

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A - AMENDED*

THURSDAY, APRIL 15, 2021 - 1:00 PM

ALCAZAR ROOM*

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

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft minutes from March 18, 2021 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance): None
6. Continued Items from the previous HARB meetings
 - a) PL2021-0027
Certificate of Appropriateness
260 St. George St., LLC - Applicant and Owner
260 St. George Street
To replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.
 - b) PL2021-0030
Opinion of Appropriateness
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 May 20, 2021 HARB meeting*

7. Certificate of Appropriateness

- 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.
- b) PL2021-0048 Les Thomas Architect - Applicant
 Tara Owen & Malcom Frank - Owner
 252 St. George Street
 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.

8. Certificate of Demolition and Partial Demolition

- 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.
- b) PL2021-0046 Don Crichlow and Associates - Applicant
 Margo C. Pope et al, Miriam C. Roberson, and Michael T. Cox -
 Owners
 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.

9. Planning and Building Staff Communications

- a) Planning and Building Staff Approved Permits Report

10. Other Business

- a) Discussion regarding Historic Preservation Work Plan 2021-2022*

11. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than 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.



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

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

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

- 1) All meeting rooms will be configured to maintain the 6-foot social distancing radius recommended by the CDC.
- 2) All meeting rooms will be sanitized by wiping all flat surfaces and chairs prior to each meeting.
- 3) All members of the public, City Commission, staff, and appointed boards or committees are required to wear a face covering over the nose and mouth at all times while in the meeting room.
- 4) Face masks and hand sanitizer will be made available as needed prior to entry.
- 5) Face coverings include a uniform piece of material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Types of coverings include a face mask, homemade mask, or other covering, such as a scarf, bandana, handkerchief, or other similar cloth covering or full-face shields.

- 6) Participants requesting accommodation due to a disability which prevents the use of face coverings may use alternative face coverings. Alternative face coverings include scarves, other loose face covering, or full-face shield.
- 7) Participants unable or unwilling to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing.
- 8) Participants unable or unwilling to wear a face covering will be allowed to participate in any public comment period from a microphone outside the meeting room and audible to the Commission or Board.
- 9) Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing and air flow requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:
 - a. Commission Members
 - b. City Attorney
 - c. City Manager
 - d. City Clerk
 - e. Necessary staff
 - f. Applicants (one at a time)
 - g. Public participants
- 10) Applicants appearing before a board for hearing will be asked to queue outside the meeting room and enter with any witnesses or agents upon the calling of their application for hearing.

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

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

This Administrative Order shall expire when the Florida COVID-19 State of Emergency expires, as it may be extended, modified, or amended from time to time.

Filed in the office of the City Clerk, of the City of St. Augustine, this 8th day of Feb, 2021.



John Regan, City Manager

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting March 18, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, March 18, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Gaere MacDonald

Absent:

Paul Weaver, excused

City Staff:

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

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

VOTE ON MOTION:

AYES: Wingo, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Mr. Benoit advised that he would be recusing himself from the hearing for item 5(b) as a potential contractor for the project.

MOTION

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

VOTE ON MOTION:

AYES: MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Continued Items from Previous Meetings

5. (a) Certificate of Appropriateness PL2020-0141 – Ximenez-Fatio House Museum – Applicant National Society of Colonial Dames – Owner 20 Aviles Street

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

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

the applicable Secretary of the Interior's Standards 2, 3, 9, and 10 with the following finding:

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

Roger Smith and Les Thomas reviewed the application.

The Board provided their ex parte communications.

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

The Board discussed:

- Lack of historical reference for the indented gate
- Indentation of gate was to provide space for pedestrians and allow more room for vehicles to turn on the narrow street
- Catalyst to redesign fence and gate was due to the need to replace the fence and desire to meet maintenance needs and modern vehicles
- Concern that placement of the gate was not historically accurate
- AGHP intention for gate width requirements may harken more to masonry walls with gates through them
- Proposed design allowed for continuing rhythm of the scalloped fence

- Gate was changed from rolling gate to swinging gate
- Recommendation to place palm trees on either side of the gate
- Setback of the fence from the street curb was a positive change for pedestrian safety

MOTION

Mr. MacDonald MOVED to APPROVE application PL2020-0141 at 20 Aviles Street as described. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) Certificate of Appropriateness PL2021-0012 – Marquis Latimer + Halback, Inc – Applicant
Tara Owen & Malcolm Frank – Owner
252 St. George Street

Mr. Benoit recused himself from the hearing as advised under Modifications to the Agenda.¹

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

Ms. Courtney read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **252 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 4, 9, 10, with the following potential finding by the HARB:

¹ Form attached to original minutes

1. That the proposed turf grass is an appropriate alternative

Tara Owen and Gavin Cain reviewed the application, highlighting changes that addressed concerns from the Board regarding landscape materials, the gate, and the front porch.

Ex Parte Communication:

(None)

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

The Board discussed:

- Wood deck was appropriate design
- Recommendation to salvage the pavers which applicant said would be returned to the Sisters of St. Joseph
- Recommendation to use tide water cypress rather than pond cypress
- New gate design was compatible
- Proposed plants were compatible
- Clarification of porch foundation construction
- Decking would run perpendicular to the house, with planks running from the house towards the street

MOTION

Mr. MacDonald MOVED to APPROVE application PL2021-0012 for 252 St. George Street with the clarification that the deck plants would run from the house towards St. George Street. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificates of Appropriateness

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

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

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

The HARB is to determine

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

Chris Middlebrooks reviewed the application, citing his intent to mimic the existing look of the building with fresh materials to protect the structure from water.

The Board provided their ex parte communications.

Public hearing was opened.

Tara Owen spoke in favor of the application.

Public hearing was closed.

The Board discussed:

- The scope of the project was wide and the structure needed a dry-in material to protect it
- Differentiating the three eras of the building utilizing the different types of siding
- Recommendation to learn the state of the interior of the walls to determine how much water damage has occurred
- The need for a comprehensive scope of work that detailed the restoration plan for the building and analysis of the structure's condition including windows and stucco/wood exterior
- The desire to see a compromise between trying to salvage historical materials and whole-sale replacement of all materials
- If wood siding could be determined as the original exterior wall material, the potential existed to return the exterior to wood siding to mitigate the problems caused by stucco on wood
- Applicant planned to remove window unit air conditioners
- Plan could be laid out with photographs rather than elevation drawings
- Recommendation to detail how the wood around the windows would be designed to keep water out
- The need to remove the siding and the potential to need to replace with wood siding in-kind
- Request from the Board that applicant put in the effort to examine windows, provide a window schedule, and attempt to rehab as many as possible

Mr. Middlebrooks said he intended to replace all stucco, re-install existing wood siding and replace any in-kind as necessary, and leave the novelty siding.

There was continued discussion regarding window lights throughout the structure, and the possibility of utilizing the number of lites in each section of the building, as well as the types of exterior finish/siding to differentiate the additions to the building that had occurred over time.

Mr. Middlebrooks confirmed that his intent was to replace the stucco entirely to better waterproof that portion of the building and that he would remove and re-install existing siding to waterproof the structure, and replace any siding to match existing if necessary.

MOTION

Mr. Benoit MOVED to CONTINUE application PL2021-0027 to the April 15, 2021 meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

6. (b) PL2021-0028 – Michael Skjerning – Applicant **Michael & Kirsten L. Skjerning – Owner** **165 Cordova Street**

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

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **165 Cordova Street** because it meets the applicable Secretary of the Interior's

² Recess from 3:01p.m. to 3:08p.m.

Standards 3, 6, 8, 9, and 10 with the following condition(s):

1. Paver presented to HARB is a true clay paver that matches the traditional character of historic paving materials and patterns
2. Use alternate plant materials that are native or listed in the AGHP (see item 1e previous section)
3. Applicant acknowledges that there are archaeological requirements, zoning requirements, and potential changes to code requirements related to the use of fill on residential properties

Michael Skjerner reviewed the application, including changes in response to staff concerns.³

The Board provided their ex parte communications.

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

The Board discussed:

- Proposed changes effectively addressed staff concerns
- Six Foot fence would hide view of storage building
- Concern that the galvanized fence would rust
- Request that variegated plant meet the AGHP criteria

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0028 with the following conditions:

- **The garage be reduced to the proposed storage building as submitted**

³ Attached to original packet

- **The retaining wall has been eliminated from the application**
- **The brick pattern be basket-weave as shown in the supplemental drawings**
- **The alterations to the rear steps and the re-opening of a pre-existing door opening be approved as submitted**
- **The wood fence be approved as submitted with the updated alternative layout**
- **The applicant work with staff to ensure all plant materials were either AGHP approved or a native Florida species.**

The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Opinion of Appropriateness

7. (a) PL2021-0030 – Peter Hotz, Architect of Peter Hotz Inc – Applicant
Michelle D. Ruby – Owner
308 St. George Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an Opinion of Appropriateness at **308 St. George Street** because the overall mass and height of the proposed two-story addition in relation to the existing structure is not generally compatible with the requirements of the AGHP. She added

that the proposed addition was nearly double the size of the existing structure and was therefore not compatible as an addition as it would overwhelm the existing structure.

Peter Hotz reviewed the application.

Ex Parte Communication:

(None)

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

Ms. Courtney responded to the applicant's presentation citing the AGHP and the plans submitted that showed that the proposed addition would be visible from the street.

The Board discussed:

- Scale of the addition seemed overlarge
- View of the cottage from Cordova Street was heavily altered
- Possible alternative designs to lessen the impact to the existing cottage, such as a detached garage, or a one-story addition
- Proposed two-story addition would be visible from St. George Street
- Zoning setback requirements may hinder a detached garage or single-story addition unless a variance could be obtained

MOTION

Mr. MacDonald MOVED to CONTINUE application PL2021-0030 at 308 St. George Street to the April 15, 2021 meeting pending further research into changing the mass of the design. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition and Partial Demolition

8. (a) PL2021-0026 – Black Box Design Inc – Applicant

John Street Realty LLC – Owner
46 John Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **46 John Street** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

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

Robert Balch reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 1 was returned in favor.

Public hearing was opened.

B.J. Kalaidi approved of the replacement structure being single-story and asked that staff read the breakdown for notice responses.

Public hearing was closed.

The Board discussed that the structure had been heavily altered and was not eligible as a local landmark or contributing structure.

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0028, finding that the building is not individually eligible as a landmark and would not be considered a contributing structure to any future historic district. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) PL2021-0029 – George & Monika Selmont – Applicant and Owner 339 Charlotte Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Partial Demolition at **339 Charlotte Street** to include the front and rear stoops, the north side porch, the south shed/garage, the alteration to the fenestration on the front façade and shed roof dormer on east elevation, and the coquina chimney because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood

windows, coquina chimney, and pre-cast concrete block along the foundation to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

George Selmont reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- House needed to be lifted 5 feet to meet freeboard requirement
- House flooded extensively during hurricanes
- Structure was outside of the historic district and did not fall under HARB purview for replacement design
- Most architecturally significant piece of the structure was the chimney which the applicant intended to rebuild if it could not be lifted in its current condition or was damaged in the process

MOTION

Mr. Benoit MOVED to APPROVE partial demolition application PL2021-0029 finding that the removal of the proposed building elements including the shed, stairs, side screened porch would not significantly alter the character of the building and with the request that if there are materials that could be salvaged, that

the applicant make a good-faith effort to restore or reuse those materials. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

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

(Not included in the packet)

10. Other Business

10. (a) Review and recommendation for the National Register nomination of the Public Burial Ground aka Huguenot Cemetery

Ms. Courtney reviewed the subject and asked for a consensus of the Board regarding the nomination. She clarified that the Cemetery was not already included in a National Historic District.

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

MOTION

Ms. Wingo **MOVED** that the HARB wholeheartedly supports the nomination of the St. Augustine Public Burial Ground also-known-as the Huguenot Cemetery as part of the National Register of Historic Places. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Wingo, Benoit, MacDonald,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Duncan observed that the Cemetery was a vulnerable property that, unlike other historic places, could not be raised above flood-levels.

Board Member Comments

Mr. Benoit requested that staff consider swearing-in the applicant after the staff report to streamline the meeting further.

Mr. MacDonald noted the need to review and possibly reconsider approved plant materials in the AGHP considering recent applications where unapproved plants had to be denied even though the proposed plant materials were similar and more sustainable. He surmised that perhaps the list was too restrictive.

There was a brief discussion regarding the AGHP approved plants list which touched upon the difficulty in finding some of the approved plants as well as staff's efforts to look into updating the entire AGHP which would include alternative plant and building materials as well as possible landscape design review for projects.

11. Adjournment

There being no further business, the meeting was adjourned at 5:12 P.M.⁴

Catherine Duncan, Chairperson

⁴ Transcribed by Candice Seymour



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 15, 2021 Meeting**



Application PL2021-0027

Address: 260 St. George Street

Applicant: 260 St. George St., LLC

Property Owner: 260 St. George St., LLC

Project description: To replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding. *(Continued from the March 18, 2021 HARB meeting)*

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

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness application was continued at the March 18, 2021 HARB meeting. Please refer to the staff report from that meeting for the previous staff summary and comments.
- Because of the various additions and alterations to the building, as documented from even the earlier Sanborn maps, and subsequent repairs or replacement of materials that have occurred, the building has visibly different stucco finishes, horizontal siding, which is mostly wood with different board profiles/reveals or Hardie Board in areas, and windows with different configurations and sash divisions. These building elements are in varying conditions, with some in various states of visual disrepair or deterioration.
- At the March HARB meeting, the applicant was asked to do a thorough assessment of the plaster, wood siding, and windows and to return with documentation showing evidence of the deterioration, percentages of how much of each material was deteriorated, and a plan (elevation drawings or photos) of each elevation or area indicating what was proposed for each section. The HARB was not in favor of wholesale replacement or replacing with uniform materials throughout, noting the building would lose its architectural character and reflection of how the building evolved over time.
- The applicant provided a revised proposal that more clearly shows each section of the building with its existing conditions, delineates what materials are now proposed for repair or restoration, and gives specific information about the materials proposed for replacement. Overall, the revised proposal is no longer for wholesale replacement of materials, with the exception of the plaster, which the applicant feels is not repairable with its existing condition.
- At the March meeting, the HARB questioned if plaster was the original finish exterior material for the front façade and front/east end of the sides of the c 1920s wood frame addition to the building. After research, the applicant did not find any historical photos that showed the front addition and no indication if stucco or wood siding was the original material. The applicant indicated he may be open to using horizontal wood siding which may be more of a compatible exterior finish for the building instead of replacing all the stucco with new stucco, but since the plaster's origin to the building is unknown, the HARB should weigh in on this matter.
- Large portions of the wood siding will be retained in the areas the applicant feels is repairable/reusable. However, there are also large portions, on the south elevation especially, that the applicant indicated may not be repairable and is proposed for replacement with horizontal wood siding with the same style, size, and reveal.
- The applicant proposes to restore 45 of the 83 existing wood windows. For the 38 remaining, wood sash windows with the same divisions are proposed to replace those that did not have counter balances originally, with the building's construction not conducive to adding them to the existing windows. Installing sash spring bolts should be a consideration. The windows proposed for replacement are to the rear of the building and is driven largely by the concern of liability with windows that do not have mechanisms to stay open in a multi-unit rental building.
- With these modifications to what was originally proposed, the work is more in keeping with the Architectural Guidelines for Historic Preservation's recommendation against replacing major portions of historic wood from exterior walls that is repairable, replacing unrepairable windows with architecturally appropriate windows, and replacing only plaster that is too deteriorated to repair, with all replacements to match the existing.

STAFF RECOMMENDATION:

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 can not 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 to 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.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To restore 45 of 83 existing windows
2. To replace the 38 remaining windows with wood double-hung sash or casement windows in the sizes as indicated in the specs included with the application with the same division as is found in the section where it exists
3. To replace all existing stucco with a 3-coat traditional stucco with smooth finish (the applicant is also open to considering replacing existing plaster with horizontal wood siding, if the HARB determines this is more appropriate)
4. To reuse or repair horizontal board wood siding in areas indicated on revised proposal and to replace wood siding that is not repairable with matching wood siding as found in each of the existing areas
5. To paint all new materials with colors from pre-approved palette
6. To install mini split HVAC systems on first floor units and split systems on the second level units and first story rear addition

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 7. Cleaning with Gentlest Possible Method**
- 8. Protection and Preservation of Significant Archaeological Resources**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

Exterior Finishes

Masonry

Do...

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

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Wood

Do...

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

Don't...

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

Post-1821

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

Windows and Window Treatments

Do...

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

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.

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

Post-1821

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

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.
- 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.

COA 2021-0027
260 St. George Street
April 15, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
260 St. George Street



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

STAFF PHOTOGRAPHS 260 St. George Street



East and North Elevations:
Smooth plaster on front façade /east elevation with different window types;
Different plaster treatment on north elevation (east end),
and various wood siding and different window configurations visible

STAFF PHOTOGRAPHS
260 St. George Street



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



STAFF PHOTOGRAPHS
260 St. George Street



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

STAFF PHOTOGRAPHS

260 St. George Street



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

STAFF PHOTOGRAPHS
260 St. George Street



North Elevation:
different wood siding visible



STAFF PHOTOGRAPHS
260 St. George Street



North Elevation: wood siding

STAFF PHOTOGRAPHS

260 St. George Street



North Elevation: plaster

STAFF PHOTOGRAPHS
260 St. George Street



South Elevation: East of remaining original side porch

STAFF PHOTOGRAPHS

260 St. George Street



South Elevation: East of remaining original side porch

STAFF PHOTOGRAPHS
260 St. George Street



South Elevation: west of remaining original side porch

STAFF PHOTOGRAPHS
260 St. George Street



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

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551921 1009==
Site Name: Neligan House 830== Survey Date: 7808 820==
Address: 260 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. John 808==
Location: City of St. Augustine 38 11 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: Tritton, Raymond & Louise ;
Address: 38 Marine Street
St. Augustine, FL 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469880 3306325 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Boarding House 838== Present Use: Other: Apartments 850==
Date: +1867 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco, wood weatherboard, with cornerboards
_____ 854==
Structural Systems: Wood Frame 856==
Features of Structure: (942)
Window Type: DHS 2/2, 1/1, case 942==
Foundation: Brick piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porches 942==
Porches & Balconies: _____
_____ 942==
Chimney Location: End, exterior; lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition roll 882==
Ornament Exterior: Cast concrete columns
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
Other: _____ 956==
Surroundings: Mixed Residential/Institution 864==
Relationship to Surroundings: Across the street from a Cathedral Parish
School
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

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

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

V. BIBLIOGRAPHY

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

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

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

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

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

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

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

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

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

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

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

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

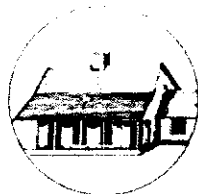
In recent years the eleven unit apartment house has been owned and operated by Mr. and Mrs. Raymond Tritton, who also operated Mr. T's Inn at 38 Marine Street. Mr. Tritton was a candidate for the St. Augustine City Commission in 1979.

ARCHAEOLOGY

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

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3. St. Augustine Examiner article is reprinted in El Escribano, Vol 5, No. 1 (January, 1968), p. 5.
 4. Wanton S. Webb, Webb's Historical, Industrial and Biographical Florida (New York, 1885), p. 198.
 5. Ibid.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **SJ01921**
 Field Date 5-19-2016
 Form Date 5-19-2016
 Recorder # _____

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

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

LOCATION & MAPPING

Street Number 260 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 260
 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 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1997700000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. Stucco 2. Wood/Plywood 3. Weatherboard
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition roll 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Porches
 Windows (types, materials, etc.) wood and composite DHS 2/2, 1/1, casement
 Distinguishing Architectural Features (exterior or interior ornaments) Cast concrete columns

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

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

DESCRIPTION (continued)

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

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

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

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

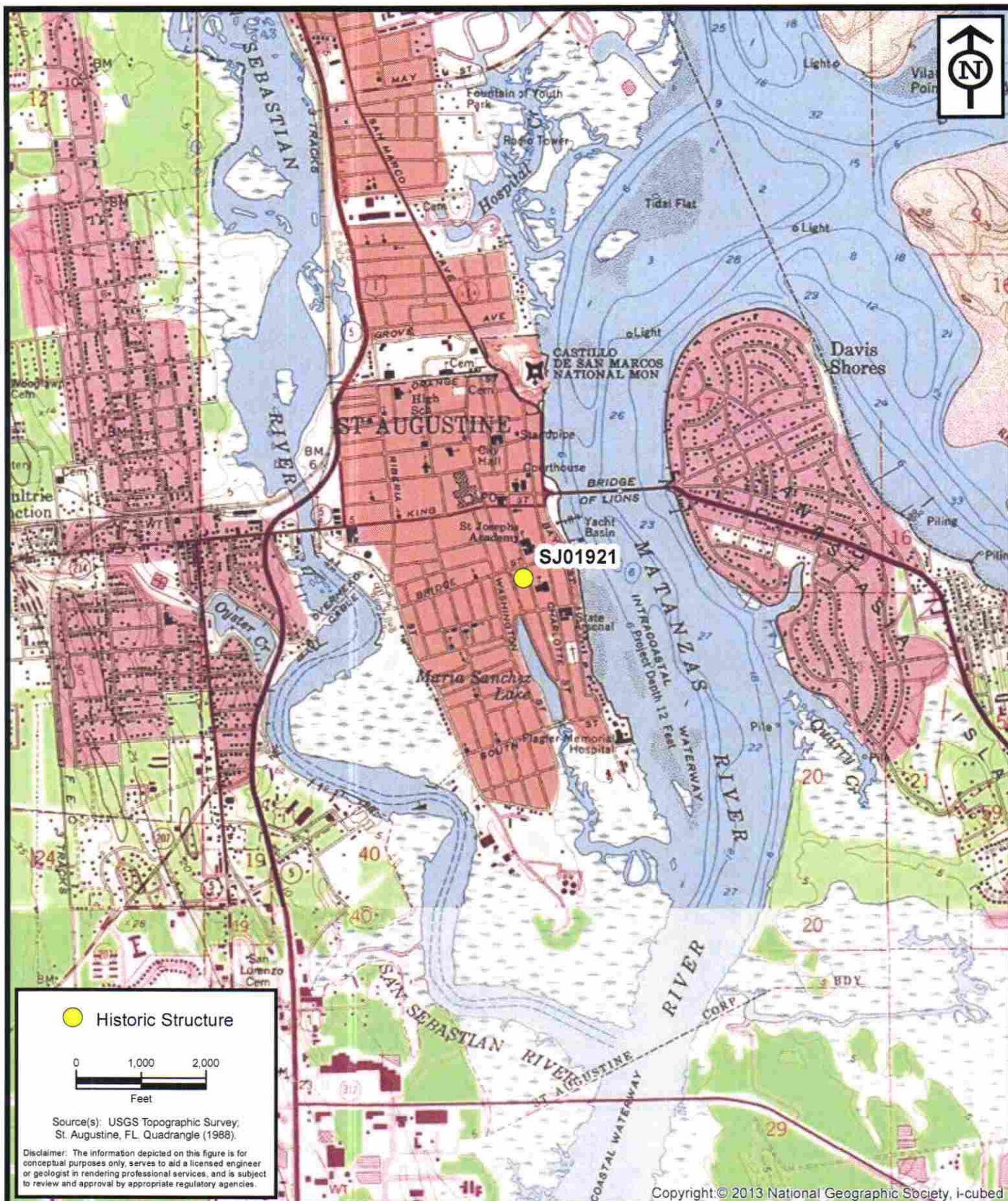
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



**ENVIRONMENTAL
SERVICES, INC.**

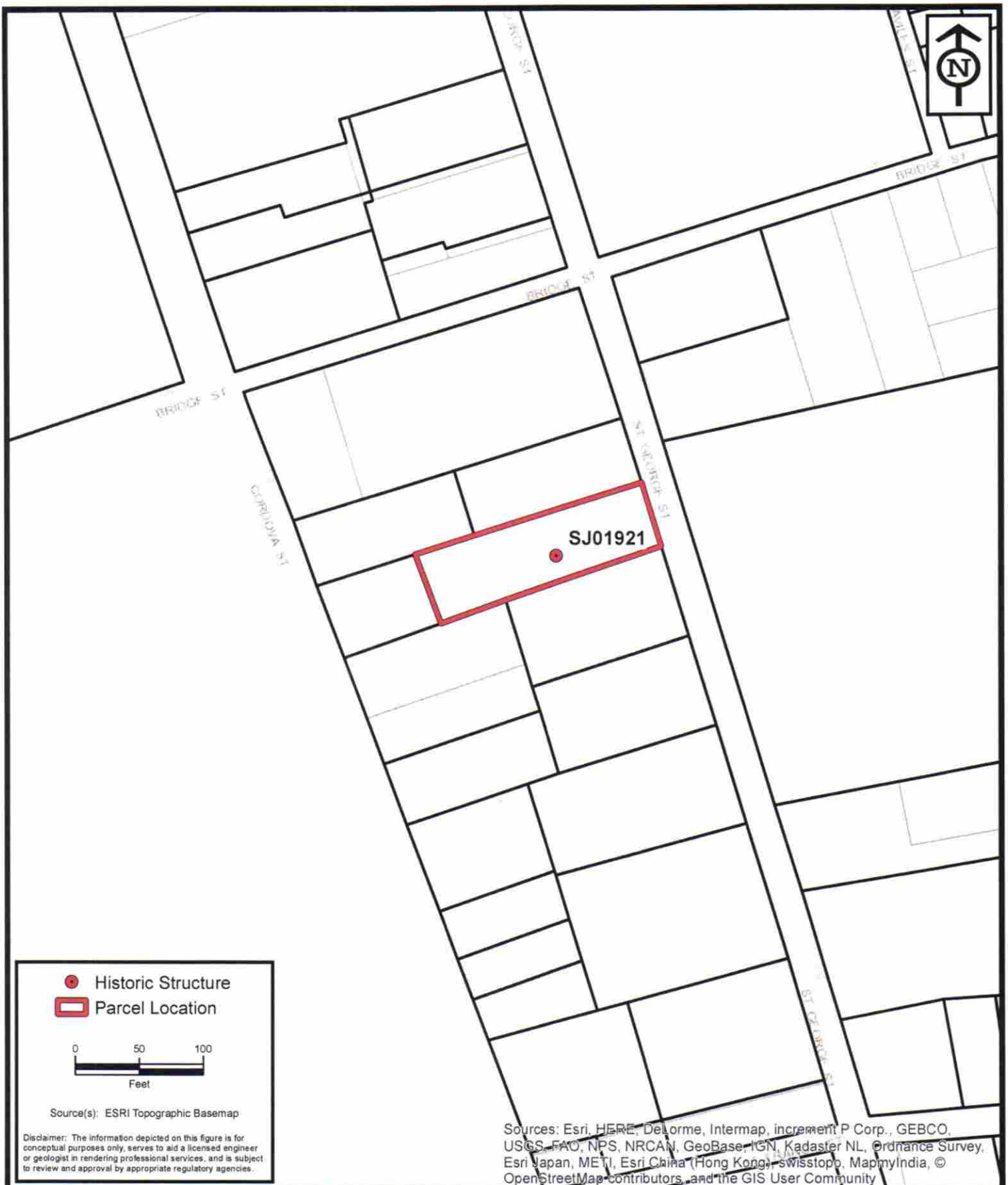
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ01921
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ01921



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



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 Jacksonville, Florida 32256
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Parcel Location - SJ01921
City of St. Augustine
Historic Structure Survey
 St. Johns County, Florida

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

SJ01921





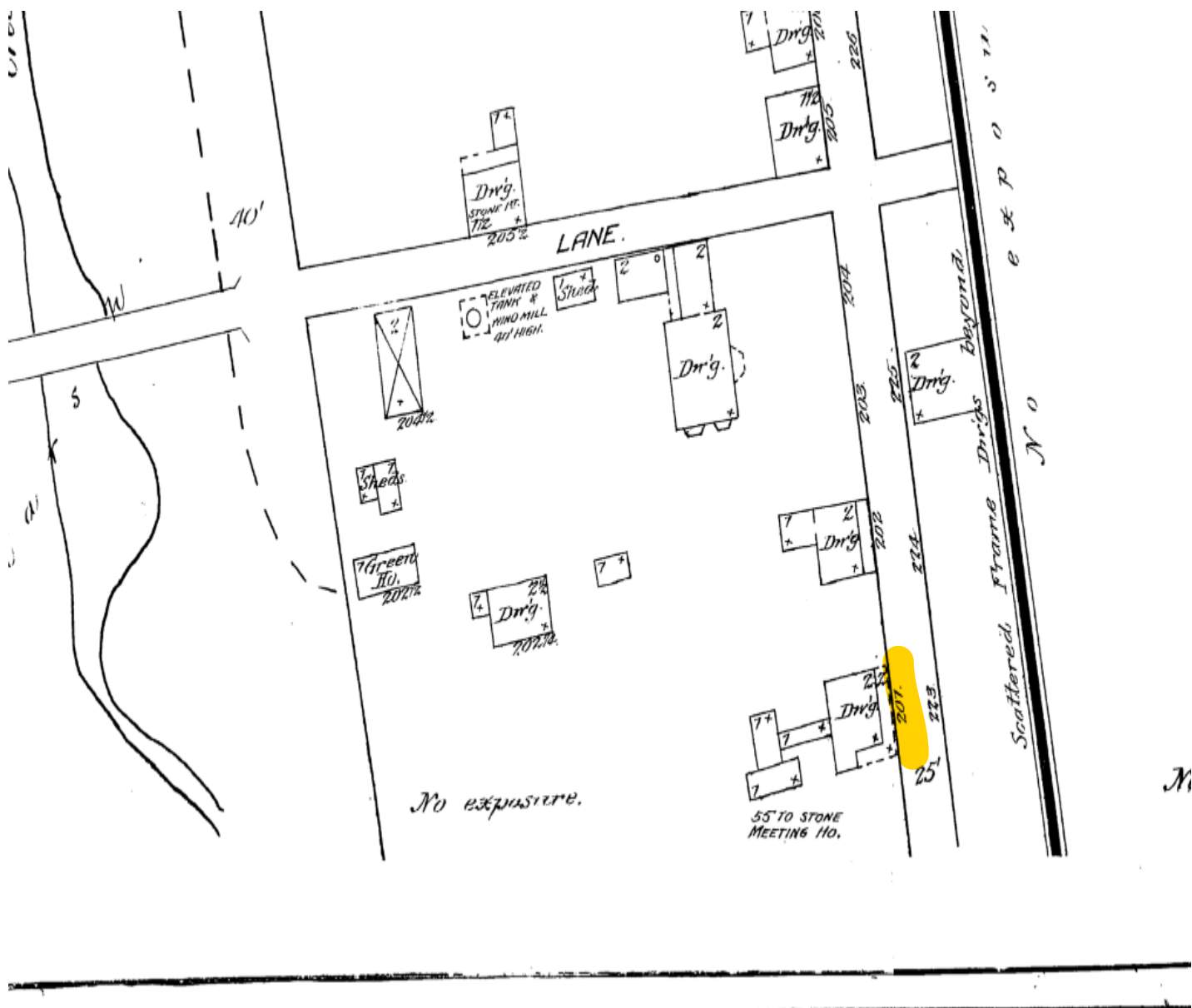


Also known as the Neligan House, the building was built as a boarding house and is one of St. Augustine's oldest continuously operating boarding establishments (under different names), according to the Florida Master Site File (FMSF). The FMSF survey describes how the house was modified with a large addition in the 1920s, including the front porch and portion with stucco exterior that faces St. George Street, with the original historic front block now located in the middle of the existing the two and one-half story building.

Sanborn Map research from the first available publication of 1884 shows how the front of the building was immediately adjacent to St. George Street. By 1899, the rear portion of the structure slightly changed with its configuration of from the hyphen to the rear wing attachments and then stayed much the same through 1917. On the 1924 Sanborn and through the 1930 revised to 1947 map, the building's rear attachments are altered, possibly combined or replaced, into what is now a visibly elongated structure, which also incorporates the original front block of the building after it was moved back, with a portion of the original wrapped front porch visible on the south side. A one-story porch extends across the front façade, which is set back from the street. By the 1957 revised map, the rearmost wing, rear porch, and detached garage have been removed

ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine July 1884, Sheet 2

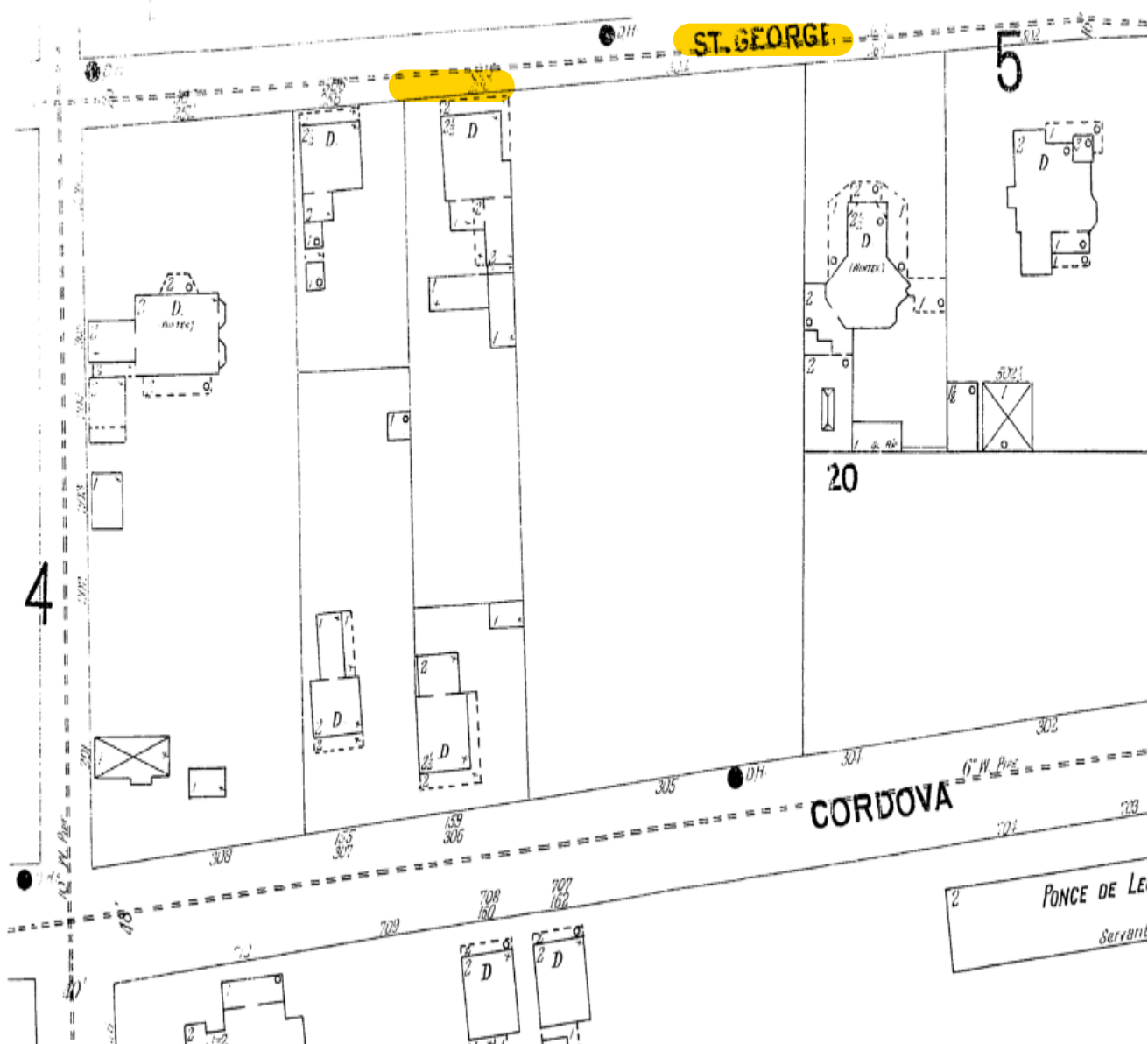


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Aug. 1899, Sheet 8

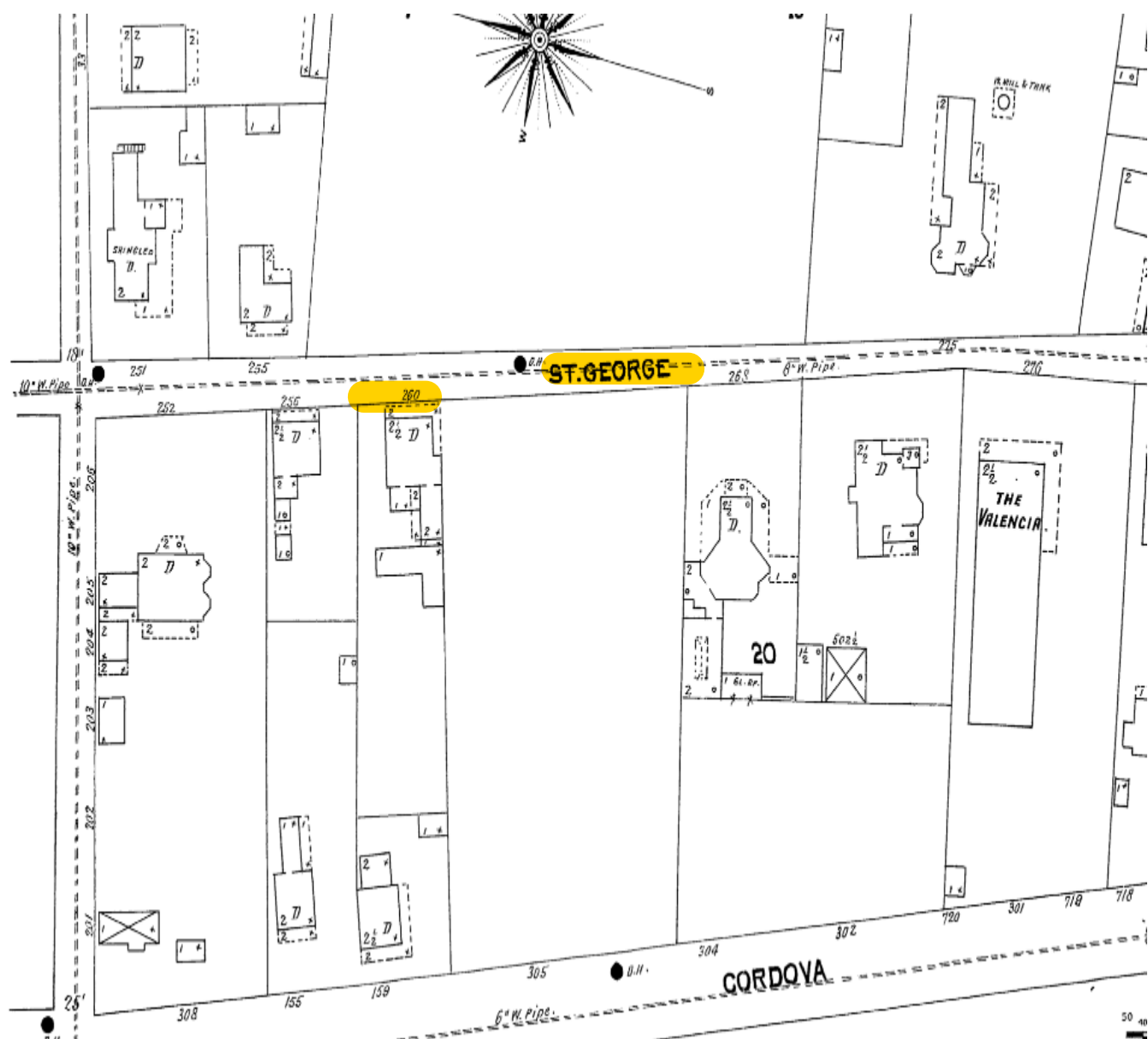


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Mar. 1904, Sheet 5



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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 10

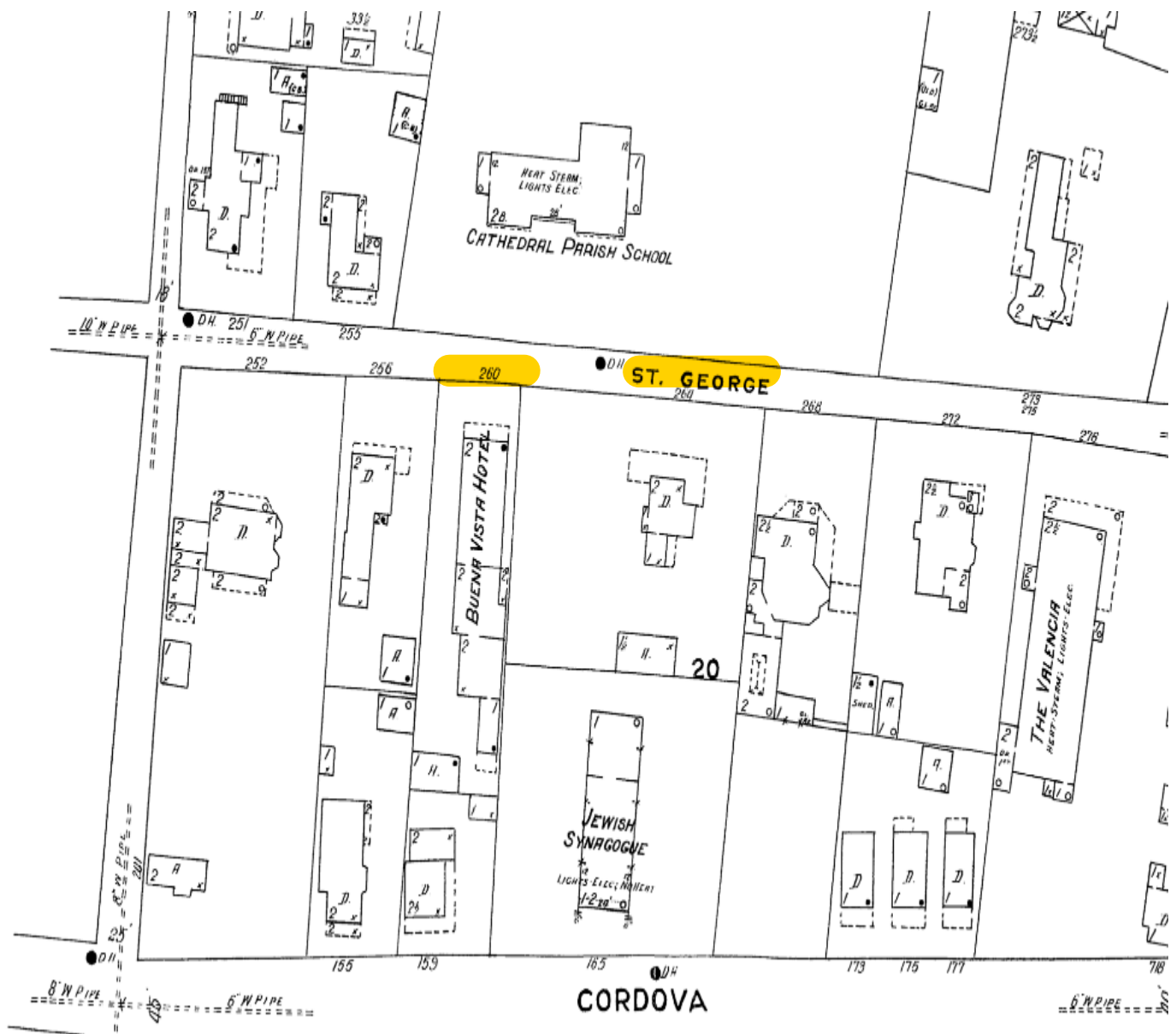


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine July 1924, Sheet 10

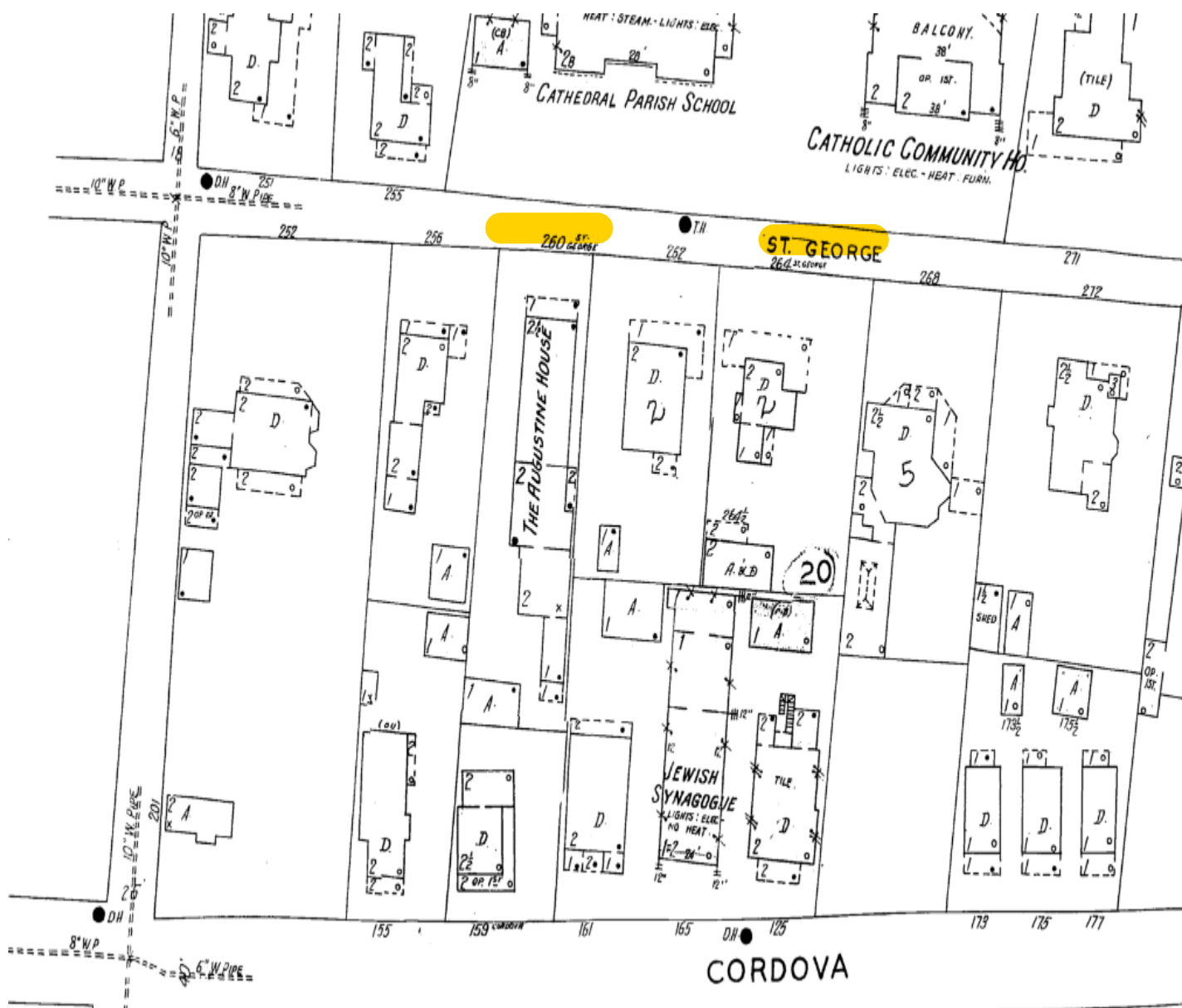


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 13 REVISED to 1946



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260 St. George Street:

1930 Sanborn Map, revised to 1957



1930 Sanborn Map, revised to 1961

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.: 2021-0027
Applicant: 260 St. George St., LLC
Owner: 260 St. George St., LLC
Address: 260 St. George Street
Parcel Number: 1997700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

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

Subject to the following conditions:

- Continued to the April 15, 2021 HARB meeting
- The applicant is asked to return with a plan based on thorough assessment
- with documentation showing how much of each type of material/building
- element is deteriorated and providing evidence of deterioration.
- Plan should show each elevation or section and indicate what will be done
- with proposal for each area and with what materials.
-
-

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

Case No. 2021-0027

REQUEST APPROVED / DENIED / **CONTINUES**


Sign Name

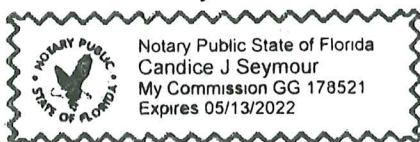
Catherine Duncan
Print Name

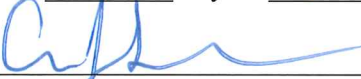
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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




Notary Public, State of Florida

FOR APRIL 15, 2021 HARB MEETING

2021-0027: 260 ST. GEORGE STREET

**Materials submitted by Applicant & Owner
260 St. George St., LLC**

260 St. George St.

HARB Application

4/15/21

Overview

- After several hours/ days of research, several conversations back and forth with the St. Augustine Historical Preservation Planning staff and the recommendations from the board, I have revised my requested scope of work at 260 St. George St. accordingly.
- As generally agreed at the March 18, 2021 HARB meeting, I am proposing to replace the stucco on the 1920s addition that makes up the front 55 feet of the structure, including the side that fronts onto St. George St. with traditional 3 layer stucco with either a smooth or light sand finish. I am proposing to keep the wood trim around the windows and doors as are currently there.
- I am proposing to replace only the wood siding that is rotten or damaged beyond use as discussed further in the following slides. Any new siding that is installed will be all wood siding that will match the style and reveal of the predominate siding for that section of the building as discussed in the following slides. Where novelty siding exists on a section, any siding that is replaced will be replaced with all wood novelty siding that matches the the pattern and reveal of what currently exists. Where clapboard siding exists any new siding installed will be all wood clapboard siding to match the pattern and reveal of what currently exists. Any clapboard siding that is removed will be flipped and reinstalled wherever possible to try to preserve as much original wood siding as possible. Any reused siding should only reduce the suggested percentages of siding expected to be replaced in those sections.
- I am proposing to retain and restore all of the windows on the side of the building fronting onto St. George St., all of the windows 60 feet back on the south and north sides of the property, all of the attic dormer windows, all of the fixed light windows that do not open and the windows that are not in living spaces on the rear, wood sided portion of the building. In total, I am proposing to preserve and restore 45 of the 83 windows which make up all of the windows that can be seen from St. George St. and those that can be reasonably saved beyond that.
- I am proposing to replace 38 windows within the the wood sided rear addition that are within the living areas due to my feeling that the lack of counter balance system presents a SIGNIFICANT safety risk and liability. These windows make up the only points of egress in a very old wooden structure. There is no clear reasonable way to install any as explained in the slides to follow. Aside from the potential of these windows slamming down onto a tenant's or their guests' head or hand, they would make it very difficult to evacuate the building in the case of a fire or other emergency. I am proposing to replace the windows in the wood sided two story section with new all wood 9 over nine windows that appear to have been original to the building. I am proposing to replace the windows in the rear one story addition with all wood 2 over 2 windows with horizontal windows to match what is currently there.
- To prevent further damage to the structure from window hvac units, I am proposing to have central heat and air installed in each unit. Split systems will be installed on the second level units and the first story rear addition. Mini split systems will be installed in the first floor units.
- I feel as though I am making every compromise that I can reasonably make while still addressing the severe need for safety, preservation and restoration of this property. It is not my intention to make this building new. I do wish to make it safe, secure and beautiful in a way that will contribute positively to the historic district and the neighbors around this property.

Windows

- I am proposing to retain and restore all of the windows on the side of the property fronting onto St. George St. and all of the windows 60 feet back on each side (north & south) of the building. This includes all of the windows within the 1920s addition located at the front of the property and 3 fixed 9 light windows that are in the original structure. Additionally, I am proposing to preserve the attic dormer windows. Due to the building sitting so close to the property line and taking up the majority of the property; these are the only windows that you can really see when passing along St. George St.
- I am proposing/requesting to replace the remaining windows with the exception of the 9 over 9 window on the small one story section where the side entry door is along the north/driveway side and one window that is located on the second floor on the far east side of the south facing gable section. These are the only two windows that are not in living spaces that are tenant occupied. None of the windows that are in any section of the building other than the 1920s addition that makes up the front 55 feet of the property were built with counter balances.



Windows Being Restored

- All 9 of the windows on the first two levels of the front elevation of the property and 55 feet back on either side are wood sash, 2 over 2 double hung windows that do have a counter balance system. They appear to be in salvageable condition and will be retained and preserved under my proposed renovations along with the attic windows

Front Elevation Windows



Front Elevation Windows Continued



Windows North Elevation Stucco Portion Upper Level



****Individual Window pictures are organized from left to right.****

Windows North Elevation Stucco Portion Cont. Upper Level



The 3rd window from the front is missing the center grille

Windows North Elevation Stucco Portion Cont. Upper Level



North Elevation Stucco Portion Lower Windows



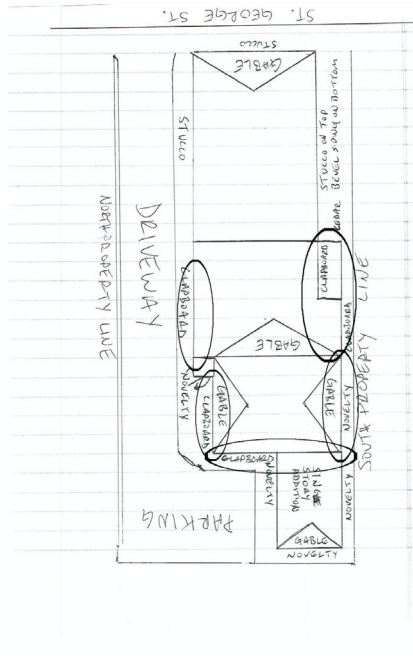
****Individual window pictures are organized from left to right.****

North Elevation Stucco Portion Lower Windows Cont.



Windows Continued Two Story Wood Sided Section

- I am proposing to replace the windows in the two story wood sided portions of the building with all wood, raised mutton, 9 over 9 windows to match what appears to have been original to the building and make up the majority of what still exist in this section of the building. I am proposing to keep and restore the two fixed 6 light windows at the front of the clapboard section just behind the 1920s stucco addition, the fixed 6 light window on the 1st floor porch on the southern side of the property, the 9 over 9 on the single story, novelty sided side entrance and the eastern most 9 over 9 window on the second floor of the novelty sided gable section of the south facing side of the building. These five windows are either fixed light or not located in living spaces within the property.

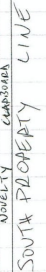


|-----Proposing to Keep-----|

Keep & replace
Bottom sash with
9 light from other
Removed window

Windows Cont. - Interior framing and sheathing

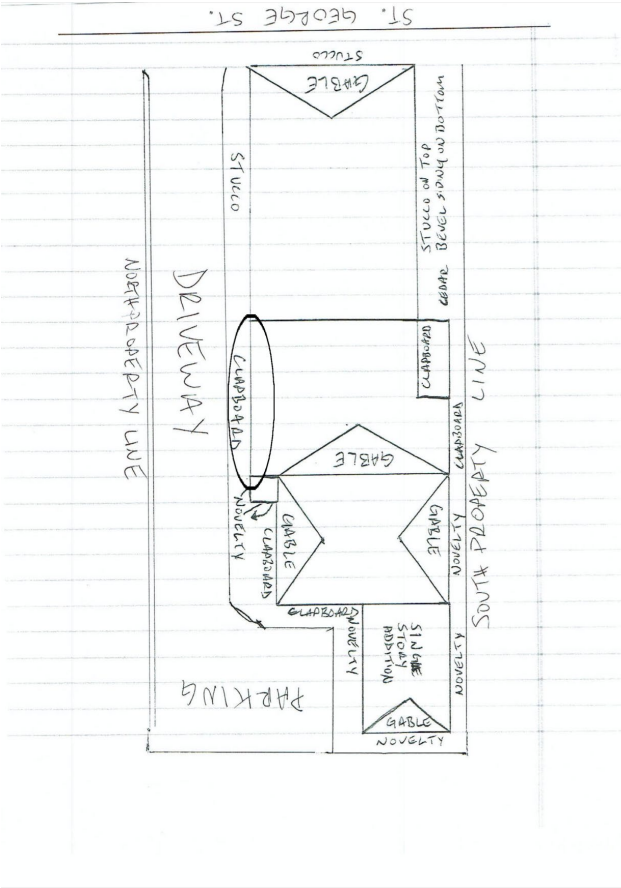
- The pictures attached are from the inside of the clapboard sided structure on the northern elevation just to the east of the side entry door along the driveway. These photos show both the condition of the framing members and wall sheathing behind the siding as well as the framing butted directly up to the window. When framing this building, they did not allow for a cavity between the window and framing to add weights and pulleys.
- Due to the building being tenant occupied and the framing being so close to the window that it doesn't allow for weights, ropes and pulleys; I feel as though the only reasonable option is to replace the windows on the rear two story clapboard sections, novelty sided sections and the rear one story novelty sided addition



North Elevation Clapboard Section



North Elevation Clapboard Section Continued



North Elevation Clapboard Section Continued



Being restored



Being Restored



This is supposed to be 9/9

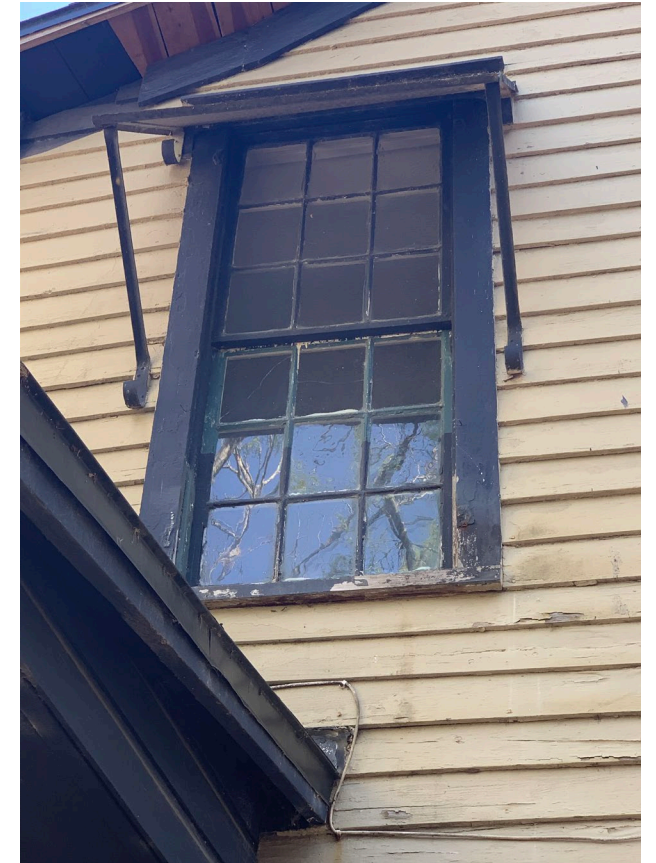
This is supposed to be 9/9

North Elevation Clapboard Section Continued



A hand-drawn site plan of a property, oriented with the street at the top. The plan includes the following features:

- Top Boundary:** Labeled "ST. GEORGE ST." with a horizontal line above it.
- Left Boundary:** Labeled "ADJACENT PROPERTY LINE" with a vertical line to its left.
- Right Boundary:** Labeled "SOUTH PROPERTY LINE" with a vertical line to its right.
- Buildings and Structures:**
 - Top Left:** A rectangular building labeled "STUCCO" on its left side and "GABLE" on its right side.
 - Top Right:** A rectangular building labeled "GABLE BEVEL DOWN BOTTOM" on its right side and "CLAPBOARD" on its left side.
 - Middle Left:** A rectangular building labeled "CLAPBOARD" on its left side and "STUCCO" on its right side.
 - Middle Right:** A rectangular building labeled "CLAPBOARD" on its right side and "NOVELTY" on its left side.
 - Bottom Left:** A rectangular building labeled "CLAPBOARD" on its left side and "NOVELTY" on its right side.
 - Bottom Center:** A rectangular building labeled "CLAPBOARD" on its left side and "NOVELTY" on its right side.
 - Bottom Right:** A rectangular building labeled "CLAPBOARD" on its left side and "NOVELTY" on its right side.
 - Central Area:** A large, irregularly shaped building with multiple gables, labeled "GABLE" in several locations. A smaller section within this building is labeled "CLAPBOARD" and "NOVELTY".
 - Bottom Right Corner:** A small triangular building labeled "GABLE" on its left side and "NOVELTY" on its right side.
- Parking Area:** Labeled "PARKING" in the bottom left corner.
- Driveway:** Labeled "DRIVEWAY" in the center of the plan.
- Other Labels:** "SINGLE ADDITION" is written near the bottom right corner.

