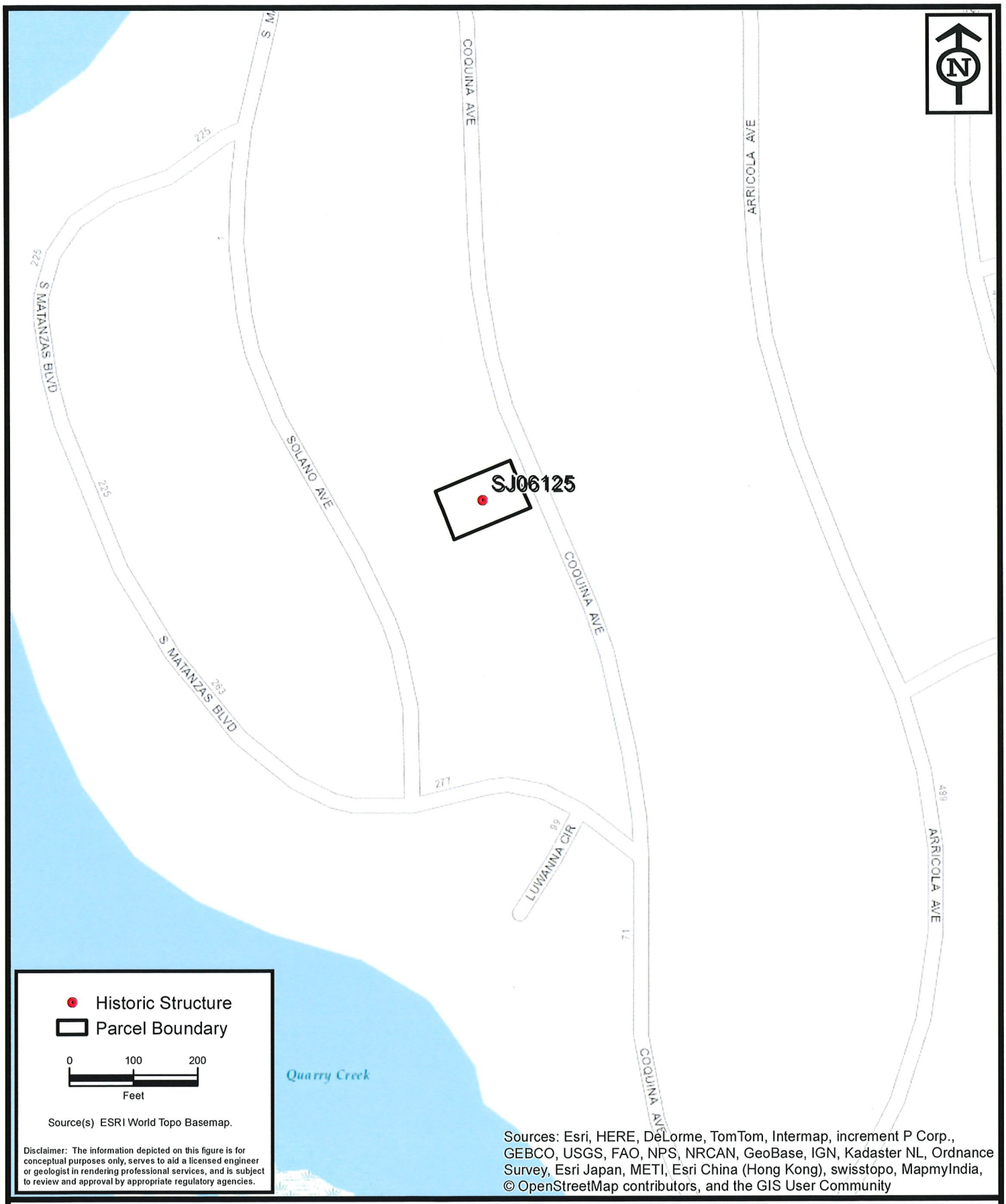
ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ06125

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

Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150504\location\Project Location_SJ06125.mxd Date: 5/8/2015 4:46:25 PM



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

Parcel Location - SJ06125

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

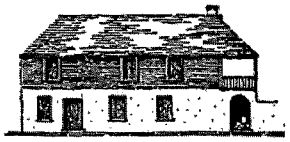
Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2

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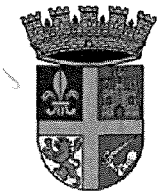


SJ06125 IMG 1

Received April 13, 2021
Planning & Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL 2021-005 6

Receipt No. 2092428 Meeting Date May 20 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Caitlyn Tyde
   Business (if applicable) St. Johns County Hurricane Housing Recovery Program
   Address 500 San Sebastian View
   City St. Augustine State FL Zip 32084
   Daytime telephone (904) 209-0788 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Robert And Cathy Peck
   Business (if applicable) _____
   Address 45 Coquina Ave.
   City St. Augustine State FL Zip 32080
   Daytime telephone (required) (904) 501-4458 Other phone _____

3. PROJECT STREET ADDRESS 45 Coquina Ave St Augustine, FL 32080

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 21/22 Block 48 Subdivision Davis Shores Ocean View Section Parcel Number 2206400000

5. DATE OF CONSTRUCTION TBD- 2021 Source: _____

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

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: Stick Built Recon.& Elevatio

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

■ Photographs of existing conditions including façades of the building and interior features if applicable.

■ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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Planning & Building Department

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 Caitlyn Tyde DATE 4/5/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Cathy Peck DATE 4/5/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Robert Peck DATE 4/5/2021

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received April 13, 2021
Planning & Building Department

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.

From:	Julie Courtney
To:	"Marcel Valliere"
Cc:	"Judy Rente"; "Darnell Pollard"; Jenny Wolfe
Subject:	331 St George Street - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date:	Wednesday, April 21, 2021 11:55:00 AM
Attachments:	image002.png image003.png image004.png

RE: Project Address – 331 St George Street

Hello,

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **currently scheduled May 20, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street). Health and safety protocols will be followed at the meeting.**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. The application is substantially complete. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by May 10th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. **Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit.** Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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.

Received April 13, 2021
Planning & Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Caitlyn Tyde With SJC is/are hereby authorized TO ACT ON BEHALF OF Cathy & Robert Peck, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: Cathy Peck
Signature of Owner

Cathy Peck
Print Name of Owner

904-501-4458
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 4TH day of APRIL, 2021

By _____

Identification verified:

Oath sworn: ✓ Yes ____ No

JOYCE A. JOLLEY
Commission # GG 340277
Expires September 30, 2023
Bonded Thru Budget Notary Services

Notary Signature: Joyce A Jolley

My Commission expires: 9/30/2023

Rev:022117

Received April 13, 2021
Planning & Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

Insured:	Cathy Peck	Home:	(904) 501-4458
Property:	45 Coquina Ave St Augustine, FL 32080		
Claim Rep.:	Tammy Haney	Business:	(954) 288-5023
		E-mail:	Tammy.Haney@TetraTech.com
Estimator:	Tammy Haney	Business:	(954) 288-5023
		E-mail:	Tammy.Haney@TetraTech.com
Reference:			
Company:	Single-Unit Structure		

Claim Number: A005 **Policy Number:** A005 **Type of Loss:** Hurricane

Date Contacted:	7/8/2019		
Date of Loss:	10/7/2016	Date Received:	1/7/2019
Date Inspected:	7/16/2019 10:00 AM	Date Entered:	7/16/2019 7:52 PM
Price List:	FLJA8X_MAR20 Restoration/Service/Remodel		
Estimate:	A005_RECON_ELE		

Received April 13, 2021
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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

A005_RECON_ELE

Main Level

Main Level

DESCRIPTION	QTY
----------Reconstruction----------	
Approximately 1300sq/ft **3 bedroom w/ closets, 1 designated master bedroom** **2 full bathrooms (at least 1 bathroom must include a bathtub)** **Full kitchen (cabinets, counters, sink, refrigerator w/ freezer, stove/oven, microwave oven, dishwasher)** **Living room** **Dining Area** **Laundry area (washer, dryer).**	
1. Rebuild	1.00 EA
" Structural Engineer recommended, price is an estimate only. Contractor must comply to all building codes and permitting" Note: Due to the size, shape, location, depth, etc. of sinkholes, prices can vary greatly. Xactware recommends users verify pricing through competitive bids with local trade contractors and make any adjustments as needed." Price is standard to be used as SF for a reconstruction of a home.	
2. Grading of Lot	1.00 EA
3. Taxes, insurance, permits & fees (Bid Item)	1.00 EA
Meet all Countyand City Building Department Permitting (demo and install) and plans (if applicable) submitted to and approved by County and/or Cities)	
4. Demolish/remove home (1001 sf - 2000 sf)	1437.89 SF
Includes: Labor, equipment, dump fees and associated costs to demolish non-masonry exterior home, including an attached garage or carport (if present), and to haul debris to a dump site. Excludes: Foundation removal, slab removal, asbestos identification and removal, and abatement of hazardous materials. Note: Demolition only. No deconstructing or salvaging. No life expectancy data	
5. R&R Meter base and main disconnect - 200 amp	1.00 EA

NOTES:

Elevation

DESCRIPTION	QTY
----------ELEVATION----------	
6. Elevation of Structure New Build	1282.00 EA
" Structural Engineer recommended, price is an estimate only. Contractor must comply to all building codes and permitting" Note: Due to the size, shape, location, depth, etc. of sinkholes, prices can vary greatly. Xactware recommends users verify pricing through competitive bids with local trade contractors and make any adjustments as needed."	

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Planning & Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

CONTINUED - Elevation

DESCRIPTION	QTY

NOTES:

Grand Total Areas:

4,315.34	SF Walls	1,439.74	SF Ceiling	5,755.07	SF Walls and Ceiling
1,437.89	SF Floor	159.77	SY Flooring	529.89	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	560.01	LF Ceil. Perimeter
1,437.89	Floor Area	1,564.52	Total Area	4,315.34	Interior Wall Area
1,904.59	Exterior Wall Area	198.91	Exterior Perimeter of Walls		
364.26	Surface Area	3.64	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

1 Exterior/Front Elevation - 1
Date Taken: 7/16/2019



2 Exterior/Front Elevation - 2
Date Taken: 7/16/2019



Received April 13, 2021
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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

3 Exterior/Front Elevation - 3
Date Taken: 7/16/2019



4 Exterior/Front Elevation - 4
Date Taken: 7/16/2019



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5 Exterior/Front Elevation - 5
Date Taken: 7/16/2019



6 Exterior/Front Elevation - 6
Date Taken: 7/16/2019



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7 Exterior/Left Elevation - 7
Date Taken: 7/16/2019



8 Exterior/Left Elevation - 8
Date Taken: 7/16/2019



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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

9 Exterior/Left Elevation - 9
Date Taken: 7/16/2019



10 Exterior/Left Elevation - 10
Date Taken: 7/16/2019



Received April 13, 2021
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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

11 Exterior/Left Elevation - 11
Date Taken: 7/16/2019



12 Exterior/Left Elevation - 12
Date Taken: 7/16/2019



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13 Exterior/Left Elevation - 13
Date Taken: 7/16/2019



14 Exterior/Left Elevation - 14
Date Taken: 7/16/2019



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15 Exterior/Left Elevation - 15
Date Taken: 7/16/2019



16 Exterior/Left Elevation - 16
Date Taken: 7/16/2019



Received April 13, 2021
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17 Exterior/Rear Elevation - 17
Date Taken: 7/16/2019



18 Exterior/Rear Elevation - 18
Date Taken: 7/16/2019



Received April 13, 2021
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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

19 Exterior/Rear Elevation - 19
Date Taken: 7/16/2019



20 Exterior/Rear Elevation - 20
Date Taken: 7/16/2019



Received April 13, 2021
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21 Exterior/Rear Elevation - 21
Date Taken: 7/16/2019



22 Exterior/Rear Elevation - 22
Date Taken: 7/16/2019



Received April 13, 2021
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23 Exterior/Rear Elevation - 23
Date Taken: 7/16/2019



24 Exterior/Rear Elevation - 24
Date Taken: 7/16/2019



Received April 13, 2021
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25 Exterior/Rear Elevation - 25
Date Taken: 7/16/2019



26 Exterior/Rear Elevation - 26
Date Taken: 7/16/2019



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27 Exterior/Rear Elevation - 27
Date Taken: 7/16/2019



28 Exterior/Rear Elevation - 28
Date Taken: 7/16/2019



Received April 13, 2021
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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

29 Exterior/Rear Elevation - 29
Date Taken: 7/16/2019



30 Exterior/Rear Elevation - 30
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

31 Exterior/Rear Elevation - 31
Date Taken: 7/16/2019



32 Exterior/Rear Elevation - 32
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

33 Exterior/Rear Elevation - 33
Date Taken: 7/16/2019



34 Exterior/Rear Elevation - 34
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

35 Exterior/Rear Elevation - 35
Date Taken: 7/16/2019



36 Exterior/Rear Elevation - 36
Date Taken: 7/16/2019



Received April 13, 2021
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37 Exterior/Rear Elevation - 37
Date Taken: 7/16/2019



38 Exterior/Right Elevation - 38
Date Taken: 7/16/2019



Received April 13, 2021
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39 Exterior/Right Elevation - 39
Date Taken: 7/16/2019



40 Exterior/Right Elevation - 40
Date Taken: 7/16/2019

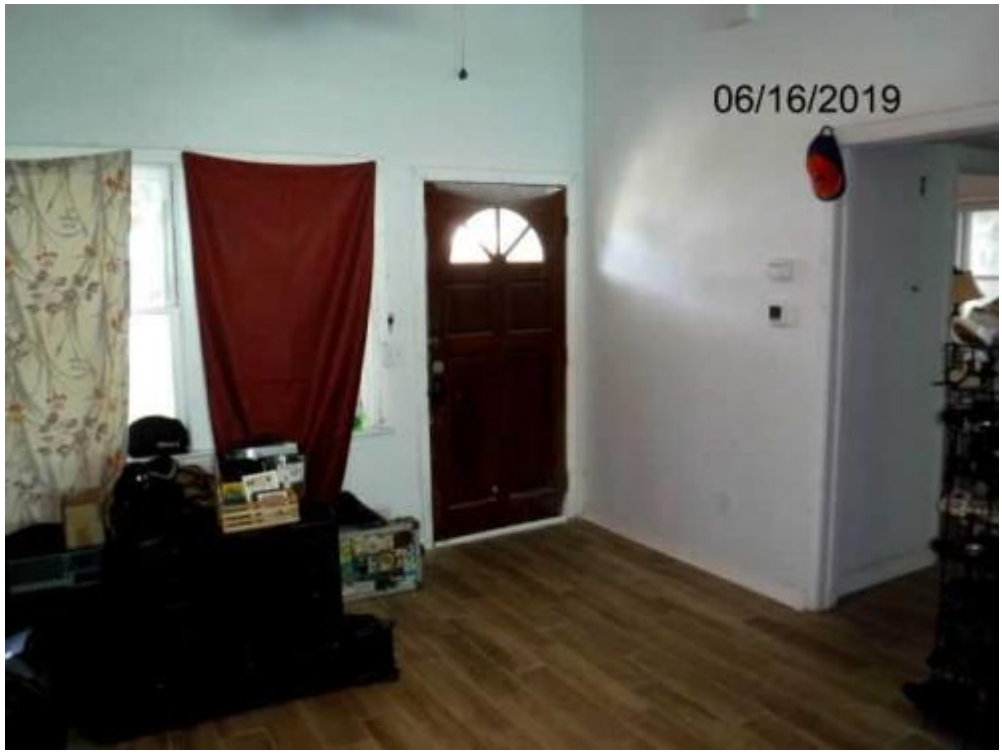


Received April 13, 2021
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41 Exterior/Right Elevation - 41
Date Taken: 7/16/2019

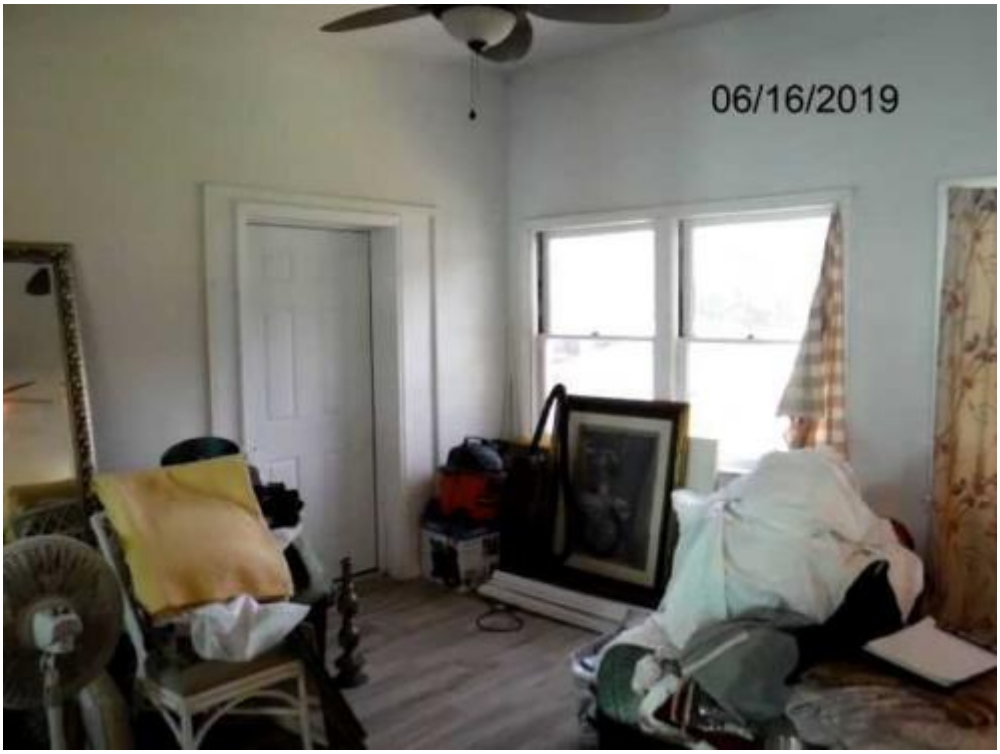


42 Main Level/Living Room - 42
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

43 Main Level/Living Room - 43
Date Taken: 7/16/2019

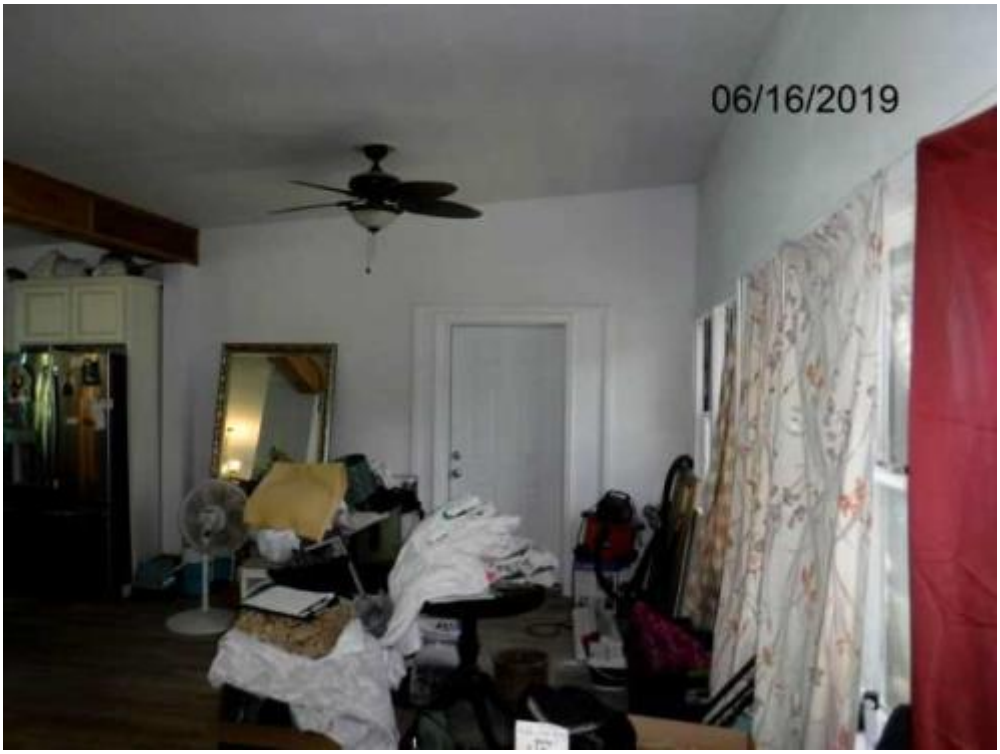


44 Main Level/Living Room - 44
Date Taken: 7/16/2019



Received April 13, 2021
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45 Main Level/Living Room - 45
Date Taken: 7/16/2019

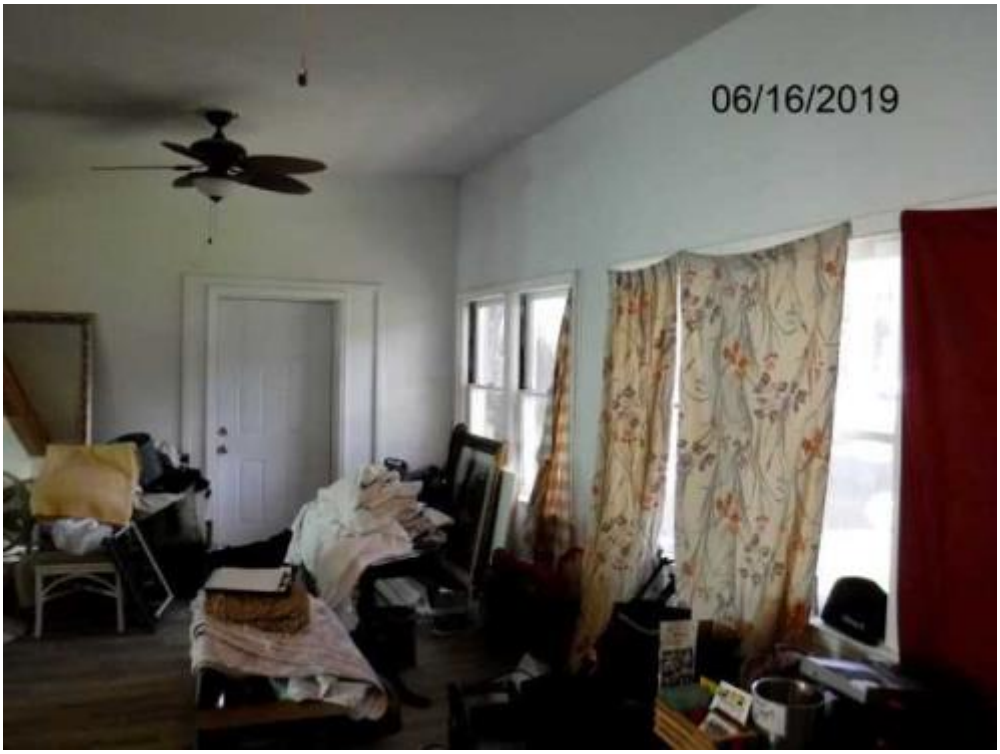


46 Main Level/Living Room - 46
Date Taken: 7/16/2019



Received April 13, 2021
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47 Main Level/Living Room - 47
Date Taken: 7/16/2019



48 Main Level/Living Room - 48
Date Taken: 7/16/2019

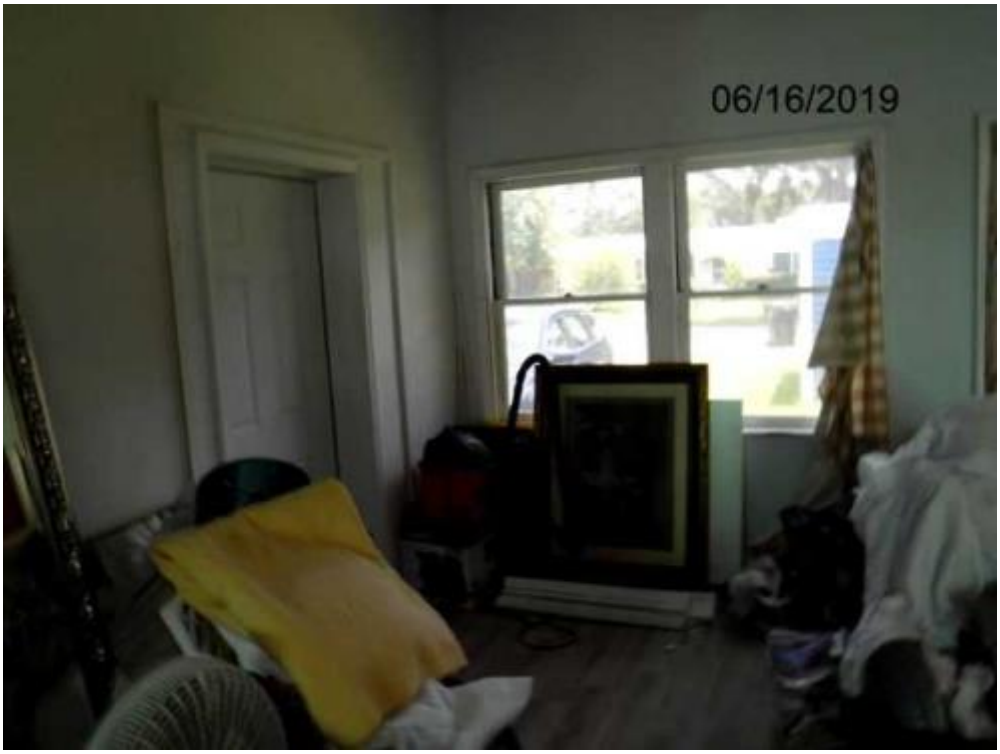


Received April 13, 2021
Planning & Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

49 Main Level/Living Room - 49
Date Taken: 7/16/2019



50 Main Level/Living Room - 50
Date Taken: 7/16/2019



Received April 13, 2021
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51 Main Level/Living Room - 51
Date Taken: 7/16/2019



52 Main Level/Living Room - 52
Date Taken: 7/16/2019

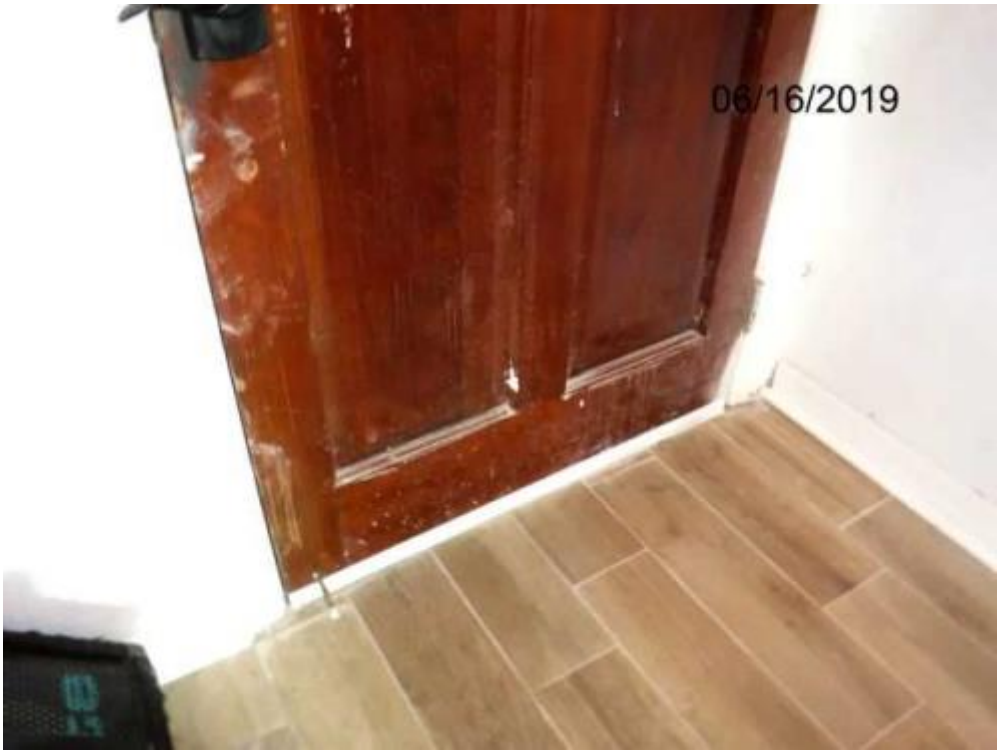


Received April 13, 2021
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53 Main Level/Living Room - 53
Date Taken: 7/16/2019



54 Main Level/Living Room - 54
Date Taken: 7/16/2019

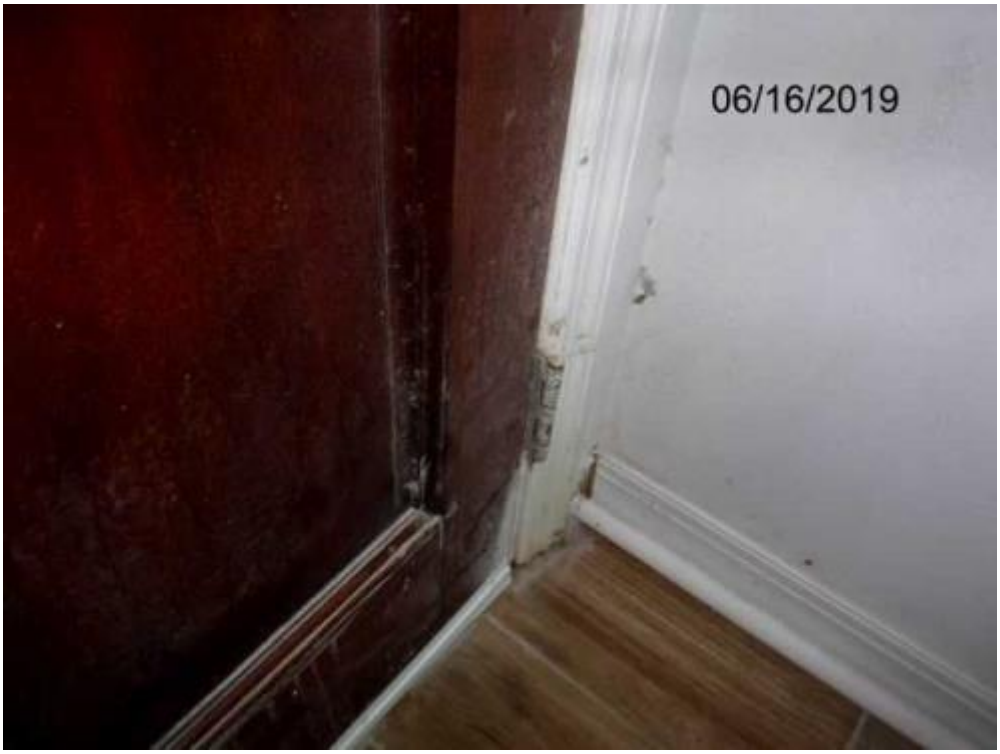


Received April 13, 2021
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55 Main Level/Living Room - 55
Date Taken: 7/16/2019

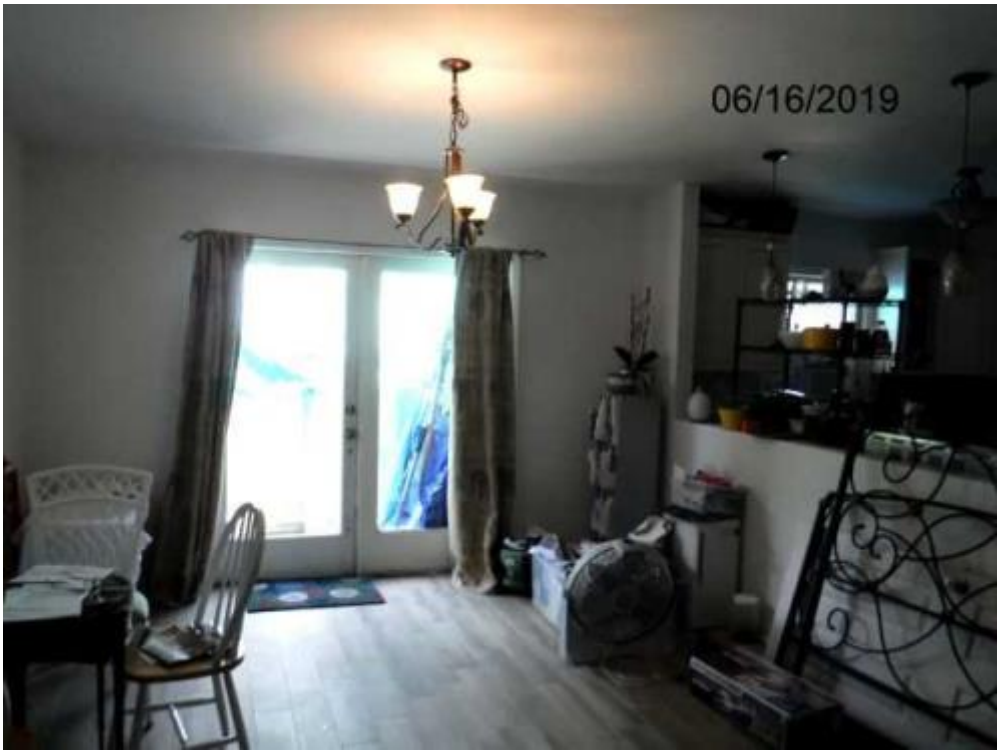


56 Main Level/Living Room - 56
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

57 Main Level/Dining Room - 57
Date Taken: 7/16/2019

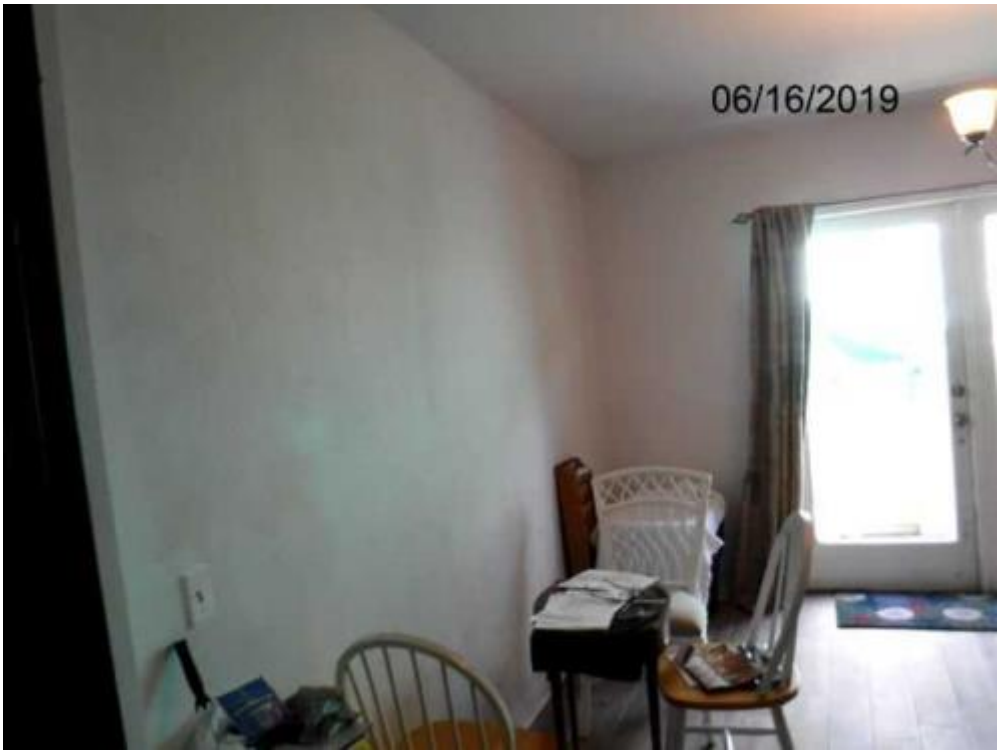


58 Main Level/Dining Room - 58
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

59 Main Level/Dining Room - 59
Date Taken: 7/16/2019



60 Main Level/Dining Room - 60
Date Taken: 7/16/2019



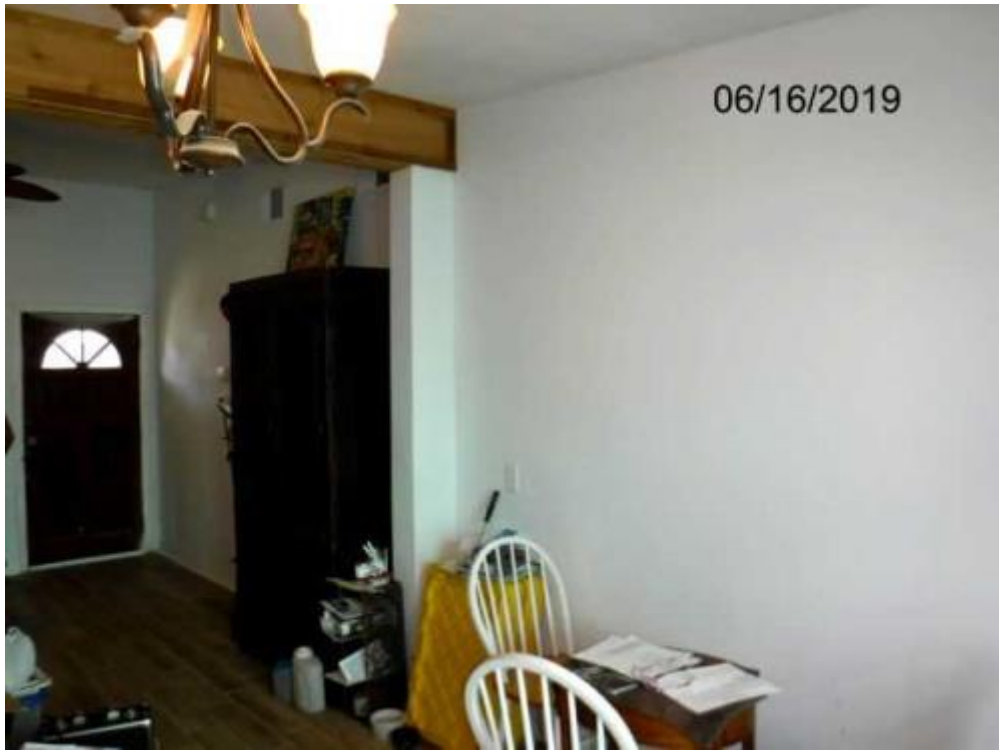
Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