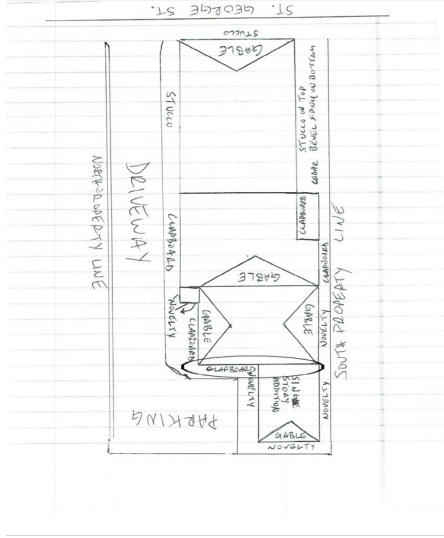


Windows North Elevation Gable Section Continued

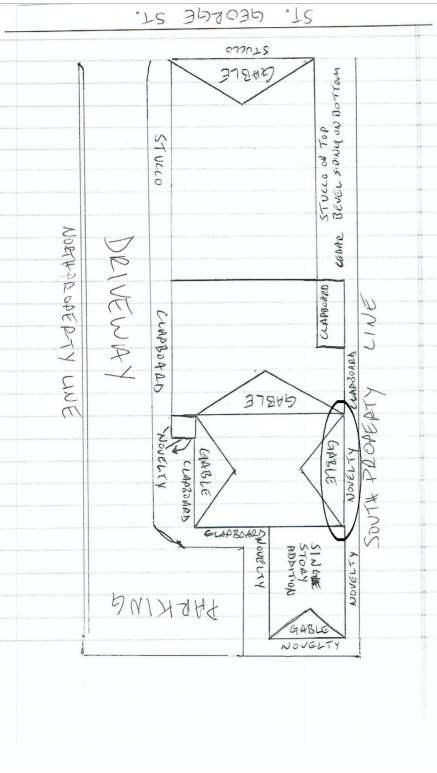
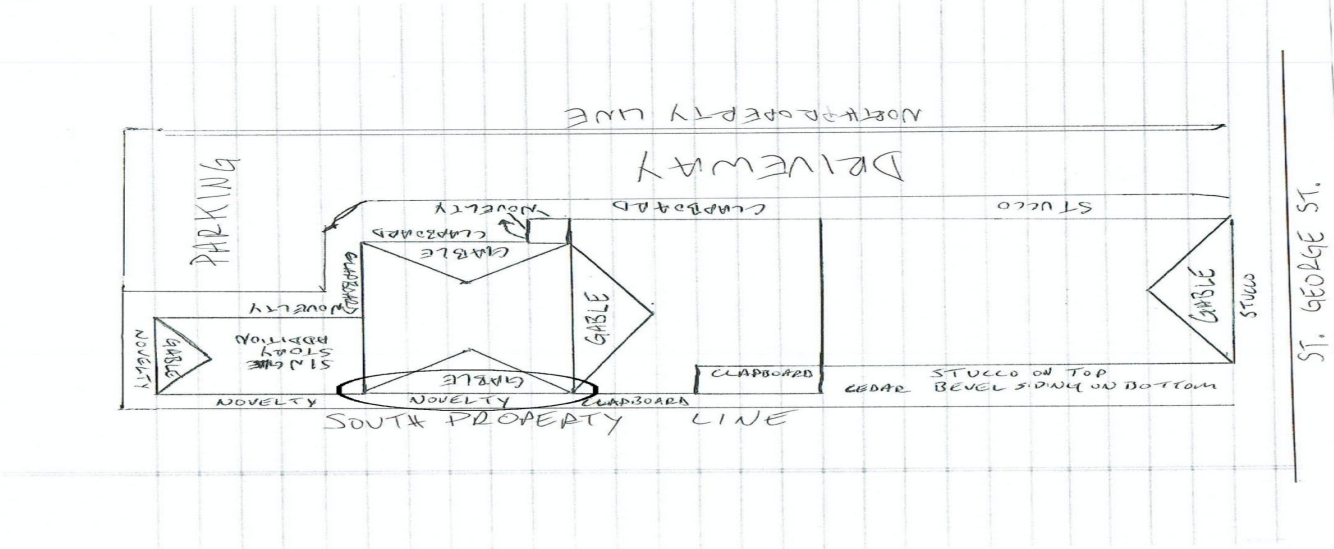


Rear/West Facing Section

None of these windows have counter balances and these units are occupied



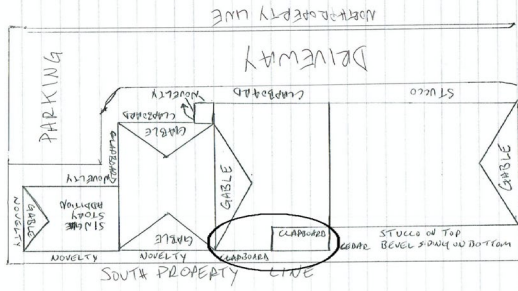
Southern Elevation Gable Section



Southern Elevation Gable Section Continued



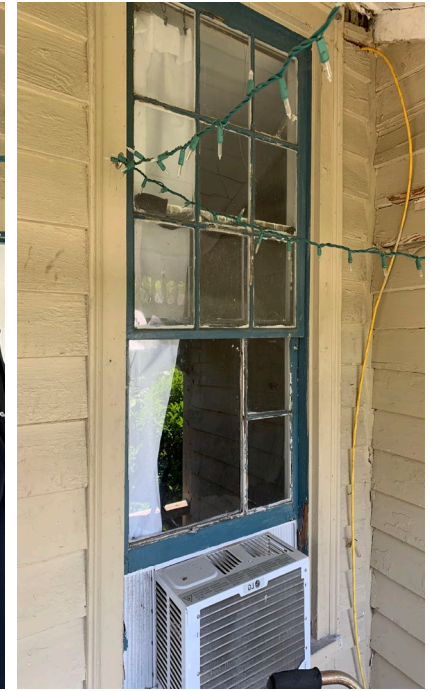
Southern Elevation Porch & Clapboard Section



Southern Elevation Porch & Clapboard Section Continued

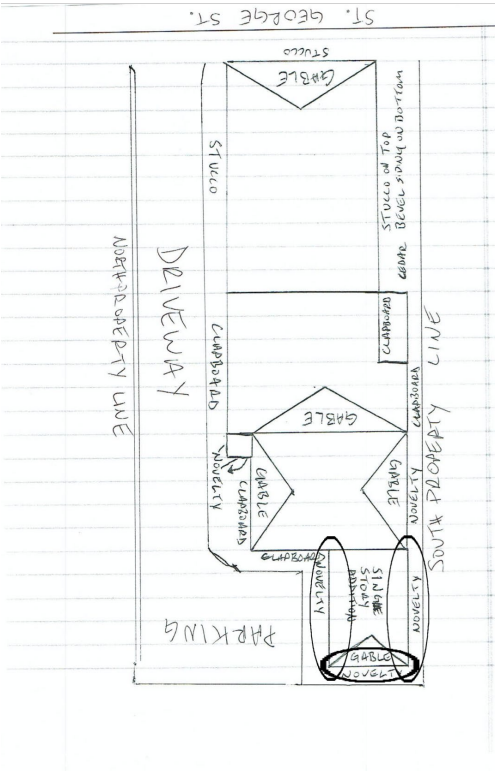


Upstairs Porch



Upstairs Porch

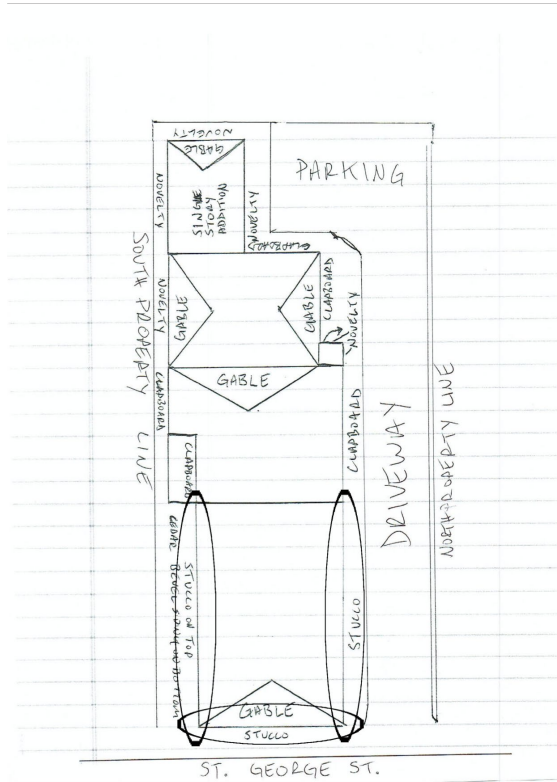
Rear One Story Addition



None of these windows have counter balances and this unit is occupied. I am proposing to replace each one of these wooden 2 over 2 horizontal grille windows with new, all wood, 2 over 2 windows with horizontal grille windows due to the lack of counter balances or the practical retrofitting of counter balances.

Stucco Replacement

- The portion of this property that faces east and fronts on St. George St. is comprised of stucco. The first 55 feet of the north facing side of the property is also comprised of stucco and the first 55 feet of the second level south facing side of the property are comprised of stucco. The first 40 feet of the lower level of the property is comprised of cedar bevel siding that appears to have been installed very recently.
- As Mr. Benoit agreed to in the previous HARB meeting on March 18th, 2021; the stucco on the property is failing in several places and needs to be replaced to preserve the structural integrity of the property.
- I am requesting to replace all of the stucco where existing and the section of cedar bevel siding that appears to have been recently installed in place of stucco with a traditional 3 layer stucco with a smooth or fine sand finish similar to what currently exists on the front of the property.

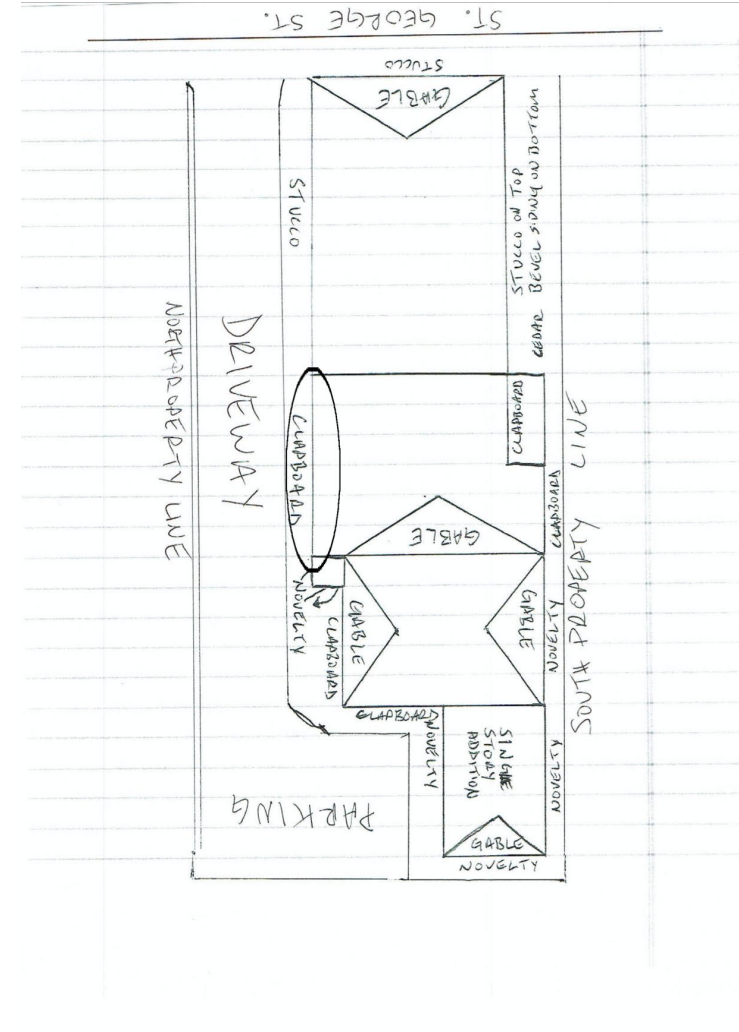


Stucco Replacement Continued

Siding Replacement

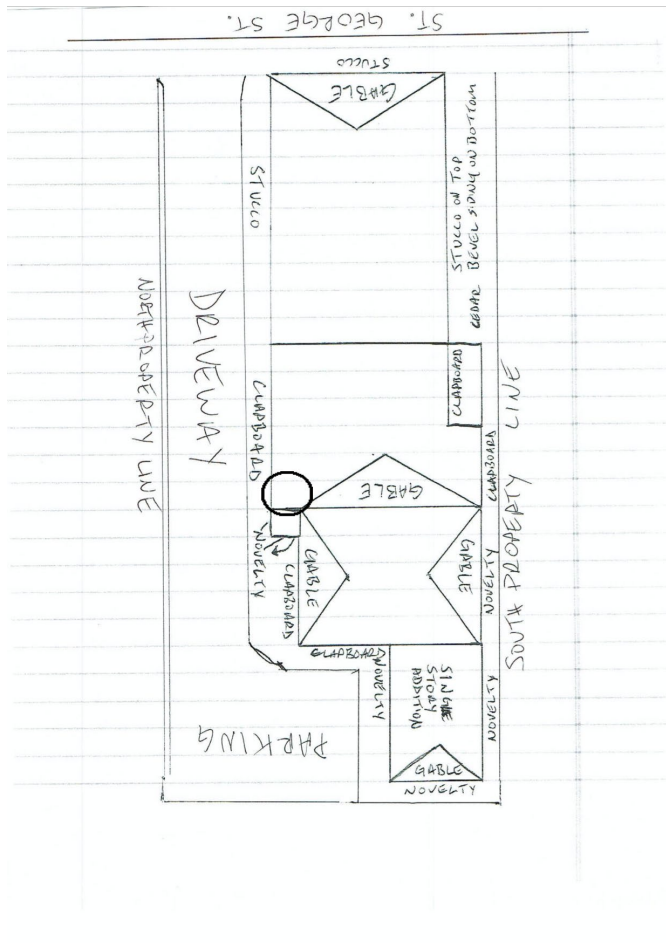
- I am proposing to replace roughly 25-40% of the clapboard siding on the north facing section between the stucco and the small novelty sided entrance with matching wood clapboard siding. Most of this siding appears to be in decent condition with the exception of the bottom 3-4 feet which is mostly rotted. The east 10-12 feet of this section appears to have been replaced and is separating from the framing. I would like to replace these two areas to correctly install the east 12 feet of this section closest to St. George St. and correct any damaged framing members behind it to prevent water and pest intrusion.

Siding Replacement Continued



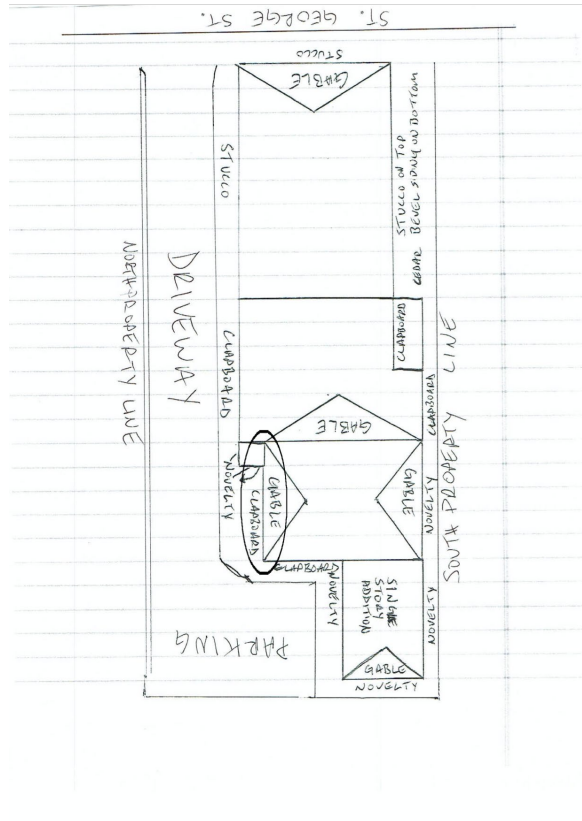
Siding Replacement Continued

- I am proposing to replace the bottom 7-8 rotten boards of the rear/west facing portion of wall above the small single story entrance located along the driveway on the north facing side of the property with wood clapboard siding to match



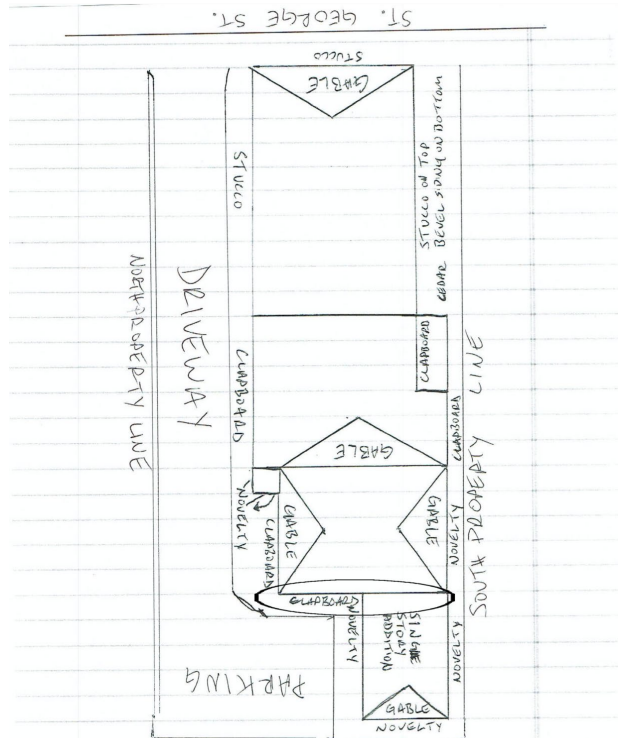
Siding Replacement Continued

- Replace approximately 10% of the clapboard siding on the gable section along the north facing side to the rear of the side entry door with wood clapboard siding.



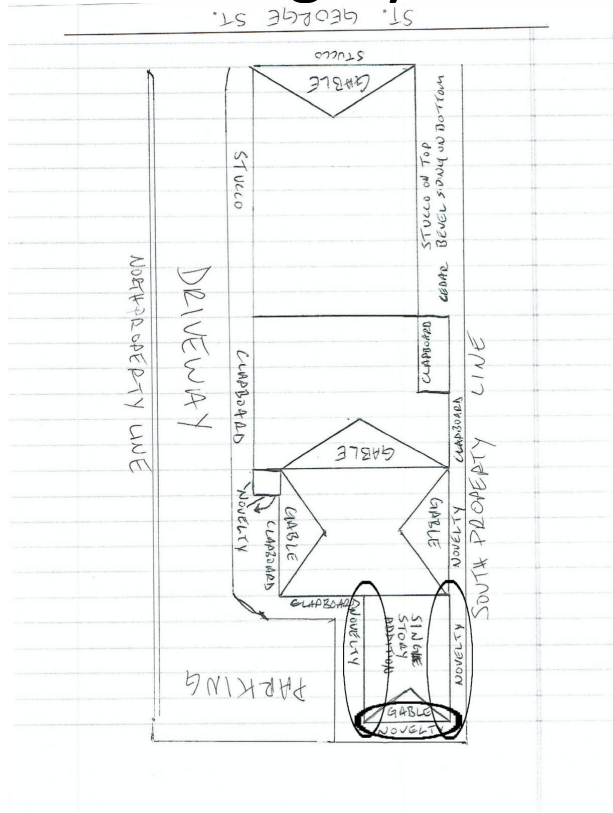
Siding Continued

- Replace roughly 15-25% of the rear, west facing portion of the 2 story section of the building. Some of this section of the property has already been replaced with lap board hardie planks. I'm proposing to replace the hardie with wood clapboard siding to match the rest of this side and some other rotten boards.



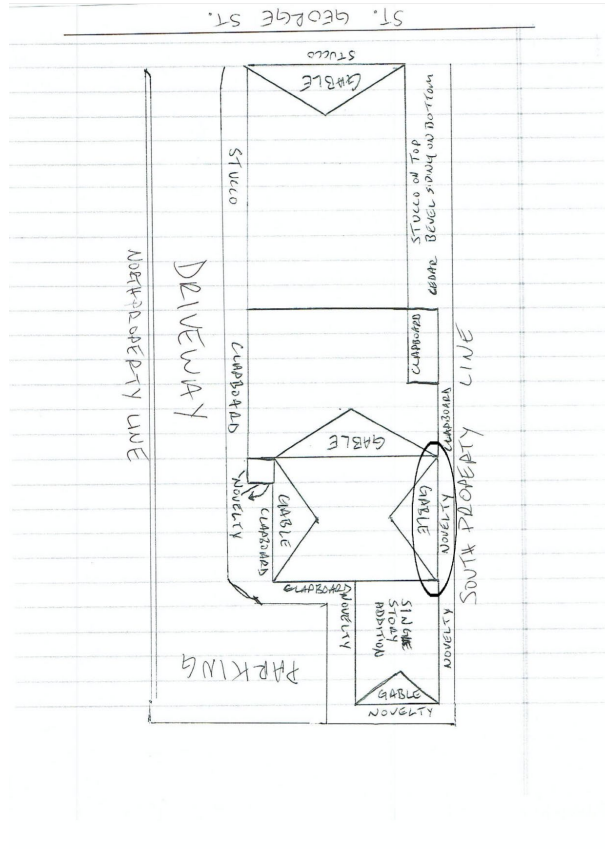
Siding Continued

- Replace roughly 10-15% of the novelty siding on the one story rear addition with matching novelty siding. This siding is mostly in good shape with the exception of a few boards on the north facing side and roughly 25% of the rear, west facing side.



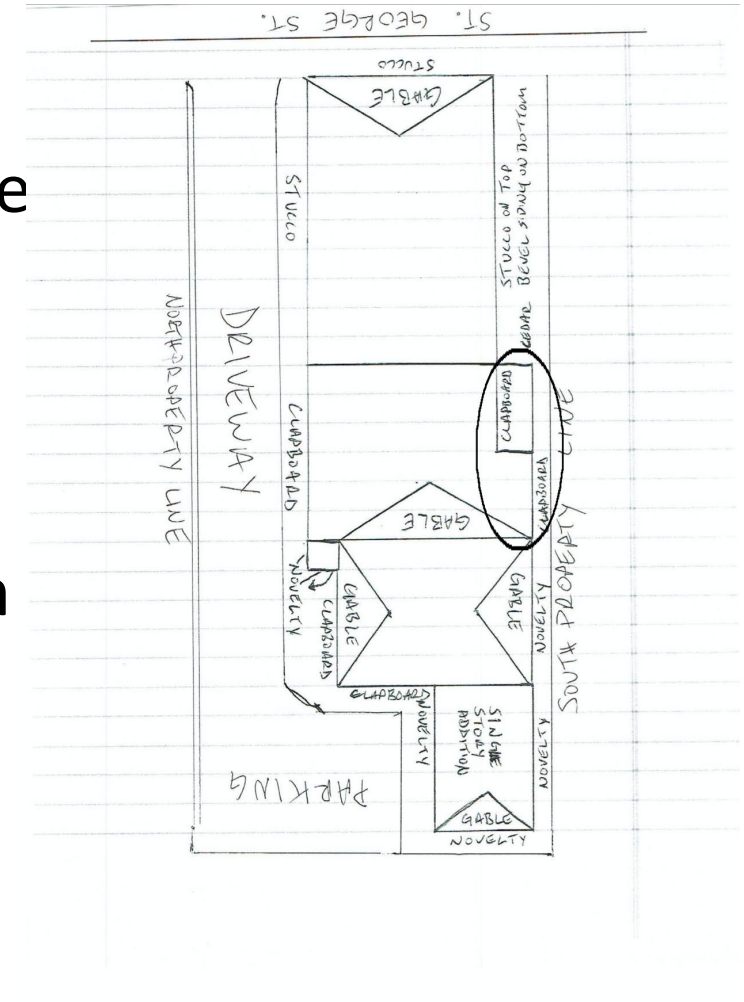
Siding Continued

- Replace roughly 50-75% of the novelty siding on the south facing gable section of the property just east (in front of) the one story addition at the rear of the property with matching novelty siding. This section of the property is in very bad condition. It is separating from the framing members and is very brittle and rotted.



Siding Continued

- Replace roughly 50-75% of the clapboard siding on the porch section that is immediately behind the stucco section on the south facing side of the property and the 16 foot section between the porch and the novelty sided gable section with new wood clapboard siding to match. This section is in very bad shape with several rotten boards, several boards that have separated from the framing members and some boards that appear to have separated completely and fallen off the side of the building.



Siding Continued



Siding Continued

- Install novelty siding to the attic dormers to replace the 3 tab shingles currently being used for siding.



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



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

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

BDAC Project No. PL2021-0027

Receipt No. _____

Meeting Date: 3/18/21

Advertising Cost \$ _____ Post age \$ _____ Paid on _____

Receipt No. _____

- NAME OF APPLICANT Chris Middlebrooks
Business (if applicable) 260 St. George St., LLC
Address 3016 Alvarado Ave.
City Jacksonville State FL Zip Code 32217
Daytime telephone (904) 803-3618 Other phone/email cbmiddlebrooks@gmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Chris Middlebrooks
Business (if applicable) 260 St. George St., LLC
Address 3016 Alvarado Ave.
City Jacksonville State FL Zip Code 32217
Daytime telephone (required) (904) 803-3618 Other phone _____
- PROJECT STREET ADDRESS 260 St. George St., St. Augustine, FL 32084
- LEGAL DESCRIPTION: Lot 11 Block 38 Subdivision City of St. Augustine Parcel 1997700000
- EXISTING USE Multi-Family (10 + Units) PROPOSED USE Multi-Family (10+ Units)
- PROPOSED PROJECT WORK

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

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☒ | Exterior finishes (stucco, masonry, siding) <small>Replace stucco on front portion with new stucco and wood siding on rear portion with new wood siding</small> _____ |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☒ | Windows <u>replace existing wood windows with new wood windows. See attached.</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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

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

D. PAINT COLORS (check one)

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

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

The stucco on the exterior of the front half of the building is falling and has several areas where water is getting into the walls.

The existing wood siding on the rear portion of the building has several areas where there are large gaps allowing water intrusion. The existing exterior is made up of several different types of wood siding and also cement (hardie) siding. The existing windows are comprised of several different grid patterns and are missing counter balances.

Many of the windows were built without counterbalance systems. I am requesting to replace the existing stucco with stucco and replace the existing wood siding area with wood siding that is continuous and consistent across that portion of the building. I am also requesting to replace the windows with the ones quoted in the attached document.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME

Chris Middlebrooks

SIGNATURE OF APPLICANT

[Signature]

DATE 2/15/21

PRINT OWNER'S NAME

Chris Middlebrooks

SIGNATURE OF OWNER

[Signature]

DATE 2/15/21

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

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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

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

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

Reviewed by: Julie Courtney Date: 2.23.21



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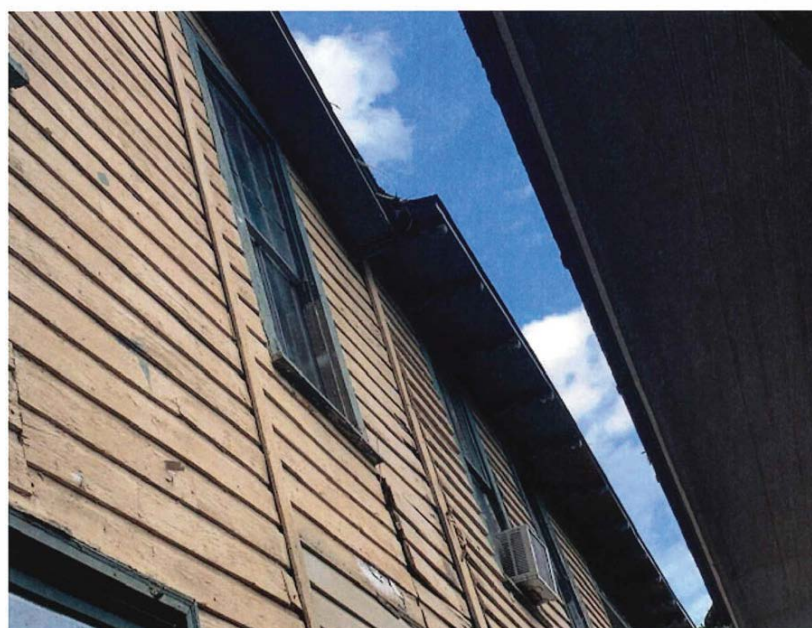
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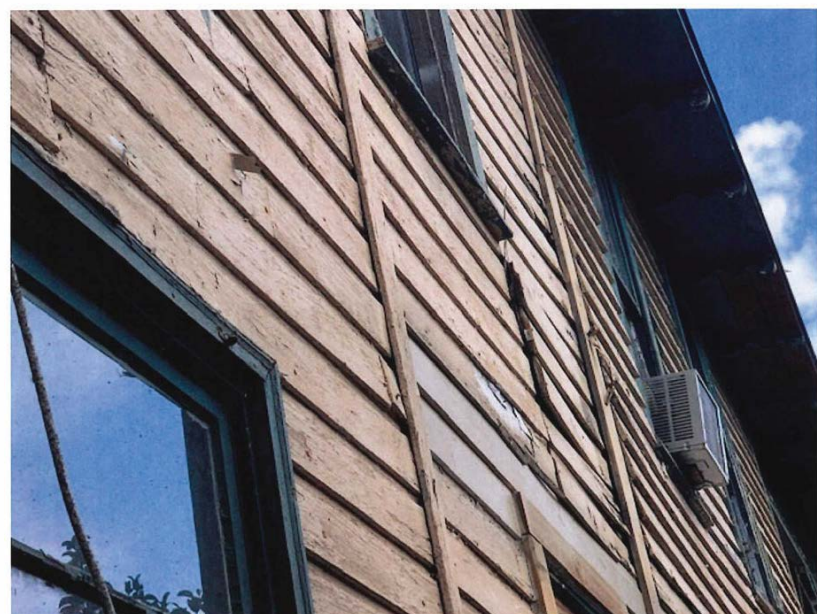
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From: [Chris Middlebrooks](#)
To: [Julie Courtney](#); les@koehlerhomesinc.com
Subject: Window Pictures
Date: Saturday, March 6, 2021 12:21:33 PM

Julie,

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



[260 St George St Windows.zip](#)

Best Regards,

Chris Middlebrooks

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

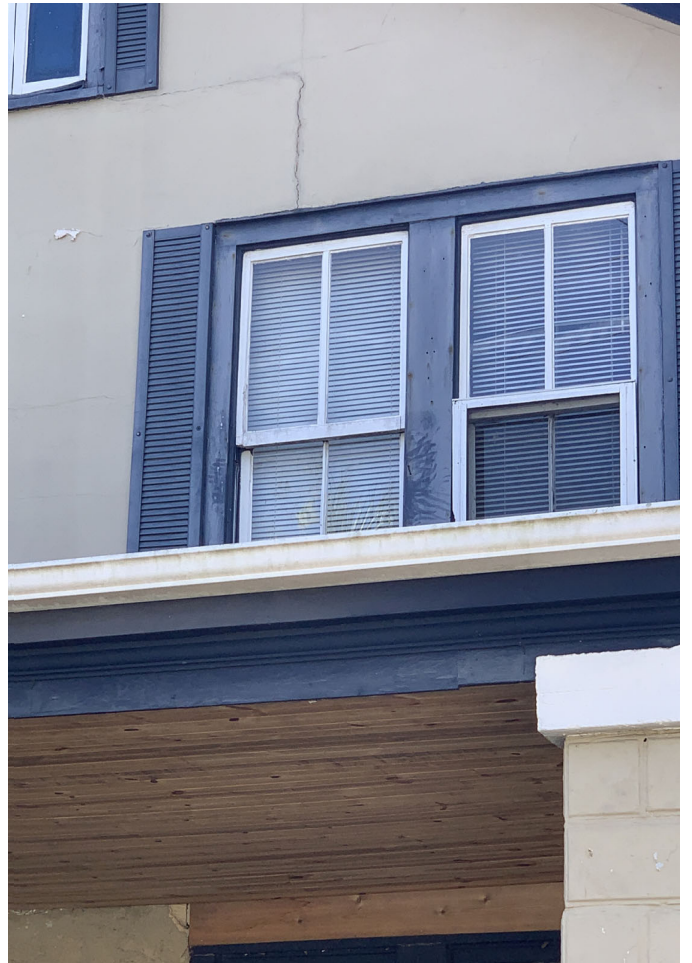


Front

Received 8, 2021



Page 1 of 3





















South Side to Porch

Received March 8, 2021

Page 1 of 5



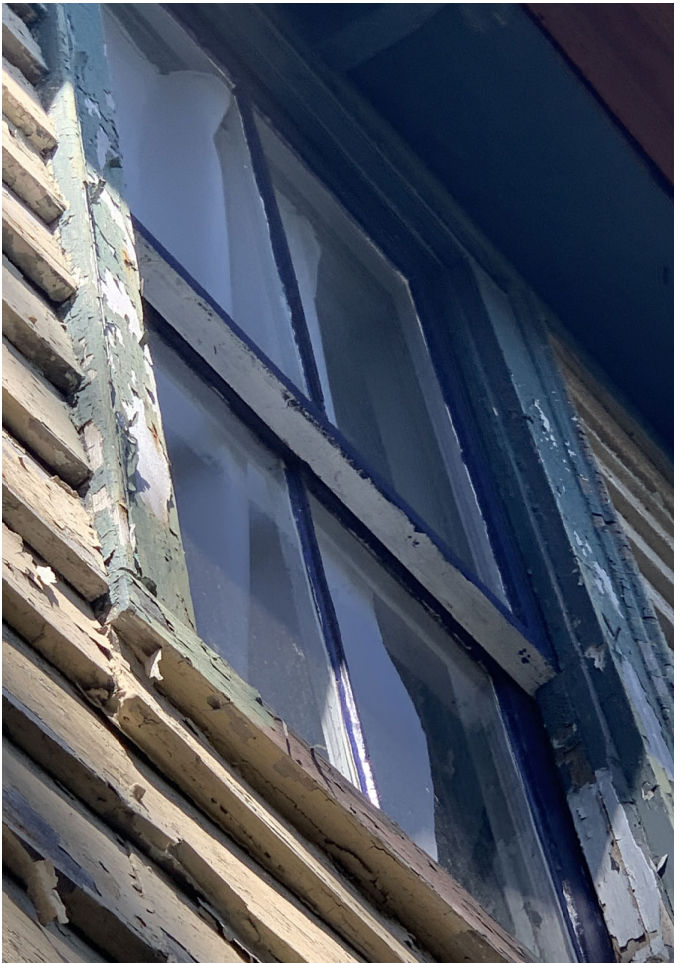


























From: [Chris Middlebrooks](#)
To: [Julie Courtney](#); les@koehlerhomesinc.com
Subject: 260 St. George St. Stucco
Date: Saturday, March 6, 2021 12:51:14 PM

Julie,

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

Best Regards,

Chris Middlebrooks

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





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

Julie,

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

Best Regards,

Chris Middlebrooks

President

Lighthouse Property Management
& Realty, LLC

3018 Alvarado Ave.

Jacksonville, FL 32217

Ph: (904) 379-5944

Cell: (904) 803-3618

Fax: (904) 374-1293

----- Forwarded message -----

From: <les@koehlerhomesinc.com>

Date: Sun, Mar 7, 2021 at 8:10 PM

Subject: Windows Saint George

To: <cbmiddlebrooks@gmail.com>

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

CBC056153

To Whom It May Concern,

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

Best Regards,

Les Koehler
(904) 545-6195



WINDSOR
WINDOWS & DOORS

JIMMY FERRY WINDOWS INC

5875 MINING TERRACE
SUITE 201
JACKSONVILLE
Phone: 904-571-2752

FEB 16 2021

Planning / Building Dept.

FL 32257

Fax: 1-904-292-9950

Customer
Quote

Short Form
Totals Only

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2021

CREATED

1/29/2021

jimferrywindows@
bellsouth.net

PK # 272

Customer Information:

Phone:

Fax:

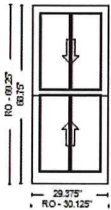
Delivery Information:

Phone:

Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
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CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		St Augustine	Middlebrooks

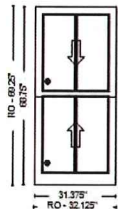
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	61	30 1/8" X 69 1/4"	29.375" X 68.75"



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

* Units viewed from exterior.

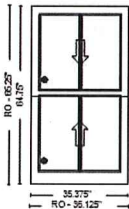
Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	4	32 1/8" X 69 1/4"	31.375" X 68.75"



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

* Units viewed from exterior.

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



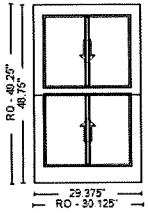
Pinnacle Wood Prime Double Hung 3028-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-10 x 5-2)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty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

* Units viewed from exterior.

Windsor Windows and Doors

Quote #: 1991569 Page 1 of 3

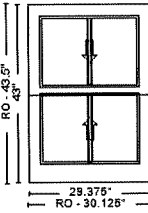
Line #	Room ID	Quantity	Overall RO	Overall Frame
400	None Assigned	6	30 1/8" X 49 1/4"	29.375" X 48.75"



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

* Units viewed from exterior.

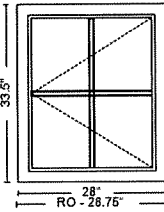
Line #	Room ID	Quantity	Overall RO	Overall Frame
500	None Assigned	2	30 1/8" X 43 1/2"	29.375" X 43"



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

* Units viewed from exterior.

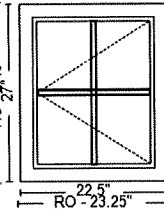
Line #	Room ID	Quantity	Overall RO	Overall Frame
600	None Assigned	1	28 3/4" X 34"	28" X 33.5"



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

* Units viewed from exterior.

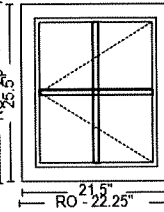
Line #	Room ID	Quantity	Overall RO	Overall Frame
700	None Assigned	1	23 1/4" X 27 1/2"	22.5" X 27"



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

* Units viewed from exterior.

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



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

* Units viewed from exterior.

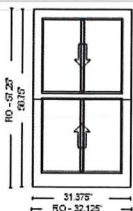
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Quote #: 1991569 FEB 1 2021 Page 2 of 3

Planning / Building Dept

Windsor Windows and Doors

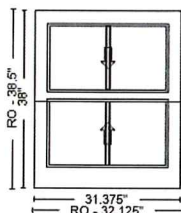
Line #	Room ID	Quantity	Overall RO	Overall Frame
900	None Assigned	5	32 1/8" X 57 1/4"	31.375" X 56.75"



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

* Units viewed from exterior.

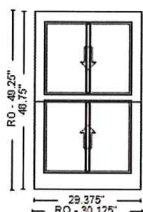
Line #	Room ID	Quantity	Overall RO	Overall Frame
1000	None Assigned	1	32 1/8" X 38 1/2"	31.375" X 38"



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

* Units viewed from exterior.

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



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

* Units viewed from exterior.

Quote Comments:

Disclaimer:

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

Messages:

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

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!

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FEB 18 2021

Windsor Windows and Doors

Quote #: 1991569 Page 3 of 3
Planning / Building Dept



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Suite 338
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954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

February 16th, 2021

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To: Whom it may concern,

FEB 19 2021

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

Planning/Building Dept.

Project location: 260 St George St
St. Augustine, FL 32084

On behalf of: Jimmy Ferry
5875 Mining Terrace Suite 201
Jacksonville, FL 32257

Report: PER 7485

Scope:

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

A. Comparative analysis

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

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

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

Hermes F. Norero, PE
Florida No. 73778
Page 1 of 18



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Dania Beach, FL 33004

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954.744.4738 FX

contact@buildingdrops.com

B. Anchor calculation:

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

- Shear
- Bearing, tilting, & tear-out

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See appendix of this report for anchor detail and analysis.

Planning/Building Dept.

Limits of Use:

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

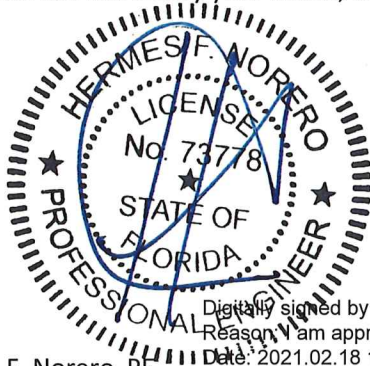
Referenced Data:

- 2020 Florida Building Code
- Test Report ESP017010P, ESP021368P
- Florida Product Approval FL11092, FL11619

Conclusion:

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

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



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

Hermes F. Norero, PE

Florida Registered Professional Engineer #73778

Certification of Independence:

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

Hermes F. Norero, PE

Florida No. 73778

Page 2 of 18

Page 139 of 429



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

APPENDIX

Product Line Comparative Analysis Anchor Calculation



THIS INSTRUMENT PREPARED BY AND RETURN TO:
John Gullett

Title America Real Estate Closings, Inc.

10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w

FILE: **T40795**

Property Appraisers Parcel Identification (Folio) Numbers:

199770-0000

SALE PRICE: \$975,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

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

260 ST AUGUSTINE LLC, a Florida Limited Liability Company,

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

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

whose post office address is 3016 Alvarado Ave, Jacksonville, FL 32217, hereinafter called the Grantee:

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

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

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

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

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

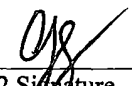
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


 Witness #1 Signature
CAROL DeMarco
 Witness #1 Printed Name

260 ST AUGUSTINE LLC, a Florida Limited Liability Company

BY: 
 Charles Roth, Jr., Manger


 Witness #2 Signature
Constance Gullett
 Witness #2 Printed Name

**STATE OF FLORIDA
 COUNTY OF DUVAL**

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

SEAL



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

Notary Signature


CAROL DeMarco
 Printed Notary Signature
 My Commission Expires: _____



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

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

2019 TRIM Notice

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

Summary

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

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$332,377	\$0	\$279,188	\$0	\$0	\$611,565	\$611,565	\$0	\$611,565
2019	\$321,280	\$0	\$279,188	\$0	\$0	\$600,468	\$600,468	\$0	\$600,468
2018	\$318,616	\$0	\$279,188	\$0	\$0	\$597,804	\$597,804	\$0	\$597,804
2017	\$292,098	\$0	\$179,478	\$0	\$0	\$442,900	\$442,900	\$0	\$442,900
2016	\$268,433	\$0	\$162,029	\$0	\$0	\$430,462	\$430,462	\$0	\$430,462
2015	\$274,421	\$0	\$162,029	\$0	\$0	\$436,450	\$436,450	\$0	\$436,450
2014	\$274,054	\$0	\$162,029	\$0	\$0	\$436,083	\$436,083	\$0	\$436,083
2013	\$279,906	\$0	\$162,029	\$0	\$0	\$441,935	\$441,935	\$0	\$441,935
2012	\$174,820	\$0	\$130,620	\$0	\$0	\$305,440	\$305,440	\$0	\$305,440
2011	\$244,103	\$0	\$66,690	\$0	\$0	\$310,793	\$310,793	\$0	\$310,793
2010	\$249,758	\$0	\$74,100	\$0	\$0	\$323,858	\$323,858	\$0	\$323,858

Building Information

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

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

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

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

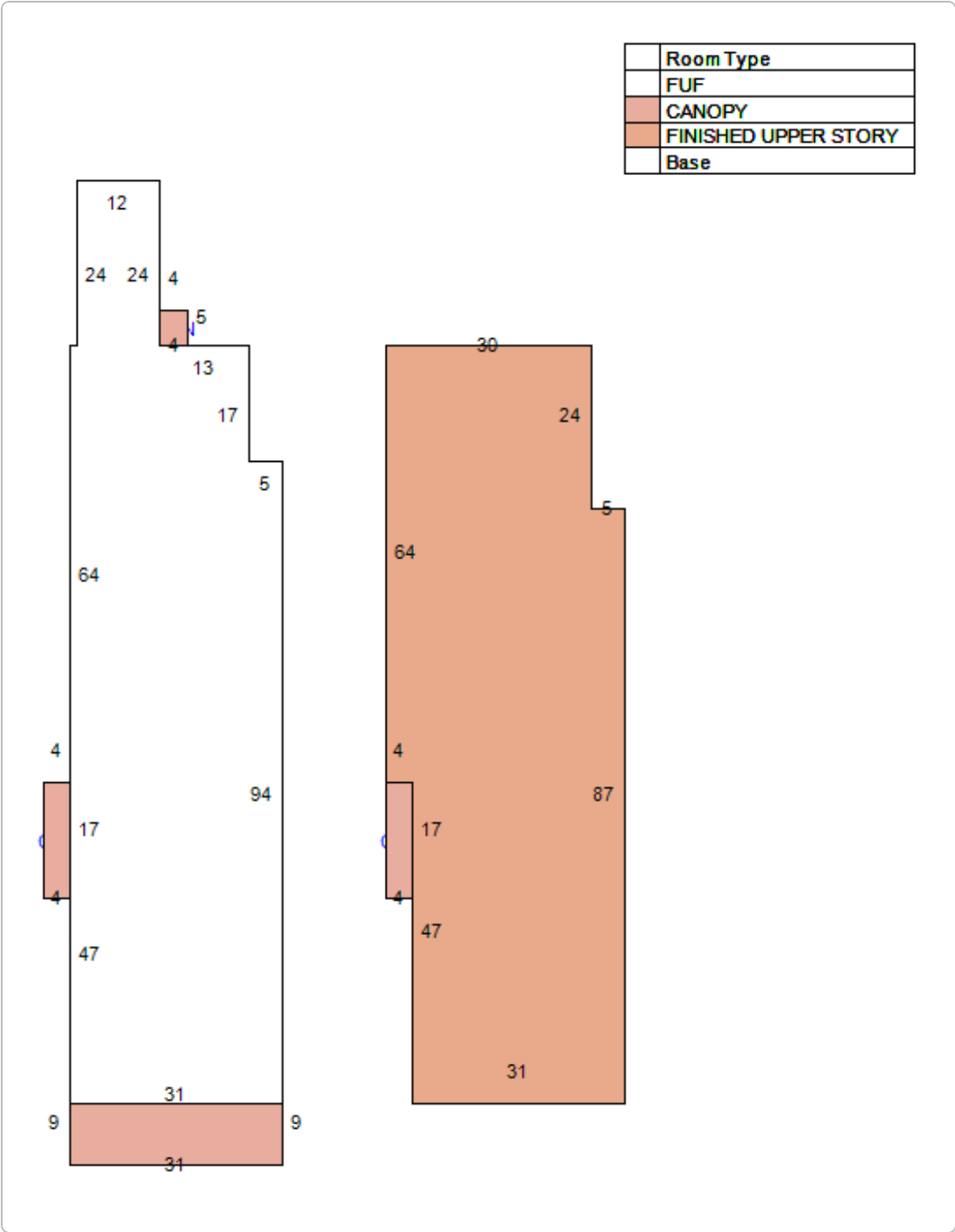
Land Information

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

Sale Information

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

Sketch Information



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

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

Detail by Entity Name

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

Filing Information

Document Number	L20000351225
FEI/EIN Number	NONE
Date Filed	11/09/2020
Effective Date	11/09/2020
State	FL
Status	ACTIVE

Principal Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Mailing Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Registered Agent Name & Address

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217

Authorized Person(s) Detail

Name & Address

Title MGR

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Annual Reports

No Annual Reports Filed

Document Images

[11/09/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)

Candice Seymour

From: Peter Hotz <peterhotz@earthlink.net>
Sent: Thursday, April 1, 2021 2:54 PM
To: Julie Courtney; peter@peterhotz.com
Cc: Bill Knight; michelledawnruby@yahoo.com
Subject: Re: 308 St. George Street Opinion of Appropriateness Application - Order from the March 18th Historic Architectural Review Board (HARB) meeting

Julie,

My client has decided to skip the April 15, HARB meeting. We would like to be on the agenda for the May 20, HARB meeting and will have additional materials to support our continued application to you by or before the 10th of May.

Thanks for all your help,

Peter

On 3/26/2021 9:47 AM, Julie Courtney wrote:

RE: Project Address 308 St. George Street

Mr. Hotz, Ms. Ruby, and Mr. Knight:

Please find a copy of the cover letter and the executed order related to your application that was heard at the March 18, 2021 Historic Architectural Review Board (HARB) meeting.

Additional materials to support your continued application must be submitted 10 days before the April 15 HARB meeting, or by April 5th. *It was noted at the HARB meeting that the existing chimney on the house should be reflected on drawings submitted to HARB for accuracy.*

Thank you,

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



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



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CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 15, 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 mosaic tile and a new fountain spray pattern to the existing fountain.

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:	7(a)	Previous Action(s):	COA 2020-0140; 2020-0101; OOA 2020-0084

STAFF SUMMARY AND ANALYSIS:

- This is a Certificate of Appropriateness (COA) application that 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, and 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 previously approved plan under F2020-0101, specifically in the area around the sculpture peninsula.
- 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.
- The two previously approved new gate locations across the approved sidewalk are now proposed to be tied into a newly located coquina concrete perimeter wall that extends towards and attaches to either side of the front base of the sculpture, with the back portion of the peninsula now to be unenclosed and filled with plantings.
- This new revision to tie a new object into a historic one takes away from the historic context of the sculpture and directly creates an incompatible visual and physical impact to the sculpture which has stood independently with open space around it. Tying the new wall directly into the sculpture's base would not meet the Secretary of the Interior's Standard #10 (Reversibility of New Alterations and Additions). The Architectural Guidelines for Historic Preservation (AGHP) advises to not "introduce new construction onto the building site which is visually incompatible...; which destroys historic relationships on the site; or which damages or destroys important landscape features." Further, within the AGHP the Local Standards for Rehabilitation #13 states that "Miscellaneous historic objects that are located throughout the City must be noted and protected from removal, demolitions, inappropriate modification and from intrusive new construction."
- Sanborn map research attached shows the south fountain first on the 1899 publication. In regard to the proposed addition of blue and white mosaic tile to the existing fountain basin, mosaic was not used historically in fountains in this area, including those from the same time period such as the fountains at Henry Flagler's even more opulent Ponce de Leon Hotel, or as a typical application for fountains in this area, with no local examples provided by the applicant, and is not an appropriate treatment for this significant feature of the building
- The proposed new spray pattern for the existing fountain should be a reversible treatment and does not appear to be incompatible.

STAFF RECOMMENDATION:

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.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To modify the placement of the last previously approved south garden coquina concrete wall to attach to the front of the sculpture base with two new metal gated access points adjacent to the north and on either side of the sculpture peninsula
2. To add blue and white glazed porcelain mosaic tile to the existing fountain basin
3. To replace the existing fountain spray pattern to a new fountain spray pattern
4. To add and modify formerly proposed additional landscaping and irrigation in front of and behind the sculpture
5. To add lighting in front of the sculpture

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

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

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

Electrical and Mechanical Equipment

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

COA 2020-0047
75 King Street
April 15, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

75 King Street



Facing north toward former Alcazar Hotel building and the South Garden

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

75 King Street



Facing north toward former Alcazar Hotel building and the South Garden;
looking west toward Granada 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:
Taken 2020, prior to modifications to South Garden
75 King Street



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



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



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



SEE SITE FILE STAFF FOR 85j60 ORIGINAL PHOTO(S) OR MAP(S)

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 <i>NR listed 2-24-71</i>	

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
☐ District ☐ Site ☐ Object ☒ Building ☐ Structure 	☐ Public ☐ Private ☒ Both 		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress
PUBLIC ACQUISITION: ☐ In Process ☐ Being Considered 			
ACCESSIBLE TO THE PUBLIC			
Yes: ☒ Restricted ☐ Unrestricted ☐ No 			
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☒ Commercial ☒ Educational ☒ Entertainment 	☐ Government ☐ Industrial ☐ Military ☒ Museum 	☐ Park ☐ Private Residence ☐ Religious ☒ Scientific 	☐ Transportation ☐ Other (Specify)

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			
DATE OF SURVEY: nomination ☐ Federal ☐ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE	

STATE: Florida
COUNTY: St. Johns
ENTRY NUMBER
DATE

FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION			
CONDITION	(Check One)		
	☐ Excellent	☐ Good	☒ Fair
	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)
	☒ Altered	☐ Unaltered	☐ Moved
	☒ Original Site		
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE			
The Alcazar Hotel building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings. The building was completed in 1889 after two years of construction at a cost in excess of \$1,000,000. It was first used, in its then unfinished stage, in 1888 to accomodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into "her own" the following year. This distinct and impressive structure, four stories in height, standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth. The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete. The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every-room was not accepted requirement. As the pattern changed in hotel accomodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities. In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property. Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation. Continued...			

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

5760

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 Riggan, 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.

SEE INSTRUCTIONS

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/Phi-	☐ Other (Specify)
☒ Historic	☐ Industry	losophy	
☐ Agriculture	☐ Invention	☐ Science	
☒ Architecture	☒ Landscape	☐ Sculpture	
☐ Art	Architecture	☐ Social/Human-	
☐ Commerce	☐ Literature	itarian	
☐ Communications	☐ Military	☐ Theater	
☐ Conservation	☐ Music	☒ Transportation	
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.			

560

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			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	29° 53' 53"	81° 19' 02"	29°	53'	25"
NE	29° 53' 58"	81° 18' 40"	81°	18'	54"
SE	29° 53' 12"	81° 18' 33"			
SW	29° 53' 09"	81° 18' 55"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

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

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

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

ORGANIZATION: Department of State

DATE: 8/3/70

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.

[Signature]
Chief, Office of Archeology and Historic Preservation

ATTEST:

[Signature]
Keeper of The National Register

Date: _____

SEE INSTRUCTIONS

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85160 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 36A 868==
 (subdivision) (block) (lot)
 _____ 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 469660 3306620 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: 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 Joséph 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 Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

parking lots or other facilities. 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 larger 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 unparalleled 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 accommodations, 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 ball-rooms 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.

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.