61 Main Level/Dining Room - 61
Date Taken: 7/16/2019



62 Main Level/Dining Room - 62
Date Taken: 7/16/2019

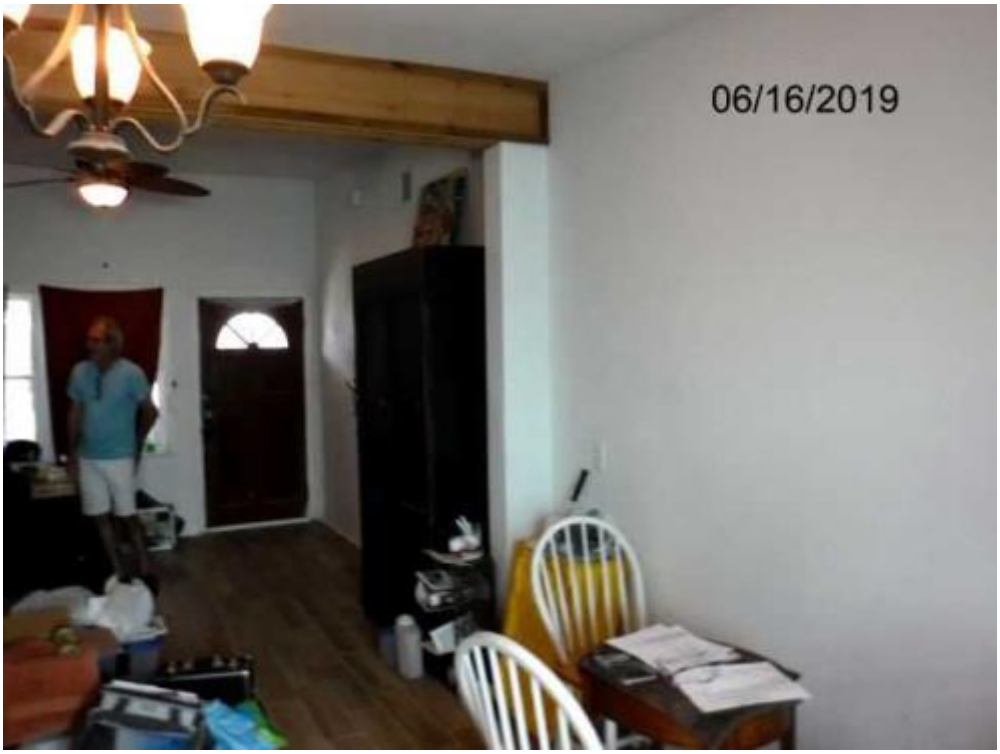


Received April 13, 2021
Planning & Building Department

63 Main Level/Dining Room - 63
Date Taken: 7/16/2019



64 Main Level/Dining Room - 64
Date Taken: 7/16/2019



Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

65 Main Level/Dining Room - 65
Date Taken: 7/16/2019



66 Main Level/Dining Room - 66
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

67 Main Level/Dining Room - 67
Date Taken: 7/16/2019

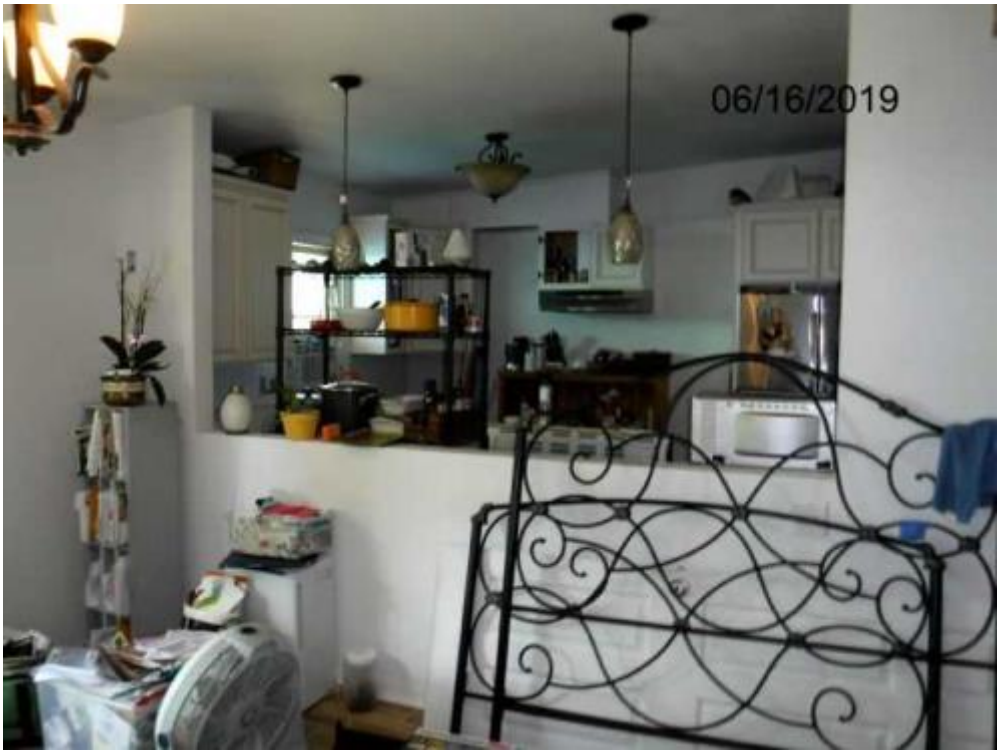


68 Main Level/Dining Room - 68
Date Taken: 7/16/2019

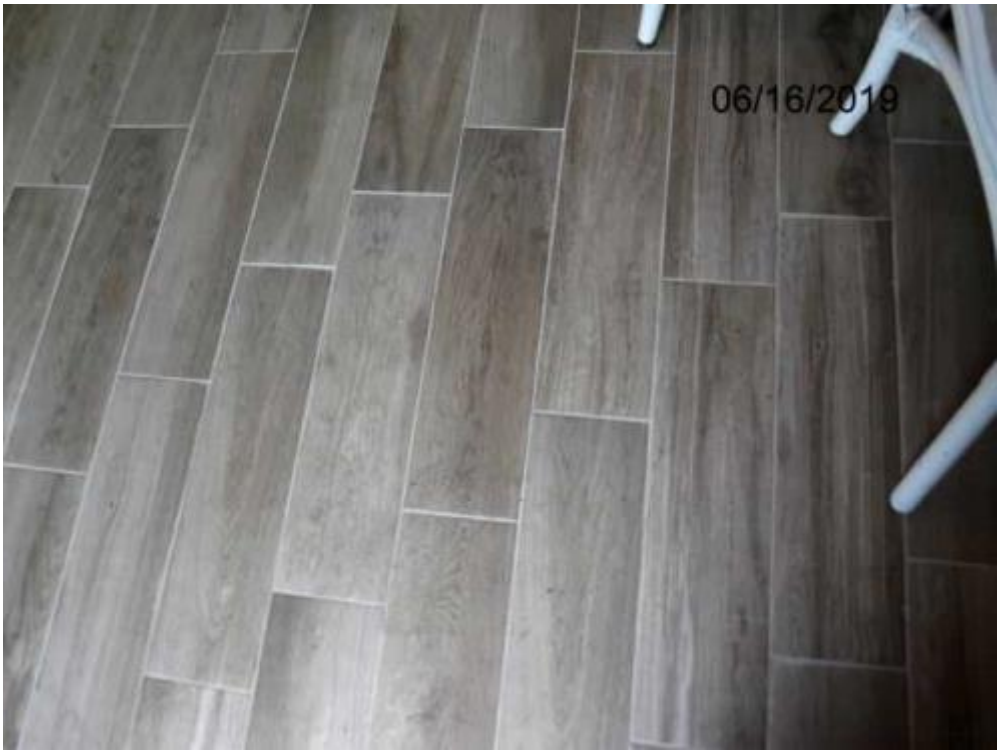


Received April 13, 2021
Planning & Building Department

69 Main Level/Dining Room - 69
Date Taken: 7/16/2019



70 Main Level/Dining Room - 70
Date Taken: 7/16/2019



71 Main Level/Dining Room - 71
Date Taken: 7/16/2019



72 Main Level/Dining Room - 72
Date Taken: 7/16/2019



Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

73 Main Level/Dining Room - 73
Date Taken: 7/16/2019



74 Main Level/Dining Room - 74
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

75 Main Level/Dining Room - 75
Date Taken: 7/16/2019



76 Main Level/Dining Room - 76
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

77 Main Level/Dining Room - 77
Date Taken: 7/16/2019

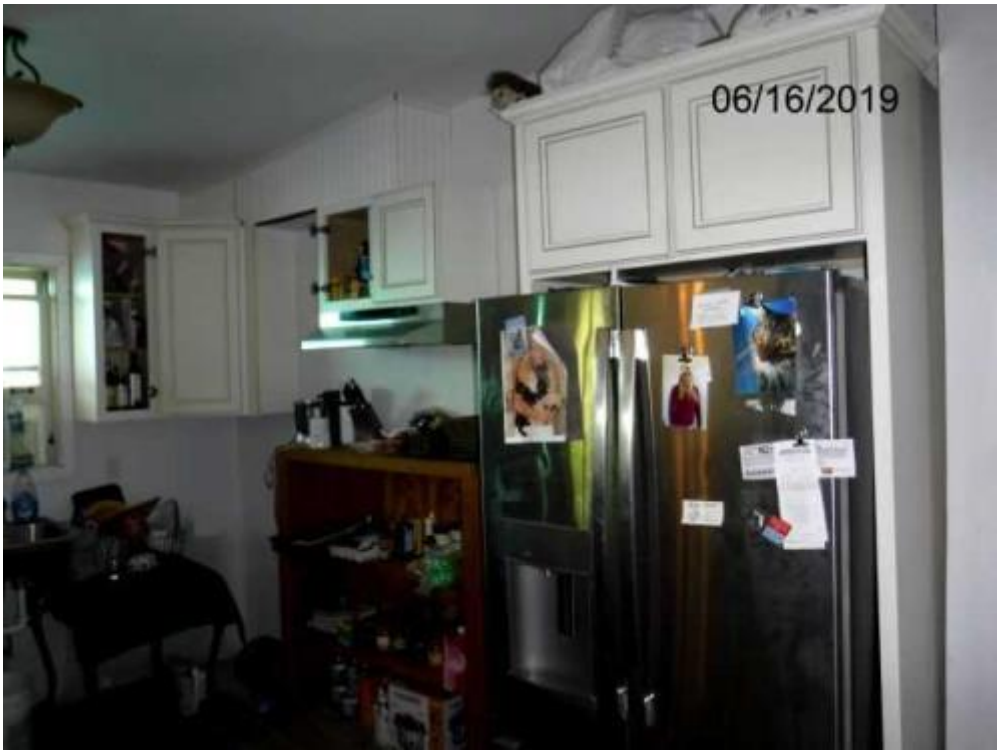


78 Main Level/Dining Room - 78
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

79 Main Level/Kitchen - 79
Date Taken: 7/16/2019



80 Main Level/Kitchen - 80
Date Taken: 7/16/2019

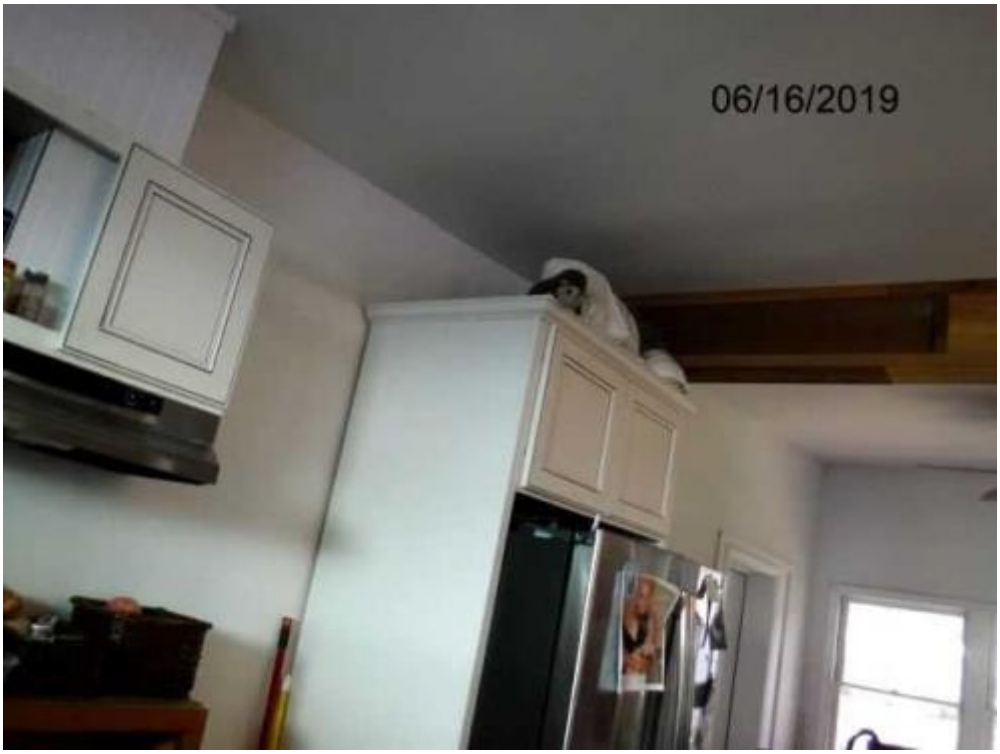


Received April 13, 2021
Planning & Building Department

81 Main Level/Kitchen - 81
Date Taken: 7/16/2019

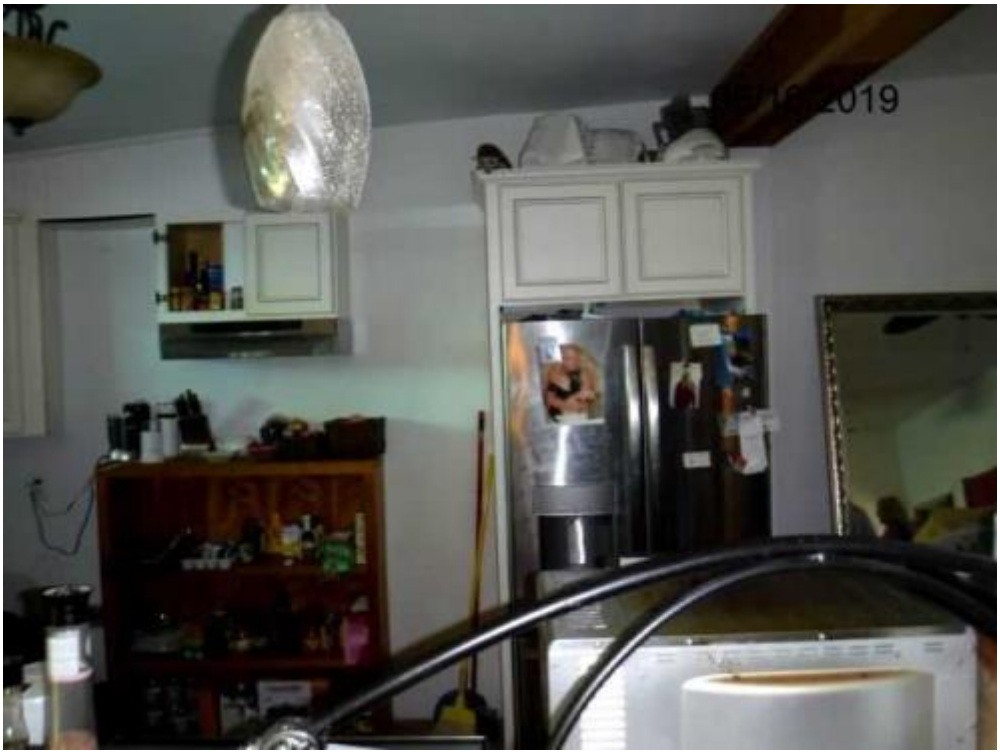


82 Main Level/Kitchen - 82
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

83 Main Level/Kitchen - 83
Date Taken: 7/16/2019

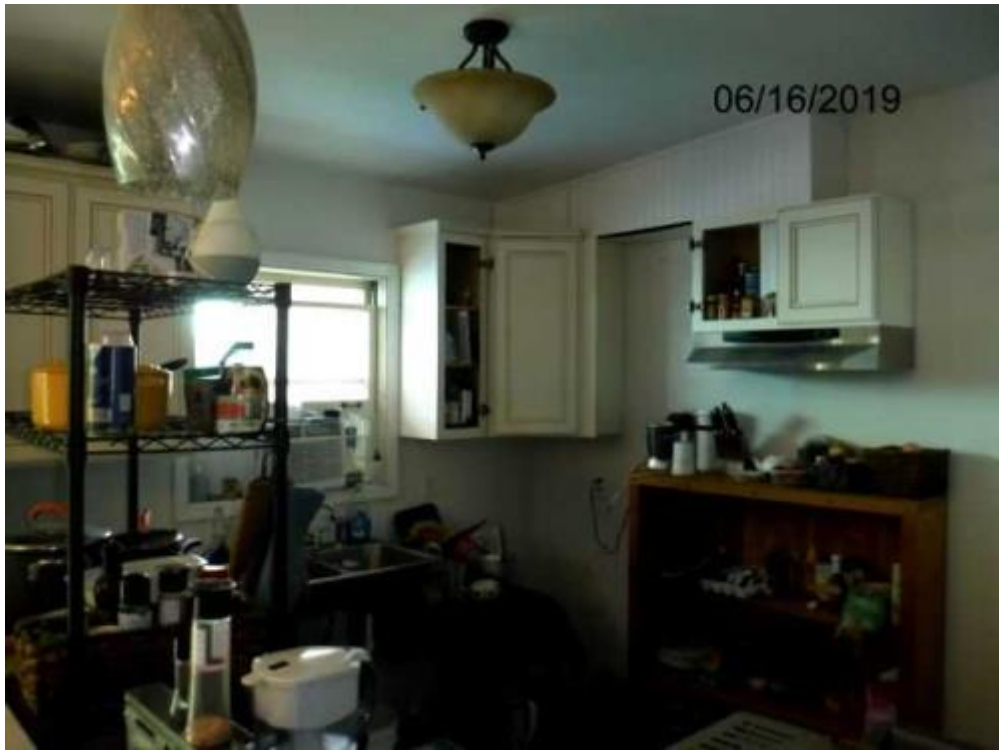


84 Main Level/Kitchen - 84
Date Taken: 7/16/2019

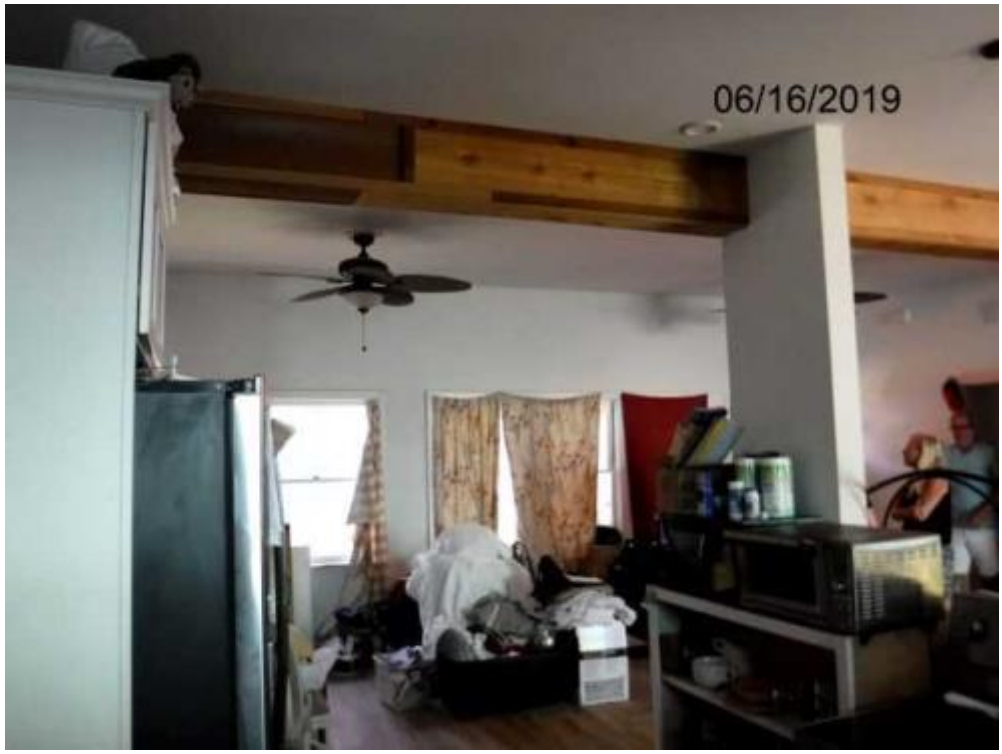


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85 Main Level/Kitchen - 85
Date Taken: 7/16/2019



86 Main Level/Kitchen - 86
Date Taken: 7/16/2019



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87 Main Level/Kitchen - 87
Date Taken: 7/16/2019



88 Main Level/Kitchen - 88
Date Taken: 7/16/2019



Received April 13, 2021
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89 Main Level/Kitchen - 89
Date Taken: 7/16/2019



90 Main Level/Kitchen - 90
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

91 Main Level/Kitchen - 91
Date Taken: 7/16/2019



92 Main Level/Kitchen - 92
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

93 Main Level/Kitchen - 93
Date Taken: 7/16/2019

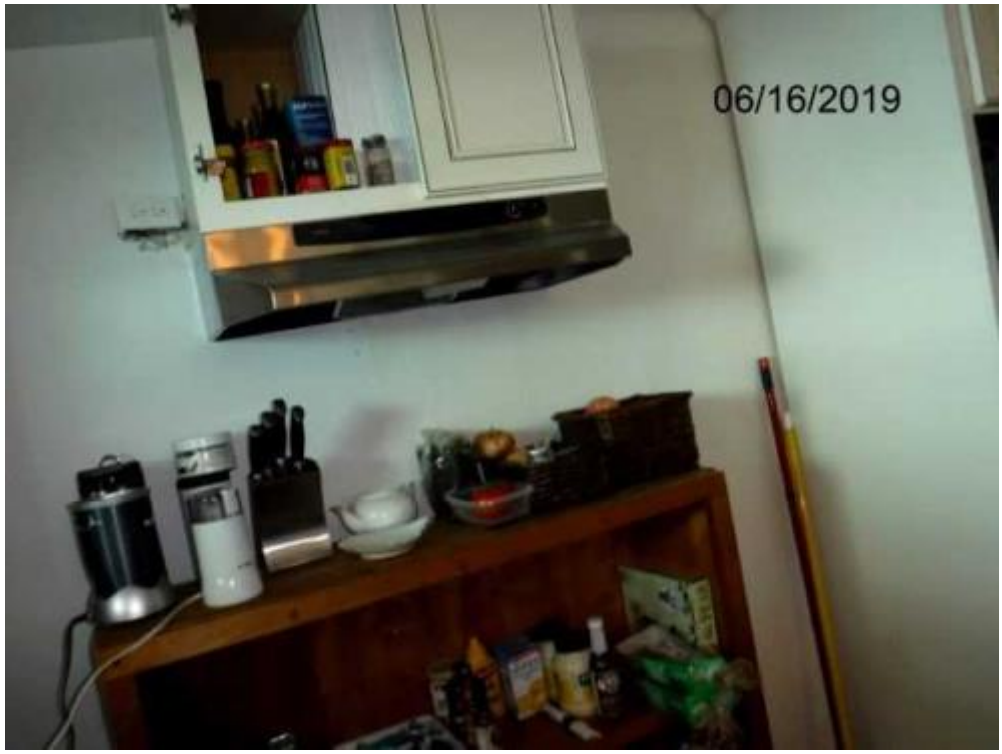


94 Main Level/Kitchen - 94
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

95 Main Level/Kitchen - 95
Date Taken: 7/16/2019



96 Main Level/Kitchen - 96
Date Taken: 7/16/2019



Received April 13, 2021
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97 Main Level/Kitchen - 97
Date Taken: 7/16/2019



98 Main Level/Kitchen - 98
Date Taken: 7/16/2019



Received April 13, 2021
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99 Main Level/Hallway - 99
Date Taken: 7/16/2019



100 Main Level/Hallway - 100
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

101 Main Level/Hallway - 101
Date Taken: 7/16/2019



102 Main Level/Hallway - 102
Date Taken: 7/16/2019



Received April 13, 2021
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103 Main Level/Hallway - 103
Date Taken: 7/16/2019



104 Main Level/Hallway - 104
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

105 Main Level/Hallway - 105
Date Taken: 7/16/2019



106 Main Level/Hallway - 106
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

107 Main Level/Hallway - 107
Date Taken: 7/16/2019



108 Main Level/Hallway - 108
Date Taken: 7/16/2019



Received April 13, 2021
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109 Main Level/Hallway - 109
Date Taken: 7/16/2019



110 Main Level/Hallway - 110
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

111 Main Level/Hallway - 111
Date Taken: 7/16/2019



112 Main Level/Hallway - 112
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

113 Main Level/Hallway - 113
Date Taken: 7/16/2019



114 Main Level/Bedroom1 - 114
Date Taken: 7/16/2019



Received April 13, 2021
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115 Main Level/Bedroom1 - 115
Date Taken: 7/16/2019



116 Main Level/Bedroom1 - 116
Date Taken: 7/16/2019



117 Main Level/Bedroom1 - 117
Date Taken: 7/16/2019



118 Main Level/Bedroom1 - 118
Date Taken: 7/16/2019



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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

119 Main Level/Bedroom1 - 119
Date Taken: 7/16/2019



120 Main Level/Bedroom1 - 120
Date Taken: 7/16/2019



121 Main Level/Bedroom1 - 121
Date Taken: 7/16/2019



122 Main Level/Bedroom1 - 122
Date Taken: 7/16/2019



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123 Main Level/Bedroom1 - 123
Date Taken: 7/16/2019



124 Main Level/Bedroom1 - 124
Date Taken: 7/16/2019



Received April 13, 2021
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125 Main Level/Bathroom1 - 125
Date Taken: 7/16/2019



126 Main Level/Bathroom1 - 126
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

127 Main Level/Bedroom2 - 127
Date Taken: 7/16/2019

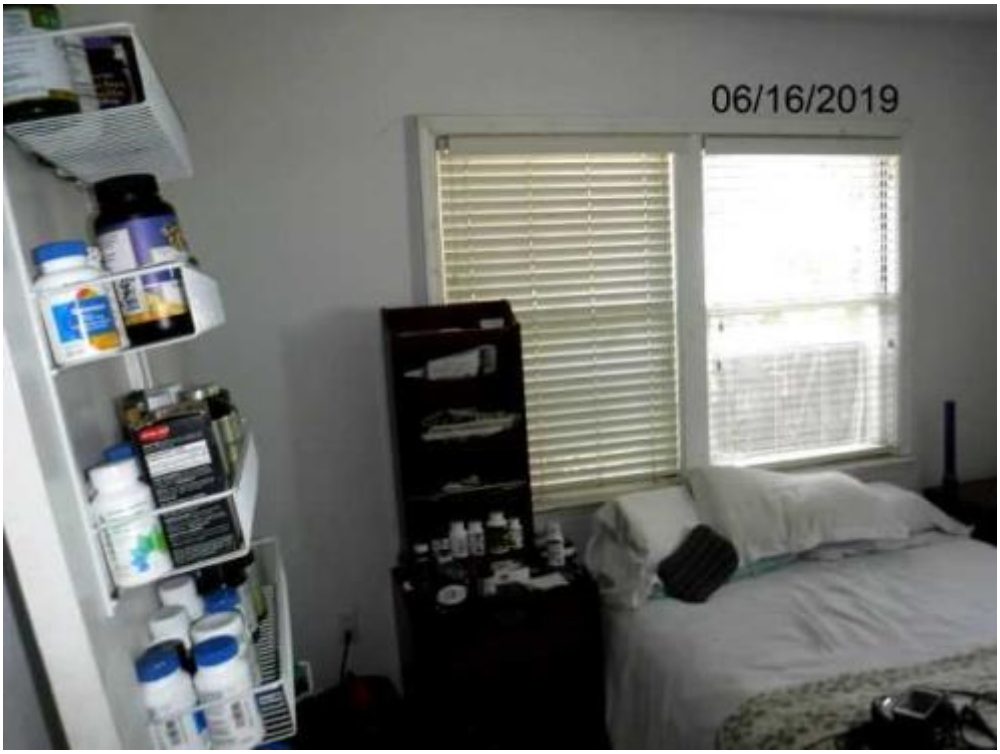


128 Main Level/Bedroom2 - 128
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

129 Main Level/Bedroom2 - 129
Date Taken: 7/16/2019

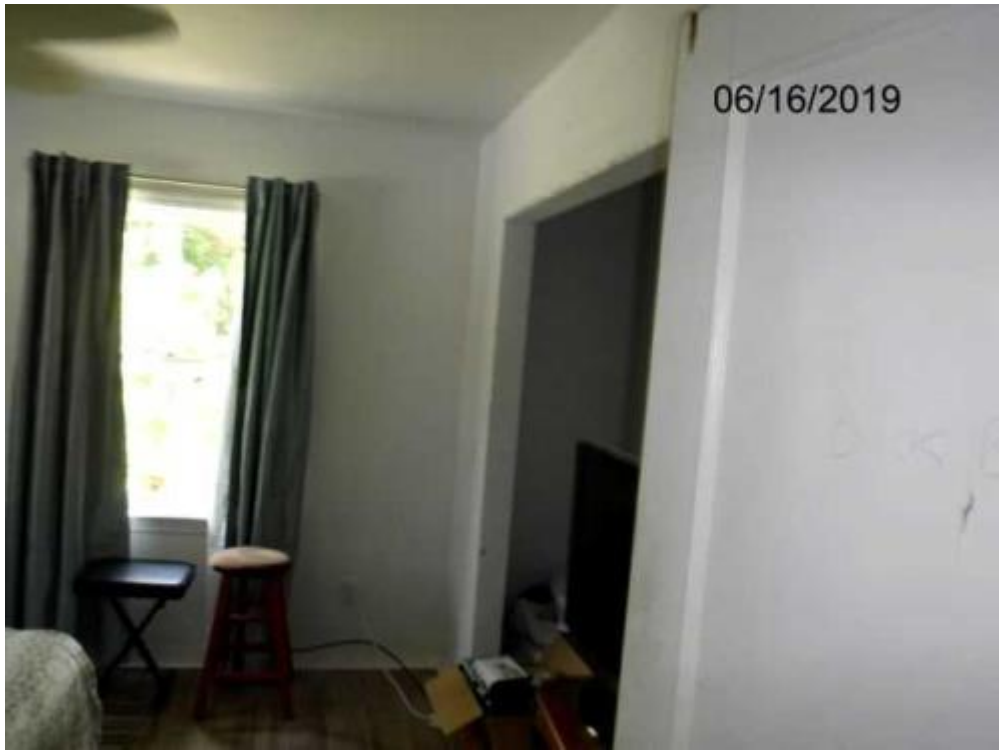


130 Main Level/Bedroom2 - 130
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

131 Main Level/Bedroom2 - 131
Date Taken: 7/16/2019



132 Main Level/Bedroom2 - 132
Date Taken: 7/16/2019

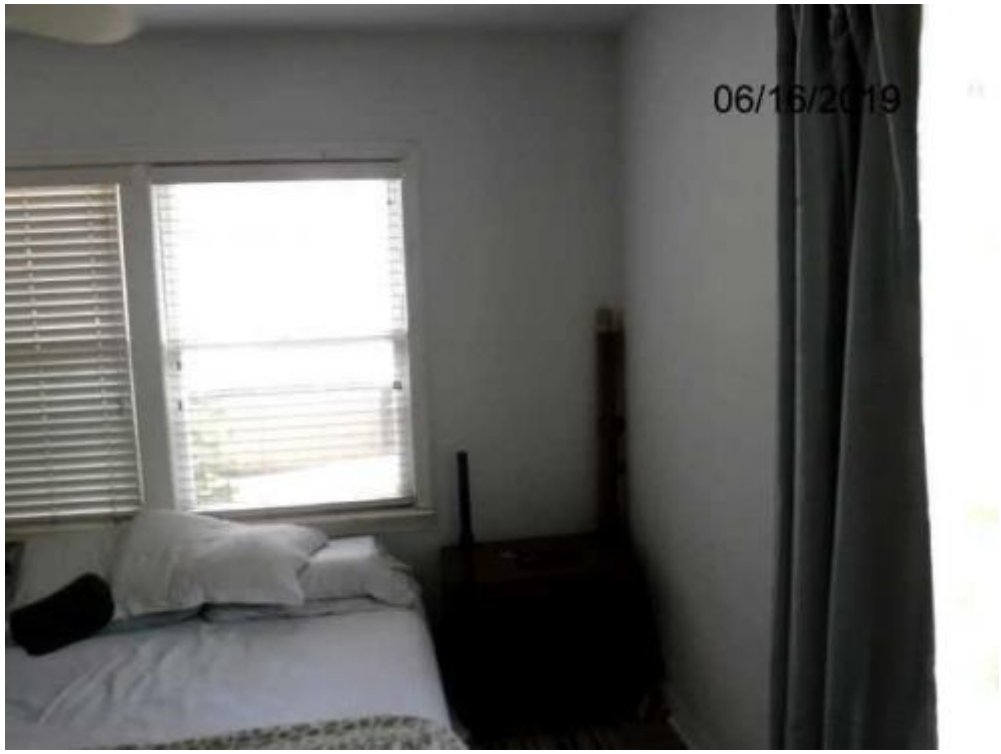


Received April 13, 2021
Planning & Building Department

133 Main Level/Bedroom2 - 133
Date Taken: 7/16/2019



134 Main Level/Bedroom2 - 134
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

135 Main Level/Bedroom2 - 135
Date Taken: 7/16/2019



136 Main Level/Bedroom2 - 136
Date Taken: 7/16/2019

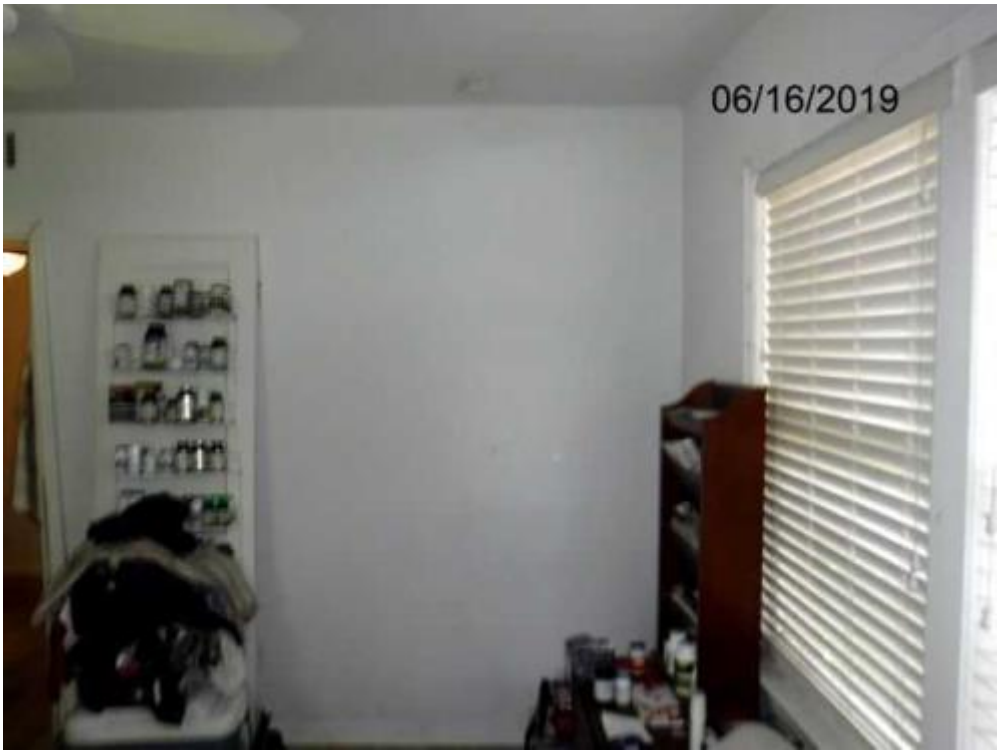


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137 Main Level/Bedroom2 - 137
Date Taken: 7/16/2019



138 Main Level/Bedroom2 - 138
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

139 Main Level/Bedroom2 - 139
Date Taken: 7/16/2019



140 Main Level/Bedroom2 - 140
Date Taken: 7/16/2019

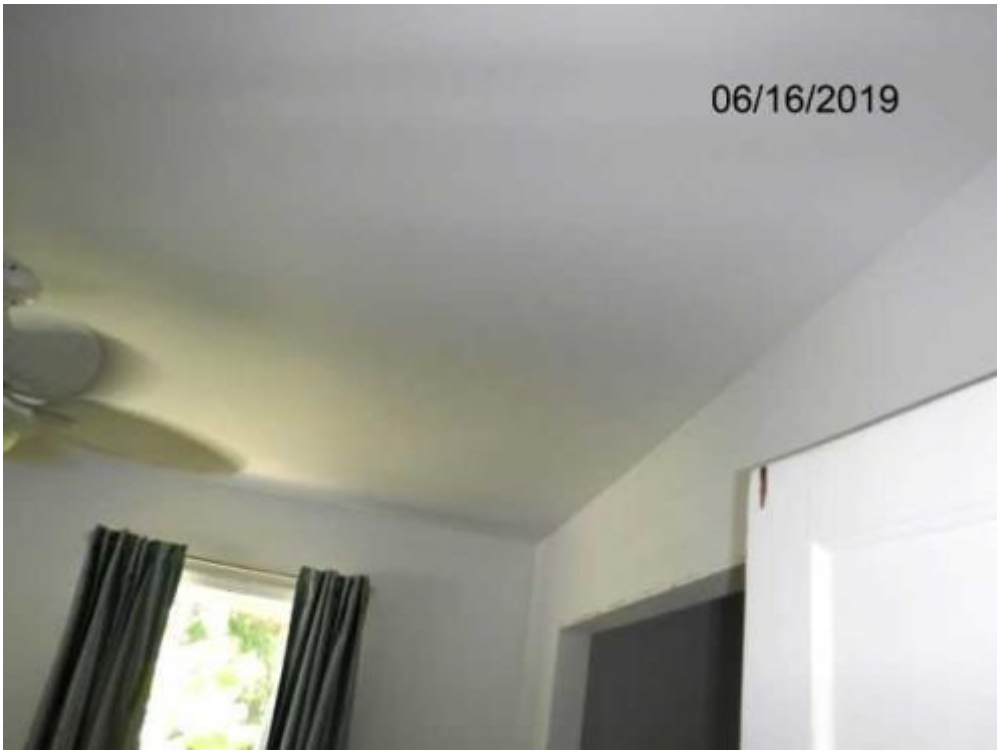


Received April 13, 2021
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141 Main Level/Bedroom2 - 141
Date Taken: 7/16/2019



142 Main Level/Bedroom2 - 142
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

143 Main Level/Bedroom2 - 143
Date Taken: 7/16/2019



144 Main Level/Bedroom2 - 144
Date Taken: 7/16/2019

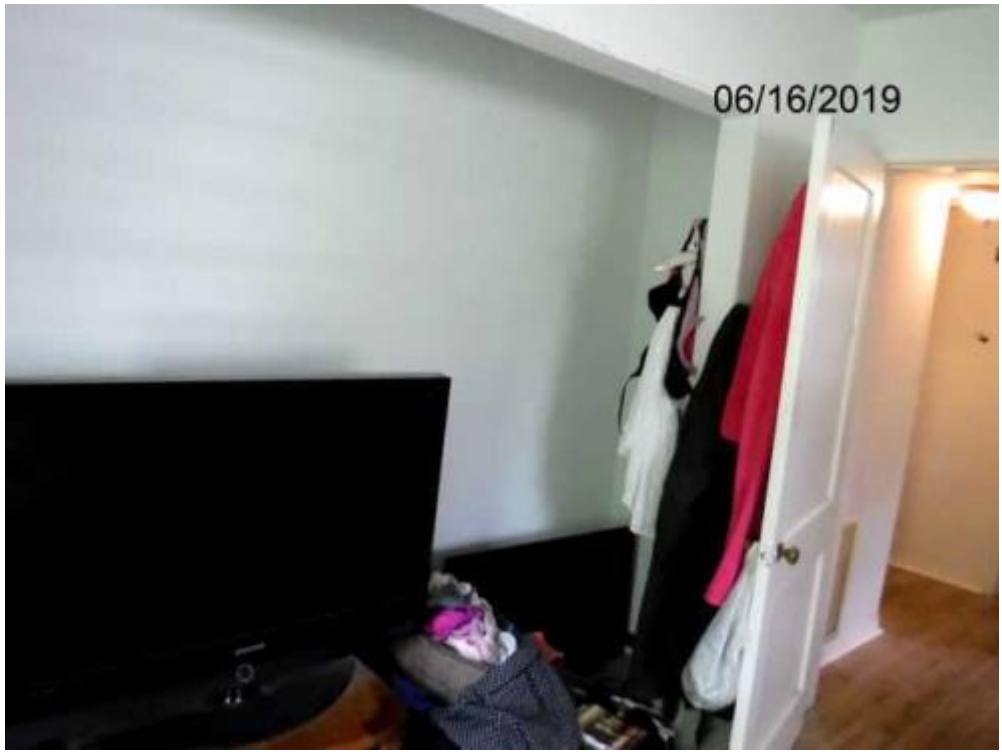


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145 Main Level/Bedroom2 - 145
Date Taken: 7/16/2019



146 Main Level/Bedroom2 - 146
Date Taken: 7/16/2019



147 Main Level/Bathroom2 - 147
Date Taken: 7/16/2019



148 Main Level/Bathroom2 - 148
Date Taken: 7/16/2019



Received April 13, 2021
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149 Main Level/Bathroom2 - 149
Date Taken: 7/16/2019



150 Main Level/Bathroom2 - 150
Date Taken: 7/16/2019



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Planning & Building Department

151 Main Level/Bathroom2 - 151
Date Taken: 7/16/2019



152 Main Level/Bathroom2 - 152
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

153 Main Level/Bathroom2 - 153
Date Taken: 7/16/2019



154 Main Level/Bathroom2 - 154
Date Taken: 7/16/2019



Received April 13, 2021
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155 Main Level/Bathroom2 - 155
Date Taken: 7/16/2019



156 Main Level/Bathroom2 - 156
Date Taken: 7/16/2019



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Planning & Building Department

157 Main Level/Bathroom2 - 157
Date Taken: 7/16/2019



158 Main Level/Bathroom2 - 158
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

159 Main Level/Bathroom2 - 159
Date Taken: 7/16/2019



160 Main Level/Bathroom2 - 160
Date Taken: 7/16/2019



Received April 13, 2021
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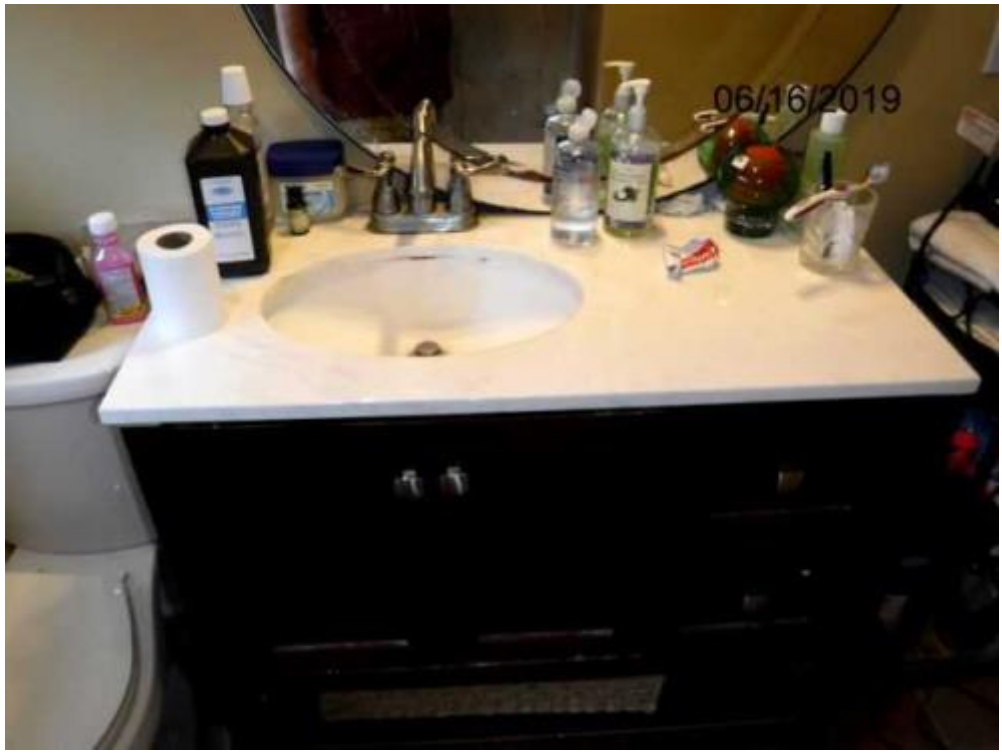
161 Main Level/Bathroom2 - 161
Date Taken: 7/16/2019



162 Main Level/Bathroom2 - 162
Date Taken: 7/16/2019



163 Main Level/Bathroom2 - 163
Date Taken: 7/16/2019



164 Main Level/Bathroom2 - 164
Date Taken: 7/16/2019



Received April 13, 2021
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Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

165 Main Level/Bathroom2 - 165
Date Taken: 7/16/2019



166 Main Level/Office - 166
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

167 Main Level/Office - 167
Date Taken: 7/16/2019



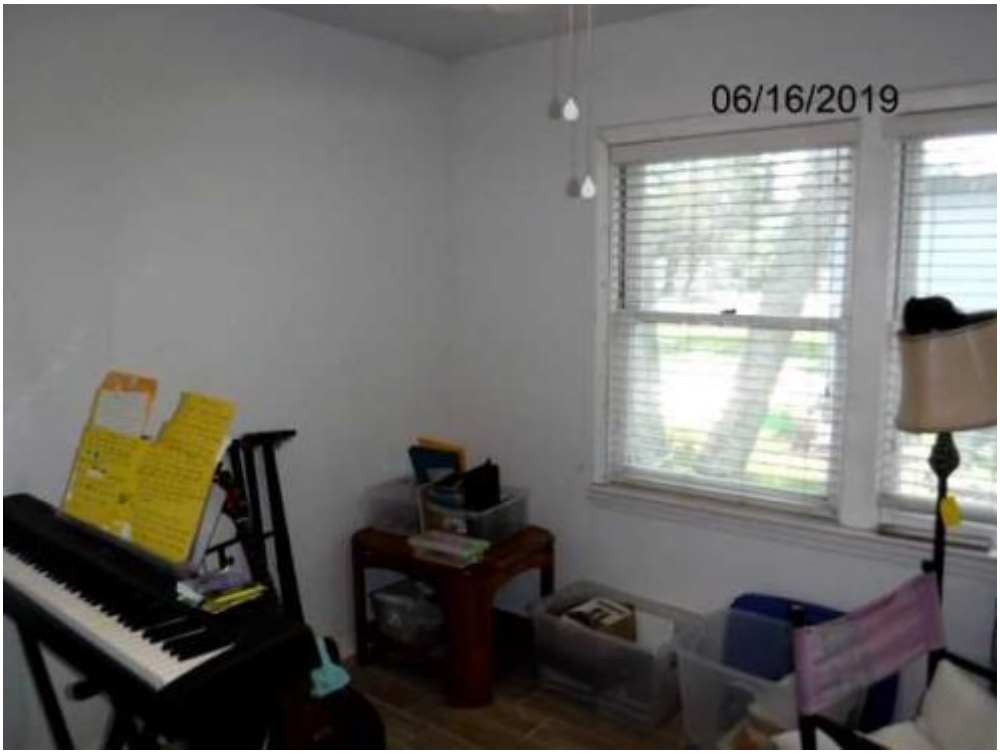
168 Main Level/Office - 168
Date Taken: 7/16/2019



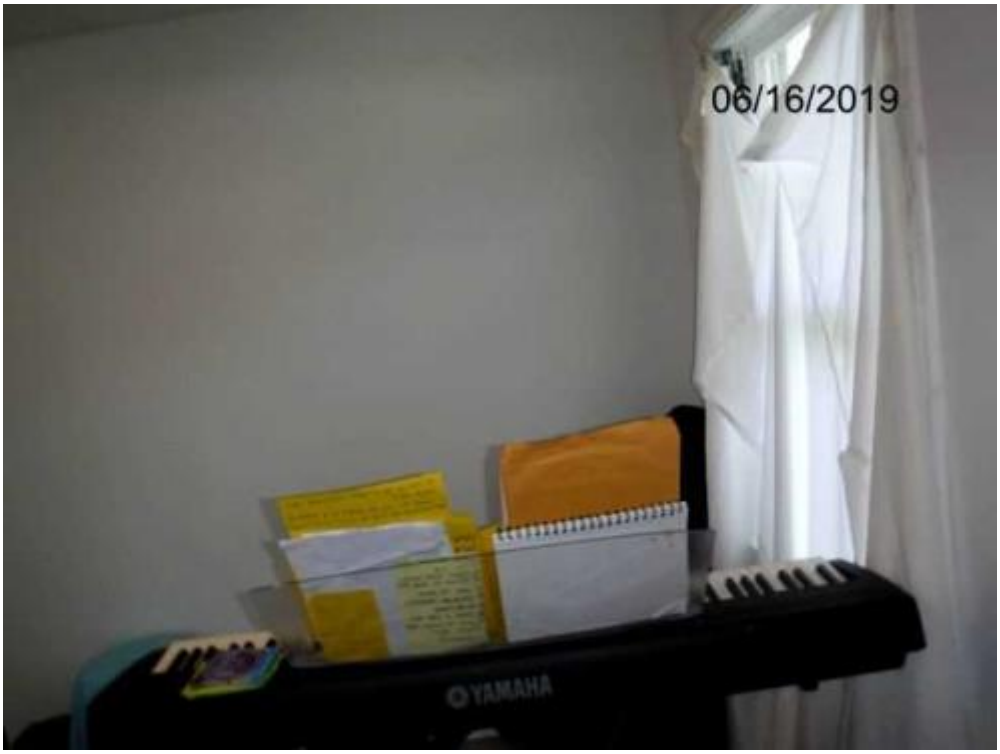
Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

169 Main Level/Office - 169
Date Taken: 7/16/2019

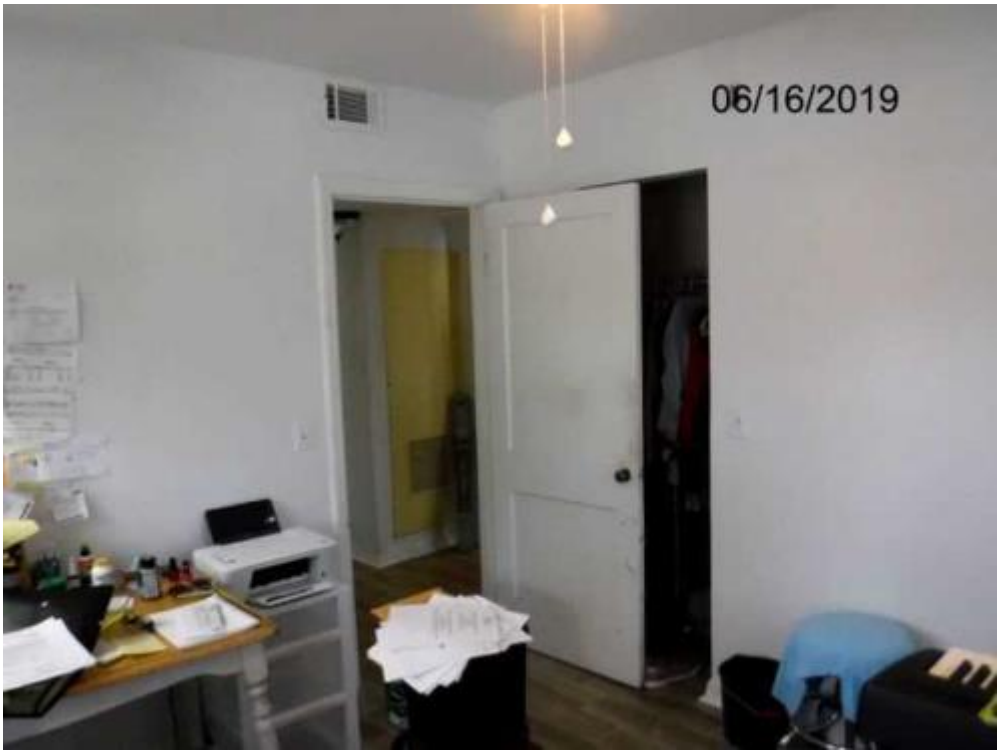


170 Main Level/Office - 170
Date Taken: 7/16/2019



Received April 13, 2021
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171 Main Level/Office - 171
Date Taken: 7/16/2019