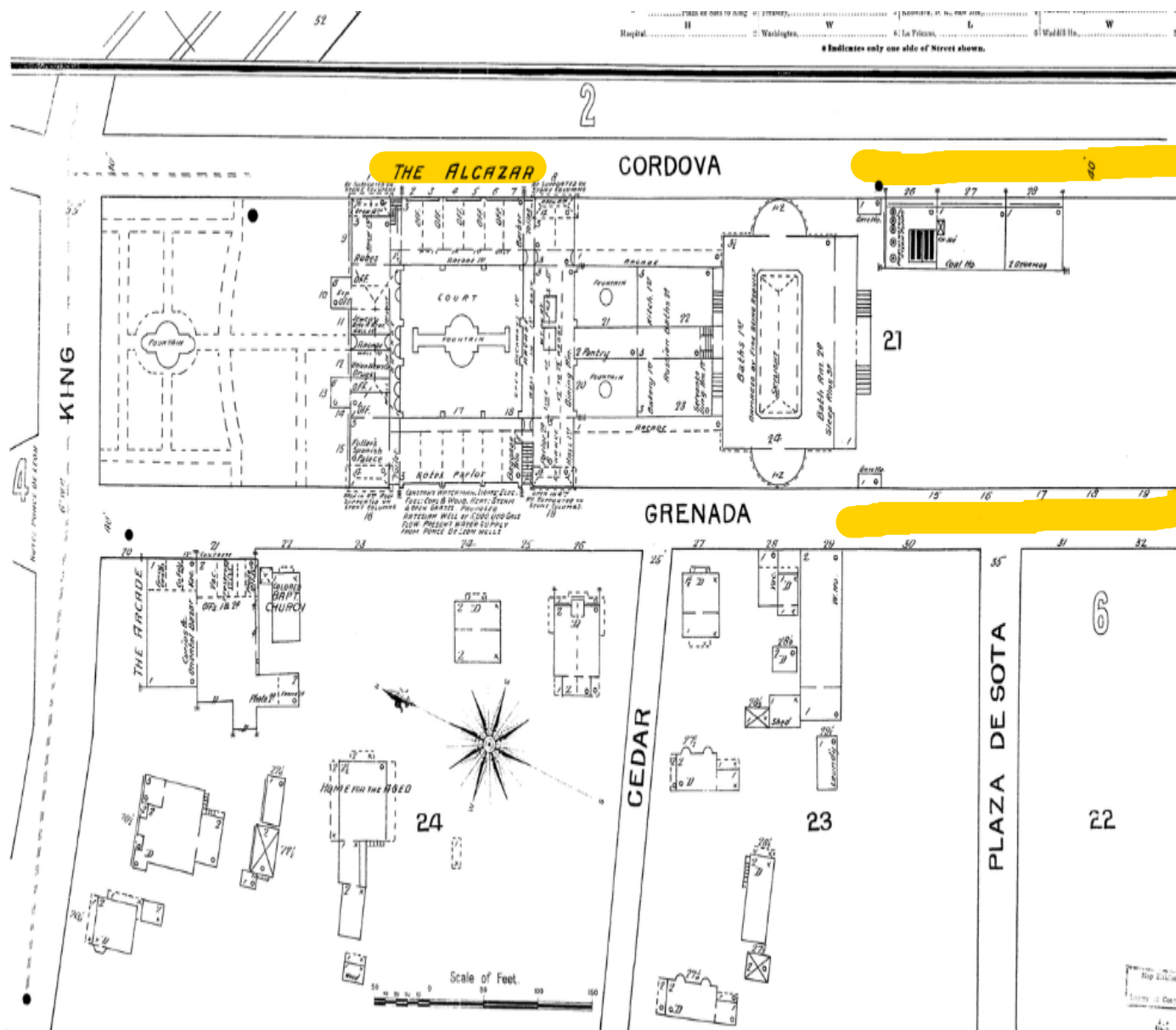
7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.

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

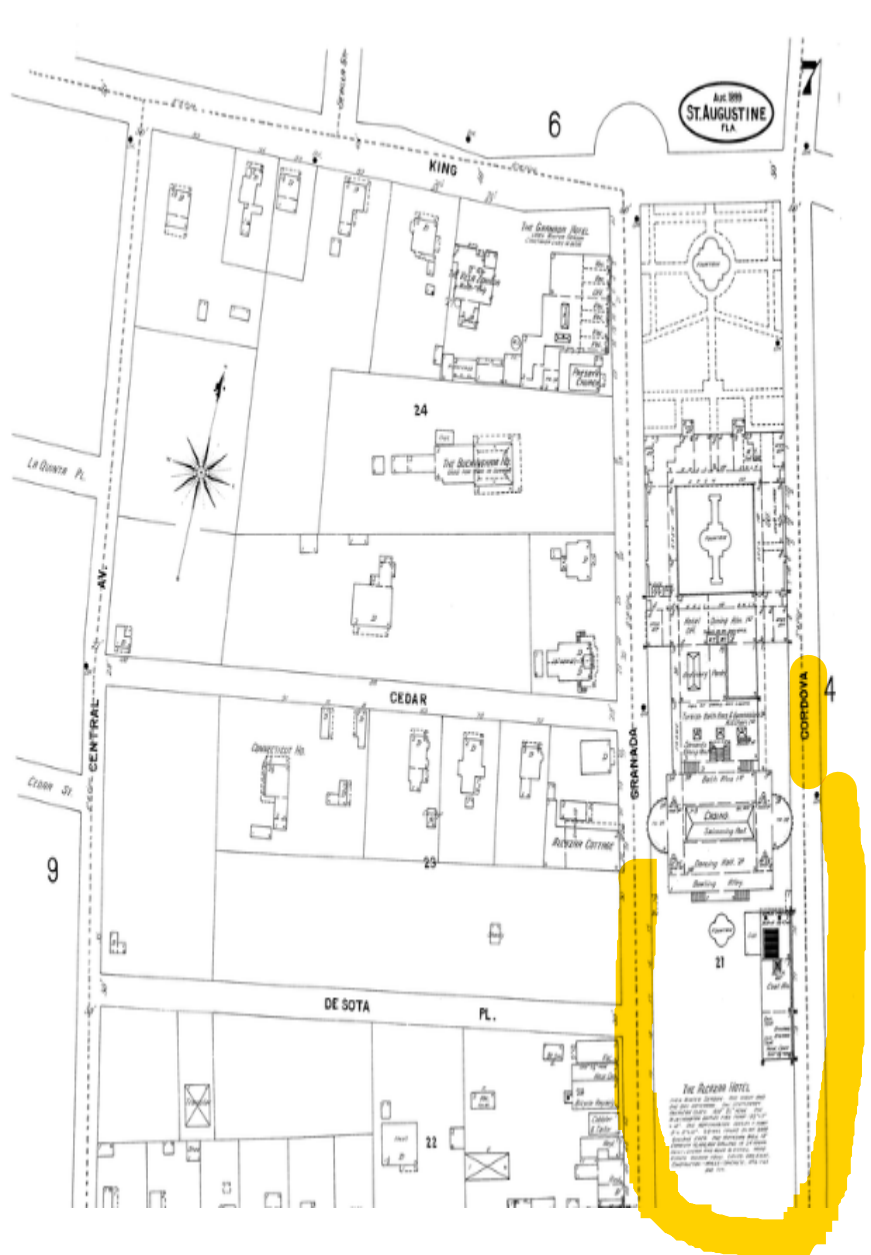


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Aug. 1899, Sheet 7

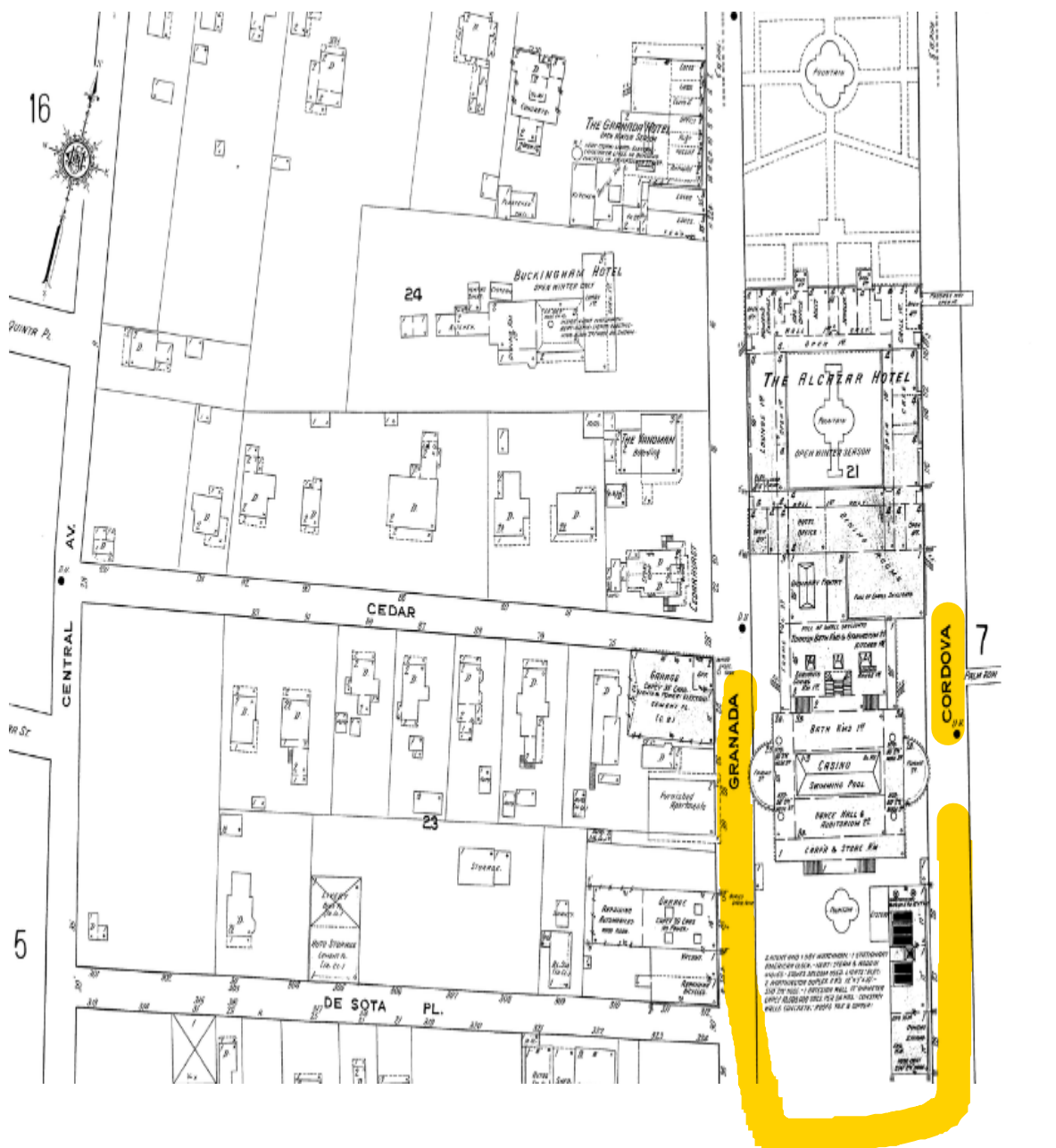


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 6



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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.

- 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.
- 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 _____
- PROJECT STREET ADDRESS 75 King Street, St. Augustine, FL
- LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
- EXISTING USE Garden and Museum PROPOSED USE Garden and Museum
- PROPOSED PROJECT WORK

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	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 included 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 *Elijah George*

DATE 03.19.2021

PRINT OWNER'S NAME David Bagnall, Executive Director

SIGNATURE OF OWNER *David Bagnall*

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.

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| ☒ | ☒ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☐ | ☒ | ☐ | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing <i>for modern tile concept, new design, any other change to fountain</i> |
| ☐ | ☐ | ☒ | Plant material list with identification, quantity, size at planting and maturity, spacing <i>(? No changes proposed?)</i> |

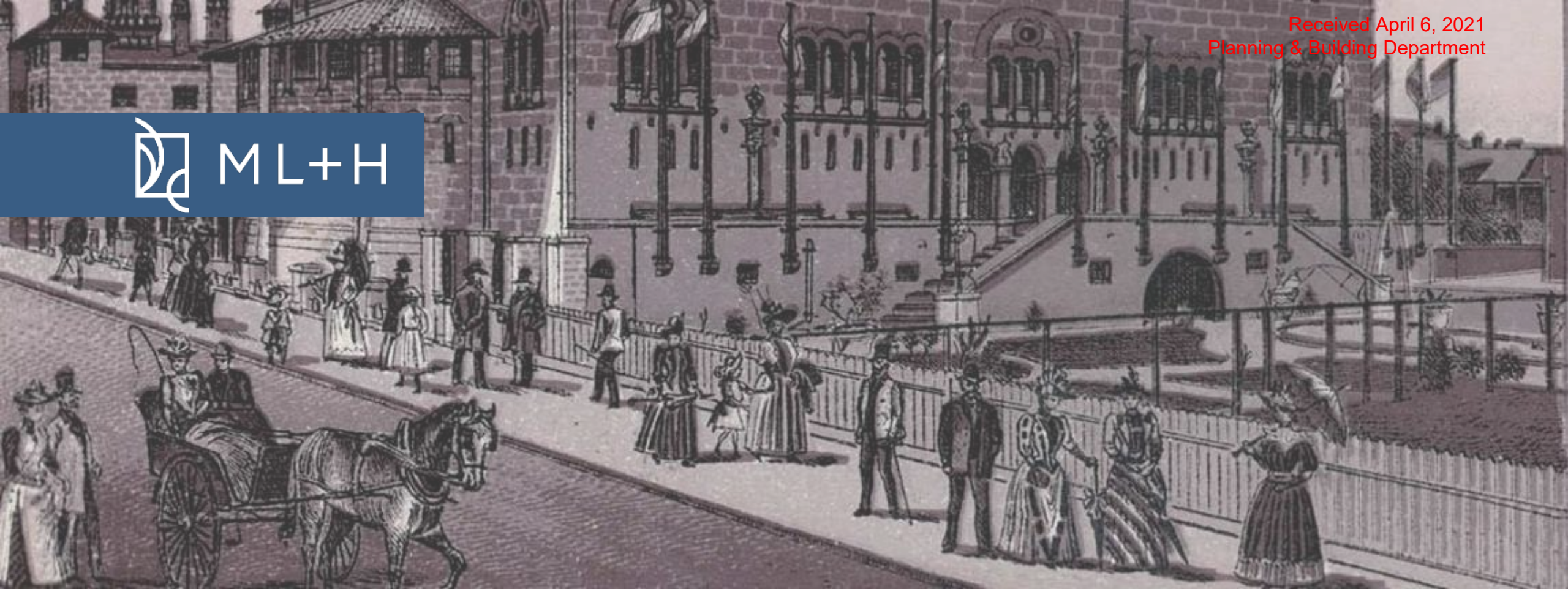
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

❖ Other details necessary for review:

Need detailed on any proposed alterations to the fountain including modern tile, updated fountain spring, etc.

Project number: 2021-0047 Project Address: 75 King Street
Reviewed by: Julie Courtney Date: 03.24.21



LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 2

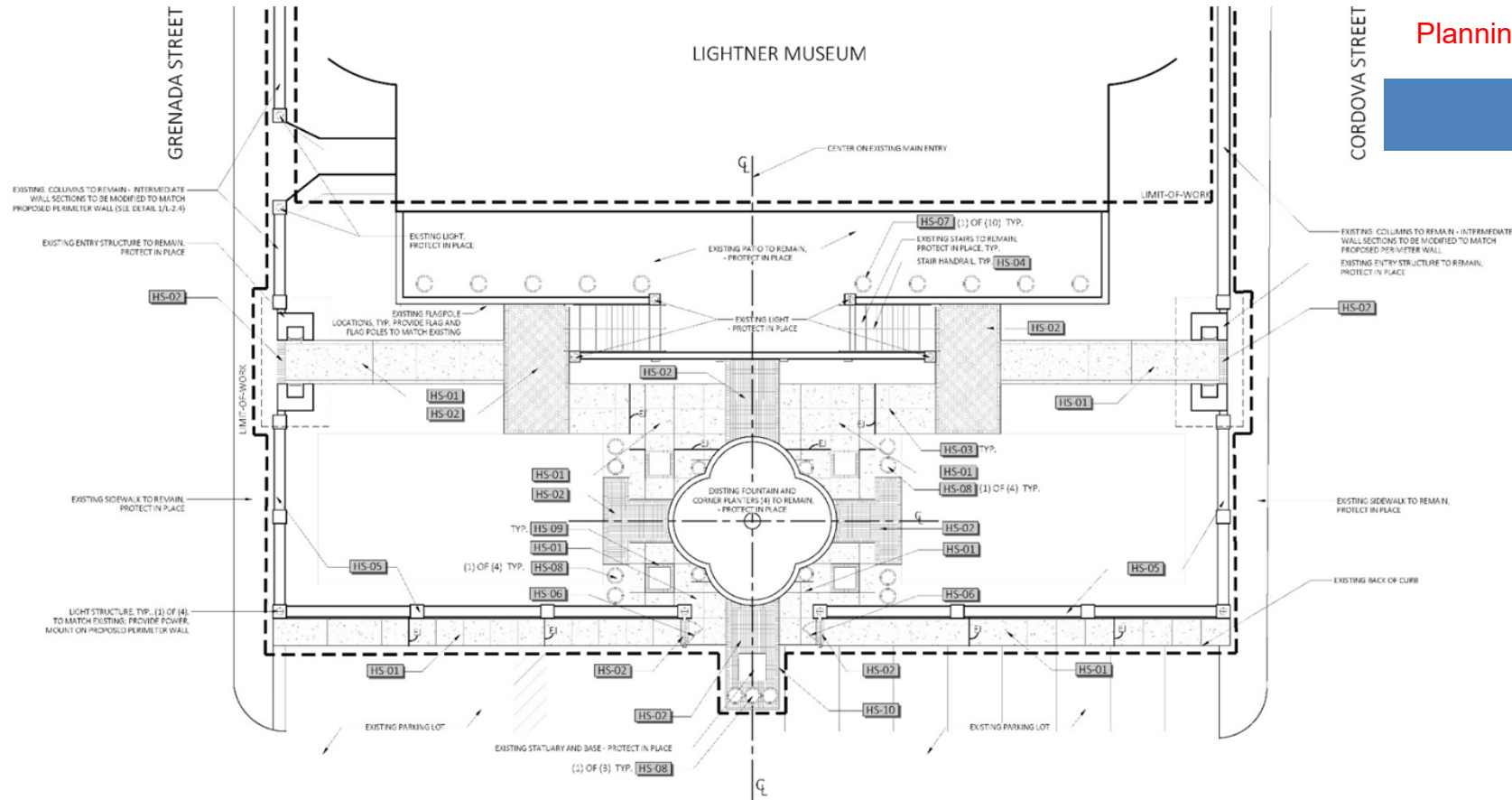
HARB Presentation
April 15th, 2021
(ML+H Project No. 20.5.0)

Certificate of Appropriateness - *design update*

DESIGN REVISIONS

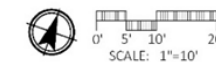
1. Remove, previously approved, parking area from limit of garden space
2. Extend masonry walls to provide garden enclosure and flood barrier.
3. Fountain spray and basin improvements

PERMITTED PLAN



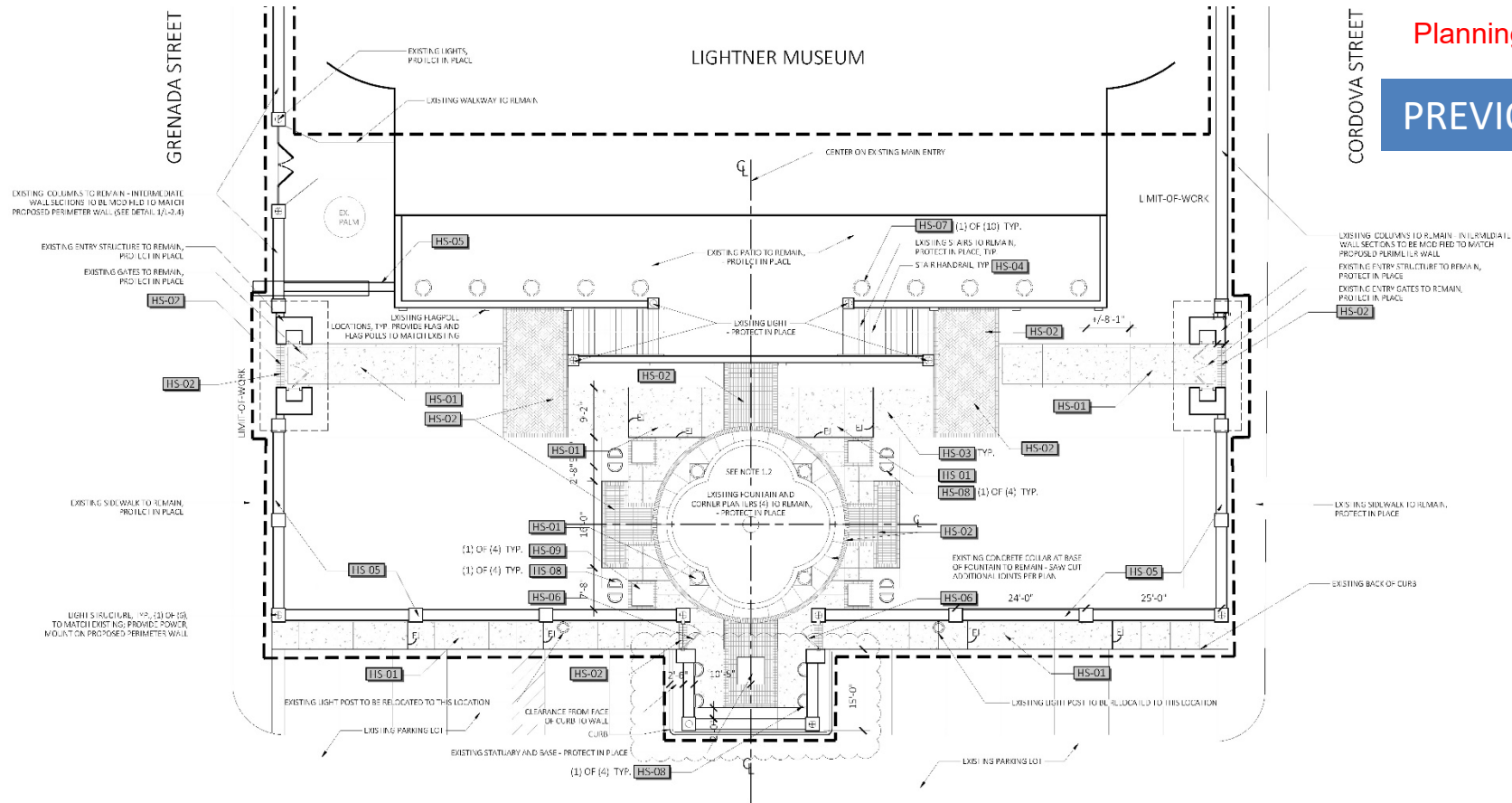
REFERENCE NOTES SCHEDULE					
HARDSCAPE					
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINISH/COLOR
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,315 SF	1/2-2.3	COQUINA CONCRETE	NATURAL GREY
HS-02	ACCENT PAVING	1,249 SF	3/4-2.3	BRICK PAVEMENT	ANTIQUE, 1/2" DARK, ANTIQUE, 1/2" CLEAR RED
HS-03	CONCRETE JOINTS		4/-2.3	TOLLOD AND EXPANSION JOINTS	
HS-04	HANDRAIL		2/4-2.3	DECORATIVE METAL - HANDRAIL	BLACK WROUGHT IRON
HS-05	PERIMETER WALL		1/1-2.4	CAST IN PLACE RAISED CONCRETE WALL W/ METAL RAILING	NATURAL GREY
HS-06	WROUGHT IRON GATE - SINGLE		2/4-2.4	SINGLE ENTRY GATE	BLACK WROUGHT IRON
HS-07	TERRACE PLANTER			VASO SCAMMATO PLANTER	TERRACOTTA
HS-08	FOUNTAIN PLAZA PLANTER			CASSETTA A MURO - PLANTER	TERRACOTTA
HS-09	FOUNTAIN PLAZA TREE WELL		5/4-2.3	TRELLIS WELL W/ BRICK RING AND CONC. INVERTMENT	
HS-10	WROUGHT IRON FENCE		3/4-2.4	DECORATIVE METAL - FENCING	BLACK WROUGHT IRON

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



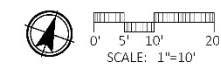
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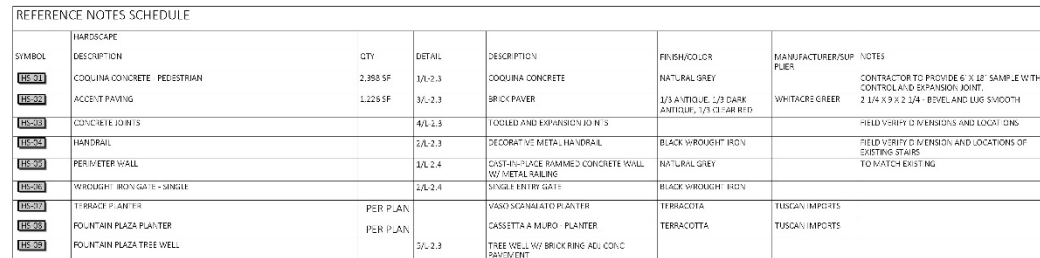
PREVIOUSLY APPROVED PLAN



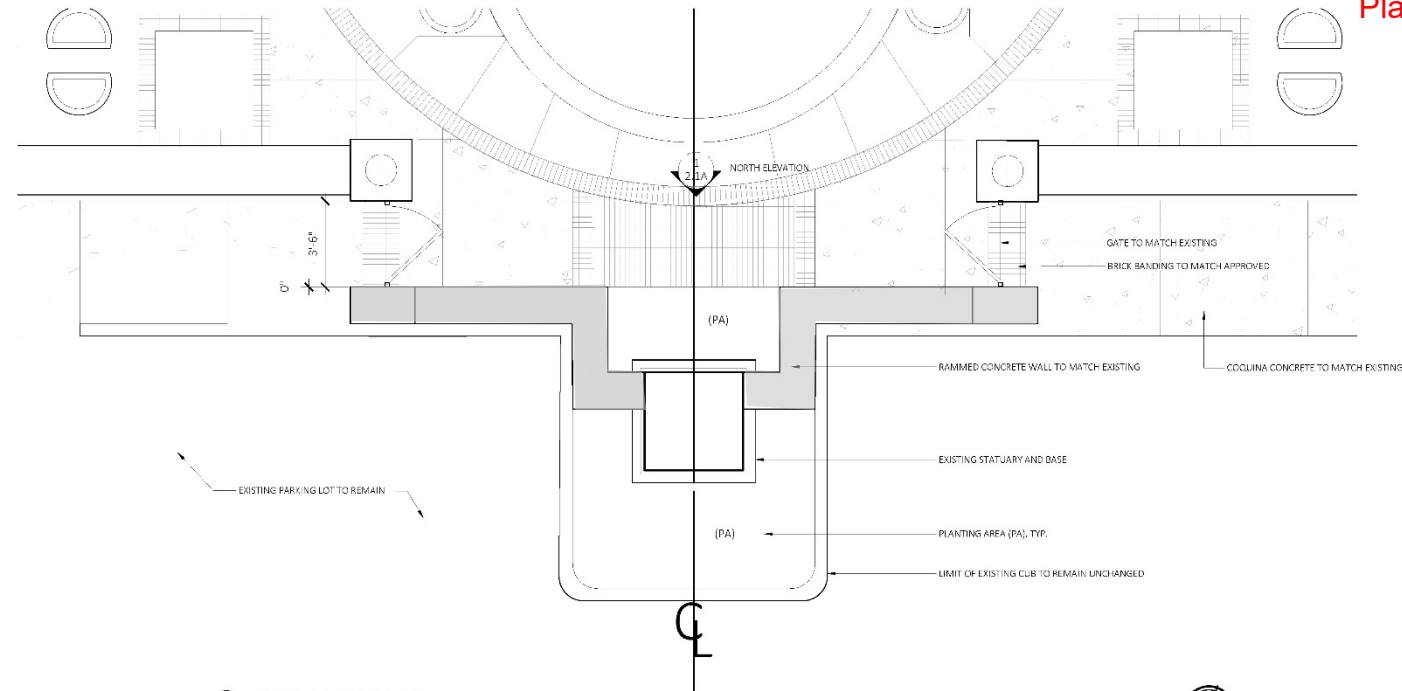
REFERENCE NOTES SCHEDULE						
SYMBOL	DESCRIPTION	QTY	DETAIL	DESCRIPTION	FINES/COLOR	MANUFACTURER/SUPPLIER
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,515 SF	1/1-2.3	COQUINA CONCRETE	NATURAL GREY	
HS-04	ACCENT PAVING	1,249 SF	1/1-2.3	BRICK PAVEMENT	1/3 ANTIDUST, 1/3 DARK ARTICOLE, 2/3 CLEAR RED	WHITAKER GREER
HS-03	CONCRETE JOINTS		4/1-2.3	TOOLED AND EXPANSION JOINTS		
HS-04	HANDRAIL		2/1-2.3	DECORATIVE METAL HANDRAIL	BLACK WROUGHT-IRON	
HS-05	PERIMETER WALL		1/1-2.4	CAST IN PLACE SAWED CONCRETE WALL	NATURAL GREY	
HS-06	WROUGHT IRON GATE - SINGLE		2/1-2.4	W/ VERTICAL BARS	BLACK WROUGHT-IRON	
HS-07	TERRACE PLANTER			VASO SCALVALATTO PLANTER	TERRAZZO/A	TUSCAN IMPORTS
HS-08	FOUNTAIN PLAZA PLANTER			CISSETTA MURO PLANTER	TERRAZZO/A	TUSCAN IMPORTS
HS-09	FOUNTAIN PLAZA TREE WELL		5/1-2.3	TREE WELL W/ BRICK RING AND CONC. PAVEMENT		
HS-10	WROUGHT IRON FENCE		3/1-2.4	DECORATIVE METAL FENCING	BLACK WROUGHT-IRON	

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.

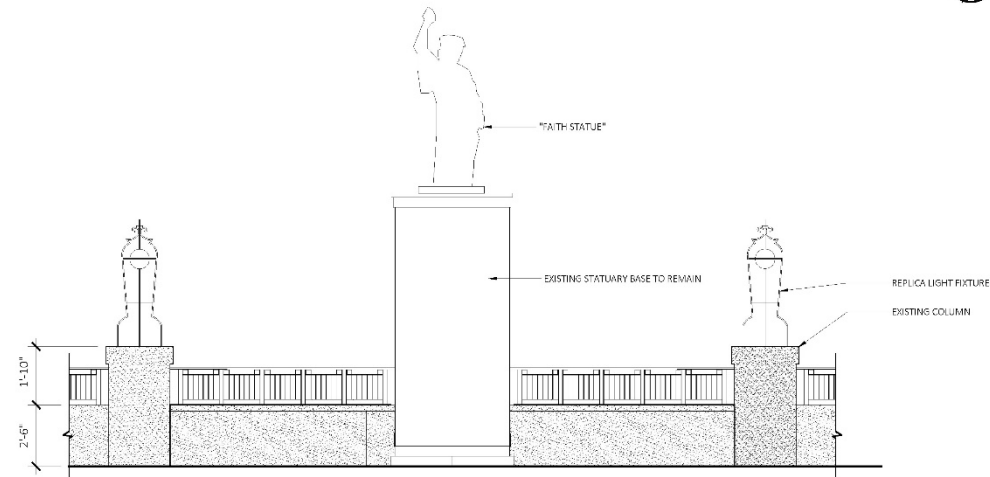




AN ENLARGEMENT



2 PLAN ENLARGEMENT
3/8" = 1'-0"



1 NORTH ELEVATION
3/8" = 1'-0"



UPDATED PERSPECTIVE VIEWS













FOUNTAIN IMPROVEMENTS

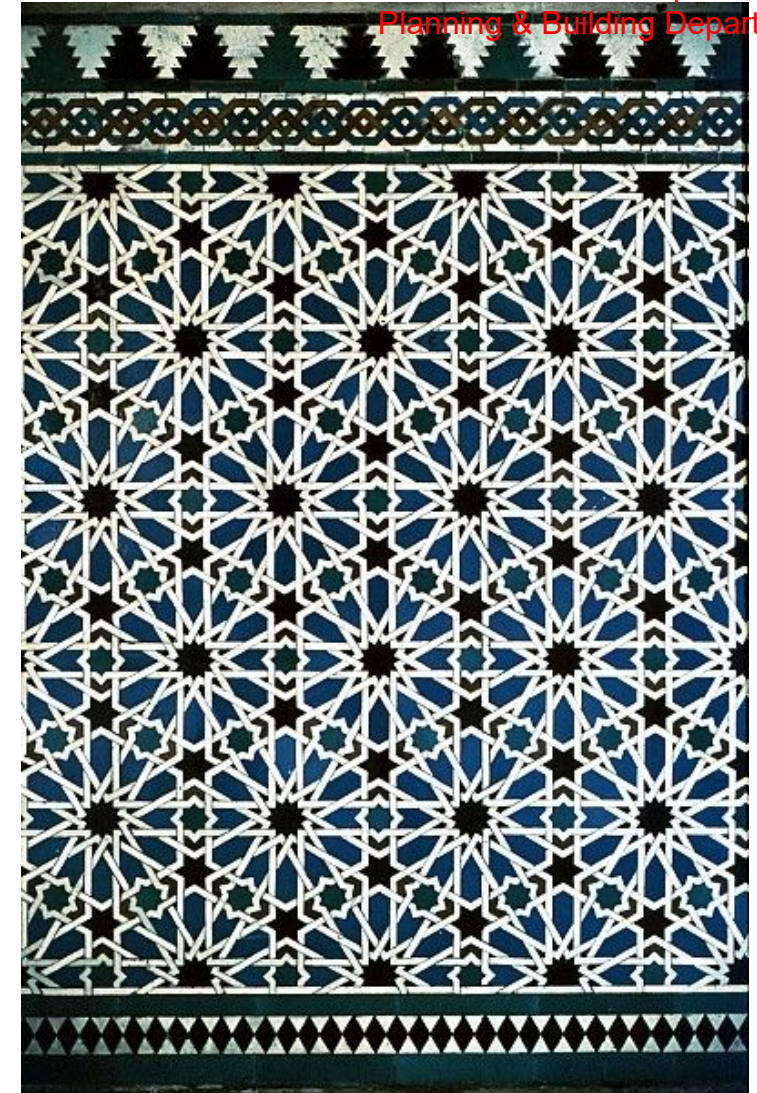
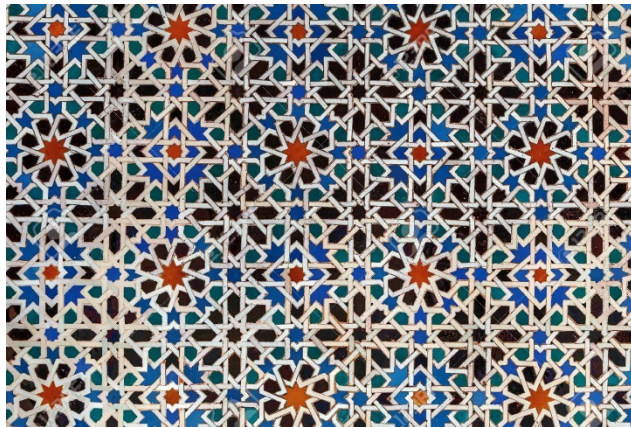


UPDATED FOUNTAIN SPRAY
(SIMILAR TO FOUNTAIN AT GOVERNMENT HOUSE 48 KING STREET)



FOUNTAIN NOZZLE UPDATE

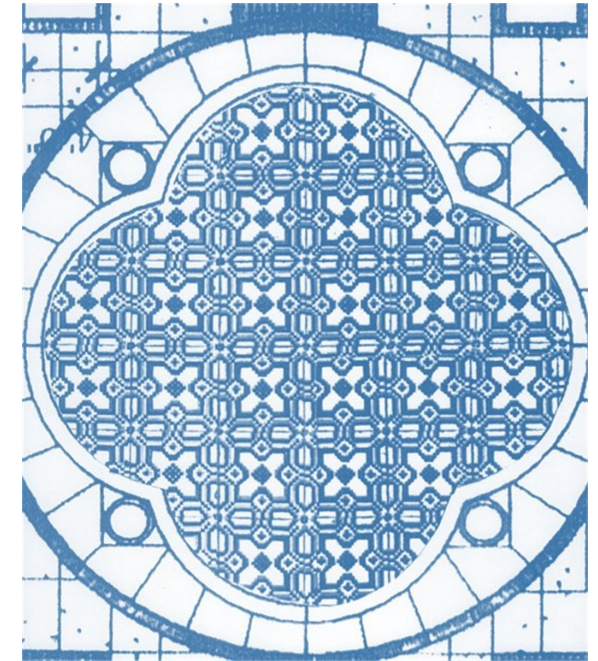
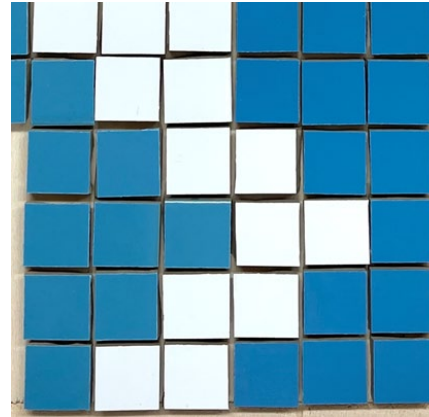
Alcazar Palace
Seville, Spain



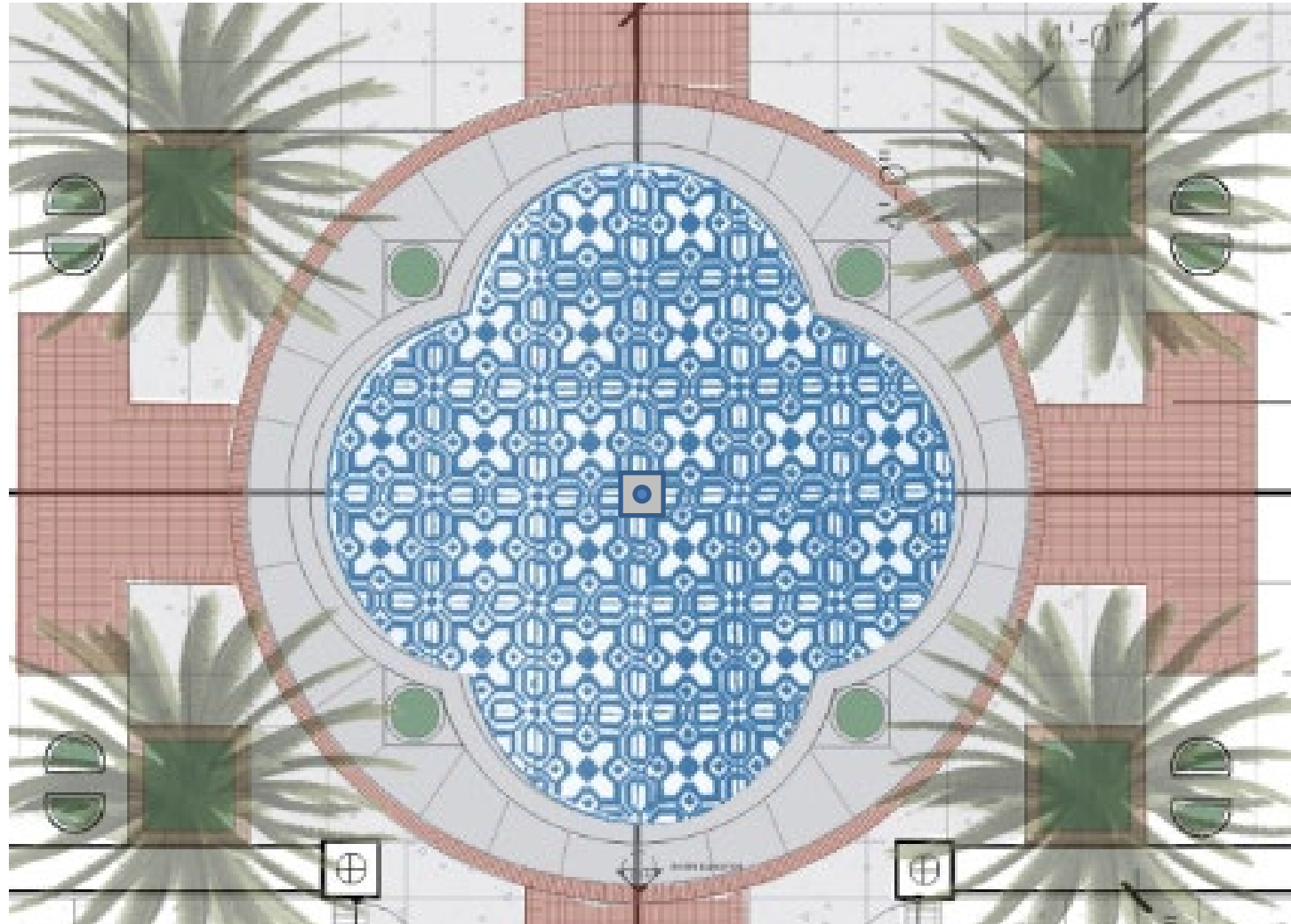
FOUNTAIN MOSAIC INSPIRATION + DESIGN SOURCES

MOSAIC TILES

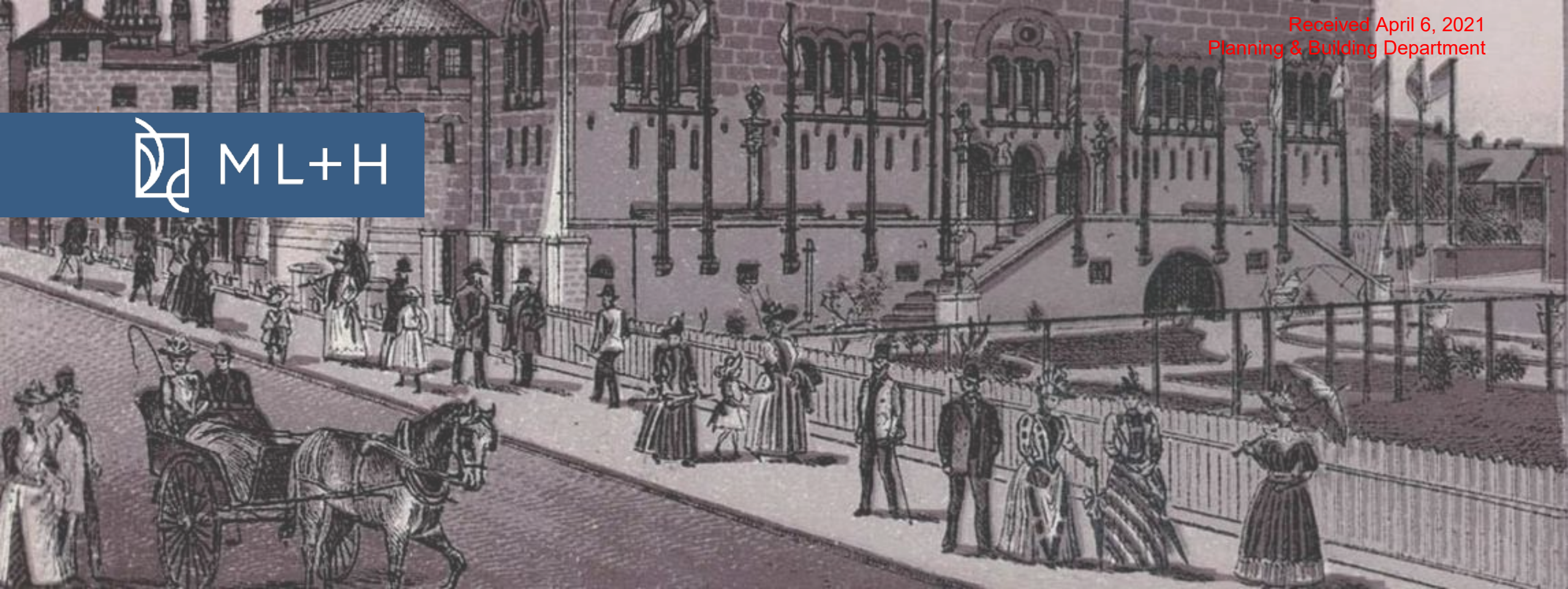
- HANDMADE ITALIAN GLAZED PORCELAIN TILES
- $\frac{3}{4}$ " X $\frac{3}{4}$ " MOSAIC PIECES
- THREE COLOR TONES



FOUNTAIN MOSAIC TILE CONCEPT



FOUNTAIN MOSAIC SITE PLAN OVERLAY



LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 2

HARB Presentation
April 15th, 2021
(ML+H Project No. 20.5.0)



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
L-2.1	HARDSCAPE PLAN	03/19/2021
L-2.1A	HARDSCAPE PLAN ENLARGEMENT	03/19/2021
L-2.2	HARDSCAPE PLAN	03/19/2021
L-2.3	HARDSCAPE DETAILS	12/18/2020
L-2.4	HARDSCAPE DETAILS	12/18/2020
L-3.1	LANDSCAPE PLAN	03/19/2021
L-3.2	LANDSCAPE DETAILS	12/18/2020
L-3.3	LANDSCAPE NOTES	12/18/2020
L-4.1	IRRIGATION PLAN	03/19/2021
L-4.2	IRRIGATION DETAILS	12/18/2020
L-5.1	LIGHTING PLAN	



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



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LIC. # 6667110
DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

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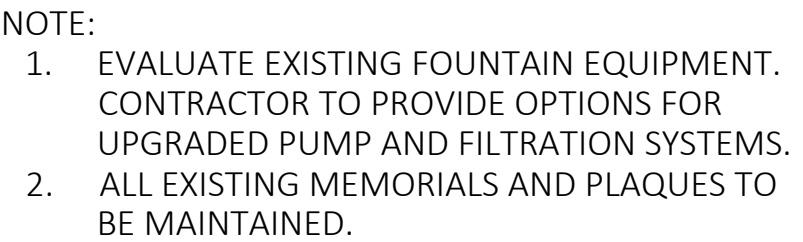
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DESIGN REV. 1	02.23.21
PERMIT REV. 1	11.24.20
100% CD	09.30.20
60% CD	09.22.20
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HARDSCAPE PLAN

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6667110

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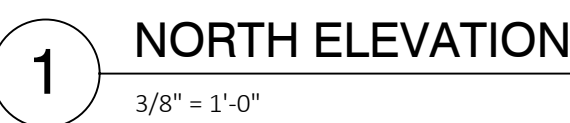
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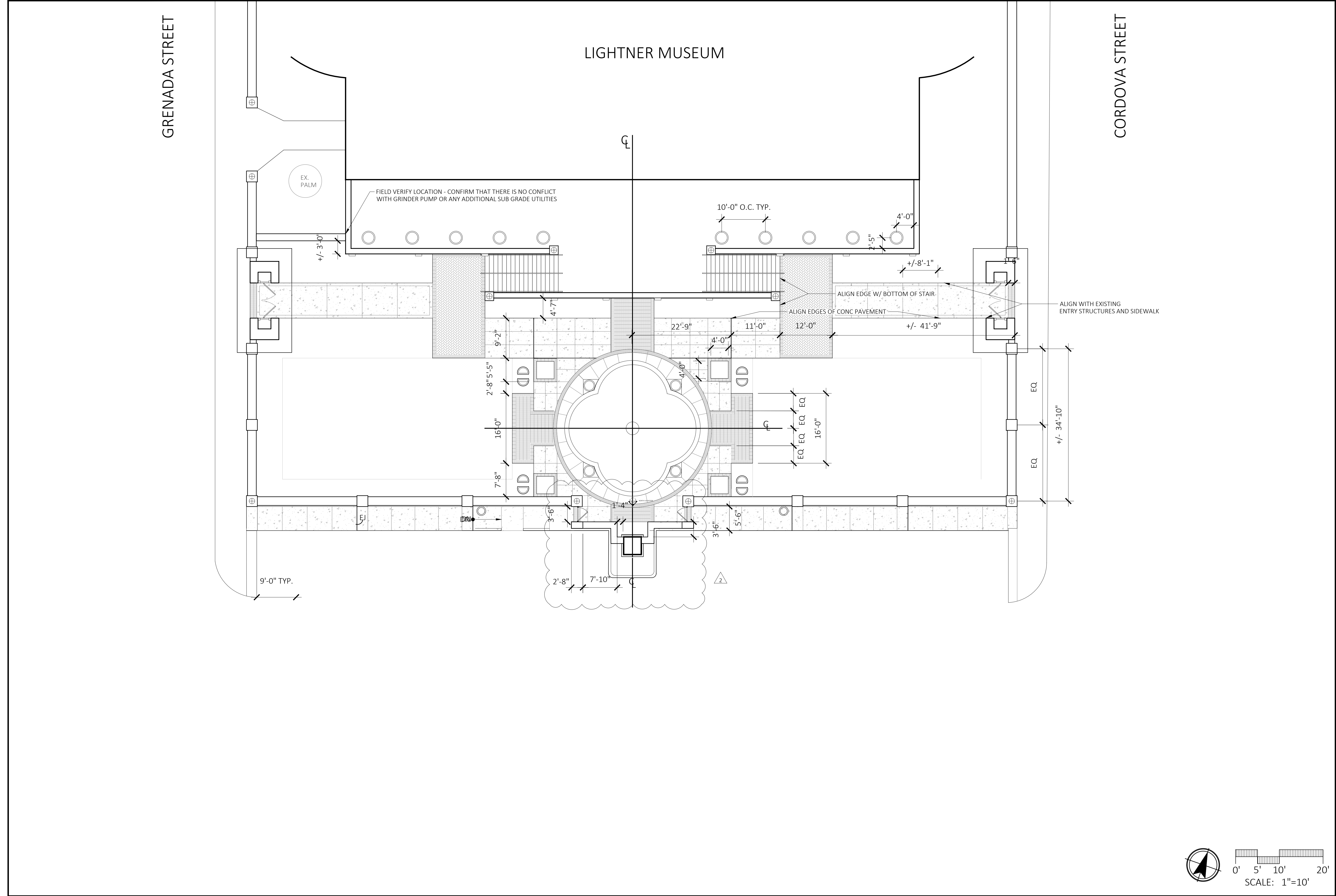
HARDSCAPE LAYOUT PLAN

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	60% CD	09.22.20
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HARDSCAPE LAYOUT PLAN

2	DESIGN REV. 2	03.19.21
1	DESIGN REV. 1	02.23.21
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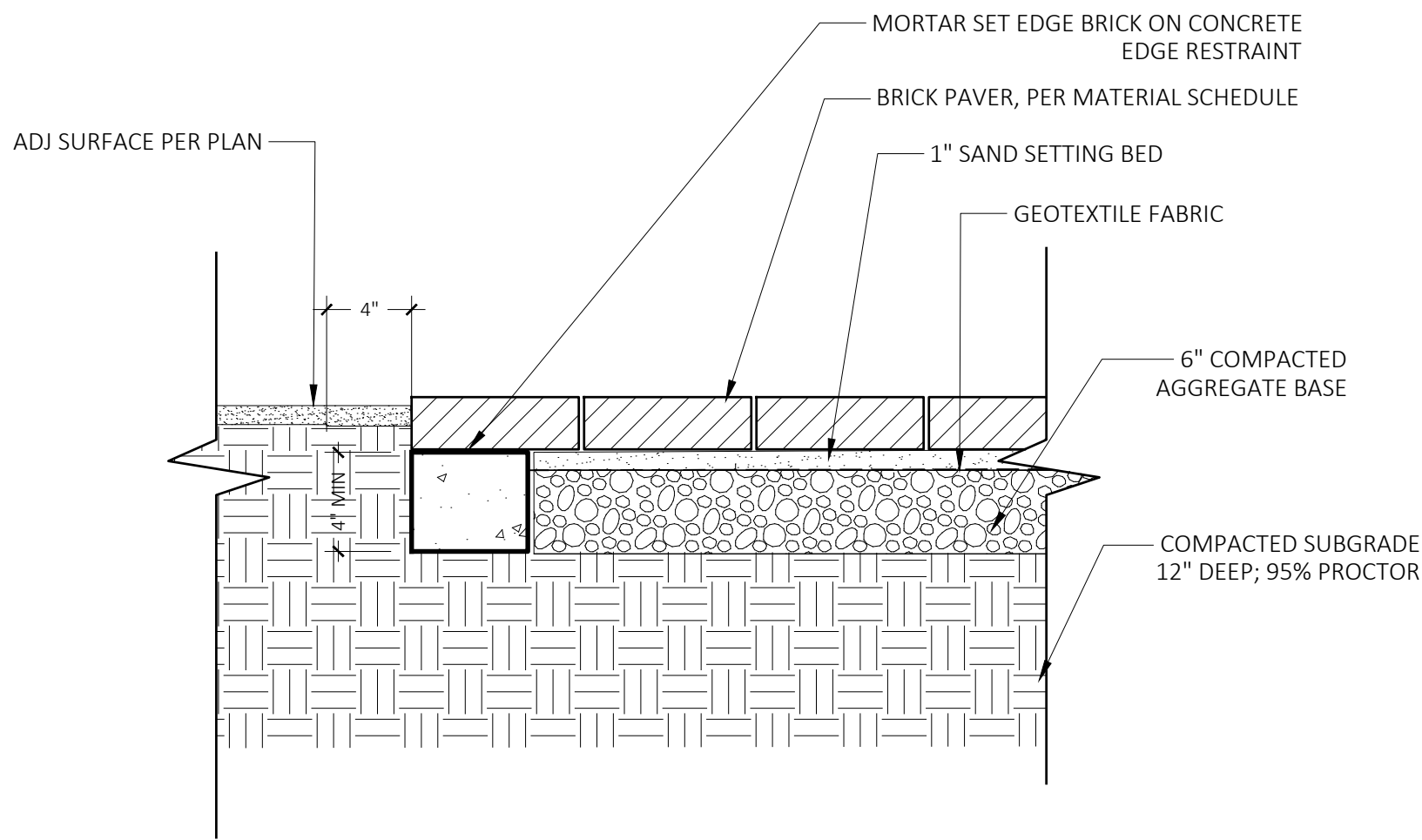
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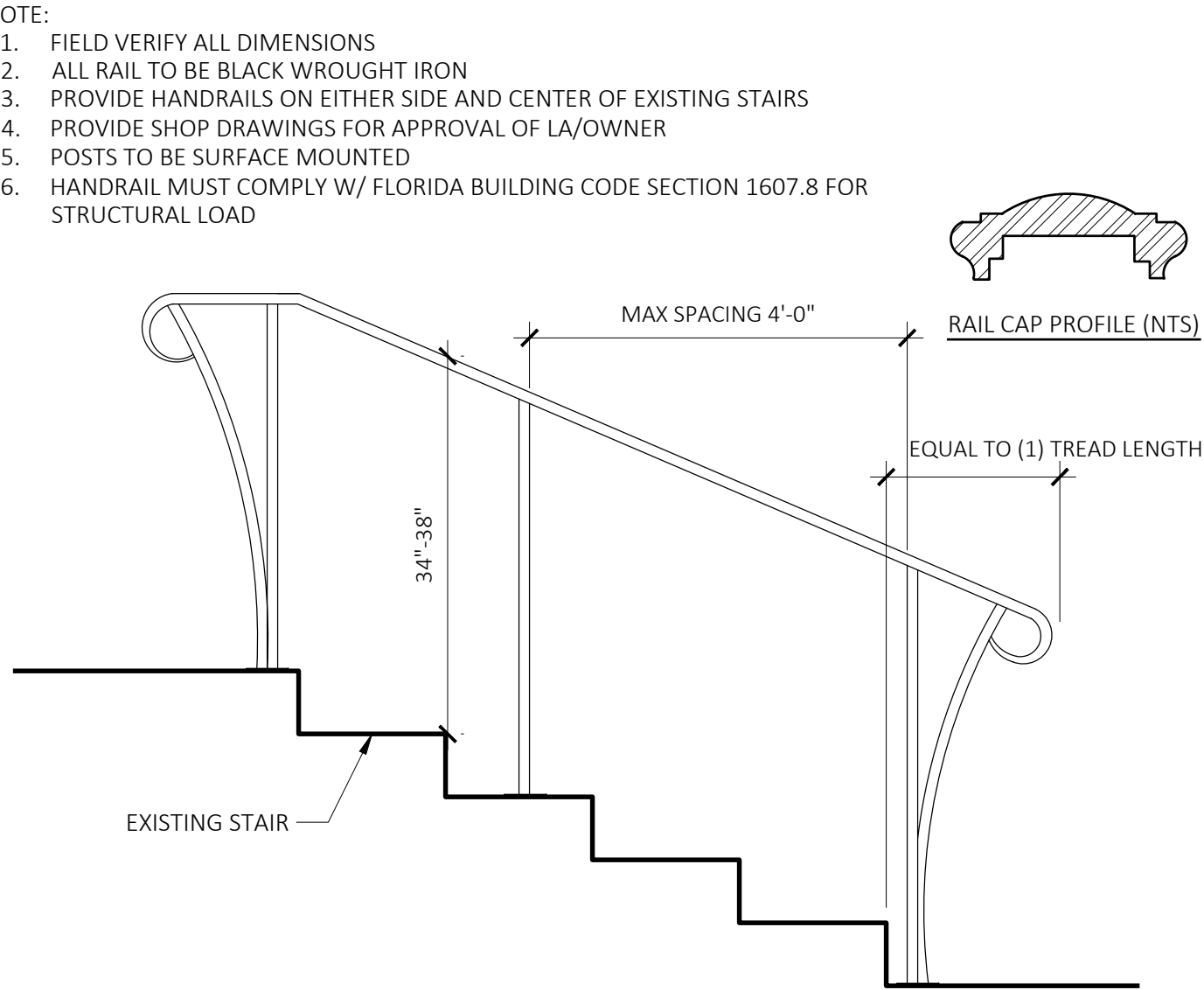
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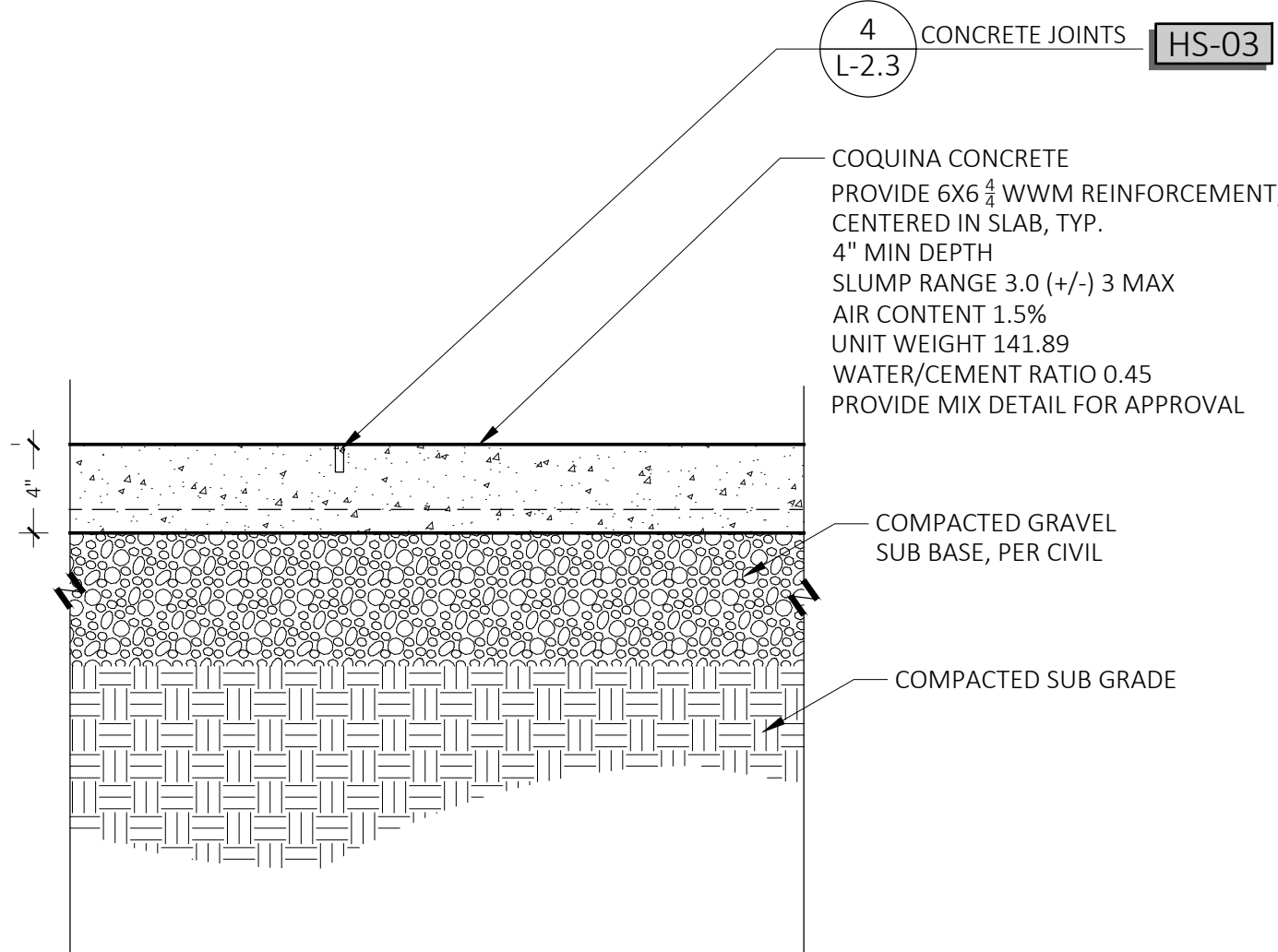
HARDSCAPE DETAILS