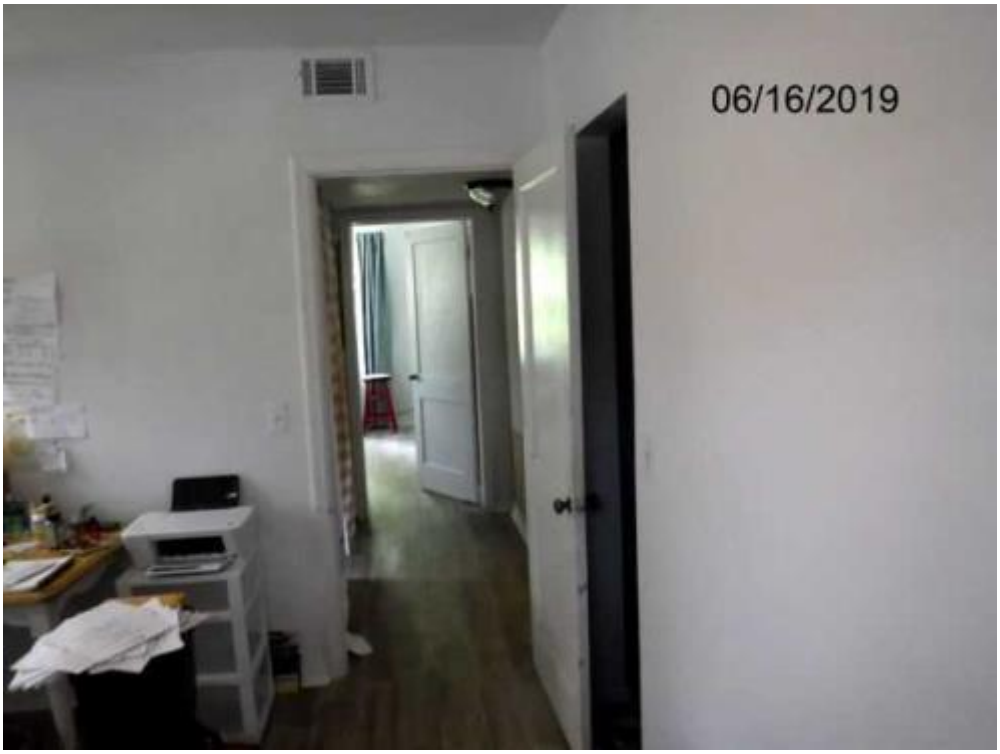


172 Main Level/Office - 172
Date Taken: 7/16/2019

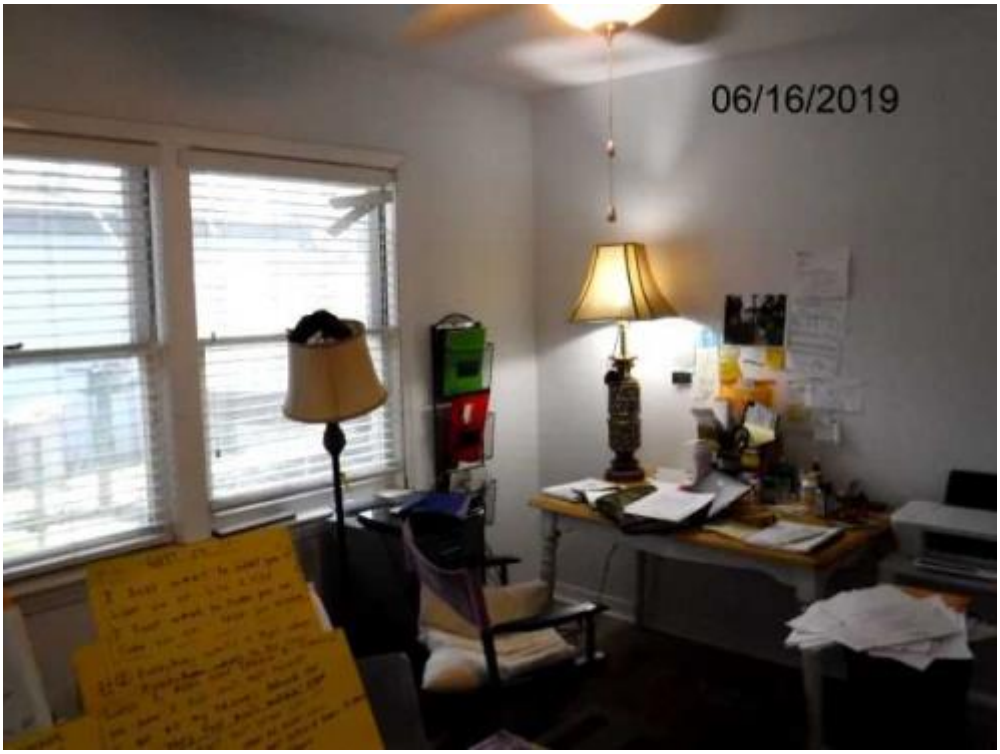


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173 Main Level/Office - 173
Date Taken: 7/16/2019



174 Main Level/Office - 174
Date Taken: 7/16/2019



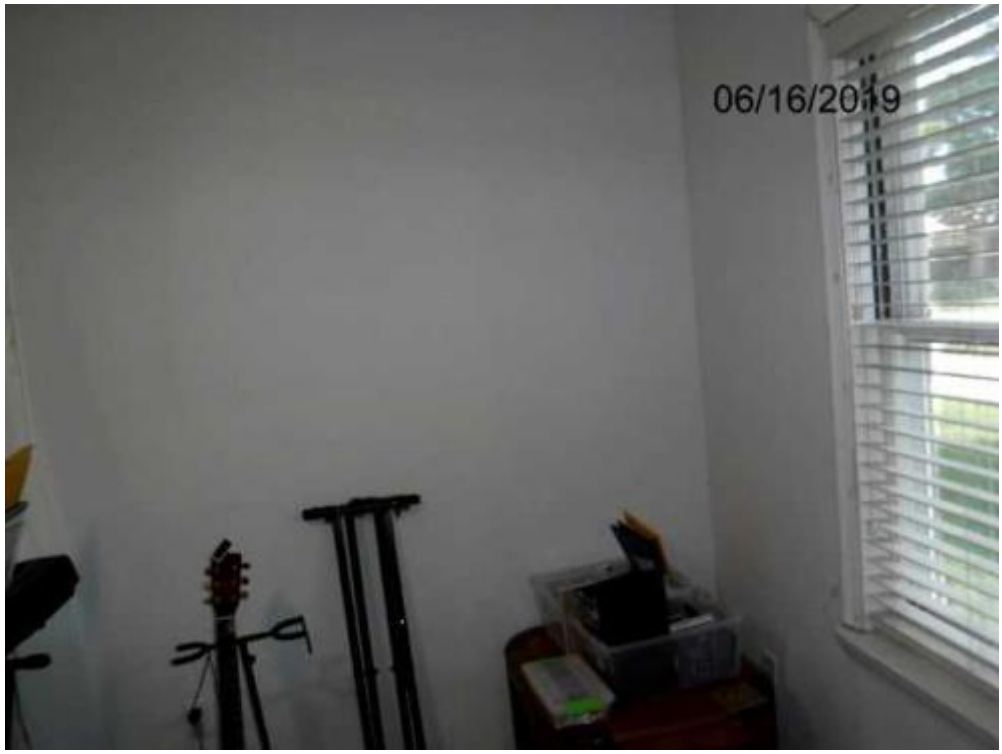
Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

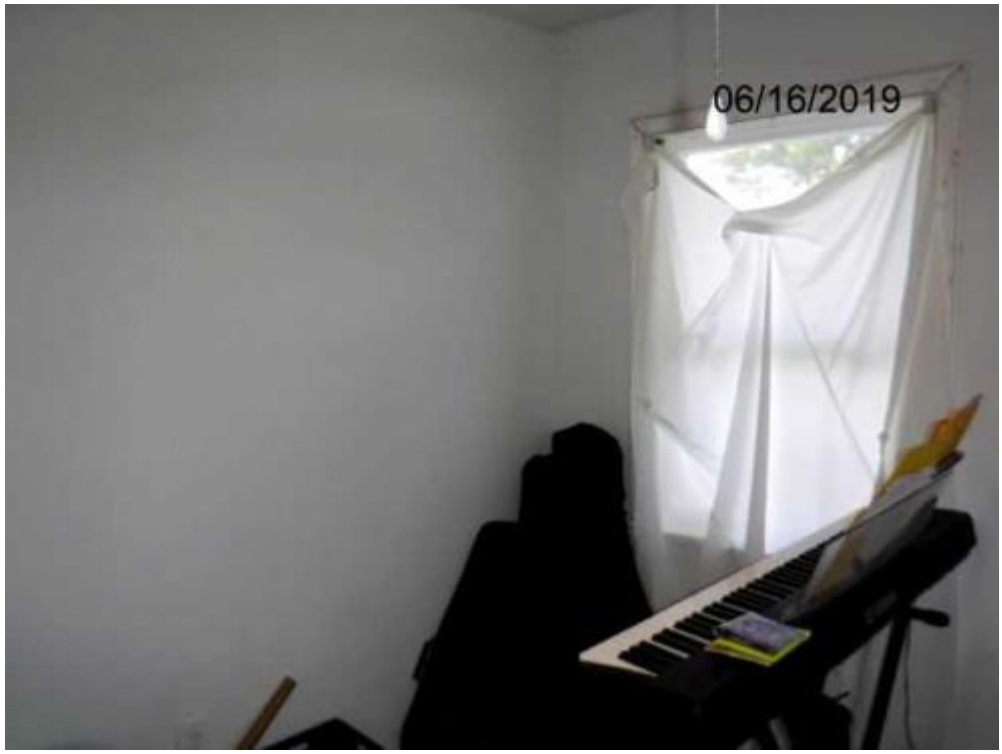
175 Main Level/Office - 175
Date Taken: 7/16/2019



176 Main Level/Office - 176
Date Taken: 7/16/2019



177 Main Level/Office - 177
Date Taken: 7/16/2019



178 Main Level/Office - 178
Date Taken: 7/16/2019



Received April 13, 2021
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179 Main Level/Laundry Room - 179
Date Taken: 7/16/2019



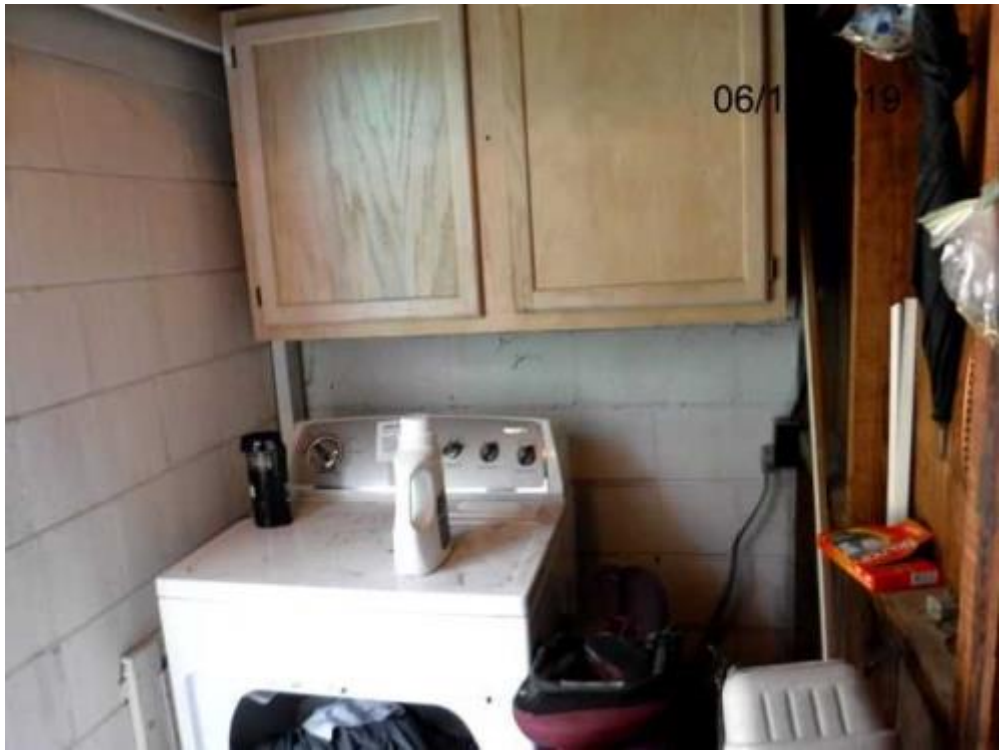
180 Main Level/Laundry Room - 180
Date Taken: 7/16/2019



181 Main Level/Laundry Room - 181
Date Taken: 7/16/2019



182 Main Level/Laundry Room - 182
Date Taken: 7/16/2019



Received April 13, 2021
Planning & Building Department

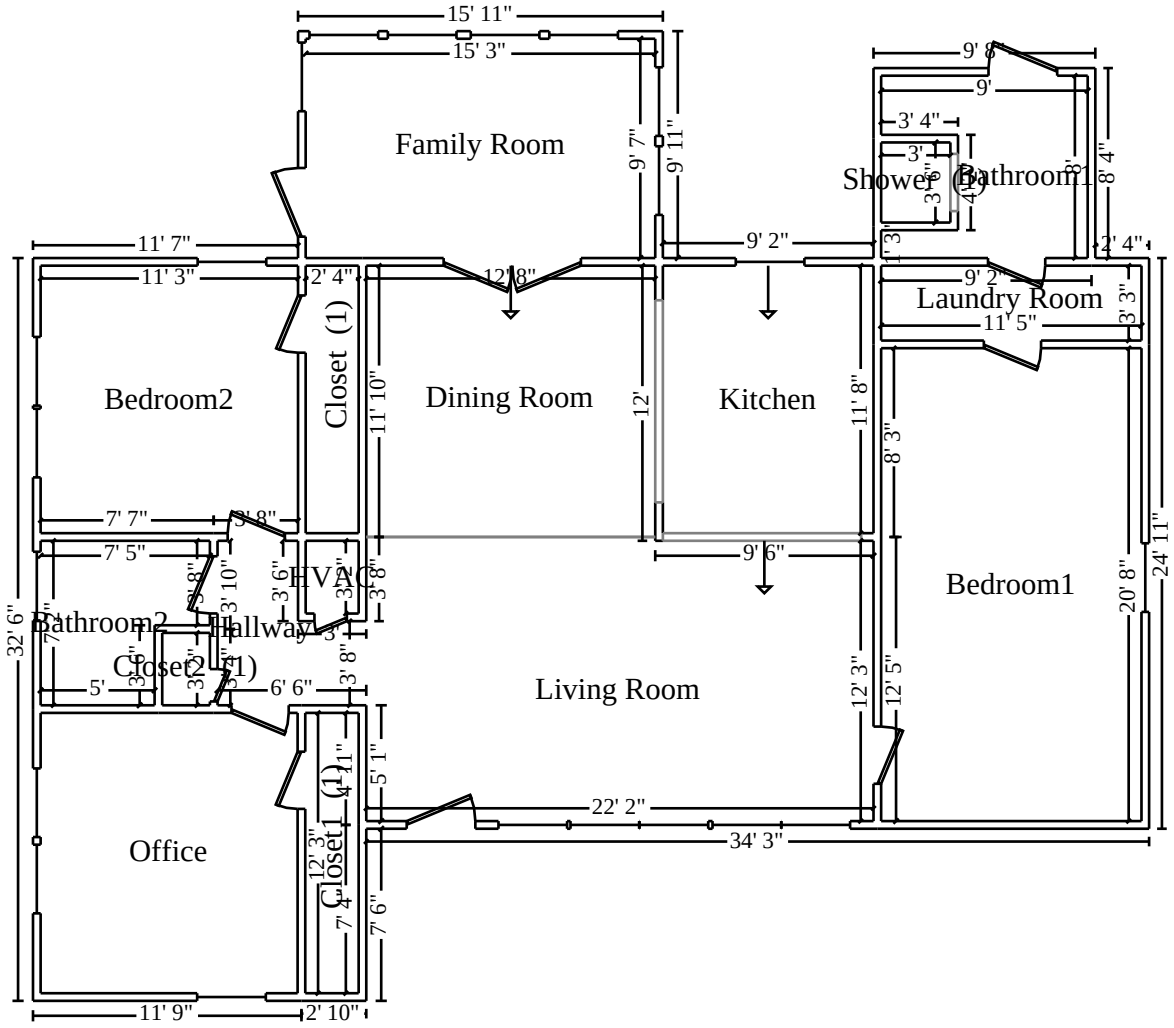
183 Main Level/Laundry Room - 183
Date Taken: 7/16/2019



184 Main Level/Laundry Room - 184
Date Taken: 7/16/2019



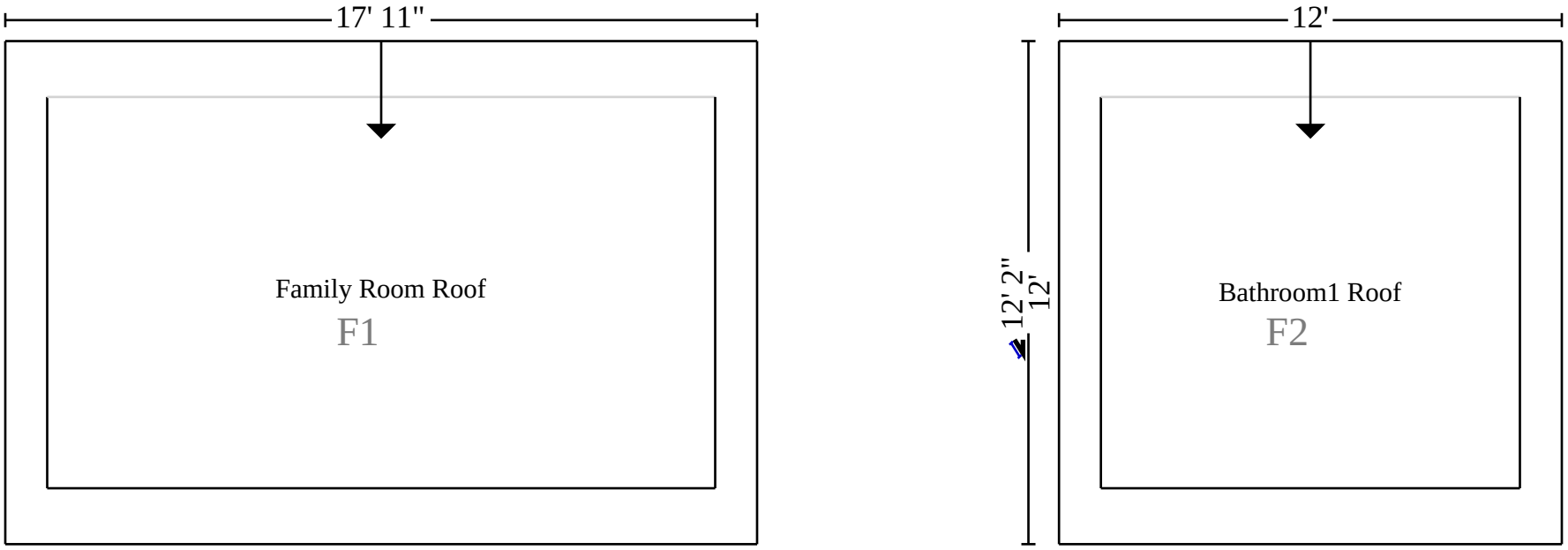
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N

Main Level

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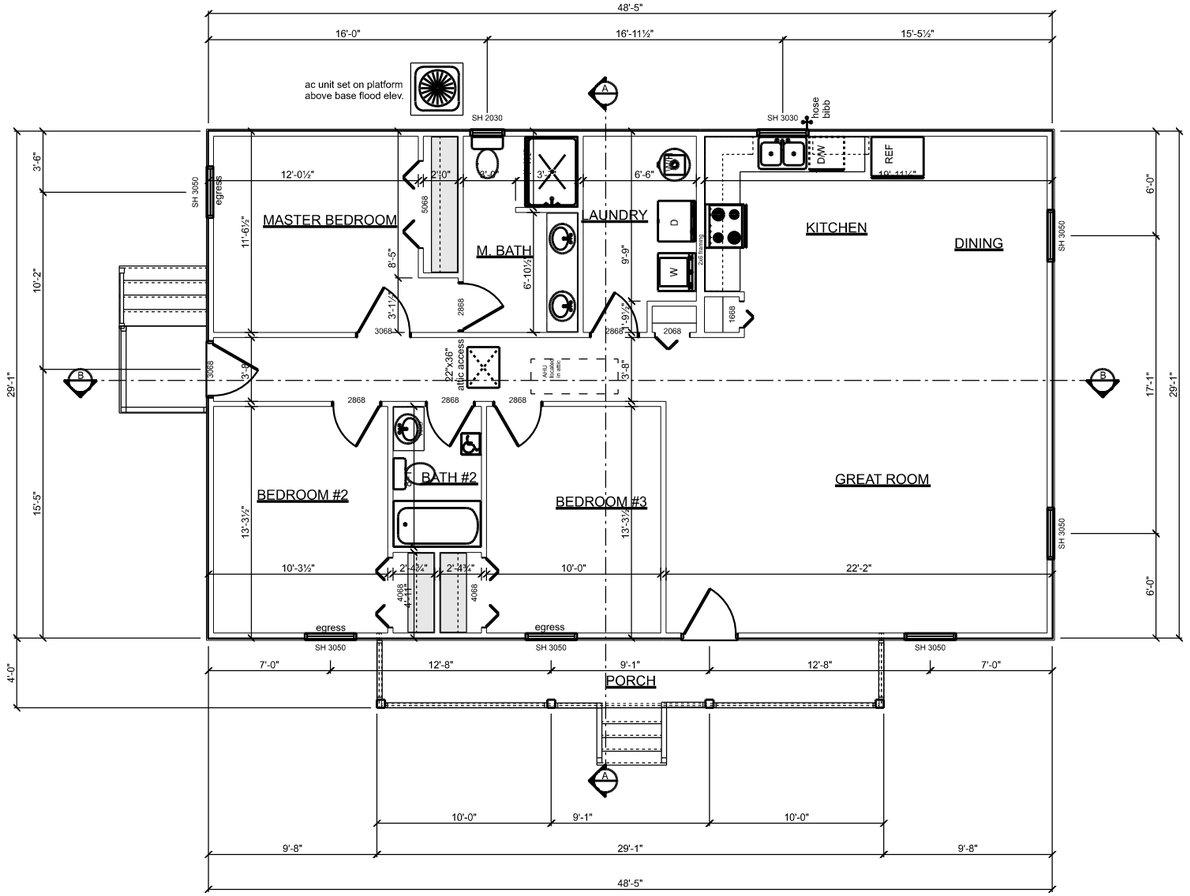


Roof

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Prototype floor plan and elevation



AREA SUMMARY

CONDITIONED SPACE	1,408 SF
PORCHES	116 SF
TOTAL	1,524 SF

MAIN FLOOR PLAN

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

OPENING SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
36X80 Insulated steel with storm door	3068	L	1
36X80 Insulated steel with storm door	3068	R	1
18x80 BIFOLD MASONITE	1668	R	1
24X80 BIFOLD MASONITE	2068	R	1
48X80 BIFOLD MASOITE	4068	LR	2
60X80 BIFOLD MASONITE	5068	LR	1
32X80 COLONIAL MASONITE	2868	L	3
32X80 COLONIALMASONITE	2868	R	2
36X80 COLONIALMASONITE	3068	L	1
SH 2030 - Vinyl, Low E Argon	1'-11¼" x 2'-11¼"	N	1
SH 3030 - Vinyl Low E Argon	2'-11¼" x 2'-11¼"	N	1
SH 3050 - Vinyl Low E Argon	2'-11¼" x 4'-11¼"	N	6

ROOM FINISH SCHEDULE					
ROOM NAME	FLOORING	CEILING FINISH	CEILING MATERIAL	CEILING HEIGHT	BASEBOARD
BEDROOM # 1	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
BEDROOM # 2	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
BEDROOM # 2	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
BEDROOM # 3	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
BEDROOM # 3	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
BEDROOM # 1	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
MASTER BATH	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
BATH #2	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
LAUNDRY	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
HALLWAY	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
KITCHEN	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial
LIVING ROOM	Vinyl	Textured	Drywall	8'-1 1/8"	Baseboard\colonial

GENERAL NOTES:

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL CLAIMS, WHETHER FROM PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FORM EVENTS ASSOCIATED WITH THE WORK PERFORMED UNDER THE CONTRACT FOR THIS PROJECT.
2. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING THE WORK DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER DEFECTS IN MATERIALS, EQUIPMENT, COMPONENTS AND WORK-MANSHIP SHALL BE CORRECTED AT NO FURTHER COST TO THE OWNER DURING THE ONE YEAR WARRANTY PERIOD.
3. AT THE OWNER'S OPTION, A WARRANTY INSPECTION SHALL BE PERFORMED DURING THE ELEVENTH MONTH FOLLOWING THE COMMENCEMENT OF THE WARRANTY PERIOD, FOR THE PURPOSE OF DETERMINING ANY WARRANTY WORK THAT MAY BE REQUIRED. THE CONTRACTOR SHALL BE PRESENT DURING THIS INSPECTION IF REQUESTED BY THE OWNER.
4. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, TESTS AND THE LIKE THAT MAY BE REQUIRED BY THE VARIOUS AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT BE THEY CITY, COUNTY, STATE OR FEDERAL.
5. THE OWNER SHALL FILE A "NOTICE OF COMMENCEMENT" PRIOR TO THE BEGINNING OF THE PROJECT AND THE CONTRACTOR(S) SHALL FILE "NOTICE TO OWNER" AND PROVIDE "RELEASE OF LIEN" FOR ALL PAYMENT REQUESTS PRIOR TO DISBURSEMENT OF ANY FUNDS.
6. ANY AND ALL DISPUTES ARISING FROM EVENTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT BETWEEN THE OWNER, CONTACTOR(S) AND SUPPLIERS SHALL BE RESOLVED THROUGH BINDING ARBITRATION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL REGULATIONS, INCLUDING APPLICABLE ENERGY CODES. ALL COMPONENTS OF THE BUILDING SHALL MEET WITH THE MINIMUM ENERGY REQUIREMENTS OF THE BUILDING CODE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF THE WORK.
8. ALL INSULATION SHALL BE LEFT EXPOSED AND ALL LABELS LEFT INTACT ON THE WINDOWS AND DOORS UNTIL INSPECTED BY THE BUILDING OFFICIAL.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

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EMERGENCY EGRESS:
Every bedroom shall have not less than one outside window for emergency rescue that complies with the following:
1. such windows shall be openable from the inside withou the use of tools and shall provide a clear opening of not less than 20 inches in width, 24 inches in height, and 5.7 sq. ft. in area.
2. the bottom of the opening shall not be more than 44 inches above the floor, and any latching device shall be capable of being operated from not more than 54 inches above the finished floor.
3. the clear opening shall allow a rectangular solid, with a width and height that provides not less than the required 5.7 sq. ft. opening and depth not less than 20 inches, to pass fully through the opening.
4. such windows shall be accessible by the fire department and shall open into an area having access to a public way.

CONSTRUCTION DOCUMENTS:

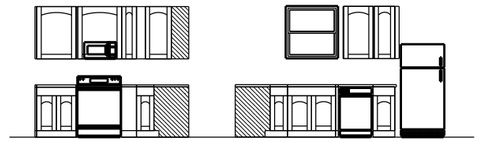
THE CUSTOMER IS RESPONSIBLE FOR DELIVERING THE REQUIRED SETS OF CONSTRUCTION DOCUMENTS TO THE PERMIT ISSUING AUTHORITY FOR THE ISSUANCE OF CONSTRUCTION PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING THE PLANS AND VERIFYING ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION INCLUDING FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.

DO NOT SCALE THESE PLANS:

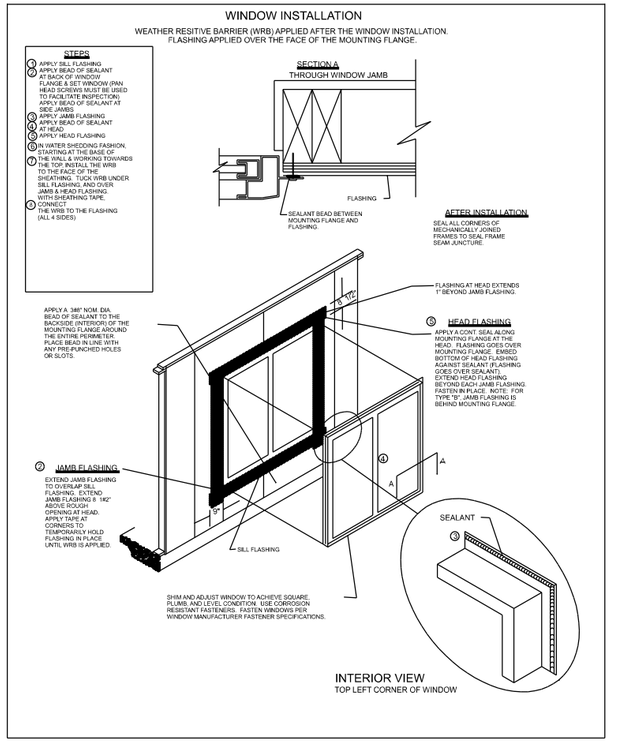
AMPLE DIMENSIONS ARE SHOWN ON THE PLANS TO LOCATE ALL ITEMS. SIMPLE ARITHMATIC MAY BE USED TO DETERMINE THE LOCATION OF THOSE ITEMS NOT DIMENSIONED.

CHANGES TO PLAN SETS:

PLEASE DO NOT MAKE ANY STRUCTURAL CHANGES TO THES PLANS WITHOUT CONSULTING WITH THE ARCHITECT/ENGINEER. THE OWNER SHALL ASSUME ANY AND ALL LIABILITY FOR STRUCTURAL DAMAGE RESULTING FROM CHANGES MADE TO THE PLANS OR BY SUBSTITUTION OF MATERIALS DIFFERENT FROM SPECIFICATIONS ON THE PLANS.



CABINET ELEVATIONS



SHEET
OF

SEAL PE # 56001

DATE: 1/28/21
REVISIONS:

SCALE:
DRAWN BY: W.H.F.
APPROVED: W.H.F.

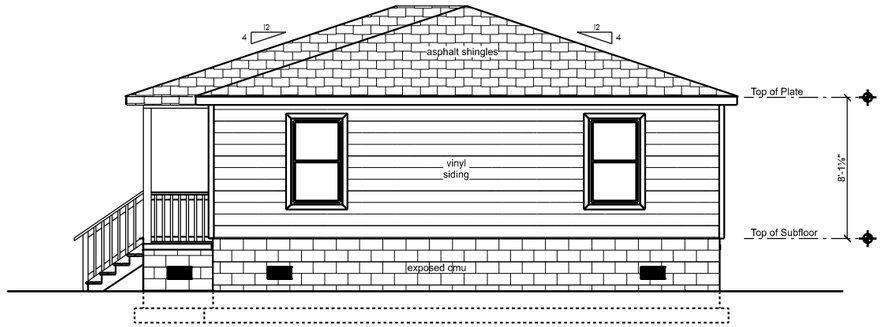
St. Johns County Public Works
500 San Sebastian View
St. Augustine Florida 32084
PHONE: (904) 209-0192 FAX: (904) 209-1289

SJC - DISASTER RECOVERY

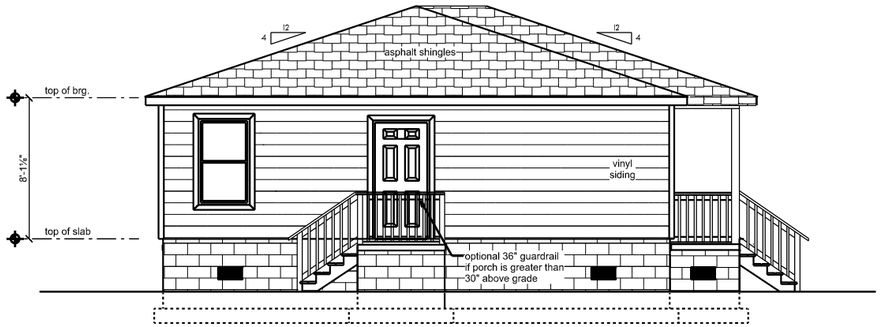
Received April 13, 2021
Planning & Building Department



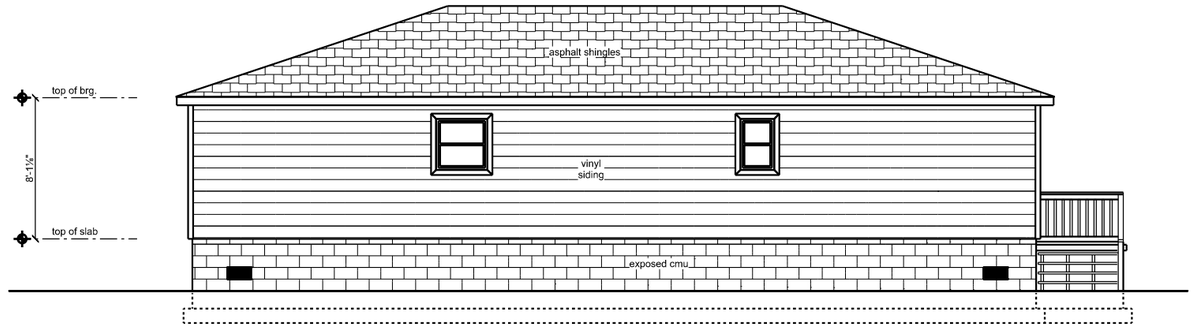
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



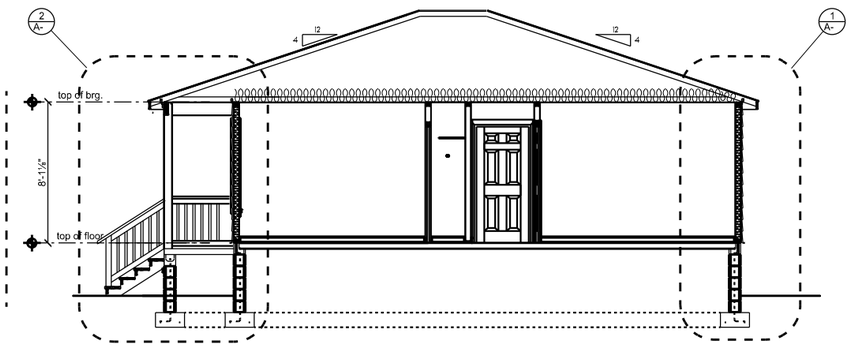
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



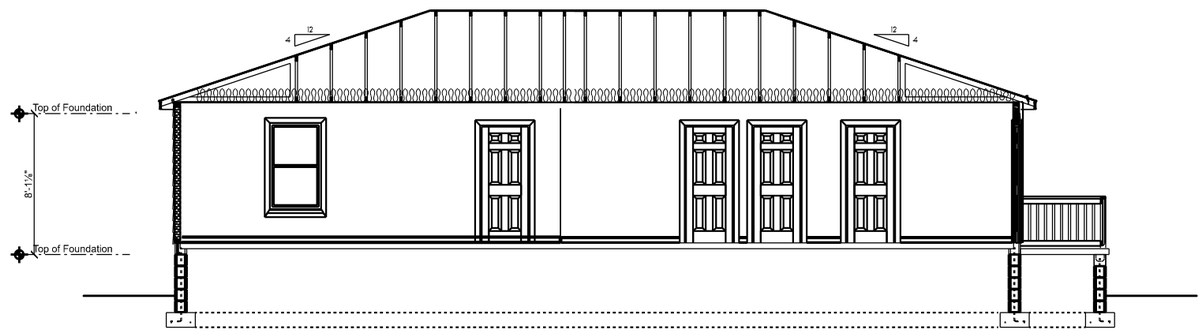
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SHEET
OF

SEAL
PE # 56001

DATE: 1/28/21
REVISIONS:

SCALE:
DRAWN BY: W.H.F.
APPROVED: W.H.F.

St. Johns County Public Works
500 San Sebastian View
St. Augustine Florida 32084
PHONE: (904) 209-0192 FAX: (904) 209-1289

SJC - DISASTER RECOVERY

Public Records of St. Johns County, FL Clerk # 2014002843, O.R. 3836 PG 781, 01/16/2014 at 11:12 AM REC. $9.00 SUR. $9.50

Prepared by:
Regina W. Sargeant, Esquire
2820 U.S. 1 South, Suite F
St. Augustine, FL 32086
Without opinion of title

QUITCLAIM DEED

This Quitclaim Deed, executed this 2 day of January, 2014, by **ROBERT E. PECK and CATHY E. PECK (formerly known as Cathy E. Schmidt)**, Grantors, whose post office address is 45 Coquina Avenue, St. Augustine, Florida 32084 to **CATHY E. PECK,** a single person, whose post office address is 45 Coquina Avenue, St. Augustine Florida 32084.

Witnesseth, that the said Grantors, for and in consideration of the sum of ten dollars and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

LOT 22 AND THE SOUTH HALF OF LOT 21, BLOCK 48, DAVIS SHORES, OCEAN VIEW SECTION, AS RECORDED IN MAP BOOK 3, PAGE 101, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

Parcel Identification # 220640-0000

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee

In Witness whereof, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Regina W. Sargeant
WITNESS SIGNATURE

Regina W. Sargeant
WITNESS PRINTED NAME

Laura A. Ray
WITNESS SIGNATURE

Laura A. Ray
WITNESS PRINTED NAME

ROBERT E. PECK, GRANTOR

Cathy E Peck
CATHY E. PECK (formerly known as Cathy E. Schmidt), GRANTOR

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 2nd day of January, 2014 by ROBERT E. PECK who is personally known to me or has produced FL DL as identification and who did/did not take an oath.

Laura A. Ray
NOTARY PUBLIC

Laura A. Ray
COMMISSION # EE085465
EXPIRES: APR. 18, 2015
NOTARY.com

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 2nd day of January, 2014 by CATHY E PECK (formerly known as Cathy E. Schmidt, who is personally known to me or has produced FL DL as identification and who did/did not take an oath.

Laura A. Ray
NOTARY PUBLIC

Laura A. Ray
COMMISSION # EE085465
EXPIRES: APR. 18, 2015
NOTARY.com

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary



Parcel ID	2206400000
Location Address	45 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-101 DAVIS SHORES S1/2 OF LOT 21 & ALL OF LOT 22 BLK 48 OR1397/161 &3463/1659(F/J) &3836/781(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.240
Homestead	Y

Owner Information

Owner Name	Peck Cathy E 100%
Mailing Address	45 COQUINA AVE SAINT AUGUSTINE, FL 32080-4528

Map



Valuation Information

	2021
Building Value	$92,760
Extra Features Value	$0
Total Land Value	$147,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$239,760**
Total Deferred	$115,030
Assessed Value	**$124,730**
Total Exemptions	$50,000
Taxable Value	**$74,730**

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	$83,032	$0	$132,300	$0	$0	$215,332	$123,008	$142,324	$73,008
2019	$39,064	$0	$132,300	$0	$0	$171,364	$120,242	$101,122	$70,242
2018	$41,031	$0	$132,300	$0	$0	$173,331	$143,712	$79,619	$93,712
2017	$42,242	$1,542	$119,438	$0	$0	$163,222	$140,756	$72,466	$90,756
2016	$71,319	$1,261	$119,438	$0	$0	$192,018	$169,303	$72,715	$119,303
2015	$72,416	$1,261	$91,875	$0	$0	$165,552	$165,552	$0	$165,552
2014	$70,222	$1,261	$77,175	$0	$0	$148,658	$125,943	$72,715	$75,943
2013	$71,254	$1,261	$62,475	$0	$0	$134,990	$124,082	$60,908	$74,082
2012	$73,320	$1,261	$55,070	$0	$0	$129,651	$122,008	$57,643	$72,008
2011	$63,868	$1,261	$61,189	$0	$0	$126,318	$118,594	$57,724	$68,594
2010	$64,950	$1,261	$67,988	$0	$0	$134,199	$116,841	$67,358	$66,841

Exemption Information

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

Building Information

Building 1
Actual Area 1497
Conditioned Area 1441
Actual Year Built 1953
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Block
Roof Structure Flat, Shed

Roof Structure Flat, Shed
Roof Cover Roll Composite
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Shed	40%
Roofing Structure	Flat	60%
Roofing Cover	Roll Composite	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
MASONRY ADDITION	324	324
FINISHED OPEN PORCH	0	56
BASE AREA	1117	1117
Total SqFt	1441	1497

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	213

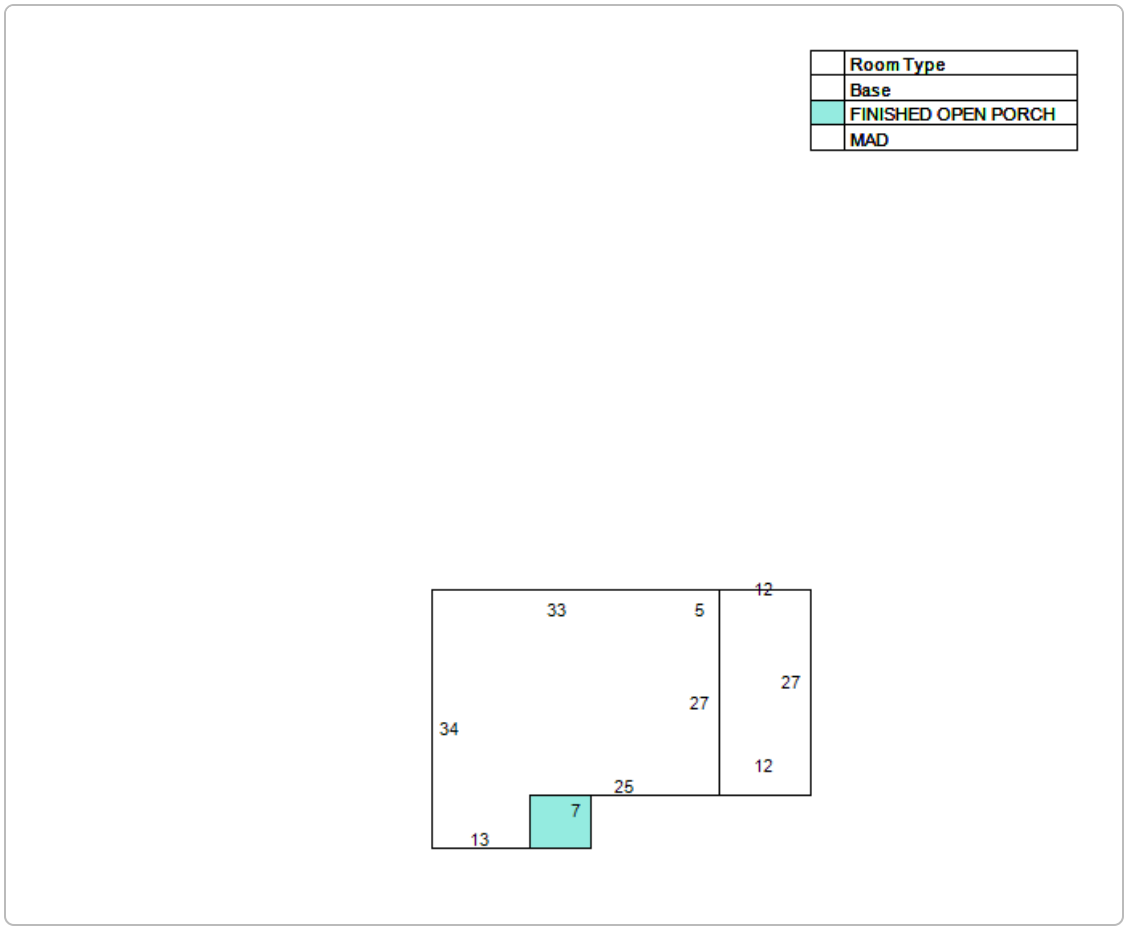
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	120	75	EF	$147,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/28/2015	9/28/2015	$0.00	MARRIAGE CERTIFICATE	4090	1009	U	I	PECK CATHY EILEEN	PECK ROBERT ELLIS
1/16/2014	1/2/2014	$0.00	QUIT CLAIM DEED	3836	781	U	I	PECK ROBERT E & PECK CATHY E	PECK CATHY E
8/11/2011	8/10/2011	$0.00	FINAL JUDGMENT	3463	1659	U	I	PECK ROBERT E & PECK CATHY E(H&W)	PECK ROBERT E & PECK CATHY E
	3/25/1999	$94,900.00	WARRANTY DEED	1397	161	Q	I	HENDRICKS BRYSON E & DAWN KELLIE	PECK ROBERT E & SCHMIDT CATHY E (JTRS)
	3/28/1996	$79,000.00	WARRANTY DEED	1163	1308	Q	I	DUCY PATRICIA C	HENDRICKS BRYSON E & DAWN KELLIE
	11/4/1993	$20,900.00	WARRANTY DEED	1024	1538	U	I		DUCY PATRICIA C
	11/4/1993	$20,900.00	WARRANTY DEED	1024	1536	U	I		
	11/3/1993	$20,900.00	WARRANTY DEED	1024	1537	U	I		

Sketch Information



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Version 2.3.116

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 20, 2021 Meeting



Application PL2021-0060 Address: 331 St. George St

Darnell Pollard General Contractor, Inc. – Applicant Judy Rente - Owner

Project description: To partially demolish a residential building constructed c.1886 -1888 that is recorded in the Florida Master Site File and not located in a district, including porches related to a building elevation and rehabilitation (after-the-fact).