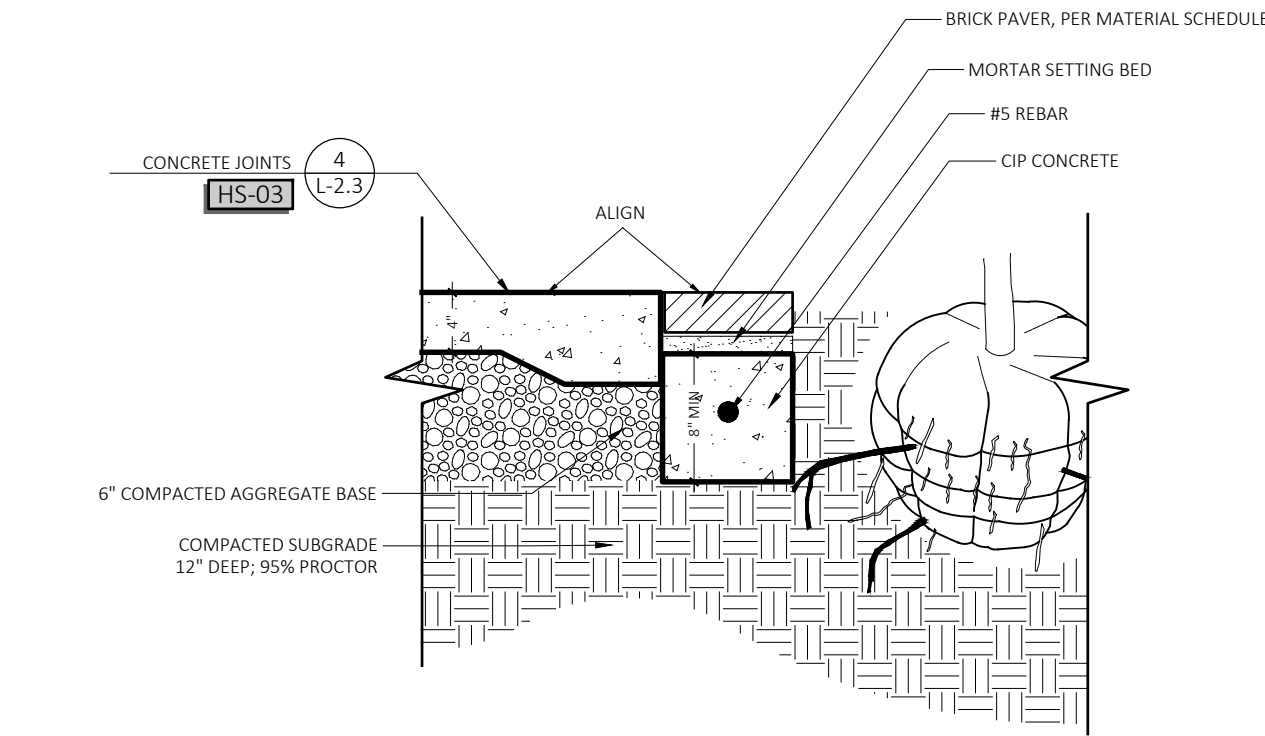
3 BRICK PAVER ON AGGREGATE BASE
1 1/2" = 1'-0" P-CO-2-01



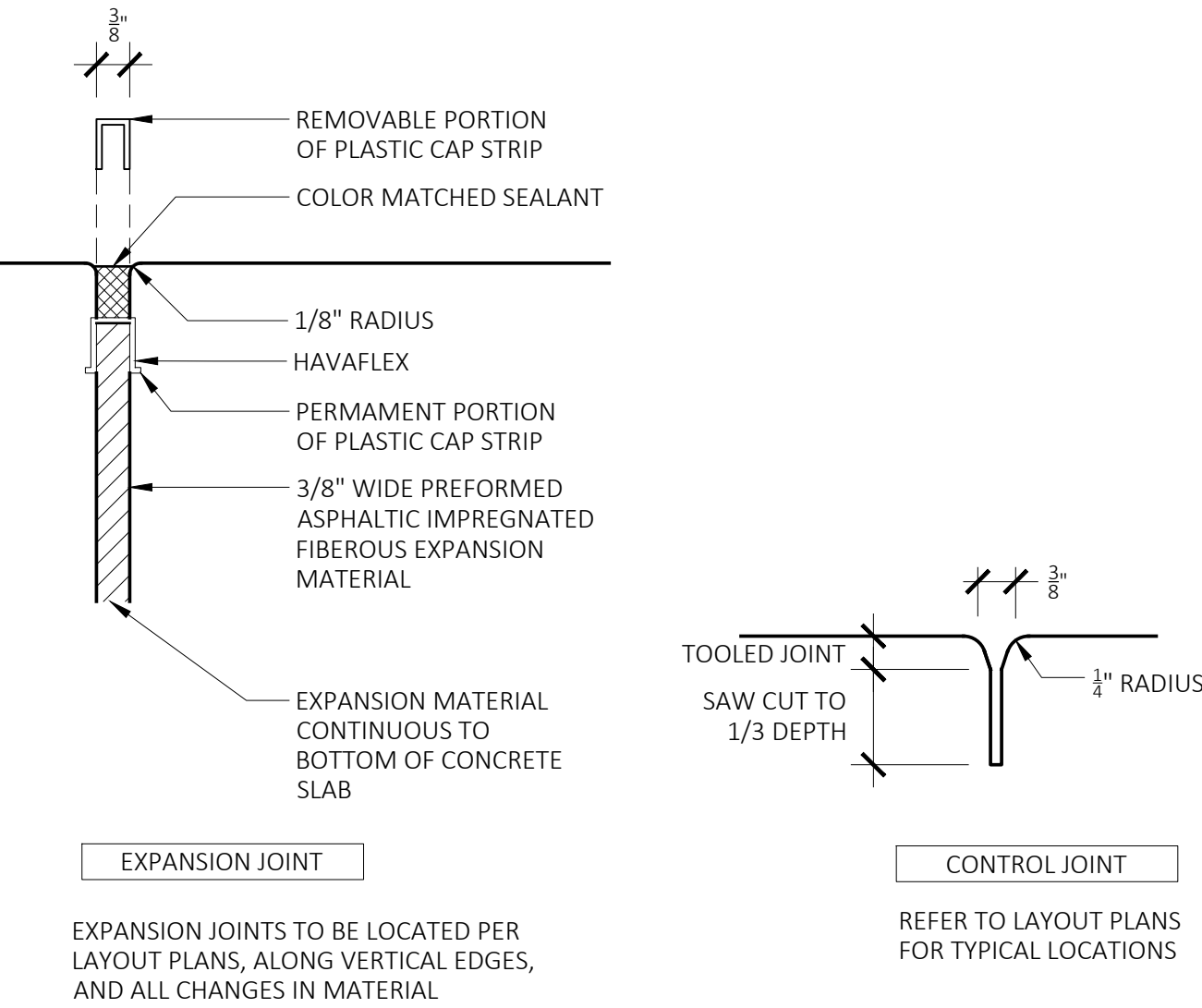
2 TYPICAL HANDRAIL
3/4" = 1'-0" P-CO-2-05



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



5 FOUNTAIN PLAZA TREE WELL
1" = 1'-0" P-CO-2-11

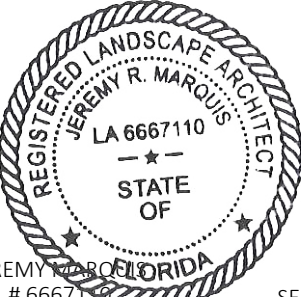


4 CONCRETE JOINTS
6" = 1'-0" P-CO-BAP2-01



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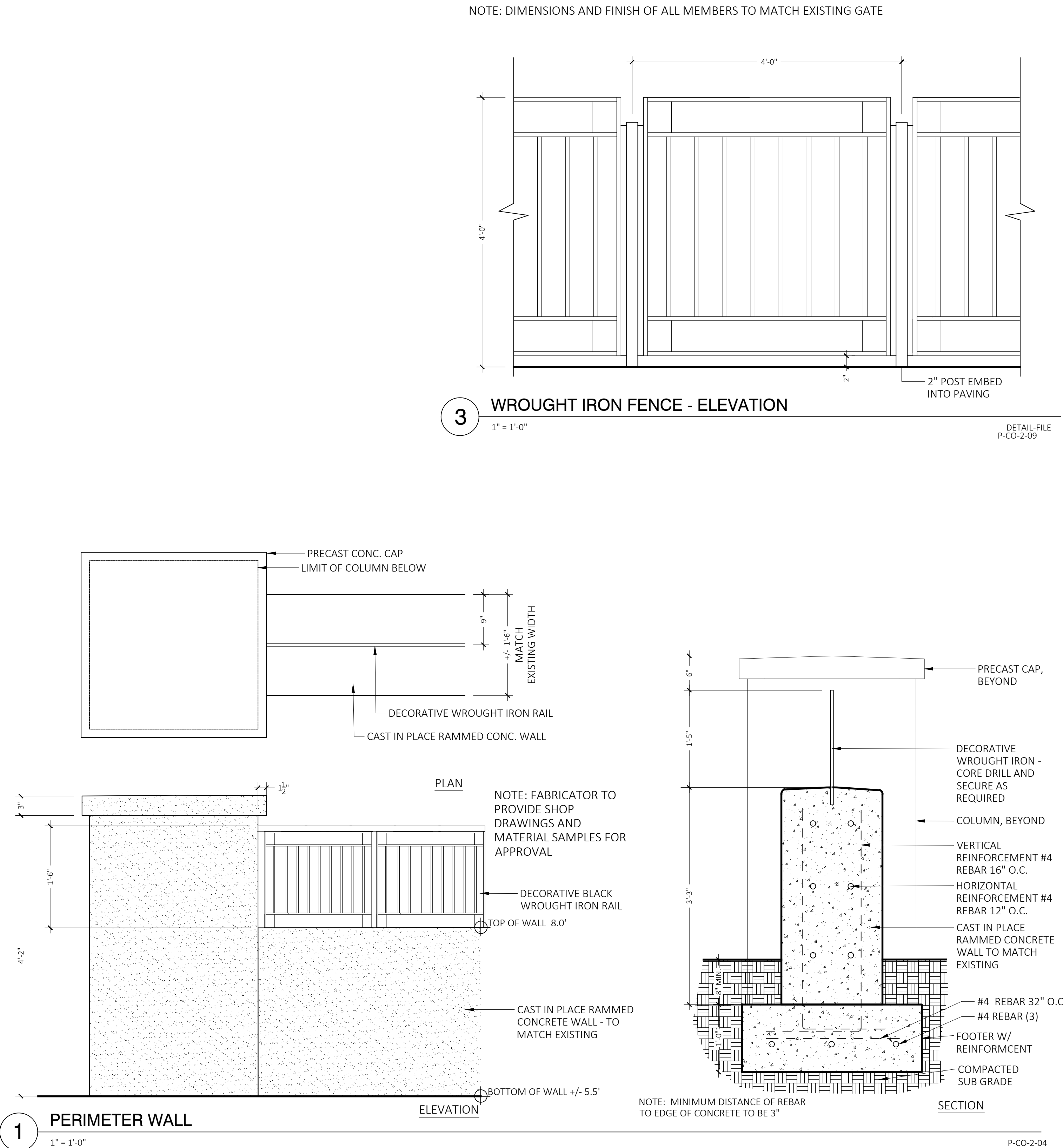
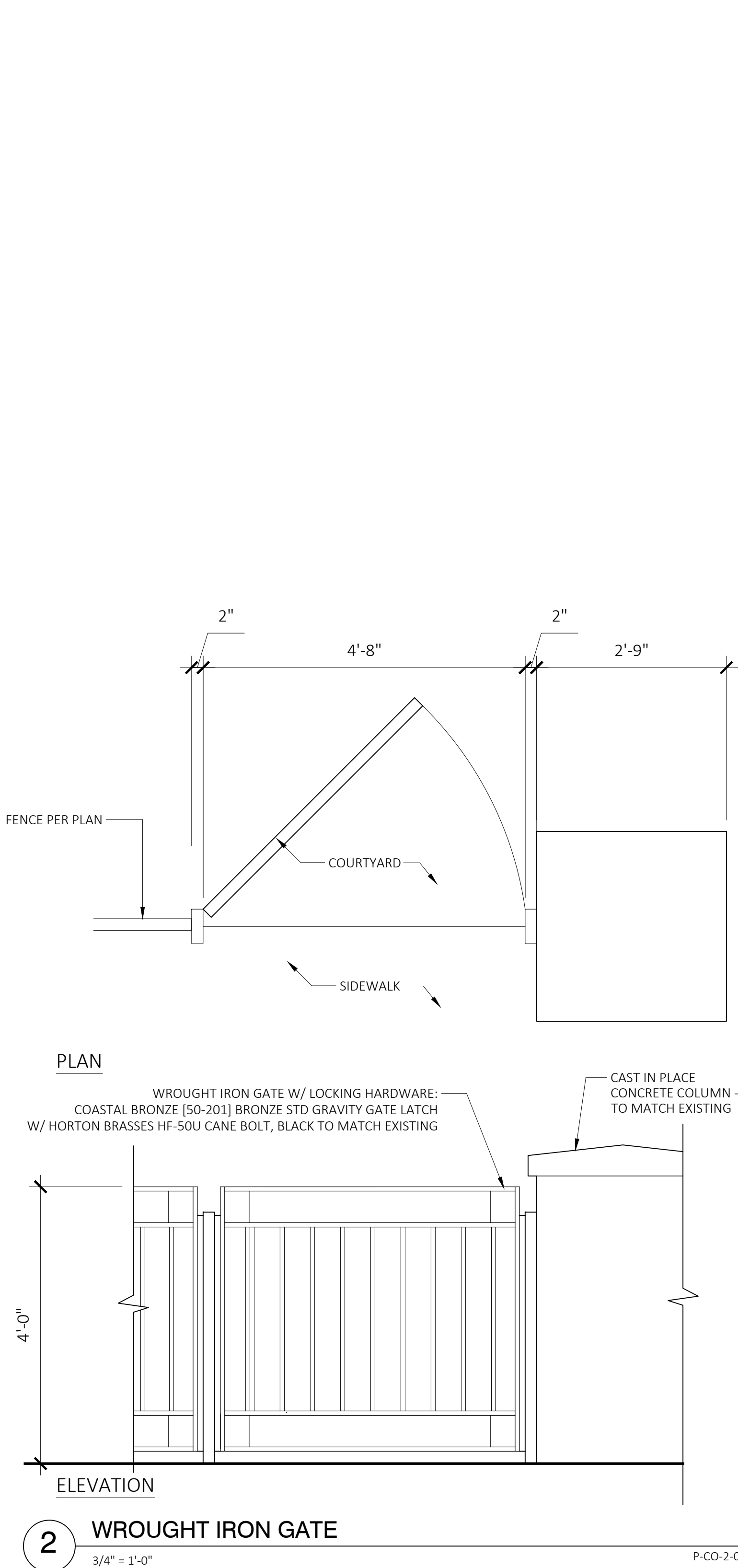
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HARDSCAPE DETAILS



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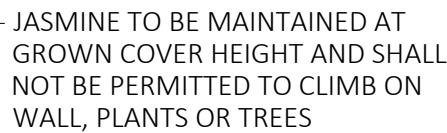
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LANDSCAPE PLAN

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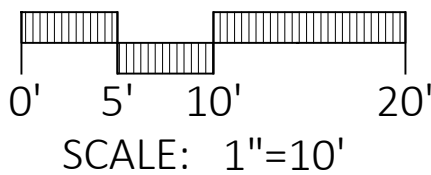
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ML+H PROJECT #: 20.05.0

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L-3.1



TREES	CODE	BOTANICAL / COMMON NAME	CONT	GAL	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 'MEDJOOOL' / 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				

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 OCCURRING 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





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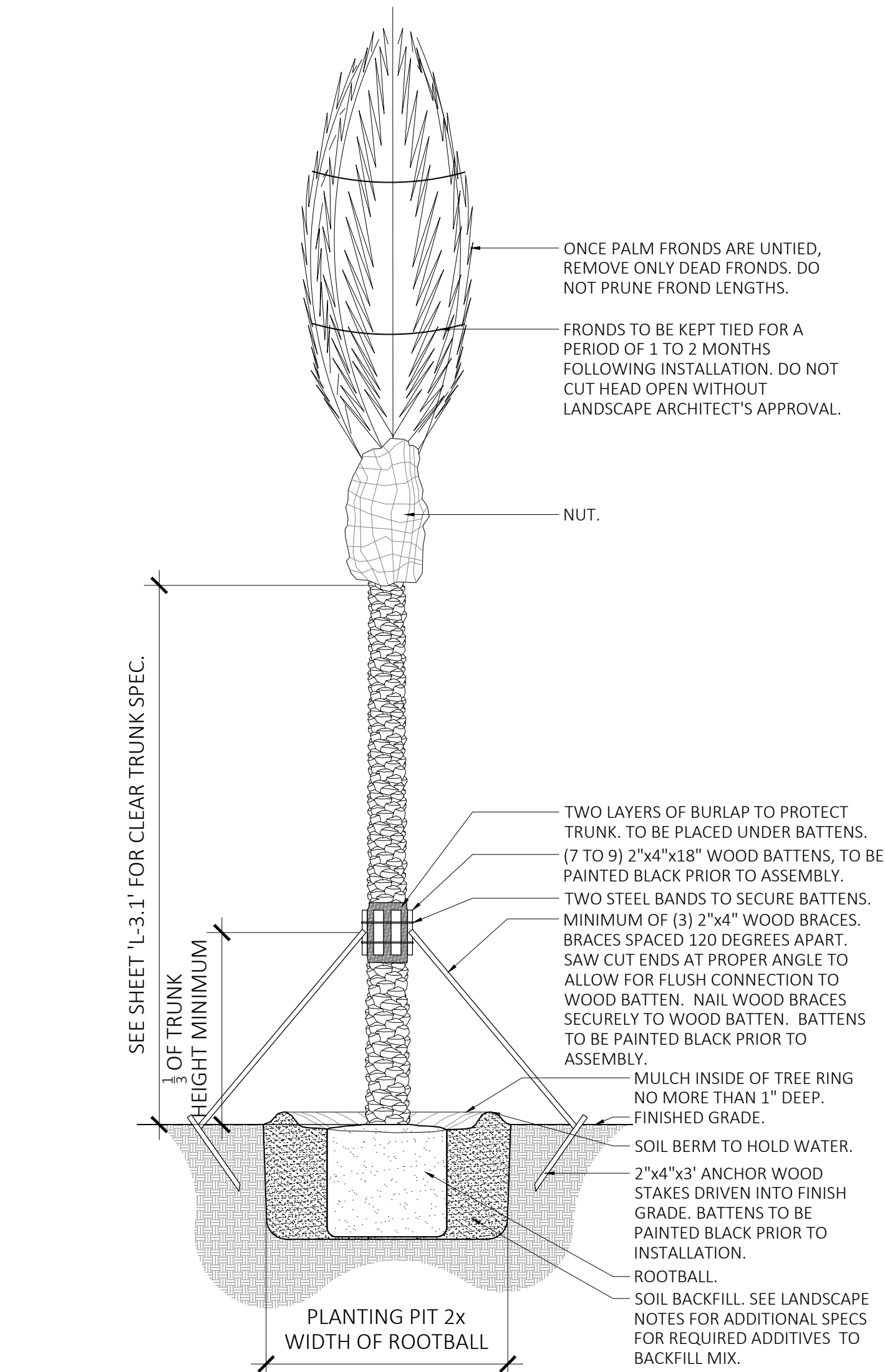
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LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

LANDSCAPE DETAILS

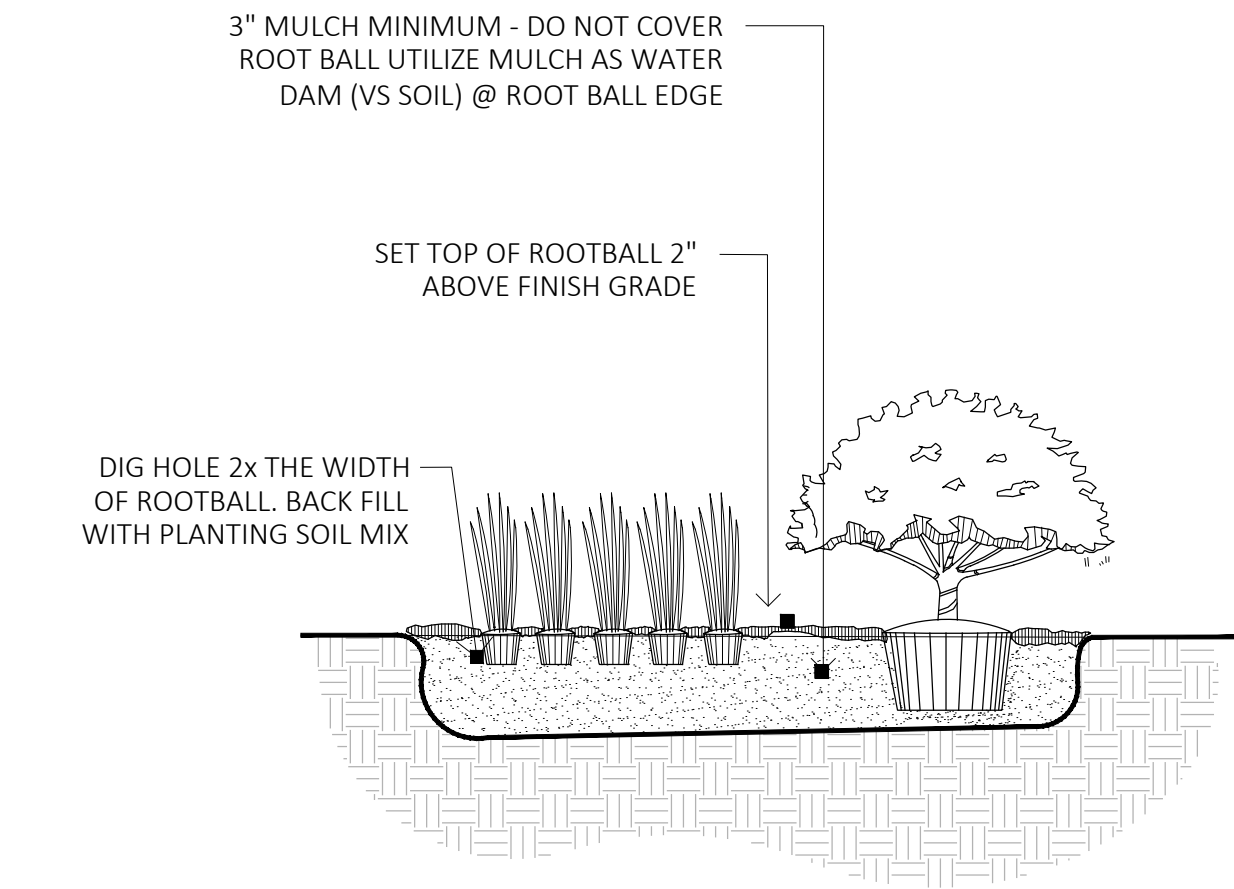


- NOTES:
- 1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - 2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - 3- ALL TREES PLANTED SHALL BE STAKED OR GUYED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

7 PALM PLANTING & STAKING DETAIL

NOT TO SCALE

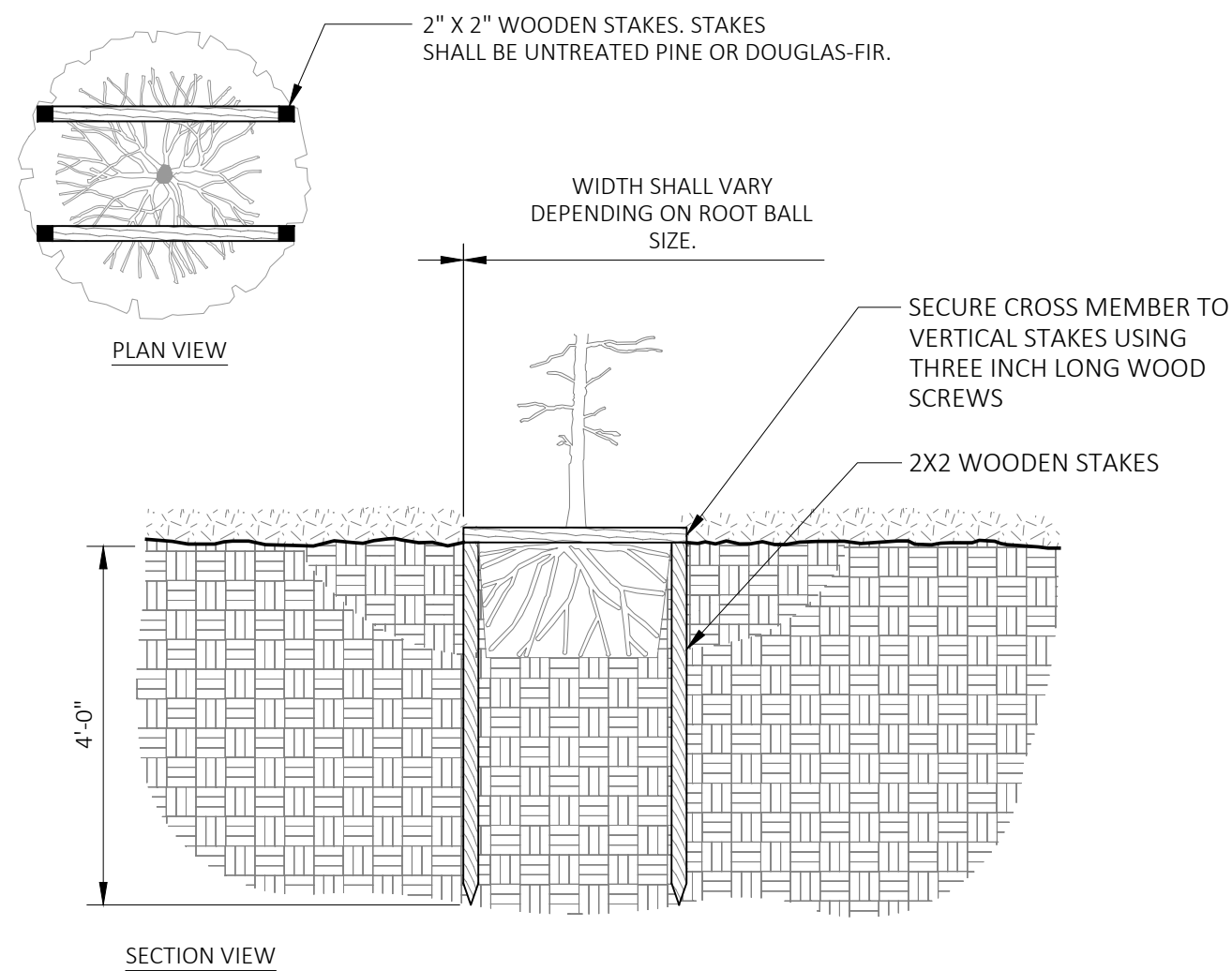
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6 SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE

00-16

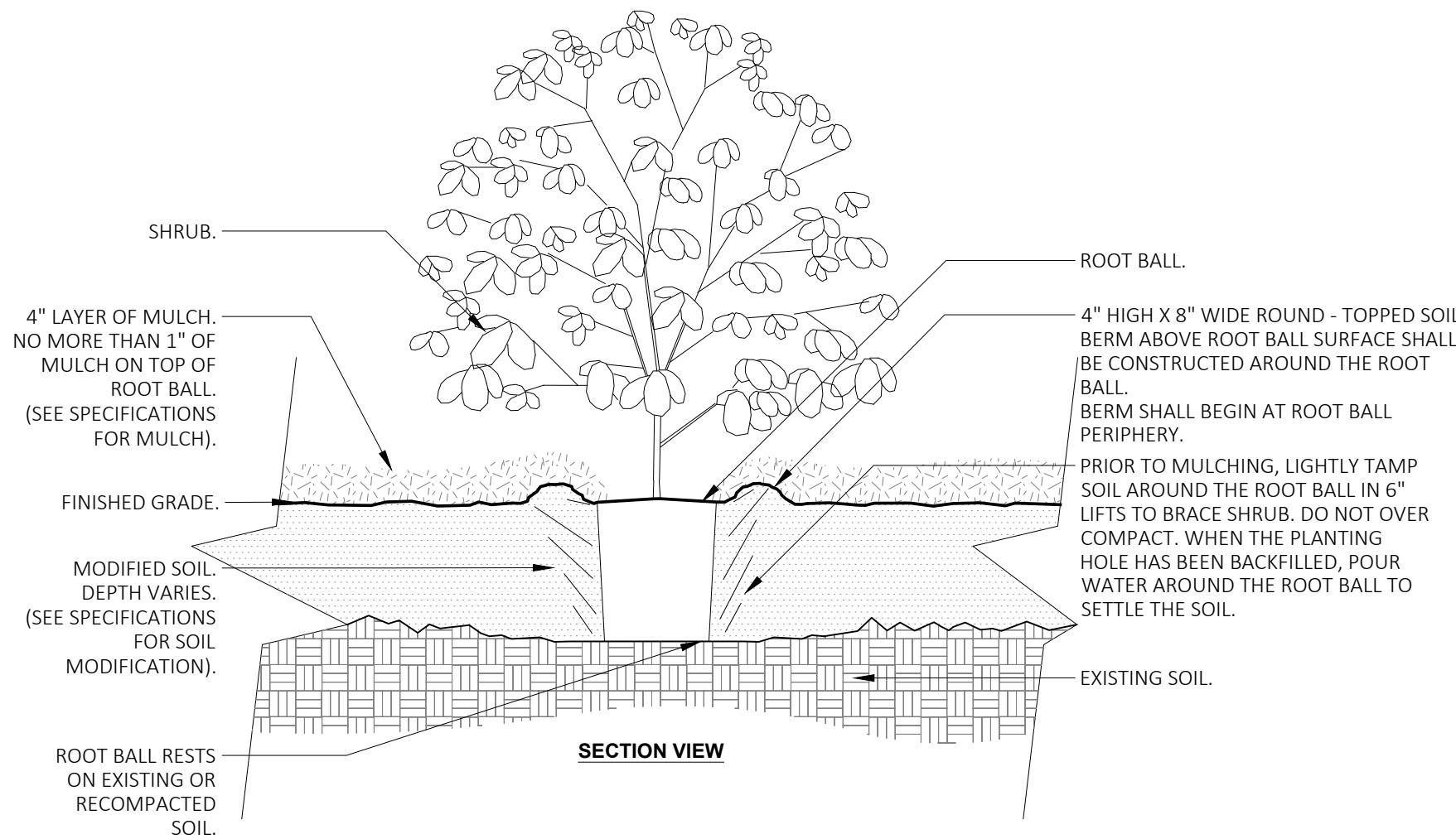


5 TREE STAKING - STAPLE (TREES <12' OA.)

NOT TO SCALE

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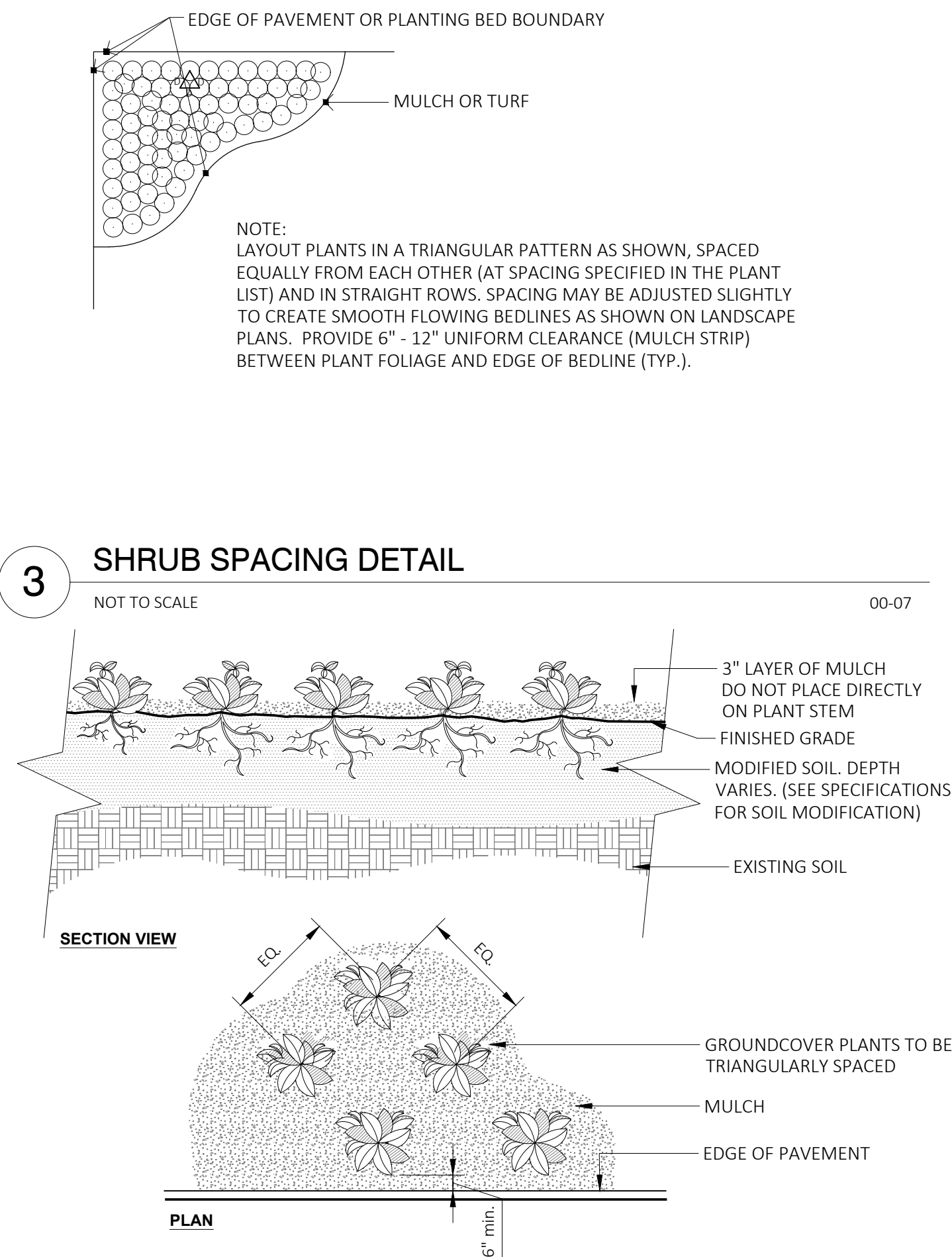
- NOTES:
- 1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 - 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
 - 3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

4 SHRUB - MODIFIED SOIL

NOT TO SCALE

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3 SHRUB SPACING DETAIL

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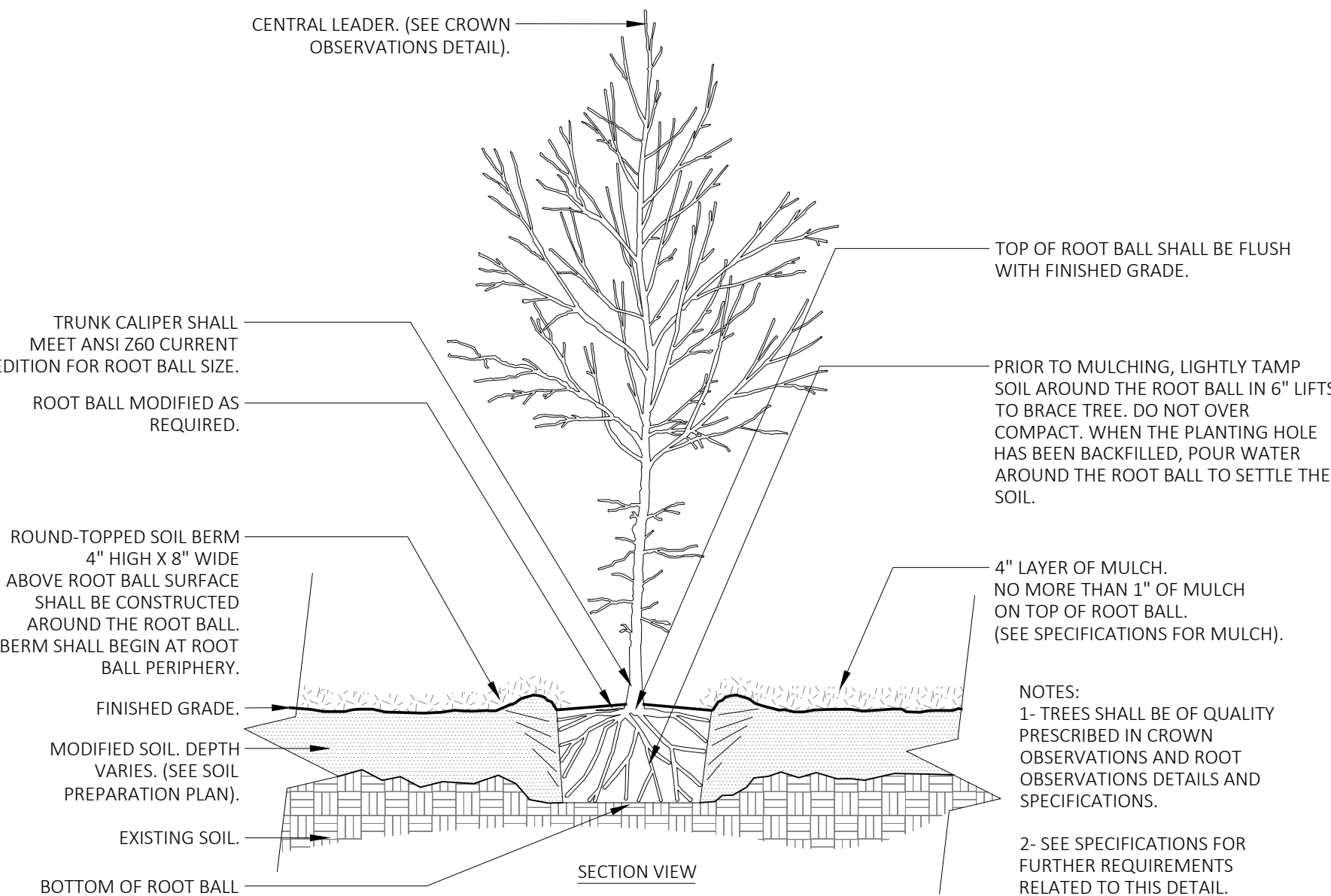
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2 GROUNDCOVER

NOT TO SCALE

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1 TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

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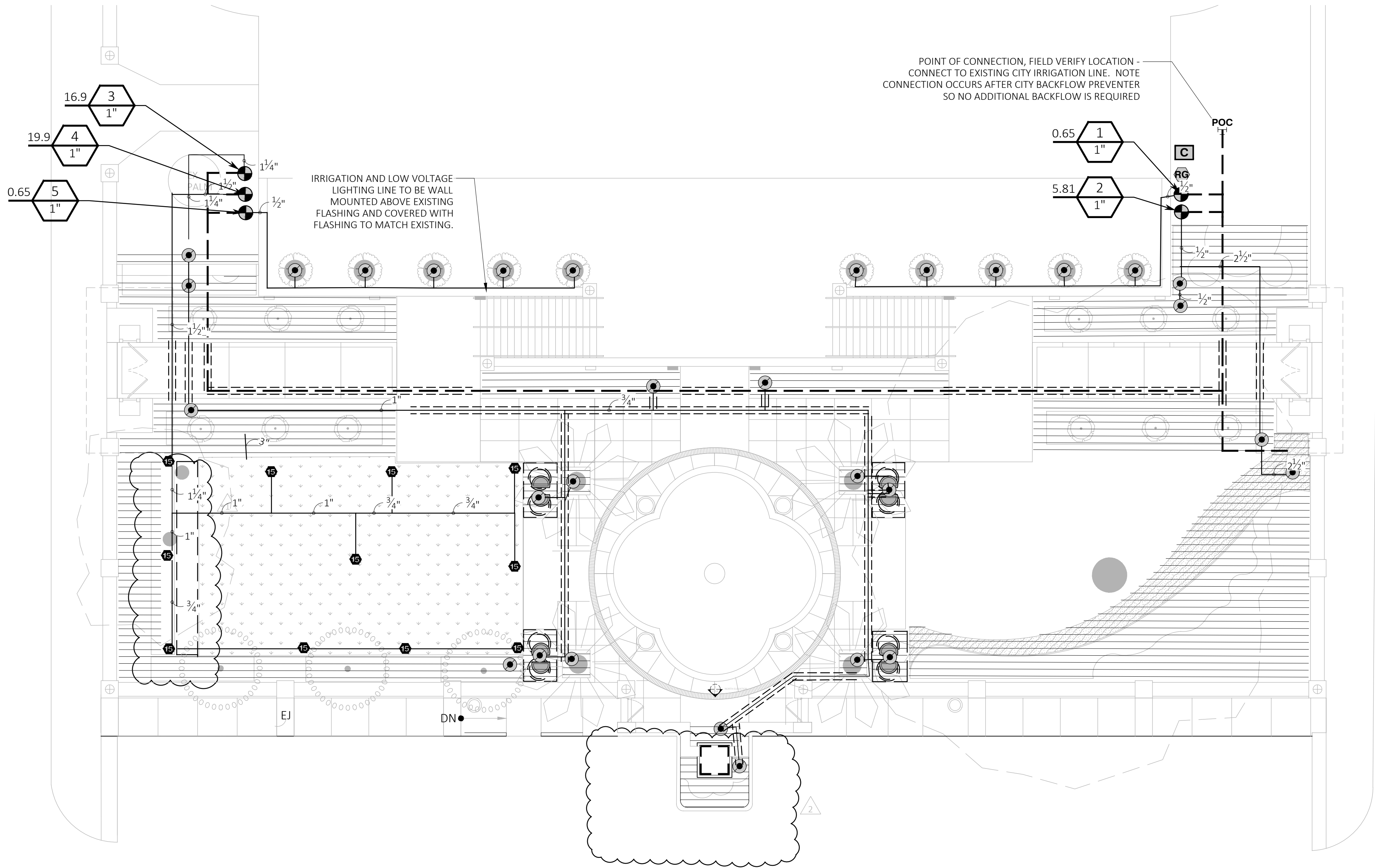
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ML+H PROJECT #: 20.05.0

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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	
	RAIN BIRD ESP8LXMEF 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES	1	
	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.	
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size		

NOTES:

- 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.
- THE IRRIGATION SYSTEM SHALL MAXIMIZE WATER CONSERVATION, BE FULLY AUTOMATIC, AND SHALL CONSIST OF A DRIP SYSTEM FOR SHRUB AREAS AS NOTED.
- 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.
- 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.
- 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.
- ALL WORK SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 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.
- 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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DRAWN BY: EG & EDP

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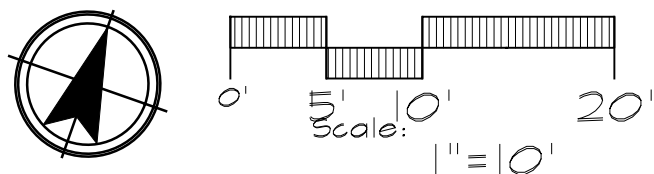
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IRRIGATION PLAN

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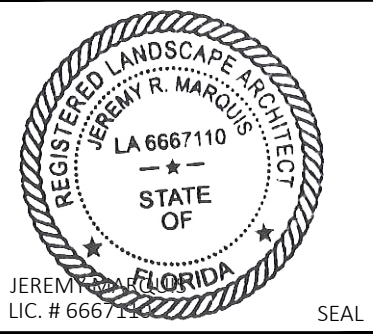
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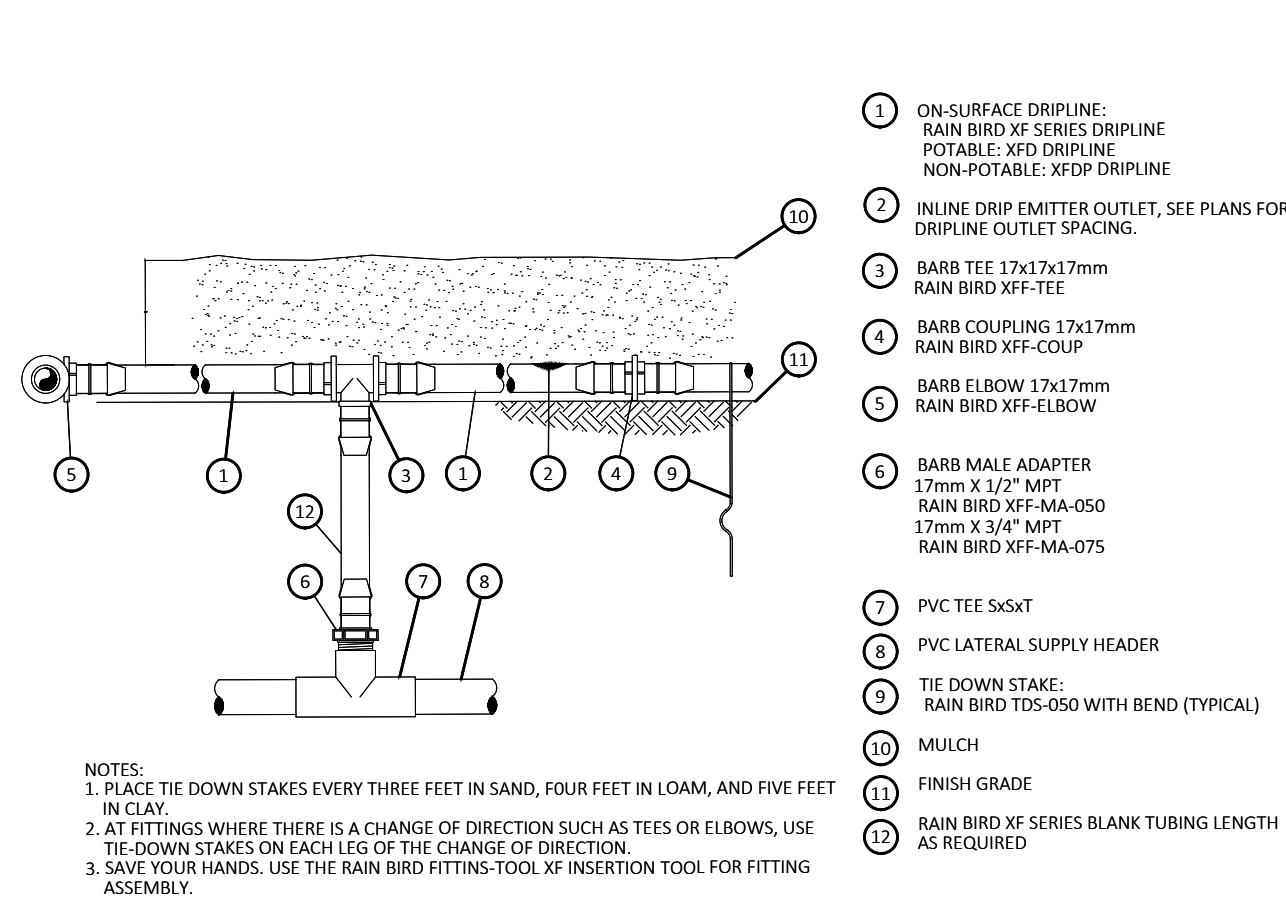
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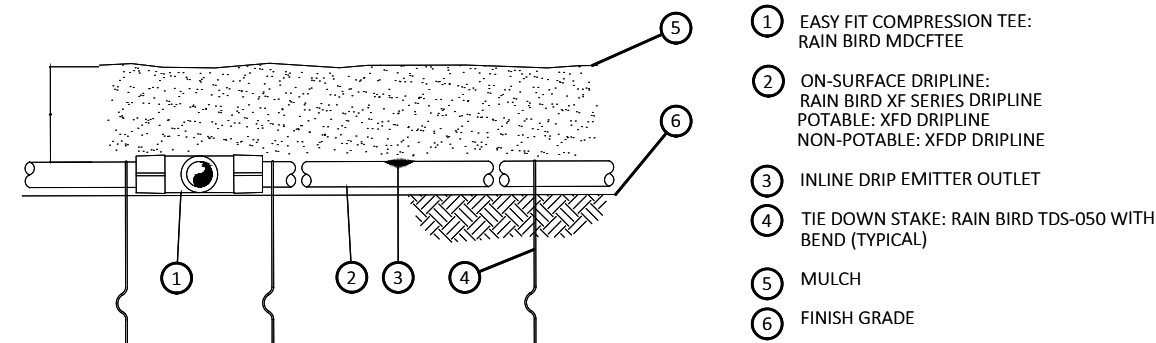
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IRRIGATION NOTES AND DETAILS



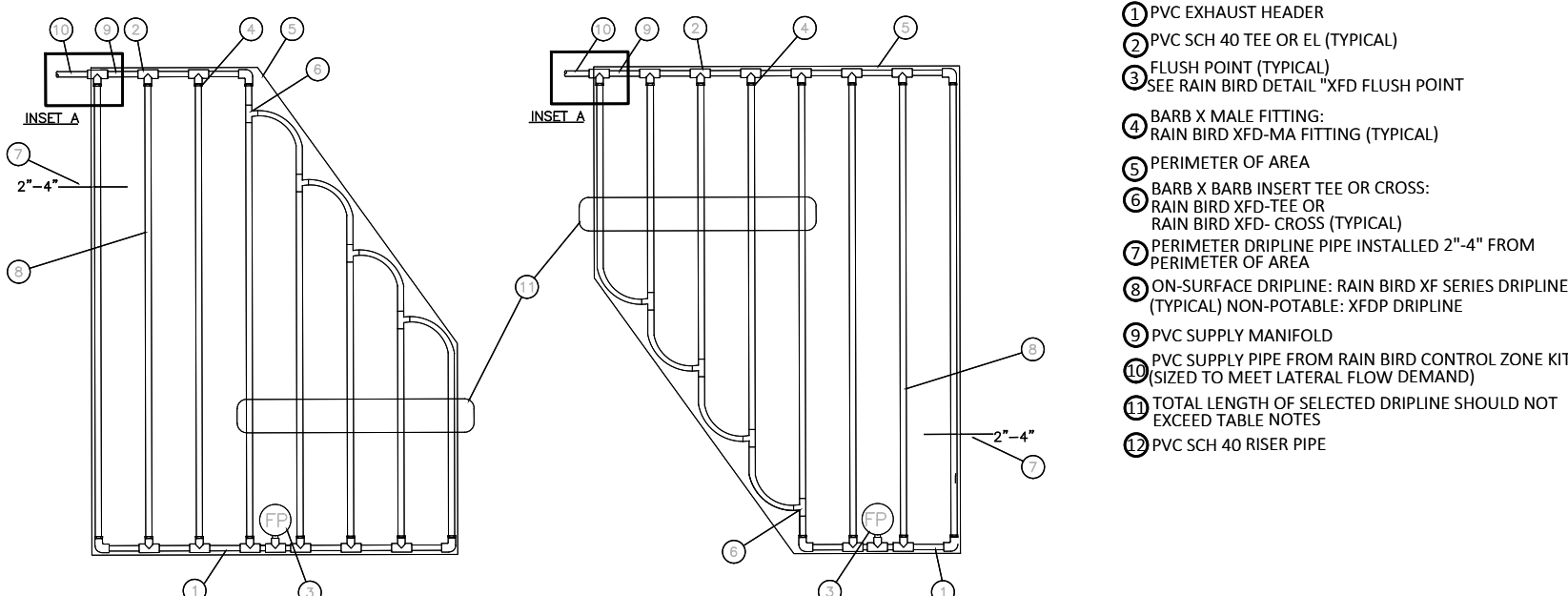
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTING-TOOL XF INSERTION TOOL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

10
L-4.2 DRIP LINE RISER ASSEMBLY
not to scale



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.

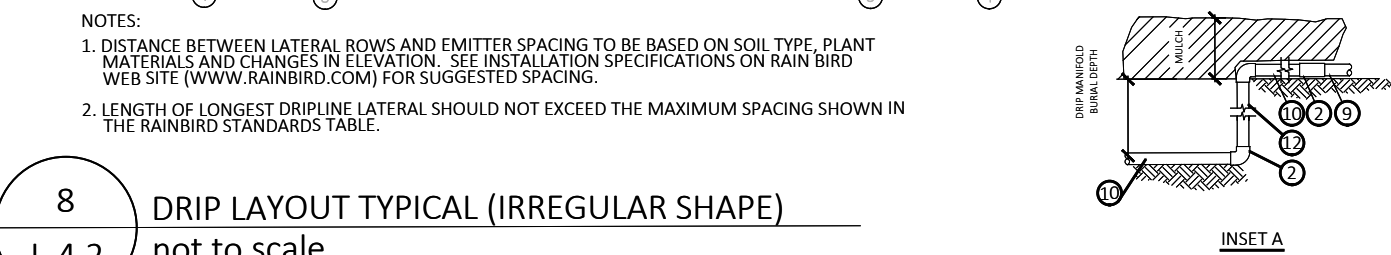
9
L-4.2 DRIP SECTION, TYPICAL (SURFACE)
not to scale



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.

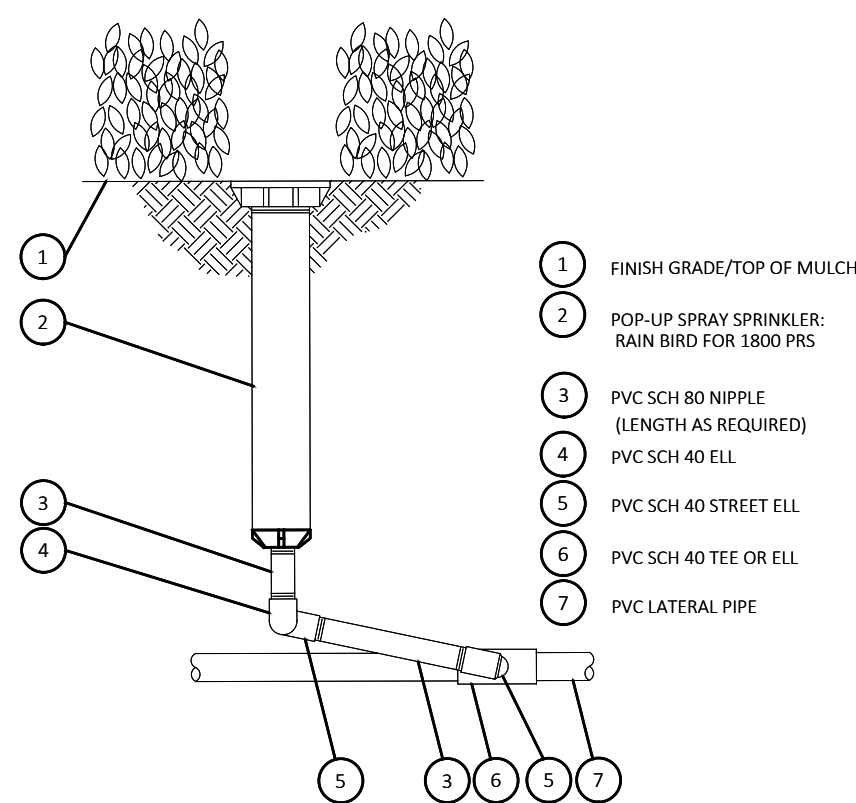
5
L-4.2 DRIP LINE AROUND TREES & PALMS
not to scale

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

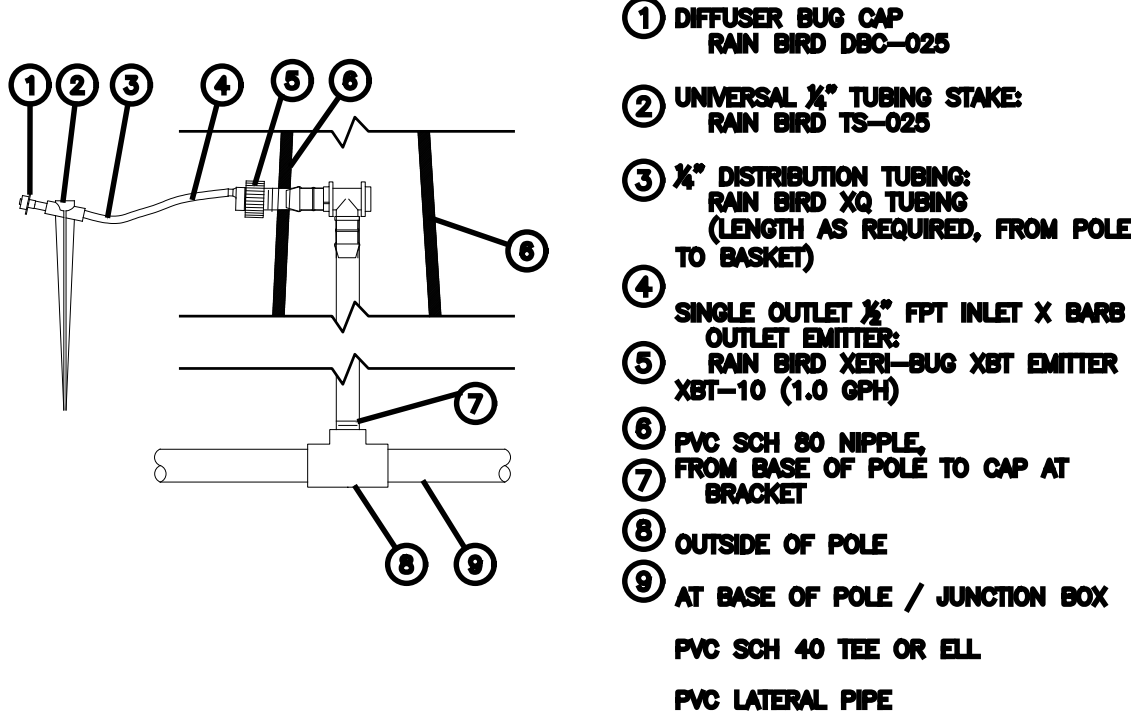


NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2. PLACE 3-FEET OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.
3. IN A SITE CONTROL DECODER SYSTEM A PULSE TRANSMITTER (PT322) SHOULD BE INSTALLED BETWEEN THE SENSOR DECODER AND THE FLOW SENSOR. THIS IS NOT NEEDED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



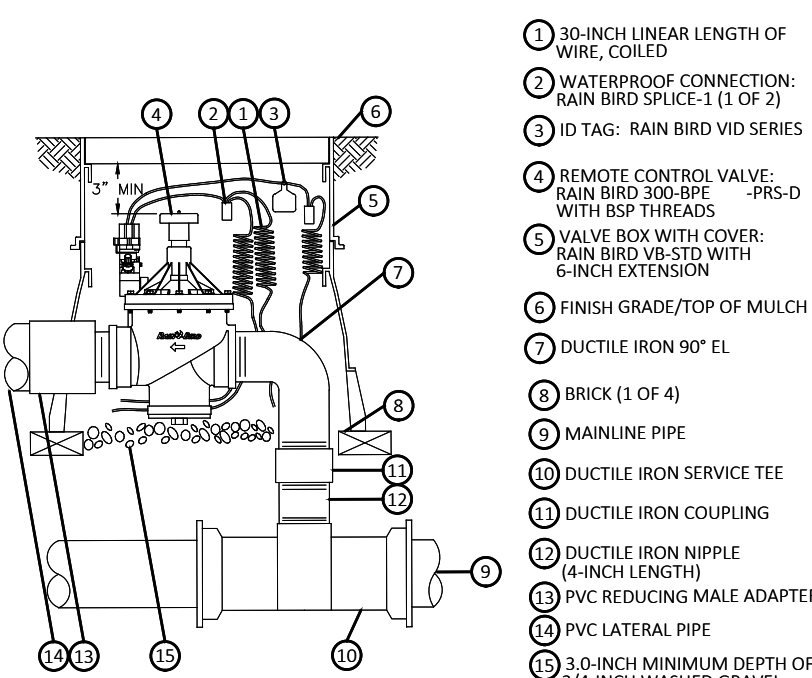
3
L-4.2 12" POP UP SPRAY HEAD (SHRUBS)
not to scale



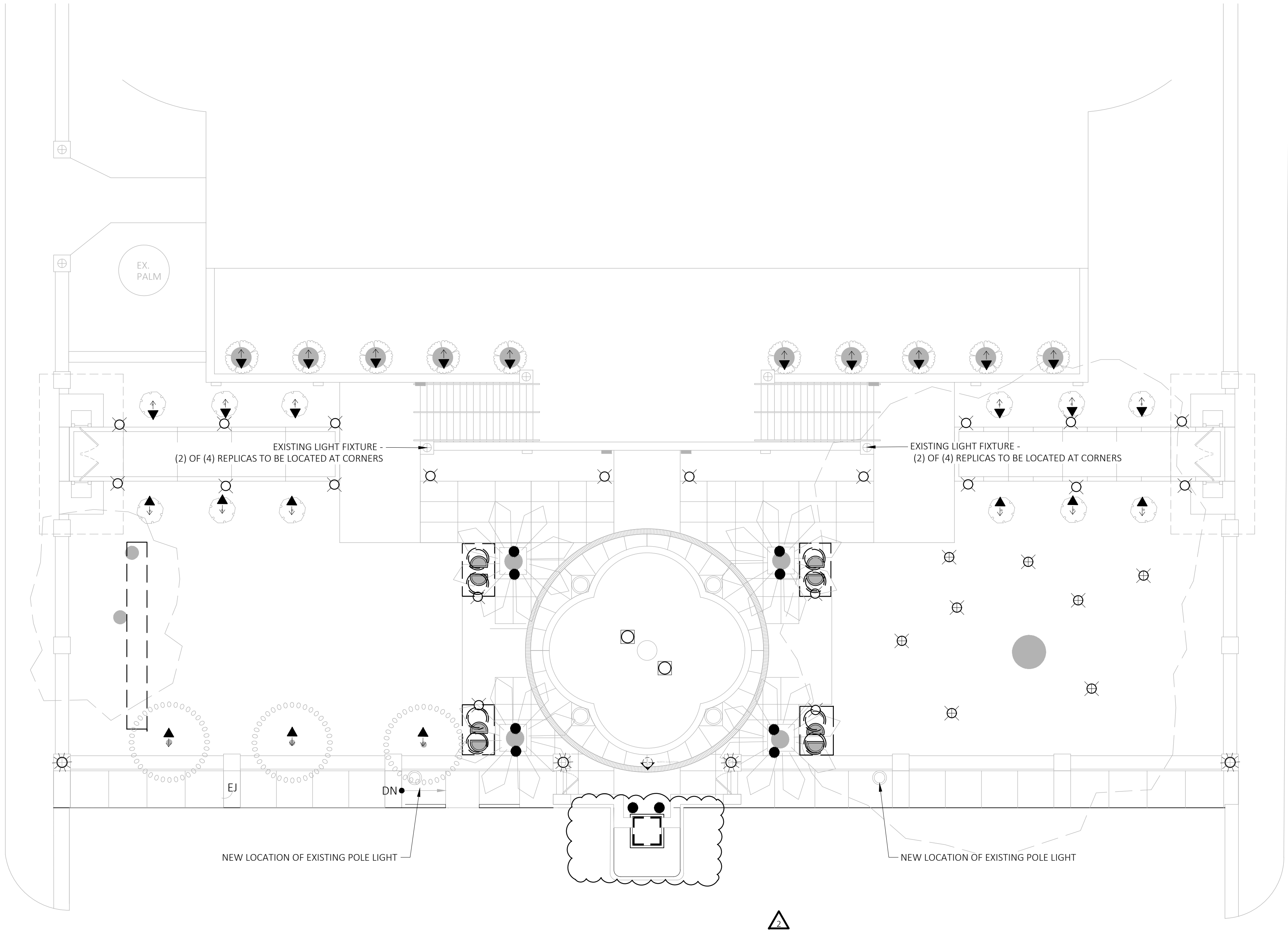
BASIS OF DESIGN SHOWN
MANUFACTURER:
RAINBIRD
MODEL NUMBER:
XBT-10 XBTBUG EMITTER
(1.0 GPH) + ACCESSORIES

11
POTTERY DRIP LINE EMITTER
NOT TO SCALE

P-CO-2-16

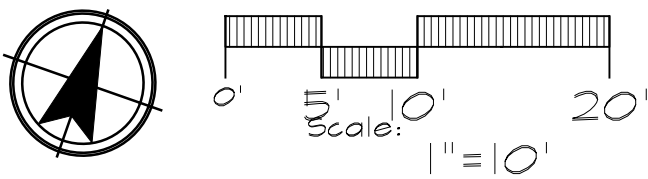


2
L-4.2 RAINBIRD VALVE
not to scale



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 LWLS LIGHTHAUS BRASS, NATURAL Lamp: LED, 9 W, 2700, Beamspread: 30	10	



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

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

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

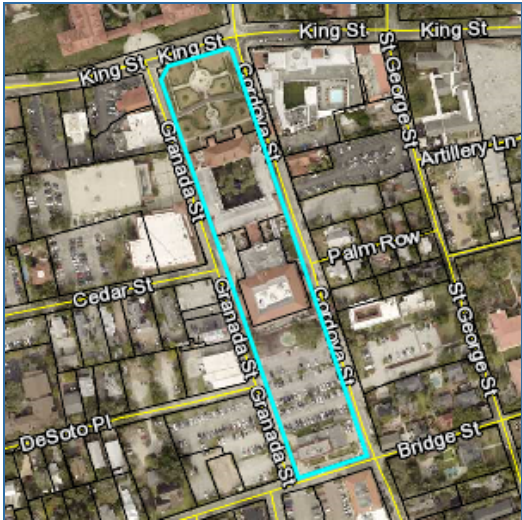


Parcel ID	1995700000
Location	75 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax	CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565
Description*	*The Description above is not to be used on legal documents.
Property Use	Municipally Owned (8900)
Code	
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	Roof Structure	Rigid Frame
Actual Area	8093	Roof Cover	Built Up, Clay Tile
Conditioned Area	6855	Interior Flooring	Ceramic Tile
Actual Year Built	1972	Interior Wall	Drywall
Use	Office Building (Multi-Story) Class C	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	
Roof Structure	Rigid Frame		

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	Roof Structure	Gable Hip
Actual Area	152246	Roof Cover	Clay Tile
Conditioned Area	131822	Interior Flooring	Sheet Vinyl
Actual Year Built	1888	Interior Wall	Drywall
Use	Government Buildings	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Concrete Block	Baths	
Roof Structure	Gable Hip		

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

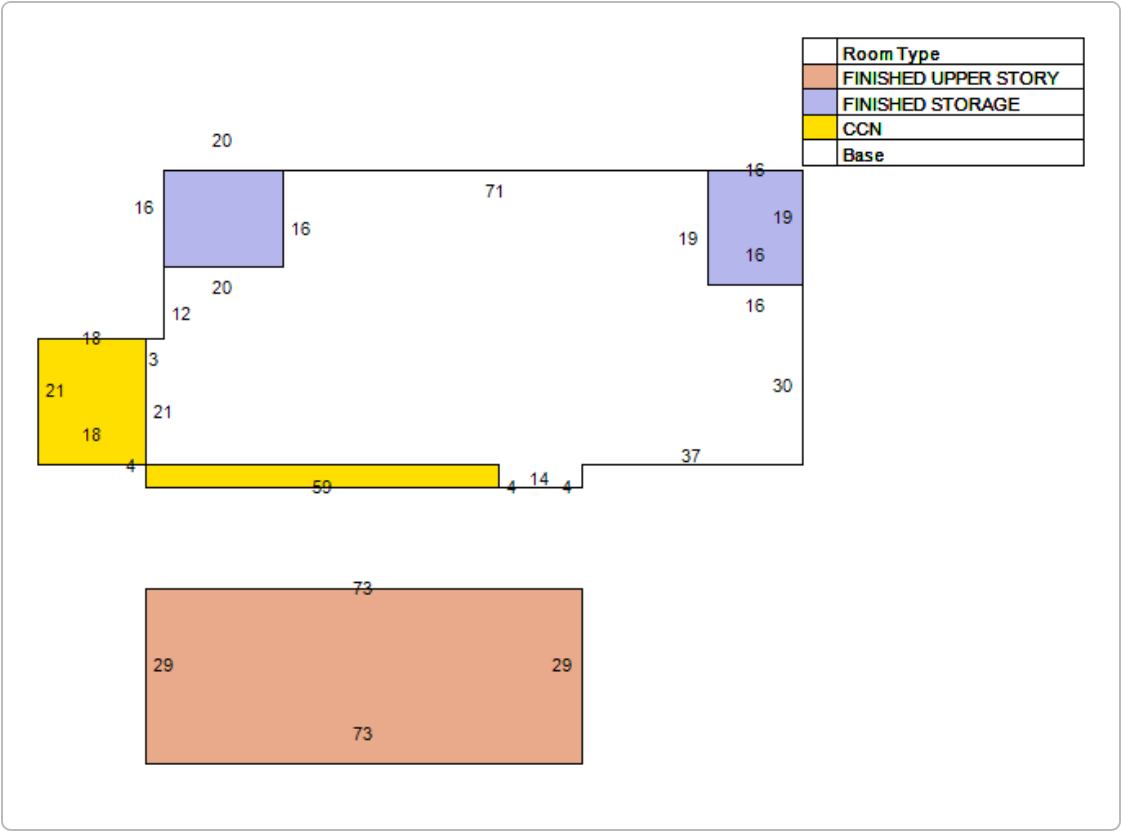
Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphalt 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.



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

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
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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



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

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 April 15, 2021 Meeting**



Application PL2021-0048

Address: 252 St. George Street

Applicant: Les Thomas Architect

Property Owner: Tara Owen & Malcolm Frank

Project description: 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.

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

STAFF SUMMARY AND ANALYSIS:

- This is a Certificate of Appropriateness (COA) application that follows an Opinion of Appropriateness (OOA) application which was approved with conditions at the February 18, 2021 HARB meeting.
- A Colonial Revival styled building after later remodels, and known as the Bronson Cottage, the house is located on a large lot on the southwest corner of St. George and Bridge Streets, and bounded by Cordova Street to the rear or west. The Florida Master Site File (FMSF) survey lists this house as one of the last building designs (1875-6) and only known design in Florida of one of the most influential architects in America in the years prior to the Civil War, Alexander Jackson Davis.
- Sanborn map research shows the two-story L-shape house had previous rear attachments. The 1884 Sanborn shows a hyphen space with porch area (that is labeled as a 2-story with a 1-story extension by the 1893 map) extending along the back of the two-story side wing, which projects north at a lower height than the main block of the house, between a 2-story wing projecting westward along the north property line. On the 1889 map, a porch was added to the west of this west wing, which was labeled as a two-story on the 1904 Sanborn, and by the 1947 revised map had possibly been enclosed but left open at the first floor. What was originally shown as a rear narrow two-story hyphen with porch extending along the west elevation of the north wing appears to have been fully incorporated as interior space. According to the 1978 FMSF survey, the two-story L along Bridge Street had been removed "more recently."
- Overall, the plans appear to be largely unchanged from the version approved with the OOA application, which was favorable to the HARB. Changes include a wood railing with a similar design as found on the rear porch railing at the bottom of the screen panels and doors, wood pilaster columns between the screen panels, window patterns of pergola, and removal of the awning windows on the foyer's north elevation. Brick lattice detailing was added between piers, as recommended with the HARB OOA approval and the HARB's suggestion to consider a vertical window orientation for the windows on the north elevation was addressed with replacing the three triple awning windows with three single awning rectangular windows.
- Proposed materials and finishes for the window, door, and decking elements must be compatible with the AGHP and more specification details will be needed for an administratively approvable related permit application architecture review.
- Modifications to the site with walkways, landscaping, and other site features were not included with this application.
- The addition's proposed location and design will meet the Architectural Guidelines for Historic Preservation (AGHP) recommendations for additions to be at the rear, set back from the wall plane, will avoid obscuring character-defining features and references design motifs of the historic building. The addition's lower portions will be screened by the existing 7' hedge to remain along Bridge Street.
- Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and may require additional zoning review. The proposed project will need require archaeological review.

STAFF RECOMMENDATION:

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. 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.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To remove the north end rear one-story porch, including exterior doors, columns, steps, roof, and necessary other elements for new addition on north wing's west elevation and part of the sidewalk that runs from the north rear porch to the detached garage
 2. To add an addition starting in the area of the existing 6' deep one-story rear porch, which comprises a one-story hyphen (foyer / mud room) with new deck extension to the south and a screen room to the rear or west of the residential building:
 - a. Foyer / Mud Room: The proposed rear addition will start in the area of the existing smaller 12' deep one-story rear porch on the north wing in the form of a 1-story hyphen that will be connected to a screen room which extends westward. A wood deck and set of stairs are proposed to the south and adjacent to the existing two-story porch on the main block of the house. The 12'x10' hyphen will have a composition shingle hip roof to match the house that ties into the screen room, a French door flanked by two sidelights on the south elevation, and wood siding.
 - b. Screen Room: The 32' x 20' screen room will have a low 3/12 pitched composition shingle hipped roof and a central 3'6" high cupola with double awning windows on the north and south elevations and a hip roof. Exposed rafter tails are proposed under each roof to match the existing on the main house. This addition will have a set of wood steps leading to double wood framed screen doors on the south elevation and will be open with wood framed screen panels with 2'6" high wood railing in front on the south elevation and south end of the west elevation that are flanked by wood pilaster columns, wood siding on the north portion of the east elevation, wood siding and three upper awning windows on the north elevations, and brick lattice detailing between the brick piers around the perimeter of the addition to match the existing on the rear porches. The overall height of this addition (to the top of the cupola) will be 16' in comparison to the 36' height of the main building (to top of cupola).
 - c. Dark bronze finished door hardware and light fixtures are proposed.
- Wood elements on addition to be painted to match the existing building.
 - The existing hedge at the rear of the house, which is around 7'-8' at its tallest point and runs along on the north property line / adjacent to Bridge Street, is to remain.
 - Modifications to the site for the rear of the house were not included with this application.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Additions

Do...

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

Don't...

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

Post-1821

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

COA 2021-0048
252 St. George Street
April 15, 2021

LIST OF ATTACHMENTS:

1. Staff photographs
2. Historic photographs of the rear or west side of Bronson Cottage
3. Florida Master Site File
4. Sanborn Maps

STAFF PHOTOGRAPHS 252 St. George Street



Front Façade/East Elevation and
Looking west down Bridge Street

STAFF PHOTOGRAPHS
252 St. George Street



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

STAFF PHOTOGRAPHS
252 St. George Street



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

STAFF PHOTOGRAPHS

252 St. George Street



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

STAFF PHOTOGRAPHS 252 St. George Street



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

STAFF PHOTOGRAPHS
252 St. George Street



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

STAFF PHOTOGRAPHS 252 St. George Street



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

STAFF PHOTOGRAPHS
252 St. George Street



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

STAFF PHOTOGRAPHS
252 St. George Street



Looking west at rear of property toward Cordova Street

STAFF PHOTOGRAPHS
252 St. George Street



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

STAFF PHOTOGRAPHS

252 St. George Street



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

c. 1918: Rear of Bronson Cottage (252 St. George Street) - photo provided by owner, Tara Owen



c. 1960: Rear of Bronson Cottage (252 St. George Street) - photo provided by owner, Tara Owen



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

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

I. LOCATION & LEGAL DESCRIPTION

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

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Educational 850==
Date: +1876 844== Period: 19th cent. 845== Culture: American 840==
Architect: Davis, Alexander Jackson 872==
Builder: _____ 874==
Style: Colonial Revival 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards
_____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 2/2, french doors, bays 942==
Foundation: Brick piers with brick infill 942==
Roof Type: Hip 942==
Secondary Roof Structures: Bay, hip; porches, hip; hip cupola 942==
Porches & Balconies: Two-story open front and back porches
_____ 942==
Chimney Location: End, exterior; rear slope 942==
Materials: (882)
Chimney: Brick with metal cap 882==
Roof Surfacing: Metal Novelty shingle 882==
Ornament Exterior: Round columns, pilasters, turned spindle balustrade
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Residential/Institutional 864==
Relationship to Surroundings: Residential building used for educational
purposes on large grounds.
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

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

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

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

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

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

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

V. BIBLIOGRAPHY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

In December 1894 a new occupant was announced:

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

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

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

young lady, bright and pleasant."(9)

In March there was this further comment:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Captain Woodruff never returned. The Tatler reported in 1899:

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

In 1900 his body was returned for burial:

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

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

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

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

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

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

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

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

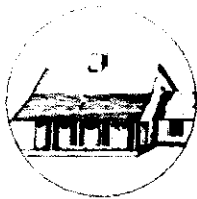
Thomas Birkbeck died soon after, but his family continued to use the house until the early 1920's. Then, after a period of vacancy it became, for the next quarter of a century, the residence of the John A. Hart family. In 1960 Mrs. Hart sold the property to the Sisters of St. Joseph. Since the early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

ARCHAEOLOGY

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

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

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ01919**
 Field Date 5-19-2016
 Form Date 5-19-2016
 Recorder # _____

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

LOCATION & MAPPING

Street Number 252 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 252 St George Street
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1995900000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1876 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): DAVIS, Alexander Jackson Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

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

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

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

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

DESCRIPTION (continued)

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

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

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

Narrative Description of Resource GEORGIAN REVIVAL

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

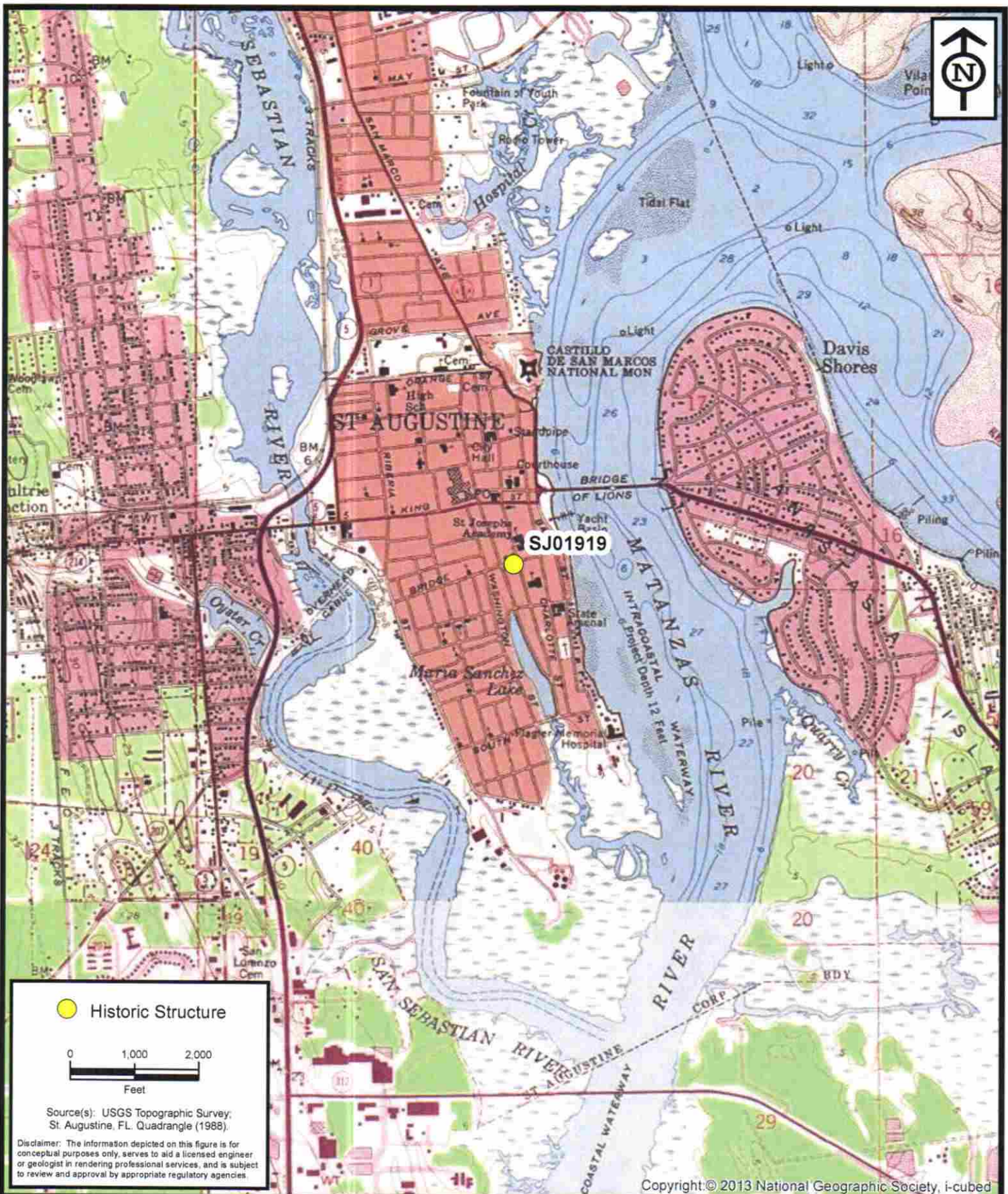
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



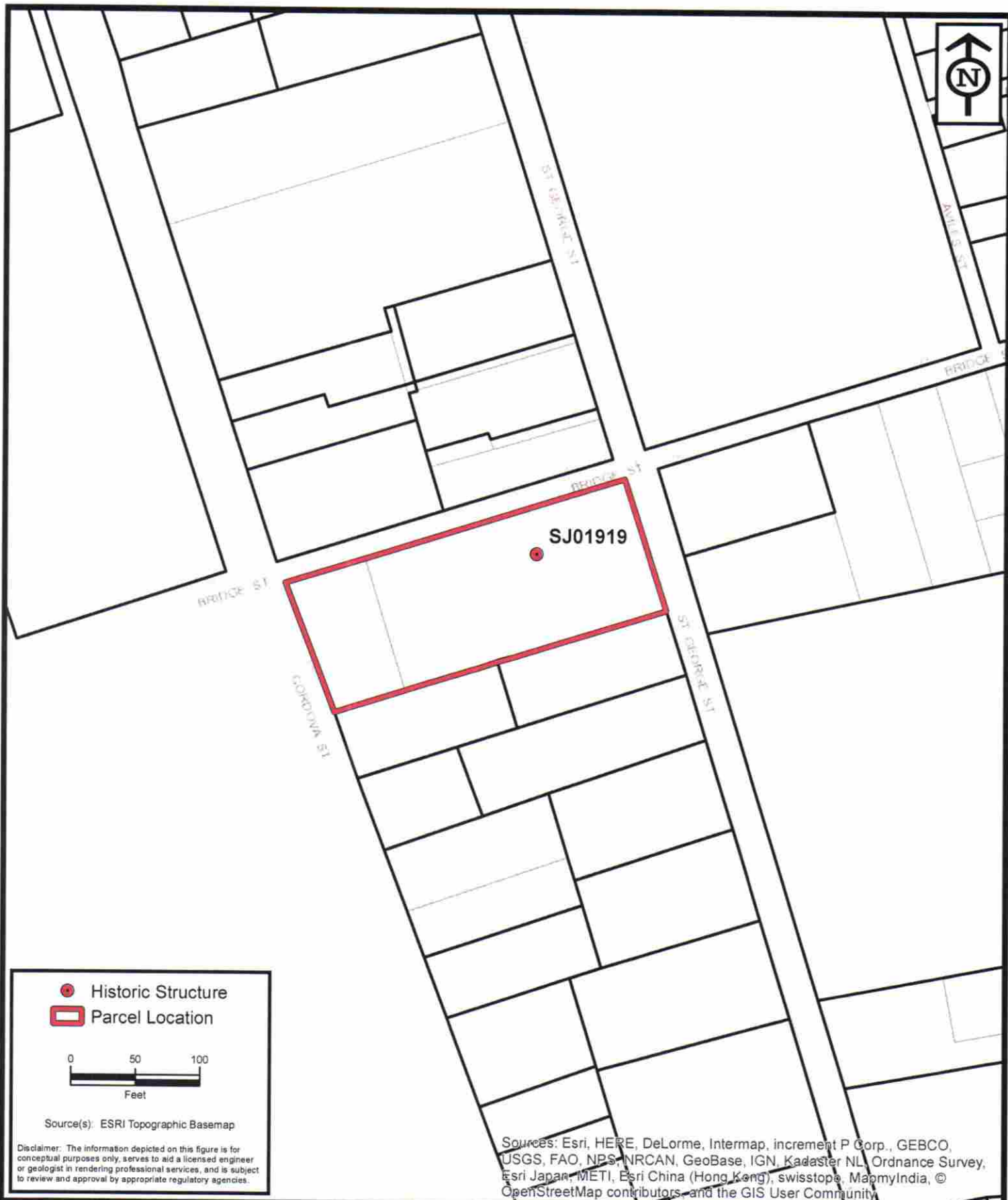
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

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

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



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KODAK SAFETY FILM 5062

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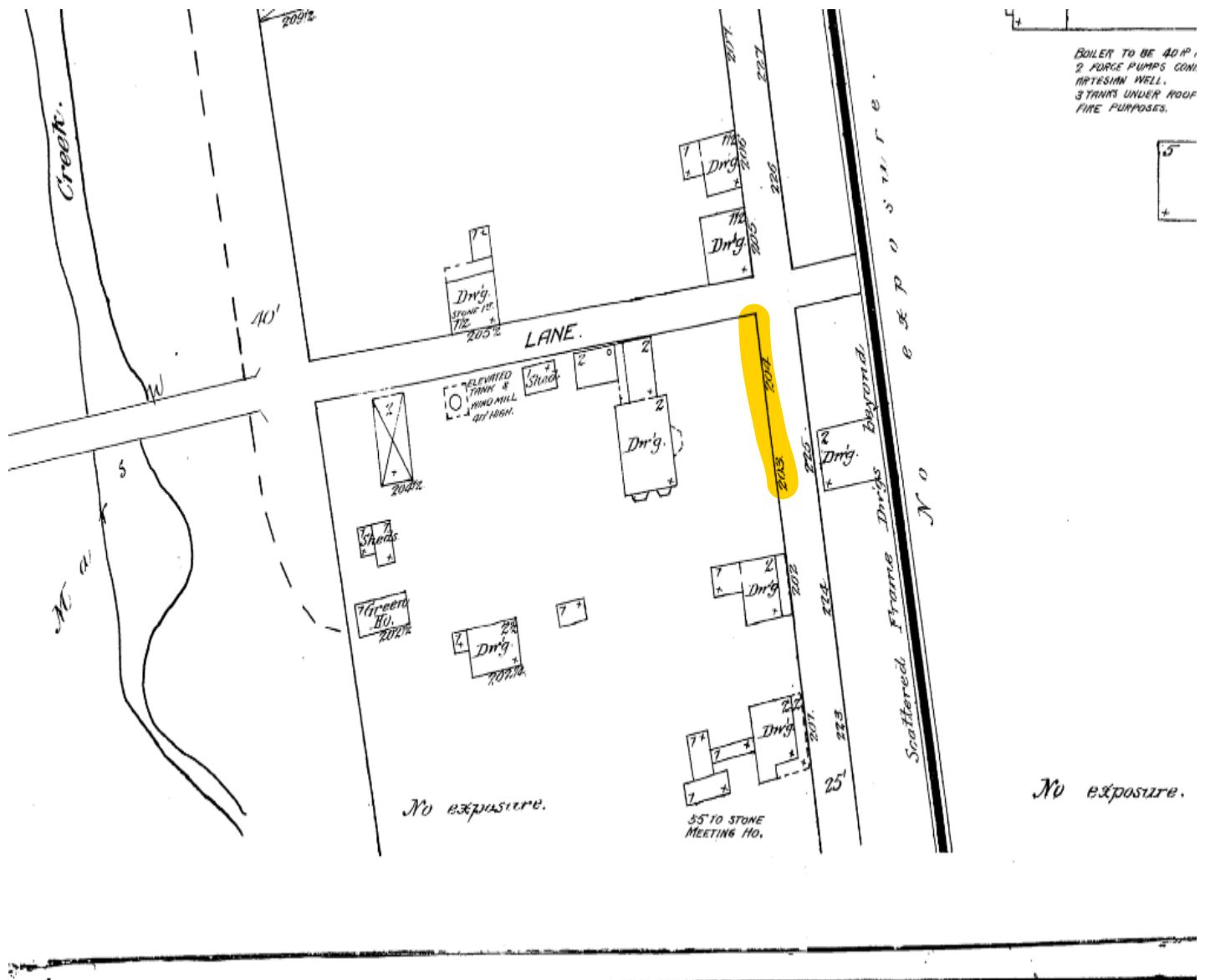
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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine July 1884, Sheet 2

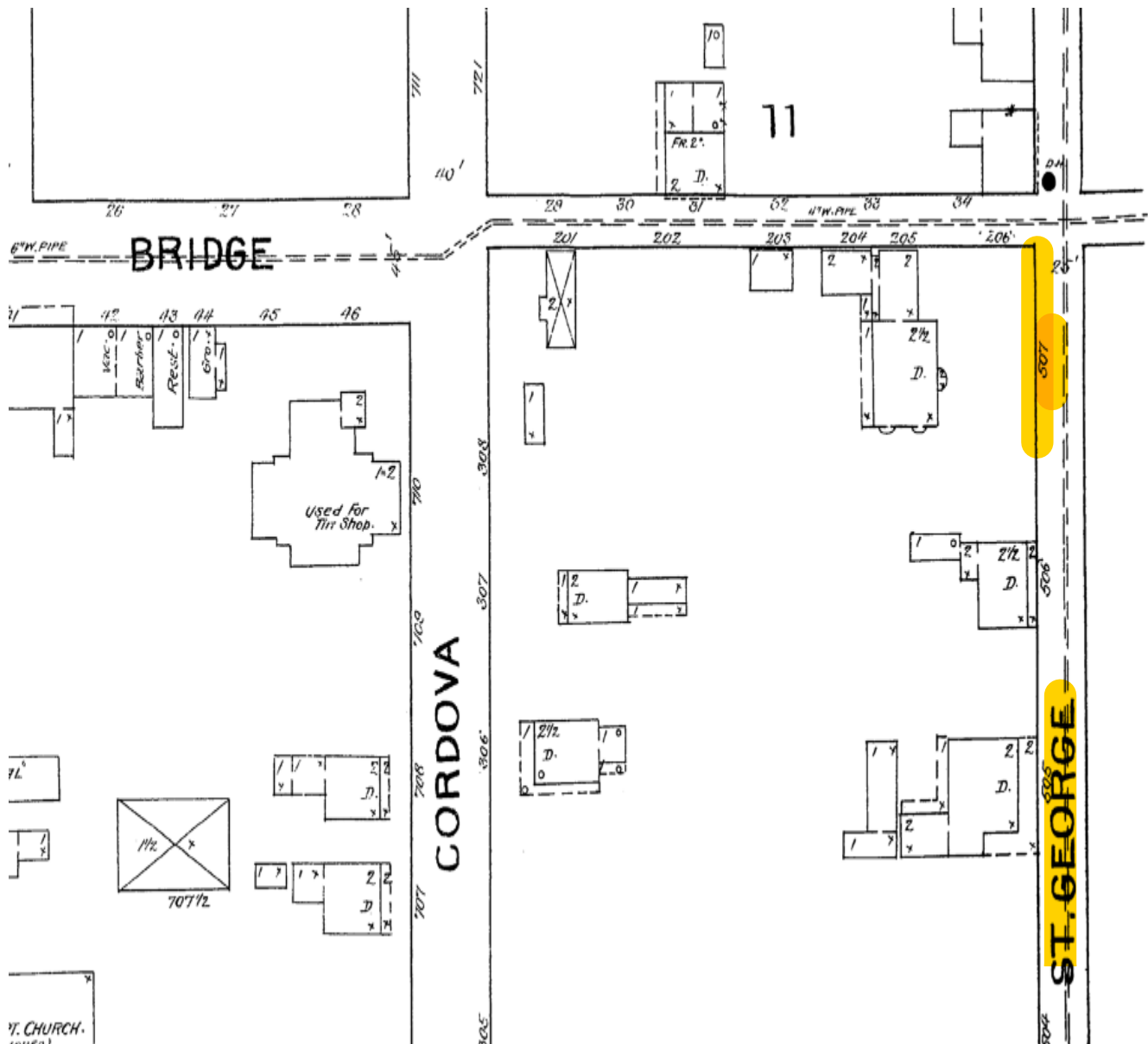


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Feb. 1893, Sheet 6

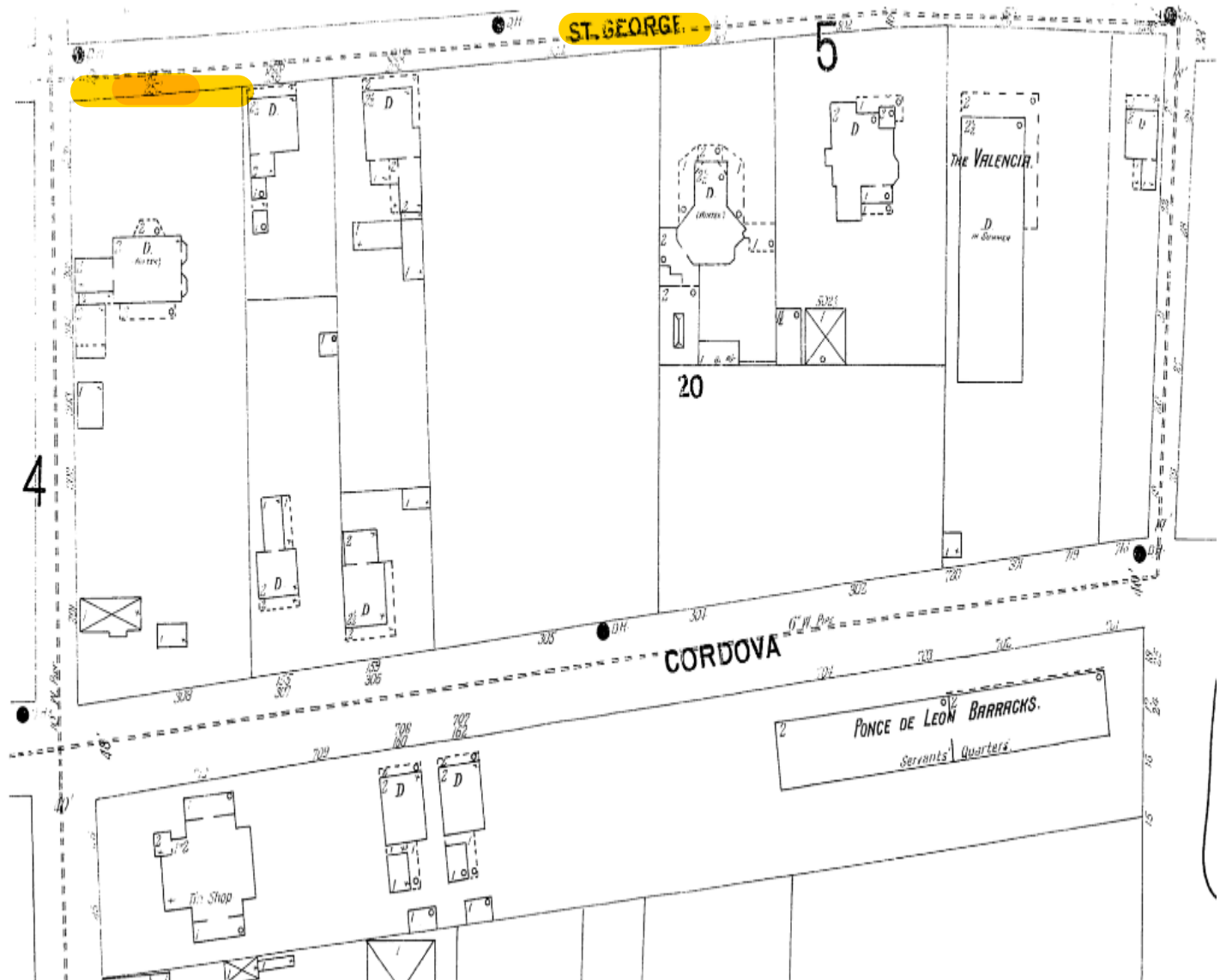


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Aug. 1899, Sheet 8

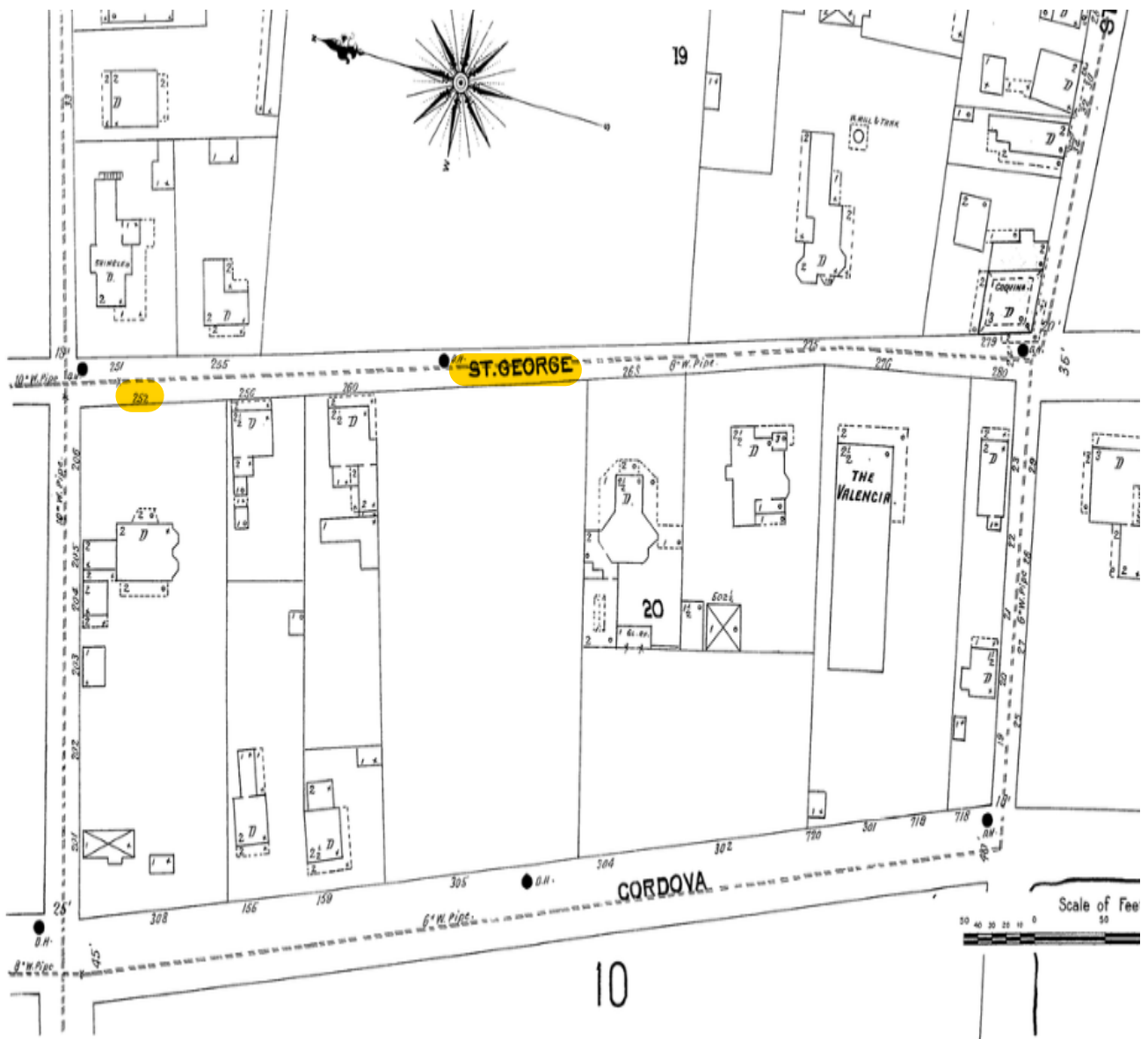


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Mar. 1904, Sheet 5

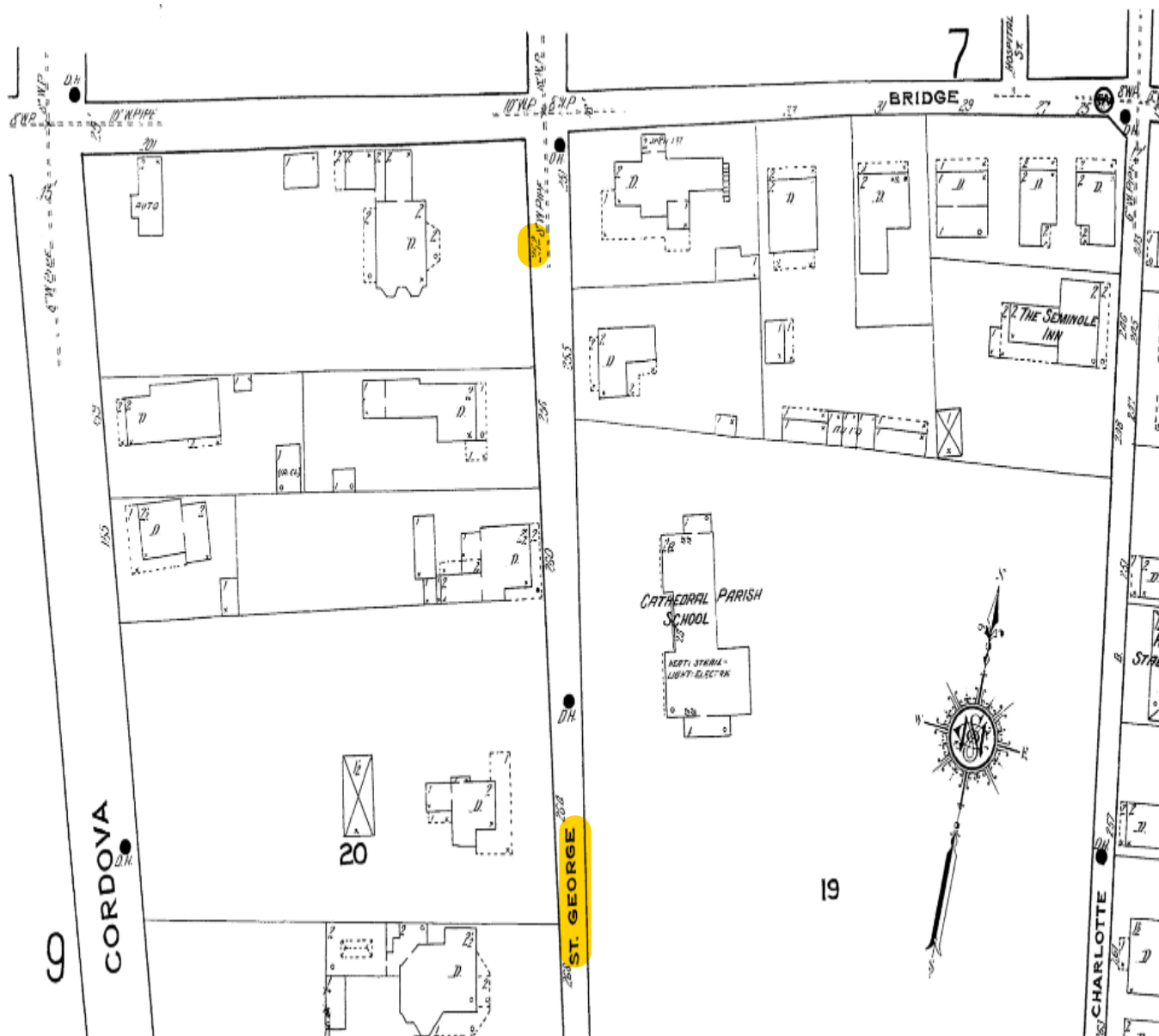


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 10

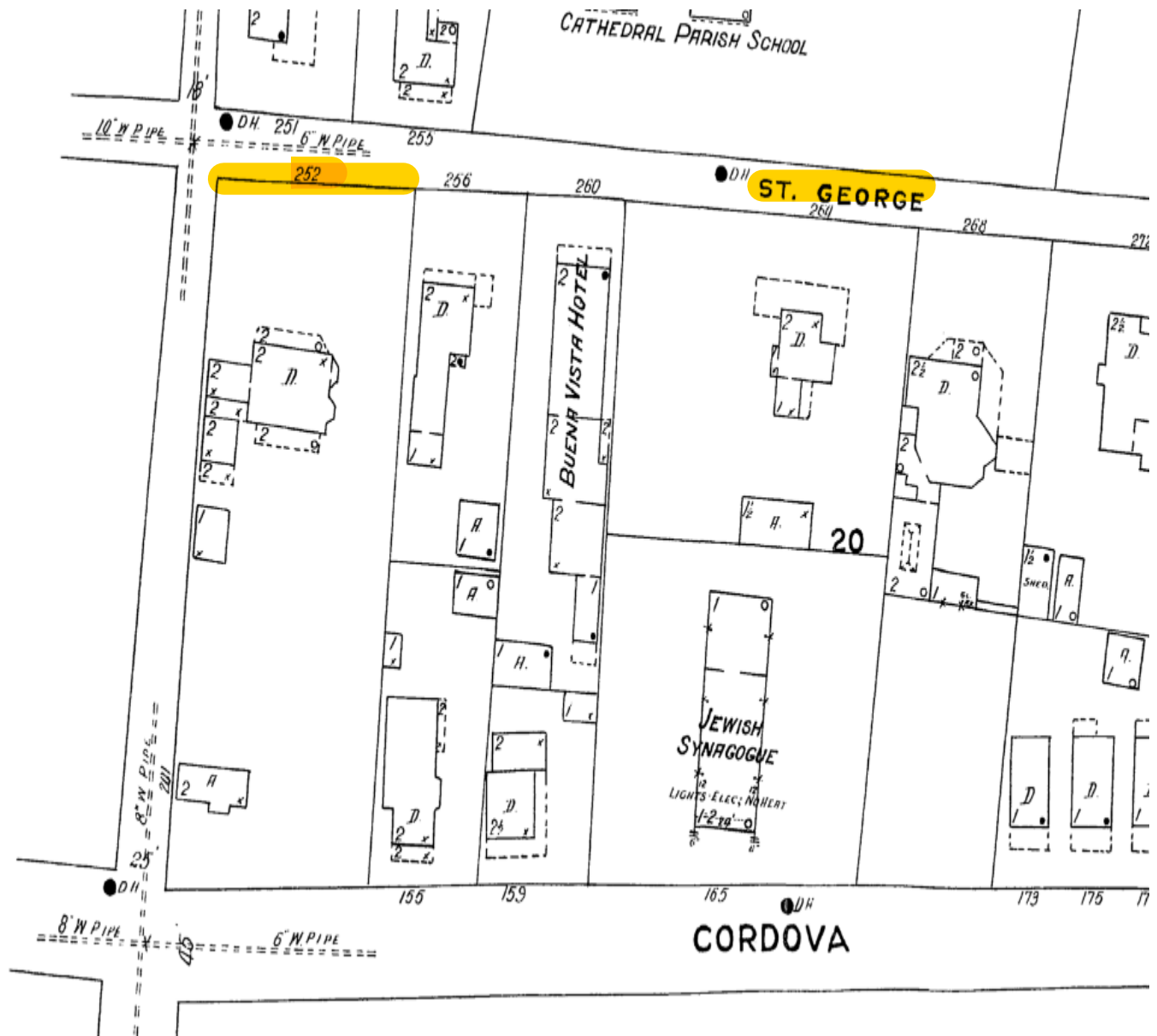


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 10



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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 13 Revised to 1947

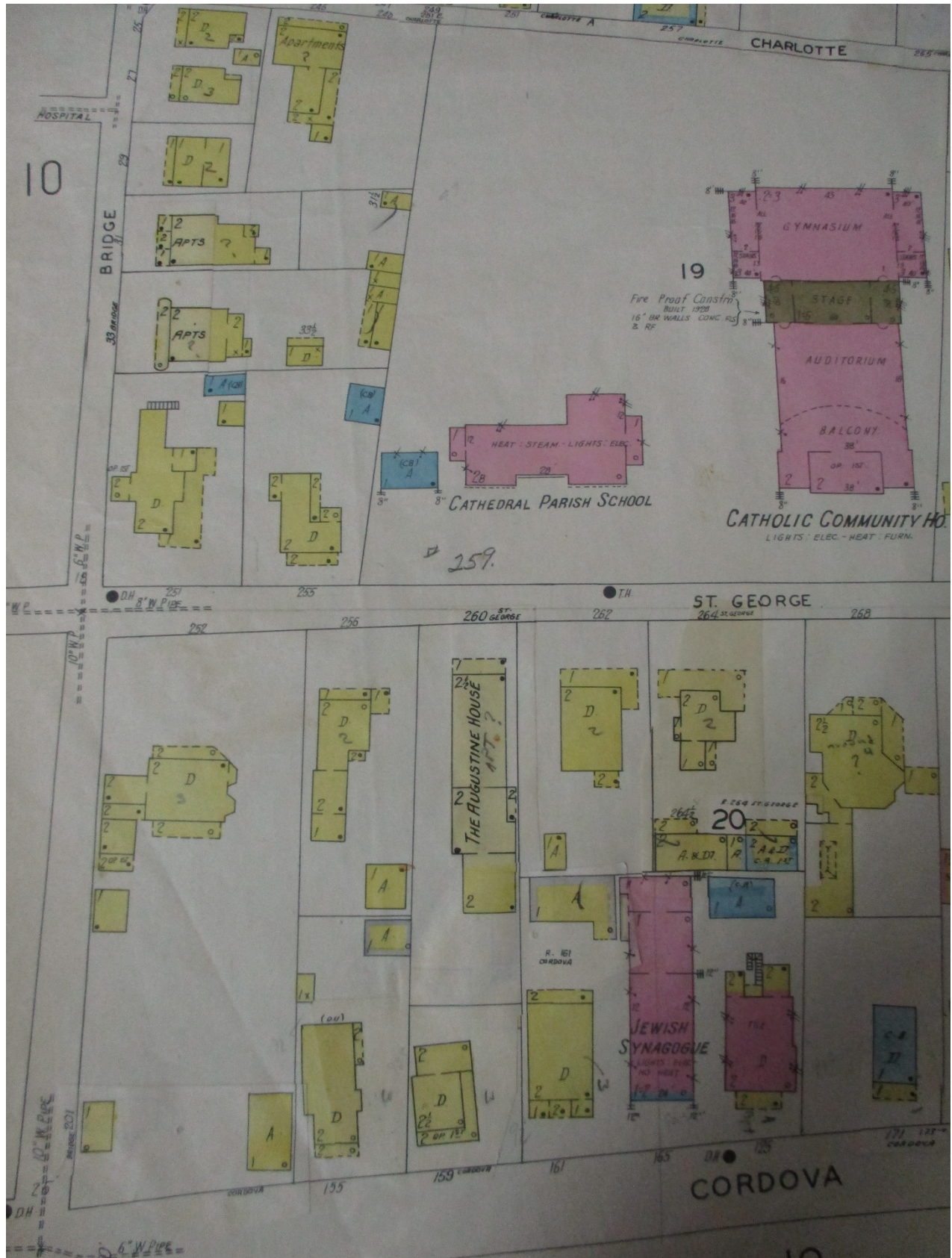


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St. Augustine Sanborn Maps: 1930 Revised to 1957 (Sheet 13)

252 St. George Street



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

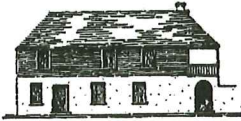


MAR 19 2021

Planning/Building Dept.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION


☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS


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

BDAC Project No. PL 2021-0048Receipt No. 2076088Meeting Date: April 15, 2021

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

1. NAME OF APPLICANT LES THOMASBusiness (if applicable) LES THOMAS ARCHITECTAddress 32 CARDONA STCity ST. AUGUSTINE State FL. Zip Code 32084Daytime telephone 824-9508 Other phone/email 826-6269*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER TARA CUIEN & MALCOLM FRANKS

Business (if applicable) _____

Address 252 ST. GEORGE ST.City ST. AUGUSTINE State FL Zip Code 32084Daytime telephone (required) 1-914-714-8654 Other phone _____3. PROJECT STREET ADDRESS 252 ST. GEORGE ST.

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

5. EXISTING USE RESIDENTIAL PROPOSED USE RESIDENTIAL

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

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

D. PAINT COLORS (check one)

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

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

NEW SCREEN PORCH AND FOYER CONNECTION
TO THE WEST SIDE OF EXISTING
RESIDENCE.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME _____

SIGNATURE OF APPLICANT _____

DATE 3-19-21

PRINT OWNER'S NAME _____

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.

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.

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

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.

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.

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

☐	☐	☐	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

☐	☒	☐ 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

☒	☐	Photographs of existing site area within view of proposed construction with context area
☒	☐	☐ Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☒	☐	☐ Scaled site plan showing the property line and proposed construction
☒	☒	☐ Scaled landscape plan (if app: cable)
☒	☐	☐ 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:

- Info on columns shown on elevation (P) of porch; - Spec sheets on windows + doors showing exterior materials w/ raised profiles (Are you taking awning windows off elevation of material)

Project number: 2021-0048 Project Address: 252 St. George Street

Reviewed by: Julie Courtney Date: 3.25.2021

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

TYPE OF REQUEST:

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

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

IN THE MATTER OF:

Case No.: 2021-0014
Applicant: Les Thomas Architect
Owner: Tara Owen & Malcolm Frank
Address: 252 St. George Street
Parcel Number: 199590-0000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a one and one-half addition to the rear of the residential building.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

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

Subject to the following conditions:

- Opinion of Appropriateness is not final approval and will
- be subject to a Certificate of Appropriateness
- Consider vertical orientation of north side windows
- and lattice brick between piers
-
-
-

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

Case No. 2021-0014

REQUEST APPROVED / DENIED / CONTINUES

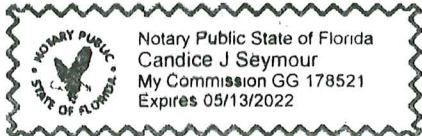
Cathy Duncan
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

 Candice J. Seymour
Notary Public, State of Florida

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

BUILDING FOOTAGE INFORMATION
CONDITIONED SPACE - 120 SF
UNCONDITIONED SPACE - 600 SF

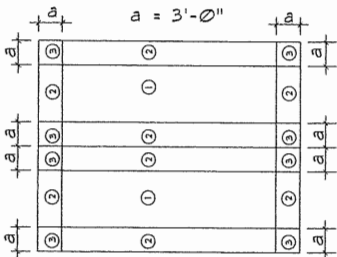
STRUCTURE INFORMATION
MEAN ROOF HEIGHT - 21'
TOTAL ROOF HEIGHT - 22'
NUMBER OF STORIES - 1

TYPE OF CONSTRUCTION
TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 11th EDITION
1. BASIC WIND SPEED (3 SECOND GUSTS) - 130 M.P.H.
2. WIND IMPORTANCE FACTOR - 1.0
3. WIND EXPOSURE CATEGORY - B
4. INTERNAL PRESSURE COEFFICIENT - +0.8 OR -0.8
5. COMPONENT & CLADDING WIND LOADS - Lbs/sq.ft.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA - FL 6g.				
	10	20	50	100
ROOF				
1	10.5	-25.3	10.0	-24.4
2	10.5	-43.5	10.0	-32.1
WALL				
4	25.9	-28.1	24.7	-25.4
5	25.9	-34.7	24.7	-29.3
ROOF OVERHANG				
10	-37.3	-36.7	-35.2	-35.1
20	-61.5	-48.3	-38.8	-17.6



NOTES:
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

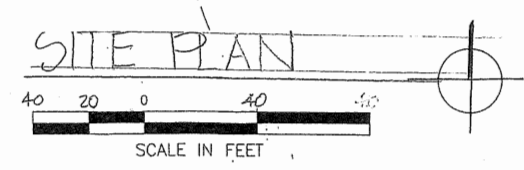
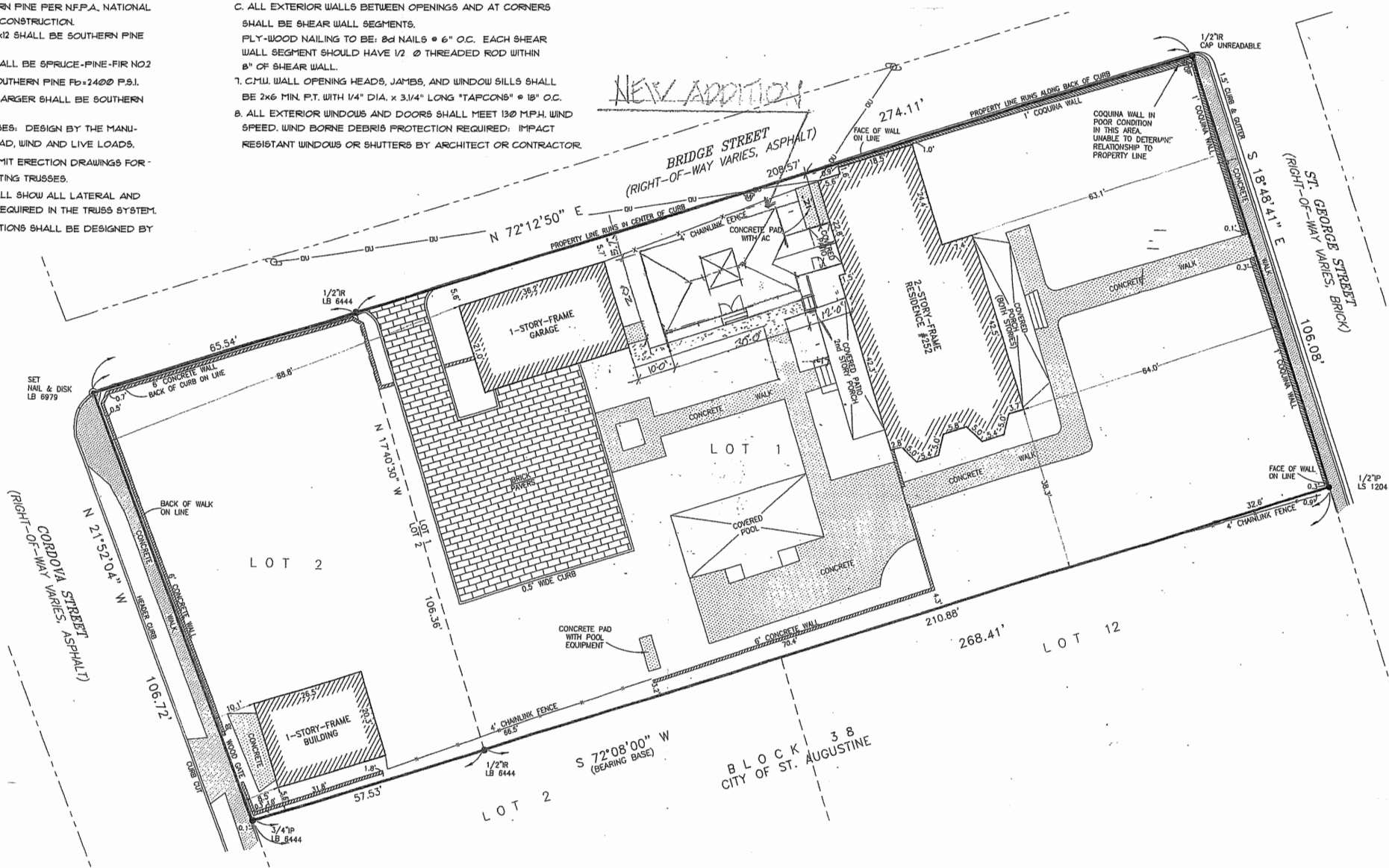
CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 11th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 11th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 11th EDITION
LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2021 EDITION
WITH UP TO DATE ADAMENDMENTS
FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, CURRENT EDITION
WITH UP TO DATE ADAMENDMENTS
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 11th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 11th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 11th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION

STRUCTURAL NOTES

1. DESIGN LOADS:
A. ROOF LIVE LOADS - 16 psf.
B. FLOOR LIVE LOADS - 40 psf.
C. WIND LOADS - 130 mph.
(FL. BLDG. CODE 2011)
2. MATERIAL
A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-03
ITEM COMPRESSIVE STRENGTH @ 28 DAYS
SLAB - 3500 P.S.I.
CMU FILLED CELLS & BEAMS - 3500 P.S.I.
- B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
- C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
1. SHAPES AND PLATES CONFORM TO ASTM A-36
2. WELDING CONFORM TO "AWS D11, STRUCTURAL WELDING CODE"
3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
- D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
1. SAW LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO. 2
3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
4. SAW LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
- E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.

- F. FLYWOOD ROOF AND WALL SHEATHING:
CONFORM TO THE AMERICAN FLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
- G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
MORTAR SHALL BE TYPE M OR S.
- H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
- I. CONCRETE MASONRY UNITS:
A. ALL CMU SHALL HAVE 5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
B. ALL CMU SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 3 GAUGE GALVANIZED WIRE.
- J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
- K. SHEATHING NAILING:
A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
8d RING SHANK NAILS
8d NAILS @ 6" O.C. AT PANEL EDGES.
8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
8d NAILS @ 4" O.C. AT PANEL EDGES.
8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
- L. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
FLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2" Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
- M. CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 18" O.C.
- N. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR



GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3088 FAX (904) 824-5753

LICENSED BUSINESS
FLORIDA #6979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3752

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

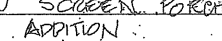
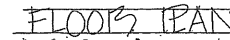
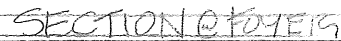
LES THOMAS ARCHITECT
NEW SCREEN ROOM ADDITION
252 ST GEORGE STREET
ST. AUGUSTINE, FLORIDA

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A1

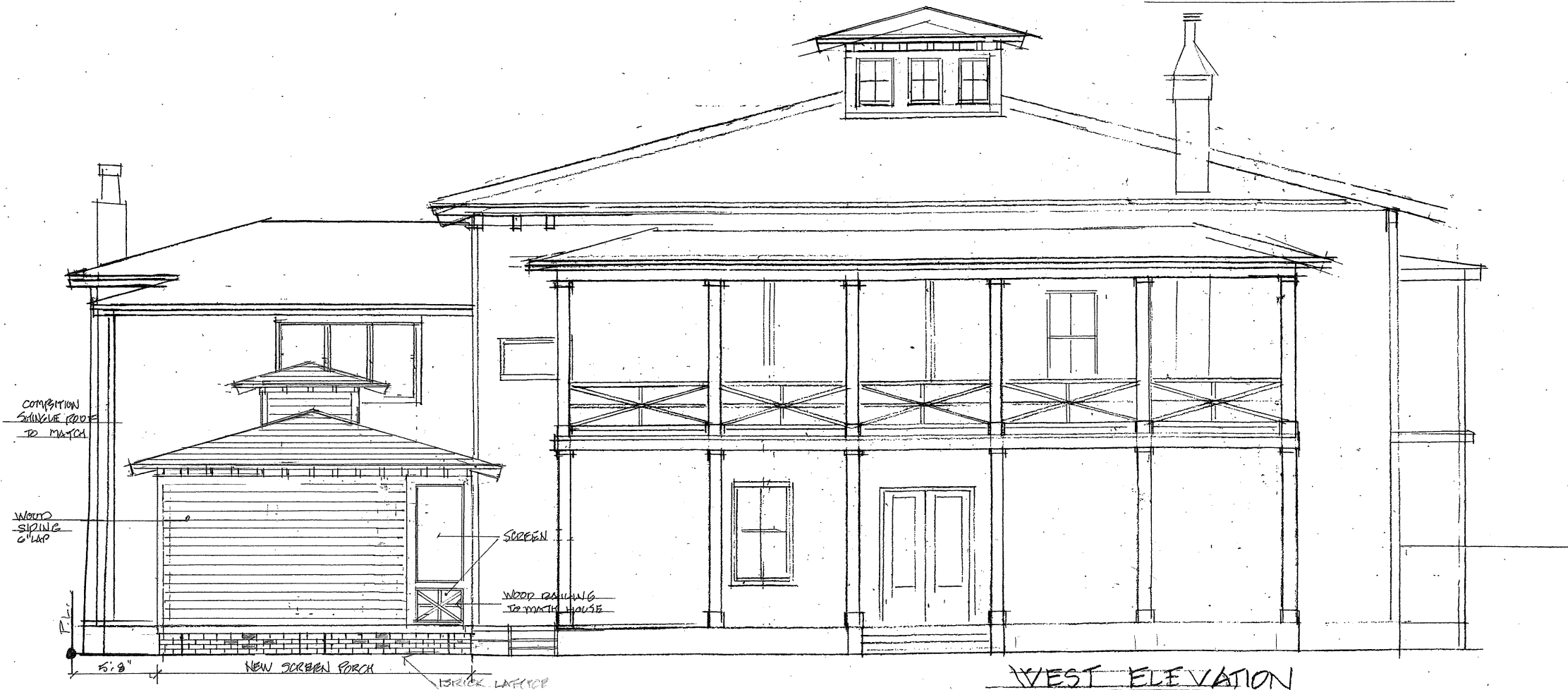
NEW SCREEN ROOM ADDITION
752 ST GEORGE STREET
ST AUGUSTINE FL 32084

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NEW FOYER.
ROOM ADDITION
+ EXISTING
PORCH
TO BE
INCORPORATED



LES THOMAS
ARCHITECT

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

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

Date: 3-19-21
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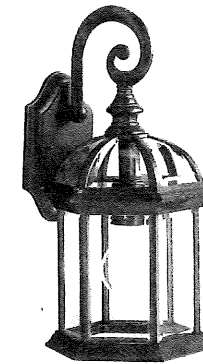
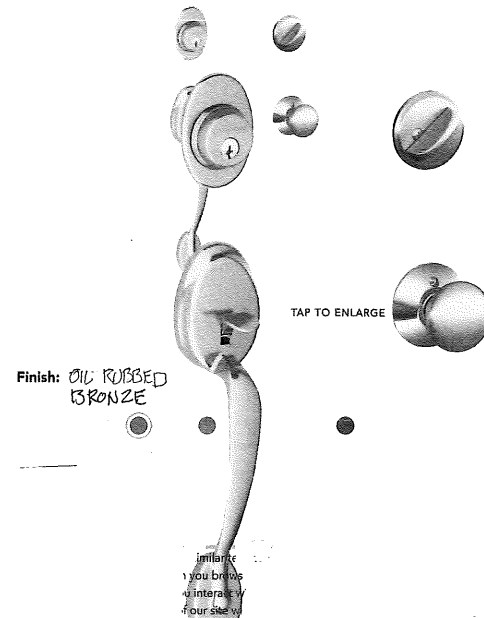
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KICHLER 9735 TZ
TANNERY BRONZE

Plymouth Single Cylinder Handleset and Plymouth Knol
Plymouth Single Cylinder Handleset and
Plymouth Knob

F60 PLY 609 PLY
Finish: Antique Brass
Handing Options: Antique Brass

SCHLAGE



Product Overview

Classic and sophisticated details are the embodiment of the Barrie Collection.

Features:

- Clear beveled glass panels give a nod to traditional style
- Constructed of cast aluminum in order to withstand the elements.
- Covered under Kichler's 1-year limited warranty
- Single bulb outdoor wall sconces add a touch of elegance to any landscape
- Complete the look of your outdoors with the Barrie Collection - see Related Items

Dimensions:

- Height: 15.5"
- Width: 6" (measured from furthest point left to furthest point right on fixture)
- Backplate Height: 7"
- Backplate Width: 4.5"
- Product Weight: 3.9 lbs
- Height to Center of Outlet: 6.25" (height from center of outlet)

Electrical Specifications:

3/17/2021

Kichler 9735TZ Tannery Bronze Barrie 16" Outdoor Wall Light with Beveled Glass Panels - LightingDirect.com

- Bulb Base: Medium (E26)
- Number of Bulbs: 1
- Bulb Included: No
- Watts Per Bulb: 100
- Maximum Wattage: 100 watts
- Voltage: 120 (U.S. standard line voltage)

Manufacturer Resources

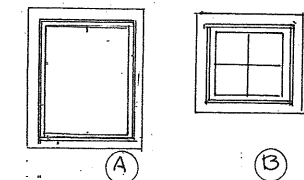
Kichler Catalog Pages
Specification Sheet

Dimensions and Measurements

Backplate Height	7 in.
Backplate Width	4.5 in.
Extension	8 in.
HCO	6.25 in.
Height	15.5 in.
Nominal Height	16 in.
Nominal Width	8 in.

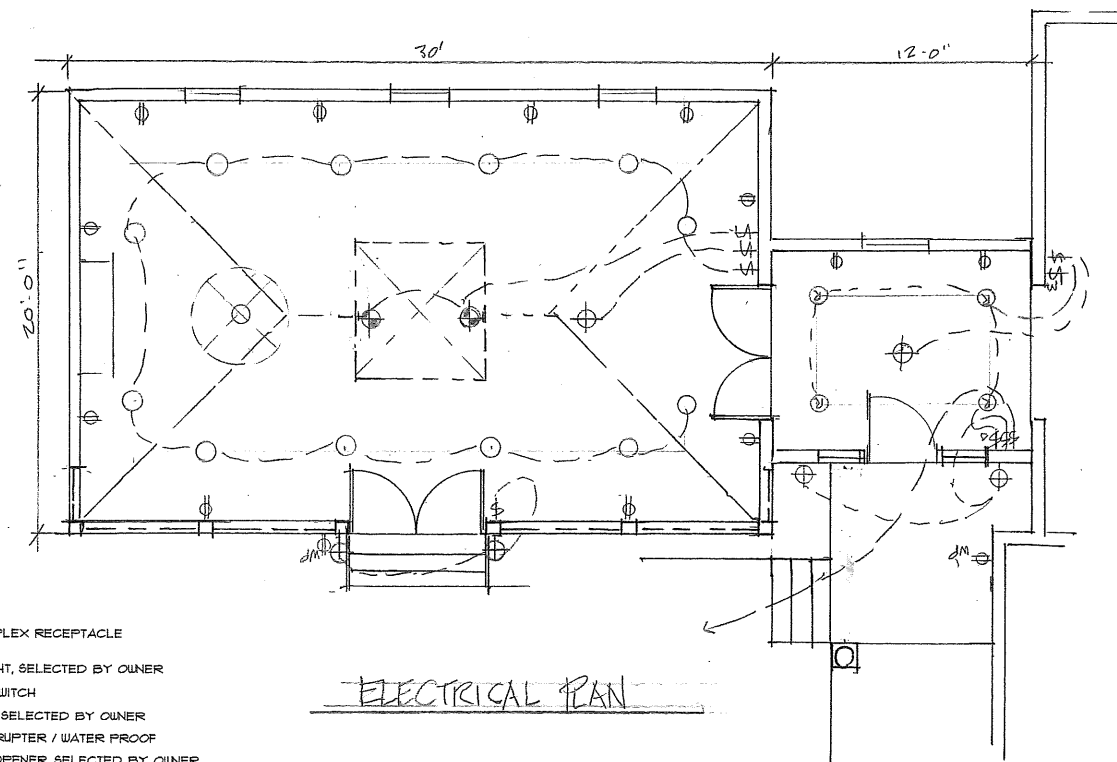
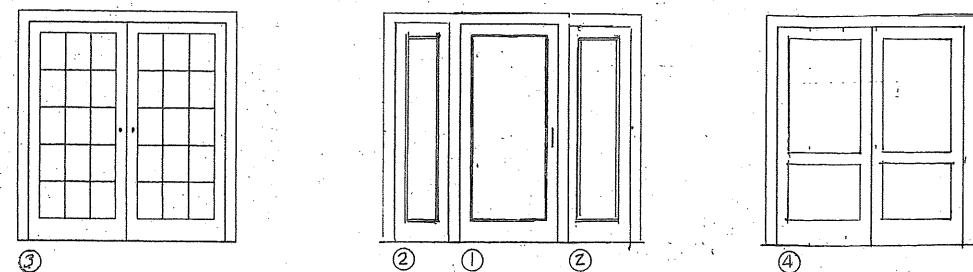
WINDOW SCHEDULE

MARK	NOMINAL SIZE	MFG.	SERIES	REMARKS	# REQ'D
A	20'28	KOLBE	WINDQUEST	CASEMENT	
B	20'20	KOLBE	WINDQUEST	CASEMENT (REMOTE OPERABLE)	



DOOR SCHEDULE

MARK	NOMINAL SIZE	TYPE	INTERIOR/EXTERIOR	THICKNESS	MATERIAL	FINISH	REMARKS	# REQ'D
1	30'68	FRENCH	EXTERIOR	1 3/4"	WOOD	PAINT	KOLBE HERITAGE SERIES - PDL SYSTEM	
2	20'68	FRENCH	EXTERIOR	1 3/4"	WOOD	PAINT	SIDE LIGHTS	
3	12'30'68	FRENCH	EXTERIOR	1 3/4"	WOOD	PAINT	USE Q MUD ROOM / SCREEN DOOR	
4	2-30'68	SCREEN DOORS	EXTERIOR	1 3/2"	WOOD	PAINT		



Electrical Legend

- ⊕ 120V WALL MOUNT DUPLEX RECEPTACLE 12" AFF. UNO.
- ⊕ NEW CEILING MTD LIGHT, SELECTED BY OWNER
- ⊕ NEW WALL MOUNTED SWITCH
- ⊕ NEW WALL MTD LIGHT, SELECTED BY OWNER
- ⊕ GFI / WP GROUND FAULT INTERRUPTER / WATER PROOF
- ⊕ NEW GARAGE DOOR OPENER, SELECTED BY OWNER

LES THOMAS
ARCHITECT

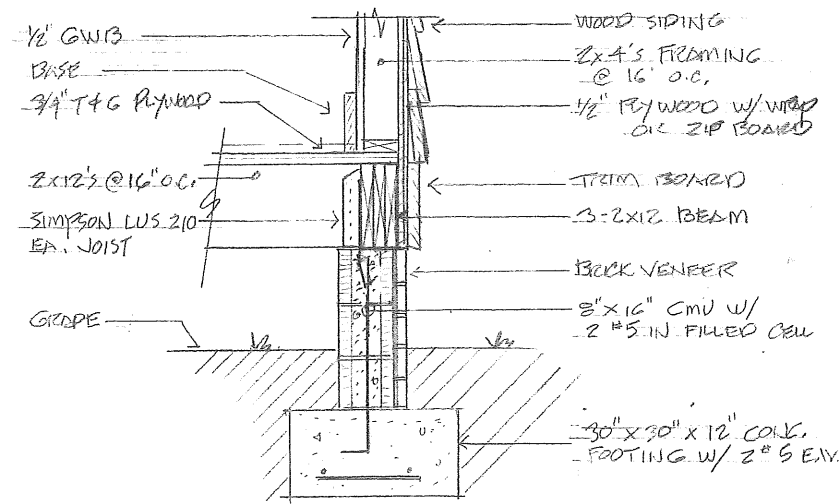
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9518

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

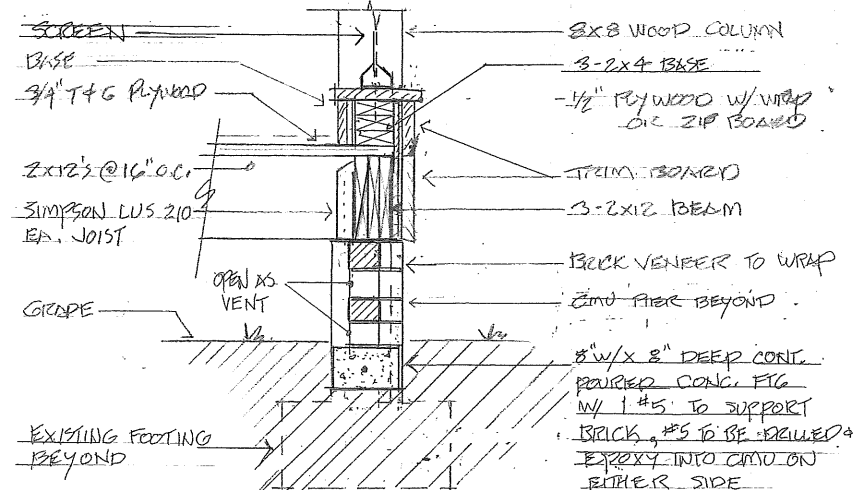
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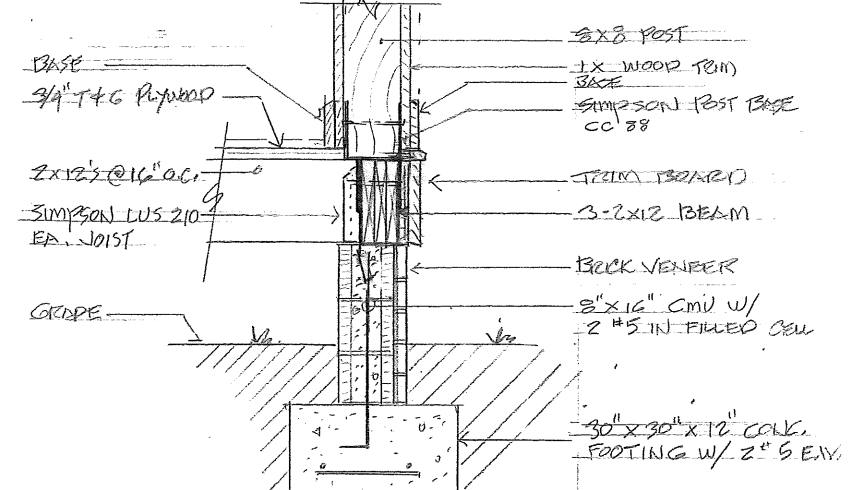
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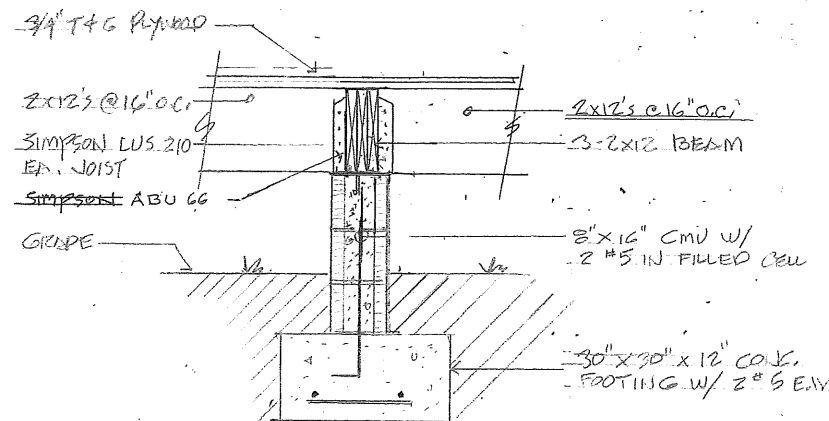
SECTION 1
TYPICAL WALL



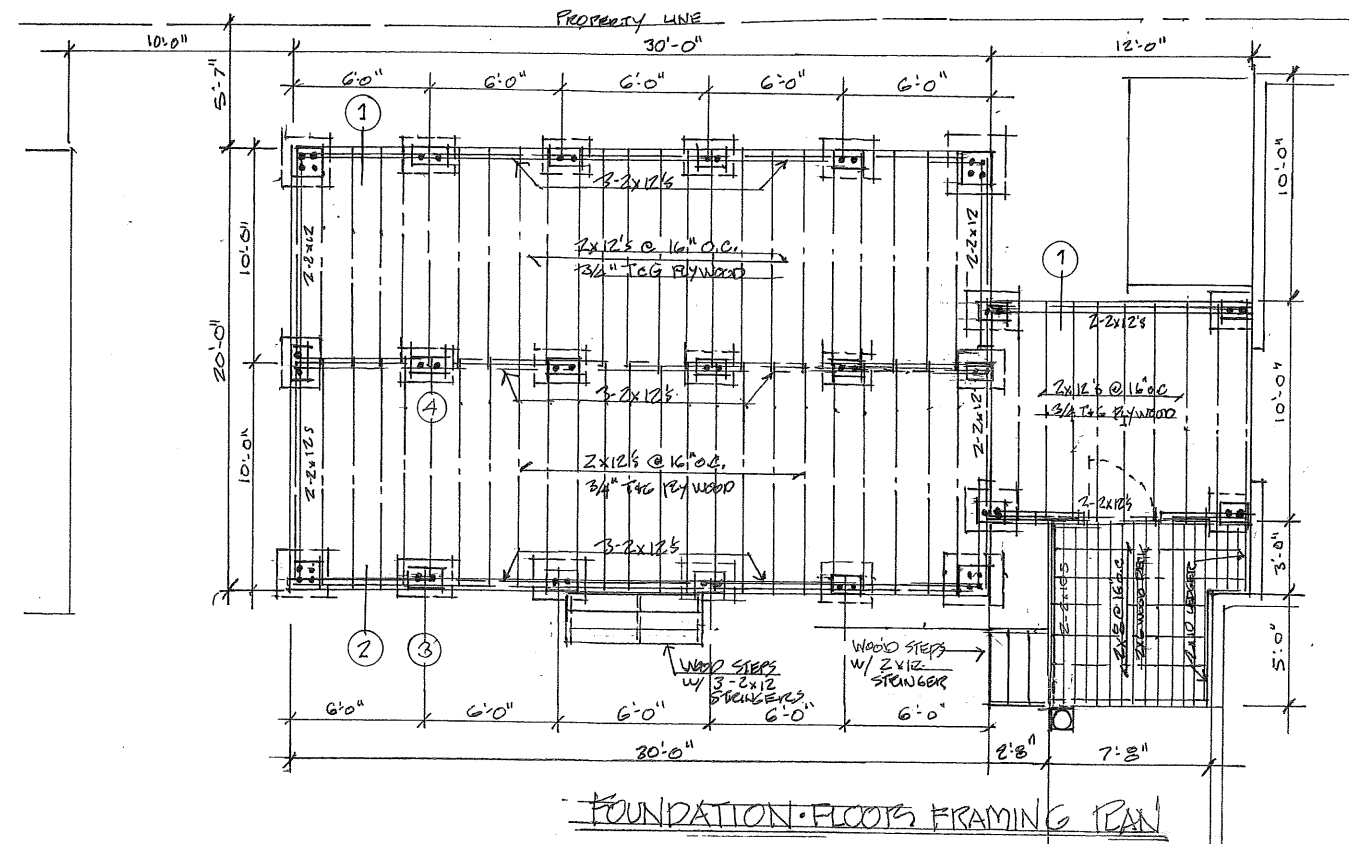
SECTION 2
BRICK LATTICE



SECTION 3
COLUMN



SECTION 4
INTERIOR PIER



FOUNDATION-FLOORS FRAMING PLAN

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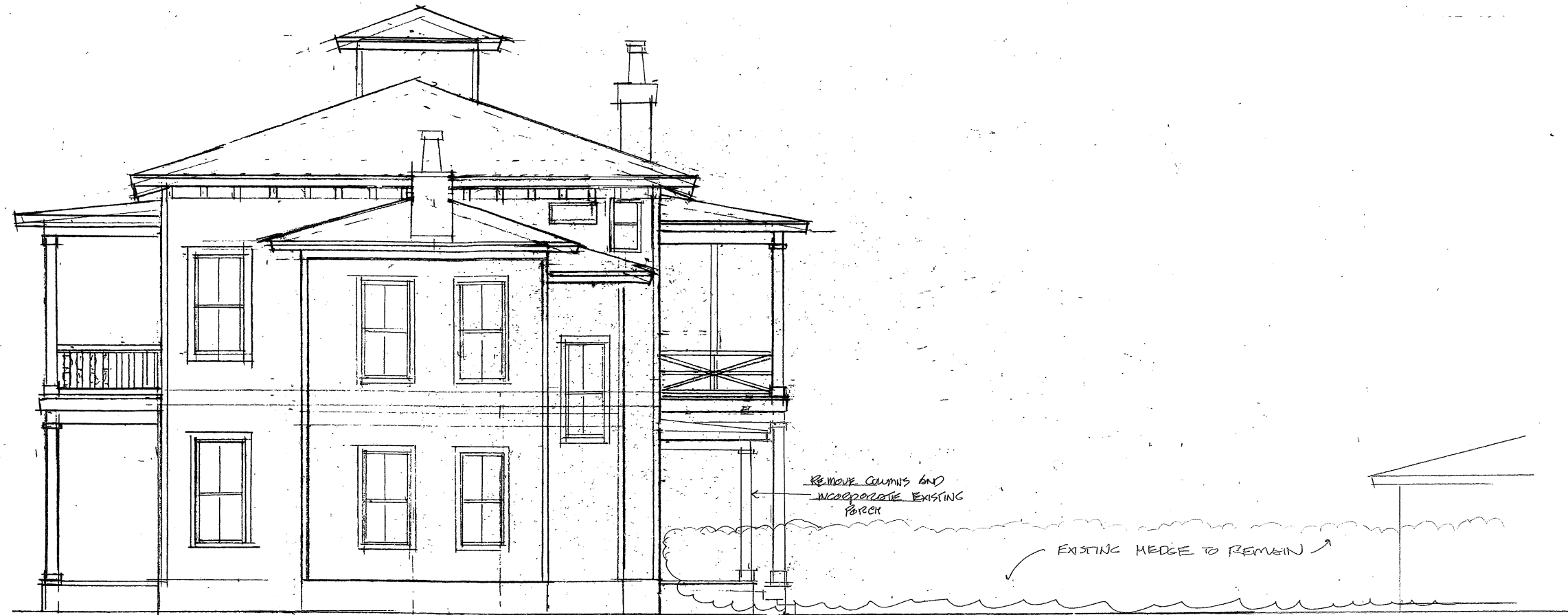
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW SCREEN ROOM ADDITION
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ST. AUGUSTINE, FLORIDA

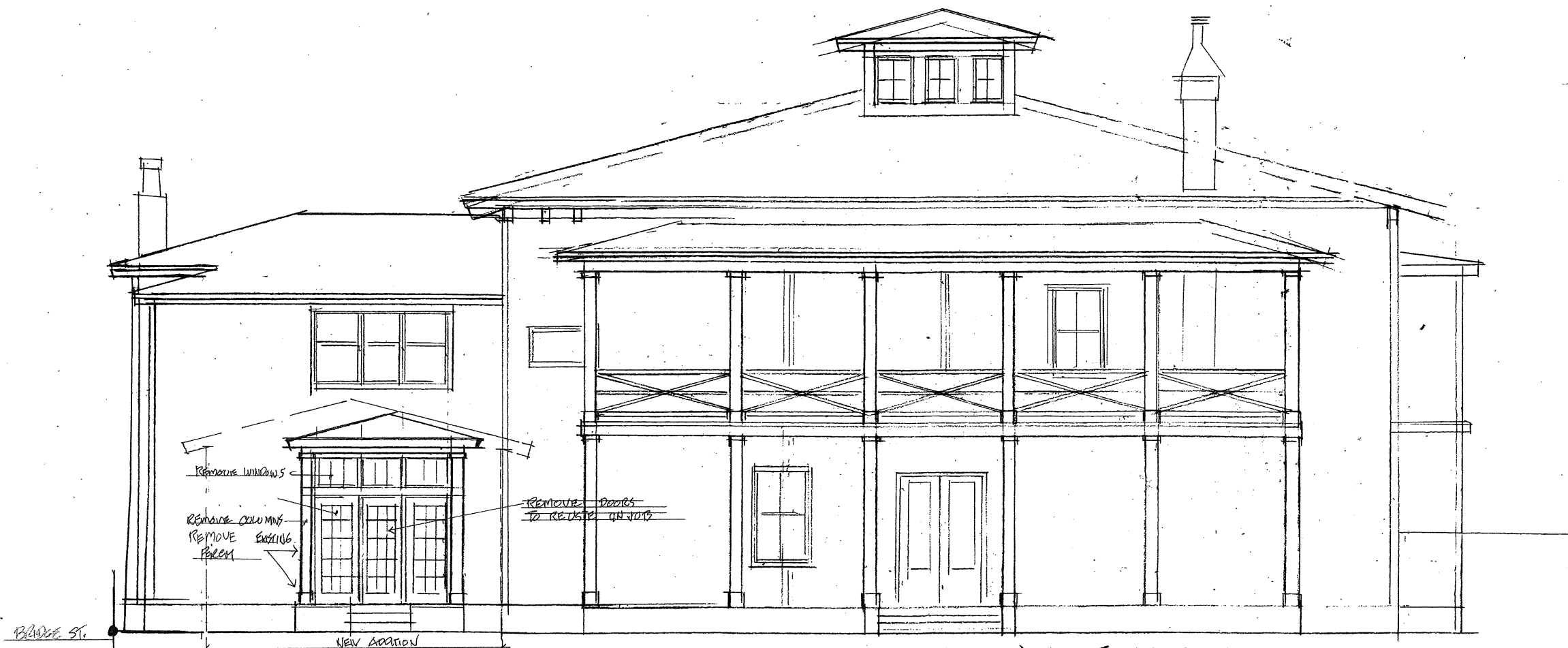
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EXISTING NORTH ELEVATION
1/4" = 1'-0"



EXISTING WEST ELEVATION

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32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9500

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

Date: 3-19-21
Scale: AS NOTED
Drawn: L
File:

SHEET

A6

Instr #2020043997 BK: 4959 PG: 541, Filed & Recorded: 6/8/2020 10:18 AM #Pgs:2

Brandon Patty, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$9,800.00



Prepared by:

Lisa M. Byers

Land Title of America, Inc.

2495 U.S. Highway 1 South

Saint Augustine, Florida 32086-6077

200443RL

Parcel Account Number: 199590-0000

(Space above for recording information)

Warranty Deed

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

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

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

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

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

*Singular and plural are interchangeable, as context requires.

BK: 4959 PG: 542

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

WITNESSES

Cecily Brown
Witness: *Cecily Brown*

Dilara Hafiz
Dilara Hafiz

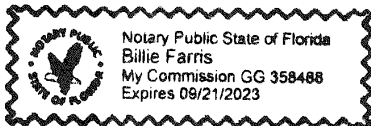
Billie Farris
Witness: *Billie Farris*

Hamid Hafiz
Hamid Hafiz

County of Saint Johns
State of Florida

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

[Seal]



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



St. Johns County, FL

Sales Questionnaire Form

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

Sales Questionnaire

Summary

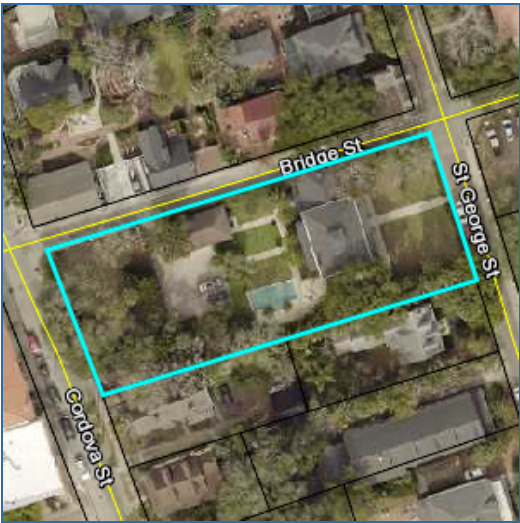


Parcel ID	1995900000
Location Address	252 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	49/1-2 DAVIS-GUARANO REPLAT LOTS 1 & 2 (FKA CITY OF ST AUG LOT 1 BLK 38) OR4959/541 <i>*The Description above is not to be used on legal documents.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

Owner Information

Owner Name	Owen Tara A 2012 Rev Trust D: 01/20/2012 Et AL 50% Owen Tara A Trustee 50% Frank Malcolm 2012 Rev Trust D: 01/20/2012 50% Frank Malcolm Trustee 50%
Mailing Address	252 ST GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	\$523,553
Extra Features Value	\$44,978
Total Land Value	\$610,328
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,178,859
Total Deferred	\$0
Assessed Value	\$1,178,859
Total Exemptions	\$50,000
Taxable Value	\$1,128,859

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$578,751	\$44,978	\$510,818	\$0	\$0	\$1,134,547	\$866,495	\$318,052	\$816,495
2019	\$212,384	\$15,790	\$786,401	\$0	\$0	\$1,014,575	\$847,014	\$217,561	\$797,014
2018	\$216,809	\$17,375	\$786,401	\$0	\$0	\$1,020,585	\$831,221	\$239,364	\$781,221
2017	\$225,658	\$18,706	\$786,401	\$0	\$0	\$1,030,765	\$814,124	\$266,641	\$764,124
2016	\$234,507	\$19,843	\$714,910	\$0	\$0	\$969,260	\$797,379	\$221,881	\$747,379
2015	\$219,014	\$21,320	\$551,502	\$0	\$0	\$791,836	\$791,836	\$50,000	\$741,836
2014	\$170,115	\$22,796	\$496,351	\$0	\$0	\$689,262	\$689,262	\$0	\$689,262
2013	\$176,084	\$24,273	\$496,351	\$0	\$0	\$696,708	\$696,708	\$0	\$696,708
2012	\$179,069	\$25,749	\$496,351	\$0	\$0	\$701,169	\$701,169	\$0	\$701,169
2011	\$185,038	\$27,225	\$551,502	\$0	\$0	\$763,765	\$763,765	\$0	\$763,765
2010	\$188,022	\$28,702	\$612,780	\$0	\$0	\$829,504	\$606,537	\$272,967	\$556,537

Exemption Information

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

Building Information

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

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

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	23 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2150	2150
FINISHED OPEN PORCH	0	296
FINISHED OPEN PORCH	0	256
FINISHED UPPER STORY	2055	2055
FINISHED OPEN PORCH	0	50

FINISHED OPEN PORCH	0	208
FINISHED OPEN PORCH	0	296
FINISHED OPEN PORCH	0	28
BASE AREA	70	70
FINISHED UPPER STORY	443	443
Total SqFt	4718	5852

Extra Feature Information

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

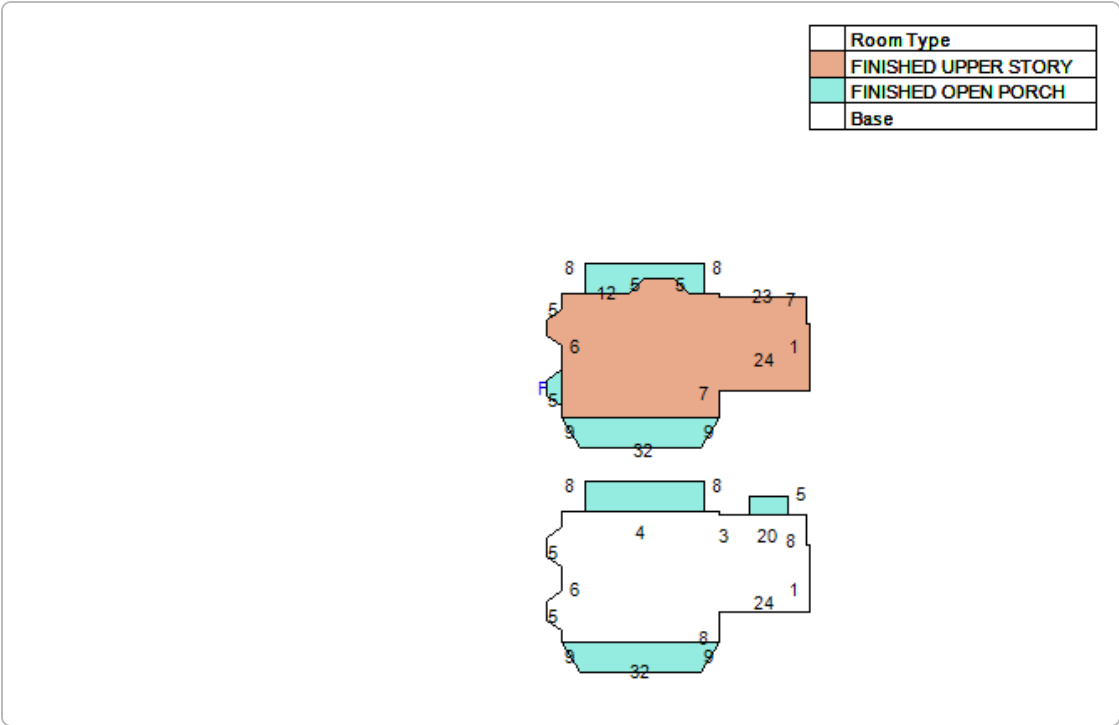
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	107	275	107	EF	\$610,328

Sale Information

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

Sketch Information



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



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

Detail by Entity Name

Florida Profit Corporation

LES THOMAS ARCHITECHT INC.

Filing Information

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

Principal Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084 UN

Changed: 06/12/2012

Mailing Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Changed: 04/30/1990

Registered Agent Name & Address

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

Address Changed: 03/19/1991

Officer/Director Detail

Name & Address

Title D

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

Title D

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

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	04/13/2020
2021	03/11/2021

Document Images

03/11/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
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02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
03/11/2013 -- ANNUAL REPORT	View image in PDF format
06/12/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
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03/24/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
03/23/2001 -- ANNUAL REPORT	View image in PDF format
03/16/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- ANNUAL REPORT	View image in PDF format
02/12/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
07/05/1995 -- ANNUAL REPORT	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 15, 2021 Meeting**



Application PL2021-0043

Address: 29 Masters Drive

Applicant and Property Owner: 904 Acquisitions, LLC

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01323
National Register:	N/A	Construction date:	c. 1910 - 1917
Archaeology Zone:	N/A	Zoning District:	CL-1
Parcel number:	1081900000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the West Augustine's Ravenswood subdivision, the one-story residential building is located on the east side of Masters Drive and to the north of Julia Street. The building was constructed between 1910 and 1917 and has a simple rectangular plan in a Frame Vernacular character under a gable roof with an interior chimney visible on the pitch. Decorative details have been applied like metal-scalloped fascia and zig-zag wood trim on the porch, an art-brick veneer on the lower facades, and shed-roofed window awnings.
- The Florida Master Site File survey recently completed did not attribute any architectural or historic significance to the building due to alterations, however; the building is a similar plan and character of other buildings constructed during this time period that characterize Masters Drive. There is scant information that is specific to any particular buildings in West Augustine but the area was historically subdivided by a relative of Eli Whitney in 1888 with restrictions that the lots be purchased by northerners. Additional subdivisions included areas named for Black residents, but note there were African Americans already settled in other areas of New – West Augustine prior to that time.
- The address was first noted as #43 Horn Road in 1917 and 1924, 27 Masters Drive from 1930 through a time period before 1957, after at least 1957 the house is numbered 29.
- Polk directory research notes that John and Grace Simpson were lived there at least by 1968 and the last owner was a descendent, Mary Louise Simpson, until the property was purchased just recently.
- There is no requirement for a building condition assessment report. During the physical inspection staff noted damage from termites and water intrusion in the soft floors and base boards.
- The applicant submitted plans for a replacement design that shows a two-story duplex/townhouse-type style with a symmetrical façade characterized with upper-story 3/1 windows projecting under small hip roofs and a ground story façade with front doors under a projecting shed-roofed stoop and street-facing garage doors.
- 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., which is not reflected in the proposed design.
- 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 **29 Masters Drive** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

In accordance with Sec. 28-89(2)d5: 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.

In accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. 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.

1. For any salvagable 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.



Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a two-story duplex building on site, 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 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 has a similar mass and scale as the numerous one-story residential buildings that are in the immediate area.
3. **The impact of the loss of the structure on the streetscape.** The building does not have a unique typology for the area but is very similar in pattern to other older, rectangular shaped buildings under a gable 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 two-story, symmetrical duplex/townhouse structure that is not characteristic of the traditional Masters Drive streetscape. However, design review is not required and vacant lots in neighborhoods with a regular development pattern are not desirable.
5. **The historical or cultural merit of the structure.** The building is listed on the Florida Master Site File but is not located in a district. While there currently is no National Register Historic District in West Augustine, the Florida Master Site File 2020 survey indicated it would not be individually eligible for the National Register of Historic Places and not be contributing to a district due to alterations. However, there is a growing loss of buildings matching this residential character along Masters Drive as it transitions from residential to commercial in accordance with its zoning designation. Masters Drive was first called Horn Road, then Savage Avenue until 1930 and named for the Masters family that operated a dairy farm, likely Gasper and Mary Masters who owned Ravenwood Dairy on then-called Savage Avenue.
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district.
7. **Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of the Frame Vernacular style. The building is not unusual or particularly unique.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The Frame Vernacular style is commonly found throughout St. Augustine, and as although the character varies the degree of details applied to the building is unique to each building.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce and 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 or a duplex.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD 2021-0043
29 Masters Drive
April 15, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOS: 29 MASTERS DRIVE







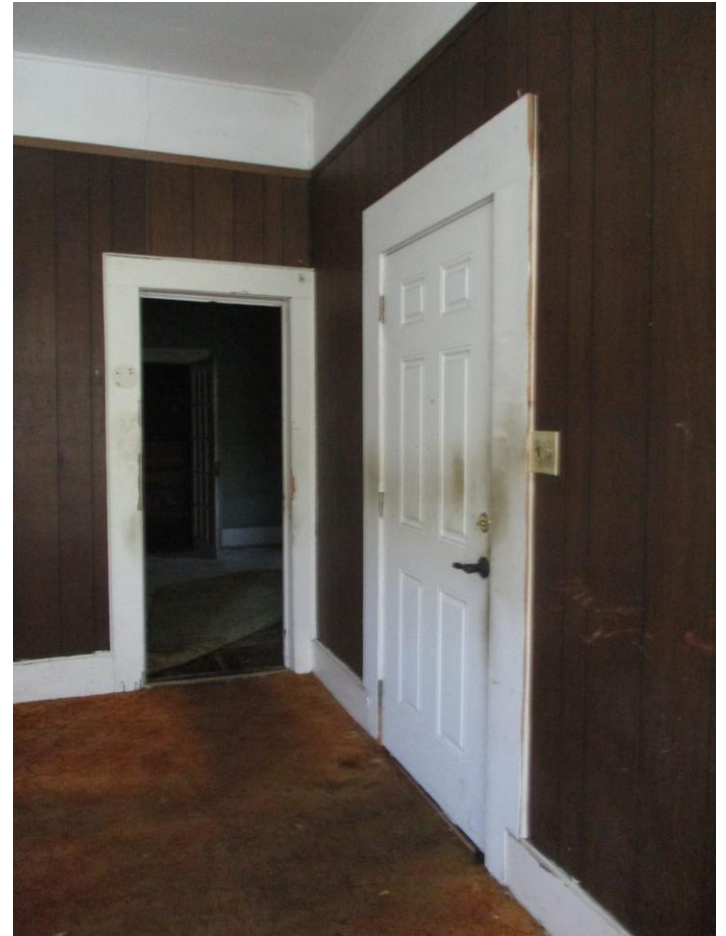


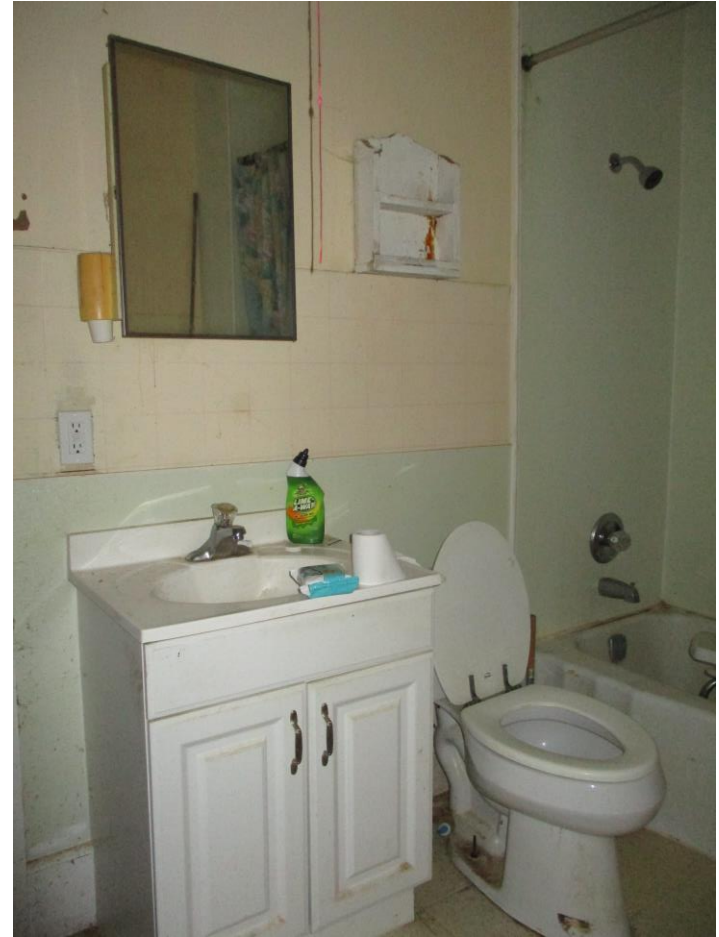




















FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ 1323 1009==
Site Name: 29 Masters Drive 830== Survey Date: 7907 820==
Address: 29 Masters Drive, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Ravenswood 20-1 7, 9 868==
(subdivision) (block) (lot)

Owner of Site: Name: Simpson, John P. and Grace ;
Address: 29 Masters Drive
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: CN
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 468025 3307145 890== Location: T07S R29E S41 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1917 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Asbestos shingles; artificial stone
_____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 942==
Foundation: _____ 942==
Roof Type: Gable 942==
Secondary Roof Structures: Hip on L, shed porch 942==
Porches & Balconies: 1 story open front porch
_____ 942==
Chimney Location: Offset, front slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: _____
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: 0 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence was constructed between 1910 and 1917.

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

HISTORY

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

[over]

V. BIBLIOGRAPHY

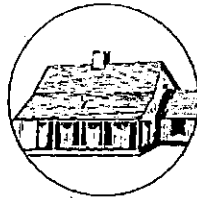
1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.
2. Ibid.; Biographical File, SAHS.
3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.
4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St.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

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

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



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 SJ01323
 Field Date 1-13-2020
 Form Date 2-20-2020
 Recorder # MAP

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) 29 MASTERS DR Multiple Listing (DHR only) _____
 Survey Project Name St. Augustine Survey Part IV Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 29 MASTERS DR
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 29E Section 41 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1081900000 Landgrant _____
 Subdivision Name Ravenswood Block 20-1 Lot 7, 9
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: Private Residence (House/Cottage/Ca From (year): 1917 To (year): 2020
 Current Use: Private Residence (House/Cottage/Ca From (year): 1917 To (year): 2020
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address: _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature: ADA ramp on front facade, windows, door
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature: shed roof addn, R; hip roof addn, Sd.
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Simpson Mary Louise Et AL

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

DESCRIPTION

Style: Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Asbestos 2. Artif masonry veneer 3. wood/plywood
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Hip extension 2. shed

Windows (types, materials, etc.)

2/2 sash, fixed picture

Distinguishing Architectural Features (exterior or interior ornaments)

rounded bargeboards, jigsaw bargeboards, awnings over windows, attic vents in side facing gable roof

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

non-historic metal shed to rear

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no Date _____

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

☐ Owner Objection

DESCRIPTION (continued)Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Concrete Block 2. _____**Main Entrance (stylistic details)**

slightly off center on recessed facade, panel door, accessed via recessed open entry porch with shed roof extension

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

recessed, entry, w jigsaw bargeboards, accessed via front stairs & ramp covered w shed roof extension w wood handrails, or via ADA ramp also w wood handrails

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

This 1917 Frame Vernacular building is in fair condition. It has a Gable roof, Asbestos, and is 1 story.

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes☒ no☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations and additions.

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

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

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____**RECORDER INFORMATION**Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.Recorder Contact Information 7256 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)**Required Attachments**

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

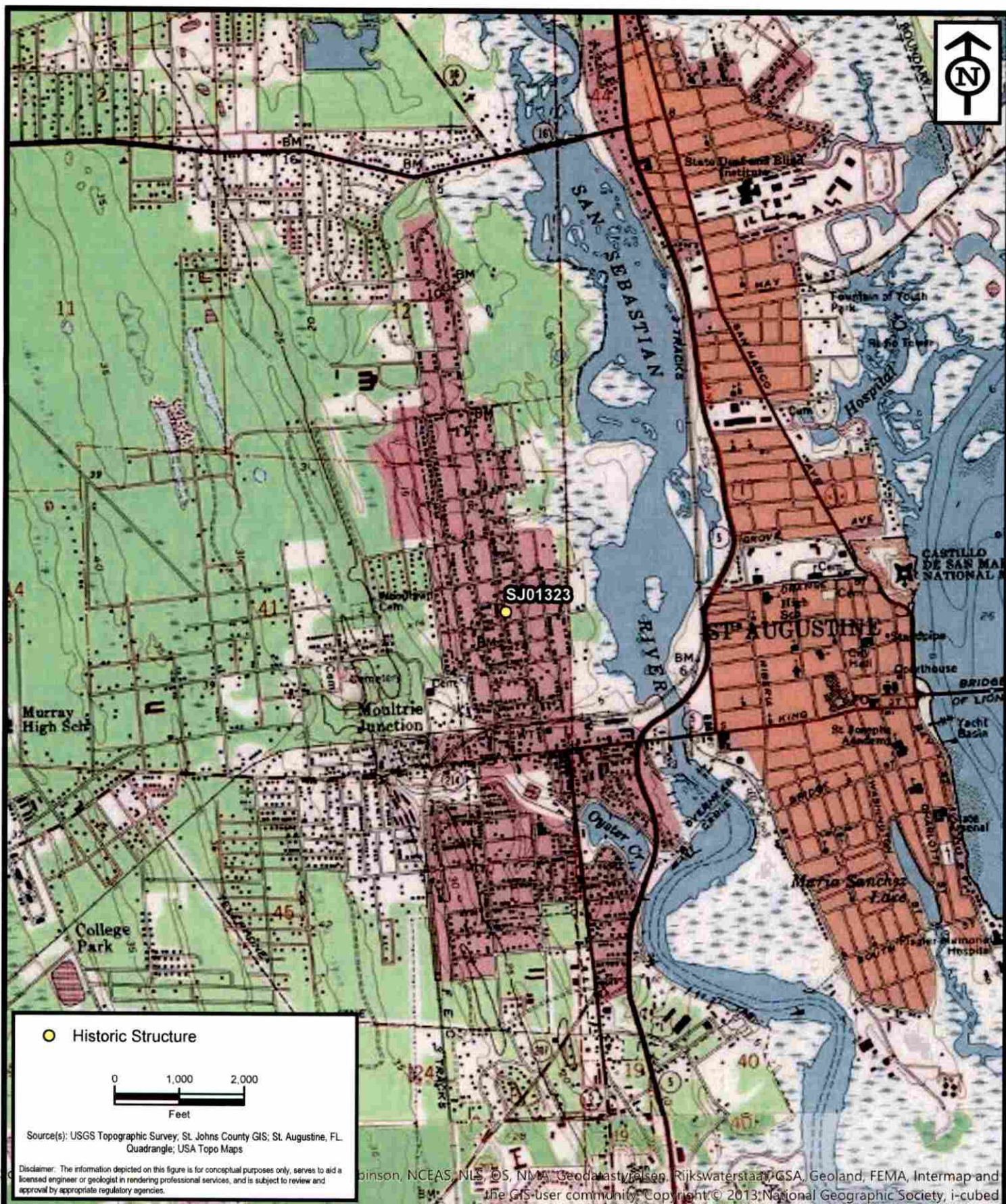
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ01323

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01323

St. Augustine Survey - Part 4

St. Johns County, Florida

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Date Feb 2020

Drawn By AA

Checked By JRN

Approved By PDJ

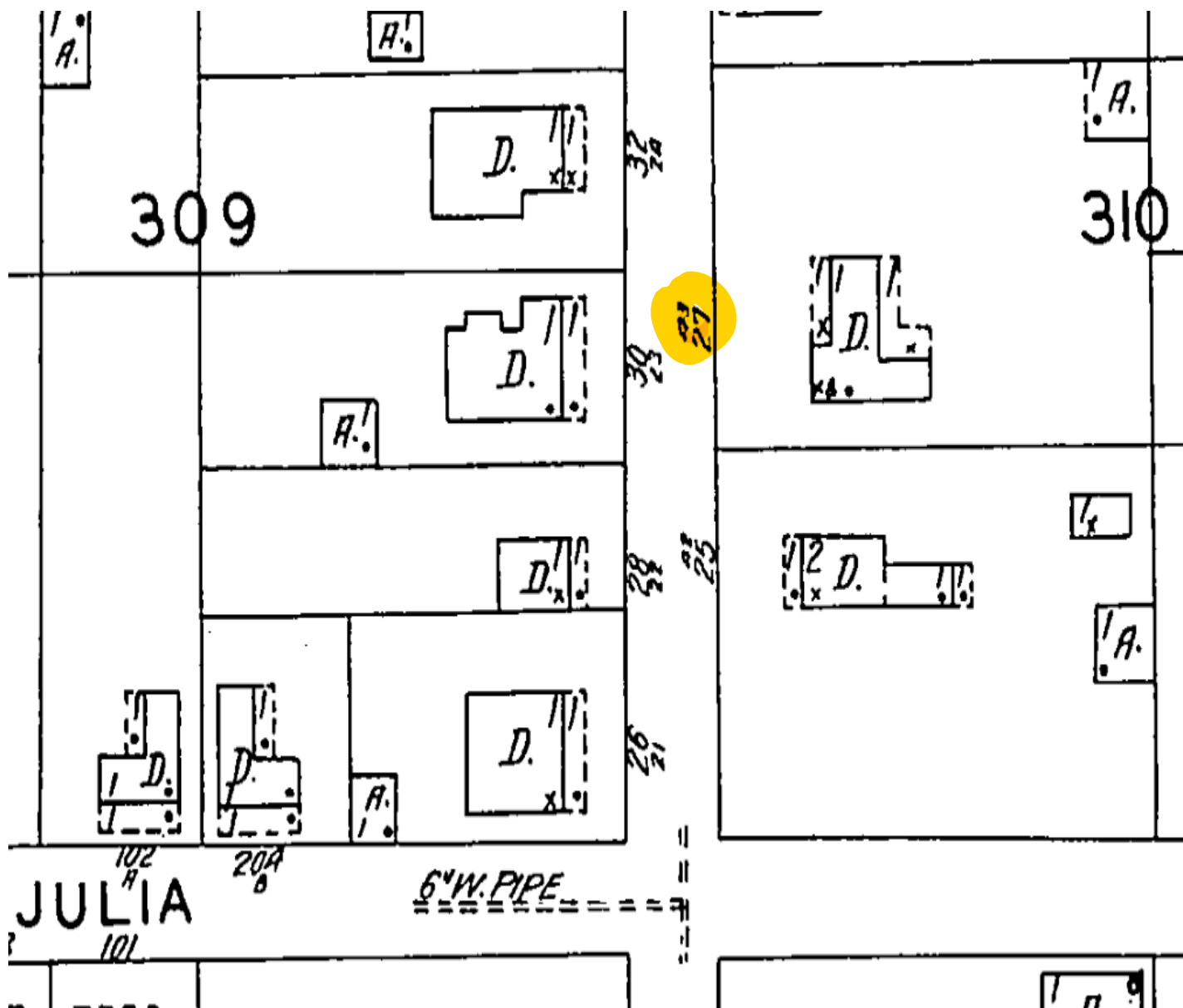
Figure No. 2





ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 29



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.

Sanborn Fire Insurance Co Map
1930 updated to 1961



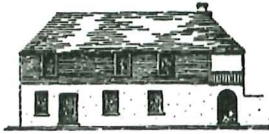
SAHS POLK CITY DIRECTORY RESEARCH

[illegible]

Notes:

- The right-of-way was first named Horn Rd, then Savage Ave, then Masters Dr (1930)
- A dairy farm named Ravenswood Dairy operated on Savage Ave by Masters family, for whom the street is named for according to Charles Tingley
- There is no street listing for Horn Road, and no listing for #27 Savage Avenue as per street number on Sanborn Maps

MAR 16 2021



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

Planning/Building Dept.



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. PL 2021-0043

Receipt No. 2076598

Meeting Date April 15, 2021

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

1. NAME OF APPLICANT Kevin Howard
 Business (if applicable) _____
 Address 5138 Medoras Ave
 City Saint Augustine State FL Zip 32080
 Daytime telephone 904-669-1918 Other phone/email 904beachrentals@gmail.com

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

2. NAME OF PROPERTY OWNER 904 Acquisitions LLC (Kevin Howard)
 Business (if applicable) _____
 Address 5138 Medoras Ave
 City Saint Augustine State FL Zip 32080
 Daytime telephone (required) 904-669-1918 Other phone _____

3. PROJECT STREET ADDRESS 29 Masters Drive, St. Augustine FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
 Lot 7 & 9 Block 20-1 Subdivision RAVENSWOOD SUB Parcel Number 108190-0000

5. DATE OF CONSTRUCTION 1942 Source: property appraiser

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

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: SFH or Duplex

MAR 16 2021

Planning/Building Dep

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 ONLYA. Required submittals for all full demolition projects:

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

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

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

MAR 9 6 2021 JL

Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME Kevin Howard DATE 3/15/2021

SIGNATURE OF APPLICANT [Signature] 3/15/2021

PRINT 1st OWNER'S NAME Kevin Howard DATE 3/15/2021

SIGNATURE OF 1st PROPERTY OWNER [Signature] 3/15/2021

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.



SWANSON STRUCTURAL, INC.

209 BILBAO DR. ST. AUGUSTINE, FL 32086

RECEIVED

By Jenny Wolfe at 9:22 am, Apr 14, 2021

April 14, 2021

Kevin Howard

RE: Structural Condition Assessment
29 Masters Drive
St. Augustine, FL 32084

Dear Mr. Howard:

Per your request, we have made a site visit to the address listed above. The purpose of the site visit was to perform a structural assessment of the current condition of the house. During the inspection we did not remove finishes or perform destructive testing of any kind.

Upon entering the structure, it was evident severe differential settlement has taken place throughout the house. The difference in settlement appears to be well outside the tolerable limits and were estimated at greater than 1 1/2".

When inside the house, there were areas where finishes had been removed from the wood framed walls and floors leaving the structural members exposed. In these areas where studs and floor joists were visible, excessive section loss was present due to wood destroying organisms' likely termites. The section loss was extensive to the point where we would recommend replacement of studs and joists in lieu of remediation. We are assuming these areas serve as representative samples for the remaining, non-exposed, framing throughout the house.

In our professional opinion, the house is unsafe in its current state and could pose as a potential threat to surrounding houses in a substantial wind event. The remediation necessary would require the house to be brought up to code. From our experience of inspecting existing structures, houses built in this time frame do not meet structural code requirements in any loading cases from gravity to wind loads and would require replacement of all structural members including foundations.

Our conclusions and recommendations stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have specifically not reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code related issues.



209 BILBAO DR. ST. AUGUSTINE, FL 32086

SWANSON STRUCTURAL, INC.

RECEIVED

By Jenny Wolfe at 9:22 am, Apr 14, 2021

This report is intended for the sole benefit of Kevin Howard. Any other use without our written permission shall result in no liability or legal exposure to Swanson Structural, Inc. Please contact us if you would like to discuss any of the elements of this report or should you have any additional questions or concerns.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

April 14, 2021



Alex Swanson, P.E.
Florida P.E. #87090

East Coast Construction & Demolition
9043150200
1545 Saint Marks Pond Blvd
Saint Augustine, Florida
32095
United States



Billed To
Kevin Johnson
29 Masters Drive
Saint Augustine, Florida
United States

Estimate Date
01/27/2021

Estimate Number
0000100

Description	Rate	Qty	Line Total
Demo Demo house, small wood frame shed, metal shed, and remove above ground gas tank from demo location. Home is roughly 16 foot tall to peak it is a off grade home with brick chimney, and stone veneer around bottom of home. Home has cmu block piers no slab is non to be under home (couldn't access home due gates locked) if home is on a slab that will be additional cost due to dumpster allocation. Sheds are presumed to be empty same as home. This price includes machine and demo, as well as 1 load of dirt to spread once job is complete.	\$6,250.00	1	\$6,250.00
Dumpsters 6 dumpsters are the estimated amount of dumpsters needed to complete job	\$500.00	6	\$3,000.00
Subtotal			9,250.00
Tax			0.00
Estimate Total (USD)			\$9,250.00

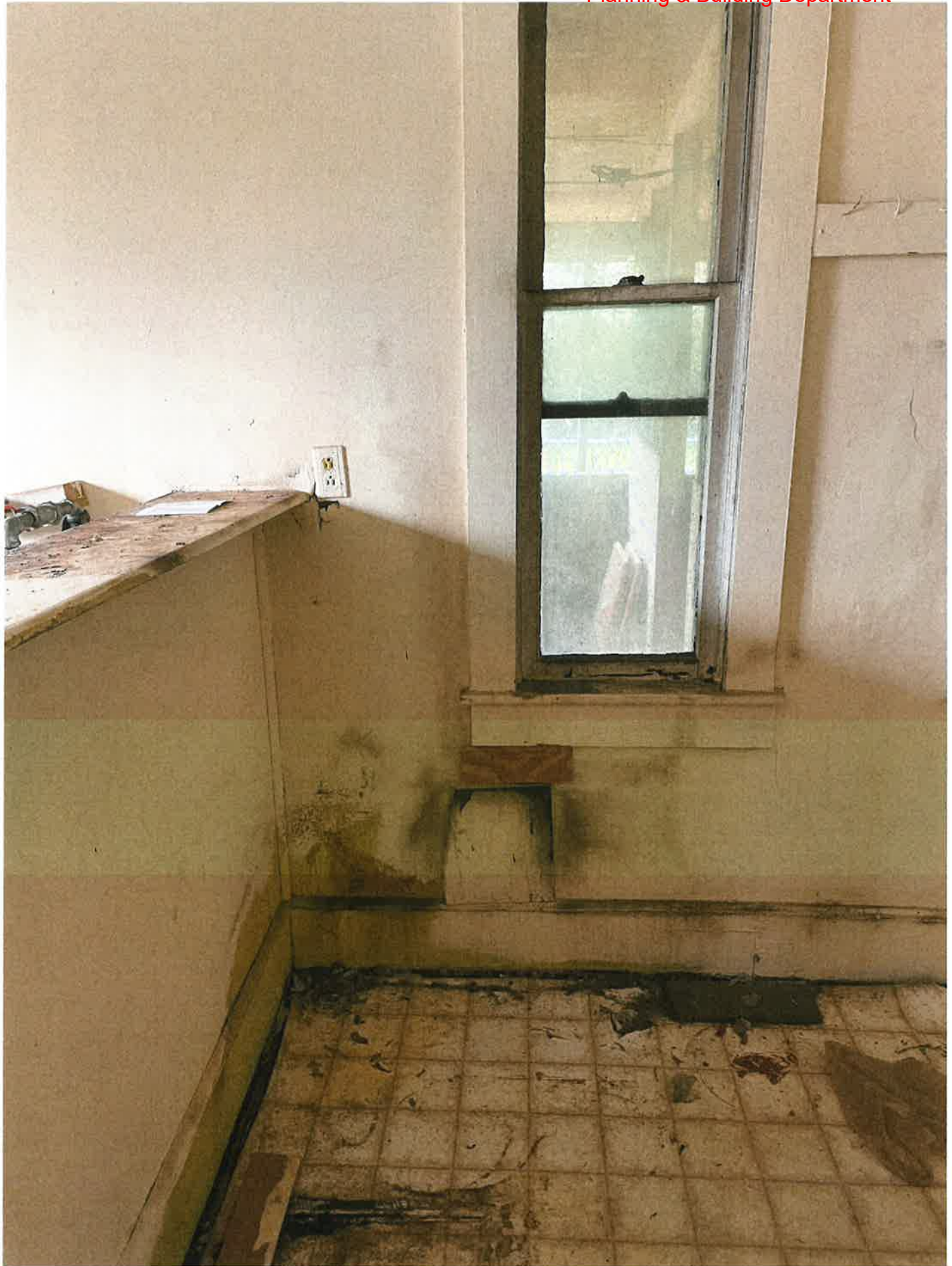
Terms

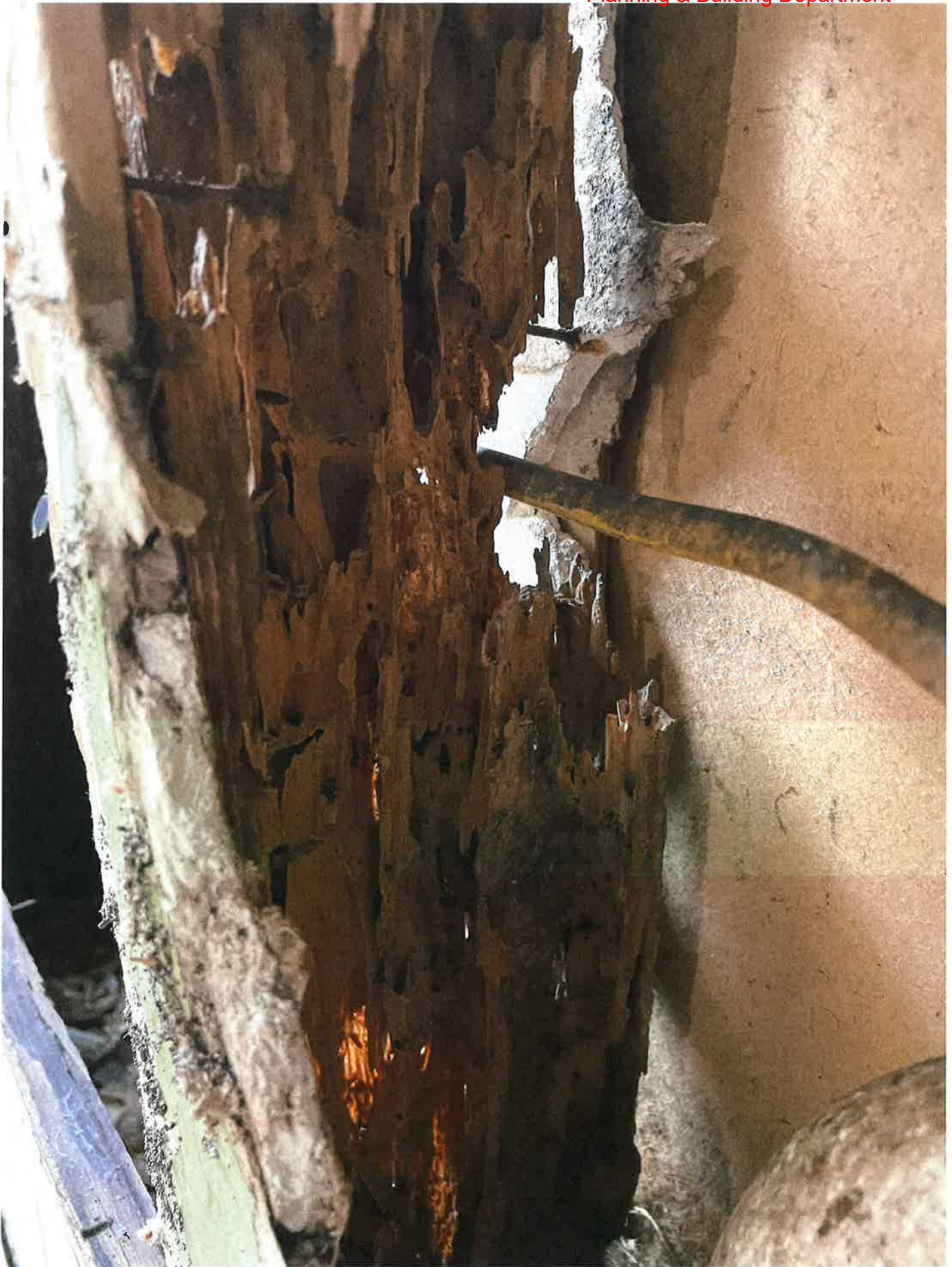
Checks, cash and all major credit cards accepted. Financing is available if needed up to \$100,000 - based upon credit.

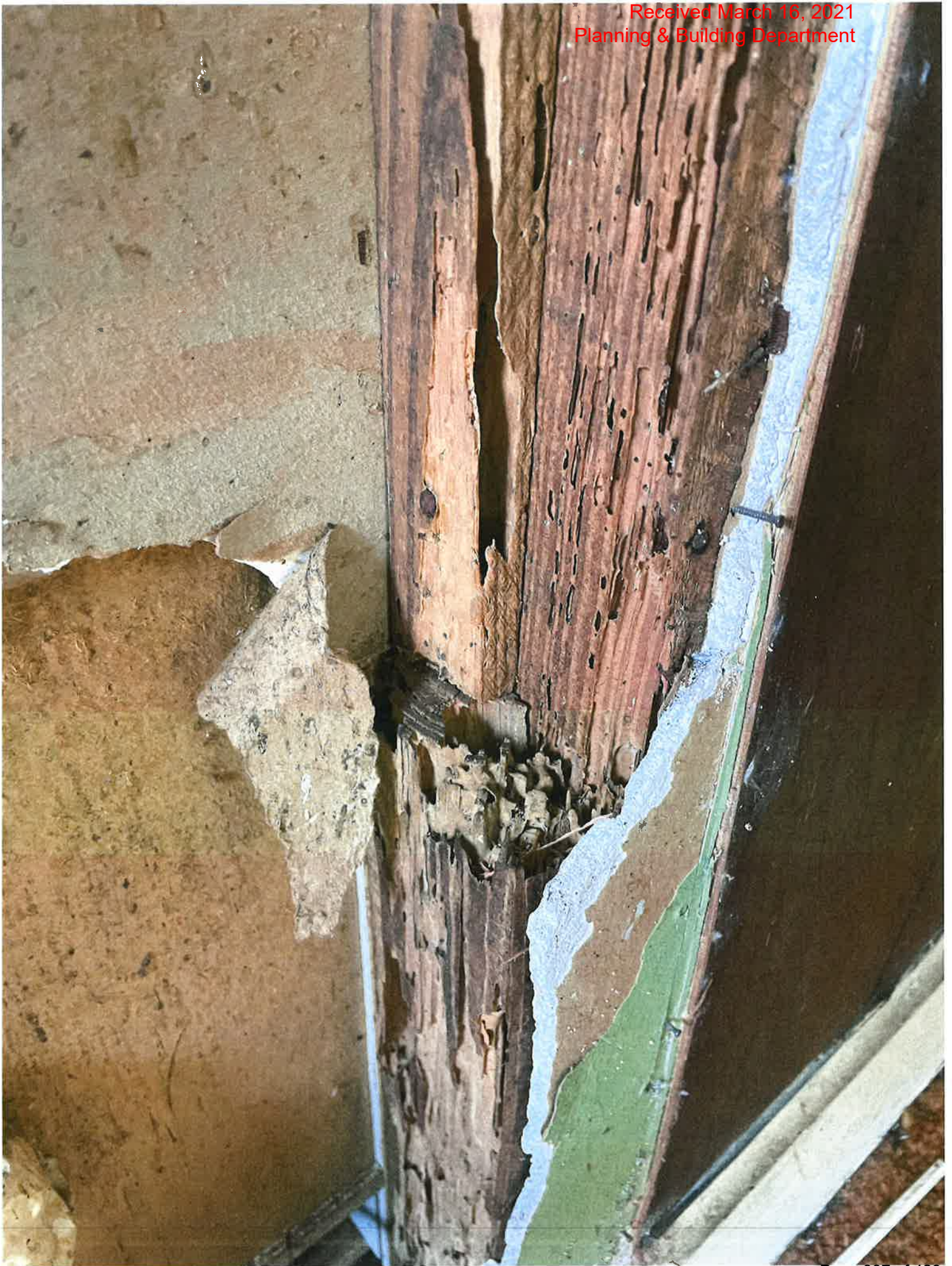
3% Convenience Fee applies to all credit card transactions.

Received March 16, 2021
Planning & Building Department







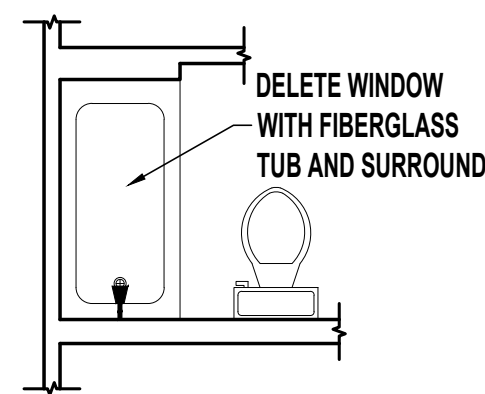






SCALE: 1/4" = 1'-0"

IF SHOWER HAS GLASS ENCLOSURE,
SAFETY GLAZING REQUIRED PER
FBC R-308.4.5

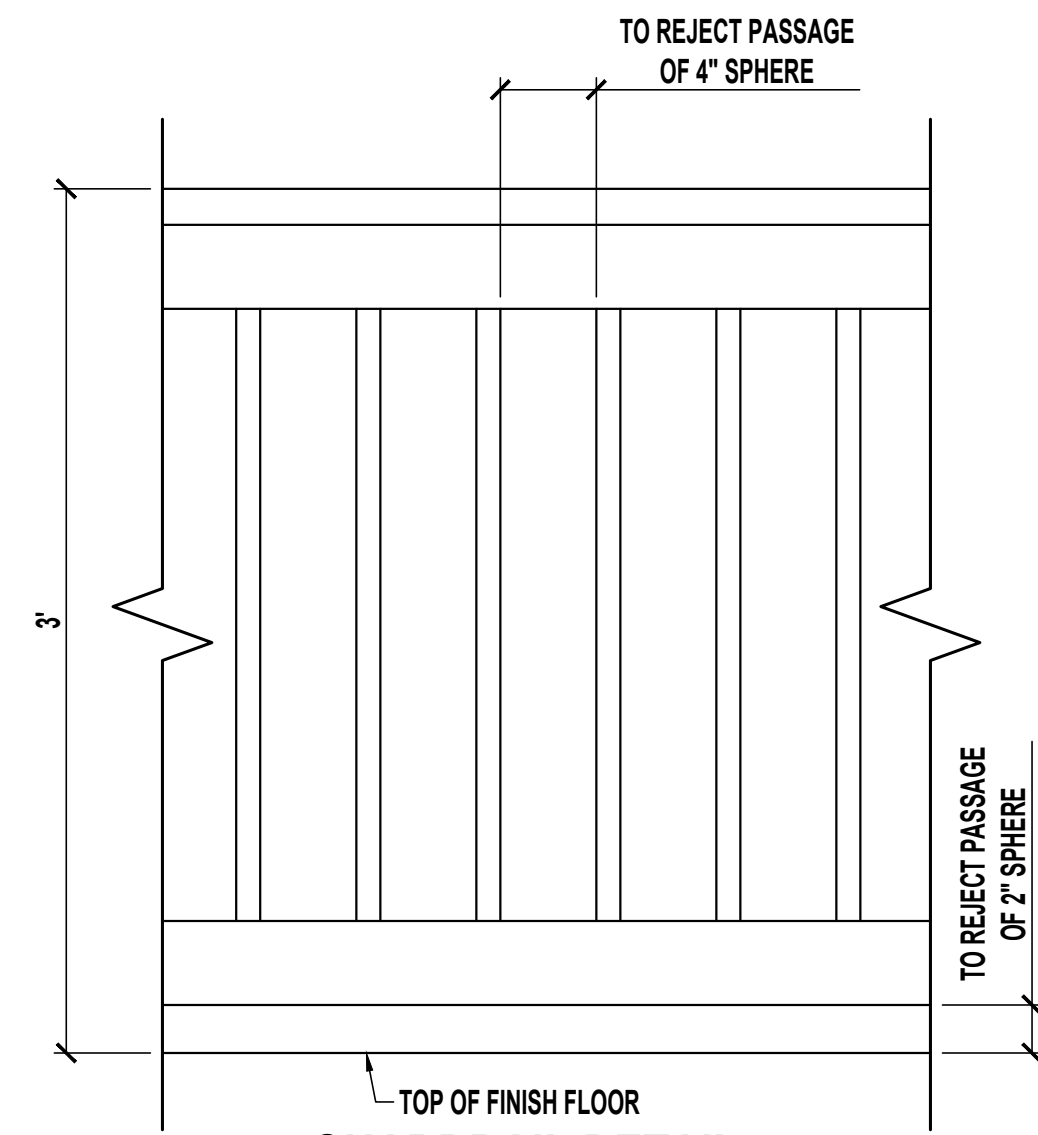


OPTIONAL TUB IN MASTER BATH
SCALE: 1/4" = 1'-0"



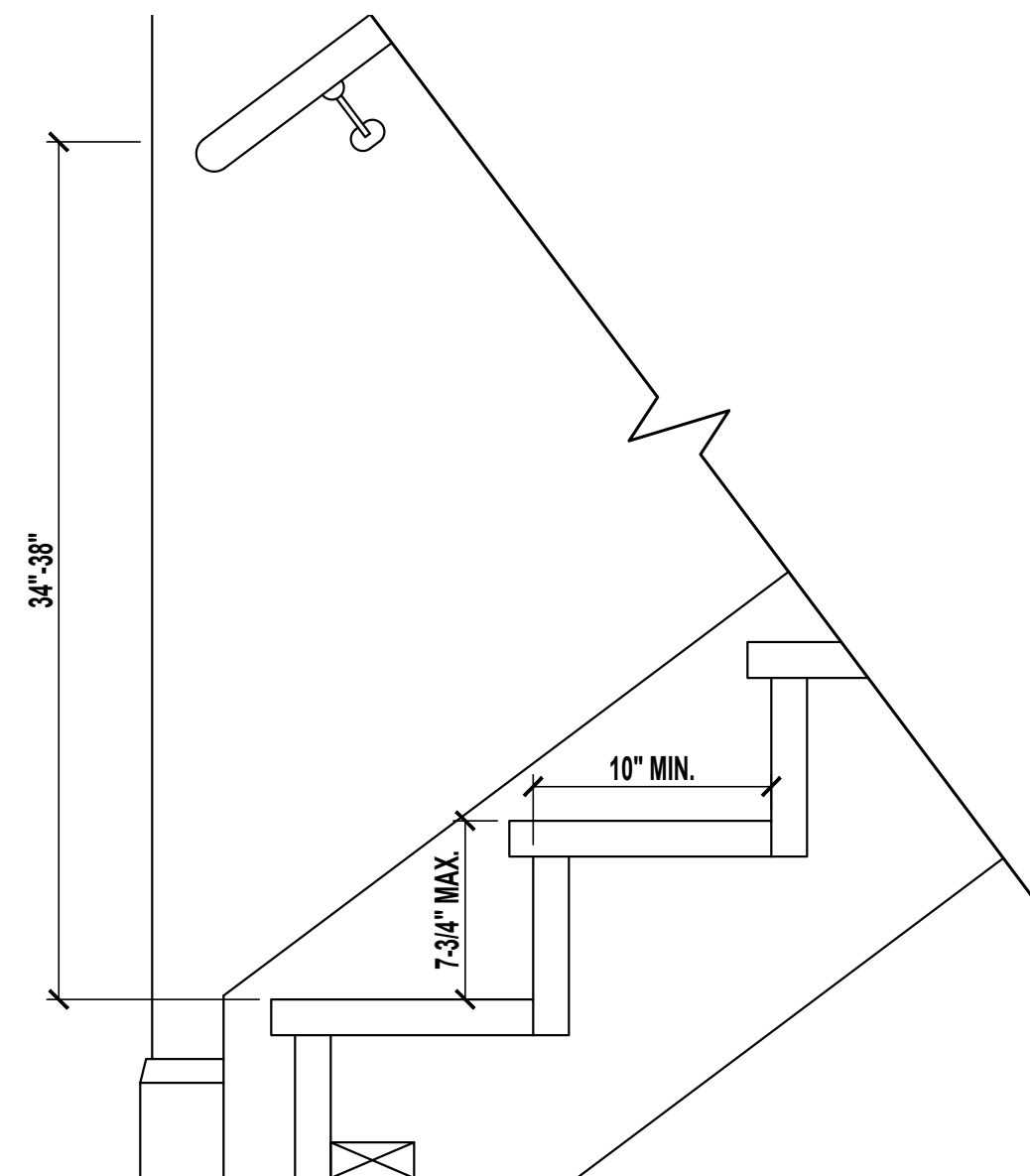
SCALE: 1/4" = 1'-0"

TEMPERED GLASS AS REQUIRED.
CONTRACTOR MUST VERIFY ALL DIMENSIONS



GUARDRAIL DETAIL

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



STAIR DETAIL

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

BUILDING AREAS

1ST FLOOR HEATED AREA	683 SF
2ND FLOOR HEATED AREA	826 SF
TOTAL HEATED AREA	1,509 SF
GARAGE	191 SF
FRONT PORCH	31 SF
TOTAL UNDER ROOF	1,731 SF

CONDITIONED SPACE = 12,072 CF

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY
OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING
INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

<u>SHEET NUMBER</u>	<u>SHEET NAME</u>
A1.1	FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE: 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH ADDITION
2017 FLORIDA BUILDING CODE PLUMBING
2017 FLORIDA BUILDING CODE MECHANICAL
2011 NEC
CURRENT JAX BEACH LAND DEVELOPMENT CODE

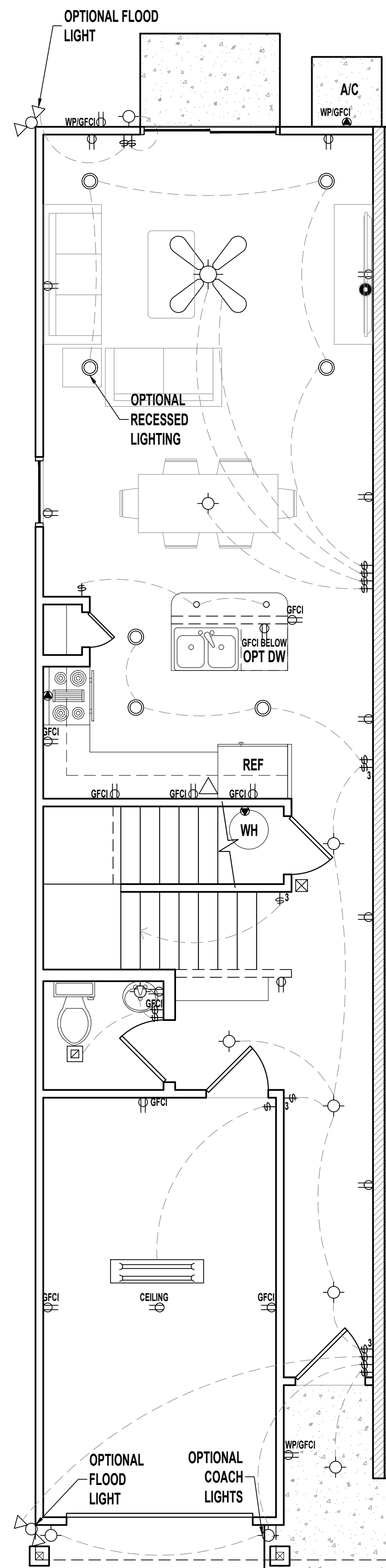
CONSTRUCTION TYPE: 5B

OCCUPANCY CLASS: R-3

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

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

SCALE: N.T.S.

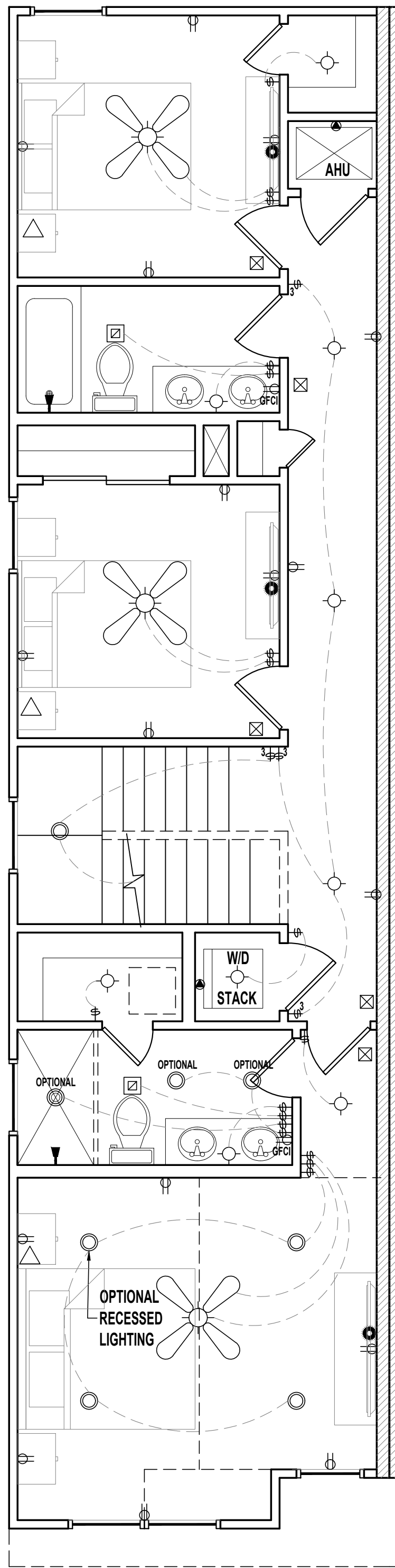


TYPICAL 1ST FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
 GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
 WPGFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:

- 1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.**
- 2. ALL FIXTURES TO BE CFL OR LED.**
- 3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.**

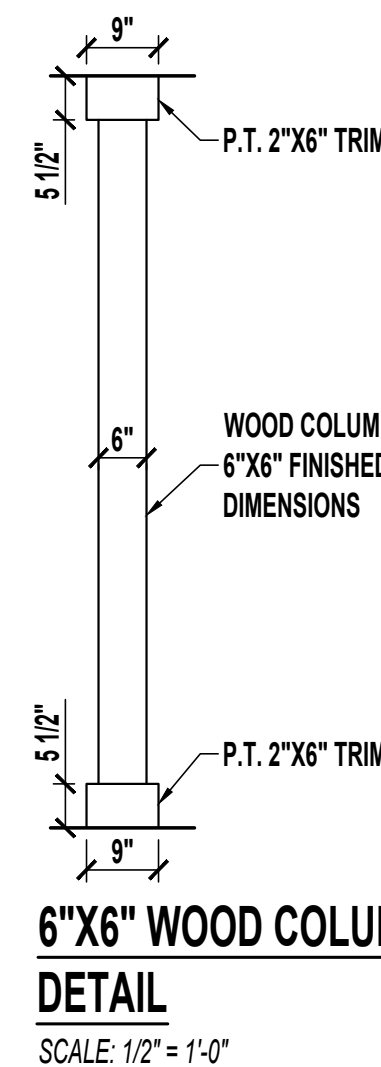
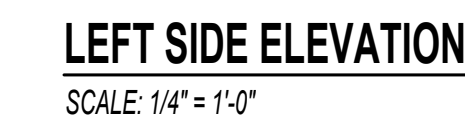
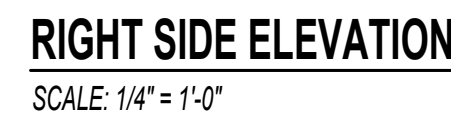
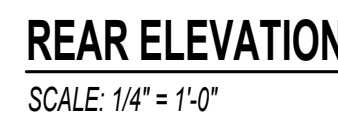


TYPICAL 2ND FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

Shields CAD Services
 243 Tarrasa Drive | Jacksonville, FL 32225
 Phone : (904) 241-1540
 Website: www.shieldscad.com | Email: billschieldscad@gmail.com

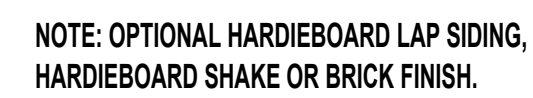
AMERICAN CLASSIC HOMES, LLC
4550 St. Augustine Road
Jacksonville, FL 32207
(904) 351-0308

No.		Revisions	By	Date
A				
A				
A				
A				
A				
A				
Date		03-11-		
Scale		AS SHOW		
Job		1509D-8		
Sheet				



CONTRACTOR MUST VERIFY ALL DIMENSIONS.

A2.1



5' 1 1/2"

9"

P.T. 2"X6" TRIM

WOOD COLUMN
6"X6" FINISHED
DIMENSIONS

6"

5' 1 1/2"

9"

P.T. 2"X6" TRIM

6"X6" WOOD COLUMN

DETAIL

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



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



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



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



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

Diagram of a wood column showing dimensions and labels:

- Top width: 9"
- Top height: 5 1/2"
- Label: P.T. 2" X 6" TRIM
- Label: WOOD COLUMN
- Label: 6" X 6" FINISHED DIMENSIONS
- Bottom width: 9"
- Bottom height: 5 1/2"
- Label: P.T. 2" X 6" TRIM

6"X6" WOOD COLUMN DETAIL

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



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



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



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

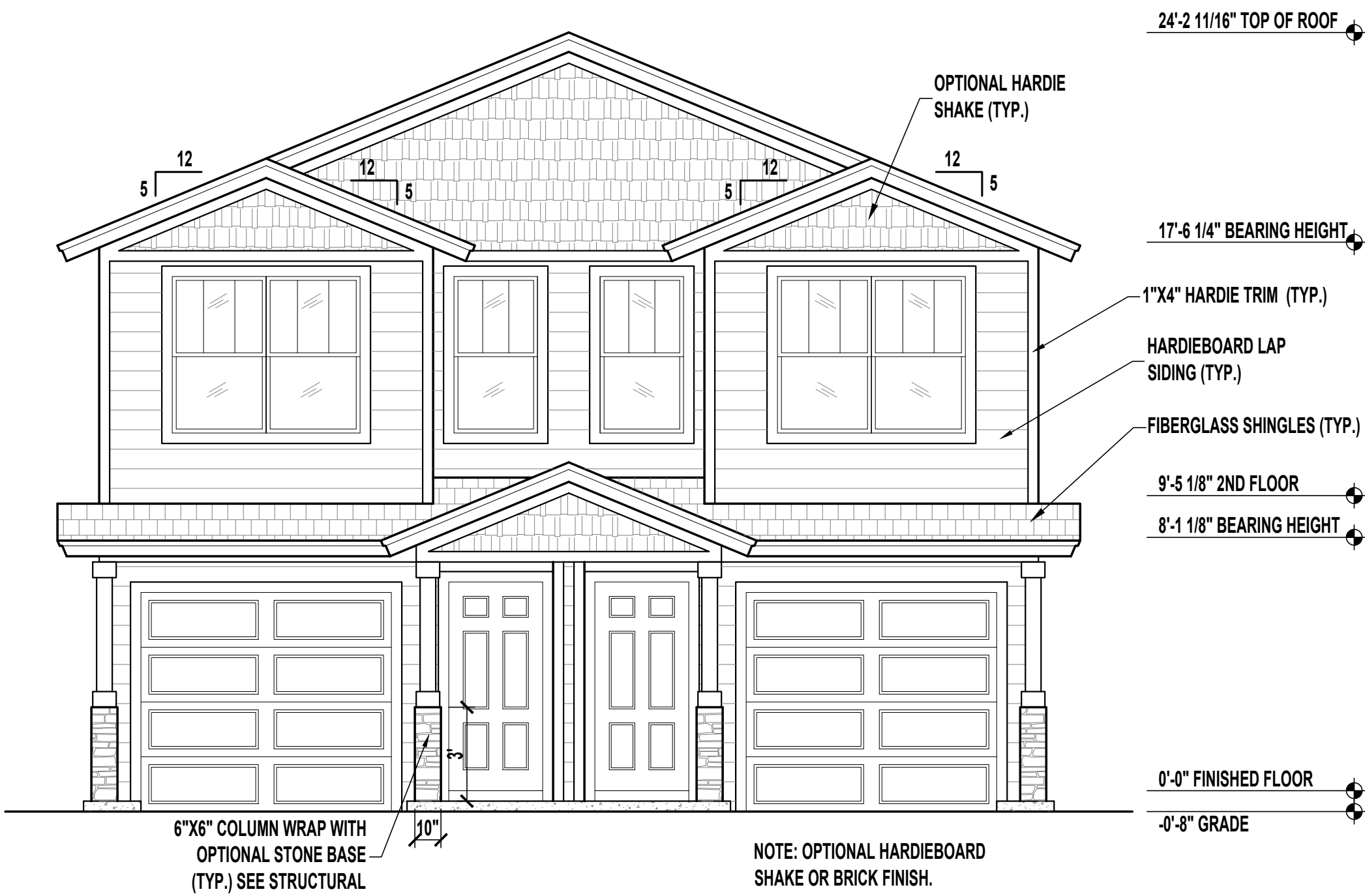


SCALE: 1/4" = 1'-0"

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

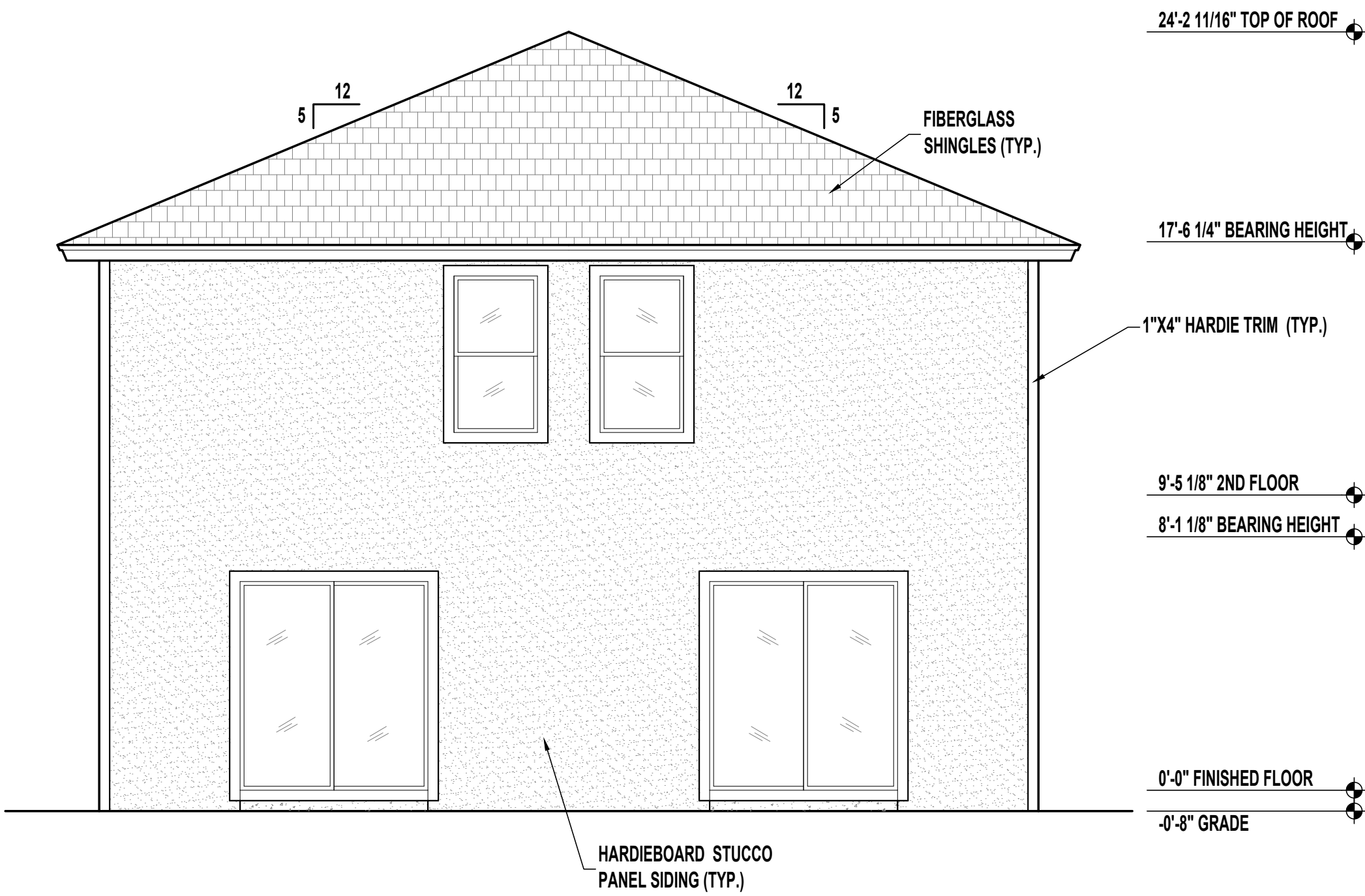


SCALE: 1/2" = 1'-0"



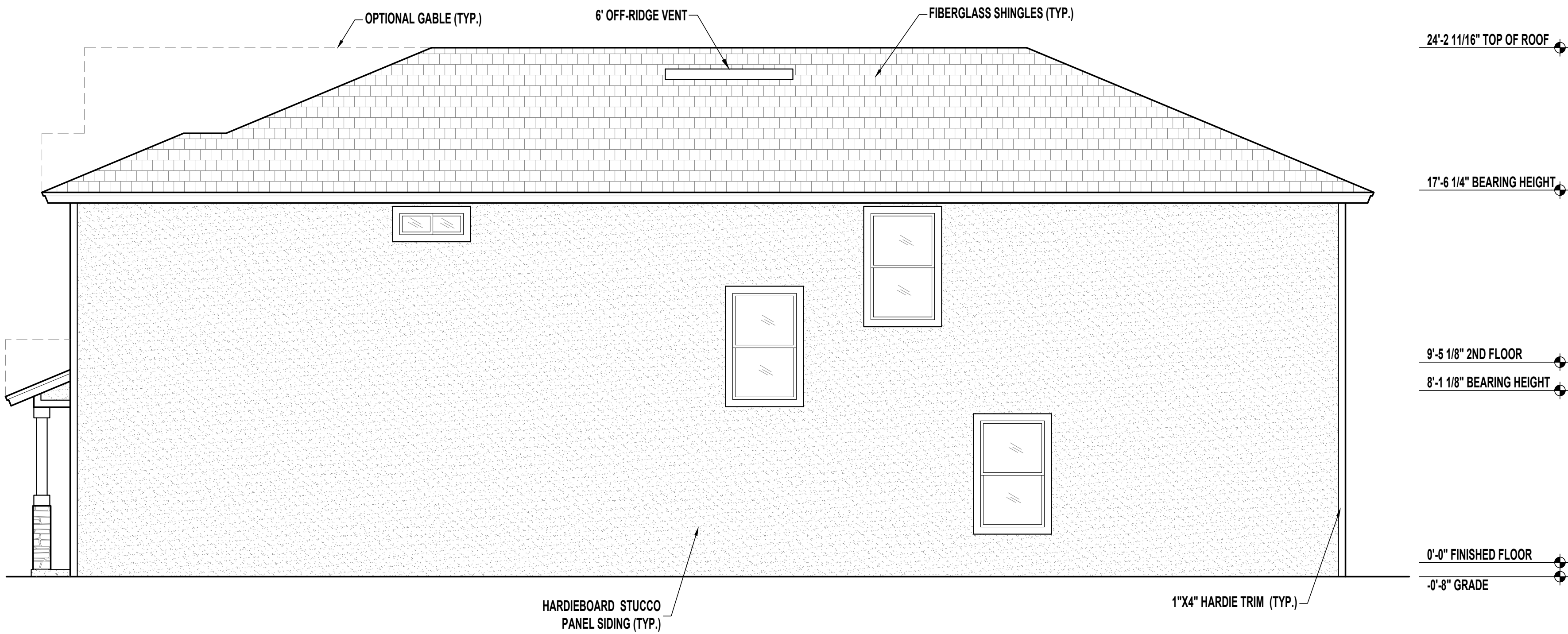
FRONT ELEVATION "E" | QUADRUPLE GABLE WITH OPTIONAL COLUMNS

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



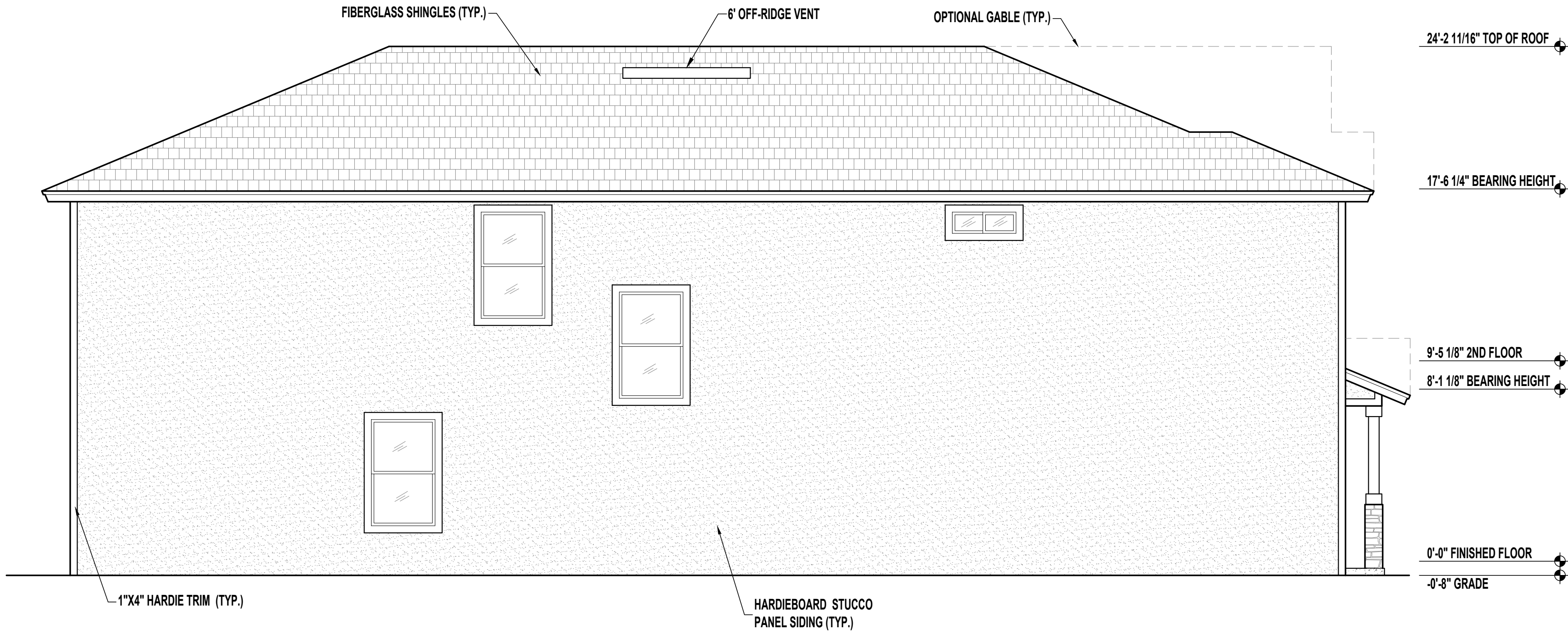
REAR ELEVATION

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



RIGHT SIDE ELEVATION

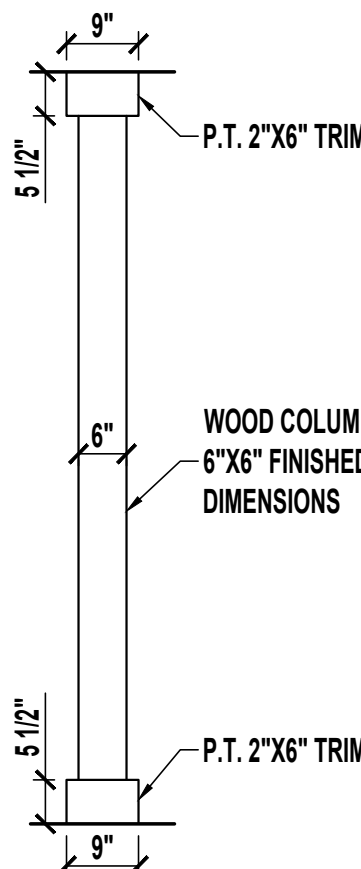
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

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

CONTRACTOR MUST VERIFY ALL DIMENSIONS.



**6"X6" WOOD COLUMN
DETAIL**

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

2 STORY RESIDENCE
JACKSONVILLE, FL

ELEVATIONS

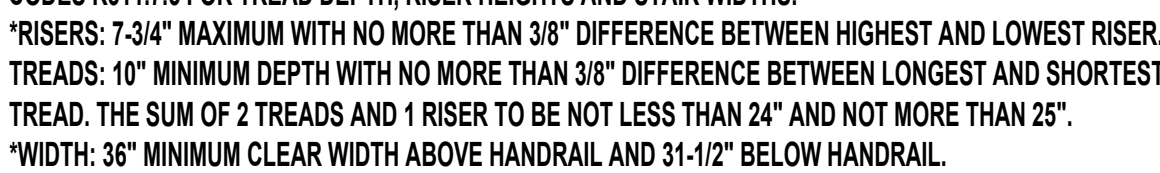
Shields CAD Services

243 Tarasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.scsjax.com | Email: billshields@gmail.com

AMERICAN CLASSIC HOMES, LLC

4550 St. Augustine Road
Jacksonville, FL 32207
(904) 351-0308

Revisions		By	Date
No.	Revisions		
1			
2			
3			
4			
5			
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7			
8			
9			
10			
		Date	03-11-20
		Scale	AS SHOWN
		Job	1509D-8/8
		Sheet	A2.1



Instr #2021025476 BK: 5200 PG: 415, Filed & Recorded: 3/8/2021 10:19 AM #Pgs:2

Brandon J. Patty, Clerk of the Circuit Court and Comptroller St. Johns County FL Recording \$18.50 Doc. D \$665.00

This instrument was prepared by:

Joan DeGrande

Action Title Services of St. Johns County, Inc.

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

File Number:20099

Consideration: \$95,000.00

Documentary Stamps Paid: \$665.00

This Warranty Deed

Made this March 5, 2021 A.D. By

Mary Louise Simpson, a single woman, and Wanda Kaye Sander, a married woman, and Ethel Lorraine Murphy, a married woman, and Wendy Marie Evett, a married woman, and James Kenneth VanPelt, Jr., a married man, and Jennifer Ann Ljubisavljeric, a married woman, hereinafter called the grantor, to 904 Acquisitions, LLC, a Florida limited liability company, whose post office address is:5138 Medoras Avenue, Saint Augustine, Florida 32080, hereinafter called the grantee:

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

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot (s) 7 and 9, Block 20-1, Ravenswood, as per Official Map of New Augustine, Florida, dated June 1918, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida, being a portion of the Avice and Viel Grant, Section 41, Township 7 South, Range 29 East.

Parcel ID Number: 108190-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/her homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at: Mary Louise Simpson at 1301 Montoya Drive, Deltona, Florida 32738 and Wanda Kaye Sander at 1021 Francis St. St. Augustine, FL 32084 and Ethel Lorraine Murphy at 227 Baracoa Ct., St. Augustine, FL 32086 and Wendy Marie Evett at 2360 Pleasure Ln., St. Augustine, FL 32084 James Kenneth VanPelt, Jr. at 2360 Pleasure Ln., St. Augustine, FL 32084 and Jennifer Ann Ljubisavljeric at 1341 Toft Ct., Middleburg, FL 32068

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2020**.

[signature page to follow]

BK: 5200 PG: 416

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] *Charlotte Kelley*

Witness Print Name: Charlotte Kelley

[2] *Sandra L. Gunn*

Witness Print Name: Sandra L. Gunn

Mary Louise Simpson (Seal)
Mary Louise Simpson
Address: 1301 Montoya Drive, Deltona, Florida 32738

Wanda Kaye Sander, by Mary Louise Simpson, her Attorney-in-Fact (Seal)
Wanda Kaye Sander, by Mary Louise Simpson, her Attorney-in-fact
Address: 1021 Francis St. St. Augustine, FL 32084

Ethel Lorraine Murphy, by Mary Louise Simpson, her Attorney-in-Fact (Seal)
Ethel Lorraine Murphy, by Mary Louise Simpson, her Attorney-in-fact
Address: 227 Baracoa Ct., St. Augustine, FL 32086

Wendy Marie Evett, by Mary Louise Simpson, her Attorney-in-Fact (Seal)
Wendy Marie Evett, by Mary Louise Simpson, her Attorney-in-fact
Address: 2360 Pleasure Ln., St. Augustine, FL 32084

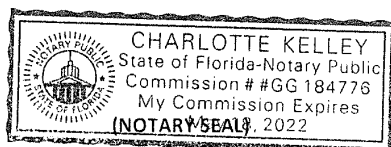
James Kenneth VanPelt, Jr., by Mary Louise Simpson, her Attorney-in-Fact (Seal)
James Kenneth VanPelt, Jr., by Mary Louise Simpson, his Attorney-in-fact
Address: 2360 Pleasure Ln., St. Augustine, FL 32084

Jennifer Ann Ljubisavljevic, by Mary Louise Simpson, her Attorney-in-Fact (Seal)
Jennifer Ann Ljubisavljevic, by Mary Louise Simpson, her Attorney-in-fact
Address: 1341 Toft Ct., Middleburg, FL 32068

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 05, 2021, by Mary Louise Simpson, a single woman, and Mary Louise Simpson as Attorney-in-fact for Wanda Kaye Sander, a married woman, and Mary Louise Simpson as Attorney-in-fact for Ethel Lorraine Murphy, a married woman, and Mary Louise Simpson as Attorney-in-fact for Wendy Marie Evett, a married woman, and Mary Louise Simpson as Attorney-in-fact for James Kenneth VanPelt, Jr., a married man, and Mary Louise Simpson as Attorney-in-fact for Jennifer Ann Ljubisavljevic, a married woman. Such person (notary must check applicable box):

- ☐ is / are personally known to me.
☒ produced a current Florida Driver's license as identification.
☐ produced _____ as identification.



Charlotte Kelley
Notary Public
Print Name: Charlotte Kelley
My Commission Expires: 05/18/2022



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

12/8/2020

© CycloMedia (https://cyclomedia.com/)

Parcel ID	1081900000
Location Address	29 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	RAVENSWOOD SUB LOTS 7 & 9 BLK 20-1 OR5200/415 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.340
Homestead	N

Owner Information

Owner Name	904 Acquisitions LLC 100%
Mailing Address	5138 MEDORAS AVE SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2021
Building Value	\$20,337
Extra Features Value	\$500
Total Land Value	\$105,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$125,837
Total Deferred	\$0
Assessed Value	\$125,837
Total Exemptions	\$0
Taxable Value	\$125,837

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	\$49,138	\$5,985	\$63,750	\$0	\$0	\$118,873	\$118,873	\$0	\$118,873
2019	\$41,674	\$1,693	\$63,750	\$0	\$0	\$107,117	\$44,332	\$107,117	\$0
2018	\$42,997	\$1,774	\$49,500	\$0	\$0	\$94,271	\$43,505	\$94,271	\$0
2017	\$32,951	\$844	\$49,500	\$0	\$0	\$83,295	\$42,610	\$83,295	\$0
2016	\$34,297	\$844	\$49,500	\$0	\$0	\$84,641	\$41,734	\$84,641	\$0
2015	\$27,254	\$844	\$45,000	\$0	\$0	\$73,098	\$41,444	\$73,098	\$0
2014	\$26,618	\$844	\$45,000	\$0	\$0	\$72,462	\$41,115	\$72,462	\$0
2013	\$27,586	\$844	\$45,000	\$0	\$0	\$73,430	\$40,507	\$73,430	\$0
2012	\$28,554	\$844	\$45,000	\$0	\$0	\$74,398	\$39,830	\$74,398	\$0
2011	\$29,038	\$844	\$48,750	\$0	\$0	\$78,632	\$38,670	\$78,632	\$0
2010	\$30,006	\$844	\$56,250	\$0	\$0	\$87,100	\$38,099	\$87,100	\$0

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1416	Roof Cover	Composite Shingle
Conditioned Area	1086	Interior Flooring	Pine Wood
Actual Year Built	1942	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Forced Air
Style	01	Air Conditioning	Window
Class	N	Bedrooms	0
Exterior Wall	Asbestos	Baths	
Roof Structure	Gable Hip		
Category	Type	Pct	
Exterior Wall	Asbestos	100%	
Roofing Structure	Gable Hip	100%	
Roofing Cover	Composite Shingle	100%	
Interior Walls	Drywall	100%	
Interior Flooring	Pine Wood	100%	
Heating Type	Forced Air	100%	
Air Conditioning	Window	100%	
Frame	Wood Frame	100%	
Plumbing	5 Fixtures	100%	
Electrical	Minimum	100%	
Foundation	Piers and Posts	100%	
Floor System	Wood Frame	100%	
Description	Conditioned Area	Actual Area	
BASE AREA	870	870	
FINISHED SCREEN PORCH	0	80	
HALF SCREEN PORCH	0	160	
FRAME ADDITION	216	216	
FINISHED OPEN PORCH	0	90	
Total SqFt	1086	1416	

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Salvage	0	0	0	0	1
Residential Fence	0	0	0	0	150

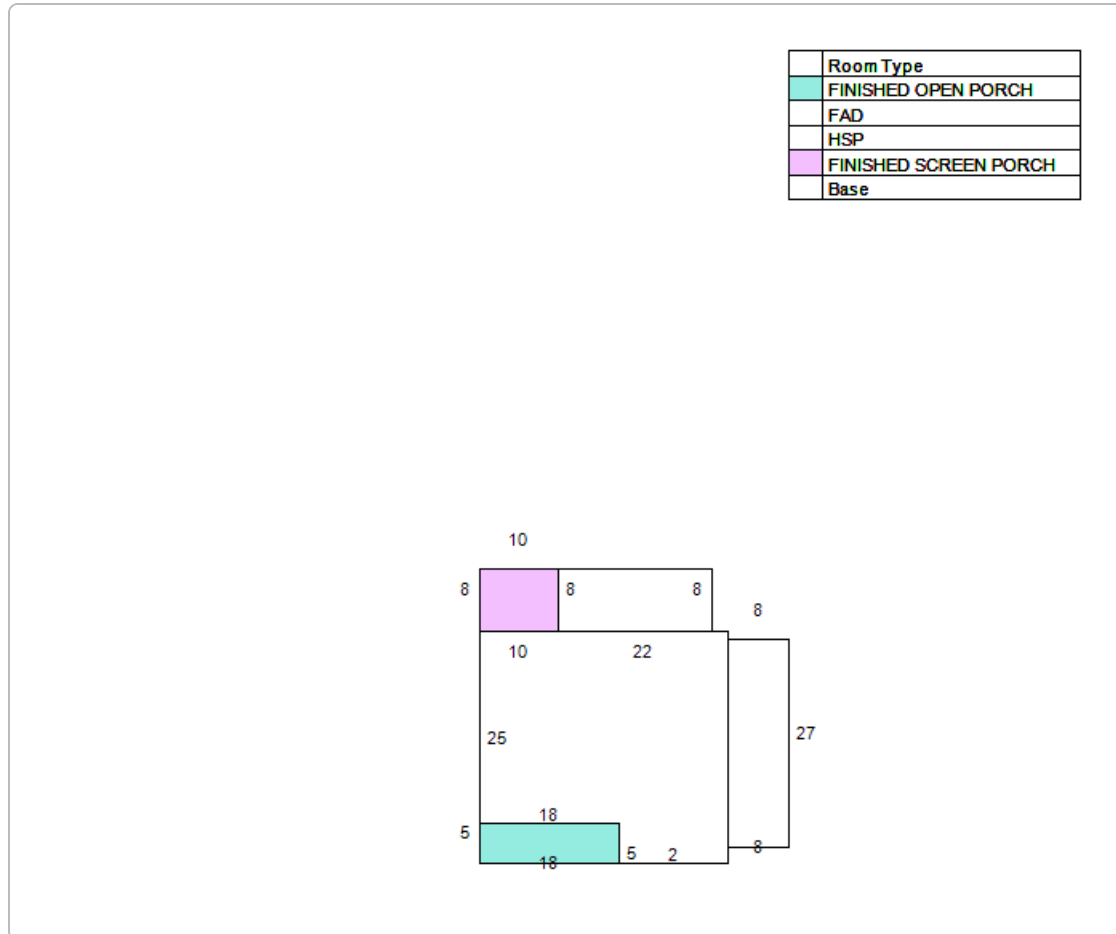
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	150	15000	SF	\$105,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/8/2021	3/5/2021	\$95,000.00	WARRANTY DEED	5200	415	Q	I	SIMPSON MARY LOUISE ET AL	904 ACQUISITIONS LLC
9/6/2019	8/30/2019	\$0.00	LETTERS OF ADMN	4790	1076	U	I	SIMPSON GREACE(DECED)	SIMPSON MOLLIE GRACE(DECED)
9/6/2009	8/30/2019	\$0.00	SUMMARY ORDER ADMIN	4790	1118	U	I	SIMPSON MOLLIE GRACE(DECED)	SIMPSON MARY LOUISE ET AL

Sketch Information



No data available for the following modules: Exemption Information.

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

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Last Data Upload: 3/25/2021, 12:37:15 AM

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Version 2.3.112



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

Detail by Entity Name

Florida Limited Liability Company
904 ACQUISITIONS, LLC

Filing Information

Document Number	L18000221287
FEI/EIN Number	83-1958059
Date Filed	09/18/2018
Effective Date	09/17/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/24/2020
Event Effective Date	NONE

Principal Address

5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Changed: 08/24/2020

Mailing Address

5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Changed: 08/24/2020

Registered Agent Name & Address

HOWARD, KEVIN
5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGRM

HOWARD, KEVIN
5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Title MGR

HOWARD, KAMLI
5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	03/01/2019
2020	01/17/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
08/24/2020 -- LC Amendment	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
09/18/2018 -- Florida Limited Liability	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 15, 2021 Meeting**



Application PL2021-0046

Address: 164 Marine Street

Applicant: Don Crichlow

Property Owners: Marco Pope, Michael Cox, Miriam Roberson

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

Architectural Style:	Frame Vernacular with late Colonial Revival influence	Florida Master Site File:	SJ01302
National Register:	N/A	Construction date:	c. 1917 - 1924
Archaeology Zone:	IC	Zoning District:	RS-1
Parcel number:	2011400000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

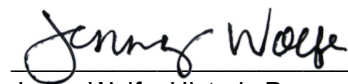
1. Located on the west side of Marine Street, between South and Hedrick Streets, the two-story residential building constructed between 1917 and 1924, in a Frame Vernacular character with a Latin cross-shaped plan with late Colonial Revival styled influences, according to the Florida Master Site File (FMSF). A jerkin head gable roof distinguishes the central bay on the front facade/east elevation, while a side-facing gable shingle roof runs on either side. Jigsaw bargeboards adorn the ends of the cross-gable roof, while exposed rafter tails are under the perimeter. Different iterations of white painted novelty siding is visible on the south elevation. Two-story porches on the north and south ends have been enclosed, while a large central one-story portico with square columns projects over the front doorway. Window configurations vary with newer 4/4 or undivided windows on the front of the enclosed porches and mostly 2/2 or double casements.
2. Possibly showing on the 1917 Sanborn map, just to the north but east of Marine Street and bounded by Tremerton, the house had a one-story porch wrapping around the central portion of the cross-shape plan. In its current location on Sanborn Maps on the 1924 version, the house and detached one-story garage appear with the similar footprint today and as shown on the 1930 revised to 1961 Sanborn map.
3. The property was originally outside of the St. Augustine District and remained outside when relocated and the architectural integrity is unfortunately diminished. There were significant families that resided in the building and its re-located spot could be considered as acquired significance. HARB would need to provide direction as to whether further assessment for local landmark eligibility would be appropriate.
4. The house flooded during Hurricane Matthew and Irma and is visibly deteriorated with moisture and termite related issues. The north end of the house is visibly leaning.
5. An architectural condition assessment report was submitted and included with the application packet, and states that renovation would be significant and at a cost of over \$500,000. There was no assessment of how that value might be offset with future property tax exemptions should it be granted landmark status and rehabilitated under the historic preservation property tax exemption.
6. No proposed replacement plans were submitted with this application and no design requirements are in place for this area; however, it is encouraged not to replicate historic styles and use inspiration of the immediate context area to design a compatible building with respect to traditional architectural and site patterns.
7. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and may require additional zoning review.
8. Demolition activities could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance unless there is no excavation of subsurface foundations and heavy equipment matting is to be used. The submittal of an A14 Archaeological Review Application should be submitted as soon as possible as archaeological testing should occur prior to the commencement of demolition activities. Additionally, the monitoring of the demolition and/or the minimization of ground disturbance is recommended. Future rebuilding activities will require archaeological review and testing as outlined in the archaeological preservation ordinance.

STAFF RECOMMENDATION:

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

In accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. 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.

1. For any salvagable 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.



Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built between 1917 and 1924, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
2. **The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale to the two adjacent buildings, there is a vacant lot to the north and a compound of much larger buildings across the street.
3. **The impact of the loss of the structure on the streetscape.** The building is unique to the streetscape as it is one of the remaining historic vernacular buildings of its time for this area.
4. **Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** Redevelopment plans were not submitted but redevelopment of the property is anticipated. There are no design review requirements in this area.
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. Additional research and recommendation for such research by HARB would be necessary to determine if the building is eligible for a local landmark.
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 has not been determined to be eligible for local designation by the HARB.
7. **Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of the Frame Vernacular building adapted with Colonial Revival details. The building is unique for this architectural adaptation because it stands out however it is not a unique method of construction or unusual building in the larger scheme of vernacular buildings.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The Frame Vernacular style is commonly found throughout St. Augustine however the form and adaptations makes it unique in St. Augustine.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce although modern materials and building codes would result in the appearance of a new building versus one of a historic character.
10. **The justification for the proposed demolition.** The application included a building condition assessment outlining the condition and renovation challenges.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD 2021-0046
164 Marine Street
April 15, 2021

LIST OF ATTACHMENTS:

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

STAFF PHOTOS: 164 MARINE STREET





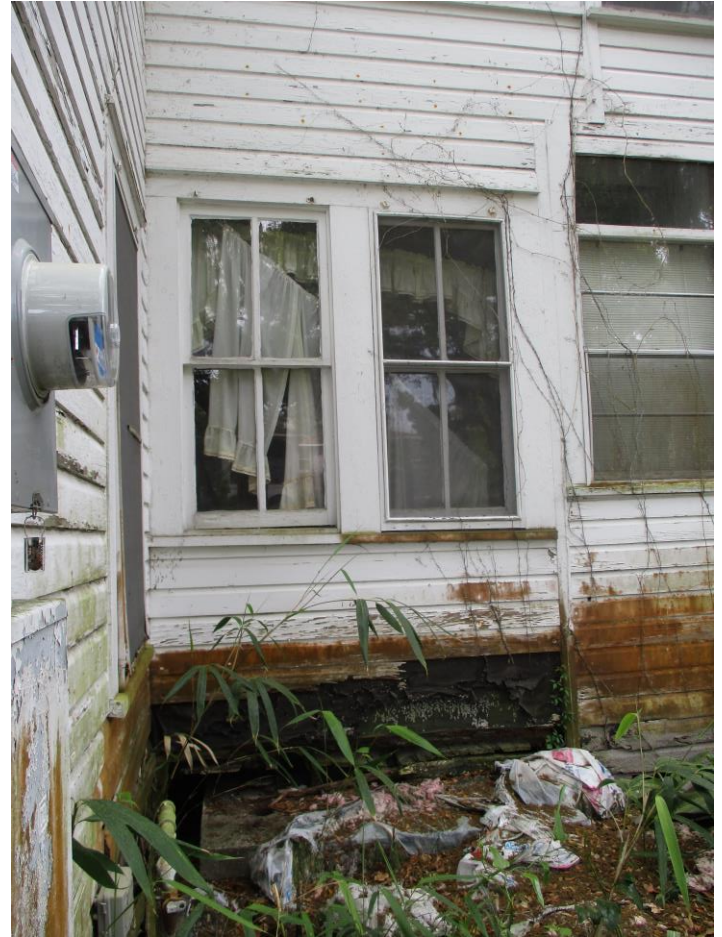








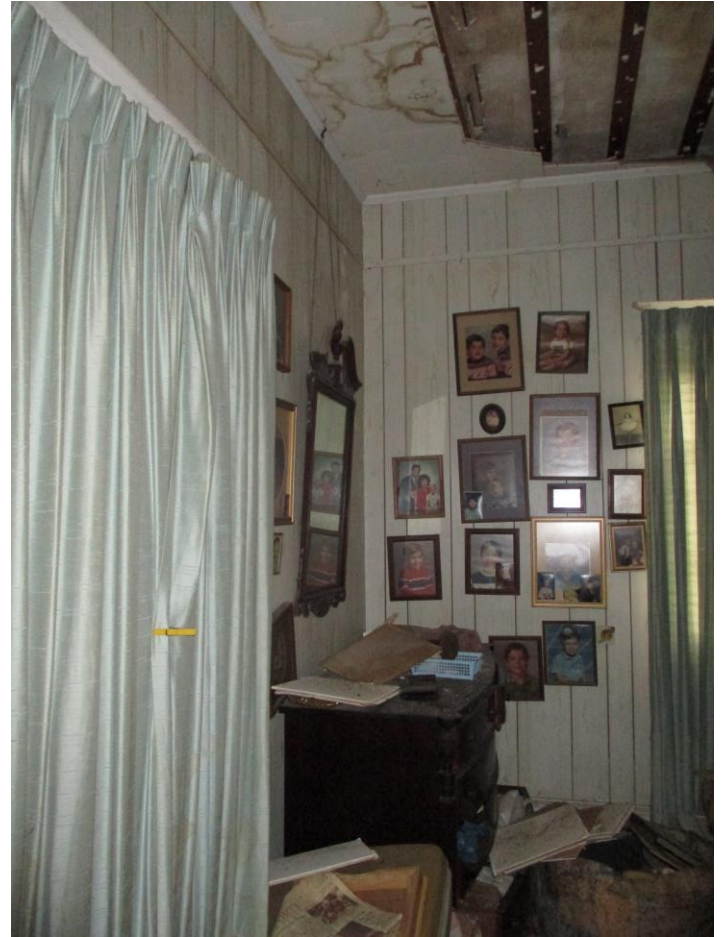


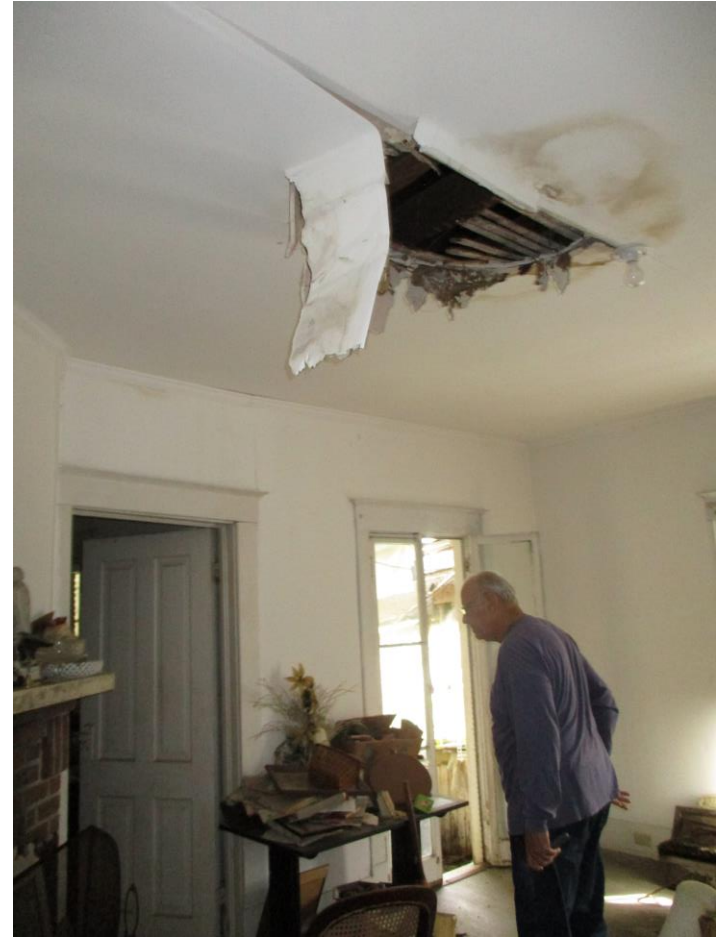




















FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1302 1009==
Site Name: 164 Marine Street 830== Survey Date: 7808 820==
Address: 164 Marine Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 43B 1 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Cox, J. Edward and Angela M. ;
Address: 164 Marine Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: RG1D
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 470250 3305610 890== Location: T07S R30E N20 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1924 844== Period: 20th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: Latin Cross 966==
 Exterior Fabrics: Wood, drop with cornerboards _____ 854==
 Structural Systems: Wood frame _____ 856==
 Features of Structure: (942)
 Window Type: Sliding glass, DHS, 2/2 (metal), french doors, sidelights, attic louver 942==
 Foundation: Concrete block piers with lattice infill 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Hip porches, jerkin head on front cross 942==
 Porches & Balconies: Two story enclosed porches on north and east sides _____ 942==
 Chimney Location: Offset, front slope _____ 942==
 Materials: (882)
 Chimney: Brick _____ 882==
 Roof Surfacing: Composition shingles _____ 882==
 Ornament Exterior: Square wood posts, jigsawn bargeboards _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
 Other: _____ 956==
 Surroundings: Residential/institutional _____ 864==
 Relationship to Surroundings: _____

 _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Railroads, Commun-
ications, Families, Minorcans, Commerce, Hotels, Maritime, Tourism 920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular with late Colonial Revival influence residence at 164 Marine Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. Built on the Latin Cross plan, the house has several hip porches and a jerkin head roof on the front cross of the house. There are also jigsawn bargeboards. Originally there were two porches--both two-story--on the north and south sides of the house. Over the years, these have been enclosed adding to the symmetrical facade of the late Colonial Revival style of the house. There is a large portico on the front supported by square wood posts at the entrance.

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
 (over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.
2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insur-

St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was 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)

Between 1924 and 1928 the house at 164 Marine Street was the residence of the Eugene Masters family. Masters was St. Augustine City Manager in the 1920's and 1930's, mayor from 1907 to 1911, and manager of the Hotel Bennett in the 1930's. His original profession was that of a grocer and meat market proprietor at the turn of the century.(3) Late 1920's occupants were Goldie H. McEwen, secretary of the Record Company and Lucile Tervin, reporter for the Record. In 1930 it was the home of Harry S. Willis, engineering accountant for the Florida East Coast Railway Company. In 1934 William Rolleston lived here. Rolleston was the general manager for Marineland in the late 1940's and has continued as president of the St. Augustine Restoration Foundation from 1949 to the present day.(4)

Members of the Masters family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.

ance Maps, 1893-1930.

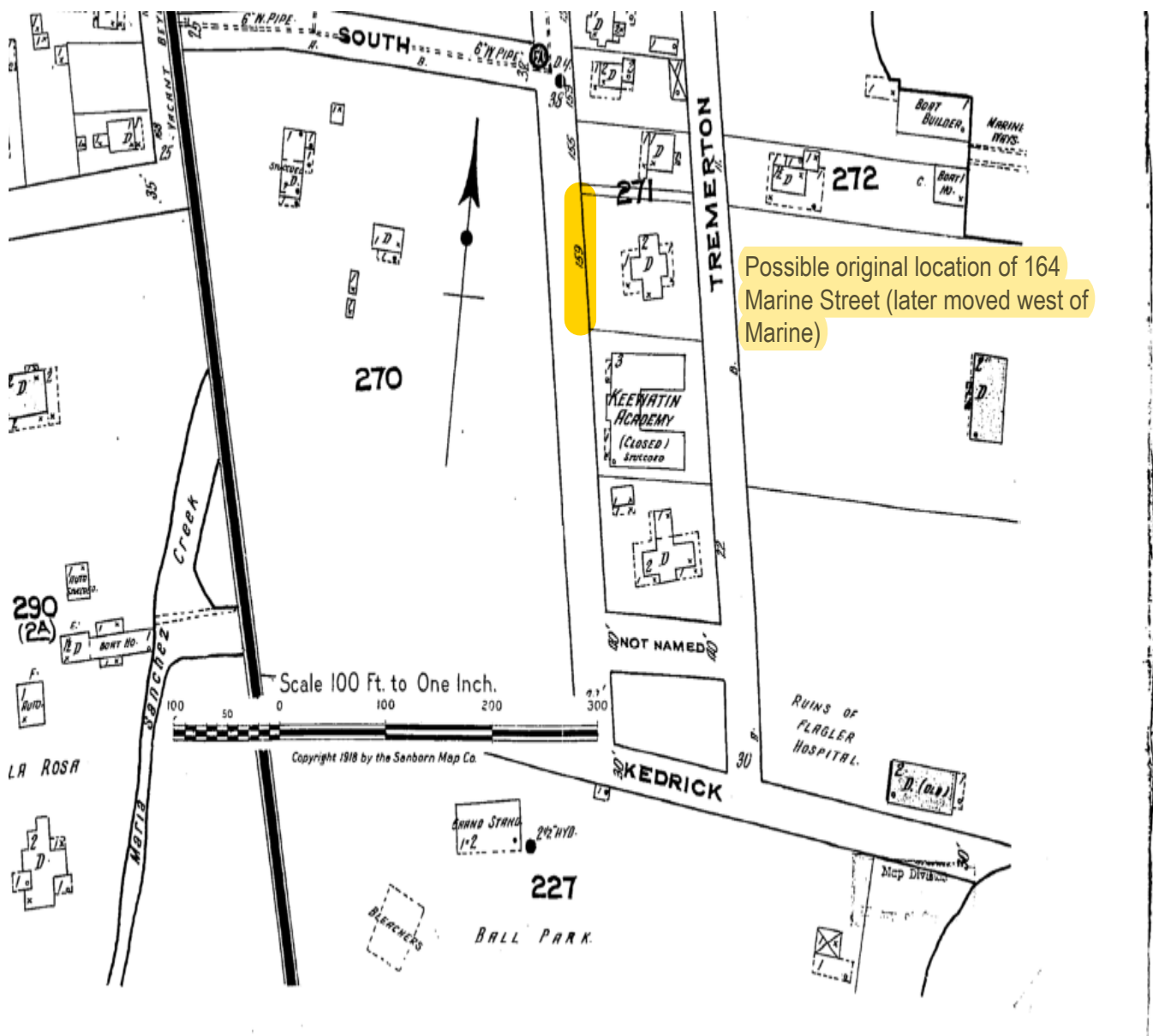
3. St. Augustine City Directory, 1899, 1904, 1911-12, 1920-21, 1924-25, 1927-28, 1930, 1934; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978, p. 268.

4. City Directory, 1927-28, 1930, 1934, 1949, 1976; Historic Properties Inventory Research File.



ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 17

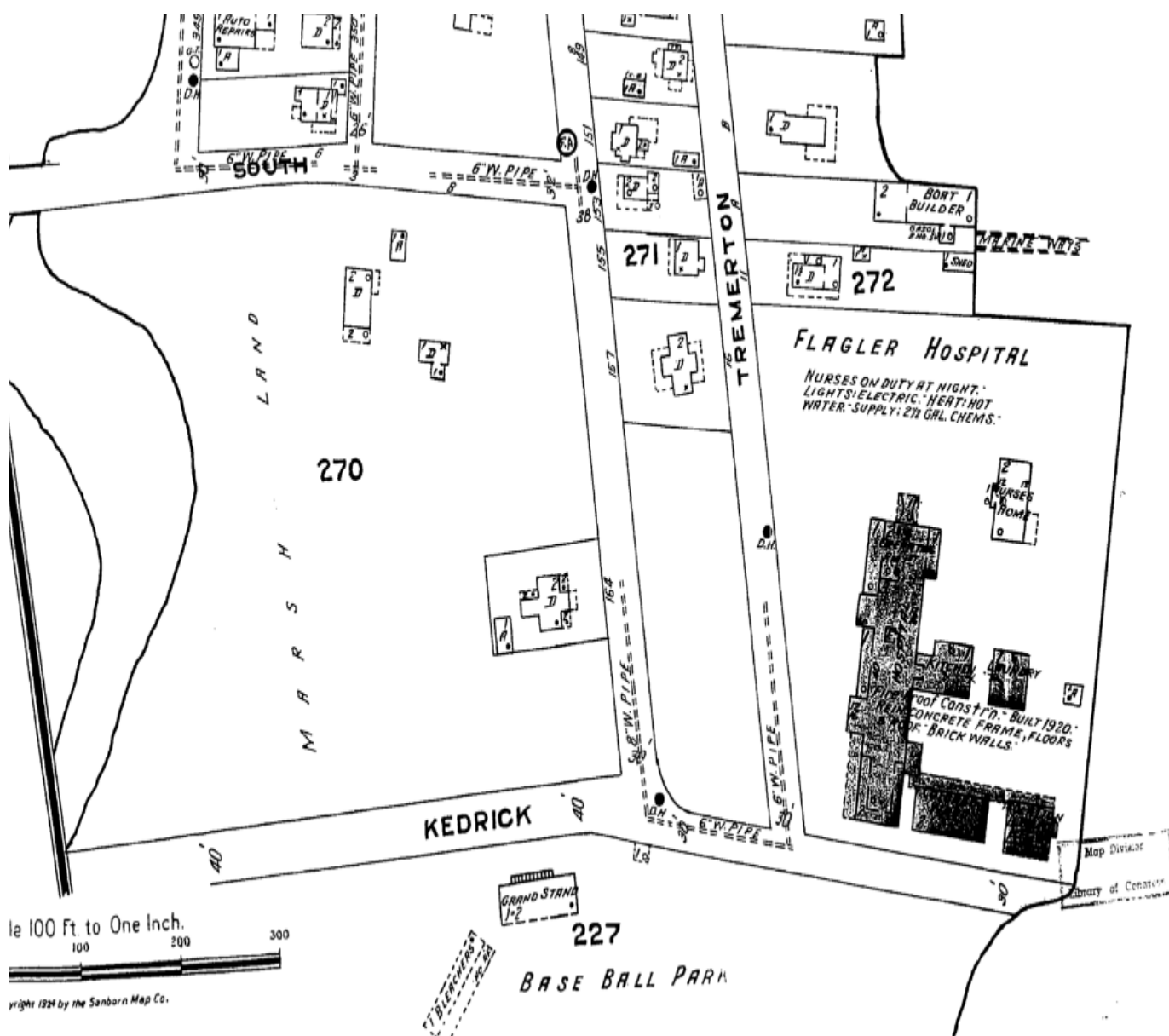


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine July 1924, Sheet 21



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**SANBORN FIRE INSURANCE COMPANY MAP
1930 UPDATED TO 1961**

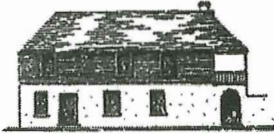


SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1924-25	Moor N Falls and Edna D.		USA
	Eugene Masters and Stella		City Manager
1927	Eugene Masters		
	GH McEwan		Unknown
1930	James C. Blanton and Elma		Unknown
	Harry S. Willis and Katherine		Eng. Accountant FEC
1934	Loonis Blitch and Jean		State and county farm agent
	Dorothy Rolleston		Clerk, Flagler Hospital
1937	Arthur Manucy and Dorothy		Golf pro
	Mrs. Jacqueline Fuller		
1940	Arthur Manucy		Golf pro
	John Bilton and Marjorie D.		Credit manager, Firestone
1945	Leonard Robbins and Sylvia		USA
	Milton Siskovitch and Bernice		USA
1947	John Cleland and Thelma		US Navy
1949	William Prentice and Ollie		Unknown
	John Crowley		Unknown
1951	Eugene McDaniel and Hilda		Electrician, FEC
	John Houser and Alma		Manager, Sunshine Gardens
1953-54	J. Ed Cox and Angela		Supt. City Civic Center
1955	J. Ed Cox and Angela		
	Mrs. Adine B. Middleton		Widow of Stephen C.
1957	Same as above		
1959	Same as above		
1960	Same as above		
1962	Same as above		
1964	Same as above		
1965	Same as above		
1966	Same as above		
1968	Cox only		

Notes on “Red” Cox

- +40 years of service as recreation department director for City of St. Augustine/SJC
- Came to St. Augustine in 1946 and played on St. Augustine Saints prof. baseball team
- Later in 1946 became a coach of men’s sports at St. Joseph Academy
- 1949 became superintendent of recreation
- Other athletic awards from Connecticut and Massachusetts
- Served in WWII
- Lighthouse Park recreational area named for him in 1992
- He suffered a heart attack and passed away in 1995, wife passed in 2017



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



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2021-0046

Receipt No. 2075086 (check)

Meeting Date April 15, 2021

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

1. NAME OF APPLICANT Donald A. Crichlow

Business (if applicable) Don Crichlow & Associates

RECEIVED

Address 302 St. George St.

City St. Augustine State FL Zip 32084

Daytime telephone 904 377-0913 Other phone/email _____

MAR 25 2021

Planning/Building Dept.

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

2. NAME OF PROPERTY OWNER Margo C. Pope, Michael T. Cox, Marian C. Roberson

Business (if applicable) _____

Address 226 Coquina Ave.

City St. Augustine State FL Zip 32080

Daytime telephone (required) 904 540-1941 Other phone _____

Miriam mcr 3/23/21

3. PROJECT STREET ADDRESS 164 Marine St., St. Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY

Lot _____ Block _____ Subdivision City of St. Augustine Parcel Number 2011400000

5. DATE OF CONSTRUCTION :Pre - 1917 Source: Family Knowledge

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☐ Contributing building in National Register Historic District
☒ Listed on Florida Master Site File
☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME Donald A. Crichlow DATE 3/16/21

SIGNATURE OF APPLICANT Donald A. Crichlow

PRINT 1st OWNER'S NAME Michael T Cox DATE 3/18/21

SIGNATURE OF 1st PROPERTY OWNER Michael T Cox

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

RECEIVED

MAR 25 2021

Planning/Building Dept.

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.

11. FOR RELOCATION PROJECTS ONLY

- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- o Purchase price _____
 - o Moving fee (prepared by a licensed and insured building mover) _____
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PRINT APPLICANT'S NAME Donald A. Crichlow DATE 3/16/21

SIGNATURE OF APPLICANT Donald A. Crichlow

PRINT 1st OWNER'S NAME MARGO C. POPE DATE 3-19-2021

SIGNATURE OF 1st PROPERTY OWNER Margo C. Pope

PRINT 2nd OWNER'S NAME _____ DATE _____ **RECEIVED**

SIGNATURE OF 2nd PROPERTY OWNER _____ **MAR 25 2021**

PRINT 3rd OWNER'S NAME _____ DATE **Planning/Building Dep.**

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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

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

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

PRINT APPLICANT'S NAME Donald A. Crichlow DATE 3/16/21

SIGNATURE OF APPLICANT Donald A. Crichlow

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME Miriam C. Roberson DATE 3/23/2021

SIGNATURE OF 3rd PROPERTY OWNER Miriam C. Roberson

RECEIVED

MAR 25 2021

Planning/Building Dept.

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

MAR 25 2021

Planning/Building Dept.

Owner's Authorization For Agent

DONALD CRICHLON is/are hereby authorized TO ACT ON BEHALF
OF Michael T Cox, 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: Michael T Cox
Signature of Owner

Michael T Cox
Print Name of Owner

386 668 8740
Telephone Number

State of Florida

County of Volusia

Signed and sworn before me on this 18th day of March, 2021

By Michael T. Cox

Identification verified: Known to me personally.

Oath sworn: _____ Yes ☒ No

Notary Signature: Renee Storey Renee Storey

My Commission expires: March 20, 2024



Renee Storey
Comm. #GG934581
Expires: March 20, 2024
Bonded Thru Aaron Notary



RECEIVED

MAR 25 2021

Planning/Building Dept.

Owner's Authorization For Agent

DONALD CRICHLON is/are hereby authorized TO ACT ON BEHALF
OF _____, 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: Margo C. Pope
Signature of Owner
MARGO C. Pope
Print Name of Owner
904-540-1941
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 24th day of March, 2021.

By Cathy Pruitt

Identification verified:

Oath sworn: Yes No

Notary Signature:

Cathy Pruitt

My Commission expires:

10-29-21





RECEIVED

MAR 25 2021

Planning/Building Dept.

Owner's Authorization For Agent

DONALD CRICHLON is/are hereby authorized TO ACT ON BEHALF
OF Miriam C. Roberson, 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: Miriam C. Roberson
Signature of Owner

Miriam C. Roberson
Print Name of Owner

904-540-4631
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 23rd day of MARCH, 2021

By MIRIAM C. ROBERSON

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Shonas M Kibbee



SHONAS M KIBBEE
Commission # GG 202424
Expires April 1, 2022
Bonded Thru Budget Notary Services

My Commission expires: 1 APRIL 2022

FORM 1102 Florida WARRANTY DEED—(Statutory Form.)

9622

DEC 50 PAGE 378

TUTBLANK REGISTERED U. S. PAT. OFFICE
Tuttle Law Print, Publishers, Rutland, Vt.

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and / or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 20th day of December A. D. 1963

Between ADINE B. MIDDLETON, unmarried,

of the County of St. Johns in the State of Florida
party of the first part, and J. EDWARD COX and his wife, ANGELA M. COX,
as tenants by the entirety, of 164 Marine Street, St. Augustine,

of the County of St. Johns in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN and other good and valuable considerations Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

In the City of St. Augustine, State of Florida, in Block 43-B, according to the official map of the said City, dated January 1st, 1905, to-wit: - Begin on the west side of Marine Street, 260 feet south of the southwest corner of Marine and South Streets, run thence southerly along Marine Street, 80 feet, thence westerly at right angles to Marine Street, 110 feet, thence northerly parallel with Marine Street, 80 feet, thence easterly at right angles to Marine Street, 110 feet to the place of beginning.



ST. JOHNS COUNTY



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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Donald E. Bruch
John R. Purcell

Adine B. Middleton



State of Florida,

OFF
REC

50 PAGE 379

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, ADINE B. MIDDLETON, unmarried,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at St. Augustine
County of St. Johns, and State of Florida, this 20th
day of December, A. D. 19 63.

My Commission Expires _____

Donald E. Bush
Notary Public

Notary Public, State of Florida at Large
My Commission Expires June 25, 1967
Bonded By American Fire & Casualty Co.



To grantee
John R. Bush

COPY

Date
ABSTRACT OF DESCRIPTION

TO

Murphy Bush

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

DEC 20 11 15 AM '63

CLERK CIRCUIT COURT
BY: *[Signature]* DEPT. CL.

Document Information

+ Add To List

✕ Remove From List

Instrument #	2017021942
Book/Page	OR 4351 / 625
Record Date	03/30/2017 09:35:27 AM
Book Type	OR
Doc Type	PROBATE DOCUMENTS
Number of Pages	2
Direct Name	COX ANGELA M EST OF
Reverse Name	POPE MARGO C ROBERSON MIRIAM C COX MICHAEL T
Number of Names	1
Legal Description	ORDER OF SUMMARY ADMINISTRATION
DocLink	
Comments	
Name	
Address1	
Address2	
Zip	
Required for Indexing	

BK: 4351 PG: 625
CFN: 2017021942
SEQ: 1
IS NOT VIEWABLE VIA WEB

BK: 4351 PG: 625
CFN: 2017021942
SEQ: 1
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COPY

BK: 4351 PG: 626
CFN: 2017021942
SEQ: 2
IS NOT VIEWABLE VIA WEB

COPY

Document Information

+ Add To List

✕ Remove From List

Instrument #	2017023392
Book/Page	OR 4354 / 116
Record Date	04/05/2017 08:16:49 AM
Book Type	OR
Doc Type	PROBATE DOCUMENTS
Number of Pages	1
Direct Name	COX ANGELA M EST OF
Reverse Name	
Number of Names	1
Legal Description	ORDER DETERMINING HOMESTEAD PROPERTY
DocLink	
Comments	
Name	
Address1	
Address2	
Zip	
Required for Indexing	

BK: 4354 PG: 116
CFN: 2017023392
SEQ: 1
IS NOT VIEWABLE VIA WEB





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

12/2/2020

© CycloMedia (<https://cyclomedia.com/>)

Parcel ID	2011400000
Location Address	164 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	(1) CITY OF ST AUG PT OF BLK 43-B OR50/378 & 4351/625(S/A) & 4354/116(H/R) <i>*The Description above is not to be used on legal documents.</i>
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	0.210
Homestead	N

Owner Information

Owner Name	Pope Margo C Etal 33.33% Roberson Miriam C 33.33% Cox Michael T 33.33%
Mailing Address	226 COQUINA AVE SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2021
Building Value	\$139,091
Extra Features Value	\$2,509
Total Land Value	\$349,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$491,200
Total Deferred	\$0
Assessed Value	\$491,200
Total Exemptions	\$0
Taxable Value	\$491,200

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	\$156,287	\$2,509	\$292,600	\$0	\$0	\$451,396	\$451,396	\$0	\$451,396
2019	\$138,542	\$2,509	\$292,600	\$0	\$0	\$433,651	\$433,651	\$0	\$433,651
2018	\$123,148	\$2,509	\$292,600	\$0	\$0	\$418,257	\$418,257	\$0	\$418,257
2017	\$123,148	\$2,509	\$292,600	\$0	\$0	\$418,257	\$154,886	\$313,871	\$104,386
2016	\$123,148	\$2,509	\$266,000	\$0	\$0	\$391,657	\$151,700	\$290,457	\$101,200
2015	\$113,606	\$2,509	\$205,200	\$0	\$0	\$321,315	\$150,645	\$221,170	\$100,145
2014	\$89,291	\$2,509	\$184,680	\$0	\$0	\$276,480	\$149,449	\$177,531	\$98,949
2013	\$93,445	\$2,509	\$184,680	\$0	\$0	\$280,634	\$147,240	\$183,894	\$96,740
2012	\$95,521	\$2,509	\$184,680	\$0	\$0	\$282,710	\$144,779	\$188,431	\$94,279
2011	\$97,240	\$2,509	\$205,200	\$0	\$0	\$304,949	\$140,562	\$214,887	\$90,062
2010	\$99,266	\$2,509	\$228,000	\$0	\$0	\$329,775	\$138,485	\$241,790	\$87,985

Building Information

Building 1
Actual Area 2105
Conditioned Area 2792
Actual Year Built 1910
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

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	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
2 STORY	2558	1279
FRAME ADDITION	117	117
FRAME ADDITION	117	117
ENCLOSED GLASS PORCH	0	128
ENCLOSED GLASS PORCH	0	128
FINISHED OPEN PORCH	0	128
ENCLOSED GLASS PORCH	0	104
ENCLOSED GLASS PORCH	0	104
Total SqFt	2792	2105

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Low)	0	0	0	0	520

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	80	110	80	EF	\$349,600

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/5/2017	4/4/2017	\$0.00	ORDER DET HX REAL P	4354	116	U	I	COX ANGELA M ESTATE	POPE MARGO C ETAL
3/30/2017	3/28/2017	\$0.00	SUMMARY ORDER ADMIN	4351	625	U	I	COX ANGELA M ESTATE	POPE MARGO C ETAL

The floor plan diagram shows a building layout with various rooms and their dimensions. The dimensions are labeled on the walls. A legend in the top right corner identifies the room types:

Room Type
TWO
FINISHED OPEN PORCH
EGP
FAD

The floor plan includes the following rooms and dimensions:

- Top Left Room:** 13 (width), 15 (height), 13 (top wall), 16 (right wall).
- Top Right Room:** 9 (width), 13 (left wall), 13 (right wall), 9 (bottom wall).
- Middle Right Room:** 6 (width), 10 (right wall), 16 (bottom wall).
- Bottom Left Room:** 8 (width), 13 (left wall), 13 (top wall), 8 (right wall).
- Bottom Right Room:** 8 (width), 16 (right wall), 16 (top wall), 8 (left wall).
- Central Room:** 16 (width), 8 (left wall), 8 (right wall), 16 (bottom wall).
- Bottom Center Room:** 8 (width), 8 (left wall), 8 (right wall), 16 (bottom wall).

https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageTypeID=4&PageID=9059&Q=1183165736&KeyValue=2011400... 3/4
Page 405 of 429

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Version 2.3.112

Don Crichlow & Associates

St. Augustine, Florida

Condition Assessment Report

164 Marine St.
St. Augustine, FL

Prepared by
Don Crichlow & Associates
302 St. George St.
St. Augustine, FL

August 10, 2020

Introduction

On June 16, 2020 and again on June 26, 2020, I inspected the residence located at 164 Marine St. The building is a two story Frame Vernacular with Late Colonial Revival influence. Built on the Latin Cross plan, the roof is gable ended with shed roof porches (later addition) and a jerkin head roof on the front cross of the house.

The residence was built sometime prior to 1917 on Tremerton St. at the south end of the City on the water. Because of the construction of the “old” Flagler Hospital, the house was moved to its present location. There were originally two, two story open porches on the north and south sides of the front entrance. These porches have since been enclosed.

Foundation

The wood framed floor system (sill beam/balloon frame) rests on masonry piers approximately 12” off the ground. None of the piers appear to have any steel reinforcement and are suspect in their ability to adequately support the structure. The presence of footings under the piers was not evident. Settlement of the piers is visible either due to the deterioration of the masonry and/or to flooding which occurred in 2016 (Matthew) and 2017 (Irma). It would be necessary to raise the structure approximately 4ft. to 5ft. in order to mitigate future flooding issues. This would require a new foundation (either pier or stem wall) to be constructed.

Floor and Wall Framing

The wood frame walls are balloon framed. As mentioned the structure received significant flooding in 2016 and 2017 and as a result the floor system is severely damaged. Sill beams have entirely collapsed in several locations and the floor framing (1st. floor) is extremely weak and in some areas has totally failed. Because of this

Don Crichlow & Associates

St. Augustine, Florida

settlement, extensive cracking is present on the interior plaster walls. There are also signs of active dry wood termite infestation. The north front porch addition has totally collapsed with the floor framing and roof on the ground. Due to the foundation failure on the perimeter of the structure the exterior walls have subsequently settled in many areas. It is my belief that the entire floor framing system would have to be replaced. Without selective demolition, the extent of damage to the wall framing (studs and sill plates) is undetermined, however, it is clear that a large part of the framing would have to be replaced. There are two large openings on the west side of the residence where apparently two doors have been removed. These openings (3' by 6') have allowed the weather to enter the structure causing significant damage to the building envelope.

Roofing

The roof is wood "stick framed" with wood board sheathing. The current roofing is asphalt shingles. Sections of the roof have collapsed and the interior is open to the elements in those areas. Where the roof has not totally failed, there is significant leaking which has caused much of the plaster ceiling on the 2nd floor to fall to the floor. There is extensive roof repair that would be necessary if not totally replaced.

Siding

The siding is novelty wood siding. Much of the siding is extensively damaged and would require replacement.

Windows and Doors

There are several types of windows in the structure. 2 over 2 wood double hung, 4 over 4 wood double hung, 1 over 1 double hung and wood casements. It is my opinion that the 2 over 2 windows were the original windows to the house. The others were added over the years as different additions were added and modifications were made. Most of the sills and window frames are severely rotted and would need replacement. The majority (75% to 80%) of the windows are in poor to fair condition. With a good window restoration 60% could possibly be salvaged.

Electrical and HVAC

There has been some electrical re-wiring on the 1st floor but additional electrical work would be required. There is no central air conditioning or heating. Windows a/c units are present in most rooms.

Don Crichlow & Associates

St. Augustine, Florida

Summary

Based upon my inspection, the renovation of the property located at 164 Marine St. would exceed 50% of the current property value. The impact of two hurricanes has resulted in significant damage to the residence. Coupled with its age and lack of maintenance these factors have rendered it extremely questionable for renovation. It is my opinion that the cost of renovation would be upwards of \$500K.

Donald A. Crichlow, AIA, NCARB
FL. Lic. #AR0015950





















CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: April 15, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of February 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

62 Cuna Street (Interior demo of termite/water-damaged drywall, re-framing areas, and new electric, drywall, insulation and HVAC)

31 St. Francis Street (Roof replacement with matching cedar shakes)

56 Charlotte Street (165 foot wood stockade flat-top fence, 6 foot height, no gates)

HARB APPROVED DEMOLITION

94 Smith Street (Demo of existing structure)

A handwritten signature in black ink that reads "Jenny Wolfe". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Jenny Wolfe, Historic Preservation Officer

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: April 15, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of March 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

21 Aviles Street (Repair damaged balcony)

150 Charlotte Street (Lift station rehab)

29 Cuna Street (Electrical safety inspection from fire damage)

61 Treasury Street (Replace electrical panel)

54 St. George Street (Install 60 amp receptacle)

34 Aviles Street (Replace existing fire alarm system with new panel)

241 St. George Street (Replace entire existing fire alarm system)

62 Cuna Street (Replace existing fire-sprinkler system)

66 Marine Street (Replace existing HVAC in same location)

210 St. George Street (HVAC changeout)

116 St. George Street (Replace 2 AC units at 114 St. George Street)

18 St. George Street (New Commercial Structure, HARB Approved COA 2018-0134)

54 Charlotte Street (relocate grease trap from underneath home and place on permanent foundation)

SIGN PERMITS

1 St. George Street (2 new bracket signs 24" x 36" 6 sq ft each, non-illuminated and 1 new wall sign 12" x 72" 6 sq ft, non-illuminated, 18 sq ft total)

A handwritten signature in black ink, reading "Jenny Wolfe", is written over a horizontal line.

Jenny Wolfe, Historic Preservation Officer



St. Augustine Historic Preservation Master Plan: FY 2021-2022 Work Plan

Jenny Wolfe, Historic Preservation Officer
Andrea White, Ph.D. City Archaeologist
Planning and Building Department
City of St. Augustine
April 15, 2021



CITY OF
ST AUGUSTINE
EST. 1565

Introduction

2018 Historic Preservation Master Plan

- Adopted in October 2018 following 14 public meetings and/or workshops, on-line surveys, and multiple reviews of draft documents
- Historic preservation plans are planning tools that respond to the goals set forth by the community and form the basis of the community's preservation program
- The St. Augustine HPMP was organized into 8 identified themes and supported by goals, strategies, and tasks
- The implementation matrix organized the tasks into 3 project types based on their priority, feasibility schedule, or logical project progression
- Projects, priorities, and budgets will impact each year's work plan which will support an evolving annual evaluation of the HPMP progress



CITY OF
ST. AUGUSTINE
EST. 1565

Strategies Outlined in the Historic Preservation Master Plan

A. City-Wide Planning

1. Incorporate Historic Preservation Elements in All Neighborhood, District & City-Wide Planning Initiatives
2. Incorporate Historic Preservation and Archaeology in all City Planning Initiatives

B. Historic Resource Inventory

1. Prepare Historic Resource Documentation
2. Utilize Documentation to Prioritize Designations & Resources
3. Utilize Documentation to Identify Endangered Properties, Landscapes & Vistas
4. Increase Access to Documentation
5. Prepare Detailed Documentation of the Most Significant Resources

C. Historic Preservation, Conservation & Zoning

1. Correlate Historic Preservation & Zoning Requirements
2. Consider Form-Based Zoning for National Register Historic Districts
3. Establish Zoning Overlays to Protect Vistas around Historic Resources
4. Balance Flood Mitigation & Historic Neighborhood Character
5. Revise HARB Application Review Procedures
6. Revise Architectural Guidelines for Historic Preservation & Associated Ordinances

D. Reducing Historic Building Demolition

1. Limit Properties that are Eligible for HARB Demolition Approval
2. Supplement Financial Hardship Review Process
3. Reduce Demolition-by-Neglect
4. Limit Replacement Building Size
5. Discourage After-the-Fact Demolition Applications
6. Clarify Demolition Review Requirements & Processes

E. Economics

1. Integrate Preservation into Commercial Revitalization
2. Create Preservation Reinvestment Opportunities
3. Promote Preservation Programs and Incentives
4. Promote Preservation Programs to Encourage Affordable Housing in Historic Neighborhoods

F. Hazard Mitigation

1. Participate in the Disaster Mitigation Planning Process
2. Plan Historic Preservation Disaster Response

G. Archaeology Program

1. Expand Archaeology Program
2. Enhance Support of the Archaeology Program

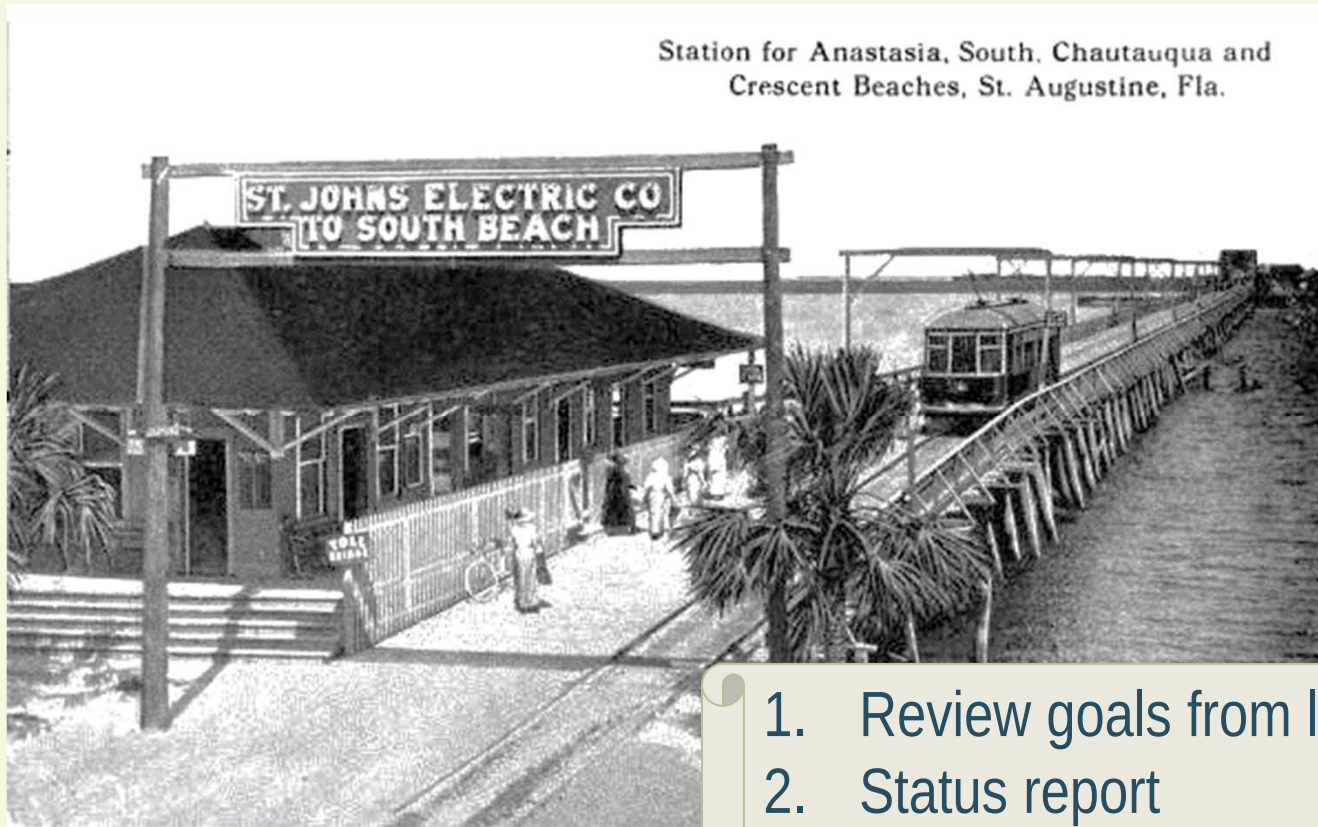
H. Education & Advocacy

1. Increase Awareness of the Value of St. Augustine's Architectural, Archaeological & Cultural Resources
2. Increase Awareness of How Historic Preservation Positively Affects the City



CITY OF
ST AUGUSTINE
EST. 1565

FY 2020-2021 Work Plan Objectives:



Florida Memory Project

1. Review goals from last year
2. Status report
3. Proposed priorities for next fiscal year



CITY OF
ST AUGUSTINE
EST. 1565

Goals from 2020-2021:

GOAL	STATUS:
1. INCLUDE PRESERVATION AS A PRIORITY IN HAZARD MITIGATION	• 2 National Park Service Grants for hazard mitigation to be completed June 2021 • Resilient Heritage in the Nation's Oldest City completed August 2020 • Building Code Task Force addressed existing/historic residential areas
2. REDUCE DEMOLITIONS	• Developed detailed guidance for preserving the 5 critical elements of the historic building envelope which will transition to ordinance update upon recommendation by PZB
3. EXPAND ARCHAEOLOGY	• Grant from Florida DHR to be complete June 2021 examining archaeological preservation ordinance • Volunteer program grew in numbers and capacity • Managed high profile archaeological investigations with multiple stakeholders • Technology upgrades and new field equipment deployed
4. COMPLETE CITY-WIDE RECON SURVEY	• NRHD nominations for Abbott Tract, Lincolnville, and Model Land, as well as Town Plan NHL will be complete June 2021
5. MAINTAIN AND ADVANCE GIS AS A TOOL	• Grant from Florida DHR to be complete June 2021 enhancing GIS data • New city permitting software being deployed including GIS
6. IMPROVE DIGITAL MEDIA MESSAGING	• Social media presence was noticeable this year and increased access to social media for the HP and Archaeology programs is underway • Grant from Florida DHR to be complete June 2021 creating dynamic digital media presentations
7. UPDATE THE ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION	• Scope of work and contract for the Part 1 update are underway and to be completed by December 2021 • NOTE: All 3 Design Standards for Entry Corridors completed

HPMP Strategies Addressed 2020-2021

A. City-Wide Planning

1. Incorporate Historic Preservation Elements in All Neighborhood, District & City-Wide Planning Initiatives
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1. Expand Archaeology Program
2. Enhance Support of the Archaeology Program

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1. Increase Awareness of the Value of St. Augustine's Architectural, Archaeological & Cultural Resources
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CITY OF
ST AUGUSTINE
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Continue Goals into 2021-2022:

GOAL:

RECOMMENDATION:

1. INCLUDE PRESERVATION AS A PRIORITY IN HAZARD MITIGATION

- Evaluate flood mitigation design best practices for ordinance updates

2. REDUCE DEMOLITIONS

- Codify building envelope review standards to minimize partial demolitions
- *Create preservation reinvestment opportunities (Economics)*

3. EXPAND ARCHAEOLOGY

- Update archaeological zone map based on grant findings
- Conduct feasibility study for archaeology lab
- Coordinate research findings with LAMP to locate submerged resources

4. COMPLETE CITY-WIDE RECON SURVEY

- AGHP update will include deployment of neighborhood inventory
- Convert data from historic surveys into accessible map

5. MAINTAIN AND ADVANCE GIS AS A TOOL

- Will continue as on-going basis

6. IMPROVE DIGITAL MEDIA MESSAGING

- Will continue as on-going basis

7. UPDATE THE AGHP

- Conduct Part 2 of AGHP update

8. INCREASE AWARENESS

- *Develop awards program in partnership with St. Augustine Historical Association*
- *Support historic preservation month window workshop*



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