Architectural Style:	Colonial Revival	Florida Master Site File:	SJ01967
National Register:	N/A	Construction date:	1886-1888
Archaeology Zone:	1C	Zoning District:	RS-1
Parcel number:	200590 0000		
Agenda Item:	9(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. The building is situated between St. George Street and Charlotte Street and as the Florida Master Site File indicates it may have been built as 334 Charlotte Street but it is located south of the local and national historic district areas outside of the original 'Walled City.'
2. Over the years the landscaping has slightly obscured the prominence of this building which is now more visible while under construction. The building has been elevated on cribbing and during the archaeological work the historic preservation staff identified that the porches and chimneys had been removed without getting a certificate of demolition. A foundation permit has been issued to allow work to continue while the demolition portion is reviewed by HARB.
3. The partial demolition identified thus far includes the full width front porch and columns, the L-shaped on the southwest facades, the rear porch, and the two chimneys. The AGHP requirements for demolition includes "the removal of porches, balconies, steps, dormers, chimneys, walls, additions, and similar major features." The plans also show removal of some doors and windows but these have not been clearly established as significant architectural features in the AGHP demolition section.
4. The application includes historic photos that show a more folk Victorian style porch posts and balusters on the front which were in place on the L-shaped porches prior to the partial demolition.
5. Sanborn maps between 1917 and 1961 reflect that the building footprint was unaltered and as such the porch elements are original character defining features of the building. Permanent removal of these features is detrimental to the overall historic integrity of the building, however it is not locally landmarked or listed as a contributing building or located in a historic district.
6. The building permit application includes structural plans and a site plan but it is not clear what new construction will take place. The COD application states that a front and rear porch will be constructed. The property is not subject to design review and HARB only has authority to review the demolition work, not replacement features.
7. New construction work and site development may require additional archaeological investigation if the scope of work was not reviewed in association with the previous archaeological investigation.
8. A site plan for redevelopment was not provided to evaluate any zoning issues.

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** (partial) at **331 St. George Street** because it is not a local landmark or otherwise designated as a historic building.

_____
Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a porches and chimneys resulting from building elevation project.

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 between 1910-1917 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building is larger in mass and scale than other structures on the streetscape but is proportional to the amount of open space on the yard.

3. The impact of the loss of the structure on the streetscape. The building is not being fully demolished. Permanent removal of the porches does not significantly impact the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The application indicates that the front and rear porch will be rebuilt but no plans were provided.

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. The Florida Master Site File documents the extensive history of the residents that have owned the building as well as attesting to the historic integrity of the structure. The Walker family has owned the property since around 1897 through 2006 and the current owner has indicated this was a family home.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is uncommonly large with Classical proportions particularly in this area of 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 Colonial Revival form and Folk Victorian detailing of porches are not the last of the type in the city or 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 porches would not be difficult to reproduce although modern materials and building codes may alter their appearance.

10. *The justification for the proposed demolition.* The applicant undertook work related to elevating 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. Google street images

Staff Photos 331 St. George Street



St. George Street Façade would have had full porch



St. George Street Façade would have had full porch



St. George Street Façade with north facade



Close-up of the rear projections and cistern



Location where L-shaped porches were



Location where rear porch and stoop was



Looking up from under the house in chimney cavity



Brick chimney, foundations, and fireplace rubble pile

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1967 1009==

Site Name: 331 St. George Street 830== Survey Date: 7808 820==

Address: 331 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) Lot 20 (lot) 868==

868==

Owner of Site: Name: Walker, Charles E. and Frankie C.;

Address: 331 St. George 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) 470075 (easting) 3305820 (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==

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

II. SITE DESCRIPTION, continued.

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

Date: +1888 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Colonial Revival 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, dropsiding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, glass doors 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porches 942==

Porches & Balconies: 2 story rear porch 942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape) 882==

Ornament Exterior: Overhanging balcony, jigsawn rafters, square wood posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Set on rear of lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Women, Hotels, Commerce, Communications, Banking, Military, Politics/Government 920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Colonial Revival residence at 331 St. George Street (formerly 334 Charlotte Street) was constructed between 1886 and 1888 and is one of the earlier homes built in this neighborhood. Set on the rear of the lot, it uses the 331 St. George Street address although it was probably built for 334 Charlotte Street. The original wood siding has been retained, and there are jigsawn rafters and square wood posts on the two-story open porch. There is also a small overhanging balcony on the second floor.

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

(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 Insurance Maps, 1893-1930.

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 divided 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 1886 the property at 331 St. George Street was sold by Moses C. Modicai to Ellen E. S. Phillips. She was the wife of Judge John Lott Phillips, the Confederate captain who was responsible for organizing the Florida Independent Blues in 1860 and a veteran of the Seminole War. After her husband's death in 1886 she was responsible for having printed two pamphlets concerning her seemingly unreasonable treatment by the St. Augustine heirarchy. In one of the pamphlets she mentioned, "I was paid $3,000. With that I built me a home and was doing nicely," and that "my house is my husband's monument; it was built with what was paid me from his estate."(3) Mrs. Phillips sold the property in 1895 to Nelson Bailey who, in turn, resold it in 1897 to Frances J. (Mrs. George) Howatt. George Howatt, first doing business as Myers, George, and Company on Tolomato Street, was a prominent grocer of the 1880's and 1890's who later operated the Hotel Supply Company which supplied food products to the large Hotels during the Flagler years.(4) From the time of this purchase, the house at 331 St. George Street has been owned and the residence of the Howatt-Walker family. At one time, in 1899, Fred W. Kettle resided there also. Kettle was one of the pioneers of the newspaper business in St. Augustine. For many years, he was the manager of the St. Augustine Bureau of the Florida Times-Union and Citizen (1899-1904), and business manager and editor of the Florida East Coast Home Seeker (1914). According to an article in an 1893 issue of the Tatler: "The 'Court Journal', that long established chronicler of court affairs, made its initial bow for 1893 on Saturday, the 21st, with Mr. Fred W. Kettle as editor-in-chief, and a brilliant list of assistant editors and correspondents, promising great things for its readers."(5) In 1919 Frances J. (Mrs. George) Howatt transfered the property to Hazel Howatt Walker, widow of John W. Howatt, and she held title to the house until the 1960's. After her death Charles E. Walker and his wife Frankie C. Walker purchased the share outright from Frances Walker McClery, daughter of Hazel and sister to Charles.(6)

Charles E. Walker recently retired from the Barnett Bank of St. Augustine as the senior trust officer. An account of his accomplishments follors:

> "Walker was first employed by the St. Augustine National Bank in December of 1933. He then advanced to assistant cashier, assistant trust officer, vice president, and trust officer, and senior vice president and trust officer. He was also elected to serve as a director in 1974.
>
> "Walker also devoted much of his time to serving his community, having been association with the Rotary Club, St. Johns County Welfare Federation, Red Cross, Port and Water Authority, Community Chest-United Fund, St. Augustine Cemetery Association and as treasurer of Trinity Episcopal Church."(7)

Walker's wife, Frankie C. Walker, has also been involved in many civic and service organizations as well as being a broadcast announcer for local St. Augustine radio station, WFOY. As recent article on her accomplishment follows:

> "One of the first women in broadcast news, Frankie served as news director at WFOY before women were generally accepted in broadcast news.
>
> "Her professional organizations include National Association of Radio and Television News Directors, Radio Pioneers. In addition she was a local organizer of the League of Women Voters, serving as its president for several years; she's a member of the board of Cross and Sword, having served as both secretary and vice president; and she's a past member of the board of the St. Augustine Historical Society.
>
> "She was also on the quadricentennial board, served as secretary and member of the board of the local bicentennial committee and she is a member of the Sister City Committee."(8)

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3. Deed Records, Book FF, p. 355; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), p. 86; Mrs. Ellen E. S. Phillips, "Statement of Facts to be decided by the Voters and Citizens of St. Johns County," and "Statement of Facts of How I Have Been Treated by the Courts and Officials of St. Augustine, Florida," (St. Augustine, 1888).

4. Deed Records, Book YY, p. 122; Book 22, p. 345; Chapin and Company, pub., St. Augustine Directory and Business Directory (St. Augustine, 1885); Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida (New York, 1886); E. J. Elliot, Elliot's Florida Encyclopedia (Jacksonville, 1899); Historic Properties Research File.

5. Deed Records, Book YY, p. 122; St. Augustine City Directory, 1899; C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905) p. 32; City Directory, 1904, 1914-15; Tatler, January 28, 1893, p. 1.

6. Deed Records, Book 51, p. 109; Official Records, 277, p. 399; City Directory, 1927, 1937, 1947, 1962, 1967.

7. St. Augustine Record, Friday, August 3, 1979, p. 14.

8. Ibid., Weekend Edition, August 18-19, 1979.


1
1A


28
28A



331 St. George Street COD



5/11/2021, 12:11:33 PM

National Register Listed Resources

Historic Districts

Historic Sites/Buildings

Parcels

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

St Johns County, Maxar, Esri Community Maps Contributors, FDEP,

ArcGIS Web AppBuilder

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1917 Sanborn Fire Insurance Co. Map



1930-1961 Sanborn Fire Insurance Co. Map





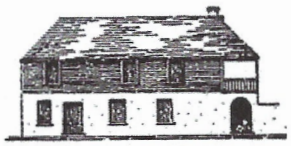
2019 Google Streetview, Charlotte view and St. George View





2013 Google Streetview, Charlotte view and St. George View

Received April 19, 2021
Planning & Building Department



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. PL2021-0060

Receipt No. 2098397 Meeting Date 05/20/2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Darnell Pollard
   Business (if applicable) Darnell Pollard General Contractor, Inc.
   Address 3670 U.S. 1 South, Ste. 270
   City St. Augustine State FL Zip 32086
   Daytime telephone 904 797-5002 Other phone/email jada80@bellsouth.net

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

2. NAME OF PROPERTY OWNER Judy Rente
   Business (if applicable) _____
   Address 331 St. George St.
   City St. Augustine State FL Zip 32084
   Daytime telephone (required) 406 579-1988 Other phone _____

3. PROJECT STREET ADDRESS 331 St. George St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 20 Block 39-A Subdivision City of St. Augustine Parcel Number 2005900000

5. DATE OF CONSTRUCTION March 2021 Source: _____

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

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: Yes - Front and Rear Porch

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☒ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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

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

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

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

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

PRINT APPLICANT'S NAME Darnell Pollard DATE 4-19-21

SIGNATURE OF APPLICANT Darnell Pollard

PRINT 1st OWNER'S NAME Judy Rente DATE 4-19-21

SIGNATURE OF 1st PROPERTY OWNER Judy Rente

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received April 19, 2021
Planning & Building Department

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.

From:	Julie Courtney
To:	"Marcel Valliere"
Cc:	"Judy Rente"; "Darnell Pollard"; Jenny Wolfe
Subject:	331 St George Street - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date:	Wednesday, April 21, 2021 11:55:00 AM
Attachments:	image002.png image003.png image004.png

RE: Project Address – 331 St George Street

Hello,

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **currently scheduled May 20, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street). Health and safety protocols will be followed at the meeting.**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. The application is substantially complete. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by May 10th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. **Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit.** Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

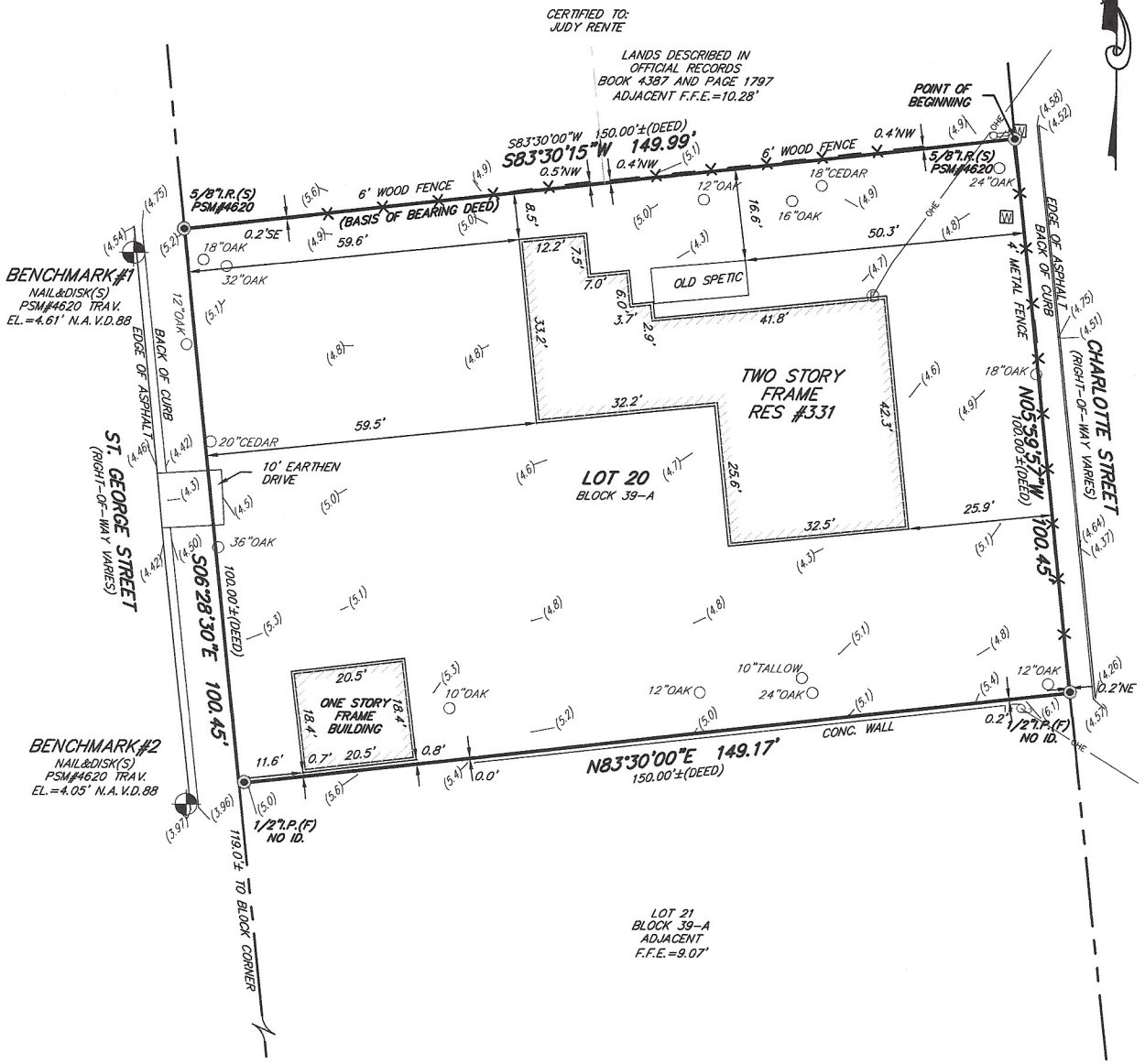
Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government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

Received April 19, 2021
Planning & Building Department

MAP SHOWING SURVEY OF

IN THE CITY OF ST. AUGUSTINE, FLORIDA: BEGIN AT THE SOUTHEAST CORNER OF LOT FORMERLY OWNED BY BROSON (LOT 19 BLOCK 39-A) AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF CHARLOTTE STREET 100 FEET OR LESS; THENCE WESTERLY (SOUTH 83 DEGREES 30 MINUTES WEST) 150 FEET MORE OR LESS TO THE EAST LINE OF ST. GEORGE STREET; THENCE NORTHERLY ALONG THE EAST LINE OF ST. GEORGE STREET 100 FEET OR LESS; THENCE EASTERLY IN A STRAIGHT LINE 150 FEET MORE OR LESS TO POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS LOT 20 BLOCK 39-A OF THE CITY OF ST. AUGUSTINE, ALL IN ST. JOHNS COUNTY, FLORIDA. (TAX PARCEL I.D. #200590-0000).



LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	↑	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	(W)	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4620)	(W)	WELL
	WOOD POWER POLE	TYP.	TYPICAL
-OHE-	OVERHEAD ELECTRIC		BACK FLOW PREVENTOR
CONC.	CONCRETE		TREE
F.F.E.	FINISH FLOOR ELEVATION	(E)	ELECTRIC METER

AREA =0.35 ± ACRES
OR 15,089 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existance of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018, the property described hereon appears to lie in Zone AE 8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21-1359	03/15/2021	1" = 20'	785/35	N.H.F.	R.J.B.

TYPE: BOUNDARY/TOPO/TREE

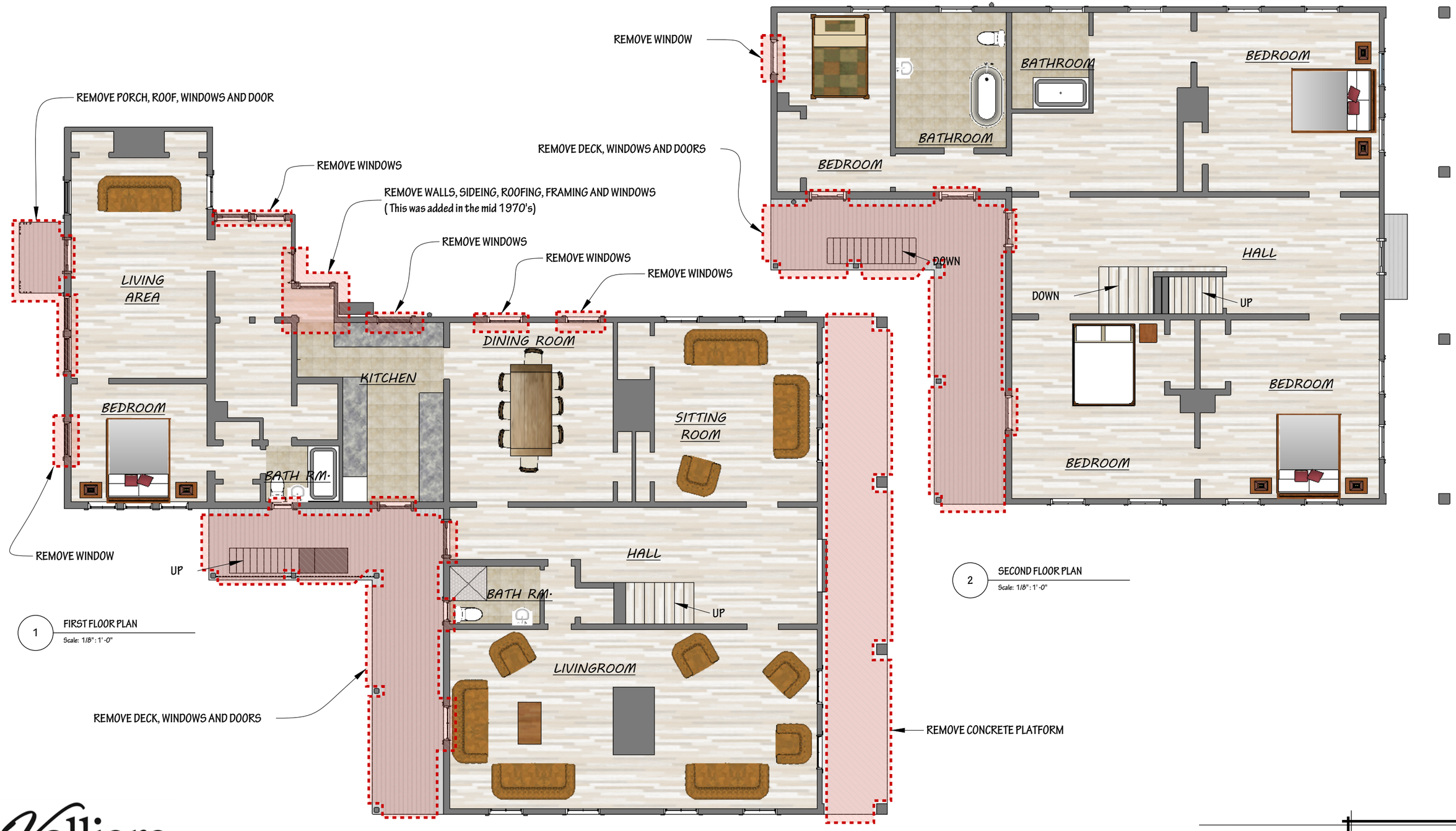
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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Received April 19, 2021
Planning & Building Department



1 FIRST FLOOR PLAN
Scale: 1/8" : 1'-0"

2 SECOND FLOOR PLAN
Scale: 1/8" : 1'-0"

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207-272-8871~ P.O.Box 1863, Rockland ME. 04841~ ValliereDesignStudio.com

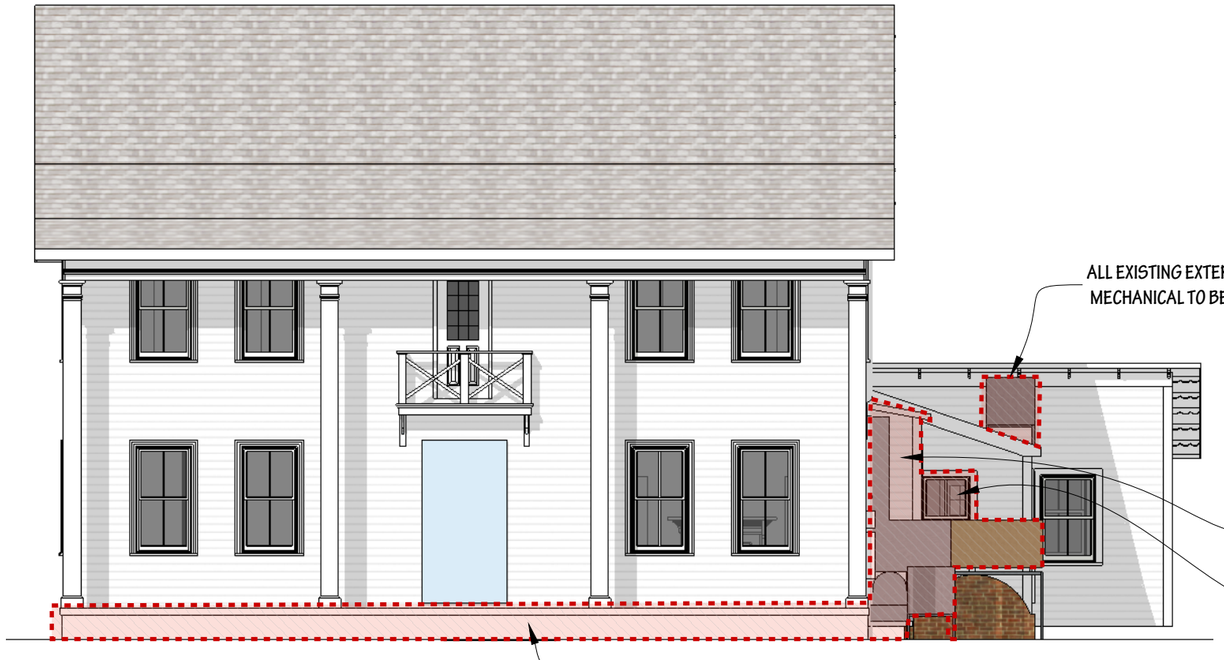
RENTE RESIDENCE

331 St George St. St Augustine, FL

EXISTING PLAN
Demo Drawings
Scale: 1/8"=1'-0"
Date: 4/19/2021

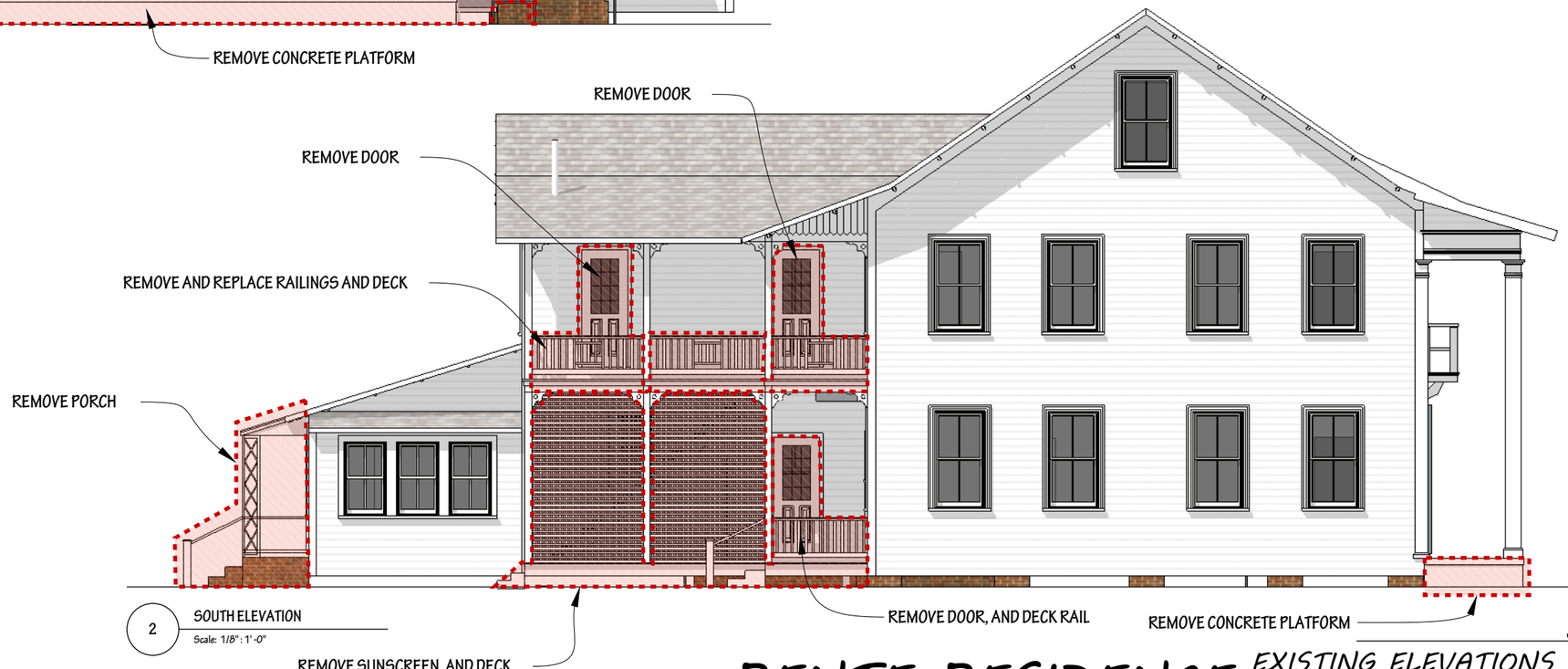
1

Received April 19, 2021
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1 EAST ELEVATION
Scale: 1/8" : 1' -0"





2 SOUTH ELEVATION
Scale: 1/8" : 1' -0"

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RENTE RESIDENCE

331 St George St. St Augustine, FL

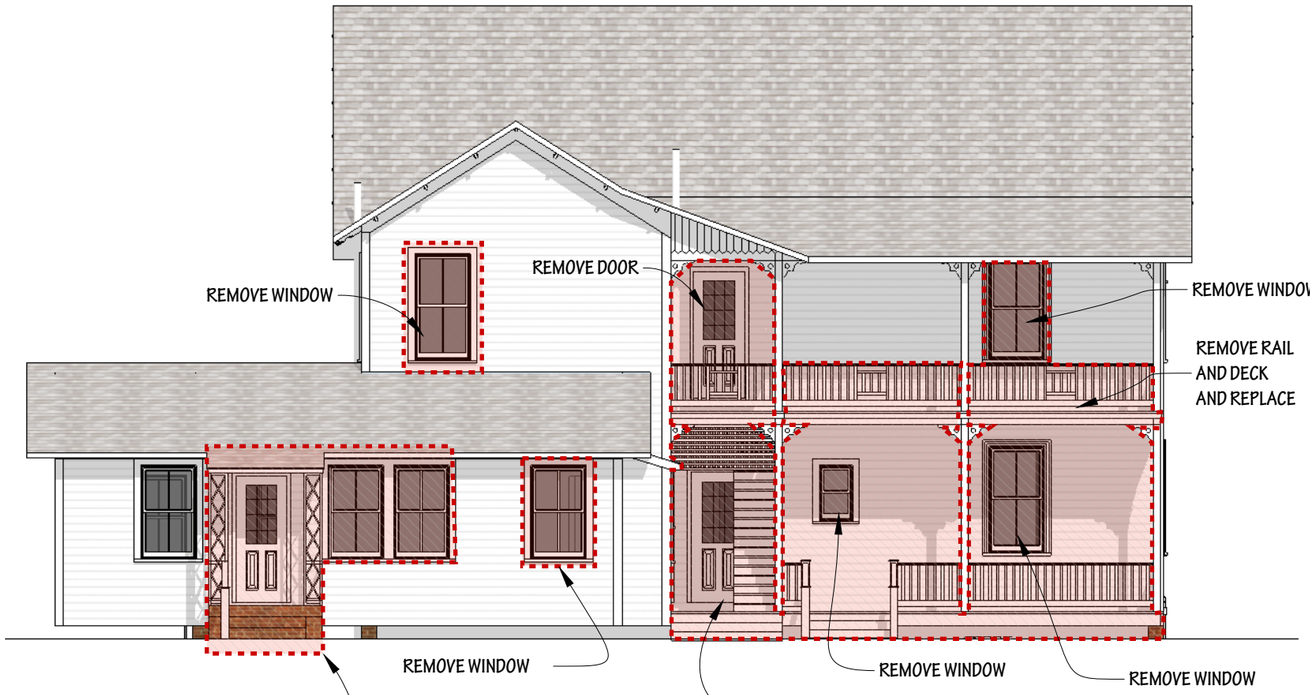
EXISTING ELEVATIONS

Demo Drawings
Scale: 1/8"=1'-0"
Date: 4/19/2021

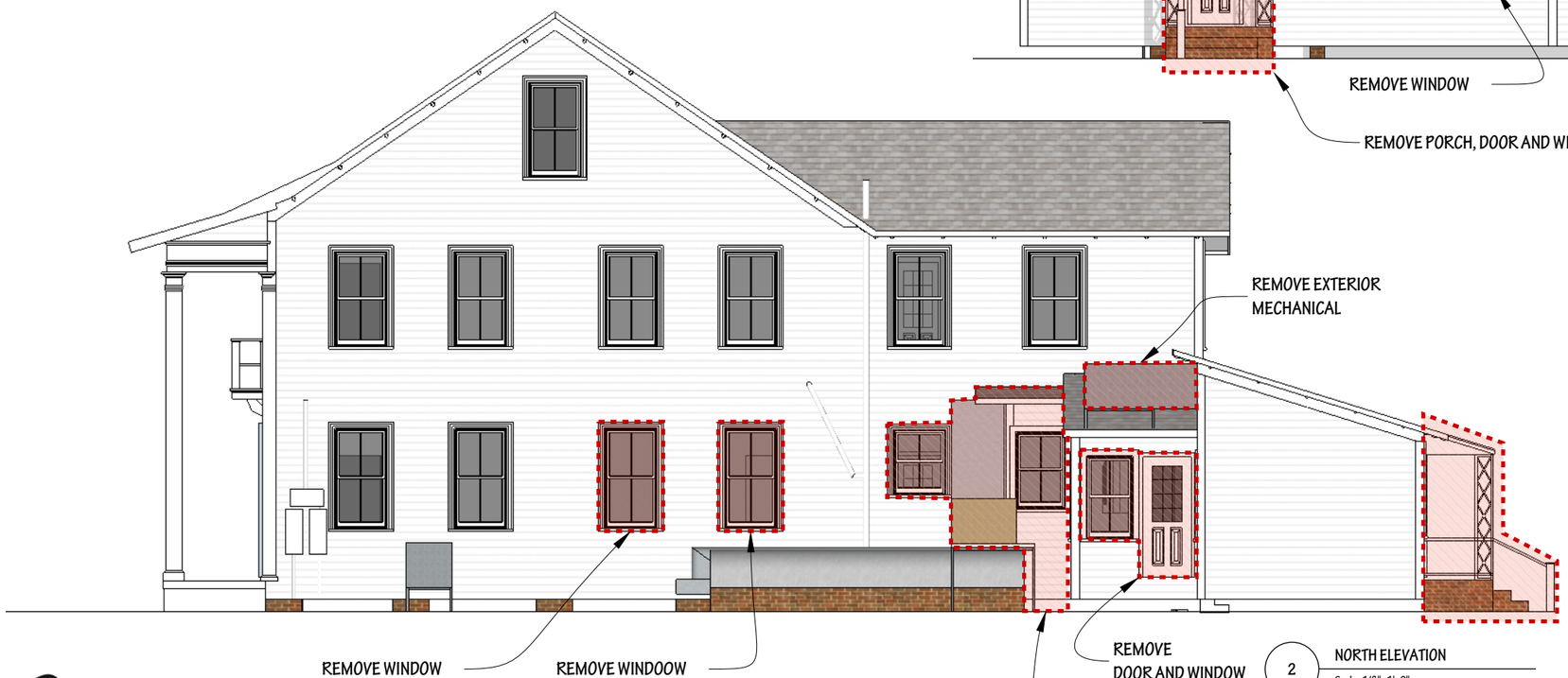
2

Received April 19, 2021
Planning & Building Department





1 WEST ELEVATION
Scale: 1/8" : 1'-0"



2 NORTH ELEVATION
Scale: 1/8" : 1'-0"

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RENTE RESIDENCE

331 St George St. St Augustine, FL

EXISTING ELEVATIONS

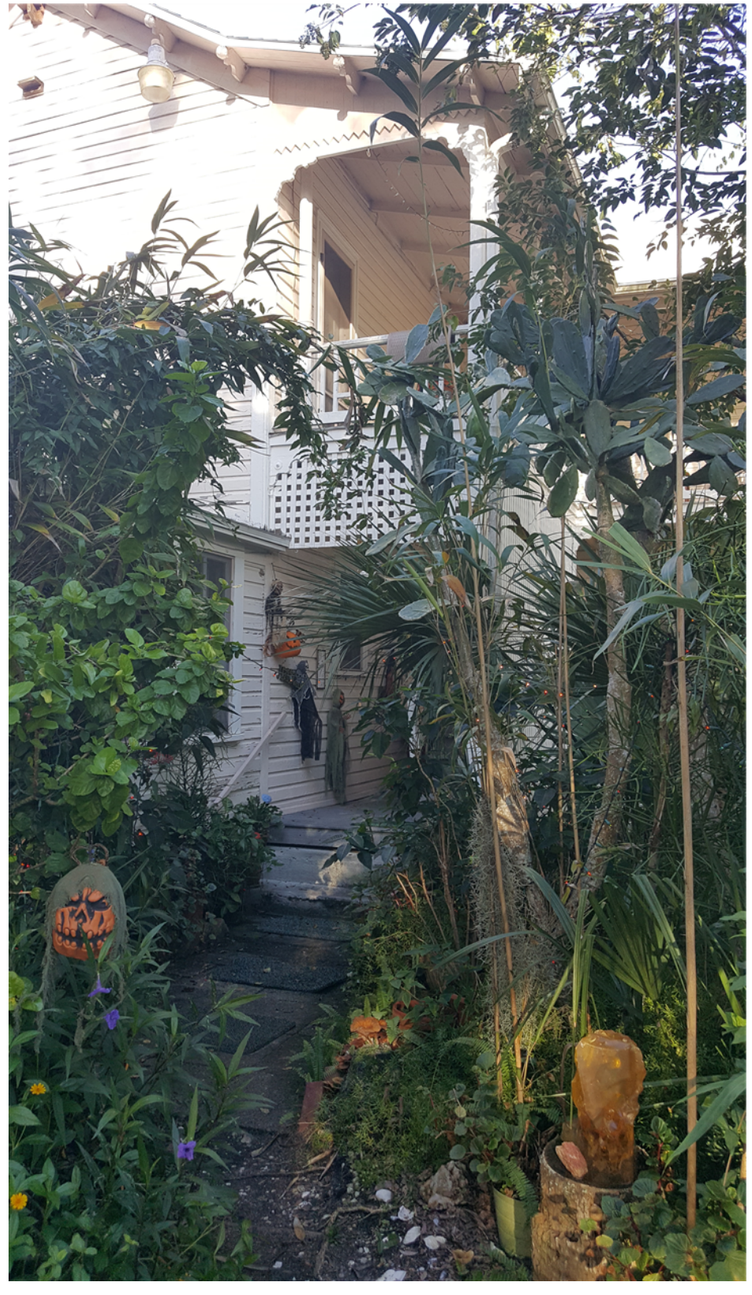
Demo Drawings
Scale: 1/8"=1'-0"
Date: 4/19/2021

3

Received April 19, 2021
Planning & Building Department







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design studio
207-272-8871~ P.O.Box 1863, Rockland ME. 04841~ ValliereDesignStudio.com

RENTE RESIDENCE

331 St George St. St Augustine, FL

PORCH PHOTOS
Demo Drawings
Scale: NA
Date: 4/19/2021

4

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RENTE RESIDENCE

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PORCH PHOTOS
Demo Drawings
Scale: NA
Date: 4/19/2021

5

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RENTE RESIDENCE

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PORCH PHOTOS
Demo Drawings
Scale: NA
Date: 4/19/2021

6

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RENTE RESIDENCE

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BUMP OUT PHOTOS
Demo Drawings
Scale: NA
Date: 4/19/2021

7

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RENTE RESIDENCE
331 St George St. St Augustine, FL

MECHANICAL PHOTOS
Demo Drawings
Scale: NA
Date: 4/19/2021

8

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RENTE RESIDENCE

331 St George St. St Augustine, FL

FRONT PORCH
Demo Drawings
Scale: NA
Date: 4/19/2021

9

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RENTE RESIDENCE

331 St George St. St Augustine, FL

PORCH PHOTOS
Demo Drawings
Scale: NA
Date: 4/19/2021

10

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RENTE RESIDENCE

331 St George St. St Augustine, FL

HISTORIC PHOTOS
Demo Drawings
Scale: NA
Date: 4/19/2021

11

Public Records of St. Johns County, FL Clerk # 2006011716, O.R. 2644 PG 233, 02/15/2006 at 09:39 AM REC. SUR.

IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

FRANKIE C. WALKER

Deceased.

File No.: CP06-8

Division: 55

FILED
2006 JAN 17 A 11:59

COPY

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the petition of JUDY G. RENTE for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in St. Johns County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

In the City of St. Augustine, Florida: Begin at the southeast corner of lot formerly owned by Bronson (Lot 19 Block 39-A) and running thence south along the west line of Charlotte Street 100 feet more or less; thence westerly (South 83 degrees 30 minutes West) 150 feet more or less to the east line of St. George Street; thence northerly along the east line of St. George Street 100 feet more or less; thence easterly in a straight line 150 feet more or less to point of beginning.

Being further described as Lot 20 Block 39-A of the City of St. Augustine, all in St. Johns County, Florida. (Tax Parcel I.D. #200590-0000),

constituted the protected homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to:

JUDY G. RENTE

Paper No 5 Case No CP06-8

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on January 17, 2006.

Richard D. Watson
Circuit Judge

COPIES FURNISHED TO:
JAMES E. BEDSOLE, ESQ.
JUDY G. RENTE

COPY

wk/rg/pro/walker(frankie)ord.det.hmstd

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary



Parcel ID	2005900000
Location Address	331 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUG LOT 20 BLK 39-A OR277/399 &2644/233(H/R) *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	0.350
Homestead	N

Owner Information

Owner Name	Rente Judy G 100%
Mailing Address	331 ST GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	$246,436
Extra Features Value	$2,916
Total Land Value	$481,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$730,852**
Total Deferred	$0
Assessed Value	**$730,852**
Total Exemptions	$0
Taxable Value	**$730,852**

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	$344,519	$2,916	$374,500	$0	$0	$721,935	$667,546	$54,389	$667,546
2019	$298,426	$2,916	$374,500	$0	$0	$675,842	$606,860	$68,982	$606,860
2018	$176,025	$1,166	$374,500	$0	$0	$551,691	$551,691	$0	$551,691
2017	$180,426	$1,014	$374,500	$0	$0	$555,940	$529,156	$26,784	$529,156
2016	$189,227	$1,014	$374,500	$0	$0	$564,741	$481,051	$83,690	$481,051
2015	$178,220	$1,014	$288,900	$0	$0	$468,134	$437,319	$30,815	$437,319
2014	$136,539	$1,014	$260,010	$0	$0	$397,563	$397,563	$0	$397,563
2013	$142,476	$1,014	$260,010	$0	$0	$403,500	$403,500	$0	$403,500
2012	$145,444	$1,014	$260,010	$0	$0	$406,468	$406,468	$0	$406,468
2011	$151,381	$1,014	$288,900	$0	$0	$441,295	$441,295	$0	$441,295
2010	$157,317	$1,014	$321,000	$0	$0	$479,331	$479,331	$0	$479,331

Building Information

Building	1
Actual Area	3846
Conditioned Area	3900
Actual Year Built	1895
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	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	4

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	14 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
2 STORY	3412	1706
FINISHED OPEN PORCH	0	252
UNFINISHED ATTIC	0	840
BASE AREA	488	488
FINISHED OPEN PORCH	0	24
FINISHED OPEN PORCH	0	240
FINISHED OPEN PORCH	0	240
PATIO	0	56
Total SqFt	3900	3846

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	324
Residential Fence	0	0	0	0	100

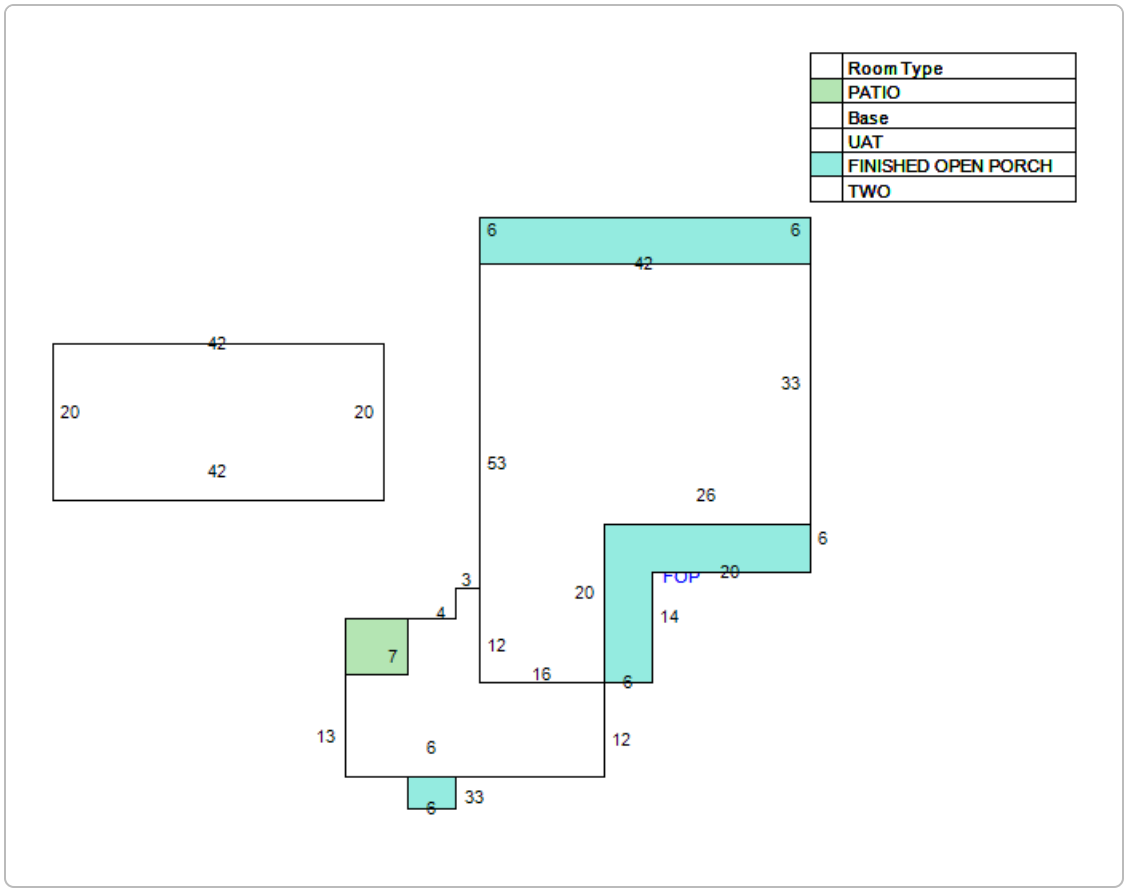
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	150	100	EF	$481,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/17/2006	$0.00	ORDER DET HX REAL P	2644	233	U	I	WALKER FRANKIE C ESTATE	RENTE JUDY G (ORD DET HX)
	11/7/1991	$0.00	WILL	2644	230	U	I	WALKER FRANKIE C	WALKER FRANKIE C (WILL)

Sketch Information



No data available for the following modules: Exemption Information.

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User Privacy Policy
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Developed by Schneider GEOSPATIAL

Last Data Upload: 4/20/2021, 1:26:04 AM

Version 2.3.117



Detail by Entity Name

Florida Profit Corporation
DARNELL POLLARD GENERAL CONTRACTOR, INC.

Filing Information

Document Number	P03000140813
FEI/EIN Number	20-0395177
Date Filed	11/19/2003
State	FL
Status	ACTIVE

Principal Address

3670 US HWY 1 SOUTH
STE. 270
ST. AUGUSTINE, FL 32086

Mailing Address

3670 US HWY 1 SOUTH
STE. 270
ST. AUGUSTINE, FL 32086

Registered Agent Name & Address

POLLARD, DARNELL D
3670 US HWY 1 SOUTH
STE. 270
ST. AUGUSTINE, FL 32086

Officer/Director Detail

Name & Address

Title P

POLLARD, DARNELL D
3670 US HWY 1 SOUTH, STE. 270
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	02/28/2020
2021	03/22/2021

Document Images

Document Images

03/22/2021 -- ANNUAL REPORT	View image in PDF format
02/28/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
03/14/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
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04/20/2005 -- ANNUAL REPORT	View image in PDF format
05/05/2004 -- ANNUAL REPORT	View image in PDF format
11/19/2003 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: May 20, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of April 2021, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR MAINTENANCE AND NEW CONSTRUCTION

34 Aviles Street (Install 5 new window units and add kitchenette to create dining hall)

20 Aviles Street (Remove existing wooden fence and replace with like-kind wooden fence using the same material, design, dimensions, and details and placed in the same location as noted on the Les Thomas Architect plans approved at the March 18, 2021 HARB meeting)

124 Charlotte Street (HVAC change-out)

100 St. George Street (HVAC change-out)

SIGN PERMITS

11 Aviles Street (New 24” x 36” bracket sign)

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer