CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AGENDA - AMENDED*

THURSDAY, JUNE 17, 2021 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from May 20, 2021 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*

a)	PL2021-0078*	Les Thomas & Associates - Applicant Sisters of St. Joseph - Owner 34 Aviles Street (241 St. George Street) To replace the existing single doors with a double door on the west elevation of a building constructed c. 1940s and to construct a covered entry between the subject building and an adjacent campus building to the west (Lourdes Hall).
b)	PL2021-0047* Certificate of Appropriateness Continuing from April 15, 2021	Marquis, Latimer + Halback, Inc. - Applicant Lightner Museum of Hobbies Inc. – Owner 75 King Street To modify the south garden with a revised plan for modifications to the existing fountain.

6. Continued Items from the previous HARB meetings

a)	PL2021-0030 Opinion of Appropriateness Continuing from March 18, 2021	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.

b) PL2021-0057
Certificate of Appropriateness
Continuing from May 20, 2021

Marquis, Latimer + Halback, Inc. - Applicant
TIITF/Department of State – Owner
42-1/2 St. George Street
To modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

c) PL2021-0059
Opinion of Appropriateness
Continuing from May 20, 2021

CD + Urban - Applicant
44 Avenida Menendez, LLC – Owner
44 Avenida Menendez
To construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

7. Certificate of Appropriateness

a) PL2021-0061

Natural Beauty Inc. - Applicant
Daniel Pingel and Robert Geibeig - Owner
112 St. George Street
To add an awning across the storefront window and door of front façade / east elevation.

b) PL2021-0072

Don Crichlow & Associates - Applicant
All Aboard Holdings, LLC - Owner
290 St. George Street
To alter existing windows and doors on the main residential building, to make modifications to the detached rear building constructed c. 2016 including a porch, deck, and openings, to replace existing siding with wood shingles, and other details including a finish color that is not pre-approved on both buildings.

c) PL2021-0080

Paul J. Thompson - Applicant
The French Connection, LLC - Owner
69 St. George Street
To replace a former window opening on the first floor east elevation and existing window on the second floor south elevation with single doors and to lower the front (west) property line wall that is adjacent to the south.

8. Opinion of Appropriateness

a) PL2021-0077

Generation Homes, LLC - Applicant
Dale Gallucci - Owner
305 A St. George Street
To construct a new Bungalow style two-story residential building on an empty lot.

9. Certificate of Demolition and Partial Demolition

a) PL2021-0074
Kolsen and Associates, LLC - Applicant
112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee - Owner
112 Moore Street
To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

b) PL2021-0075
Kolsen and Associates, LLC - Applicant
J Russell Collins, Trustee - Owner
160 Blanco Street
To demolish a residential building constructed c.1917-1924 that is recorded in the Florida Master Site File and located within the Lincolnville National Register Historic District.

c) PL2021-0076
Kolsen and Associates, LLC - Applicant
63 Oneida St. Land Trust and J. Russell Collins, Trustee - Owner
63 Oneida Street
To demolish a residential building constructed c. 1925 - 1947 that is not recorded in the Florida Master Site File and is located within the Lincolnville National Register Historic District.

d) PL2021-0079
Sarah Ryan, Architect LLC - Applicant
Clukey & Tebault, LLC - Owner
251 San Marco Avenue
To demolish a commercial building constructed in 1945 that is not recorded in the Florida Master Site File or located in a district**.**

10. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

11. Other Business

a) Report on the status of grant projects, the AGHP update, and building envelope/partial demolition review process.

12. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board AGHP Workshop Meeting
May 18, 2021

The Historic Architectural Review Board met in formal session at 3:30 P.M., Tuesday, May 18, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the AGHP Workshop meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

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

Also Present:

Bert Bender, Bender & Associates
Jonathan Lammers, Bender & Associates

2. General Public Comments for Items not on the Agenda

(None)

3. Introduction of AGPA Consulting Team and Scope of Work

Jenny Wolfe referred to the adoption of the Architectural Guidelines for Historic Preservation (AGHP) that was updated last in 2011. The original guidelines were established in 1974. Over the past 5 years there were issues that indicated the need for an update with the AGHP. Ms. Wolfe explained how the public workshops would take place in two phases, and this workshop will be phase one. She added that public outreach would also take place which would include a survey, nonprofit input, professional practitioners, and feedback from the board on how to update the guide.

Ms. Wolfe introduced the consulting team from Bender and Associates, Bert Bender and Jonathan Lammers.

4. Board Members Discussion on the following topics:

4.(a) Identify any missing components of the current AGHP or areas that are too vague.

Ms. Wolfe stated this item was very broad to start with and suggested moving to item 4. (b).

4.(b) Potential for amending thresholds of administrative and/ or expedited agenda items.

Ms. Wolfe referenced a handout given to the board. Items listed were per code 28-89(4). These items could be brought to the staff for review without needing to be brought before the Board.

The board discussed:

- The ordinance needed to state clearly about who would be approving

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- Desire to have experts approve within the historical preservation department
- Need to make it easy for people to get the administrative approval or if needed to be brought before the HARB board for approval
- Pre-approved projects should be made clear in the ordinances
- Any project administratively approved should go through historical preservation staff
- Clearly differentiate between National Trust properties and new construction or contributing buildings
- Should be user friendly and efficient
- Provide visual tools for staff and public to establish a design solution quickly
- Impacts on archaeological sites and resources

Ms. Wolfe explained that when an application was submitted that affected archelogy and historic preservation, the application must get approval from both areas before proceeding.

The board continued:

- Protect the authenticity of the city
- Two most destructive things for carbon footprint were concrete and steel
- Materials need to be taken into consideration since it could impact the environment
- Be aware that each action created a reaction
- Be mindful of how a property was viewed not just from the street but also within the community.
- Materials that are historically used were important to maintain the historic preservation of the community
- Items need to be thought out with what could be approved and what would be visible

Mr. Lemmers complemented the board on the comments. He stated that he understood the material concerns with compatibility. He suggested creating graphical guidelines that were within the scope and field. He also mentioned sustainability was importation for historic preservation. He requested the Boards feedback.

The board discussed:

- Photographic study would be a good
- Sketches gave you more ability to choose
- Replace window and doors with something compatible
- Need to also address the trim/jam materials
- Must address components for the overall look of the window/door
- Have an outline of what was commonly used when replacing
- Label drawings/photos for people to have a common language

Mr. Bender indicated all styles have historic precedence. Each style has dimensions that could be created. The concept providing graphics was to have information as to what would be acceptable and was not. For replication, people would need to see what was done historically.

The board continued the discussion:

- Have measures or objective guidelines
- Difference with the guidelines for AGHP was compatibility
- Obtain examples from the Secretary of the Interior Standards or from examples in St. Augustine of what would be considered compatible
- Knowledge of allowed HP Zones
- Need to remember the homes vary from each era.
- Evaluate the standards for new construction.

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Mr. Lammers pointed out that other jurisdictions from around the country defined compatibility but differentiated, which has a variety of definitions for different review boards. He noted that St. Augustine proved to be closer to being exact without replication.

4.(c) Prioritize the most significant materials and features that should be preserved to a high degree.

Not discussed

4.(d) Opportunities for use of substitute or composite material and new technologies

Ms. Wolfe referred to the handout from the United States Department of Agriculture, that went into specific details about cost and materials used on historic properties. She suggested reviewing alternative roof materials in the Spanish Colonial districts specifically the HP-4 district. She said the two main areas focused on were wooden shingled roofs and siding.

The board discussed:

- Reconstructions built in the 60's and 70's in a colonial style were hard to differentiate between old and new
- National Registered Properties needed to stay wood—providing a patina that could not be replaced using alternative materials
- National Registered Properties should have different standards
- New construction and reconstruction could have some latitude
- Reconstructions should be done using authentic materials.
- Reconstruction should be considered case-by-case having several different types of properties within the city: state properties private, and museum quality
- Wooden roofs demonstrate the history of the community
- Without wooden roofs, the charter of the buildings/homes would change

Mr. Weaver spoke about The Kirby Smith house having a slate roof to be after administrative review showed not historic; however, under guidelines there was a certification after-the-fact because of a conflict with the state grant approval and what the city wanted. He said only under those circumstances was it approved.

Ms. Wolfe interjected the slate roof at the Kirby Smith house was approved by the City Commission on appeal and not by HARB. She noted the composite slate roof was currently being replaced by a similar material. She continued reconstructions have different definitions, and some reconstructions did not quality by National Park Service standards. She questioned the board about wood shingled roofs for reconstructions, and for Spanish Colonial buildings from specific time periods or in an HP zone where an alternative could be used.

Mr. Weaver thought this would be a political decision and having other styles in HP-2 or HP-3, the community/city would need to approve of changes.

Mr. Bender stated there were materials available that could be fire rated and insured, including wood shingled roofs and windows. He said that as consultants, they needed direction on how to assist with the guidelines.

Ms. Lopez advised the board the workshop was to obtain feedback and recommendations. She stated the board did not have the authority to adopted, anything as that was the role of the City Commission.

The discussion continued:

- Each property constructed as Spanish Colonial or Mediterranean

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Revival would be held to that set of design standards
- Majority of reconstruction downtown was designed Spanish Colonial
- Reconstruction could be limited due to the size of the structure
- Desire was to make the town similar to Colonial Williamsburg
- reconstructions should stay within the colonial era for authenticity
- Colonial buildings should keep wooden shingles and windows

Mr. Benoit asked if the workshop was to also address district lines. Ms. Wolfe indicated that the workshop overall, was to update the AGHP, however, it may require some level of zoning changes. The zoning code contains the building setbacks and suggest the style and references which year to use. Ms. Wolfe added zoning issues could be brought up but might not make it into the AGHP until zoning code matches.

Mr. MacDonald cited the longevity of wooden roofs, stating an alternative material such as Spanish tile would last longer than the wooden shingles.

Ms. Duncan recognized the high property cost downtown; however, historic materials should be used. She indicated that insurance proposed a challenge when applicants came before the board, causing the applicants to want to use alternative materials.

Mr. Bender noted guidelines he worked with in the past had an appeals process. He mentioned appeals were a person's right if not satisfied with the outcome. He stated because an applicant could not obtain insurance was not a reason to relax the standards.

Ms. Duncan reiterated that many applicants who come before the Board wanted to use alternative materials due to not being able obtain insurance. She asked Mr. Bender if there were products that could be covered by insurance and Mr. Bender replied in the affirmative.

Mr. MacDonald agreed, claiming a requirement of the building department was for it to be fire rated. He said the insurance premium may be higher, but it could be insured.

Dr. Wingo pointed out that buyers who purchased property maybe unaware of the requirements to maintain, or a family who owned the property for 50 plus years may not be able to keep up with the maintenance. She said being on a limited budget and owing an older home could be problematic. She reminded the board that the focus should not always be on the wealthy or a developer but remember the people who are just trying to do the right thing with their homes that just happen to be within a historic district.

Mr. Lemmers added that in other areas low-cost loans from the city were offered to help facilitate the replacement of materials.

Ms. Duncan agreed that incentives would be good for people to maintain their homes and especially for people who have lived in their homes for a long time.

Ms. Wolfe said it was not necessary to speak on the other two topics. She advised that if the board had specific comments for the topics that it could be discussed.

5. Public Comment

(None)

6. Closing Summary

(None)

7. Schedule of public outreach campaign with the National Alliance of Preservation Commissions

Ms. Wolfe informed the board about the public outreach taking place. The staff was

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working on a survey that would be around 7-8 questions, to include photographs or images. She stated along with the National Alliance one in person and virtual workshop would take place and more public workshops would be held on the design's guidelines.

Dr. Wingo asked if there was a detailed timeline. Ms. Wolfe indicated Phase 1 would be completed by the end of the year; adding a survey was being completed now and targeted to hold a public workshop in August. She stated she would provide more information when scheduled.

8. Adjournment

There being no further business, the meeting was adjourned at 5:05 P.M.[1]

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Catherine Duncan, Chairperson

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[1] Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
May 20, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 20, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

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

2. General Public Comments for Items not on the Agenda

Jenny Wolfe, Historic Preservation Officer, Monday, May 10th National Historic Preservation Month was declared. She spoke about the different activities, online tool kit, and how the public could get involved with Historic Preservation.

(Closed)

3. Approval of Minutes

3.(a) Draft minutes from April 15, 2021, HARB meeting

Dr. Wingo noted a typographical error and stated "too far gone" was informal.

MOTION

Mr. MacDonald MOVED to APPROVE the April 15, 2021, minutes with the above corrections. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

Ms. Duncan noted that applicant for item 6(a), PL 2021-0030, requested a continuance to the June meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Benoit

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

5. Public Comments related to Expedited Hearing items:

(None)

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6. Continued Items from Previous Meetings

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

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

Prior to the meeting, the applicant requested a continuance to the June 17th Meeting. See modification of the agenda for approval for continuance.

6. (b) Certificate of Appropriateness PL2021-0047 – Marquis, Latimer + Halback, Inc. – Applicant
Lightner Museum of Hobbies Inc. – Owner
75 King Street

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

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

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

Jeremy Marquis and Elijah George reviewed the application. [1]

Staff Report was given after the applicants gave presentation.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi spoke about how we should try to preserve and not change things. She stated the applicant had presented several times before and giving the board the presentation the night before to decide was unfair to the board as well as the public.

Public hearing was closed.

The Board discussed:

- Excellent analysis of material very well put together by Staff
- Fountain and restoration concerns could alter the appearance of the fountain overall.
- Could cause a different texture and difficult to maintain if you were to add individual tiles, recommended to keep what was already there
- Patch work would be seen would be a consistent finish throughout, would not be a tile look.
- Applicant trying to take advantage of 2021 technology with something

[1] Revised plans attached to original packet

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being submerged in water 100% of the time
- The cleanest way to get a monochromatic under the water line tile but able to deal with any cracking

Mr. Marquis gave further explanation to the Board regarding the fountain. He apologized for materials being late but that was their way of responding to the Staff report.

Ms. Duncan stated there were to many unknows, and there was not sample of the tile the applicant wanted to use. She stated even though the products being presented may have a lifetime warranty. The fountain needed to be restored using the proper historic materials.

Mr. Weaver pointed out that the statue and fountain was not something that is typically dealt with amongst the Board. He noted the project was a challenge. He stated would want to make sure the garden was protected just like other properties in St. Augustine.

Mr. MacDonald reiterated the board wanted the fountain restored and protected. He said the color match and the concept the applicant presented was good; however, acrylic paint was not the answer. He suggested using a type of stucco to give it more of the correct look. He stated that the Board would like to see the issues within the fountain, to see what kind of solutions could be used. He said while he understood why the new materials were turned in late, he agreed with public comment.

Ms. Lopes clarified the parking was still within the existing footprint since it was not able to be expanded.

Mr. Marquis confirmed the space was still expected to be within the existing footprint, but it was narrow.

Ms. Duncan claimed the height of the wall was supposed to be continuous around the property; however, it was not. She stated she did not see a drawing showing what was done, because what was approved was completed differently.

Mr. Marquis briefed the board about with the changes.

Ms. Courtney advised the accurate elevation drawing was on L-2.2 in the packet.

Mr. Marquis stated the parking lot crowns in the middle, and there was about an 8-inch drop from one section to another. He said the wall was consistent with not making the wall higher, which did not comply with what was previously approved by the Board.

The Board continued discussion:

- Wall now a stepped wall, not shown in renderings
- Was not approved by the Board
- Would stepped wall need to be retro approved
- Could have been reasonable modification made in the field after laying footing depending on which elevation either higher or lower
- Should have had approval of drainage and elevations to get permits—applicant should have known all elevations

Mr. MacDonald questioned as what was discovered to make the changes with the height. He stated if there was a change staff, or the Board should have been notified to approve changes.

Mr. Marquis responded that the wall was already poured, and he listed the three factors that went into the decision:

- Commitment made to HARB and the Commission on approved section wall height and metal work on top and should continue to be a welcoming engaging space not a walled off garden

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- Tiered coquina concrete took away from the quality of bands when top angled
- Used columns that were part of the approved plan to adjust the grade

Ms. Duncan asked if the height from the higher point of the parking lot had changed. She questioned what the actual height of the wall was including the metal work.

Mr. Maquis answered that the wall was 30 inches and the metal work on top would be 16 inches. He said Ms. Courtney told him the board needed to see what had been completed. He said his intent was to be clear and as transparent as possible with the board.

Mr. Weaver pointed out that the wall heigh that was presented was the same; it was the elevation that changed with the center portion being the high point.

Mr. Benoit stated the fountain did not have a hard edge or coping line, and when looking at photos of the original to the fountain the paint line goes above the water line. He said anything not painted would need some sort of detail added around the water line, and the applicant needed some direction or to select the paint color.

Ms. Duncan stated she would not approve anything about the fountain until the applicant was able to show exactly what was being done, unless it was being repainted which was historically accurate.

MOTION

Mr. Benoit MOVED to PARTIALLY APPROVE application 2021-0048 (2021-0047) finding that number one we approve the purposed wall and proposed fence around the statuary finding they are architecturally compatible material, design, and scale to the rest of the courtyard, finding the improvements are not permanent in nature are not affixed to the primary building or the statue, as relates to barring wall heights as identified by Staff and submitted by applicant approve as field adjustments to the purposed plan and CONTINUE the design discussion around the fountain for the next meeting June 17, 2021 application 2021-0047 The motion was SECONDED by Mr. Weaver.

The board discussed:

- Condition three the staff recommended continuing the revised plan with the sliding gates
- Expectation to have a sliding gate to the statue and the fencing was around the peninsula
- Flood prevention was something that would be done after the fact not a fixed or permanent piece
- Wanting to make sure what were the staff conditions

Ms. Wolfe identified what had taken place so far with the order. The staff conditions that are in the staff report do not reflect the current conditions. Ms. Wolfe said what was to be approved was as follows:

1. Approve the revised wall the statuary and the drawing dated May 20th with the approvements not a fixed to the statuary. Varied wall heights as altered in the field are approved.
2. Continue all fountain approvements to June 17, 2021

Mr. Marquis stated the Lightner Museum realized that the finish might not be approved, so the fall back was to restore the paint which would give time to work out the detail of the finish; however, could approval be given for the fountain display and the small up-lights on the fountain.

Ms. Duncan stated the board wanted to approve the whole fountain as one piece.

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Ms. Courtney corrected the file number on the application as 2021-0047 instead of 2021-0048.

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

7. Certificates of Appropriateness

7. (a) PL2021-0055 – Meehan's Irish Pub– Applicant Nofal-Smith, Inc. – Owner
20 Avenida Menendez

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

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 the proposed placement of exterior mechanical equipment does not meet the Secretary of the Interior's Standards 5 and that the board can take the following actions on a CERTIFICATE OF APPROPRIATENESS at 20 Avenida Menendez:

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

James Whitehouse and Reggie Maggs reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Understood the window being important, painting same color of the building would help make it less intrusive
- Relocate the second exhaust fan around the corner facing Charlotte Street to be in line with the end of the hood
- Two on the south side was hidden but not from the street

Keith Jenkins and Sonny Elliott addressed the technical issues of the application.

Mr. Jenkins reviewed the existing and proposed additions of the ventilation and exhaust system.

Mr. Elliott stated that if the exhaust fan were relocated, there was a clay roof and a steel platform that would also adhere to the roof that could rust. He noted that you should not walk on clay roof tiles making it hard to service and clean.

There was a brief discussion regarding the existing chimney and weather it could be utilized; however, it was determined that the applicant's proposal would be the least intrusive.

Mr. Whitehouse spoke to the fire marshal, and the location would need to have sufficient air flow. he said the fire marshal asked that the air go up from the hood and protrude out. Being lower to the road could potentially cause other issues.

The Board continued:

- Did fire marshal cease work or were changes being done to be brought up to code
- Inline fan would be an alternative as it would be less intrusive on the exterior architecturally
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Mr. Whitehouse stated the fire marshal had not shut the establishment down; however, has been encouraged them to bring establishment up to code.

Mr. Jenkins stated an inline fan would not work in the space and could cause several issues.

Board confirmed this may be the best solution even though it did not look aesthetically pleasing.

MOTION

Mr. MacDonald MOVED to APPROVE application PL2021-0055 at 20 Avenida Menendez for the installation of north ventilation of two exhaust fan motors one to the right of the window that is currently there and one between the chimney and the corner of the same façade. On the south side in the space that is back along the main building the installation of another exhaust fan and make up air also the installation and makeup air unit on top of the clay tile pan on the west side of the building. The two motors will be painted the color of the building. The motion was SECONDED by Mr. Weaver

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

7. (b) PL2021-0057 – Marquis Latimer + Halback, Inc. – Applicant
TIITF/Department of State – Owner
42-1/2 St. George Street

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

Jeremy Marquis reviewed the application. [3]
Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions on a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street because the project scope as designed does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9:

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

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi felt that applicants turned in revised plans too late and the plans were not compatible with the AGHP. She said the public was counting on the board to help the applicant to comply with the rules. She stated this needed to stop and the guidelines need to be followed.

Public hearing was closed.

The Board discussed:

[2] Recess from 3:04p.m to 3:10p.m.

[3] Revised plans attached to original packet

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- Future session may need to address the public comment about turning in materials
- Pergola was an adequate solution to provide shade within the courtyard
- Acrylic-glass and diagonal lattice on top of the pergola not recommended because they were contemporary materials
- Fencing installed to cover the mechanical equipment if opportunity arises
- More research on the well cover—with more research could have justification to what was currently in place
- Approved items should be followed through when they were approved
- Diagonal lattice was not of the time period preference was more of a box lattice
- Reduce the square footage of the pergola
- Pergola looked like 2x8 floor system being used instead of purlins which would be flat a 2x6 would give the feel of a pergola
- Changing the poles could reduce the scale and make it look less heavy, also keeping with the character and feel of the site
- Match colors that were appropriate
- Acrylic covering not a historic material; however, it did provide openness
- No dimensions on renderings hard to tell how close it was to the bakery
- Needed a garden feature and maybe soften the area with plants which will offer more shade
- Well covering seemed too large, like a tabletop and not a simple covering

Mr. Marquis responded to items brought up by the board and said sheet L2.2 went over the dimensions for the coquina concrete, the stage and sizing of the pergola. He noted the well covers are similar to the ones in the plaza and the Colonial Quarter.

Board Continued discussion:

- Salcedo House was the primary structure should make the other structures subordinate to it, not by the smoke house
- Classic first period Spanish Colonial layout where you had the main structure then other smaller buildings around
- More shade from the vertical standing timbers on a pergola
- Maybe add more greenery to help offset the portions of items
- The size of the proposed pergola would not look historic and would appear to be more of a modern feature,

Mr. Marquis spoke about adding a tree but could compromise the site being that it was an archeological site. He stated they were going to add herbs and other various potted plants to the area. He said they could scale the pergola back in size giving more room to move around.

The discussion continued:

- Good to have a variety of perspectives on the different views of the area
- Key component of downtown was to have outdoor seating
- Would be willing to move forward with the concession of making the pergola shorter, also not willing to approve ‘plexiglass’ on top being modern material
- Maybe add a climbing vine for some sort of solution
- Area was conjectural, there were two photos and a sketch of what the well would look like
- Capability with some aspect as to an archelogy site
- Still need to make sure it was ADA accessible
- Would like to see in scale, elevations, and dimensions

DRAFT

Mr. Marquis referenced L2.3 in the packet showing the 9' as well as the dimensions of the trellis covering. He added that the 'plexiglass' would make the pergola useable

Mr. Weaver stated that the pergola was the least intrusive and it the most sensitive to the archology of the site. He said trees would be a good option, but that would create another issue.

MOTION

Mr. Weaver MOVED to CONTINUE item 7. (b) PL2021-0057 42 ½ St. George Street to continue the application to June 17,2021 meeting the motion was SECONDED by Dr. Wingo.

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

Before item 8. (a) Mr. Weaver recused himself. [4]

8. Opinion of Appropriateness

8. (a) PL2021-0059 – CD+ Urban – Applicant
44 Avenida Menendez, LLC – Owner
44 Avenida Menendez (also known as 110 Charlotte Street)

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

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 44 Avenida Menendez because the plans are not generally compatible with the requirements of the AGHP.

John Arbizanni and Joseph (Joe) Cronk presentation the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi felt that the applicant was not compliant with the AGHP as stated in the staff report. She suggested continuing the application, since the applicant brought in new materials not privy to public .

Public hearing was closed.

The Board discussed:

- Staff report valid modifying the existing colonial building was way out of the scope of the AGHP
- The architecture did not reflect the requirements of the AGHP, most designs issues would need to be rethought when going to respond
- Board should decide on material that was presented
- Clear style of the building: first would be more restricting in space, second was British Colonial.
- Layout of buildings in Colonial style were normally built on the street and north lot line however, not advised because of Treasury street
- Concerns regarding proposed loggia location
- Design did not fit within the guidelines for British or Spanish colonial nor the location
- Not the job of board to assist with esthetics but to fit within the AGHP guidelines
- Original building deserved to be protected as there were not many left

[4] See form attached

DRAFT

Mr. Cronk asked for board feedback to the new design in response to the staff report. He outlined the changes as follows:

- Not bringing building out to the street wanted to create a space on the front of the building that engaged with the public
- Desire to create an extension of the dining area that already existed, adding a 6' strip and a wall would provide extra life in addition to the loggia
- First building 35' high about the same size as Harry's Seafood, second building 15' high aligning with the secondary building of Harry's Seafood
- Address the colonnade—did not want to have the loggia towards the street, moved it to the courtyard.
- Arch pattern was similar to the arches that are of Espinosa
- Desire to maintain traditional façade of a Spanish Colonial building
- Single projection on the front of the building from the base of the building
- Turned the entry back to the North as a traditional Spanish entry—will have two entries with outside areas to experience the bayfront and courtyard
- Point of conflict having an extended porch off another porch.

Before coming back to the board Mr. Cronk wanted to have clear specific guidelines on how to move forward.

The board discussed:

- Referring to the houses of St. Augustine porches the scale and quality even though simplistic added to the entry corridor that was very import for St. Augustine
- Prime location on the bayfront
- Needed to be in the constraints of the guidelines of the AGHP
- Not able to add more outdoor dining since the guideline did not allow

Mr. Cronk replied saying that most buildings on street looked roughly the same. He appreciates having an outline of what was here in the past; however, when did it become too much. He noted some areas that were different, the Hamblin House, Harry's Seafood, and the new Hilton.

Mr. Benoit commented that the guidelines state new construction should not replicate historic styles unless in a different district.

Ms. Wolfe clarified that was from the Secretary of the Interior's standards and St. Augustine had a unique guideline for historic preservation, which had to come first before the Secretary of the Interior's standards. She advised that the zoning code specifically states about the Spanish and British styles where setbacks were supposed to be. She continued saying that if the applicant wanted the flexibility, the applicant could appeal to the City Commission, which can go outside of the parameters.

Mr. Benoit responded saying that they must look at setbacks, footprints, and property lines, which would be imperative instead of design details. He stated the bayfront, in his opinion, was becoming monochromatic.

Dr. Wingo said this was an argument to change the ordnances. She stated that Historic Preservation had different standards than the ordinances, but the board was legally constrained by the ordnances. She advised Mr. Cronk that he had three different periods and could take different ideas that could help make the building more interesting; however, these were the constraints.

Ms. Duncan agreed that the board was here to uphold the guidelines and must use the same standards for anyone who comes before the board.

DRAFT

Mr. MacDonald referred to the workshop a few days prior, and with this being a blank slate as new construction they must adhere to the constraints.

Mr. Cronk indicated that the guidelines seem to have leeway for interpretation with the help of the board to help create good architecture. He made it clear that he wanted to find creativity while also adhering to the code.

Ms. Duncan questioned the FEMA flood elevation level, and what was needing to be met.

Mr. Cronk gave FEMA explanation stating they were challenged with a variety of factors. The street was at 5, whereas the kitchen would be at 10. He indicated they were trying to find the correct balance.

MOTION

Mr. Benoit MOVED to CONTINUE Opinion of Appropriateness application 2021-0059 to allow the applicant and the team to address staff concerns to the discussion today and come back with a revision. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Benoit, Wingo, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[5]

9. Certificates of Demolition and Partial Demolition

9. (a) PL2021-0056 – St. Johns County Hurricane Housing Recovery Program– Applicant
Cathy Peck– Owner
45 Coquina Avenue

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

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 45 Coquina Avenue because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

18 certified notices were sent, 2 were returned in favor, and 1 had comments.

Catelyn Tide presented additional information stating they were in the environmental review stage pending approval from the board. She noted that there was one more contact regarding the application, and once done it would go to the state for final approval.

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

After a brief discussion, it was determined that the board had no issue with the application.

MOTION

Mr. MacDonald MOVED to APPROVE the demolition application 2021-0056 at 45 Coquina Ave. The motion was SECONDED by Mr. Weaver

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

[5] Break from 5:18p.m.- 5:21p.m.
Ms. Courtney left during break.

DRAFT

9. (b) PL2021-0060 – Darnell Pollard General Contractor, Inc.– Applicant
Judy Rente – Owner
331 St. George Street

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

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition (partial) at 331 St. George Street because it is not a local landmark or otherwise designated as a historic building.

Darnell Pollard was in attendance, however, had no comments.

Ex Parte Communication:

(None)

18 certified notices were sent, 5 were returned in favor, and 4 had comments.

Public hearing was opened, however there was no response.

Mr. Weaver questioned the reason for the partial demolition, and was it completed due to flood mitigation purposes.

Mr. Pollard stated it had been flooded during the recent hurricanes and to get it above the flood elevation, a partial demolition was necessary.

Mr. Benoit said the removal of the porches are part of the lifting process but asked if the porches would be put back and close to the original design.

Mr. Pollard replied he believed so; however, did not have the designs for the porches yet. He noted the roofs for the porches were still there.

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0060 for partial demolition as required to get the house safely lifted to a better flood elevation. The motion was SECONDED by Mr. MacDonald

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

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

(None)

12. Adjournment

There being no further business, the meeting was adjourned at 5:37 P.M.[6]

_____
Catherine Duncan, Chairperson

[6] Transcribed by Elyse Anderson

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0078 Address: 34 Aviles Street
(241 St. George Street)

Applicant: Les Thomas & Associates Property Owner: Sisters of St. Joseph

Project description: To replace the existing single doors with a double door on the west elevation of a building constructed c. 1940s and to construct a covered entry between the subject building and an adjacent campus building to the west (Lourdes Hall).

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A (Building is not included on SJ01916: St. Joseph's Academy and Convent)
National Register:	St. Augustine Town Plan Historic District	Construction date:	c. 1940s
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1992900000		
Agenda Item:	5(a)	Previous Action(s):	COA F2007-0008; COA F2020-0122

STAFF SUMMARY AND ANALYSIS:

1. The Sisters of St. Joseph Convent consists of multiple buildings on a campus that is bounded by Cadiz Street to the north, Bridge Street to the south, and extends west to St. George Street and east to Aviles Street. The project area is on a building that is located behind a tall coquina wall that fronts Aviles Street with an address of 34 Aviles Street. This building is not listed under the contributing buildings within the St. Augustine Town Plan National Register Historic District nomination.
2. While this campus contains the O'Reilly House (constructed c.1690 – 1788), one of the older existing buildings in St. Augustine, the adjacent subject concrete block building covered in stucco first appears on the 1946 revised version of the 1930 Sanborn Maps, and labeled on the map as a laundry.
3. At the December 2020 meeting, HARB approved uncovering five of the previously approved covered window openings (under COA F2007-0008), lowering them 12", installing wood casement windows in those openings that match the window style on the second floor, and installing wood shutters on either side (COA F2020-0122).
4. Adding a covered entrance in the form of a one-story portico between the west elevation of the archives building and Lourdes Hall, which is closely adjacent to the west, will not permanently alter either building. The proposed simplicity in design appears to be appropriate and the smaller scale in proportion in relation to the building.
5. Retaining historic door openings is recommended in the Architectural Guidelines for Historic Preservation (AGHP). With the current application, the proposed double door to replace the two single metal doors on the west elevation will not make a significant change to the elevation or negative impact to the building's architectural character as the two existing single doors are located close together and there are other examples of double doors on the subject building and the adjacent Lourdes Hall. This double door option (labeled "Alternative #1") appears to be more visually balanced and is preferred over the second option (shown on Alternative #2 on plan sheet A-2) of keeping one single door opening and filling in the second. The AGHP states historic door openings should not be blocked.
6. Using a wood paneled double or single door with upper lites to replace the metal doors is a simpler and more appropriate style for the subject building in comparison to the other more ornate existing paneled doors found on other campus buildings. Although there are no wood doors that remain on the building, the existing metal doors were likely added later. Additionally, the AGHP states that modern stock metal doors like the ones proposed for replacement are generally not appropriate.
7. To be located on/adjacent to a building that has been previously altered over time and will be behind a tall wall and other buildings that front Aviles Street, the alterations in this application will not be visible from the streetscape.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS at 34 Aviles Street (241 St. George Street)** to alter the existing single door openings with one set of double French doors as detailed in Alternative #1 and add the proposed portico **because the work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a one-story covered entry portico between the west elevation of the archives building and Lourdes Hall with a 4/12 pitch metal roof to match the building's roof, tongue and groove ceiling, 6x6" posts with chamfered edges at each of the four corners. Existing metal railing, concrete slab, and adjacent ADA ramps to remain in place

2. Alter the existing single door openings with:
   a) **Alternative #1** (as shown on plan Sheet A1 as "Alternative #1"):
      1. Replace the two single metal doors on the west elevation of the archives building with wood, French double doors with a ¾ lite at top and wood panel at bottom and to stucco areas of exterior exposed from the change in door openings to match existing
         a. New doors to be painted the dark green color to match the existing doors and shutters on the building
         b. Door hardware: 18" commercial door pulls in unlacquered brass (to allow for a natural patina)

   b) **Alternative #2** (as shown on plan Sheet A2 as "Alternative #2"):
      1. Replace one of the existing metal single doors on north end of the west elevation of the archives building with a wood single door with a ¾ lite at top and wood panel at bottom
         a. To be painted the dark green color to match the existing doors and shutters on the building
         b. to use an 18" commercial door pull in unlacquered brass (to allow for a natural patina)
      2. To block up the second existing single door opening on south end of the west elevation and stucco and paint to match the existing

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Doors and Entrances

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 6, 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 of Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Accessory Buildings including porches

Accessory buildings may be attached or detached. Accessory buildings include loggias, porches, galleries, **porticoes,** and colonnades.

Do...

- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. Sanborn Maps

STAFF PHOTOGRAPHS
34 Aviles Street (241 St. George Street)





West elevation of archives building with single doors
proposed to be replaced with double doors and area to be covered with new portico

STAFF PHOTOGRAPHS: 34 Aviles Street (241 St. George Street)
Looking south and east









STAFF PHOTOGRAPHS
34 Aviles Street (241 St. George Street)





Looking north at west elevation of archives building
with the two single doors proposed to be replaced with double doors
and the area for new portico proposed between archives building
and Lourdes Hall (to the west)

STAFF PHOTOGRAPHS: **Context area of 34 Aviles Street with project area not visible from the street**



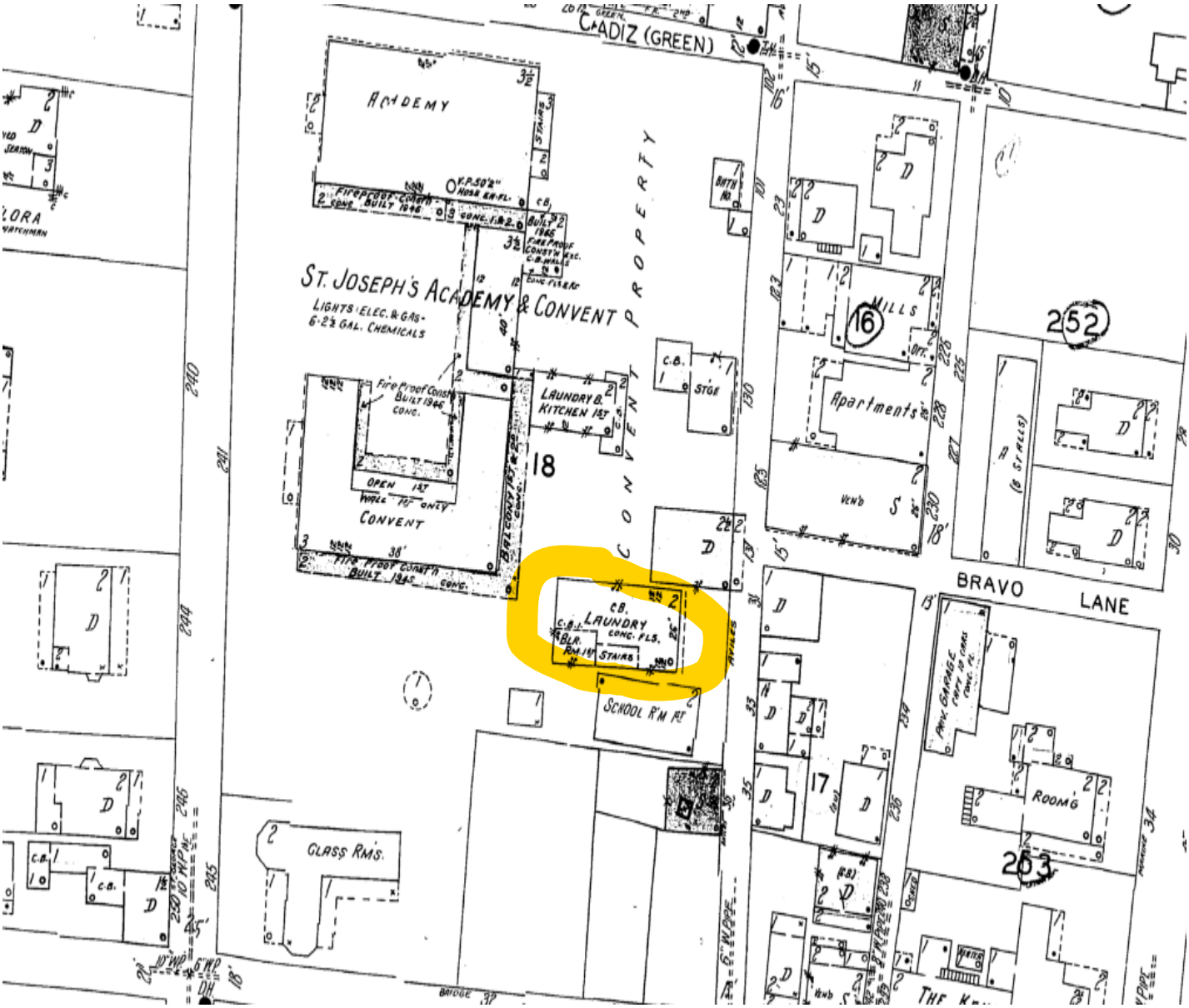






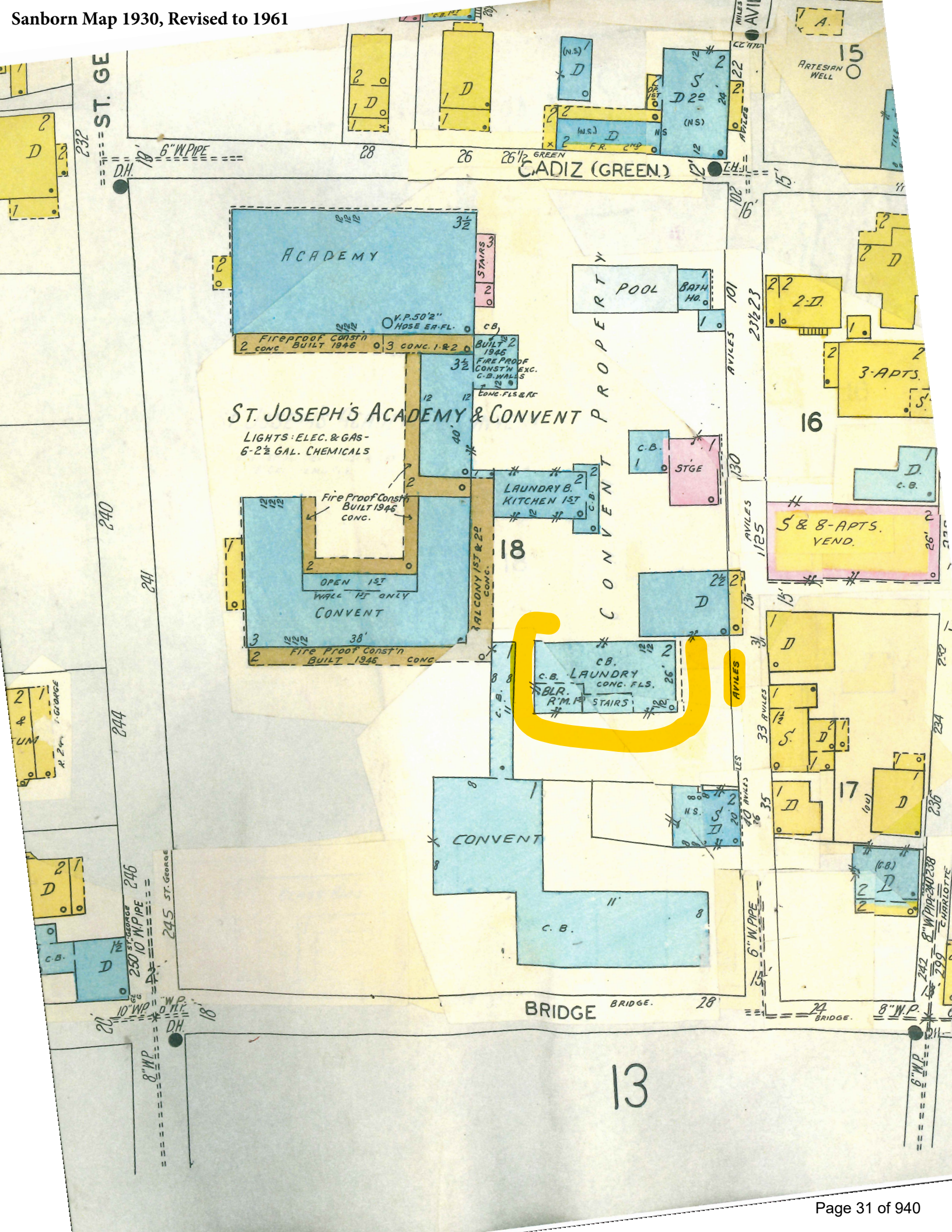
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 10 (REVISED 1946)



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ST. GE
CADIZ (GREEN.)
ACADEMY
STAIRS
V.P. 50'2" HOSE ER. FL.
Fireproof Constn 2 conc Built 1946
3 conc. 1 & 2
Built 1946 Fire Proof Constn Exc. C.B. Walls
Conc. Fls. & Rfs.
ST. JOSEPH'S ACADEMY & CONVENT
LIGHTS: ELEC. & GAS-
6-2½ GAL. CHEMICALS
Fire Proof Constn Built 1946 conc.
OPEN 1ST WALL 1ST ONLY
CONVENT
3 38' Fire Proof Const'n Built 1946 conc.
BALCONY 1ST & 2D CONC.
LAUNDRY B. KITCHEN 1ST
C.B.
STGE
POOL
BATH HO.
PROPERTY
CONVENT
C.B. LAUNDRY CONC. FLS.
BLR. R'M. 1ST STAIRS
CONVENT
C. B.
BRIDGE
BRIDGE.
AVILES
ST. GEORGE
CHARLOTTE
ARTESIAN WELL
3-APTS.
5 & 8-APTS. VEND.
2-D.
6" W. PIPE
10" W.P. PIPE
8" W.P.
8" W.P. Pipe
D.H.
15
16
17
18
13

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

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MAY 21 2021

Planning/Building Dept.

BDAC Project No. PL 2021-0078

Receipt No. 2120566

Meeting Date: June 17, 2021

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

1. NAME OF APPLICANT Les Thomas

   Business (if applicable) Les Thomas & Associates

   Address 32 Cordova St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (904) 824-9508 Other phone/email (904) 826-6269

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

2. NAME OF PROPERTY OWNER Sisters of St. Joseph

   Business (if applicable) Sisters of St. Joseph

   Address 241 St. George St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) (904) 824-1752 Other phone (386) 292-3121

3. PROJECT STREET ADDRESS 34 Aviles St.

4. LEGAL DESCRIPTION: Lot ____ Block 35 Subdivision City of St. Augustine Parcel 199290

5. EXISTING USE Institutional PROPOSED USE No Change

6. PROPOSED PROJECT WORK

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

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

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

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MAY 21 2021

Planning/Building Dept.

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

- ☐ New building
- ☐ New addition Construct covered entry between Archives Building with the Lourdes Building
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☑ New awning/canopy Refer to drawings.
- ☑ 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 Match Existing

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

Project proposes two changes:

1) Construct New Covered Entry on the west side of the Archives Building. Not visible from ROW.

2) Replace two separate doors with one single entry door unit. Preferred alternate is the double door.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Les Thomas

SIGNATURE OF APPLICANT _____ DATE 5-21-21

PRINT OWNER'S NAME Sister Kathleen Carr

SIGNATURE OF OWNER _____ DATE 5/20/21

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

PL 2021-0078 34 Aviles Street

RECEIVED

MAY 21 2021

Planning/Building Dept.

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) (PORTICO)

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 (showing proposed)
☐	☐	☐	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) (not existing, but proposed)
☒	☐	☐	For new openings, a scaled wall section
☐	☒	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☒	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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PL 2021-0078 34 Aviles

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

- Need materials of proposed T+G. Portico ceiling, posts, etc. and specs on proposed doors. Need verification replacing 2 seperate doors w/ double doors will be structurally ok.

Project number: 2021-0078 Project Address: 34 Aviles Street

Reviewed by: Julie Courtney Date: 5.24.21

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Sisters of St. Joseph Archives Building Renovations

OVERVIEW:

1) HARB approved the installation of new windows to be installed at existing locations of the Archives Building at the Sisters of St. Joseph. This work is in progress.
2) The Sisters would like to improve the entrance to the newly renovated shared dining hall. The entrance is currently separate doors because historically the doors entered into separate spaces inside the building.
3) The Sisters would like to also provide a covered walk way from the adjacent Lourdes Building to the Archives Building to provide easier access for all of the residents on campus.

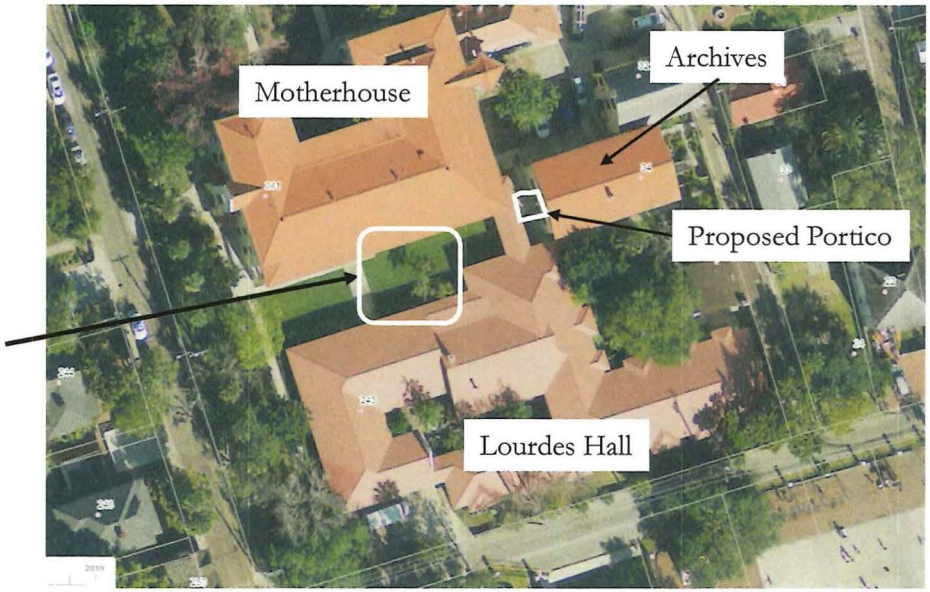


ABOVE: Photo taken of the Archives Building before renovations.

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BACKGROUND When the Sisters of St. Joseph initially approached the design team about building a space on campus for a shared dining hall, the group explored several options. To date, the Sisters dine in two separate dining halls, one for the Main Motherhouse and one for Lourdes Hall. The first options included building new space but then we learned the ground floor of the Archives Building was really under utilized.

Original preference was to build new space between the main Mother House and the Lourdes Hall. Lourdes Hall features more assisted living type accommodations. The main building houses both active and retired Sisters. The addition would provide for seamless connectivity between the two buildings but could not be done without adversely affecting the historic integrity of the main historic structure.



In the end, the team decided to leverage underutilized space in the Archives Building. The only draw back to using this existing space is that connectivity to the residential halls is a little awkward. This HARB application proposes a small portico on the west side of the Archives Building to provide sheltered access from one building to the other.

This area on campus is not visible from any public right of way because of existing structures.

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The photos below illustrate that the area of proposed renovations is not visible from any public view.

BELOW: This is the view of the Archives building from Aviles Street. The portico is proposed on the opposite wall facing the other direction.



BELOW: The portico will also be blocked from view in the courtyard in the southeast corner of campus. The portico would be around left corner of the building in this photo.



BELOW: This is the view of the Motherhouse from the main gates on Aviles Street. The Archives building is set off to the left.

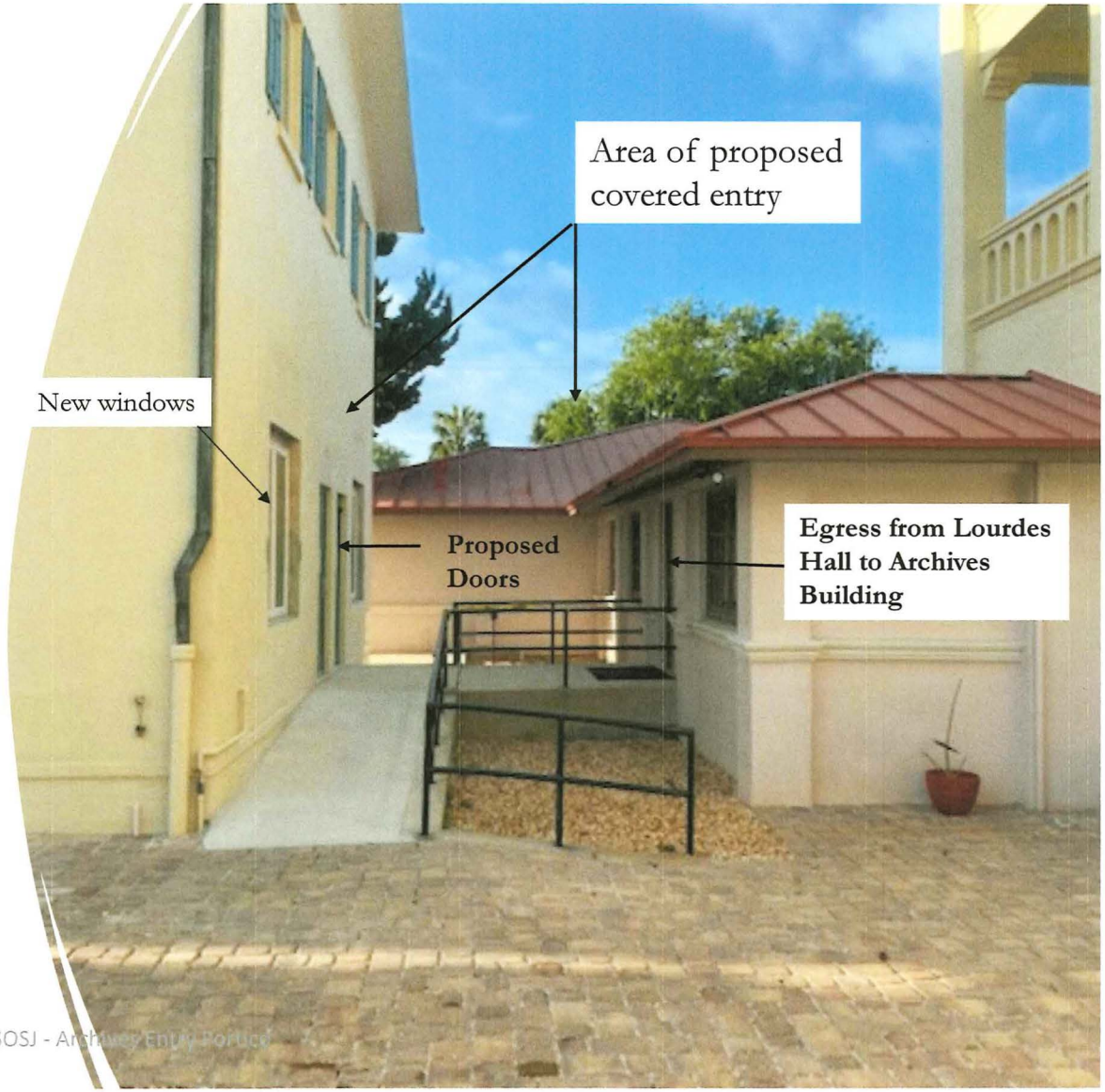


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The image at right shows the two entries that we propose to connect by adding a portico to the Archives Building. There is plenty of wall area on this elevation to tie in a simple portico. Refer to drawings for dimensions and design details.

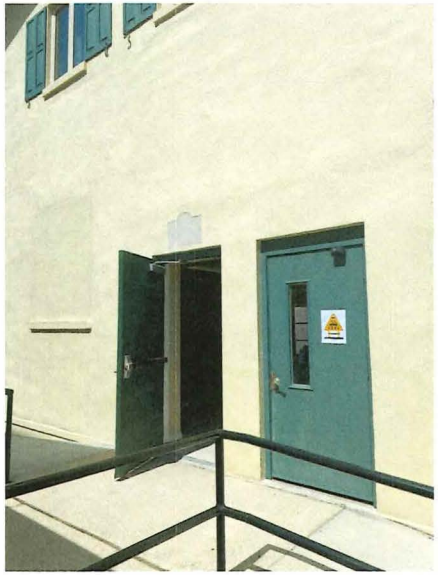
Other notes:

1) New Portico shall have matching Red Standing Seam Metal Roof.
2) New Portico will have bead board soffits and ceiling to match existing soffits of Archives Building
3) New Portico shall not impede existing ramps and ADA Access.
4) Proposed new doors will be painted dark green to match existing doors and shutters.



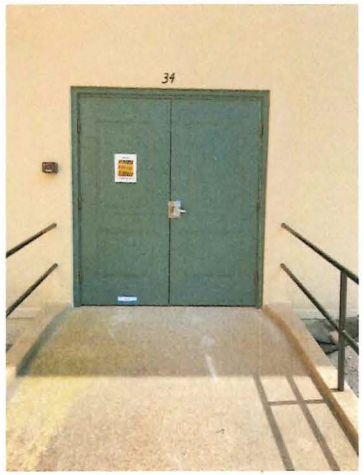
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In selecting a new door for the proposed entry, we looked at other doors on campus for inspiration and direction. The Sisters would like something inviting and decorative vs some of the flat panel solid doors found in several locations on campus.



LEFT: Existing Doors on West Elevation of the Archives Building. One is solid. One has a vertical glass insert.

RIGHT: Existing Doors on the Archives North Elevation. This shows that double doors were part of the building's architectural vocabulary from the beginning.



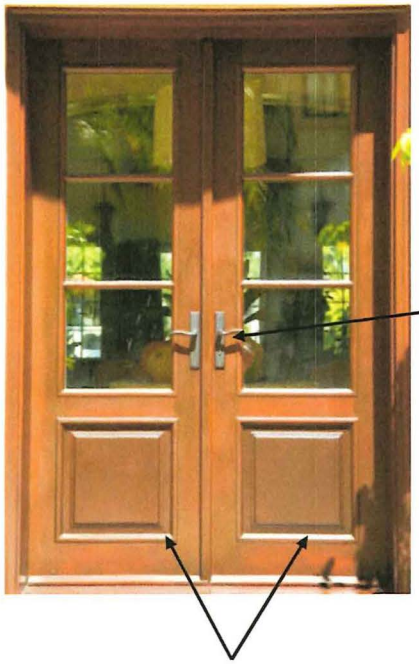


ABOVE: This is a double door with simulated divided lights and wood tone finish at the Lourdes Hall Building on campus.

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The proposed double door, with a panel on the bottom and glass above seamed to be a nice balance between making this entry special without competing with some of the other more decorative doors on campus.

Because the existing doors at the Archives Building are two panel, with the bottom panel being smaller than the upper panel, the application proposes a ¾ Lite Wood French Door. The panel at the bottom will be consistent with the other doors that shall remain in place. The door will be wood with Simulated Divided Lights as required by the AGHP. The door would be painted to match the dark green color of the other existing doors and the shutters. The image at right is shown as an example only. Our proposed door will be a little wider than this door unit and will have one vertical mull in each door unit as shown in the included drawings.



ABOVE: Sample of proposed door - ¾ Lite door has a panel at the bottom

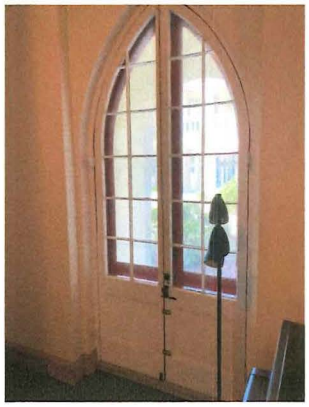


ABOVE: Proposed Hardware is a Commercial Pull in Unlacquered Brass so that it will age to a timeless patina. It is the 18" Oxford Solid Brass Pull by House of Antique Hardware.



LEFT: Other doors on campus also feature a solid panel at the bottom and stained glass above.

RIGHT: These doors have the panel on the bottom and True Divided Lite mullions above.

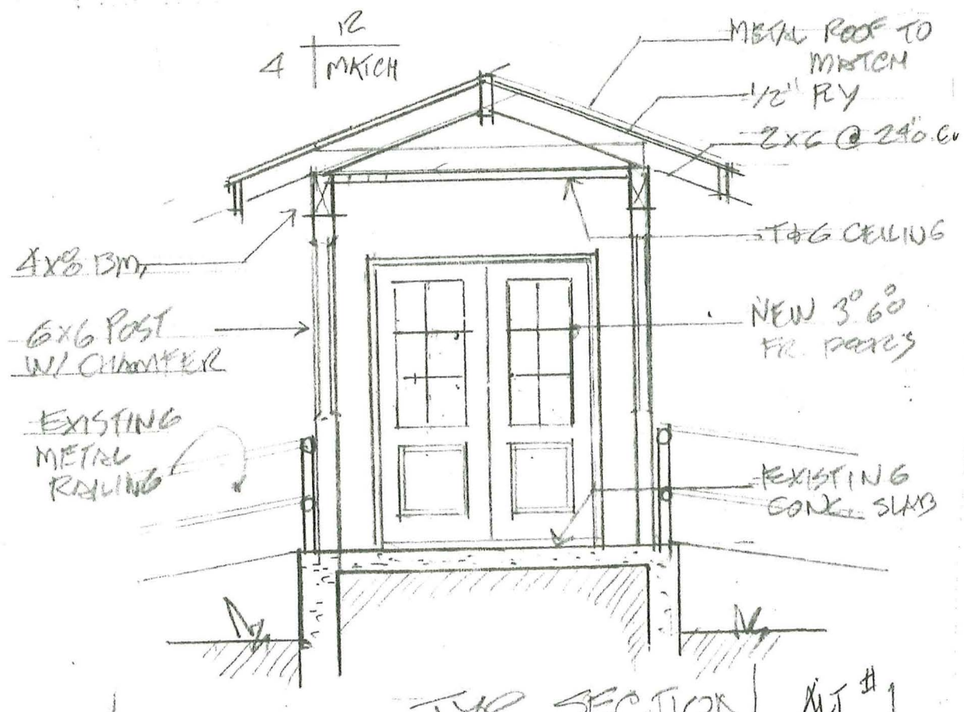




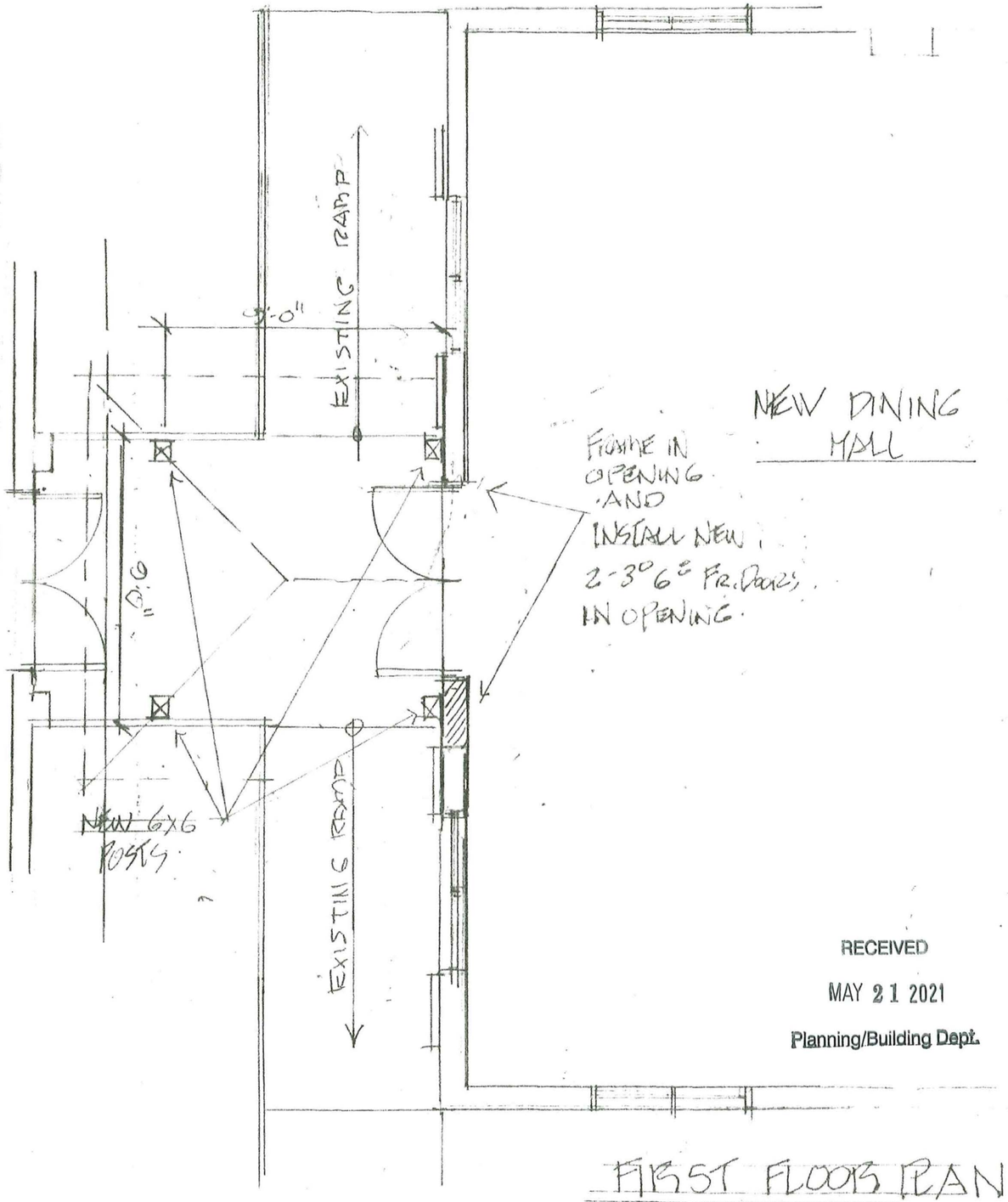
WEST ELEVATION

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

ALTERNATE #1



TYP. SECTION ALT #1



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FIRST FLOOR PLAN

ALTERNATE #1

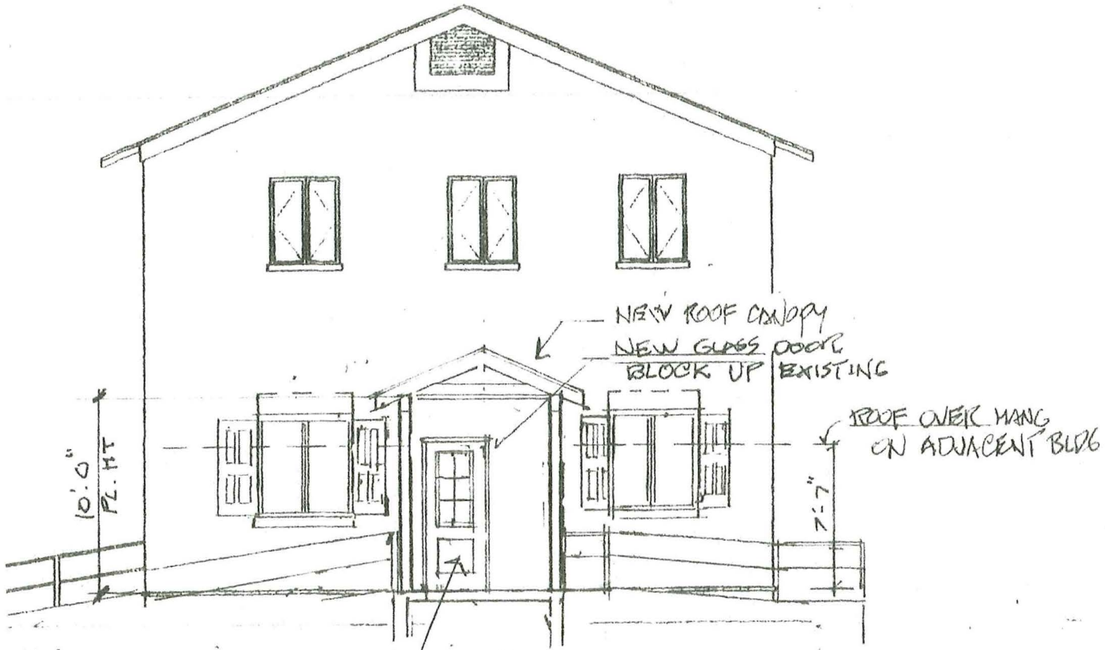
REVISIONS	BY

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

ST. JOSEPH'S CONVENT
DINING / ARCHIVES BLDG

5 2021

A-1

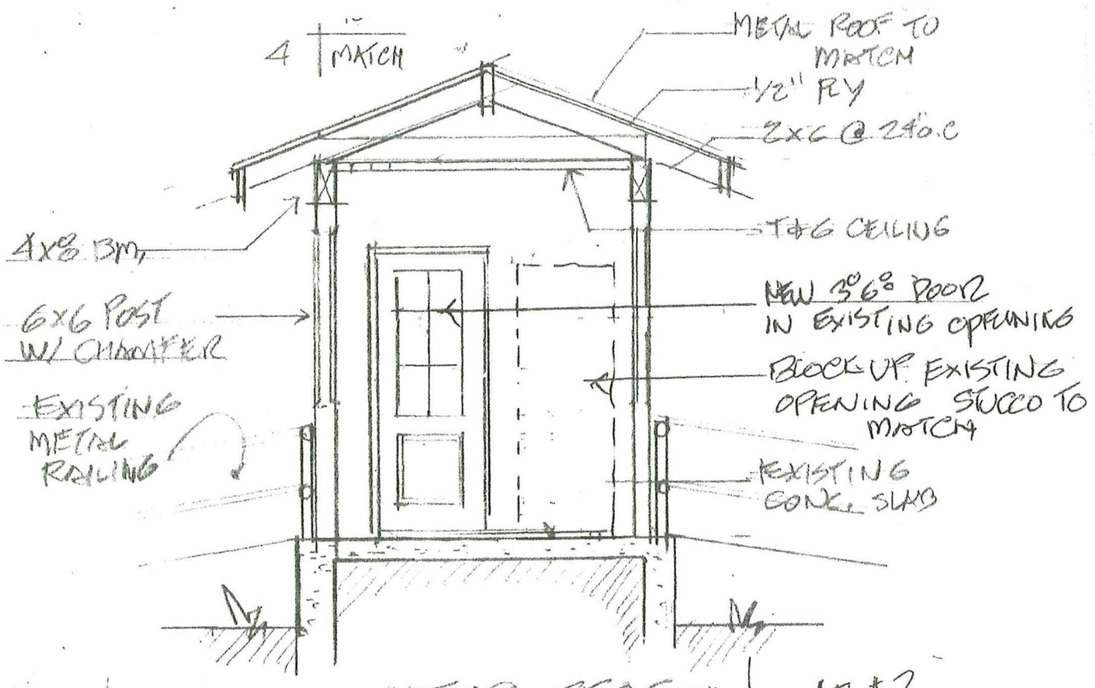


REPLACE EXISTING DOOR W/ NEW GLASS DOOR
BLOCK UP OTHER DOOR

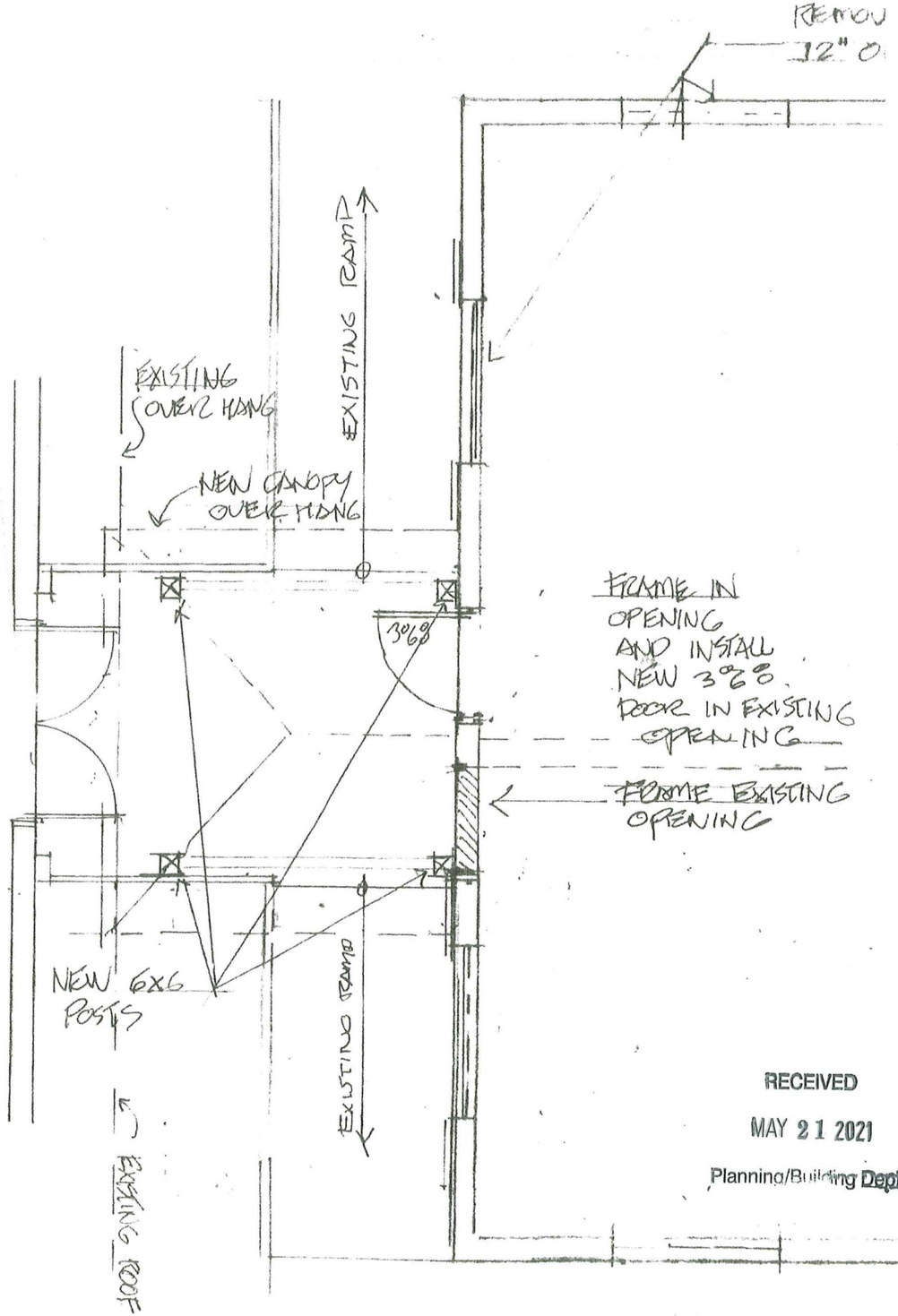
WEST ELEVATION

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

ALTERNATE #2



TYP. SECTION ALT #2



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FIRST FLOOR PLAN

ALTERNATE #2

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

ST. JOSEPH'S CONVENT
DINING/ARCHIVES BLDG.

A-2

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

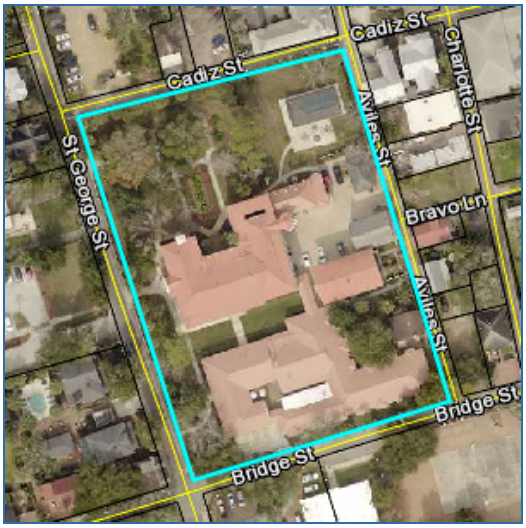


Parcel ID	1992900000
Location Address	32 AVILES ST 34 AVILES ST 36 AVILES ST 241 ST GEORGE ST 243 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE ALL BLK 35 *The Description above is not to be used on legal documents.
Property Use Code	Non-Profit, Charitable & Orphanages (7500)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	2.410
Homestead	N

Owner Information

Owner Name	Sisters Of St Joseph 100%
Mailing Address	PO BOX 3506 SAINT AUGUSTINE, FL 32085-3506

Map



Valuation Information

	2021
Building Value	$4,582,392
Extra Features Value	$95,425
Total Land Value	$1,155,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$5,832,817**
Total Deferred	$0
Assessed Value	**$5,832,817**
Total Exemptions	$5,832,817
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	$4,669,728	$95,425	$1,155,000	$0	$0	$5,920,153	$5,419,884	$5,920,153	$0
2019	$3,660,170	$111,997	$1,155,000	$0	$0	$4,927,167	$4,927,167	$4,927,167	$0
2018	$2,898,736	$111,997	$2,100,000	$0	$0	$5,110,733	$4,917,763	$5,110,733	$0
2017	$2,972,012	$107,787	$2,100,000	$0	$0	$5,179,799	$4,470,694	$5,179,799	$0
2016	$3,024,921	$107,524	$1,375,500	$0	$0	$4,507,945	$4,064,267	$4,507,945	$0
2015	$3,075,453	$131,148	$1,375,500	$0	$0	$4,582,101	$3,694,788	$4,582,101	$0
2014	$1,849,421	$133,977	$1,375,500	$0	$0	$3,358,898	$3,358,898	$3,358,898	$0
2013	$1,885,450	$136,806	$1,375,500	$0	$0	$3,397,756	$3,397,756	$3,397,756	$0
2012	$1,921,477	$139,634	$1,375,500	$0	$0	$3,436,611	$3,436,611	$3,436,611	$0
2011	$1,957,508	$142,463	$1,522,500	$0	$0	$3,622,471	$3,622,471	$3,622,471	$0
2010	$1,993,537	$145,292	$1,680,000	$0	$0	$3,818,829	$3,818,829	$3,818,829	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$5,832,817

Building Information

Building	1	**Roof Structure**	Wood Truss
Actual Area	38338	**Roof Cover**	Modular Metal
Conditioned Area	20366	**Interior Flooring**	Hardwood
Actual Year Built	1866	**Interior Wall**	Drywall
Use	Dormitories	**Heating Type**	Air Duct
Style	03	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	130 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3008	3008
OUTSIDE STAIRS	0	515
FINISHED UPPER STORY	5542	5542
BASE AREA	11816	11816
UNFINISHED BASEMENT - FORCED	0	7269
FINISHED OPEN PORCH	0	10188
Total SqFt	20366	38338

Building	2	**Roof Structure**	Wood Truss
Actual Area	3322	**Roof Cover**	Modular Metal
Conditioned Area	3218	**Interior Flooring**	Concrete Finish, Pine Wood
Actual Year Built	1691	**Interior Wall**	Plaster
Use	Tourist Attraction	**Heating Type**	None
Style	04	**Air Conditioning**	None
Class	N	**Bedrooms**	0
Exterior Wall	Stone	**Baths**	5
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3218	3218
CANOPY (COMMERCIAL)	0	104
Total SqFt	3218	3322

Building	3	**Roof Structure**	Wood Truss
Actual Area	4080	**Roof Cover**	Modular Metal
Conditioned Area	4080	**Interior Flooring**	Concrete Finish, Hardwood
Actual Year Built	1940	**Interior Wall**	Drywall
Use	Fitness Clubs	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	8
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4080	4080
Total SqFt	4080	4080

Building	4	**Roof Structure**	Wood Truss
Actual Area	2824	**Roof Cover**	Composite Shingle
Conditioned Area	2796	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Year Built	1750	**Interior Wall**	Plaster
Use	Dormitories	**Heating Type**	Air Duct
Style	03	**Air Conditioning**	Central
Class	N	**Bedrooms**	0

Exterior Wall	Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Sheet Vinyl	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1398	1398
FINISHED UPPER STORY	1398	1398
CANOPY	0	28
Total SqFt	2796	2824

Building	5	**Roof Structure**	Wood Truss
Actual Area	14141	**Roof Cover**	Modular Metal
Conditioned Area	12366	**Interior Flooring**	Carpet, Vinyl Tile
Actual Year Built	1961	**Interior Wall**	Drywall
Use	Dormitories	**Heating Type**	Air Duct
Style	03	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Vinyl Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	57 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	7739	7739
BASE AREA	4627	4627
FINISHED OPEN PORCH	0	1775
Total SqFt	12366	14141

Extra Feature Information

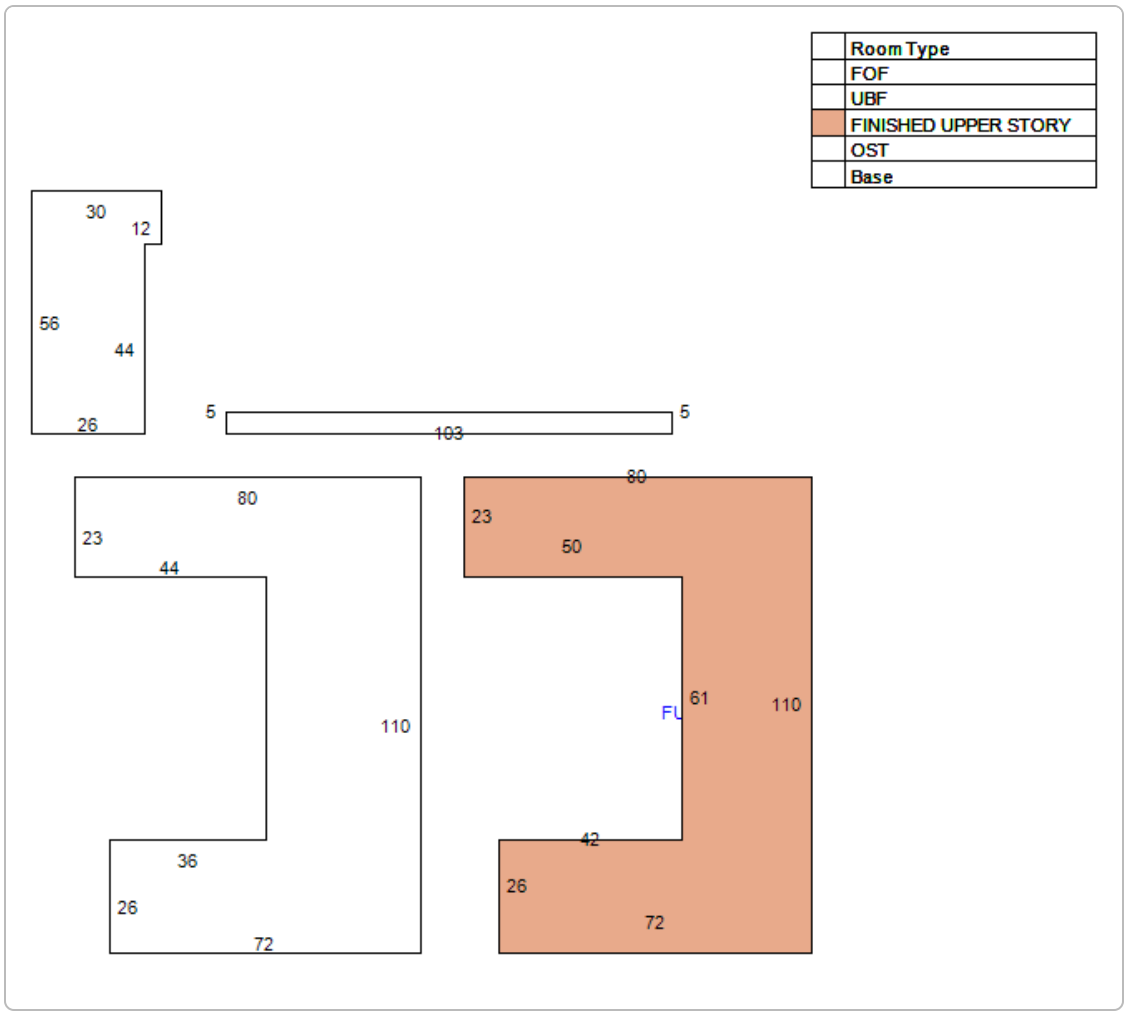
Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	540
Masonry Wall	0	0	0	0	4500
Pool (Concrete)	0	0	0	0	544
Kool Deck	0	0	0	0	380
Handicap Ramp	0	0	0	0	132
Concrete Paving	0	0	0	0	3121
Brick Pavers (0-500)	0	0	0	0	216
Concrete Paving	0	0	0	0	1863
Masonry Wall	0	0	0	0	170

Handicap Ramp	0	0	0	0	96
Handicap Ramp	0	0	0	0	175
Masonry Wall	0	0	0	0	110
Concrete Paving	0	0	0	0	1496
Brick Pavers (0-500)	0	0	0	0	156
Concrete Paving	0	0	0	0	641
Concrete Paving	0	0	0	0	1323
Curb	0	0	0	0	271
Pool Enclosure (Good)	0	0	0	0	1450

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	750	140	105000	SF	$1,155,000

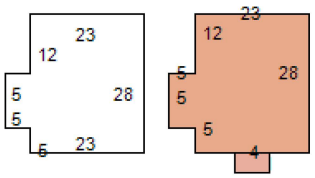
Sketch Information

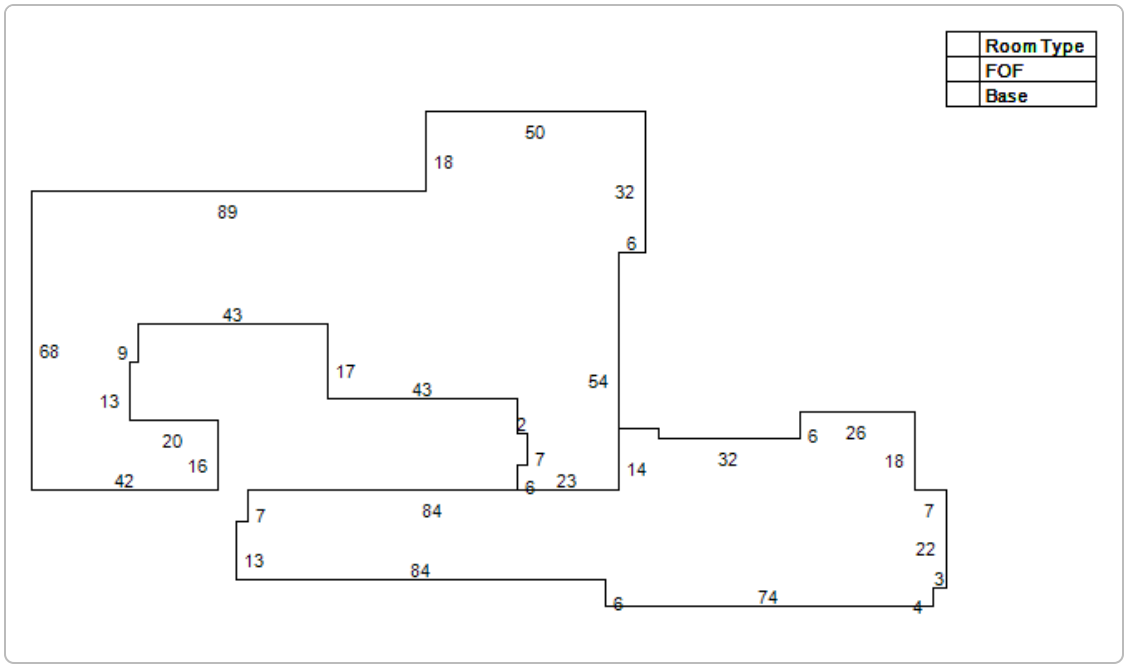


	Room Type
	CCN
	Base

	Room Type

	Room Type
	CANOPY
	FINISHED UPPER STORY
	Base





No data available for the following modules: Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.121



Detail by Entity Name

Florida Not For Profit Corporation
SISTERS OF ST. JOSEPH, INC.

Filing Information

Document Number	711656
FEI/EIN Number	59-6016039
Date Filed	10/19/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/05/1987
Event Effective Date	NONE

Principal Address

241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Changed: 02/12/2009

Mailing Address

P.O. BOX 3506
ST AUGUSTINE, FL 32085

Changed: 01/03/2012

Registered Agent Name & Address

Flynn, Stephanie
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Name Changed: 02/02/2021

Address Changed: 09/13/2018

Officer/Director Detail

Name & Address

Title PD

CARR, KATHLEEN
P.O. BOX 3506
ST. AUGUSTINE, FL 32085

Title VD

KUHN, ANN
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Title S

FOSTER, SUZAN
241 ST GEORGE ST
JACKSONVILLE, FL 32084

Title Treasurer

FLYNN, STEPHANIE
P.O. BOX 3506
SAINT AUGUSTINE, FL 32085

Title Director

STOVALL, CAROL
241 ST GEORGE ST
ST AUGSUTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	02/26/2019
2020	03/23/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
09/13/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
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01/12/2010 -- ANNUAL REPORT	View image in PDF format
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02/08/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
01/25/2006 -- ANNUAL REPORT	View image in PDF format

01/14/2005 -- ANNUAL REPORT	View image in PDF format
01/23/2004 -- ANNUAL REPORT	View image in PDF format
01/14/2003 -- ANNUAL REPORT	View image in PDF format
01/14/2002 -- ANNUAL REPORT	View image in PDF format
01/09/2001 -- ANNUAL REPORT	View image in PDF format
01/19/2000 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- ANNUAL REPORT	View image in PDF format
02/11/1998 -- ANNUAL REPORT	View image in PDF format
01/30/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
01/30/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 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 for modifications to the existing fountain.

(Continued from the April 15 and May 20, 2021 HARB meetings)

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:	5(b)	Previous Action(s):	COA 2020-0140; 2020-0101; OOA 2020-0084

STAFF SUMMARY AND ANALYSIS:

1. 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.
2. This is a Certificate of Appropriateness (COA) application that was continued from the April 15 and May 20, 2021 HARB meetings and follows two related COA applications that were approved with conditions, 2020-0140 at the January 21, 2021 HARB meeting and F2020-0101 on September 24, 2020, as well as an Opinion of Appropriateness (OOA) application (F2020-0084) that was approved with conditions at the August 20, 2020 HARB meeting. Please refer to the staff reports from April 15 and May 20, 2021 and the previous meetings noted above for previous staff summaries and comments.
3. At the May meeting, the HARB approved the most recently revised proposed wall around the sculpture peninsula but continued all proposed modifications to the fountain. Specifically, the board was not in favor of the Krystalkrete lifetime coating proposed to refinish the basin or the tile to be installed around the water line. The applicant was encouraged to consider restoring the basin instead, with proper upfront documentation of the existing condition and areas in need of repair and to use historical materials that are reversible.
4. For this meeting, the applicant submitted details related to the modifications of the existing fountain only.
5. Instead of the more permanent finish proposed in May, updating the fountain basin's finish with white paint is a reversible treatment which is used on other fountains around the former Alcazar Hotel building and site.
6. The same 3-tiered brass fountain nozzle that was part of previous continued revisions is still proposed. As long as the applicant the nozzle is a reversible application, the proposed spray nozzle and pattern does not otherwise appear to be incompatible.
7. Likewise, the same aquatic light fixture from previous continued plans is proposed. As requested, the applicant provided more details on the proposed lighting's light projection and intensity, which appears to be appropriate. The LED lamp proposed has a soft white color of lighting and will be not projecting upward but within the basin.

STAFF RECOMMENDATION:

Based on previous HARB discussion, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the HARB can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 75 King Street**, **because the proposed revised modifications to the fountain meet the applicable Secretary of the Interior's Standards for Rehabilitation 9, & 10.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

To make the following modifications to the existing fountain:

1. Update the existing finish of the fountain basin with white paint
2. Update and replace the existing fountain plumbing and spray nozzle with a new fountain spray pattern
3. Add Aurora aquatic light fixtures (H 2 0 -P in ariel brass) with 4.5 Watt LED lamps that are 2700K color, and beamspread of 60 degrees at center of the fountain basin and pointed out to the 4 curvilinear edges to illuminate all sides of the fountain and softly accent the fountain's shape

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

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.

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.

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



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



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



STAFF PHOTOGRAPHS
75 King Street





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

STAFF PHOTOGRAPHS
75 King Street





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

STAFF PHOTOGRAPHS
75 King Street





Facing north toward former Alcazar Hotel building and the South Garden

STAFF PHOTOGRAPHS
75 King Street





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

STAFF PHOTOGRAPHS
75 King Street





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

STAFF PHOTOGRAPHS: 75 King Street









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





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

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







Project area: Sculpture peninsula and adjacent city parking spaces

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

85360

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

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

1. NAME

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

2. LOCATION

STREET AND NUMBER: 79 King Street
CITY OR TOWN: St. Augustine

STATE	CODE	COUNTY:	CODE
Florida	12	St. Johns	109

3. CLASSIFICATION

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

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

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

4. OWNER OF PROPERTY

OWNER'S NAME: City of St. Augustine
STREET AND NUMBER: City Hall
CITY OR TOWN: St. Augustine
STATE: Florida
CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

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

6. REPRESENTATION IN EXISTING SURVEYS

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

SEE INSTRUCTIONS

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

5J60

7. DESCRIPTION

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

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

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

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

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

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

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

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

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

Continued...

SEE INSTRUCTIONS

2

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

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

(Number all entries)

Alcazar Hotel
7. Description
Page 2

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

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

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

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

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

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

SJ60

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

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

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

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

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

STATEMENT OF SIGNIFICANCE

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

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

SEE INSTRUCTIONS

4

SJ60

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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

10. GEOGRAPHICAL DATA

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

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

OR

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

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

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

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

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

11. FORM PREPARED BY

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

DATE: 8/3/70

ORGANIZATION: Department of State

STREET AND NUMBER: The Capitol

CITY OR TOWN: Tallahassee

STATE: Florida — CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

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

National ☒ State ☐ Local ☐

Name [signature]

Title State Liaison Officer

Date December 18, 1970

NATIONAL REGISTER VERIFICATION

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

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

SJ60

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

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

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

868==

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

Address: City Hall

St. Augustine, FL 32084 902==

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

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

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: Carrere and Hastings, New York 872==

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

Style: Spanish Renaissance Revival 964==

Plan Type: 966==

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

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

Features of Structure: (942)

Window Type: 942==

Foundation: Concrete wall 942==

Roof Type: Hip; flat, parapet 942==

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

Porches & Balconies: Arcaded porches 942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile 882==

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

Quantitative Data: (950-954)

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

Other: 5 story towers 956==

Surroundings: Commercial 864==

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

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

(over)

V. BIBLIOGRAPHY

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

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

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

HISTORY

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

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

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

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

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

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

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

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

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

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

ARCHAEOLOGY

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

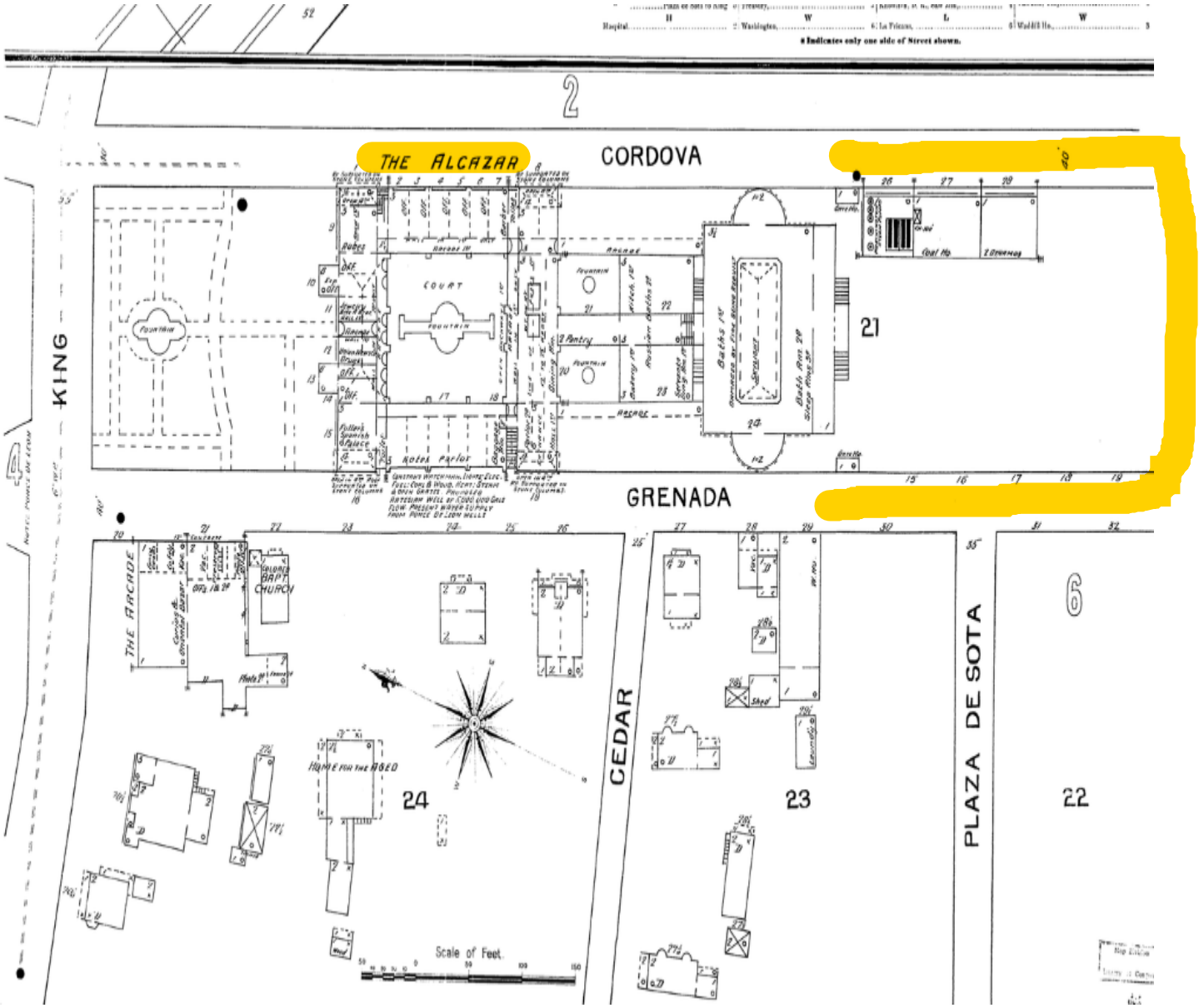
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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
5. Tatler, December 15, 1894, p. 3.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



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Feb. 1893, Sheet 1

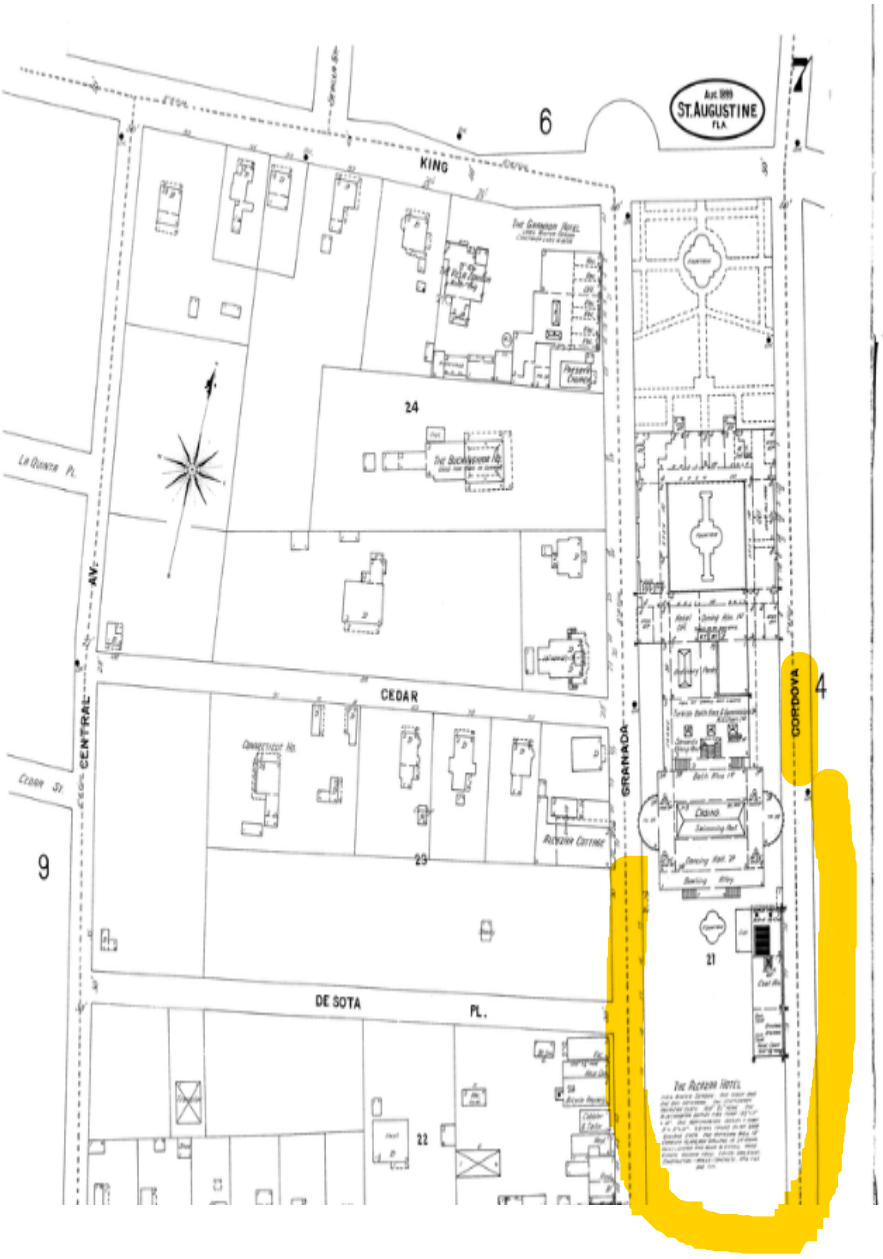


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 7

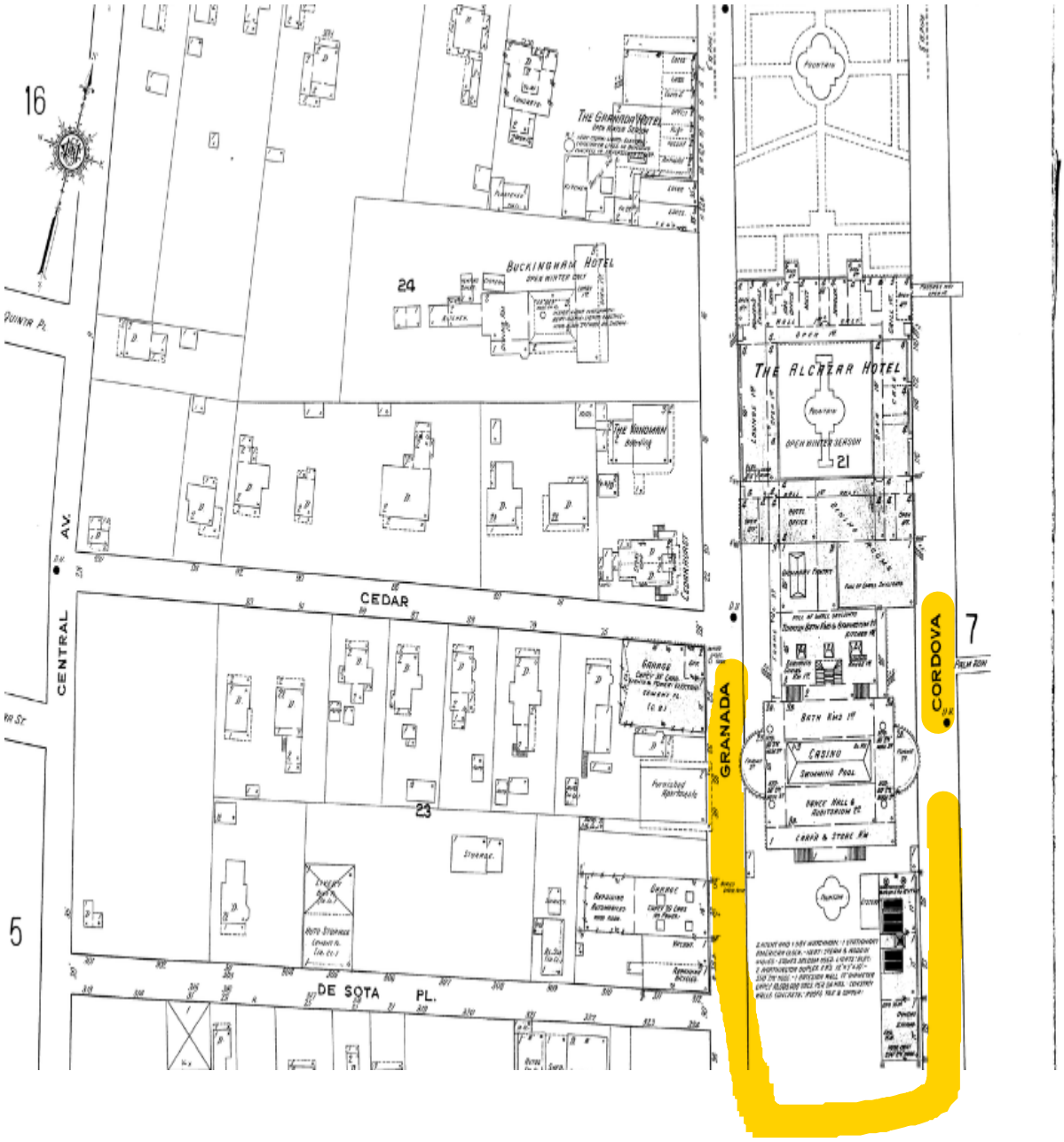


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ProQuest® Digital Sanborn Maps, 1867–1970

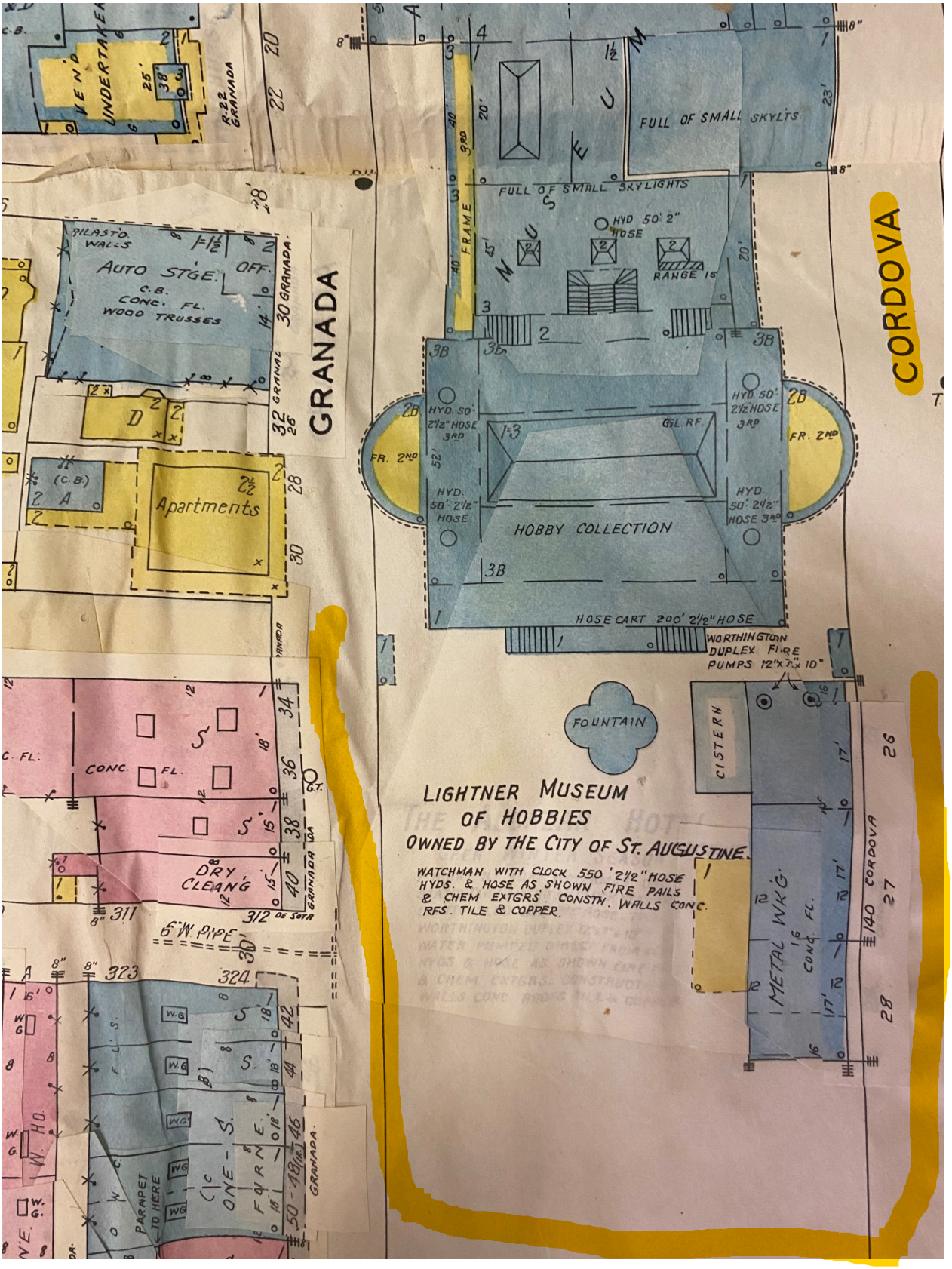
Saint Augustine Dec. 1917, Sheet 6



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1930 SANBORN MAP, REVISED to 1960:
75 King Street



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

May 20, 2021

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

cc: Lightner Museum of Hobbies, Inc.

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

Dear Mr. Marquis and staff,

On May 20, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add a new fountain spray pattern to the existing fountain.

Specifically, based upon evidence presented, the HARB **APPROVED** the portion of your application related to the wall around the statue and altered wall heights and **CONTINUED** the portion related to fountain improvements to the June 17, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by June 7, 2021.

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

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

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

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 20 , 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 May 20, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation 4 (HP-4).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add a new fountain spray pattern to the existing fountain.

Subject to the following conditions: PL 2021-0047

- #1 Approve revised wall around statuary in drawings dated 5/20
- finding Improvements are not permanently fixed to Statuary
- Varied wall heights as altered in field is approvable
-
-
- #2 Continue all fountain improvements to June 17, 2021
-

DONE AND ORDERED, at a public hearing on the 20th day of May, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0047

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of May, A.D., 2021.

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

Notary Public, State of Florida

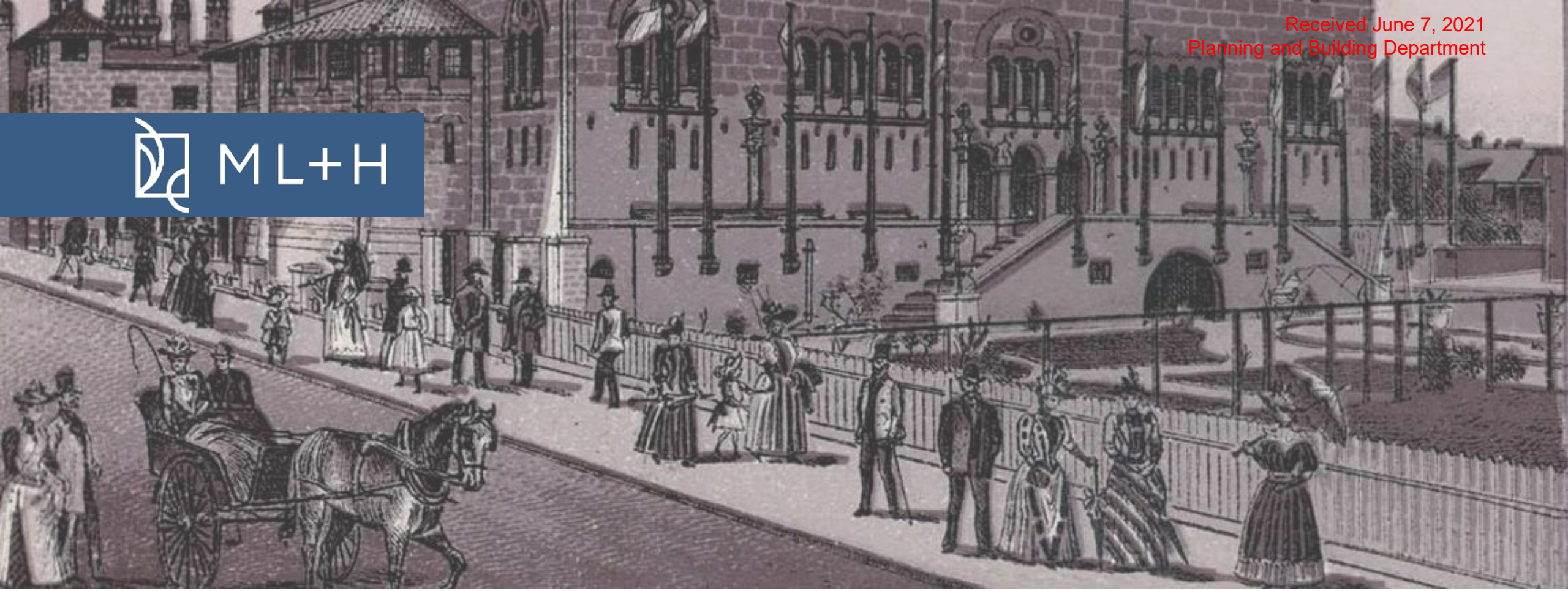
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR JUNE 17, 2021
HARB MEETING

2021-0047: 75 KING STREET

Additional Materials
Submitted by Applicant:
Marquis, Latimer + Halback, Inc.

Received June 7, 2021
Planning and Building Department



ML+H

LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 4

HARB Presentation REV. 1
June 17th, 2021
(ML+H Project No. 20.5.0)

Received June 7, 2021
Planning and Building Department

Certificate of Appropriateness - *design update*

PREVIOUS SUBMITTAL CONTINUED DESIGN REVISIONS

1. Plaster Fountain Finish
2. Lighting and Spray Nozzle

UPDATED SUBMITTAL TO INCLUDE

1. Updated finish to match existing (white paint on application)
2. Lighting and Spray nozzle consistent with previous proposal

Received June 7, 2021
Planning and Building Department

Fountain improvements



EXISTING FOUNTAIN FINISH TO BE REPAINTED



EXISTING FINISH TO BE REMOVED AND FINISH TO BE REAPPLIED- COLOR TO MATCH EXISTING WHITE



EXISTING FOUNTAIN PLAQUE TO REMAIN

Received June 7, 2021
Planning and Building Department

FOUNTAIN IMPROVEMENTS

1. UPDATE SPRAY NOZZLE AND PLUMBING



Spray consistent with fountains on in hp district and on grounds (fountain at government house)

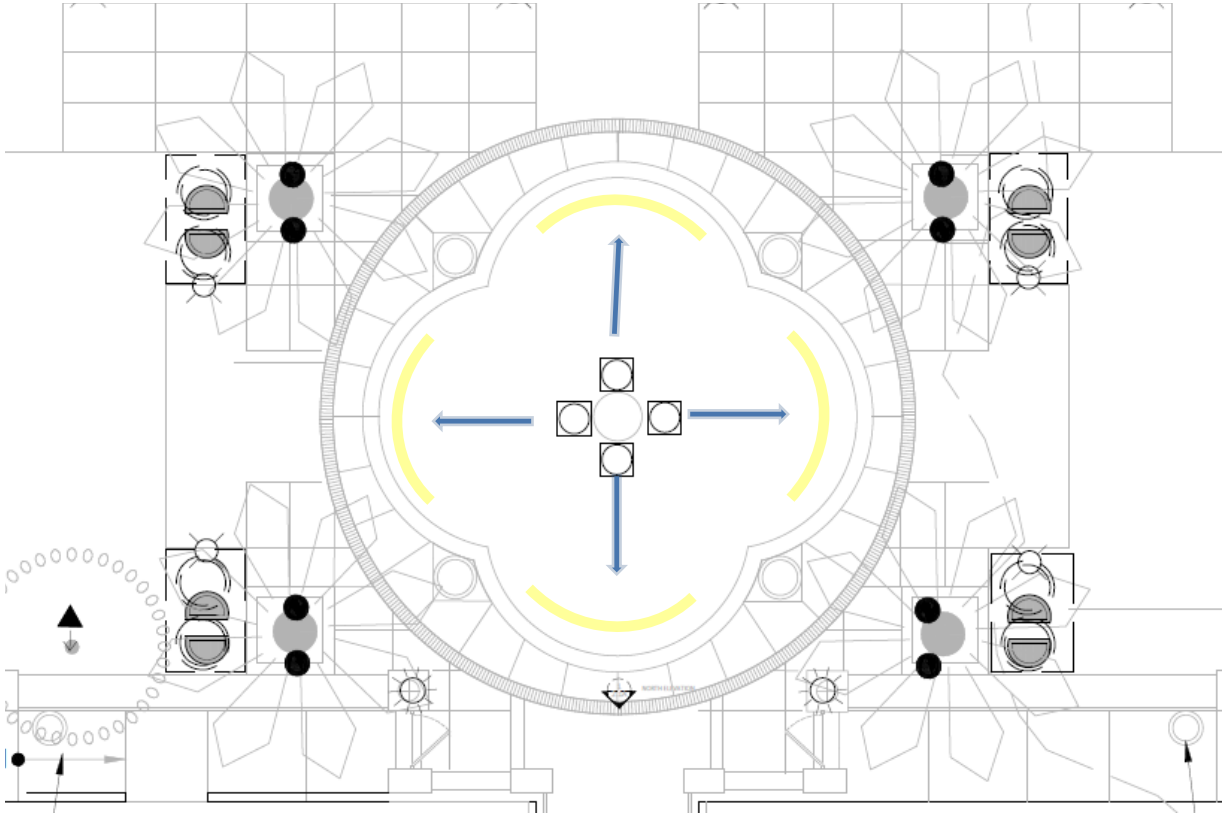


3-tiered brass fountain nozzle to be placed in existing coquina centerpiece of fountain.

Received June 7, 2021
Planning and Building Department

FOUNTAIN LIGHTING

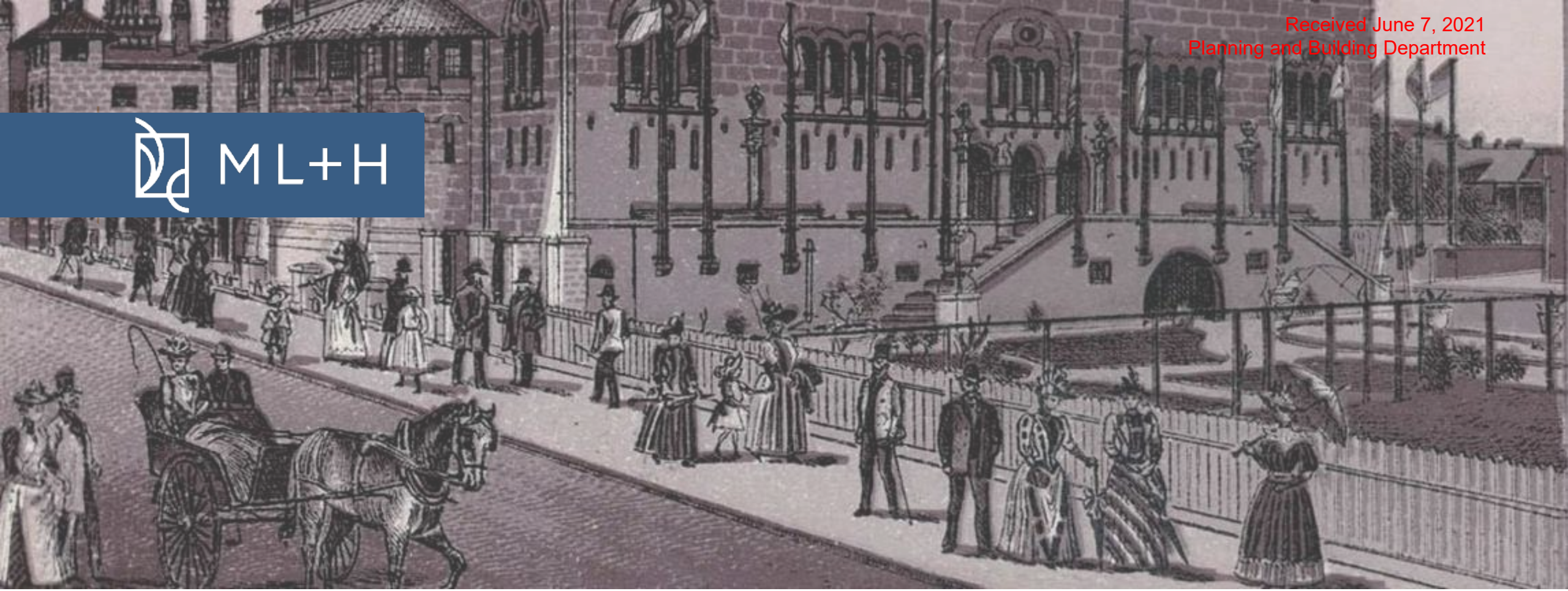
1. LIGHTING TO SOFTLY ACCENT SHAPE OF FOUNTAIN





AURORA AQUATIC LIGHT - H20-P ARIELBRASS, NATURALLamp: LED, 4.5 W, 2700, Beamspread: 60

Received June 7, 2021
Planning and Building Department



ML+H

LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 4

HARB Presentation REV. 1
June 17th, 2021
(ML+H Project No. 20.5.0)

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

April 15, 2021

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

cc: Lightner Museum

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

Dear Mr. George

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

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the May 20, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by May 10, 2021.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

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

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON April 15 , 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the April 15, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation 4 (HP-4).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain.

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

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

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

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

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 15th day of April, A.D., 2021.

Notary Public, State of Florida

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

FOR MAY 20, 2021 HARB MEETING

2021-0047: 75 KING STREET

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

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

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

D. PAINT COLORS (check one)

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

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

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

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

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

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Elijah George, RLA

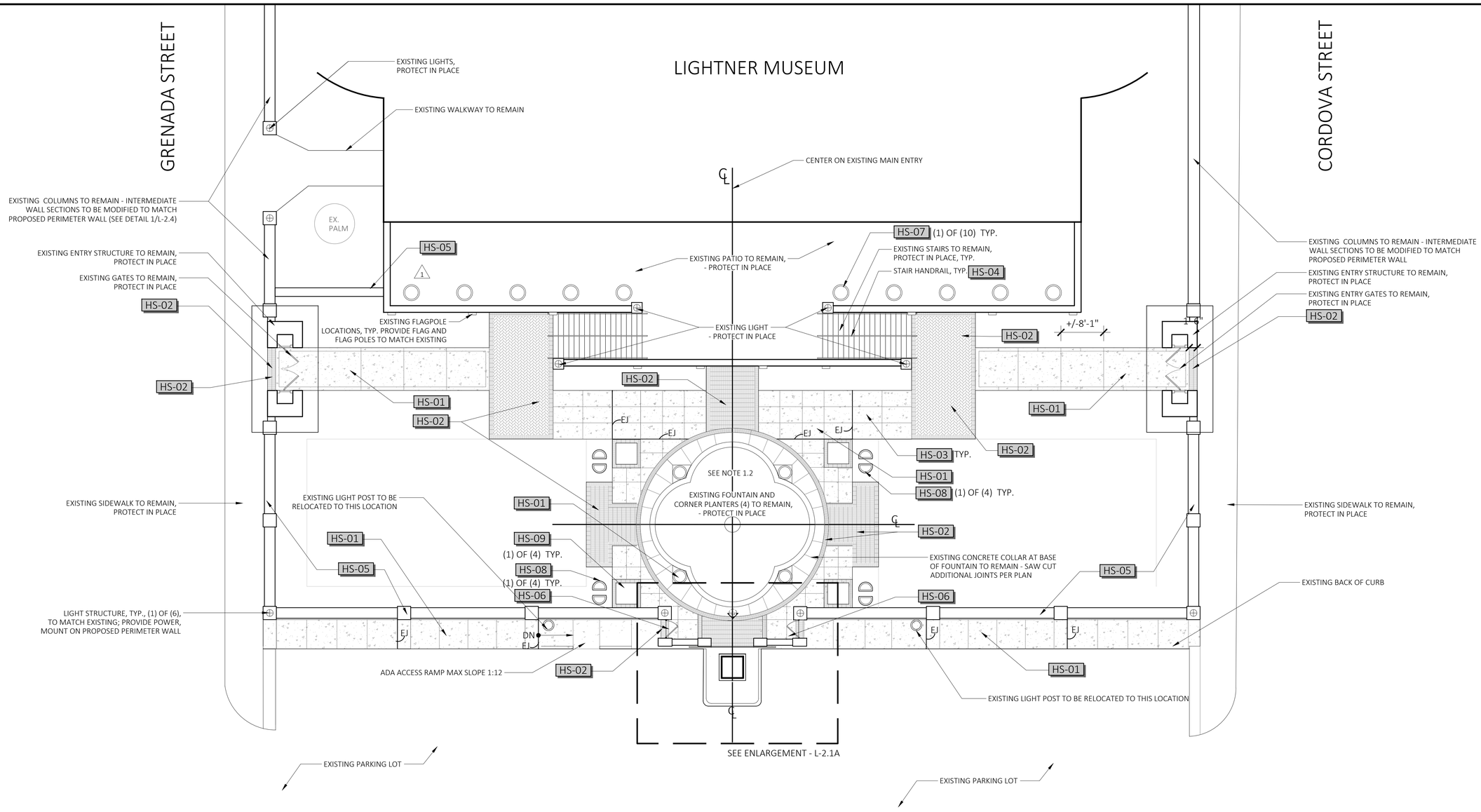
SIGNATURE OF APPLICANT Elijah George DATE 04.16.2021

PRINT OWNER'S NAME David Bagnall, Executive Director

SIGNATURE OF OWNER David Bagnall DATE 04.16.2021

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

Received April 16, 2021
Planning & Building Department



REFERENCE NOTES SCHEDULE

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

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

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

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

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

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

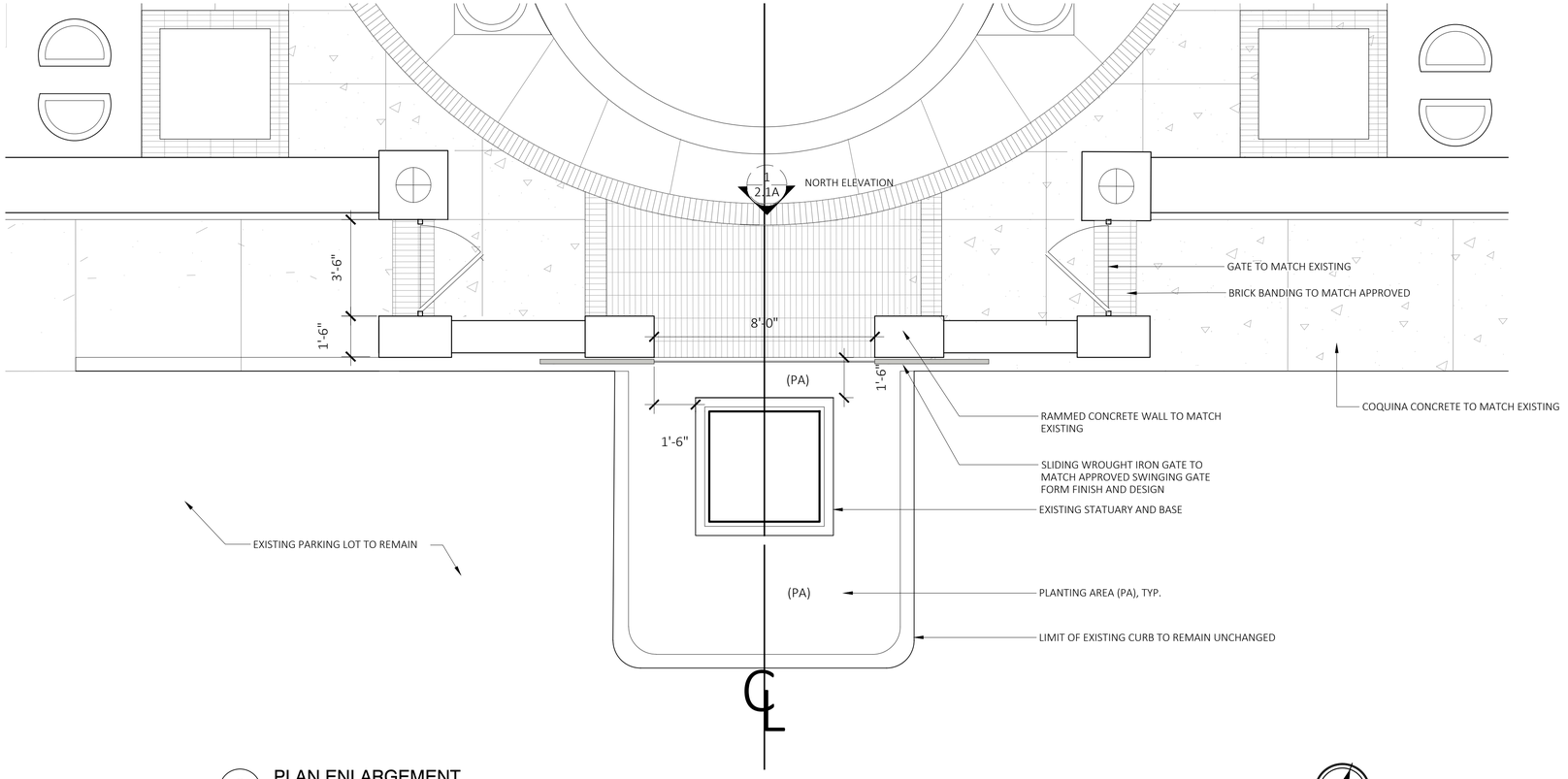
HARDSCAPE PLAN

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

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

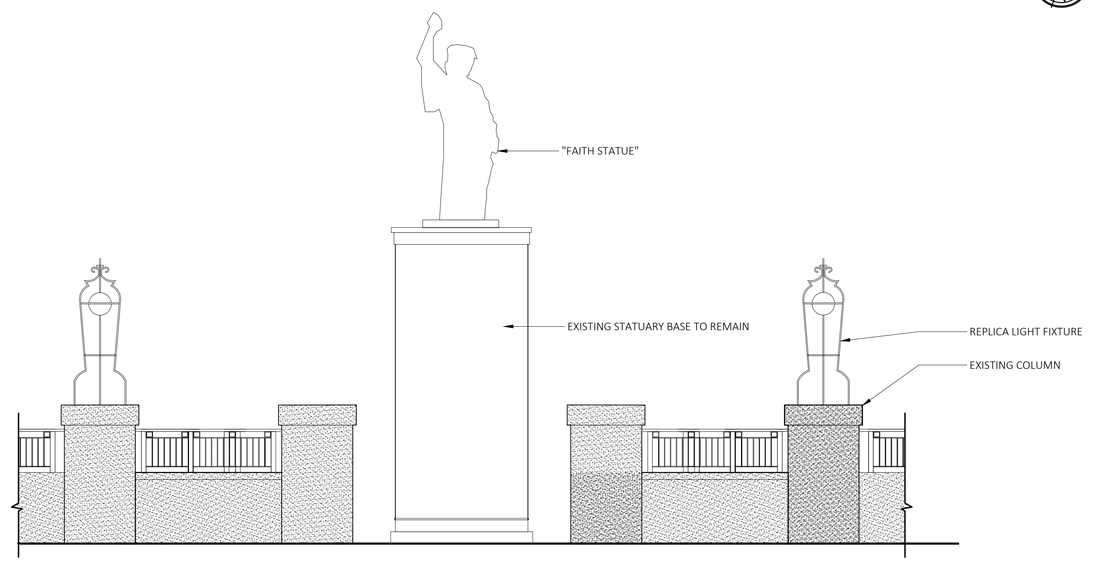
DRAWING NO.:
L-2.1

Received April 16, 2021
Planning & Building Department



2 PLAN ENLARGEMENT

3/8" = 1'-0"



1 NORTH ELEVATION

3/8" = 1'-0"

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

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

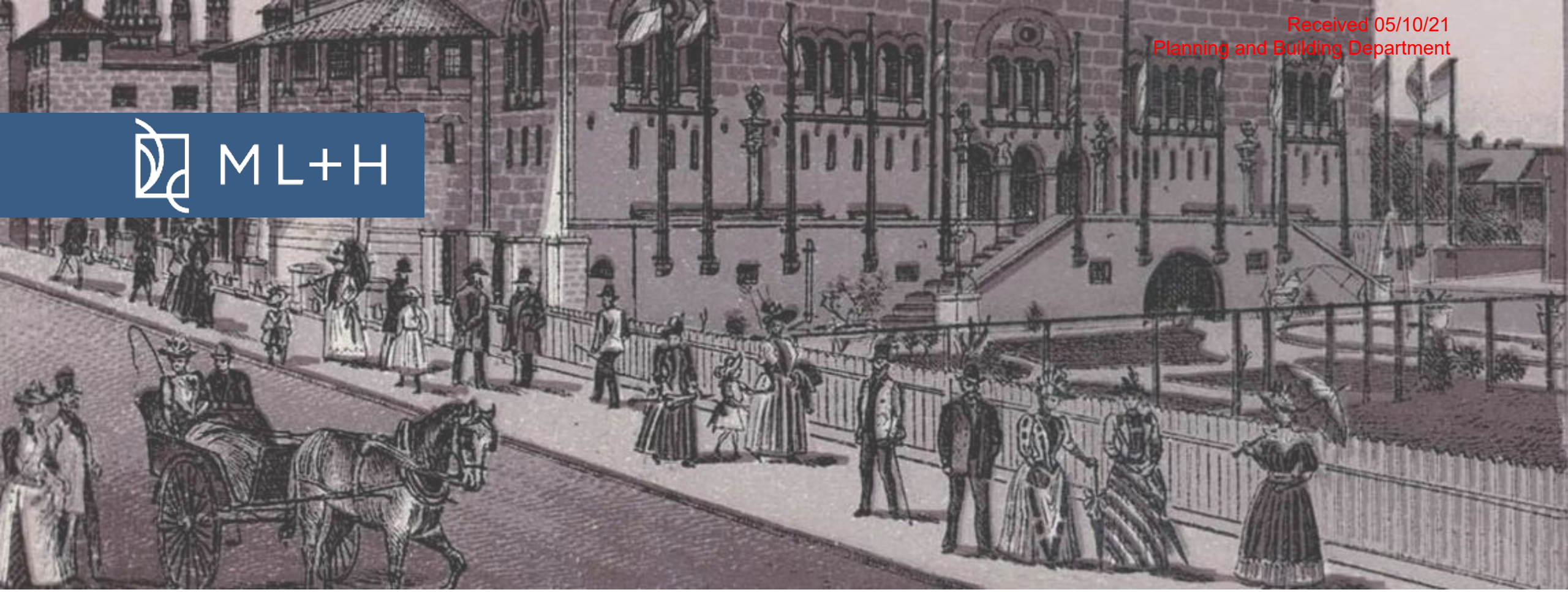
HARDSCAPE LAYOUT PLAN

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

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

DRAWING NO.:
L-2.2A

Received 05/10/21
Planning and Building Department



ML+H

LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 3

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

Received 05/10/21
Planning and Building Department

Certificate of Appropriateness - *design update*

PREVIOUS SUBMITTAL CONTINUED DESIGN REVISIONS

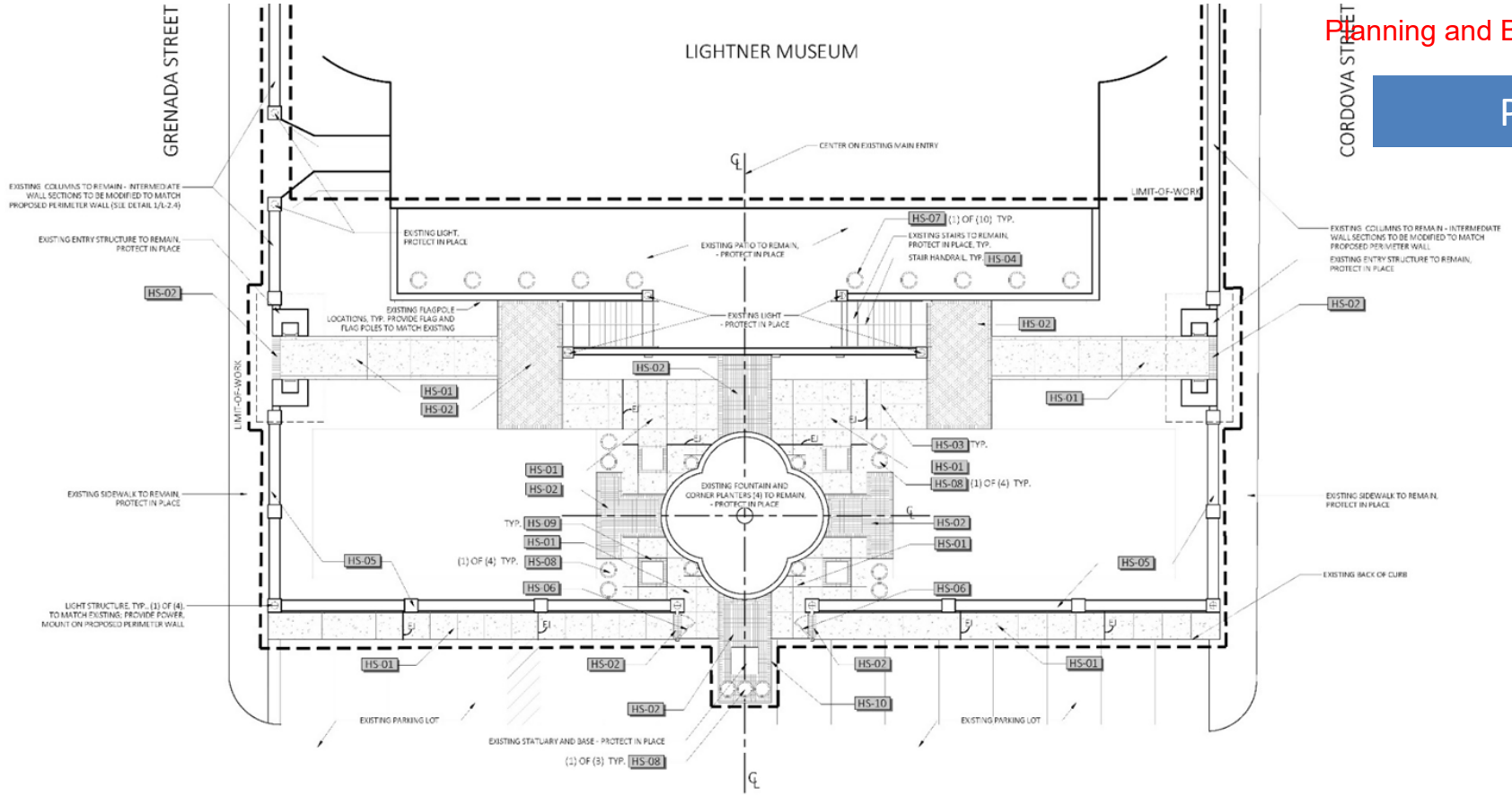
1. Redesign the treatment of walls around statuary base
2. Provide alternative for fountain basin improvement confirm that plaques are to remain

UPDATED SUBMITTAL TO INCLUDE

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

Received 05/10/21
Planning and Building Department

PERMITTED PLAN



REFERENCE NOTES SCHEDULE

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

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

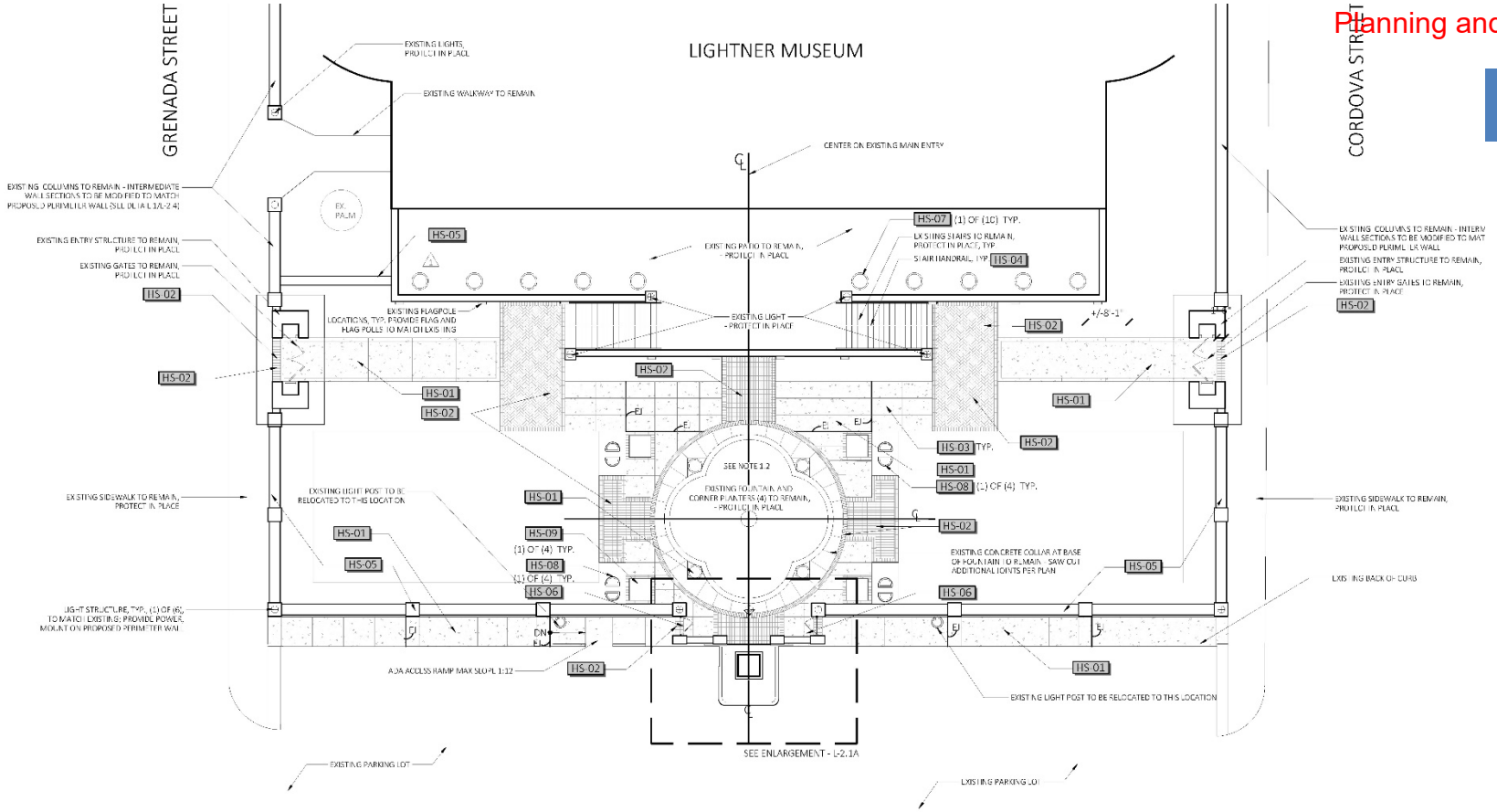
0' 5' 10' 20
SCALE: 1"=10'

SCALE: 1"= 20'

HARDSCAPE PLAN

Received 05/10/21
Planning and Building Department

Design Revision 3



REFERENCE NOTES SCHEDULE

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

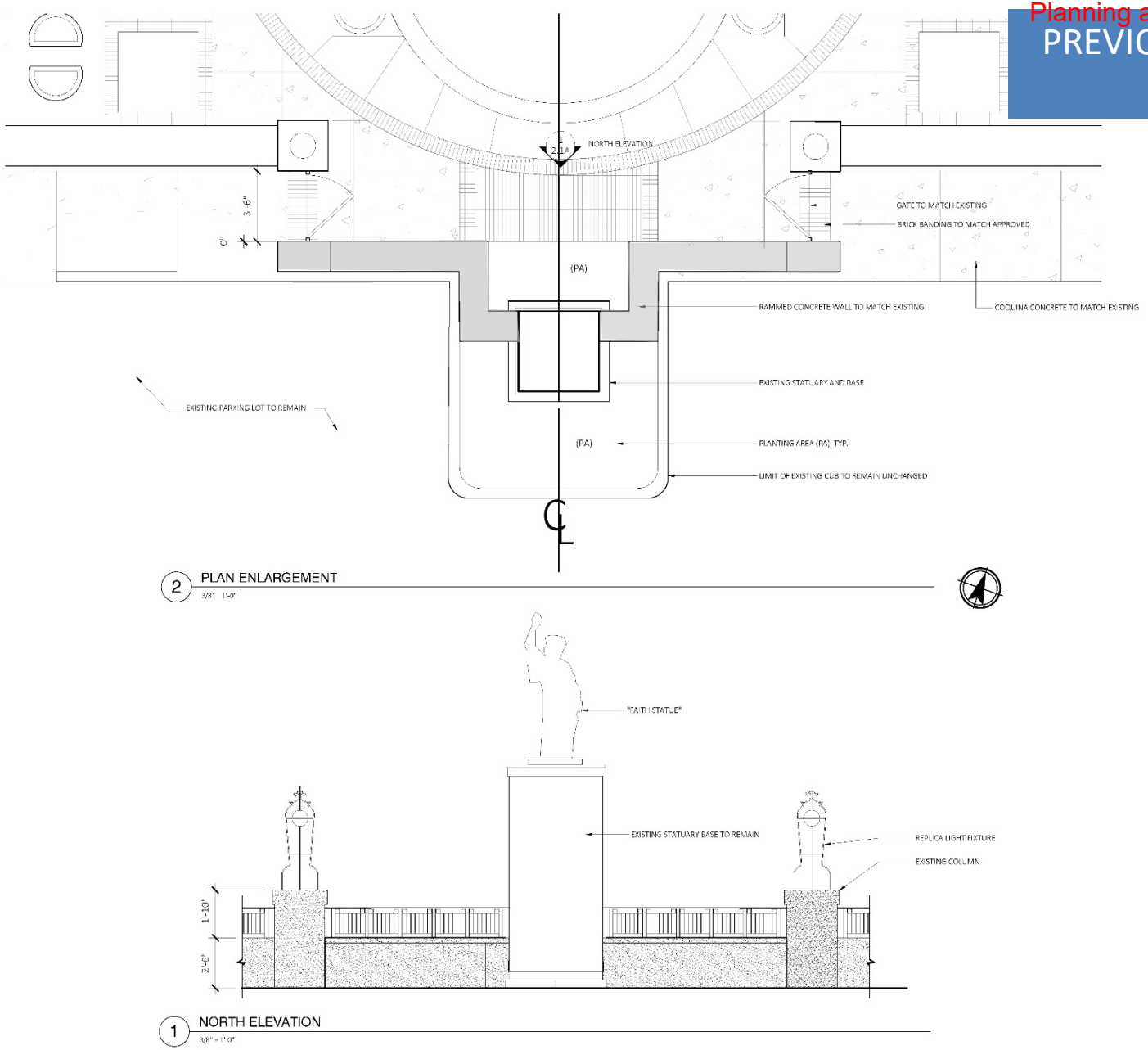
NOTE:
1. EVALUATE EXISTING FOUNTAIN EQUIPME CONTRACTOR TO PROVIDE OPTIONS FOR UPGRADED PUMP AND FILTRATION SYSTI
2. ALL EXISTING MEMORIALS AND PLAQUES BE MAINTAINED.

SCALE: 1"= 20'

HARDSCAPE PLAN

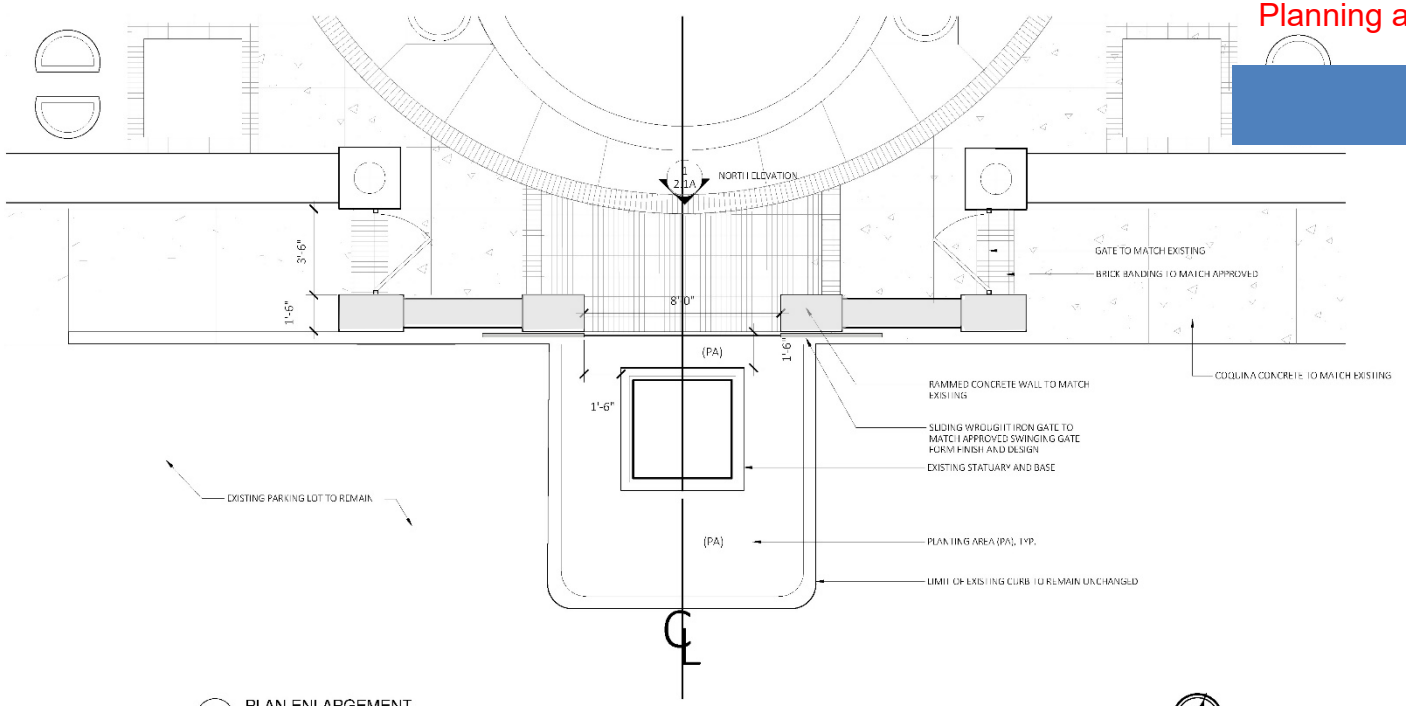
Received 05/10/21
Planning and Building Department

PREVIOUSLY PROPOSED DESIGN (April HARB)

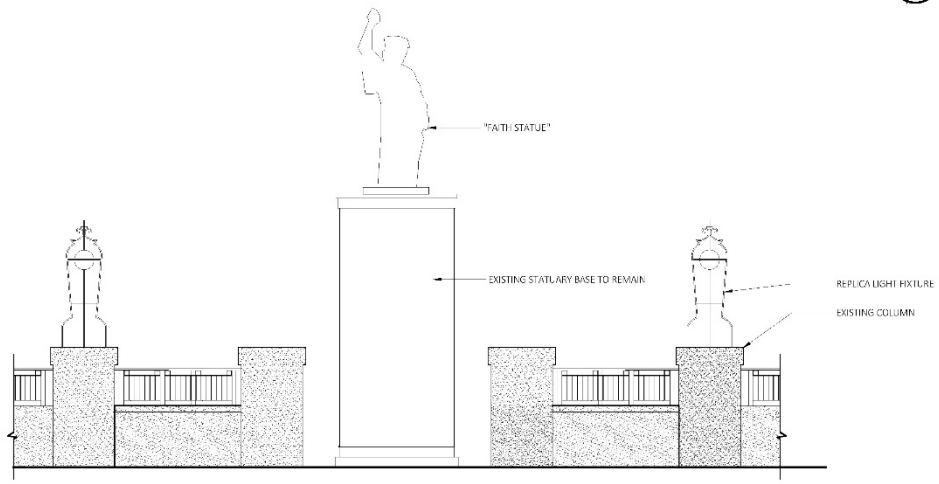


Received 05/10/21
Planning and Building Department

UPDATED DESIGN



2 PLAN ENLARGEMENT



1 NORTH ELEVATION

HARDSCAPE PLAN

Received 05/10/21
Planning and Building Department



ML+H

UPDATED PERSPECTIVE VIEWS

Received 05/10/21
Planning and Building Department



Received 05/10/21
Planning and Building Department



Received 05/10/21
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FOUNTAIN IMPROVEMENTS

Received 05/10/21
Planning and Building Department

Existing Fountain Conditions



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



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



EXISTING FOUNTAIN PLAQUE TO REMAIN

Received 05/10/21
Planning and Building Department

FOUNTAIN IMPROVEMENTS

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



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

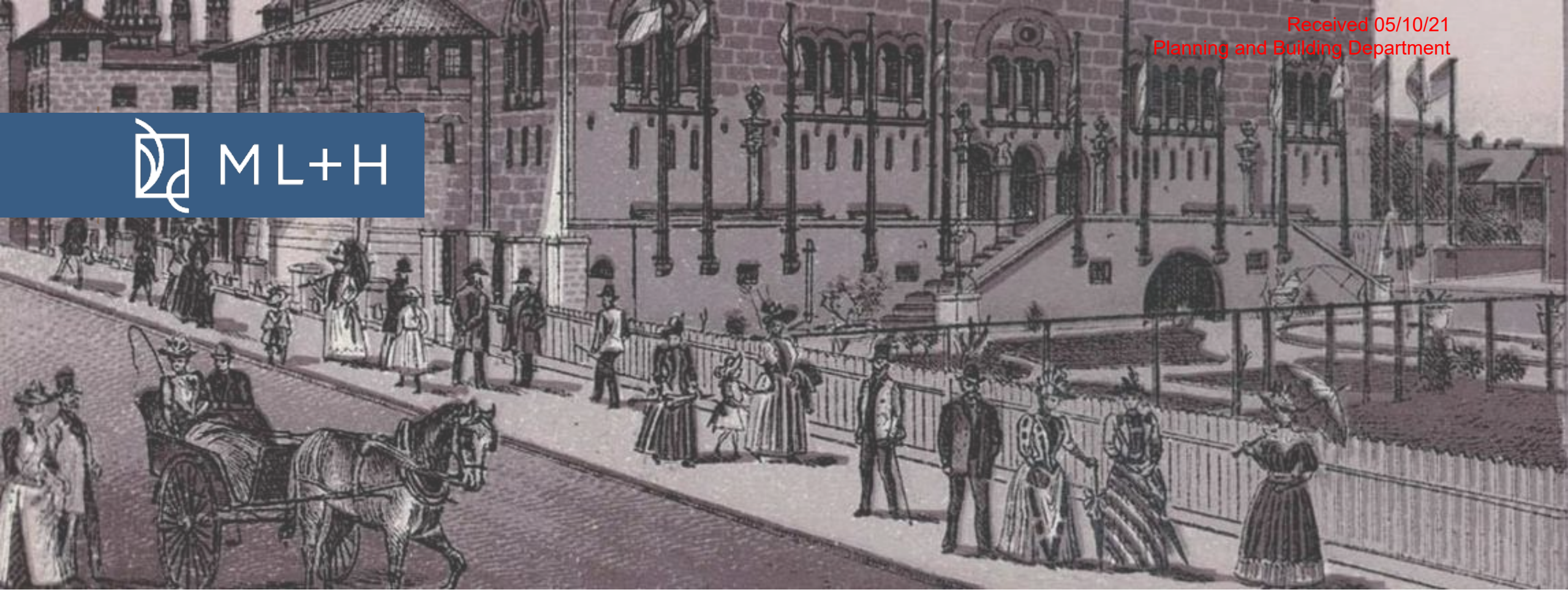


2 x 2 Porcelain Waterline
Tile (3 rows)



Updated spray nozzle and basin lights

Received 05/10/21
Planning and Building Department



ML+H

LIGHTNER MUSEUM SOUTH PATIO + GARDEN

Design Revision 3

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

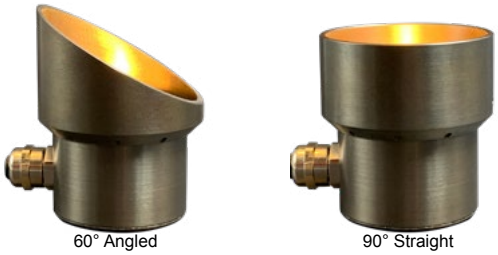
auroralight

TYPE:
CAT. #: H_2O-P-

H_2O-P ARIEL



No Shield



60° Angled 90° Straight

All shown as BLP-XD with side wire feed

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

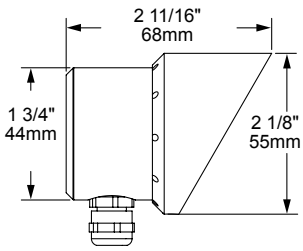
Features include:

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

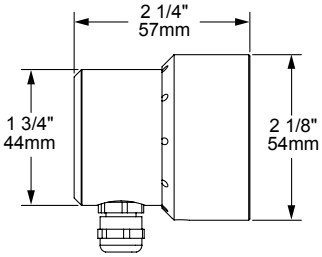
Powered by CREE LEDs

12V

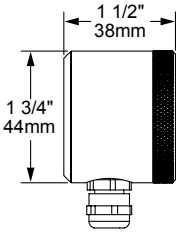
IP68



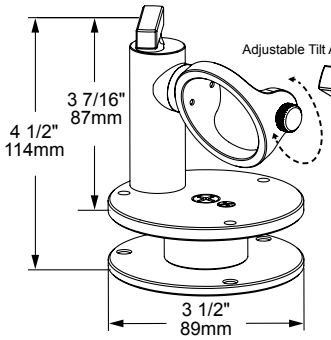
60° Angled



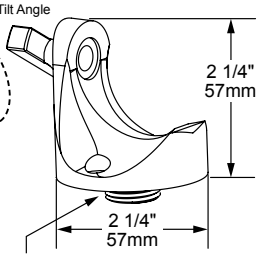
90° Straight



No Shield



CAM-LOC Stand



1/2" (NPS) Universal Thread

Mount Bracket

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

INDICATES REQUIRED FIELD *INDICATES OPTIONAL FIELD*

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

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

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

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

WIRE FEED
[R] Rear
[S] Side

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

* Not compatible with [S] Side Wire Feed

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



CAM-LOC Stand



Mount Bracket

MOUNTS



[CS] CAM-LOC Stand
Allows for fixture adjustment



[CS-SK] Spool Kit
Stows slack cord



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



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



[MB] Mount Bracket

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

Candice Seymour

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

Hi Julie,

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

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

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

Thanks,

Elijah

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

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

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

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

Thanks,

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

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

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

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

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

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

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

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

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

Julie –

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

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

Thanks

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

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

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

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

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

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

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

Hi Julie and Jenny,

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

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

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

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

Thanks for your help.

Elijah

Elijah George, RLA, Project Manager
ISA Certified Arborist #FL5927A
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Received March 19, 2021
Planning & Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ▣ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL 2021-0047

Receipt No. 2083590

Meeting Date: April 15, 2021

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

1. NAME OF APPLICANT Elijah George RLA

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

   Address 34 Cordova Street Suite A

   City St. Augustine State FL Zip Code 32084

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

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

2. NAME OF PROPERTY OWNER Lightner Museum

   Business (if applicable) _____

   Address 75 King Street

   City St Augustine State FL Zip Code 32080

   Daytime telephone (required)_____ Other phone _____

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

4. LEGAL DESCRIPTION: Lot____ Block____Subdivision_____Parcel_____

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

6. PROPOSED PROJECT WORK

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

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

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

October 2017

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

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

D. PAINT COLORS (check one)

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

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

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

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

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

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

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Elijah George, RLA

SIGNATURE OF APPLICANT _____ DATE 03.19.2021

PRINT OWNER'S NAME David Bagnall, Executive Director

SIGNATURE OF OWNER _____ DATE 3.19.21

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

October 2017

PL 2021-0047 – 75 King Street

Received March 19, 2021
Planning & Building Department

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

See Page 2

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:
Need detail on any proposed alteration to the fountain including mosaic tile, updated fountain spray, etc.

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

Reviewed by: Julie Courtney Date: 03.24.21

October 2017

Received April 6, 2021
Planning & Building Department



LIGHTNER SOUTH PATIO AND GARDEN

DESIGN REVISION 2. 100% CONSTRUCTION DOCUMENTS

Design Team

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

Prepared For
LIGHTNER MUSEUM

Site Location
75 KING STREET, ST AUGUSTINE FL, 32084

Jurisdictional Review
CITY OF ST. AUGUSTINE

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

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

ML+H
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JEREMY MARQUIS
LIC. # 6667110
SEAL

DRAWN BY: EG & EDP

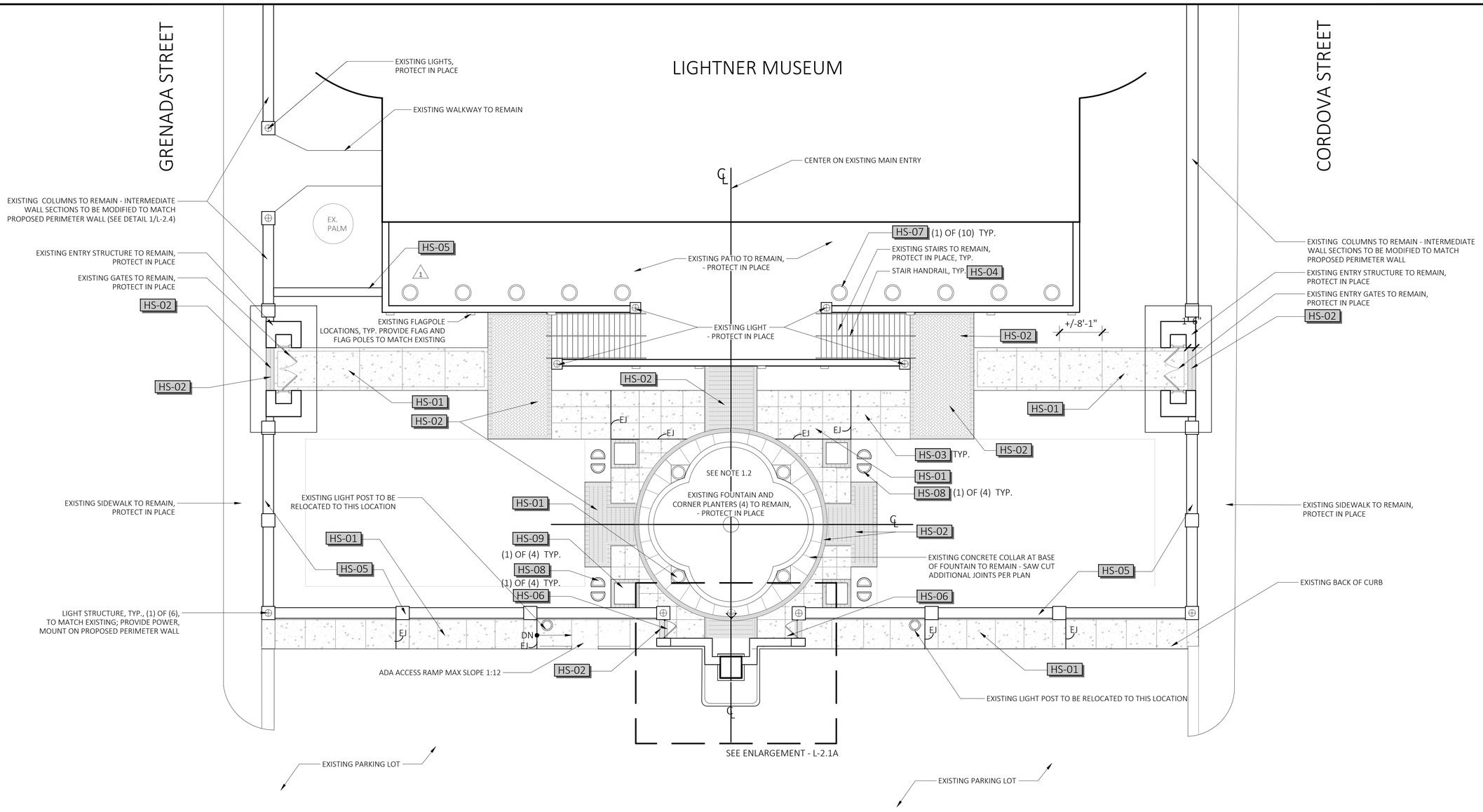
LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL

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

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

DRAWING NO.:
L-1.0

Received April 6, 2021
Planning & Building Department



REFERENCE NOTES SCHEDULE

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

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

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

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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

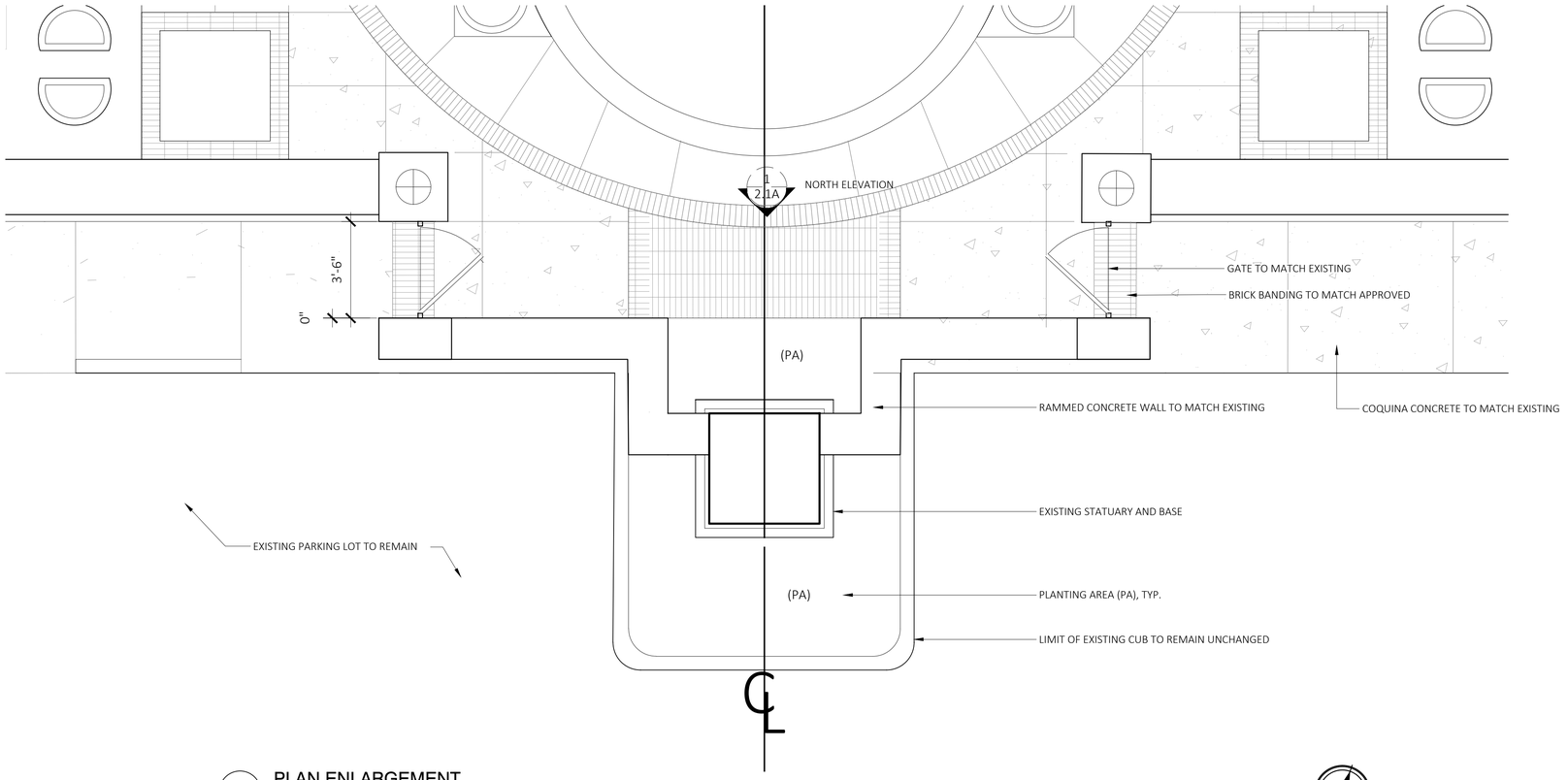
HARDSCAPE PLAN

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

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

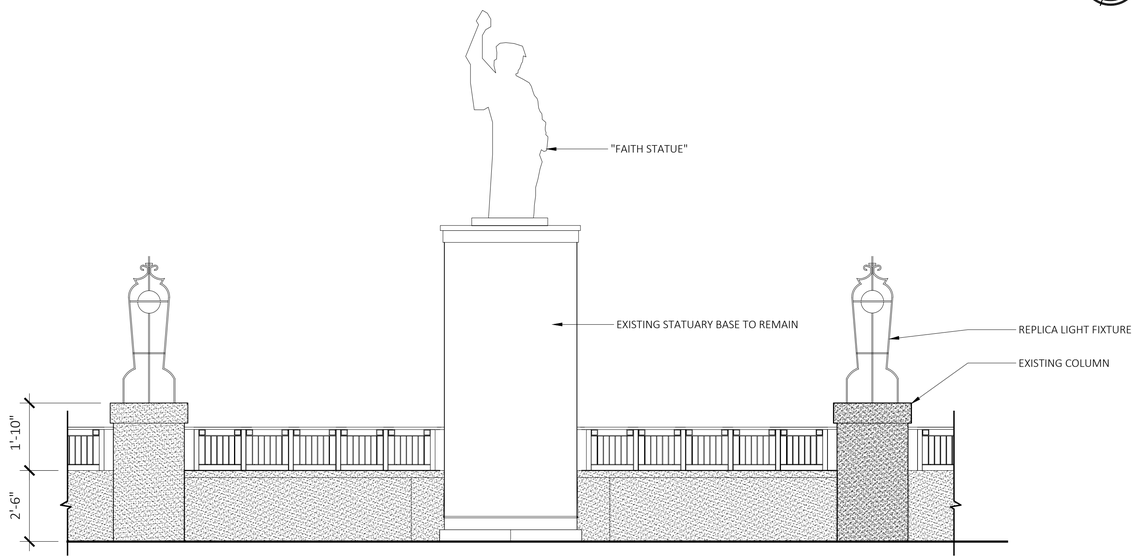
DRAWING NO.:
L-2.1

Received April 6, 2021
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2 PLAN ENLARGEMENT

3/8" = 1'-0"



1 NORTH ELEVATION

3/8" = 1'-0"

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DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

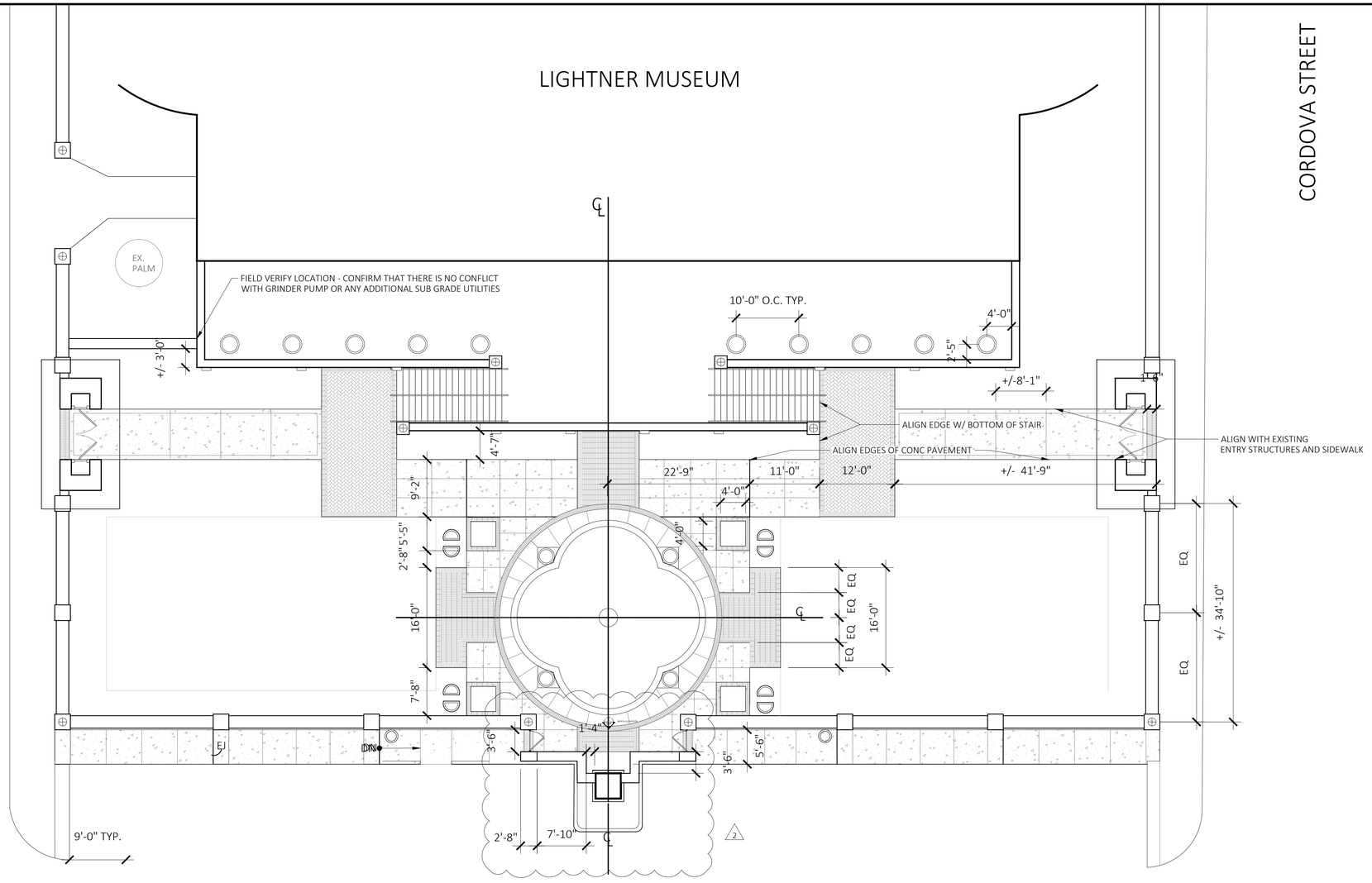
HARDSCAPE LAYOUT PLAN

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

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

DRAWING NO.:
L-2.2A

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Planning & Building Department



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

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

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

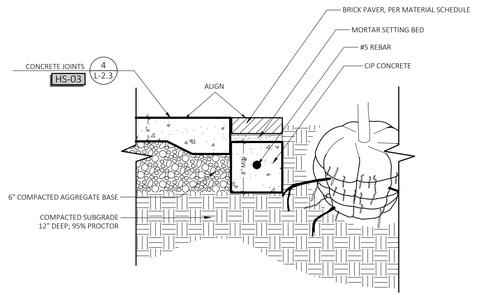
HARDSCAPE LAYOUT PLAN

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

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

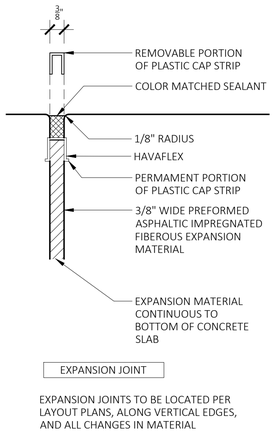
DRAWING NO.:
L-2.2

Received April 6, 2021
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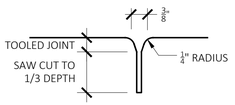
5 FOUNTAIN PLAZA TREE WELL

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



EXPANSION JOINT

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

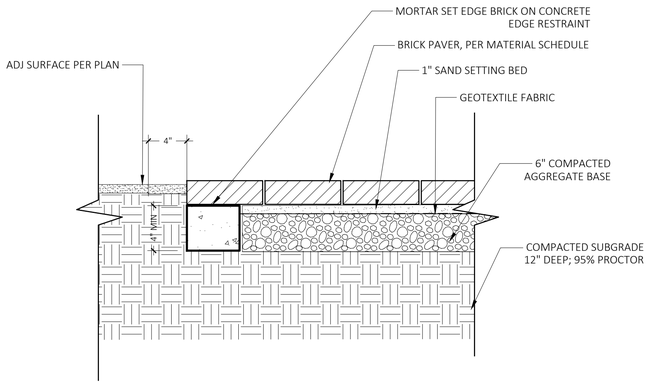


CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

4 CONCRETE JOINTS

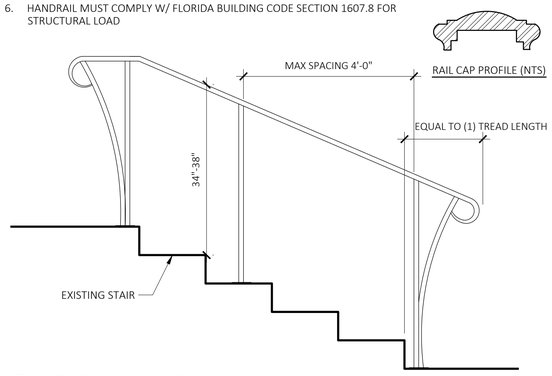
6" = 1'-0" P-CO-BAP2-01



3 BRICK PAVER ON AGGREGATE BASE

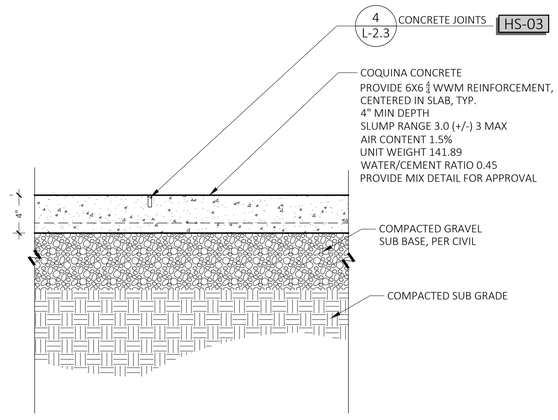
1 1/2" = 1'-0" P-CO-2-01

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



2 TYPICAL HANDRAIL

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



1 COQUINA CONCRETE - PEDESTRIAN

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

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LC0000391

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

JEREMY R. MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

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LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE DETAILS

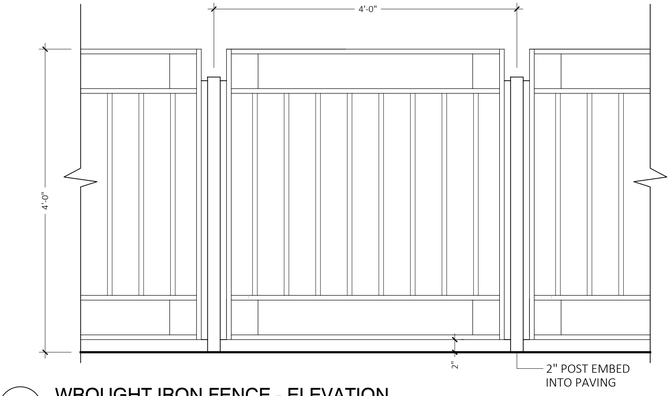
SYM	DESCRIPTION	DATE
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

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

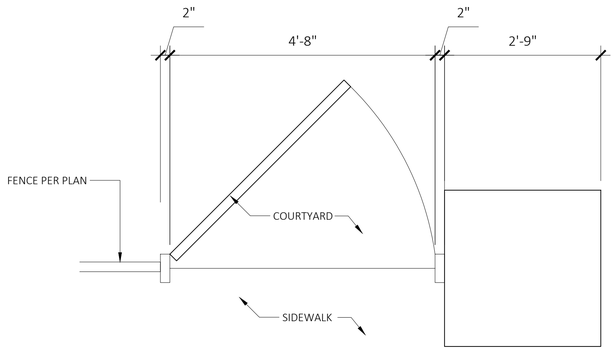
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L-2.3

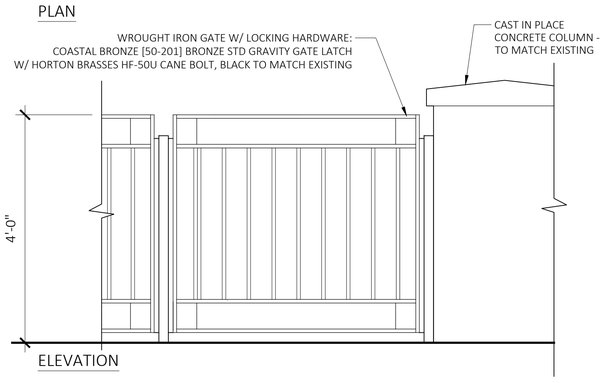
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NOTE: DIMENSIONS AND FINISH OF ALL MEMBERS TO MATCH EXISTING GATE

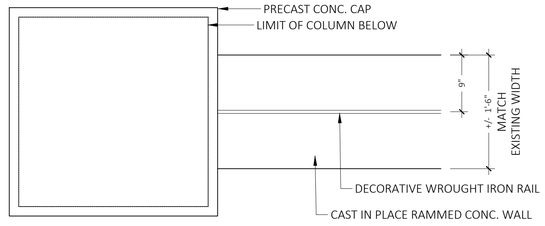


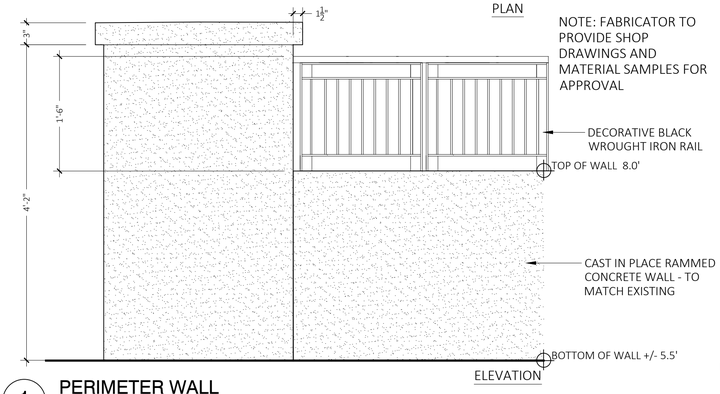
3 WROUGHT IRON FENCE - ELEVATION
1" = 1'-0"
DETAIL-FILE P-CO-2-09

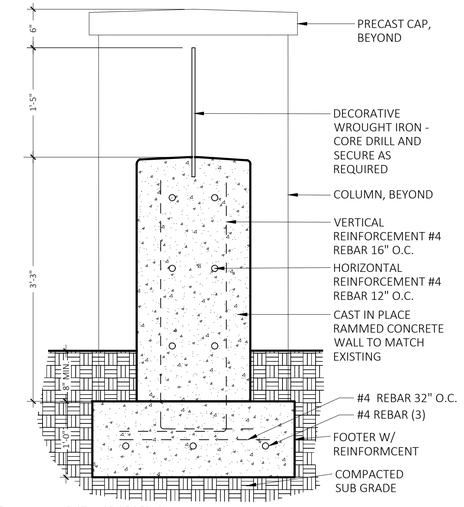




2 WROUGHT IRON GATE
3/4" = 1'-0"
P-CO-2-07







1 PERIMETER WALL
1" = 1'-0"
P-CO-2-04

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JEREMY MARQUIS, FLORIDA
LIC. # 6667110 SEAL

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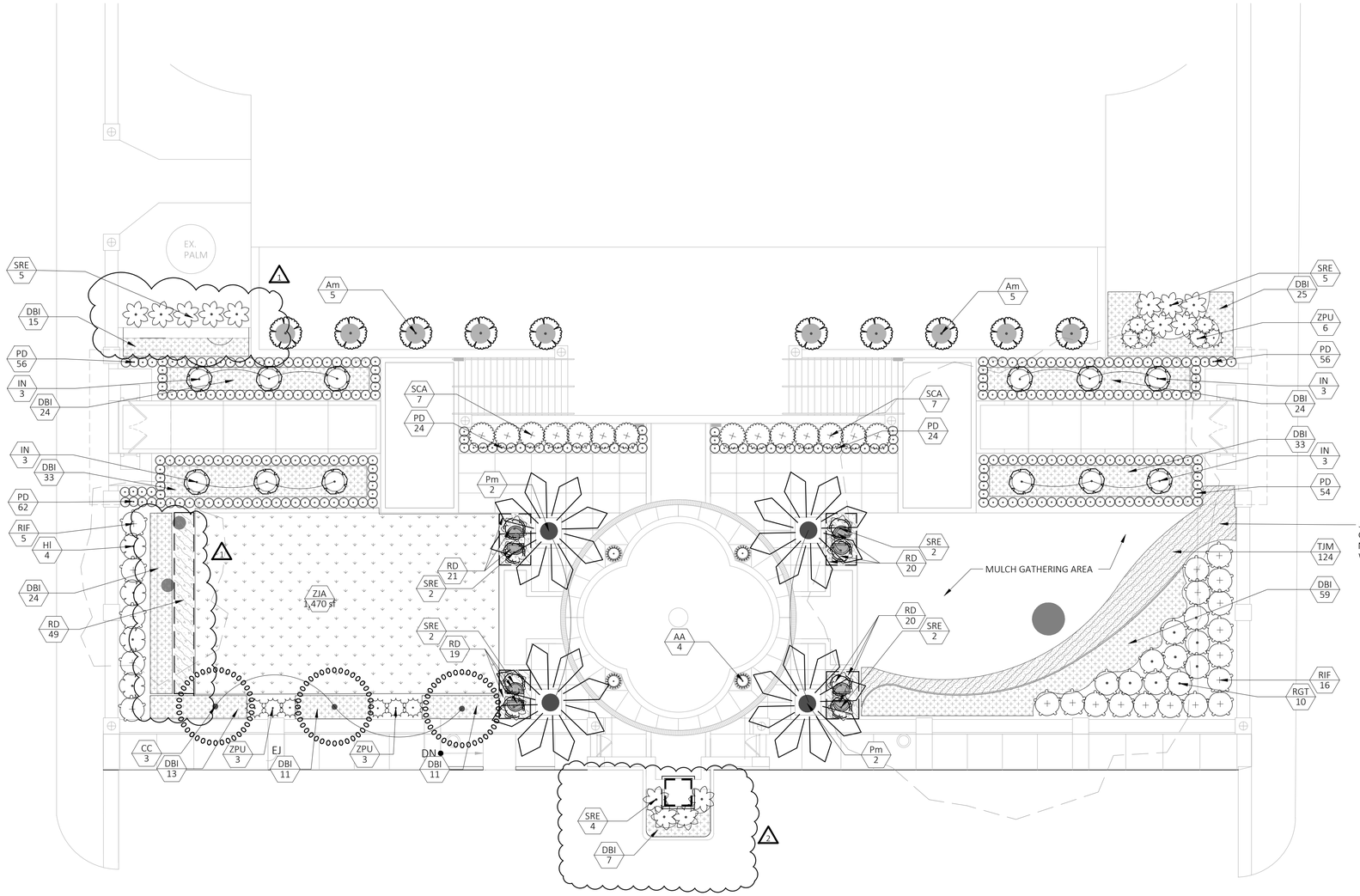
HARDSCAPE DETAILS

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

SIZE: ANSI D
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PLANT SCHEDULE

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

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

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

PLANT SCHEDULE

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

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

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JEREMY MARQUIS
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DRAWN BY: EG & EDP

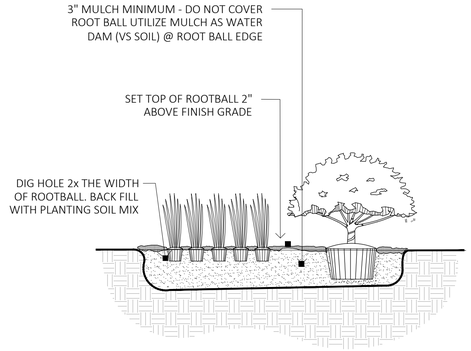
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LANDSCAPE PLAN

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

SIZE: ANSI D
PRIME PROJECT #:
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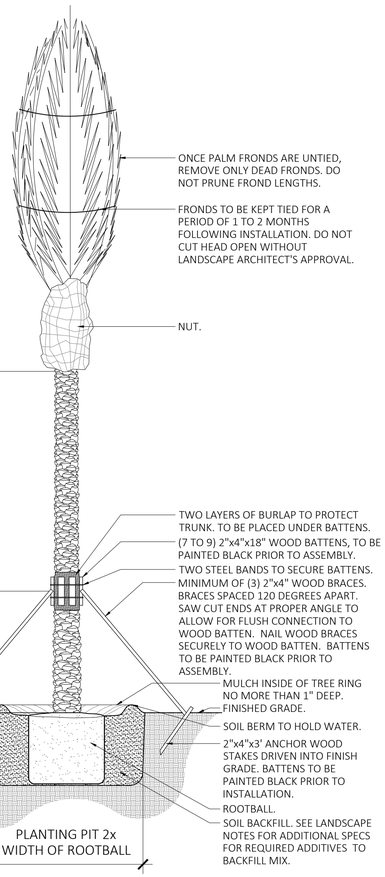
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6 SHRUB AND GROUNDCOVER PLANTING

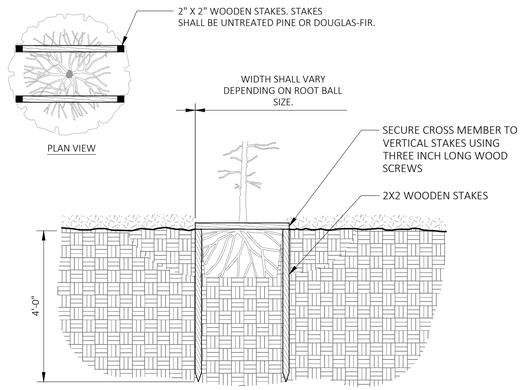
NOT TO SCALE 00-16



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

7 PALM PLANTING & STAKING DETAIL

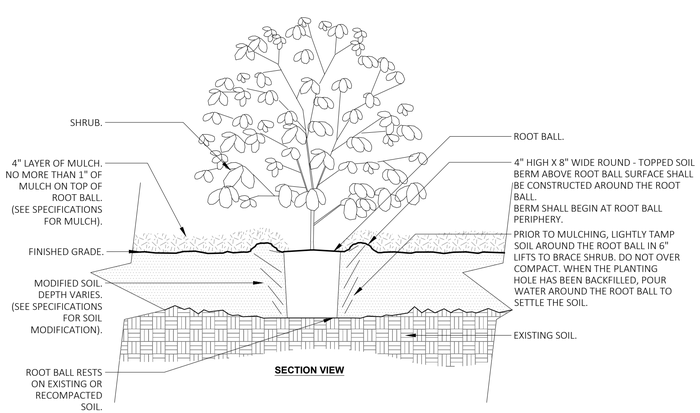
NOT TO SCALE 00-03



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

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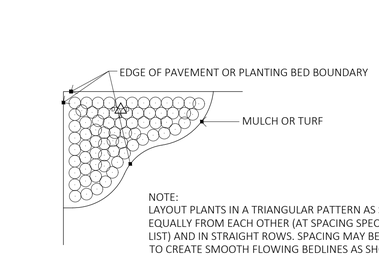


NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

4 SHRUB - MODIFIED SOIL

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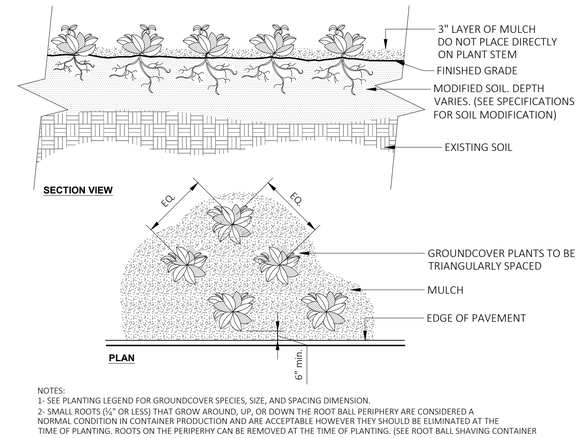
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NOTE:
LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE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

3 SHRUB SPACING DETAIL

NOT TO SCALE 00-07

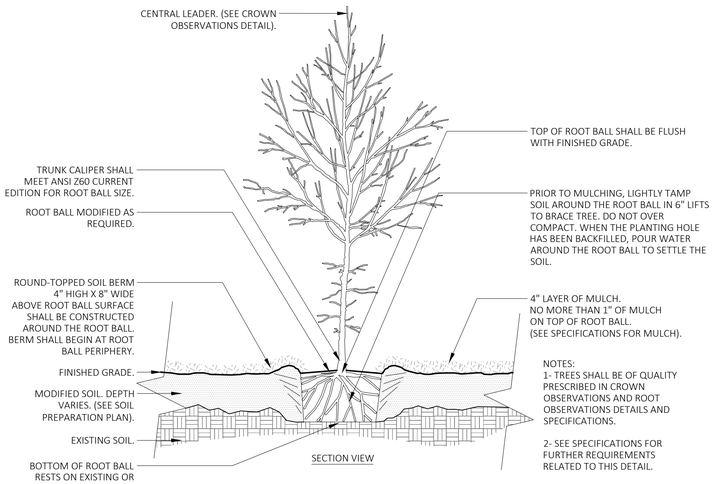


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (½" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING.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

2 GROUNDCOVER

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

1 TREE W/ BERM (EXISTING SOIL MODIFIED)

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

DRAWN BY: EG & EDP

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LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

LANDSCAPE DETAILS

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

SIZE: ANSI D
PRIME PROJECT #:
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GENERAL NOTES

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

COORDINATION WITH PROJECT WORK

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

LAYOUT AND PLANTING SEQUENCE

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

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

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

PALM PLANTING

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

PRUNING OF TREES AND SHRUBS

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

MULCHING OF PLANTS

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

SOIL MIX

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

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

JEREMY R. MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

This item has been electronically signed and sealed by Jeremy Marquis, RLA on the Date and/or Time Stamp shown using a digital signature.
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LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

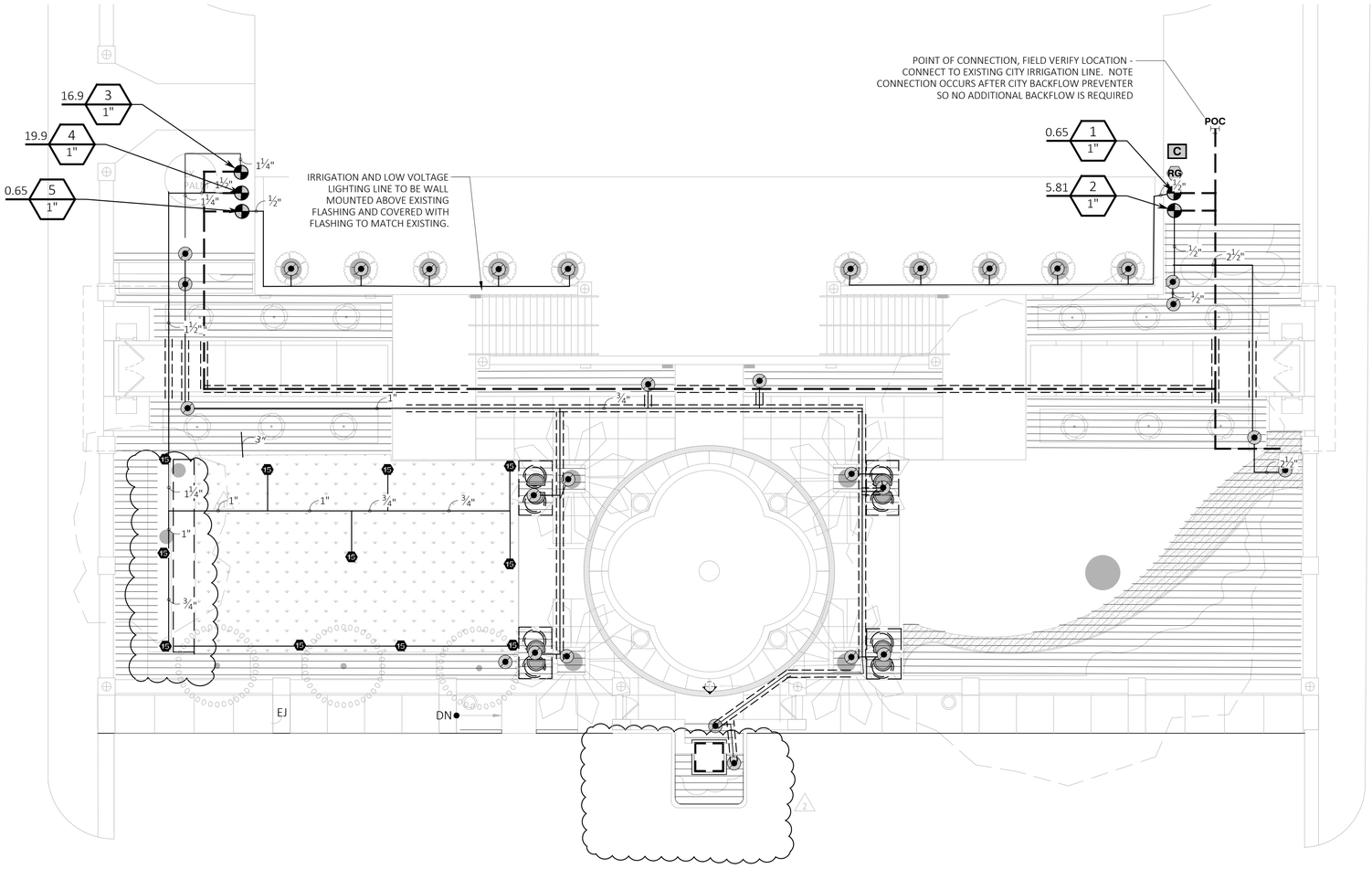
LANDSCAPE NOTES

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

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

DRAWING NO.:
L-3.3

Received April 6, 2021
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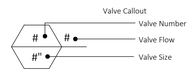


IRRIGATION SCHEDULE

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

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

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



NOTES:

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

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

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

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

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

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

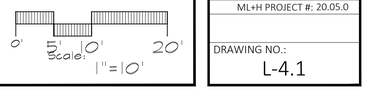
7. ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

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

AVERAGE ANNUAL DAILY IRRIGATION FLOW CALCULATION

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





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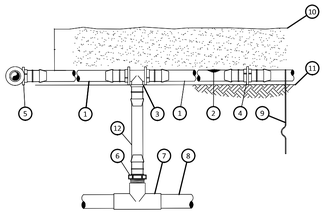
LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
IRRIGATION PLAN

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

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

DRAWING NO.:
L-4.1

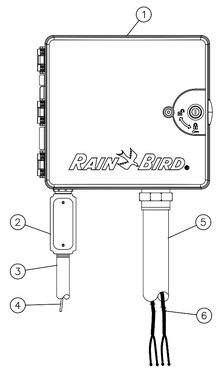
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1. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm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

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

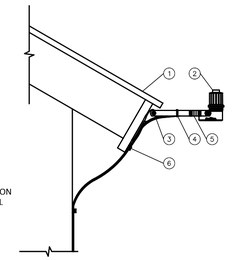
10 / L-4.2 DRIP LINE RISER ASSEMBLY
not to scale



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

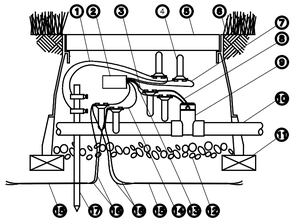
NOTES:
1. ESP-LXD CONTROLLER COMES WITH 50 STATIONS AVAILABLE. TWO ADDITIONAL 75 STATION ESPLXD-SUM75 MODULES MAY BE ADDED TO EXPAND THE CONTROLLER UP TO 200 TOTAL STATIONS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS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

7 / L-4.2 DECODER CONTROLLER
not to scale



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

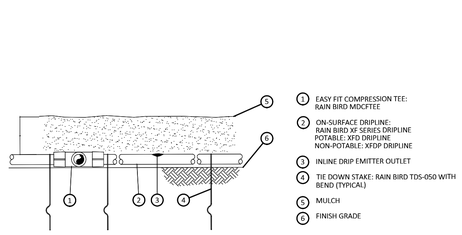
4 / L-4.2 RAIN SENSOR - RSD BEx ROOF BRACKET
not to scale



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

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

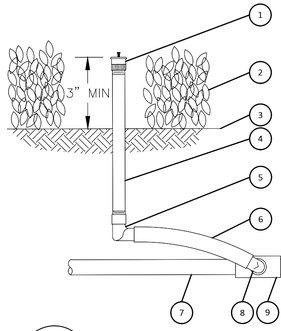
1 / L-4.2 SENSOR DECODER AND FLOW SENSOR
not to scale



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

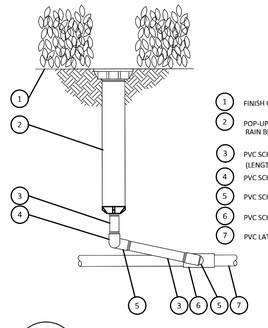
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

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



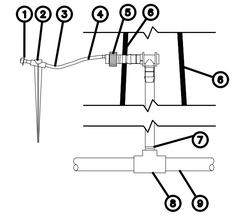
1. ADJUSTABLE FULL CIRCLE BUBBLER: RAIN BIRD 1300A-F
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2-INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100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

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



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

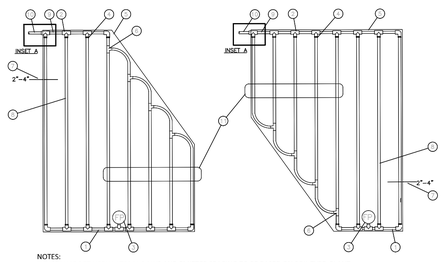
3 / L-4.2 12" POP UP SPRAY HEAD (SHRUBS)
not to scale



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

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

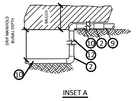
11 POTTERY DRIP LINE EMITTER
NOT TO SCALE P-CO-2-16

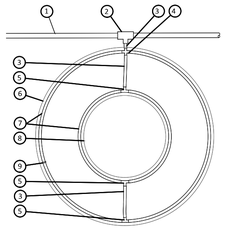


1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFD FLUSH POINT
4. BARB X MALE FITTING:
   RAIN BIRD XFD-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS:
   RAIN BIRD XFD-TEE OR
   RAIN BIRD XFD- CROSS (TYPICAL)
7.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

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

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

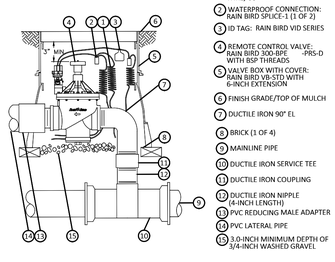




1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING:
   RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING:
   RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING:
   RAIN BIRD XFD-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE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

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

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



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

2 / L-4.2 RAINBIRD VALVE
not to scale

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REGISTERED LANDSCAPE ARCHITECT JEREMY R. MARQUIS LA 6667110 STATE OF FLORIDA
JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG & EDP

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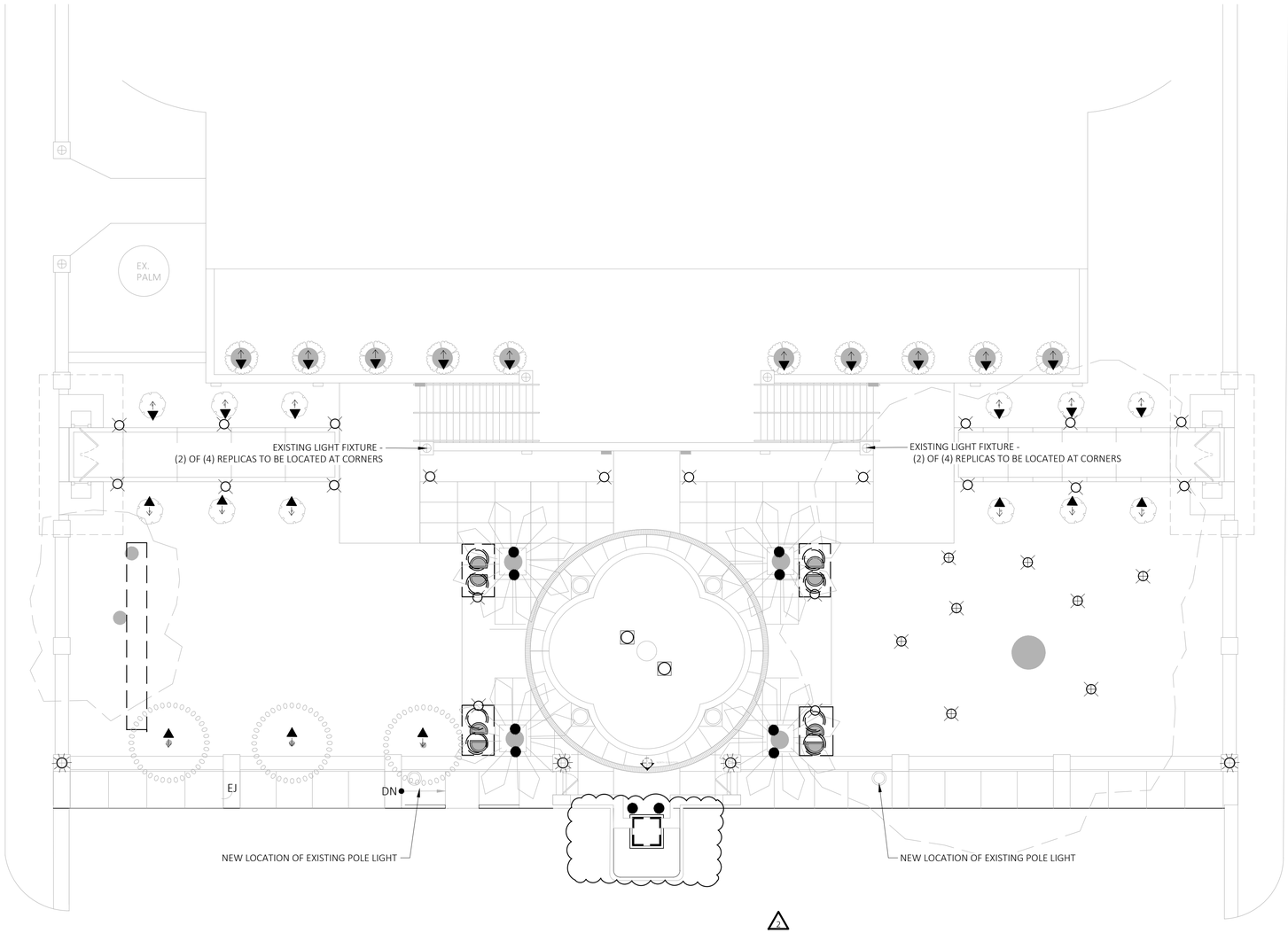
LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL
IRRIGATION NOTES AND DETAILS

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

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

DRAWING NO.:
L-4.2

Received April 6, 2021
Planning & Building Department



LIGHTING SCHEDULE

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

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

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

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG & EDP

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

LIGHTING PLAN

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

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

DRAWING NO.:
L-5.1

St. Johns County, FL

Sales Questionnaire Form

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

Sales Questionnaire

Summary

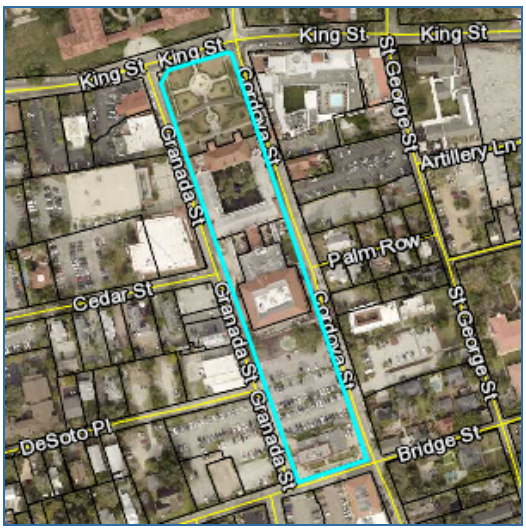


Parcel ID	1995700000
Location	75 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190)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

Owner Information

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

Map



Valuation Information

	2021
Building Value	$10,354,292
Extra Features Value	$122,526
Total Land Value	$1,776,260
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$12,253,078**
Total Deferred	$2,379,587
Assessed Value	**$9,873,491**
Total Exemptions	$9,873,491
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$10,682,999	$122,526	$1,787,260	$0	$0	$12,592,785	$8,983,748	$12,592,785	$0
2019	$6,440,070	$122,139	$1,787,260	$0	$0	$8,349,469	$8,167,044	$8,349,469	$0
2018	$6,454,034	$122,139	$848,412	$0	$0	$7,424,585	$7,424,585	$7,424,585	$0
2017	$6,474,978	$100,725	$848,412	$0	$0	$7,424,115	$7,424,115	$7,424,115	$0
2016	$6,447,704	$101,208	$848,412	$0	$0	$7,397,324	$7,397,324	$7,397,324	$0
2015	$6,460,399	$101,595	$848,412	$0	$0	$7,410,406	$7,410,406	$7,410,406	$0
2014	$6,092,324	$101,884	$846,770	$0	$0	$7,040,978	$7,040,978	$7,040,978	$0
2013	$6,104,272	$102,368	$846,770	$0	$0	$7,053,410	$7,053,410	$7,053,410	$0
2012	$6,116,220	$102,658	$846,770	$0	$0	$7,065,648	$7,065,648	$7,065,648	$0
2011	$6,128,168	$103,044	$943,184	$0	$0	$7,174,396	$7,174,396	$7,174,396	$0
2010	$6,140,116	$103,334	$1,047,982	$0	$0	$7,291,432	$7,291,432	$7,291,432	$0

Exemption Information

Exemption Type	Amount
City	$9,873,491

Building Information

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

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

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

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

CANOPY (COMMERCIAL)	0	236
Total SqFt	6855	8093

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

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

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

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

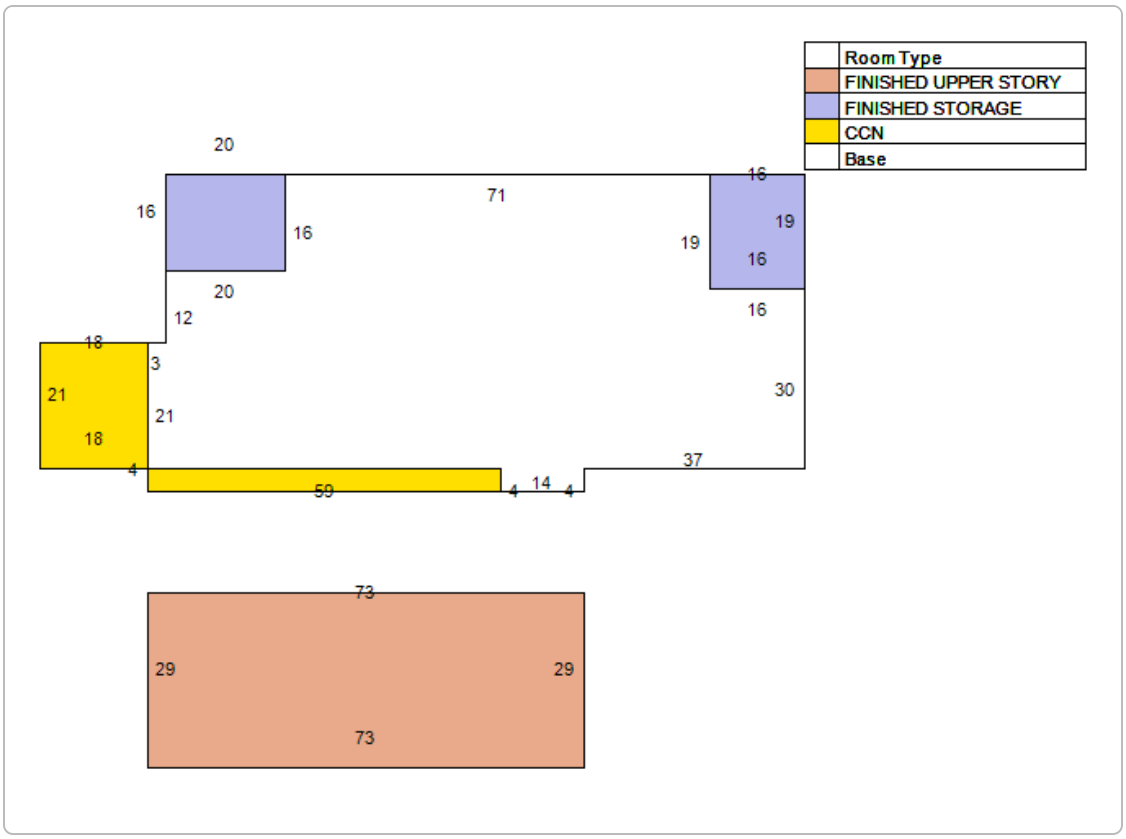
Extra Feature Information

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

Land Information

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

Sketch Information



	Room Type
	FPF
	FUF
	BAF

No data available for the following modules: Sale Information.

Detail by Entity Name

Florida Profit Corporation
MARQUIS LATIMER + HALBACK, INC.

Filing Information

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

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

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

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

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

Title VP, COO

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

Annual Reports

Report Year	Filed Date
2019	02/26/2019
2020	01/15/2020
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- Amendment and Name Change	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
12/18/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
12/09/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- Amendment and Name Change	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
03/23/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
09/20/2004 -- Name Change	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- Domestic Profit	View image in PDF format



Detail by Entity Name

Florida Not For Profit Corporation
LIGHTNER MUSEUM OF HOBBIES INC.

Filing Information

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

Principal Address

75 KING ST
ST AUGUSTINE, FL 32084

Mailing Address

P.O. BOX 334
SAINT AUGUSTINE, FL 32085

Changed: 08/03/2005

Registered Agent Name & Address

Bagnall, David
75 KING ST
ST AUGUSTINE, FL 32084

Name Changed: 02/03/2021

Officer/Director Detail

Name & Address

Title D

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

Title D

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

Title D

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

Title Associate Director

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

Annual Reports

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

Document Images

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0030 Address: 308 St. George Street

Applicant: Peter Hotz, Architect of Peter Hotz Inc

Property Owner: Michelle D. Ruby

Project description: To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall. *(Continued from the March 18, April 15, and May 20, 2021 HARB meetings)*

Architectural Style:	Bungalow	Florida Master Site File:	SJ01946
National Register:	N/A	Construction date:	c. 1917-1924
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2008400000		
Agenda Item:	6(a)	Previous Action(s):	COA F2003-0380 and F2003-0532

STAFF SUMMARY AND ANALYSIS:

1. This is an Opinion of Appropriateness (OOA) application that was continued by the HARB at the March 18, 2021 HARB meeting. Subsequently, the applicant requested continuances at the April 15 and May 20, 2021 HARB meetings. Please refer to the staff report from March 18, 2021 for previous staff summaries and comments.
2. An OOA is where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit.
3. Located south of St. Francis Street on the west side of St. George Street and bounded to the west by Cordova Street and Maria Sanchez Lake, the bungalow styled building first appears on the 1924 Sanborn map with the same foot print with wrap front porch visible until at least the 1930 revised to 1961 version. According to the applicant, the building has been altered over the years, but the only HARB approved changes to the exterior found recorded was to modify the front screen room by enclosing into a sunroom (COA2003-0380/2003-0532). The detached garage building to the west of the house that backed up to Cordova Street appears on Google Maps Street View until the image captured in May 2013, which shows the wood frame garage collapsed to the ground.
4. At the March meeting, the HARB indicated that the proposed two-story addition was incompatible with the existing building and asked for the mass of the design to be changed in a revised plan and for more research to be done to verify the zoning requirements specific to that property.
5. Exterior modifications to the historic house include removing four of the five existing window openings on the north elevation (labeled “left”) and removing six of the nine on the south elevation, and although on the side, will negatively impact the structure’s architectural integrity. The Architectural Guidelines for Historic Preservation (AGHP) recommends retaining window openings “where they contribute to the architectural and historic character of the building.”
6. Revisions received for this meeting reduced the rear addition to one-story from two, which greatly eliminates the issue of being incompatible in its height in relation to the house. However, instead of doubling the height as with the previous plans, the length on the revised addition’s south elevation wall is nearly double that of the house and is without a break. This causes the addition to be visually disproportionate from the south (labeled “right” on plans), and diminishes the character of the historic house, which is not recommended by the AGHP. With the small side yard setbacks between this and the neighboring houses, this will not be as evident from the St. George streetscape.
7. Instead of the attached garage, a detached two-story building, nearly 25’ in height, is now proposed to the rear of the house, to line up with the south wall of the rear addition, with an auto garage entrance from Cordova Street to the west and living area above. Although labeled as “accessory building,” with this proposed addition of a two-story building, there will be two main structures on the lot, as defined by the zoning ordinance (a main structure is over 15’). After a preliminary zoning review, the revised plans appear to meet zoning requirements.
8. The design of the detached building’s first level appears to have more Colonial elements, especially with the heavy rectangular posts under the balcony on the north elevation, rather than Bungalow references.
9. Verification is needed that all new elements like the windows and “wood tone doors” proposed are in materials compatible with the AGHP.
10. Any redevelopment or new building plans will require additional zoning review and need to take the Tree and Landscape Ordinance into consideration. The proposed project will require an Archaeological Review. An application should be submitted as soon as possible.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE an OPINION OF APPROPRIATENESS at 308 St. George Street with the following modifications to the plans for an approvable Certificate of Appropriateness:**

1. For the window openings on the north and south elevations of the existing historic house to remain
2. That a break in the south elevation wall be added
3. For the design of the first floor porch area under the balcony to have Bungalow references, while still being differentiated as a new building
4. That all proposed elements will be in materials compatible with the AGHP

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a one-story addition to the rear or west elevation of the existing one-story wood frame
2. Construct an approximately 25' high two-story detached building with garage and north breezeway on the first level and living space with balconies on the second
3. Modify the existing site with a rear patio, inground pool, and driveway extending west from proposed addition's garage west to Cordova Street (details were not provided).
4. Modify the historic house by:
   (Full details on what existing exterior building elements are proposed for alteration with the renovation of the existing residence were not provided. Opening the enclosed north end of the front porch to return to an open porch appears to have been removed from the revised plans)
   a. Removing four of the five existing window openings on the north elevation
   b. Removing six of the nine on the south elevation
5. Extending the rear of the existing building's southern bay approximately 4' to the west
6. Modifications to site indicated on the plans include patios, a swimming pool, and driveway (full details not provided, so these elements were not evaluated)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Additions

Do...

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

Don't...

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

Post-1821

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

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

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

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

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

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

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

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

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

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

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

Garages are addressed in the Accessory Buildings section of these Guidelines.

Accessory Buildings including porches

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

Do...
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821
Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

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

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.

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.

Post-1821
Bungalow windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two or one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

Historic Plant Materials

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
308 St. George Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street







With neighboring houses to the north and south

STAFF PHOTOGRAPHS
308 St. George Street





Front Façade / East Elevation's enclosed front porch
proposed to be returned to open porch area

STAFF PHOTOGRAPHS
308 St. George Street







Windows and Doors on Front Façade / East Elevation

STAFF PHOTOGRAPHS
308 St. George Street





North Elevation: looking west and east

STAFF PHOTOGRAPHS
308 St. George Street





West/Rear Elevation: north bay where addition will attach to the building and looking south

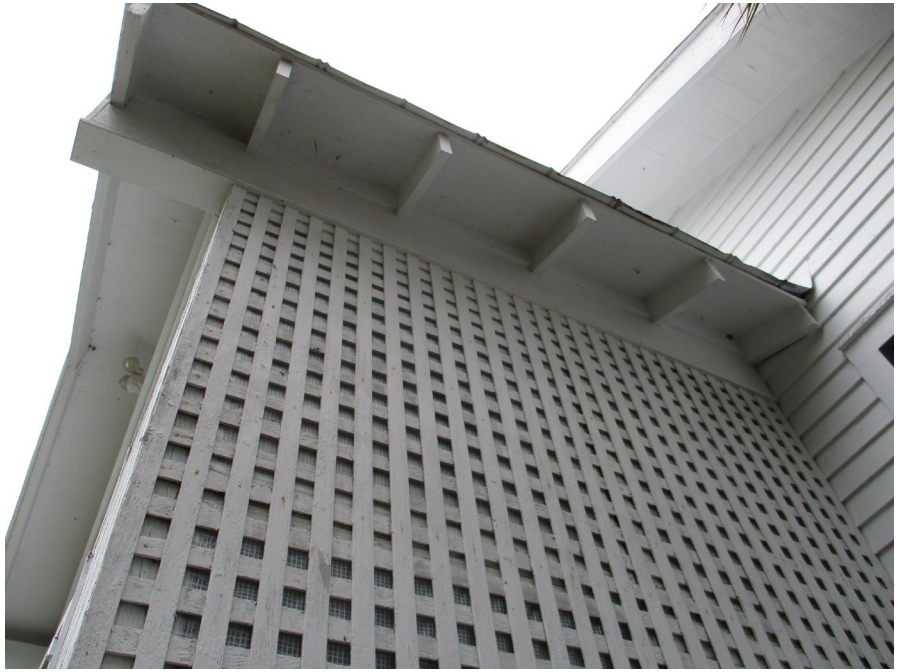
STAFF PHOTOGRAPHS
308 St. George Street





West/Rear Elevation

STAFF PHOTOGRAPHS
308 St. George Street





West/Rear Elevation

STAFF PHOTOGRAPHS
308 St. George Street





South Elevation: looking west and east

STAFF PHOTOGRAPHS
308 St. George Street







Rear yard: looking west toward Cordova Street and concrete pad remaining from previous detached garage; West Elevation viewed from Cordova Street

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1946 1009==

Site Name: 308 St. George Street 830== Survey Date: 7808 820==

Address: 308 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Re-subdivision of Lot 4, (lot) 868==

Lot 41 868==

Owner of Site: Name: Kuhn, Ernest G.;

Address: 308 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469965 (easting) 3305990 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, multi/1 942==

Foundation: Brick wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Gable, porch 942==

Porches & Balconies: 1 story open L-shaped porch on northeast (front) side 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: Brick posts, bungalow brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Creek on west 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Bungalow style residence at 308 St. George Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. There are brick posts on the one-story open L-shaped porch on the front and bungalow brackets under the eaves. Maria Sanchez Lake is visible from the west side of the house.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

Page 1

☐ Original
☒ Update

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

Site # SJ01946
Field Date 5-18-2016
Form Date 5-18-2016
Recorder #

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

Site Name(s) (address if none) 308 ST GEORGE STREET — Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	308		St George	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2008400000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature enclosed porch
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Bungalow — Exterior Plan Rectangular — Number of Stories 1-2
Exterior Fabric(s) 1. Weatherboard — 2. Wood/Plywood — 3.
Roof Type(s) 1. Gable — 2. — 3. intersecting
Roof Material(s) 1. Sheet metal:5V crimp — 2. — 3. Metal, novelty
Roof secondary strucs. (dormers etc.) 1. — 2. Gable, porch
Windows (types, materials, etc.) wood picture window 5/1 flanked by 3/1 DHS; enclosed porch has paired 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Brick posts, bungalow brackets

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01946

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details) single wood panel with 6 lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) 1-story open L-shaped porch on northeast (front) side

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

Narrative Description of Resource see original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

(address / phone / fax / e-mail)

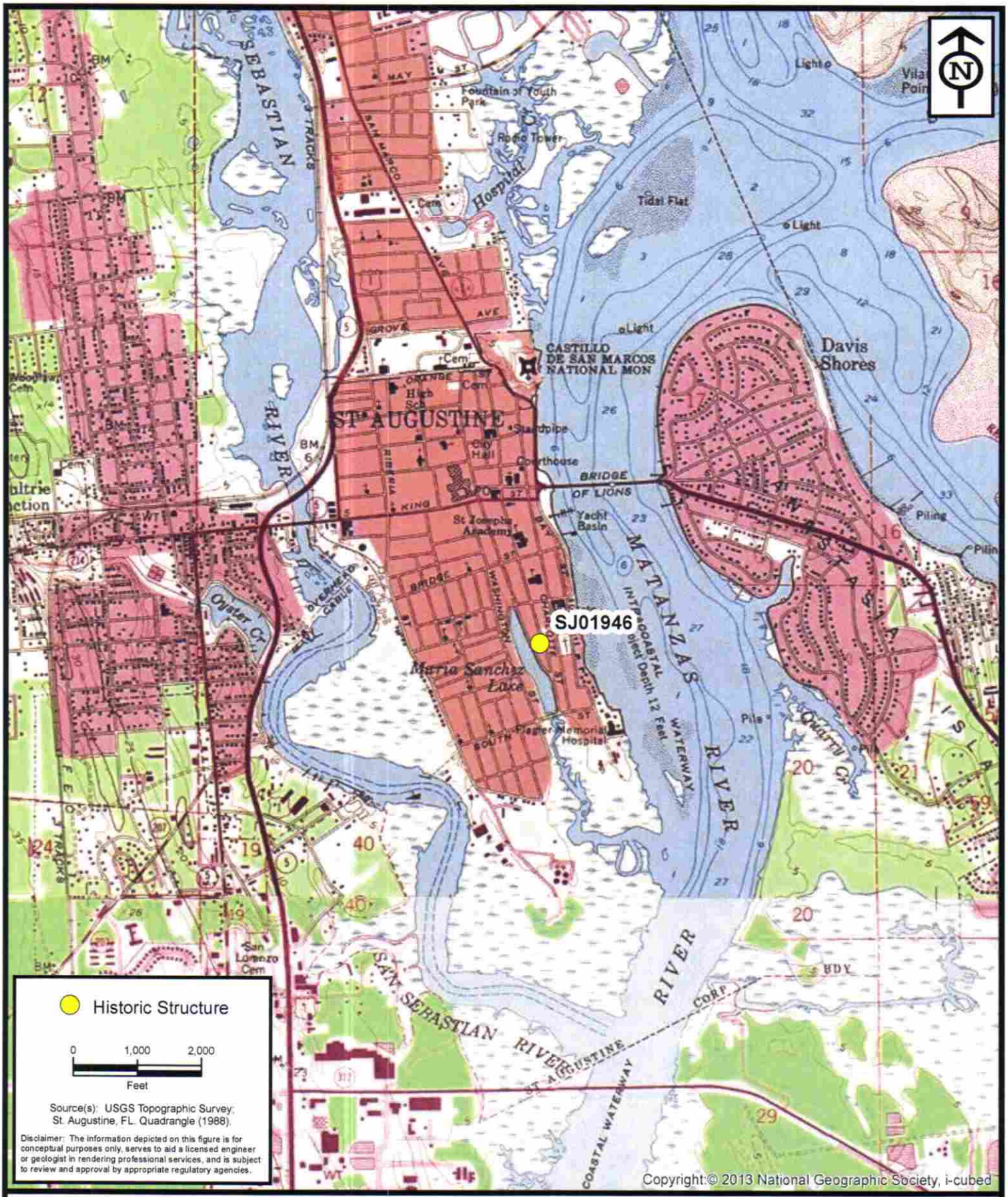
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ01946

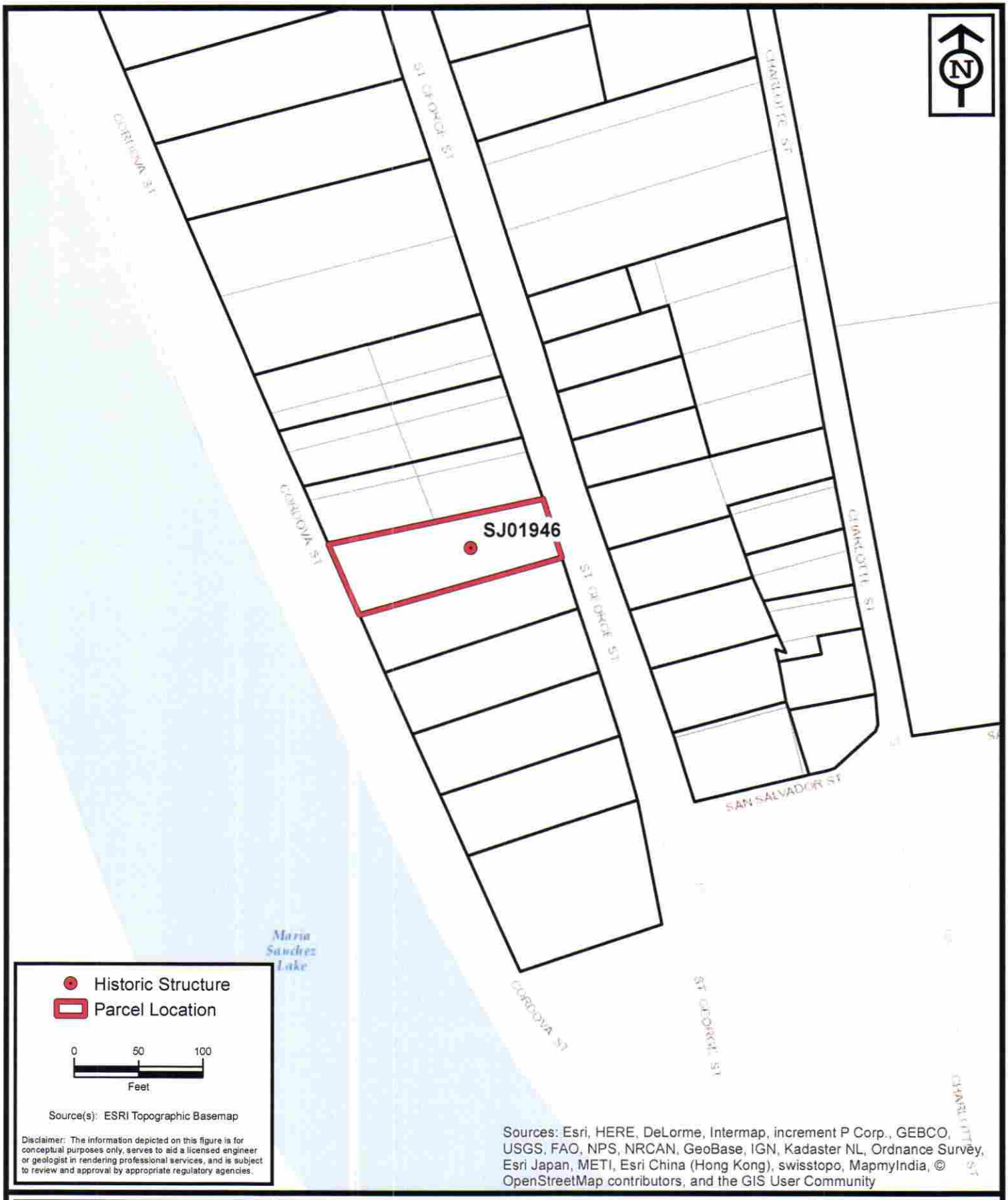
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

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SJ01946



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

Parcel Location - SJ01946

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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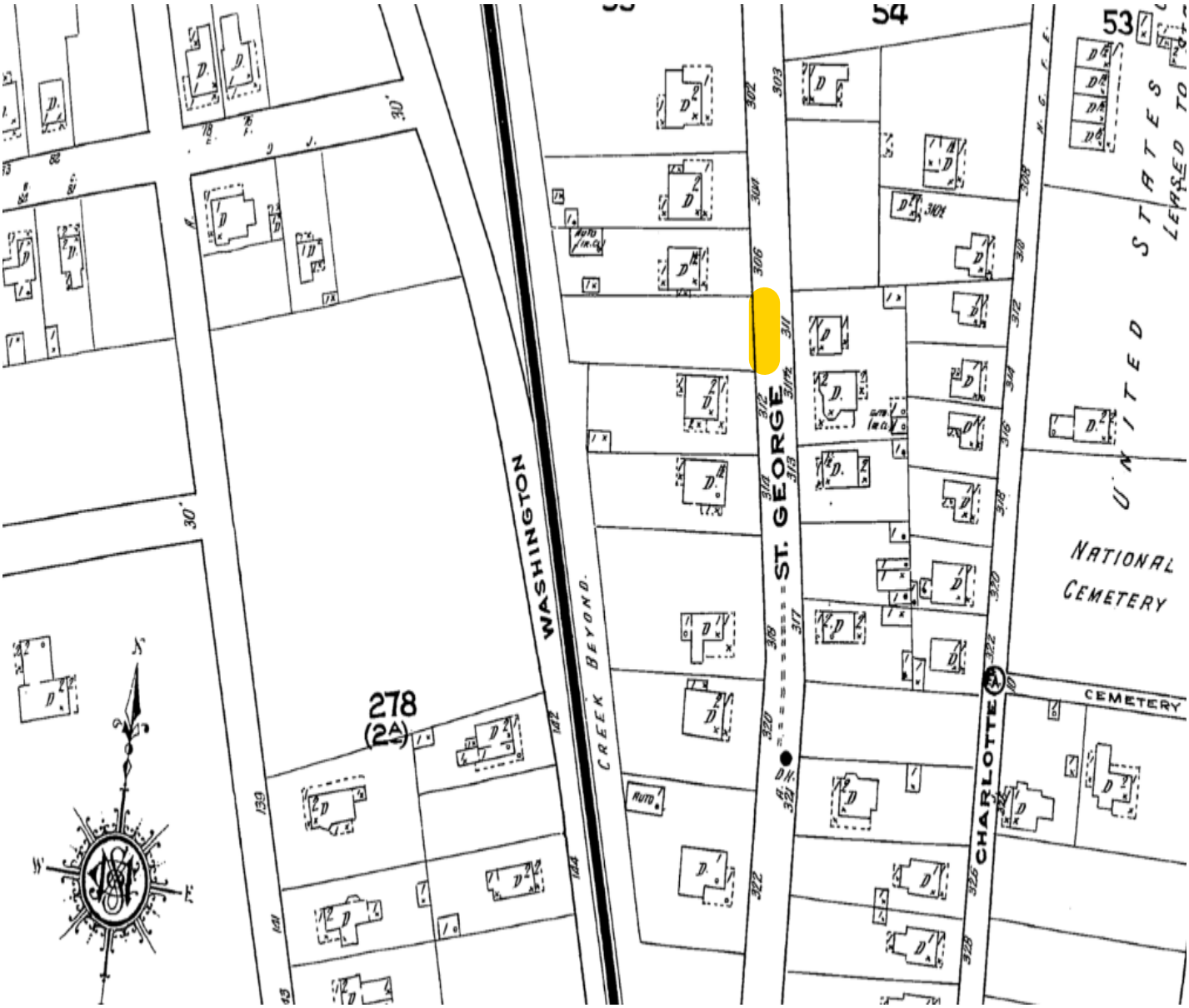
SJ01946





ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17

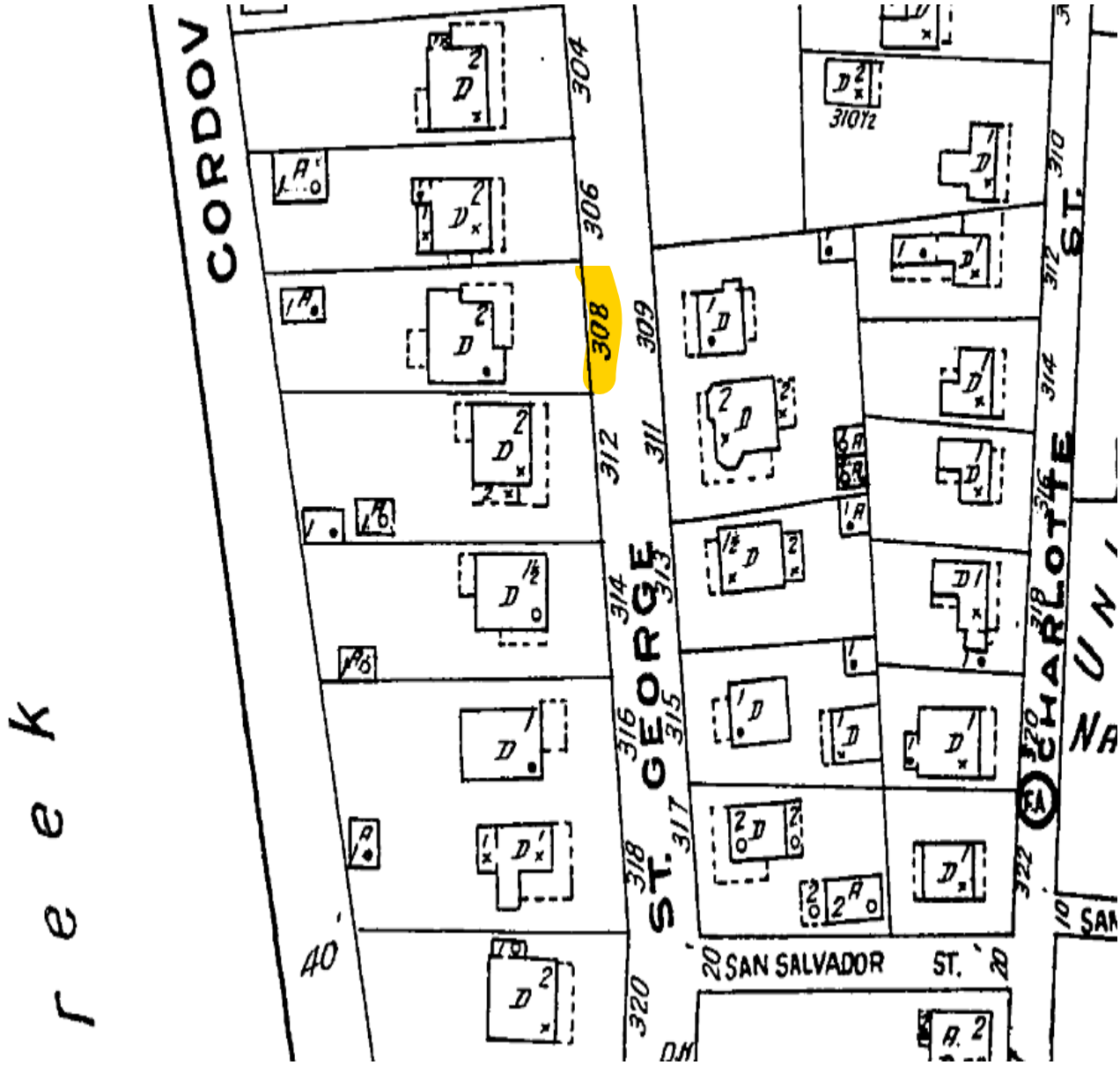


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 21

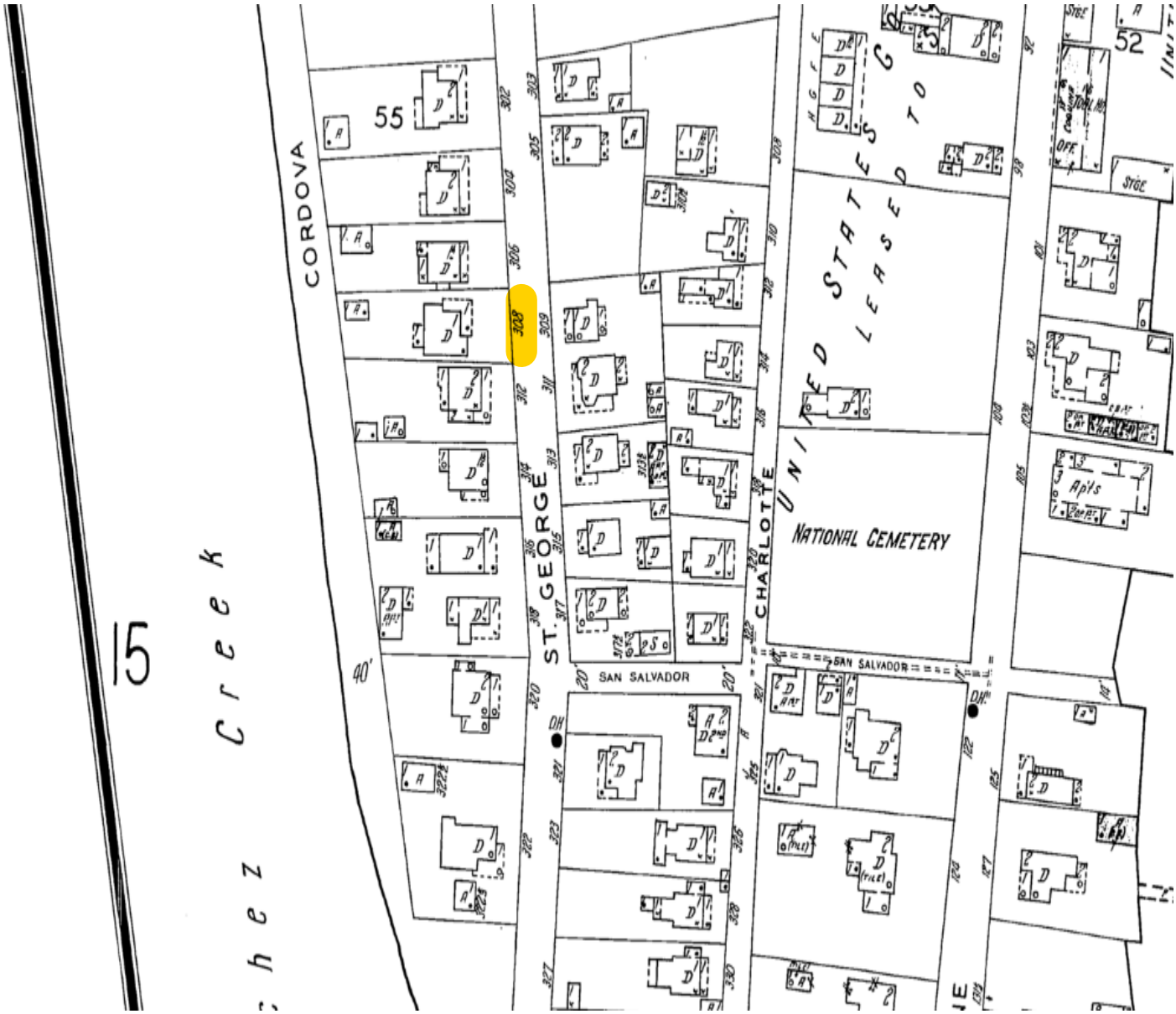


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28

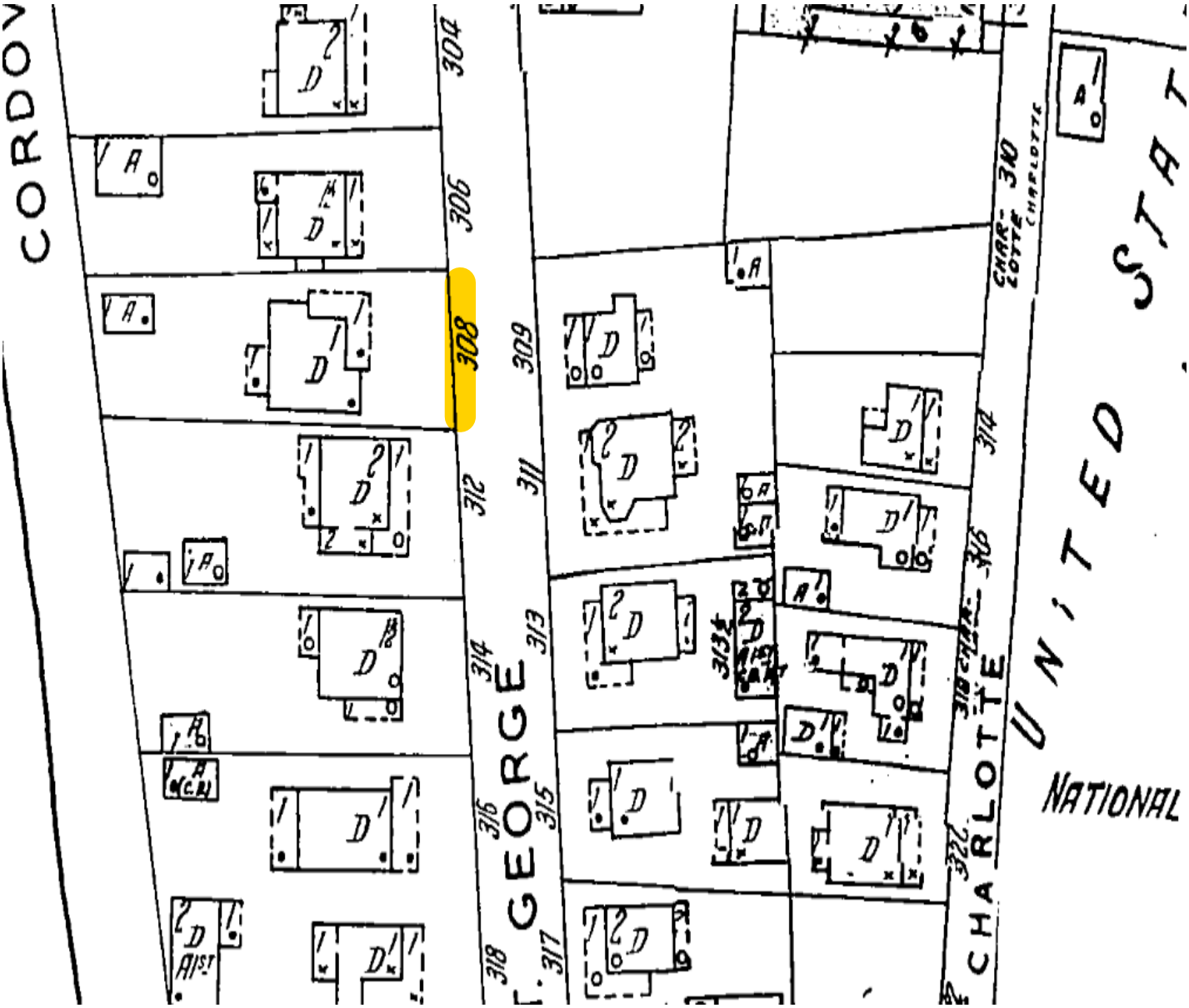


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28 REVISED to 1947



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

May 20, 2021

Peter Hotz, Architect of Peter Hotz, Inc.
305 B Street
St. Augustine, FL 32080

cc: Michelle D. Ruby

Re: Opinion of Appropriateness - 308 St. George Street – PL2021-0030

Dear Mr. Hotz,

On May 20, 2021, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon your request, the HARB **CONTINUED** your application to the June 17, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by June 7, 2021.

Please contact the Planning and Building Department at (904) 825-1065 with any questions regarding this matter.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0030
Applicant:	Peter Hotz, Architect of Peter Hotz, Inc.
Owner:	Michelle D. Ruby
Address:	308 St. George Street
Parcel Number:	2008400000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 20 , 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 May 20, 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 1 (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 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.

Subject to the following conditions:

- continued to June 17, 2021
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20th day of May, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0030

REQUEST ~~APPROVED / DENIED~~ / CONTINUED

Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of May, A.D., 2021.

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

Notary Public, State of Florida

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

FOR JUNE 17, 2021
HARB MEETING

2021-0030:
308 ST. GEORGE STREET

Additional Materials
Submitted by Applicant:
Peter Hotz, Architect

Received June 4, 2021
Planning & Building Department

308
SAINT GEORGE STREET

Concept Design

Received June 4, 2021
Planning & Building Department

prepared by
L. WHITNEY DESIGN CO.

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308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department

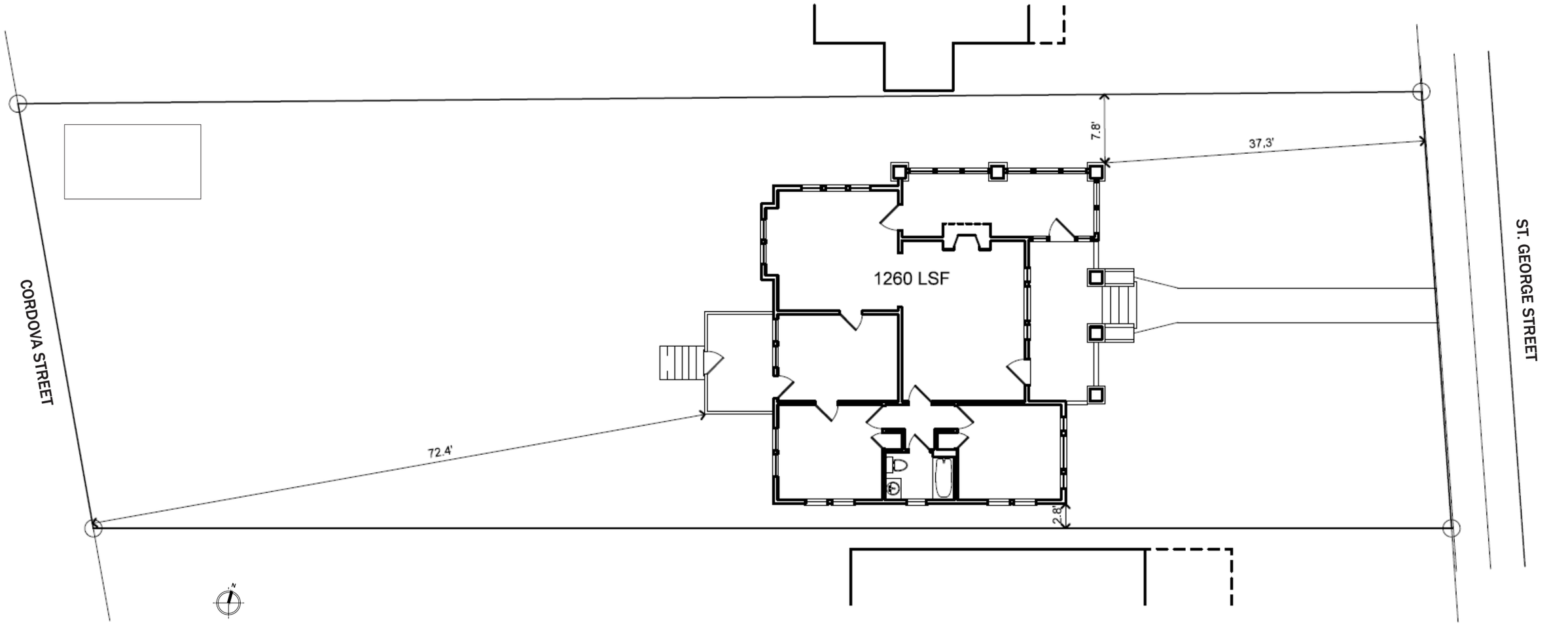


Vicinity Map

308
SAINT GEORGE STREET

1927 Bungalow

Received June 4, 2021
Planning & Building Department



Existing Site and Floor Plan
Credits: Peter Hotz Architect

308
SAINT GEORGE STREET

1927 Bungalow

Received June 4, 2021
Planning & Building Department



FRONT



RIGHT SIDE

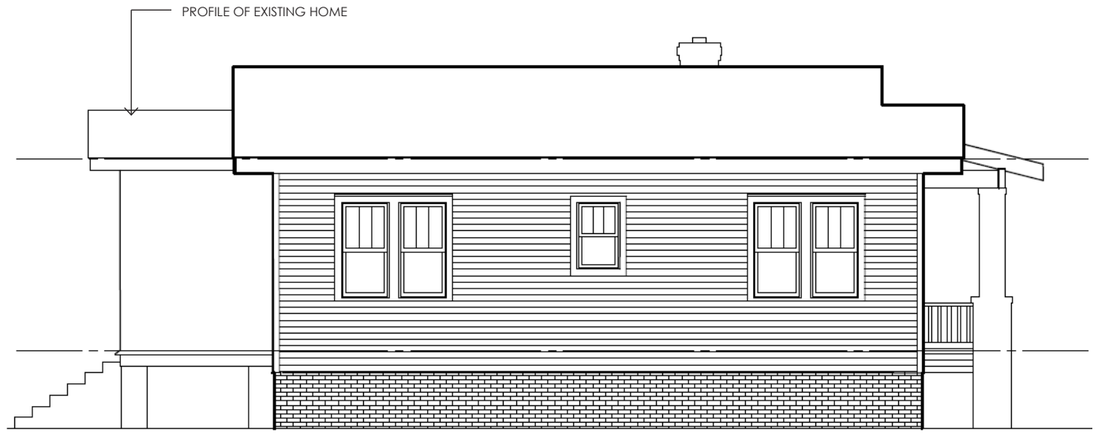
Existing Elevations
Credits: Peter Hotz Architect

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



REAR



LEFT SIDE

Existing Elevations
Credits: Peter Hotz Architect

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department





Above: Front View

Right: Rear View





Above: Front View Approach from North, home is not visible

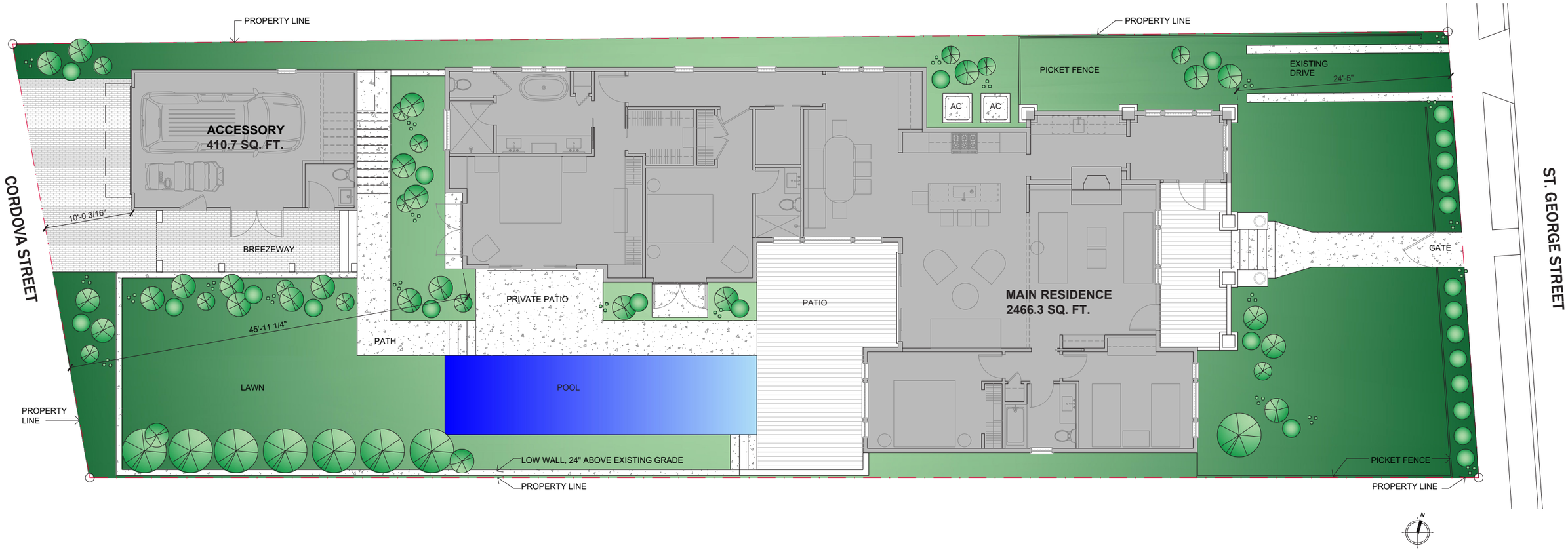
Left: Front View Approach from South

308
SAINT GEORGE STREET

1927 Bungalow

Received June 4, 2021
Planning & Building Department

prepared by
L. WHITNEY DESIGN CO.



Site and Landscape Plan, Proposed
Scale: Not to Scale

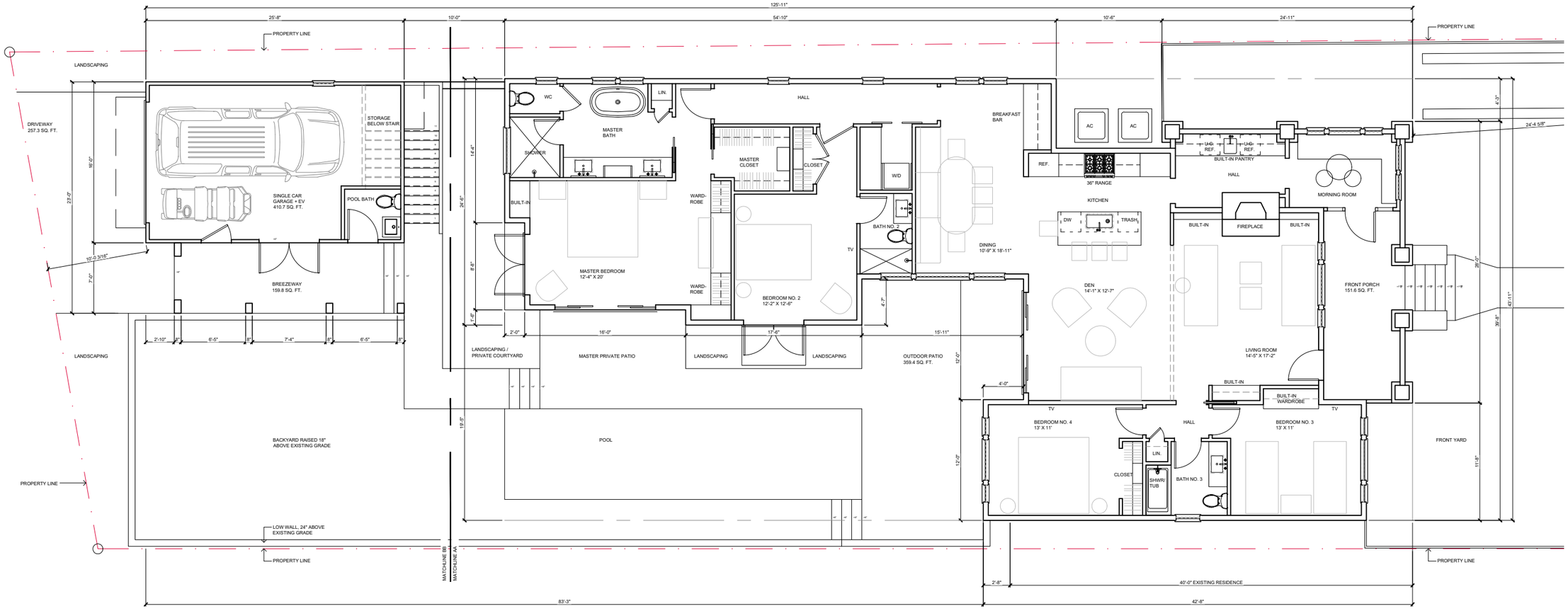
308
SAINT GEORGE STREET

1927 Bungalow

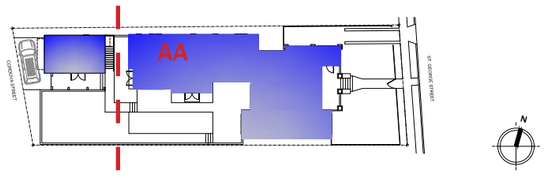
Received June 4, 2021
Planning & Building Department

ACCESSORY
410.7 SQ. FT.

MAIN RESIDENCE
2466.3 SQ. FT.



Main Residence, Proposed First Floor
Scale: 3/32"=1'-0"

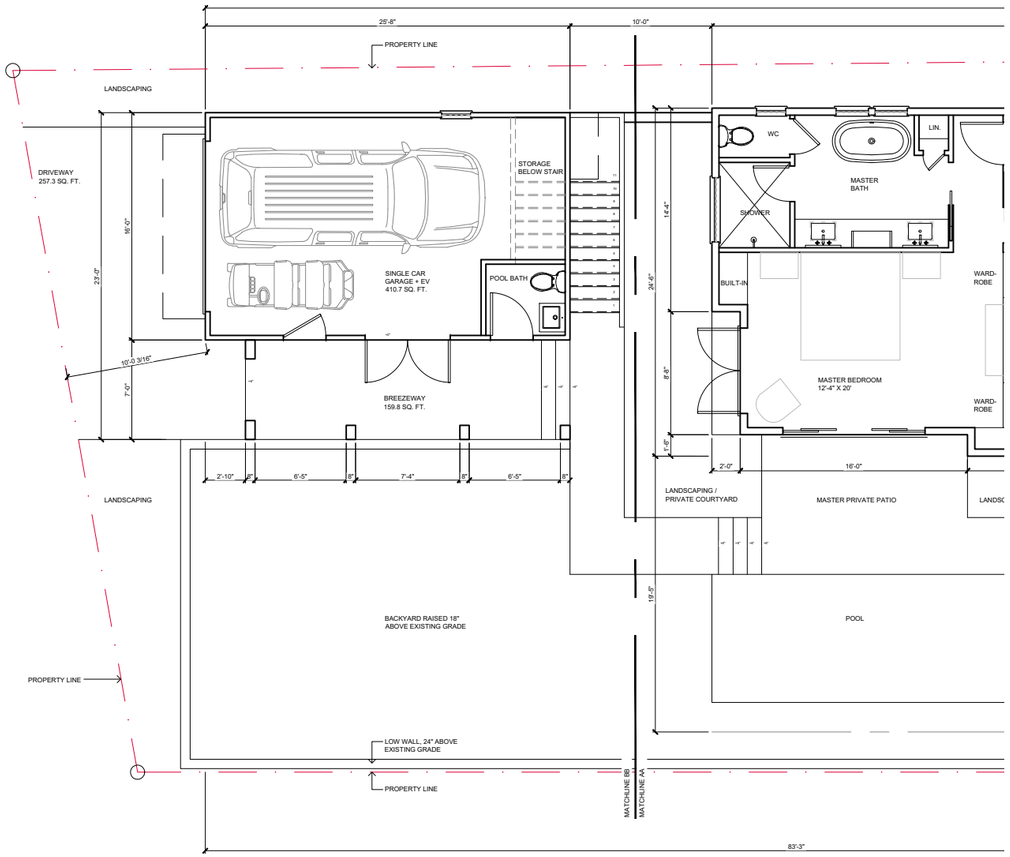


308
SAINT GEORGE STREET

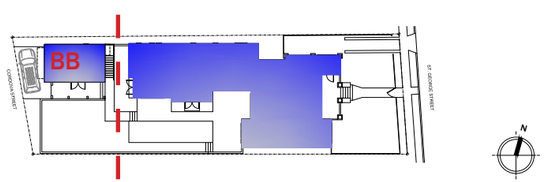
1927 Bungalow

Received June 4, 2021
Planning & Building Department

ACCESSORY
410.7 SQ. FT.



Accessory Building, Proposed First Floor
Scale: 3/32"=1'-0"

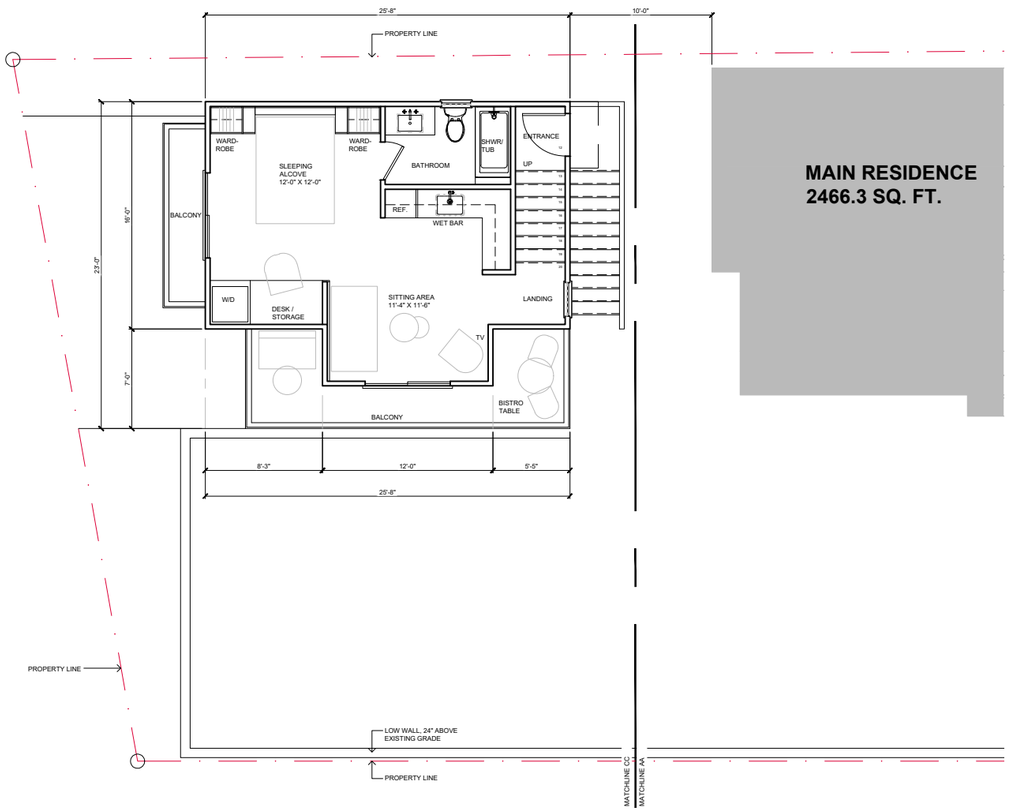


308
SAINT GEORGE STREET

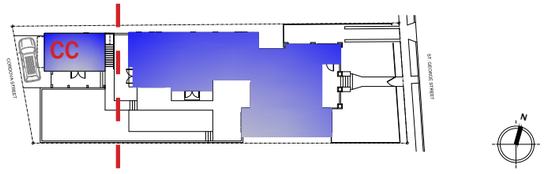
1927 Bungalow

Received June 4, 2021
Planning & Building Department

IN-LAW SUITE
458.7 SQ. FT.



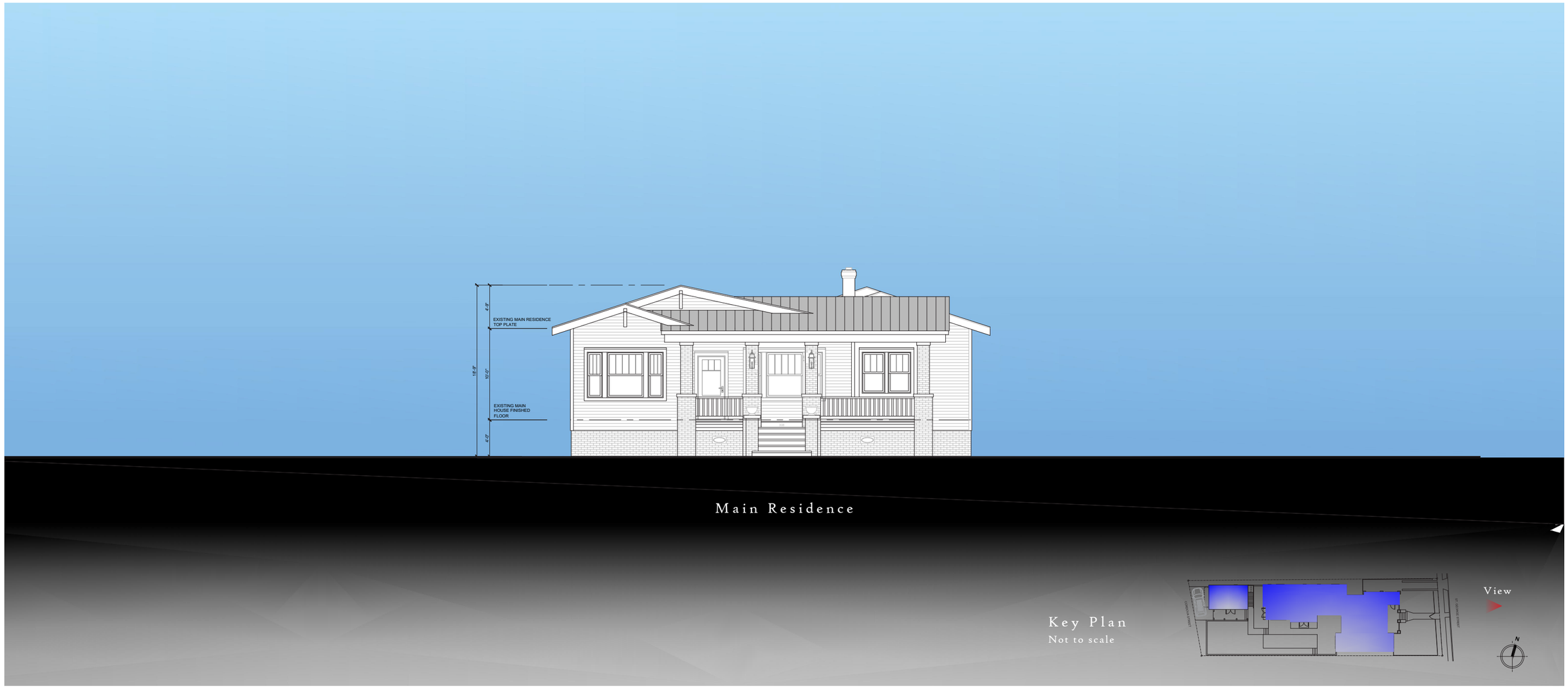
Accessory Building, Proposed Second Floor
Scale: 3/32"=1'-0"



308
SAINT GEORGE STREET

1927 Bungalow

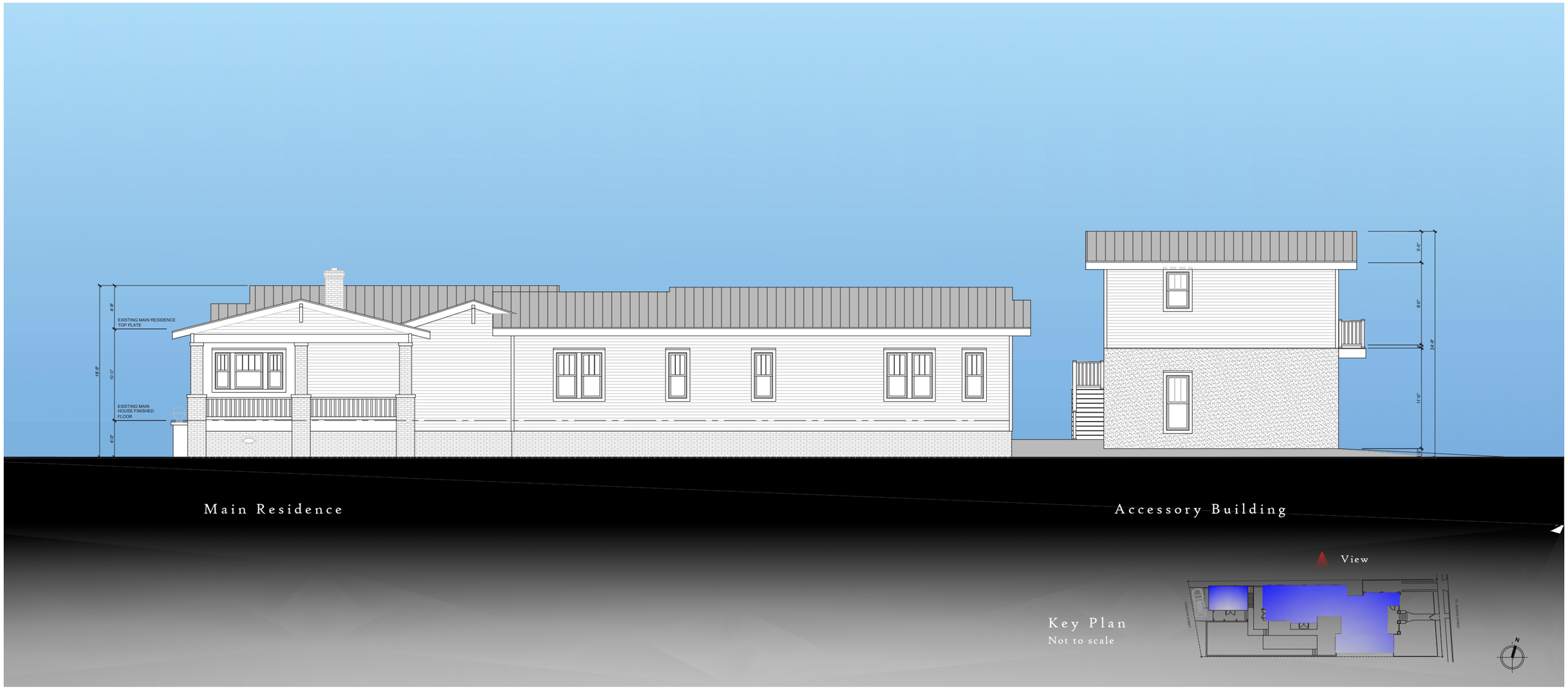
Received June 4, 2021
Planning & Building Department



Front Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET
1927 Bungalow

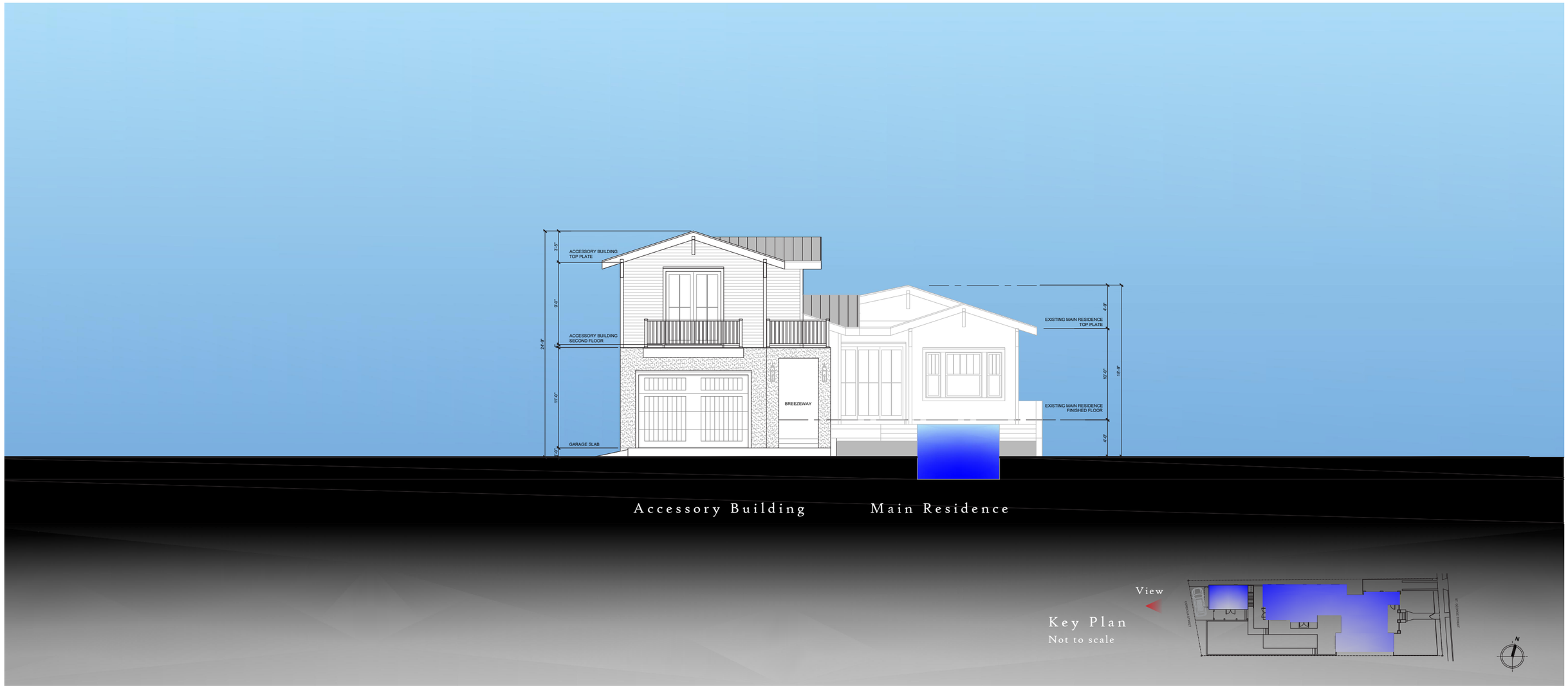
Received June 4, 2021
Planning & Building Department



Right Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



Rear Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET

1927 Bungalow

Received June 4, 2021
Planning & Building Department



Left Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



Rendering - St. George Street View

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



Rendering - Cordova Street View

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



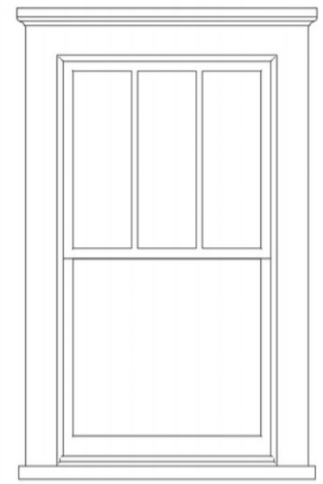
Rendering - Cordova Street View 2

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



Existing 4/1 Bungalow windows and screen



New single hung windows



Existing bracket detail



Existing drain hole

Details, Windows, Brackets & Drain Holes

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



Wood tone proposed for Front Door



Lantern Sconce, new

Brick driveway and breezeway, new





Entry planter and flora

Details & Materials

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department



Garage door elevation



Garage manufacturer's
reference image

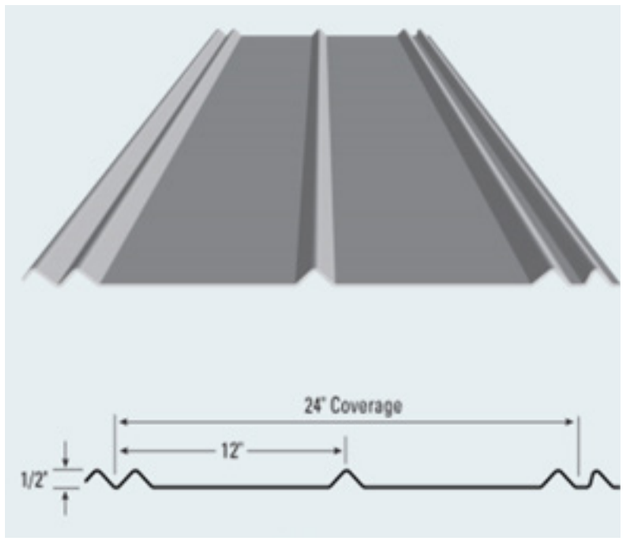


Wood or paint tone for garage door

Details & Materials

308
SAINT GEORGE STREET
1927 Bungalow

Received June 4, 2021
Planning & Building Department

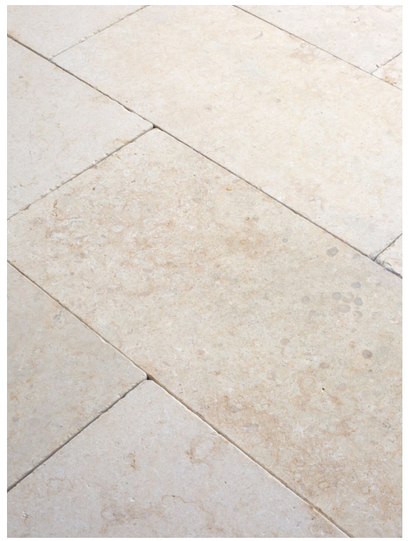


Roofing, Metal



Wood Siding, to be painted





Pool Coping, limestone
Path crushed limestonr or similar

SIDING
BENJAMIN MOORE
COLOR MATCH

TRIM
BENJAMIN MOORE
SUPER WHITE OR SIMILAR

WINDOW
BENJAMIN MOORE
BABY FAWN OR SIMILAR

MISC. DETAILS
SHERWIN WILLIAMS
IRON ORE OR SIMILAR

Paint

Details & Materials

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

March 18, 2021

Peter Hotz, Architect of Peter Hotz Inc.
305 B Street
St. Augustine, FL 32080

cc: Michelle D. Ruby

Re: Opinion of Appropriateness - 308 St. George Street – PL2021-0030

Dear Mr. Hotz,

On March 18, 2021 the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the **April 15, 2021** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by April 5.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	2021-0030
Applicant:	Peter Hotz, Architect of Peter Hotz Inc
Owner:	Michelle D. Ruby
Address:	308 St. George Street
Parcel Number:	2008400000

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

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 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 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.

Subject to the following conditions:

- -Pending further research
- - Changing the mass of the design in a revised plan
- (Continued to the April 15, 2021 HARB meeting)
-
-
-
-

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. 2021-0030

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 [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

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

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

Notary Public, State of Florida

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

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

April 15, 2021

Peter Hotz
Peter Hotz Inc.
305 B Street
St. Augustine, FL 32080

cc: Michelle D. Ruby

Re: Opinion of Appropriateness - 308 St. George Street – 2021-0030

Dear Mr. Hotz,

On April 15, 2021, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon your letter requesting a continuance, the HARB **CONTINUED** your application to the May 20, 2021 HARB meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by May 10, 2021.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0030
Applicant:	Peter Hotz, Architect of Peter Hotz Inc
Owner:	Michelle D. Ruby
Address:	308 St. George Street
Parcel Number:	2008400000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 15, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the April 15, 2021 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation 1 (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 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.

Subject to the following conditions:

- Continued to May 20, 2021 meeting as requested by the applicant.
-
-
-
-
-
-

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

Case No. PL2021-0030 **REQUEST APPROVED / DENIED / CONTINUES**

Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 15th day of April, A.D., 2021.

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

Notary Public, State of Florida

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

FOR MAY 20, 2021 HARB MEETING

2021-0030: 308 St. GEORGE STREET

Materials submitted by Applicant:

Peter Hotz, Architect

Julie Courtney

From: Julie Courtney
Sent: Wednesday, May 12, 2021 1:42 PM
To: peter@peterhotz.com; harb
Cc: Bill Knight
Subject: RE: drawings emailed on Monday

Two PDFs were received in your email before noon today. Your email below does not really show that it was sent on Monday. As I explained earlier we will include printed copies of the two PDFs in the HARB binders, but HARB ultimately decides how to handle reviewing this without an updated staff report with evaluation. As was previously communicated to you in April, additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting (to be received by May 10th). After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued, if applicable.

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

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

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

-----Original Message-----
From: Peter Hotz <peterhotz@earthlink.net>
Sent: Wednesday, May 12, 2021 11:50 AM
To: Julie Courtney <jcourtney@citystaug.com>; harb <harb@citystaug.com>
Cc: Bill Knight <billknight888@gmail.com>
Subject: drawings emailed on Monday

Julie,

Here is the email text that I sent on Monday along with the attachments.
Hopefully these will get through.

Julie,

Please find attached a drawing index and the drawings for the May 20 HARB meeting.

As you can see, we have eliminated the second story of the addition to the existing house, and at the suggestion of one of the HARB Board members, we have added a detached garage. The garage is roughly in the same location as the original garage which was demolished some time ago.

And we have added a second floor to the garage for additional living space. It is very similar to, but much smaller than, the structure at
318 St. George.

We are having 3D renderings prepared of the front and rear views of the proposed changes but they will not be available until the hearing. We will bring them to that meeting.

Thank you for your consideration. Please let me know if you need any further information or documentation.

Peter

Recevied May 12, 2021
Planning & Building Department

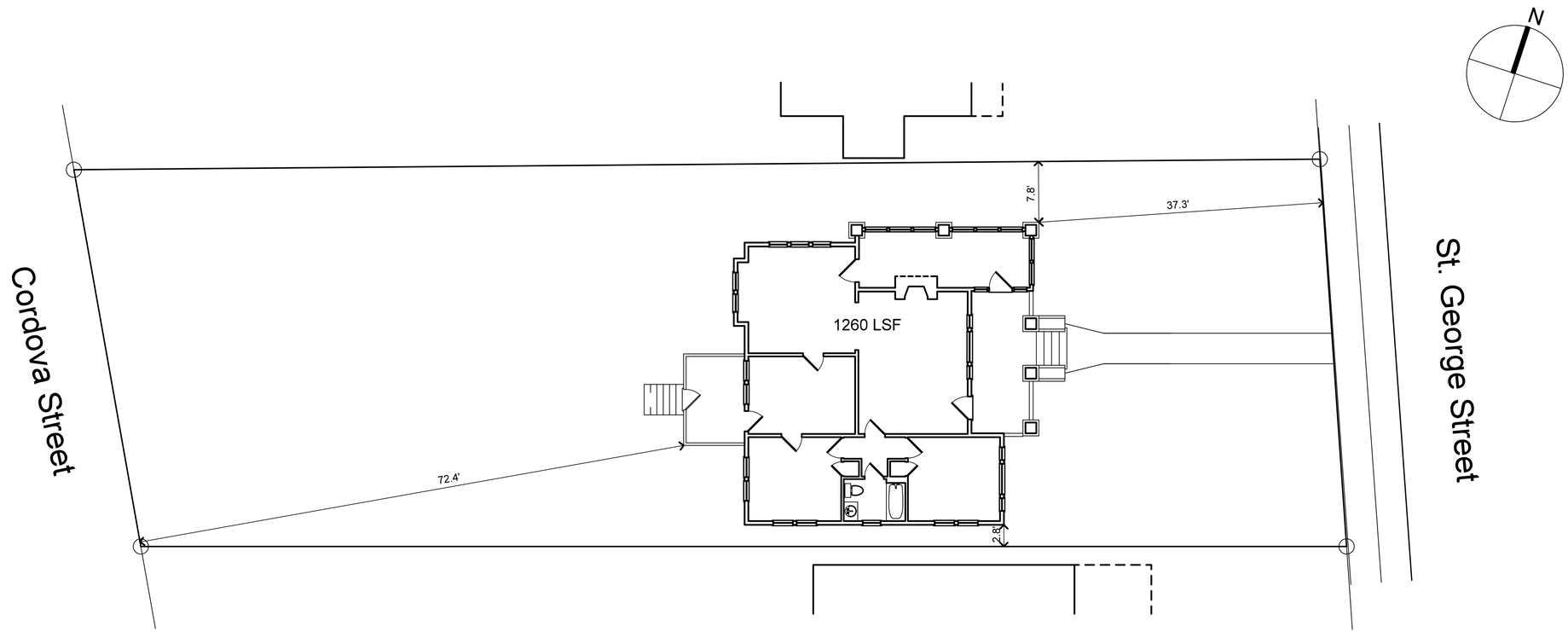
May 20, 2021 HARB meeting

308 St. George Street

DRAWING INDEX

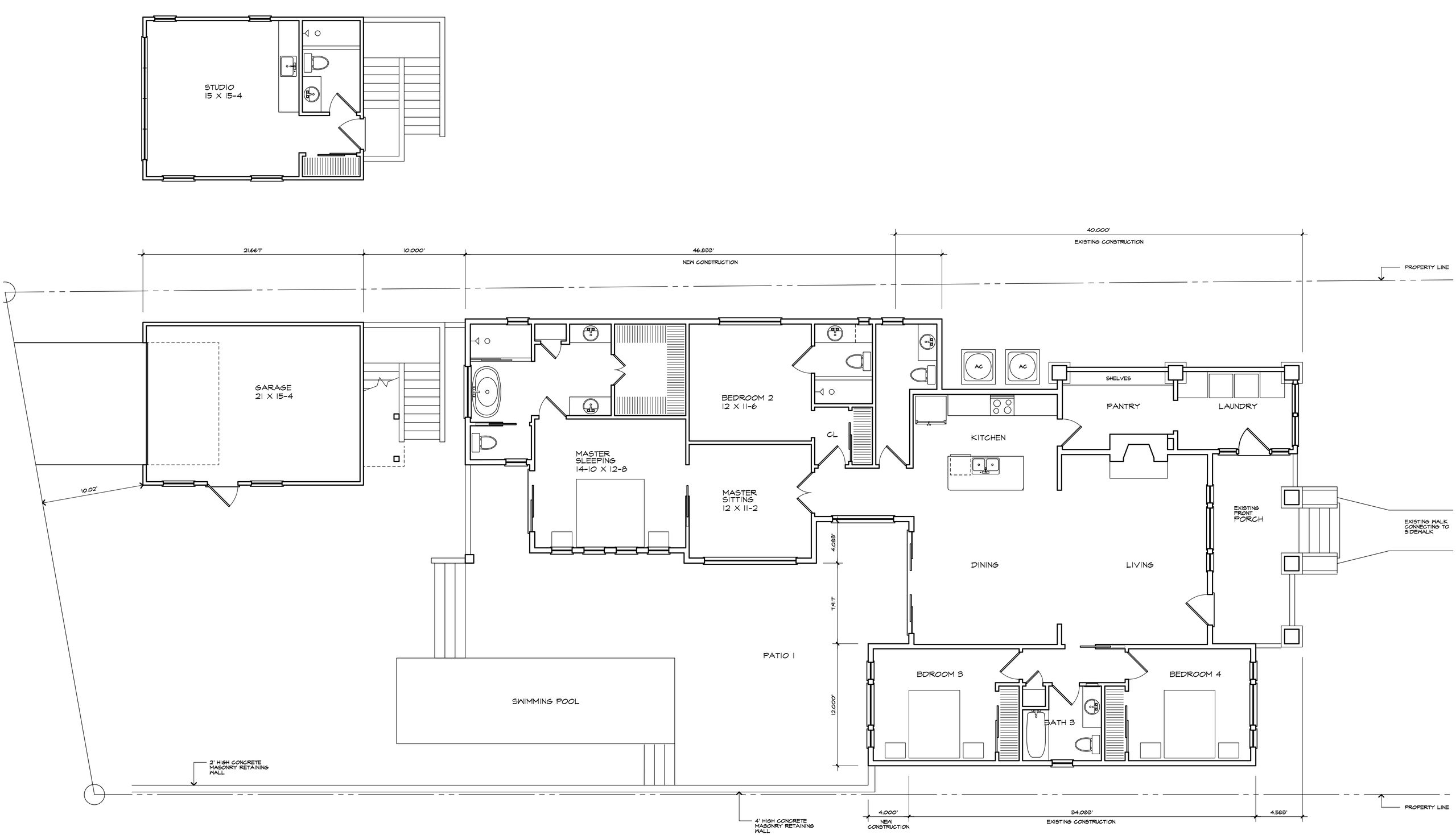
1. **Site Plan with existing floor plan**
2. **Floor Plan with existing and proposed 1-story addition and separate garage structure with 2nd floor living area.**
3. **Existing elevations**
4. **Front & Rear Elevations with Additions**
5. **Right & Left Side Elevations with Additions**

Recevied May 12, 2021
Planning & Building Department



1 SITE
EXISTING

Recevied May 12, 2021
Planning & Building Department



NEW: 1003 LSF (79.6%)
347 GSF (107.1%)

2 FLOOR PLAN
EXISTING & PROPOSED

EXISTING: 1260 LSF

Recevied May 12, 2021
Planning & Building Department



LEFT SIDE



REAR

3 ELEVATIONS
EXISTING



RIGHT SIDE

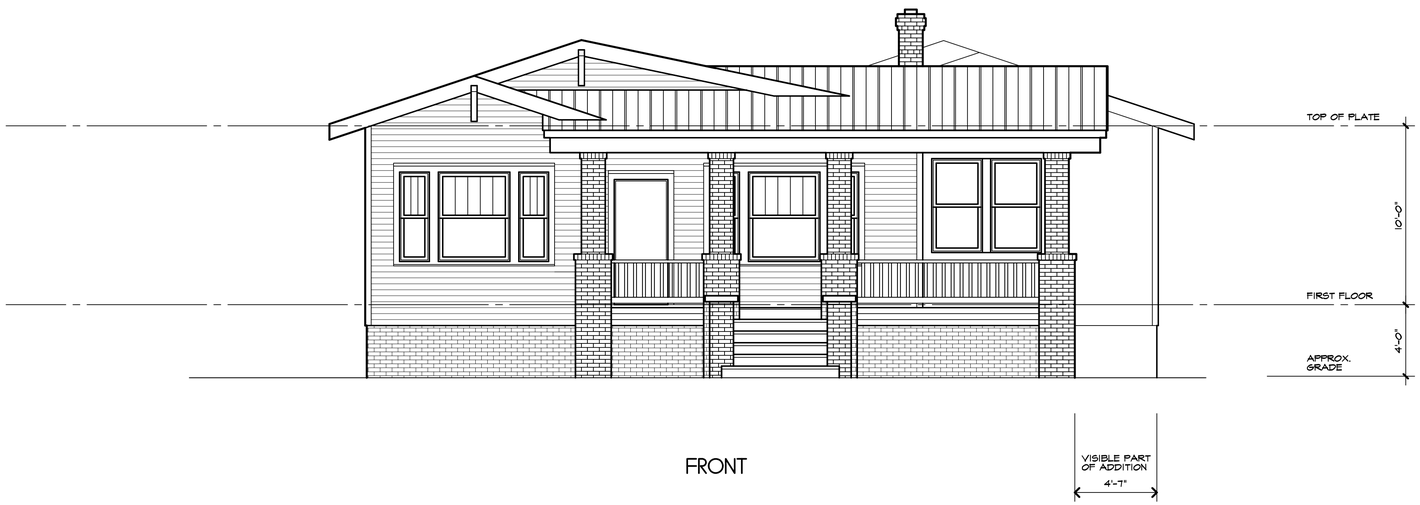


FRONT

Recevied May 12, 2021
Planning & Building Department



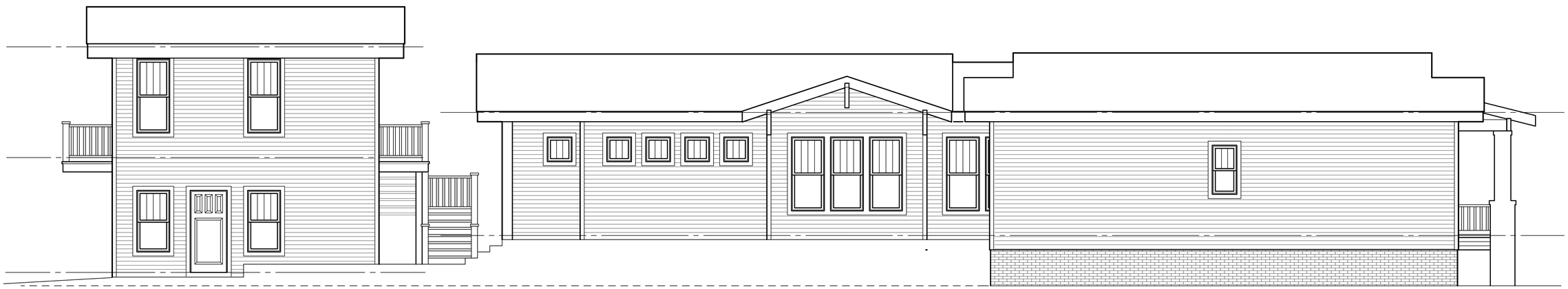
REAR



FRONT

4 ELEVATIONS
WITH PROPOSED ADDITIONS

Recevied May 12, 2021
Planning & Building Department



LEFT SIDE

5 ELEVATIONS
WITH PROPOSED ADDITIONS



RIGHT SIDE

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FEB 19 2021

Planning/Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☒ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

Receipt No. 2058868 BDAC Project No. 2021-0030

Advertising Costs $_____ Postage $_____ Paid on _____ Meeting Date: 3/18/21 Receipt No. _____

1. NAME OF APPLICANT PETER HOTZ
   Business (if applicable) PETER HOTZ, ARCHITECT Peter Hotz INC
   Address 305 B STREET
   City SAINT AUGUSTINE State FL Zip Code 32080
   Daytime telephone 904 325 5833 Other phone/email peter@peterhotz.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Ruby Michelle Michelle D. Ruby
   Business (if applicable) 6
   Address 671 IL 185
   City Vandalia State IL Zip Code 62471
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 308 Saint George St
4. LEGAL DESCRIPTION: Lot 4 Block 39 Subdivision City St Augustine Parcel 200840000
5. EXISTING USE Res. PROPOSED USE Dist. 452
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

ADD NEW 2-STORY STRUCTURE ATTACHED TO REAR OF EXISTING RESIDENCE, RENOVATE EXISTING RESIDENCE.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME PETER HOTZ

SIGNATURE OF APPLICANT _____ DATE 2-19-21

PRINT OWNER'S NAME Michelle Rubol

SIGNATURE OF OWNER Michelle Rubol DATE 2-17-2021

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

308 St. George Street (PL 2021-0030)

COMPLETENESS REVIEW CHECKLIST

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

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

[ ] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

Not if existing siding + roof materials will remain

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

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

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

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

AWNING/CANOPY (Provide details if proposing)

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES (If being proposed - details below are needed)

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

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

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

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

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

(*) Need for all elevations

❖ Other details necessary for review:

Need photos of existing building, * elevation & section drawings for all sides; spec/details on all finishes and materials & bldg. elements, all details on proposed pool + what is being changed to existing bldg.

Project number: 2021-0030 Project Address: 308 St. George Street

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

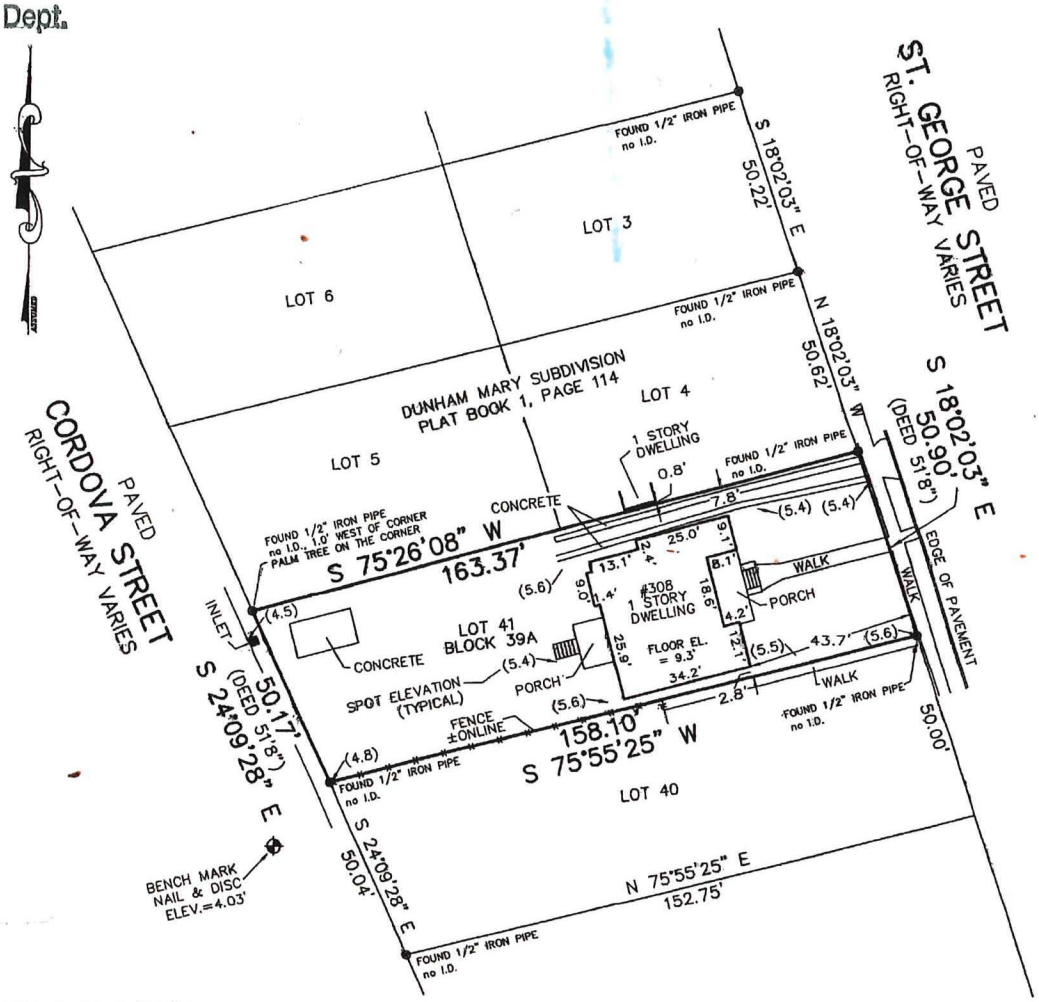
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FEB 20 2021

Planning/Building Dept.

MAP SHOWING SURVEY OF

IN THE CITY OF ST. AUGUSTINE, LOT 41 OF BLOCK 39-C, ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF 51'8" AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUBDIVISION OF LOT 4, BLOCK 39-C, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1st, 1905.



FIELD DATE: 8/24/20

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
MICHELLE D. RUBY, NP, INC. ISAOA ATIMA,
ESTATE TITLE OF ST. AUGUSTINE, INC.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE AE(EL8), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 125145 12109C318J, MAP DATED 12/7/18, FOR THE CITY OF ST. AUGUSTINE, FLORIDA.

LEGEND:

Δ – DENOTES CENTRAL ANGLE
R – DENOTES RADIUS
T – DENOTES TANGENT DISTANCE
L – DENOTES LENGTH OF ARC

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS NOTED.

NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC SURVEY (U.S.C. & G.S.) N.A.V.D. 1988.

NORTH IS ASSUMED, BASED ON THE EAST LINE OF LOT 41, REFERENCE BEARING AS SHOWN.

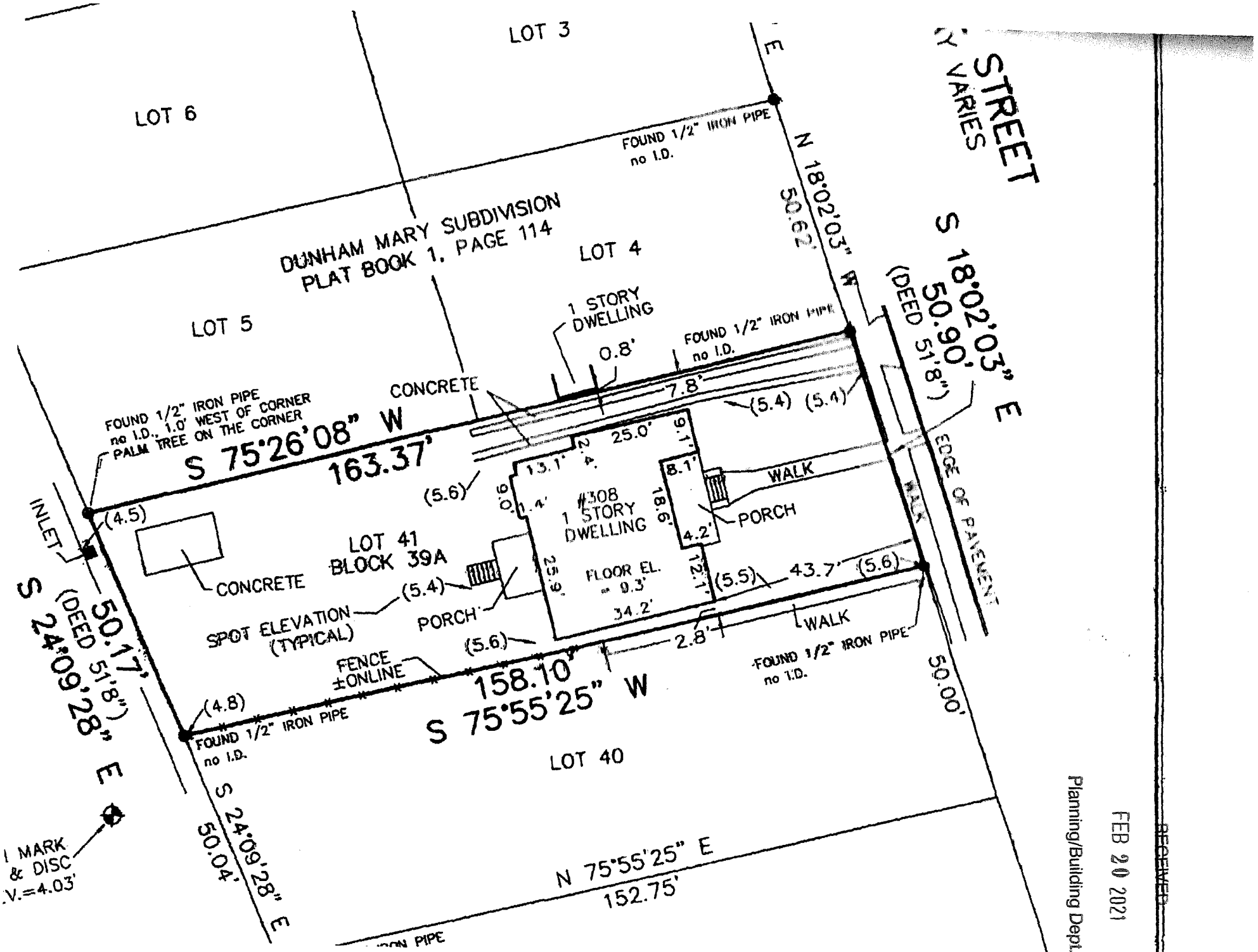
CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets the standards as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. BRANDT WILSON, P.L.S., FL. CERT# LS4690

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1835 GREEN SPRINGS CIRCLE, #A
FLEMING ISLAND, FL 32003
1-(904)471-7512

DRAWN BY:	BW	JOB NO.:	20-092	
SCALE:	1" = 30'		SHEET NO.	1 OF 1



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Received March 8, 2021
Planning & Building Department

March 18, 2021 HARB meeting

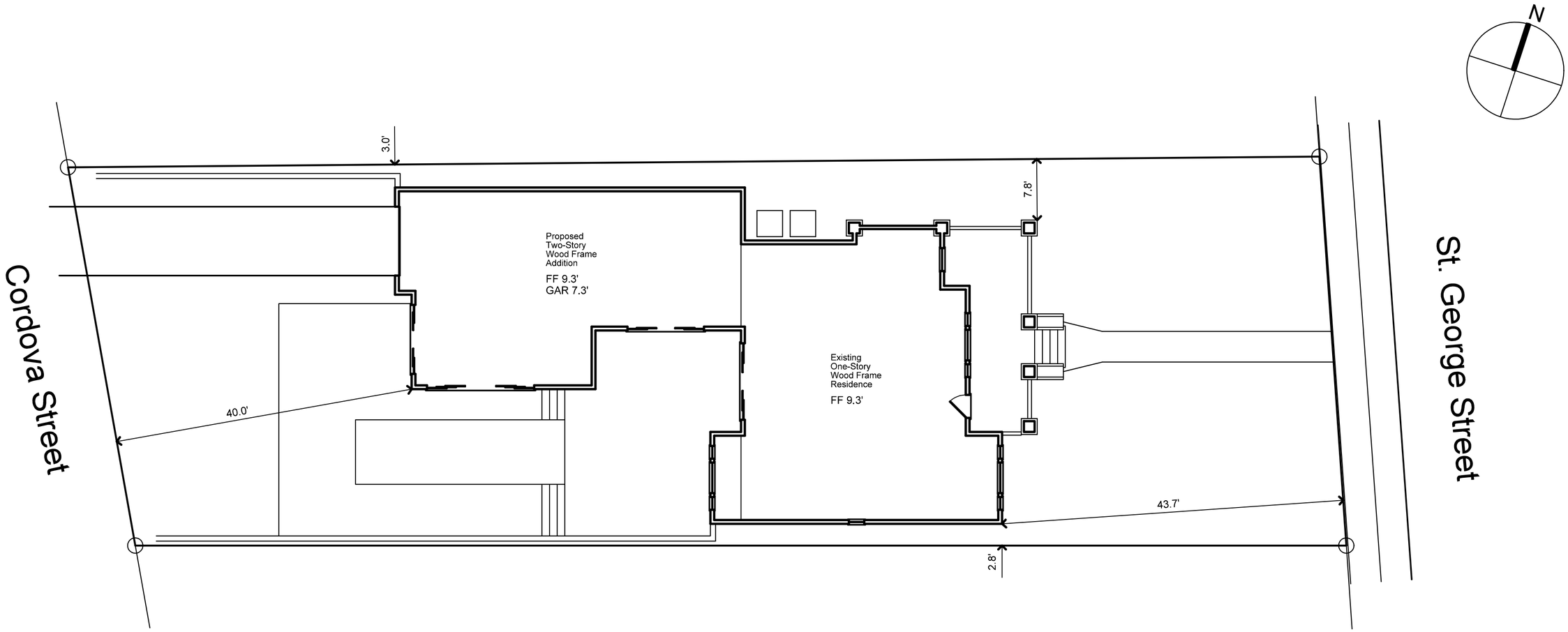
308 St. George Street

DRAWING INDEX

1. **Site Plan**
2. **Existing Floor Plan**
3. **First Floor Plan with Addition**
4. **Second Floor Plan – all Addition**
5. **Existing Front Elevation**
6. **Existing Rear Elevation** (Cordova Street Elevation)
7. **Existing Right Side Elevation**
8. **Existing Left Side Elevation**
9. **Front Elevation with Addition** – Orthographic Projection*
10. **Rear Elevation with Addition** – Orthographic Projection
11. **Right Side Elevation with Addition** – Orthographic Projection
12. **Left Side Elevation with Addition** – Orthographic Projection
13. **Right Side Elevation with Addition** – Sight Lines
14. **Front Elevation with Addition** – Perspective Projection*

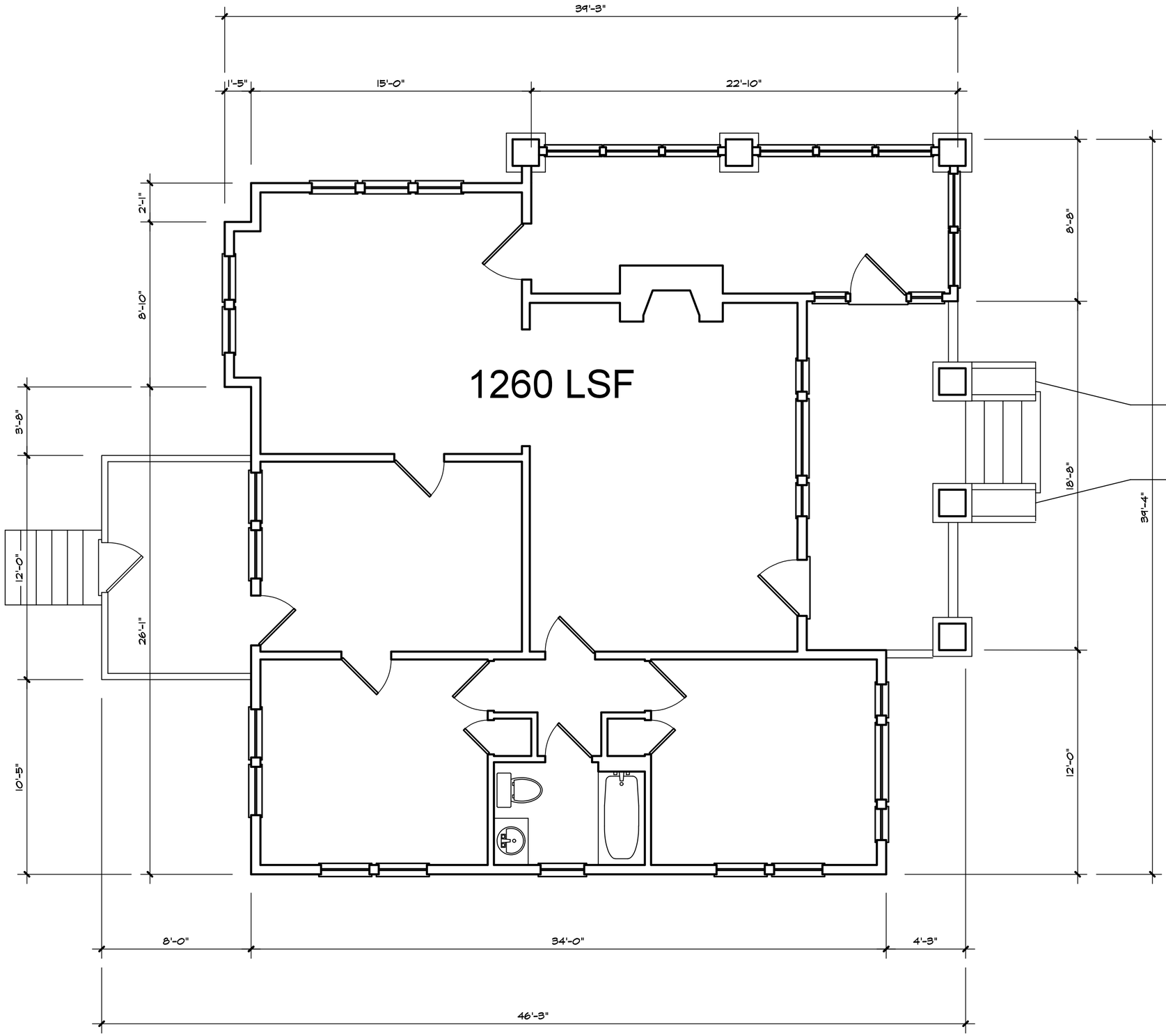
* Please note that the orthographic projections represent a flat plane with all elements at their actual constructed size. When viewing a building it is impossible to see what the orthographic projection depicts. Drawing number 13 represents a person standing on the sidewalk in front of 308 St. George Street and the lines of sight from his eye to the building. Drawing number 14 shows what that person would actually see.

Received March 9, 2021
Planning & Building Department



1 SITE
EXISTING & PROPOSED

Received March 9, 2021
Planning & Building Department



2 FLOOR PLAN
EXISTING

Received March 9, 2021
Planning & Building Department

45'-8"
NEW CONSTRUCTION

38'-2"
EXISTING CONSTRUCTION

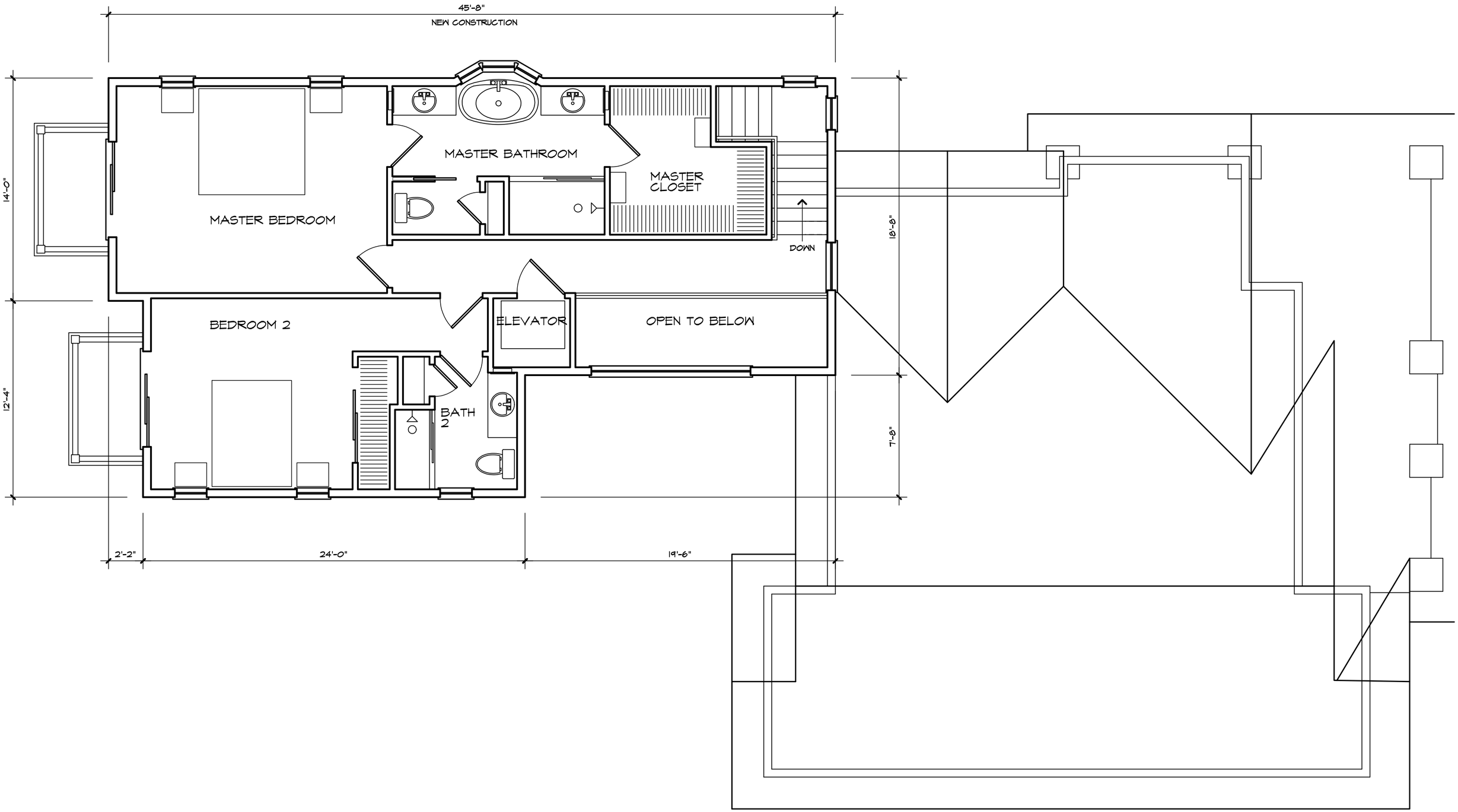
14'-0"
12'-4"
17'-7"

GARAGE
LAUNDRY
LAV
BONUS
18'-8"
AC
AC
6'-11"
SHELVES
PANTRY
ENCLOSED SPACE
TO BE RESTORED
TO OPEN PORCH
KITCHEN
ELEVATOR
CABANA
BATH 4
7'-8"
EXISTING
FRONT
PORCH
PATIO 2
DINING
LIVING
13'-3"
PATIO 1
12'-0"
SWIMMING POOL
BDROOM 3
BATH 3
BEDROOM 4
4' HIGH CONCRETE
MASONRY RETAINING
WALL
4'-0"
NEW
CONSTRUCTION
34'-1"
EXISTING CONSTRUCTION
4'-7"

NEW: 746 LSF
323 GSF

3 FLOOR PLAN
EXISTING & PROPOSED

Received March 9, 2021
Planning & Building Department



NEW: 1030 LSF

4 SECOND FLOOR PLAN
PROPOSED

Received March 9, 2021
Planning & Building Department



5 FRONT
EXISTING

Received March 9, 2021
Planning & Building Department



6 REAR
EXISTING

Received March 9, 2021
Planning & Building Department



7 RIGHT SIDE
EXISTING

Received March 9, 2021
Planning & Building Department



8 LEFT SIDE
EXISTING

Received March 9, 2021
Planning & Building Department



9 FRONT
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
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10 REAR
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
Planning & Building Department



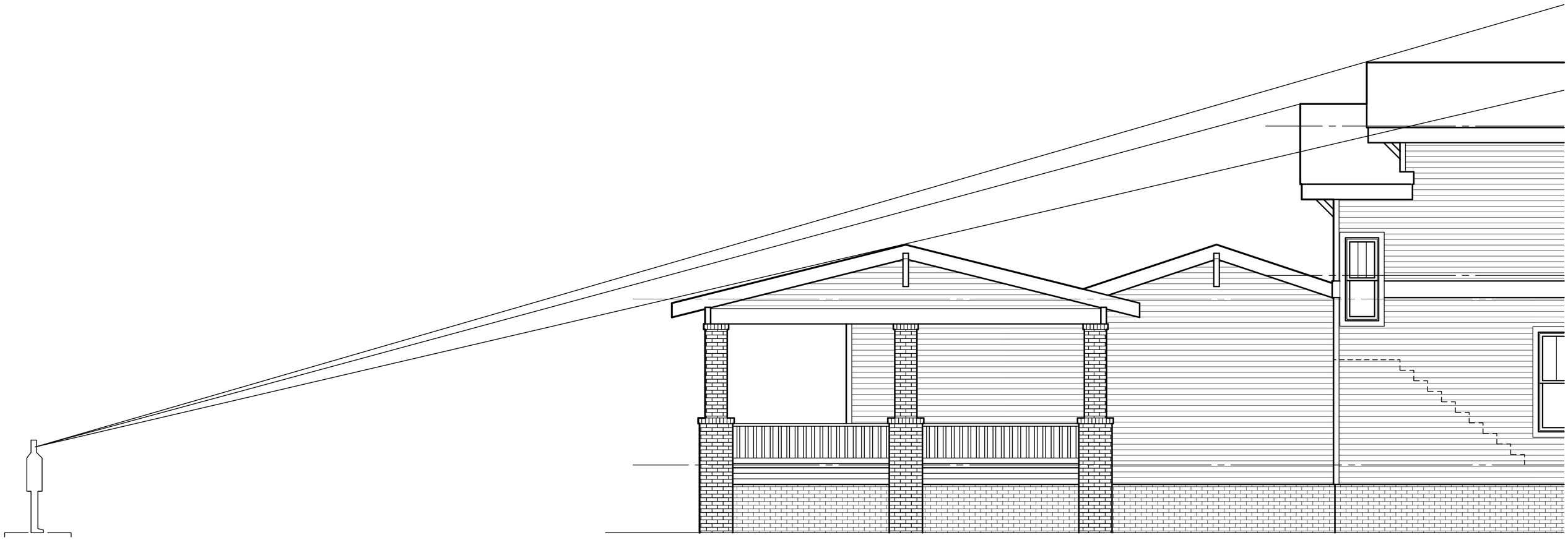
11 RIGHT SIDE
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
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12 LEFT SIDE
ORTHOGRAPHIC PROJECTION

Received March 9, 2021
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13 RIGHT SIDE
SIGHT LINES

Received March 9, 2021
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14 FRONT
PERSPECTIVE PROJECTION

Received March 9, 2021
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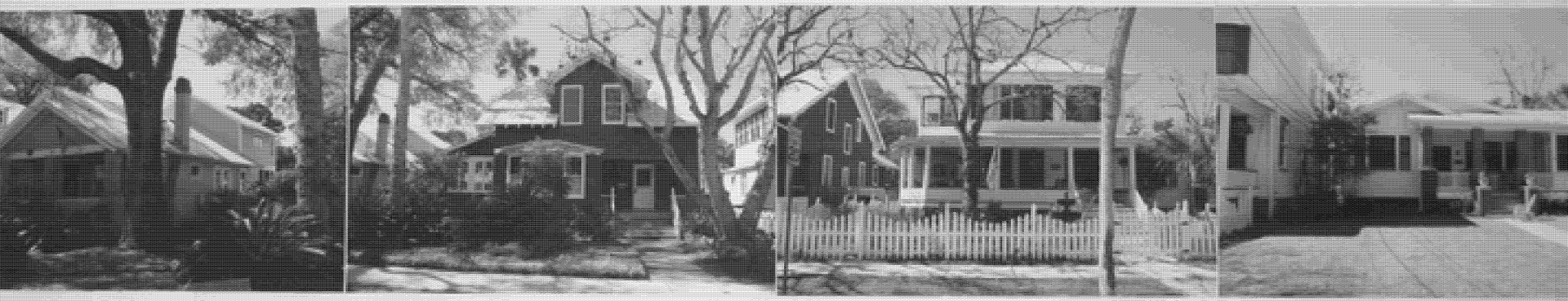
Received March 9, 2021
Planning & Building Department



308 306 304

St. George Street

Received March 9, 2021
Planning & Building Department



316 314 312 308

St. George Street

Received March 9, 2021
Planning & Building Department



316

314

312

St. George Street

Received March 9, 2021
Planning & Building Department



307 309 311

St. George Street

Received March 9, 2021
Planning & Building Department



304 306 308

Cordova Street

Received March 9, 2021
Planning & Building Department



308 312 314 316

Cordova Street

Received March 9, 2021
Planning & Building Department



312 314 316

Cordova Street

Instr #2020076296 BK: 5037 PG: 351, Filed & Recorded: 9/9/2020 9:12 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,450.00

Rec: $18.50 Doc: 2450.00 ($350,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
200840-0000
File No.: 63104

WARRANTY DEED

COPY

This Warranty Deed, Made the 31st day of ~~August~~ Sept, 2020, by **BETTY K. BURROUGHS AND HELEN AILENE DIXON, TRUSTEES OF THE KUHN FAMILY PROPERTY TRUST u/a/d June 8, 2018**, whose post office address is:
9536 S.W. 39th Ave Gainesville FL 32608
hereinafter called the "Grantor", to

MICHELLE D. RUBY, whose post office address is:
123 Luckie Street #1507 Atlanta GA 30303
, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

IN THE CITY OF ST. AUGUSTINE, FLORIDA, LOT 41 OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF FIFTY-ONE (51) FEET AND EIGHT (8) INCHES AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUB-DIVISION OF LOT FOUR (4) OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Carol A Lagasse
Printed Name: Carol A Lagasse

THE KUHN FAMILY PROPERTY TRUST U/A/D JUNE 8, 2018

Betty K. Burroughs
Betty K. Burroughs
Trustee

Witness Signature: Marlene Lagasse
Printed Name: Marlene Lagasse

Helen Ailene Dixon
Helen Ailene Dixon
Trustee

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 31st day of ~~August~~ Sept, 2020 by Betty K. Burroughs and Helen Ailene Dixon Trustees of THE KUHN FAMILY PROPERTY TRUST u/a/d June 8, 2018. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Carol A Lagasse
Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice (PDF)

2019 TRIM Notice

2019 TRIM Notice (PDF)

Summary

Parcel ID	2008400000
Location Address	308 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 41 (PROBATE 88-120-CP) OR5037/351 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Ruby Michelle D 100%
Mailing Address	123 LUCKIE ST #1507 ATLANTA, GA 30303-0000

Map



Valuation Information

	2021
Building Value	$111,977
Extra Features Value	$0
Total Land Value	$224,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$336,377**
Total Deferred	$0
Assessed Value	**$336,377**
Total Exemptions	$0
Taxable Value	**$336,377**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$113,624	$0	$224,400	$0	$0	$338,024	$318,604	$19,420	$318,604
2019	$101,521	$0	$196,350	$0	$0	$297,871	$289,640	$8,231	$289,640
2018	$66,403	$556	$196,350	$0	$0	$263,309	$263,309	$0	$263,309
2017	$68,305	$556	$196,350	$0	$0	$265,211	$251,017	$14,194	$251,017
2016	$71,092	$556	$196,350	$0	$0	$267,998	$228,197	$39,801	$228,197
2015	$66,493	$556	$151,470	$0	$0	$218,519	$207,452	$11,067	$207,452
2014	$51,714	$556	$136,323	$0	$0	$188,593	$188,593	$0	$188,593
2013	$53,594	$556	$136,323	$0	$0	$190,473	$190,473	$0	$190,473
2012	$55,475	$556	$136,323	$0	$0	$192,354	$192,354	$0	$192,354
2011	$56,415	$556	$151,470	$0	$0	$208,441	$208,441	$0	$208,441
2010	$58,296	$556	$168,300	$0	$0	$227,152	$227,152	$0	$227,152

Building Information

Building	1
Actual Area	1511
Conditioned Area	1071
Actual Year Built	1924
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1071	1071
ENCLOSED GLASS PORCH	0	96
ENCLOSED GLASS PORCH	0	192
FINISHED OPEN PORCH	0	152
Total SqFt	1071	1511

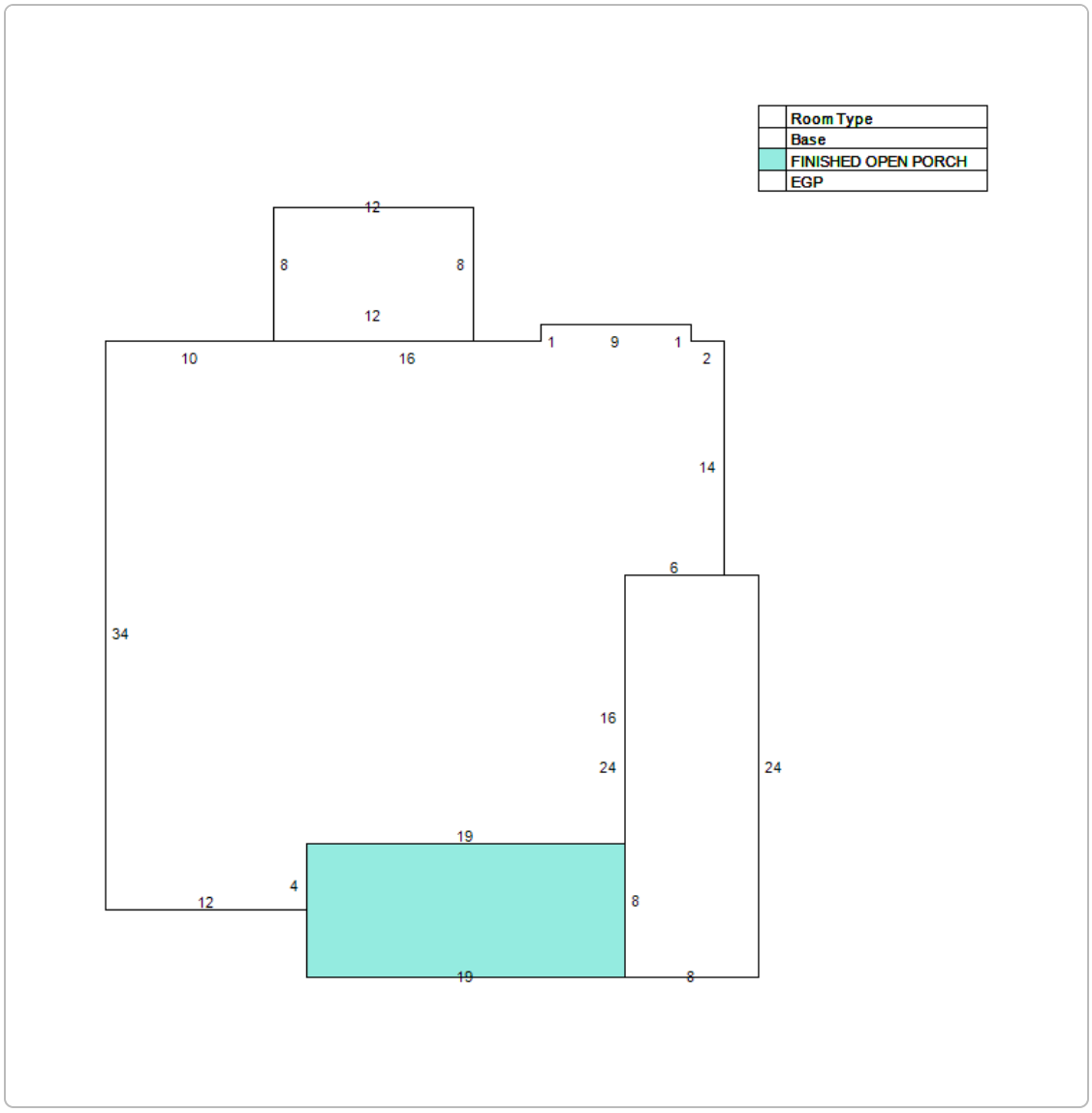
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	158	51	EF	$224,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/9/2020	9/1/2020	$350,000.00	WARRANTY DEED	5037	351	Q	I	KUHN FAMILY PROPERTY TRUST D: 6-8-2018	RUBY MICHELLE D
7/3/2018	6/8/2018	$100.00	WARRANTY DEED	4573	1628	U	I	BURROUGHS BETTY K ETAL	KUHN FAMILY PROPERTY TRUST D: 6-8-2018

Sketch Information



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

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Version 2.3.107

Detail by Entity Name

Florida Profit Corporation
PETER HOTZ INC

Filing Information

Document Number	P13000021043
FEI/EIN Number	46-2244094
Date Filed	03/05/2013
Effective Date	03/05/2013
State	FL
Status	ACTIVE

Principal Address

305 B STREET
ST AUGUSTINE, FL 32080

Mailing Address

305 B STREET
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

HOTZ, PETER
305 B STREET
ST AUGUSTINE, FL 32080

Officer/Director Detail

Name & Address

Title P

HOTZ, PETER
305 B STREET
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	02/09/2018
2019	04/20/2019
2020	05/17/2020

Document Images

05/17/2020 -- ANNUAL REPORT View image in PDF format

04/20/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
02/14/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



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

Applicant: Marquis Latimer + Halback, Inc.

Property Owner: TIITF/Department of State

Project description: To modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features. *(Continued from the May 20, 2021 HARB meeting)*

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

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application was continued from the May 20, 2021 HARB meeting. Please refer to the staff reports from April 15, 2021 and the previous meetings noted above for previous summaries/comments.
2. The property of the small one-story stucco covered building with a wood roof that is to the southwest or rear is shared with the Jose Salcedo House, which was reconstructed in 1962 on foundations of a coquina house listed on the 1784 Puente map and fronts St. George Street. Both the former residential and kitchen buildings house individual food-related commercial businesses and have courtyard areas that provide outdoor eating areas.
3. A courtyard area with coquina concrete paving is to the south of the two-story Spanish Colonial building, while coquina concrete pathways lead to two other courtyard areas with crushed stone, one in front or to the east of what was previously the "detached masonry kitchen," according to the Florida Master Site (FMSF), and another to the north, where a wood frame smokehouse also stands.
4. At the May meeting, the HARB expressed concern with the incompatible size/mass of the pergola as a garden feature, which appeared to dominate the rear courtyard. The acrylic material and diagonal lattice proposed as a cover was also found inappropriate. Lessening the extent of the proposed paving and increasing the plantings was suggested More research on and reducing the size of the well cover was encouraged. Previously approved COA items such as screening for the mechanical equipment and other conditions tied to those approvals were important to follow through with.
5. In the current revised plans received for this meeting, the pergola's overall dimensions are 28'-9" x 16' x 10'-3" high as compared to the previously proposed 30'-2" x 16' x 10'-3" high. Details for a plexiglass "weather cover" system to be installed over the pergola was also included, without the lattice that was also previously proposed at top. The spacing between the wood poles slightly changed, and the dimensions of the pressure treated wood elements slightly decreased: the upper beams are 6x8" instead of 8" diameter, joists now are 2x4" instead of 2x6" and will have a slight overhang, and the vertical posts will remain at 8" diameter. The pergola will be just over 6' from the kitchen building and almost 3.5' from the proposed stage. Revised plans included added notations on dimensions, as requested in May.
6. Lot coverage of the proposed coquina concrete for under the pergola is now 464 sf compared to 480 sf on previous plans and will likely be softened in appearance with the addition of more plantings.
7. Revisions to the proposed well cover appear to be limited to the removal of the diagonal lattice panels at top. Other modifications on the revised plans include increased plantings in response to the HARB's suggestion at the May meeting, with more holly plants visible on plans by the stage area, additional planter boxes for herbs, and honeysuckle vine plantings are now proposed for the pergola.
8. Other unresolved items:
    a. Height of the proposed fence around the mechanical equipment to be confirmed
    b. All metal railings, new or existing, must be painted white, brown or black according to the AGHP
    c. The approved vent on the two-story building was approved with the condition that it be painted a dark color (COA 2019-0062)
    d. The recently added bright colored outdoor metal framed furniture is considered of modern design and is not compatible with the AGHP
9. Overall, while the most recently revised plans addressed a number of the issues that were of concern at the May HARB meeting, many were modified only in a limited way.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussion of the HARB, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street because the revised submittal does not sufficiently address the HARB concerns from the previous meeting and does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Revised scope proposed for the June 17, 2021 meeting

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

1. An approximately 28'-9" x 16' x 10'-3" high pressure treated southern pine unpainted wood pergola constructed to the north of the one-story former 24' x 25' kitchen building with (12) 8' diameter wood column poles, 6x8" upper beams with 2x4" joists running perpendicular across on top, clear Plexiglas as weather cover, with purlins above
2. A 15" x 11' raised wood platform / stage and 5' wide L-shaped ramp with 2x6" wood decking, constructed along the west property line, north of the existing smokehouse building, to be 26'-7 wide overall. Aluminum powder-coated ADA rails to match existing rails on site will be mounted to wood railing system with balusters. Pressure treated southern pine unfinished wood is proposed
3. Seven 2'-4' square cedar wood planter boxes with exposed antique iron nails, fiberglass interior planter, and herb plantings of Sweet Basil, and Rosemary
4. Adding a cedar wood covering over the existing coquina masonry well with 4" diameter cedar posts, wood lattice panels, and a flat roof covered with cedar shake roofing. Antique wrought iron hardware and exposed antique iron nails are proposed
5. Coquina concrete paving with joints extended in northwest courtyard area under the proposed pergola
6. Granite gravel aggregate to be added to north and south of proposed coquina concrete paving and pergola
7. Adding Schillings Yaupon Holly plants adjacent to wood platform/stage
8. Replacing existing steps on north end of ramp structure to public restrooms with a wood ramp to match the existing, measuring approximately 13'-8" long and about 5'-6" wide from outside rail to rail, with the ramp rising 12" to meet the restroom building. The wood railing system is about 42" high and aluminum powder-coated ADA rails to match the existing
9. Adding a new wood fence around the mechanical equipment at the southwest corner of the house (confirmation is needed on "to match the existing" notation on construction plan L-2.1)

Previous scope on original plans submitted for the May 20, 2021 meeting

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

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

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.

- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

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

Electrical and Mechanical Equipment

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

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

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

Roofs and Roofing

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

Don't...

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

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

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

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

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

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

Fences, Walls and Gates

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

Don't...
- Remove historic fences and walls.

- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.

- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

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

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

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

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

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

(Figure 1 depicts pre-1821 walls and fences.)

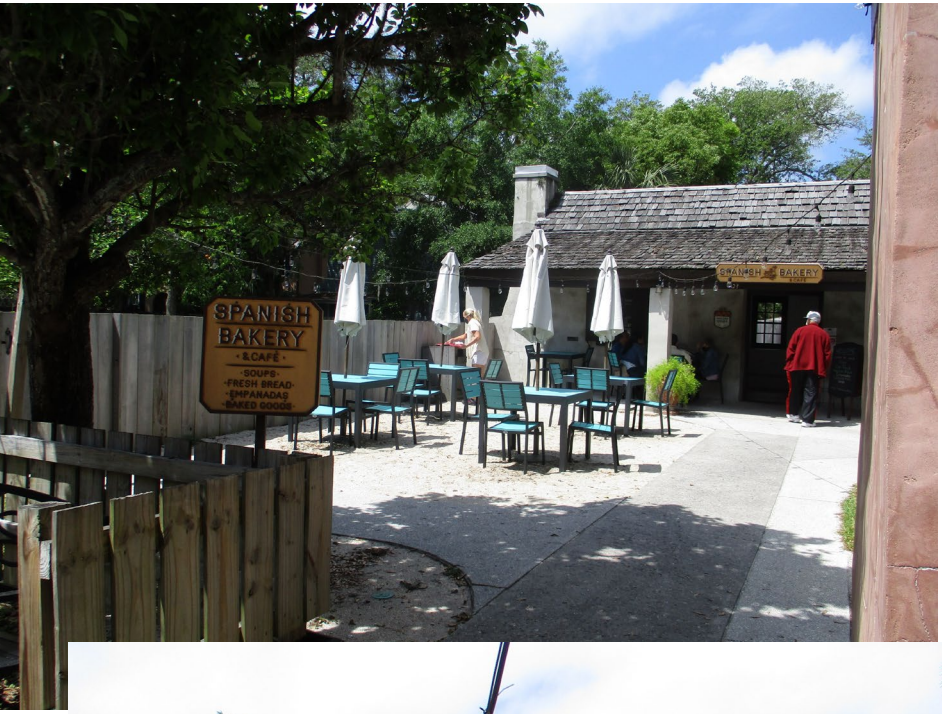
Historic Plant Materials

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
42-1/2 St. George Street







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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

STAFF PHOTOGRAPHS
42-1/2 St. George Street







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

STAFF PHOTOGRAPHS
42-1/2 St. George Street







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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

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





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





STAFF PHOTOGRAPHS
42-1/2 St. George Street





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



STAFF PHOTOGRAPHS
42-1/2 St. George Street

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





STAFF PHOTOGRAPHS
42-1/2 St. George Street





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

STAFF PHOTOGRAPHS
42-1/2 St. George Street





Context area: looking north and south along St. George Street

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1889 1009==

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

868==

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

Address: Tallahassee, FL

902==

Occupant or Manager: 904==

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

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

( ) Altered 858==

(X) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, stone (coquina)

854==

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

Features of Structure: (942)

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

Foundation: Stone wall 942==

Roof Type: Gable, shed 942==

Secondary Roof Structures: Balcony, hip 942==

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

942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Chamfered wood posts

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Restored area. 864==

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

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Military, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

(over)

V. BIBLIOGRAPHY

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

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

HISTORY

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

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

ARCHAEOLOGY

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

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

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

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

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

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

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

☐ Original
☒ Update

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

Site #8 SJ01889
Field Date 2-11-2016
Form Date 2-11-2016
Recorder #

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

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	42		St George	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 1974600000 — **Landgrant**
Subdivision Name — **Block** — **Lot**
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1962 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use Private Residence — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — **Original address**
Alterations: ☐yes ☐no ☒unknown Date: — **Nature**
Additions: ☐yes ☐no ☒unknown Date: — **Nature**
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

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

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

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01889

DESCRIPTION (continued)

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

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

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

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

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

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

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) CONTRIBUTES TO THE ST. AUGUSTINE NRHD, SJ10

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

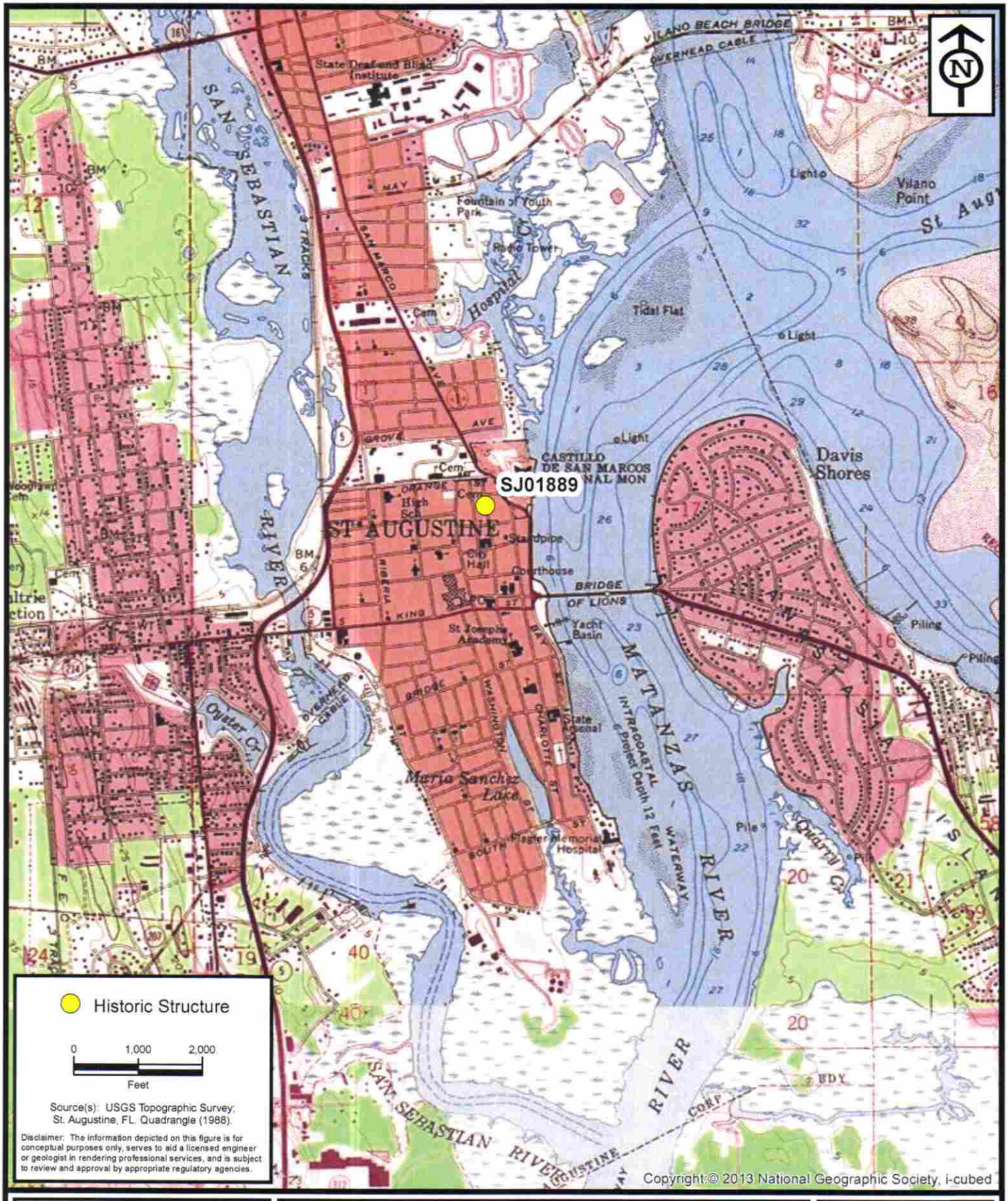
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



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

Project Location - SJ01889

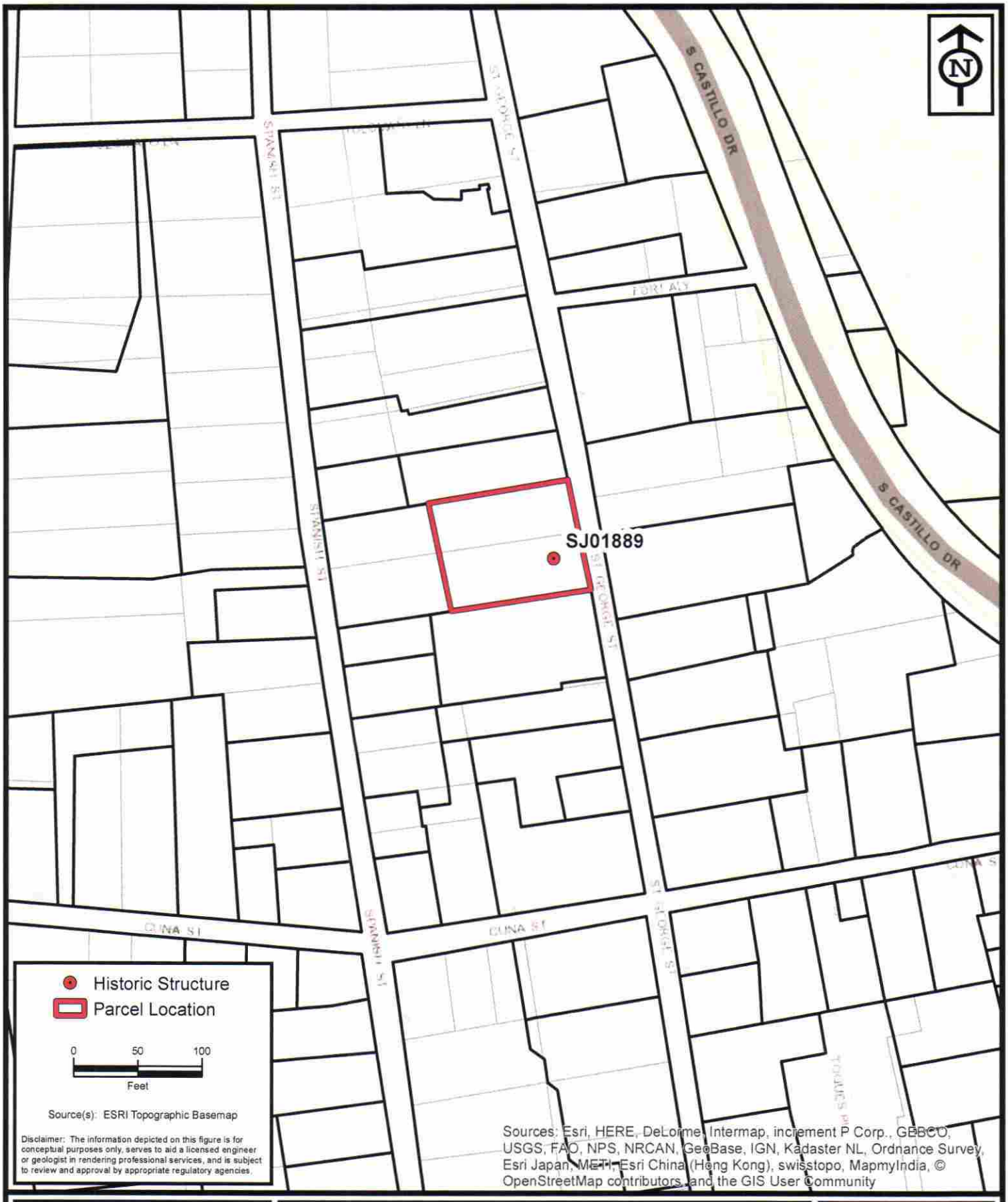
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01889\Location.mxd Date: 1/29/2016 9:23:12 AM

SJ01889



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

Parcel Location - SJ01889

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

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SJ01889

SJ1889

Avery Womble
2842 Robert Oliver Avenue

April 18, 2013

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

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

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

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

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

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

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

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

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

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

Sincerely,

- Avery Womble

Avery Womble
Flagler College Student

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

Enclosures

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

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

Your search returned just one marker . . .

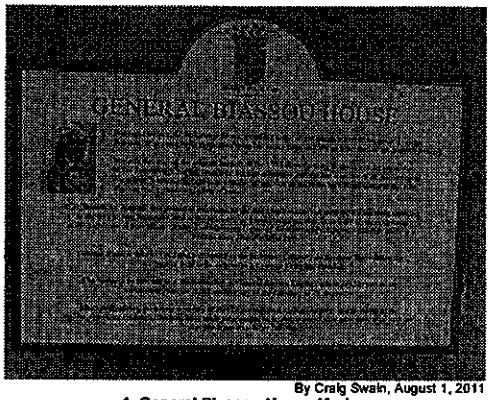
Add Photo — Add Link — Add Commentary — Correct this page — Print

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

General Biassou House

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

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



By Craig Swain, August 1, 2011

1. General Biassou House Marker

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

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

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

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



By Craig Swain, August 1, 2011

2. General Biassou House and Marker

Erected by City of St. Augustine.

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

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

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

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

Word or Phrase

Search

More Search Options

Markers Near You

Categories

20th Century
Abolition & Underground RR
African Americans
Agriculture
Air & Space
Animals
Antebellum South, US
Anthropology
Arts, Letters, Music
Asian Americans
Bridges & Viaducts
Cemeteries & Burial Sites
Charity & Public Work
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Government
Heroes
Hispanic Americans
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Gen. Jorge Biassou, a key local figure

Posted: September 23, 2009 - 12:08pm

By SUSAN R. PARKER

Special to The Record

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

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

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

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

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

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

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



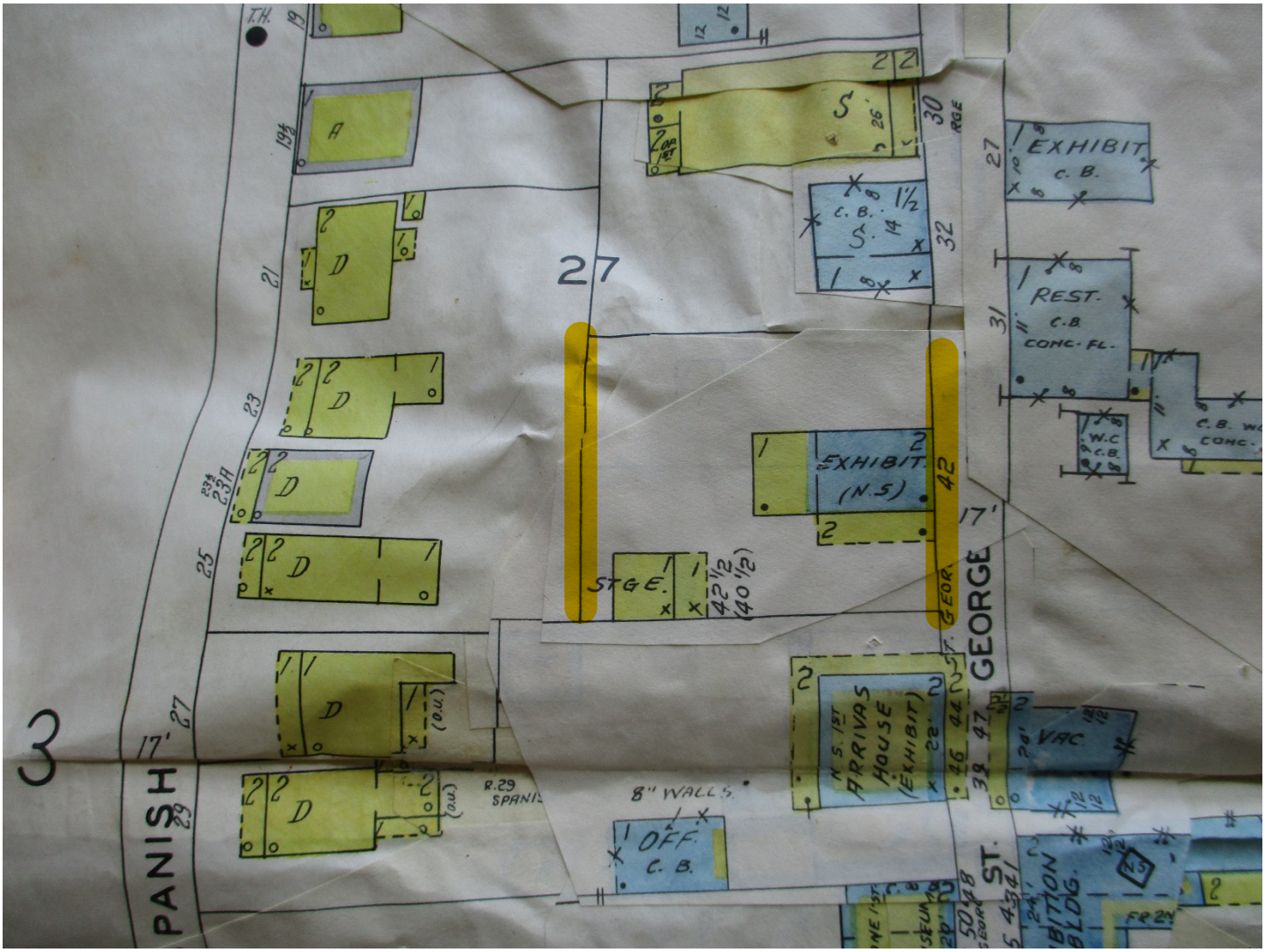

SPANISH
BAKERY
CAFÉ
WHETSTONE
CHOCOLATES


SPANISH
BAKERY
CAFÉ
WHETSTONE
CHOCOLATES


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


THE SALCEDO HOUSE

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



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

May 20, 2021

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

cc: TIITF/Department of State

Re: Certificate of Appropriateness – 42½ St. George Street – PL2021-0057

Dear Mr. Marquis and staff,

On May 20, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the June 17, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by June 7, 2021.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0057
Applicant:	Marquis Latimer + Halback, Inc.
Owner:	TIITF/Department of State
Address:	42-1/2 St. George Street
Parcel Number:	1974600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 20 , 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 May 20, 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 3 (HP-3).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Subject to the following conditions:

- June 17, 2021
- consider comments about pergola size, show details,
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20th day of May, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0057

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 20th day of May, A.D., 2021.

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

Notary Public, State of Florida

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

FOR JUNE 17, 2021
HARB MEETING

2021-0057:
42-1/2 ST. GEORGE STREET

Additional Materials
Submitted by Applicant:
Marquis, Latimer + Halback, Inc.

Received June 7, 2021
Planning and Building Department

HARB CERTIFICATE OF APPROPRIATENESS

SPANISH BAKERY COURTYARD

06.17.2021 | ML+H Project 20.41.0 | Task 1.0.0



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received June 7, 2021
Planning and Building Department



HISTORIC DOCUMENTATION
MAPS

Received June 7, 2021
Planning and Building Department





PRECEDENT | SANBORN FIRE INSURANCE MAPS

ML+H

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HISTORIC DOCUMENTATION
PHOTOGRAPHS

Received June 7, 2021
Planning and Building Department





Images from the collection of the St. Augustine Historical Society

PRECEDENT | RECONSTRUCTION IN THE 1960S

Received June 7, 2021
Planning and Building Department





Images from the collection of the St. Augustine Historical Society

PRECEDENT | RECONSTRUCTION IN THE 1960S

Received June 7, 2021
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Image from the University of Florida Digital Collections



Image from the collection of the St. Augustine Historical Society

PRECEDENT | VIEW OF THE SALCEDO KITCHEN FROM THE COURTYARD, 1962

Received June 7, 2021
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ML+H



EXISTING CONDITIONS

Received June 7, 2021
Planning and Building Department

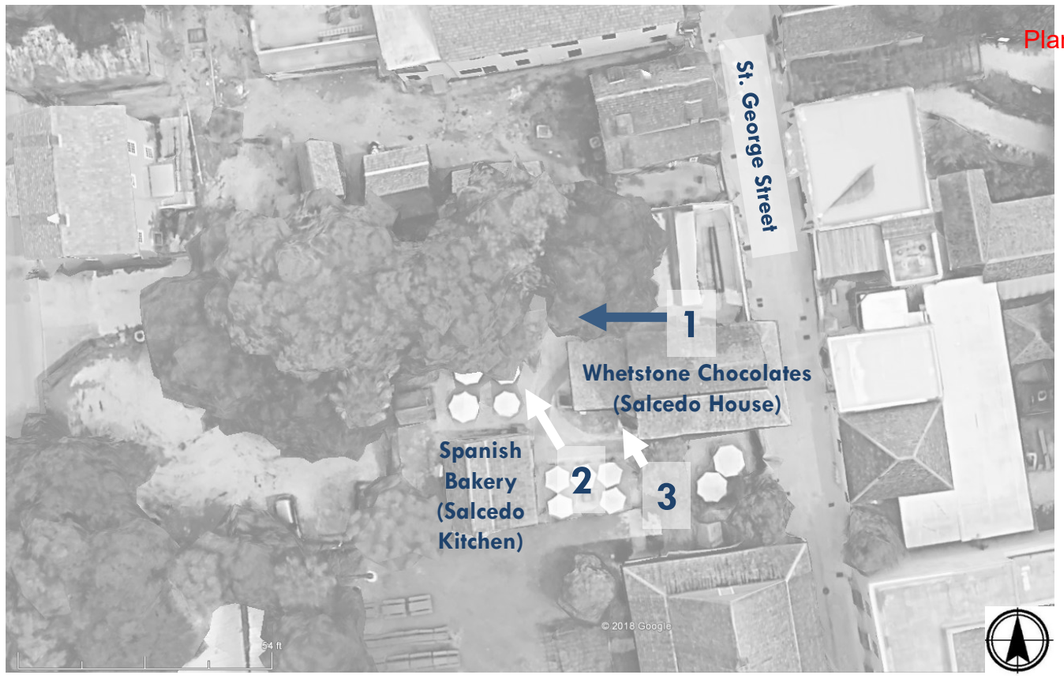


SPANISH BAKERY | LIMITS OF WORK

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1





2

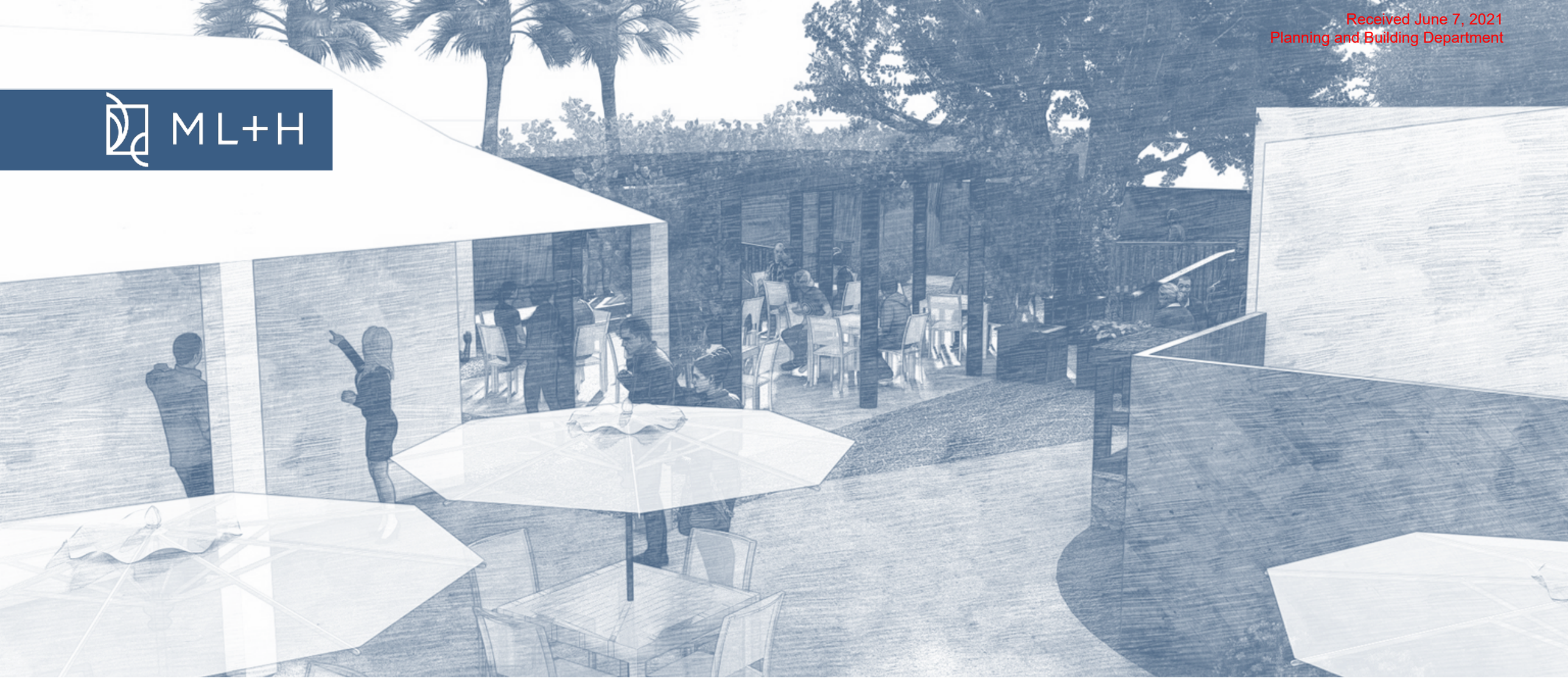


3

SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

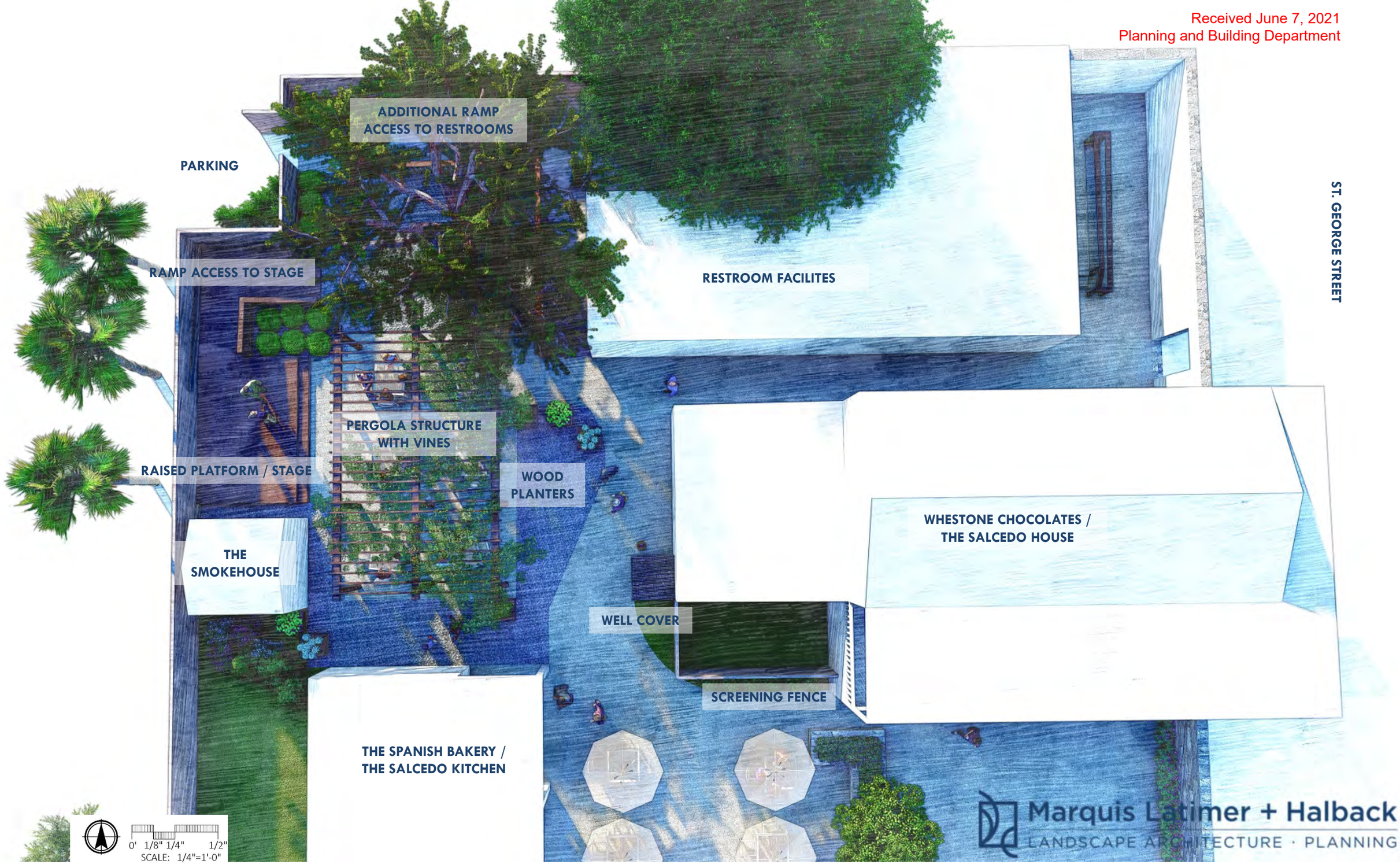
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SITE PLAN

Received June 7, 2021
Planning and Building Department



SPANISH BAKERY | SITE PLAN - ENLARGEMENT

ML+H

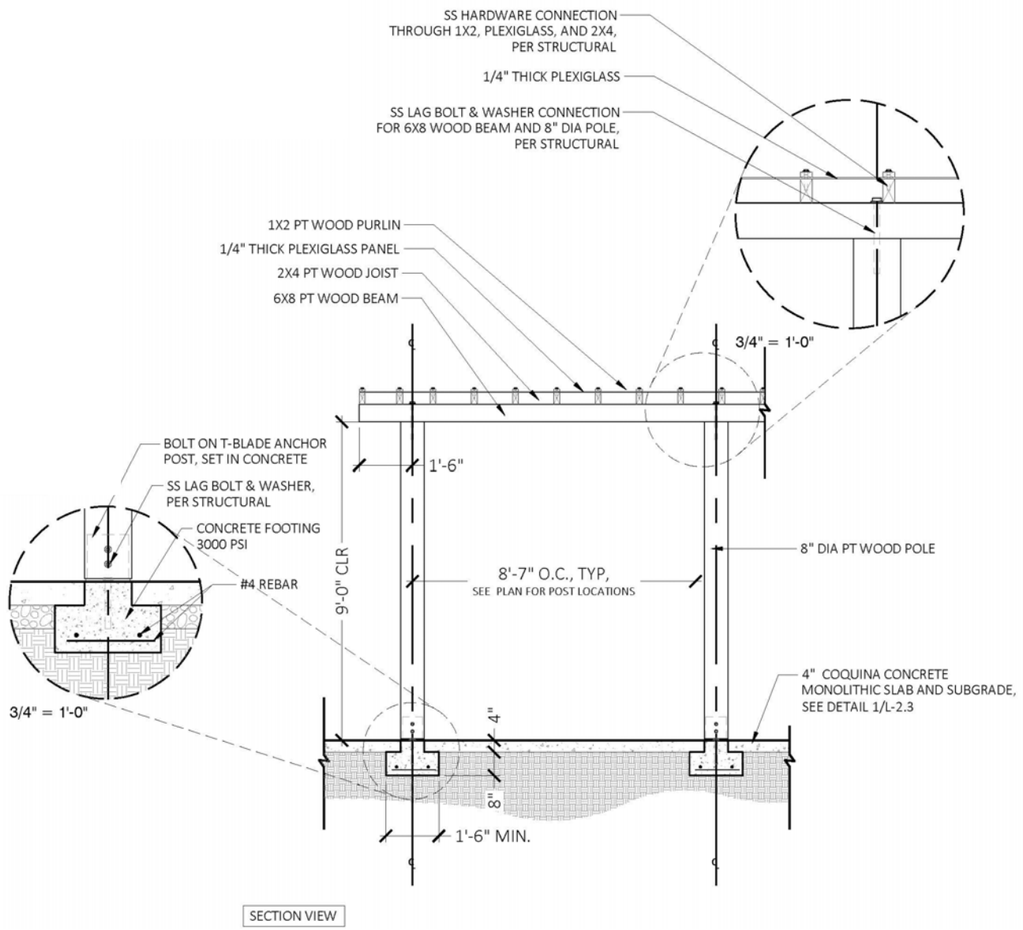
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SPANISH BAKERY | PERGOLA RELATIONSHIP TO SITE

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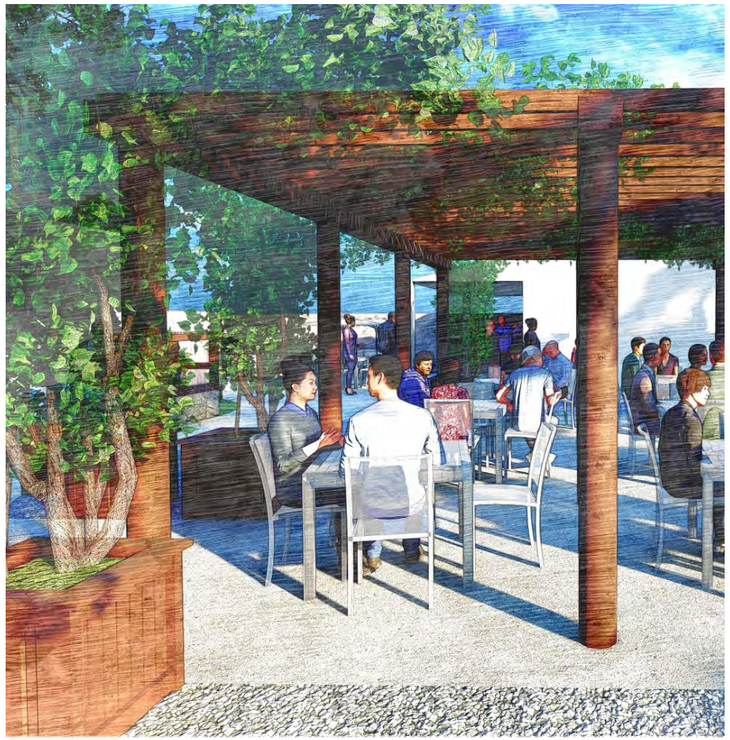




Pergola structure at the Taberna del Caballo outdoor dining

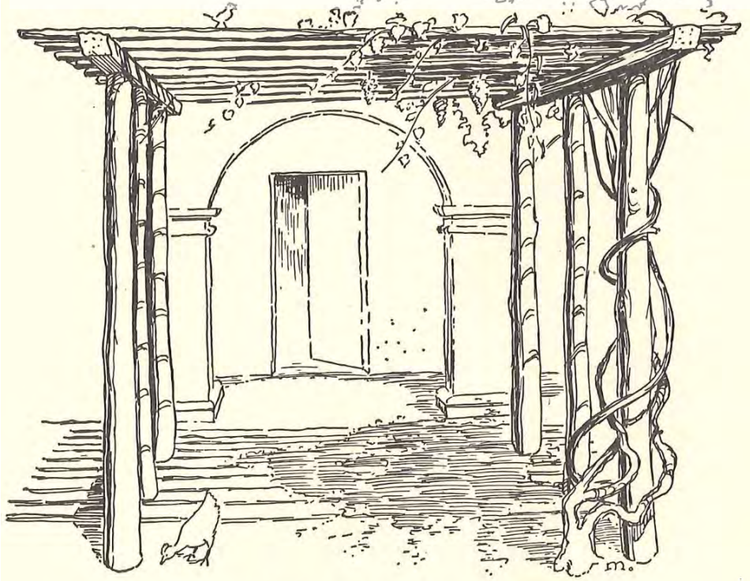


Coral Honeysuckle vine over pergola



Rendering of proposed pergola

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



77. A GRAPE ARBOR

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

SPANISH BAKERY | PERGOLA STRUCTURE

ML+H

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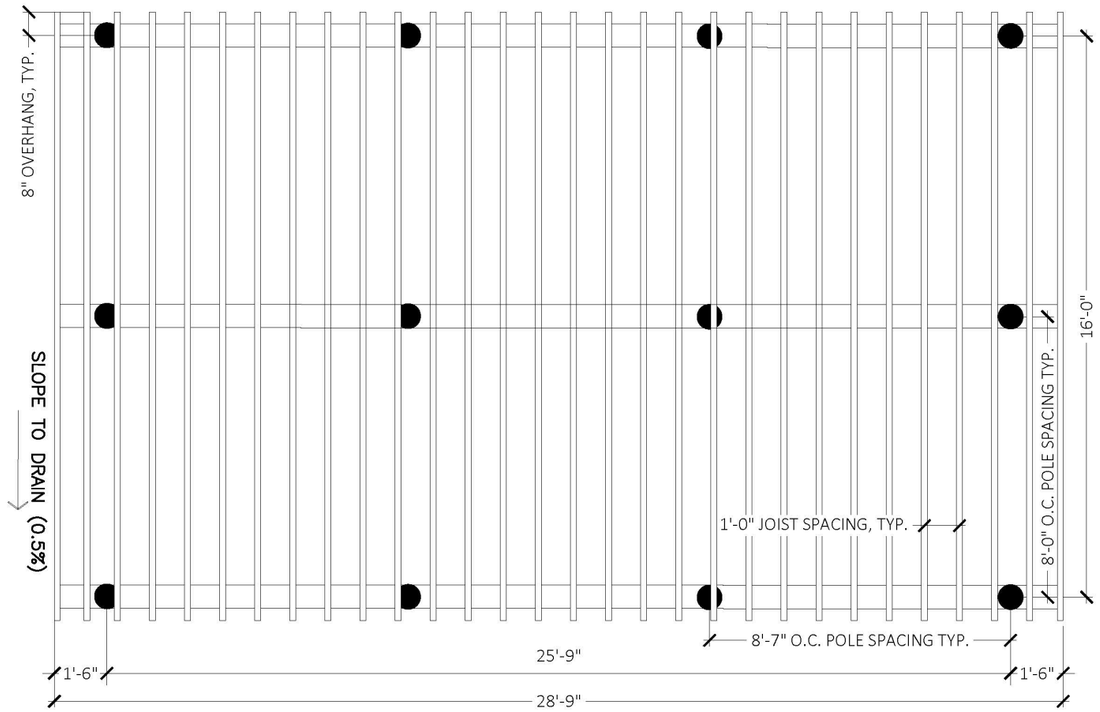


SPANISH BAKERY | BIRD'S EYE VIEW WEST

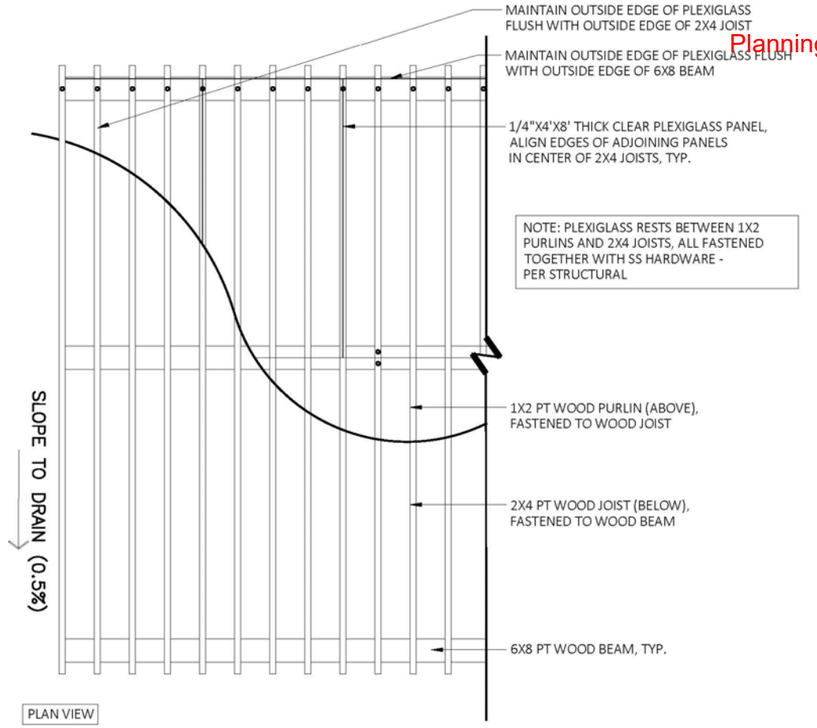
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE PLANNING

ML+H

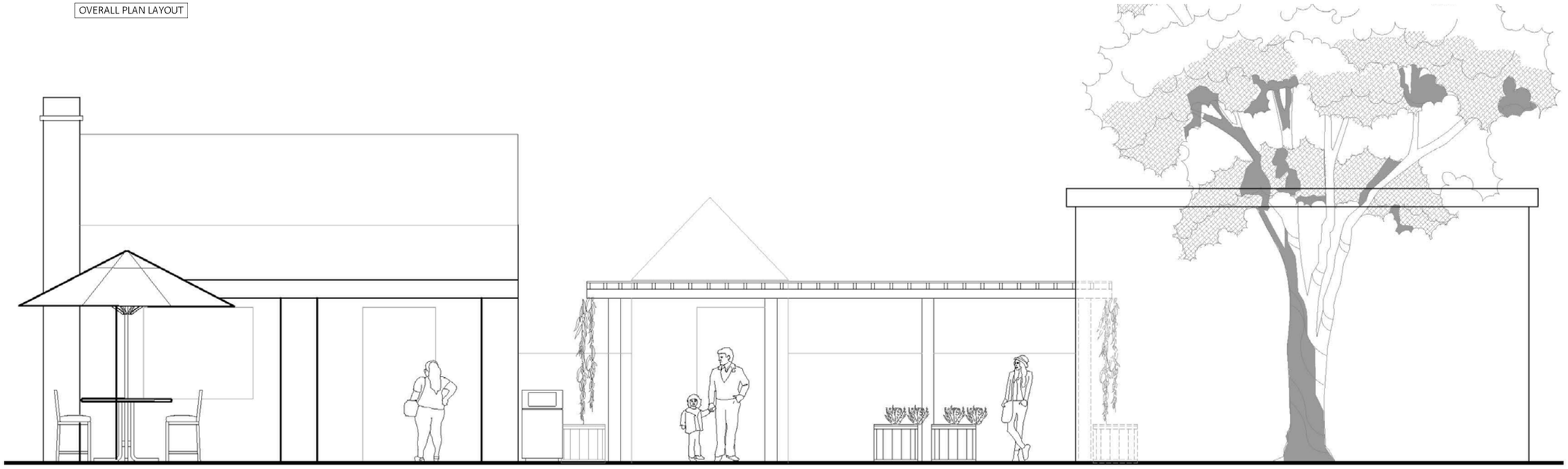
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OVERALL PLAN LAYOUT



PLAN VIEW



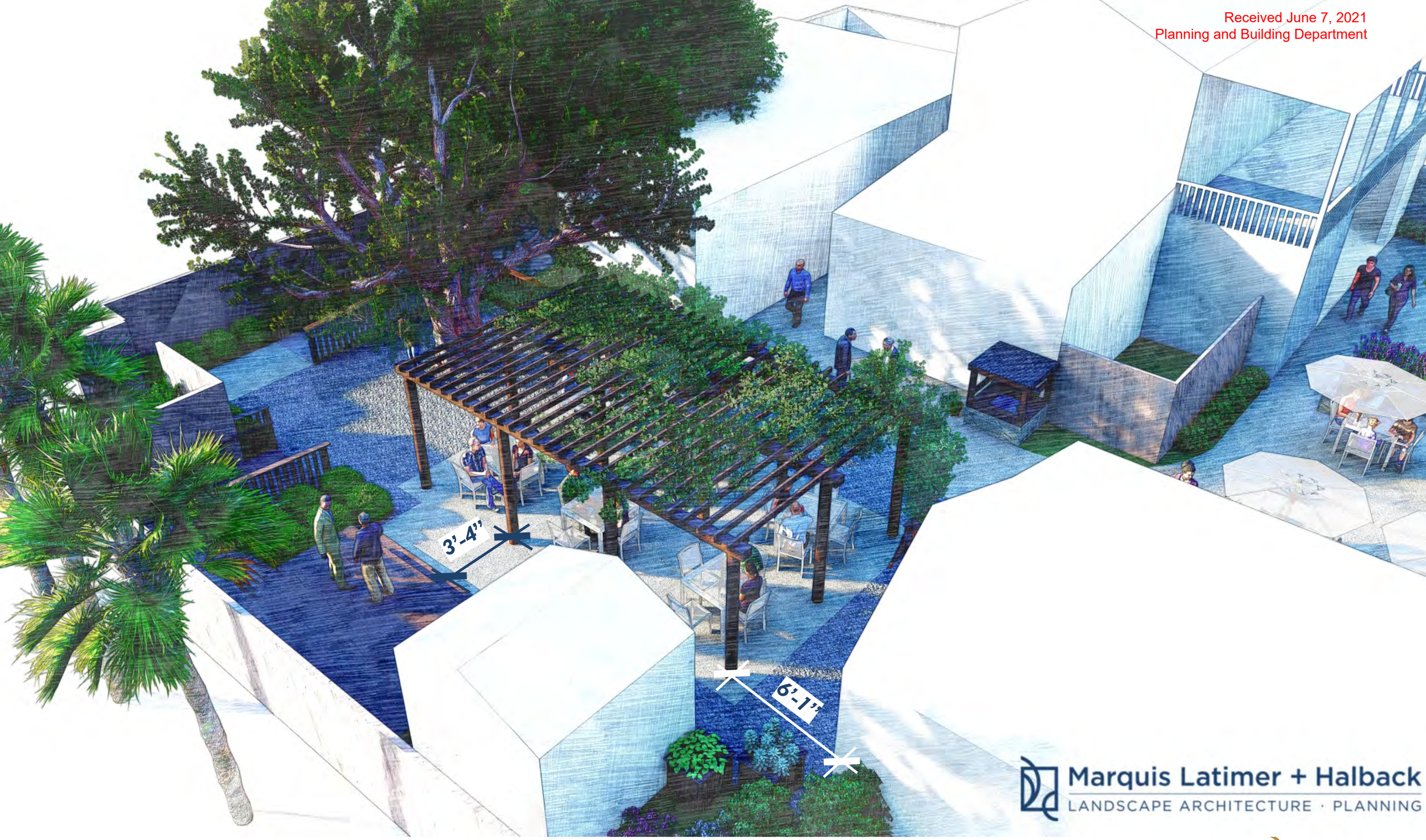
4 ELEVATION OF COURTYARD FACING WEST

1" = 5'-0"

SPANISH BAKERY | PERGOLA STRUCTURE – PLAN & ELEVATION

ML+H

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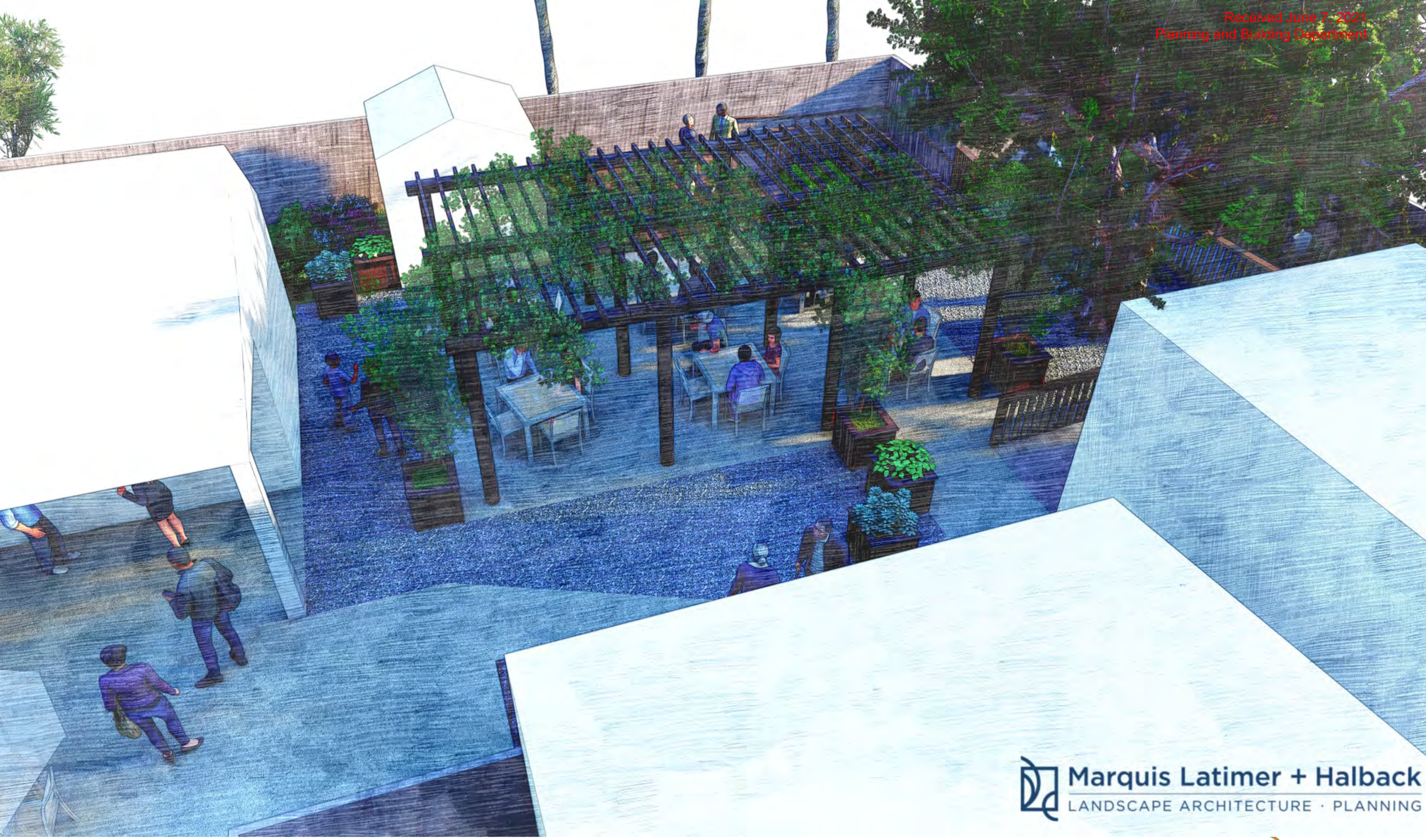


Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

SPANISH BAKERY | BIRD'S EYE VIEW NORTHEAST

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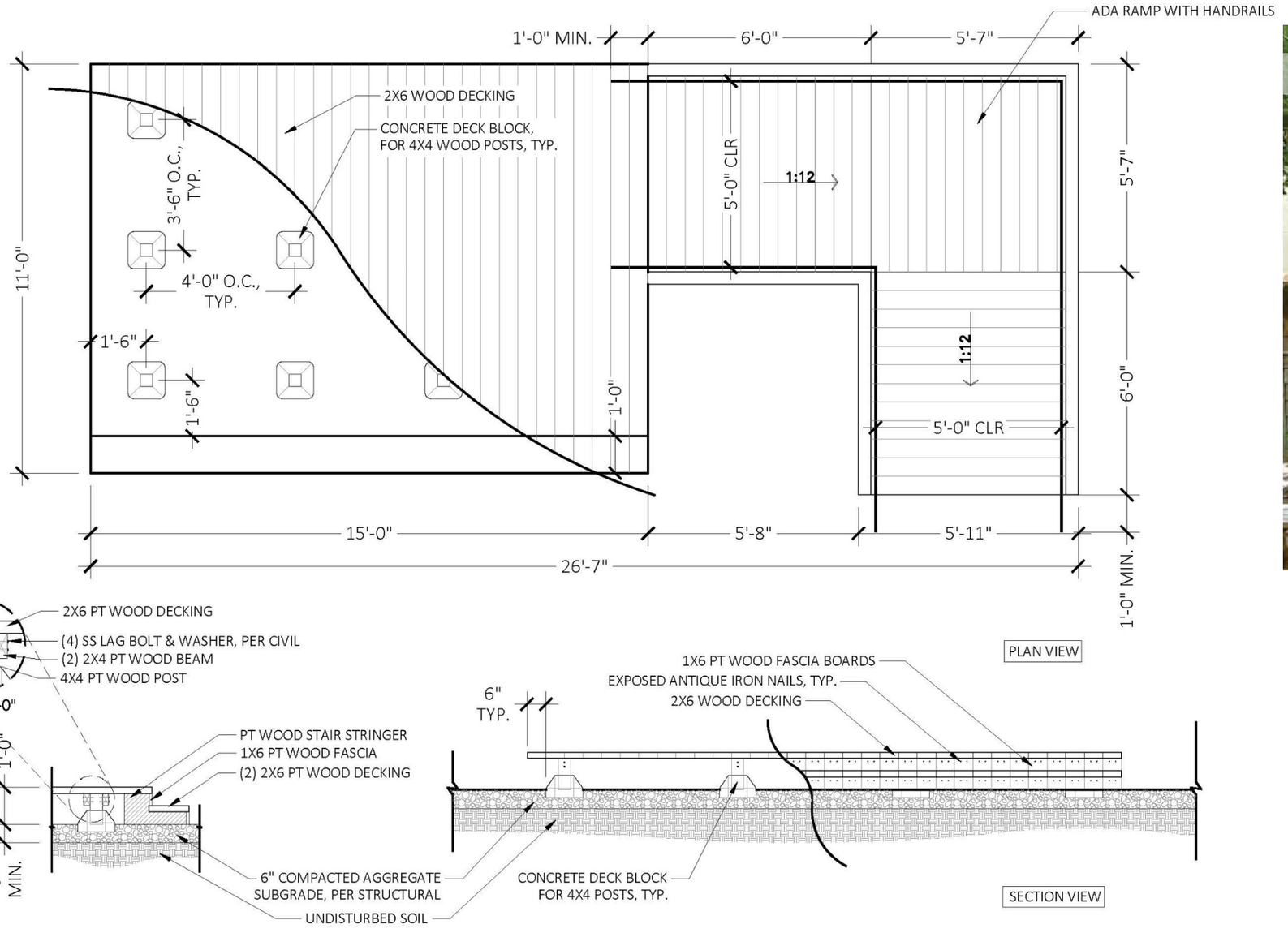


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LANDSCAPE ARCHITECTURE · PLANNING

SPANISH BAKERY | BIRD'S EYE VIEW WEST

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Stage at the Colonial Oak Music Park



Grey Weathered Wood



Oyster Shell Gravel Mix

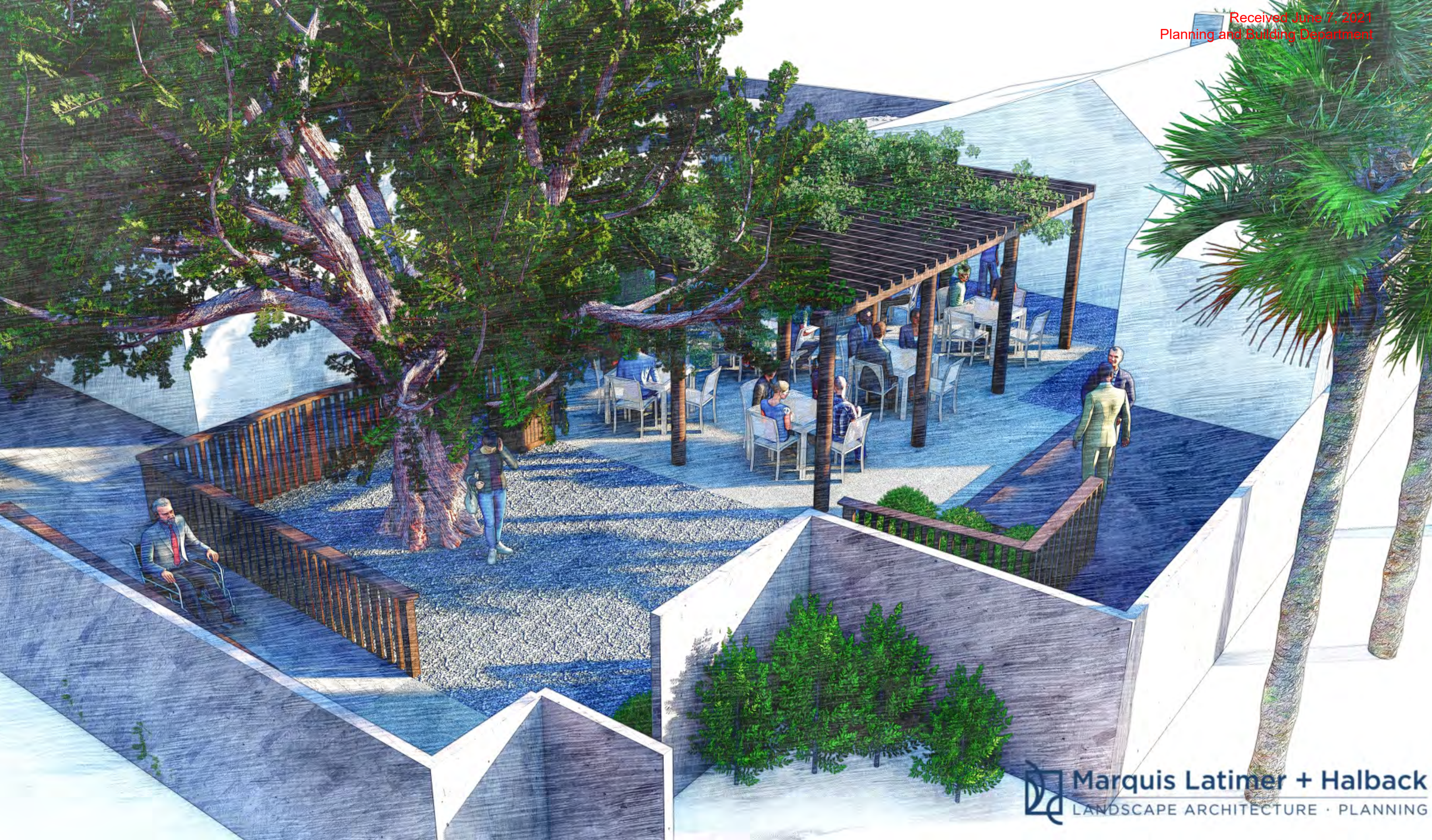


Coquina Concrete

SPANISH BAKERY | RAISED PLATFORM / STAGE

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SPANISH BAKERY | PERGOLA, STAGE, RAMP TO RESTROOM

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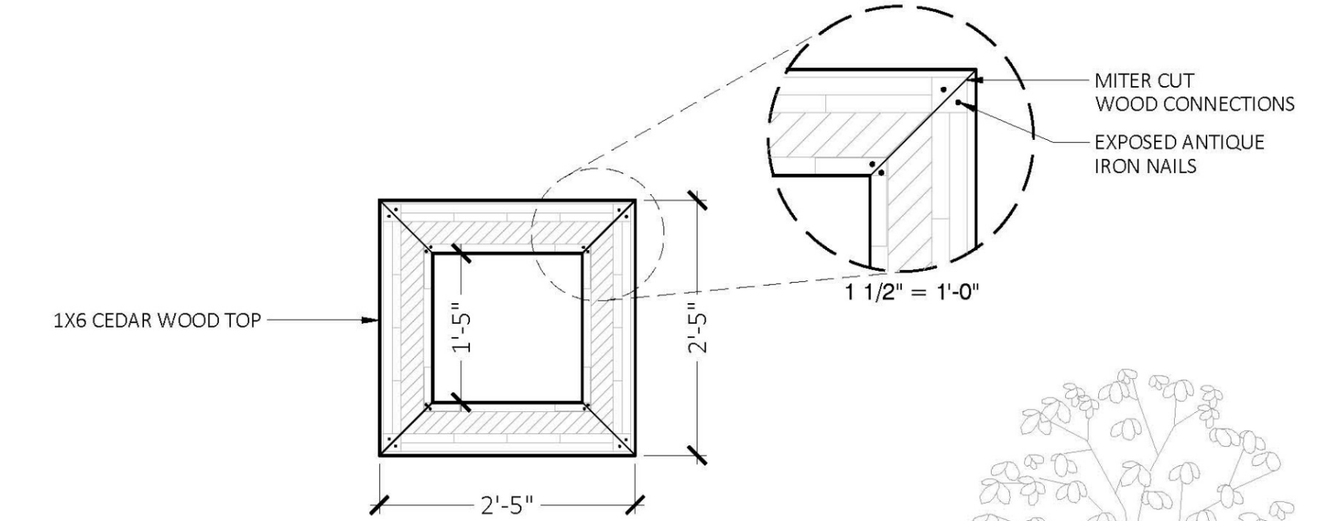
Received June 7, 2021
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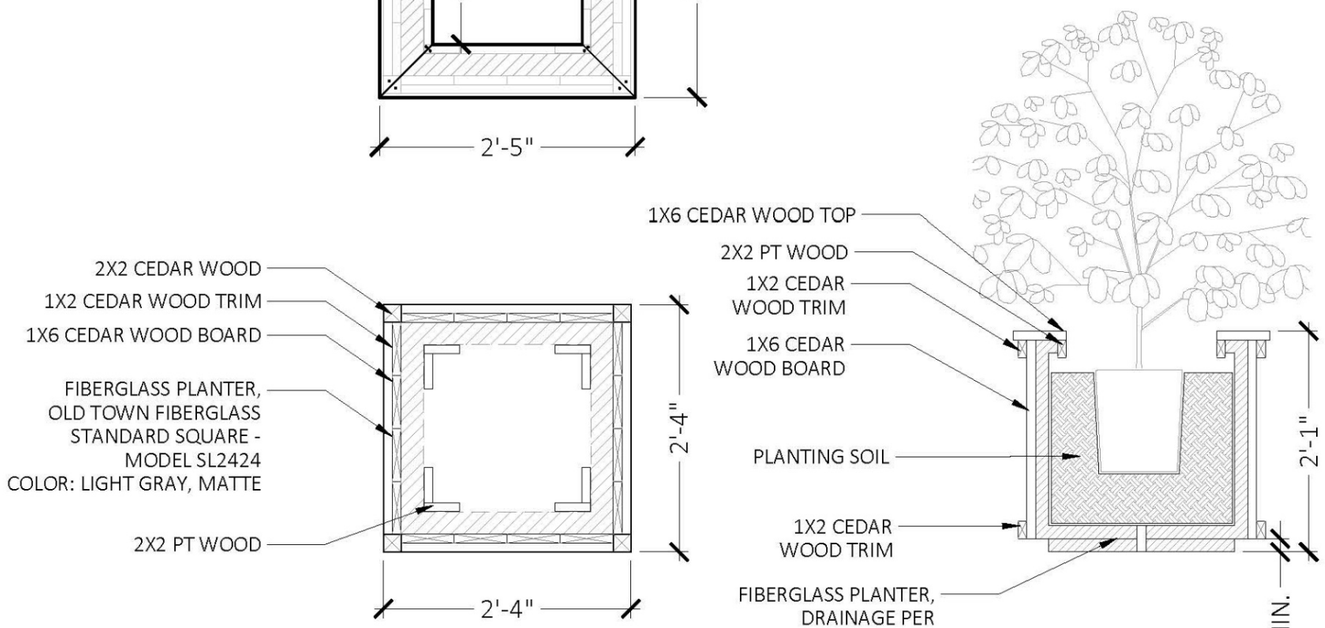


SPANISH BAKERY | ACCESSIBILITY AND STAGE

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Wood Shroud - Grey Weathered Cedar with Antique Nails


Rendering of Planters with Herbs Planted


Fiberglass Planter Insert, Color: Light Grey Matte (Hidden)

SPANISH BAKERY | HERB PLANTER WITH RUSTIC WOOD SHROUD

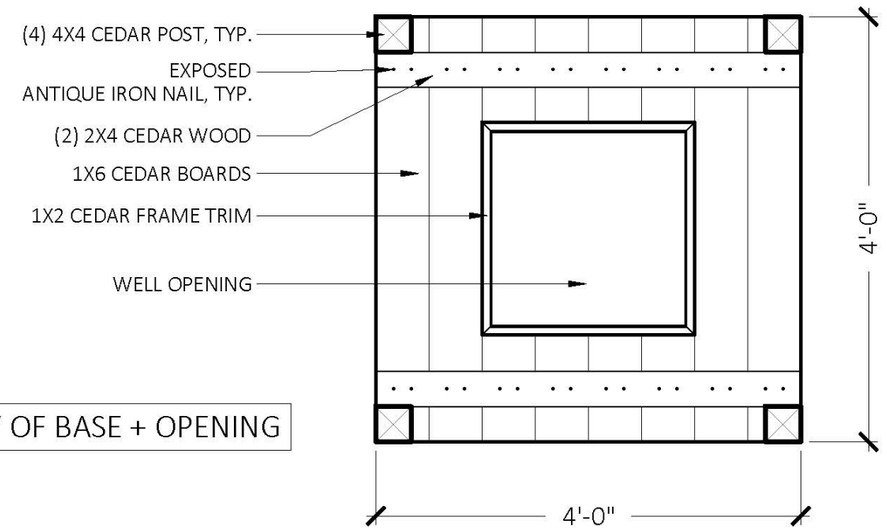
Received June 7, 2021
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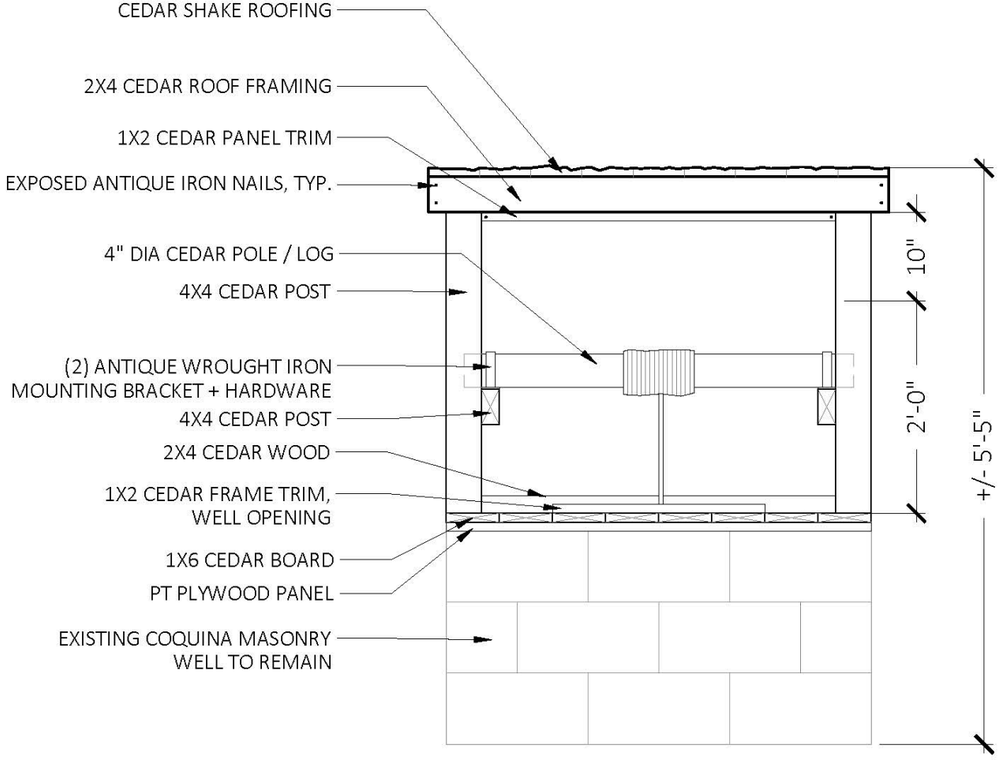
SPANISH BAKERY | PERGOLA, PLANTERS, AND WELL

ML+H

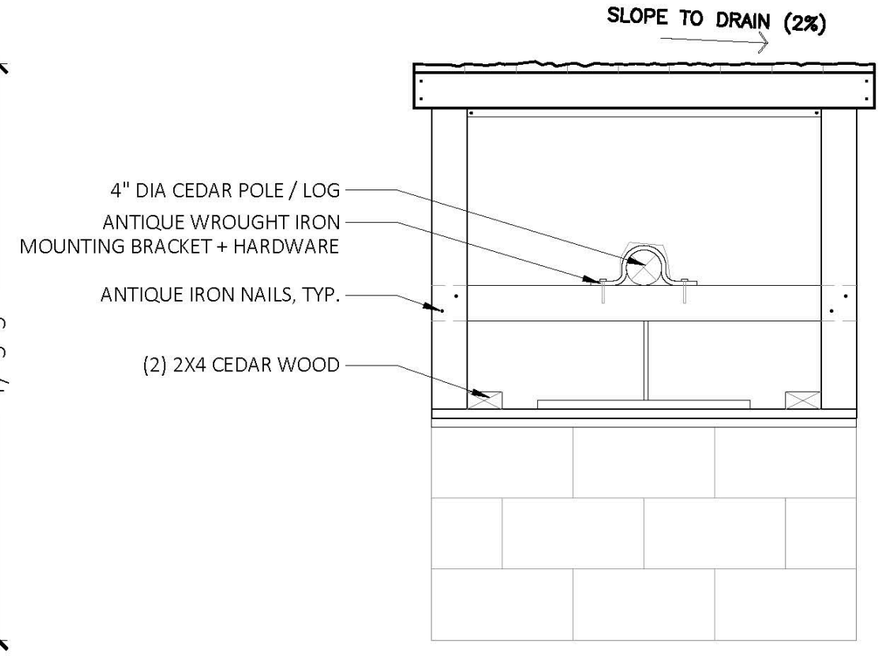
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TOP VIEW OF BASE + OPENING



FRONT VIEW



SIDE VIEW



Well Housing at Plaza de La Constitucion



Well Cover at Colonial Oak Music Park

SPANISH BAKERY | WELL COVER

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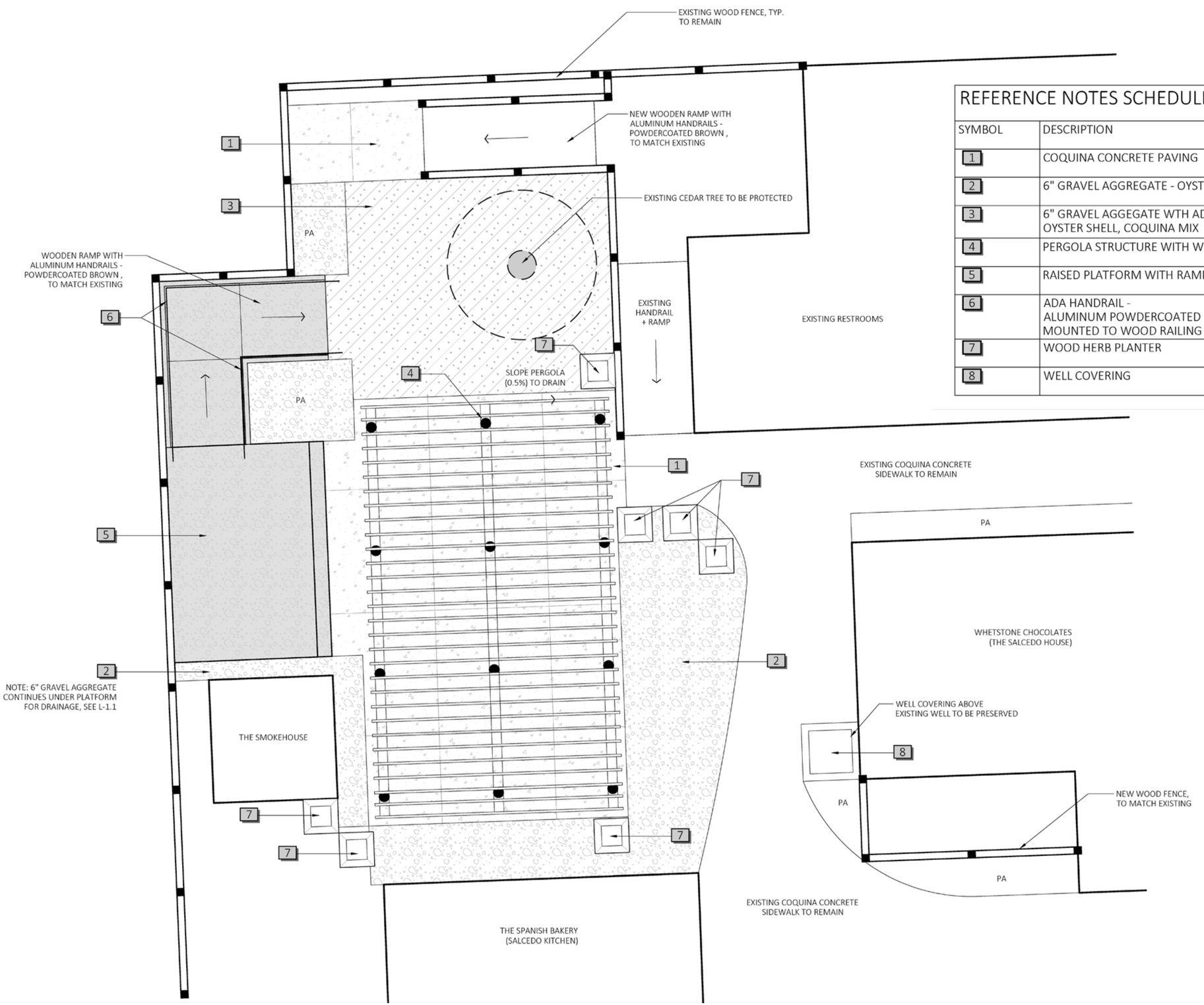
SPANISH BAKERY | WOOD WELL COVERING AND FENCE

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ADDITIONAL SUPPORTING DOCUMENTS

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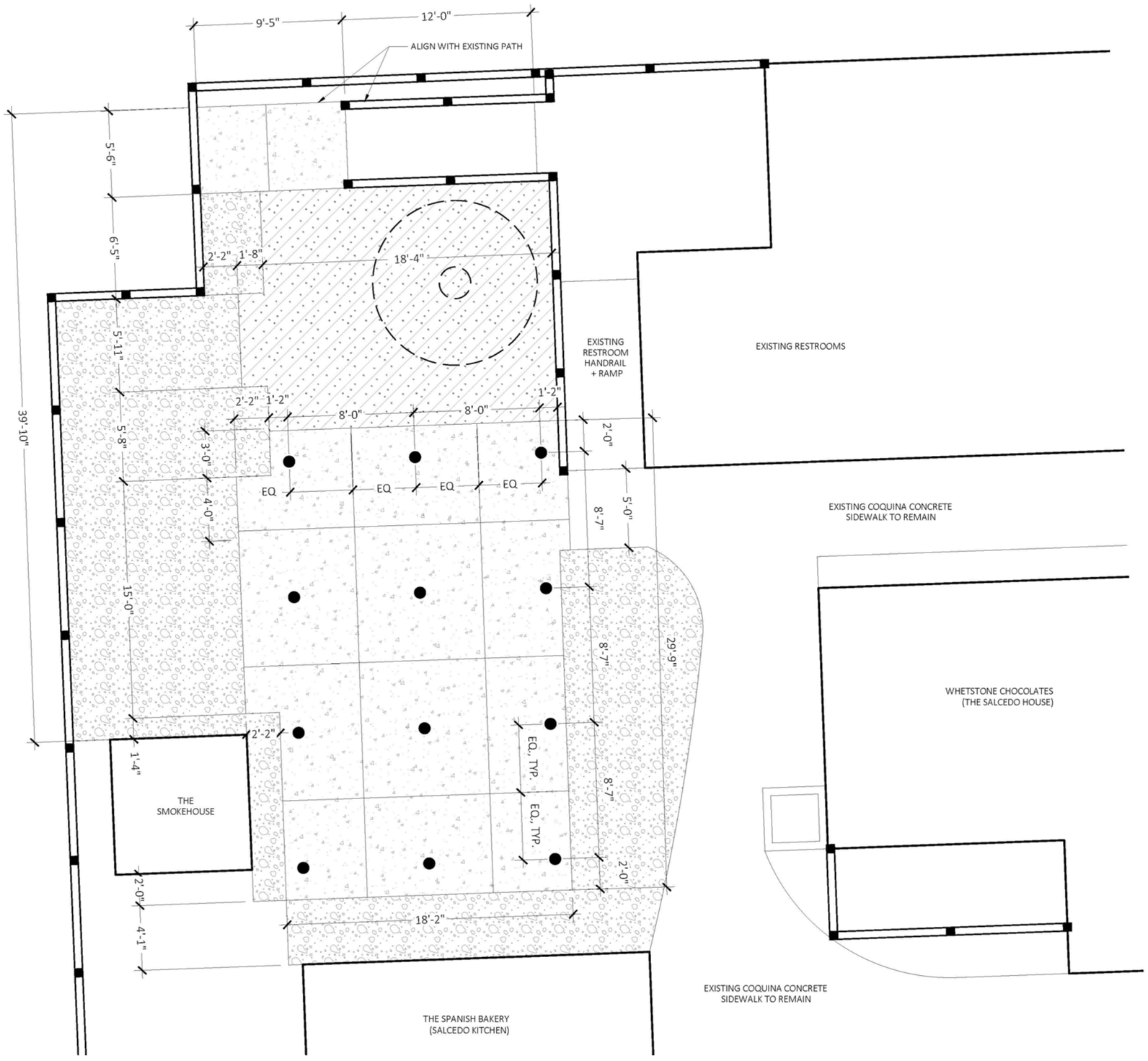


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	COQUINA CONCRETE PAVING	628 SF	1/L-2.3
2	6" GRAVEL AGGREGATE - OYSTER SHELL, COQUINA MIX	634 SF	
3	6" GRAVEL AGGEGATE WTH ADA GRAVELPAVE2 SUBSTRUCTURE - OYSTER SHELL, COQUINA MIX	289 SF	
4	PERGOLA STRUCTURE WITH WEATHER COVER	1 EA	3/L-2.3
5	RAISED PLATFORM WITH RAMP	1 EA	1/L-2.4
6	ADA HANDRAIL - ALUMINUM POWDERCOATED BROWN, MOUNTED TO WOOD RAILING SYSTEM	1 EA	
7	WOOD HERB PLANTER	7 EA	2/L-2.4
8	WELL COVERING	1 EA	3/L-2.4

SPANISH BAKERY | HARDSCAPE PLAN

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Planning and Building Department

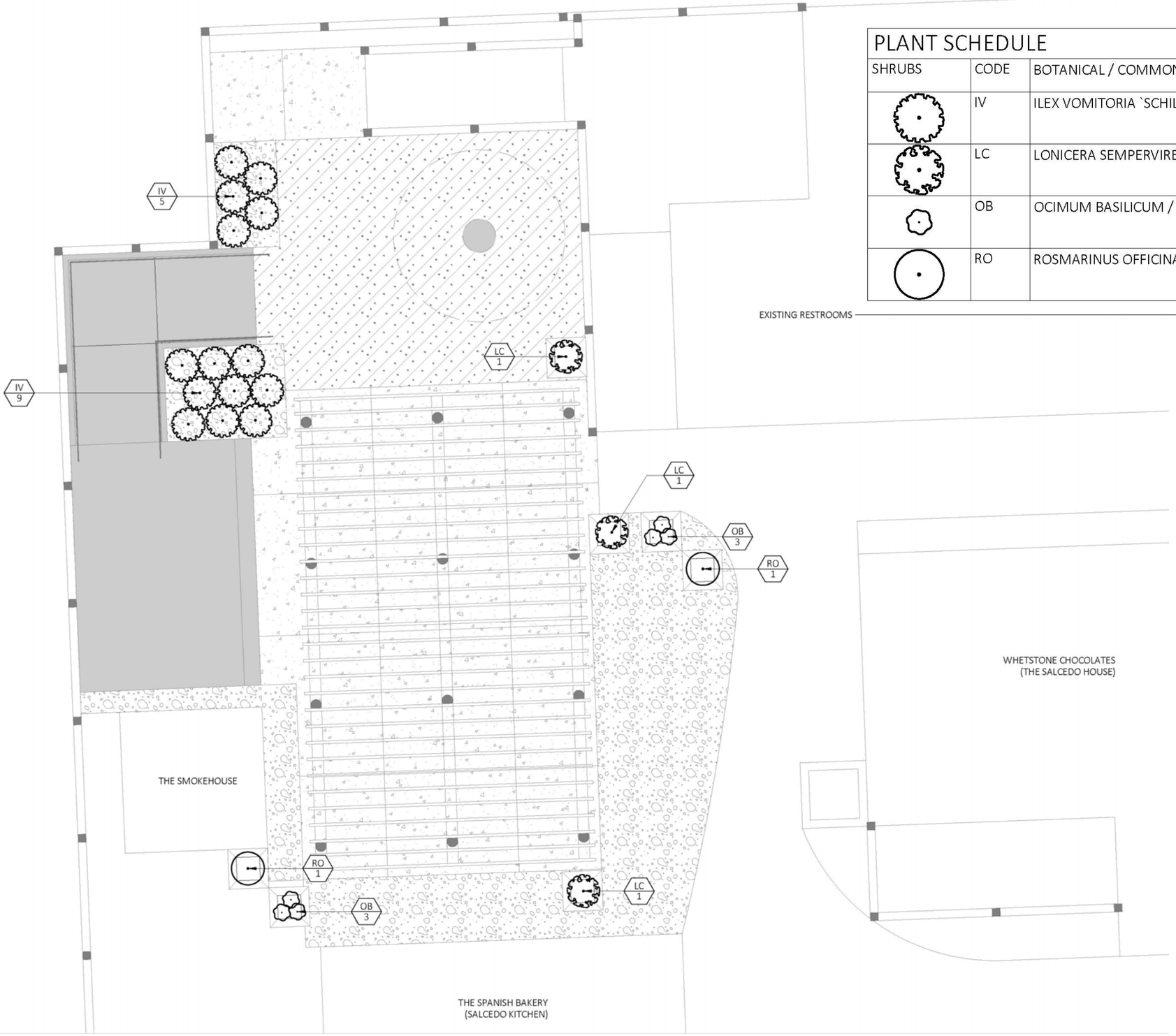


SPANISH BAKERY | SITE LAYOUT

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Planning and Building Department

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD		QTY
	IV	ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS YAUPON HOLLY	3 GAL.	15"	15"		14
	LC	LONICERA SEMPERVIRENS / TRUMPET HONEYSUCKLE	3 GAL.	3` TRELLIS	FULL		3
	OB	OCIMUM BASILICUM / SWEET BASIL	1 GAL.	FULL IN POT			6
	RO	ROSMARINUS OFFICINALIS / ROSEMARY	3 GAL.	12"	12"		2



SPANISH BAKERY | LANDSCAPE PLAN

Received June 7, 2021
Planning and Building Department



SPANISH BAKERY COURTYARD

HARB Certificate of Appropriateness Submittal - 60% CD

ML+H

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
LA6667110

Prepared For

Spanish Bakery & Cafe

Site Location

42 1/2 St. George Street,
St. Augustine, FL 32086

Jurisdictional Review

City of St. Augustine,
Historical Architectural Review Board

Sheet Index		
Sheet Number	Sheet Title	Date
G-0	COVER	06.17.21
L-2.1	HARDSCAPE PLAN	06.17.21
L-2.2	HARDSCAPE PLAN - SITE LAYOUT	06.17.21
L-2.3	HARDSCAPE DETAILS - A	06.17.21
L-2.4	HARDSCAPE DETAILS - B	06.17.21
L-3.1	LANDSCAPE PLAN, SCHEDULE & DETAILS	06.17.21

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

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL

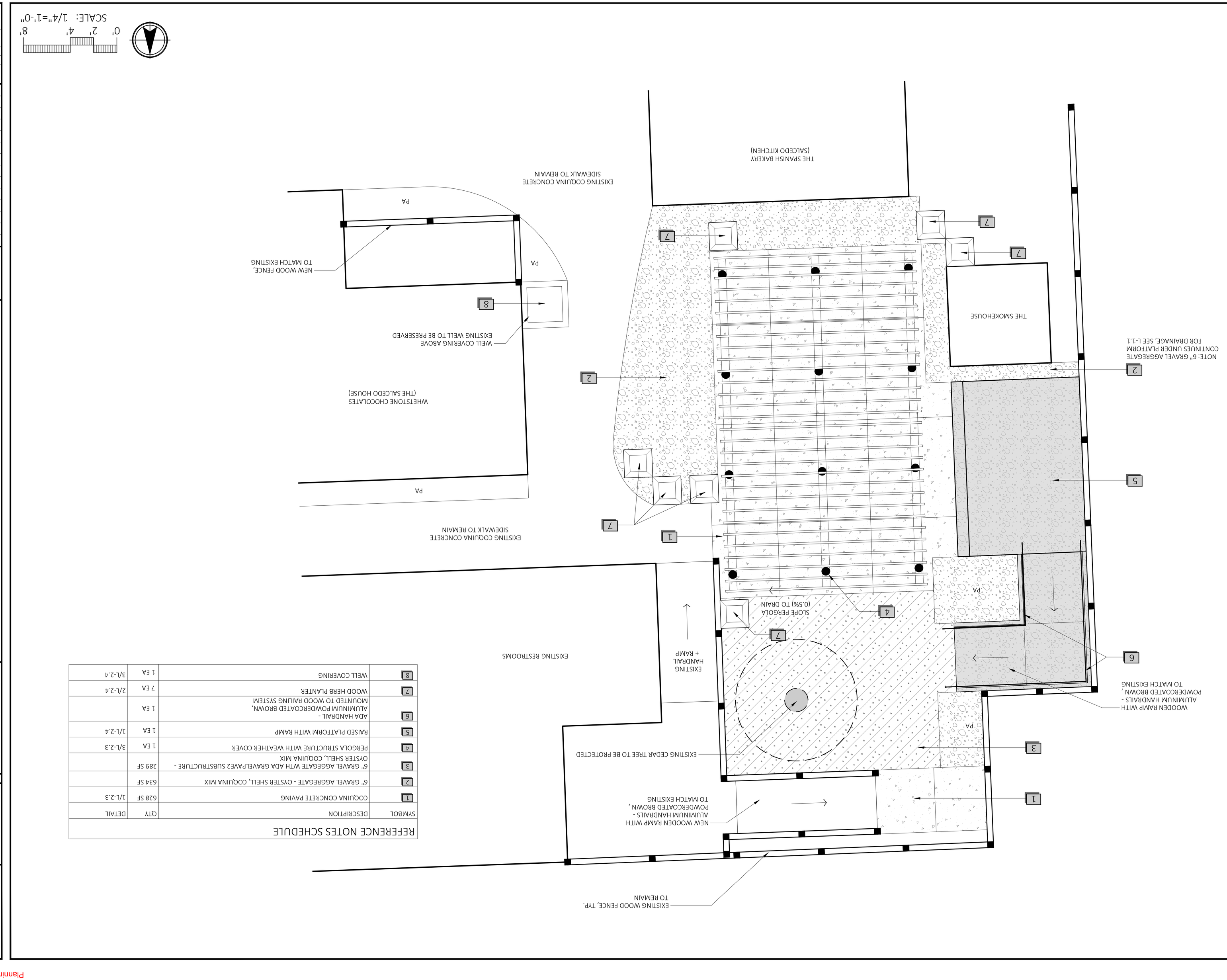
DRAWN BY: EDP

SPANISH BAKERY COURTYARD
42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
COVER

	HARB COA 60% CD	06.17.21
	HARB COA 60% CD	05.18.21

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

DRAWING NO.:
G-0



0' 2' 4' 8'

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

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	COQUINA CONCRETE PAVING	628 SF	1/L-2.3
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8	WELL COVERING	1 EA	3/L-2.4

SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

HARDSCAPE PLAN

ML+H

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

ph 904.825.6747 www.halback.com
LA666.7110 Qualifier

JEREMY MARQUIS
LIC. # 6667110
SEAL

DRAWN BY: EDP

	HARB COA 60% CD	05.18.21
	HARB COA 60% CD	06.17.21

SIZE: ANSI D

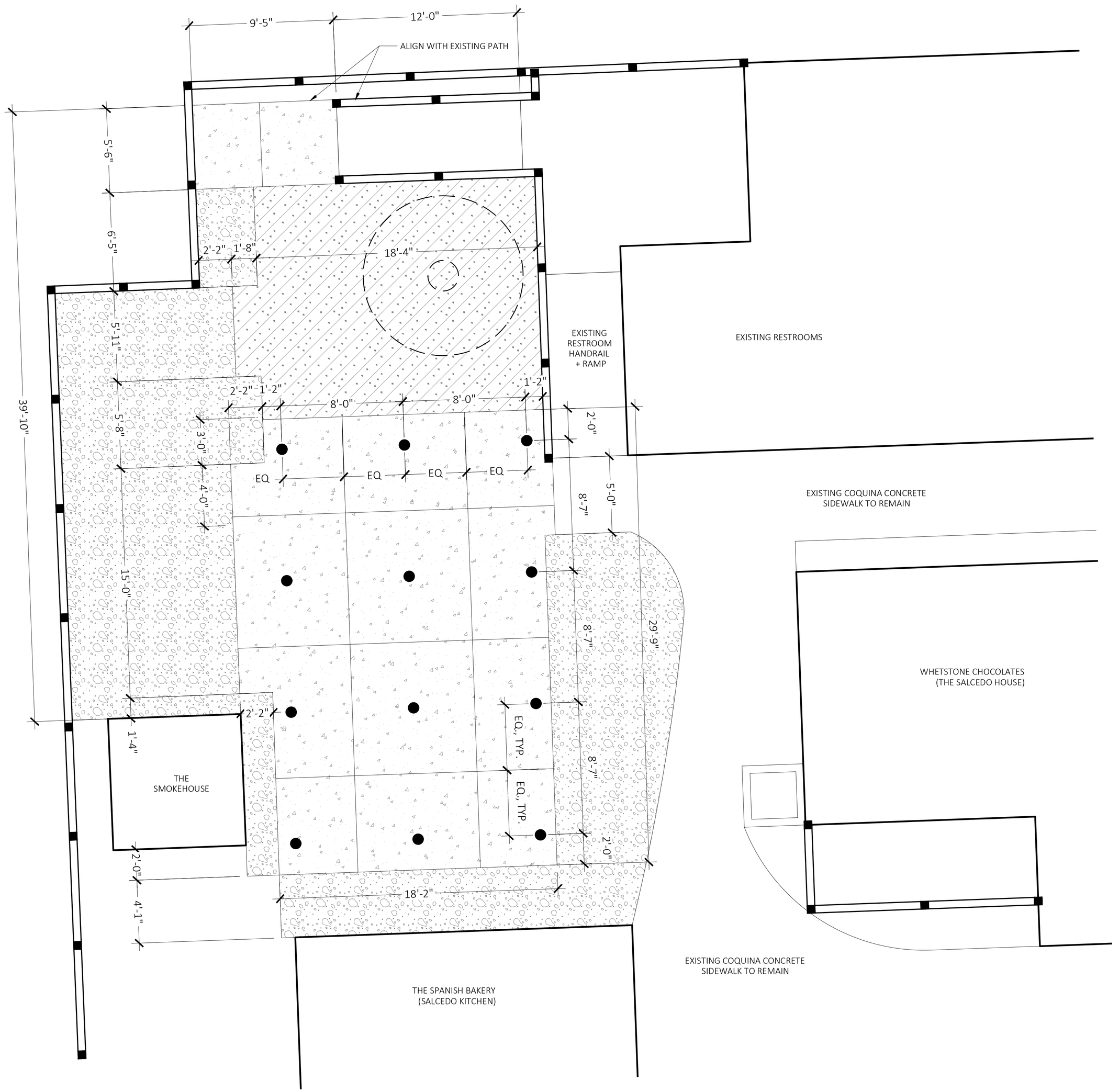
PRIME PROJECT #:

ML+H PROJECT #: 20.41.0

DRAWING NO.: L-2.1

Received June 7, 2021
Planning and Building Department

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0' 2' 4' 8'

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

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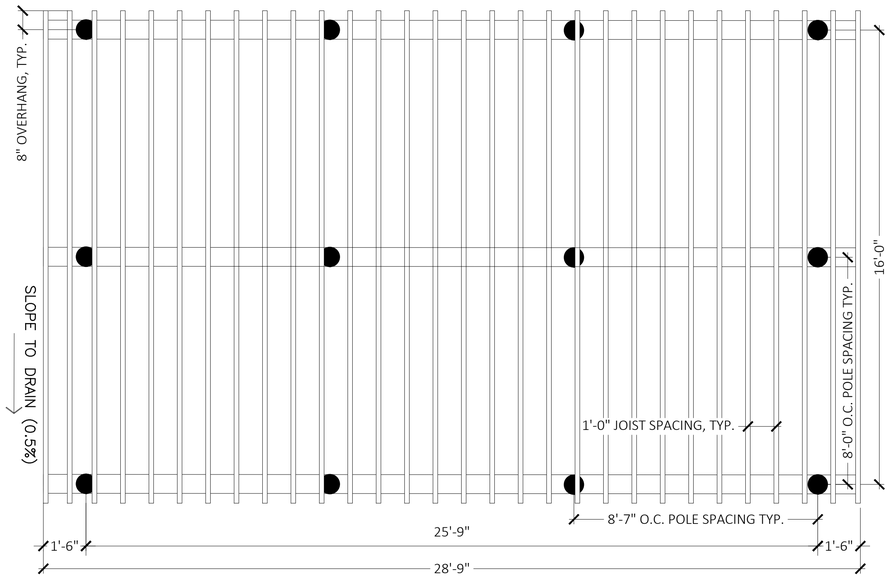
HARDSCAPE PLAN - SITE LAYOUT

HARB COA 60% CD	06.17.21
HARB COA 60% CD	05.18.21

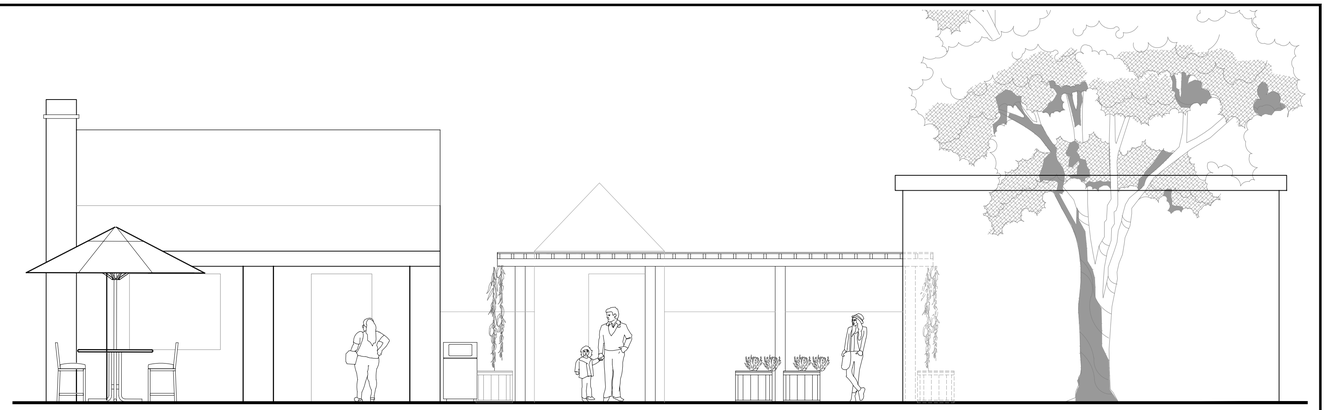
SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

DRAWING NO.:
L-2.2

Received June 7, 2021
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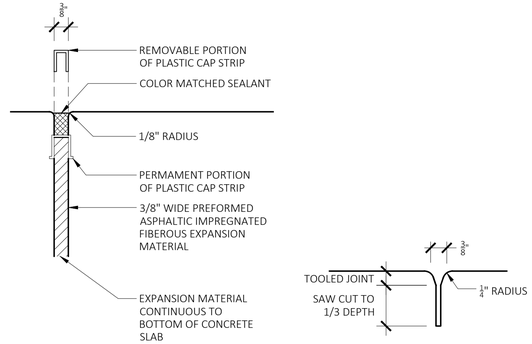


OVERALL PLAN LAYOUT



4 ELEVATION OF COURTYARD FACING WEST

1" = 5'-0"



EXPANSION JOINT

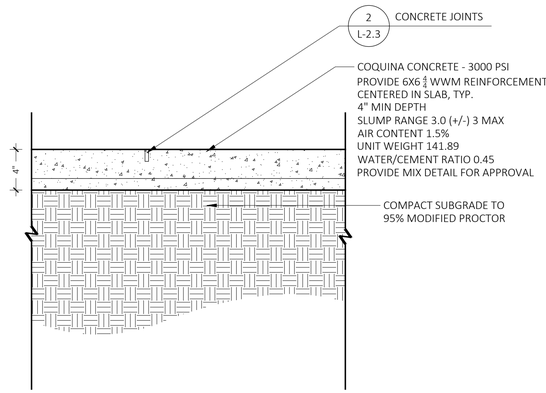
EXPANSION JOINTS TO BE LOCATED PER LAYOUT PLANS, ALONG VERTICAL EDGES, AND ALL CHANGES IN MATERIAL

CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

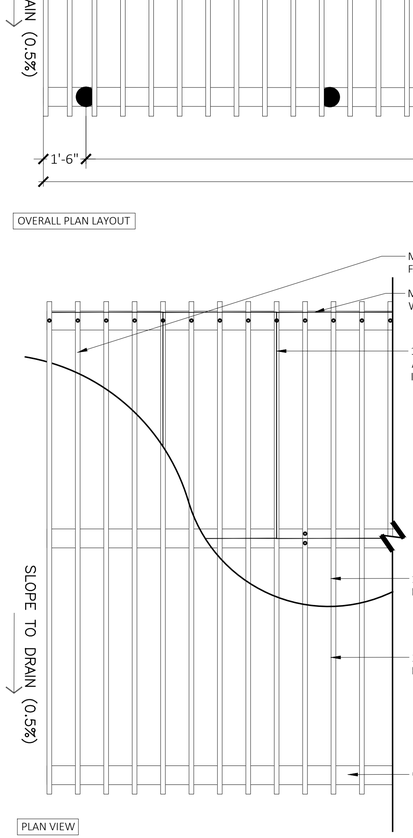
2 CONCRETE JOINTS

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

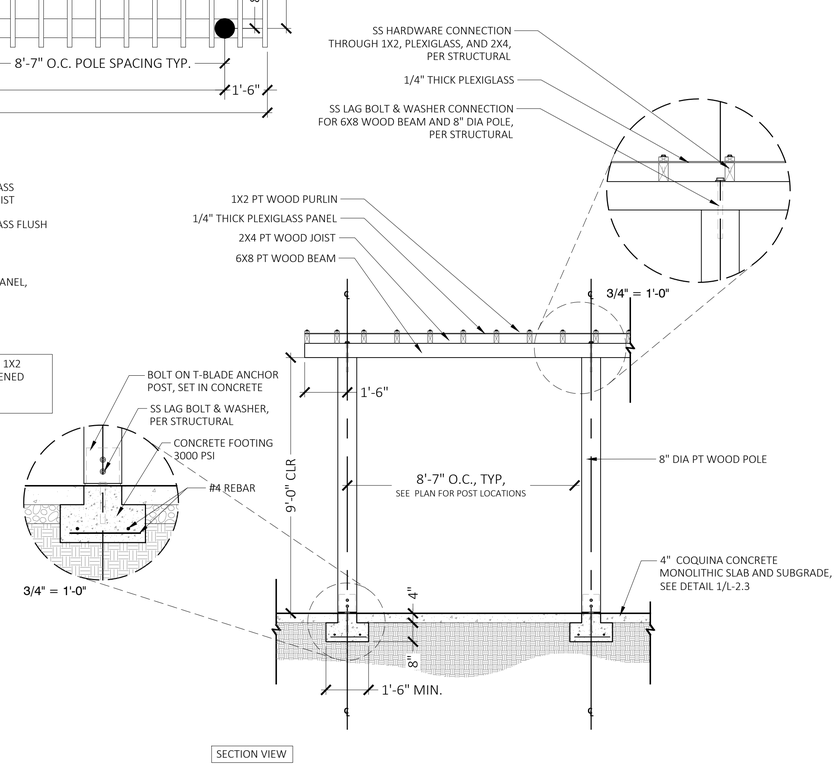


1 COQUINA CONRETE PAVING

1 1/2" = 1'-0" P-CO-SPA-02



PLAN VIEW



SECTION VIEW

3 PERGOLA STRUCTURE WITH WEATHER COVER

3/8" = 1'-0" P-CO-SPA-03

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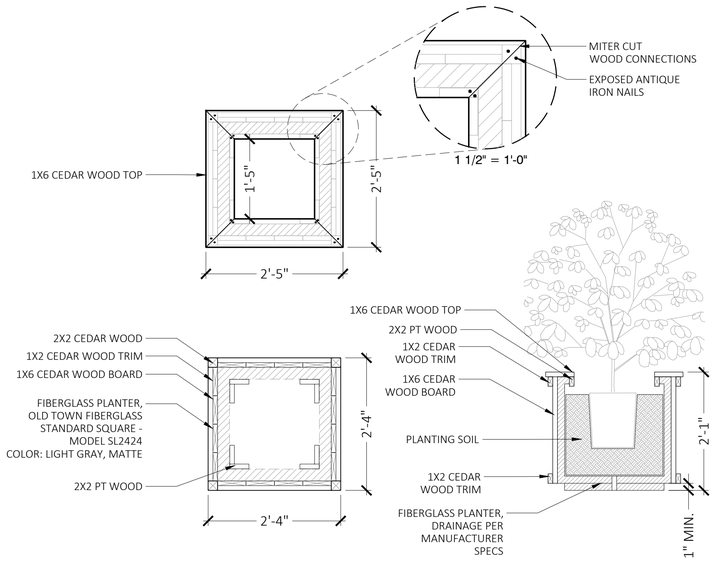
HARDSCAPE DETAILS - A

HARB COA 60% CD	06.17.21
HARB COA 60% CD	05.18.21

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

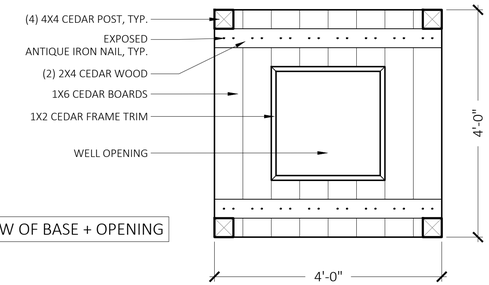
DRAWING NO.:
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Received June 7, 2021
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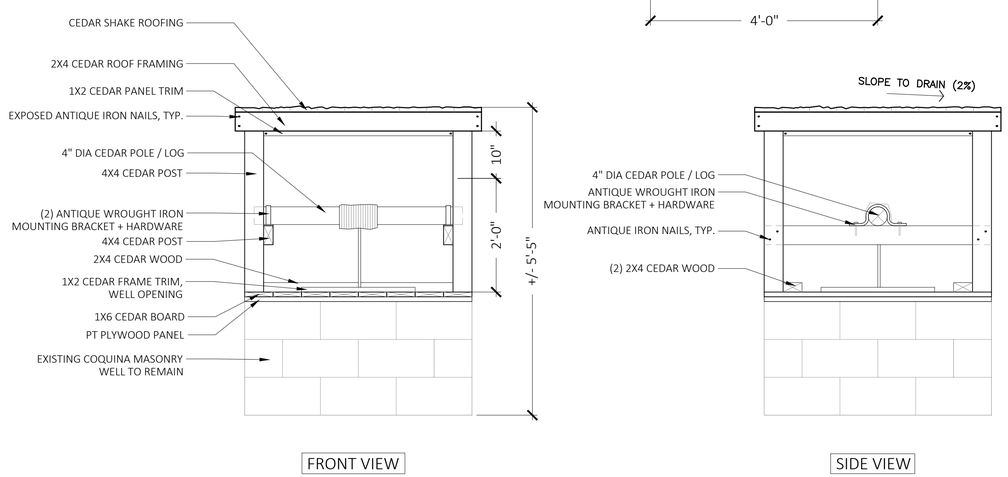


2 SQUARE WOOD HERB PLANTER

3/4" = 1'-0" P-CO-SPA-06



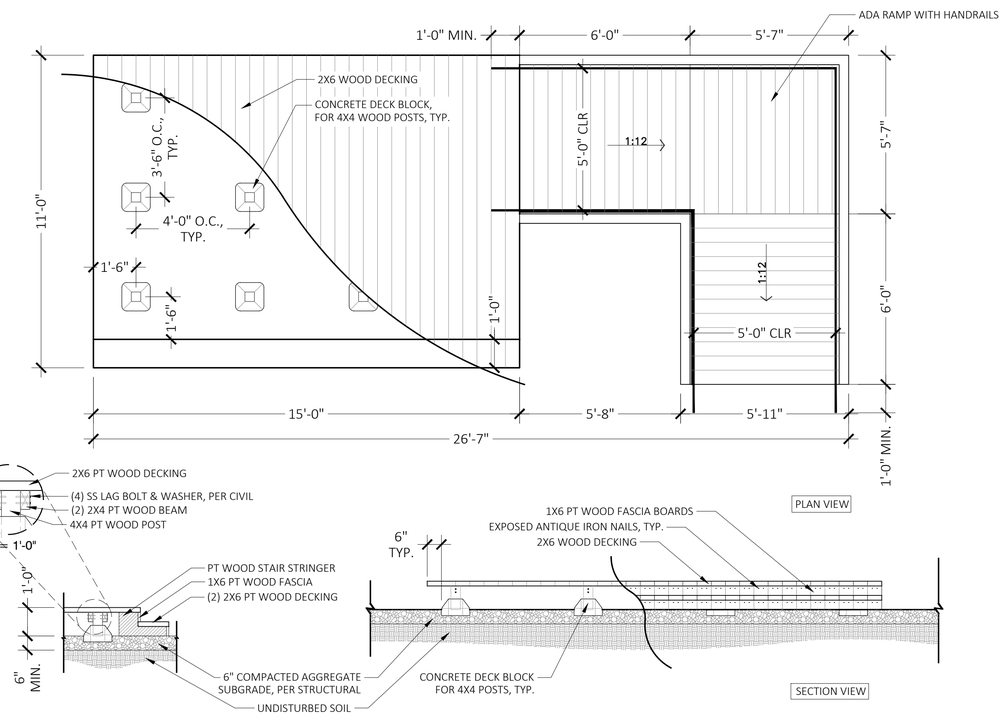
TOP VIEW OF BASE + OPENING



FRONT VIEW SIDE VIEW

3 WELL WOOD COVERING

3/4" = 1'-0" P-CO-SPA-07



1 RAISED PLATFORM WITH ADA RAMP

3/8" = 1'-0" P-CO-SPA-04

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DRAWN BY: EDP

SPANISH BAKERY COURTYARD

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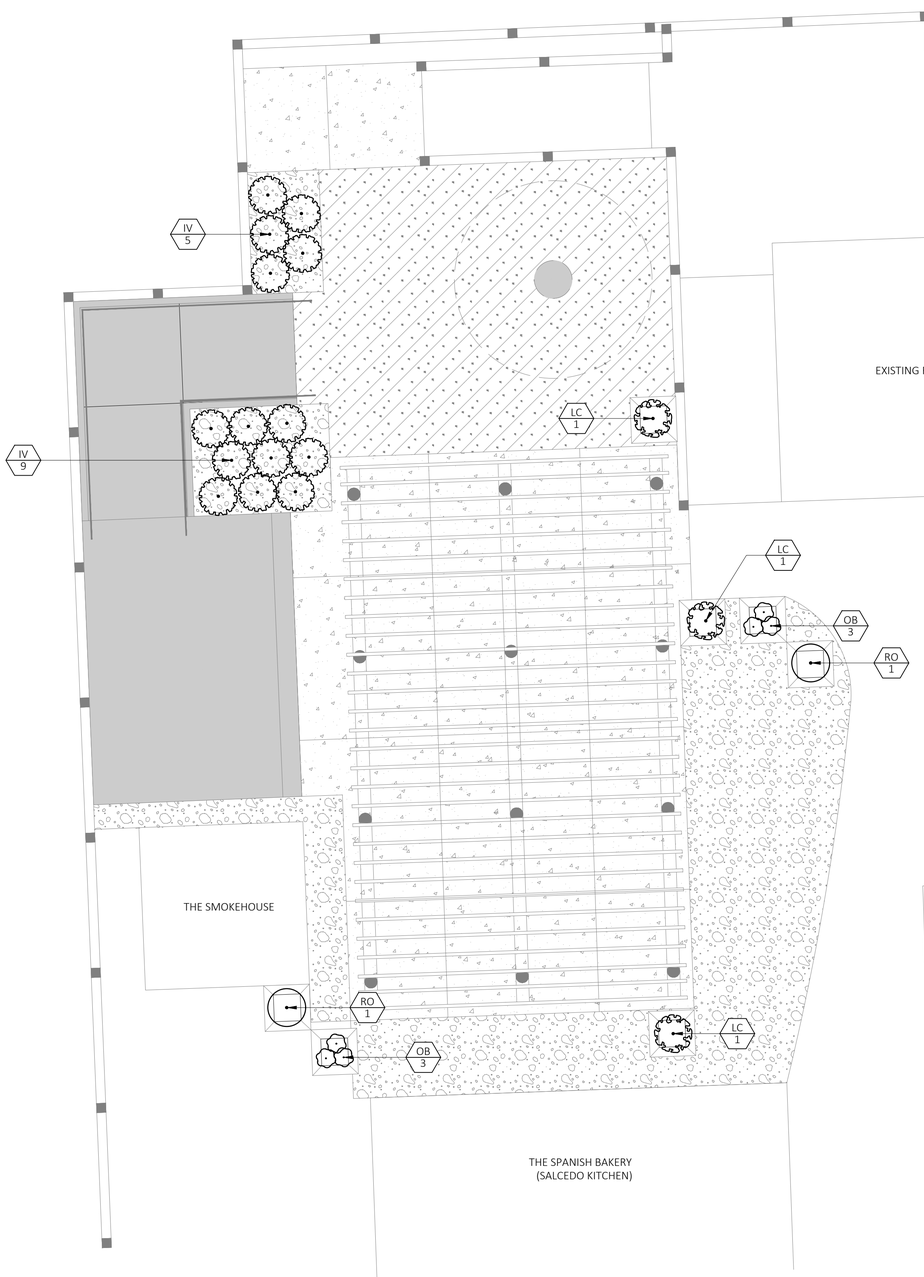
HARDSCAPE DETAILS - B

HARB COA 60% CD	06.17.21
HARB COA 60% CD	05.18.21

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

DRAWING NO.:
L-2.4

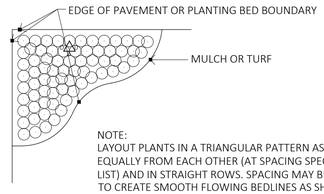
Received June 7, 2021
Planning and Building Department



PLANT SCHEDULE							
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD		QTY
	IV	ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS YAUPON HOLLY	3 GAL.	15"	15"		14
	LC	LONICERA SEMPERVIRENS / TRUMPET HONEYSUCKLE	3 GAL.	3` TRELLIS	FULL		3
	OB	OCIMUM BASILICUM / SWEET BASIL	1 GAL.	FULL IN POT			6
	RO	ROSMARINUS OFFICINALIS / ROSEMARY	3 GAL.	12"	12"		2

NOTES

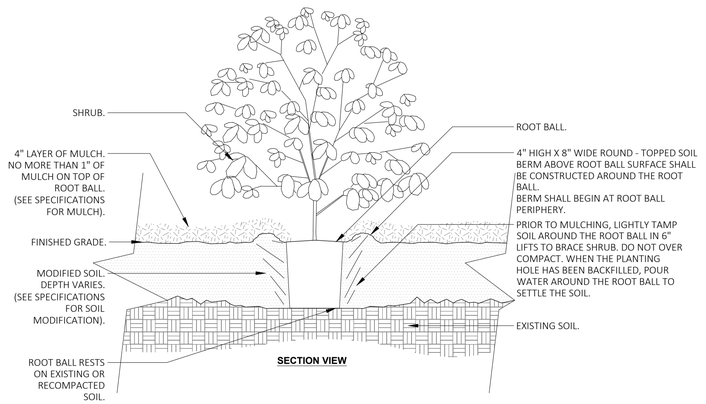
1. APPLY 3" PINESTRAW MULCH IN ALL PLANTING BEDS.
2. PLANTERS ARE TO BE FILLED WITH HIGHLY ORGANIC, WATER CONTROL POTTING SOIL: MIRACLE-GRO OR EQUIVALENT



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

2 SHRUB SPACING DETAIL

NOT TO SCALE 00-07

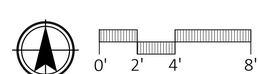


NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

1 SHRUB - MODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

NOT TO SCALE 00-06



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

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SPANISH BAKERY COURTYARD

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LANDSCAPE PLAN, SCHEDULE & DETAILS

HARB COA 60% CD	06.17.21
HARB COA 60% CD	05.18.21

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

DRAWING NO.:
L-3.1

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



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

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

BDAC Project No. PL 2021-0057

Receipt No. 2097796

Meeting Date: 5/20/21

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

1. NAME OF APPLICANT Jeremy Marquis

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

   Address 34 Cordova Street, Suite A

   City St. Augustine State FL Zip Code 32084

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

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

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

   Business (if applicable) UF / Historic St. Augustine

   Address 48 King Street

   City St. Augustine State FL Zip Code 32084

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

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

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1974600000

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

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

October 2017

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☒ New awning/canopy Trellis structure
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☒ New parking/walkways/other site features Coquina concrete areas; wood platform
- ☐ Exterior utility service/mechanical equipment

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D. PAINT COLORS (check one)

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

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

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

8. AGREEMENT

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

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

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

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

SIGNATURE OF APPLICANT Jeremy Marquis DATE 03.15.2021

PRINT OWNER'S NAME Billy Triay

SIGNATURE OF OWNER William A. Triay DATE Apr 8, 2021

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

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Planning/Building Dept.

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

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

– Any lighting proposed for project area?

FENCES/WALLS/GATES

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

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

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

– acrylic roof + wood planking, finish of cedar for planters and cedar shakes

Would be helpful to have for existing

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

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

❖ Other details necessary for review:

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

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

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

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

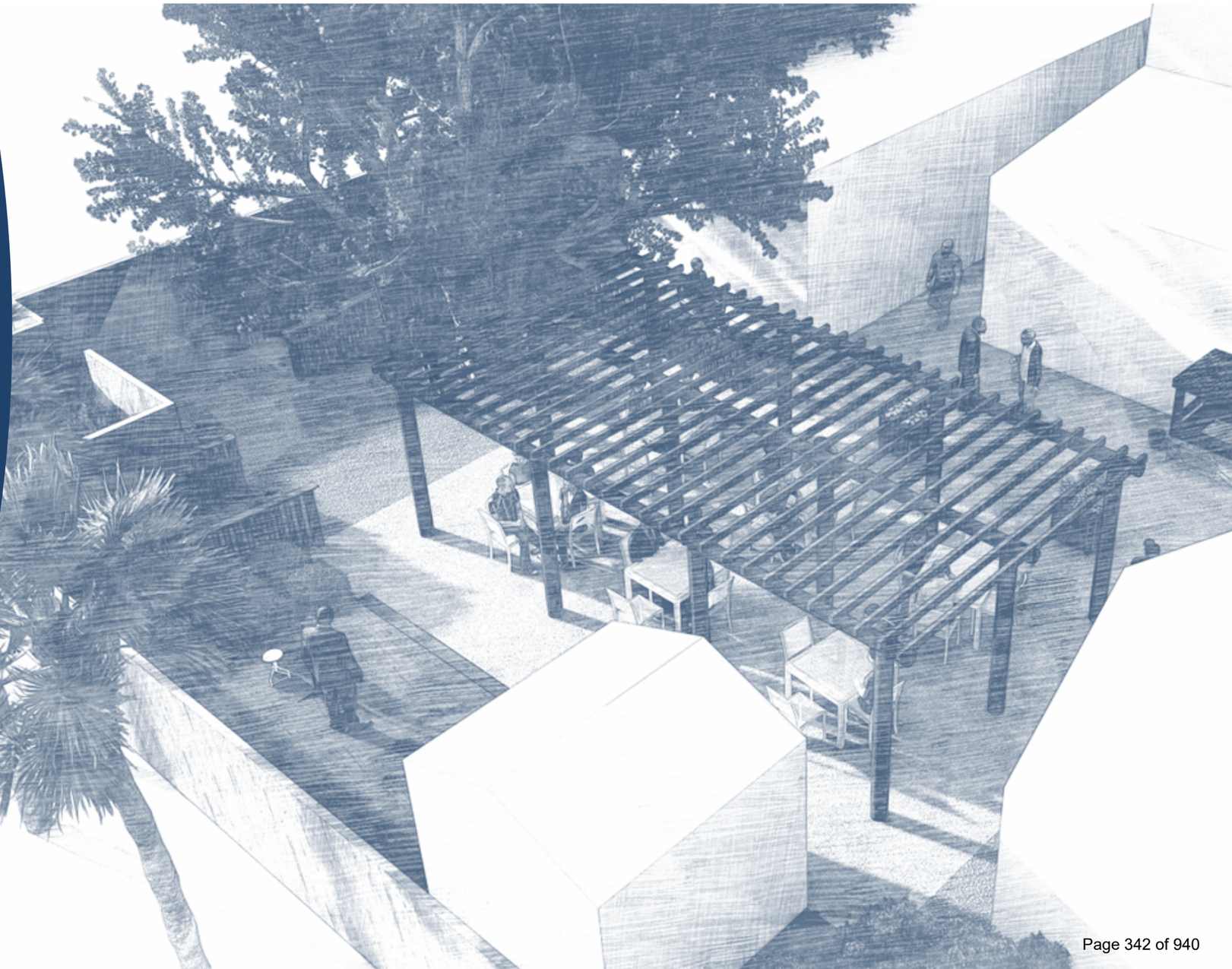
October 2017

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HARB CERTIFICATE OF APPROPRIATENESS

SPANISH BAKERY COURTYARD

04.16.2021 | ML+H Project 20.41.0 | Task 1.0.0



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EXISTING CONDITIONS

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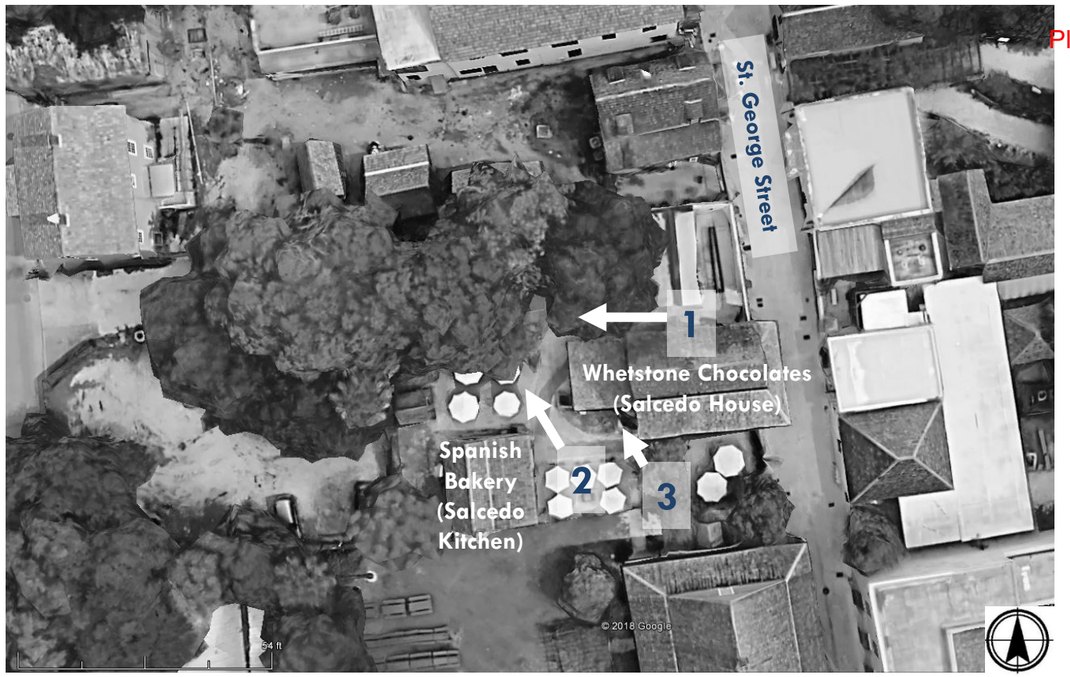


SPANISH BAKERY | LIMITS OF WORK

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1





2



3

SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

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

SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

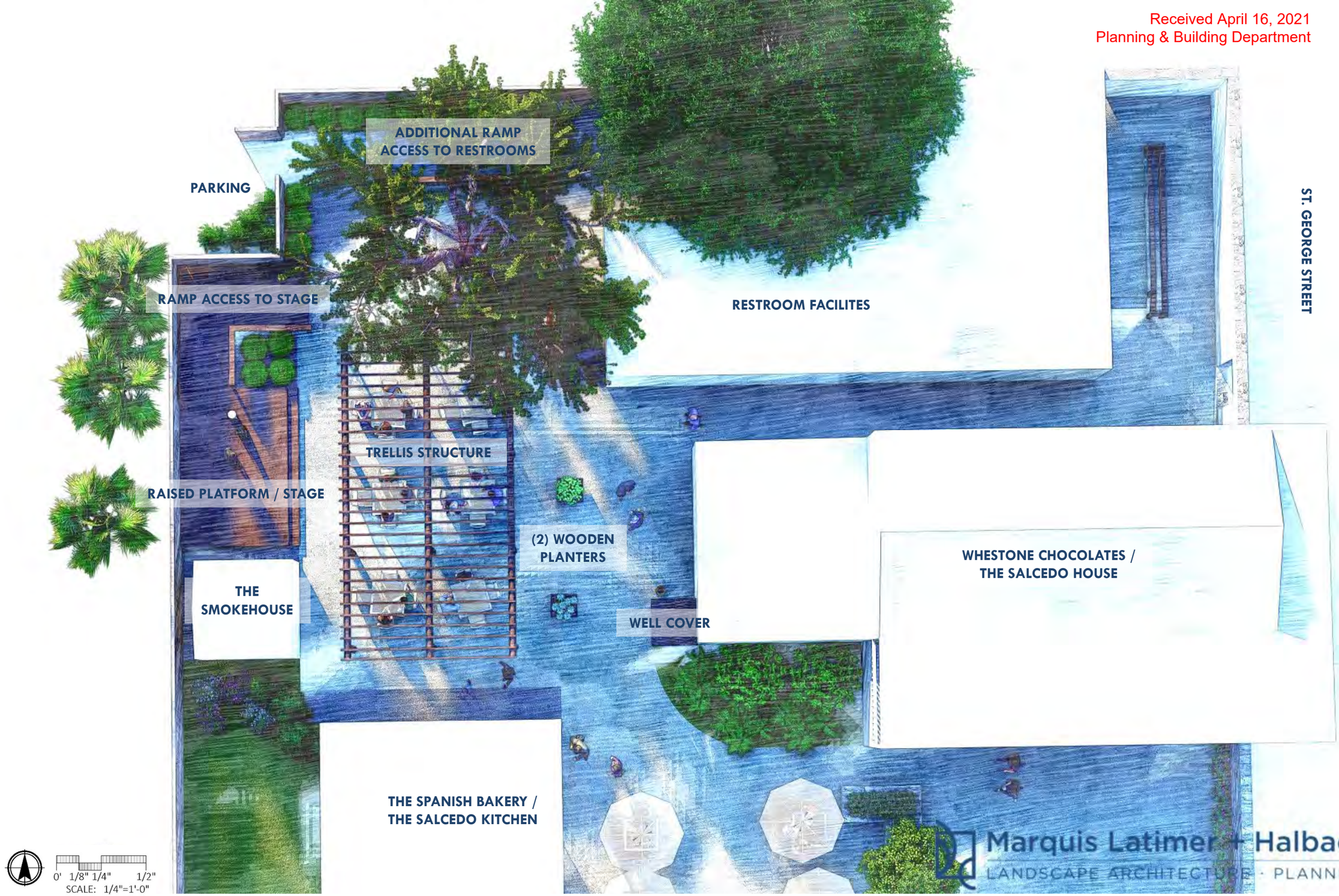
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SITE PLAN

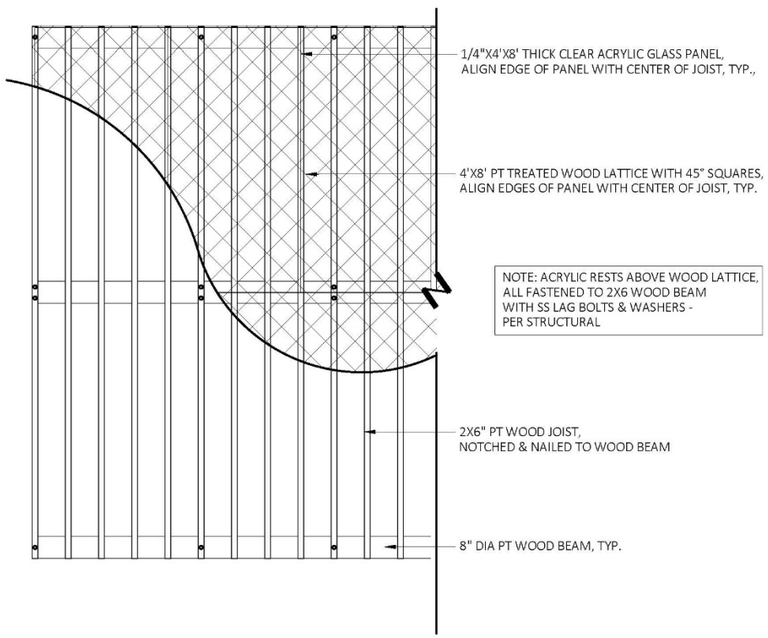
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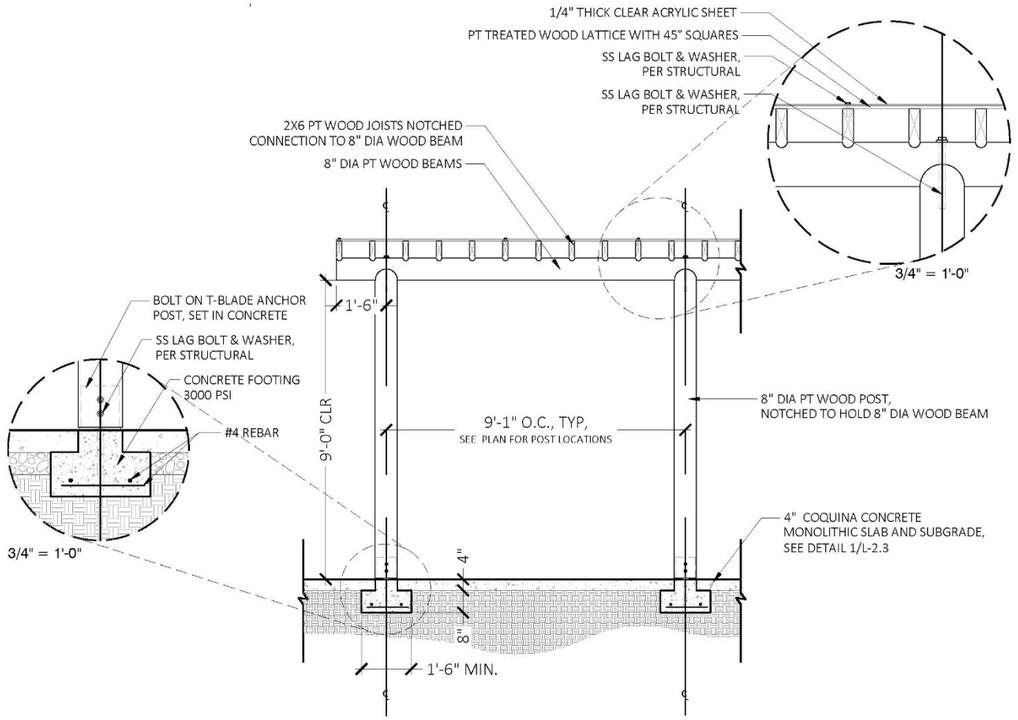
SPANISH BAKERY | OVERALL CONCEPT PLAN

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OVERALL PLAN LAYOUT



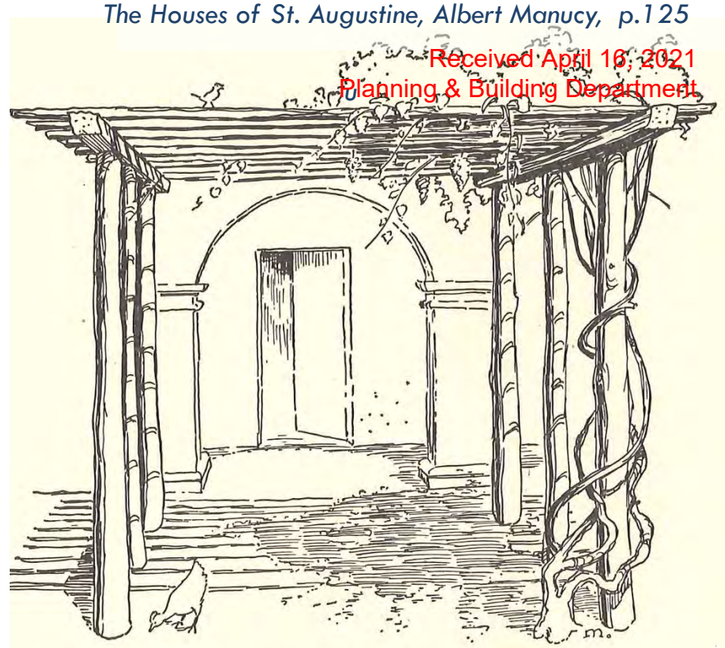
PLAN VIEW



SECTION VIEW

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

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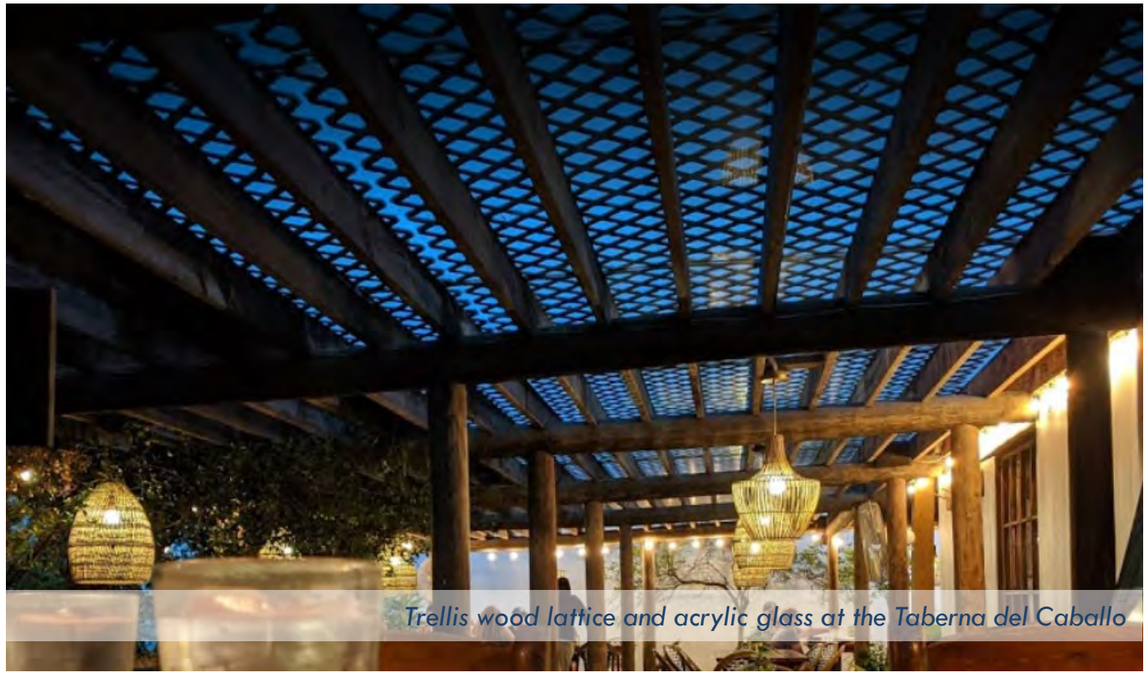


77. A GRAPE ARBOR

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



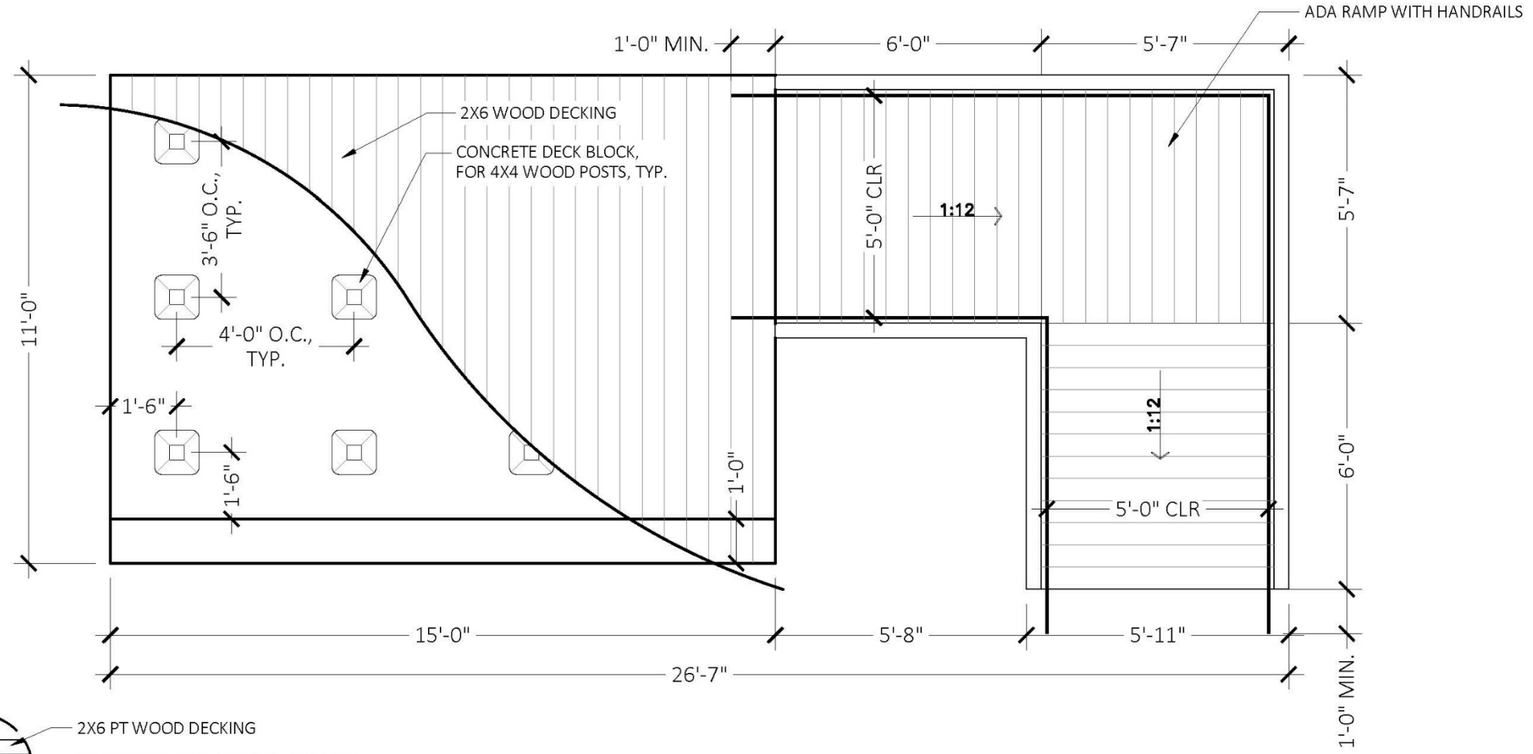
Trellis structure and Coquina concrete at the Taberna del Caballo outdoor dining

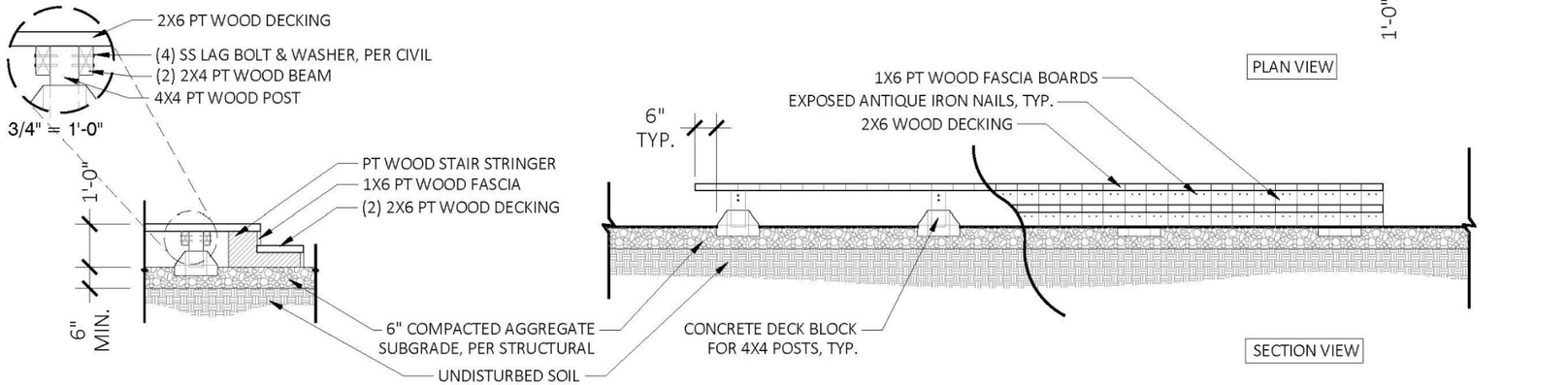


Trellis wood lattice and acrylic glass at the Taberna del Caballo

SPANISH BAKERY | TRELLIS STRUCTURE

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Stage at the Colonial Oak Music Park



Grey Weathered Wood



3/8" Granite for ADA Areas



5/8" Granite for Drainage Under Stage

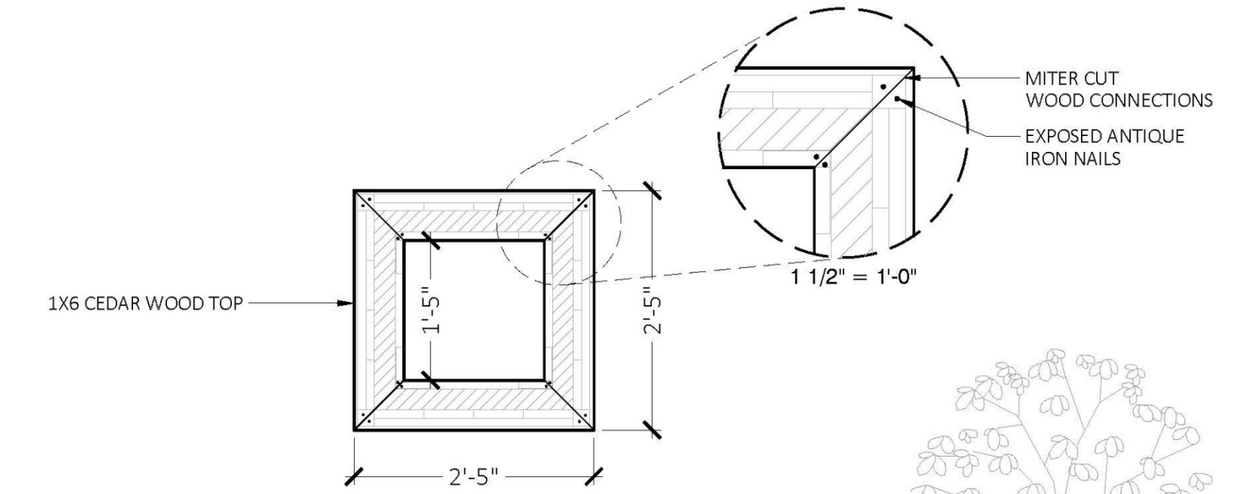


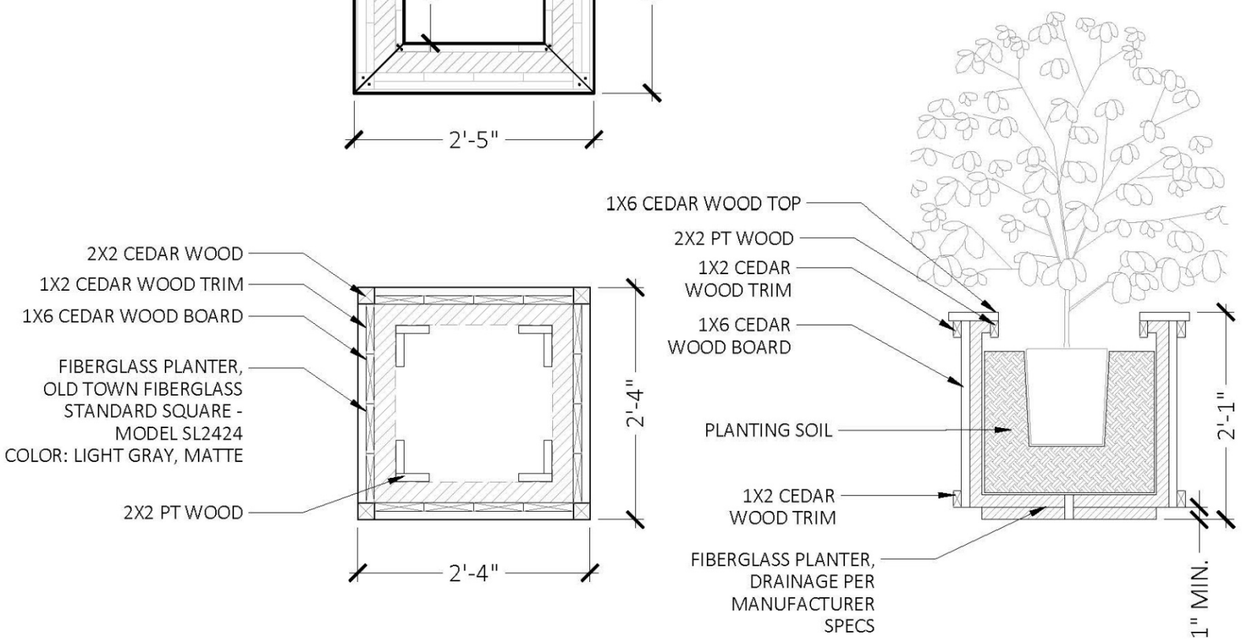
Coquina Concrete

SPANISH BAKERY | RAISED PLATFORM / STAGE

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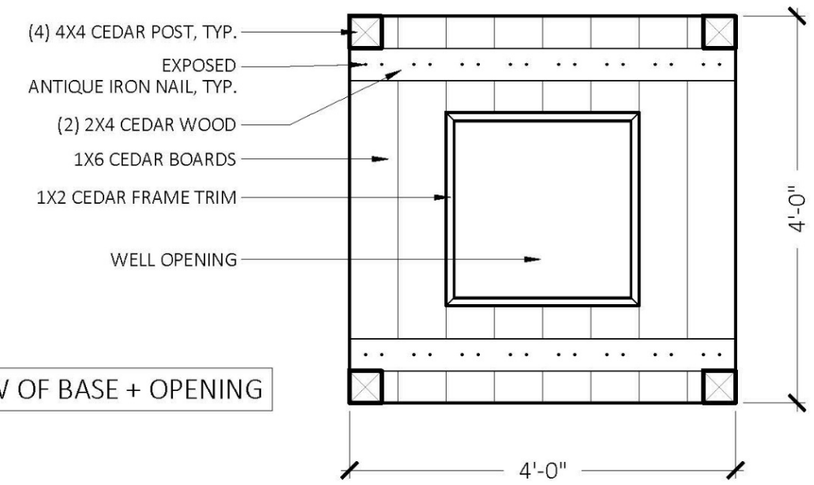

Wood Shroud - Grey Weathered Cedar with Antique Nails


Rendering of Planters with Herbs Planted

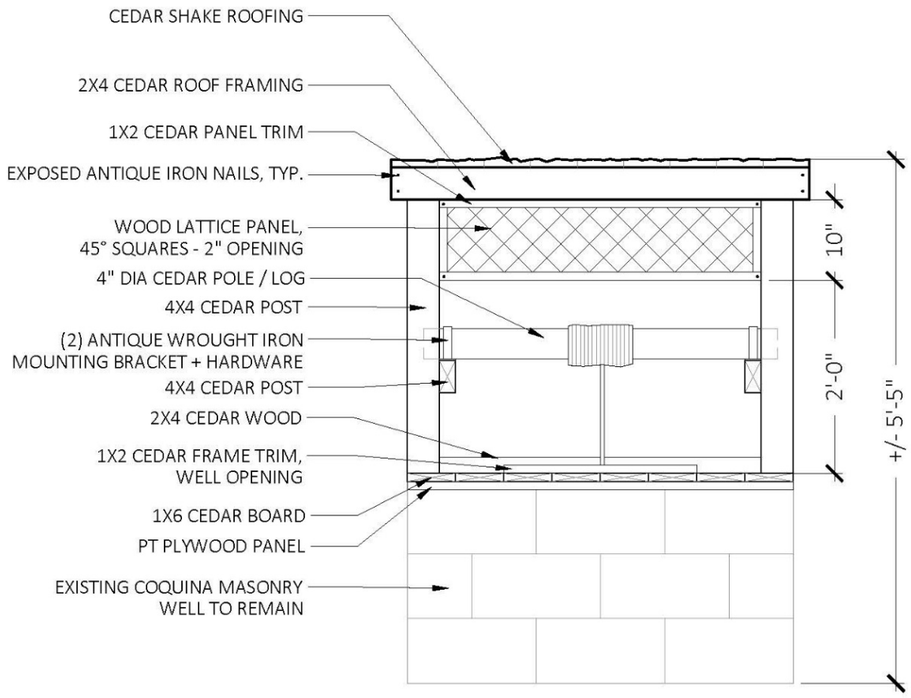

Fiberglass Planter Insert, Color: Light Grey Matte (Hidden)

SPANISH BAKERY | HERB PLANTER WITH RUSTIC WOOD SHROUD

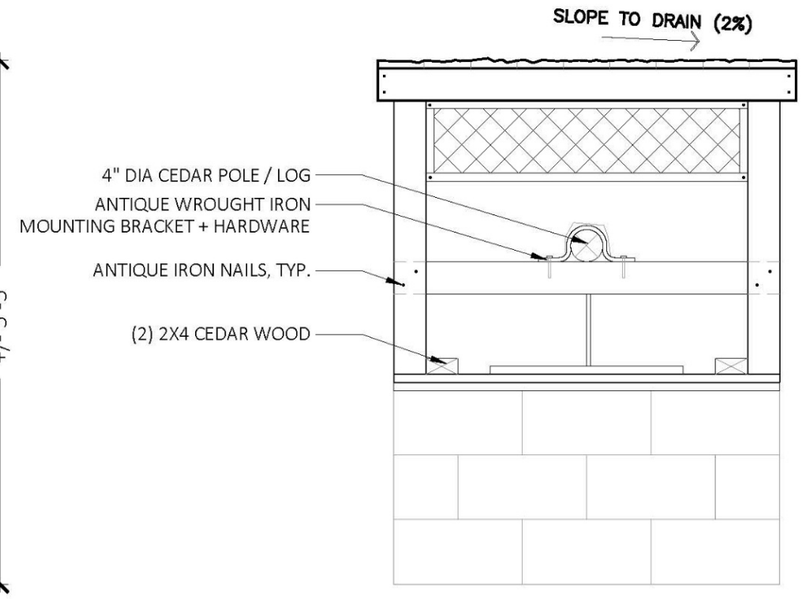
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TOP VIEW OF BASE + OPENING



FRONT VIEW



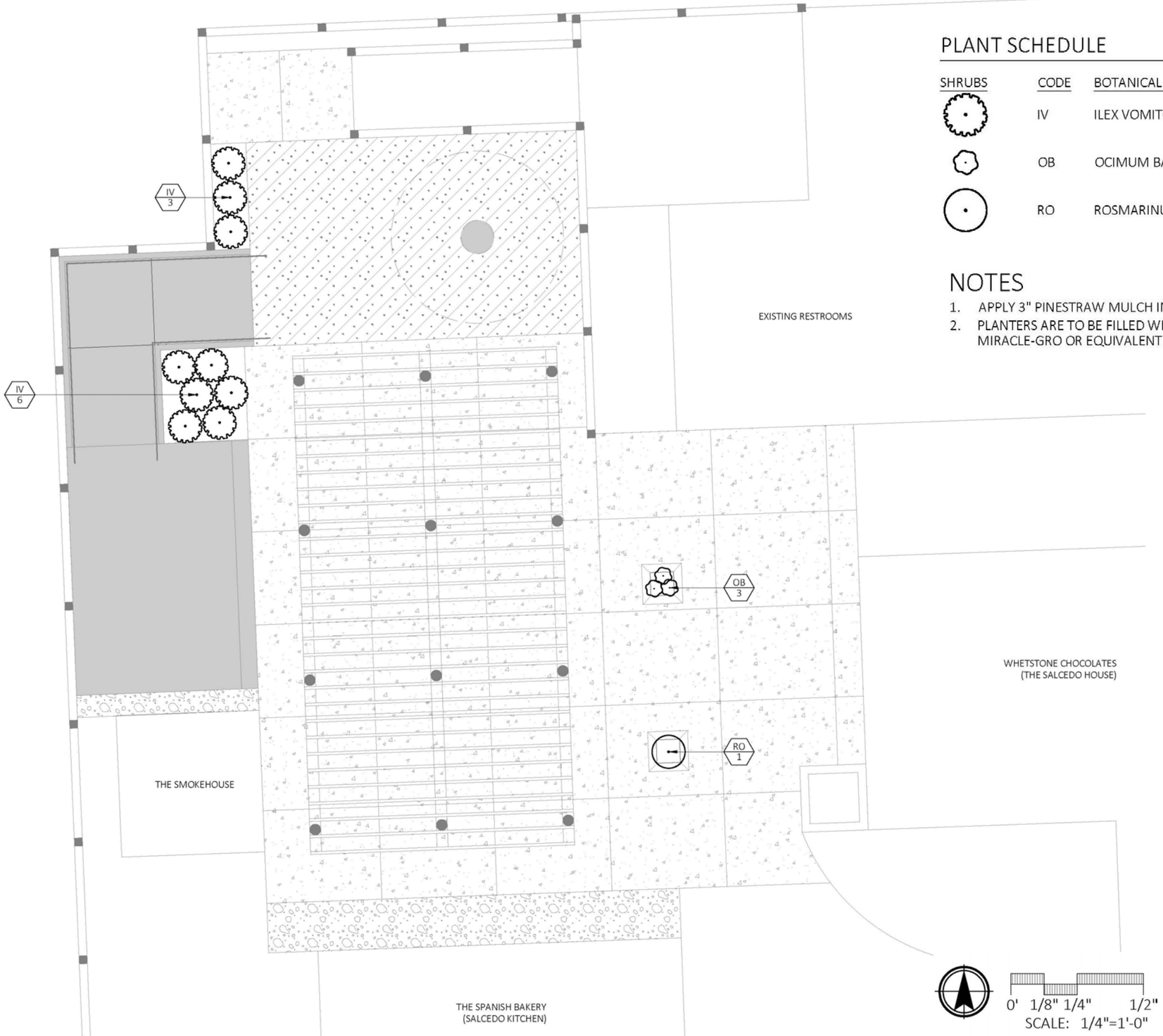
SIDE VIEW



Well Housing at Plaza de La Constitucion

SPANISH BAKERY | PLANTER WITH RUSTIC WOOD SHROUD

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PLANT SCHEDULE

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

NOTES

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

SPANISH BAKERY | LANDSCAPE PLAN

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3D PERSPECTIVE RENDERINGS

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SPANISH BAKERY COURTYARD | VIEW FROM OUTSIDE

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SPANISH BAKERY COURTYARD | APPROACHING THE MAIN COURTYARD AREA

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SPANISH BAKERY COURTYARD | BIRD'S EYE VIEW WEST

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SPANISH BAKERY COURTYARD | BIRD'S EYE VIEW NORTH EAST

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SPANISH BAKERY COURTYARD | ARBOR, STAGE, RAMP TO RESTROOM

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SPANISH BAKERY COURTYARD | ACCESSIBILITY AND STAGE

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SPANISH BAKERY COURTYARD | WOOD WELL COVERING

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SPANISH BAKERY COURTYARD | TRELLIS, PLANTERS, AND WELL

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SPANISH BAKERY COURTYARD

HARB Certificate of Appropriateness Submittal - 60% CD

ML+H

Design Team

Marquis Latimer + Halback, Inc.
Landscape Architecture
Project Manager: Fremont Latimer | fremont@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
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Prepared For

Spanish Bakery & Cafe

SPANISH BAKERY · &CAFÉ ·

Site Location

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

Jurisdictional Review

City of St. Augustine,
Historical Architectural Review Board

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

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LIC. # 6667110 SEAL

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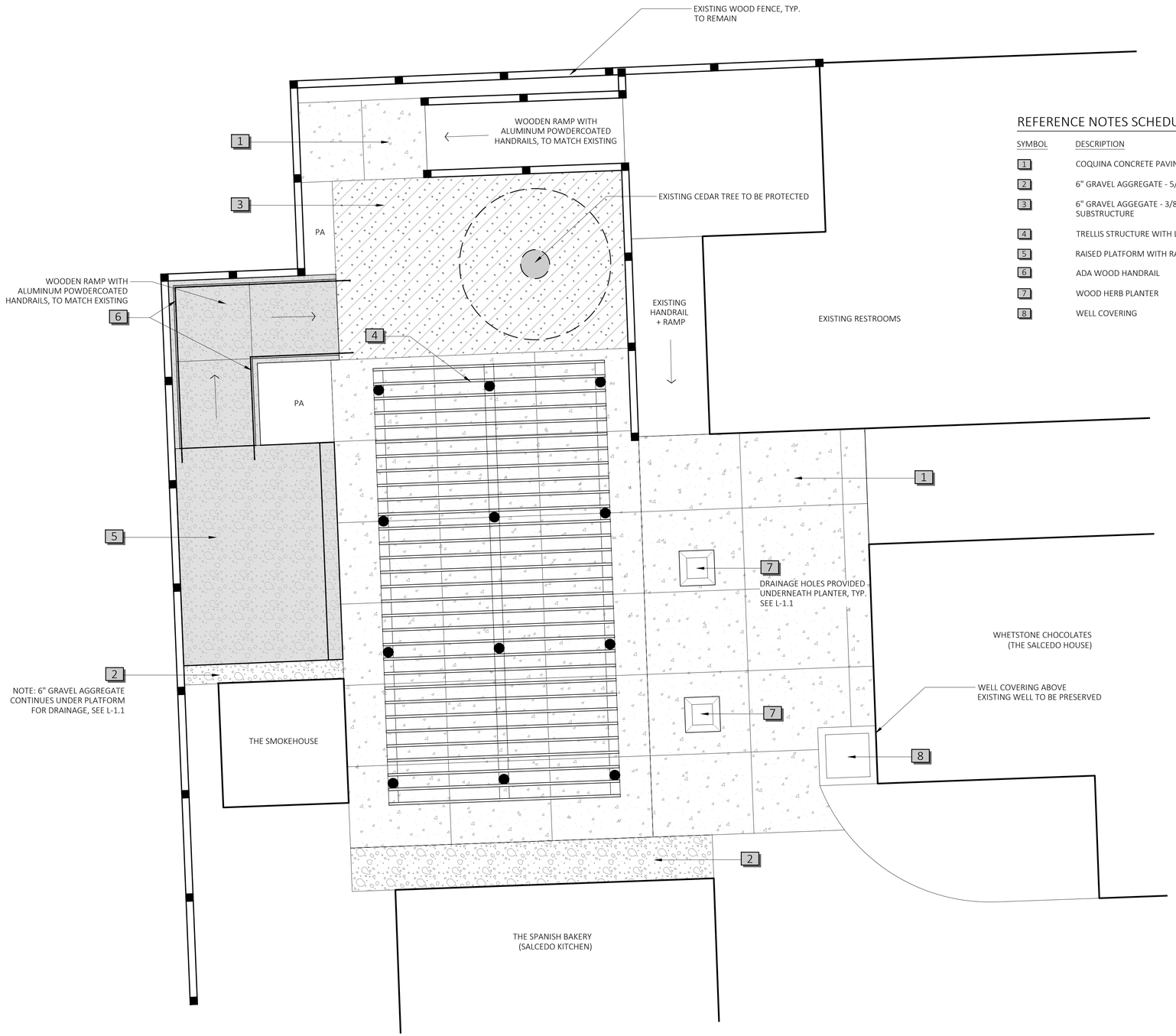
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
COVER

HARB COA 60% CD	04.16.21

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

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G-0

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REFERENCE NOTES SCHEDULE

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

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

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SPANISH BAKERY COURTYARD

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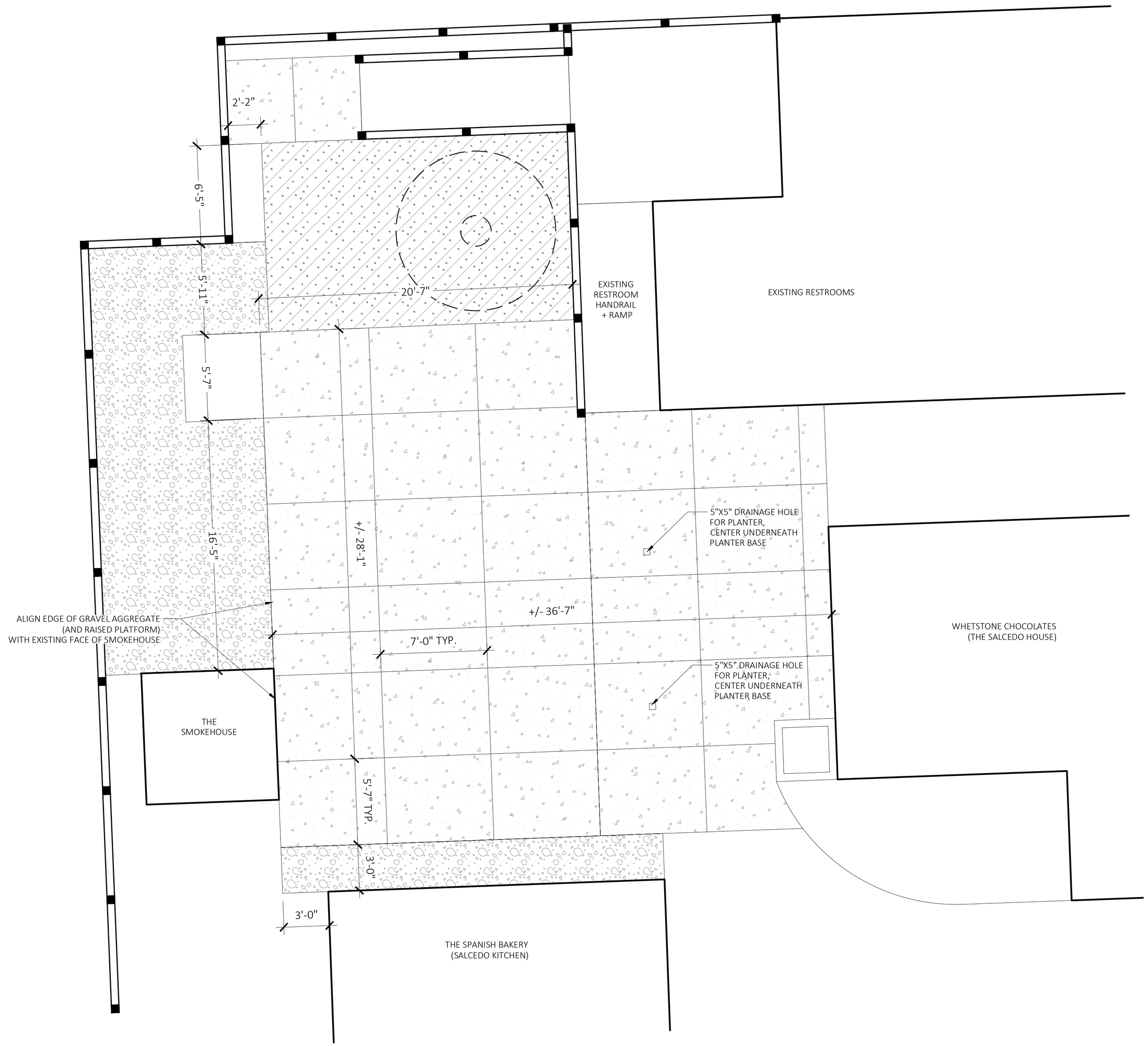
HARDSCAPE PLAN

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

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SPANISH BAKERY COURTYARD

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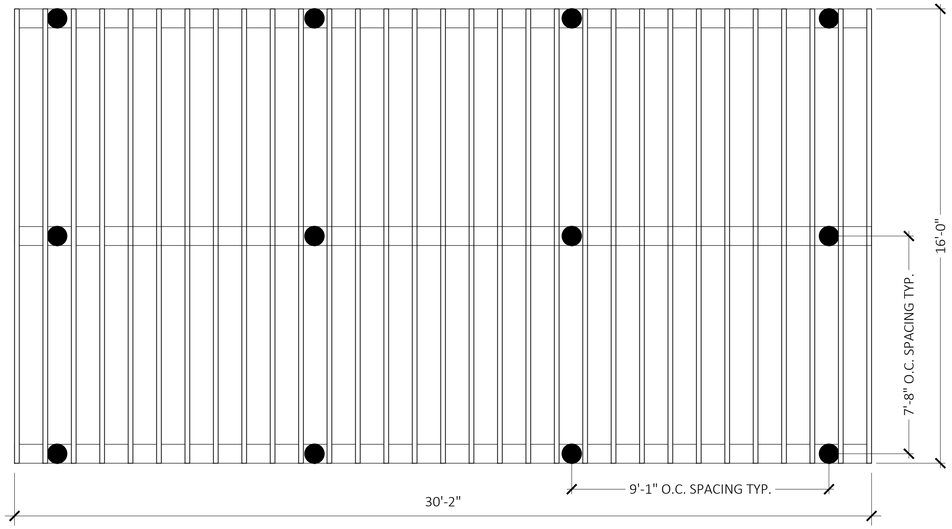
HARDSCAPE PLAN - SITE LAYOUT

HARB COA 60% CD	04.16.21

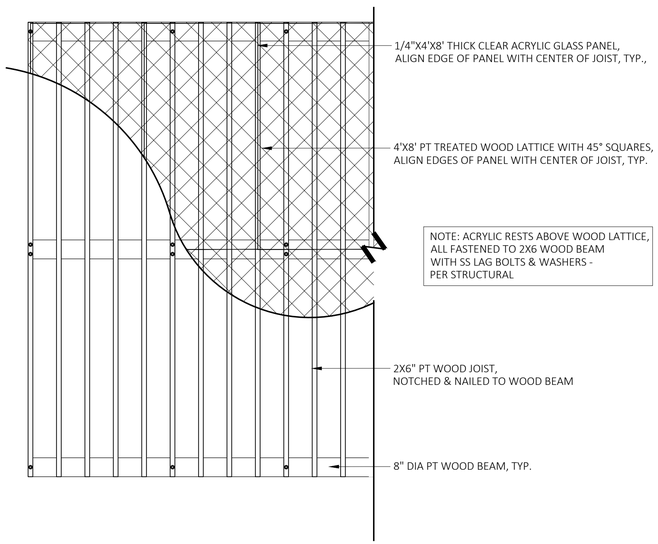
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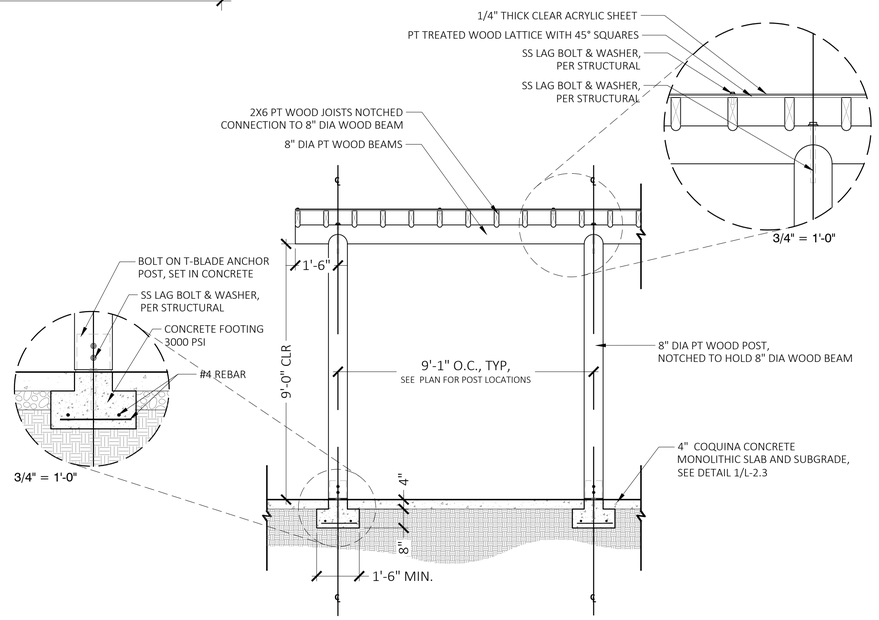
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OVERALL PLAN LAYOUT



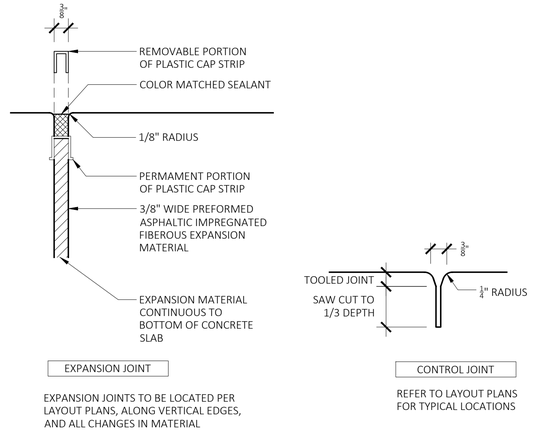
PLAN VIEW



SECTION VIEW

3 TRELLIS STRUCTURE WITH LATTICE ROOF

3/8" = 1'-0" P-CO-SPA-03



EXPANSION JOINT

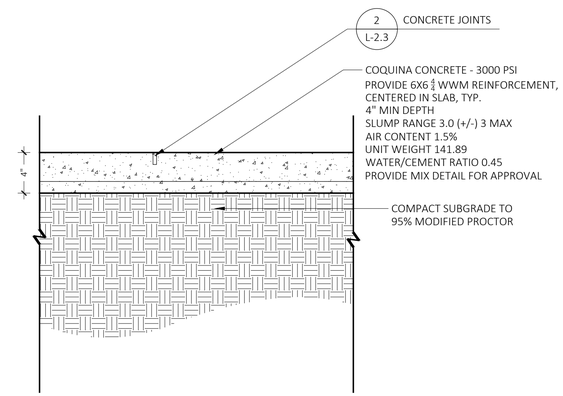
EXPANSION JOINTS TO BE LOCATED PER LAYOUT PLANS, ALONG VERTICAL EDGES, AND ALL CHANGES IN MATERIAL

CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

2 CONCRETE JOINTS

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



1 COQUINA CONRETE PAVING

1 1/2" = 1'-0" P-CO-SPA-02

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

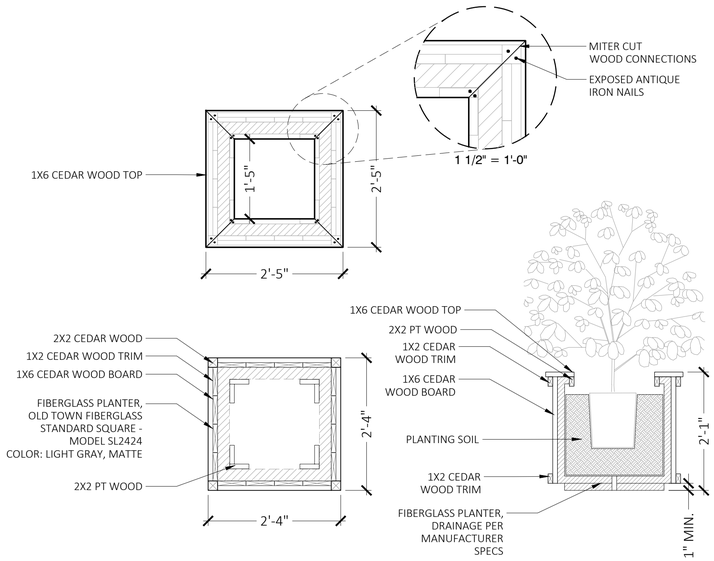
HARDSCAPE DETAILS - A

HARB COA 60% CD	04.16.21

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

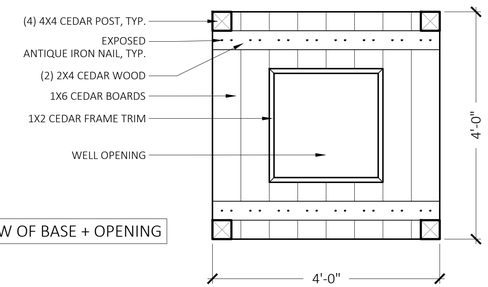
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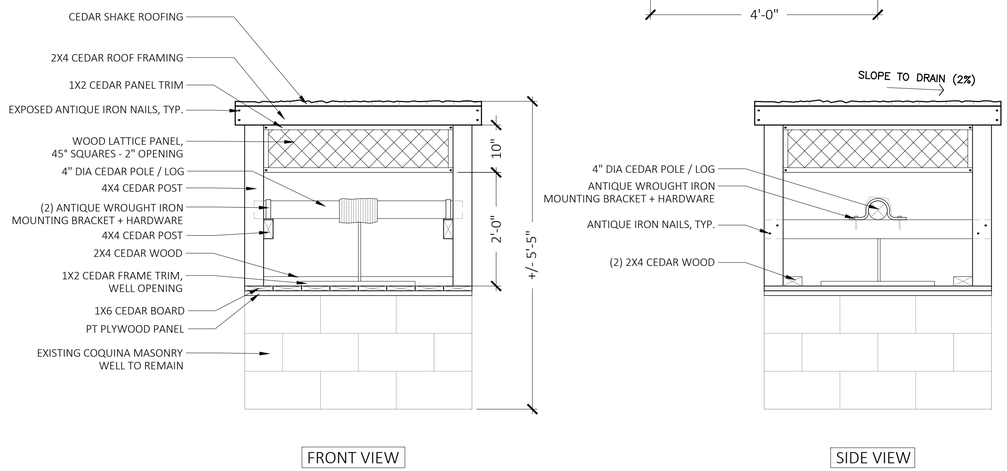


2 SQUARE WOOD HERB PLANTER

3/4" = 1'-0" P-CO-SPA-06



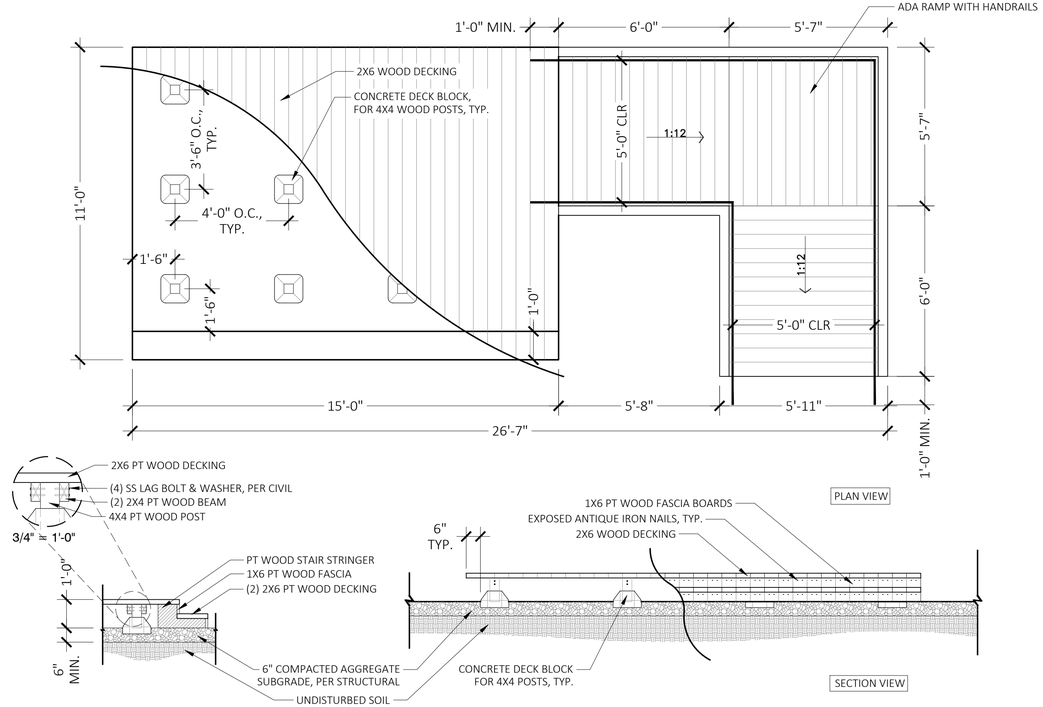
TOP VIEW OF BASE + OPENING



FRONT VIEW SIDE VIEW

3 WELL WOOD COVERING

3/4" = 1'-0" P-CO-SPA-07



1 RAISED PLATFORM WITH ADA RAMP

3/8" = 1'-0" P-CO-SPA-04

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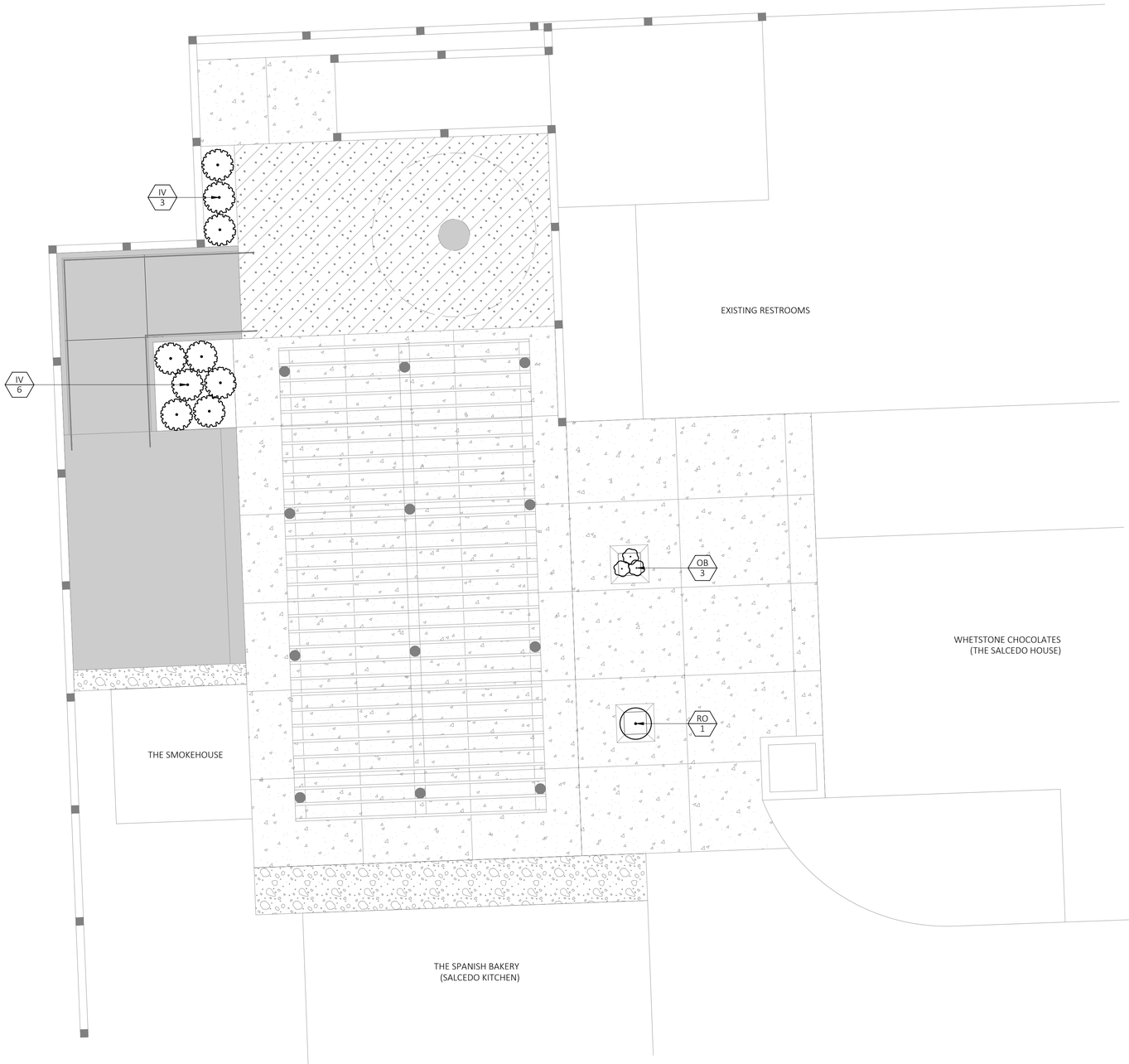
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
HARDSCAPE DETAILS - B

HARB COA 60% CD	04.16.21

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ML+H PROJECT #: 20.41.0

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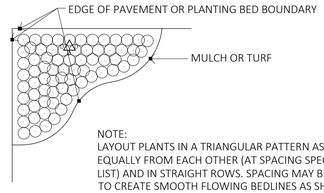


PLANT SCHEDULE

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

NOTES

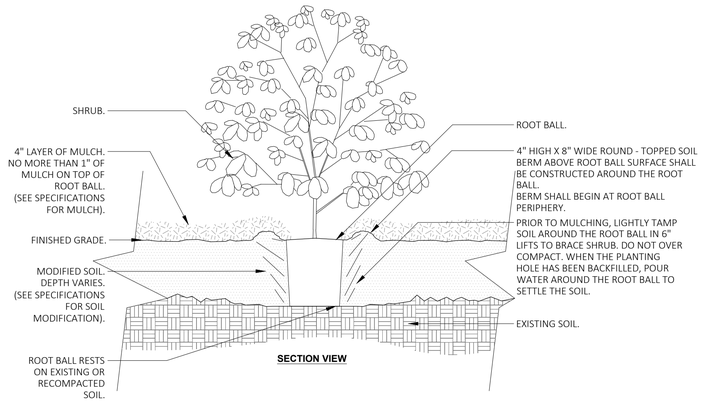
1. APPLY 3" PINESTRAW MULCH IN ALL PLANTING BEDS.
2. PLANTERS ARE TO BE FILLED WITH HIGHLY ORGANIC, WATER CONTROL POTTING SOIL: MIRACLE-GRO OR EQUIVALENT



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

2 SHRUB SPACING DETAIL

NOT TO SCALE 00-07



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

1 SHRUB - MODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

NOT TO SCALE 00-06

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

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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

SPANISH BAKERY COURTYARD

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

LANDSCAPE PLAN, SCHEDULE & DETAILS

HARB COA 60% CD	04.16.21

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

DRAWING NO.:
L-3.1

From: Emily Phan
To: Julie Courtney
Cc: Jeremy Marquis; Fremont Latimer
Subject: Re: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application
Date: Friday, April 30, 2021 12:52:51 PM
Attachments: image002.png
image003.png
image004.png

Julie,

We are not including the small courtyard area directly in front of the Spanish Bakery - that area will all remain as existing. One of the main reasons for paving the north side of the courtyard was to improve the aesthetics, but also provide safety and increased functionality of that space. With the entrance from the parking lot, the exits/entrances for the restrooms, and also being the larger dining area - that space is an informal intersection of pedestrian traffic from many different user groups. Being a crushed stone surface under a very leafy cedar tree, it becomes difficult to maintain. The area gets dusty/dirty while longer staying diners are seated, is near impossible to keep "looking clean," but also starts creating liability concerns and dangerous situations if someone slips on the accumulated leaves as they're passing through to St. George St, parking, the public restrooms, or even as a customer of the bakery. Another reason for adding an additional ramp to the restroom was to reduce this cross traffic. That's not an issue in the smaller courtyard in front of the bakery because it's off to the side - out of the pathway of travel. No large canopy to create a leaf problem either. Additionally, we didn't want to add more impervious pavement than what we felt necessary for the site.

Thanks,
Emily

Emily Phan, Associate
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
904.547.1486 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Friday, April 30, 2021 12:09 PM
To: Emily Phan <ephan@halback.com>
Cc: Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>
Subject: RE: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application

Sorry – one more question I meant to ask: I see that you have the project area clearly outlined in the plans, but wanted to verify with you that the courtyard area directly in front of the Spanish Bakery building (that is used by their customers), not the one closer to St. George Street that Whetstone's customers use, will not be within the project scope. So the coquina concrete pathway leading to the bakery and the crushed stone under the eating area will remain as existing? Is there a reason they are leaving some as-is and wanting to add the paving to most of the other north side courtyard?

From: Emily Phan <ephan@halback.com> Sent: Wednesday, April 28, 2021 3:35 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>
Subject: Re: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application

Hi Julie,

Of course, please see responses in red:

-Do you happen to know the overall dimensions of the Spanish Bakery building (length, width, height)?
Approximately 24' L x 25' W. I do not know the height to the roof, but the floor to ceiling of the entrance is about 9'.

-Trellis / Pergola structure:

- TOTAL HEIGHT needed. Approximately 10'-3" from the proposed finished concrete floor to the top of the structure.
- Wood species and finish proposed. Pressure-treated southern yellow pine. Unpainted.

-Need design for stage railing (both aluminum and wood)

- Construction plans L-2.1 #6 says that wood handrails are ADA – aren't the aluminum the ADA rails since they have to be grip-able? For the wood railing, are you proposing just the top rail or a railing system with balusters? Yes, you are correct. We're proposing a wood railing system with balusters, built out of PT southern yellow pine, and this will have the ADA aluminum powder-coated handrails mounted onto it. The design intent is to match the existing handrails on the restrooms. I attached an image of the existing if that is helpful.

-Is a new ramp being built to the restrooms (on north end)? If so, what are the dimensions (length, width, height)? Yes, approximately 13'-8" long and about 5'-6" wide from outside rail to rail. The ramp rises 12" to meet the restroom. The wood handrail is about 42" high. Here also, we plan on matching the existing restroom ramp in design.

Please let me know if you have more questions or if I can provide any additional information that would help.

Thank you,
Emily

Emily Phan, Associate
Marquis Latimer + Halback, Inc.
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904.547.1486 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, April 28, 2021 2:12 PM
To: Emily Phan <ephan@halback.com>

Julie Courtney

From: Emily Phan <ephan@halback.com>
Sent: Monday, May 10, 2021 5:14 PM
To: Julie Courtney
Cc: Jeremy Marquis; Fremont Latimer; Dustin Felix; Virginia Whetstone; Bruce Maguire
Subject: Re: 42-1/2 St. George Street - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)
Attachments: DSC_0590.JPG; DSC_0593.JPG; DSC_0607.JPG; DSC_0614.JPG; ExistingWell.JPG

Hi Julie,

Just wanted to check in - I think these were the last two items you had any questions about that we hadn't gotten to you yet:

- See attached for photos of the Spanish Bakery and existing well. The well cover will go right on top.
- The acrylic glass is a 1/8"+/- Plexiglass or equivalent, similar to what has been used for the Taberna del Caballo (Colonial Quarter).

Please let us know if you need anything further.

Thank you,
Emily

Emily Phan, Associate
Marquis Latimer + Halback, Inc.
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904.547.1486 (c)
904.825.6747 (o)

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, April 21, 2021 11:08 AM
To: Emily Phan <ephan@halback.com>
Cc: Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>; Dustin Felix <dustin@halback.com>; Virginia Whetstone <vaw297@me.com>; Bruce Maguire <bam297@me.com>
Subject: 42-1/2 St. George Street - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)

RE: Project Address 42-1/2 St. George Street

Please accept this email as acknowledgement of your Certificate of Appropriateness application to the Historic Architectural Review Board meeting, **currently scheduled May 20, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street). Health and safety protocols will be followed at the meeting.**

Additionally, this email notifies you of the sufficiency of your application. The application form includes the attached checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Received May 11, 2021
Planning and Building
Department



Received May 11, 2021
Planning and Building
Department



Received May 11, 2021
Planning and Building
Department



Received May 11, 2021
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Department



Received May 11, 2021
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Department



90 24807

QUIT-CLAIM DEED

This instrument prepared by Ken Rouse, General Counsel, Florida Department of State, Room LL10, The Capitol, Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all properties of the Grantor are properties of the State of Florida, and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day of September, 1990, between the Historic St. Augustine Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida, as Grantee:

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim to the grantee, its successors or assigns, all the right, title and interest of the grantor in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL 1 (Blacksmith Shop and Harness Shop). Property Appraiser Parcel No. 1-0196750-0000

A lot of land in the northeast corner of Block Eight (8), St. Augustine, Florida, described as follows: Beginning at the intersection of the south line of Cuna Street and the west line of Charlotte Street; thence westerly along the south line of Cuna Street seventy-eight (78) feet; thence southerly at an angle to the right of Cuna Street of 88 degrees 36 minutes forty-six and fifty-two hundredths (46.52) feet, more or less, to the south boundary line of the property conveyed to Rosa I. Bennett by deed dated June 20, 1902 and recorded in Deed Book 5, Page 132, Public Records of St. Johns County, Florida; thence easterly along the said southerly boundary line, seventy-four (74) feet to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street forty-six (46) feet, more or less, to the point of beginning. Being the same land conveyed to party of the first part by deed from Julia B. Judson, unmarried, recorded in Official Records Book 107, Page 52, Public Records of St. Johns County, Florida;

Documentary Tax Pd. $ .55

$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: Dm D.C.

And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theador F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of $52,600 which the Grantee neither assumes nor agrees to pay.

And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, acccording to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of $200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

more or less, to lot formerly of Mary Ponce; thence South 8 deg. 00' East along said Ponce lot 80 feet more or less to the N line of Cuna St., thence East along north line of Cuna Street 50.66 to the Point of Beginning.

And

PARCEL 11B. Property Appraiser Parcel No. 1-0197440-0000

Commencing at the northwest corner of the intersection of the property lines of Cuna and St. George Streets, which point is also the southeast corner of Block Twelve (12); thence northward along the west property line St. George Street one hundred twenty-one (121) feet one inch to the northeast corner of lot Nineteen (19), Block Twelve (12), which corner is marked by a nail driven in the wall at the junction of the Dodge House and the Watkins House and is the point of beginning of this description; run thence south thirteen (13) degrees east 33.5 feet to the south face of a concrete monument or marker; thence South 78 degrees fourteen (14) minutes west 105.3 feet to the southwest fence corner of Lot nineteen (19) and marked by an iron pipe; thence north eight (8) degrees twenty-one (21) minutes west 36.2 feet to the northeast corner of Lot Nineteen (19) marked by an iron pipe thence north eighty (80) degrees thirty-two (32) minutes east 73.33 feet to the junction of the fence with the Watkins House; thence South nine (9) degrees twenty-eight (28) minutes east 1.2 feet along the Watkins House to its Southwest corner; thence North seventy-seven (77) degrees nineteen (19) minutes east twenty-nine (29) feet to place of beginning.

SUBJECT to a mortgage on Parcel 11-A and 11-B executed by San Agustin Antiguo Foundation, Inc. dated December 21, 1988, recorded in Official Records Book 806, page 297 of the public records of St. Johns County, Florida, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

ALSO: A part of Lot 25, Block 12, according to the Official Map of the City of St.Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 15. Property Appraiser Parcel No. 0196490-0000

Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

COPY

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

AND ALSO a permanent easement for driveway purposes for the use of party of the second part, its tenants, lessees, licensees, customers, guests, visitors, invitees, successors and assigns, respectively, over and across a parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 149.0 feet along the east line of Spanish Street to the point of beginning; thence continue N 8 degrees W 10.0 feet; thence N 83 degrees 10' E 75.1 feet to a point on the west line of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence S 2 degrees 33' E 1.8 feet to the southwest corner of the property described in Deed Book 217, page 32; thence continue S 2 degrees 33' E 8.2 feet; thence 83 degrees 10' W 74.03 feet to the point of beginning.

The permanent easement above described being the north 10 feet of the parcel of land described in Deed Book 218, page 33 of the public records of St. Johns County, Florida;

And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

COPY

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

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

Signed, sealed, and delivered in our presence:

Rita H. O'Brien

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

By: John Sundeman
Its Chairman:

Attest: Earle W. Newton
Its Executive Director

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Sundeman and Earle W. Newton to me known to be the Chairman and Executive Director of the grantor who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 1990.

Elizabeth T. Delpeari
Notary Public, State of Florida at Large

My Commission Expires: Nov. 4, 1990

(SEAL)

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

90 OCT -1 AM 11:02

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

St. Johns County, FL

Sales Questionnaire Form

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

Sales Questionnaire

Summary



Parcel ID	1974600000
Location Address	42 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOTS 22 & 23 BLK 12 OR871/61(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	State Owned - TIITF (8710)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.180
Homestead	N

Owner Information

Owner Name	Tiitf/Dept Of State 100%
Mailing Address	C/O UNIVERSITY OF FLORIDA PO BOX 115050 ATTN PLANNING DEPT GAINESVILLE, FL 32611-5050

Map



Valuation Information

	2021
Building Value	$124,023
Extra Features Value	$809
Total Land Value	$800,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$924,832**
Total Deferred	$343,358
Assessed Value	**$581,474**
Total Exemptions	$581,474
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$139,145	$809	$800,000	$0	$0	$939,954	$528,613	$939,954	$0
2019	$88,440	$722	$720,000	$0	$0	$809,162	$480,557	$809,162	$0
2018	$69,177	$722	$640,000	$0	$0	$709,899	$436,870	$709,899	$0
2017	$49,051	$722	$640,000	$0	$0	$689,773	$397,155	$689,773	$0
2016	$48,328	$722	$312,000	$0	$0	$361,050	$361,050	$361,050	$0
2015	$48,328	$722	$312,000	$0	$0	$361,050	$361,050	$361,050	$0
2014	$28,424	$722	$312,000	$0	$0	$341,146	$341,146	$341,146	$0
2013	$28,424	$722	$312,000	$0	$0	$341,146	$341,146	$341,146	$0
2012	$28,424	$722	$312,000	$0	$0	$341,146	$341,146	$341,146	$0
2011	$28,424	$722	$346,000	$0	$0	$375,146	$375,146	$375,146	$0
2010	$28,424	$722	$384,000	$0	$0	$413,146	$413,146	$413,146	$0

Exemption Information

Exemption Type	Amount
State	$581,474

Building Information

Building 1
Actual Area 1600
Conditioned Area 1512
Actual Year Built 1963
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Concrete Stucco, Stone
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Concrete Finish, Pine Wood
Interior Wall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Stone	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	428
CANOPY (COMMERCIAL)	0	272
POINTER	0	0
BASE AREA	288	288
2 STORY	1224	612
Total SqFt	1512	1600

Building	2	**Roof Structure**	Wood Truss
Actual Area	506	**Roof Cover**	Wood Shingle
Conditioned Area	391	**Interior Flooring**	Concrete Finish
Actual Year Built	1963	**Interior Wall**	
Use	Snack Bars	**Heating Type**	None
Style	04	**Air Conditioning**	None
Class	N	**Bedrooms**	
Exterior Wall	Stone	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	391	391
CANOPY (COMMERCIAL)	0	115
Total SqFt	391	506

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Shed	0	0	0	0	64
Wood Fence	0	0	0	0	80

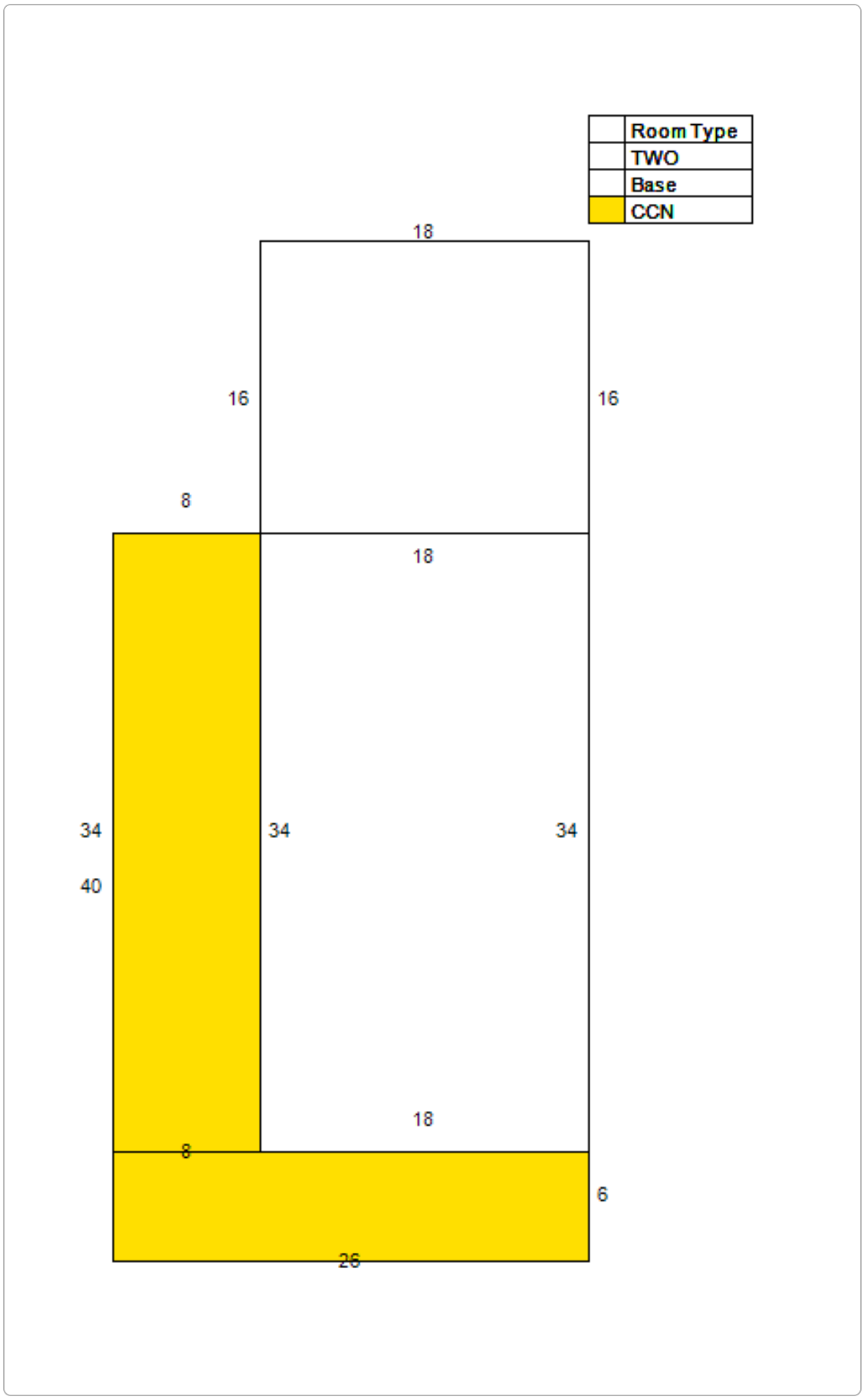
Land Information

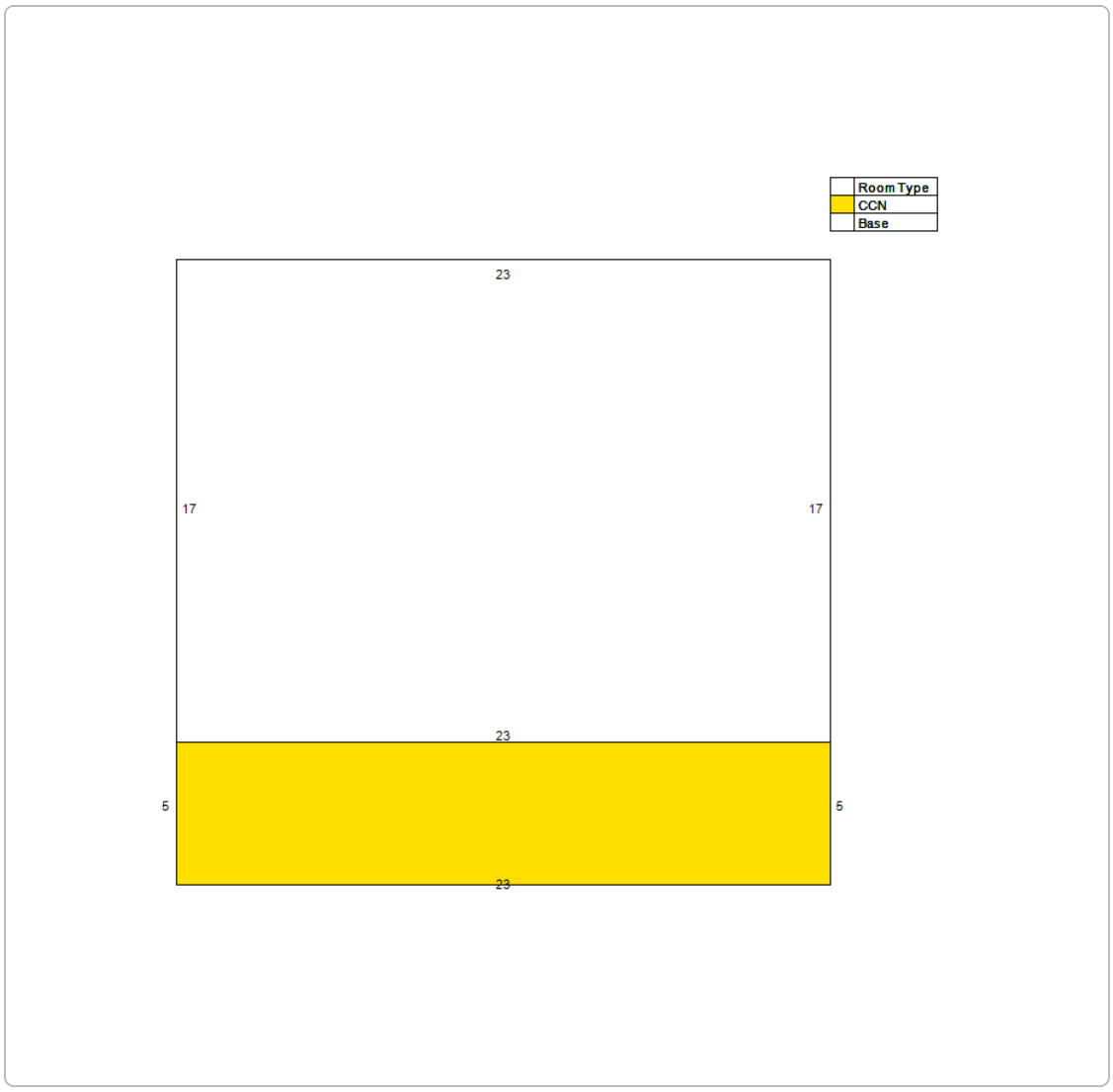
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	80	100	8000	SF	$800,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1990	$0.00	QUIT CLAIM DEED	871	61	U	I		TIITF/STATE OF FLORIDA
	9/1/1990	$0.00		871	55	U	I		
	3/1/1989	$0.00		814	405	U	I		
	7/1/1987	$0.00		752	614	U	I		
	2/1/1987	$0.00		736	789	U	I		

Sketch Information


Room Type
TWO
Base
CCN
18
16
16
8
18
34
34
34
40
18
8
6
26



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Detail by Entity Name

Florida Profit Corporation
MARQUIS LATIMER + HALBACK, INC.

Filing Information

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

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

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

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

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

Title VP, COO

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

Annual Reports

Report Year	Filed Date
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
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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
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01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
09/20/2004 -- Name Change	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- Domestic Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



PROPOSED EAST ELEVATION





Application PL2021-0059 Address: 44 Avenida Menendez
(110 Charlotte Street)

Applicant: CD + Urban

Property Owner: 44 Avenida Menendez, LLC

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

Architectural Style:	New Construction; Espinosa-Sanchez House: Spanish Colonial	Florida Master Site File:	Espinosa-Sanchez House (110 Charlotte Street): SJ02504
National Register:	St. Augustine Town Plan Historic District (Espinosa-Sanchez House is Contributing)	Construction date:	New construction; Espinosa-Sanchez House c. 1702 – 1756
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1963400000		
Agenda Item:	6(c)	Previous Action(s):	OOA Continued from 5/20/21

STAFF SUMMARY AND ANALYSIS:

- **This is an Opinion of Appropriateness application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation** (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit. This application was continued from the May 20, 2021 HARB meeting.
- **Context:**

  1. 44 Avenida Menendez, which also has the address 110 Charlotte Street, faces the bay of the Matanzas River to the east and Charlotte Street to the west, and is on the southeast parcel of Charlotte and Treasury Street, where Treasury becomes a pedestrian alley. The parcel also is the site of the Espinosa-Sanchez House (built between 1702-1756) that fronts Charlotte Street. One of the few buildings dating from the First Spanish period, the now commercial property has survived multiple earlier fires, and has undergone many changes over time, including major renovations and a restoration in 1965 to return to the mid-1700s configuration, with more details in the attached Florida Master Site File survey.
  2. Addresses along both Charlotte Street and Avenida Menendez (formerly named Bay Street) have changed over the years, as is evident on Sanborn maps. Sanborns show later stages of the Espinosa-Sanchez House with a long one-story building along Charlotte Street that was labeled early on as a shed, as an auto related building by 1917, and later as an L-shape structure by 1924 with a dwelling unit within its southern half by 1930. Early maps (1884) also show two, two-story houses with different configurations of wings and porches located just south of Treasury, than by 1889 only one house remains on the property adjacent to Bay Street (now Avenida Menendez).
  3. New buildings in HP-2 are required to be in the form of "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821," according to the Architectural Guidelines for Historic Preservation, and conform to the design characteristics found in Manucy's *The Houses of St. Augustine* or other listed accredited authoritative sources. Further, the AGHP states that the First Spanish Period design is recommended to be reflected in the reproduction.
  4. Evidence in city files do not indicate that the existing drive-through building fronting Avenida Menendez is older than 50 years.
  5. The proposed project meets ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

STAFF SUMMARY AND ANALYSIS (continued):

- **The following issues were discussed during the last meeting and addressed by the applicant with the revised submittal:**
  1. Alterations to the Espinosa-Sanchez House: There are no changes to the building called out on the revised architectural submittal. A gate will be installed on the Charlotte streetscape which will be attached to the current pedestrian opening; however, and the landscape plans depict a door opening to replace a window for the restrooms as presented in the previous submittal.
  2. Compatibility with Spanish Colonial Site Plan: The application includes the 1764 Puente Map and Sanborn Maps to indicate the historic pattern of buildings on this property. Because of the Zoning Code and AGHP requirements, only the Puente Map would fit in that time period as qualifying evidence. The challenge is that during this time buildings were not necessarily constructed to the east side of the lot because this was not the "front" at that time. The adjacent building, Carr Cottage/House (Harry's), was designed with research dating back only to the 1840s. Subsequent maps do show other building patterns with separate buildings closer to the streetfront of what is there today, but none with the similar massing as proposed in the current submittal.
     a. If the Spanish and British Colonial maps are used as a reference and precedent for setting the building back from the streetfront they would need to be more accurate representations of the buildings that were there to meet the zoning code requirements.
     b. Without using these maps, the applicant can meet the standards for new construction and use the character of a primary building on the streetfront.
     c. The northwest corner and extending pergola of the "First Period Spanish Colonial" building on the south property line should be separate further from the Espinosa-Sanchez House.
  3. Compatibility with Spanish Colonial Building Plan: The application includes excerpts from Manucy but they appear to only reference the original Spanish Colonial Espinosa-Sanchez House.
     a. This item remains largely unresolved. However, the arched loggia facing east has been altered to a rectangular loggia and the one story attached portion on the south end was changed to match a First Period Spanish Colonial building. The applicant will need to identify the connections of the building's architectural form to the representations in the AGHP or Manucy and identify the sections of the building that show how a Spanish Colonial building could have evolved over time into this form.
     b. It is unlikely that enough evidence could be obtained to accurately reconstruct a historic building from a different time period. There are some views of the corners of previous buildings on the property provided by the applicant that indicates there was some two-story revival period building on the lot. In the recent past, HARB has allowed the general reconstruction of a historic building when enough evidence was available to accurately depict the original structure (see 9 Aviles and 19 St. George Street).
  4. Architectural details: As indicated above, some changes have been made that are more in keeping with a Spanish Colonial architectural detail including the parapet on the south end and removal of the exterior chimney on the Espinosa-Sanchez House.
     a. Remaining concerns include: wall height at street front, proportion of open to void space, window/door forms, intersecting roof forms, balcony brackets
- **Additionally, a landscape plan was provided in the revised submittal**:
  1. The applicant provided visual identification of the proposed plant materials along with indications that they are either Florida natives or AGHP listed materials
  2. The pavement materials reflect no brick and the use of multiple types of coquina
     a. The tabby concrete with wood inlay is not a detail identified by the AGHP
     b. The use of cut coquina for paving materials is not identified by the AGHP and the example shown is a detail approved to reference the footprint of a historic building foundation
     c. The use of lower-height walls relates to time periods after the Colonial periods

STAFF SUMMARY AND ANALYSIS (continued):

- **Zoning Requirements: Any elements of the design plan that do not meet the zoning stands will require application to the Planning and Zoning Board**. No new site plan or survey was provided with this submittal. The PZB can take into consideration approval of the design by the HARB during their review.
  1. Maximum lot coverage: the lesser of 70% or 7,000 square feet sum of all buildings and the maximum lot coverage for the main structure is the lesser of 2,500 square feet or 50% of the total lot size. NOTE: there are no variances to lot coverage, any excess would require rezoning to PUD.
  2. Setbacks: Front = Main building must be located on the street frontage. The main building shall not exceed the lesser of 80% of the lot width or 40 feet. Secondary buildings (those under 15 feet in height) which connect to a main building shall be set back the lesser of 40% of total lot depth or 40 feet. Main buildings on the same lot shall be separated by minimum of 20 feet.
     Rear = 3 feet minimum
     Side = 3 feet minimum with the exception that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.
  3. Height: No portion of peaked roof main buildings or structures shall exceed 35 feet, 2½ stories. No portion of flat-roofed main buildings or structures shall exceed 30 feet, 2 stories. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.

- **Overall, the revised submittal does refine some elements of the proposed development, however there are still many areas that do not clearly comply with the AGHP or zoning standards to support that the general concept meets the intent of the requirements**. The proposed design uses different pieces of building and site elements spanning different periods of time that can result in a conjectural appearance.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussion of the HARB and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an **OPINION OF APPROPRIATENESS at 44 Avenida Menendez because the revised submittal does not sufficiently address the HARB concerns from the previous meeting.**

Jenny Wolfe
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To replace the existing drive-through building (estimated construction date 1993 by the St. Johns County Property Appraiser). The Espinosa-Sanchez House that fronts Charlotte Street will remain in its existing location on the shared lot.
2. To construct a two-story building that fronts Avenida Menendez with a gable roof, a two-story wraparound porch and first-floor loggia on the north and east elevations with hip roof on north end, a wing with flat roof that extends from south elevation westward to Charlotte Street, roof top restaurant seating area and an outdoor fireplace on the south elevation, and exterior stair cases
3. To create a courtyard with a fountain, a pergola, landscaping including palms in square planter boxes, and outdoor restaurant seating to the north and to the rear or west,
4. To construct a masonry wall with metal fencing inserts on east property line, along Avenida Menendez
5. To modify the existing masonry wall that fronts Charlotte Street and add wood gates to connect to the west elevation of the Espinosa-Sanchez House
6. To replace an existing window with an exterior door to accommodate an accessible restroom proposed on the Espinosa-Sanchez House's east end
7. To remove existing well adjacent to north elevation of drive-through building
8. To remove the existing ticket building on the northeast corner of the property

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

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

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**
There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations
In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Fences, Walls and Gates
Do...

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

Don't...

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

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

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

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

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

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

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

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

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

Figure 1 in AGHP depicts pre-1821 walls and fences.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.

- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Trellises should be constructed of simple round wooden posts and poles.

Wells should be masonry finished with stucco. Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Maps
4. City Code of Ordinances (Sec. 28-89(b)(1)
5. Pages from Albert Manucy's *The Houses of St. Augustine 1565-1821* (1992)





STAFF PHOTOGRAPHS
44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and On south end of property, looking west

STAFF PHOTOGRAPHS: 44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building;
On south end of property, looking west;
On north end of building, looking east towards Avenida Menendez and Matanzas Bay





STAFF PHOTOGRAPHS
44 Avenida Menendez





East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building; looking south from Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





West Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building,
looking northeast and east

STAFF PHOTOGRAPHS
44 Avenida Menendez





From Treasury Street pedestrian alley:
North Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building;
East elevation of Espinosa-Sanchez House (built between 1702 – 1756),
which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez



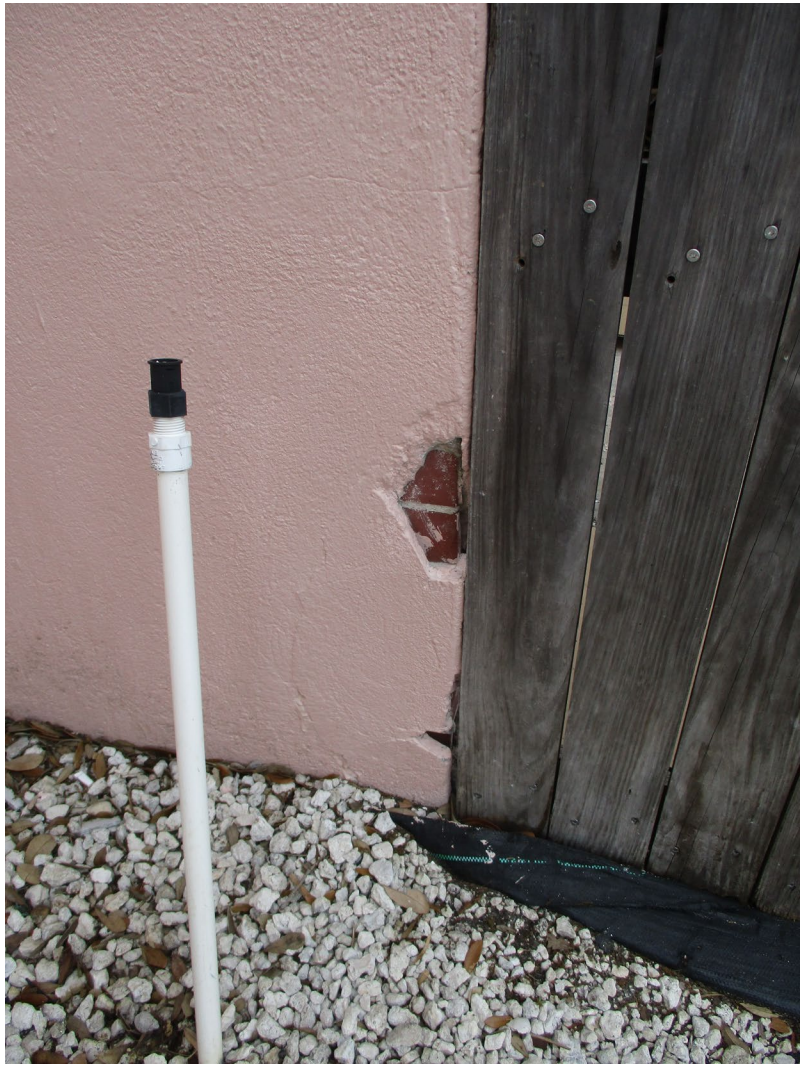
North Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and East elevation of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property



STAFF PHOTOGRAPHS
44 Avenida Menendez







East elevation and south elevation of chimney and coquina wall of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez







East and south elevations of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property:
A door is proposed to replace the existing window on the
east wing's south elevation

STAFF PHOTOGRAPHS: 44 Avenida Menendez









South and East elevations of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS: 44 Avenida Menendez







West elevation of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property
and has been referenced as 110 Charlotte Street:
Looking north and south down Charlotte Street
and at intersection with Treasury Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking east from Charlotte Street at west elevation of Espinosa-Sanchez House (built between 1702 – 1756), where Treasury Street becomes pedestrian alley

STAFF PHOTOGRAPHS: 44 Avenida Menendez







From Treasury Street (pedestrian alley portion, east of Charlotte Street):
-Looking east toward Avenida Menendez;
-Looking southeast at masonry wall along north elevation of Espinosa-Sanchez House (built between 1702 – 1756);
-Looking west toward Charlotte Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking south and southwest from property of project area

STAFF PHOTOGRAPHS
44 Avenida Menendez





On Charlotte Street looking east toward project area
and from southwest corner of project area property

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking north and west from within property of project area

STAFF PHOTOGRAPHS: 44 Avenida Menendez









On northeast corner of property, fronting Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking north down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking south down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking east across Avenida Menendez towards Matanzas Bay

Page 1 HISTORICAL STRUCTURES FORM Site # SJ 2504
(X) orginal FLORIDA MASTER SITE FILE
(X) update Recorder # _____

SITE NAME: Espinosa-Sanchez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: corporate
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 44 Avenida Menendez, St. Augustine, FL
VICINITY OF/ROUTE TO: At southeast corner of Treasury and Char
lotte St. intersection
SUBDIVISION: City of St. Augustine BLOCK: 5 LOT: A&B
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 180
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 46900 NORTHING:3306830
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1756 RESTORATION DATE(S): 01/01/65
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): residence
PRESENT USE(S): prof. office

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 1 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): Masonry, stone (coquina)

EXTERIOR FABRIC(S): Stucco, stone (coquina)

FOUNDATION: TYPE stone (coquina) wall
PORCHES: one-story arcaded loggia to east; one-story porch t
ROOF: TYPE gable, intersecting SURFACE wood shakes
SECONDARY STRUCS. porch, hip
CHIMNEY: NO. 1 MTLS stucco; brick LOCNS end exterior
WINDOWS: DHS 9/6; shutters; attic louvre

EXTERIOR ORNAMENT: chamfered posts; decorative doors
CONDITION: SURROUNDINGS: On street line at intersection; d
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE:

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

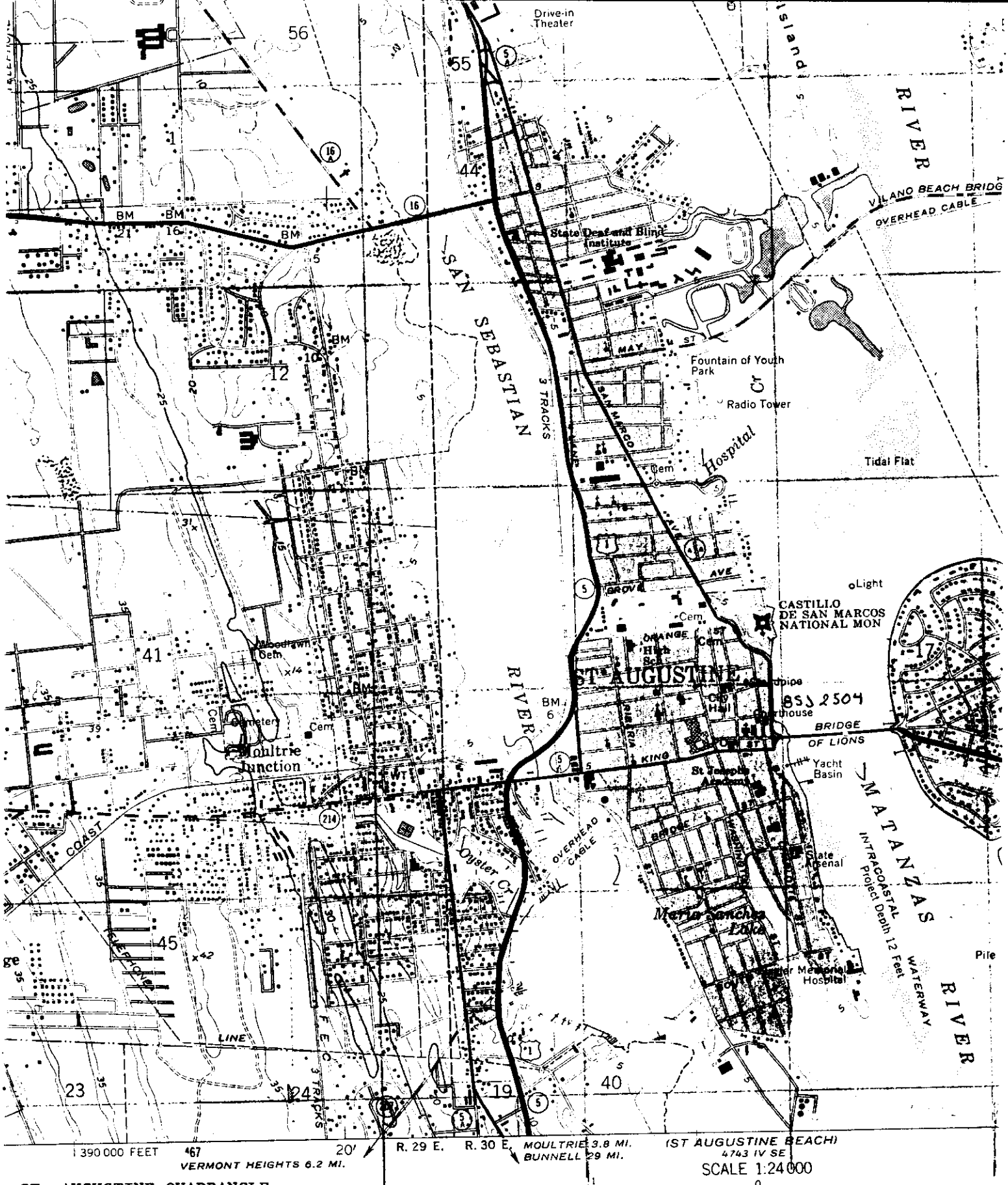
DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P



ST. AUGUSTINE QUADRANGLE

SCALE 1:24000

1 0 1 2

1000 0 1000 2000 3000 4000 5000 6000 7

1 5 0 1 KILOM

MN GN

1° 18 MILS 0°09' 3 MILS

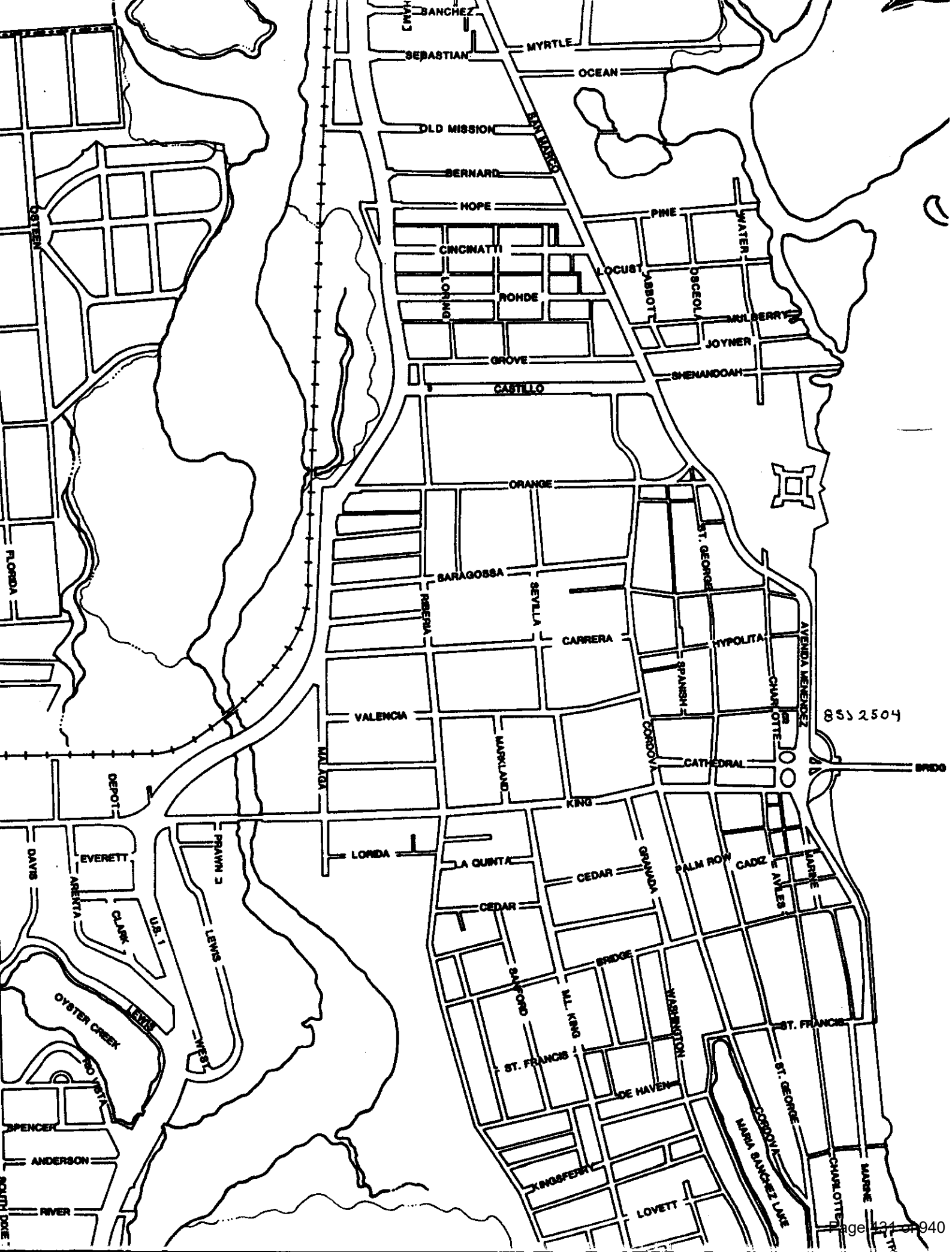
CONTOUR INTERVAL 5 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET


BANCHEZ
SEBASTIAN
MYRTLE
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
SARAGOSSA
SEVILLA
RIBERIA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
MALAGA
DEPOT
KING
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
DE AVILES
MARINE
DAVIS
EVERETT
ARENTA
CLARK
U.S. 1
PRAWN
LEWIS
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
RIO VISTA
WEST
DE HAVEN
SPENCER
ANDERSON
RIVER
KINGSFERRY
LOVETT
MARIA SANCHEZ LAKE
CHARLOTTE
FLORIDA
8512504

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building, the Espinosa-Sanchez House (formerly known as the Perez-Snow House), was built between 1702 and 1756 and is one of the surviving colonial structures in St. Augustine. Moreover, the building is only one of the structures that date from the First Spanish period. The coquina building is also notable for its durability over the centuries. It has undergone several major renovations from the late 18th century and has survived two major fires along the bayfront. The Espinosa-Sanchez House was restored in 1965 to its mid-18th century configuration and general appearance by the exchange (now Atlantic) Bank of St. Augustine.

As is common in colonial architecture, the house abuts the street line at the intersection of Charlotte and Treasury Streets, and one of the principal entrances is off of the loggia to the east. Unlike most First Spanish Period buildings, however, there is a main entrance directly off the street onto Charlotte Street. This door could have been added in the Second Spanish Period during extensive remodeling for commercial purposes.

The current L-Shaped configuration of the house is similar to its 18th century plan, one of the few surviving examples of the Wing Plan as defined by Manucy in The Houses of St. Augustine (p. 58). The Wing Plan "is characterized by a main structure of two or more rooms, plus a substantial wing or two which makes the plan an L, U, or H. In its better aspects, with attractive arcades or galleries around a patio, it was somewhat pretentious layout for the residence of a government official or a prominent family." Historical Research has shown that the first documented owner, and probably builder, of the house in the late First Spanish period, Don Diego de Espinosa, was part of St. Augustine's small merchantile-planter elite and was therefore capable of erecting a more ostentatious wing-plan structure which also has an arcaded loggia to the rear. Today, only the North-South rectangular section of the building is part of the original structure. The east wing, demolished sometime between 1860 and 1884, probably around 1870, was rebuilt in the early 1920's.

The four original First Spanish period arches in the loggia are the most notable features of the building. This row of round arches supports an extension of the main shingled gable roof. The pillars are neoclassic

(Over)

V. BIBLIOGRAPHY

1. Juan Jose Elicio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial Sity," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

in concept with simple moldings serving as the capital. Wood chamfered posts are found in the porch along the south end of the building. Other notable features include 9/6 windows, three decarative doors, and a Spanish type chimney, built in the 1960's, attached to the east facade of the east wing. A coquina wall extends east of the north facade along Treasury Street.

The building has undergone a number of dramatic changes since the mid-18th century, most particulary in its size, configuration, fenestration, and roof line. Sometime between 1785 and 1798, a flat roof replaced the original wood frame gable roof. The second major alteration involved the addition of a coquina second floor over both wings in the late 1790's. A photograph taken around 1870 shows how the building probably looked from the late colonial through the Civil War era. The 2½ story structure was crowned by a series of dormers which were sided diagonally with word. The shuttered windows were of the 9/6 variety, and there were three doors on the Charlotte Street facade, a central doorway and two at both ends. The central doorway exhibited one of the best examples of colonial post-and-lintel frontispiece ornamentation. Two plan pilasters resting a top a coquina base flanked the door. The capitals were simple, similar to those on the stone pillars in the rear arcades and to others found on plans drawn by royal engineer Mariano de la Roque in the 1790's. Moreover, three rosettes adorned the rectangular lintel which rested on the doorway and capitals.

Shortly after this picture was taken, a new owner removed the masonry second floor and probably the east wing. As in the 18th century, a flat parapet roof replaced a gable roof. Perhaps at this time, but at least by 1884, a gabled-foor frame board and batten second floor was built over the northern half of the structure. This addition exhibited ornamentation inspired by the Carpenter Gothic Style in vogue a decade or so before. Decorative curved lintels were placed over the four window openings on Charlotte Street and lattice was installed over the windows. The frame second floor probably was destroyed in the 1887 fire that ravaged that section of the town, but the older masonry structure survived the devastation. A photograph from the mid-1890's shows the building without the partial second floor. By this time, however, the North doorway, and the two windows flanking the central doorway had been bricked-in and plastered.

The 20th century brough another series of radical changes to the building. In the process of converting the building into apartments, a shingled second floor was added over the entire masonry downstairs sometime between 1910 and 1914. A balconey boldly projected over Charlotte Street. The south and North windows were converted into doorways, and the south doorway was filled-in. History once again repleated itself as the 1914 bayfront fire destroyed the newly-completed second floor. Once more, the up-again, down-again old building was one-story in height.

The long-time proprietors of the structure, elbridge and Fanny Snow, were responsible for the next series of alterations in the early 1920's. They built the east wing, thus returning the building to its First Spanish period contiguration. And in an attempt to blend this outbuilding with the new main residence along Bay Street (Avenida Menendez), they added some Mediterranean Revival touches to the building, including barrel roof tile and casement windows.

The property was purchased by the Exchange Bank in 1963, and after archaeological investigations conducted by Dr. Hale Smith of FSU confirmed the colonial origin of the building, the bank undertook plans to restore it to its First Spanish Period appearance. The arcaded loggia was retained, double-hung 9/6 windows were installed, a new coat of stucco was added, and a chimney

was built in the east wing. Several changes were not in keeping with the character of the colonial building. Far too much of the coquina facade was left exposed, and the decorative post-and-lintel frantispiece was not restored to the Charlotte Street side. Serious consideration should be given to converting the bland border around the doorway into its former decorative grandeur.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has

the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The colonial structure at 44 Avenida Menendez is best known for its long association with two prominent colonial and American period families, the Espinosa and Sanchez clans, and for its association with the Snow family 20th century St. Augustine fame. The building tradionally has been called the Perez-Snow House, but historical and architectural research indicates that a more appropriate name should be the Espinosa-Sanchez House.

The building was constructed in one of the most densely developed areas of the colonial city, i.e, The 1½ blocks south of the Plaza on Charlotte Street. The first documented owner, and probable builder, of the original one-story, L-shape house was Don Diego de Espinosa, one of the colonial's most prominent planter-ranchers in the late First Spanish Period. Espinosa was largely responsible for the development of Diego Plains (Palm valley area) and the construction there of Fort San Diego. After his death in 1756, his daughter, Josefa de la Encarnacion Espinosa, inherited the property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and at some point in the twenty-one year British rule, Fish leased the coquina house to unknown parties.(4)

Parez died in Havana in the 1770's, and when his widow returned to her hometown after Spain regained Florida in 1784, she proceeded to buy her former property. On March 17, 1785, she bought the house and lot from Jesse Fish for 200 pesos, the same price which Fish officially charged Perez in 1764 for taking custody of the house. Two interesting details surface in the deed. The coquina house had a wood frame roof ("Cubierta de madera"), and the alley to the north, now known as Treasury Street, was called "Paniagua" or "Bread and water."(5)

Josefa was one of the highly respected women in St. Augustine before her death in 1797. She was the widow and daughter of prominent residents in the old days and currently the benefactor of her St. Augustine-born nephews, Nicolas, Bernardino, and Jose Sanchez. The Sanchez boys, then all in their early twenties, were the sons of Antonia Espinosa, another daughter of Diego, and Jose Sanchez de Ortigosa, and were the nephews of East Florida's most influential and prominent resident in the Second Spanish period, don Francisco Xavier Sanchez. It is interesting to note that Bernardino and Jose were also the brothers-in-law to their uncle for having married the sisters of his wife, Maria del Carmen Hill. All three of the Sanchez boys became influential in their own right by retaining and consolidating Espinosa-Sanchez family land in the Diego Plains area and by venturing into large-scale mercantile activities. Moreover, Bernardino served as public interpreter in the early 19th century.(6)

Apprantly the Espinosa-Sanchez house at the corner of Treasury and Charlotte Streets was not the family homestead, but was used as rental property. The 1788 Rocque map lists Bernardino Sanchez as owner of the now flat roofed, L-shape building who was leasing the house to Juan Jose del Toro.(7) In December 1798, forteen months after the death of Josefa at about the age of 70, Jose Sanchez and Francisco Xavier Miranda, a nephew by marriage, sold the family estate to their uncle, Francisco Xavier Sanchez.(8) Sanchez, always the entrepreneur, bought the "deteriorated, flat-roofed house," rebuilt it, and

added a coquina second story with a shingled gable roof. It is likely that Sanchez added the decorative post-and-lintel frontispiece. On September 5, 1799, he sold the renovated, enlarged structure for 1714 pesos to the Mercantile firm of Miranda & Co., owned by his nephews, Jose and Bernardino and their brother-in-law, Francisco Xavier Miranda. The Company purchased the building as its warehouse, and presumably it served in that capacity until the death of the principals disbanded the firm in the last decade of colonial rule.(9) On one occasion, in 1814, we know that one of Miranda's relatives, Juan Rajo, was living in the warehouse.(10)

In 1816 and 1818, Christina Hill, the widow of Jose Sanchez, bought the other two-thirds interest in the house from the other widows.(11)

The 1834 Clements Map of St. Augustine lists this as the property of the heirs of Joseph Sanchez. It remained in the Sanchez family until after the Civil War.

Daniel Edgar, a wealthy New Yorker began acquiring property in this area in 1869 with a view towards building a winter residence on the bayfront. In putting together a large lot, he purchased from many different owners. During the Civil War some of the land had been acquired in tax sales by B.E. Carr, a prominent local merchant and founder of the Magnolia Hotel, and by John Hay, private Secretary to President Abraham Lincoln (and later Secretary of State under Theodore Roosevelt). Edgar acquired their interests in 1869. That same year he acquired another part of the property from Venancio Sanchez and his son W.J. Sanchez. Venancio was leading 19th Century Merchant who served as Mayor of the city after the Civil War, and was later Spanish Consul at St. Augustine. W.J. Sanchez was a hotel owner and a banker who developed in North City Subdivision that bears his name.(12)

In 1873 Edgar bought at public auction on the courthouse steps the real estate belonging to the Estate of Christina Hill Sanchez including this old colonial building.(13)

Having thus put together a fairly large piece of land, he proceeded to have built a large Second Empire style home with a mansard roof and widows walk on the top, overlooking the bayfront. The work was done by St. Augustine's leading builder of the time, Capt. Thomas House, who also built the Sunnyside House and the Lorillard Villa.(14)

As the bayfront house went up, the Colonial building on the Charlotte Street side of the lot came down - from 2½ stories to 1. It was used as coal, wood and storage shed while the Edgars owned the property. The Edgar House was considered one of the finest in St. Augusitne. An 1885 directory noted:

> "Of late there is a new city springing up consisting of private of modern architecture, among which may be mentioned the ornate villas of Franklin W. Smith, Kingsland, Lorillard, Edgar, Howard, Alexander, Wilson and others. The social atmosphere surrounding St. Augustine is more like that of Newport than any wateringplace in the South, and as a fashionable resort it will continue to increase in population and importance."(15)

The 1887 fire brought great destruction of this part of town. The Carr House, just to the south, was destroyed, but the Edgar House was spared.

In 1893 the Tatler, the society newspaper of the Flagler era, noted:

"This delightful house has been one of the landmarks of this city for many years, its owner endeaving herself to a large circle of acquaintances by her many charities and graciousness."(16)

In 1894 it was reported:

"Mrs. Edgar, owner of the handsome cottage on the Bay, corner of Treasury Street, arrived at her residence early this month. Mrs. Edgar has many friends here, is interested in the work of Trinity Parish, contributing largely to it. Mrs. Edgar spent last winter in the South Carolinas and will be heartly welcomed this season."(17)

In 1898 it was noted:

"Mrs. Edgar whose home on the Bay is one of the most elegant in the city, is now en residence. Mr. Dan Edgar, her son, is also here spending a great deal of time at the Yacht Club, where he is an honored member."(18)

That same year an article describing "Cottage Life in St. Augutine" reported:

"There are a number of more modern houses that . . . antedate the great hotels by some years, and that were built and occupied by their first owners, and held in veneration for the past decade, their occupants forming a charming social circle, and interesting themselves in the quaint old town. Among these is the Edgar Home, on the Bay, stately and dignified, and the winter home of Mrs. Edgar and her sons."(19)

In 1905 the Edgar estate sold the property to Eliza Joseph. Mrs. Joseph was a partner in H.W. Davis & Co., which operated a clothing and Men's Furnishings store in the Cordova Hotel building. Her husband Bernhard Joseph was a retired merchant tailor with the firm of Joseph & Meyerson.(20) According to an 1885 directory:

"The members of the above firm are both natives of Germany. Mr. Joseph came to this country in 1863, and Mr. Meyerson in 1869 . . . Messrs. Joseph & Meyerson began business in December, 1883, as merchant tailors and dealers in gents' furnishing and fancy goods, millinery, etc. They have a fine store desirable located in the St. Augustine Hotel building, facing the plaza. A stock of goods is carried of the value of $6000, and a large and prosperous business is enjoyed."(21)

The Josephs occupied the Edgar House on the Bayfront and some time after 1910 they enlarged the colonial building on Charlotte Street by adding a shingled second story with a balcony, which they rented out as apartments. Both the bayfront house and the apartments were casualties of the disastrous fire that swept the area in April 1914. The St. Augustine Evening Record reported:

"The Joseph house on Bay Street, a palatial residence and a familiar landmark, went down in the seething mass."

The list of fire losses included:

"B. Joseph, beautiful home on the Bay and flats on Charlotte Street, loss thirty thousand dollars; insurance fifteen thousand."

In 1887 the house to the south had been destroyed, and this one spared. In 1914 the situation was reversed. The newspaper reported:

"The fire was checked on the east by the Waters of the bay, and on the south it was stopped in the spacious grounds surrounding the Joseph home."

The front page of the paper printed a message of appreciation:

"Mr. and Mrs. B. Joseph and family wish to extend their sincerest thanks and appreciation to all those who have been so thoughtful and so hospitable to them since their loss of their home in Thursday's fire. The many deeds of kindness and friendship are deeply appreciated."(22)

A photograph taken after the fire shows the bayfront home completely leveled, and the colonial building behind it gutted, with only the coquina walls of the first story still standing.

The choice lot was soon rebuilt upon. By 1917 a two story Mediterranean Revival style dwelling, typical of the Florida Boom period, was erected on the site of the Edgar House. The remains of the colonial building to the rear were remodeled to serve as a garage for the house. By 1924 the two buildings were connected by a 1 story passageway, and by 1930 the south half of the garage was remodeled for residential purposes.(23)

Mrs. Joseph sold part of her property in 1916 to Theodore V. Pomar, comptroller of the Florida East Coast Railway, and the rest in 1921 to Clarence S. Coe.(24)

In 1922 and 1923 both the Coe and Pomar properties were acquired by Elbridge Gerry Snow, a winter resident. His widow occupied the house for many years after his death(25)

After Mrs. Snow's death, the property was sold in 1963 by her son, Arthur Marsh, to the Exchange Bank of St. Augustine. Another son, Sterling Marsh, was president of the Bank, and had formerly resided in the house.(26)

The St. Augustine Record reported:

"Progress and preservation don't always go hand in hand, but when the Exchange Bank of St. Augustine recently acquired the Snow property on Bay Street, it took the first step in an expansion plan that will encompass both.

"This historic area, once the winter home of Elbridge Gerry Snow, extends from the present Drysdale property on Bay Street to Treasury Street, from Bag through to Charlotte Street, and lies directly across from the bank's present parking lot.

"Clearing and landscaping the area will begin immediately to provide an additional parking facility for the bank's customers, room for future expansion, and to give a handy two-way passage between the bank and Bay Street.

For preservation, however, one building will be left standing. Located at the corner of Charlotte and Treasury Streets and not familiar to many but the old-timers, is a building whose history can be traced back to 1764, the Perez-Sanchez House. This building will be restored to its original condition as a part of St. Augustine's

over-all Restoration Program."(27)

Archeological investigations were carried on at the site, followed by restoration efforts. When the project was complete, the newspaper reported:

> The focal attraction is the restored Perez-Sanchez House at the corner of Treasury and Charlotte Street in the old Spanish area of St. Augustine. The house dates back to at least 1764 and is considered one of the best examples still in existence of a St. Augustine house of the First Spanish Period.
>
> "Only the stone walls and archways and tabby floors marked the original building when the Exchange Bank started the restoration project.
>
> "Now the building has been restored to its original magnificent lines of the First Spanish Period. As one walks through the beautifully restored archways which marked the rear L-Shaped loggia of the original home, a door is opened into a modern world of today. The restored house is the business quarters of Edmiston and McGhin, certified public accountants.
>
> "In contrast to the restored beauty of the exterior of the building, the interior offers the type of office space found in modern business buildings. Attractive wood paneling covers the interior walls throughout the airconditioned building. The separate offices of A.J. McGhin, Jr. and W.C. Edmiston, Jr. are furnished in good taste. At the end of the L-Shaped hallway there is an atrractive conference room and library dominated by a restored fire place which existed in the original building.
>
> "The Exchange Bank's project is an outstanding examples of how provate interest can help advance the restoration program by blending history with business. The restored structure remains on the city and county tax rolls."(28)

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. East Florida Papers, Testamentary Proceedings, Bundle 301, doc. 16, folio 35; Puente, "Plano . . . de San Agustin," no. 205; Espinosa and Sanchez family files, SAHS; Homeowners File, HSAPB.
4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (Feb. 10, 1772), no. 293; EFP, Testamentary Proceedings, Reel 5 (old system), case no. 14.
5. EFP, Escrituras, Bundle 366, fol. 184; Testamentary proceedings, Reel 5 (old system), case no. 27.
6. Sanchez and Espinosa family files, SAHS.
7. Rocque, "Plano Particular. . . de San Agustin," no. 127.
8. EFP, Escrituras, Bundle 371, fol. 339.
9. Ibid., Bundle 372, fol. 100.
10. Ibid., Bundle 379, fol. 286.
11. Ibid., Bundle 314, doc. 3, fol. 37; Bundle 380, fol. 434; Bundle 382, doc. 7, fol. 673.
12. St. Johns County Records, Deed Book R, pp. 650, 652, 655, 660, 665. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1968), pp. 31, 59, 267. St. Augustine city Directories, 1885, 1904, 1911-12, 1924-5.
13. St. Augustine Record, Sunday, July 4, 1937; Deed Book V, p. 66.
14. Webb's Florida (1885), p. 201.
15. Ibid., p. 195.

16. Tatler, Jan. 21, 1893, p.9.
17. Ibid., Jan. 13, 1894, p. 8.
18. Ibid., Jan. 27, 1898, p. 15.
19. Ibid., March 19, 1898, p. 2.
20. Deed Book 8, p. 504; St. Augustine City Directory 1907-8.
21. Webb's Florida (1775) p. 198.
22. St. Augustine Evening Record, Tuesday April 7, 1914, pp. 1 & 9.
23. Sanborn Fire Insurance Maps of St. Augustine, 1917, 1924, 1930.
24. Deed Book 40, p. 147; Book 44, p. 493.
25. Deed Book 45, pp. 177 & 251. St. Augustine City Directories 1924-1962.
26. Official Records Book 42, pp. 617 & 621. City Directories, 1949, 1962.
27. St. Augustine Record June 16, 1963.
28. Ibid., April 17, 1965.

ADDENDUM:

Further information about the building at 44 Avenida Menendez, its owners and occupants, can be found in the following reports in the St. Augustine Weekly Record:

May 29, 1903, p. 3 - Armenian artist pursues Miss Edgar and winds up in insane asylum.

May 12, 1904, p. 8 - Miss Julia Lorillard Edgar will wed Richard H. Williams, Jr.

And in the St. Augustine Record:

Nov. 4, 1907, p. 5 - Death of Mrs. Daniel Edgar.

Jan. 16, 1911, p. 4 - B. Joseph adding second story to 44 Avenida Menendez.

April 2-3, 1914 - Great fire in St. Augustine destroys Joseph house and others.

Jan 12, 1916, p. 1 - Joseph House ruins being torn down.

Jan. 13, 1916, p. 1 - Plans for new Joseph house.

July 7, 1916, p. 1 - Ruins of 1914 fire used by movie makers to depict European war scenes.

Aug. 11, 1916, p. 1 - Foundations being laid for new Joseph house.

Oct. 13, 1921, p. 6 - Col. C. S. Coe sells 44 Avenida Menendez to E. G. Snow. Also p. 4.

March 2, 1922, p. 4 - Coe returns to St. Augustine after serving as Miami City Manager.

April 4, 1922, p. 7 - Coe will develop subdivision at Eau Gallie - biographical sketch.

Nov. 28, 1921, p. 4 - Mrs. Marsh weds E. G. Snow.

Jan. 20, 1922, p. 1 - Elbridge Gerry Snow, president of Home Insurance Co. - biographical sketch.

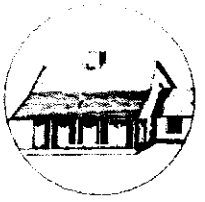
Jan. 17, 1926, Section 3, p. 4 - Mrs. Snow's garden described in detail.

May 13, 1946, p. 3 - Architect Frank E. Cleveland of Boston studies Snow House.

And in the St. Johns County Herald:

July 30, 1915, p. 7 - B. Joseph dies at summer home in Maine.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ02504
Field Date 5-4-2016
Form Date 5-4-2016
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Espinosa-Sanchez House — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110		Charlotte	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1971600000 — **Landgrant** _____
Subdivision Name _____ — **Block** _____ — **Lot** _____
UTM Coordinates: Zone ☐16 ☒17 — **Easting** ☐☐☐☐☐☐ — **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1756 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Dentist/Medical/Professional office — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature 1/1/65
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — **Describe** _____

DESCRIPTION

Style Spanish Colonial — **Exterior Plan** L-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Wood shingles 2. _____ 3. wood shakes
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood DHS 9/6 with wood lintels and sills; shutters; attic louvre
Distinguishing Architectural Features (exterior or interior ornaments) decorative doors; arched loggia
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ02504

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. _____ 2. coquina
Main Entrance (stylistic details) paired 6/panel door inset into coquina on Charlotte Street and single wood panel door with multi-lights under loggia
Porch Descriptions (types, locations, roof types, etc.) one-story arcaded loggia to east

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See previous form for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☒occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Retains integrity and would contribute to a district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

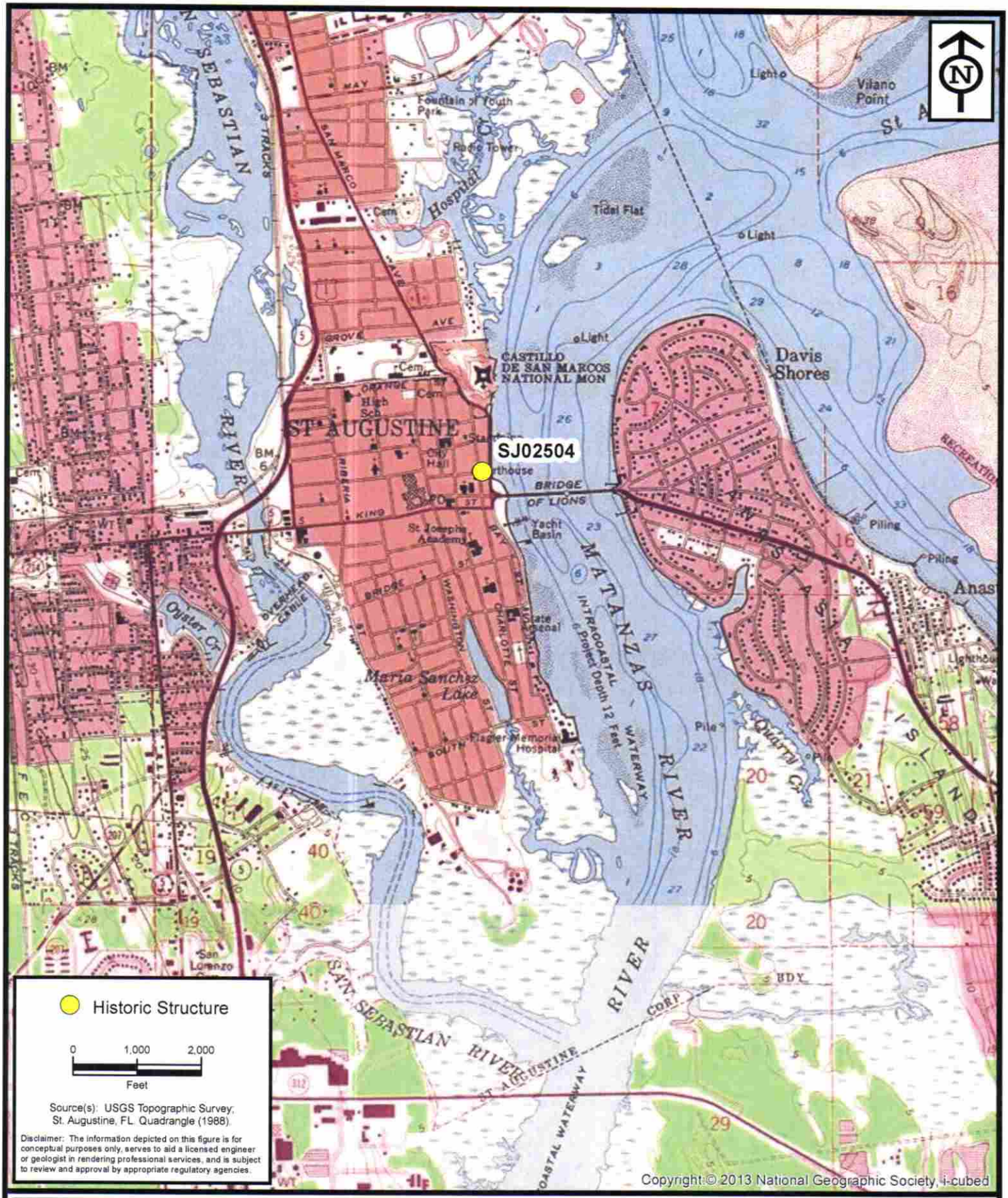
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ02504

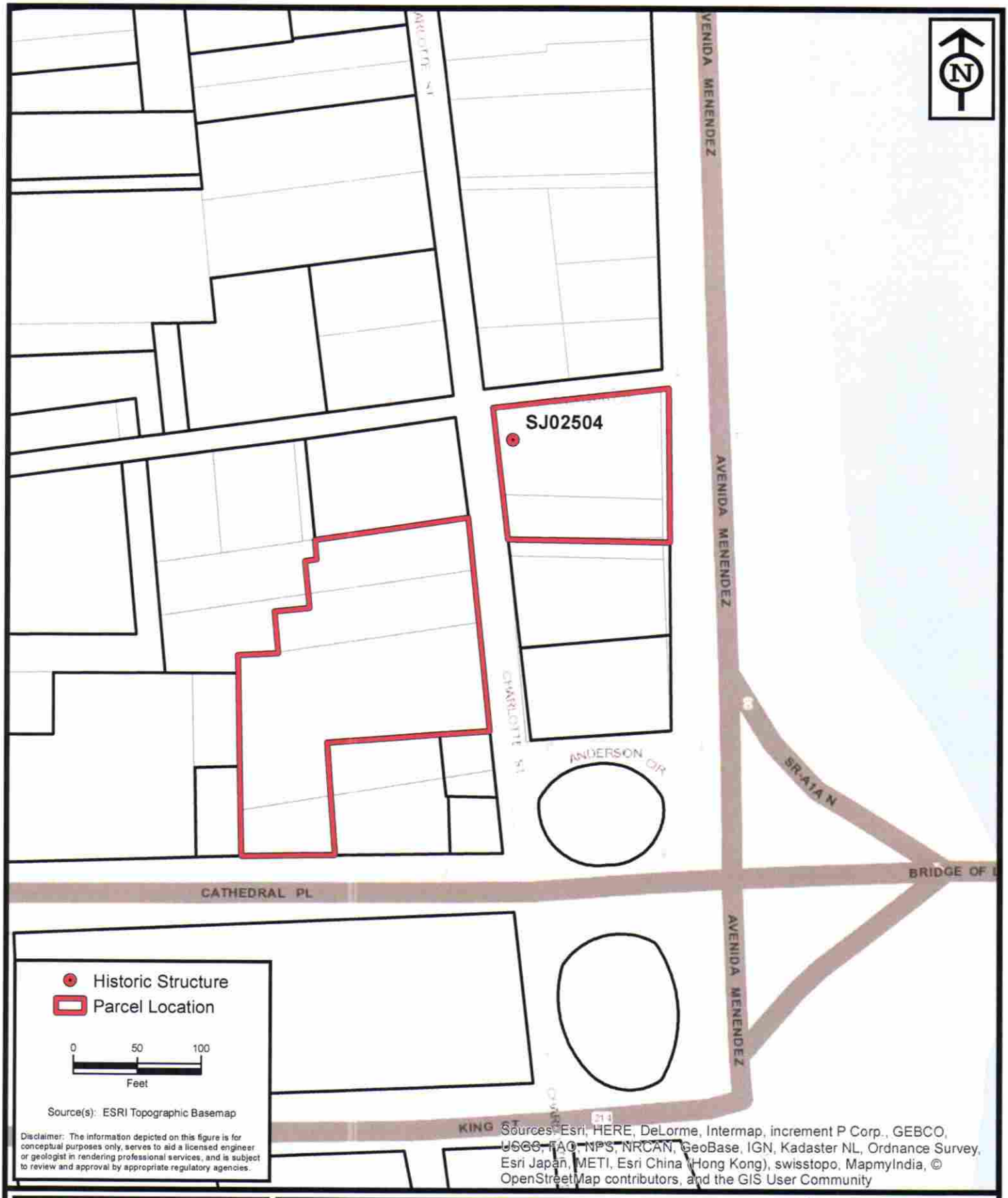
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02504\Location.mxd Date: 1/29/2016 12:14:37 PM

SJ02504



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ02504

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

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SJ02504

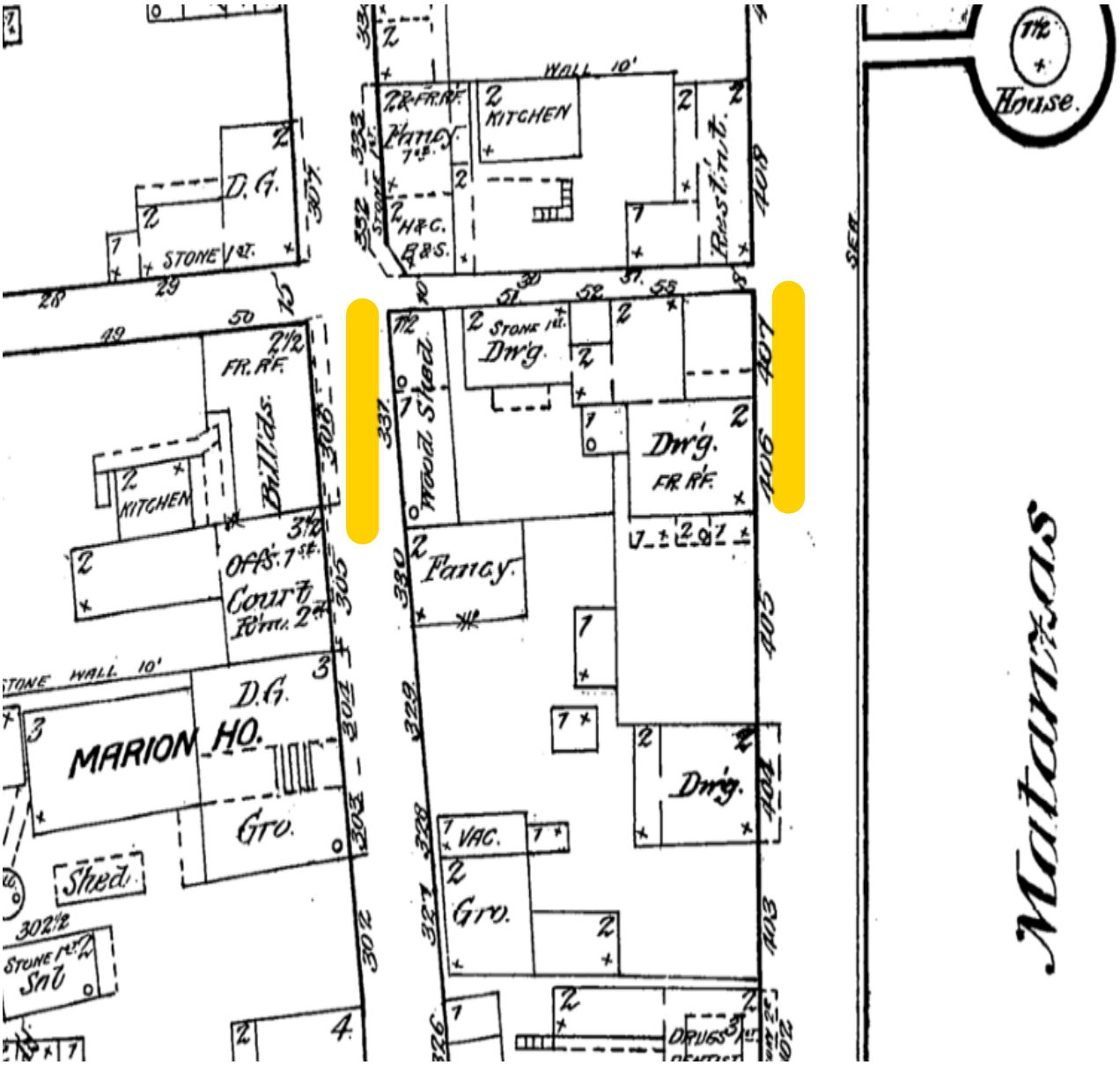



ilton
ONE
WAY



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 1

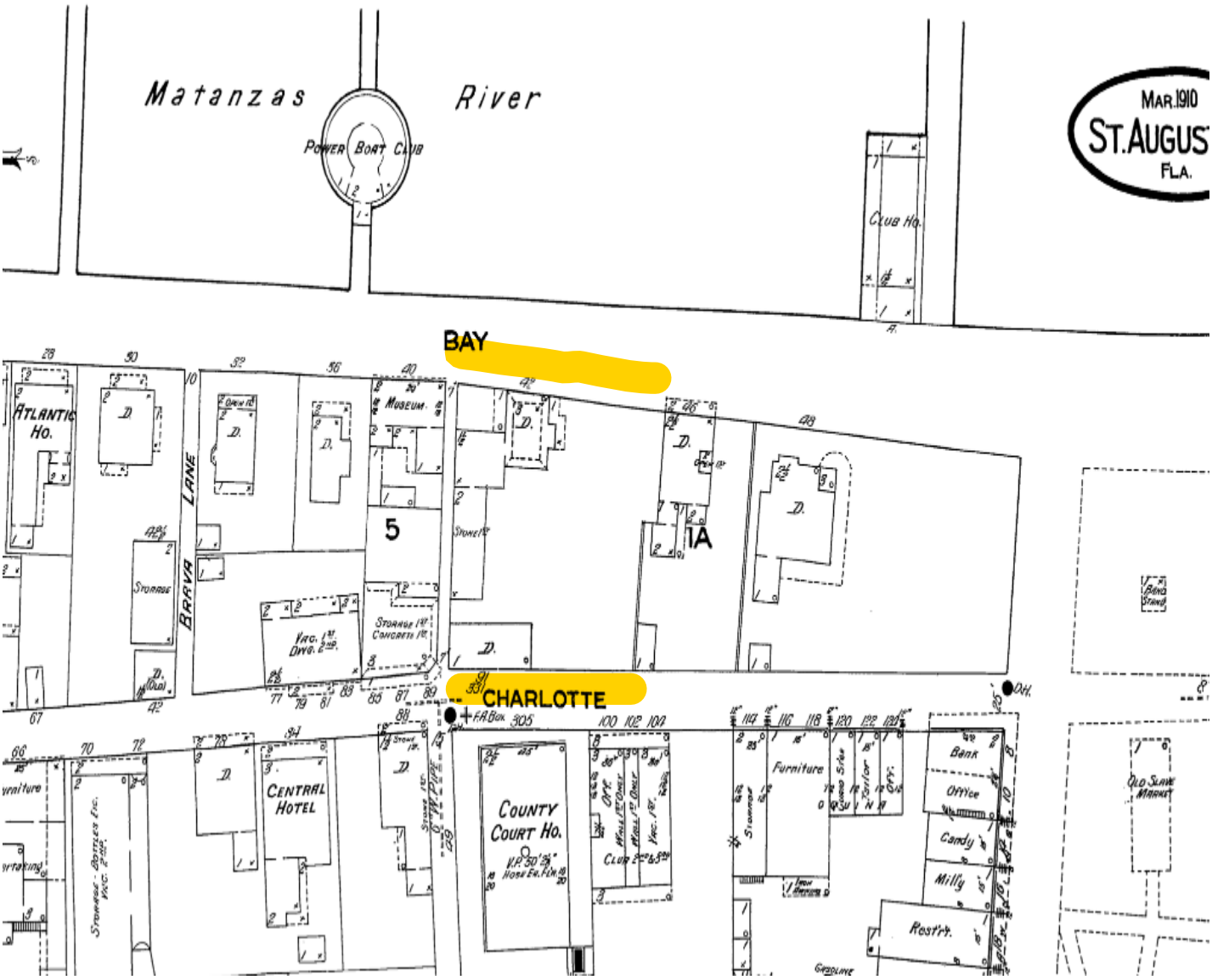


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Saint Augustine Mar. 1910, Sheet 8

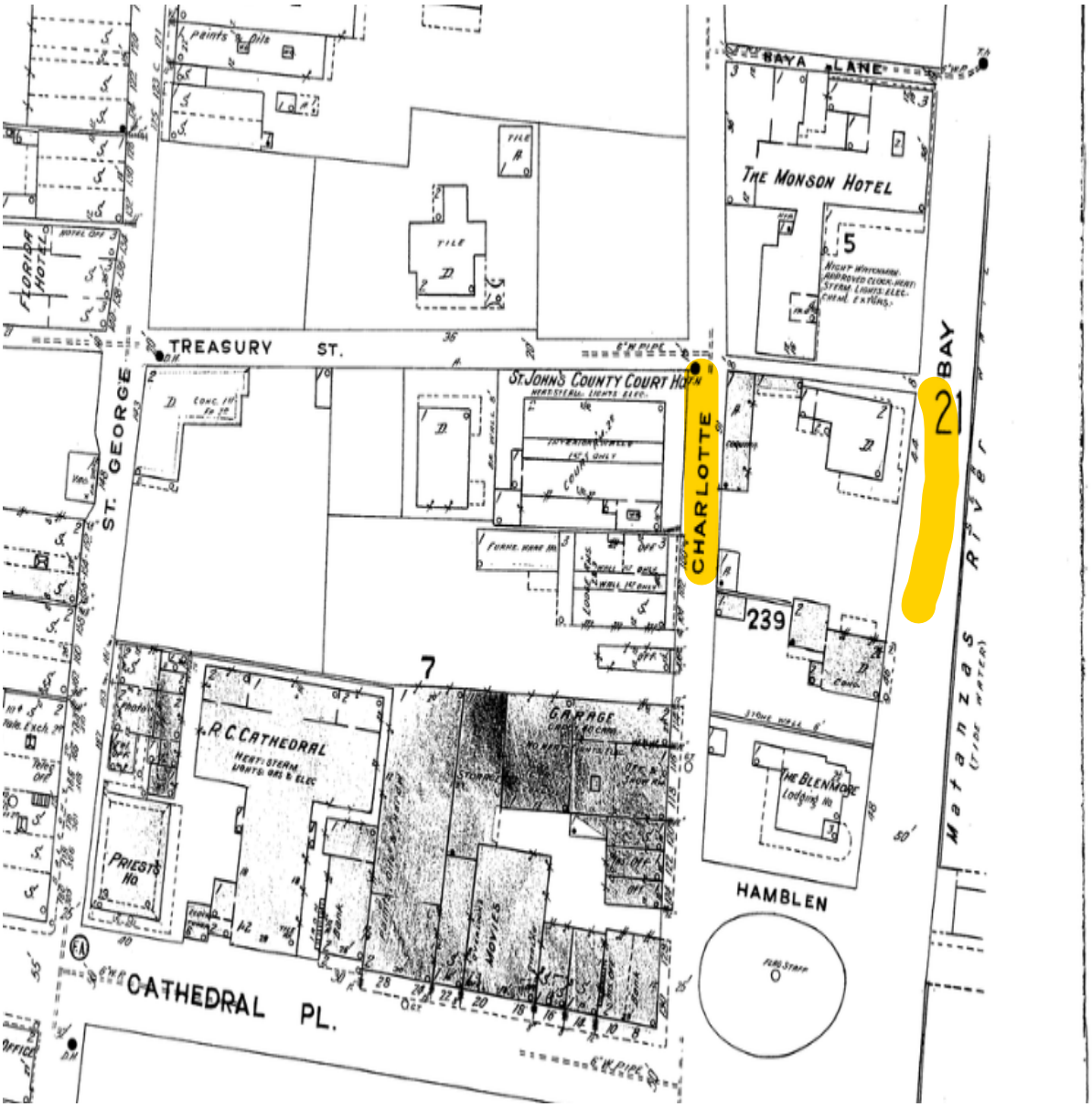


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Saint Augustine July 1924, Sheet 4

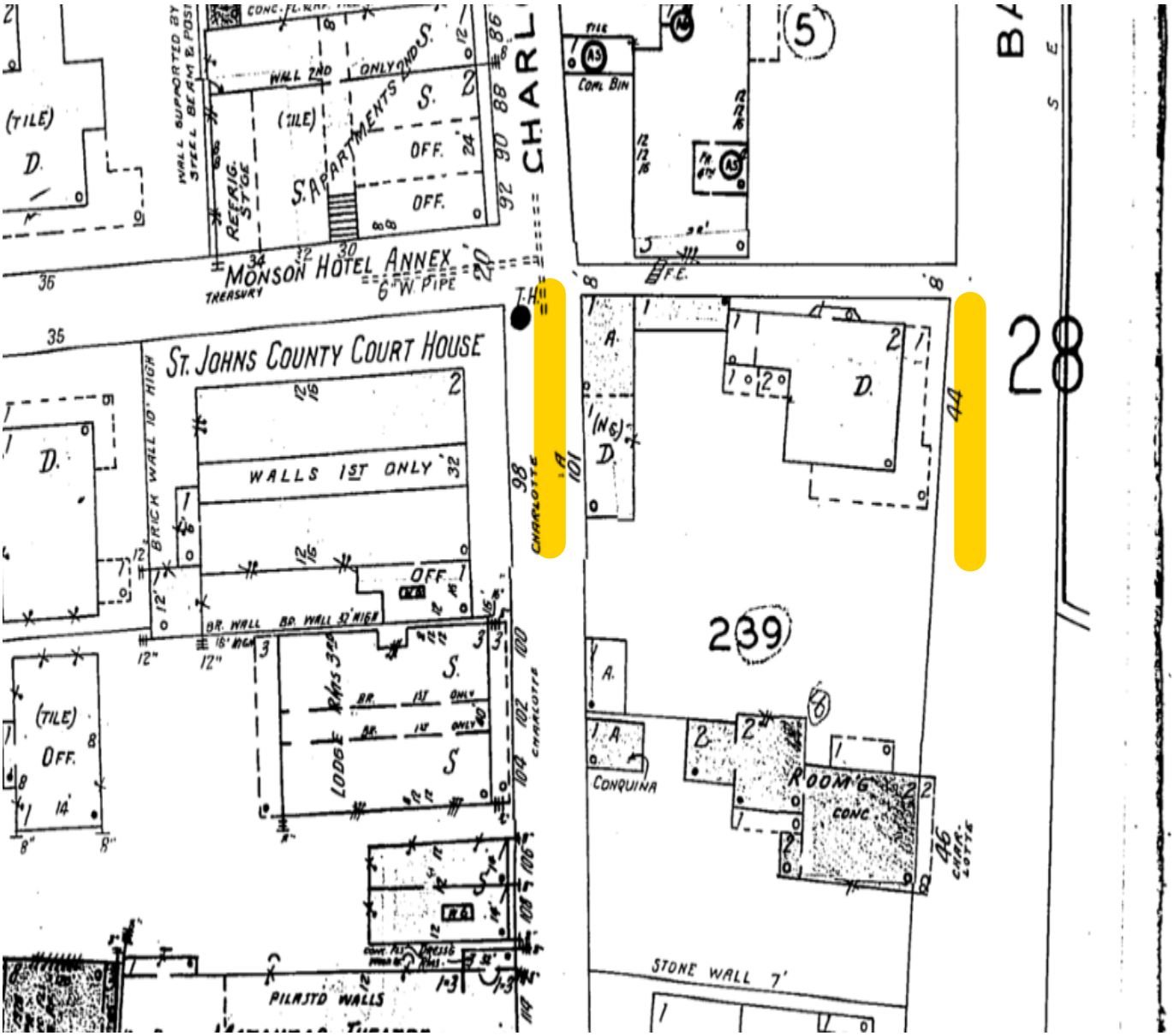


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ProQuest® Digital Sanborn Maps, 1867–1970

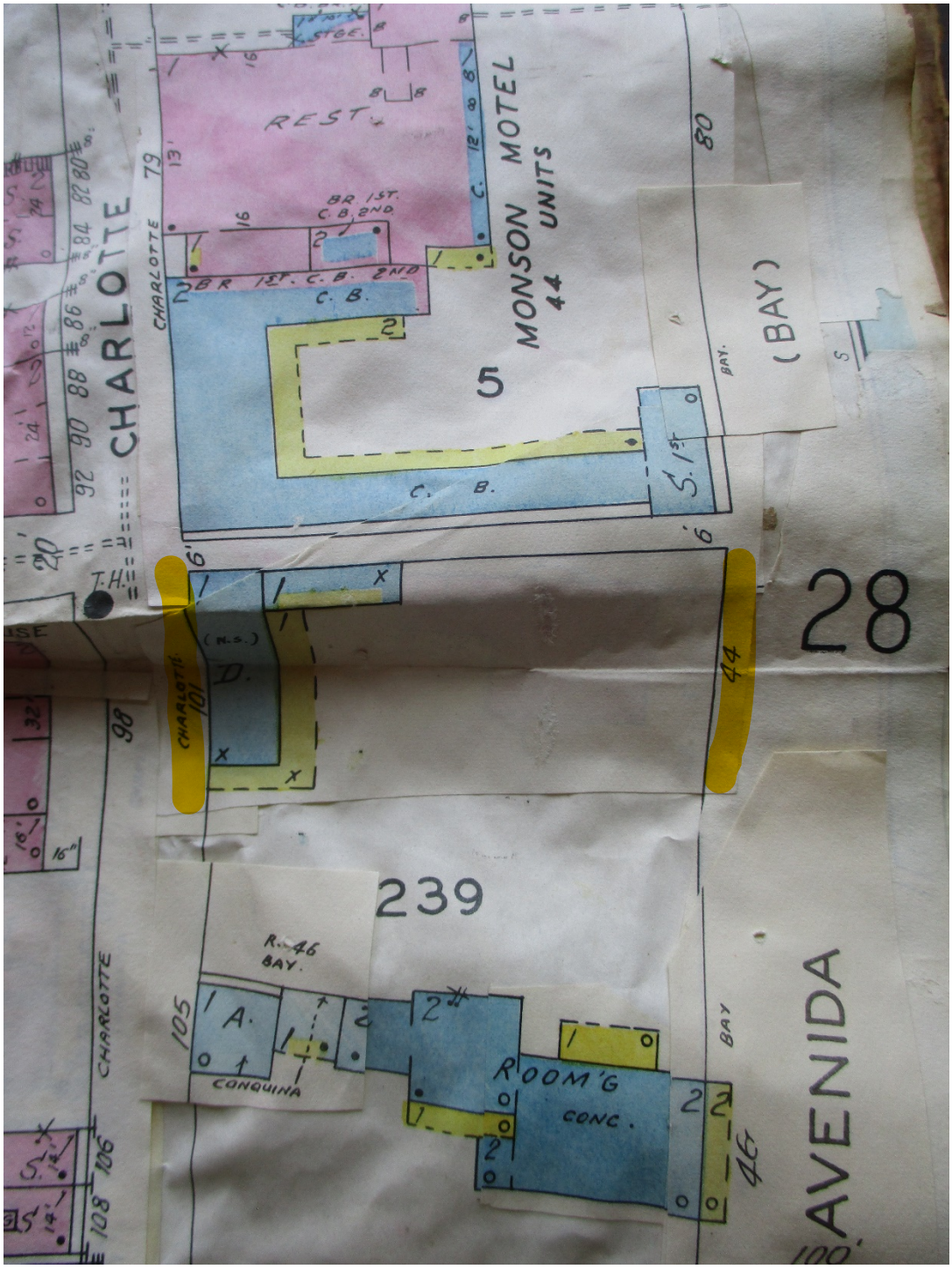
Saint Augustine Apr. 1930, Sheet 7 Revised to 1947



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44 Avenida Menendez: 1930 Sanborn Map, Revised to 1961



Sec. 28-29. - Zoning exceptions, variances and appeals.

(a) *Zoning exceptions:*

(1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

(b) *Variances:*

(1) *Requirements for grant of variance.* The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

c. This disadvantage does not exist because of conditions created by the owner or applicant; and

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

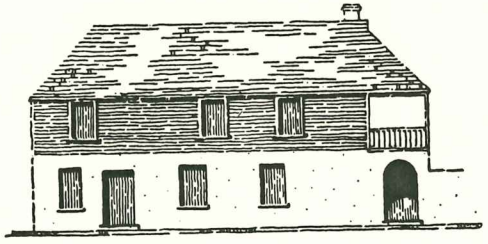
(2) *Written application.* All applications for variance from this chapter shall be in writing and in such form as may be determined by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider an application for a zoning

THE HOUSES OF ST. AUGUSTINE

1565–1821

Albert Manucy



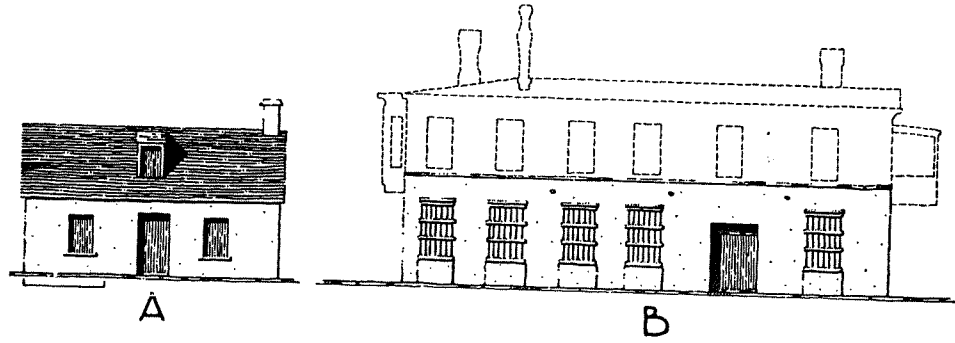
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University Press of Florida
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FACADES
List of Characteristics

Item	Before 1700	1703-1763	British	1783-1821
Height				
1-story				
1½-story	?			
2-story				
Openings				
Main entrance via side yard	?			
Street door				
No north openings	?			
Openings all sides				
Doors large, many 2-leaf	?			
6-panel door				
Transoms				
Windows large on street, small on west				
Wooden gratings on all windows, *rejas* on street windows	?			
Inside shutters				
Outside shutters				
Half-lattice on windows	?			
Glazed casements				
Glazed double-hung sash				
Cornice				
Parapet, sometimes castellated, on flat roof	?			
Box cornice				
Narrow eave				
Features				
Posts, columns or arches (at porches, loggias, or arcades)	?			
Side porch or loggia	?			
Street balcony	?			
Outside stair				
Chimney				

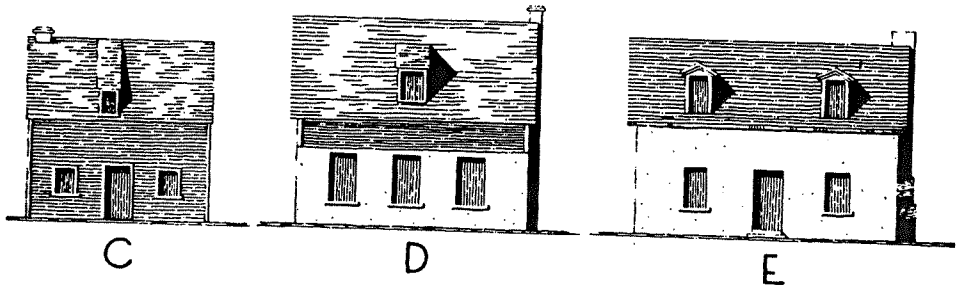
35. STREET ELEVATIONS OF EXISTING HOUSES

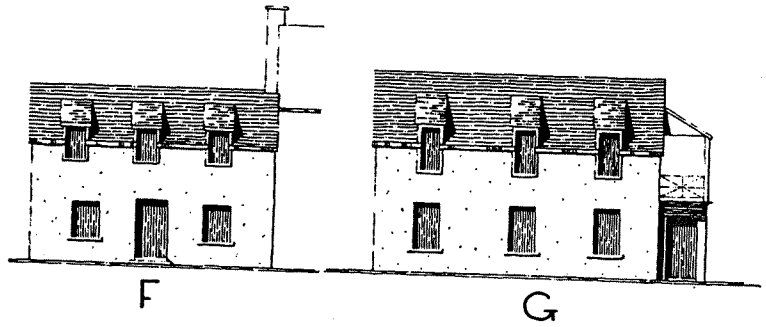


SINGLE-STORY TYPES

A — 57 Treasury

B — 143 St. George





ONE-AND-A-HALF-STORY TYPES

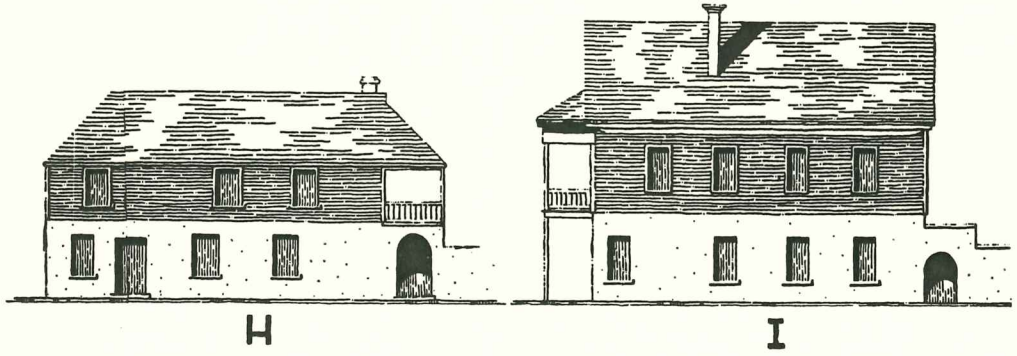
C — 14 St. George

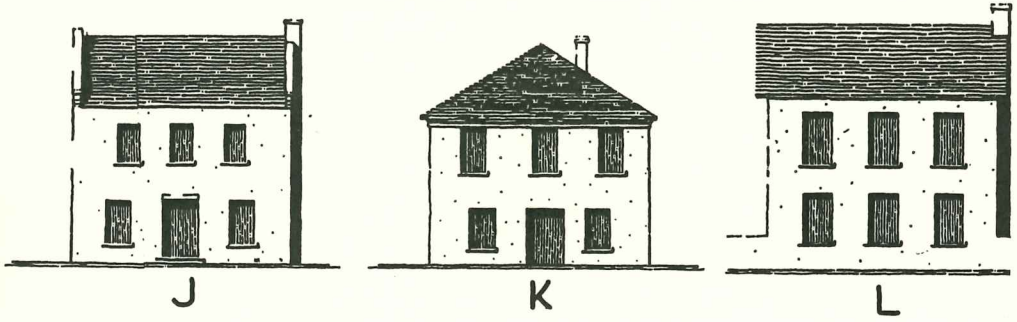
D — 46 Bridge

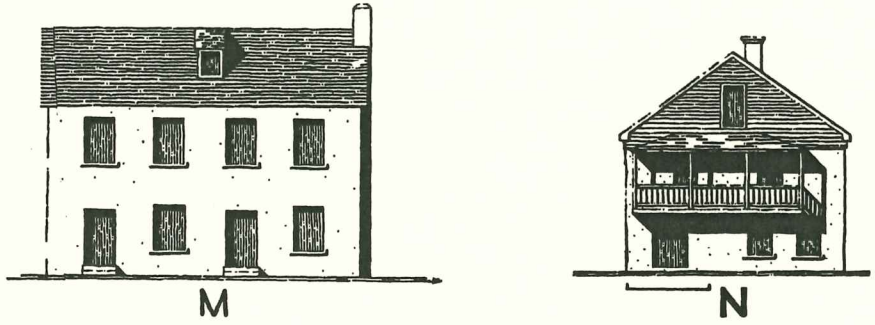
E — 250 St. George

F — 54 St. George

G — 257 Charlotte (reconstruction)

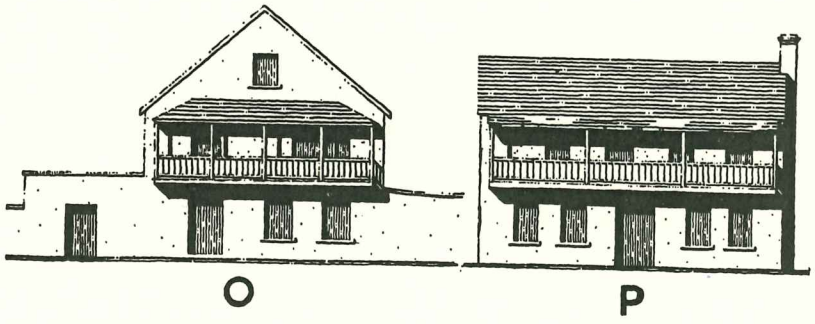


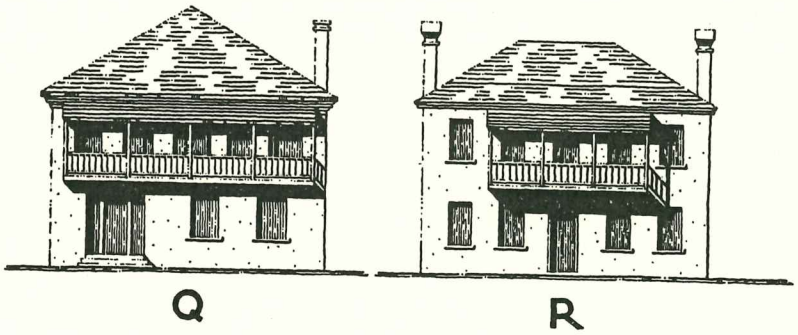




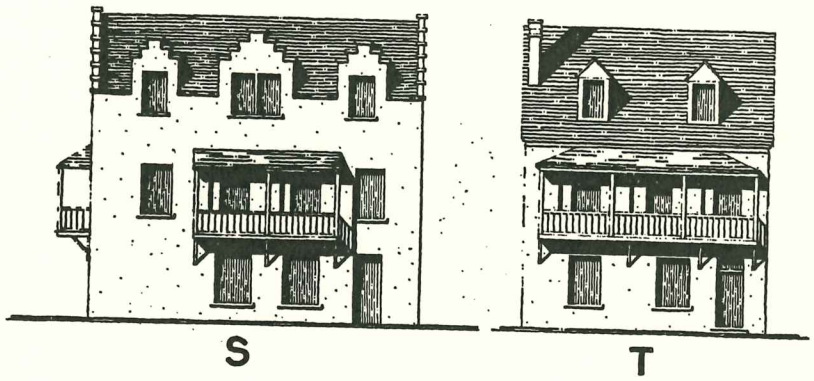
TWO-STORY TYPES

H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis





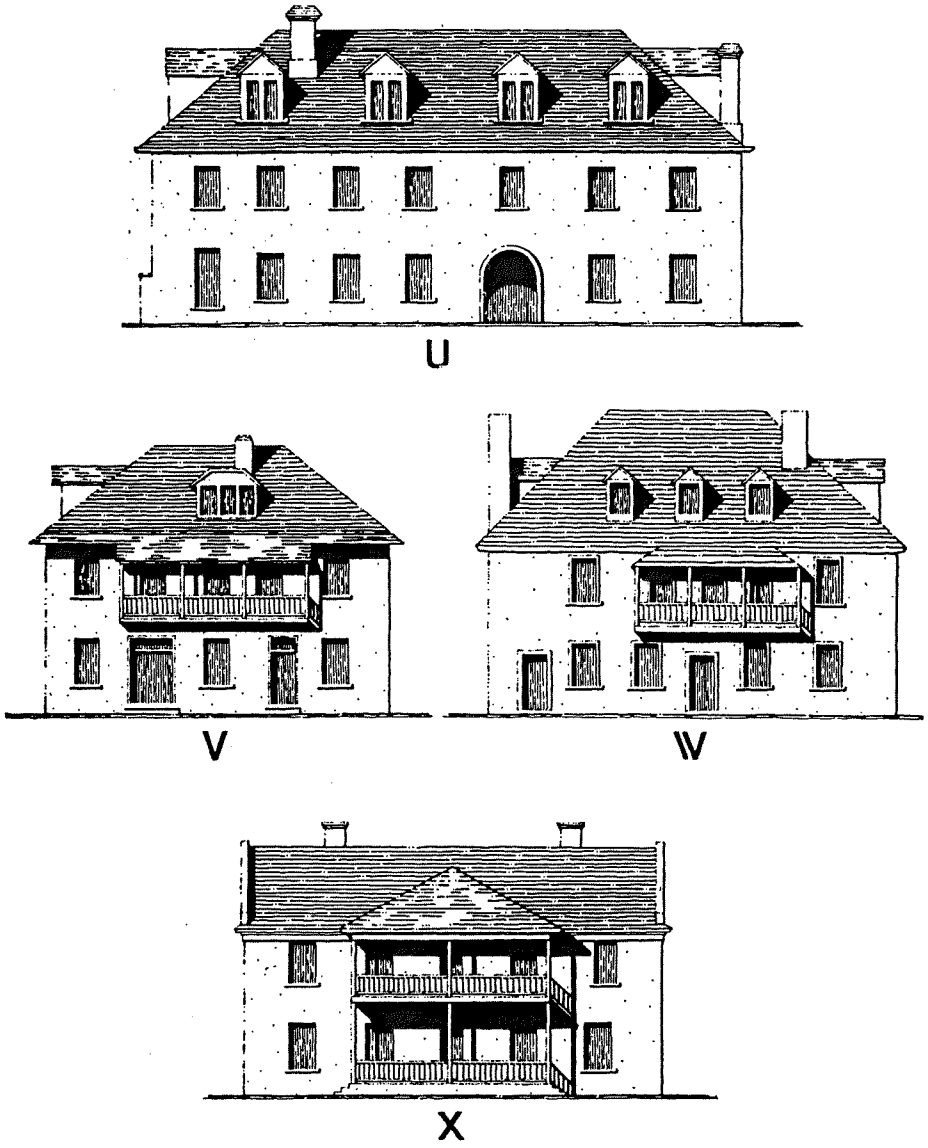
TWO-STORY TYPES



TALL TWO-STORY

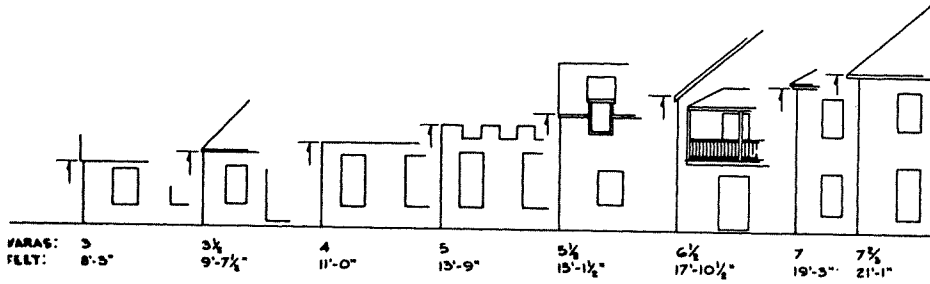
O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

35. STREET ELEVATIONS OF EXISTING HOUSES



TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine



36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

Masonry Wall Heights (in *Varas*)[x]

HOUSE			3		4	5	5½	6½	7
WING					4	5		6½	
PATIO			3	3½	4	5			
PARTITIONS			3		4				
KITCHEN			3		4				
FENCE		2	3		4				

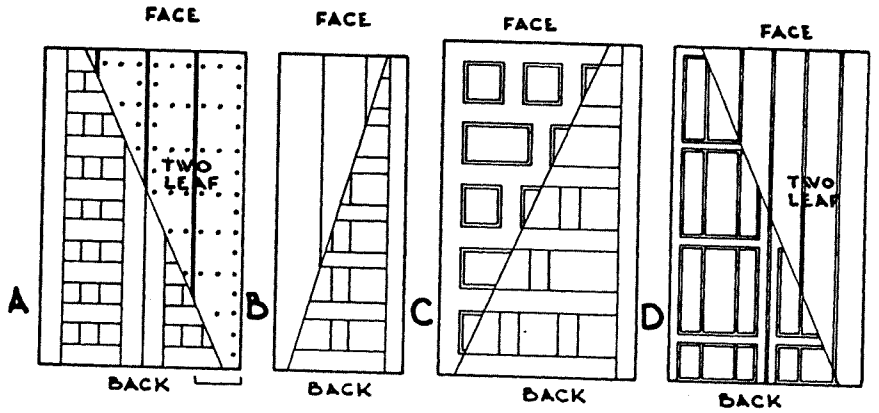
[x]*Vara* = 33 inches

Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.



37. TYPICAL SPANISH DOORS

Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.

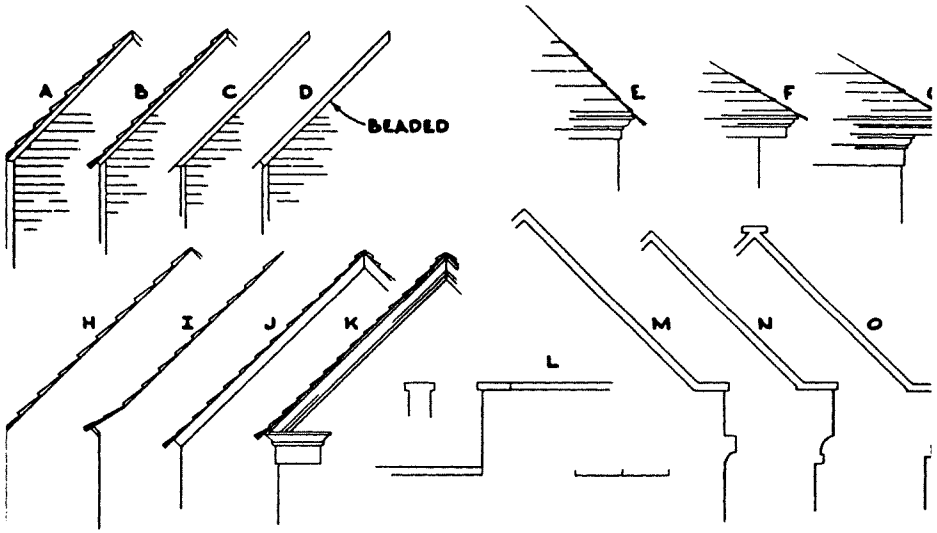
Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

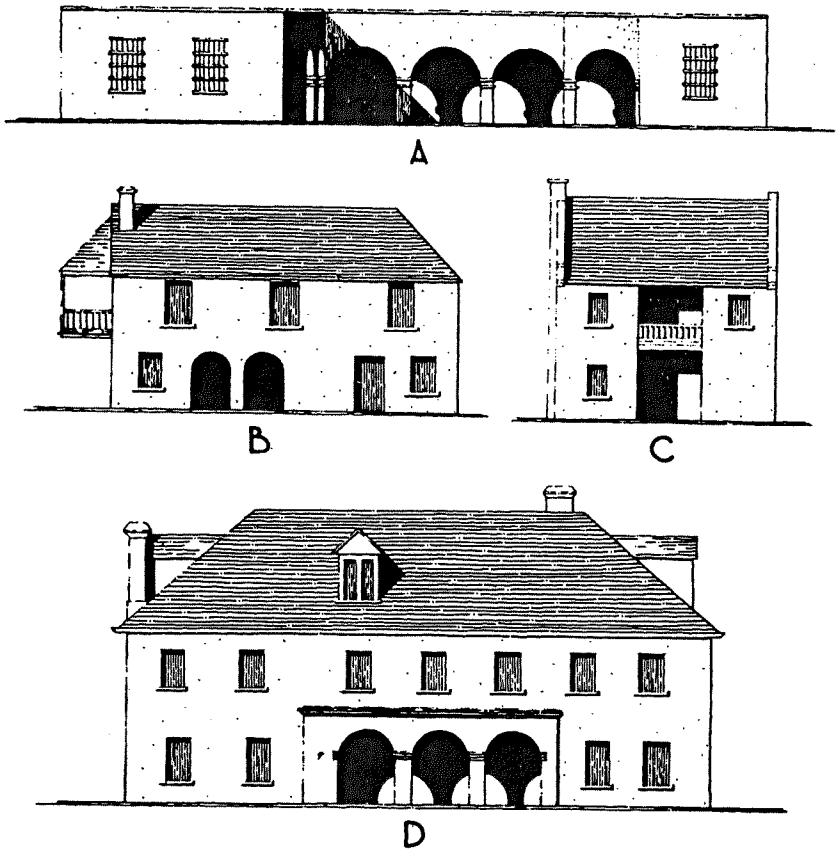
Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



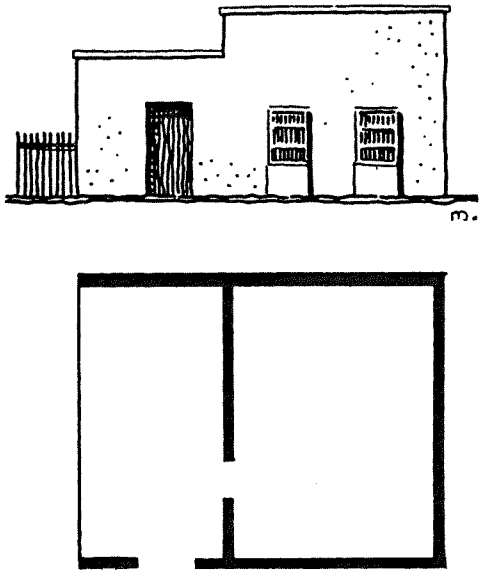
47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



65. FLAT-ROOFED HOUSE

Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

Other Materials

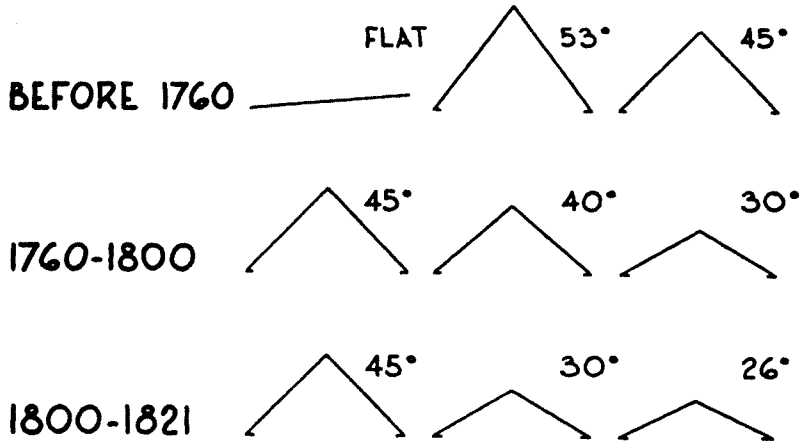
Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark *(cáscara de ciprés)* was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of

roofing tile — only enough to prove tha barrel (semi-circular section) tile was present in the 17th and 18th centuries. One David Yeats, a tiler, did some work on a St. George Street stable (and presumably on other buildings) about 1780. The 1788 map records one house with a tile *(teja)* roof. It was a single-story structure belonging to the crown. Because it was not listed specifically as an *azotea* type, we can infer that the covering was common barrel tile on a sloping roof.

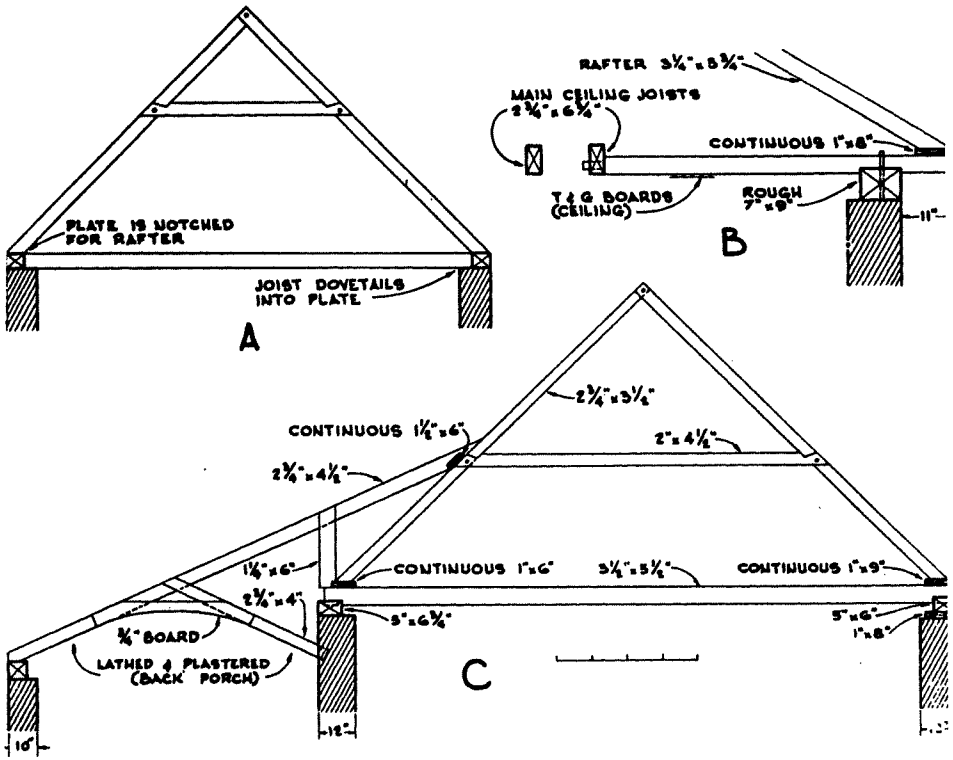
Slate was used for the roof of the new church built during the 1790's, as well as for part of the roof of the customs house.[149]



66. ROOF SLOPES OF VARIOUS PERIODS

Roof Slopes

From the small amount of pictorial evidence illustrating Spanish Florida settlements, pitched roofs (Fig. 66) were not noticeably different from those elsewhere among the southern colonies of North America. To begin with, Indian construction would certainly influence the Spanish builders, especially in the use of native materials unfamiliar to the Iberian newcomers. The 16th century Indian structures around St. Augustine had gable, hip, and beehive roofs. These were thatch, with a pitch of about 45°, except of course for the beehives. Next, the sketch map of St. Augustine in the 1590's depicts boarded gables with thatch slopes pretty close to 45°.[150]



67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).

Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

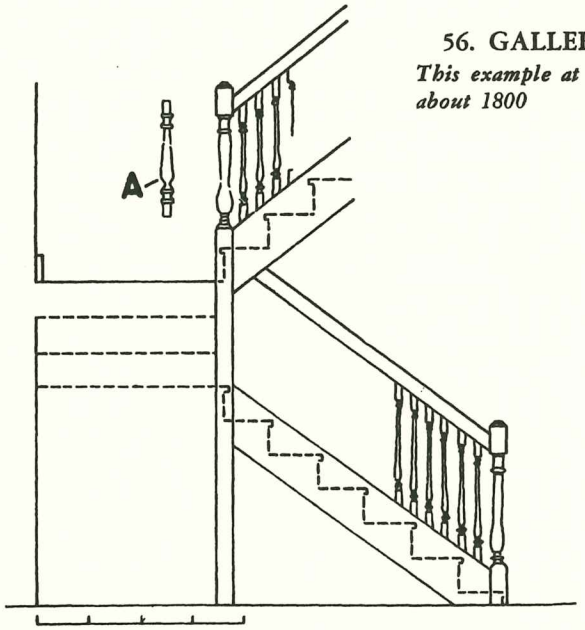
It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

PITCH	TYPE	HOUSE	EST. DATE OF ROOF LINE
53°	gable	Peña	pre-1760
50°	gable	Governor's	pre-1760
50°	gable	Biendicho	pre-1790
47°	gable-hip	Oldest House	pre-1760
47°	gable	14 St. George	pre-1821
45°	hip	Crown	pre-1788
45°	gable	Gomila	pre-1821
45°	hip	Fatio	pre-1821
42°	hip	Segui	pre-1821
40°	gable	O'Reilly	pre-1760
40°	hip	Peña	pre-1788
38°	hip	12 Aviles	pre-1821
35°	gable	Tovar	pre-1821
30°	gable	Peña kitchen	pre-1788
30°	hip	105 St. George	
26°	extension	Oldest House	post-1820



56. GALLERY STAIRWAY
This example at 20 Avilés dates from about 1800

Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.



57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

ROOFS

Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile			(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

Thatch

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

Masonry

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

Wood

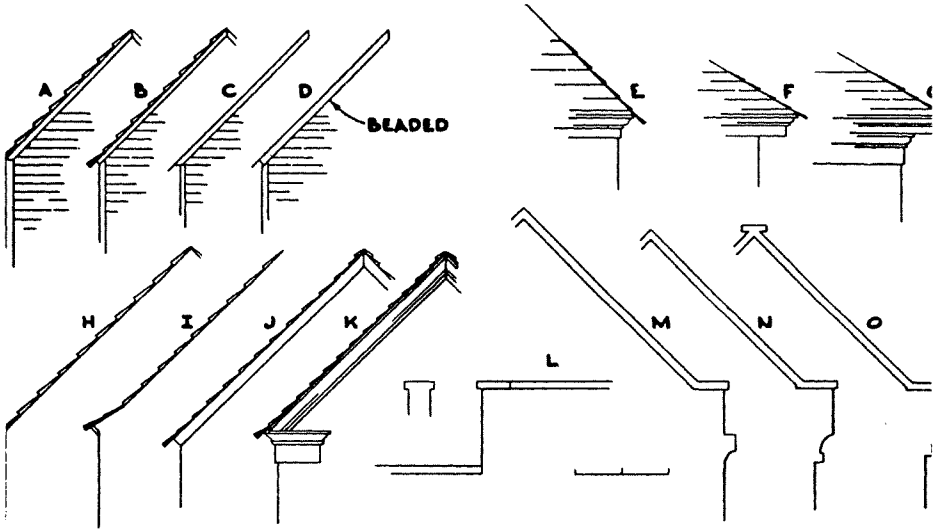
6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

Tile

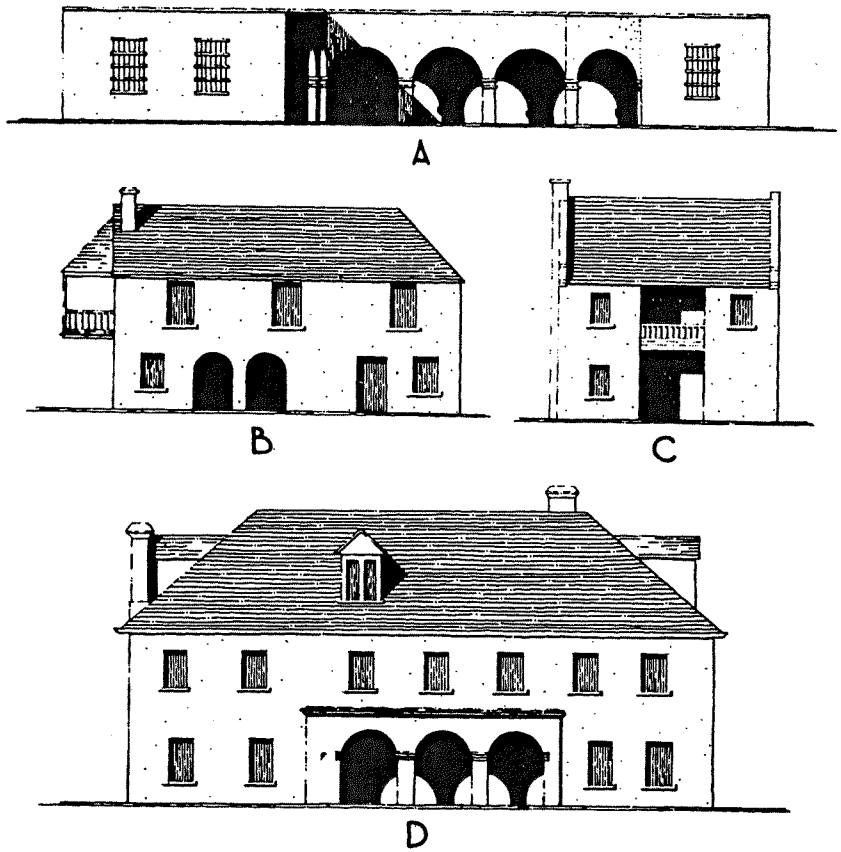
13. *Teja:* barrel tile
14. Tile: barrel tile

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



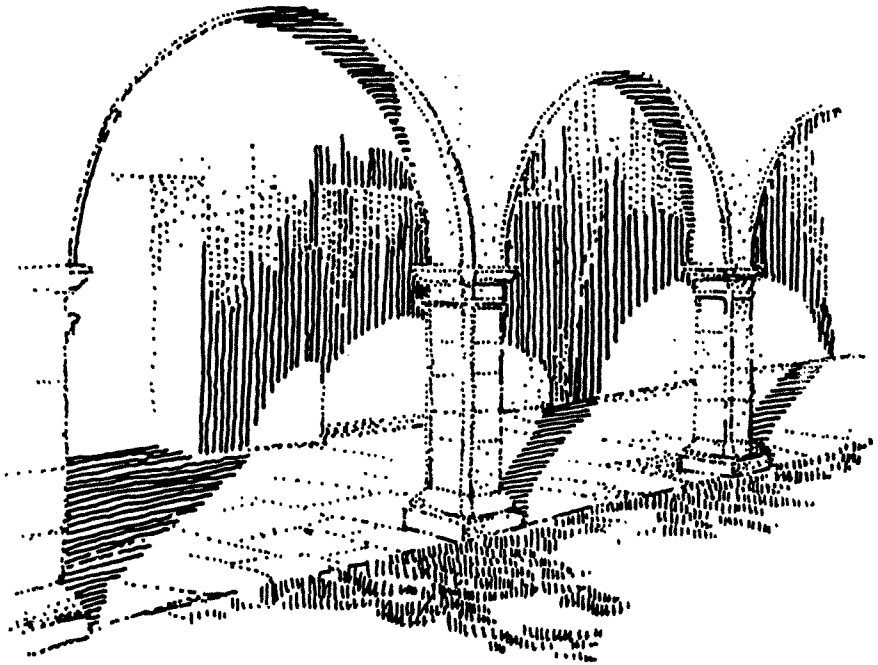
47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence

of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

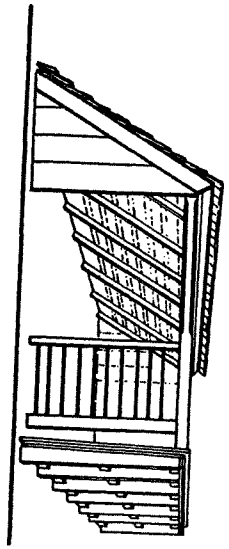
As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

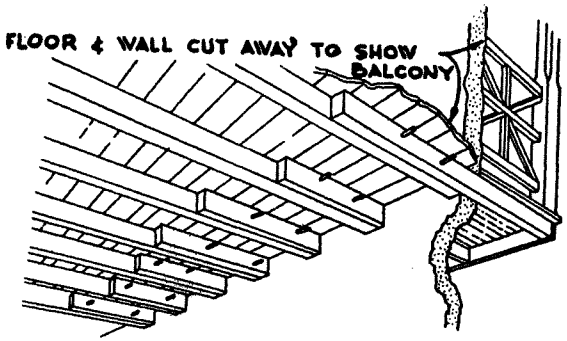
The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

Balconies

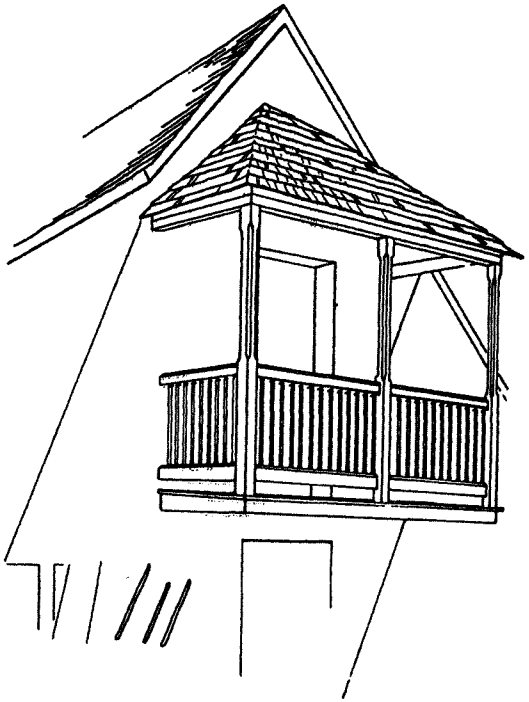
The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]



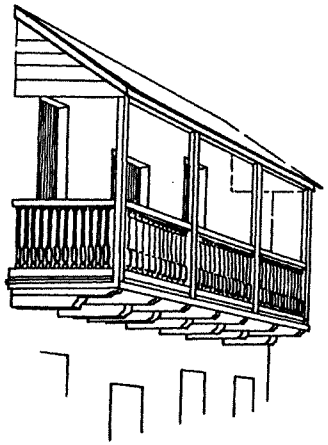
50. TYPICAL STREET BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



51. A SMALL BALCONY



52. CORBELED BALCONY

Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

May 20, 2021

CD + Urban
1936 San Marco Avenue
Jacksonville, FL 32207

cc: 44 Avenida Menendez, LLC

Re: Opinion of Appropriateness - 44 Avenida Menendez – PL2021-0059

Dear Mr. Cronk,

On May 20, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the June 17, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by June 7, 2021.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☒ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0059
Applicant:	CD + Urban
Owner:	44 Avenida Menendez, LLC
Address:	44 Avenida Menendez (also known as 110 Charlotte Street)
Parcel Number:	1963400000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 20, 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 May 20, 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 2 (HP-2).
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 new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Subject to the following conditions:

- June 17, 2021
- Consider 8 points identified in Staff report

DONE AND ORDERED, at a public hearing on the 20th day of May, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0059

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Cathy Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cathy Duncan, by means of [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20th day of May, A.D., 2021.

Notary Public, State of Florida

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR JUNE 17, 2021
HARB MEETING

2021-0059:
44 AVENIDA MENENDEZ

Additional Materials
Submitted by Applicant:
CD + Urban

44 AVENIDA MENENDEZ

SAINT AUGUSTINE, FL 32084



SUPPLEMENTAL DOCUMENTS

JUNE 17, 2 021

CD+urban

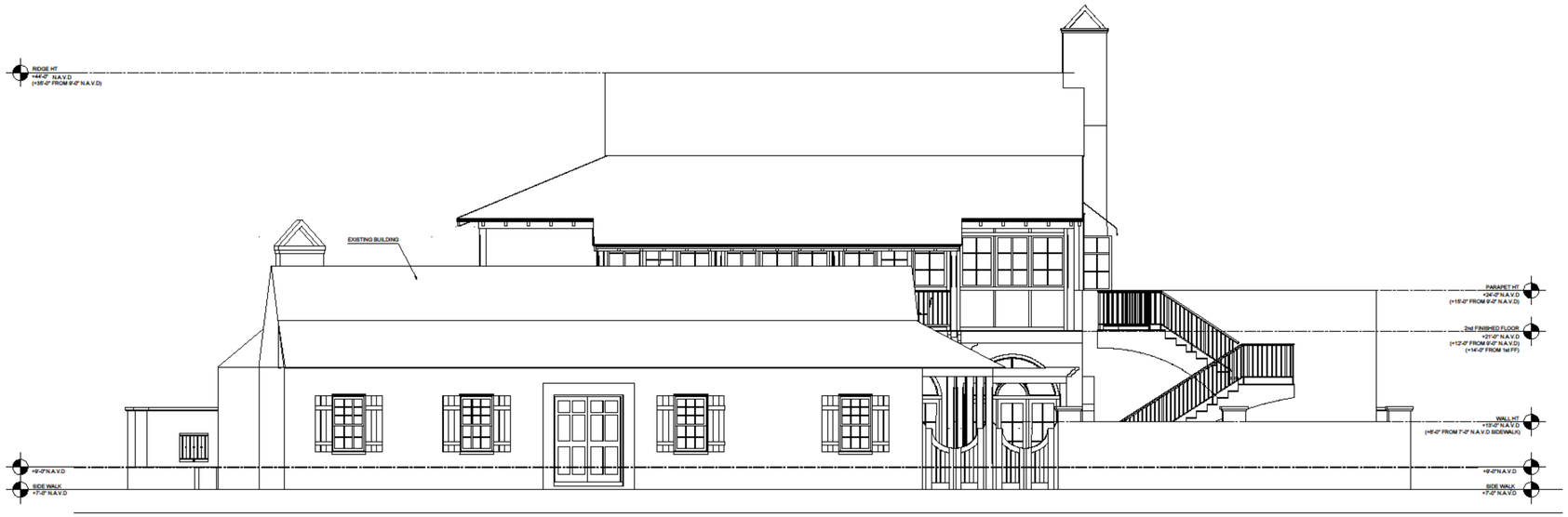


PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION

CD+urban



PROPOSED WEST ELEVATION



PROPOSED WEST ELEVATION

CD+urban



PROPOSED WEST ELEVATION FROM COURTYARD



PROPOSED WEST ELEVATION FROM COURTYARD

CD+urban

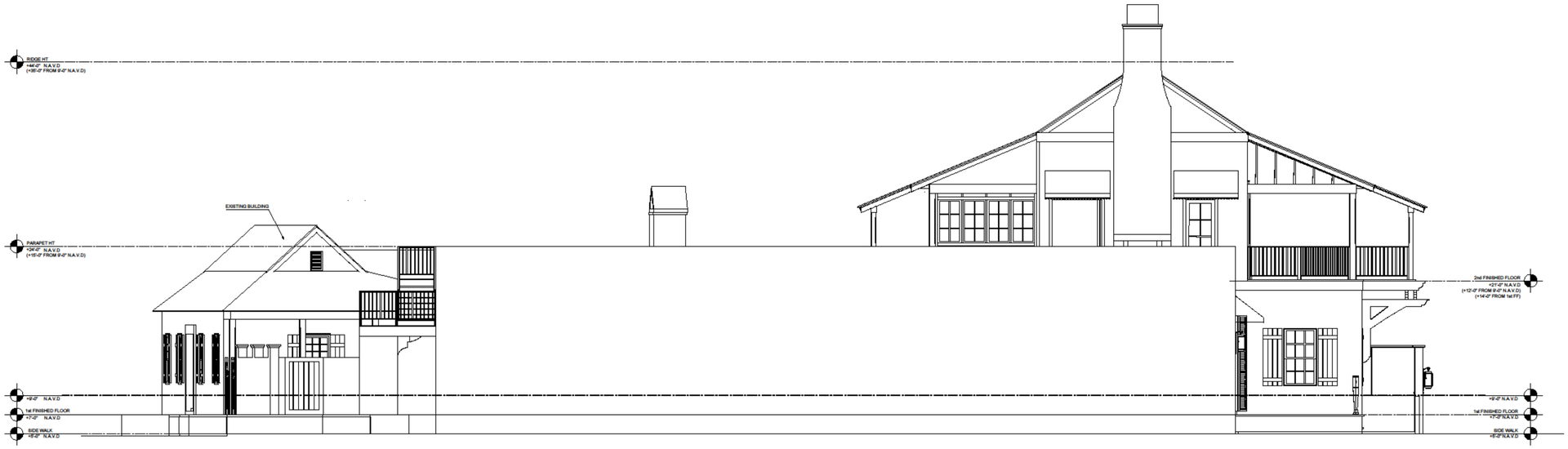


PROPOSED NORTH ELEVATION FROM TREASURY STREET



PROPOSED NORTH ELEVATION FROM TREASURY STREET

CD+urban



PROPOSED SOUTH ELEVATIONS



PROPOSED SOUTH ELEVATIONS

CD+urban

Received June 7, 2021
Planning and Building Department

44 AVENIDA MENÉNDEZ

OPINION OF APPROPRIATENESS

06.07.21 | ML+H Project 21.20.0 | Task 2.0.0



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received June 7, 2021
Planning and Building Department

PLANO DE LA R.L FUERZA, BALUARTES, Y LINEA DE LA PLAZA DE S.N AGUSTIN DE FLORIDA, CON SU PARROQUIAL MAYOR, CONVENTO É IGLESIA DE SAN FRANCISCO: CASAS, Y SOLARES DE LOS VECINOS; Y MAS ALGUNAS FABRICAS Y HUERTAS EXTRAMUROS DE ELLA, TODO segun y en la forma que existe oy 22. de Enero de 1764. quando en virtud de su entrega á la Corona Britanica se han embarcado y salen para la Havana y Campeche el ultimo resto de Tropas, y Familias Españolas de la Guarnicion y Vecindario de dicha Plaza de San Agustin.

DESCRIPCION.

Con los numeros 1.os hasta 15. han señaladas la principal Real Fuerza, Puertas y Baluartes de la Linea; y de 16. á 21. las Fabricas construidas en las Huertas extramuros de la Plaza, hasta donde llega el terreno que comprende el Plano.

Los numeros 22. á 293. apuntan las Fabricas que se hallan dentro de la propria Plaza, y no componen Quadra, pues las que la forman se distinguen por el ABCD, y con los numeros 28. á 293. las Casas que incluyen todas, y al frente de los nombres de los lexitimos Dueños de ellas, las varas que de Norte a Sur, y de Este á Oeste, tiene cada el Solar de la pertenencia de cada una; bien entendido, que las que llevan ceros, es por estar levantadas en terrenos del Rey los quales corren sin medida, explicado á saber.

RECINTO DE LA PLAZA, CUYA LINEA DESDE LA Real Fuerza de San Marcos al Baluarte de Santo Domingo, y de este al de Merlito, y San Francisco, es de cortes, y Cavalleros, y la interina el citado Baluarte de Santo Domingo, el de S.n Josef, el de Platarena, Nra Sra del Rosario, el del S.to Christo de la Soledad, y Santa Barbara, pues no son dos separados de Merlito, y S.n Francisco que solo de cortes, y cavalleros, es el poniente de Muralla que corre desde el frente de la Casa de los Herederos de Manuel Serrano hasta la mencionado R.l Fuerza, y por lo restante hasta el mar con las Casas de la Ciudad en los terminos que manifiesta el Plano.

1. Real Fuerza nombrada San Marcos de Cal y Canto a prueba de bomba con su plaza forma, ancha enrobinos y reselito de buena material.
2. Pharos bajo Techo.
3. Baluarte de Santo Domingo.
4. Puertas del mismo nombre
5. Baluarte de San Josef
6. Idem de Santa Catarina
7. Idem de Nra Sra del Rosario
8. Puertas del mismo nombre
9. Baluarte del Santo Christo de la Soledad
10. Puerta del mismo nombre
11. Baluarte de Santa Barbara
12. Idem del Merlito
13. Puerta de San Francisco
14. Baluarte del mismo nombre
15. Muelle de Sarrageria

EXTRAMUROS DE LA PLAZA.

16. Baluarte de cortes y Cavalleros nombrado el Medio Cubo; y del mismo material la Linea que corre desde el hasta el de Santo Domingo
17. Hermita de Piedra de Nra Sra de Guadalupe del Pueblo de Indios de el Extramuros
18. Casa de tablas y Huerta de D.n Alonso de Cardenas
19. Idem de D.n Juan Jose Elixio de la Puente
20. Idem de D.n Juan Lorden de Pena
21. Idem de la Capzilla del S.mo Sacramento

DENTRO DE LA PLAZA

		Vnos Rs de V.	Rs de V.
22.	Casa del Rey, que servia de Parque		
23.	Casa de Bivio y Tablas de los Herederos de Barcelona Moreno de Ota	28	84
24.	Casa de Piedra del Rey, que servia de Cuerpo de Guardia Principal	00	00
25.	Solar de los Herederos de D.n Nicolas Ponce de Leon	28	280
26.	Almazen de Piedra de una Iglesia que se fabricaba con destino a Parroquial mayor	35	95
27.	Iglesia de Piedra que servia de Parroquial	27	68
	QUADRA (A)		
28.	Solar de Sebastiana de la Cruz	13	104
29.	Casa de Vivio y tablas de D.n Fontana Viar	28	92
30.	Casa de Tablas de Tomas Romeo	15	91
31.	Casa de y Piedra de Jose Garcia Tarrasona	30	14
32.	Casa de Tapia y Tablas de Lorenzo Sanchez	30	62
33.	Calle de Pedro de Pedro Mere	28	85
34.	Solar de Lorenzo Sanchez	471	91
35.	Casa de tapia de Barbara Santiago	284	86
	QUADRA (B)		
36.	Solar de D.n Alvaro Jaques de Toledo	14	60
37.	Casa de Piedra de Pedro Cortes	29	60
38.	Casa de tapia de Lucas Sanchez	16	60
39.	Casa de Tablas de Jose Navarro	13	60
40.	Casa de tapia de Jesus Arbona	15	60
41.	Casas de Piedra de Antonia Cruz	13	60
42.	Casa de Tablas de Margarita Sanchez	00	00
	QUADRA (C)		
43.	Casa de tablas de Manuel Rodriguez Jacinto	16	70
44.	Casa de tapia de Juana del Pino	16	70
45.	Casa idem de Gertrudis Garcia	284	70
46.	Solar de Maria Sarcha	15	91
47.	Casa de tapia de Francisco de Sierra	284	70
48.	Casa idem de Felipa Serrano	18	70
49.	Casa idem de Agustin Santiago	13	70
50.	Casa idem de N.a Francisco Xiste del Cuzto	13	91
51.	Casas de Piedra de los Herederos de Maria de la Cruz	28	91
52.	Casa de tapia de Clemente Ylario	15	42
53.	Solar de Juan de los Santos	15	84
54.	Solar de Lorenzo Sanchez	15	84
55.	Solar de Sebastian Fernandez	15	84
56.	Solar de Pablo Delgado	15	70
57.	Solar de Domingo de Sosa	60	28
58.	Solar de Juan de Arrobaynes	18	98
59.	Solar de Antonio Epinoza	36	98
	QUADRA (D)		
60.	Casa de tapia de Juan del Rio	16	60
61.	Casa idem de El Alcalde de Portes	13	80
62.	Casa idem de Agustina Perez	15	60
63.	Casa de piedra de Juan de Rivera	284	84
64.	Casa idem de D.a Joaquin Blanco	18	65
65.	Casa de tapia de Juan Martin de Cornuco	27	65
66.	Casa de Piedra de Alonso de Aurea	211	70
67.	Casa idem de D.a Raymunda de Arriaga	21	70
68.	Casa idem de Antonia de Aures	15	91
69.	Casa de tapia de Antonio Jose Rodriguez	28	70
70.	Casa de piedra de Jose Sanchez Orriega	16	28
71.	Casa idem de Pedro Delgado	16	28
72.	Solar de Juan Gregorio Guerrero	15	91
73.	Casa de tapia de Manuel Marrero	17	28
74.	Casa idem de Antonio Duplalanca	171	80
	QUADRA (E)		
75.	Casa de tapia de Juan Garcia Marrero Gallego	18	91
76.	Casa de Tablas de Lorenzo Gomez	11	74
77.	Casa de Piedra de Sebastian de Herrera	84	91
78.	Casa idem de Pedro de Florencia	15	91
79.	Casa idem de Bernardo Gonzalez	15	91
80.	Casa de tapia de D.n Geronimo de Hita	15	91
81.	Casa de tapia de Antonia de Aurel	15	91
82.	Casa idem de Antonio de Antonio de Mata	211	91
83.	Casa de tapia de Lucas Gonzalo	184	91
84.	Solar de Prudencio Antunez	171	91
85.	Casa de tapia de Pedro Gonzalez	16	21
86.	Casa de Piedra de Diego Dominguez	16	80
87.	Casa de Tablas de Patricio Lilli de Carasco	00	00
88.	Casa idem de Francisco Xavier Mestre de Oca	00	00
89.	Casa idem de Francisco Muñoz	00	00
	QUADRA (F)		
90.	Casas de tapia de Juan Perez	80	391
91.	Casa idem de D.n Francisco Barrata	18	80
92.	Casa de Tablas de Juan Domingo Sierra	95	60
93.	Solar de Francisca Navarro	19	91
94.	Casa de tapia de los herederos de D.n Manuel Cavalos	30	91
95.	Solar de Laurenzo de la Reyes	30	85
96.	Solar de Maria de Marquez	84	30
97.	Solar de Melchor Marquez	28	30
98.	Casa de Tablas de Juan de Morales	20	48
99.	Casa de Tapia de Francisca de Florencia	284	48
	QUADRA (G)		
100.	Casa de Tapia de Francisca de Fuentes	93	78
101.	Casas de piedra de los Herederos de Nicolas de Ortega	18	70
102.	Casa de Tapia de D.a Gertrudis de la Fuguna	38	70
103.	Casas de Piedra de los Herederos de D.n Pedro Hurrutia	26	70



NOTA: Que aunque en el presente Plano se le señala Casa en la Quadra (I) a Margarita Coronel, en la (J) a Juan Lopez, y a Juan Tobio de Rosario, y en (K) a Mathias Marrero, que por el orden de sus numeros 284. 284. 284. 284. y 284. en los parrafos de cada uno se advierten dueños; debe advertirse procede asi que parece? Dichos Sanchez Oriquela, Manuel Solano, y Tobio de Aguilar, que por disposicion del Señor Gobernador, quedan aqui como vecinos del pueblo de Indios de el Extramuros de donde se les mandó pasar, con las demas Familias Españolas, y Canarias, que se hallaban en dicho Pueblo, y se trasladaron a esta Plaza, y a la Havana para donde se embarcaron, y salieron con el ultimo resto de Tropas, y Familias Españolas.

OTRA: Que aunque de los Solares de Fabricas, pertenecientes a las Iglesias, Convento de San Francisco, y terreno, y cercado de la Yglesia, se hacen los correspondientes numerales, con arreglo a la Quadra que pertenecen, no se hallan en dicho Quadrante donde se ponen, sino en aquellas, que se numeran, por no poderlos imprimir, Pecha ut supra.

QUADRA (H)

		Vnos Rs de V.	Rs de V.
104.	Casa de tapia de Pedro Aguilar	28	1764
105.	Casa idem de Francisco Nuñez	28	1764
106.	Solar de Francisco Sarrapia	28	1764
107.	Casa de tapia de Miguel Domingo	18	1764
108.	Casa de Piedra de Antonia Merin	28	1764
109.	Solar de Juan Estrella	80	1764
110.	Casas de Piedra de Agustina Rexedor	28	1764
111.	Casa de tapia de Maria Rodriguez	20	1764
112.	Casa idem de Pedro Felipe Marrero	70	1764

QUADRA (I)

113.	Casa de tablas de Juana Bejer	19	1764
114.	Casa idem de los herederos de Andres Feres	18	1764
115.	Casa de Piedra de Juan Jose Arnaiz	28	1764
116.	Casa de tablas de Pedro Yanes	24	1764
117.	Casa idem de Maria Rodriguez	24	1764
118.	Casas de Piedra y tapia de Bartolome Feres	28	1764
119.	Casa de Piedra de los herederos de Felipe Solana	15	1764
120.	Casa idem de Sebastian Otero	15	1764
121.	Casa de tablas de Juana Cristoforo	13	1764
122.	Casa de tablas de Thomas Cristoforo	13	1764
123.	Casa de Piedra de Francisco Garcia Gancedo	28	1764
124.	Casa idem de Felix Marrero	28	1764
125.	Solar de Pedro de Leon	25	1764
126.	Solar de Pedro Peñalosa	25	1764
127.	Solar de Francisco Fernandez	25	1764
128.	Solar de Jose Fernandez	25	1764
129.	Casa de Tapia de Francisca de Ortega	15	1764

QUADRA (J)

130.	Solar de Jose Clemente del Castillo	16	1764
131.	Casa de Tablas de Ana Perez	16	1764
132.	Casa de Tapia de Antonia Moreno	19	1764
133.	Casa de tablas de Andres Hernandez	13	1764
134.	Casa de Tapia de Pedro Morales	22	1764
135.	Casa de Tablas de D.n Francisco Gonzalez	22	1764
136.	Solar de Tapias de los Reyes	21	1764
137.	Casa de Tablas de Agustin de Mena	16	1764
138.	Casas de tapia y tablas de D.n Miguel Lopez	16	1764
139.	Solar de Catalina Gonzalez	18	1764
140.	Solar de Josefa Yanez	16	1764
141.	Solar de D.n Juan de Zelaz	21	1764

QUADRA (K)

142.	Casa de Tablas de Antonio Olivia	00	91
143.	Casa de tapia de Francisco Cabrera	15	1764
144.	Casa idem de Juan Clemente del Castillo	15	1764
145.	Casa de tablas de Mariana Feres	16	1764

QUADRA (L)

146.	Casas de tapia de D.a Josepha de Abela	25	1764
147.	Casa idem de los herederos de Augustin de la Rosa	46	1764
148.	Casa de Piedra de D.n Dominico Jose Cardona	14	1764
149.	Casa de tapia de Ana de Ortega	1603	1764
150.	Casa de Piedra de D.n Francisco Mendez	161	1764
151.	Solar de Francisco de Ortega	72	1764
152.	Casa de tapia de Francisco Mendez	72	1764
153.	Casa de Piedra de los herederos de Antonia de la Cruz Rivera	21	1764
154.	Casa idem de D.n Jose de Leon	21	1764

QUADRA (M)

155.	Casas de Piedra y tapia de Jose Cordova	28	1764
156.	Casa de Piedra de D.n Juan de Salas	15	1764
157.	Casas de tapia de Dominico Rodriguez Arjan	15	1764
158.	Casa de Piedra y tapia de Juan Oliveira	28	1764

QUADRA (N)

159.	Casas de Piedra del Rey que servian los Governadores	211	1764
160.	Casa de Piedra de D.a Maria Gertrudis Jorge	70	91
161.	Casa de Tablas de D.a Matheo Rivera	70	91
162.	Casa de Tablas de D.a Antonia de Florencia	211	84
163.	Solar de Juan del Rio	16	84
164.	Casa de tapia de Barbara Feria	16	84
165.	Solar de Bernarda Rodriguez	16	84
166.	Casas de Tablas y tapia de los herederos de D.n Jose Izquierdo	46	84
167.	Casa de tapia de Juan Gabriel de Morales	80	84
168.	Casa de Tablas de Juana Feria	16	84
169.	Casa idem de Juana Rios	16	84
170.	Casa de tapia de Bernardo Yrujo	70	84
171.	Casa de tapia de los herederos de Juana Dauteste Oliver	28	84
172.	Casa de tablas de los herederos de Juan del Castillo	18	91

QUADRA (O)

173.	Casa de Piedra de D.n Juan Gracian de Feria	43	91
174.	Casa de tapia de Magdalena Xaviter	141	84
175.	Casa de Piedra de Antonio Gordon	183	84
176.	Casa de tapia de Juan Manuel Xuarez	84	84
177.	Casa de Piedra de D.n Antonio Xaviter	24	91
178.	Casa de Piedra de D.n Jose Leocan de Feria	24	91
179.	Casa idem de los herederos de D.n Juan Posadas	24	91
180.	Casa de tapia de Josefa de Sosa	24	91
181.	Casa idem de D.n Antonio Fernandez	24	84
182.	Casa de tapia de D.n Antonio Lopez	24	84
183.	Casa de Piedra de D.a Josepha Feria	15	91
184.	Casa de Tapia de D.a Ana Maria Enriquez	30	84

QUADRA (P)

185.	Casa de Piedra de D.a Juana de Mata Feres	30	84
186.	Casa de Piedra de Fernando Villegas	142	84
187.	Casa de tapia y Tablas de Bernardo Villegas	24	84
188.	Casa de Piedra de los herederos de Mathias Serrano	12	84
189.	Casa de Piedra de D.n Juan Leon	12	84
190.	Casa de tapia de D.a Francisca de Castillo	15	84
191.	Casa de Piedra de Francisco Espinosa	15	91

QUADRA (Q)

192.	Solar de Ana Maria Tobar	191	60
193.	Casa de Piedra y tapia de Gertrudis Arjan	191	60
194.	Casa idem de D.a Diego de Leon	84	84

QUADRA (R)

195.	Casa de Piedra de D.a Diego Hernandez y Fuego	91	84
196.	Casa idem de Bastian de la Cruz	141	84
197.	Casa idem de D.a Juan Christoforo de Arueta	141	84
198.	Casa idem de D.a Juana de Ortega	84	84
199.	Casa de Tapia de Antonio Lopez Chanca	24	84
200.	Casa de Piedra de D.a Dominga Rodriguez	24	84
201.	Casa idem de Geronima Chanca	24	84
202.	Casa idem de Daniella Hernandez	24	84
203.	Solar de Margarita de Urria	141	84
204.	Casa de Piedra de Antonio Gordon	24	84
205.	Solar de D.a Francisca Xaviter de Leon	24	84
206.	Solar de D.a Francisca del Fuego	84	84
207.	Solar de Joseph Hernandez	84	84

QUADRA (S)

208.	Casa de Piedra de los Señores Obispos	24	91
209.	Casa de tapia de Antonio Gordon	24	84
210.	Casa de Piedra de D.a Gertrudis Ortiz	24	84
211.	Casa de tapia y Tablas de D.a Gertrudis Ortiz	24	84
212.	Casa de piedra y tapia de D.a Margarita de Urria	141	84
213.	Casa de Piedra del Rey que servia de Hospital	24	84
214.	Casa idem de D.a Alvaro Lopez de Rosado	84	84

QUADRA (T)

215.	Casas de tapia de D.a Rodolpha Sanchez	284	84

QUADRA (V)

216.	Casas de Piedra y Tablas de D.n Juan Jose de Arrivarren	30	39
217.	Casas de Piedra Vapia y Tablas de D.n Andres de Casas	96	84

QUADRA (X)

218.	Casas de tapia de D.n Antonio Urbano de Mesa	28	284
219.	Casa de Piedra de D.n Alonso de Cendenas	64	84
220.	Casa de tapia de D.n Miguel de Villaverde	28	84
221.	Casa de tablas de los herederos de D.n Domingo Rodriguez Taurete	24	84
222.	Casa de piedra de D.n Buenaventura de Orbea	24	84
223.	Casas de tapia de Christobal Contreras	96	84
224.	Casa idem de Manuela de Alvarez de Santiago, y Sotomayor	28	84

QUADRA (Y)

225.	Casa de Piedra de D.n Diego Taurete Jose Solana	96	84
226.	Casa idem de Bastian de la Cruz	141	84
227.	Casa idem de D.n Juan Christoforo de Arueta	141	84
228.	Casa idem de D.n Juan de Hernandez	84	84
229.	Casa idem de D.a Juana de Ortega	84	84
230.	Casa de Tapia de Antonio Lopez Chanca	24	84
231.	Casa idem de D.a Dominga Rodriguez	24	84
232.	Casa idem de Geronima Chanca	24	84
233.	Casa idem de Daniella Hernandez	24	84
234.	Solar de Margarita de Urria	141	84
235.	Casa de Piedra de Antonio Gordon	24	84
236.	Solar de D.a Francisca Xaviter de Leon	24	84
237.	Solar de D.a Francisca del Fuego	84	84
238.	Solar de Joseph Hernandez	84	84

QUADRA (Z)

239.	Casa de Piedra de D.n Juan Cordova	28	84
240.	Casa de tapia de Diego de Feria	84	84
241.	Casas de Piedra de D.n Gaspar Perez Marques Fuentes	84	84

QUADRA (a)

242.	Casas de tapia y Tablas de D.n Juan Joseph Blanco de la Puente	80	84

QUADRA (b)

243.	Casa de tapia de D.n Juan Cordova	28	84
244.	Casa idem de Barbara Villagar	80	84
245.	Casa de Ambrosio Tapia de Arbes		

QUADRA (c)

246.	Solar de Angel Barrera	72	96
247.	Almazen de cosa empezado a fabricar en D.n Juan Jose Solana	18	84
248.	Casa de Piedra de Francisco Xavier Diaz	28	84
249.	Casas de tapia y Tablas de D.n Felipe Derrejon Horruitiner	84	84
250.	Casa de Tablas de Gregorio Alvarez de Florencia	24	84
251.	Casa de tapia de D.n Antonio Nuñez	28	84
252.	Solar de Bernardo de Arpinta	84	84
253.	Casa de tapia de Antonio Crespo	18	84
254.	Casa idem de D.n Pedro Crespo	18	84
255.	Casa de tapia de D.n Josepha de la Rosa	28	84
256.	Casa de Piedra de D.n Lorenza Joseph de Leon	84	84
257.	Casa de tapia de D.n Juan Antonio	28	84
258.	Casa idem de D.n Juan Almirante	28	84
259.	Casa de Piedra de Ignacio Rara	84	84
260.	Casa de Tapia y Vivienda de la Veze	80	84

QUADRA (d)

261.	Casas de tapia de la Capzilla del Santissimo Sacramento	80	84
262.	Casa de Piedra de D.n Manuel Fernandez Lopez	80	84

QUADRA (e)

263.	Casa de Piedra y tablas de D.n Juan Joseph Clavis de la Puente	28	28
264.	Casas de Piedra de Juana Francisca Arnaez	28	84
265.	Casa de Piedra y tablas de Juan Pardo	28	84

QUADRA (f)

266.	Casa de tapia de Francisco Cuet	84	84
267.	Casa idem de Miguel Hernandez	84	84
268.	Casa idem de Nicolas Gomez	28	84
269.	Casa idem de Francisco Rodriguez Taurete	28	84
270.	Casa de Piedra y tapia de Felipe Rodriguez Taurete	28	84
271.	Casa de Piedra y Tablas de Pedro Rodriguez Marrero	28	84
272.	Casa de tapia de D.n Dominico Rodriguez de Herrera	28	84
273.	Solar de Marcos de Ortega	16	28
274.	Casa de tapia de Pedro Garrido	16	28

QUADRA (g)

275.	Casa de Piedra de D.n Lorenzo Joseph de Leon	28	28
276.	Casa de tapia de Juan Perez	84	84
277.	Casa idem de D.n Bernarda Garcia	28	84
278.	Casa idem de D.n Dominico Rodriguez de Herrera	28	84
279.	Casa de Piedra y Tablas de Juan Pardo	28	84

QUADRA (h)

280.	Casa de tapia de Juan Perez de Salas	28	28
281.	Casa de Piedra de D.n Nicolas Ponce de Leon	84	84

QUADRA (i)

282.	Casa de tapia de Ana Rodriguez	28	84
283.	Casa idem de D.n Simon de Hita y Acosta	28	84
284.	Solar de Margarita Coronel	28	84
285.	Casa de tapia de Juana Coronel	28	84
286.	Casa de Piedra de Andres Moreno	28	84
287.	Casa de Tablas de D.n Juan de Salas	28	84
288.	Casa idem de los herederos de Alonso Solana	28	84
289.	Casa de Piedra y tapia de D.n Prudencio Perez	28	84
290.	Casa de Tablas de D.n Felipe de Arrieta	28	84
291.	Casa de Piedra y tapia de Antonio Quintela	28	84
292.	Casa de Piedra de Joseph Gallardo Perragut	28	84

QUADRA (j)

293.	Casa de tapia de Pedro de la Torre	28	84
294.	Casa de Piedra de Francisco de Salinas	28	84
295.	Casa de Tablas de Ignacio de Orta	28	84
296.	Casa idem de Francisco Almeyras	28	84
297.	Casa de tapia de Salinas Rodriguez	28	84
298.	Casa idem de Bernarda Pedro de la Torre	28	84
299.	Solar de Juan Lopez	28	84
300.	Casa de tapia de Juan Rodriguez Marrero	28	84
301.	Casa idem de Lorenza Almeyra	28	84
302.	Casa idem de Felipe Gutierrez	28	84
303.	Casa de tapia de Francisco Xavier del Castillo	28	84
304.	Solar de Juan Pedro de Fuentes	28	84
305.	Solar de Juan Joseph de Aguilar	28	84
306.	Casa de Piedra de Rodrigo de Arrendayaga	28	84
307.	Casa de tapia de Maria Ferrera	28	84
308.	Casa idem de Agustin Ospina	28	84
309.	Casa idem de los herederos de Francisco Sanchez	28	84
310.	Casa idem de los herederos de Fabian Augelo	28	84
311.	Casas de tablas de Francisca de la Rosa	28	84
312.	Casa de tapia de D.n Lorenzo de Aria	28	84
313.	Casa de tapia de los herederos de D.n Manuel Dorrelo	28	84
314.	Casa idem de D.n Geronimo de Aiza	28	84
315.	Solar de Juan Francisco Serrano	28	84
316.	Paredes de Piedra de una Casa de los herederos de Lorenzo Moreno	28	84

QUADRA (k)

317.	Casa de tapia y tablas de Domingo Cardoso	28	84
318.	Casa de Tapia de Ignacio Alonso de Oca	28	84
319.	Casa de Piedra y tapia de Magdalena Rodriguez	28	84
320.	Casa de Piedra de Domingo Perez	28	84
321.	Casa de Tapia de Juana Mesquilla	28	84
322.	Casa idem de Joseph Ferrera	28	84
323.	Casa idem de Francisco de Leon	28	84
324.	Casa de Tablas de Francisco Blanco	28	84
325.	Solar de Tomas Cardoso	16	84
326.	Casa de Piedra de los herederos de Antonio Cruz	28	84
327.	Solar de Mathias Marrero	28	84
328.	Casa de tapia de Antonio del Pino	28	84
329.	Casa idem de Joseph Tovar	28	84
330.	Casas idem y de tablas de Francisco Tostado de Aguilar	28	84
331.	Casa de tapia de Francisco Gonzalez Mirichando	28	84
332.	Casa calcada de los herederos de Gregorio Gonzalez	28	84
333.	Casa idem de los herederos de D.n Maria Lopez	28	84
334.	Solar de los herederos de Antonio Rodriguez del Toro	28	84
335.	Casa de Piedra y tablas de D.n Bernardo del Castillo	28	84
336.	Casa de Piedra y tapia de Pedro Alcerreca	28	84
337.	Casa de tapia de Juan Gonzalez	28	84
338.	Casa de Piedra de Francisco Xavier Monier de Oca	28	84
339.	Casas de tapia y Tablas de Pedro de la Cruz Naranjo	28	84
340.	Casa de tapia de Gaspar Rodriguez	28	84
341.	Casa de Piedra de Juan Joseph Gonzalez	28	84
342.	Casa de tapia de D.n Joseph del Olmo	28	84
343.	Casa calcada de Manuel Martin Delfar	28	84
344.	Casa idem de Antonia Dolores	28	84
345.	Casa idem de Ana Christoforo	28	84
346.	Casa de Piedra de Bernardo Perez	28	84
347.	Casa de tapia de Manuel de la Asuncion y Sosa	28	84

QUADRA (l)

348.	Solar de D.n Dominico Rodriguez de Herrera	28	84
349.	Casa de Manuel Martin Delfar	28	84
350.	Solar de D.n Joseph del Olmo	28	84
351.	Solar de D.n Juan Hernandez	28	84
352.	Solar de Francisco Xavier Monier de Oca	28	84
353.	Solar de Antonia de Cuevara	28	84
354.	Solar de D.n Francisca de la Rosa	28	84
355.	Solar de Antonio Rodriguez del Toro	28	84
356.	Solar de D.n Juan Lopez	28	84

QUADRA (m)

357.	Casa de Tablas de Teresa Nuñez	28	84
358.	Casa de tapia de Angela Sanchez Oriquela	28	84
359.	Casa idem de Pedro Rivera	28	84
360.	Casa idem de Geronima Chanca	28	84
361.	Casa idem de Daniella Hernandez	28	84
362.	Casa idem de Antonia de Aguirre	28	84
363.	Casa de tapia de Sebastiana Perez	28	84
364.	Casa idem de Juan Dominguez Bonapar	28	84
365.	Casa de Piedra de Francisco Miranda	28	84
366.	Casa de tapia de Manuel Rodriguez Bonapar	28	84
367.	Casa de Tablas de Gertrudis Cardoso	28	84
368.	Casa de Piedra de Bernardo Nieto	28	84
369.	Casa de tapia de Antonio Alvarez	28	84
370.	Casa idem de Tapia Dominguez Alonso	28	84
371.	Casa de Piedra de Pedro Fernandez	28	84
372.	Casa de tapia de Andres Alfonso	28	84

QUADRA (n)

373.	Iglesia de Piedra de tres Naves	1600	1764
374.	Convento idem de dicha	28	84
375.	Casa de Piedra de D.n Nicolas de Rivera	28	84
376.	Casa de Guarda de Arcos a el Mediodia	28	84
377.	Casa de Tablas de Miguel Nieto	28	84
378.	Casa de Piedra y Tapia de Antonio Marrero	28	84
379.	Casa de Tablas de Alexandro Florez	28	84
380.	Casa de Piedra de Pedro Fernandez	28	84
381.	Casa de tapia de Andres Alfonso	28	84

San Agustin de Florida y Henero 22. de 1764.

Juan Elixio de la Puente
Juan Romero



QUADRA (P)

205	Casa de Piedra de D.n Juan de Mata Perez	20	29
206	Casas idem de Domingo Perez	16½	21
207	Casas de ripio y Tablas de Fernando Villegas	36	36
208	Casa de Piedra de los herederos de Manuel Serrano	12	12
209	Casa idem de Salbador de Porras	14	19
210	Casa de ripio de D.n Francisco de Castilla	13	24
211	Casa de Piedra de Francisco Espinosa	18	17

205-"P", 1763 Puente

Juan de la Mata Perez

This was a native of St. Augustine.

His wife was of the Casteneda family and his mother was an Andrada, all natives of the presidio.

It begins:

1687, Dec. 13, marriage of Don Juan de Andrada of Los Angeles and Michaela de Antanilla. Ph. 172

Juan Andrada was No. 62 on the Ruined House list of 1702.

Their daughter, Josepha de Andrada, married JUAN PEREZ ARREGUES de la Rosa y de la Mata, 1712, 1/11. Ph. 275.

Juan Perez de la Rosa y de la Mata was of Seville, son of Bernardo Arregues Perez and Gregoria Ortiz de la Mata.

Juan Perez and Josepha de Andrada had several children. Michaela in 1717, Jose in 1720 and JUAN CLAUDIO Perez de la Mata 11/10/1722, Ph. 58.

1744, 7/28, Ph. 207. Juan de la Mata Perez married Josepha de Casteneda.

The Casteneda family begins:

Francisco Perez de Casteneda of New Spain, 105 on the Ruined House list of 1702, married Juana Serrano, 4/20/1678, Ph. 131 in the home of Don Tomas Menendez Marques.

She was the daughter of the Serrano-Velardez household, having been born in 1663, her parents, Antonio Serrano and Sebastiana de Velardez married Oct. 8, 1659, Ph. 57.A .

Casteneda and Juana Serrano had Gaspar de Casteneda in 1684, Index. The 4/20/1731 he married Sebastiana de Vargas. It was his 2nd marriage. She was born 1704, 1/28, the daughter of Sebastian de Vargas and Francesca Gonzales who were married in 1703.

Gaspar de Casteneda and Sebastiana de Vargas were the parents of JOSEPHA CASTENEDA, born 1732. It was she who married Juan de la Mata Perez of 205-"P", Puente.

-2- Perez..

When the Spaniards left in 1763, Fish shows this entry in his Account Book...JUAN PEREZ de la Mata(no entry) No. 1.....

Moncrief Map 1765 shows Fish holding this area(possibly for Perez de la Mata)

This was the southeast corner of Charlotte and Paniagua lane (now Treasury Street)

It looked like an L-shaped affair.

Escrituras: 184, 1785 gives Fish selling this place to JOSEPHA DE ESPINOSA. After the Spaniards returned.

Josepha de Espinosa was returning home....for she was a native of St. Augustine.

Sister to the man who occupied the other corner in 1763 on Puente, Francisco de Espinosa, No. 211, Puente. "P". TODAY THIS IS THE SITE OF THE SNOW HOME facing the bay.

Josepha was also sister of Antonia Espinosa, Mrs. Jose Sanchez de Ortigosa, Jr.

When she returned to Florida she brought her Sanchez nephews and nieces and they were living with her(and her brother, Sebastian de Espinosa) in 1786(presumably in the very house she bought in 1785) on the Census of that year, 1786, No. 1 of the FLORIDANS Counting her brother, her six Sanchez relatives, we have 8 in this house in 1786.

Then one of the Sanchez nephews, Bernadino, gets the house as on the Map of 1788, Rocque, he owns the house and rents it to Juan Josef de la Toro. Sq. 17, No. 127. 1788.

If you look at the sketch of Treasury Street, 1763, No. 203, "O".. you will see listed Rosalia Ponce de Leon. She married Juan del Toro and this was their son, Juan Josef de la Toro, returned to his homeland once more. See Census 1793, No. 19 for his parentage.

EPB..

210-"P"-1763, Puente

Capt. Don Francisco del Castillo

Again it is Mrs. Castillo who gives us the native background.

Capt. Castillo married December 13, 1747. Ph. 250/251 Barbara Inez Garcia de Villegas.

She was born Feb. 22, 1723, daughter of Juan Fermin Garcia de Villegas and Juana Lopez de Toledo.

Her mother, the de Toledo girl, was daughter of Sebastian Lopez de Toledo of Castile and Francesca Ascencio de Florencia. Two very well known families. They married May, 15, 1685.

Capt. Sebastian Lopez de Toledo was No. 1 on the Ruined House list of 1702. He died 1746.

So the "de Toledo" was Mrs. Castillo's grandfather.

Barbara's father was also a native, b. 1695, son of Capt. Domingo Garcia de Villegas of Cumana, and Maria Pedrosa Heredia. They were married May, 20, 1675, Ph. 117

Barbar's great grandfather Ascencio was Don Juan and married here1655 to Ana de Florencia. Both were from old, established Spanish-Floridiano families.

Capt. Castillo was from Havana. He had a "no entry" on Fish list.

On Moncrief, 1765 Mr. Meech seems to be in the area generally thought to be the Castillo site. He was a Baker on the DeBrahm's list of 1771.

On the 1788 Rocque this could be either or both 137/138, Bl. 17. One, property of the King and 2, Juan Leslie. It is all according to the measurements.

No. 211-"P", 1763, Puente

Francisco de Espinosa

This was a native boy. His mother was Josepha de Torres Espinosa and lived in 1763 just across the street at No. 200#"O"....

His sister was Mrs. Jose Sanchez de Ortigosa, Jr. and lived on St. George Street, corner of Cuna and St. George, the north west corner. Another sister was Josepha de Espinosa who returned to Florida after the British left. Also his brother, Sebastian de Espinosa, one of the eight men left here in 1763 as stated by Juan Elixio de la Puente on Map Plan of that year.

His father was Diego de Espinosa and his mother was, as I have already stated, Josepha de Torres. They were married 9/13/1727. He was born in 1732.

His grandmother, Mrs. Diego de Espinosa, Sr. (Maria de Salas) was No. 4 on the 1702 Ruined House list.

Mrs. Francisco de Espinosa was of the SOLANA family, a very early Florida family.

Her lineage begins:

Vincent Solana married Maria Vistente, July 4, 1594 Sgt. Major Alonso de Solana was their son, born 1597, confirmed in 1606, married in 1619 to Dona Francesca Perez, and died in 1678.

Adjutant Alonso Solana, Jr. was the son of this couple. Born 1620, married 1644 to Antonia de Jacinto Adj. Solana was No. 58 on the 1702 Ruined House list.

Diego de Solana was their son. Born Index(illegible) 1659 Married 1679, veiled or renewed vows in 1683, Antonia de los Reyes.

Lt. (later Captain) Laureano de Solana was their son. Born 1697, married 8/30/1727, Antonia Monzon. Died 1755.

Francesca Solana was their daughter. Born in 1735 she married Monday, June 7, 1751, Ph. 288, Don Francisco de Espinosa

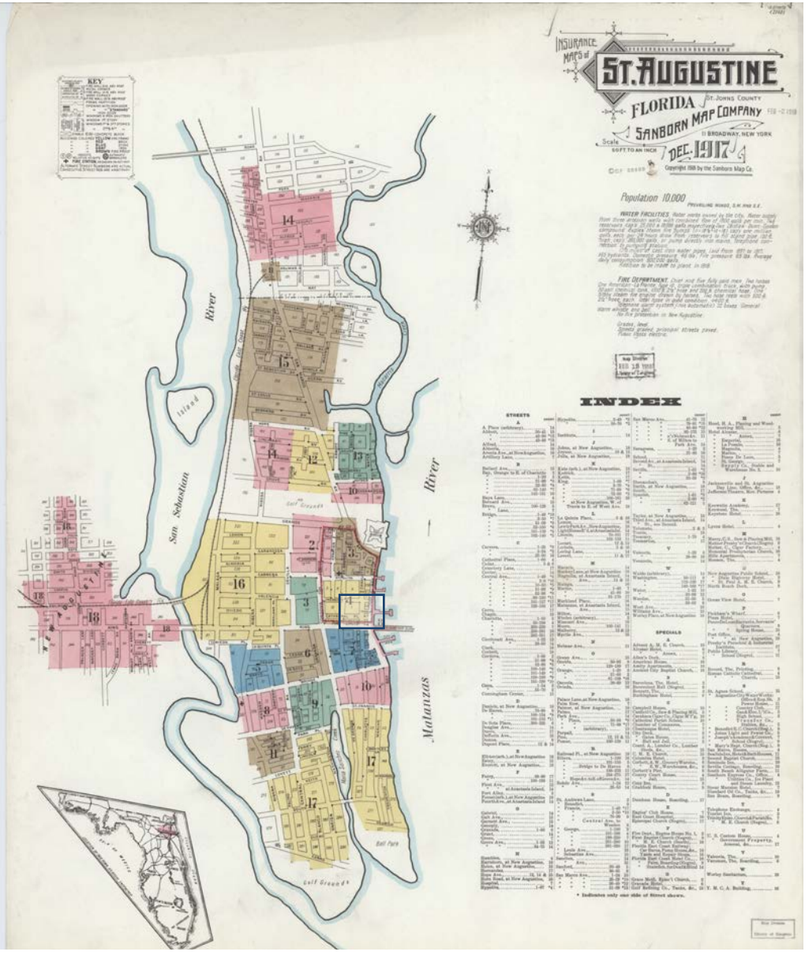
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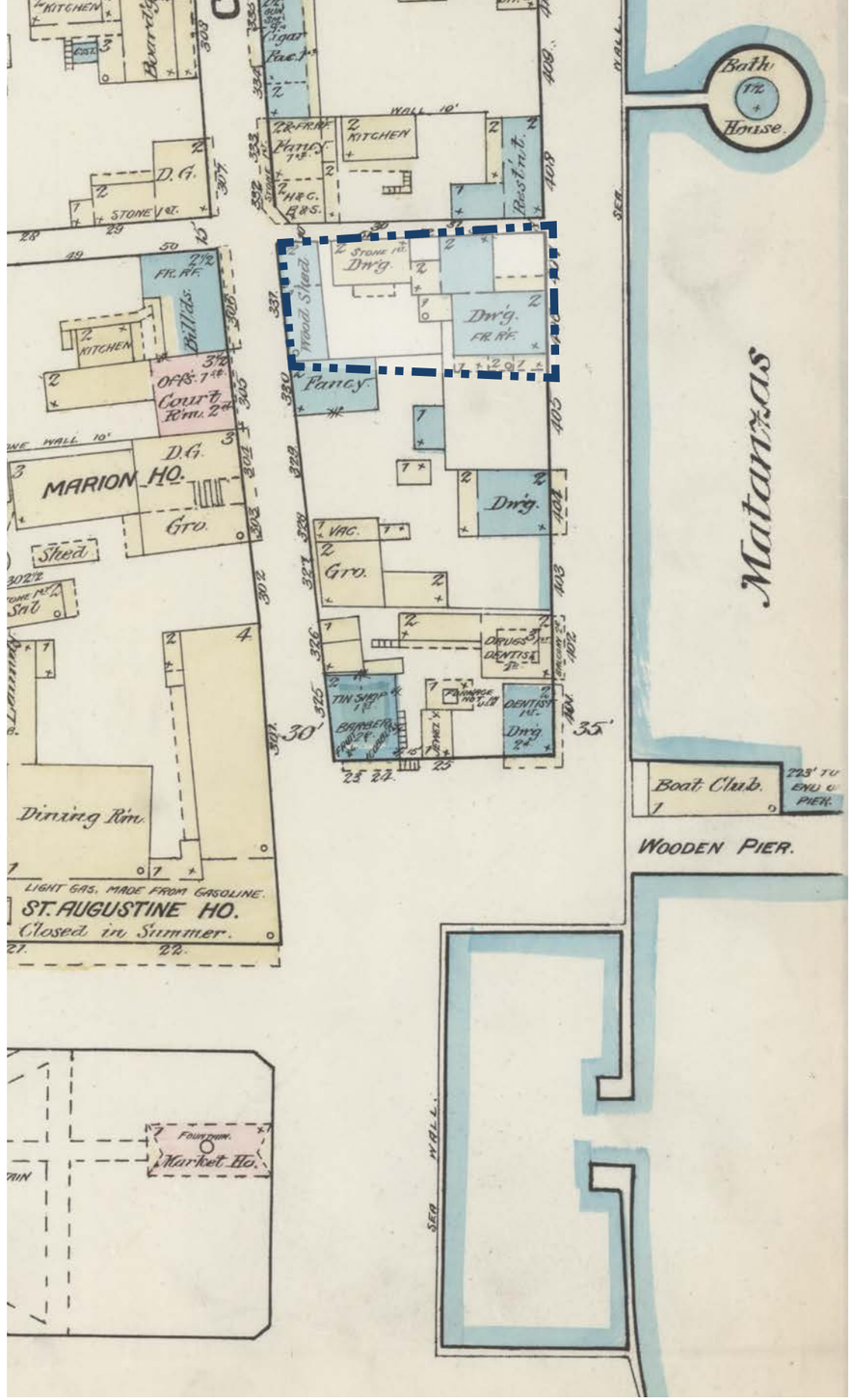
Mr. Hopkins held this area in 1765 on Moncrief. There is no entry on Fish.

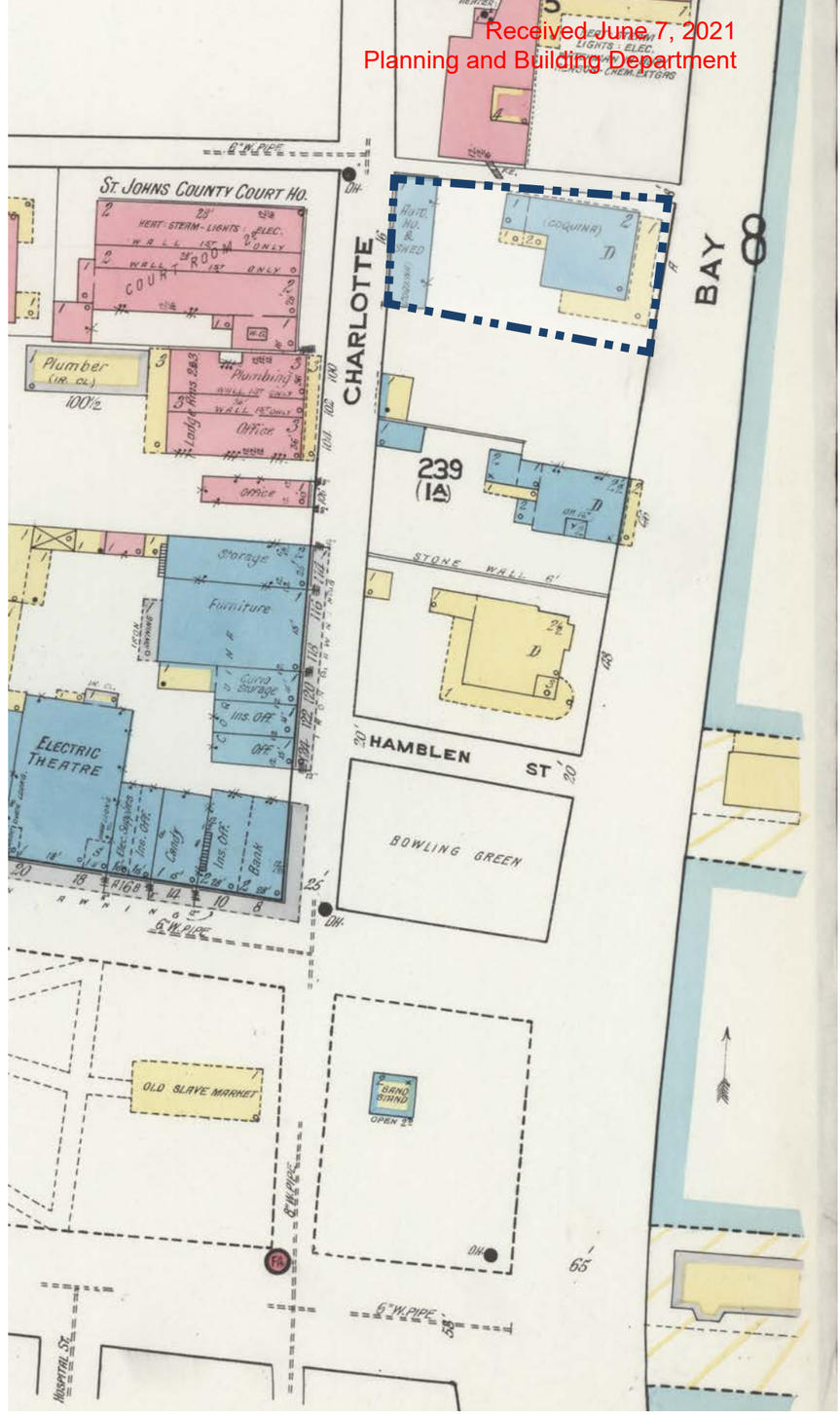
In 1788 it was used as a warehouse by Miguel Isnardy. No. 139 Bl. 17. This will be Block No. 5 in 1790

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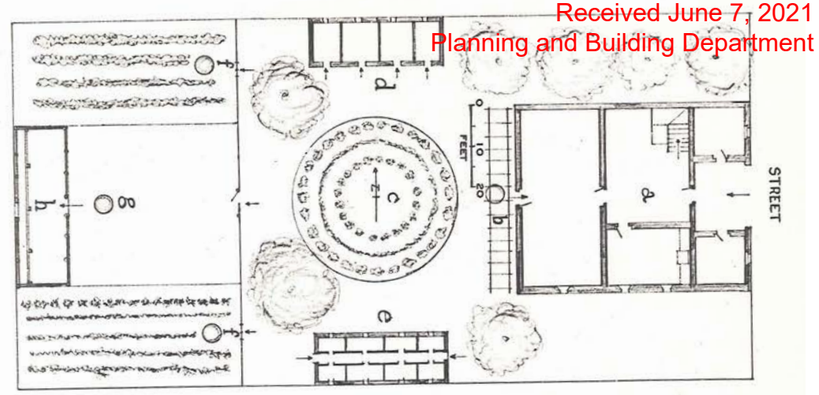
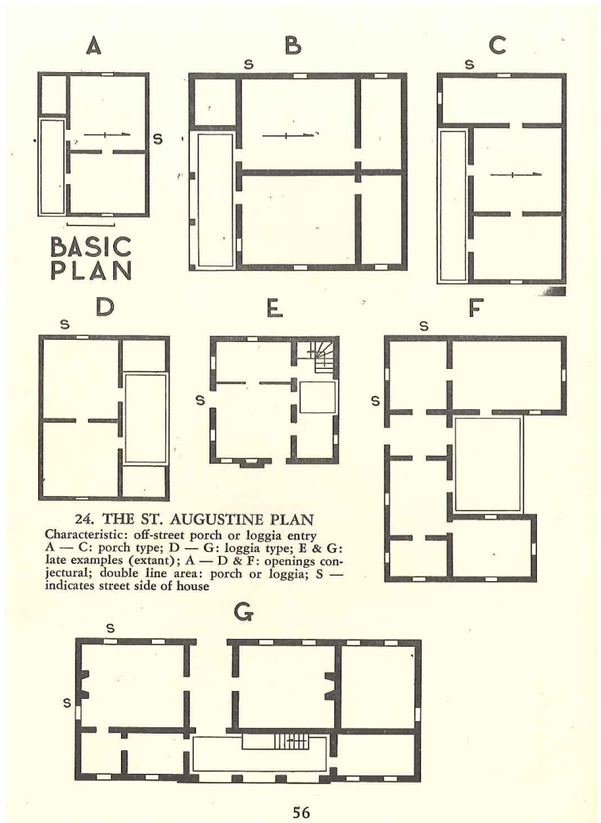


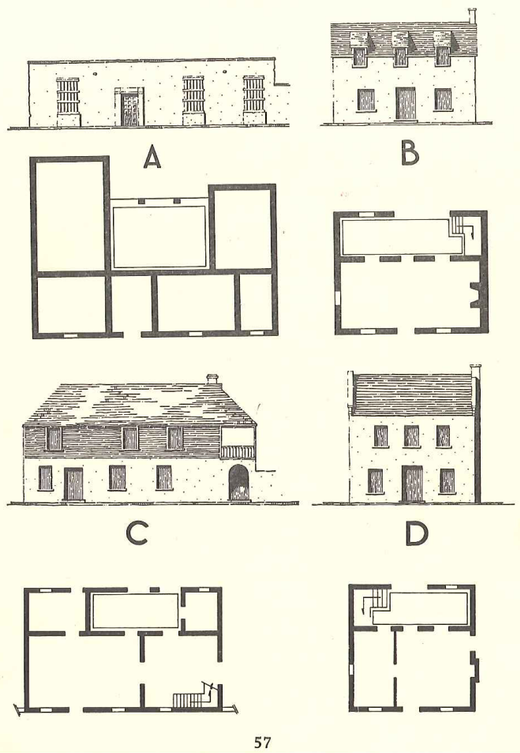
FIGURE 10.7. *(facing page)* Plot plan for the governor. The governor's town lot was probably a *caballería* (knight-size, 88 x 176 U.S. feet) instead of the usual *peonía* (44 x 88 feet) of ordinary folk. *A:* house for the governor, his wife, and their two children. *B:* arbor and well. *C:* flower garden. *D:* quarters for Catalina (the governor's widowed sister), fort chaplain Alonso Cabezas, Capt. Francisco Salazar and wife, and Ens. Pedro Menéndez de Avilés. *E:* servants' quarters. *F:* kitchen gardens and wells. *G:* corral and well. *H:* stable. Courtesy of the St. Augustine Historical Society.



24. THE ST. AUGUSTINE PLAN
Characteristic: off-street porch or loggia entry
A — C: porch type; D — G: loggia type; E & G: late examples (extant); A — D & F: openings conjectural; double line area: porch or loggia; S — indicates street side of house

56

25. ST. AUGUSTINE PLAN HOUSES
"A" is in part a conjectural restoration



57

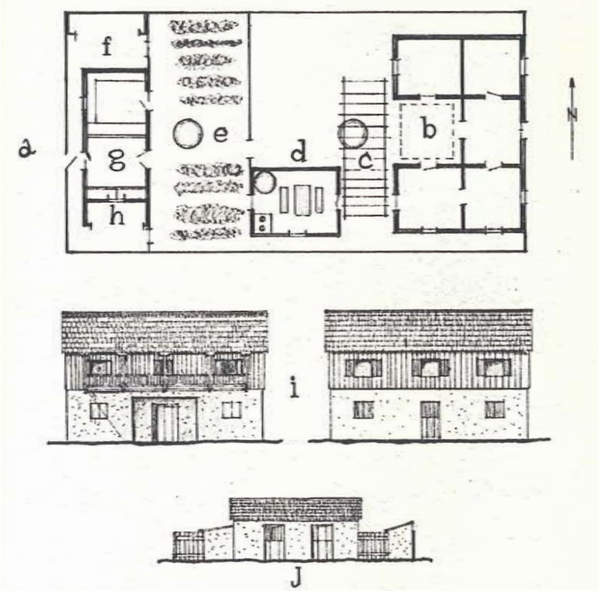
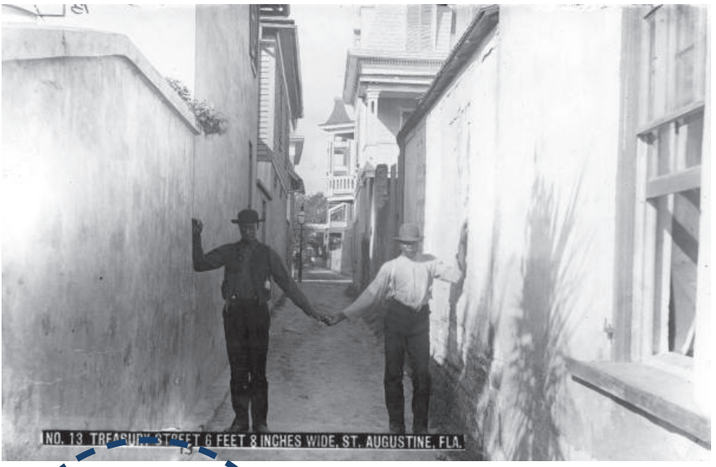


FIGURE 10.6. Plot plan for captain and factor Juan de Junco, from Ribadesella (Asturias). *A:* plot plan: the lot is fenced with boards. *B:* house: tabby walls on ground floor; rooms include office (at the street entrance), living room, dining room, bedrooms, and loggia; *C:* arbor and well; *D:* kitchen, with stove, oven, table, and benches; *E:* kitchen garden and well; *F:* pigsty; *G:* stable and storage; *H:* chicken roost. *I:* house elevations: western (left) and eastern (right); the upper floor (bedrooms) is timberframe with board walls and shingle roof. *J:* eastern elevation of stable with chicken roost (left) and pigsty (right). Courtesy of the St. Augustine Historical Society.

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Cabbage Palm

Spineless Yucca









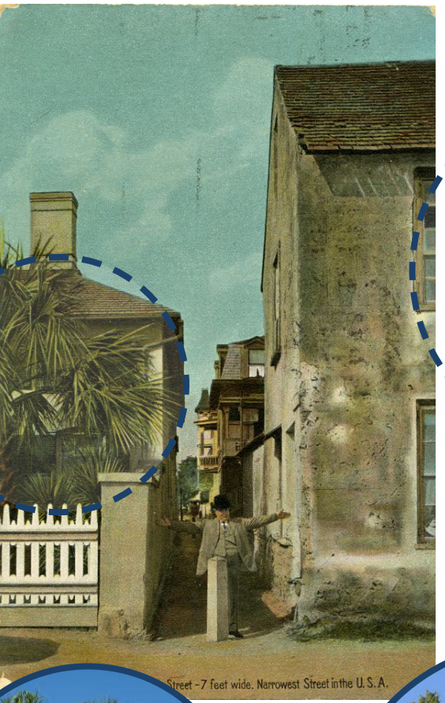


Eastern Red Cedar

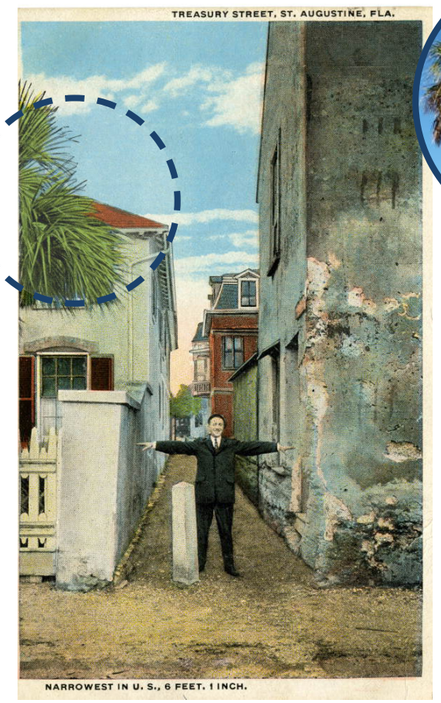


Spineless Yucca

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Cabbage Palm

Pittosporum





Cabbage Palm



Eastern Red Cedar



Spineless Yucca





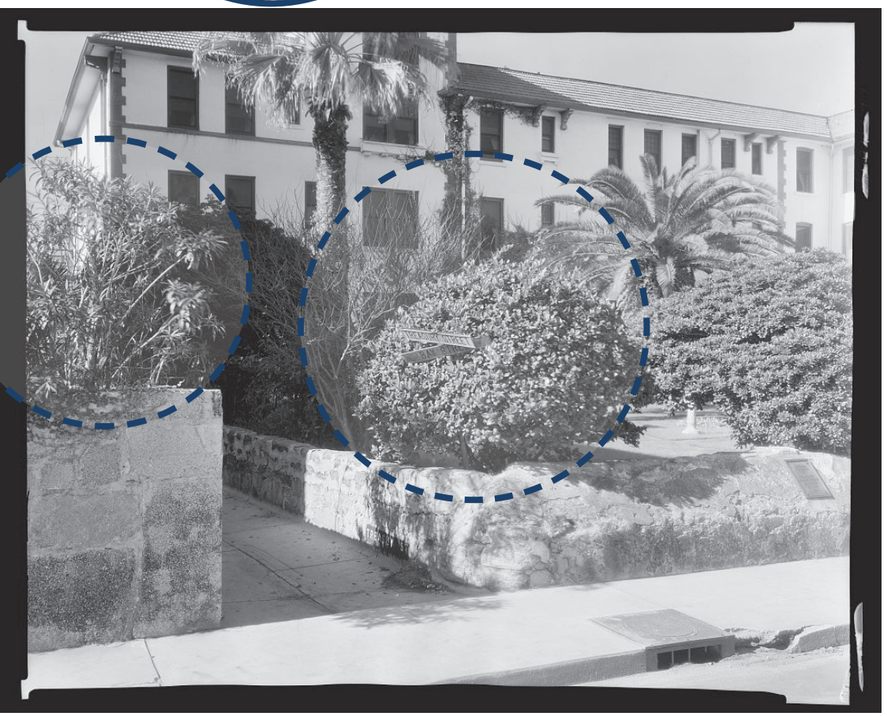
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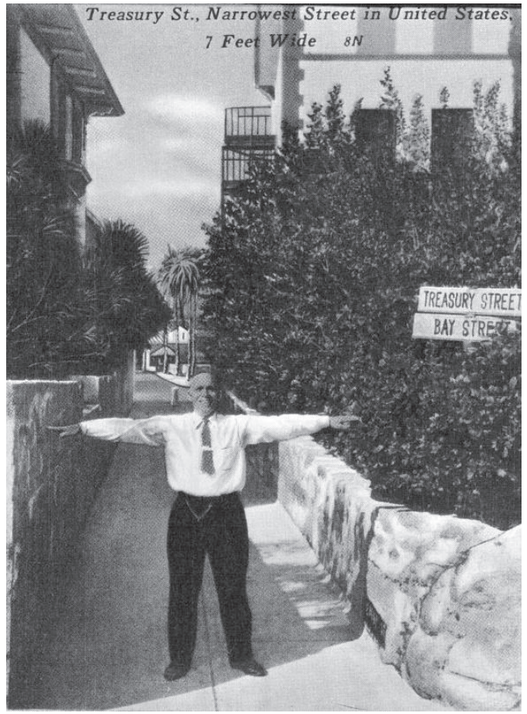


Oleander

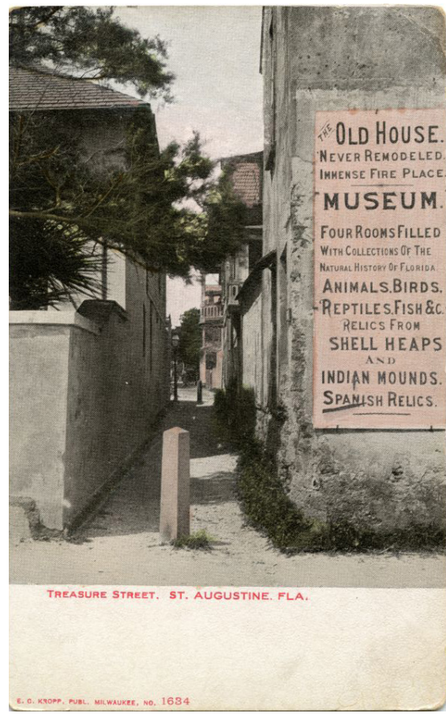


Pittosporum

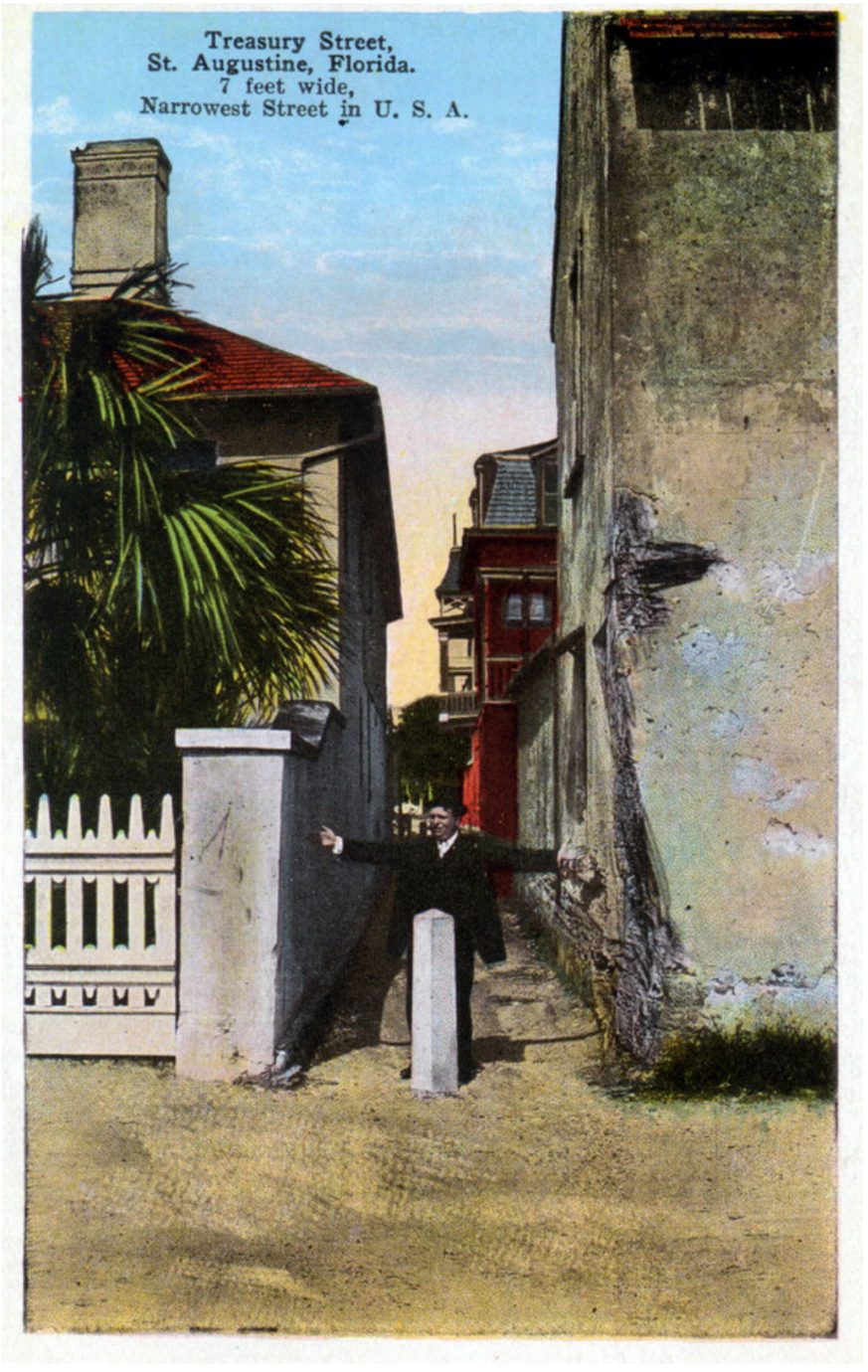


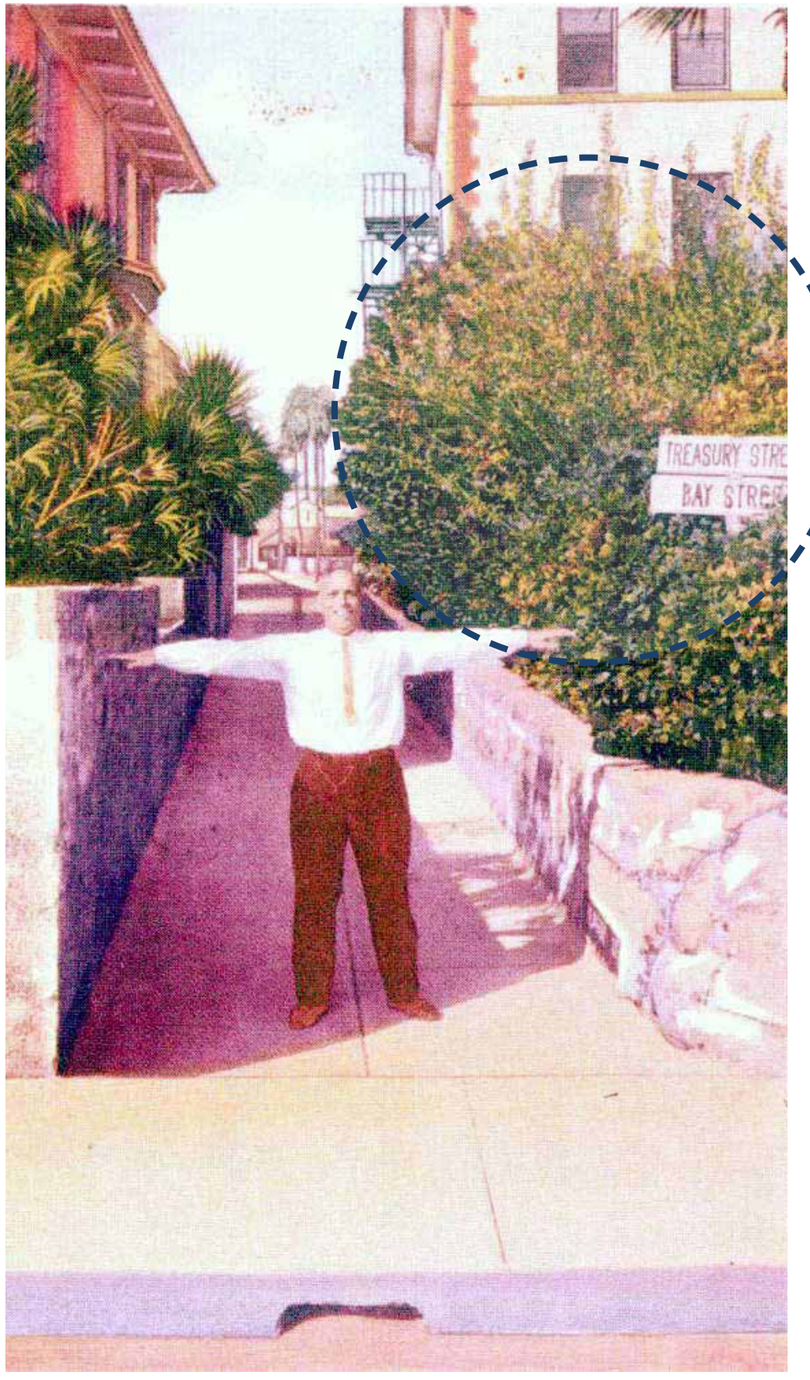






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44 AVENIDA MENÉNDEZ | CONCEPT PLAN

06.07.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE + PLANNING

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06.07.2021

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Live Oak *(Quercus virginiana)*



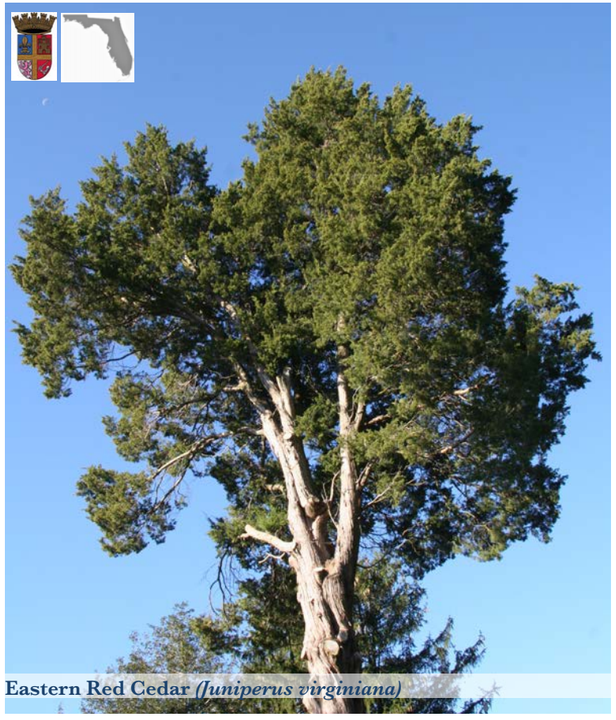
Drake Elm *(Ulmus parvifolia)*



Cabbage Palm *(Sabal Palmetto)*



Spineless Yucca *(Yucca elephantipes)*



Eastern Red Cedar *(Juniperus virginiana)*



King Palm *(Archontophoenix alexandrae)*



Oleander *(Nerium oleander)*

AGHP Approved Historic Plant Material

Florida Native Plant

44 AVENIDA MENÉNDEZ | PLANT PALETTE 06.07.2021

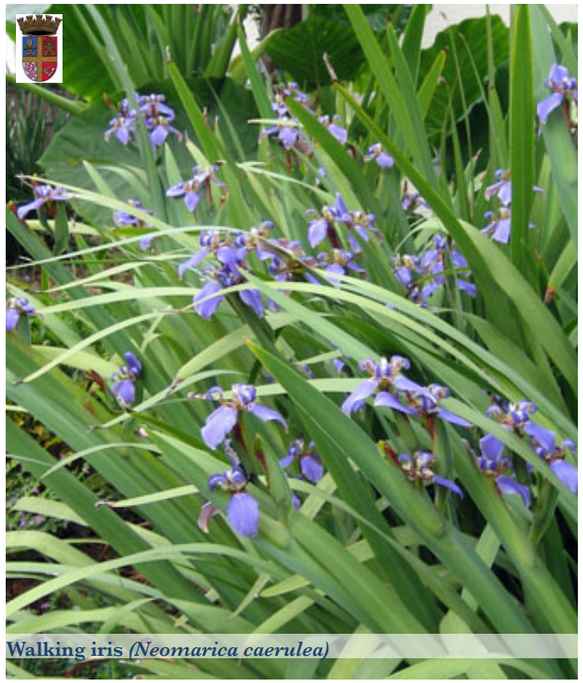
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Dwarf Fakahatchee *(Tripsacum dactyloides)*



Walking iris *(Neomarica caerulea)*



Pittosporum *(Pittosporum tobira)*



Dune sunflower *(Helianthes debilis)*

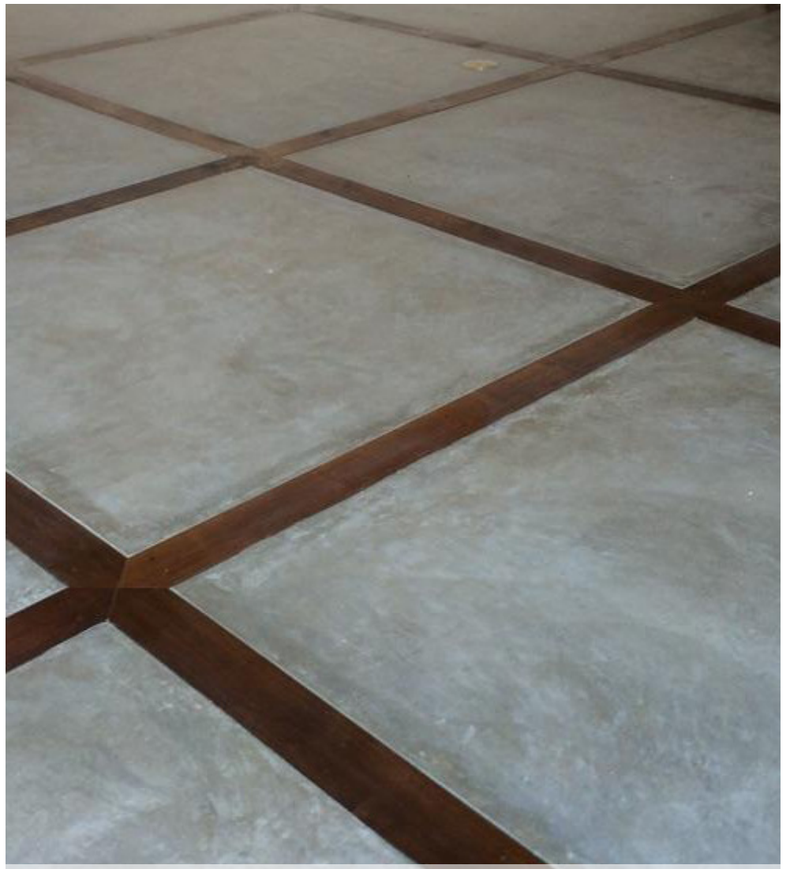


Confederate Jasmine *(Trachelospermum jasminoides)*

AGHP Approved Historic Plant Material

Florida Native Plant

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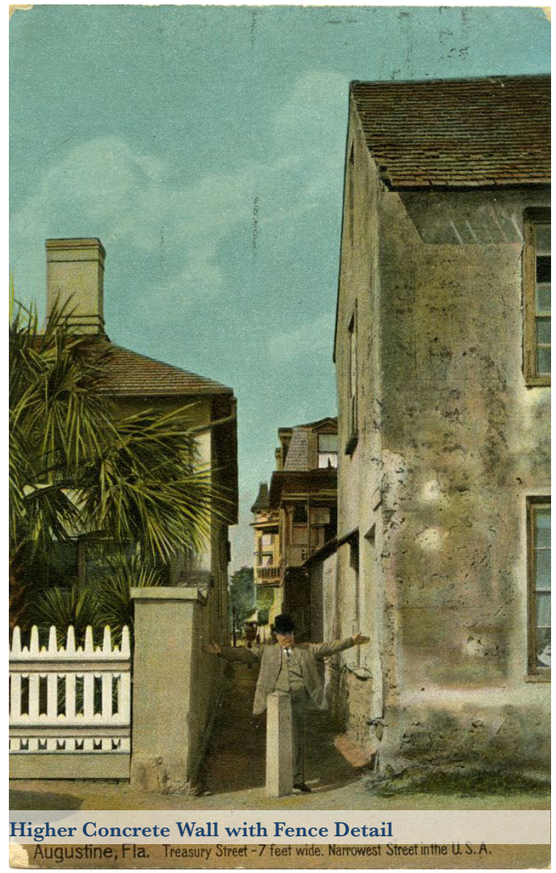
Tabby Concrete with Wood Timber Inlay



Tabby Concrete



Cut Coquina Concrete



Higher Concrete Wall with Fence Detail



Lower Concrete Wall

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44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

06.07.2021

St. Augustine, Florida |44 Avenida Menéndez
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0' 25' 50' 100'

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Received April 16, 2021
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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 2021-0059

Receipt No. 2097860 Meeting Date: 5/20/2021

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT CD + Urban
   Business (if applicable) _____
   Address 1936 San Marco Blvd.
   City Jacksonvillle State FL Zip Code 32207
   Daytime telephone 9046263454 Other phone/email joe@cronkduch.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER John Arbizzani
   Business (if applicable) 44 Avenida Menendez, LLC
   Address 44 Avenida Menendez
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 9043154253 Other phone _____
3. PROJECT STREET ADDRESS 44 Avenida Menedez
4. LEGAL DESCRIPTION: Lot X Block ___ Subdivision _____ Parcel 196340 0000
5. EXISTING USE Office and Parking PROPOSED USE Restaurant and Courtyard
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) □ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
□	□	Roof
□	□	Roof structures (dormers, chimneys, etc.)
□	□	Exterior finishes (stucco, masonry, siding)
□	□	Porch/Deck/Balcony
□	□	Awning/Canopy
□	□	Exterior Doors
□	□	Windows
□	□	Shutters
□	□	Foundation (including infill)
□	□	Exterior lighting & other appurtenances
□	□	Existing fences, walls & gates
□	□	Existing parking, walkways & other site features

October 2017

Received April 16, 2021
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C. NEW CONSTRUCTION (check and specify all work items that apply)

- [x] New building Restaurant building
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) Roof for building
- [x] New porch/deck/balcony Wrap around, upper and lower porch
- [x] New awning/canopy Over entrances to use as marking points
- [x] New entrances Singlular new entrance into property
- [x] New window opening/sashes Windows in new building
- [x] New exterior lighting Outdoor lights on both fist and second floor
- [x] New fence/wall/gate Fence and gate concept on Avendia Menedez and Charlotte
- [x] New parking/walkways/other site features Walkway through area to connect Charlotte and Avenida Menedez
- [x] Exterior utility service/mechanical equipment Restaurant dumpsters, loading dock, HVAC equipment

D. PAINT COLORS (check one)

- [x] Scheme with pre-approved paint colors (exterior colors available upon request)
- [ ] Custom color scheme (provide color samples & building elevations showing color placement)
- [ ] No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Espinoza Sanchez is a restaurant concept located in Historic Downtown St. Augustine, at 44 Avenida Menendez. We have proposed the demolition of a non-historic, abandoned drive through building, and in its replacement will be a two story, historic-inspired restaurant and courtyard. The addition of this building will add to the common good of the surrounding community, and draw residence and tourist alike into the downtown area. Our goal is to meet the wants and needs of our client, while still adhering to the historical precedence that has already been established by the surrounding structures.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME CD + Urban

SIGNATURE OF APPLICANT _____ DATE 04.15.21

PRINT OWNER'S NAME John Arbizzani

SIGNATURE OF OWNER _____ DATE 04.15.21

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

44 Avenida Menendez - PL-2021-0059

Received April 16, 2021
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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation.* The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

[ ] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☒	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☒	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☒	Photographs of existing surface or feature including close-up and full building perspective
☐	☒	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☒	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☒	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☒	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☒	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☒	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☒	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY (Provide details if proposing) Spec sheets, finish, color

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☒	Photographs of existing door(s) or location of proposed new door opening(s)
☒	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☒	For new openings, a scaled wall section
☐	☒	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☒	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☒	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☒	☐	For new openings, a scaled wall section with proposed window
☐	☒	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☒	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☒	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☒	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☒	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☒	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☒	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☒	Photographs of existing details and context of affected site area within view of the proposed project
☐	☒	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☒	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES Provide details if proposing

☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☒	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☒	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) (Need to show existing)
☐	☒	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☒	Plant material list with identification, quantity, size at planting and maturity, spacing

(⊗ Outdoor seating / furniture details needed as well

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☒	☐	Photographs of existing site area within view of proposed construction with context area
☒	☒	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways — Need all existing elements like bldg. to be removed
☒	☐	Scaled site plan showing the property line and proposed construction
☐	☒	Scaled landscape plan Need if proposing landscaping
☐	☒	Scaled elevation drawings showing existing building(s) and major site features
☒	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☒	Wall sections
☐	☒	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☒	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape (Scaled not submitted)
☐	☒	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☒	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:
Even though this is an Opinion of Appropriateness application, details checked for each bldg. element above are helpful to ensure compatibility with the AGHP.

Project number: PL2021-0059 Project Address: 44 Avenida Menendez

Reviewed by: Candice Seymour + Julie Courtney Date: 4/19/21

Julie Courtney

From: Cliff Duch <cliff@cronkduch.com>
Sent: Tuesday, May 11, 2021 1:05 PM
To: Julie Courtney
Cc: Kevin Bennett; Joe Cronk; Erlys Rodriguez; Marquesa Cope; John Arbizzani
Subject: Re: Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Julie,

Thank you these are helpful.
We are developing our responses for the May 20th Harb meeting.

Cliff

Get Outlook for iOS

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, May 11, 2021 12:59:35 PM
To: Cliff Duch <cliff@cronkduch.com>
Cc: Kevin Bennett <kbennettcda@gmail.com>; Joe Cronk <joe@cronkduch.com>; Erlys Rodriguez <erlys@cronkduch.com>; Marquesa Cope <mmc0054@auburn.edu>
Subject: Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Mr. Duch,
I had a couple clarifications that I sent early last week and I provided last Friday at the DRC meeting that are needed on what is planned for the 44 Avenida Menendez. You asked that you be the main contact. I am listing them again below and also adding a couple more questions:

- Please provide the pitch of the different roofs on the proposed new restaurant building
- Please provide heights of the existing Espinosa-Sanchez House and the proposed building, as requested at the 05.07.21 Design Review Committee meeting
- No parking is shown on the proposed plans. Please confirm that the existing parking around the property will be eliminated completely.

ALTERATIONS TO Espinosa-Sanchez House (c. 1702 – 1756):

- What are the modifications proposed for the exterior of the existing one-story building located along Charlotte Street and at the rear of 44 Avenida Menendez (not the bank drive-through building)?
    - On 1st floor plan A1.10: to accommodate the proposed ADA restrooms at the east end of the building, the existing window is being replaced by an exterior door? Will the proposed new door be in the exact location as the window opening?
- An exterior fireplace is being added to the existing chimney on the east elevation or is the plan to rebuild the chimney?
    - do you have any documentation when the chimney was built?
- Any other changes proposed to this building?

WALLS:

- Is the existing wall on the north end to remain?
- Is the masonry wall along Charlotte Street proposed to be rebuilt completely or modified?

- How about the masonry walls on the east side / along Avenida Menendez?

- Is the small ticket office building that is on the northeast corner of the property proposed for removal?

Thank you,
Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

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St. Augustine, FL 32085

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From: Julie Courtney
Sent: Monday, May 3, 2021 5:07 PM
To: 'Erlys Rodriguez' <erlys@cronkduch.com>; 'Marquesa Cope' <mmc0054@auburn.edu>
Subject: Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Hello,
I had a couple clarifications I need on what is planned for the 44 Avenida Menendez:

- What are the modifications proposed for the exterior of the existing one-story building located along Charlotte Street and at the rear of 44 Avenida Menendez (not the bank drive-through building)? It looks like on 1st floor plan A1.10, to accommodate the proposed restrooms at the east of the building, the existing window is being replaced by an exterior door? Will the proposed new door be in the exact location as the window?
  OR
  Is the building being added on to with the ADA restroom, with a new exterior fireplace added on that east end?
- Any other changes proposed to this building?

- Is the existing wall on the north end to remain?
- Is the masonry wall along Charlotte Street proposed to be rebuilt completely or modified?
- How about the masonry walls on the east side / along Avenida Menendez?

- Is the small ticket office building that is on the northeast corner of the property proposed for removal?

Thank you,
Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

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44 AVENIDA MENENDEZ

SAINT AUGUSTINE, FL 32084

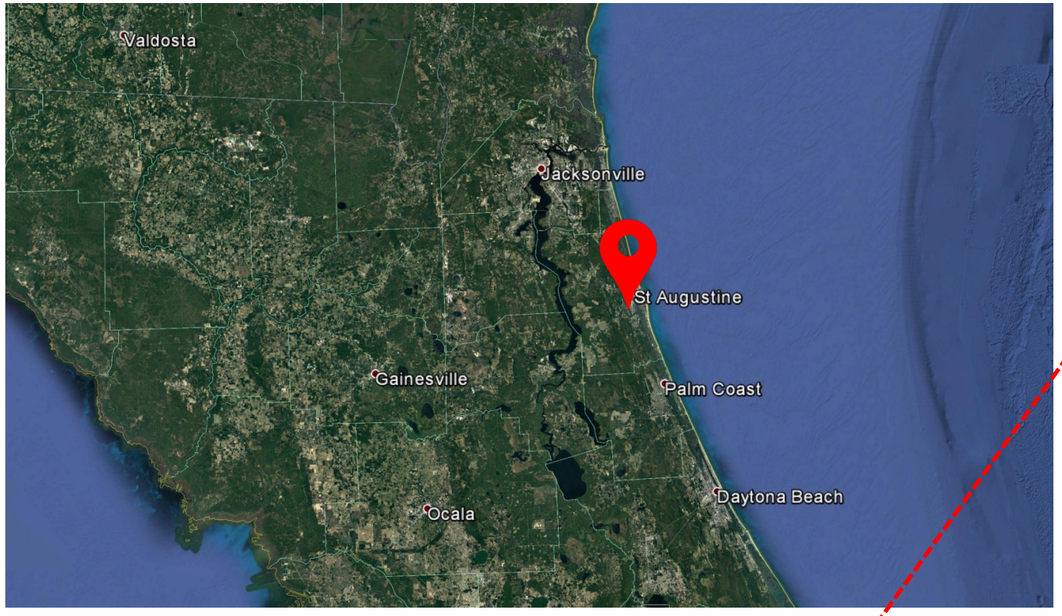


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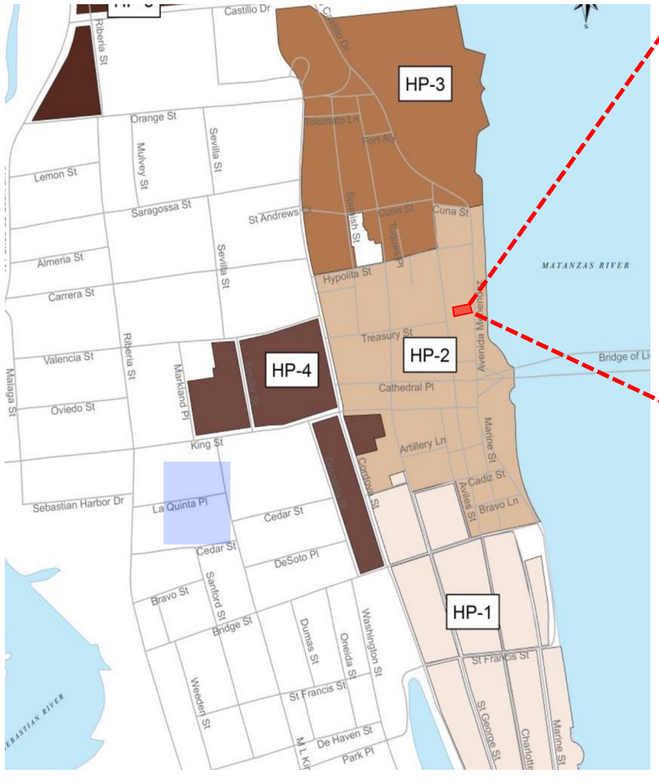
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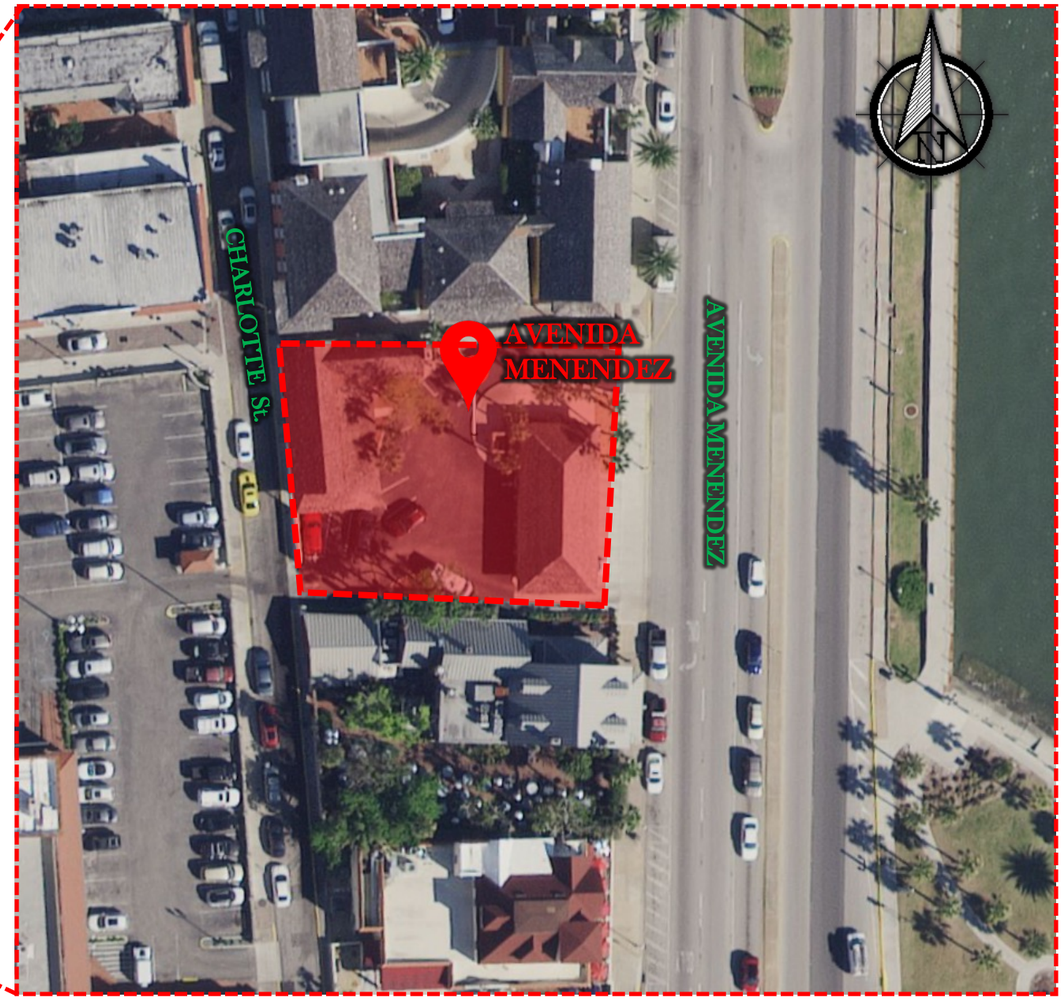
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LOCATION MAP



ST. AUGUSTINE HISTORIC PRESERVATION ZONES



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EXISTING BUILDING. CHARACTER

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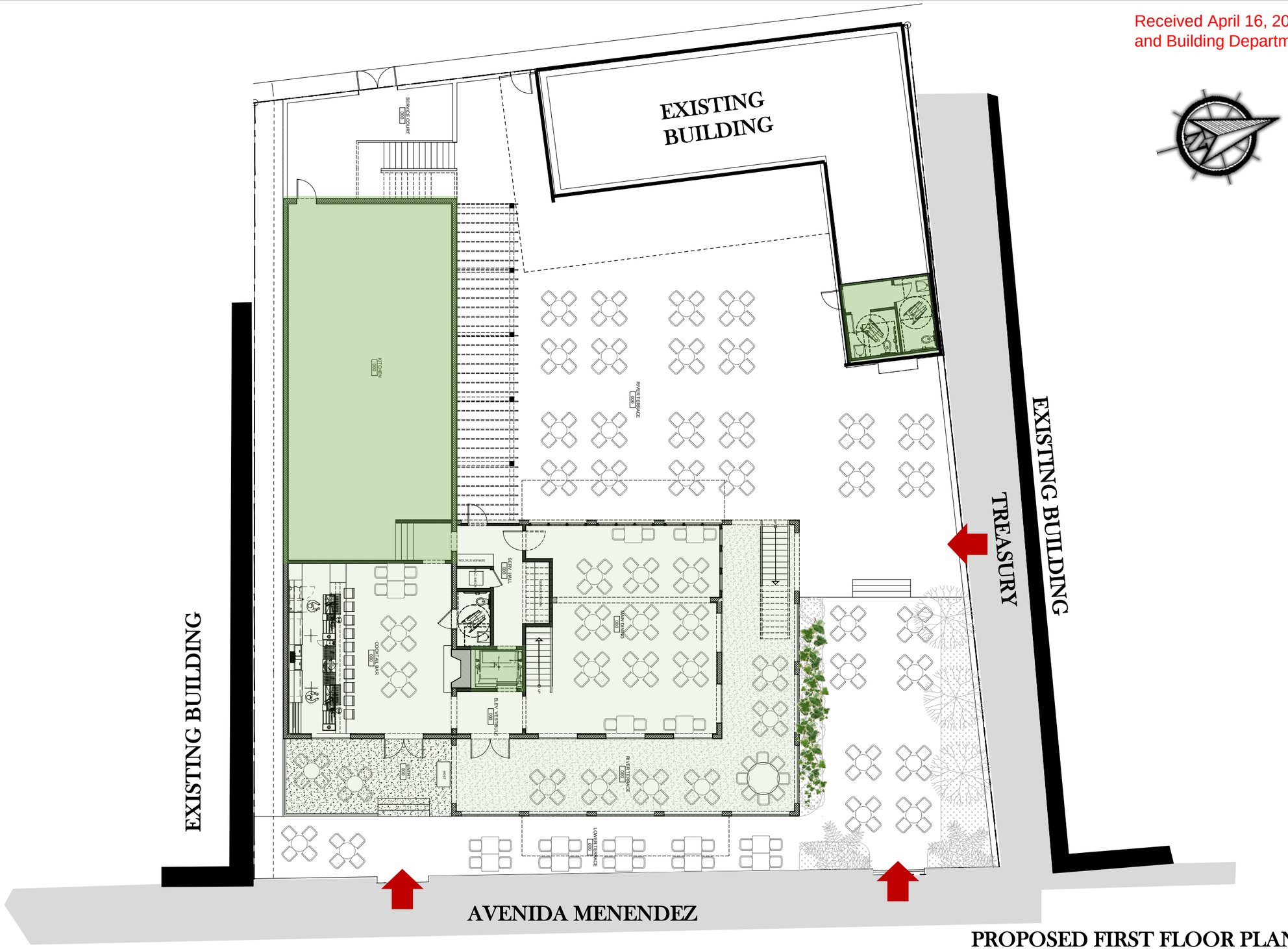




EXISTING BUILDING. CHARACTER

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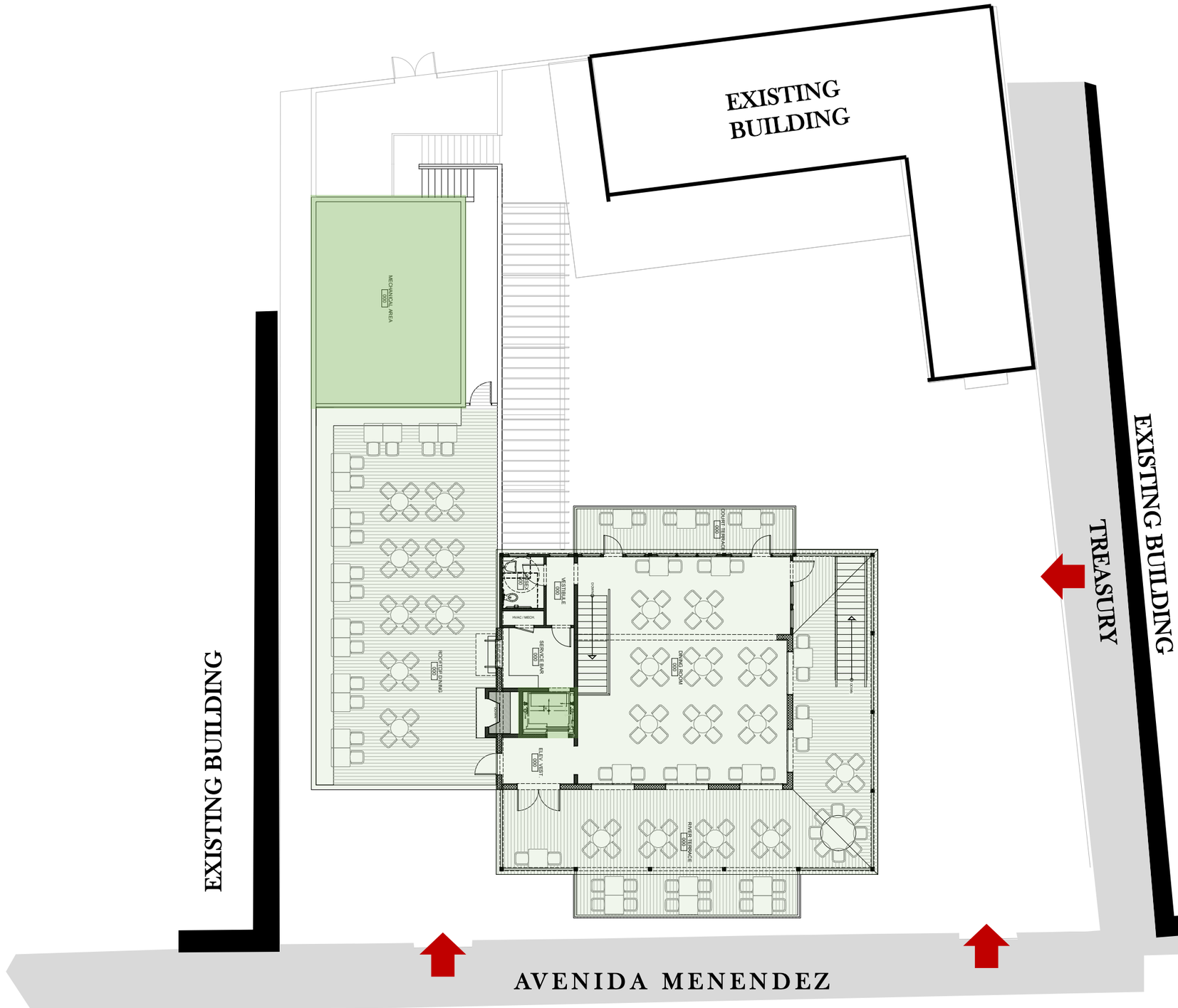
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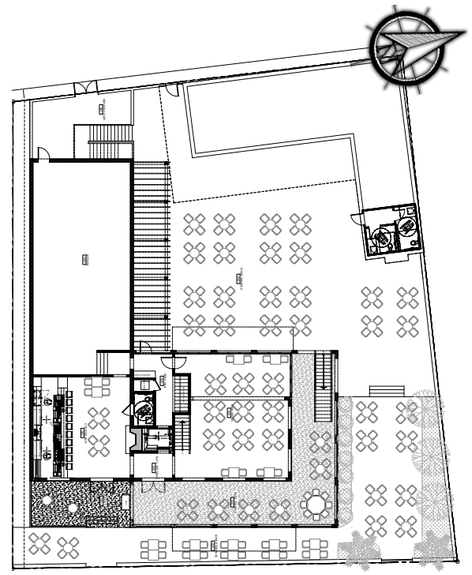
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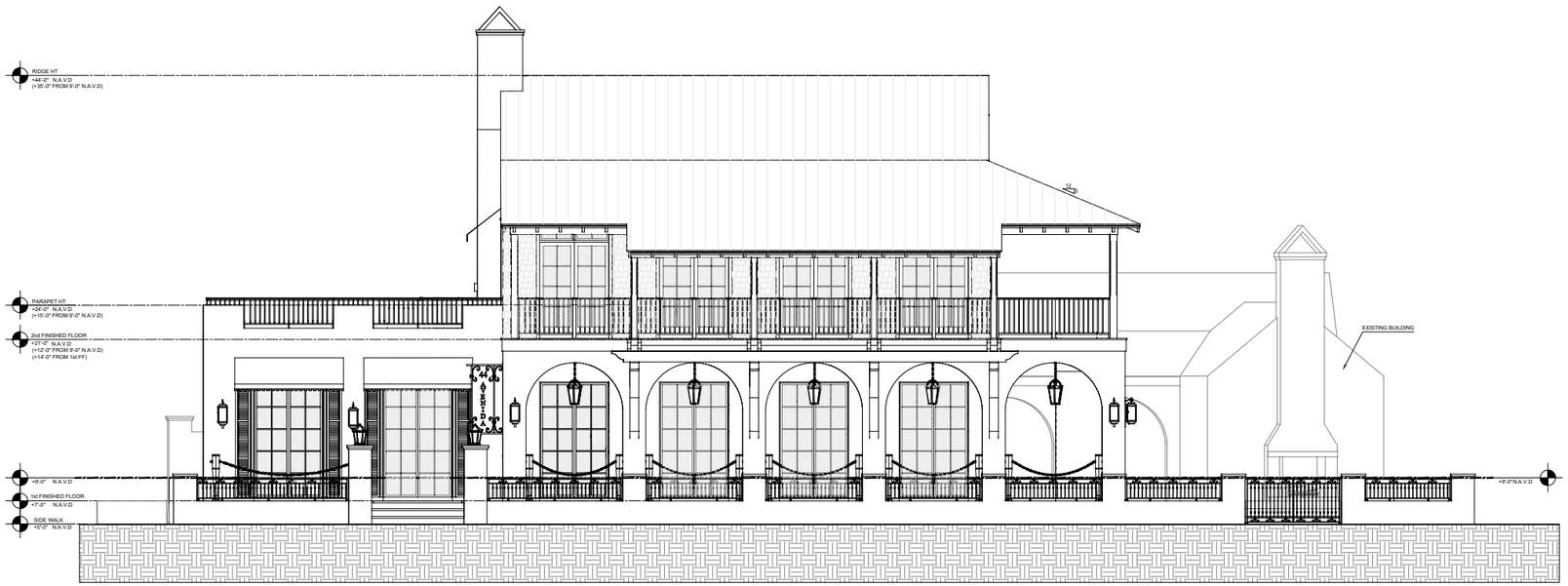




PROPOSED STREET SCAPE

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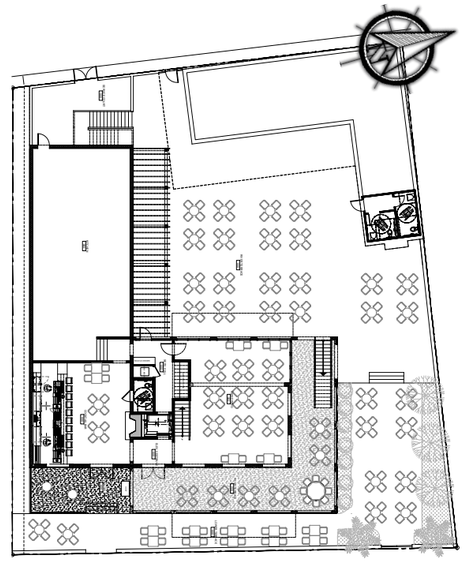
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PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION



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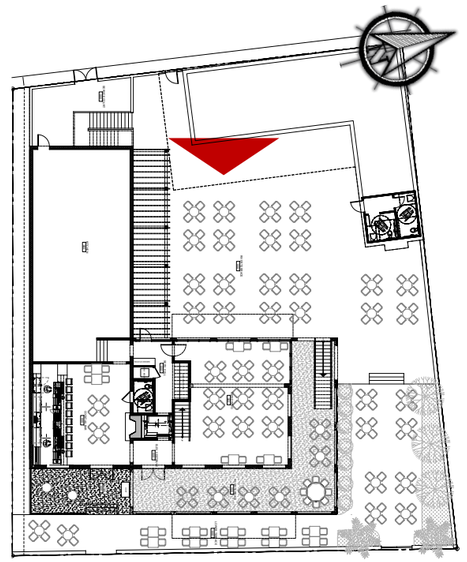
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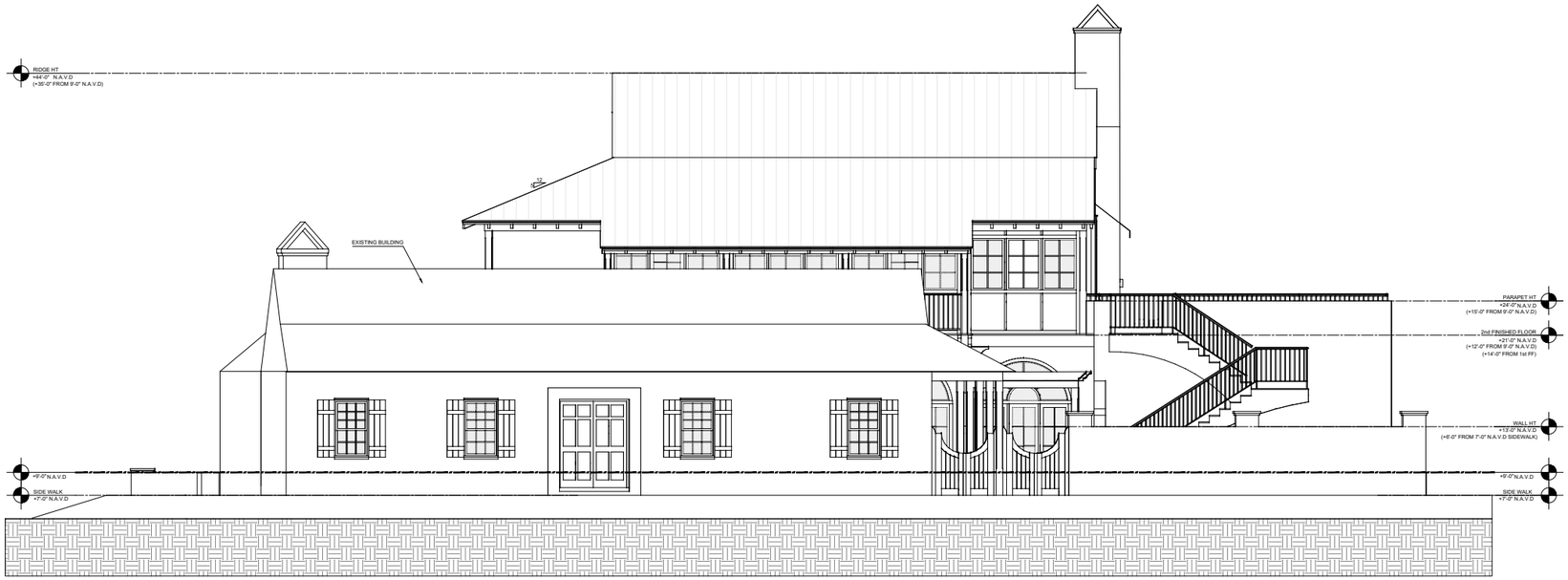


PROPOSED WEST ELEVATION



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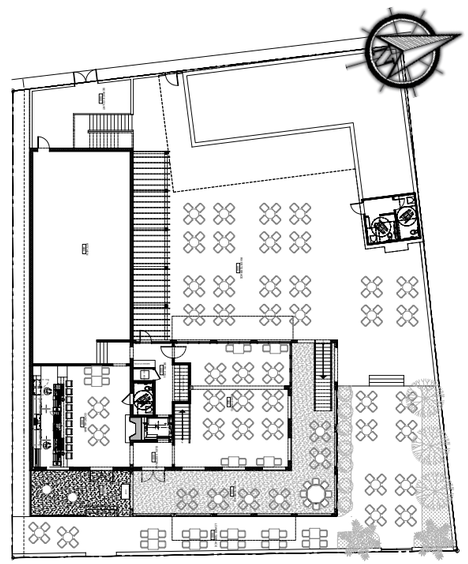
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PROPOSED WEST ELEVATION FROM COURTYARD



PROPOSED WEST ELEVATION FROM COURTYARD



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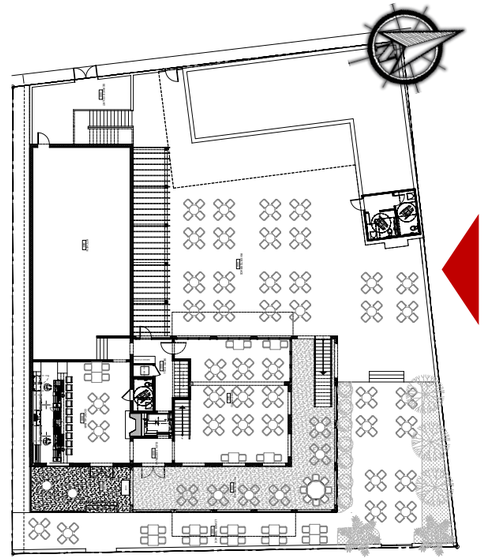
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PROPOSED NORTH ELEVATION FROM TREASURY STREET

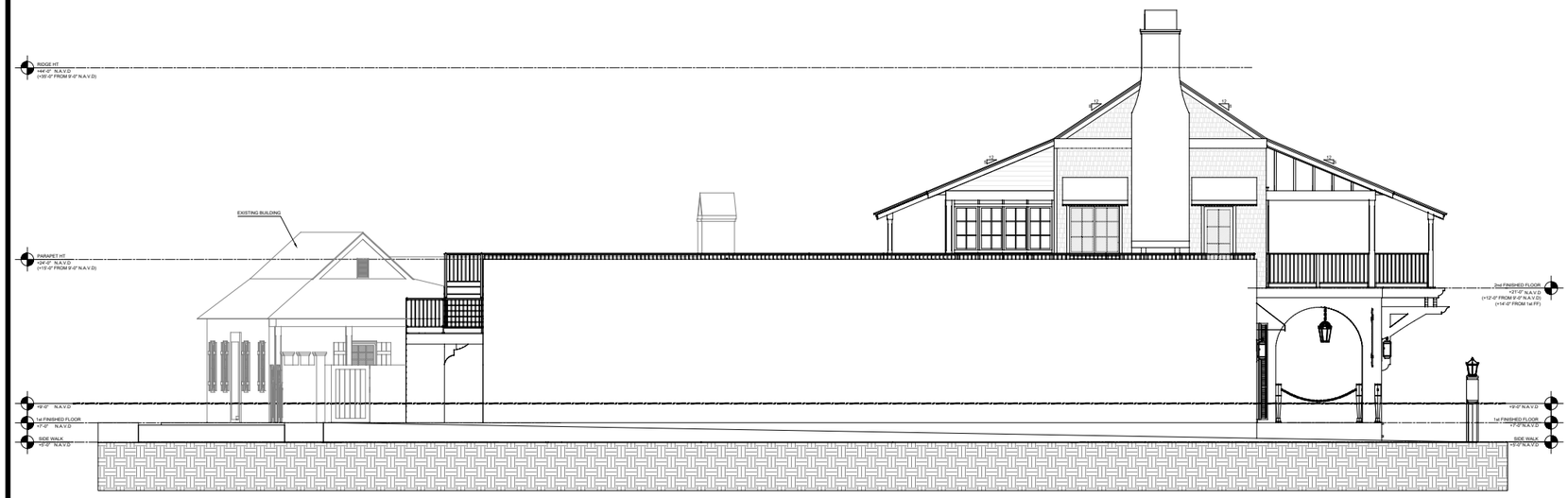


PROPOSED NORTH ELEVATION FROM TREASURY STREET

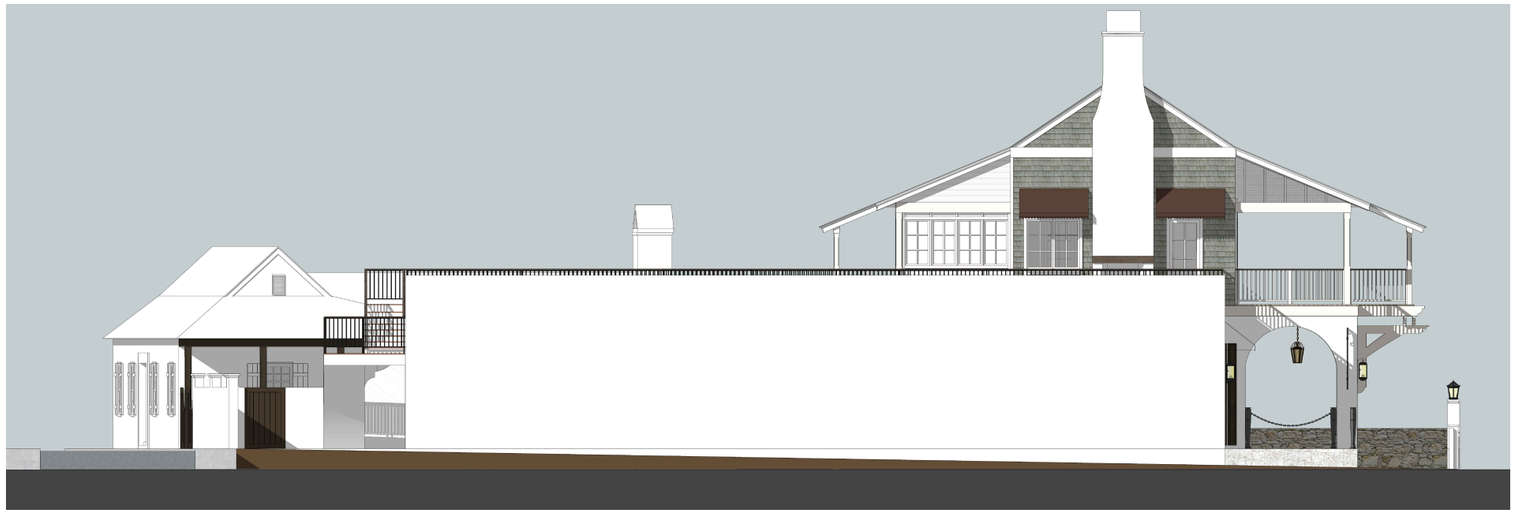


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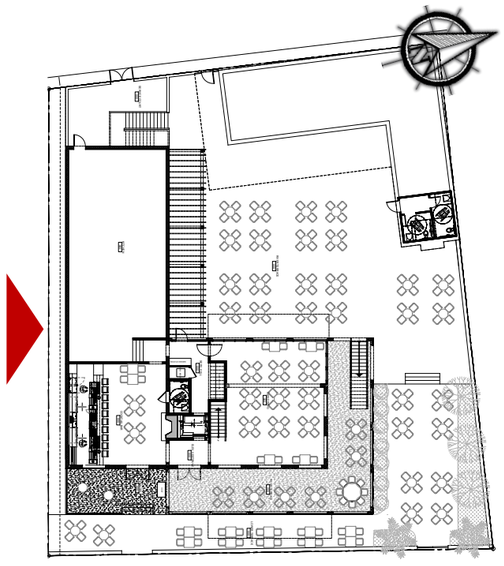
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PROPOSED SOUTH ELEVATIONS



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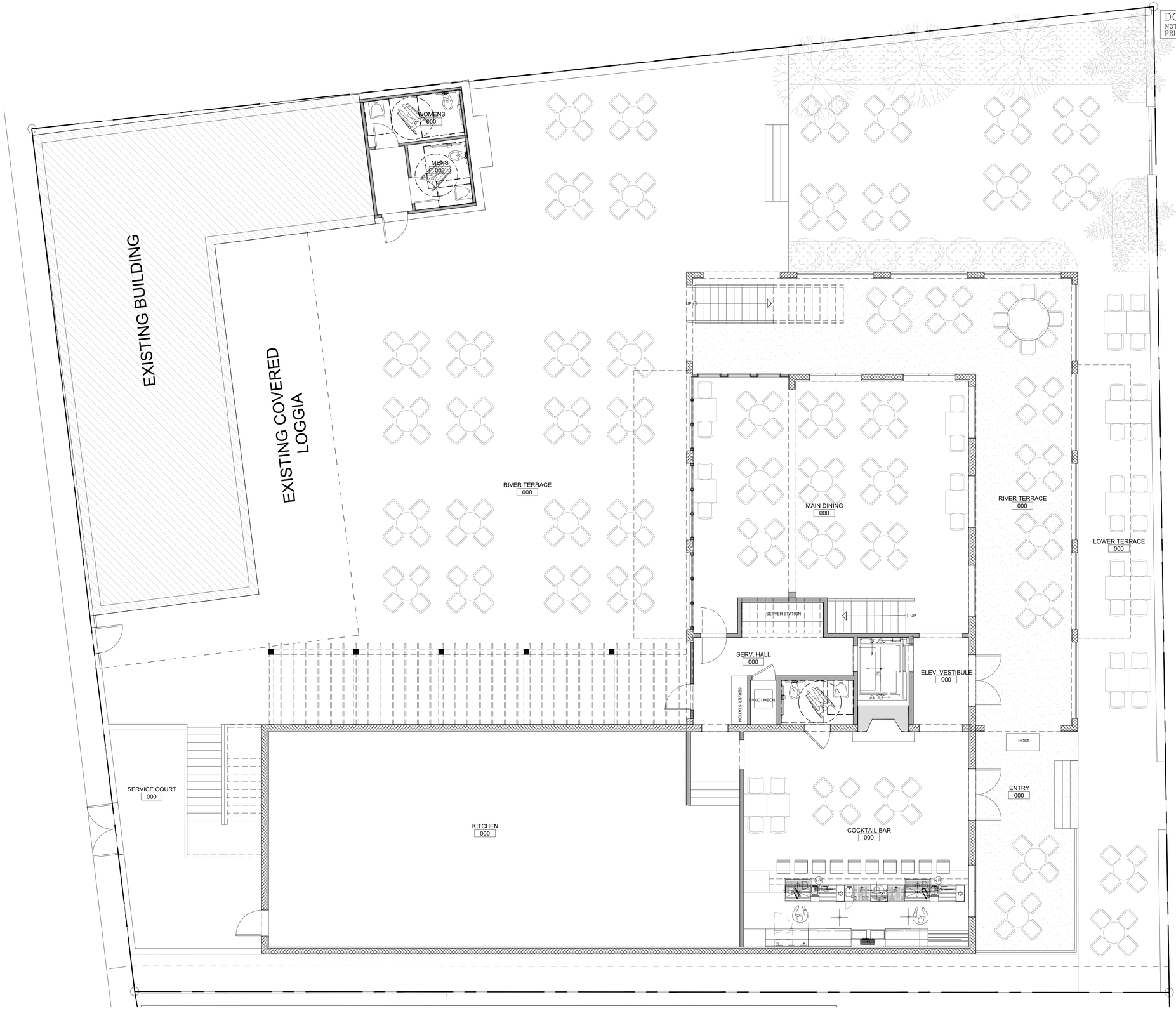


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1 / A 1.10 1ST FLOOR PLAN
Scale: 3/16" = 1'-0"

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240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION:	DATE

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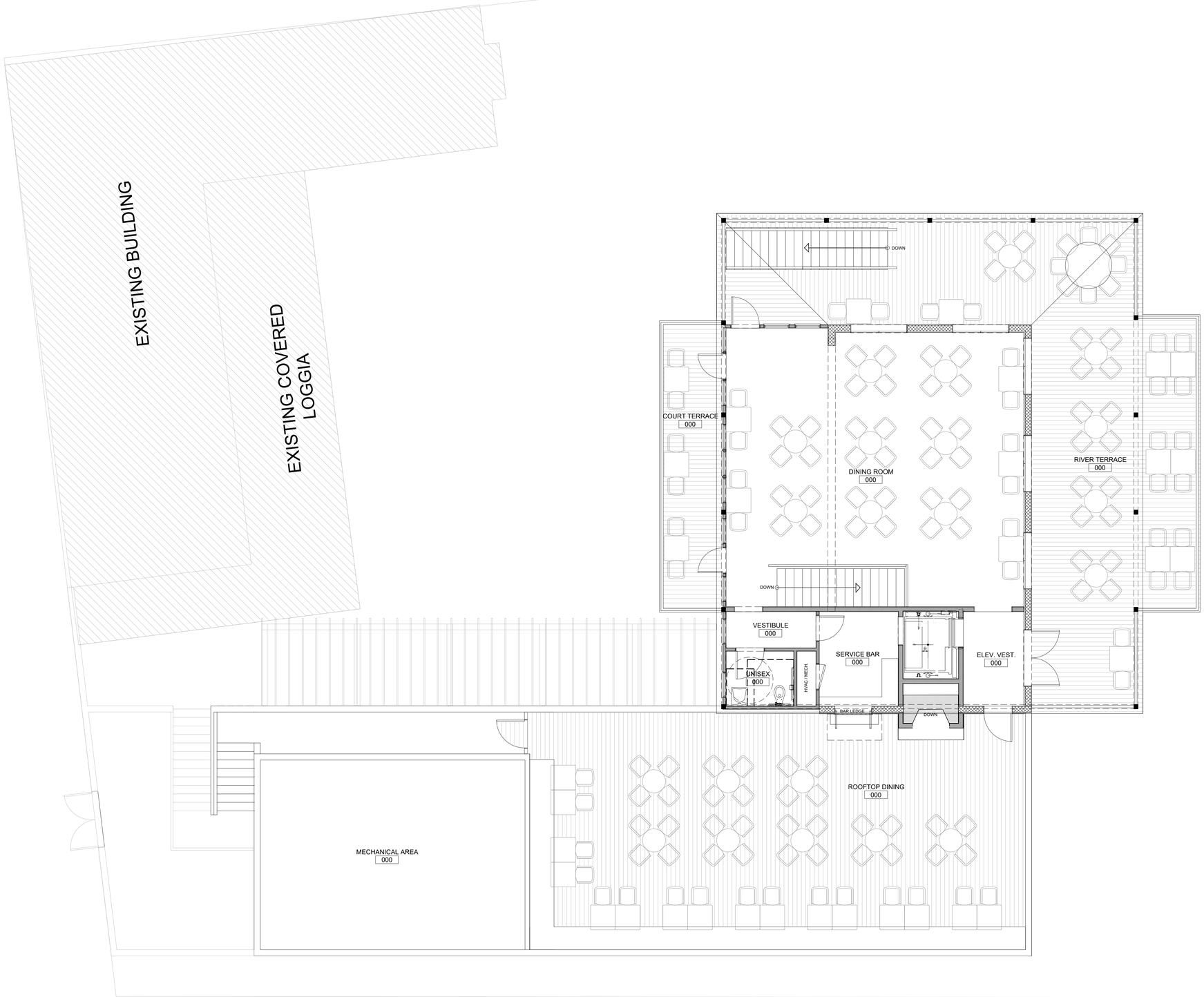
1ST FLOOR PLAN

A1.10

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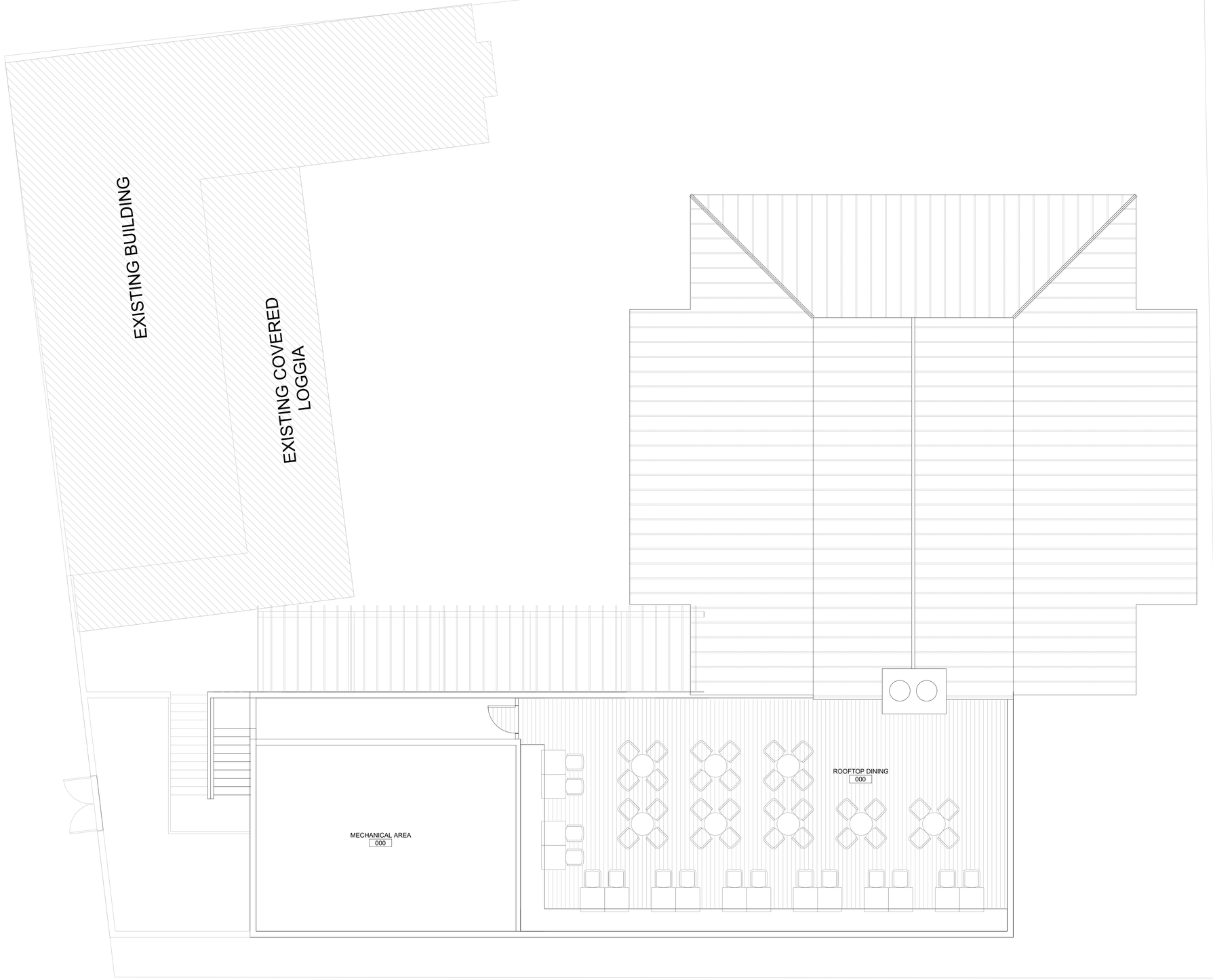
2ND FLOOR PLAN

A1.20

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ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

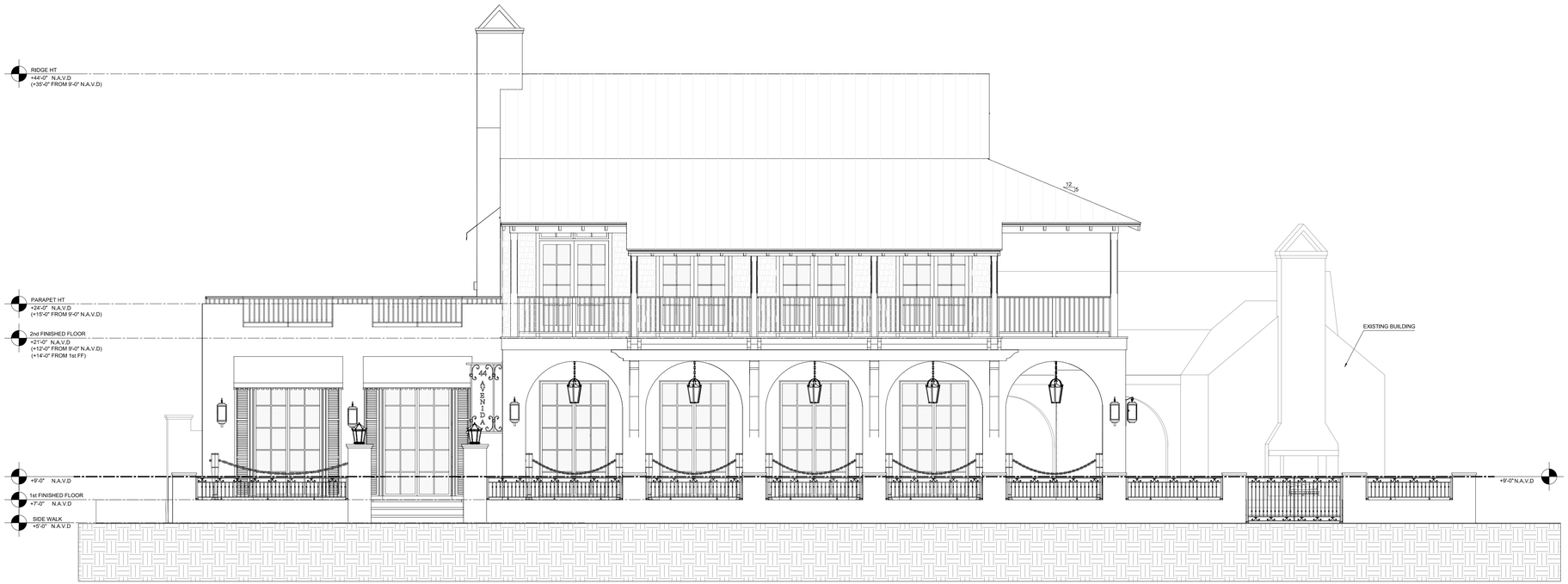
ROOF PLAN

A1.30

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Received April 16, 2021
Planning & Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"

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OPINION OF APPROPRIATENESS - 04/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.333.6382

CONSULTANTS:

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: APRIL16, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: OPINION OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

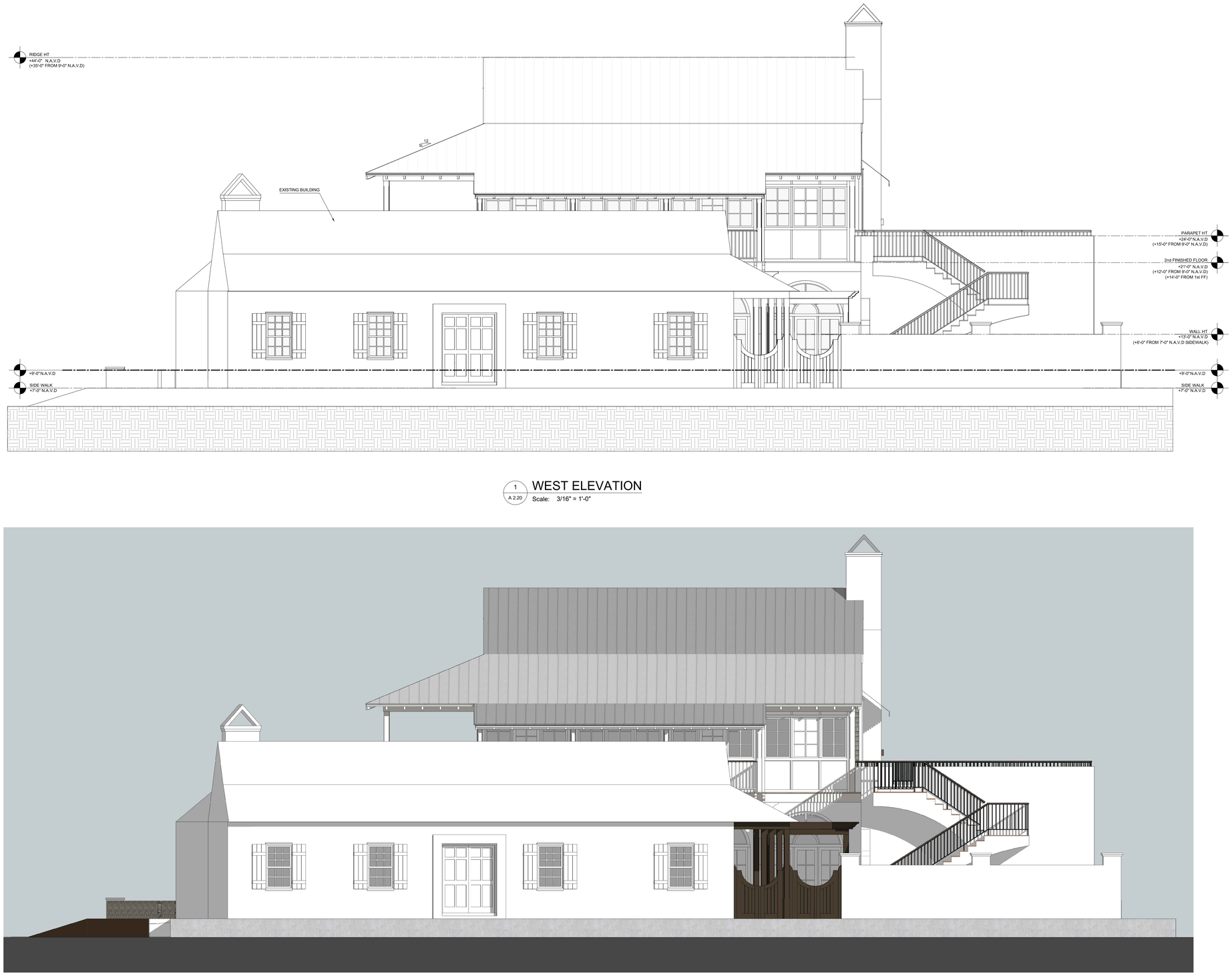
EAST ELEVATION

A2.10

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1 A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

2 A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

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WEST ELEVATION

A 2.20

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1 / A 2.30 WEST ELEVATION FROM COURTYARD
Scale: 3/16" = 1'-0"



2 / A 2.30 WEST ELEVATION FROM COURTYARD
Scale: 3/16" = 1'-0"

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ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WEST ELEVATION FROM COURTYARD

A2.30

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DO NOT MEASURE DRAWINGS
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1 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"



2 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"

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ST AUGUSTINE , FL

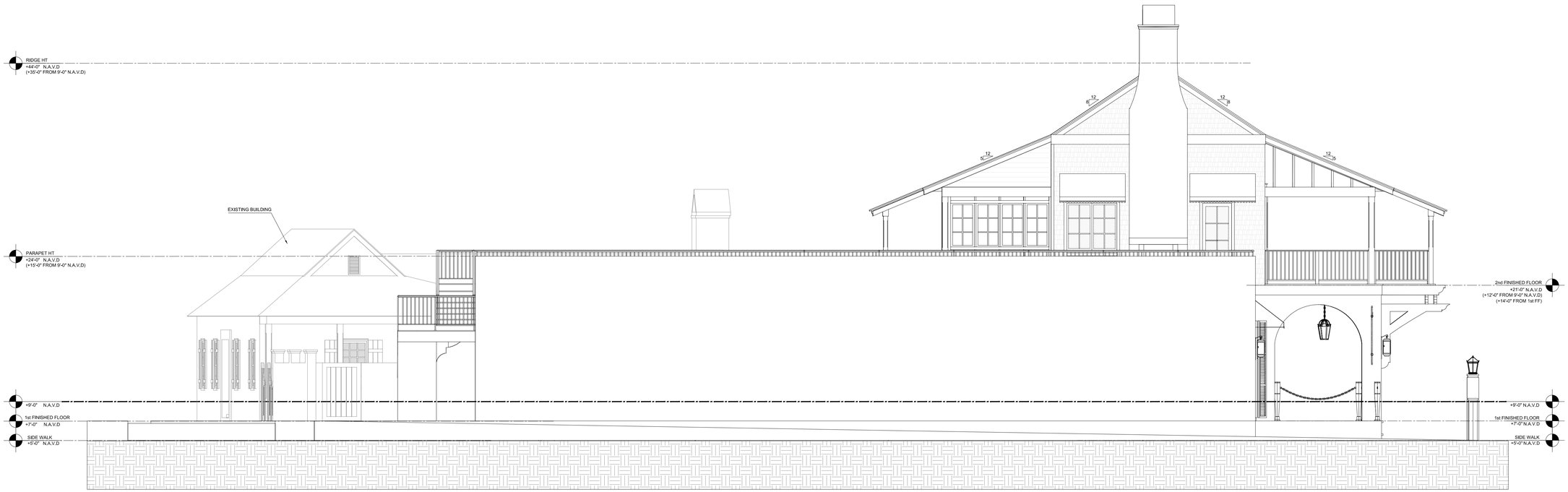
44 AVENIDA MENENDEZ

NORTH ELEVATION FROM TREASURY STREET

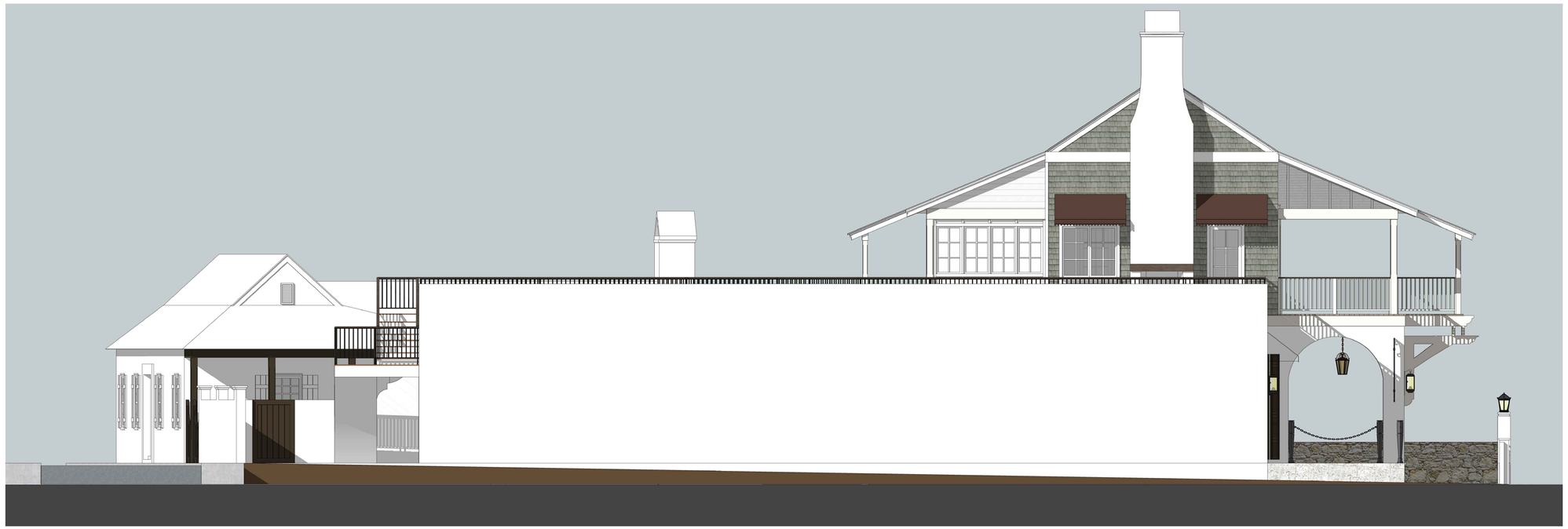
A2.40

Received April 16, 2021
Planning & Building Department

DO NOT MEASURE DRAWINGS
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1 / A 2.50 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 / A 2.50 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

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PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

SOUTH ELEVATION

A2.50

Instr #2015018250 BK: 4005 PG: 1206, Filed & Recorded: 3/30/2015 1:45 PM #Pgs:6
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $52.50 Doc. D $10,150.00

Prepared by and Return to:
Howard L. Alford, Esq.
Averitt & Alford, PA
3010 South Third Street, Suite B
Jacksonville Beach, Florida 32250

Tax Parcel No. 196340 000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 27th day of March, 2015, by **VIRTU CATHEDRAL BUILDING, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **44 AVENIDA MENENDEZ, LLC,** a Florida limited liability company, whose address is 44 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land, ***but specifically excluding*** any rights or interests of Grantor in or to other lands of Grantor located (a) outside the boundaries of the Land and (b) outside the boundaries of such streets, alleys or rights-of-way;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee **SUBJECT TO the** permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee and bind itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Return To: 4 pgs
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751 d/s 10,150.00
Attention: **Myrna H. Small**
File No. 4115000705

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Duncan Hatch

Printed Name: James Ross McNab

VIRTU CATHEDRAL BUILDING, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C., an Arizona limited liability company, its manager

By:
Name: Scott McWhorter
Title: MANAGER

COPY

CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On MAR 26 2015, before me *Terrie Gillett*, *Notary Public*, personally appeared **Scott McWhorter**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

COPY

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.

NRO1 TERRIE GILLETT COMM. #1955745 Notary Public - California Marin County My Comm. Expires Nov. 5, 2015 NRO1

Terrie Gillett, Notary Public (Seal)

..... *Optional Information* .....

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of: Special Warranty Deed - Parcel 197160

TYPE OF INDENTIFICATION

[✓] Satisfactory Evidence – photo ID card
[ ] One credible witness acknowledging identity of principal
[ ] Two credible witnesses acknowledging identity of principal

STATE OF _____ §
§
COUNTY OF _____ §

The foregoing Warranty Deed was acknowledged before the this ____ day of _____, 2015, by _____, as _____ of _____, acting for an on behalf of such entity, who is personally known to me or has provided _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

See ACK for CORRECT CA wording

_____
Notary Public
Name: _____
My Commission Expires:_____

(Notary Seal)

COPY

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A parcel of land in Block 5 of the City of St. Augustine, Florida, being all of that land described in Executor's Deed recorded in Official Records Book 42, Page 617 Public Records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

COPY

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Boundary Agreement recorded in Deed Book 118, Page 581, Public Records of St. Johns County, Florida.

3. Terms, provisions and conditions of that certain Memorandum of Building and Rooftop Lease Agreement by and between Virtu Cathedral Associates, LLC, a Delaware limited liability company and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless recorded in Official Records Book 3729, Page 1293, Public Records of St. Johns County, Florida.

4. Rights of Way of Charlotte Street, Treasury Street and Avenida Menendez, also known as State Road A-1-A, all as presently established.

5. Structure Lease Agreement dated September 21, 2013 by and between Virtu Cathedral Associates, L.L.C., a Delaware limited liability company "Landlord" and New Cingular Wireless PCS, LLC, a Delaware limited liability company "Tenant" as evidenced by the Memorandum of Structure Lease Agreement recorded October 10, 2013 in Official Records Book 3801, Page 451, Public Records of St. Johns County, Florida.

6. Rights of tenants, as tenants only, under unrecorded leases as set forth below, which leases do not include options to purchase or rights of first refusal to purchase all or any portion of the insured lands:
   a) 46 Avenida Menendez, Inc., aka L. John Arbizzani;
   b) Wells Fargo Bank, N.A., (Drive In);
   c) St. Augustine Historical Tours Inc., dba Old Town Trolley Tours of St. Augustine.

7. Matters as depicted on the survey prepared by Landtech Associates, Inc., dated August 20, 2007, updated October 1, 2014, last revised March 17, 2015, Job No. 15-0221 as follows:

   a) Encroachment of NE corner of building 0.3' along the north line and by 0.1' in the northwest corner;
   b) Block wall lies inside the southeast corner of subject premises.

8. Claims, demands, judgments and any other matters arising out of the filing of the Notice of Commencement recorded on October 29, 2014 in Official Records Book 3947, Page 1258 Public Records of St. Johns County, Florida.

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

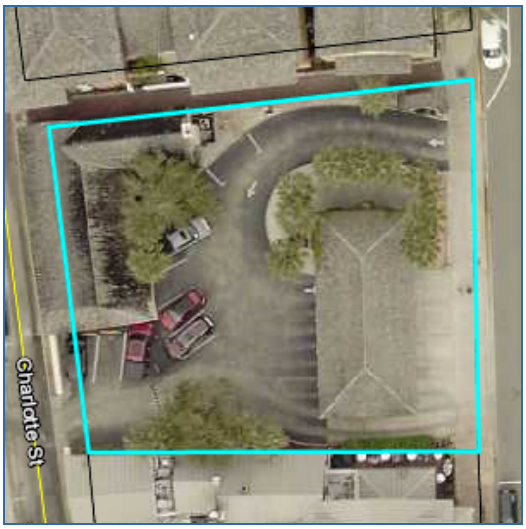


Parcel ID	1963400000
Location Address	44 AVENIDA MENENDEZ 110 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206 *The Description above is not to be used on legal documents.
Property Use Code	Financial Institutions, Banks, Savings & Loans (2300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.320
Homestead	N

Owner Information

Owner Name	44 Avenida Menendez LLC 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3645

Map



Valuation Information

	2021
Building Value	$119,224
Extra Features Value	$12,795
Total Land Value	$1,112,640
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,244,659**
Total Deferred	$20,755
Assessed Value	**$1,223,904**
Total Exemptions	$0
Taxable Value	**$1,223,904**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$0	$0	$1,112,640	$0	$0	$1,112,640	$1,112,640	$0	$1,112,640
2019	$171,061	$12,795	$973,560	$0	$0	$1,157,416	$1,157,416	$0	$1,157,416
2018	$279,723	$12,795	$912,781	$0	$0	$1,205,299	$1,205,299	$0	$1,205,299
2017	$292,768	$9,741	$912,781	$0	$0	$1,215,290	$1,215,290	$0	$1,215,290
2016	$201,934	$9,784	$912,781	$0	$0	$1,124,499	$1,124,499	$0	$1,124,499
2015	$131,803	$9,784	$912,781	$0	$0	$1,054,368	$1,036,831	$17,537	$1,036,831
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0
2012	$0	$0	$0	$0	$0	$0	$0	$0	$0
2011	$0	$0	$0	$0	$0	$0	$0	$0	$0
2010	$0	$0	$0	$0	$0	$0	$0	$0	$0

Building Information

Building 1
Actual Area 2268
Conditioned Area 1620
Actual Year Built 1965
Use Office Class C
Style 04
Class N
Exterior Wall Concrete Stucco, Stone
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Stone	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	648
BASE AREA	1620	1620
Total SqFt	1620	2268

Building 2
Actual Area 1988
Conditioned Area 308
Actual Year Built 1993
Use Office Class C
Style 04

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall
Heating Type Air Duct
Air Conditioning Central

Class	N	**Bedrooms**	
Exterior Wall	Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	6" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	1680
BASE AREA	308	308
Total SqFt	308	1988

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	4195
Curb	0	0	0	0	220
Pole Light	0	0	0	0	48
Masonry Wall	0	24	5	0	120

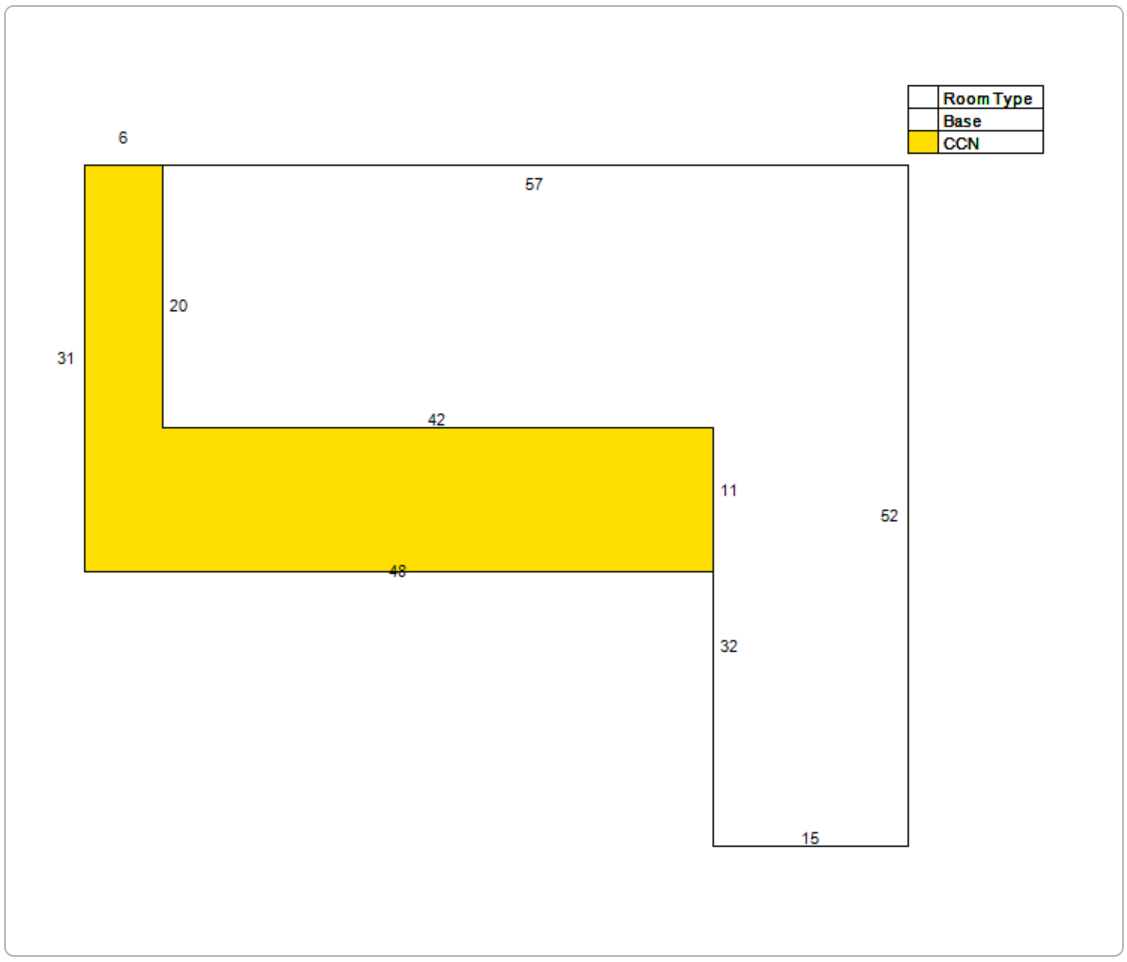
Land Information

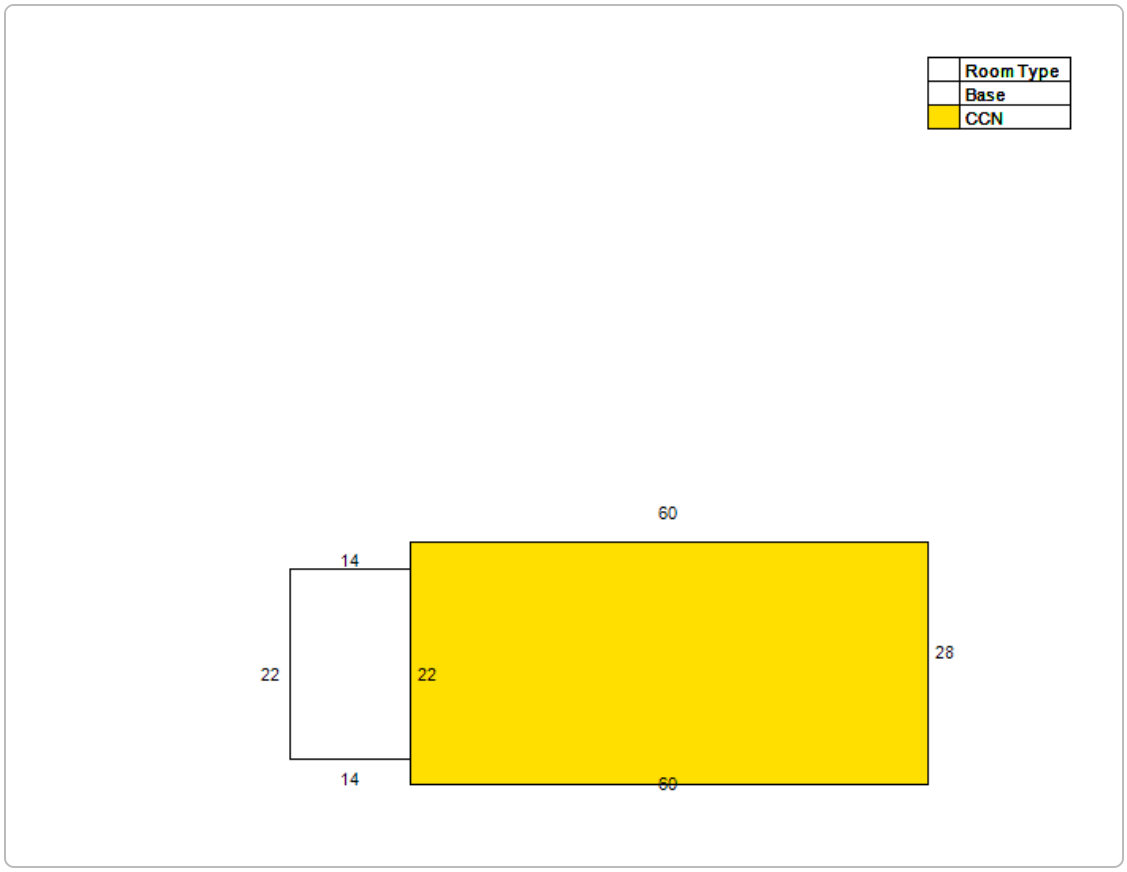
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Financial Institutions, Banks, Savings & Loans	111	127	13908	SF	$1,112,640

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2015	3/27/2015	$1,450,000.00	WARRANTY DEED	4005	1206	Q	I	VIRTU CATHEDRAL BUILDING LLC	44 AVENIDA MENENDEZ LLC
10/15/2014	10/10/2014	$100.00	WARRANTY DEED	3942	1028	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	VIRTU CATHEDRAL BUILDING LLC

Sketch Information


Room Type
Base
CCN
6
57
20
31
42
11
52
48
32
15


Room Type
Base
CCN
60
14
22
22
28
14
60


Sunbiz.org
Division of
Corporations
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
44 AVENIDA MENENDEZ, LLC

Filing Information

Document Number	L15000025266
FEI/EIN Number	47-3373282
Date Filed	02/10/2015
State	FL
Status	ACTIVE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

AVERITT & ALFORD, PA
3010 SOUTH THIRD STREET
SUITE B
JACKSONVILLE BEACH, FL 32250

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/19/2018
2019	04/30/2019
2020	06/29/2020

Document Images

06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0061 Address: 112(A) St. George Street

Applicant: Natural Beauty Inc.

Property Owner: Daniel Pingel and Robert Geibeig

Project description: To add an awning across the storefront window and door of front façade / east elevation.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District: Noncontributing	Construction date:	1952 (SJCPA)
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1975800000		
Agenda Item:	7(a)	Previous Action(s):	COA F2017-0169 (Denied replacing tile storefront with stucco)

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of St. George Street, between Hypolita and Treasury Streets, the one-story Masonry Vernacular building at 112 St. George Street was constructed in 1952, according to the St. Johns County Property Appraiser's records. The mid-century period building's storefront has the same tile that is found on the adjacent and distinct buildings to 116 St. George Street.
2. Since the building currently does not have an existing awning, a Certificate of Appropriateness approval by the HARB is required before a building permit application can be approved.
3. A historic photo likely from the 1960s of the building that is included in the attachments section of this report show what appears to be two awnings with a straight bottom edge projecting over the doorway area of the storefront. A GoogleMaps image from 2012 showed an open-sided awning with a scalloped edge at the bottom.
4. The building permit application submitted prior to this COA application included the store's name across the front of the proposed awning, but the awning company was informed that awning signs are prohibited in the Historic Sign zones. For the proposed awning in this application, the text has been removed.
5. More details on how and where the awning will be fastened to the building to ensure that there will not be any potential damage to the existing storefront tile were requested by staff, as well as a plan view of the building with the projection shown. Dimensions provided by the applicant states the depth is 3'-4".
6. Overall, the awning is a reversible treatment, if it is not fastened through the façade's tile elements.
7. The applicant indicated the enclosed side design was desired to help with sun and rain and for greater strength when compared to the awnings with open sides.
8. As recommended by the Architectural Guidelines for Historic Preservation (AGHP), the proposed awning follows the lines of window or door openings that it will cover. A variety of other awnings along St. George Street storefronts were observed, with many having a scalloped bottom and a number not having the boxed form/enclosed sides. To further meet the AGHP's recommendations on compatible designs, slight modifications such as a combination between an open sided with a straight or scalloped bottom edge may be more historically appropriate to the style of the building or a more compatible contemporary design.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 112 (A) St. George Street** if **the HARB determines the proposed awning design meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10** with the following condition:

1. That the applicant provides verification that the awning installation can be done in a manner to avoid damage to the existing storefront tiles.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To add a black canvas awning with a straight bottom edge and enclosed sides across the front facade / east elevation of storefront A:
    a. Overall dimensions are 12’-6” wide x 2’-6” high x 3’-4” deep

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Windows and Window Treatments

Secretary of the Interior's Standards for Rehabilitation 2, 3, 6, 9, and 10 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair of Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Do...

- 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.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

LIST OF ATTACHMENTS:

1. Staff photographs
2. GoogleMaps Image (May 2012) showing previous awning
3. Historic images of St. George Street in the vicinity of 112 St. George Street, courtesy St. Augustine Historical Society
4. Sanborn Map

STAFF PHOTOGRAPHS
112 (A) St. George Street

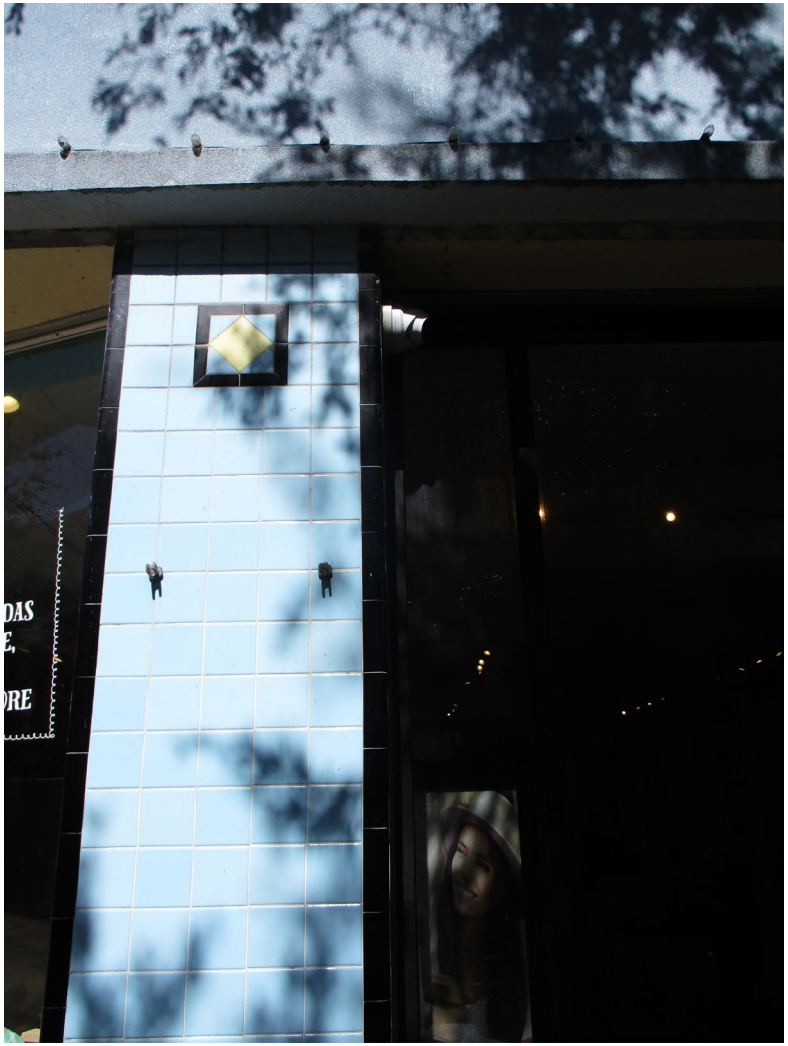






West elevation/front façade storefront where the proposed awning will be installed over the large window and door

STAFF PHOTOGRAPHS
112 (A) St. George Street





STAFF PHOTOGRAPHS
112 (A) St. George Street





Looking north and south along the west side of St. George Street

STAFF PHOTOGRAPHS
112 (A) St. George Street





Looking northward and across to the east of St. George Street

Google Maps 112 St. George Street, St. Augustine: Previous awning visible on May 2012 image

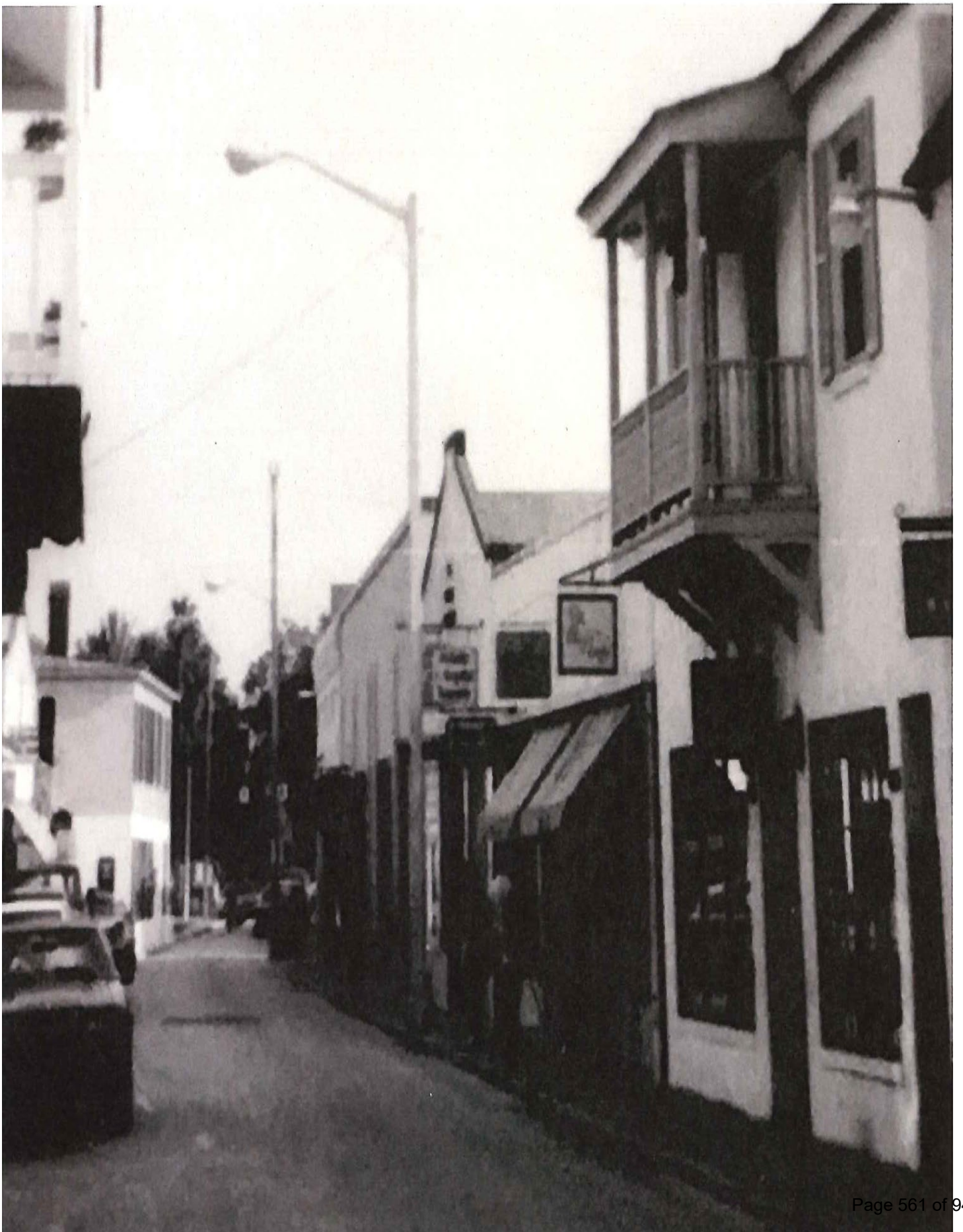


Image capture: May 2012 © 2021 Google

Google

Street View

St. George Street c. 1960s-70s, with awnings showing at 12 St. George Street



Sanborn Map (1930 revised to 1961)
112 St. George Street
(Building (A) is possibly labeled as 110 St. George)



Received April 28, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. PL2021-0061

Receipt No. 2118535
Advertising Costs $ _____ Postage $ _____ Paid on _____

Meeting Date: 06/17/21
Receipt No. _____

1. NAME OF APPLICANT Tomer Elimelech
   Business (if applicable) Natural Beauty Inc
   Address 112 A St. George
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone 780-707-0129 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Daniel Pingel
   Business (if applicable) _____
   Address 121 Pinehurst Point Drive
   City St. Augustin State FL Zip Code 32092
   Daytime telephone (required) 904-806-5433 Other phone _____
3. PROJECT STREET ADDRESS 112 St George St.
4. LEGAL DESCRIPTION: Lot 7 of 1 Block 14 Subdivision City Parcel 197580-0000
5. EXISTING USE commercial PROPOSED USE commercial
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☒	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

Received April 28, 2021
Planning and Building Department

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)

BLACK CANVAS AWNING OVER FRONT DOOR
AWNING IS 12'-6" x 2'-6" x 3'-4"
NO SIGNAGE

BLACK CANVAS AWNING OVER FRONT DOOR

8. AGREEMENT NO Signage AWNING IS 12'-6" x 2'-6" x 3'-4"

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 Tomer Elimelech
SIGNATURE OF APPLICANT [signature] DATE 23/03/21
PRINT OWNER'S NAME Daniel Pingel
SIGNATURE OF OWNER [signature] DATE 23/03/21

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.

Received April 28, 2021
Planning and Building Department

LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This Letter authorizes **Thompson Awning and Shutter Company** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 112 A St. George Street, St. Augustine, FL 32084

Company Name: Natural Blossom Phone Number: (780) 707-0129

Name: Orial Cohen Title: Owner

Address: 10718 180 st NW Edmonton AB CANADA T5S2J6

Orial Cohen Owner

SIGNATURE OF PROPERTY OWNER / AGENT **PRINT NAME & TITLE**

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20___.

Signature of Notary State of _____ Commission Expires _____

Print or Type Commissioned Name of Notary Public

Personally Known ( ) **OR** Produced Identification ( )

Type of Identification Produced: _____

(Notary Stamp or Seal Required)

112 St. George Street 2021-0061

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 (*See notes) →
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☒	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

→ Need to know how awning will be anchored to front facade to avoid damage to tile of storefront

❖ Other details necessary for review:

If site plan of property is not available, please provide plan view (can take the St. Johns County Property Appraiser footprint of building) and draw awning's location and projection

Project number: 2021-0061 Project Address: 112 St. George Street

Reviewed by: Julie Courtney Date: 5.24.21

Received April 28, 2021
Planning and Building Department

City of St. Augustine

PERMIT REVIEW: PLAN COMMENTS

Building and Planning Department –
Historic Preservation Division

January 12, 2021

RE: 112 St. George Street (Permit Application #2020-0430)

Based on the April 2020 comments, additional information was provided on the proposed awning:

1. The proposed awning is not maintenance of an existing awning and cannot be administratively approved. The HARB will need to approve the proposed awning through a Certificate of Appropriateness. The next application deadline is Friday January 22nd for the February 18th HARB meeting.
2. Awning signs are prohibited in the Historic Sign zones.

If you have any questions please do not hesitate to contact me.

Jenny Wolfe

Jenny Wolfe
Historic Preservation Officer
E jwolfe@citystaug.com
P 904.209.4326

March 17th

April

Received April 28, 2021
Planning and Building Department

City of St. Augustine

PERMIT REVIEW: PLAN COMMENTS

Building and Planning Department –
Historic Preservation Division

April 2, 2020

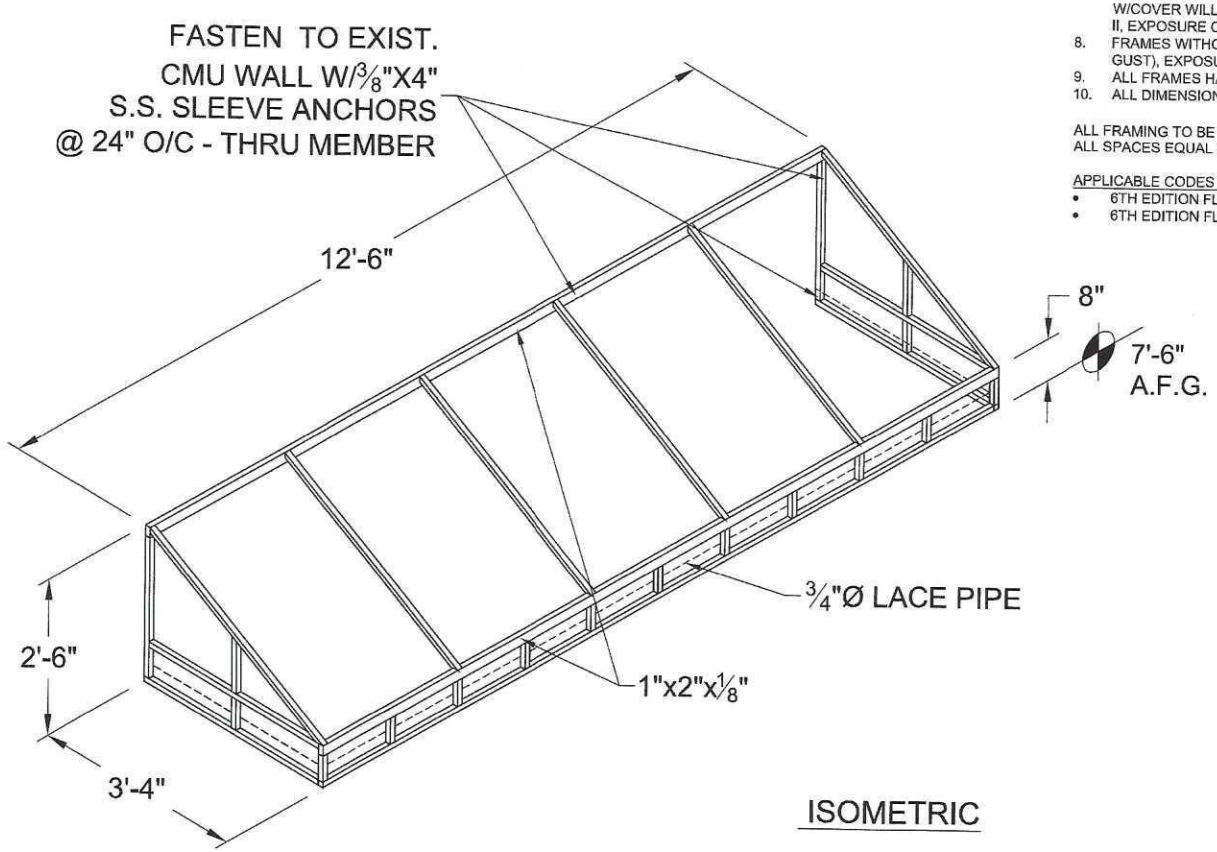
RE: 112 St. George Street (Permit Application #2020-0430)

Please be aware that this building is located in the HP-2 zoning district. Depending on project details, the work may able to be approved administratively instead of reviewed by the Historic Architectural Review Board (HARB). The recent permit application did not provide enough details on the proposed work. In order to review this permit application, we will need the following regarding the proposed work:

1. A site plan is requested indicating the location of the proposed awning.
2. Details are needed on how awning will be fastened to the building, such that damage is avoided to the storefront tile, if the awning is proposed for the front façade.

Julie Courtney
Historic Preservation Planner
E jcourtney@citystaug.com
P 904.209.4283

Received April 28, 2021
Planning and Building Department



ISOMETRIC

GENERAL NOTES

1. ALL MEMBERS SHALL BE 6061-T6 ALUMINUM TUBE.
2. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.)
3. ALL CONNECTIONS SHALL BE FULLY WELDED.
4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION)
5. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
6. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (6TH EDITION) - ASCE 7-10.
7. AWNING COVERS SHALL BE REMOVED IN PERIODS OF HIGH WINDS; SPECIFICALLY WINDS IN EXCESS OF 75 M.P.H. AWNING W/COVER WILL SUSTAIN 105 M.PH. (3 SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
8. FRAMES WITHOUT FABRIC WILL SUSTAIN 180 M.P.H. WINDS (3 SECOND GUST), EXPOSURE D.
9. ALL FRAMES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
10. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.

ALL FRAMING TO BE 1"X1"X⅛" (U.O.N.)
ALL SPACES EQUAL (U.O.N.)

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS):

- 6TH EDITION FLORIDA BUILDING CODE / ASCE 7-10
- 6TH EDITION FLORIDA FIRE PREVENTION CODE

2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
(904) 355 - 1616

Thompson Awning & Shutter Co.

NATURAL BLOSSOM
112-A ST. GEORGE ST.
ST. AUGUSTINE, FLORIDA 32084

LTL ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407
(561) 478-1645 Fax: (561) 478-6881

DATE: 3/10/20
SCALE: N.T.S.
DRAWN: JR
CHECKED: LT
JOB No.: 10673440

SHEET 1 OF 1

LEONARD A. TYLKA, JR. PE
FL. LIC. NO. 31738

Received April 28, 2021
Planning and Building Department

CERTIFICATE OF FLAME RETARDANCE

ISSUED TO: THOMPSON AWNING
2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
USA

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT GA - 1201.01

P.O. No. 04292020

NUMBER: 101590

DATE: 5/15/2020

THIS IS A CERTIFICATE OF COMPLIANCE.

Qty	Description of Material, Structure, Etc.
118	YARDS; BLACK FOREST NFPA 701 SMALL SCALE , ASTME-84 CLASS A, FLAME SPREAD: 10, SMOKE DENSITY: 25, CALIFORNIA TITLE 19 section 1237 AND CALIFORNIA TB 117-2013 FOR INTERIOR & OUTDOOR USE and CAN NOT BE WASHED OFF
2	SUPPLIES/HANDLING
	SHIPPING FEE
	SHIPPED FEDEX 1497 5223 7220

*THE SAMPLES TAKEN FROM THE ABOVE REFERENCED FABRIC, TREATED WITH FLAMECOAT, MEETS OR EXCEEDS THE LISTED CODES AND ARE TESTED BY AFC AND/OR A 3RD PARTY TESTING LAB.
PLEASE NOTE: ANY FABRIC LEFT AT OUR FACILITY BEYOND 6 MONTHS WILL BE DISCARDED AT NO COST TO AMERICAN FLAMECOAT INC

AMERICAN FLAMECOAT INC.
520 Eagleton Downs Drive - D
Pineville, NC 28134
O: 704.405.2550
F: 704.543.9772
www.americanflamecoat.com

MEMBER OF NFPA

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated.
Due to the number of external forces that can diminish flame retardancy, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant. Certificate void if material is exposed to open flame or extremely hot lights or electrical wiring.

Received April 28, 2021
Planning and Building Department

RECEIVED
MAR 19 2020
Planning/Building Dept.

CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL

REGISTERED FLAME RESISTANT PRODUCT

Product:
TEMPOTEST STARLIGHT FR

Registration No.
F-25801

Product Marketed By:
THE MIAMI CORPORATION
720 ANDERSON FERRY ROAD
CINCINNATI, OH 45238

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the **CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS** published by the California State Fire Marshal.

Deputy State Fire Marshal

Expire: 6/30/2020

FR-8



Received April 28, 2021
Planning and Building Department

Received April 28, 2021
Planning and Building Department



rent 12/21 to Aug

Received April 28, 2021
Planning and Building Department



Received April 28, 2021
Planning and Building Department



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CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
APPLICATION FOR PERMIT TO CONSTRUCT

APPLICATION No._____

CONTRACTOR NAME THOMPSON AWNING AND SHUTTER COMPANY ADDRESS 2036 EVERGREEN AVENUE
CITY JACKSONVILLE STATE FL ZIP 32206 PH. 904-355-1616 LIC. NO. CGC1524194
PROPERTY OWNER Pingel Daniel A Etal Geibeig Robert E Jr ADDRESS 121 PINEHURST POINTE DR
CITY SAINT AUGUSTINE STATE FL ZIP 32092-0000 PH._____

DESCRIPTION OF PROPERTY:

JOB ADDRESS 112 ST GEORGE ST PARCEL ID NO. 1975800000 LOT_____ BLK_____ SUBDIVISION City of St Augustine
ZONING_____ FLOOD HAZARD ZONE_____ CURRENT USE OF BLDG_____ PROPOSED USE OF BLDG_____
SQUARE FEET OF AFFECTED AREA_____ LEVEL OF ALTERATION_____
TYPE OF PERMIT: ☑ BUILDING ☐ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL ☐ DEMOLITION ☐ BUILDING RELOCATION
DETAILED DESCRIPTION OF PROPOSED WORK: ONE (1) STATIONARY AWNING INSTALLED

JOB COST: $ 1,790.00

PRODUCT APPROVAL INFORMATION: PLEASE INCLUDE MANUFACTURER AND PRODUCT APPROVAL #'S

BONDING COMPANY NAME & ADDRESS_____
ARCHITECT OR ENGINEERS NAME & ADDRESS LTL & ASSOCIATES, 5725 Corporate Way, Unit # 202, West Palm Beach, FL 33407
MORTGAGE LENDERS NAME & ADDRESS_____

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO CONSTRUCT AS INIDCATED. I CERTIFY THAT NO WORK HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND ALL WORK WILL BE PERFORMED IN COMPLIANCE WITH ALL CODES AND ORDINANCES REGULATING CONSTRUCTION. I UNDERSTAND THAT A SEPARATE PERMIT MUST BE OBTAINED FOR ALL APPLICABLE TRADES LISTED BELOW. IN ADDITION TO THE REQURIEMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPETY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.003 AND TO NOTIFY THE DEPARTMENT OF ENVIORONMENTAL PROTECTION IF ASBESTOS IS TO BE REMOVED.
NO EXCAVATIONS SHALL COMMENCE ON ANY STREET, ALLEY, RIGHT-OF-WAY OR UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION REGARDING THE LOCATION OF BURIED GAS OR ELECTRICAL UTILITY LINES. SUCH INFORMATION MAY BE REQUESTED BY PHONE, LETTER, AND FAX OR IN PERSON BY CONTACTING THE UTILITY NOTIFICATION CENTER IN THIS AREA. A 48 HOUR NOTICE IS REQUIRED FOR UNDERGROUND LINE LOCATION SERVICES.
WARNING TO OWNER: FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, YOU SHOULD CONSULT WITH YOUR LENDER OR LEGAL ADVISOR BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. THIS PERMIT IS VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS AND WILL EXPIRE BY TIME LIMITATION IF THE WORK IS ABANDONED FOR 180 DAYS OR MORE.
ISSUANCE OF A DEVELOPMENT PERMIT BY A MUNICIPALITY DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY & DOES NOT CREATE ANY LIABILITY ON THE PART OF THE MUNICIPALITY FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. ALL OTHER APPLICABLE STATE AND FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THE DEVELOPMENT.

CONTRACTOR/OWNER SIGNATURE_____ DATE 6 March 2020

STAFF USE ONLY

APPROVALS:

ZONING_____ DATE_____
ARCHITECTURAL_____ DATE_____
FIRE MARSHAL_____ DATE_____
ARCHAEOLOGY_____ DATE_____
UTILITY FEES_____ DATE_____
PUBLIC WORKS_____ DATE_____
BUILDING OFFICIAL_____ DATE_____

PERMIT FEES:

BUILDING $_____
PLAN CHECK $_____
ELECTRICAL $_____
PLUMBING $_____
MECHANICAL $_____
STATE SURCHG. $_____
OTHER $_____
TOTAL FEES $_____

SUB-CONTRACTOR SIGN OFF:

ELECTRICAL SUB_____
MECHANCAL SUB_____
PLUMBING SUB_____
OTHER SUB_____

REVISED: 04/17/2014

WARRANTY DEED
LONG FORM

RAMCO FORM 1

85 19474

OFF REC 683 PAGE 948

This Warranty Deed *Made the* 6th *day of* September *A. D.* 1985 *by*

ALAN D. PLOTTS and SUSAN P. PLOTTS, his wife,

hereinafter called the grantor, to

DANIEL A. PINGEL and ROBERT E. GIEBEIG, JR.

whose postoffice address is 30 St. George Street,
St. Augustine, Florida 32084
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $10.00---- *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* St. Johns *County, Florida, viz:*

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO that certain Party Wall located on Southerly boundary of caption according to deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and various other deeds of record.

SUBJECT TO any part of caption lying within lands conveyed to City of St. Augustine by Quit Claim Deed recorded in Deed Book 165, page 492, public records of St. Johns County, Florida.

SUBJECT TO that certain mortgage from Alan D. Plotts and Susan P. Plotts, his wife, to Irene Hartley, a single person, dated October 2, 1980, and recorded October 2, 1980 in Official Records Book 467, page 25, public records of St. Johns County, Florida, which the Grantees herein agree to assume and pay.

TOGETHER WITH an easement on and across lands owned by the Grantor as described in Exhibit "B" attached hereto for the purpose of allowing the Grantee herein to maintain a single parking space (as prescribed by the ordinances of the City of St. Augustine, Florida), together with access thereto, said single parking space and access thereto to be located so as not to unreasonably restrict the Grantor's future use and development of Grantor's property. In any event, said access shall include provision for ingress and egress to the rear of the building located on properties described in Exhibit "A" attached hereto, and being conveyed to Grantee.

DOC STAMPS 114.07 DEPT. OF REVENUE SEP 26 '85 999.00

This instrument was prepared by:
DAVID B. PARKER, P.A.
Attorney At Law
46 Spanish Street
St. Augustine, Florida 32084

DOC STAMPS 11.40 DEPT. OF REVENUE SEP 26 '85 01.00

COPY

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 convenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1984.*

COPY

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Roberta N. Butler

Roberta N. Butler
As to Grantors

Alan D. Plotts L.S.

Alan D. Plotts L.S.

Susan P. Plotts L.S.

Susan P. Plotts L.S.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Alan D. Plotts and Susan P. Plotts, his wife,

to me known to be the person S described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of September A. D. 19 85.

Roberta N. Butler
Notary Public
My commission expires: June 9, 1988

This Instrument prepared by:
Address

EXHIBIT "A"

SCHEDULE "A"- Item 5

Being in the County of St. Johns and State of Florida, known and described as:

A tract of land in Lot 1 of Block 14, City of St. Augustine, Florida, commencing at a point on the West line of St. George Street, being the Northeast corner of Genevieve Lynn property, run thence Northerly and along the West line of St. George Street 49.93 feet to a cross inside walk and Point of Beginning of the land herein conveyed; run thence Northerly along the West line of St. George Street 30.07 feet to Northeast corner of land formerly of Nordan, now of Chauvin; run thence Westerly along the North line of land formerly of Nordan, now of Chauvin 197.72 feet to East line of Spanish Street; said point being 73 feet Northerly from Northwest corner of Genevieve Lynn property; run thence Southerly along East line of Spanish Street 24.68 feet; run thence Easterly in a straight line 137.2 feet to the center of an 8 inch block wall; continue thence Easterly on same straight line and along the center of 8 inch block wall 62 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM: A parcel of land in Lot 1 of Block 14, City of St. Augustine, Florida, being a Westerly part of that land described in Deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and being more fully described as follows: BEGINNING at the Northwest corner of said land described in Deed Book 210, page 133, thence North 80 degrees 57 minutes 30 seconds East, on the North line of said land described in Deed Book 210, page 133, a distance of 124.12 feet; thence South 8 degrees, 48 minutes East, along the West line of a building, 28.70 feet; thence South 82 degrees 49 minutes, 30 seconds West, on the South line of said land described in Deed Book 210, page 133, a distance of 125.27 feet to the Southwest corner of said land described in Deed Book 210, page 133; thence North 6 degrees 00 minutes West, on the East line of Spanish Street, 24.68 feet to the Point of Beginning.

EXHIBIT "B"

EXCEPTING THEREFROM: A parcel of land in Lot 1 of Block 14, City of St. Augustine, Florida, being a Westerly part of that land described in Deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and being more fully described as follows: BEGINNING at the Northwest corner of said land described in Deed Book 210, page 133, thence North 80 degrees 57 minutes 30 seconds East, on the North line of said land described in Deed Book 210, page 133, a distance of 124.12 feet; thence South 8 degrees, 48 minutes East, along the West line of a building, 28.70 feet; thence South 82 degrees 49 minutes, 30 seconds West, on the South line of said land described in Deed Book 210, page 133, a distance of 125.27 feet to the Southwest corner of said land described in Deed Book 210, page 133; thence North 6 degrees 00 minutes West, on the East line of Spanish Street, 24.68 feet to the Point of Beginning.

COPY

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1985 SEP -6 PM 4:08

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary



Parcel ID	1975800000
Location Address	112 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	2 CITY OF ST AUG N30.07FT OF LOT 2 OF LOT 1 BLK 14 30.07FT FRONT (EX W PT LEASED TO CITY) OR683/948 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.050
Homestead	N

Owner Information

Owner Name	Pingel Daniel A Etal 50% Geibeig Robert E Jr 50%
Mailing Address	121 PINEHURST POINTE DR SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2021
Building Value	$134,385
Extra Features Value	$0
Total Land Value	$336,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$470,385**
Total Deferred	$231,359
Assessed Value	**$239,026**
Total Exemptions	$0
Taxable Value	**$239,026**

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	$148,409	$0	$336,000	$0	$0	$484,409	$217,296	$267,113	$217,296
2019	$95,288	$0	$315,000	$0	$0	$410,288	$197,542	$212,746	$197,542
2018	$98,050	$0	$168,000	$0	$0	$266,050	$179,584	$86,466	$179,584
2017	$100,812	$0	$168,000	$0	$0	$268,812	$163,258	$105,554	$163,258
2016	$49,716	$0	$98,700	$0	$0	$148,416	$148,416	$0	$148,416
2015	$49,716	$0	$93,450	$0	$0	$143,166	$134,964	$8,202	$134,964
2014	$29,245	$0	$93,450	$0	$0	$122,695	$122,695	$0	$122,695
2013	$29,245	$0	$93,450	$0	$0	$122,695	$122,695	$0	$122,695
2012	$29,245	$0	$93,450	$0	$0	$122,695	$122,695	$0	$122,695
2011	$29,245	$0	$103,950	$0	$0	$133,195	$133,195	$0	$133,195
2010	$29,245	$0	$115,500	$0	$0	$144,745	$144,745	$0	$144,745

Building Information

Building	1	**Roof Structure**	Flat
Actual Area	2117	**Roof Cover**	Roll Composite
Conditioned Area	2101	**Interior Flooring**	Carpet
Actual Year Built	1952	**Interior Wall**	
Use	Stores (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Flat		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Flat	100%
Roofing Cover	Roll Composite	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	2101	2101
CANOPY (COMMERCIAL)	0	16
Total SqFt	2101	2117

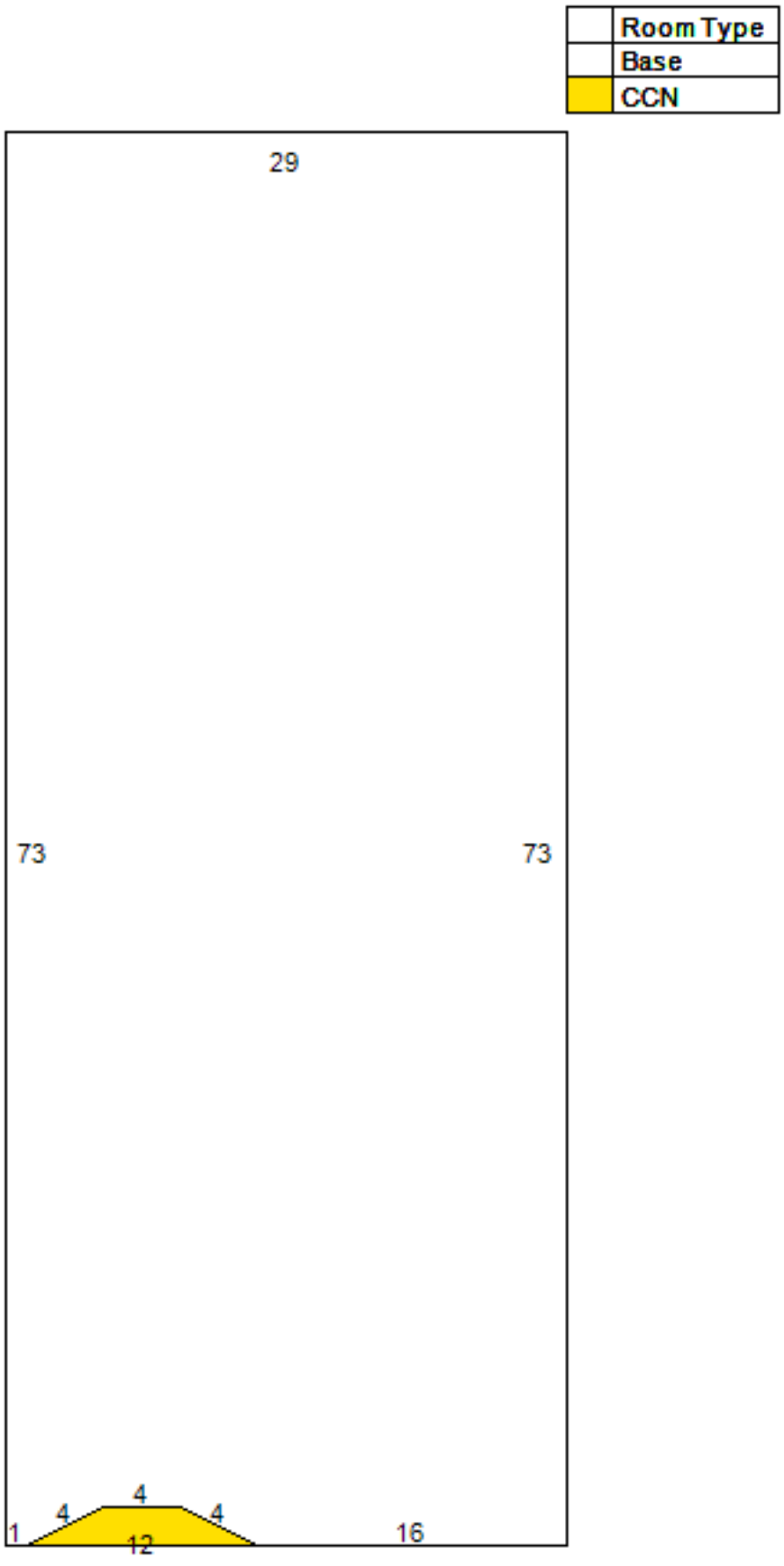
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	30	70	2100	SF	$336,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1985	$0.00		683	948	U	I	PLOTTS ALAN D,SUSAN P	PINGEL DANIEL A & GIEBEIG ROBERT E JR
	1/1/1980	$90,000.00		467	23	Q	I		

Sketch Information


Room Type
Base
CCN
29
73
73
4
4
4
1
12
16



Detail by Entity Name

Florida Profit Corporation
NATURAL BEAUTY INC.

Filing Information

Document Number	P18000080714
FEI/EIN Number	32-0624096
Date Filed	09/24/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/25/2020

Principal Address

10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Changed: 10/25/2019

Mailing Address

10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Changed: 10/25/2019

Registered Agent Name & Address

Elimelech, TOMER
1540 GLENWAY DRIVE
TALLAHASSEE, FL 32301

Name Changed: 11/25/2020

Registered Agent Resigned: 02/10/2020

Officer/Director Detail

Name & Address

Title P

COHEN, ORIAL
10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Title VP

Title VP

ELIMELECH, TOMER
10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	11/25/2020

Document Images

11/25/2020 -- REINSTATEMENT	View image in PDF format
02/10/2020 -- Reg. Agent Resignation	View image in PDF format
10/25/2019 -- Amendment	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
09/27/2018 -- Articles of Correction	View image in PDF format
09/24/2018 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0072 Address: 290 St. George Street

Applicant: Don Crichlow & Associates
Property Owner: All Aboard Holdings, LLC

Project description: To alter existing windows and doors on the main residential building, to make modifications to the detached rear building constructed c. 2016 including a porch, deck, and openings, to replace existing siding with wood shingles, and other details including a finish color that is not pre-approved on both buildings.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01936
National Register:	N/A	Construction date:	1904 - 1910
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2007200000		
Agenda Item:	7(b)	Previous Action(s):	COAF2019-0056; COA F2015-0140

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of St. George Street, bounded by Cordova Street to the west, and south of St. Francis Street, the Bungalow styled residential building at 290 St. George Street was constructed between 1904 – 1910.
2. This Certificate of Appropriateness (COA) application is for alterations to both the primary structure and the detached studio building to the rear or west, which was completed around 2016 after the HARB's approval of COA F2015-0140 at the August 2015 meeting. A new rear screened-in porch was added to the house after COA 2019-0056 was approved by the HARB at the May 2019 meeting, with the cedar shake siding on the house replaced around the same time.
3. On the primary historic house building, the primary proposed change is to the existing aluminum windows and the front and rear door. For the detached c. 2016 studio building to the rear of the house, exterior modifications to each elevation are proposed, while maintaining the existing footprint, to accommodate the conversion of the building's use as an art studio to a guest house and include alterations that are detailed under Summary of Scope.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends against adding or changing the location or size of windows or doors "that alter the architectural and historic character of the building." For the proposed window alterations, the more negative impact will be on the historic house building; however, some of the modifications will not be highly visible from the street.
   (a.) The double hung aluminum windows on the north elevation proposed for replacement and the jalousie/triple louvre windows on all sides of the historic house's south wing that was a later addition (or was possibly part of a side porch, visible on the 1917 to the 1961 revised Sanborn maps, and later enclosed) were not a compatible modification or addition most likely from the mid-century, in regard to the style of the building's architecture. However, the proposed replacement wood windows in varying forms will alter the building's character with the change in size (the new window openings are much smaller in all cases), and in location (to accommodate desired interior renovations, most of the proposed will be in an asymmetrical placement on the elevation compared to the existing locations). Therefore, the proposed modifications to the east and west elevations of the south wing especially do not appear to be architecturally appropriate.
   (b.) The AGHP recommends against alterations to doors to avoid creating a false historical appearance or altering utilitarian/service entrances to appear more formal. Two large sliding doors of the detached studio building are proposed for replacement and are styles that would have been typically found on outbuildings. The proposed changes to the door openings work with other proposed modifications to the 2016 building to create a secondary residential feeling structure.
5. For new porches that are being built to accommodate new uses, the AGHP recommends that the design should preserve the historic character of the building. Constructing a corner porch on the detached studio building as proposed will not require a change to the existing roofline and is in an area that will not be visible from the street. Adding a deck, railing, and stairs under the existing gable roof projecting from the south elevation will not be incompatible to the newer building.
6. While the AGHP also recommends retaining wood materials like siding that define the character of the building, the proposed change is to one that is not historic. However, replacing or covering the existing wood board and batten siding with wood shakes and using the same 4/2 windows to match the historic house, along with adding proposed architectural details, will minimize the existing differentiation visible between the 5-year old detached building and the c. 1910 building. Windows should remain the simple 1/1, and the siding on this building should be differentiated from the historic building.
7. Verification is needed that the new materials proposed including the deck flooring, steps, etc. are compatible.
8. The proposed color Sherwin Williams "Sequoia" (SW 3015) stain color for both buildings is not found in the pre-approved colors. An earth-toned color in keeping with many in the pre-approved Bungalow palette, it is most similar to the Rookwood Terracotta (SW2803) color, but darker. The proposed "Classical White" color is pre-approved, but not on the Bungalow palette. However, it is almost an identical match to the Bungalow color "Roycroft Vellum".
9. Any redevelopment plans may require additional zoning review and Archaeological Review may be needed.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions on a CERTIFICATE OF APPROPRIATENESS at 290 St. George Street because the project scope as designed does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9**:

1. Consider replacing the existing aluminum windows on the historic c. 1910 house with wood windows that maintain the same size openings
2. The existing board and batten siding on the detached studio building should be retained or to select another appropriate siding material that differentiates the newer studio building from the historic house
3. The use of historic architectural details like decorative corner brackets on the detached studio building should be removed from the design, to avoid creating a false historical appearance,
4. New windows on the studio building should have one-over-one wood sashes, to help differentiate from the historic house
5. Materials and finishes of all materials including the siding, windows, doors, decking, railing, and steps should be wood and compatible with the AGHP, with applicable new doors and windows having exterior muntins with a raised profile

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

On the main residential building: ***(Refer to Application Packet Submitted Plans, Sheet A2)***

1. Alter the existing front façade / east elevation four-panel door by replacing two upper wood panels with a single glass light
2. Alter existing window openings by replacing existing anodized aluminum windows (most are jalousie/ triple louvre unless otherwise noted):
    a. On east elevation of addition on south side (setback from original block's front facade): Replace double aluminum windows with 2' diameter round wood window and a smaller double sliding wood window
    b. On north/side elevation: Replace two (2) existing one-over-one single windows with wood double hung windows of approximately same size
    c. On west/rear elevation of the addition on south side: Replace existing door and aluminum window with one (1) 2' diameter round wood window in higher location than existing openings
    d. On south elevation of addition on south side of building (setback from original block's front facade): Replace triple aluminum window with a band of triple fixed windows in higher location, below shed roofline

On detached rear studio building constructed c. 2016: (*Refer to Application Packet Submitted Plans, Sheet A4*)

1. Replace or cover existing board and batten wood siding with cedar shake shingles to match primary building (house)
2. On south and east elevations: Remove existing exterior walls on southeast corner of building and construct a 6x10' corner porch with 36" high wood railing along south and east elevations

*New windows as noted below are now proposed to be 4-over-two to match the house's west elevation/rear windows instead of 2-over-two as noted in application's project scope written summary

EAST ELEVATION:

1. See #2 scope relating to proposed southeast corner porch affecting south and east elevations: Remove a square window on south end of east elevation and replace with a longer double hung window on new setback wall
2. Add decorative corner brackets on existing porch columns
3. See SOUTH ELEVATION project scope #1 for alterations to porch that will be visible on east elevation

NORTH ELEVATION:

1. Add 3 new wood double hung windows on existing blank wall

WEST ELEVATION:

1. Replace existing sliding barn door with single wood paneled door with upper light door
2. Add two new wood double-hung windows
3. Add decorative corner brackets to existing porch columns
4. Add wood stair railing to steps extending on south end
5. See SOUTH ELEVATION project scope #1 for alterations to porch that will be visible on west elevation

SOUTH ELEVATION:

1. Extend porch deck southward approximately 12' from south elevation under the existing gable roof, and add wood steps, and decorative column corner brackets and 36" high wood railing, on south, east, and west elevations
2. Replace existing sliding barn door with double wood French doors with side lights
3. Add a new wood double hung window to flank the French doors
4. Add single exterior door on east end in area of the proposed new corner porch

On both primary house and rear studio buildings:

1. Stain wood shingles with Sherwin Williams "Sequoia" (SW3015) solid color stain (not on the pre-approved color palette
2. Paint existing blue painted trim with Sherwin Williams "Classical White" (SW2829)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 8, 9, and 10 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

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.

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.

Post-1821

Bungalow windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two or one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

Accessory Buildings including porches

Accessory buildings include porches.

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Exterior Finishes

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.
- 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.

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.
- Resurface frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
- Create a false historical appearance because the replicated wood feature is based on insufficient historical, pictorial and physical documentation.
- Introduce a new wood feature that is incompatible in size, scale, material and color.

Post-1821

Bungalows are usually finished with drop siding or weatherboards with corner boards; or less frequently, stucco, coquina brick, artificial stone or rusticated concrete block.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Map

STAFF PHOTOGRAPHS
290 St. George Street





East elevation / front facade of c. 1904 – 1910 Bungalow styled house facing St. George Street

STAFF PHOTOGRAPHS
290 St. George Street





Front porch and front door that is proposed to be modified with upper lite in place of the two upper panels

STAFF PHOTOGRAPHS
290 St. George Street





West / rear elevation of south wing on c. 1904 – 1910 Bungalow styled house facing St. George Street:
Door and window proposed for replacement with an upper round window

STAFF PHOTOGRAPHS
290 St. George Street





South and east elevations and of south wing on c. 1904 – 1910 Bungalow styled house facing St. George Street:
Aluminum windows proposed for replacement with an upper band of fixed windows on south and a sliding and round window on east

STAFF PHOTOGRAPHS
290 St. George Street





North elevation of south wing on c. 1904 – 1910 Bungalow styled house facing St. George Street:
Aluminum windows proposed for replacement with similar sized wood windows

STAFF PHOTOGRAPHS
290 St. George Street







Typical 1/1 and 4/2 wood windows
on c. 1904 – 1910 Bungalow styled house,
which is covered with cedar shakes
that are proposed to be stained “Sequoia” ‘
and trim painted “Classical White”

STAFF PHOTOGRAPHS
290 St. George Street





West elevation/rear and south elevation of c. 1904 – 1910 Bungalow styled house facing detached studio building, Cordova Street, and Lake Maria Sanchez

STAFF PHOTOGRAPHS
290 St. George Street





West elevation/rear of c. 1904 – 1910 Bungalow styled house and south elevation of detached c. 2016 studio building that is bounded by Cordova Street and Lake Maria Sanchez

STAFF PHOTOGRAPHS
290 St. George Street



East elevation of c. 2016 detached studio building with proposed addition of inset corner porch on southeast corner





STAFF PHOTOGRAPHS
290 St. George Street





North elevation of detached studio building proposed for addition of three windows

STAFF PHOTOGRAPHS
290 St. George Street





South elevation of detached studio building with single large sliding door proposed for replacement with double doors flanked by sidelights and windows

STAFF PHOTOGRAPHS
290 St. George Street





South elevation of detached studio building with projecting gable roof:
addition of raised porch deck and railing proposed under roofed area with side steps

STAFF PHOTOGRAPHS - 290 St. George Street:

Southeast corner for proposed inset corner porch under existing roof









STAFF PHOTOGRAPHS
290 St. George Street





West elevation of detached studio building with single large sliding door proposed for replacement with a single wood door flanked by windows

STAFF PHOTOGRAPHS
290 St. George Street





Near detached studio building with projecting gable roof:
Looking southeast and west

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1936 1009==

Site Name: Fred A. Henderich House 830== Survey Date: 7808 820==

Address: 290 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 3-C (block) Re-subdivision of (lot) 868==

Lot 2 868==

Owner of Site: Name: Murray, David C., Jr. and Nancy A.;

Address: 290 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469935 (easting) 3306110 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: Henderich, Fred A. 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Irregular 966==

Exterior Fabrics: Wood, shingles, butt

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement (2 pane), sidelights, DHS, 1/1 942==

Foundation: Brick piers with solid wall infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porches 942==

Porches & Balconies: One story porches on east (front), south and west;

one story open entrance porch on front 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Jigsawn rafters

882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Lake on west

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 290 St. George Street was constructed by architect Fred A. Henderich between 1904 and 1910 and is one of the later homes built in this neighborhood. The exterior is covered with wood shingles as are the bases of the porch posts. Originally there were palm tree posts on the one-story open entrance porch on the front, but these have been replaced with square wood posts. The house also has jig-sawn rafters. A view of the Maria Sanchez Lake may be seen from the west side of the house.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish construc-

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

4. St. Augustine City Directory, 1920-21, 1924-25; Historic Properties Inventory Research File.

ted the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

The Fred A. Henderich House is located at 290 St. George Street. It was the early residence of one of the influential architects of St. Augustine in the early 1920's. Henderich's offices were in the old Jefferson Theatre Building, where the Barnett Bank now stands. He was the architect for the Flagler Hospital after the original building burned in the early 1900's. His wife Daisey was the daughter of J. W. Estes, proprietor of the Estes House and the Surprise Store and several other members of the Estes family lived in this area on south St. George Street in houses designed by Henderich.(4)

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ01936
Field Date 5-23-2016
Form Date 5-23-2016
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) FRED A. HENDERICH HOUSE — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	290		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** 19 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 2007200000 — **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: 1910 ☐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): HENDERICH — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown **Describe** _____

DESCRIPTION

Style Bungalow — **Exterior Plan** Irregular — **Number of Stories** 1.5
Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. (diamond)
Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip porches
Windows (types, materials, etc.) Casement (2-pane), sidelight, DHS, 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ01936

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. solid wall infill

Main Entrance (stylistic details) single wood 4-panel wood door with 1/2 sidelights

Porch Descriptions (types, locations, roof types, etc.) One-story porches one east (front), south and west; one-story open entrance porch on front

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource See original form by David Nolan for additional History

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☒occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 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 (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

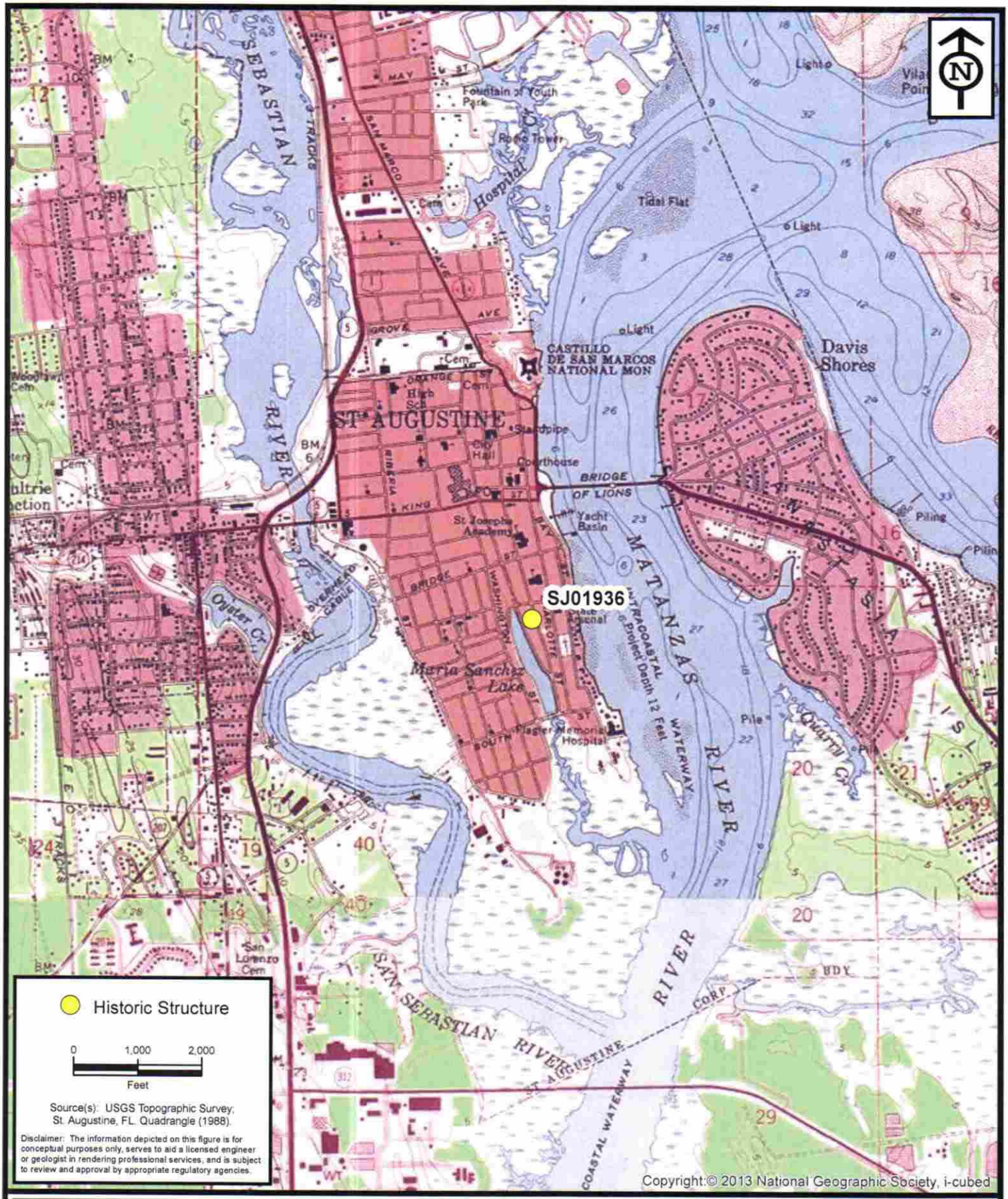
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ01936

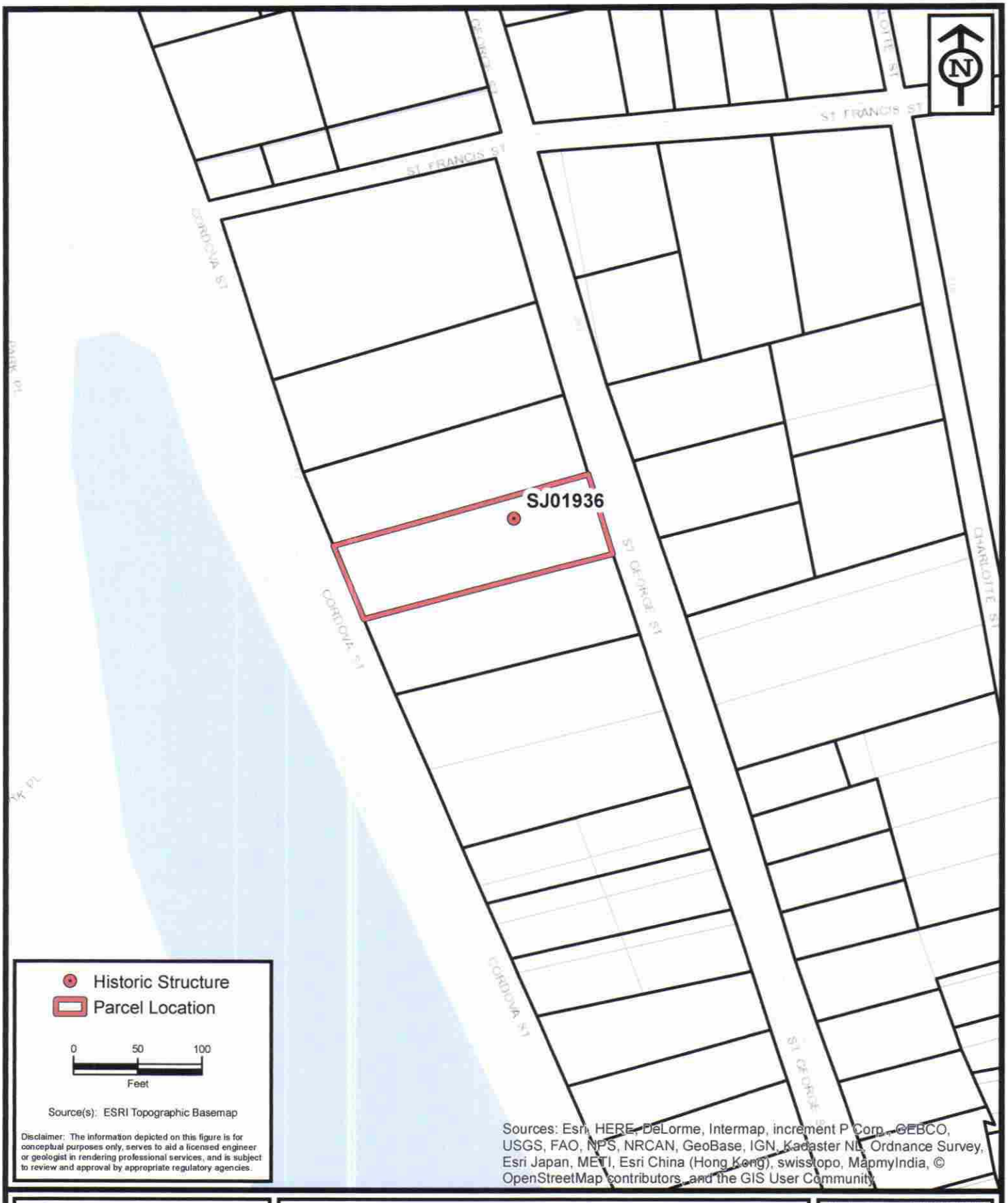
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1

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SJ01936



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ01936

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

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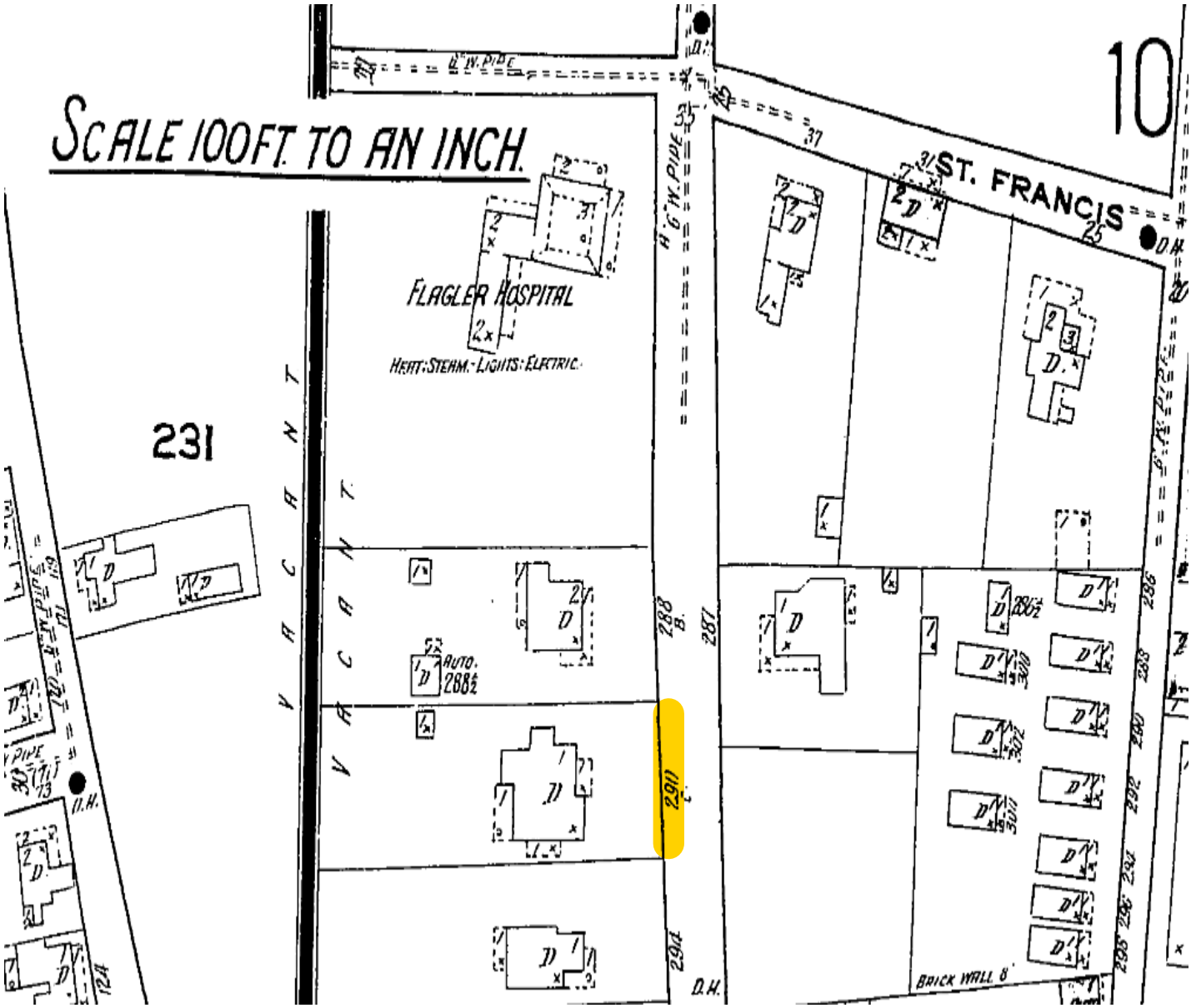
SJ01936


KODAK SAFETY F
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10A



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17



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Received May 14, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. **PL2021-0072**

Receipt No. 2118533 Meeting Date: June 17, 2021

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Donald Crichlow
   Business (if applicable) Don Crichlow & Associates
   Address 302 St. George St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904 377-0913 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER All Aboard Holdings, LLC
   Business (if applicable) _____
   Address 5111 S. Ridgewood Ave, Suite 201
   City Port Orange State FL Zip Code 32127
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 290 St. George St.
4. LEGAL DESCRIPTION: Lot 2 Block 39C Subdivision COSA Parcel 2007200000
5. EXISTING USE Single Family Residencial PROPOSED USE Single Family 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
- ☐ 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)

See Attached

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 Donald Crichlow

SIGNATURE OF APPLICANT Donald Crichlow DATE 5/10/21

PRINT OWNER'S NAME D. Andrew Clark (manager of All Aboard Holdings, LLC)

SIGNATURE OF OWNER D Andrew Clark DATE May 7, 2021

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

290 St. George Street - PL 2021-0072

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 FOR DOORS
☐	☒	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☒	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☒	☐	For new openings, a scaled wall section with proposed window
☐	☒	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☒	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☑	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. Need to see if any replacement windows for replacement are historic

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

On Studio, will new proposed porch go under existing roof?
If not, roof detail is needed.

Project number: 2021-0072 Project Address: 290 St. George Street

Reviewed by: Julie Courtney Date: 5.24.2021

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Don Crichlow & Associates
St. Augustine, Florida

Attachment

7. Overall Project Description

This application is for alterations to the single family residence located at 290 St. George St. in St. Augustine, FL, 32084. Below is the detailed description of the proposed alterations:

Main Residence

East Elevation

1. Remove top two panels of existing 4 panel wood entrance door and install glass light.
2. Remove existing aluminum double windows on east elevation of existing south addition and install one high fixed circle wood window (2 ft. dia.) and one sliding wood window (1'10" x 3'4") into proposed steam shower.

North Elevation

1. Replace existing aluminum windows in kitchen with wood double hung windows of approximately same size.

West Elevation

1. Remove existing door and aluminum window on west elevation of existing south addition and install one high fixed circle wood window (2 ft. dia.).

South Elevation

1. Remove existing triple aluminum window on existing addition and install 3 fixed high wood windows (1'10" x 7'8").

Exterior Painting

Stain existing wood shingles with Sherwin Williams, "Sequoia" (SW3015) solid color stain and repaint blue trim with Sherwin Williams, "Classical White" (SW2829).

Studio/Guesthouse

East Elevation

1. Remove southeast corner of existing studio and create a 6 ft x 10 ft. corner porch with wood railing.
2. Install decorative corner brackets on existing porch columns.
3. Install new double hung wood window *(2 over 2) on west side of new porch.

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4. Extend deck southward (approx.12 ft) under existing south projecting roof and add railing, wood steps and decorative column corner brackets.

North Elevation

1. Add 3 new wood double hung windows *(2 over 2).

West Elevation

1. Replace existing sliding barn door with a 3'0" x 6'8" wood door.
2. Install 2 new wood double hung windows *(2 over 2)..
3. Install decorative column corner brackets.
4. Install new sconce lights flanking door.
5. Extend deck southward (approx.12 ft) under existing south projecting roof and add railing, wood steps and decorative column corner brackets.
6. Add new wood stair railing.

South Elevation

1. Extend deck southward (approx.12 ft) under existing south projecting roof and add railing, wood steps and decorative column corner brackets.
2. Replace existing sliding barn door with 5 ft. wide double wood patio doors with sidelights.
3. Install 2 new double hung wood windows *(2 over 2) flanking patio doors.
4. Add new door (3'0 x 6'8") onto new corner porch.

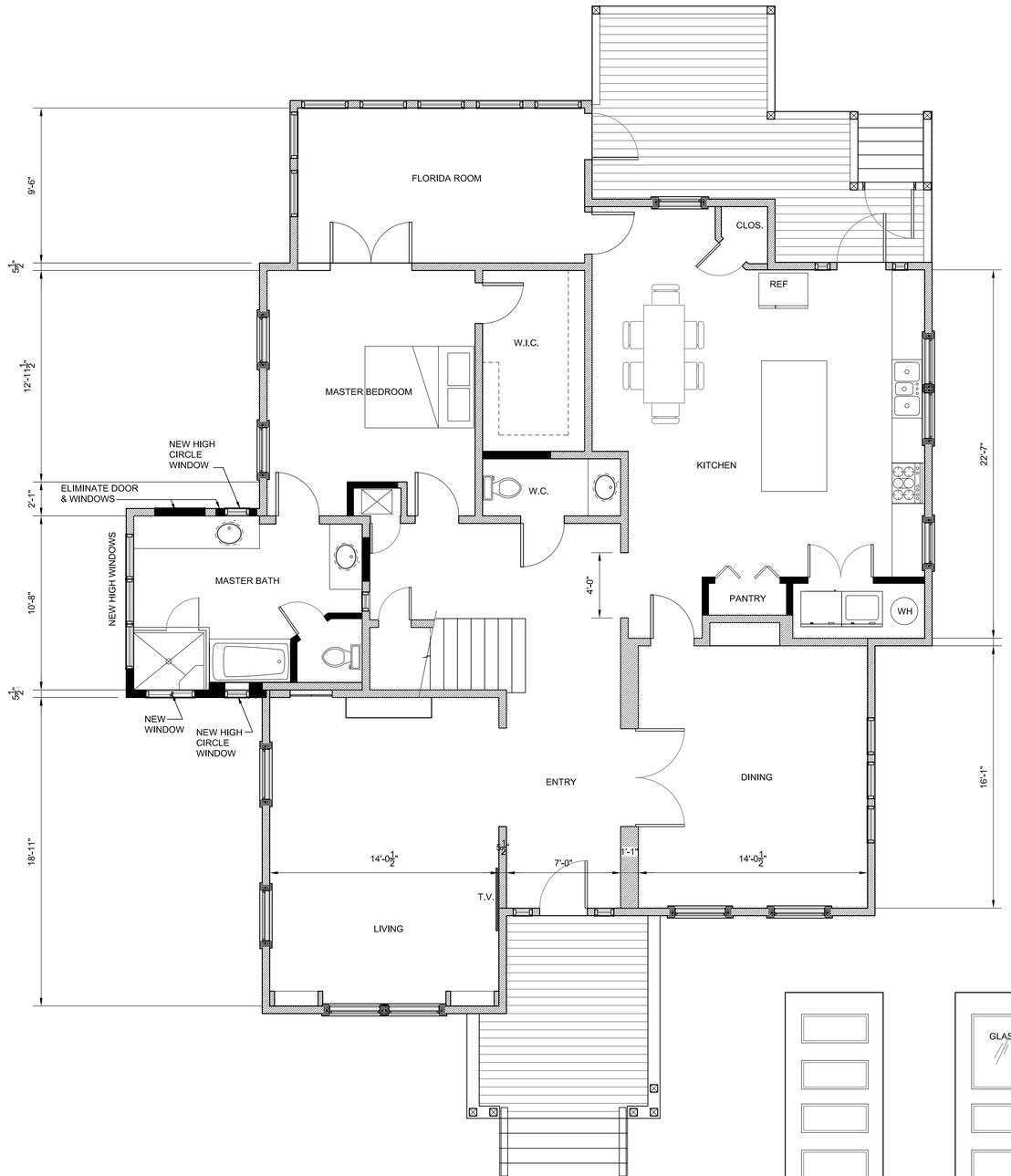
*Proposed new 2 over 2 windows to match existing windows on rear of main residence.

General

Install wood shingles in lieu of existing board and batten siding. Color scheme to match main residence.

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NEW
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"

NORTH

ENTRANCE DOOR
1/2"=1'-0"



NEW
SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"

NORTH

REGISTRATION SEAL

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DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 APR 2021

PROPOSED RESIDENCE
FLOOR PLANS

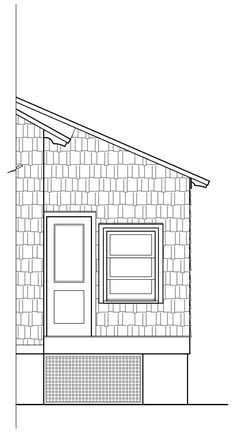
CLARK RESIDENCE
290 ST GEORGE STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH: (904) 824-5785

ARCHITECT

SHEET
A1

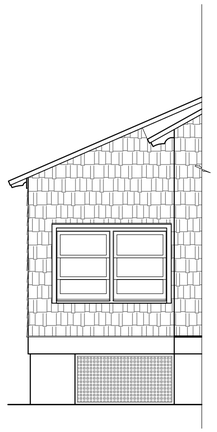
Revised Plans Received June 3, 2021
Planning and Building Department



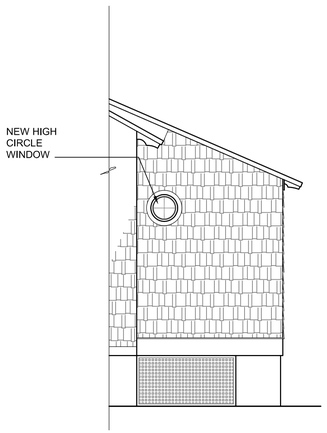
EXISTING
PARTIAL WEST ELEVATION
1/4"=1'-0"



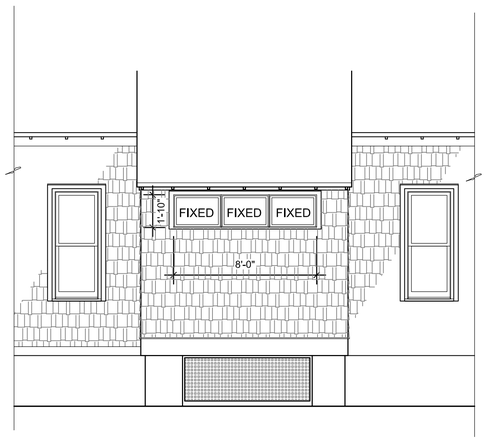
EXISTING
PARTIAL SOUTH ELEVATION
1/4"=1'-0"



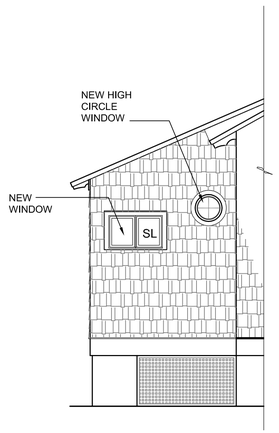
EXISTING
PARTIAL EAST ELEVATION
1/4"=1'-0"



PROPOSED
PARTIAL WEST ELEVATION
1/4"=1'-0"



PROPOSED
PARTIAL SOUTH ELEVATION
1/4"=1'-0"



PROPOSED
PARTIAL EAST ELEVATION
1/4"=1'-0"

REGISTRATION SEAL

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DATE: 15 APR 2021

PROPOSED RESIDENCE
ELEVATIONS

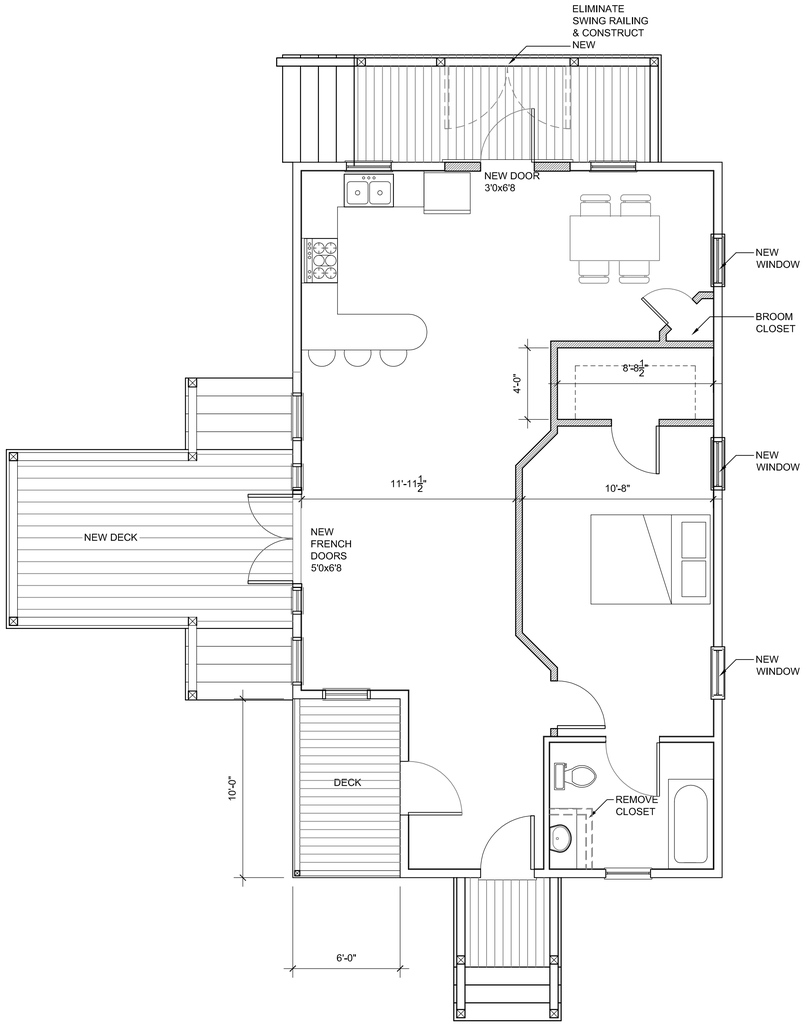
EXISTING RESIDENCE
290 ST GEORGE STREET
ST. AUGUSTINE
FLORIDA, 32084

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A2

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Planning and Building Department



NEW
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"

NORTH

(DETACHED c.2016 FORMER STUDIO BUILDING TO REAR / WEST OF HOUSE)

REGISTRATION SEAL

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DRAWN BY:
N. GOLDBERGER
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DATE: 15 APR 2021

PROPOSED RESIDENCE
FLOOR PLANS

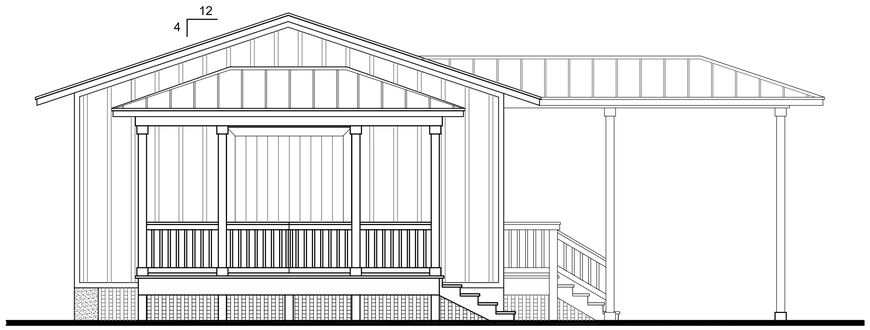
CLARK RESIDENCE
290 ST GEORGE STREET
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FLORIDA, 32084

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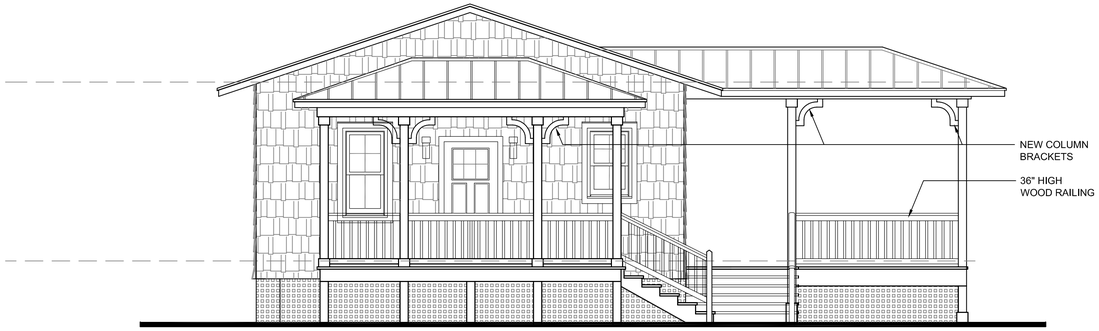
ARCHITECT

SHEET
A3

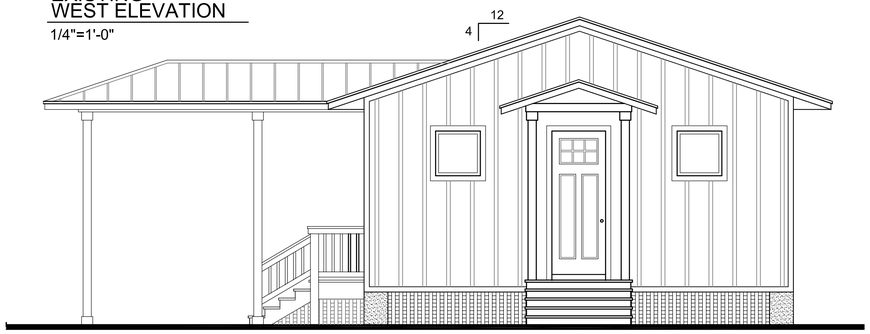
Revised Plans Received June 3, 2021
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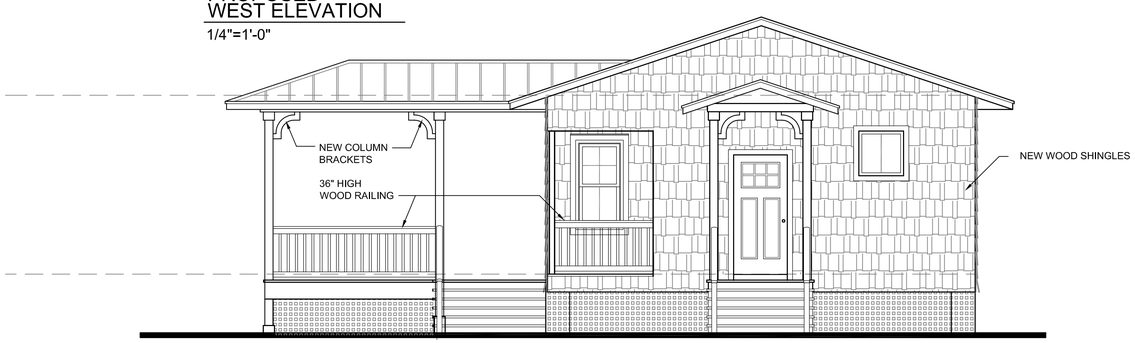
EXISTING
WEST ELEVATION
1/4"=1'-0"



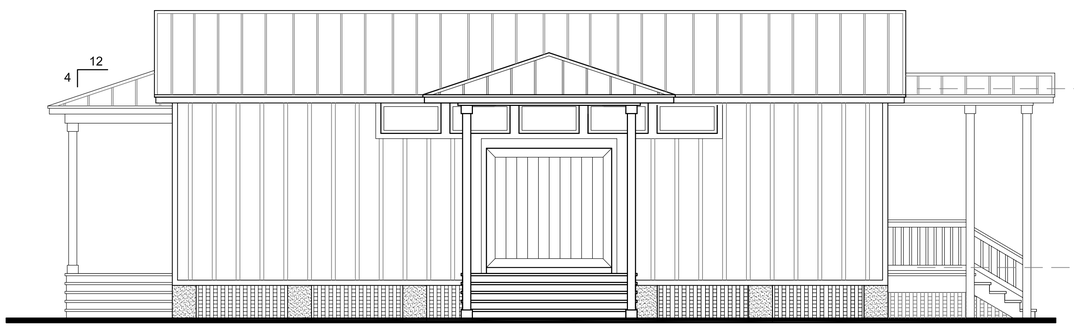
PROPOSED
WEST ELEVATION
1/4"=1'-0"



EXISTING
EAST ELEVATION
1/4"=1'-0"



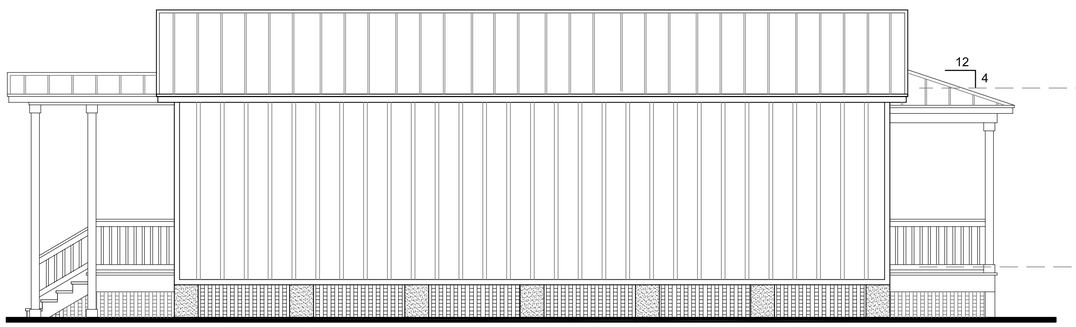
PROPOSED
EAST ELEVATION
1/4"=1'-0"



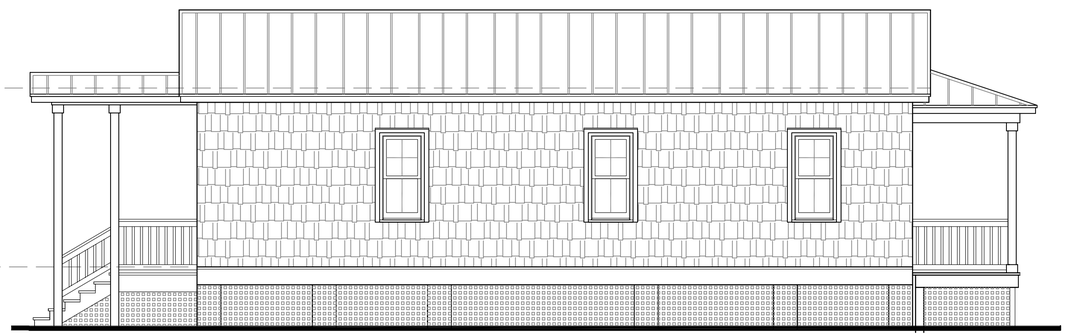
EXISTING
SOUTH ELEVATION
1/4"=1'-0"



PROPOSED
SOUTH ELEVATION
1/4"=1'-0"



EXISTING
NORTH ELEVATION
1/4"=1'-0"



PROPOSED
NORTH ELEVATION
1/4"=1'-0"

REGISTRATION SEAL

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DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 APR 2021

PROPOSED RESIDENCE
FLOOR PLANS

CLARK RESIDENCE
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A4

Received June 2, 2021
Planning and Building Department

Don Crichlow & Associates

St. Augustine, Florida

June 2, 2021

From: Don Crichlow & Associates

To: Julie Courtney, Historic Preservation Planner

Re: Project Address: 290 St. George St.

Julie,

In response to "Completeness Review Checklist" recently sent to me I am responding with the following information:

Exterior Finishes

- Photographs of existing surfaces
- Photographic sample of proposed exterior stain for shingles
- Board and batten siding on Studio is being changed to shingles in order to match main residence.

Porches, Decks, Balconies

- Photographs of existing porch
- Site plan

Exterior Doors

- Photographs of existing doors
- Cut sheets for proposed patio door
- Elimination of sliding barn doors is necessary to convert art/sculpture studio to residential use.

Windows

- Photographs of affected windows
- Cut sheets for proposed windows

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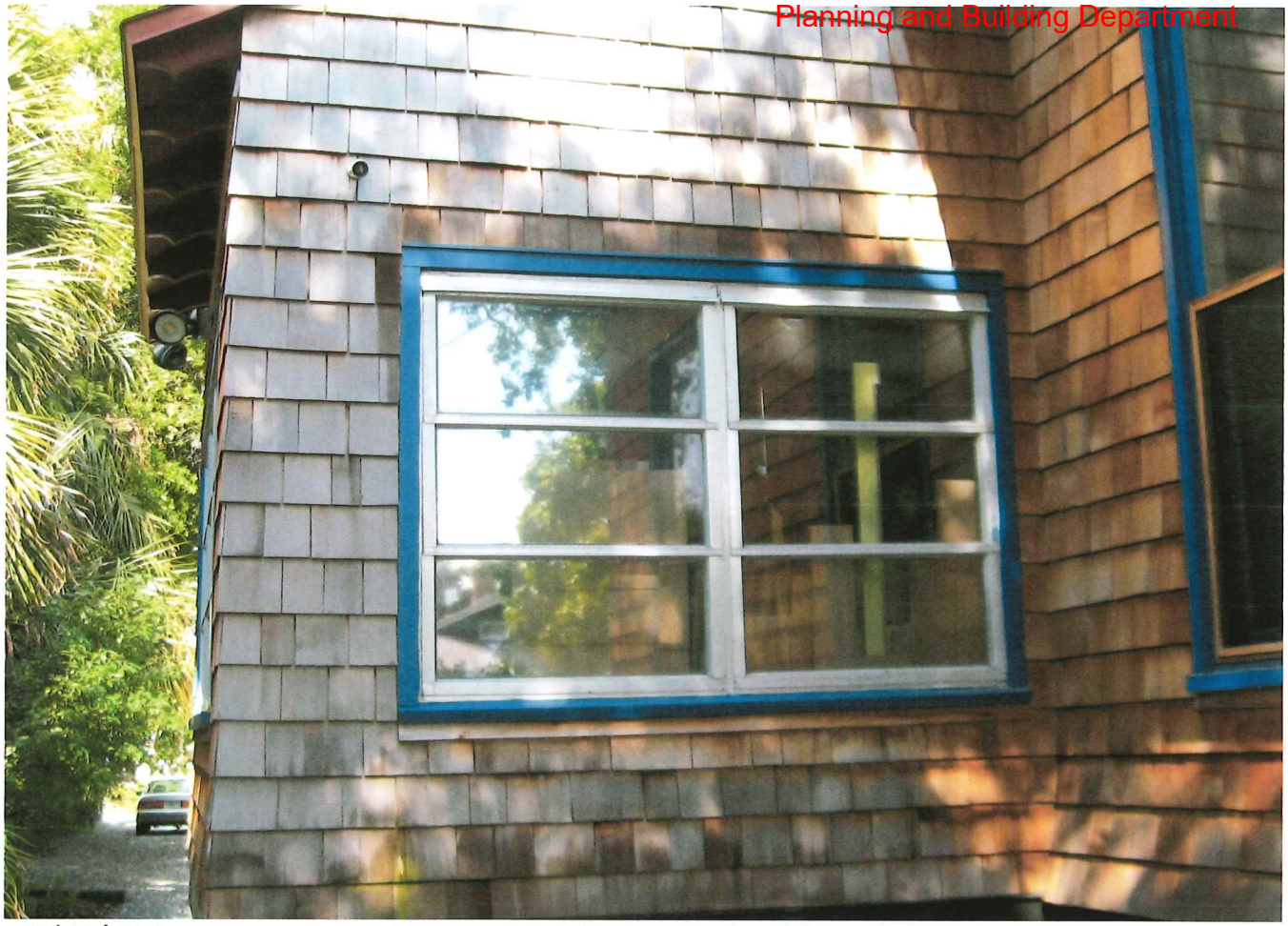


ENTRANCE DOOR MAIN RESIDENCE - TO BE MODIFIED



MAIN RESIDENCE - ALUM. WINDOWS TO BE REPLACED

Received June 2, 2021
Planning and Building Department



MAIN RESIDENCE - ALUM. WINDOWS TO BE REMOVED



MAIN RESIDENCE - ALUM. WINDOWS TO BE REMOVED

Received June 2, 2021
Planning and Building Department

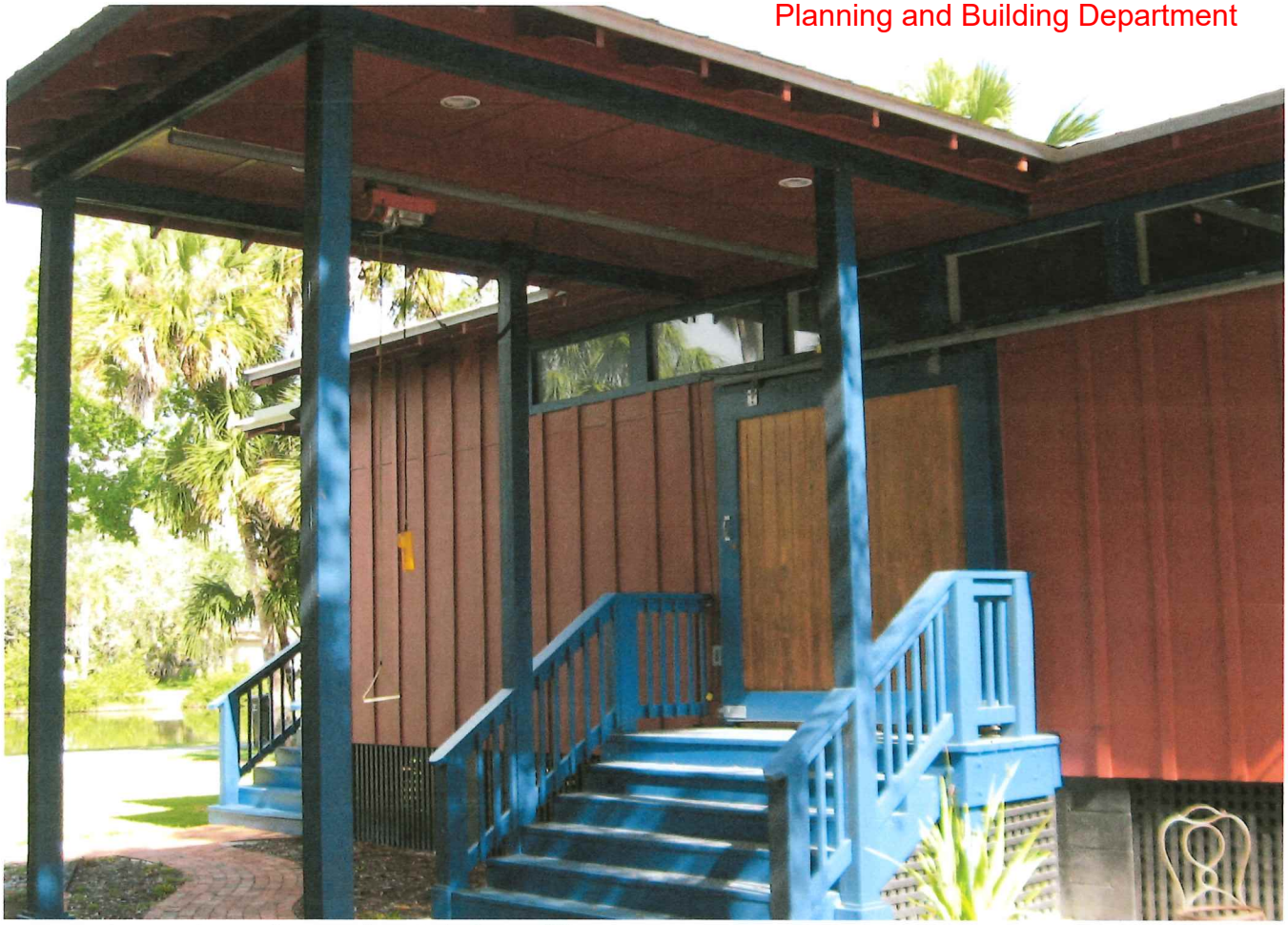


EXIST. 4/2 WINDOWS @ REAR OF MAIN RESIDENCE (TO REMAIN)

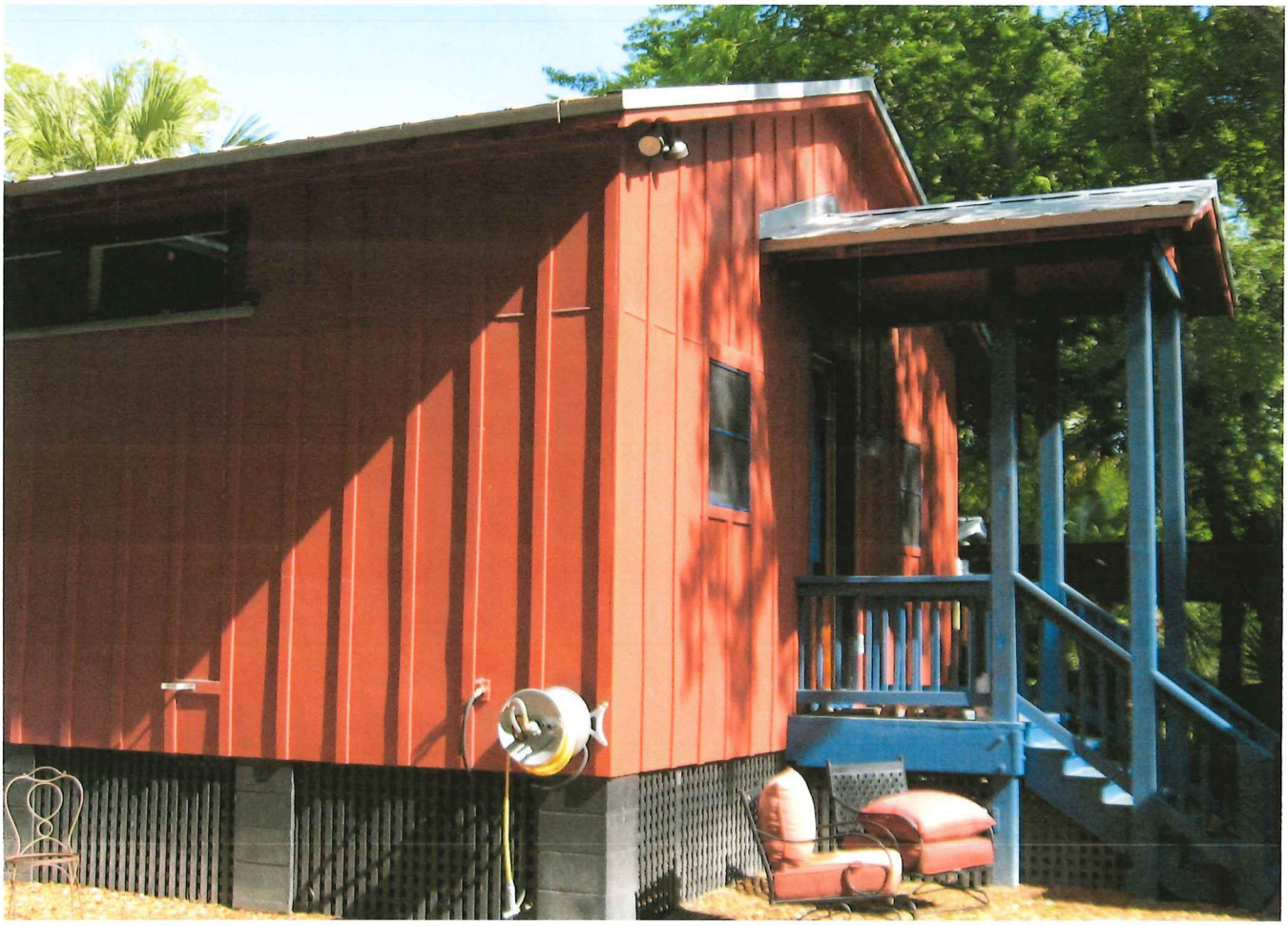


STEPS, STOOP, DOOR & WINDOW ON SOUTH SIDE OF MAIN RESIDENCE (TO BE REMOVED)

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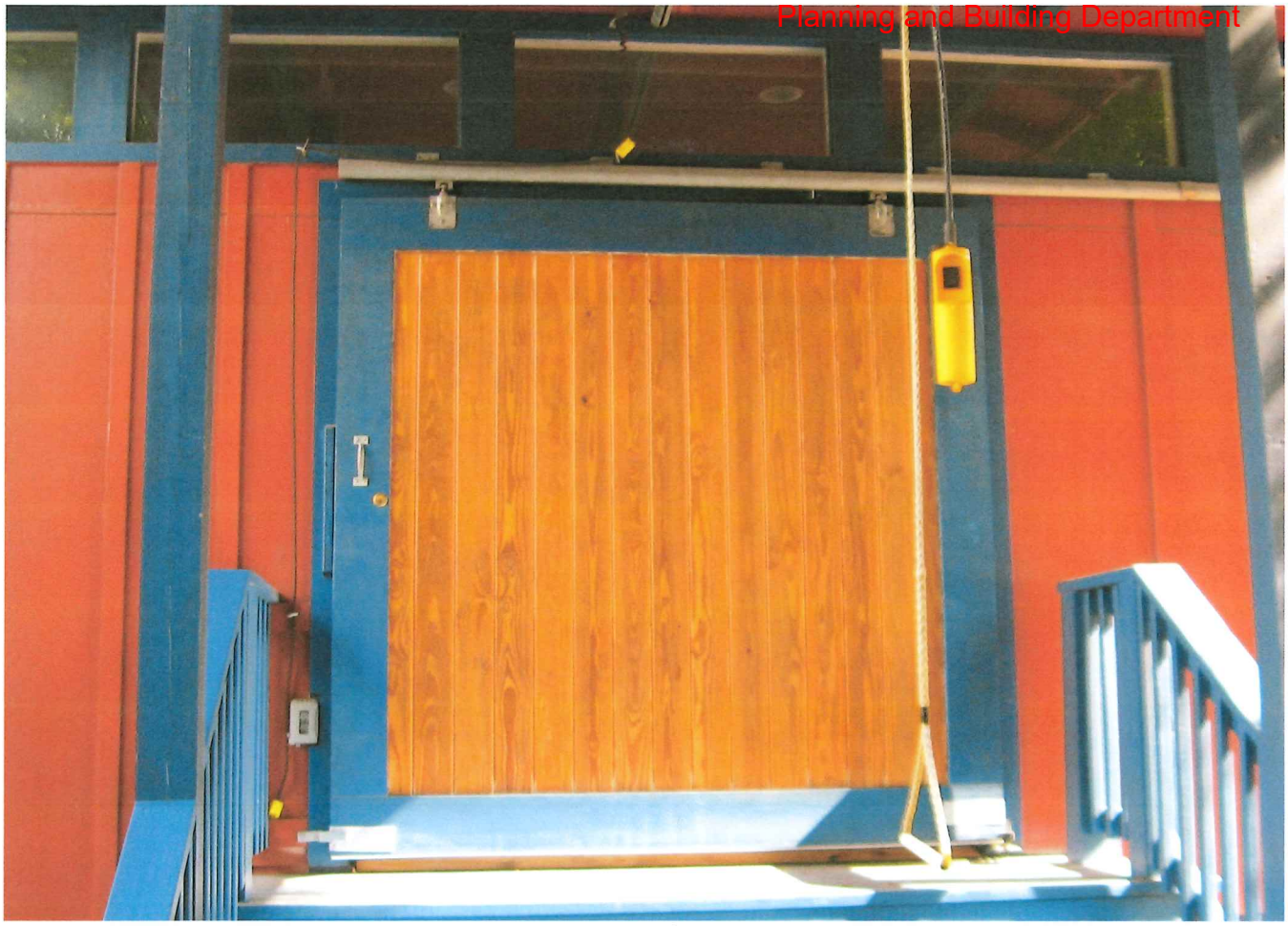


VIEW OF EXISTING HOIST ROOF



S.E. CORNER OF STUDIO TO BE MODIFIED INTO CORNER PORCH

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EXISTING STUDIO SLIDING DOOR TO BE REPLACED



EXISTING STUDIO SLIDING DOOR TO BE REPLACED

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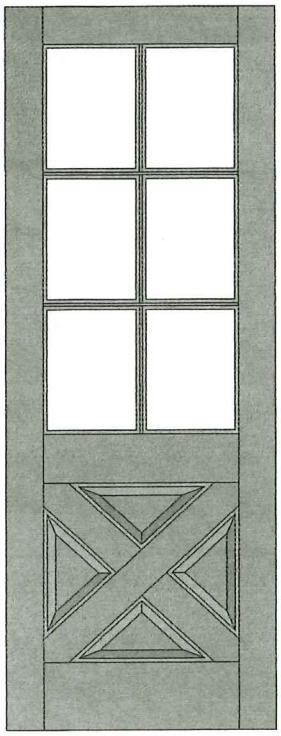


WEST ELEVATION OF STUDIO

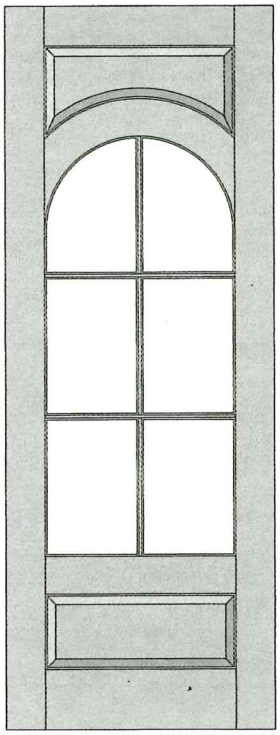


EAST ELEVATION (FRONT) MAIN RESIDENCE

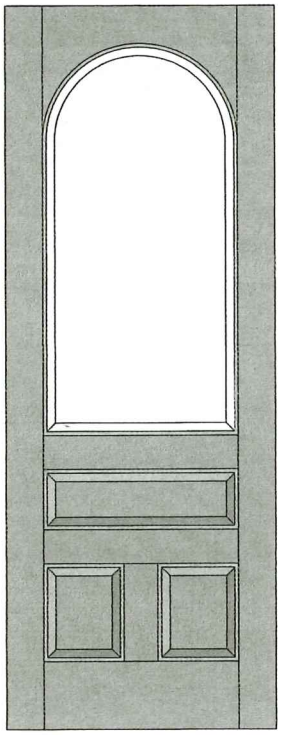
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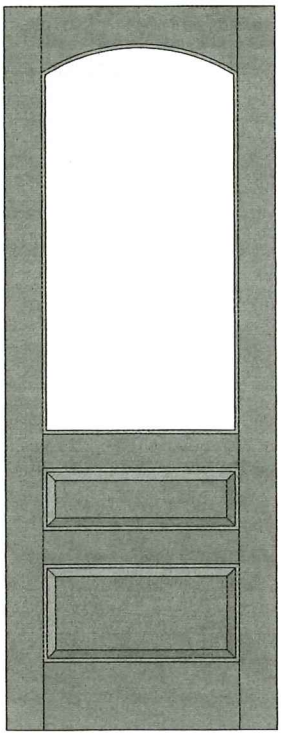
Dr 36X (2w3h)



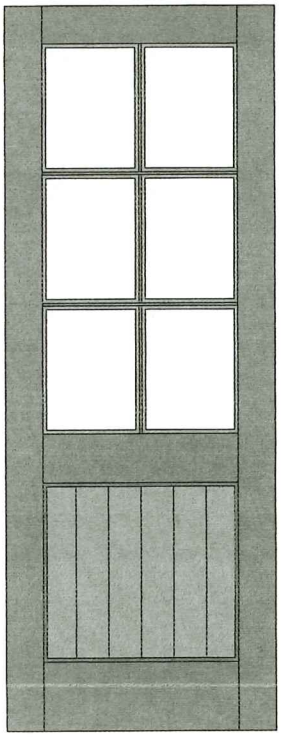
Dr 746 (2w3h)



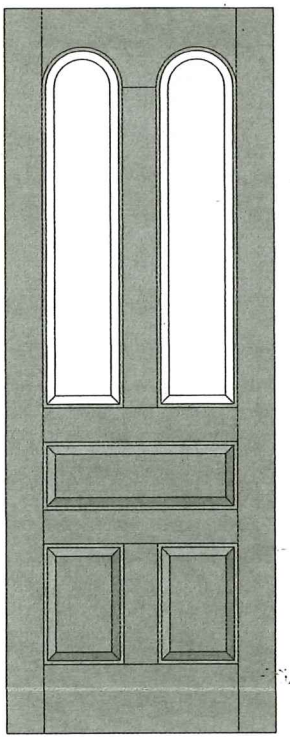
Dr 3550



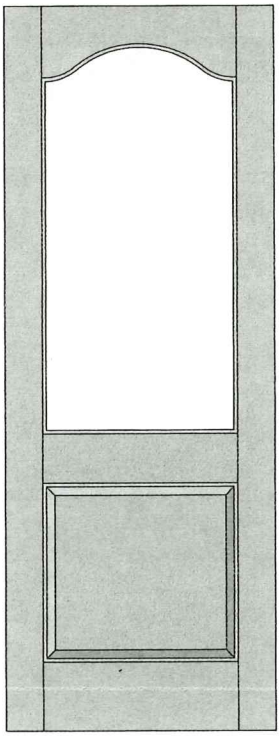
Dr 339



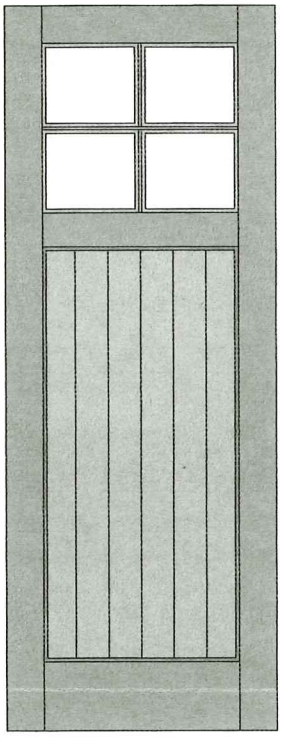
Dr 360 (VJ 6w)



Dr 3540



Dr 730



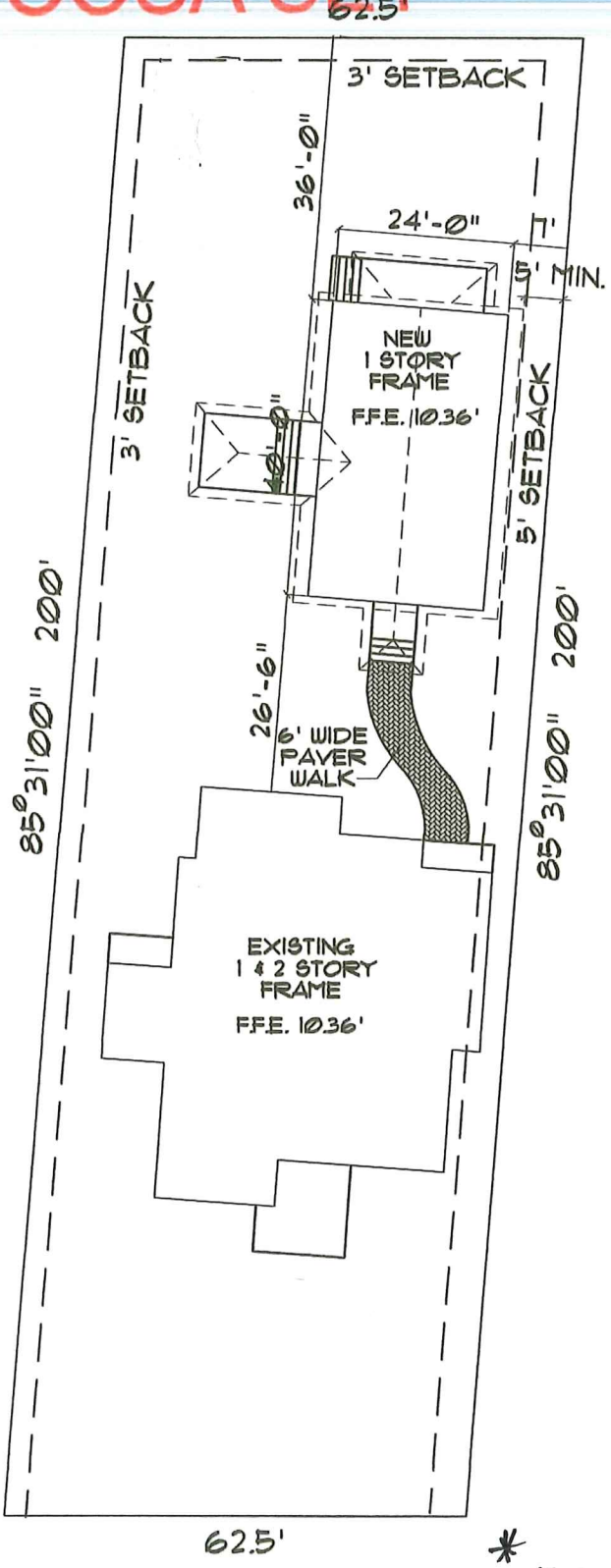
Dr 310 (VJ 6 w)

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COSA SET

These plans have been reviewed for compliance with the City of St. Augustine Land Use and Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning and Buildng Department. An approved set of these plans must be kept on the jobsite at all times.

2/14/16
Date



* EXISTING SITE PLAN TO REMAIN UNCHANGED

SITE PLAN
N.T.S.

NORTH

290 St George St

Received June 2, 2021
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SHERWIN-WILLIAMS.

STAIN COLOR DETAILS

SW 3015 SEQUOIA
Exterior Solid Stain

RGB VALUE
R: 122
G: 71
B: 61

LRV
9

HEXADECIMAL VALUE
7A473D

STORE NEAR YOU

200 STATE ROAD 312 STE 202
ST AUGUSTINE, FL 32086-4241
(904) 808-4652

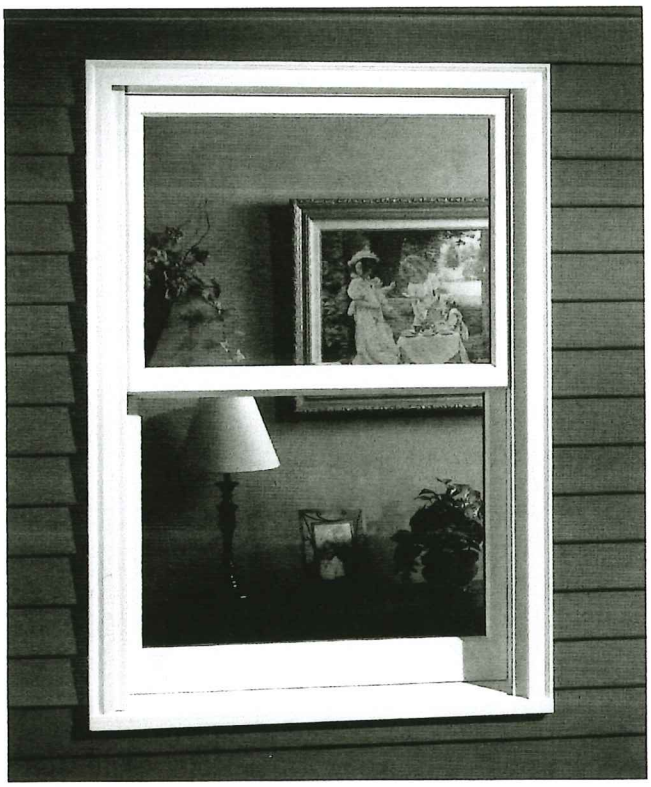
We can also be reached by phone at:
1-800-4-SHERWIN (1-800-474-3794)



NOTES:

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PROPOSED WOOD DBL HUNG WINDOW



Hardware

Sterling double hungs feature a pick resistant cam lock with a concealed locking mechanism and tilt latches installed into an interlock channel. The clay-colored lock is factory-applied as standard. Optional sash lift handles are available for easy operation. All double hung hardware is available in clay, white, beige and brass-colored. Custom finishes for double hung sash locks include brass, antique brass, bright chrome, brushed chrome, satin nickel, antique nickel, matte black and oil-rubbed.



clay
(standard)



sash lift handle in white
(optional)

Sterling Double Hung Optional Features

Glass:

- Single-pane glass
- LoE² Sun-145 with or without argon gas*
- Patterned-, bronze- or gray-lite
- Tempered or laminated
- Other options standard to the industry

Grilles:

- Grilles-in-the-airspace
- Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds
- PDL with 7/8", 1-1/8", 1-3/4" or 2-1/4" bars
- Cutlite with 5/8" LoE² insulating glass and 1-1/8" bars
- Single-glazed cutlite with 7/8" or 1-1/8" bars

Exterior Finishes:

- K-Kron II high performance exterior finish

Other Options: (custom options are also available)

- Other wood species
- Ovolo profile glazing beads and interior grille bars
- Interior prefinishing
- Interior casing
- Prep for stool
- Sash lift handles in white, beige or brass-colored
- Sash locks in clay, white, beige or brass-colored
- Full or half screens with aluminum frames in exterior clad colors and fiberglass mesh**
- StormGuard combination storm/screen units
- 3-1/2" flat or profiled brickmould, backband on 3-1/2" brickmould and other custom millwork (details on pg. 25)
- Projected sill nosing, extended sill horns or no nosing
- Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- Galvanized steel installation clips
- Insulated platforms, support brackets, and/or cable support system, and oak-veneered head and seat boards for bay units
- High performance modification

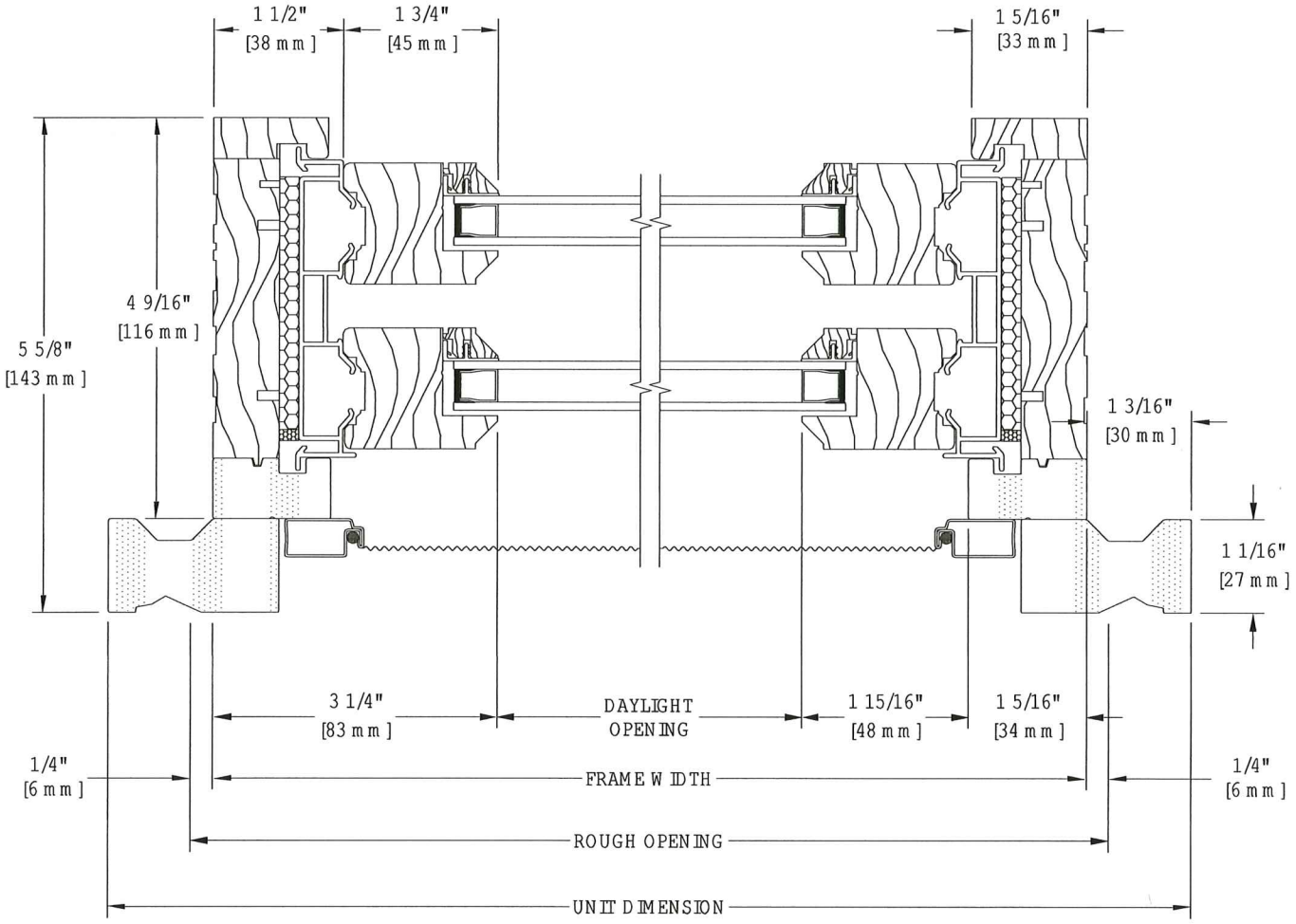
NOTES:
All measurements are nominal.
* Argon gas may not be included with units to be installed in or shipped through high altitude areas.
** Fiberglass mesh screen cloth in a charcoal color will be used unless aluminum mesh is requested. Aluminum mesh is available in either an aluminum or charcoal color.

KOLBE WINDOWS & DOORS

HERITAGE SERIES
TRADITIONAL DOUBLE HUNG - CELKO OPTION - OPERATING - STANDARD PERFORMANCE
4-9/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION

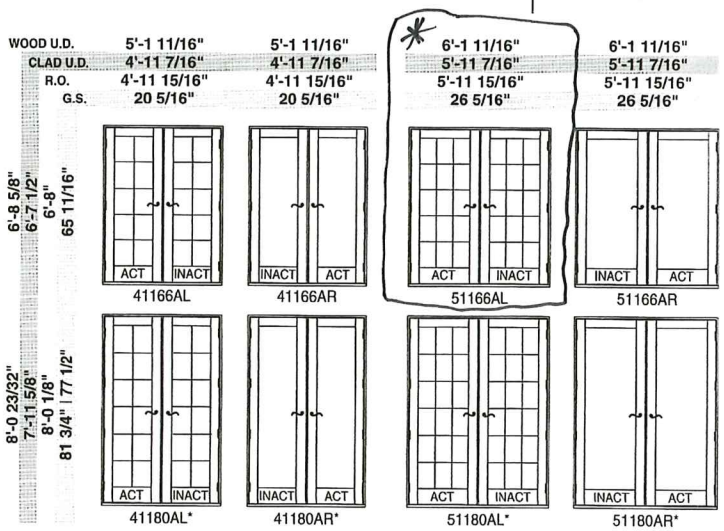
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SECTION THRU PROPOSED
DBL. HUNG WOOD WINDOW



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CLASSIQUE INSWING PATIO DOORS | FRENCH DOORS



* PROPOSED PATIO DOOR

NOTES:

All measurements are nominal. Elevation charts are not to scale.

Grilles are optional. The grille configuration shown for a single panel is typical for each panel in the unit.

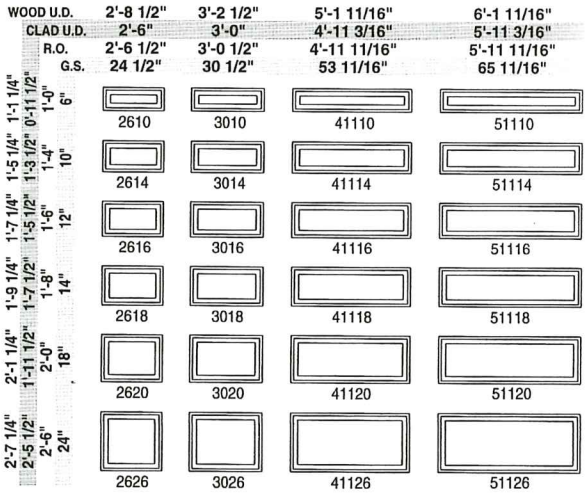
Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening sizes may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines.

Two glass size heights are given for 8-0 high doors; 81-3/4" for clad units and 77-1/2" for wood units. This is due to the larger bottom rail height (11-3/4") on 8-0 high wood Classique doors.

PRODUCT CODES:
To order clad French doors, add "SPC" before the product number (Ex: SPC51180AR).
To order wood French doors, add "SPW" before the product number (Ex: SPW51180AR).
Operation is viewed from the interior.

U.D. = Unit Dimension • R.O. = Rough Opening
G.S. = Glass Size (Glass sizes are shown per panel.)

CLASSIQUE | RECTANGULAR TRANSOMS



NOTES:

All measurements are nominal. Elevation charts are not to scale.

Rectangular transom units are sash set as standard.

The units shown are stand-alone units. Adjustments may be required when stacking over other units; adjustments will be made in the factory.

Grille configurations must be specified when ordering.

Some installation procedures will require a larger rough opening than noted (i.e. installations utilizing our installation clips), therefore, you may need to increase the rough opening size accordingly. Rough opening sizes may be increased up to a maximum of 1/2" on all sides and still be within good practice guidelines.

PRODUCT CODES:
To order clad transoms, add "SPCT" before the product number (Ex: SPCT2610).
To order wood transoms, add "SPWT" before the product number (Ex: SPWT2610).

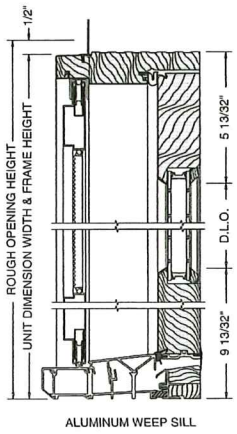
U.D. = Unit Dimension • R.O. = Rough Opening • G.S. = Glass Size

Page 645 of 940

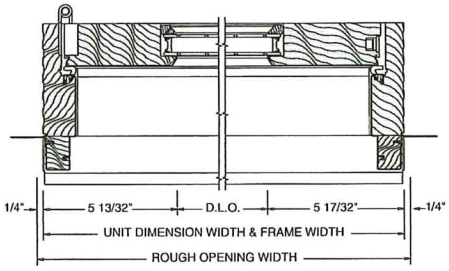
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STANDARD CLASSIQUE CROSS SECTION DRAWINGS

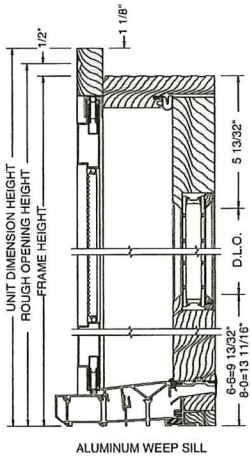
Clad Vertical Section



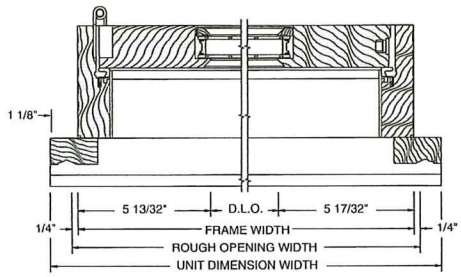
Clad Horizontal Section



Wood Vertical Section



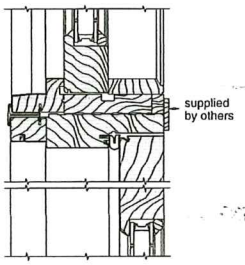
Wood Horizontal Section



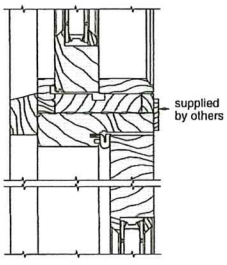
* PROPOSED PATIO DOOR SECTIONS

RECTANGULAR TRANSOMS STACKED OVER CLASSIQUE DOORS

Clad



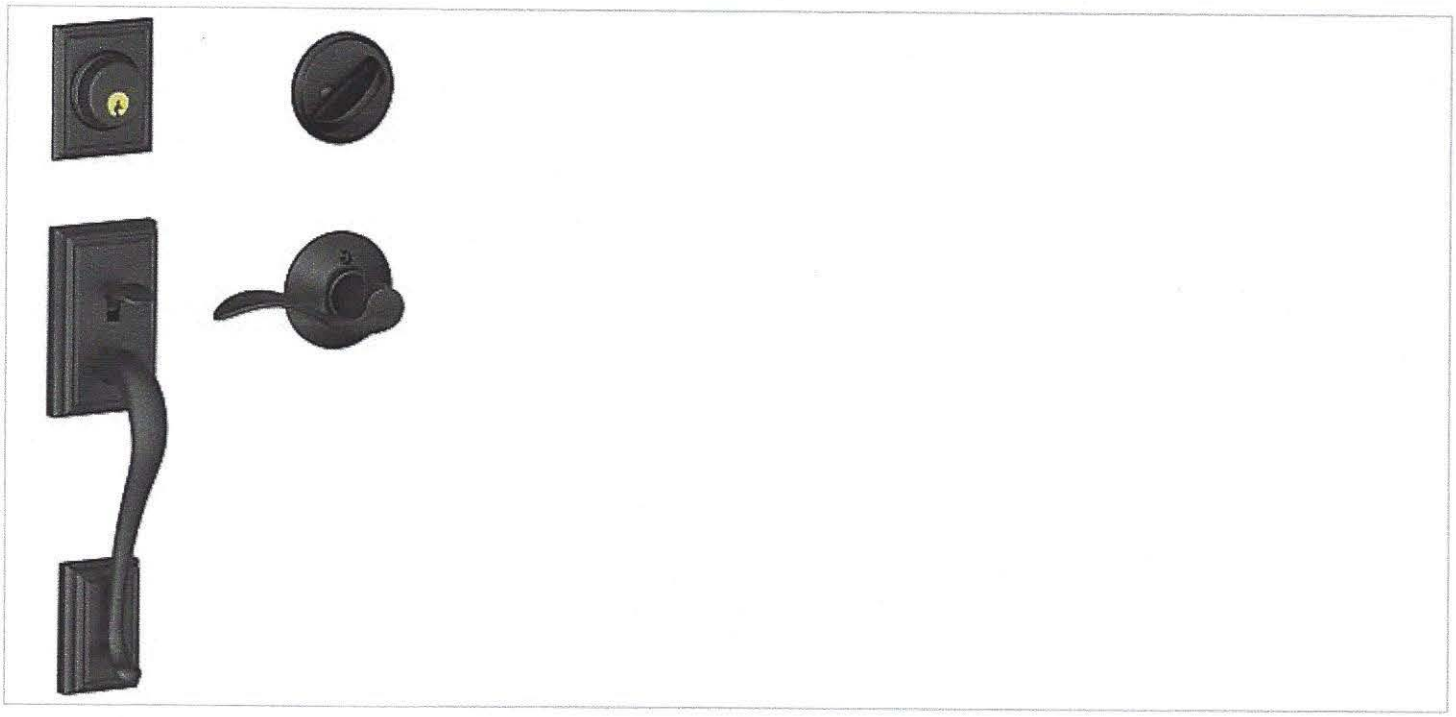
Wood



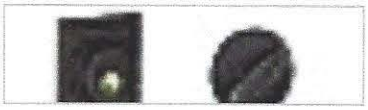
Drawings are not to scale.

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SCH-ADDISON-HANDLESET













Schlage Addison Door Entrance Handleset

FUNCTION

SINGLE CYLINDER ENTRY SET

COLOR/FINISH

SELECT A FINISH

KNOB/LEVER

SELECT KNOB/LEVER

HANDING

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Kichler 49206BK

Tremillo 2 Light 12 inch Black Outdoor Flush and Semi Flush Mount



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Kichler 49829OZ

Beacon Square 1 Light 12 inch Olde Bronze Outdoor Wall, Small



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Finish
Olde Bronze

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FREE Shipping & Returns

NO Restocking Fee

Hello, how may I help you?

Instr #2021045067 BK: 5244 PG: 1719, Filed & Recorded: 4/22/2021 12:12 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $8,400.00

This Instrument Prepared By:
Allyson B. Currie, Esq.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 17-20-107

$1,200,000.00 – Purchase Price

WARRANTY DEED

THIS INDENTURE, made this 20th day of April, 2021, by **JEFFREY M. FLIESSER** and **JUDITH FOX FLIESSER**, husband and wife ("Grantor"), whose address is 290 Saint George Street, St. Augustine, Florida 32084 to **ALL ABOARD HOLDINGS, LLC, a Florida limited liability company** ("Grantee"), whose address is 5111 Ridgewood Avenue, Suite 201, Port Orange, Florida 32127.

COPY

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof. (the "Property").

PARCEL IDENTIFICATION NUMBER: 200720-0000

SUBJECT TO: Taxes and assessments for the year 2021 and subsequent years, not yet due and payable, together with those matters listed in the Public Records of St. Johns County, Florida without reimposing same.

and said Grantor does hereby warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Witness Stephen Tant
(type name of witness)

Jeffrey M. Fliesser

Witness Quentin Isabell
(type name of witness)

Judith Fox Fliesser

COPY

STATE OF Tennessee
COUNTY OF Davidson

THE FOREGOING instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 20th day of April, 2021, by Jeffrey M. Fliesser and Judith Fox Fliesser, husband and wife, who (__) is personally known to me or (✓) has produced valid driver's licenses as identification.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 15, 2021
RUTHERFORD COUNTY

Notary Public, State of Tennessee
Quentin Isabell
(Name of notary, typed/stamped/printed)
My commission number: N/A
My commission expires: May 15, 2021
(SEAL)

Exhibit "A"
Legal Description

Beginning at a point on the West line of St. George Street 62-1/2 feet South of the Southeast corner of Lot One of Block 39-C, according to the Official Map of the City of St. Augustine, Florida, run thence Southerly along the West Line of St. George Street 62-1/2 feet; run thence Westerly parallel with the South line of lot one (1) of said Block 39-C, 200 feet more or less to the East line of the extension of Cordova Street; thence Northerly along the East line of the extension of Cordova Street 62-1/2 feet to the Southwest corner of the E S. Estes' Property; run thence easterly parallel with the South line of Lot One (1) of said Block 39-C, 200 feet more or less to the Pointe of Beginning, being the South 62-2 1/2 feet of the North 125 feet of Lot Two of Block 39-C of the City of St. Augustine, Florida.

COPY

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	2007200000
Location Address	290 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUG RE-SUB OF LOT 2 BLK 39-C LOT 2 OR5244/1719 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.290
Homestead	Y

Owner Information

Owner Name	All Aboard Holdings LLC 100%
Mailing Address	5111 RIDGEWOOD AVE STE 201 PORT ORANGE, FL 32127-0000

Map



Valuation Information

	2021
Building Value	$414,204
Extra Features Value	$67,475
Total Land Value	$342,225
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$823,904**
Total Deferred	$383,967
Assessed Value	**$439,937**
Total Exemptions	$50,000
Taxable Value	**$389,937**

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	$567,300	$71,437	$304,200	$0	$0	$942,937	$434,860	$558,077	$384,860
2019	$251,988	$53,555	$266,175	$0	$0	$571,718	$425,083	$196,635	$375,083
2018	$258,533	$55,105	$266,175	$0	$0	$579,813	$417,157	$212,656	$367,157
2017	$261,806	$53,611	$266,175	$0	$0	$581,592	$408,577	$223,015	$358,577
2016	$223,777	$1,502	$266,175	$0	$0	$491,454	$349,188	$192,266	$299,188
2015	$204,355	$1,555	$205,335	$0	$0	$411,245	$346,761	$114,484	$296,761
2014	$157,598	$1,609	$184,802	$0	$0	$344,009	$344,009	$50,000	$294,009
2013	$159,818	$1,662	$184,802	$0	$0	$346,282	$346,282	$50,000	$296,282
2012	$164,257	$1,716	$184,802	$0	$0	$350,775	$350,775	$50,000	$300,775
2011	$144,280	$563	$205,335	$0	$0	$350,178	$350,178	$50,000	$300,178
2010	$146,499	$601	$228,150	$0	$0	$375,250	$356,645	$68,605	$306,645

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000

Building Information

Building 1
Actual Area 2261
Conditioned Area 3080
Actual Year Built 1900
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood Shingle
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 0

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	11 Fixtures	100%
Electrical	Very Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
1.5 STORY	3080	2053
PATIO	0	20
FINISHED OPEN PORCH	0	20
FINISHED OPEN PORCH	0	132
PATIO	0	36
Total SqFt	3080	2261

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Shop	0	40	24	0	960
Detached Finished Open Porch	0	15	10	0	150
Detached Finished Open Porch	0	5	6	0	30
Detached Finished Open Porch	0	18	6	0	108

Land Information

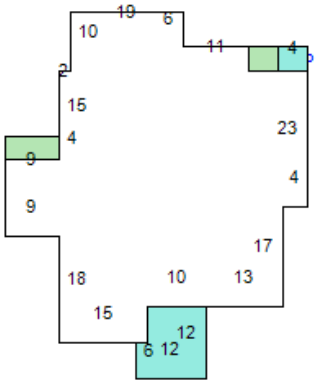
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	65	196	65	EF	$342,225

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/22/2021	4/20/2021	$1,200,000.00	WARRANTY DEED	5244	1719	Q	I	FLIESSER JEFFREY M & JUDITH FOX	ALL ABOARD HOLDINGS LLC
	10/15/2001	$365,000.00	WARRANTY DEED	1665	86	Q	I	TAYLOR DEBORAH REID	FLIESSER JEFFREY M & JUDITH FOX
	11/27/2000	$0.00	ORDER DET HX REAL P	1548	1832	U	I	KERBY SARAH R ESTATE	TAYLOR DEBORAH REID
	5/19/2000	$0.00	OTHER INSTRUMENT	1500	1580	U	I	KERBY SARAH R (DECD 4/10/2000)	KERBY SARAH R ESTATE (LETT OF ADMIN)
	12/1/1999	$0.00	WILL	1500	1573	U	I	KERBY SARAH R	KERBY SARAH R (WILL)
	7/1/1981	$68,000.00		502	558	U	I		KERBY SARAH R
	1/1/1979	$63,000.00		433	253	U	I		

Sketch Information

	Room Type
	FINISHED OPEN PORCH
	PATIO
	OWH



The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/15/2021, 1:36:25 AM

Version 2.3.121



Detail by Entity Name

Florida Limited Liability Company
ALL ABOARD HOLDINGS, LLC

Filing Information

Document Number	L05000067377
FEI/EIN Number	20-4685202
Date Filed	07/08/2005
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	04/21/2015
Event Effective Date	NONE

Principal Address

5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Changed: 02/06/2009

Mailing Address

5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Changed: 02/06/2009

Registered Agent Name & Address

CLARK, D. ANDREW
5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Address Changed: 02/06/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

CLARK, D. ANDREW
5111 RIDGEWOOD AVE., SUITE 201

PORT ORANGE, FL 32127

Title CFO

Polito, Michael Anthony
5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	02/12/2020
2021	03/15/2021

Document Images

03/15/2021 -- ANNUAL REPORT	View image in PDF format
02/12/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- Merger	View image in PDF format
06/19/2014 -- Merger	View image in PDF format
05/21/2014 -- LC Name Change	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
02/09/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
02/06/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2008 -- ANNUAL REPORT	View image in PDF format
05/03/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
07/08/2005 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0080 Address: 69 St. George Street

Applicant: Paul J. Thompson

Property Owner: The French Connection, LLC

Project description: To replace a former window opening on the first floor east elevation and existing window on the second floor south elevation with single doors and to lower the front (west) property line wall that is adjacent to the south.

Architectural Style:	Spanish Colonial	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District: Noncontributing	Construction date:	Reconstruction c. 1964 according to applicant; (SJCPA: 1800)
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966100000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of St. George Street, between Cuna and Hypolita Streets, the two-story Spanish Colonial (Second Period) style building is not recorded in the Florida Master Site File. Although the St. Johns County Appraiser lists the construction date as 1800, oral history and archival evidence points to the existing structure as a reconstruction. According to the applicant, his father and a business partner used the Saurez-McHenry home as their model for this c. 1964 reconstruction on an empty lot in preparation for the 400th anniversary of St. Augustine. See archival photograph.
2. Sanborn Map research shows on the 1884 map, two 1-1/2 story buildings set back from the street and labeled "shanties", one with a porch or balcony facing north, with only the western building remaining by the 1893 version, and a two-story building with its main block and rear wing footprint built closer but not directly on St. George Street by the 1904 publication. On the revised map to 1965, what appears to be the existing building is shown right to the street with projecting balcony on the front and side. The maps show how the address numbers have also changed over the years.
3. The Architectural Guidelines for Historic Preservation (AGHP) recommends against adding or changing "the location or size of windows and other openings that alter the architectural and historic character of the building." The proposed change of a window to a door will be kept in areas where openings exist or existed. For the existing second floor nine-over-six wood window proposed to be replaced with a single, multi-paneled wood door similar to the Spanish Colonial period door to the west, the opening is large, with the top aligning closely with the adjacent existing door, and ends just above the balcony's floor deck. Further, the location behind the projecting balcony's railing is towards the rear or east of the south side elevation, so is set back visually from the street. On the east or rear elevation, the location for a wood six-paneled door similar to the one just to the north, is in a former opening with evidence from existing framing that it had two different window lengths over time. Currently this area, which is not visible from the street, is covered with wood siding and has a small metal louvered vent. Both proposed doors are compatible to the style of the building.
4. According to the applicant, the 76" high wall was built with the house in the mid-1960s, and the application originally proposed to lower the wall to a 56" height to allow for some visibility to the courtyard area from the pedestrian street. This proposed new wall height would be 10" shorter than the required wall heights listed in the AGHP, which states that walls must be a minimum of five and one-half feet (66") high for First and Second Spanish Period and at least six feet (72") high for British Period buildings.
5. Another option (2) was submitted, with the proposal of leaving the wall at the existing 76" height, but to alter the wall with two rectangular openings with wood spindles and trimmed in wood. While there are local examples visible in the HP-2 and 3 districts, the AGHP's or Manucy's *Houses of St. Augustine (1565-1821)* book does not cover these under walls. Manucy references a *reja* covering a street or a yard window in his window section, which is copied in the AGHP. Found on First Period Spanish buildings, a reja, is a close grating of wood built over first floor windows that typically projected onto the street to allow ventilation, privacy for the inside, and visibility to the outside. Some of the gratings consisted of bannisters and lattice. A possible compromise the HARB may consider for this Second Period reconstructed building, would be for the addition of the openings on the existing 76" high wall to have vertical wood slats as seen on the building's existing front gate openings, instead of the bannisters (turned spindles) as proposed.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 69 St. George Street for the proposed project scope including the proposed west wall openings of Option 2, but inset with straight wood slats as found on the existing front gate openings,** because it meets **the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9**.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace a former window opening on the first floor east elevation with a single six-paneled wood door similar to the existing door to the north
2. Replace existing nine-over-six wood window on the east end of the second floor south elevation with a single multi-paneled wood door similar to the existing Spanish Colonial period door to the west
3. Proposed door hardware is in aged bronze finish
4. Alter the existing stuccoed masonry front (west) property line wall that is adjacent to the south of the building:
    a. Option 1:
    Lower the existing 76” height by 20" to a 56” height, retaining the same finish and beveled edge as on the existing
    b. Option 2:
    Maintain the existing 76” height and add rectangular openings with wood spindles and trimmed in wood

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 6 and 9 apply.
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
6. Repair of Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions

Doors and Entrances

Do...
- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...
- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Pre-1821
First Spanish Period doors are similar to gates in design but are between thirty-three inches and forty-four inches wide.

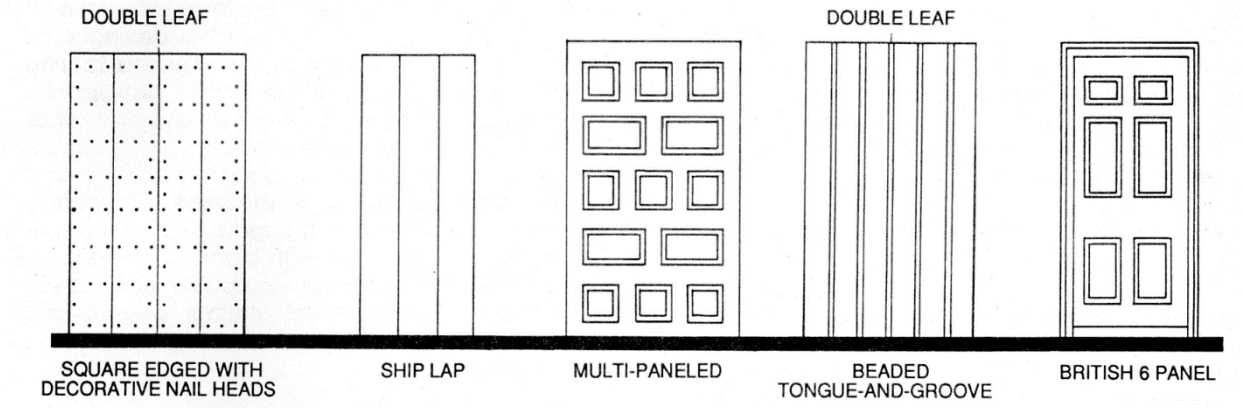
British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

If direct entry street doors swing out, it is appropriate to use double leaf doors inset into the wall. It may be simpler on commercial buildings to use courtyard entries so that doors may swing into the property instead of into the public right-of-way.

Pre-1821 Doors **Figure 12**



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.

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.

Pre-1821

- Windows on First Spanish Period buildings should have banisters, possibly with lattice on the lower half. Rejas projecting twelve to eighteen inches on a masonry base are appropriate only for ground level street windows. Banisters or lattice must be used on all other windows. Windows with rejas and banisters may have single expanse glazing giving the impression of an unglazed window. One-over-one double hung sash windows are also appropriate. On larger buildings, wood twelve-over-twelve double hung sash windows, without rejas or banisters, may be appropriate. Multi-pane windows behind rejas and banisters are not appropriate.

- Windows on British Period and Second Spanish Period buildings may be nine-over-nine, nine-over-six or six-over-six wood double hung sash. A common arrangement is nine-over-six on the ground floor and six-over-six on upper floors. Window and pane proportions must follow the historic models. Rejas are not appropriate.

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

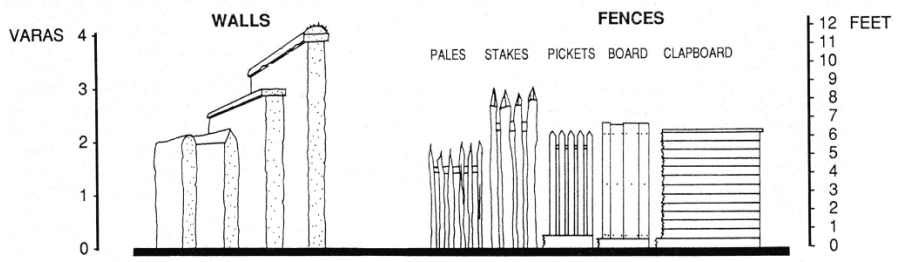
British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

(Figure 2 depicts pre-1821 walls and fences.)

Pre-1821 Walls and Fences **Figure 16**



LIST OF ATTACHMENTS:

1. Staff photographs
2. UF archival photos
3. Sanborn Maps

STAFF PHOTOGRAPHS
69 St. George Street





Former window opening on the first floor east/rear elevation is proposed to be replaced with a single six-paneled wood door similar to the existing door to the north

STAFF PHOTOGRAPHS
69 St. George Street





Former window opening on the first floor east/rear elevation is proposed to be replaced with a single six-paneled wood door similar to the existing door to the north

STAFF PHOTOGRAPHS
69 St. George Street



Nine-over-six window opening on the second floor south elevation, behind the projecting balcony, is proposed to be replaced with a single multi-paneled wood door





STAFF PHOTOGRAPHS
69 St. George Street







Nine-over-six window opening on the second floor south elevation, behind the projecting balcony, is proposed to be replaced with a single multi-paneled wood door (with design as shown above) to be similar to the existing Spanish Colonial period door to the west

STAFF PHOTOGRAPHS
69 St. George Street





East elevation of front 76” high property wall to the south proposed for modifications:
facing east from St. George Street
and from inside the side yard area, facing west towards St. George Street

STAFF PHOTOGRAPHS
69 St. George Street





East elevation facing St. George Street
with front 76” high property wall to the south proposed for modifications

STAFF PHOTOGRAPHS
69 St. George Street



East elevation facing St. George Street
with front 76” high property wall to the south
proposed for modifications





STAFF PHOTOGRAPHS:
Lower masonry walls along St. George Street







67 St. George Street (now 69 St. George Street)

B8 L2 N/S
HSAPB Classification

Suarez-Mc.Henry House
67 St. George Street
HSAPB Site Description

Mc. Henry House
Construction. (This house is not on original foundation.)

Subject

2/65

Photographer, Sponsor, Date

3½x3½ b&w gloss

Technical Notes

Photo Users, Dates

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

B-687 B
HSAPB Photo No.

Former Photo Nos.



RES-1-84

UF image: USACH00559_00002_00001

Sign Reads:

Suarez-McHenry House

To be reconstructed on its original archaeological foundations here by Thompson-Bailey Co. in cooperation with the St. Augustine Restoration Program.

67 St. George Street (now 69 St. George Street)
Rear of building during reconstruction

B8 L2 N/S
HSAPB Classification

Suarez-Mc. Henry House
67 St. George Street
HSAPB Site Description

Mc. Henry House. Construction.

Subject

2/65

Photographer, Sponsor, Date

3½x3½ b&w gloss

Technical Notes

Photo Users, Dates

HISTORIC ST. AUGUSTINE
PRESERVATION BOARD

B-678
HSAPB Photo No.

Former Photo Nos.



223

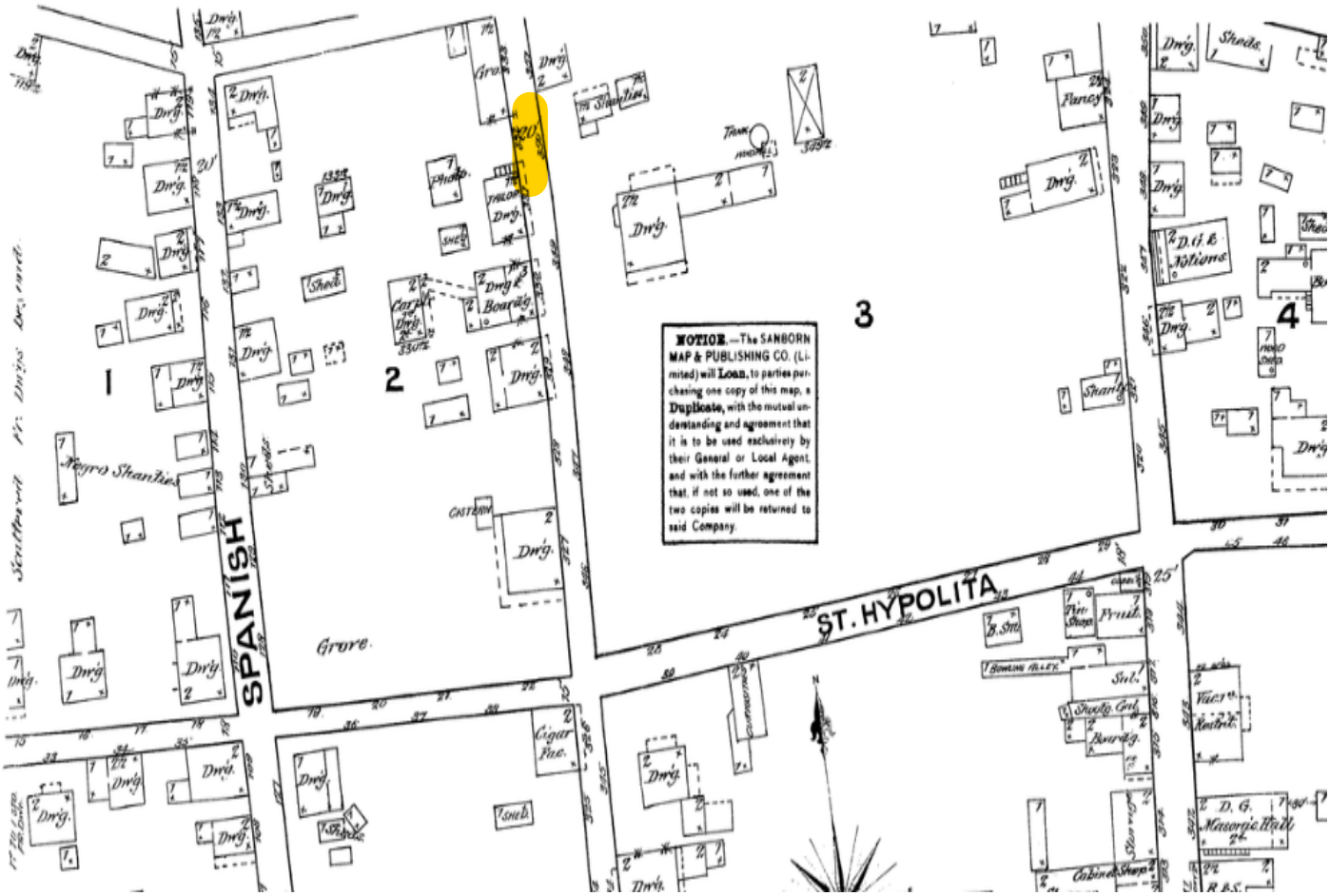
RES-1-84

UF image: USACH00559_00002_00001

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 1

(A different structure was visible on the property at the time of this map and other subsequent publications until the 1965 revision)



NON-COMMERCIAL USE ONLY

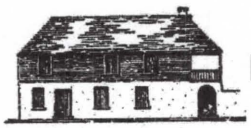
Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn 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 Map (1930 revised to 1965)
Showing what appears to be the reconstructed building that currently exists at 69 St. George Street



Received May 21, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. PL2021-0080

Receipt No._____ Meeting Date: June 17, 2021

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Paul J. Thompson

   Business (if applicable) _____

   Address P.O. Box 70

   City St. Augustine State FL Zip Code 32085

   Daytime telephone 904-540-2904 Other phone/email Paul@thompsonRealty.org

   The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER The French Connection, LLC

   Business (if applicable) _____

   Address SAME

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 69 St. George Street

4. LEGAL DESCRIPTION: Lot 2 Block 8 Subdivision City Parcel 196610-0000

5. EXISTING USE Restaurant PROPOSED USE Restaurant

6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☒ YES ☐ NO

   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☒	Windows Replace 2 windows with doors
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

Received May 21, 2021
Planning and Building Department

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 Replace 2 windows with doors
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☒ New fence/wall/gate Reduce wall by 20 inches
- ☐ 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)

1. Replace window on first floor with Exit Door
2. Replace window on Second floor with Access door
3. Reduce front wall by 20 inches

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Paul J. Thompson

SIGNATURE OF APPLICANT [signature] DATE 5/21/21

PRINT OWNER'S NAME Paul Thompson for Trend Connection, LLC

SIGNATURE OF OWNER [signature] DATE 5/21/21

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

PL 2021-00080 69 St. George Street

Received May 21, 2021
Planning and Building Department

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☑ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff

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) (FLOOR PLANS PROVIDED)
☐	☒	☐	For new openings, a scaled wall section
☐	☒	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware (PHOTOS OF PROPOSED PROVIDED)
☐	☒	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

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CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition *assessment by qualified professional.*

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

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)

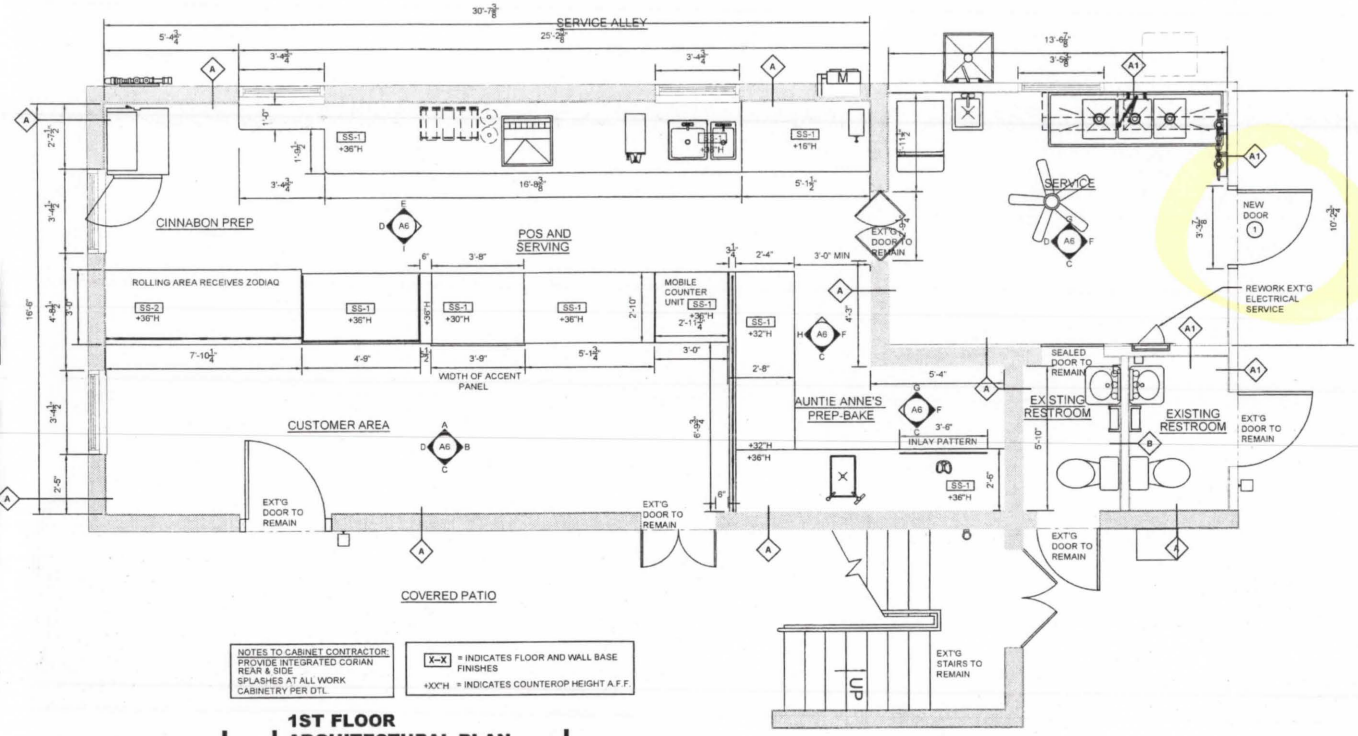
OK	Need	N/A	
☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	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:
More visual documentation of existing elevations and proposed would be helpful. Need more info on how wall will be lowered and finish details for top + overall

Project number: PL2021-0080 Project Address: 69 St. George Street

Reviewed by: Jwie Courtney Date: 5.26.2021

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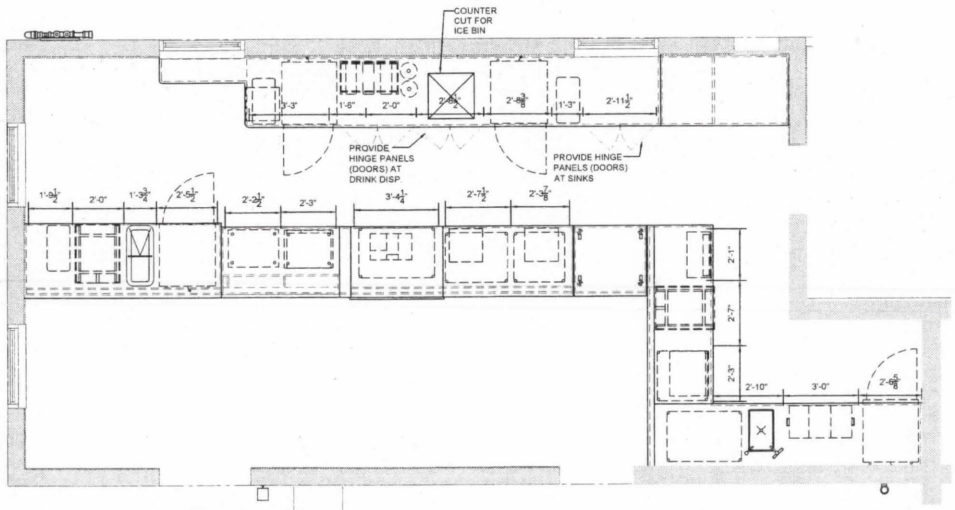
1ST FLOOR ARCHITECTURAL PLAN
SCALE: 3/8" =1'-0"

PARTITION KEY

- A — EXISTING EXTERIOR MASONRY WALL AND SIDING TO REMAIN. NO WORK
- A1 — EXISTING EXTERIOR PARTITION TO REMAIN. NO WORK
- B — EXISTING INTERIOR NON-RATED PARTITION TO REMAIN. NO WORK
- C — EXISTING INTERIOR NON-RATED PARTITION TO BE UPGRADED TO 2 HOUR FIRE-RATED ASSEMBLY. REMOVE EXISTING DRYWALL AND REPLACE WITH TWO LAYERS OF ⅝" TYPE "X" GYPSUM BOARD EACH SIDE OF 2 X 4 STUDS PER ULC DESIGN U301.

PARTITION NOTES:

1. ALL TENANT PARITION CONSTRUCTION SHALL HAVE TAPED JOINTS. ALL WALLS EXPOSED TO PUBLIC VIEW SHALL BE FINISHED WITH A MIN. OF THREE (3) COATS OF JOINT COMPOUND AND SANDED SMOOTH.
2. WHERE FIRE RESISTIVE RATINGS ARE REQUIRED, CAULKING MATERIAL SHALL BE UL LISTED, FIRESTOP SEALANT MFR: HILTI FS-ONE OR EQUAL AT ALL ONE HOUR RATED DEMISING WALL PENETRATIONS AND AT ROOF DECK TERMINATION.
3. WOOD TRIM AND WALL COVERINGS SHALL HAVE A MINIMUM FIRE SPREAD RATING (NOT GREATER THAN 200 PER ASTM E840 AND SMOKE DEVELOPED RATING (NOT GREATER THAN 450 PER ASTM E84).
4. ANY WALL PENETRATIONS THRU THE 1 HOUR RATED DEMISING PARTITIONS SHALL COMPLY WITH UL-WAL-1001.



U/C DIMENSION PLAN
SCALE: 3/8" =1'-0"

DATE 4-30-2021 REVISION

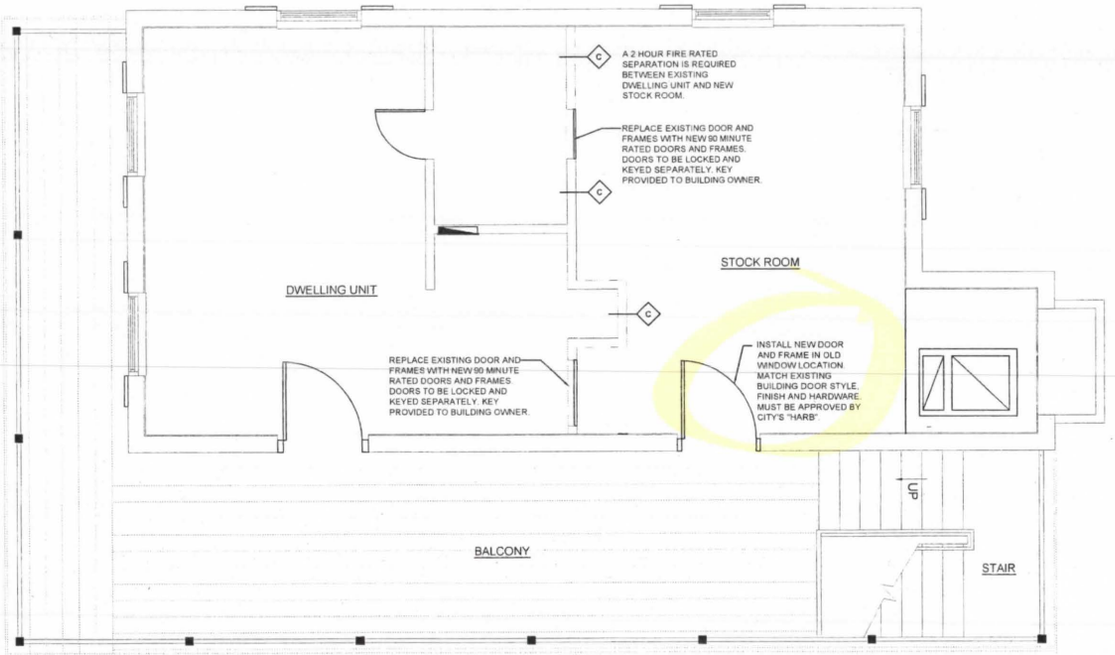
HISTORIC DISTRICT
69 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

Auntie Anne's & CINNABON

ARCHITECTURAL FLOOR PLAN
UNDER COUNTER DIMENSION PLAN
PARTITION KEY

A101

Received May 21, 2021
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2ND FLOOR ARCHITECTURAL PLAN
SCALE: 3/8" =1'-0"

DATE 4-30-2021
REVISION

HISTORIC DISTRICT
69 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

CINNABON &

2ND FLOOR ARCHITECTURAL PLAN
DOOR SCHEDULE

A102

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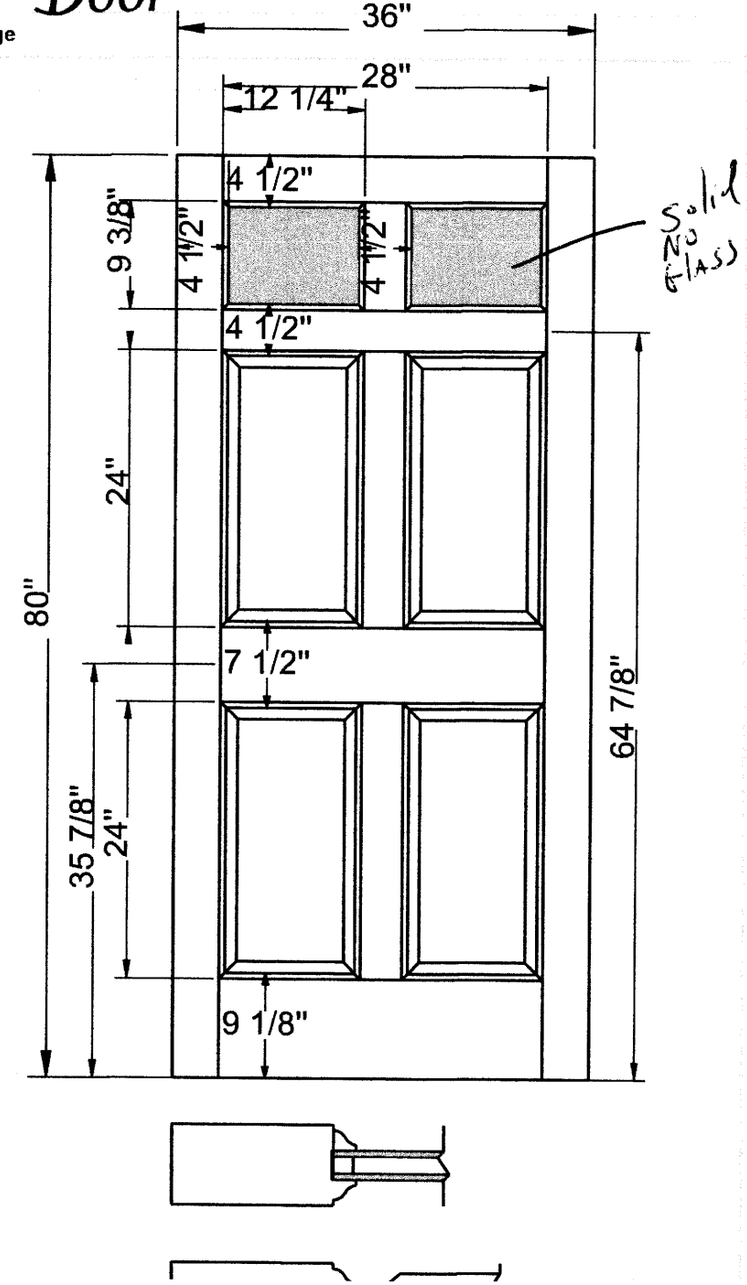


New First Floor Door to Match this Existing Door (located 4 feet away)

Received May 27, 2021
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ROGUE VALLEY DOOR

Image



Selection Summary

Basic Options

Model of Product Known?	Yes
Door Model	4132
Door Species	Fir
Door Thickness	1 3/4"
Width	36" (3/0)
Height	80" (6/8)
Stile Width (Default: 4 1/2)	4-1/2
Top Rail Height (Default: 4 1/2)	4 1/2
Bottom Rail Height (Default: 9 1/8)	9 1/8
Turn Dimensions On	Yes
Outside Shape	None
Inside Shape	None
Dutch Door	No
Sticking Profile	Modified Ogee
Panel Profile	1 3/8" HRP
~~Glass Type~~	Clear
~~Glass Type 2~~	Clear
~~Glass Thickness~~	5/8"
Weathered Wood Treatment	None

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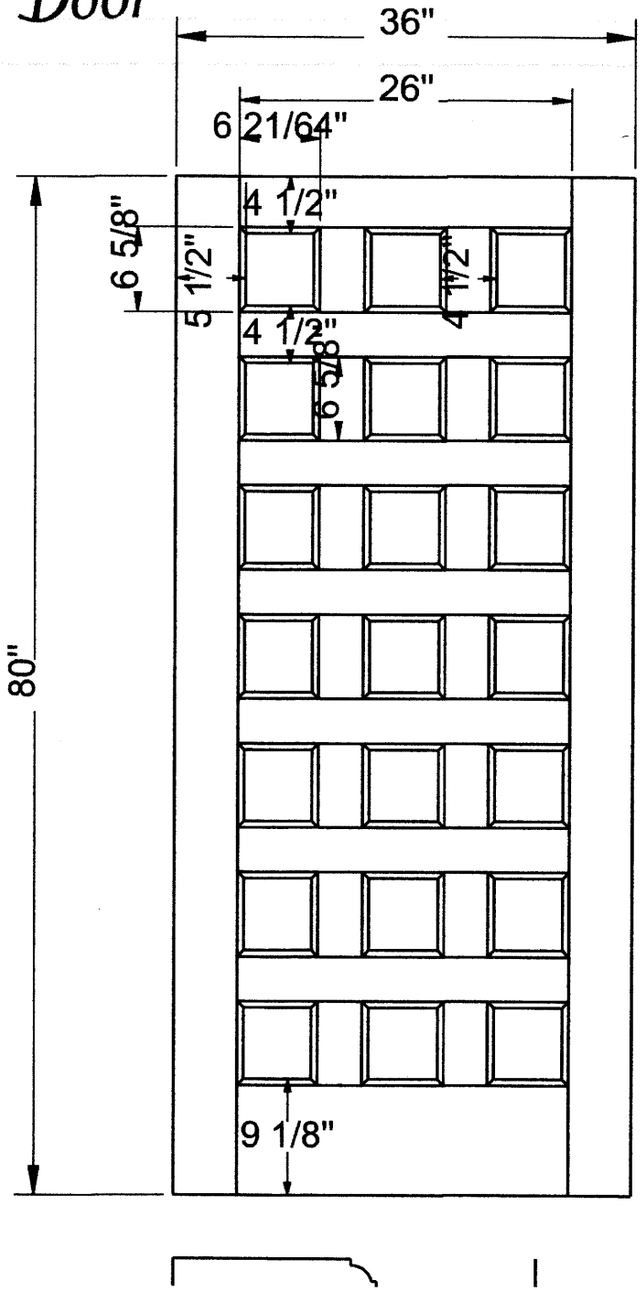


New Upstairs door to match this Existing multi-panelled Door

Received May 27, 2021
Planning and Building Department

ROGUE VALLEY DOOR

Image



Selection Summary

Basic Options

Model of Product Known?	Yes
Door Model	4021
Door Species	Fir
Door Thickness	1 3/4"
Width	36" (3/0)
Height	80" (6/8)
Stile Width (Default: 4 1/2)	5-1/2
Top Rail Height (Default: 4 1/2)	4 1/2
Bottom Rail Height (Default: 9 1/8)	9 1/8
Turn Dimensions On	Yes
Replace Panels with Glass	No
Sticking Profile	Modified Ovolo
Panel Profile	5/8" Flat
Weathered Wood Treatment	None

Received May 31, 2021
Planning and Building Department



Received May 21, 2021
Planning and Building Department



Existing 76" high wall at 69 St. George

From: Paul Thompson
To: Julie Courtney
Subject: Wall ideas
Date: Thursday, June 10, 2021 2:31:54 PM

An alternate idea for the wall instead of lowering it to 56 inches is to keep the wall the same height and put rectangle openings in it.

The first picture is a 16 foot wall at the Toques Place parking lot on Hypolita Street. The opening is 52 x 28 (this is what 69 would look like with one opening)

The second picture is a 21 foot wall at 56 Charlotte street with 2 openings (48 x 30)

The 3rd picture is 69 St George Street depicting what a scaled down opening (36 x 30) would look like.

Either opening(s) would be trimmed out in wood with wood spindles.

Thank you,

Paul Thompson

69 St. George Street: WALL - OPTION 2







Received May 21, 2021
Planning and Building Department



Requesting a 56" high wall as seen here at Columbia Restaurant on ST. George Street

Public Records of
St. Johns County, FL
Clerk# 02-054966
O.R. 1817 PG 438
07:54AM 09/20/2002
REC $21.00 SUR $3.00
Doc Stamps $1,536.50

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 6-01-046

WARRANTY DEED

THIS INDENTURE, made this 19 day of August, 2002, by GISELLE E. THOMPSON, ERIC DUTASTA THOMPSON AND PAUL JOSEPH THOMPSON, as joint tenants with full rights of survivorship, conveying their undivided interest in non-homestead property ("Grantor") to THE FRENCH CONNECTION, L.L.C., a Florida Limited Liability Company, whose post office address is P.O. Drawer 70, St. Augustine, Florida 32085-0070, and whose federal taxpayer identification number is 59-3132468, ("Grantee").

COPY

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

PARCEL IDENTIFICATION NUMBER: Part of 1966610-0000.

SUBJECT TO: Taxes for the year of conveyance and subsequent years.

SUBJECT TO: Covenants, restrictions and easements of record.

SUBJECT TO: Applicable zoning and other governmental regulations.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Karen J. Panko
Witness: Karen J. Panko
(type or print name)

Richard L Lewis
Witness: RICHARD L. LEWIS
(type or print name)

Giselle E. Thompson
Giselle E. Thompson
5501 ALANDALE CT
ORLANDO, FL 32839
(type or print address)

COPY

STATE OF Florida
COUNTY OF ORANGE

THE FOREGOING instrument was acknowledged before me this 23 day of AUGUST, 2002, by Giselle Thompson, who (_) is personally known to me or (X) has produced PHOTO ID as identification.

Signature of Notary
Chery Mason
(Name of notary typed/printed)
Commission number: DD085431
Commission expires: 1-21-06

Chery M Mason
My Commission DD085431
Expires January 21, 2006

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Witness: Lenore Boyle
(type or print name)

Witness: Andrea Stanfield
(type or print name)

Eric Dutasta Thompson
201 South Monroe Street
Hinsdale, IL 60521
(type or print address)

COPY

STATE OF Illinois
COUNTY OF Cook

THE FOREGOING instrument was acknowledged before me this 19 day of August, 2002, by Eric D. Thompson who (_) ~~is personally known to me or~~ (__) has produced Driver License as identification.

Signature of Notary
Sara Guyton
(Name of notary typed/printed)
Commission number:
Commission expires: 11-28-2004

OFFICIAL SEAL
SARA GUYTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-28-2004

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Hazel Joyce Fitzsimmons
Witness: HAZEL JOYCE FITZSIMMONS
(type or print name)

Lisa A. Mandello
Witness: LISA A MONDELLO
(type or print name)

Paul Joseph Thompson

Paul Joseph Thompson
P.O. Drawer 70
St. Augustine, Florida 32085-0070

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 3rd day of September, 2002, by Paul J. Thompson, who (✓) is personally known to me or (__) has produced _____ as identification.

Lisa A. Mandello
Signature of Notary
LISA A. MONDELLO
(Name of notary typed/printed)
Commission number: DD129051
Commission expires: 6/25/06

LISA A. MONDELLO
MY COMMISSION # DD 129051
EXPIRES: June 25, 2006
Bonded Thru Notary Public Underwriters

EXHIBIT A

Lot Two (2), Block Eight (8), of the City of St. Augustine, Florida, according to the Official Map of the City of St. Augustine, Florida dated June 12, 1923, said Lot Two (2) of Block (8), being more particularly described as follows:

Commencing at the Southeast point of intersection of Cuna and St. George Streets, also being the Northwest corner of a store building on Lot One (1), Block Eight (8); thence South 8 degrees East 50.3 feet along the West face of the building to the Southwest corner thereof and the Point of Beginning of Lot Two (2) herein described; thence Easterly along the South Face of the above described building 62.2 feet to the East boundary fence of Lot Two; thence Southerly along the said East boundary fence 44.9 feet to the Southeast corner of Lot Two (2); thence Westerly 57.7 feet to the East sidewalk of St. George Street at a point 1 foot North of the Northwest corner of a store building on Lot Eight (8), Block Eight (8); thence Northerly along St. George Street East sidewalk 47.2 feet to the Place of Beginning.

COPY

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	1966100000
Location Address	69 1/2 ST GEORGE ST 69 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOT 2 BLK 8 INCLUDING PT OF ST GEORGE ST FORMERLY USED AS SIDEWALK OR1817/438 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.060
Homestead	N

Owner Information

Owner Name	French Connection LLC 100%
Mailing Address	PO BOX 70 SAINT AUGUSTINE, FL 32085-0070

Map



Valuation Information

	2021
Building Value	$64,286
Extra Features Value	$9,833
Total Land Value	$369,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$443,719**
Total Deferred	$73,870
Assessed Value	**$369,849**
Total Exemptions	$0
Taxable Value	**$369,849**

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	$79,378	$9,833	$369,600	$0	$0	$458,811	$336,226	$122,585	$336,226
2019	$70,760	$8,514	$343,200	$0	$0	$422,474	$305,660	$116,814	$305,660
2018	$58,159	$8,514	$211,200	$0	$0	$277,873	$277,873	$0	$277,873
2017	$61,067	$8,514	$211,200	$0	$0	$280,781	$253,905	$26,876	$253,905
2016	$112,164	$8,514	$124,080	$0	$0	$244,758	$230,823	$13,935	$230,823
2015	$117,773	$8,514	$117,480	$0	$0	$243,767	$209,839	$33,928	$209,839
2014	$63,784	$9,499	$117,480	$0	$0	$190,763	$190,763	$0	$190,763
2013	$65,984	$9,499	$117,480	$0	$0	$192,963	$192,963	$0	$192,963
2012	$69,283	$9,499	$117,480	$0	$0	$196,262	$196,262	$0	$196,262
2011	$71,482	$9,499	$130,680	$0	$0	$211,661	$211,661	$0	$211,661
2010	$77,556	$9,499	$161,700	$0	$0	$248,755	$248,755	$0	$248,755

Building Information

Building	1
Actual Area	1882
Conditioned Area	1404
Actual Year Built	1800
Use	Mixed Use (Store/Office/Residential Combo)
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Wood Truss

Roof Structure	Wood Truss
Roof Cover	Cement Fiber Shingle
Interior Flooring	Hardwood, Terrazzo
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Cement Fiber Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Terrazzo	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	189
FINISHED UPPER STORY	576	576
CANOPY (COMMERCIAL)	0	189
BASE AREA	576	576
BASE AREA	252	252
CANOPY (COMMERCIAL)	0	100
Total SqFt	1404	1882

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	660
Brick Pavers (1001-3000)	0	0	0	0	1133

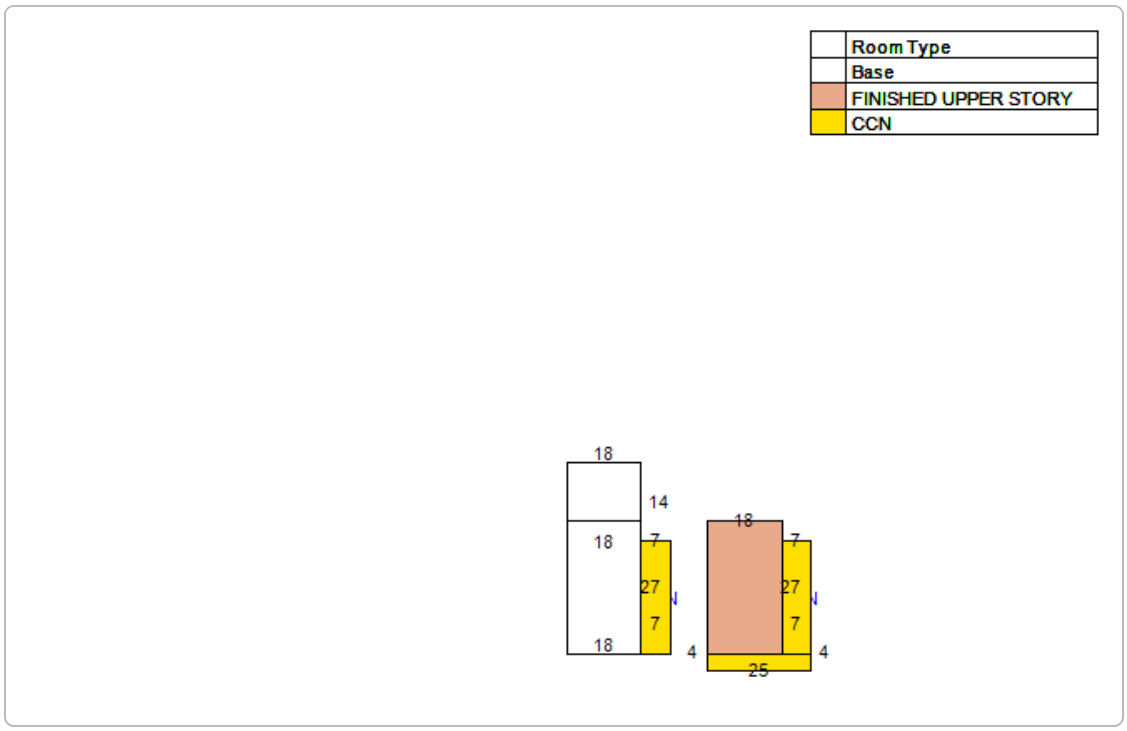
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	44	60	2640	SF	$369,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/19/2002	$219,500.00	WARRANTY DEED	1817	438	U	I	THOMPSON GISELLE E,ERIC DUTASTA,PAUL JOSEPH	FRENCH CONNECTION LLC
	12/29/1999	$60,000.00	WARRANTY DEED	1465	1	U	I	THOMPSON PIERRE D DBA THOMPSON BAILEY INV	THOMPSON GISELLE E,ERIC D,PAUL JOSEPH (JTRS)
	6/25/1992	$75,000.00	WARRANTY DEED	947	643	U	I	THOMPSON BAILEY BAKER AGCY INC	THOMPSON BAILEY BAKER AGC ETAL

Sketch Information



No data available for the following modules: Exemption Information.

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Last Data Upload: 5/22/2021, 1:21:43 AM

Version 2.3.121

Detail by Entity Name

Florida Limited Liability Company
THE FRENCH CONNECTION, L.L.C.

Filing Information

Document Number	L01000015909
FEI/EIN Number	59-3132468
Date Filed	09/17/2001
State	FL
Status	ACTIVE

Principal Address

93 B Orange St
SAINT AUGUSTINE, FL 32084

Changed: 03/19/2019

Mailing Address

PO DRAWER 70
ST. AUGUSTINE, FL 32085-0070

Registered Agent Name & Address

THOMPSON, PAUL J
93 B Orange St
SAINT AUGUSTINE, FL 32084

Name Changed: 04/07/2004

Address Changed: 01/21/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

THOMPSON, ERIC
901 S. Wells
#103
Chicago, IL 60607

Title MGRM

THOMPSON, PAUL J
PO DRAWER 70

SAINT AUGUSTINE, FL 32085

Title MGRM

THOMPSON, GISELLE
101 Coquina Ave
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	03/19/2019
2020	01/21/2020
2021	02/04/2021

Document Images

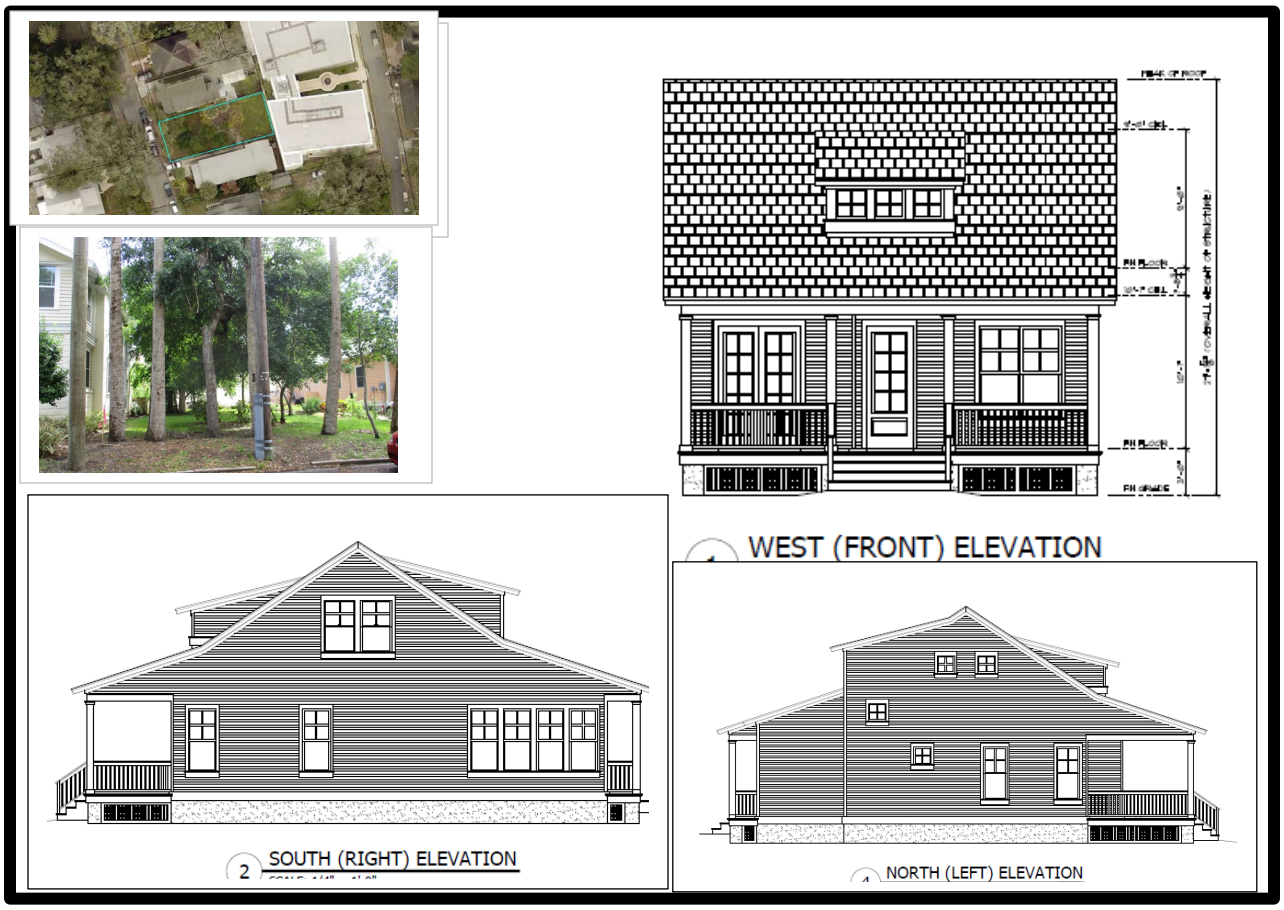
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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-77 Address: 305 A St. George Street
Parcel Number: 2004000060

Applicant: Generation Homes, LLC

Property Owner: Dale Gallucci

Project description: To construct a new Bungalow style two-story residential building on an empty lot.

Architectural Style:	Bungalow (Proposed design)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A (New construction)
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2004000060		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. An Opinion of Appropriateness (OOA) application is where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit.
2. With this OOA application, a residential building is proposed to be constructed on the existing long and narrow vacant lot on the east side of St. George Street, between St. Francis and San Salvador Streets. Sanborn Map research shows a larger vacant lot on earlier maps between 303 and 311 St. George on the 1917 version, which continued to remain empty between 305-309 St. George Street on the 1930 through 1965 revision.
3. A diversity of architectural styles is allowed with new construction within the Historic-Preservation One Zoning District, to reflect this area's "historic development patterns," according to the AGHP. The proposed two-story house in the Bungalow style is within one of the listed styles for HP-1 and a compatible architectural style of many of the adjacent residences built in the nineteen-teens to before the mid-1900s.
4. The overall design is in keeping with the Bungalow style with a rectangular footprint set back from the street, a side facing gable roof with front shed dormer and full front porch. Window placement on the north elevation is not as balanced as on the south elevation, with windows lacking on the rear one-story wing. On the east/rear elevation, the north end extends through the side gabled roof with what appears to be an awkward overlap of the lower portion of the rear gable roof, is lacking windows, and the doors do not have muntins, as is typical in Bungalows.
5. The scale and mass of the proposed design appear to be consistent with the other one to two-story buildings along that area of St. George Street. The house does not fill the entire lot with its generous rear yard setback and an 18.5' front yard setback (the adjacent house to the south has a 24' front setback and the one to the north a 10'). After a preliminary zoning review, the proposed design appears to meet the zoning requirements for HP-1.
6. Fiber cement materials are proposed for the siding, trim, and soffits. Substitute wood materials are not commonly approved by the HARB on existing buildings, but may be considered a compatible contemporary alternative for a new building. The proposed Pure White paint color for the body and trim was not typically used on Bungalow styled buildings. Colors from the pre-approved palette under the Bungalow style should be considered instead.
7. The applicant's conceptual images of the house shown within the lot looks to be out of scale in comparison to the photographic scale of the adjacent houses. A more accurate streetscape elevation comparison and a footprint comparison to show the building's scale / setbacks in relation to the others along the streetscape would be helpful.
8. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and will require additional zoning review. Since the proposed project meets ground-disturbance criteria of the Archaeological Preservation Ordinance, an archaeology review application should be submitted as soon as possible.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE an OPINION OF APPROPRIATENESS at 305A St. George Street because the overall design of the new residential building is generally compatible with the requirements of the AGHP.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To construct a new residential two-story building in the Bungalow style on an empty lot:
   Design includes a side facing gable roof at 27' overall height, a triple window shed dormer, and a one-story front and rear porch with square columns

   A fence and pool were outlined in on the site plan, but no details or related documentation was provided with the application materials for these or other site plan related modifications such as landscaping.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 8, 9, and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Figure 1 depicts appropriate and inappropriate residential height and width.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-1

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District. For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

Post-1821 Designs for New Construction

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

Bungalows are regular or rectangular with the narrow end oriented toward the street; one or two stories.

Architectural Styles and Periods

Bungalow (1910-1940)

The Bungalow style originated in East Asia as a wayside shelter for British travelers in India in the eighteenth and nineteenth centuries. During the first part of the twentieth century, the bungalow became the most common style of residential architecture in the United States. Bungalows come in various shapes and forms, but small size, simplicity and economy generally characterize the style.

Identifying features of the style include gently sloping gable-over-gable roofs that face the street, and porches dominated by short, oversized, tapered or square columns which rest on massive brick piers connected by a balustrade. Front porches typically extend across the width of the building. Rafter ends are usually exposed and are often carved in decorative patterns to combine structure and ornament. In St. Augustine, foundation piers and porch bases are often made of coquina concrete, while palm trunks are used as porch posts. Another common porch post is an elongated pyramid rising from a square base and topped with a small square capital.

Buildings are not constructed directly on the street, although the size of yards varies.

The most common building plan is rectangular, usually oriented with the narrow side facing the street, although other buildings are irregular or L-shaped. Buildings are one, one and one-half or two stories.

Foundations are brick, coquina or concrete block piers; or continuous brick or concrete block. Piers may be finished with stucco. Pier foundations may have lattice infill, or less commonly, concrete block infill. Exterior finishes are usually drop siding or weatherboards with corner boards; or less frequently, stucco, coquina brick, artificial stone or rusticated concrete block.

The most common roof type is a gable main roof over a gable porch roof. Multiple gables, gable on hip, hip or gambrel are less common. Secondary roof types include shed porch roofs, and gable, shed or hip dormers. Roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two, one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

Detailing is simple and includes exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; and tapered chimneys.

Bungalow architecture examples:
9 Arenta Street, 1910-1917
84 Bridge Street, Trinity Methodist House, 1924-1930
181 Cordova Street, 1917-1924
287 St. George Street, George L. Estes House, 1910-1917
290 St. George Street, Henderich House, 1904-1910
322 St. George Street, 1910-1917

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

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.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

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.

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.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

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: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; and similar electrical and mechanical devices.

Do…

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

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.

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.

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Sanborn Map

STAFF PHOTOGRAPHS
305 A St. George Street







Looking east into empty lot, north, and south

STAFF PHOTOGRAPHS
305 A St. George Street





From inside empty lot: Looking west to St. George Street
and east into neighboring building adjacent to rear property line

STAFF PHOTOGRAPHS
305 A St. George Street





305 and 307 St. George Street: adjacent houses to 305 A
(305 St. George Street to the north has a 10’ front yard set back
and 307 St. George Street to the south has a 24’ front yard setback,
according to building plans on file)

STAFF PHOTOGRAPHS
305 A St. George Street





305 (to the north) and 307 (to the south) St. George Street:
adjacent houses to empty lot at 305 A

STAFF PHOTOGRAPHS

305 A St. George Street: Looking north and west down St. George Street







STAFF PHOTOGRAPHS

305 A St. George Street: looking south and west down St. George Street



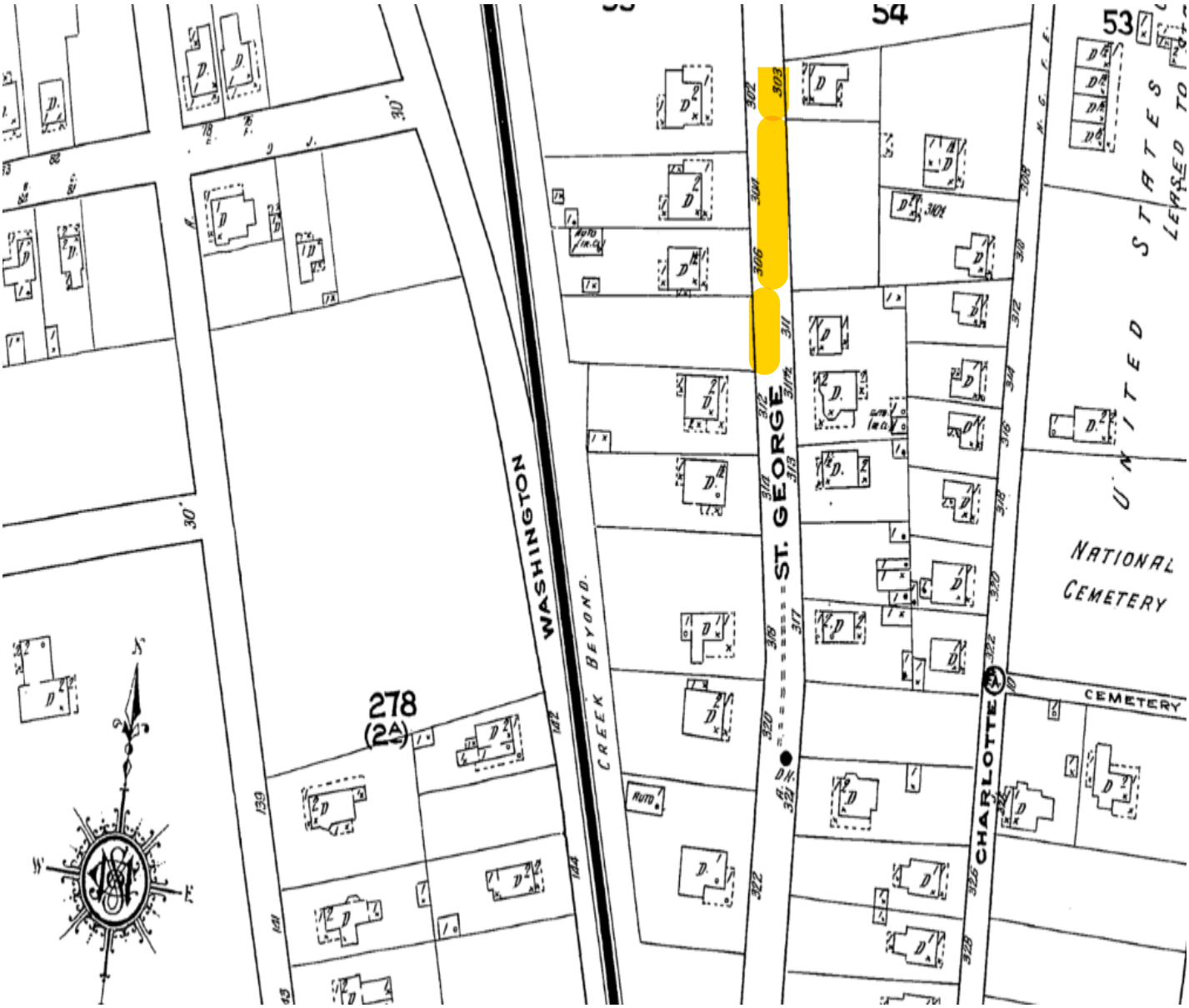






ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17



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Sanborn Map (1930 revised to 1961)
Showing vacant lots adjacent to 305A St. George Street



Received May 21, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



■ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. PL2021-0077

Receipt No. 2120524 Meeting Date: June 17, 2021

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Cora Johnston
   Business (if applicable) Generation Homes, LLC
   Address 5860 US-1 North
   City St Augustine State FL Zip Code 32095
   Daytime telephone 386-302-3866 Other phone/email 904-955-4769
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Dale Gallucci
   Business (if applicable) _____
   Address 122 West Penn Street
   City Long Beach State NY Zip Code 11561
   Daytime telephone (required) 516-884-4947 Other phone _____
3. PROJECT STREET ADDRESS 305 A St George St
4. LEGAL DESCRIPTION: Lot 11 Block 39-A Subdivision Dunham Deed Parcel 2004000060
5. EXISTING USE vacant PROPOSED USE Single Family Residence
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)

- [x] New building see plans
- [ ] 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)

Single Family Residence, 2 story Colonial Home, 2 Bedroom, 2 Bath with Pool. We recognize this application is incomplete, It is our intention to seek a preliminary opinion by the board for the attached architectural proposed drawings, site plans and materials. Specifically, the exterior siding trim, soffits, ceiling fans, paint and roofing materials. (see attached). Recieving this HARB opinion will be instrumental in the produciton of a home that will contribute to the historic preservation of the neighborhood.

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 Cora Johnston

SIGNATURE OF APPLICANT _____ DATE 5-21-21

PRINT OWNER'S NAME Dale Gallucci

SIGNATURE OF OWNER _____ DATE 5-20-21

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

PL 2021-0077 305A St. George Street

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.

October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☒	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☒	☐	☐	For new openings, a scaled wall section with proposed window
☐	☒	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☒	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☒	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☒	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☒	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☒	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☒	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☒	Photographs of existing details and context of affected site area within view of the proposed project
☒	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☒	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☒	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☒	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

(If proposed) (OR SPECS)

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☒	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☒	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

(If proposed w/ this OOA)

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☒	☐	Photographs of existing site area within view of proposed construction with context area → (Would help to show more of 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 proposed
☐	☐	☒	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:

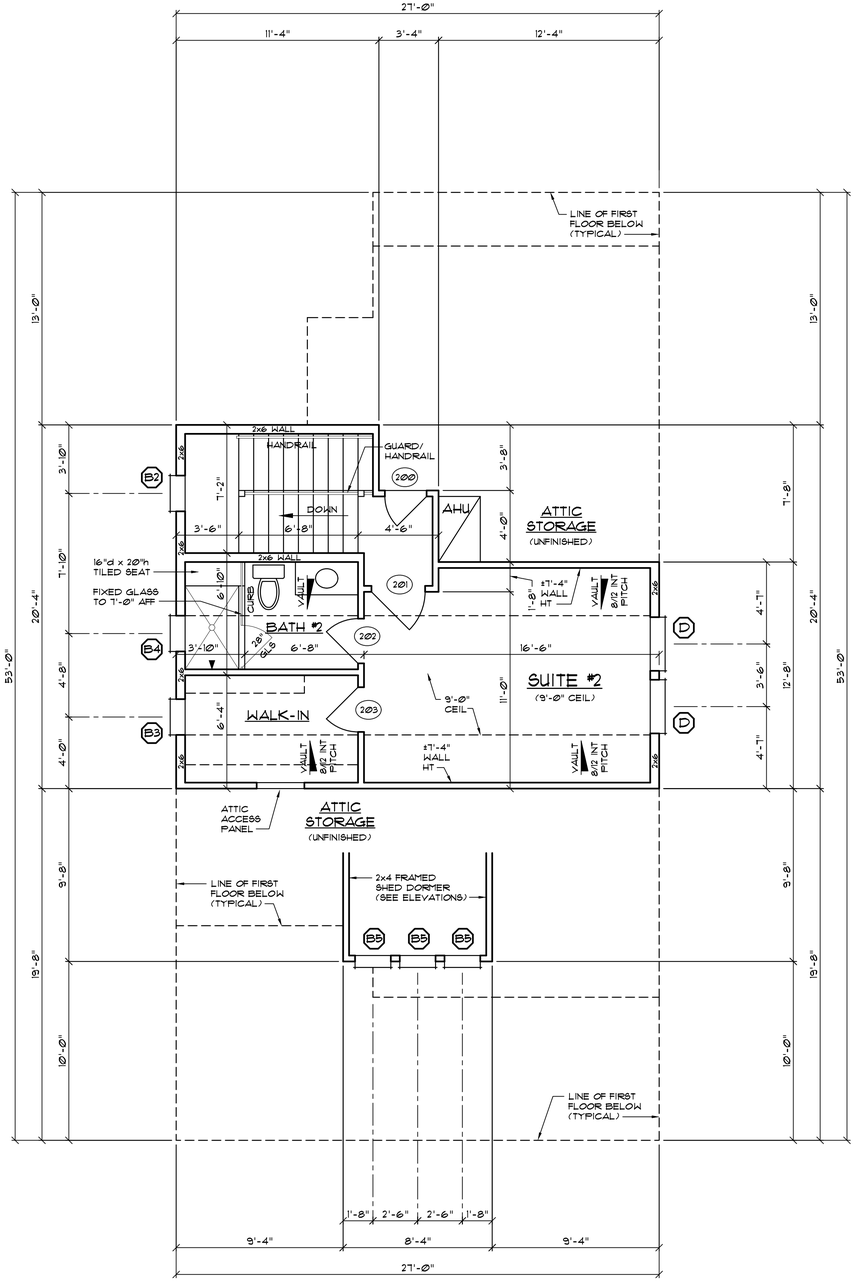
* Photos of streetscape (not just sides of houses on either side) would be helpful to accurate scale of proposed shown in streetscape with more of the houses.

Project number: PL2021-0077 Project Address: 305 A St. George Street

Reviewed by: Julie Courtney Date: May 26, 2021

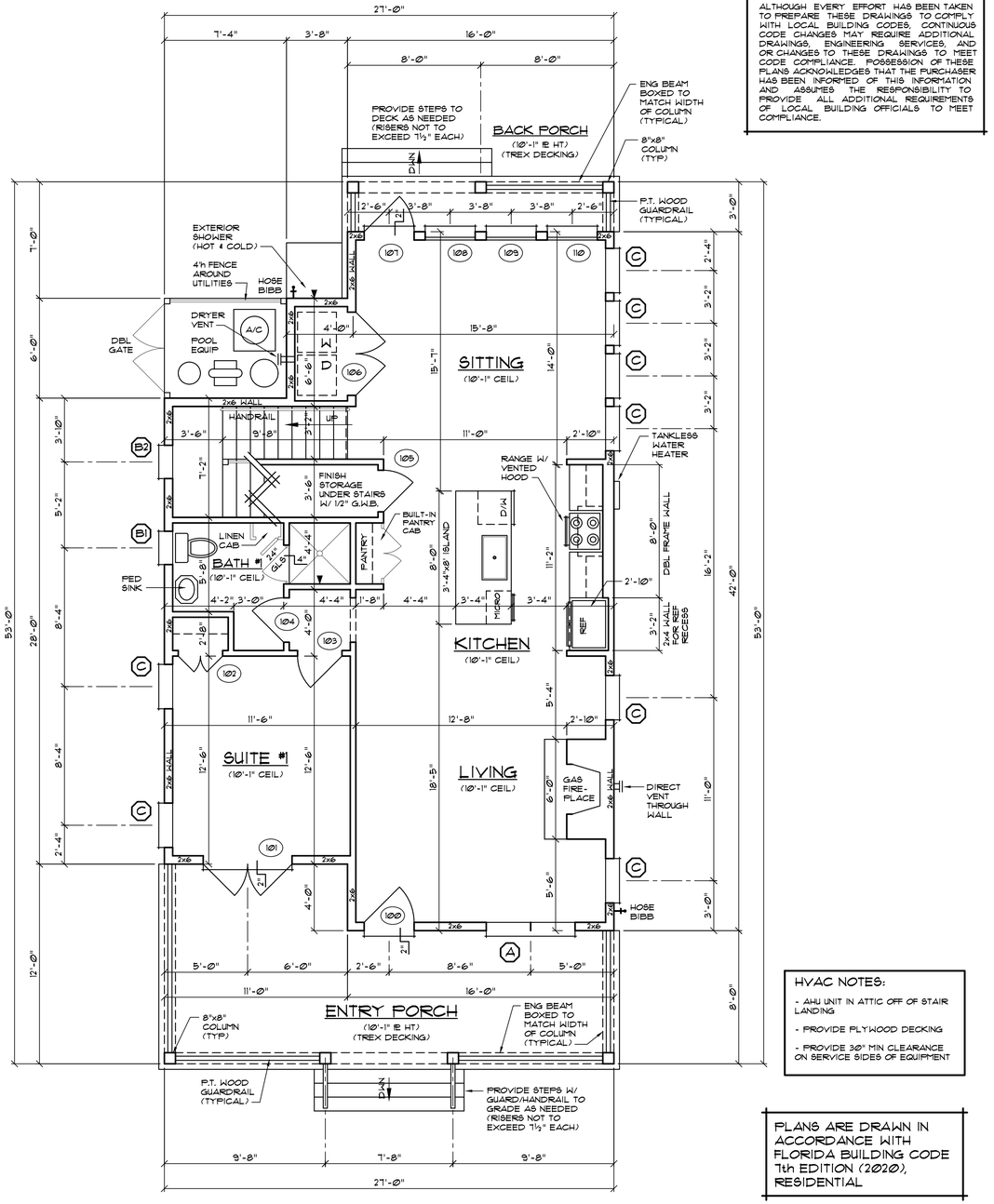
October 2017

Received May 21, 2021
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2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

HVAC NOTES:

- AHU UNIT IN ATTIC OFF OF STAIR LANDING
- PROVIDE PLYWOOD DECKING
- PROVIDE 30" MIN CLEARANCE ON SERVICE SIDES OF EQUIPMENT

PLANS ARE DRAWN IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020), RESIDENTIAL

DWELLING UNIT THERMAL VOLUME

1st FLR	10,020 FT3
2nd FLR	2,920 FT3
TOTAL	12,940 FT3

SEE BUILDER FOR MECHANICAL VENTILATION SPECIFICATIONS

SQ. FTG. TABULATION

FIRST FLOOR LIVING	1002
SECOND FLOOR LIVING	365
TOTAL LIVING	1367
ENTRY PORCH	260
BACK PORCH	48
TOTAL COVERED	1675

NOTES:
1 - ALL EXTERIOR WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2x6 STUD FRAMED WALLS. INTERIOR WALLS ARE DRAWN AT 4" NOMINAL TO REPRESENT 2x4 STUD FRAMED WALLS (UNLESS NOTED OTHERWISE). ACTUAL SIZE, SPACING AND GRADE OF LUMBER TO BE USED SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND SHALL CONFORM TO ALL LOCAL BUILDING CODES.

2 - ATTIC ACCESS TO BE 22"X30" MINIMUM (SEE BUILDER FOR PULL-DOWN STAIR FRAMING REQUIREMENTS).

3 - GARAGE-TO-HOUSE INTERIOR DOOR TO BE:
- SOLID WOOD DOOR W/ 1⅜" MIN THICKNESS
- OR, SOLID OR HONEYCOMB-CORE STEEL
- OR, 20-MINUTE FIRE-RATED

(ANY DOOR CHOSEN SHALL HAVE A SELF-CLOSER)

4 - ALL SHOWER GLASS (FIXED GLASS, PARTITIONS & DOORS) ARE TO BE TEMPERED GLASS (SEE BUILDER FOR PRODUCT SPECS).

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Phone: 904.272.5339
Building Dept:

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BANK SET
(NOT RELEASED FOR CONSTRUCTION)

THE GALLUCCI RESIDENCE
1367 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

Revisions:	
Drawn by:	JBF
Date:	5/18/2021
Scale:	1/4" = 1'-0"
Plan #:	K1742
Job #:	21-1058

SHEET NUMBER
A2.1

Received May 21, 2021
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WINDOW SCHEDULE

	MODEL	R.O.WIDTH	R.O.HEIGHT	TYPE	LOCATION	REMARKS
A	(2) 2860	5'-4"	6'-0"	SINGLE HUNG	HEADS @ 8'-0" AFF	FACTORY MULLED
B1	2020	2'-0"	2'-0"	FIXED	HEAD @ 8'-0" AFF	
B2	2020	2'-0"	2'-0"	FIXED	HEAD @ 13'-0" AFF (16'-9" AFF LANDING)	
B3	2020	2'-0"	2'-0"	FIXED	HEAD @ 6'-8" AFF	
B4	2020	2'-0"	2'-0"	FIXED	HEAD @ 6'-8" AFF	TEMPERED (WET LOCATION)
B5	2020	2'-0"	2'-0"	FIXED	DETERMINE ON SITE	IN FRONT SHED DORMER
C	2860	2'-8"	6'-0"	SINGLE HUNG	HEAD @ 8'-0" AFF	
D	3050	3'-0"	5'-0"	SINGLE HUNG	HEAD @ 6'-8" AFF	

WINDOWS ARE TO BE KOLBE WOOD FRAME WINDOWS
(SEE BUILDER FOR PRODUCT SPECS)

FIRST FLOOR DOOR SCHEDULE

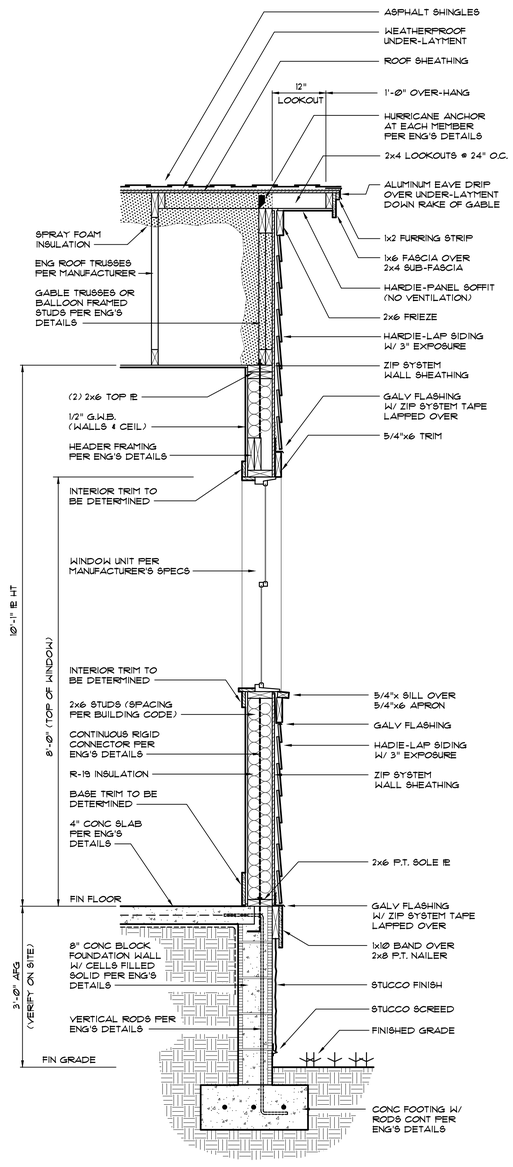
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
100	3'-0" x 8'-0"	EXTERIOR ENTRY	SWING		STYLE T.B.D.
101	(2) 2'-8" x 8'-0"	EXTERIOR FRENCH	SWING		
102	(2) 1'-4" x 8'-0"	INTERIOR	SWING		
103	2'-8" x 8'-0"	INTERIOR	SWING		
104	2'-8" x 8'-0"	INTERIOR	SWING		
105	2'-6" x 8'-0"	INTERIOR	SWING		
106	(2) 2'-6" x 8'-0"	INTERIOR	SWING		
107	3'-0" x 8'-0"	EXTERIOR FRENCH	SWING		
108	3'-0" x 8'-0"	EXTERIOR FRENCH	FIXED		
109	3'-0" x 8'-0"	EXTERIOR FRENCH	FIXED		
110	3'-0" x 8'-0"	EXTERIOR FRENCH	FIXED		

DOORS ARE TO BE MASONITE FIBERGLASS
(SEE BUILDER FOR PRODUCT SPECS)

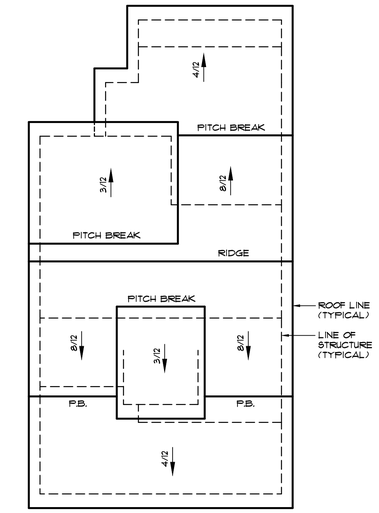
SECOND FLOOR DOOR SCHEDULE

	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
200	2'-4" x 6'-8"	INTERIOR	SWING		
201	3'-0" x 6'-8"	INTERIOR	SWING		
202	2'-6" x 6'-8"	INTERIOR	SWING		
203	2'-6" x 6'-8"	INTERIOR	SWING		

DOORS ARE TO BE MASONITE FIBERGLASS
(SEE BUILDER FOR PRODUCT SPECS)

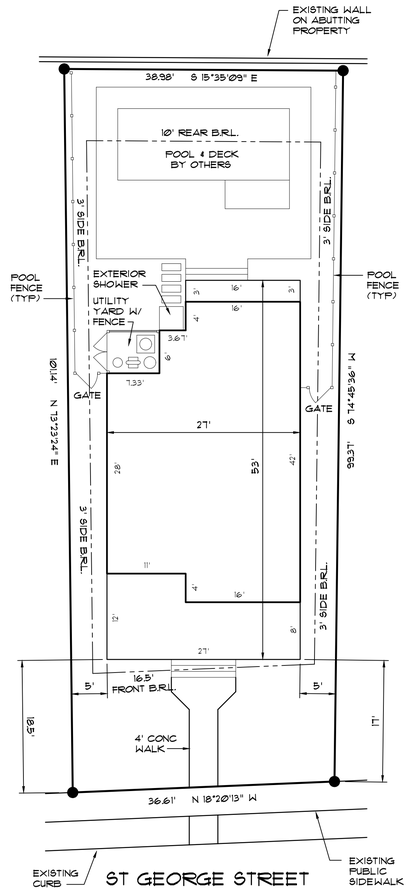


3 TYP 1-STORY WALL SECTION
SCALE: 3/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

"SEALED ROOF"
W/ NO VENTILATION



LOT COVERAGE CALCULATION		
LOT COVERAGE:		
LOT	3,787 SQ FT	
STRUCTURE	1,310 SQ FT	
STRUCTURE COVERAGE	1,310 / 3,787 = 34.6%	
FRONT WALK	100 SQ FT	
UTILITY YARD	44 SQ FT	
POOL & DECK	720 SQ FT	
TOTAL IMPERVIOUS	2,174 SQ FT	
IMPERVIOUS COVERAGE	2,174 / 3,787 = 57.4%	

1 SITE PLAN
SCALE: 1" = 10'-0"

LOT 6 OF THE SUBDIVISION OF
LOT 11, BLOCK 39-A OF
THE CITY OF ST AUGUSTINE
ST JOHNS COUNTY, FLORIDA

305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

PARCEL ID: 2004000060

NOTE:

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Orange Park, FL 32073
Phone: 904.272.5339

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Building Dept:

BANK SET
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Revisions:

Drawn by: JBF
Date: 5/18/2021
Scale: 1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1367 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

Plan #: K1742
Job #: 21-1058

SHEET NUMBER
A2.2

Received May 21, 2021
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2 SOUTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

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1999 Wells Road
Orange Park, FL
32073
Phone:
904.272.5339

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THE GALLUCCI RESIDENCE
1367 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

Plan #:	K1742
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SHEET NUMBER

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Generation Homes

The Gallucci Residence
305 A St. George Street

GENERAL LOT
&
HOUSE INFORMATION

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ST JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview



Legend

Parcels

						Last 2 Sales			
Parcel ID	2004000060	Physical Address	305 A ST GEORGE ST Saint Augustine	Building Value	N/A	Date	Price	Reason	Qual
Property Class	0000 - Vacant Residential	Mailing Address	GALLUCCI DALE E 122 W PENN ST LONG BEACH NY 11561-0000	Extra Feature Value	N/A	1/11/2021	$217000	01	Q
Taxing District	City of St Augustine			Total Land Value	$159,068	10/28/2015	$165000	01	Q
Acres	0.09			Just Value	$159,068				
				Total Deferred	$12,622				
				Assessed Value	$146,446				
				Total Exemptions	N/A				
				Taxable Value	$146,446				

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.

Date created: 5/20/2021
Last Data Uploaded: 5/20/2021 1:52:21 AM

Developed by Schneider GEOSPATIAL

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305A St. George Street
VACANT LOT



305 St. George St.

Home to the Left of the Project



307 St. George St.

Home To the Right of the Project

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305A St. George St.

Street scape

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MAY 21 2021
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Generation Homes

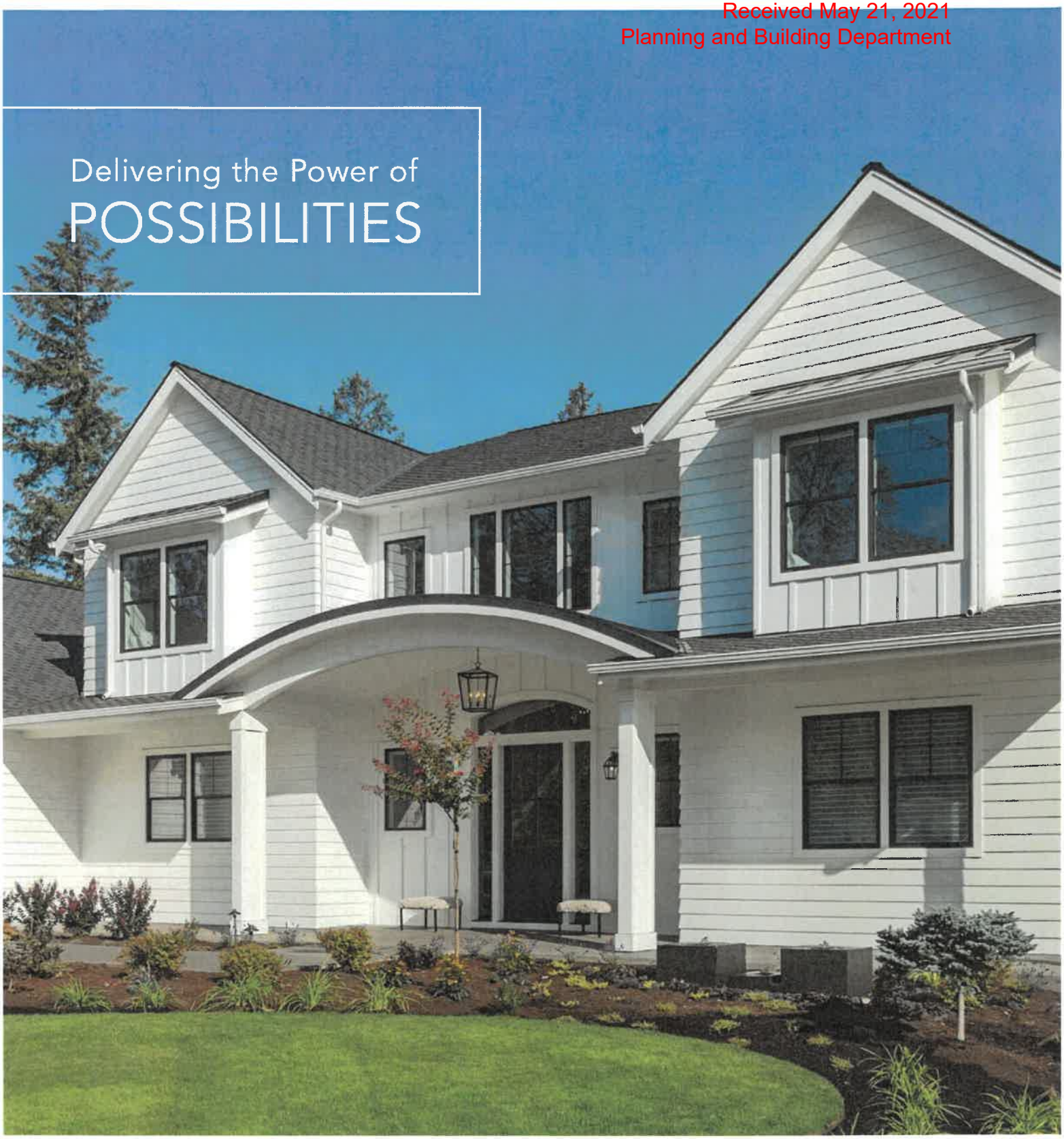
The Gallucci Residence
305 A St. George Street

EXTERIOR "PROPOSED"
NICHIHA – CEMENTIOUS MATERIAL

1. SIDING – LAP
2. TRIM – BOARDS
3. SOFFITS – BOARDS

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Delivering the Power of
POSSIBILITIES



NICHIHA
fiber cement

Residential Full Line Catalog

A. PROPOSED EXTERIOR SIDING TRIM & SOFFIT



ELEVATE YOUR EXTERIOR

Breathe new life into your designs with Nichiha.

At Nichiha, we're dedicated to helping you build the perfect home with our beautiful, high-performance fiber cement solutions. We combine the aesthetic of wood with the uncompromising durability of fiber cement, giving you the look you want in less time and at a fraction of the cost.

Our expansive collections of textures, colors and finishes can elevate homes to new and unexpected places. Once you've used Nichiha, you'll see the difference—and you'll want to use it again and again.





6 | SAVANNAH SMOOTH, NICHIBOARD™

10 | SIERRA PREMIUM™ SHAKE

12 | NICHISTAGGERED™, STRAIGHT, SHAKE

14 | NICHIPANEL™

16 | NICHITRIM™, NICHISOFFIT™

18 | MODERN PRODUCTS



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DURABILITY FOR THE FUTURE

Where strength, selection and sustainability meet.

With our state-of-the-art technology, Nichiha products give you the wood look without the maintenance drawbacks. Whether you need full-scale boards or the look of individual shakes, our fiber cement products are resistant to pests, rotting and tough weather conditions.

RESISTANT TO:
ROTTING | WARPING | PESTS | DELAMINATION

Naturally above and beyond

Nichiha fiber cement products are manufactured with our health and planet in mind. Our products are comprised primarily of fly ash which diverts waste from landfills and puts it to practical use. When you choose Nichiha cladding, you can feel good about using a product with low environmental impact.

We have a long history of conserving resources and employing manufacturing best practices:

90%
of all materials used in our process are sourced within 200 miles of our facility*

95%
of the water used to make our products is recaptured, processed and used again*

100%
of our pre-cured fiber cement scrap is reused

*Statistics apply to NichiProducts

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MAKE TRADITIONAL AFFORDABLE

NichiBoard™ makes traditional lap siding cost-effective.

NichiBoard offers the look of traditional lap siding with the performance of fiber cement—all at a price your budget will love. Available in either smooth or cedar textures, NichiBoard is factory-primed to create the perfect canvas for you. NichiBoard is easy to work with and to finish: the premium neutral gray primer is thick and smooth, making paint application easy.

NICHIBOARD



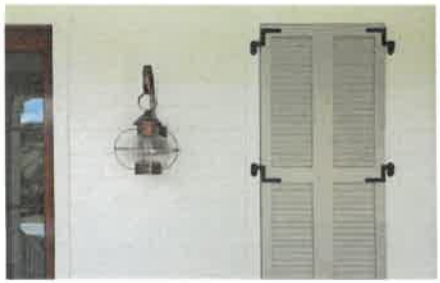
CEDAR



SMOOTH

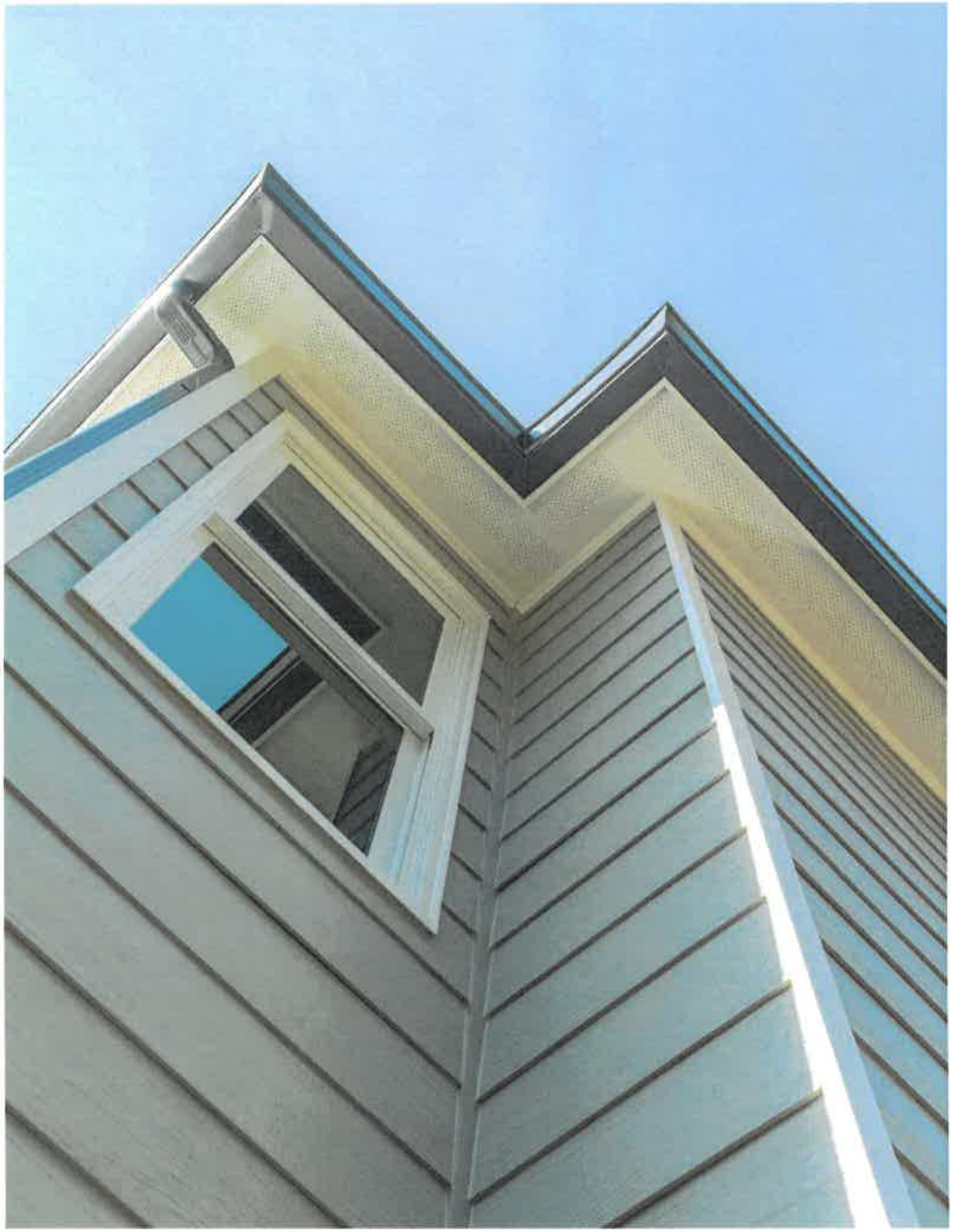
NICHIBOARD SPECS

WIDTH (IN.)	5-1/4"	6-1/4"	7-1/4"	8-1/4"	9-1/4"	12"
LENGTH (FT.)	12'	12'	12'	12'	12'	12'
THICKNESS (IN.)	5/16"	5/16"	5/16"	5/16"	5/16"	5/16"
WEIGHT (LBS./BOARD)	14.44	17.19	19.94	22.69	25.44	33.01
WEIGHT (LBS./SQ. FT.)	2.2	2.2	2.2	2.2	2.2	2.2
COVERAGE (SQ. FT./BOARD)	5.25	6.25	7.25	8.25	9.25	12
EXPOSED COVERAGE (SQ. FT./BOARD)	4	5	6	7	8	10-3/4
PACKAGING (PIECES/PALLET)	296	252	216	190	170	128





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PUNCTUATE YOUR PROJECT

Finish every job with confidence.

We've got all angles of your project covered with our NichiSoffit™ panels. They're factory primed and sealed to help maintain their attractive appearance, and they're available in a smooth or cedar texture in vented or non-vented styles.

Need to trim a home? Available in a smooth or cedar texture, NichiTrim™ boards offer the low-maintenance façade homeowners desire.

NICHISOFFIT



NON-VENTED SMOOTH



NON-VENTED CEDAR



VENTED SMOOTH



VENTED CEDAR

Vented NichiSoffit provides 5 inches of net free ventilation per linear foot.

NICHITRIM



SMOOTH



CEDAR

NICHISOFFIT SPECS	NON-VENTED				VENTED		
LENGTH (FT.)	12'	12'	8'	8'	12'	12'	8'
WIDTH (IN.)	12"	16"	24"	48"	12"	16"	24"
THICKNESS (IN.)	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"
WEIGHT (LBS./BOARD)	26.5	35.3	35.3	70.5	26.5	35.3	35.3
WEIGHT (LBS./SQ. FT.)	1.8	1.8	1.8	1.8	1.8	1.8	1.8
PACKAGING (PIECES/PALLET)	164	123	122	61	164	123	122

NICHITRIM SPECS		Batten					
WIDTH	NOM.	3	4	6	8	10	12
	ACTUAL	2-1/2"	3-1/2"	5-1/2"	7-1/4"	9-1/4"	11-1/4"
THICKNESS (IN.)	3/4"	•	•	•	•	•	•
	1"		•	•	•	•	•
LENGTH (FT.)	3/4"	10'	10'	10'	10'	10'	10'
	1"		10'	10'	10'	10'	10'
WEIGHT (LBS./BOARD)	3/4"	9.79	13.7	21.6	28.4	35.2	44.1
	1"		18.1	28.5	37.4	47.5	58.1
WEIGHT (LBS./SQ. FT.)	3/4"	4.7	4.7	4.7	4.7	4.7	4.7
	1"		6.2	6.2	6.2	6.2	6.2
PACKAGING (PIECES/PALLET)	3/4"	266	209	133	114	95	76
	1"		165	105	90	75	60

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Generation Homes

The Gallucci Residence

305 A St. George Street

ROOFING "PROPOSED"

COLOR: MOIRE BLACK – ARCHITECTURAL FIBERGLASS SHINGLE

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B. PROPOSED ROOFING COLOR:

LANDMARK® SERIES

Designer Roofing Shingles



Landmark, shown in Weathered Wood

Received May 21, 2021
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Received May 21, 2021
Planning and Building Department


Landmark, shown in Atlantic Blue

Trust Your Home to Landmark®

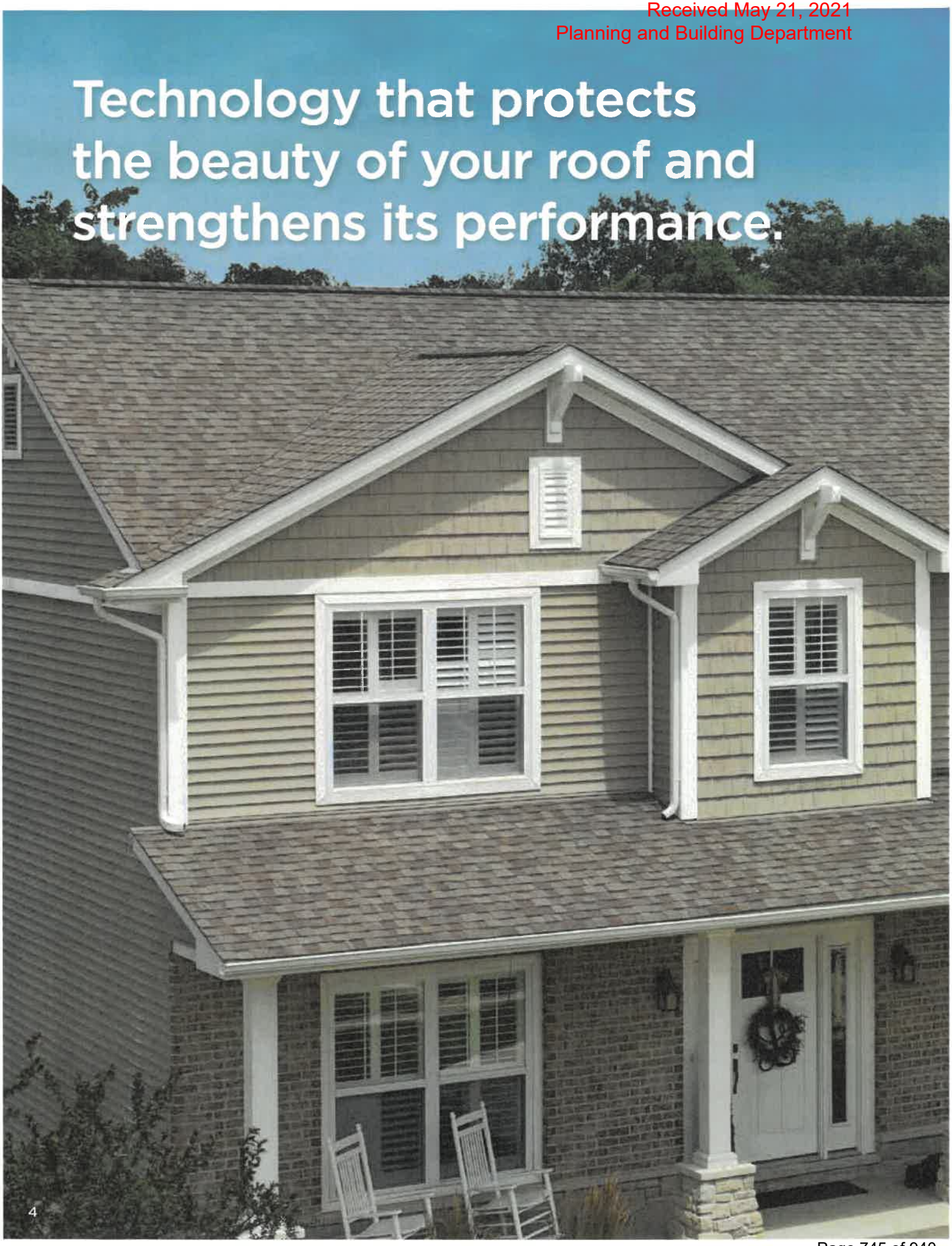
Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our dedication to making the highest-quality roofing systems continues to earn the respect of top building professionals. And our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.

High-**Quality**, Reliable Choice + Industry-Best **Warranty** + SINCE 1904 Century of **Trusted** Performance = PEACE OF MIND

Received May 21, 2021
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NAILTRAK® Shingle Technology

The bond that holds it together.

For more than a decade, NailTrak has improved shingle installation by providing a nailing area three times wider than that of a typical laminate shingle. This increases efficiency and accuracy in installation, providing homeowners greater peace of mind. Landmark® shingles also feature our specially-formulated Quadra-Bond® adhesive, providing industry-leading resistance to delamination. Together, our NailTrak and Quadra-Bond technologies deliver the strength and durability that allow your roof to stand the test of time.

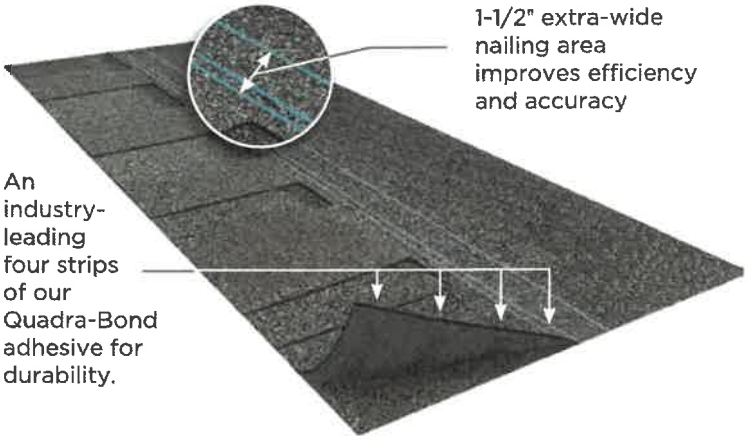


Diagram for illustrative purposes only.

STREAKFighter® Algae-Resistant Shingle Technology

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

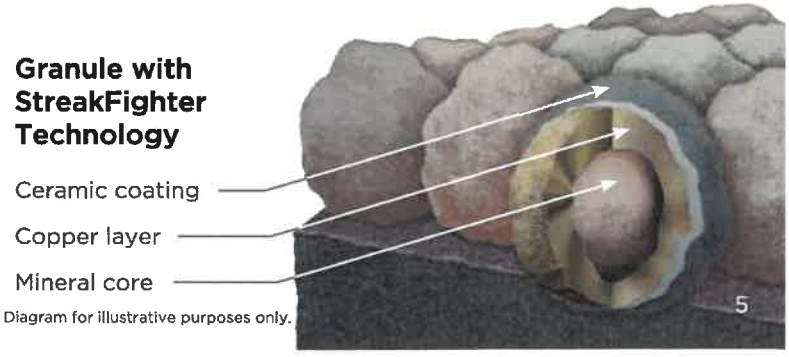


Diagram for illustrative purposes only.

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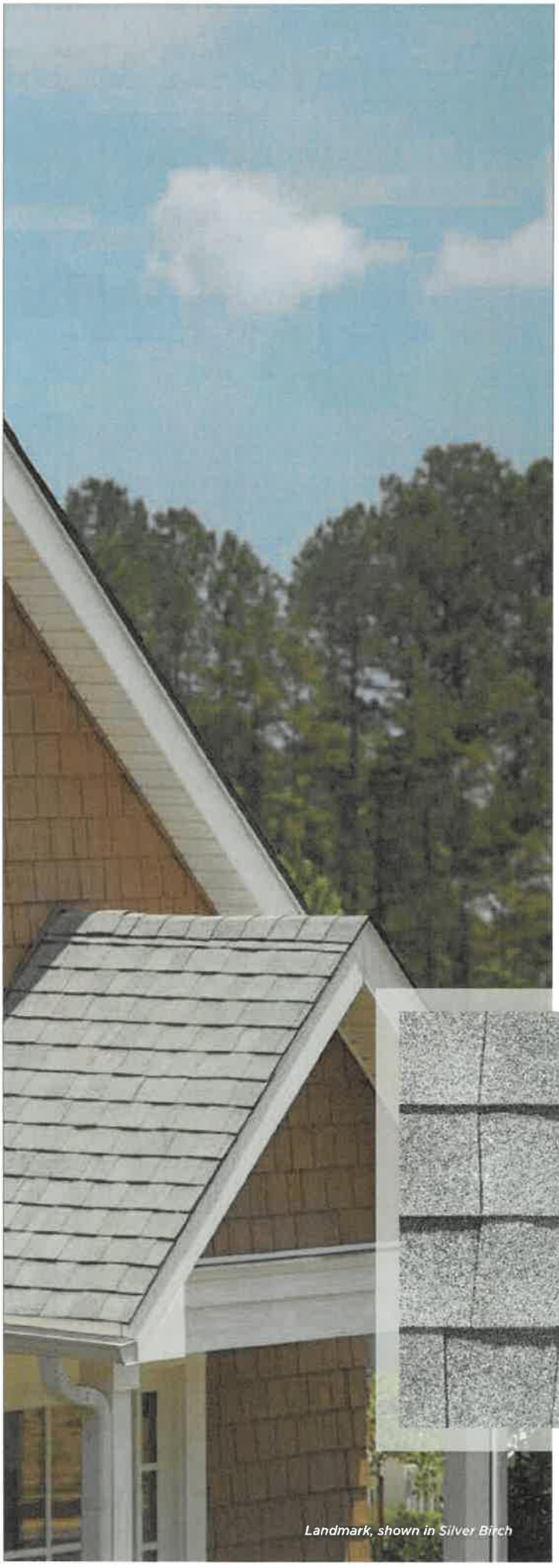
Received May 21, 2021
Planning and Building Department

The Trusted Classic

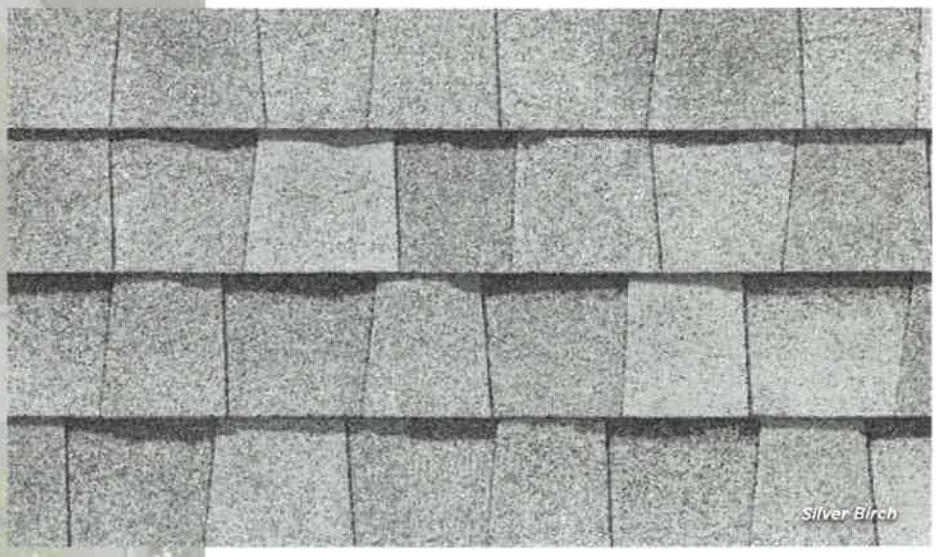
LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Landmark, shown in Silver Birch



Silver Birch

See next page for full color palette.

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LANDMARK® COLOR PALETTE



Silver Birch


Cobblestone Gray


Georgetown Gray


Pewter


Moire Black


Charcoal Black


Resawn Shake


Mojave Tan


Cottage Red

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The Gallucci Residence
305 A St. George Street

EXTERIOR "PROPOSED EXAMPLES"
CEILING FANS

C. Examples of Proposed Fans

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Received May 21, 2021
Planning and Building Department

horchow.com

FREE shipping / orders $375+ / Code SUNSHINE

Exclusions Apply | Details

OUTDOOR & TRAVEL : OUTDOOR LIGHTING : (15 OF 15) PREV



FREE shipping on qualifying items in orders of $375+ with code SUNSHINE. Excludes overweight, oversized and bulk packaged items. Other exclusions apply. For details, click here

25% off decorating & casual entertaining essentials for indoors & out. Savings reflected in checkout. Sale ends May 22, 2021, at 9:00 a.m. CT. For details, click here

Dark Aged Bronze Outdoor Ceiling Fan with Lantern

Compare At: $378.00 Our Price: $319.00

25% off : $239.25

Online Inquiries: HCS21_D5510

Click for this product's energy information

- **EXCLUSIVELY OURS.**
- Ceiling fan designed to withstand conditions in covered outdoor areas.
- Made of metal and plastic with a dark aged bronze finish and glass globe.
- 52" Dia. Blade sweep, 20 CT

More

Aged Bronze

1

In Stock

ADD TO SHOPPING BAG

LIVE CHAT

Save

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Generation Homes

The Gallucci Residence
305 A St. George Street

EXTERIOR "PRE-APPROVED"
PAINT COLOR
SW ST. AUGUSTINE WHITE
"PURE WHITE"
MAIN WALLS AND TRIM

Received May 21, 2021
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PRE-1821

Numbers refer to Benjamin Moore paints

The body of most buildings are whitewashed or painted with a limewash sealant made from seashells. Larger buildings can be painted De Mesa House Pink, Fatio House Pink, King's Bakery Coral, Light Ochre, or Ochre Tan with a flat finish. Masonry structures are often painted San Augustin White and are painted with thicker paints so that brush marks will be evident in the surface.

On masonry buildings a dark horizontal band of paint called a zocalo was used to prevent mud and dirt from showing on white or light colored walls. The zocalo begins at the ground, street, or sidewalk level and is between two and three feet high. Zocolo colors include King's Bakery Black, Fatio House Red, Solana House Brown, Deep Mauve, Clay Red, and Maroon Red and have a flat finish.

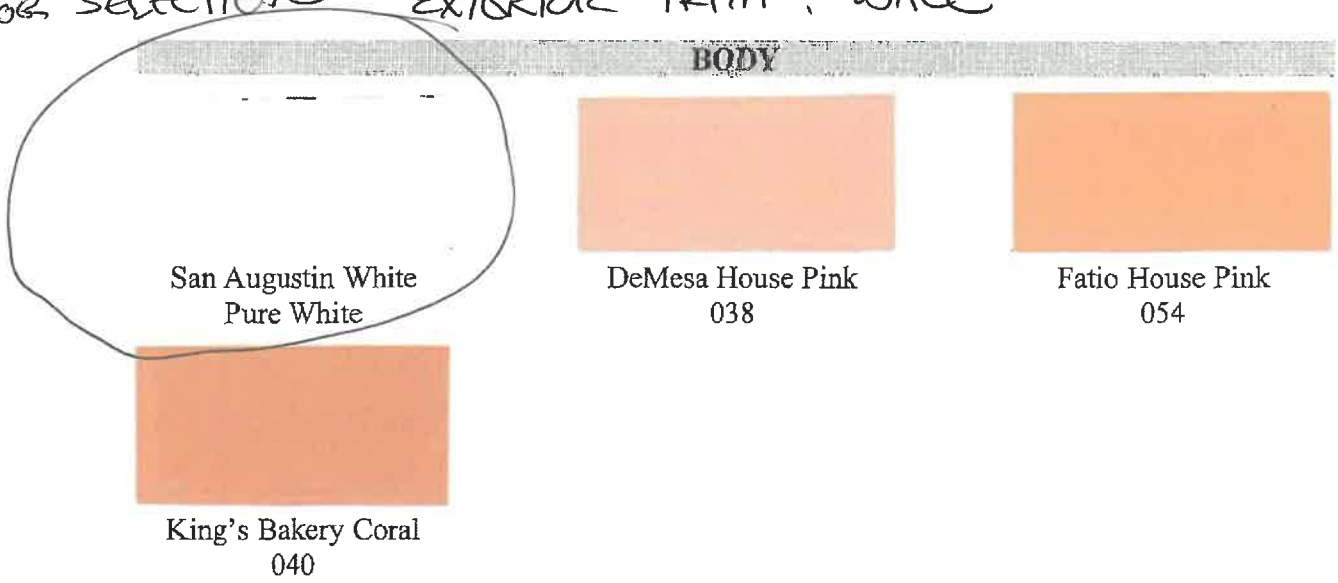
Trim colors include Canova House White, O'Reilly House White, Gonzalez-Alvarez House Grey, Fatio House Gray, Paredes House Gray, Fatio House Red, Solana House Brown, Peck House Green, Light Ochre, Ochre Tan, Dark Mustard, Terra Cotta, Deep Mauve, Clay Red, Maroon Red, Gray Blue, and Shutter Blue. Wood may be unpainted, whitewashed, or painted. On fine masonry houses, the wood trim including doors, door frames, window frames, sashes, shutters, and balconies were usually finished with glossy oil paints. Outbuildings, fences, and walls should be painted San Augustin White, unless the walls are large walls for finer buildings, in which case they should be painted to match the body color of the building.

Refer to pre-1821 colors if your house is one of the following architectural styles:

- First Period Spanish Colonial (1565-1763)
- British Period (1763-1784)
- Second Period Spanish Colonial (1784-1821)
- St. Augustine Colonial Revival (Post-1850)

D.

COLOR SELECTION EXTERIOR TRIM & WALL



Instr #2021003215 BK: 5148 PG: 692, Filed & Recorded: 1/11/2021 10:04 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,519.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:20022
Consideration: $217,000.00
Documentary Stamps Paid: $1,519.00

This Warranty Deed

Made this **January 11, 2021 A.D.** By **David H. Jones and Denise G. Jones, husband and wife** hereinafter called the grantor, to **Dale E. Gallucci,** whose post office address is: 122 West Penn Street, Long Beach, NY 11561, hereinafter called the grantee:

COPY

(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 6, Subdivision of Lot 11, Block 39-A of the City of St. Augustine, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 114, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 200400-0060

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*]

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] _____

Witness Printed Name: Micaela Nino

[2] _____

Witness Printed Name: _____

_____ (Seal)
David H. Jones
Address: 110 W. Centre St.
Fredericksburg, Tx
78624

_____ (Seal)
Denise G. Jones
Address: 110 W. Centre St.
Fredericksburg, Tx
78624

COPY

State of TX
County of Gillespie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 7, 2021, by David H. Jones and Denise G. Jones, husband and wife. Such person (notary must check applicable box):

- ☐ **is / are personally known to me.**
- ☐ **produced a current Florida Driver's license as identification.**
- ☒ **produced** TXDL **as identification.**

CHRISTI RENEE BENEDICT
Notary Public, State of Texas
Comm. Expires 09-27-2023
Notary ID 132190396

_____
Notary Public
Notary Print Name Christi Renee Benedict
My Commission Expires: 09/27/2023

(NOTARY SEAL)

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	2004000060
Location Address	305 A ST GEORGE ST Saint Augustine 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	1-114 CITY OF ST AUGUSTINE DUNHAM PLAT OF LOT 11 BLK 39-A LOT 6 OR5148/692 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Dunham Deed, Subdivision Of The Land Of
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.090
Homestead	N

Owner Information

Owner Name	Gallucci Dale E 100%
Mailing Address	122 W PENN ST LONG BEACH, NY 11561-0000

Map



Valuation Information

	2021
Building Value	$0
Extra Features Value	$0
Total Land Value	$159,068
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$159,068**
Total Deferred	$12,622
Assessed Value	**$146,446**
Total Exemptions	$0
Taxable Value	**$146,446**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2019	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2018	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2017	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2016	$0	$0	$121,030	$0	$0	$121,030	$121,030	$0	$121,030
2015	$0	$0	$93,366	$0	$0	$93,366	$92,432	$934	$92,432
2014	$0	$0	$84,029	$0	$0	$84,029	$84,029	$0	$84,029
2013	$0	$0	$84,029	$0	$0	$84,029	$84,029	$0	$84,029
2012	$0	$0	$84,029	$0	$0	$84,029	$84,029	$0	$84,029

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	38	100	38	EF	$159,068

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/11/2021	1/11/2021	$217,000.00	WARRANTY DEED	5148	692	Q	V	JONES DAVID H,DENISE G	GALLUCCI DALE E
11/2/2015	10/28/2015	$165,000.00	WARRANTY DEED	4106	1323	Q	V	JAUMOT FRANK N III,JANET M	JONES DAVID H,DENISE G
11/15/2011	11/10/2011	$120,000.00	WARRANTY DEED	3494	1459	Q	V	PACETTI HILDEGARDE TRUSTEE	JAUMOT FRANK N III,JANET M
12/6/1973	12/6/1973	$0.00	WARRANTY DEED	244	126	U	V	PACETTI HILDEGARDE	PACETTI MACY P

No data available for the following modules: Exemption Information, Building Information, Extra Feature Information, Sketch Information.

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Last Data Upload: 5/21/2021, 1:33:33 AM

Version 2.3.121



Detail by Entity Name

Florida Limited Liability Company
GENERATION HOMES, LLC

Filing Information

Document Number	L09000084540
FEI/EIN Number	27-0851763
Date Filed	09/01/2009
State	FL
Status	ACTIVE

Principal Address

5860 US 1 North
St. Augustine, FL 32095

Changed: 04/03/2015

Mailing Address

5860 US 1 North
St. Augustine, FL 32095

Changed: 04/01/2017

Registered Agent Name & Address

JOHNSTON, CORA M
5860 US 1 North
St. Augustine, FL 32095

Address Changed: 03/28/2016

Authorized Person(s) Detail

Name & Address

Title MGRM

JOHNSTON, CORA M
68 Magnolia Dunes Circle
St. Augustine, FL 32080

Title VP

MCDONALD, STUART AJR
360 Front Door Lane
St. Augustine, FL 32095

Title Member

FENNER, PAULA A
19264 NW CR287a
Clarksville, FL 32430

Title Member

FENNER, MICHAEL T
208 Majorca
St. Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	06/01/2020
2021	03/11/2021

Document Images

03/11/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
08/06/2018 -- ANNUAL REPORT	View image in PDF format
04/01/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
01/17/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
09/01/2009 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0074 Address: 112 Moore Street

Kolsen and Associates, LLC – Applicant
112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee - Owner
Project description: To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01374
National Register:	Contributing to Lincolnville NRHD	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2085500000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This one story frame vernacular building has unusual physical characteristics of the time period for a typical residence as it has board and batten siding. The Florida Master Site File documented from the 1978-1980 city-wide survey indicates the structure was a school before it was a residence which matches the architectural character and is logical based on the Sanborn Maps that depicts a 'negro school' on the same lot with similar size, just in a different orientation. The streets and intersection changed after the Excelsior School was constructed in 1924 which is likely when the building was reoriented on the lot.
2. There is a significant historical association of the property in this area and the building with Black education in the city. The 1899 Sanborn reflects the stucco and wood shingled "Colored School" later referred to as the St. Augustine Junior High and Graded School where the Excelsior now stands across the street. St. Benedict School, the brick structure on the north side of this block, was built in 1898 and still stands. When the site file survey was performed, the owner of 112 Moore Street was Maude Reddick a supervisor of Black schools during segregation and a widow to a former principal of Excelsior.
3. The first Sanborn Map to show the building is 1910 and it is shown as a dwelling, while the 1917, 1924, and 1930 show it as a "Colored" or "Negro" School. The updated 1930 map photo shows the location and orientation changes visible through the pasted update to provide a relative scale to the building.
4. The 1924 Map shows a building numbered as 112 but it is a two-story frame structure and not the same building being evaluated in this report. There are City Polk Directory entries for 112 Moore Street 1924-25 until 1934 when it is vacant; then it is unlisted for a period of time. In 1957 112 Moore Street as we know it today was occupied by Mrs. Willie Davis, followed by Eddie and Violet Taylor in 1959, Edward and Mabel Quickey in 1962, and Mrs. Mae Steven in 1965. It is not clear when exactly the building stopped being used as a school between 1917 and 1957 but its use during the period of segregation is significant.
5. An estimated cost breakdown from BP Builders was provided, labeled 114 Moore Street, and no other items were submitted for the architectural or engineer's building condition assessment report. There is roof damage near the front west side of the building and the interior has layers of non-historic coverings. Because there was not a formal building condition assessment it is not clear if the building is structurally salvageable and a candidate for restoration or if reconstruction would be the only option to retain the integrity of the building considering the building's significance.
6. There have been 123 buildings demolished in the Lincolnville NRHD since designation in 1991 reducing the concentration of historic resources from 81% to 67%.
7. The property is located in an archaeological zone and will require compliance with the Archaeological Preservation Ordinance for any ground disturbing activity including demolition. 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 **CONTINUE** a **Certificate of Demolition** at **112 Moore Street** for the following reasons:

1. The applicant did not provide a building condition assessment report in accordance with application requirements and the building's significance warrants a complete evaluation.
2. The evidence of economic hardship does not sufficiently demonstrate a hardship because it may or may not be for the correct building (it is labeled #114), some listed items would be required for new construction and some are not associated with the structure (garage and fencing etc.), and there was not a consideration of any economic incentives.

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a one story single family dwelling, not subject to HARB review/preservation ordinance

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1910, is a contributing structure to the Lincolnville NRHD, and is recorded on the site file with documented association with a Black school.

The requirements have not 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 contributes to the mass and scale of the historic streetscape.

3. The impact of the loss of the structure on the streetscape. The building has been neglected and damaged however the form, roof, opening patterns and exterior cladding are intact. Demolition would be a negative impact if the building were kept up.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans were submitted.

5. The historical or cultural merit of the structure. The building is historically and culturally significant due to the association with Black education in the city and the exterior form is intact.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is a contributing building to the Lincolnville NRHD and is one of the more significant buildings because of its association with Black education during segregation. The demolition of the structure would be a negative impact but failure to preserve and restore the structure is equally detrimental.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is unusual for a residence because of the roof pitch and board and batten siding but it is not a nationally significant type of style or method of construction.

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.*** A study would need to be performed to determine the number of surviving historic, board and batten structures in the neighborhood.

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 building would not be difficult to reconstruct but it is not clear if the building could be relocated or rehabilitated.

10. ***The justification for the proposed demolition.*** The application included an estimated cost breakdown but it is not clear if it is associated with the correct property. Based on the site visit, the applicant verbally indicated a desire to demolish and build a new residential structure on the lot.

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; POTENTIALLY IF THE ADDRESS WAS INTENDED TO BE #112 AND NOT #114
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Florida Master Site File survey
2. Staff photographs
3. Sanborn Maps
4. Lincolnville Survey Update

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1374 1009==

Site Name: 112 Moore Street 830== Survey Date: 7812 820==

Address: 112 Moore Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Atwood Tract (subdivision) A (block) 34, 35 (lot) 868==

Muellest 8S3248 868==

Owner of Site: Name: Reddick, Maude E.;

Address: 56 Park Place

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stevens, Mae 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469500 (easting) 3305963 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: Post 1930 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

II. SITE DESCRIPTION, continued.

Original Use: Educational 838== Present Use: Priv. Residence 850==

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, board and batten 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, 2/2 (metal), DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Porch brackets and railing 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 1 950==

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Education, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular structure at 112 Moore Street is one of the few surviving board-and-batten buildings in St. Augustine. It was constructed between 1904 and 1910, with an east-west orientation facing School Street, but after 1930, the building was turned on the lot to a north-south orientation. It has served as both a residence and school over the years.

The western part of Atwood Tract was developed between 1888 and 1894 on land previously used for agricultural purposes. Development continued east to Washington Street in the first three decades of the 20th century. It is an area generally of wood frame residences, most of which are one story, and contains some interesting Victorian examples. There are some commercial and institutional buildings along Central Avenue and Riberia Street. The early, western, part of the tract has very small lots and narrow streets. The area was long connected with Black education, including both public and parochial schools. The street patterns in this area were changed in the 1920's when the distinctive Mediterranean Revival complex of Excelsior School and the Lincolnville Community House were built. Atwood Tract is bounded on the west by marshes and the San Sebastian River. On the east it runs through almost to Maria Sanchez Lake. The area is threatened generally by traffic on Riberia Street and Central Avenue, and by some housing deterioration.

HISTORY

The area comprising the Atwood Tract Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. The subdivision corresponds exactly with the 1792 land grant to Martin Hernandez, a Minorcan who was royal carpenter of the fortifications and who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian ferry, present-day Kingsferry Street, formed the southern boundary of the tract and led to Hernandez' other grant on the west side of the river.[1] Throughout the first half of the 19th century, the groves were owned by Jose Mariano Hernandez, a prominent Territorial period politician and landowner who participated in the capture of Osceola. The property was purchased in 1865 by Anna Atwood,

[over]

V. BIBLIOGRAPHY

1. Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], III, 252-253; American State Papers, Public Lands, 5 Vols. [Washington: Duff Green], IV, 160, 202, 268; Antonio de Arredondo, "plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737.

2. St. Johns County Courthouse, Deed Records, Book E, p. 219; Book F, p. 115; Book P, p. 195; Book Q, p. 351; Book T, p. 572; Book MM, p. 421; Biographical File, SAHS; St. Augustine City Directory, 1899, 1904.

3. Sanborn Fire Insurance Maps, 1910-1958.

wife of George Atwood, a leader of the Florida Radical Republicans after the Civil War and former county clerk. In 1887, the Atwoods conveyed title to the St. Augustine Improvement Company, a leading local real estate firm headed by William Warden and Heth Canfield, which subdivided the property the following year. Development proceded rapidly to the west of Central Avenue. Some of the first houses along Park Place and DeHaven Street were built by Whites while the rest of the tract was developed as a Black residential area, one of the first of such neighborhoods outside the original Lincolnville community.[2]

The structure at 112 Moore Street is one of the oldest surviving Black school buildings in St. Augustine. The first Sanborn Map to show the building, in 1910, lists it as a residence. The 1917, 1924 and 1930 maps list it as a colored or Negro school. It is across the street from Excelsior School, as it was from its predecessor, the St. Augustine Junior High and Graded School. After 1930 the building was turned on its lot and reconverted into a private residence. The owner is the widow of a former principal of Excelsior School.[3]



STAFF PHOTOGRAPHS: 112 MOORE STREET





























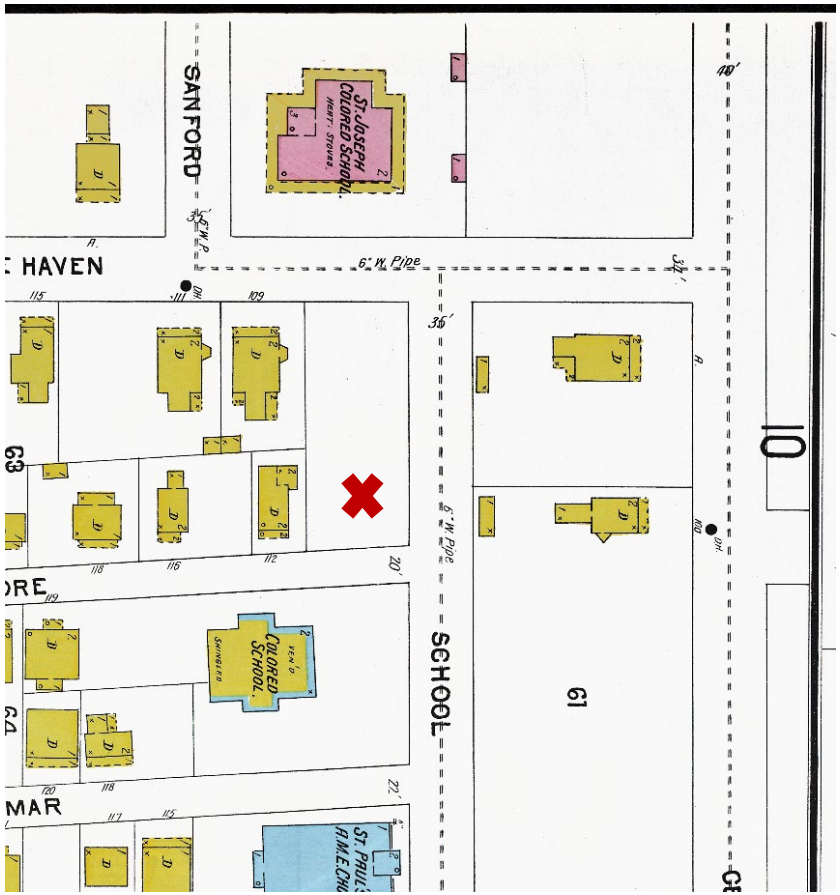








SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED

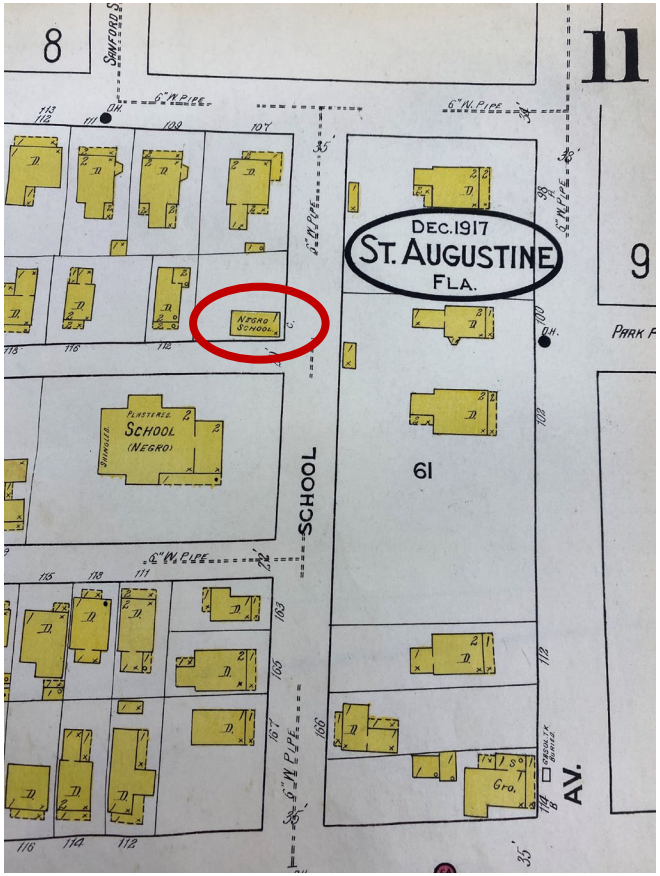


1904 Sanborn Map page 13

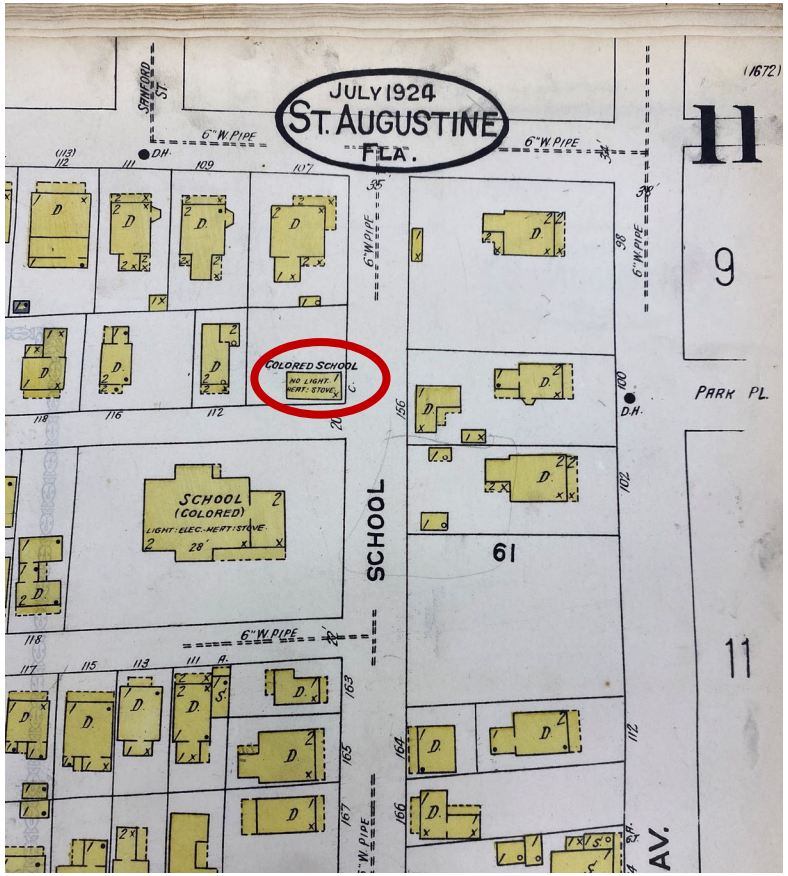


1910 Sanborn Map page 13

SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED

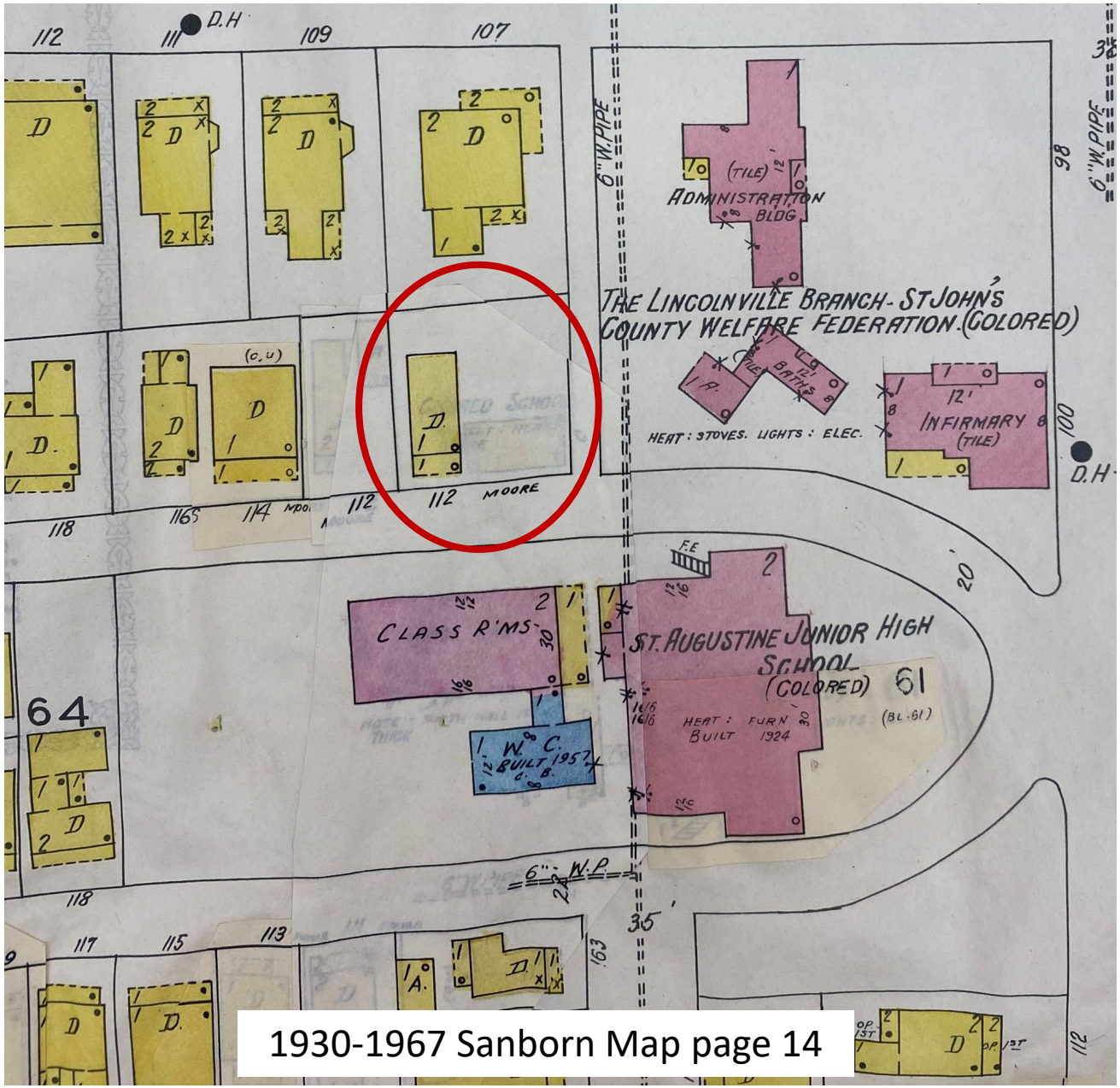


1917 Sanborn Map page 11



1924 Sanborn Map page 11

SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED



1930-1967 Sanborn Map page 14

SAHS POLK CITY DIRECTORY RESEARCH: 112 Moore Street

Highlighted are likely referencing the 2 story #112 not the subject building

DATE(S)	NAME	SYMBOLS	PROFESSION
1924-25	Johnson, Bush and Rosa	*	Machine helper
1927	Same	(c)	Laborer
1930	Same	(c)	
1934	vacant		
1937	vacant		
1940	vacant		
1945	Not listed		
1947	Not listed		
1949	Not listed		
1951	Not listed		
1953-54	Not listed		
1955	Not listed		
1957	Mrs. Willie S. Davis		Not listed
1959	Taylor, Eddie D. and Violet		Not listed
1960	Taylor, Eddie D. and Violet		Not listed
1962	Quickey, Edward and Mabel		Laborer, Fairchild Aircraft
1964	Quickey, Edward		Laborer, Fairchild Aircraft
1965	Mrs. Mae Steven		Not listed
1966	Mrs. Mae Steven		Not listed


La Quinta Pl
Martin Luther King Ave
Granada St
Cordova St
Palm Row
Avilés St
Cadiz St
Bravo Ln
St George St
Charlotte St
Bridge St
Cedar St
Desoto Pl
Bravo St
Bridge St
Dumas St
Oneida St
Washington St
St Francis St
City Gabes Park
Marina
Samford St
Weeden St
De Haven St
Meare St
Demar St
Kings Ferry Way
Lincoln St
Lovett St
Keith St
Twine St
Blanco St
Cerro St
Maria Sanchez Lake
Maria Sanchez Lake Park
Eddie Vickers Park
National Register Districts
LincoInville
Structures (479)
Destroyed Structures (123)
Parcels (1,093)
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Received May 19, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0074

Receipt No. 2118701 Meeting Date June 17, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT William Kolsen
   Business (if applicable) Kolsen and Associates LLC
   Address 4540 5th Ave
   City St Augustine State FL Zip 32095
   Daytime telephone 904-315-3845 Other phone/email _____

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER 112 Moore St Land Trust (J. Russell Collins Trustee)
   Business (if applicable) Rusty Law
   Address 2493 US1 S
   City St Augustine State FL Zip 32086
   Daytime telephone (required) 904-829-6600 Other phone _____

3. PROJECT STREET ADDRESS 112 Moore Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 34 Block A Subdivision Atwood TR City Lots Parcel Number 2085500000

5. DATE OF CONSTRUCTION 1910 Source: SJC

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☒ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ■ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

■ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

- ○ An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- ○ The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- ◔ An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- ○ The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
- ○ The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
- ○ All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- ○ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
- ○ The assessed value of the property according to the two (2) most recent assessments;
- ○ The real estate taxes for the previous two (2) years.
- ○ The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- ○ Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

- ☐ Photographs of existing conditions including façade of the building.
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME William Kolsen DATE 3/30/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME J. Russell Collins Trustee DATE 3/30/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

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CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

William Kolsen is/are hereby authorized TO ACT ON BEHALF OF J. Russell Collins, 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: _____
Signature of Owner

J. Russell Collins
Print Name of Owner

904-829-6600
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 30th day of March, 2021.

By J. Russell Collins, Trustee

Identification verified: Personally Known

Oath sworn: _____ Yes ✓ No

Notary Signature: Billie Farris

My Commission expires: 9-21-2023

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

Rev:022117

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Planning and Building Department

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From: Julie Courtney
To: WILLIAM KOLSEN
Subject: for 112 Moore Street: Tax Exemption Program and federal tax credit for rehabilitation projects information
Date: Thursday, May 27, 2021 11:35:00 AM
Attachments: Tax Exemption convenant.pdf
Tax Exemption AGHPp12.pdf
Tax Exemption AGHPp13.pdf
image002.png
image003.png
image004.png
TAXEXEmptionapp.pdf

Mr. Kolsen,
112 Moore Street is located within the Lincolnville National Register Historic District as a contributing building. As I mentioned in my email yesterday about your Certificate of Demolition application for this property, since the HARB will pursue all due diligence, they will likely ask the costs to rehabilitate the properties versus the cost to demo and build new that takes into consideration the ad valorem tax exemption Please find that information below and in the attached documents:

The City of St. Augustine's Tax Exemption Program is summarized below and in some of the attached documents that are from the City's Architectural Guidelines for Historic Preservation (AGHP). The required application and covenant is also included for your reference.

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines[1]. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years[2]. *St. Johns County also participates in this ad valorem property tax exemption.*

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or

2. **be a contributing property to a National Register District**; or

3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and

2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

How to Apply:
Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State.

The Historic Architectural Review Board must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

Activating the Tax Exemption:
The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

For this, it is good to discuss your plans with us before doing work so it can be determined if the work will likely be approved by HARB

Finally, there is also the **federal Historic Tax Credit program, which provides a 20% income tax credit**, but ***for income producing properties.*** Please see https://www.nps.gov/tps/tax-incentives.htm and https://www.nps.gov/tps/tax-incentives/before-you-apply.htm for more information. This also has a requirement that the work done meets the Secretary of the Interior's Standards, so it is important to make sure what you are proposing will qualify.

The State of Florida does not yet have a preservation based tax credit, but the State Historic Preservation Office (or the Florida Division of Historical Resources) is the first point of contact if you

want to apply for the 20% federal tax credit. Please see https://dos.myflorida.com/historical/preservation/architectural-preservation-services/rehabilitation-tax-credit/#:~:text=In%20Florida%20the%20SHPO%20is,of%20a%20certified%20historic%20structure.&text=The%20Florida%20SHPO%20is%20the,projects%20seeking%20the%2020%25%20RTC.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

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[1] Ordinance number 1995-20 and ordinance number 1997-61
[2] Ordinance number 2009-06 changed the exemption period from 5 to 10 years.

Received June 7, 2021
Planning & Building Department

Estimated Cost Breakdown

Bp Builders Inc
cbc1255280
904-392-3007

ADDRESS: 114 Moore Street

BREAKDOWN ITEMS	ITEM	MISCELLANEOUS	TOTAL BUDGET	
Drawings	Drawings, Engineering and Energy Calcs		$3,500.00	
Testing	Compaction testing	Soil compaction testing	NA	
Permits	COSA	Health Dep, Clearance Sheet, Building Dept	$2,500.00	
Water	Water Tap Fee	St Johns County	N/A	
Septic Tank	Septic Tank	Septic Tank and Drain Field	N/A	
Electric	Temporary Power and Underground Power Fee		$1,600.00	
Impact Fee	SJC Impact Fee	Estimate Cost	N/A	
Excavation	Lot Clearing	Brush removal around house	$1,500.00	
Termite Treatment	Pre Treatment and Final treatment		$900.00	
Survey and Elevations	Envelope, Elevation and Final		$2,000.00	
Site Preparation	Temp water, Temp Toilet		$750.00	
Retaining Wall	Retaining Wall on Sides	3' - 4' Retaing Wall	N/A	
Fill Dirt	Fill Dirt	Aprox 65 Loads	N/A	
Footers	Footers	Based on 36 x 36" x 12" footer (New Footers under existing posts)	$8,000.00	
Stem Wall	Posts	3 Block posts	$6,500.00	
Slab	Concrete Slab	4" Slab	N/A	
Framing Materials	Framing Material	2x4 Exterior Walls 9' Celings, 2x12 floor joists with 3/4 T&G subfloor	$26,000.00	
Truss	Roof Truss	Conventionally framed gable roof	$8,000.00	
Framing Labor	Framing Labor		$16,300.00	
Windows	Non Impact wood windows	As per HARB spec	$7,800.00	
Exterior Doors	Exterior Doors	As per HARB spec	$2,700.00	
Exterior Door Hardware	Exterior Door Hardware		$350.00	
Window and Door Install	Install Windows and Doors		$2,700.00	
Roofing	Roofing	As per HARB spec	$8,800.00	
Plumbing	Plumbing	Replumb with pex	$11,300.00	
Plumbing Fixtures	Plumbing Fixture Allowance	Faucets, Toilets, Shower Fixtures, Towel hangers, Hooks	$3,000.00	
Electrical	Electrical	New 150 Amp Serivice with all new electrical	$14,500.00	
Electrical Fixtures	Electrical Fixture Alowance	Ext Lights, Fans, Sconces, Vanity Lights, Closet Lights	$3,500.00	
Exterior Siding	Exterior Siding	Cement Fiber Board Siding and Trim	$13,000.00	
Soffit and Facia	Soffit and Facia	Open rafter with T&G soffit	$4,600.00	
Drywall	Drywall		$11,400.00	
Floor Covering Materials	Floor Covering Material	Finished hardwood flooring in all but bath	$6,000.00	
Floor Covering Labor	Floor Covering Labor		$7,000.00	
Bathroom Tile Material	Bathroom Tile Material	Tub Wall Tile Material, Shower Wall and Floor Material	$2,000.00	
Bathroom Tile Labor	Bathroom Tile Labor	Waterproofing, Wall Labor, Floor Labor	$3,000.00	
Garage Door	Garage Door	Steel Garage Door 16' x 7'	N/A	
Interior Door and TrimMaterial	Interior Door and Trim Material	6'8" doors, 1"x4" trim, 1"x6" base boards	$5,400.00	
Interior Door Hardware	Interior Door Hardware Allowance		$500.00	
Int. Doors, Trim, Hardware-Labor	Interior Doors, Trim and Hardware Install		$5,500.00	
Kitchen Cabinets	Kitchen Cabinets and Install	Forevermark Gold Series	$12,000.00	
Kitchen Countertop	Kitchen Countertops	Granite (Level 1)	$4,400.00	
Bathroom Cabinets	Bathroom Cabinets and Install	Forevermark Gold Series	$1,500.00	
Bathroom Countertops	Bathroom Countertops	Granite (Level 1)	$1,200.00	
Exterior Paint	Exterior Paint	Sherwin Williams A100	$4,300.00	
Interior Paint	Interior Painting	Sherwin Williams Promar 200	$5,000.00	
Bathroom Mirrors	Bathroom Mirror Allowance	Material and Install	$250.00	
Shower Glass Enclosure	Shower Glass enclosure Allowance		$1,800.00	
Concrete Flatwork	Concrete Flatwork	Driveway, walkway	$5,400.00	
Landscape/Irrigation	Landscape/Irrigation	Sod, plants, Irrigation	$5,700.00	
Punch List	Punch List		$2,500.00	
Clean-Up & Sanitation	House Cleaning		$750.00	
Disposal	Debris removal		$2,500.00	
Overhead and Profit	Overhead Profit	15% Profit	$35,685.00	
TOTAL HOUSE BUILD BUDGET			**$273,585.00**	
	EXTRAS			
Fence	Horizontal Fence	Horizontal Fence on sides and back of House	$6,800.00	
TOTAL EXTRAS			$6,800.00	
	TOTAL BUDGET		**$280,385.00**	

Instr #2021040749 BK: 5235 PG: 1768, Filed & Recorded: 4/13/2021 11:43 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,575.00

Prepared by and return to:
Andrea N. Wright
Attorney at Law
Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
Saint Augustine, FL 32080
904-808-1200
File Number: **21-0210**

Parcel Identification No. **208550-0000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 5th day of **April, 2021** between **Logan C. Halyard, Jr., a single man and Karen S. Coffey, a single woman, as joint tenants with rights of survivorship and not as tenants in common** whose post office address is **8076 Sarcee Trail, Jacksonville, FL 32244** of the County of **Duval**, State of **Florida**, grantor*, and **J. Russell Collins as Trustee(s) of the 112 Moore Street Extra Lot Land Trust dated April 1, 2021 with power and authority to conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed** whose post office address is **2493 US Highway 1 South, Saint Augustine, FL 32086** of the County of **Saint Johns**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida**, to-wit:

Lots 34 and 35 Block A Buena Esperanza Subdivision of the Atwood Tract of the City of St. Augustine, according to the official map of the City of St. Augustine, dated June 12, 1923, on file in the Clerk of the Circuit Court office, Public Records of St. Johns County, Florida.

Parcel Identification Number: 208550-0000

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Logan C. Halyard, Jr. (Seal)

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Karen S. Coffey (Seal)

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence this 8th day of April, 2021 by Logan C. Halyard, Jr. and Karen S. Coffey, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Andrea Wright

My Commission Expires:

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

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	2085500000
Location Address	112 MOORE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Atwood Tract (626)
Tax Description*	1-86 ATWOOD TR CITY LOTS 34 & 35 BLK A OR5235/1768 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Atwood Tract, Buenaesperanza A Diagram O
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.090
Homestead	N

Owner Information

Owner Name	112 Moore Street Extra Lot Land Trust D:04/01/21 100% Collins J Russell Trustee 0%
Mailing Address	2493 US HWY 1 S SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2021
Building Value	$20,198
Extra Features Value	$0
Total Land Value	$138,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$158,798**
Total Deferred	$42,047
Assessed Value	**$116,751**
Total Exemptions	$0
Taxable Value	**$116,751**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$17,498	$0	$120,120	$0	$0	$137,618	$106,137	$31,481	$106,137
2019	$16,152	$0	$120,120	$0	$0	$136,272	$96,488	$39,784	$96,488
2018	$14,069	$0	$110,880	$0	$0	$124,949	$87,716	$37,233	$87,716
2017	$14,189	$80	$99,792	$0	$0	$114,061	$79,742	$34,319	$79,742
2016	$14,189	$80	$86,625	$0	$0	$100,894	$72,493	$28,401	$72,493
2015	$14,189	$80	$69,300	$0	$0	$83,569	$65,903	$17,666	$65,903
2014	$11,174	$80	$55,440	$0	$0	$66,694	$59,912	$6,782	$59,912
2013	$11,454	$80	$42,966	$0	$0	$54,500	$54,465	$35	$54,465
2012	$12,012	$80	$37,422	$0	$0	$49,514	$49,514	$0	$49,514
2011	$12,571	$80	$41,580	$0	$0	$54,231	$54,231	$0	$54,231
2010	$12,850	$80	$46,200	$0	$0	$59,130	$59,130	$34,130	$25,000

Building Information

Building	1
Actual Area	518
Conditioned Area	448
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Hard Board
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Wall Board
Heating Type	Convection
Air Conditioning	None
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Hard Board	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Wall Board	100%
Interior Flooring	Pine Wood	100%
Heating Type	Convection	100%
Air Conditioning	None	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
POINTER	0	0
FINISHED SCREEN PORCH	0	70
BASE AREA	448	448
Total SqFt	448	518

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	60

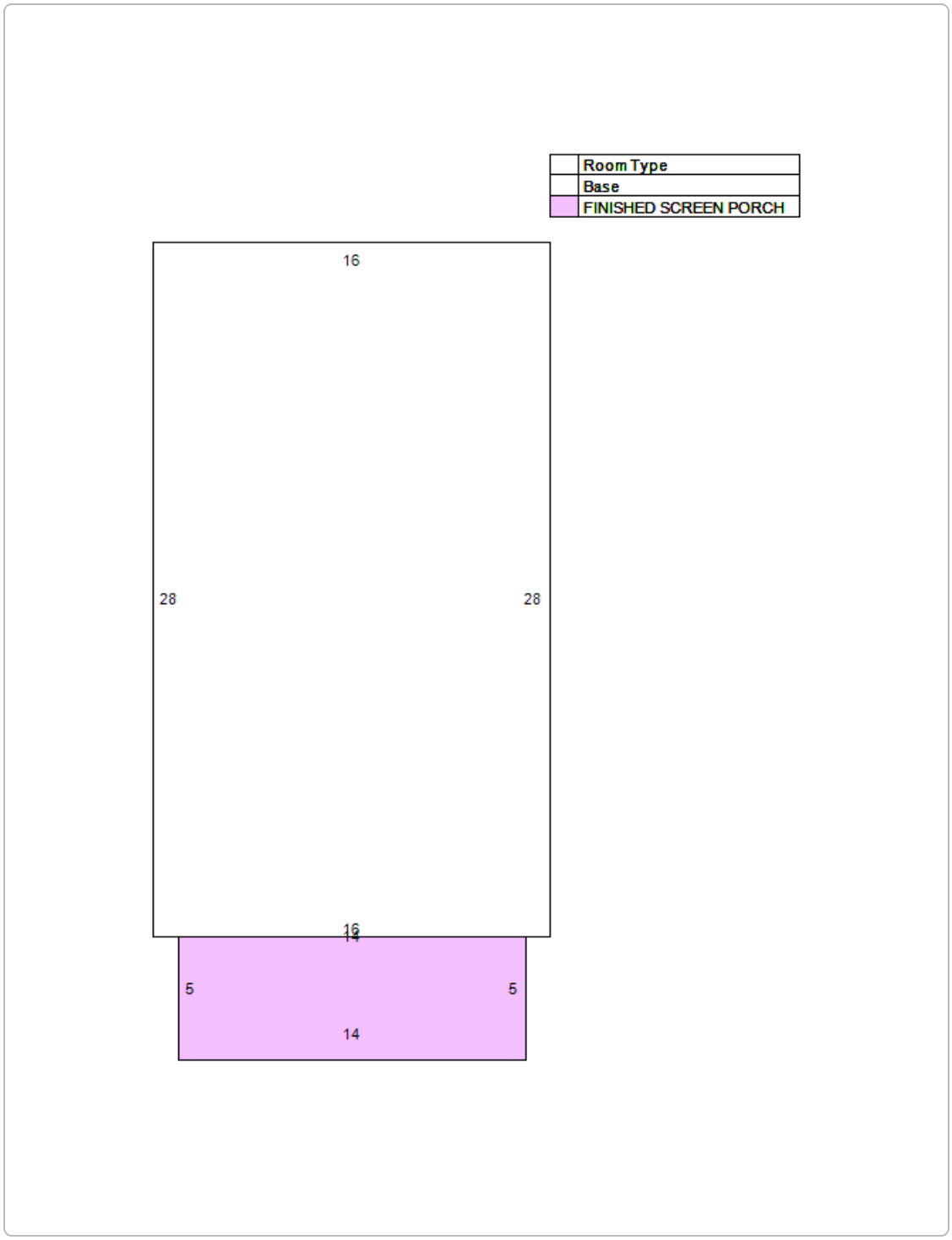
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	70	60	EF	$138,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2021	4/5/2021	$225,000.00	WARRANTY DEED	5235	1768	Q	I	HALYARD LOGAN C JR ET AL	112 MOORE STREET EXTRA LOT LAND TRUST D:04/01/21
1/25/2017	1/23/2017	$100.00	WARRANTY DEED	4321	1562	U	I	HALYARD EVELYN R	HALYARD LOGAN C JR ETAL
2/26/2007	11/21/2006	$100.00	QUIT CLAIM DEED	2872	1267	U	I	HALYARD EVELYN R	HALYARD LOGAN C JR & COFFEY KAREN S (T/C)
	1/1/1980	$0.00		464	26	U	I		HALYARD EVELYN R

Sketch Information



No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
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Developed by Schneider GEOSPATIAL

Last Data Upload: 5/19/2021, 2:37:15 AM

Version 2.3.121



Detail by Entity Name

Florida Limited Liability Company
KOLSEN AND ASSOCIATES, LLC

Filing Information

Document Number	L03000018824
FEI/EIN Number	42-1594237
Date Filed	05/21/2003
State	FL
Status	ACTIVE

Principal Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Mailing Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Registered Agent Name & Address

WELLS, PETER
4524 5TH AVE
% AI FRAMING LLC
SAINT AUGUSTINE, FL 32095

Name Changed: 03/26/2009

Address Changed: 04/14/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

KOLSEN, WILLIAM
4540 FIFTH AVE
SAINT AUGUSTINE, FL 32095

Title MGRM

KOLSEN, TRAVIS
4540 5TH AVE
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2019	04/08/2019
2020	03/19/2020
2021	02/16/2021

Document Images

02/16/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- Reg. Agent Change	View image in PDF format
02/14/2008 -- ANNUAL REPORT	View image in PDF format
11/27/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
02/16/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
05/21/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0075 Address: 160 Blanco Street

Kolsen and Associates, LLC – Applicant J Russell Collins, Trustee - Owner

Project description: To demolish a residential building constructed c.1917-1924 that is recorded in the Florida Master Site File and located within the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00297
National Register:	Located in the Lincolnville NRHD	Construction date:	c. 1917-1924
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2122600000		
Agenda Item:	9(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. The building was recorded as a non-contributing building to the Lincolnville NRHD and the site file indicates it was built between 1917 and 1924 which is confirmed by the Sanborn maps. The reason for its exclusion from the district is not clear however it could have been the asbestos siding and enclosed porch with attached carport made the building appear to be outside of the period of significance. The survey and nomination is in the process of being updated and it would be possible to include this building, however the current status is that it is not designated.
2. Prominent characteristics are paired window openings, a side gable metal roof extending as a shed roof over an enclosed porch, asbestos shingle siding that covers wood novelty siding, and on off center front entry into the enclosed porch. Inside, the walls are covered with pine tongue and groove paneling and wood doors and windows appear to be in really good condition. The applicant indicated the house sustained flooding however it appears to have weathered it well in the main block of the house.
3. The detached garage has a concrete floor with hand carved "JM 1943" which matches the time period James Moss occupied the property and operated a home-based auto repair shop. Other residents include Oliver and Barbara Bryant from 1955 to 1966.
4. The applicant provided a letter from a realtor that was marketing the property for the land and that potential buyers did not surface while the home was for sale.
5. The property is located in an archaeological zone and will require compliance with the Archaeological Preservation Ordinance for any ground disturbing activity including demolition. 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 **160 Blanco Street** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. 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 to include pine paneling and other salvageable wood materials.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a one story single family dwelling, not subject to HARB review/preservation ordinance

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built 1924 and is more than 50 years old. The building is recorded on the Florida Master Site File and listed as a non-contributing building to the Lincolnville NRHD.

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. There is not a regular pattern of buildings on the street and the building is not a prominent feature of the streetscape.

3. The impact of the loss of the structure on the streetscape. There is minimal impact because the structure is not prominently visible but it does have a feeling of continuity that will be absent in its removal.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans were submitted.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File and located in the Lincolnville NRHD but listed as non-contributing. No known historic or cultural association are associated with the building individually although it could contribute to the district if it is re-evaluated.

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 no evidence warranting individual designation was found.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is not a typical building in the neighborhood because of the character acquired over time as it changed but it is a high style or a model construction method.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building typology is commonly found throughout St. Augustine.

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.* There was no information submitted regarding the structural soundness of the building. From the site visit, the building visually appears stable and a candidate for rehabilitation or relocation.

10. *The justification for the proposed demolition.* The applicant indicated the property was listed for sale and is now being marketed for the land.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Florida Master Site File survey
2. Staff photographs
3. Sanborn Maps
4. Polk City Directory research

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ297 1009==

Site Name: 160 Blanco Street 830== Survey Date: 7901 820==

Address: 160 Blanco Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 6 (block) 8 (lot) 868==

mult list SJ3248 868==

Owner of Site: Name: Bryant, Oliver ;

Address: 160 Blanco Street

St. Augsutine, Fla. 32084 902==

Occupant or Manager: Bryant, Oliver 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469800 (easting) 3305485 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;

Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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: L-shape 966==

Exterior Fabrics: Asbestos shingles

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, attic louver 942==

Foundation: Concrete block piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies:

942==

Chimney Location: End, exterior, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Set back from street

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 at 160 Blanco Street was constructed between 1917 and 1924. It is set back from the street.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]



STAFF PHOTOGRAPHS 160 BLANCO STREET









































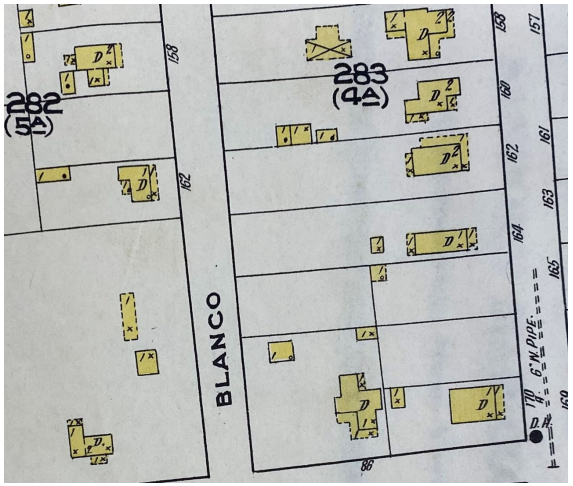




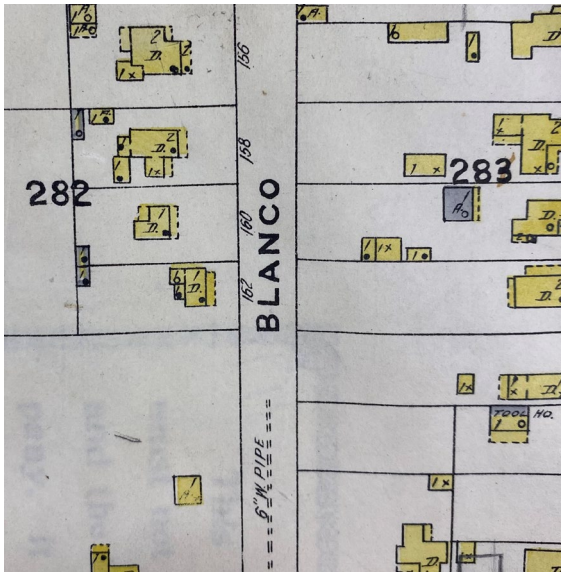




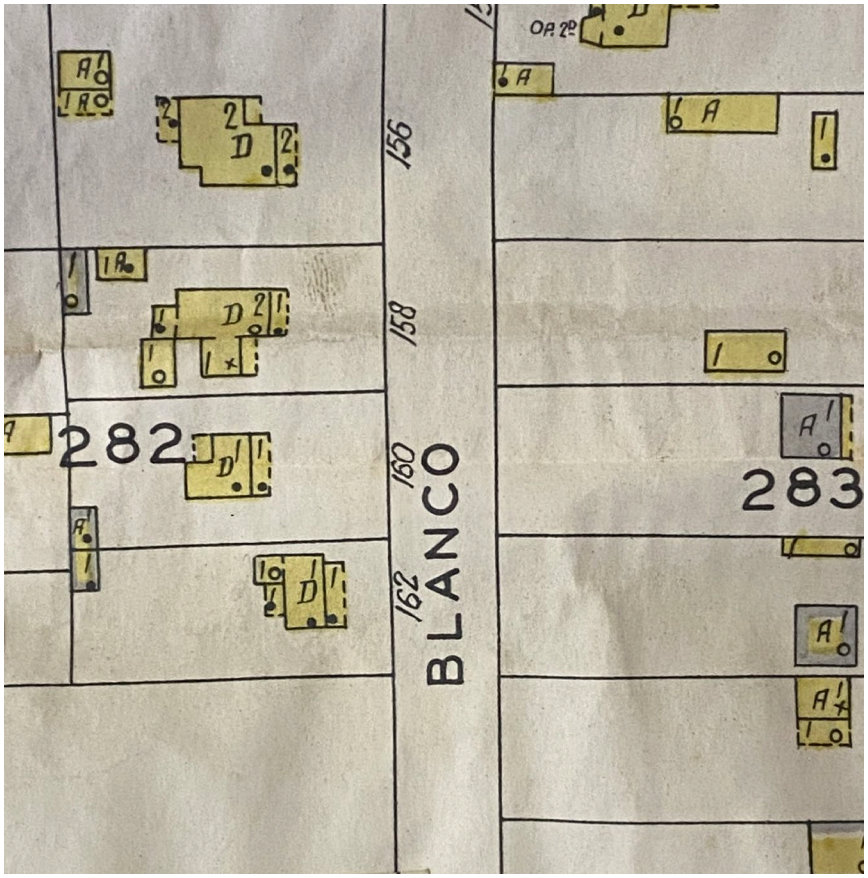
SANBORN FIRE INSURANCE COMPANY MAPS



1917



1924

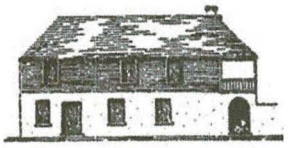


1930 UPDATED TO 1957

SAHS POLK CITY DIRECTORY RESEARCH: 160 Blanco St

DATE(S)	NAME	SYMBOLS	PROFESSION
1924-25	Mrs. Adeline Farrell		Not listed
1927	DeBoarde, Romie J. and Ruth		FEC carpenter
1930	Vacant		
1934	Vacant		
1937	Lother, Naboth and Mary	(c)	Laborer
1940	Moss, James and Alice	(c)	Laborer
1945	Moss, James	(c)	
1947	Moss, James	(c)	
1949	Vacant		
1951	Moss, James	(c)	Auto repairs at same location as residence
1953-54	Vacant		
1955	Bryant, Oliver and Barbara		Laborer G Ponton
1957	Bryant, Oliver and Barbara		Employee, G. Ponton
1959	Bryant, Oliver and Barbara		Laborer G. Ponton
1960	Bryant, Oliver and Barbara		Laborer
1962	Bryant, Oliver and Barbara		Employee, Courtesy Motel
1964	Bryant, Oliver and Barbara		Porter, Courtesy Motel
1965	Bryant, Oliver and Barbara		Porter, Courtesy Motel
1966	Bryant, Oliver and Barbara		Porter, Courtesy Motel

Received May 19, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0075

Receipt No. 2118701 Meeting Date June 17, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT William Kolsen
   Business (if applicable) Kolsen and Associates LLC
   Address 4540 5th Ave
   City St Augustine State FL Zip 32095
   Daytime telephone 904-315-3845 Other phone/email bkolsen@comcast.net

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER J. Russel Collins Trustee
   Business (if applicable) Rusty Law
   Address 2493 US Hwy 1
   City St Augustine State FL Zip 32086
   Daytime telephone (required) 904-829-6600 Other phone _____

3. PROJECT STREET ADDRESS 160 Blanco St

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8 Block 6 Subdivision BUENA ESPERANZA Parcel Number 2122600000

5. DATE OF CONSTRUCTION 1939 Source: SJC 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: _____

Received May 19, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

Received May 19, 2021
Planning and Building Department

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME William Kolsen DATE 3/30/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME J. Russell Collins Trustee DATE 3/30/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received May 19, 2021
Planning and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ■ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

■ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

- An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
- The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
- All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
- The assessed value of the property according to the two (2) most recent assessments;
- The real estate taxes for the previous two (2) years.
- The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

Received May 19, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
EST. 1565

Owner's Authorization For Agent

William Kolsen is/are hereby authorized TO ACT ON BEHALF OF J. Russell Collins, 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: _____
Signature of Owner

J. Russell Collins
Print Name of Owner

904-829-6600
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 30th day of March, 2021

By J. Russell Collins, Trustee

Identification verified: Personally Known

Oath sworn: _____ Yes ✓ No

Notary Signature: Billie Farris

My Commission expires: 9-21-2023

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

Rev:022117

Received May 18, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department



Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department

Instr #2021022469 BK: 5192 PG: 1849, Filed & Recorded: 3/1/2021 10:54 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Doc. D $1,181.60

IN THE CIRCUIT COURT, OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR, ST. JOHNS COUNTY, FLORIDA

CASE NO.: **CA19-0061**
DIVISION: **55**

THE BANK OF NEW YORK, AS TRUSTEE, FOR THE BENEFIT OF THE CERTIFICATE HOLDERS, CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-8
Plaintiff,
vs.

JANICE JEFFERSON, UNKNOWN SPOUSE OF JANICE JEFFERSON N/K/A MICHAEL JEFFERSON, CYNTHIA WASHINGTON A/K/A C. WASHINGTON, UNKNOWN SPOUSE OF CYNTHIS WASHINGTON A/K/A C. WASHINGTON, UNKNOWN TENANT(S) IN POSSESSION,
Defendants.
_____/

COPY

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a Certificate of Sale in this action on **1/25/2021** for the property described herein and that no objections to the Sale have been filed within the time allowed for filing objections.

The following property in St. Johns County, Florida,

LOT 8, BLOCK 6, BUENA ESPERANZA IN THE CITY OF ST. AUGUSTINE, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF ST. JOHNS COUNTY, FLORIDA.
a/k/a 160 Blanco Street, St. Augustine, FL 32084

Was sold to:
J Russell Collins Trustee
Rusty Law
2493 US Highway 1
St. Augustine, FL 32086

WITNESS my hand and seal of this court on **February 26, 2021**.

Brandon J. Patty
As Clerk of the Court

By: _____
As Deputy Clerk

COPIES TO ALL PARTIES OF RECORD

COPY

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	2122600000
Location Address	160 BLANCO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 8 BLK 6 OR5192/1849 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Collins J Russell Trustee 100%
Mailing Address	C/O RUSTY LAW 2493 US HWY 1 SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2021
Building Value	$37,666
Extra Features Value	$1,368
Total Land Value	$154,375
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$193,409**
Total Deferred	$29,855
Assessed Value	**$163,554**
Total Exemptions	$0
Taxable Value	**$163,554**

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	$36,674	$1,368	$123,500	$0	$0	$161,542	$148,685	$12,857	$148,685
2019	$32,116	$401	$123,500	$0	$0	$156,017	$135,168	$20,849	$135,168
2018	$32,412	$1,204	$114,000	$0	$0	$147,616	$122,880	$24,736	$122,880
2017	$33,223	$1,492	$102,600	$0	$0	$137,315	$111,709	$25,606	$111,709
2016	$34,843	$1,492	$89,062	$0	$0	$125,397	$101,554	$23,843	$101,554
2015	$36,464	$1,492	$71,250	$0	$0	$109,206	$92,322	$16,884	$92,322
2014	$29,356	$1,492	$57,000	$0	$0	$87,848	$83,929	$3,919	$83,929
2013	$30,632	$1,492	$44,175	$0	$0	$76,299	$76,299	$0	$76,299
2012	$31,270	$1,492	$38,475	$0	$0	$71,237	$71,237	$0	$71,237
2011	$32,546	$1,492	$42,750	$0	$0	$76,788	$76,788	$0	$76,788
2010	$33,823	$1,492	$47,500	$0	$0	$82,815	$82,815	$0	$82,815

Building Information

Building 1
Actual Area 940
Conditioned Area 940
Actual Year Built 1939
Use Single Family Residence
Style 01
Class N
Exterior Wall Cement Fiber
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Plaster
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Cement Fiber	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	940	940
Total SqFt	940	940

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage	0	21	12	0	240
Residential Fence	0	0	0	0	314

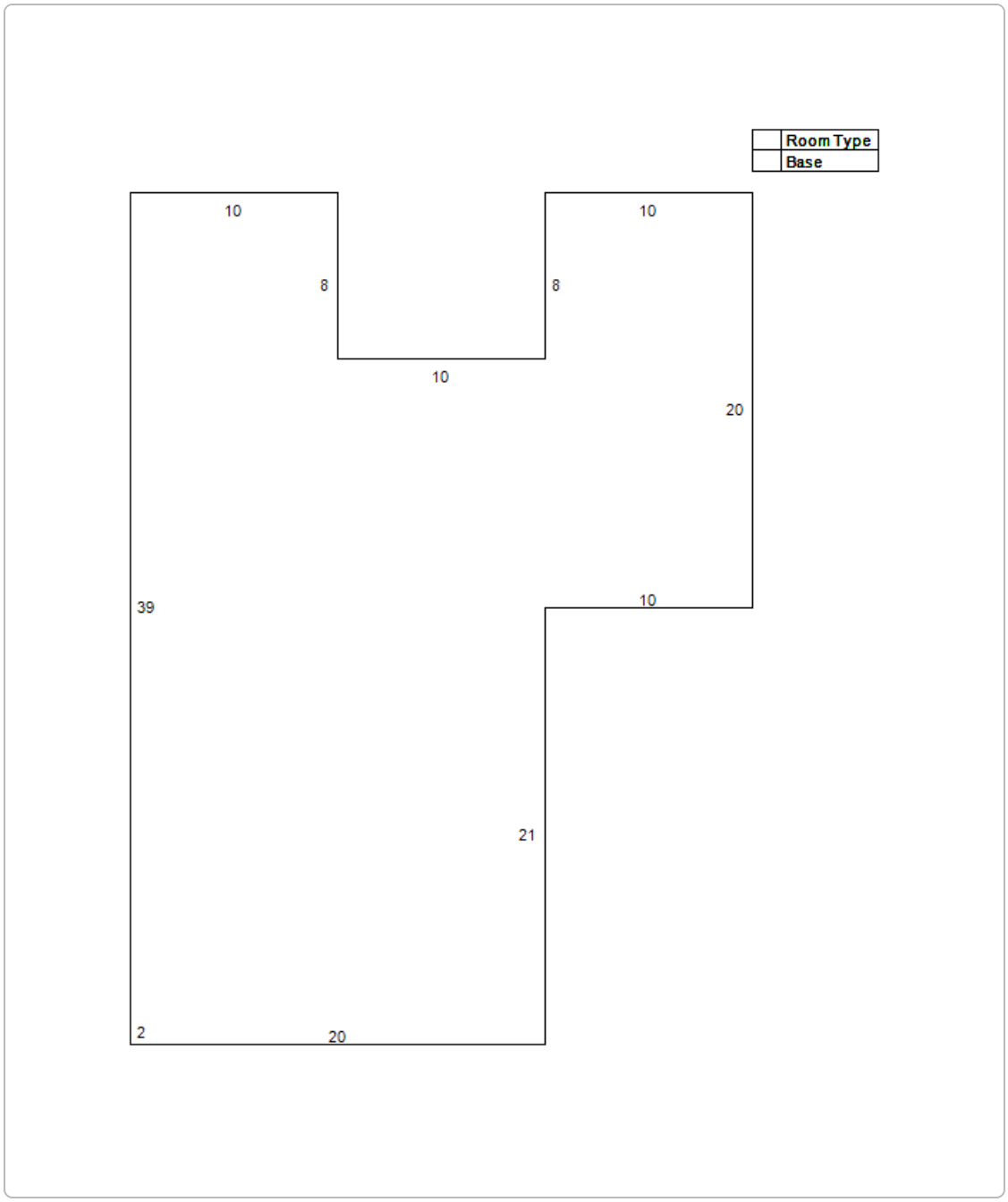
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$154,375

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/1/2021	1/25/2021	$168,800.00	CERTIFICATE OF TITLE	5192	1849	U	I	JEFFERSON JANICE ET AL	COLLINS J RUSSELL TRUSTEE
1/15/2019	1/14/2019	$0.00	LIS PENDENS	4667	1033	U	I	CWABS INC ASSET-BACKED CERTIFICATES SERIES 2007-8	JEFFERSON JANICE ET AL
1/20/2011	1/20/2011	$0.00	OTHER INSTRUMENT	3400	938	U	I	BANK OF NEW YORK MELLON TRUSTEE	JEFFERSON JANICE ET AL
	2/18/2009	$0.00	LIS PENDENS	3166	1626	U	I	BANK OF NEW YORK TRUSTEE	JEFFERSON JANICE ET AL
	7/6/2005	$100.00	WARRANTY DEED	2487	28	U	I	CHASE CARLA & OXENDINE JANET (THEIR INT)	JEFFERSON JANICE & WASHINGTON CYNTHIA (JTRS)
	6/16/2003	$100.00	LIFE ESTATE	2071	824	U	I	PRESTON HAZEL	PRESTON HAZEL ***
	11/1/1983	$0.00		655	80	U	I		PRESTON HAZEL

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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Version 2.3.121



Detail by Entity Name

Florida Limited Liability Company
KOLSEN AND ASSOCIATES, LLC

Filing Information

Document Number	L03000018824
FEI/EIN Number	42-1594237
Date Filed	05/21/2003
State	FL
Status	ACTIVE

Principal Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Mailing Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Registered Agent Name & Address

WELLS, PETER
4524 5TH AVE
% AI FRAMING LLC
SAINT AUGUSTINE, FL 32095

Name Changed: 03/26/2009

Address Changed: 04/14/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

KOLSEN, WILLIAM
4540 FIFTH AVE
SAINT AUGUSTINE, FL 32095

Title MGRM

KOLSEN, TRAVIS
4540 5TH AVE
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2019	04/08/2019
2020	03/19/2020
2021	02/16/2021

Document Images

02/16/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
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03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- Reg. Agent Change	View image in PDF format
02/14/2008 -- ANNUAL REPORT	View image in PDF format
11/27/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
02/16/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
05/21/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application: PL2021-0076 Address: 63 Oneida Street

Kolsen and Associates, LLC – Applicant
63 Oneida St. Land Trust and J. Russell Collins, Trustee - Owner
Project description: To demolish a residential building constructed c. 1925 - 1947 that is not recorded in the Florida Master Site File and is located within the Lincolnville National Register Historic District.

Architectural Style:	Shotgun	Florida Master Site File:	SJ07324 pending
National Register:	Located in Lincolnville	Construction date:	c. 1925-1947
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	2081800000		
Agenda Item:	9(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. The frame shotgun-style residence was built between 1930-1947 based on the Sanborn Fire Insurance maps and is largely overgrown with weeds and obscured from the street with a board fence.
2. The building was not originally recorded on the FMSF inventory and listed as a non-contributing building to the Lincolnville NRHD; likely because the building post-dates 1930. Because of unrelated grant work, the building has been recorded and is in the process of being submitted to the inventory.
3. Based on the architectural character witnessed from a staff site visit and its current age it could contribute to a district if it could retain physical integrity. However, at this point the building is partially open to the elements with a collapsed rear area, the front porch is detaching from the building, the floor is separating from the building, and the interior is mostly covered in paneling. Openings appear original but most are replacement windows and doors.
4. The first time an occupant is recorded in the Polk City Directory for this address is 1945 and through 1966 there was Henry and Ruby Hayes, Walter and Gertrude Warthaw, Ammos Murray Jr and Valjean Turner, Mrs. Willine Jenkins, and Johnny and Joanean Ferrell. Hayes and Warthaw were recorded as 'colored', but the others were not or it was not captured as such.
5. The building lacks current historic designation, physical integrity, and known individual significance.
6. There is evidence of half of a historic window, wood siding, and some wood flooring that may be salvageable.
7. Demolition and new construction will require compliance with the Archaeological Preservation Ordinance and the applicant should contact the City Archaeologist before beginning any ground disturbance (including demolition).
8. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements; no plans were provided and there is no design review in this area.

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 **63 Oneida Street** because it is not a local landmark or otherwise designated as a historic building.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1953 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the other remaining historic residential buildings that are in the neighborhood but there is new construction nearby which is altering the character of the streetscape.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans were submitted but the applicant verbally indicated a residential structure would be built.

5. The historical or cultural merit of the structure. The building is in the process of being recorded on the Florida Master Site File and was evaluated in 1991 as a non-contributing building to the Lincolnville NRHD. Based on the architectural character and the age it could contribute to the district if it could retain physical integrity or be accurately reconstructed. Individuals that lived in the building between 1945 and 1966 are recorded on a separate form. No other historical research was conducted which would be required to consider any individual significance.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and based on its current condition it is too compromised to contribute to a district unless it was reconstructed. The loss of this structure and the replacement of modern infill will continue to degrade the concentration of historic buildings in the Lincolnville NRHD.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is a shotgun style building which is typical for Lincolnville and African American communities nationwide.

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.*** These types of buildings are increasingly being demolished due to lack of maintenance and development pressures in the neighborhood.

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 could be reproduced but the building is a poor candidate for relocation. No evidence was provided as to the ability to reconstruct or rehabilitate the structure.

10. ***The justification for the proposed demolition.*** There was no statement provided however the applicant stated during the site visit that a new residence could be built on the lot and the photographs portray a building that has been deteriorating over time.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

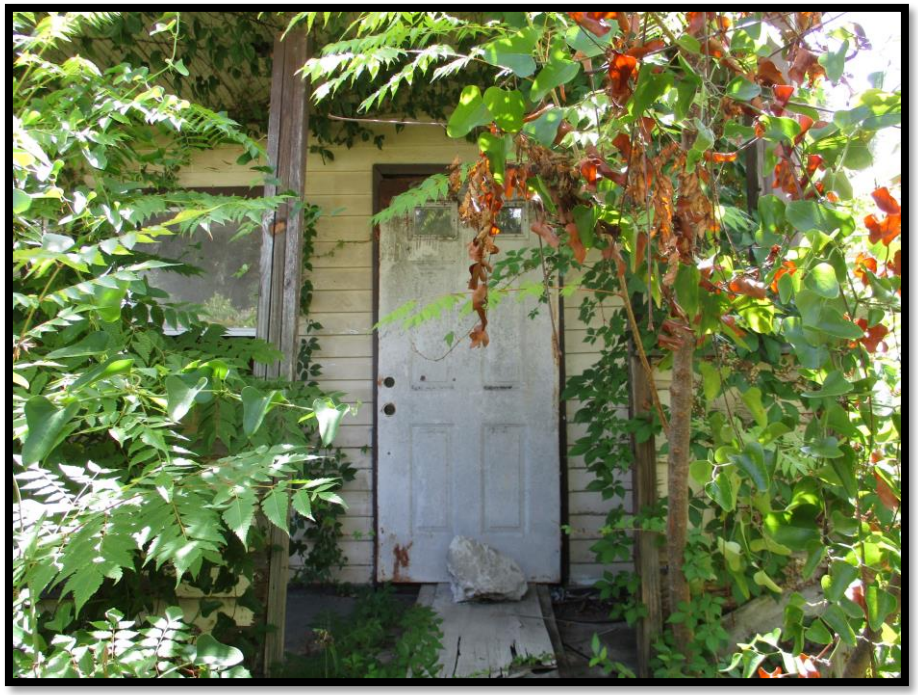
Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Photographs
2. Sanborn Maps
3. Polk City Directory research

STAFF PHOTOGRAPHS: 63 ONEIDA STREET

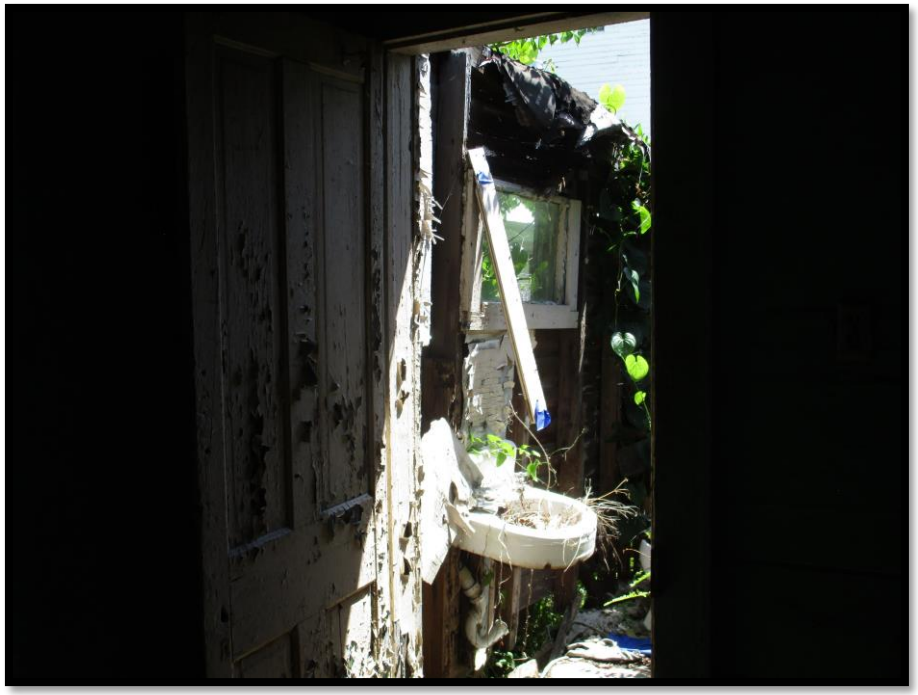




















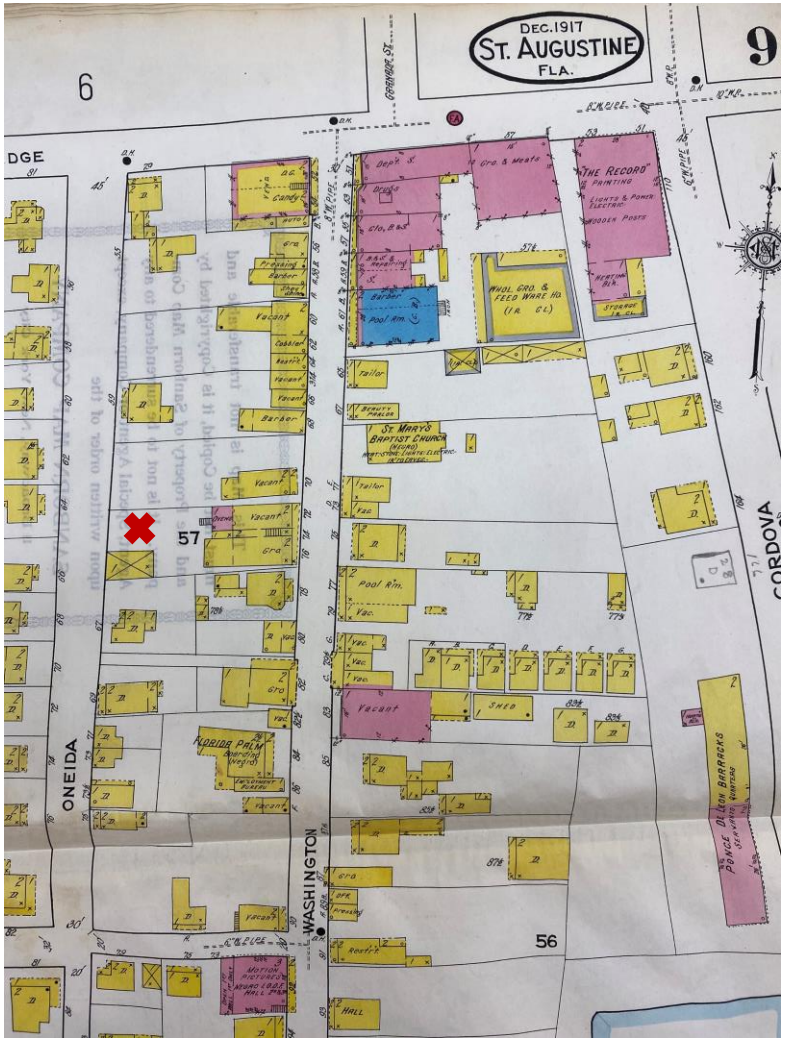








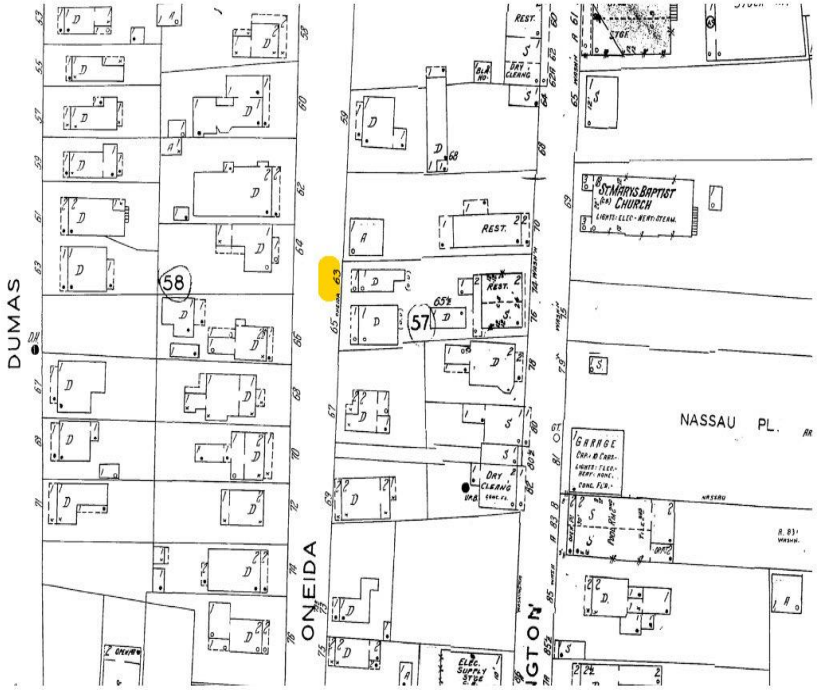
SANBORN FIRE INSURANCE CO. MAPS



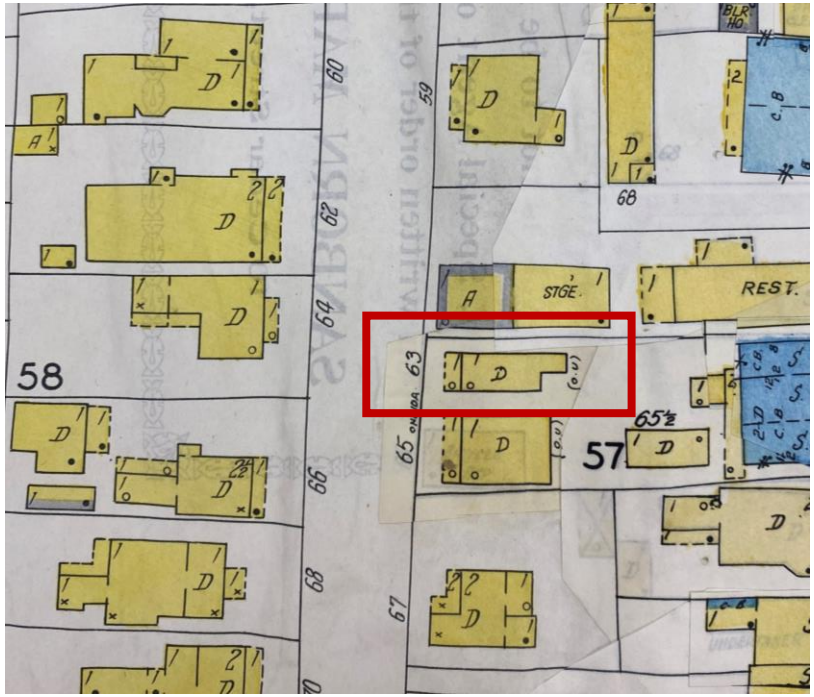


ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, REVISED TO 1947, Sheet 12



Sanborn, 1930 updated to 1967



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SAHS POLK CITY DIRECTORY RESEARCH: 63 Oneida Street

DATE(S)	NAME	SYMBOLS	PROFESSION
1924-25	Not listed		
1927	Not listed		
1930	Not listed		
1934	Not listed		
1937	Not listed		
1940	Not listed		
1945	Hayes, Henry and Ruby	(c)	Porter, Marine Bar
1947	Worthaw, Walter J. and Geruth	(c)	Not listed
1949	Worthaw, Walter J. and Geruth	(c)	Fisherman
1951	Warthaw, Walter and Gertrude	(c)	Commercial fisherman
1953-54	Warthaw, Walter and Gertrude		
1955	Warthaw, Walter and Gertrude		
1957	Tuner, Valjean		Dishwasher, McCrory's
1959	Murray, Ammos Jr. and Valjean		Porter, Mcrory's 5 and 10c store
1960	Mrs. Willine Jenkins		maid
1962	Mrs. Willine Jenkins		Maid
1964	Vacant		
1965	Ferrell, Johnny and Joanean		FEC maintenance man
1966	Vacant		

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CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

- [x] **CERTIFICATE OF DEMOLITION**
- [ ] **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0076

Receipt No. 2118701 Meeting Date June 17, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT William Kolsen
   Business (if applicable) Kolsen and Associates LLC
   Address 4540 5th Ave
   City St Augustine State FL Zip 32095
   Daytime telephone 904-315-3845 Other phone/email bkolsen@comcast.net

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER J. Russell Collins Trustee
   Business (if applicable) Rusty Law
   Address 2493 US Hwy 1
   City St Augustine State FL Zip 32086
   Daytime telephone (required) 904-829-6600 Other phone _____

3. PROJECT STREET ADDRESS 63 Oneida St

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 5 Block K Subdivision Dumas Tract Parcel Number 2081800000

5. DATE OF CONSTRUCTION 1925 Source: SJC 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
   - [x] 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.
   - [x] FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - [ ] RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ■ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ■ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
  - An estimate of the cost of the proposed construction, alteration, demolition, or removal.
  - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
  - An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
  - The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
  - The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
  - All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
  - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
  - The assessed value of the property according to the two (2) most recent assessments;
  - The real estate taxes for the previous two (2) years.
  - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
  - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME William Kolsen DATE 3/30/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME J. Russell Collins DATE 3/30/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

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Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

William Kolsen is/are hereby authorized TO ACT ON BEHALF OF J. Russell Collins, 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: _____
Signature of Owner

J. Russell Collins
Print Name of Owner

904-829-6600
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 30th day of March, 2021.

By J Russell Collins, Trustee

Identification verified: Personally Known

Oath sworn: _____ Yes ___ No

Notary Signature: Billie Farris

My Commission expires: 9-21-2023

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

Rev:022117

Received May 20, 2021
Planning and Building Department

Received May 20, 2021
Planning and Building Department

Received May 20, 2021
Planning and Building Department

Received May 20, 2021
Planning and Building Department

Received May 20, 2021
Planning and Building Department

From:	Julie Courtney
To:	WILLIAM KOLSEN
Subject:	RE: 63 Oneida Street - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date:	Thursday, May 27, 2021 12:51:00 PM
Attachments:	image002.png image003.png image004.png 63OneidaPlaceMap_marked.pdf

Hello,
The property appraiser's info shows this is an oddly laid out parcel with 2 buildings on a northern portion and a 3rd building on the southern portion, with a different parcel with a single building in between those.
So we will only be reviewing the northmost building on the northern portion, as marked on the attached, for the Certificate of Demolition unless you let us know otherwise this week.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

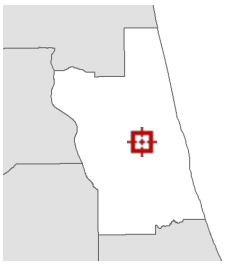
From: WILLIAM KOLSEN <bkolsen@comcast.net>
Sent: Thursday, May 27, 2021 10:30 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 63 Oneida Street - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)

There are 2 Houses on 63 Oneida. The Northern house is what the application was for.

> On 05/26/2021 2:42 PM Julie Courtney <jcourtney@citystaug.com> wrote:
>
> RE: Project Address – 63 Oneida Street

St. Johns County, FL





Parcel ID	2081800000	**Physical Address**	63 ONEIDA ST SAINT AUGUSTINE	**Building Value**	$70,146	**Last 2 Sales**				
Property Class	0800 - Multi-Family (Less than 10 Units)	**Mailing Address**	63 ONEIDA ST LAND TRUST D: 01-14-2016 C/O RUSTY LAW LLC 2493 US HIGHWAY 1 SOUTH SAINT AUGUSTINE FL 32086-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine					1/14/2016	$125000	11	U
Acres	0.14			**Total Land Value**	$125,788	10/1/1987	$8000	01	Q
				Just Value	$195,934				
				Total Deferred	N/A				
				Assessed Value	$195,934				
				Total Exemptions	N/A				
				Taxable Value	$195,934				

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.

Date created: 5/20/2021
Last Data Uploaded: 5/20/2021 1:52:21 AM

Developed by Schneider GEOSPATIAL

nstr #2020080070 BK: 5045 PG: 1786, Filed & Recorded: 9/18/2020 8:14 AM #Pgs:3
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $0.70

LAND TITLE of America

Prepared by/In & Ret:
Stephen Boyd Collins
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, Florida 32086-6077
20-931-CB

Parcel No.: **208180-0000**

(Space above reserved for recording data)

QUIT-CLAIM DEED

THIS INDENTURE made this **16th** day of **September, 2020** BETWEEN **Luxe Camping, LLC a Florida limited liability company**, GRANTOR*, whose post office address is 76 Oneida Street, Saint Augustine, Florida 32084, and **J. Russell Collins, Trustee of the 63 Oneida St. Land Trust dated 1/14/2016**, GRANTEE*, whose post office address is 2493 US 1 South, Saint Augustine, Florida 32086.

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, does hereby remise, release and quit-claim unto the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

This deed is being given to clarify the easterly property line of the property described herein.

COPY

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES:

Witness: Stephen B Collins

Witness: Candy Bleau

Paul G. Morris, manager

COUNTY OF SAINT JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **September 16th, 2020** by **Luxe Camping, LLC a Florida limited liability company** who is personally known to me or has produced Driver's License as identification.

[Seal]

Notary Public State of Florida
Stephen Boyd Collins
My Commission GG 301854
Expires 02/14/2023

Notary Public: _____
My commission expires: _____

Exhibit "A"

PARCEL I:

A PARCEL OF LAND SITUATED IN BLOCK K DUMAS TRACT OF THE CITY OF ST. AUGUSTINE, FLORIDA AS PER OFFICIAL MAP OF SAID CITY DATED JANUARY 1, 1905, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK K, DUMAS TRACT; THENCE S 11°15'26" E, ALONG THE EAST LINE OF SAID BLOCK K AND THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 318.07 FEET; THENCE S 78"08'05" W, A DISTANCE OF 76.69 FEET; THENCE S 14°19'32" E, A DISTANCE OF 7.80' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND AND BEING A PORTION OF LOT 6, BLOCK K; THENCE S 14°19'32" E, A DISTANCE OF 30.55'; THENCE S 79°03'11" W, A DISTANCE OF 75.94 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ONEIDA STREET; THENCE N 11°31'32" W, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 30.50'; THENCE N 79°03'08" E, A DISTANCE OF 74.45' TO THE POINT OF BEGINNING.

PARCEL II:

A PARCEL OF LAND SITUATED IN BLOCK K DUMAS TRACT OF THE CITY OF ST. AUGUSTINE, FLORIDA AS PER OFFICIAL MAP OF SAID CITY DATED JANUARY 1, 1905, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK K, DUMAS TRACT; THENCE S 11°15'26" E, ALONG THE EAST LINE OF SAID BLOCK K AND THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 318.07 FEET; THENCE S 78"08'05" W, A DISTANCE OF 76.69 FEET; THENCE S

14°19'32" E, A DISTANCE OF 38.35';TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND AND BEING LOT 7, BLOCK K; THENCE S 11°10'53" E, A DISTANCE OF 30.50'; THENCE S 79°03'51" W, A DISTANCE OF 75.75 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ONEIDA STREET; THENCE N 11°31'32" W, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 30.50'; THENCE N 79°03'11" E, A DISTANCE OF 75.94' TO THE POINT OF BEGINNING.

PARCEL III:

LOT 5, BLOCK K, DUMAS TRACT OF THE CITY OF ST. AUGUSTINE FLORIDA AS PER OFFICIAL MAP OF SAID CITY DATED JANUARY 1ST 1905, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS, FLORIDA ***LESS AND EXCEPT*** ANY PORTION LYING IN THE FOLLOWING DESCRIBED LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK K, DUMAS TRACT; THENCE S 11 °15'26" E, ALONG THE EAST IJNE OF SAID BLOCK K AND THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 318.07 FEET TO THE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE EAST LINE OF SAID BLOCK K AND THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET S 11"15'26" E, A DISTANCE OF 174.96 FEET; THENCE S 08°15'15" E, A DISTANCE OF 80.01 FEET; THENCE N 11°21'49" W, A DISTANCE OF 65.35 FEET; THENCE N 77°57'01" E, A DISTANCE OF 10.00 FEET; THENCE N 11°21'49" W, A DISTANCE OF 37.73 FEET; THENCE S 79°03'15" W, A DISTANCE OF 4.50 FEET; THENCE N 11°10'53" w, A DISTANCE OF 30.50 FEET; THENCE N 14°19'32" w, A DISTANCE OF 38.35 FEET; THENCE N 78°08'05" E, A DISTANCE OF 76.69 FEET TO THE POINT OF BEGINNING.

COPY

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	2081800000
Location Address	63 ONEIDA ST 67 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY BLK K - W PART OF LOT 5 & S 1/2 OF LOTS 6 & 7 OR4137/685(TAX DEED) *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.140
Homestead	N

Owner Information

Owner Name	63 Oneida St Land Trust D: 01-14-2016 100% Collins J Russell Trustee 100%
Mailing Address	C/O RUSTY LAW LLC 2493 US HIGHWAY 1 SOUTH SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2021
Building Value	$70,146
Extra Features Value	$0
Total Land Value	$125,788
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$195,934**
Total Deferred	$0
Assessed Value	**$195,934**
Total Exemptions	$0
Taxable Value	**$195,934**

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	$60,003	$0	$168,896	$0	$0	$228,899	$228,899	$0	$228,899
2019	$50,244	$0	$168,896	$0	$0	$219,140	$214,456	$4,684	$214,456
2018	$50,491	$0	$155,904	$0	$0	$206,395	$194,960	$11,435	$194,960
2017	$36,922	$0	$140,314	$0	$0	$177,236	$177,236	$0	$177,236
2016	$36,922	$0	$121,800	$0	$0	$158,722	$145,451	$13,271	$145,451
2015	$36,922	$0	$129,360	$0	$0	$166,282	$132,228	$34,054	$132,228
2014	$29,076	$0	$103,488	$0	$0	$132,564	$120,207	$12,357	$120,207
2013	$29,076	$0	$80,203	$0	$0	$109,279	$109,279	$0	$109,279
2012	$29,566	$0	$69,855	$0	$0	$99,421	$99,421	$0	$99,421
2011	$30,549	$0	$77,616	$0	$0	$108,165	$108,165	$0	$108,165
2010	$31,530	$0	$86,240	$0	$0	$117,770	$117,770	$0	$117,770

Building Information

Building 1
Actual Area 438
Conditioned Area 378
Actual Year Built 1925
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Poor	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	60
BASE AREA	378	378
Total SqFt	378	438

Building 2
Actual Area 720
Conditioned Area 720
Actual Year Built 1925
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Carpet, Sheet Vinyl
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	720	720
Total SqFt	720	720

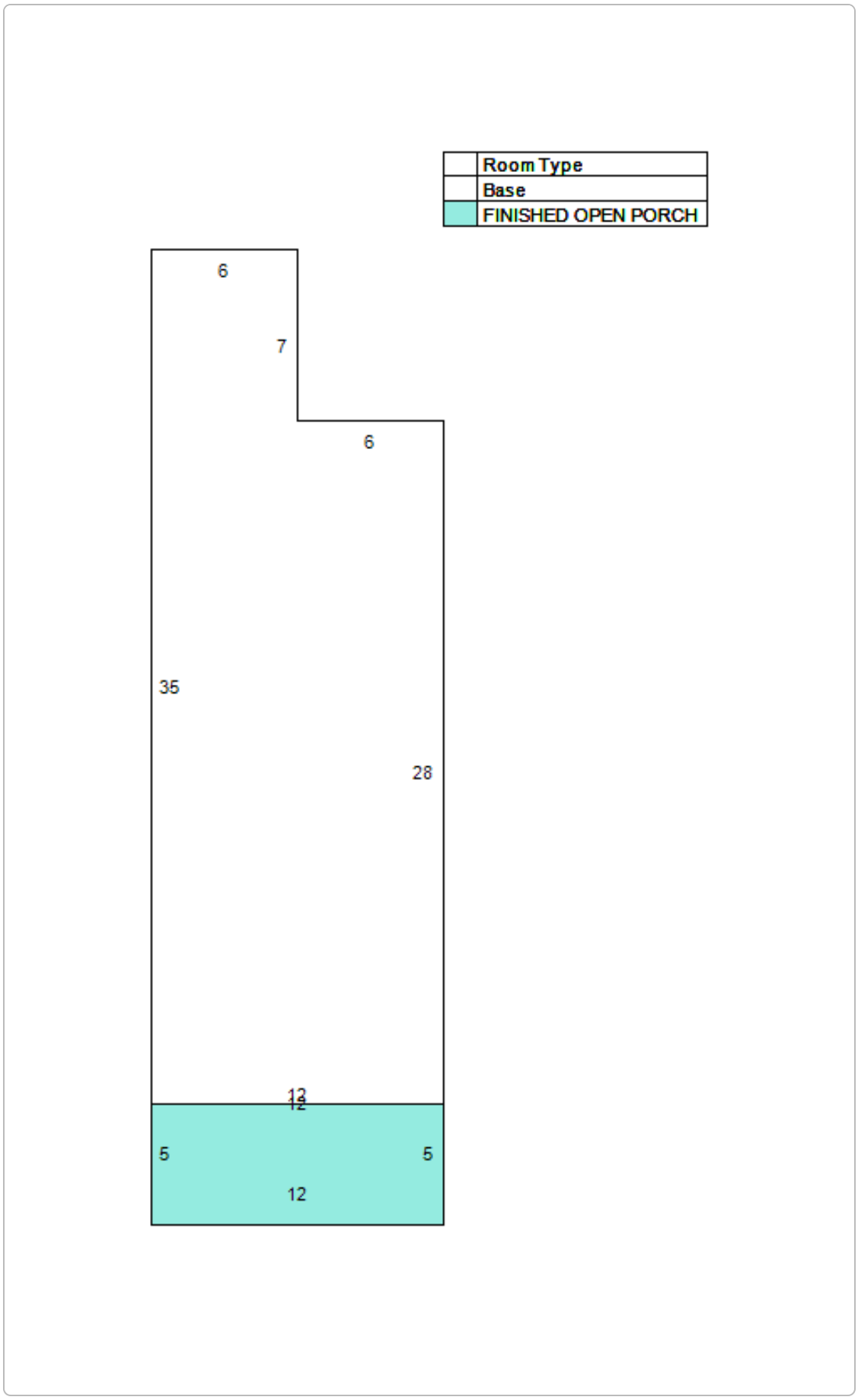
Land Information

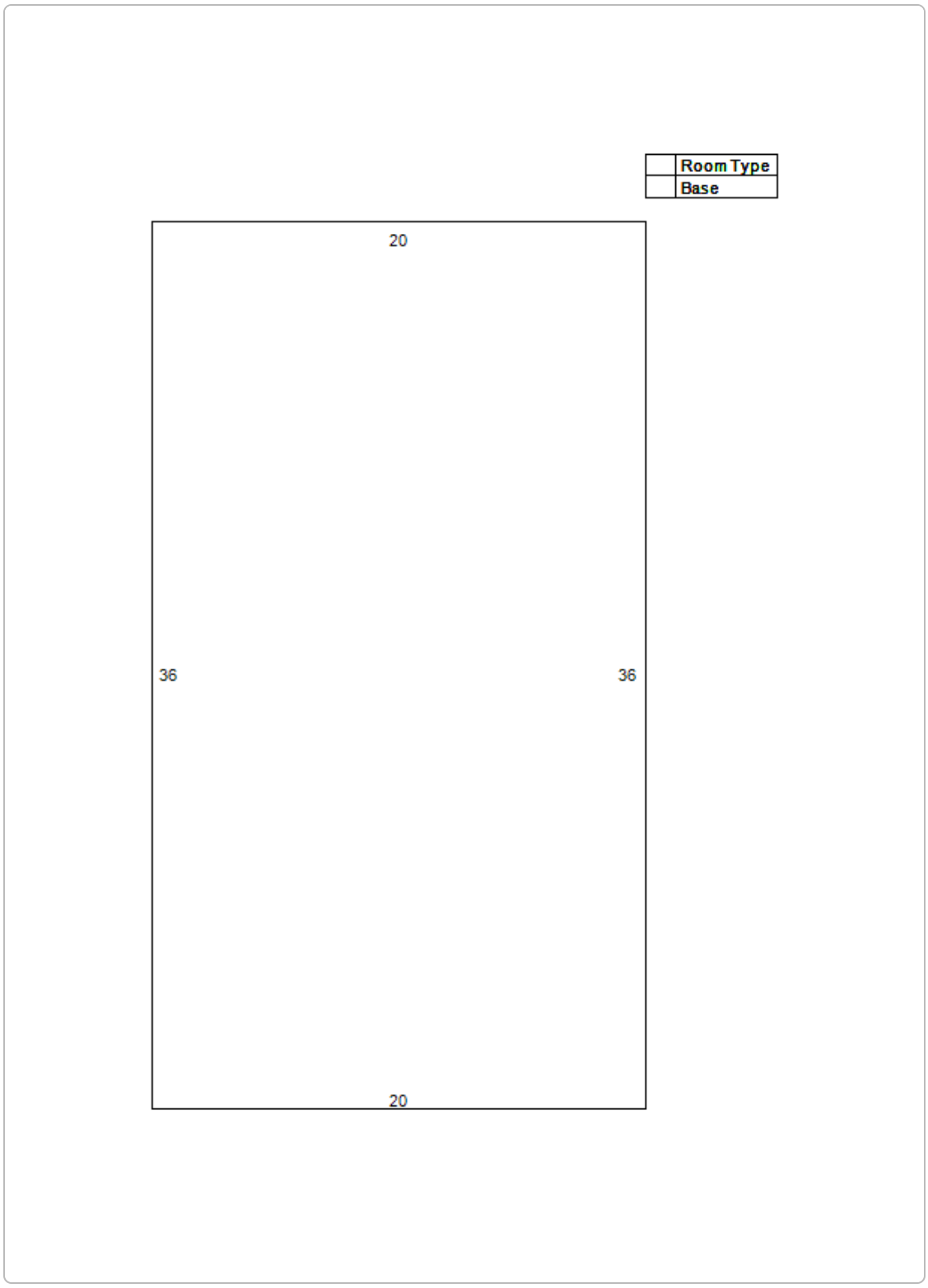
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	31	74	31	EF	$47,554
Multi-Family (Less than 10 Units)	51	74	51	EF	$78,234

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/18/2020	9/16/2020	$100.00	QUIT CLAIM DEED	5045	1786	U	I	LUXE CAMPING LLC	63 ONEIDA ST LAND TRUST D: 01-14-2016
1/15/2016	1/14/2016	$125,000.00	TAX DEED	4137	685	U	I	JACKSON FLAVE,PATRICIA ANN	63 ONEIDA ST LAND TRUST D: 01-14-2016
	4/1/1988	$0.00		780	178	U	V		JACKSON FLAVE,PATRICIA ANN
	10/1/1987	$8,000.00		762	228	Q	I		
	8/1/1986	$0.00		722	1405	U	I		
	8/1/1984	$0.00		653	1904	U	I		

Sketch Information


Room Type
Base
FINISHED OPEN PORCH
6
7
6
35
28
12
12
5
5
12



No data available for the following modules: Exemption Information, Extra Feature Information.

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Last Data Upload: 5/20/2021, 1:52:21 AM

Version 2.3.121

Detail by Entity Name

Florida Limited Liability Company
KOLSEN AND ASSOCIATES, LLC

Filing Information

Document Number	L03000018824
FEI/EIN Number	42-1594237
Date Filed	05/21/2003
State	FL
Status	ACTIVE

Principal Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Mailing Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Registered Agent Name & Address

WELLS, PETER
4524 5TH AVE
% AI FRAMING LLC
SAINT AUGUSTINE, FL 32095

Name Changed: 03/26/2009

Address Changed: 04/14/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

KOLSEN, WILLIAM
4540 FIFTH AVE
SAINT AUGUSTINE, FL 32095

Title MGRM

KOLSEN, TRAVIS
4540 5TH AVE
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2019	04/08/2019
2020	03/19/2020
2021	02/16/2021

Document Images

02/16/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- Reg. Agent Change	View image in PDF format
02/14/2008 -- ANNUAL REPORT	View image in PDF format
11/27/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
02/16/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
05/21/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting



Application PL2021-0079 Address: 251 San Marco Avenue

Sarah Ryan, Architect LLC – Applicant Clukey & Tebault, LLC - Owner

Project description: To demolish a commercial building constructed in 1945 that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Commercial Masonry Vernacular	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1945
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1520800000		
Agenda Item:	9(d)	Previous Action(s):	DSEC 2020-130

STAFF SUMMARY AND ANALYSIS:

1. The existing building is an older building (ca. 1945) located outside but adjacent to the Fullerwood Park National Register Historic District. There are no historic designations applied to this building nor is the building identified as a legacy structure in the Design Standards for Entry Corridors.
2. Architectural features are typical of a one-story Traditional Commercial building with large, fixed front windows, stepped parapet, smooth stucco façade, and entries accentuated with awnings.
3. The front façade is divided into two asymmetrical parts which matches the 1957 Sanborn Map that reflects a restaurant and a store in this location. The interior of the building reveals some interesting architectural character showing the evolution of the building over time.
4. Polk City Directory research shows the first commercial business with this address in 1949 as the Friendly Inn Restaurant operated by Mrs. Mary W. Hasty; in years following it remained a restaurant and then an attached beauty salon until becoming a retail television store with attached watch and clock repair. It appears that the proprietors of the small attached business lived on the premises at 251 ½ San Marco.
5. The building reflects a unique period of time in St. Augustine's post-WWII past but it is not clear that there is enough integrity or significance to warrant designation.
6. The replacement structure and site plan will require review by the Corridor Review Committee and will require review for compliance with the zoning, building, tree, and stormwater sections of City Code.

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 **251 San Marco Avenue** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. In accordance with Sec. 28-89(2)d6 the salvage of reusable wood and preformed coquina concrete elements and documentation of the structure in the Florida Master Site File inventory.



Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a commercial 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 by 1953 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. In the immediate vicinity there are similarly-aged one story masonry vernacular buildings of a compatible mass and scale however it is near an intersection that marks a transitional area both north and south which is a mixed, inconsistent streetscape.

3. The impact of the loss of the structure on the streetscape. The impact will reduce the cohesive quality of the immediate structures adjacent and across the street.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The application indicates that the replacement structure will be nearly identical which aids in continuity of the streetscape but there will be a distinctive newness that is different from the eclectic quality of the existing buildings and it will be at a higher finished floor. The applicant is encouraged to reduce the visual impacts of the increased finished floor on the exterior appearance of the building and streetscape. New construction will require review by the Corridor Review Committee.

5. The historical or cultural merit of the structure. The building is not recorded on the Florida Master Site File and not located in a district or designated as a historic structure. Polk City Directory research shows the first commercial business with this address in 1949 as the Friendly Inn Restaurant operated by Mrs. Mary W. Hasty; in years following it remained a restaurant and then an attached beauty salon until becoming a retail television store with attached watch and clock repair. It appears that the proprietors of the small attached business lived on the premises at 251 ½ San Marco. The interior of the building reveals some interesting architectural character showing the evolution of the building. When combined, the building reflects a unique period of time in St. Augustine's post-WWII past but it is not clear that there is enough integrity or significance to warrant designation.

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 or culturally significant and likely does not have enough integrity to warrant designation so there is little impact to the integrity of the city as a whole.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple type post-WWII commercial building but is not unusual or particularly unique.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is not a high style or limited type of construction in the city.

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 application indicates that the replacement building will be nearly identical.

10. ***The justification for the proposed demolition.*** The application notes that the physical integrity of the building and the finished floor level as reasons for the proposed demolition.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Sanborn Maps
3. Polk City Directory research

STAFF PHOTOS: 251 SAN MARCO AVE




251


251


Old City Tire
SPEED LIMIT 25
US-1 BUS
Google
Search
© 2021 Google
United States
Terms
Privacy





















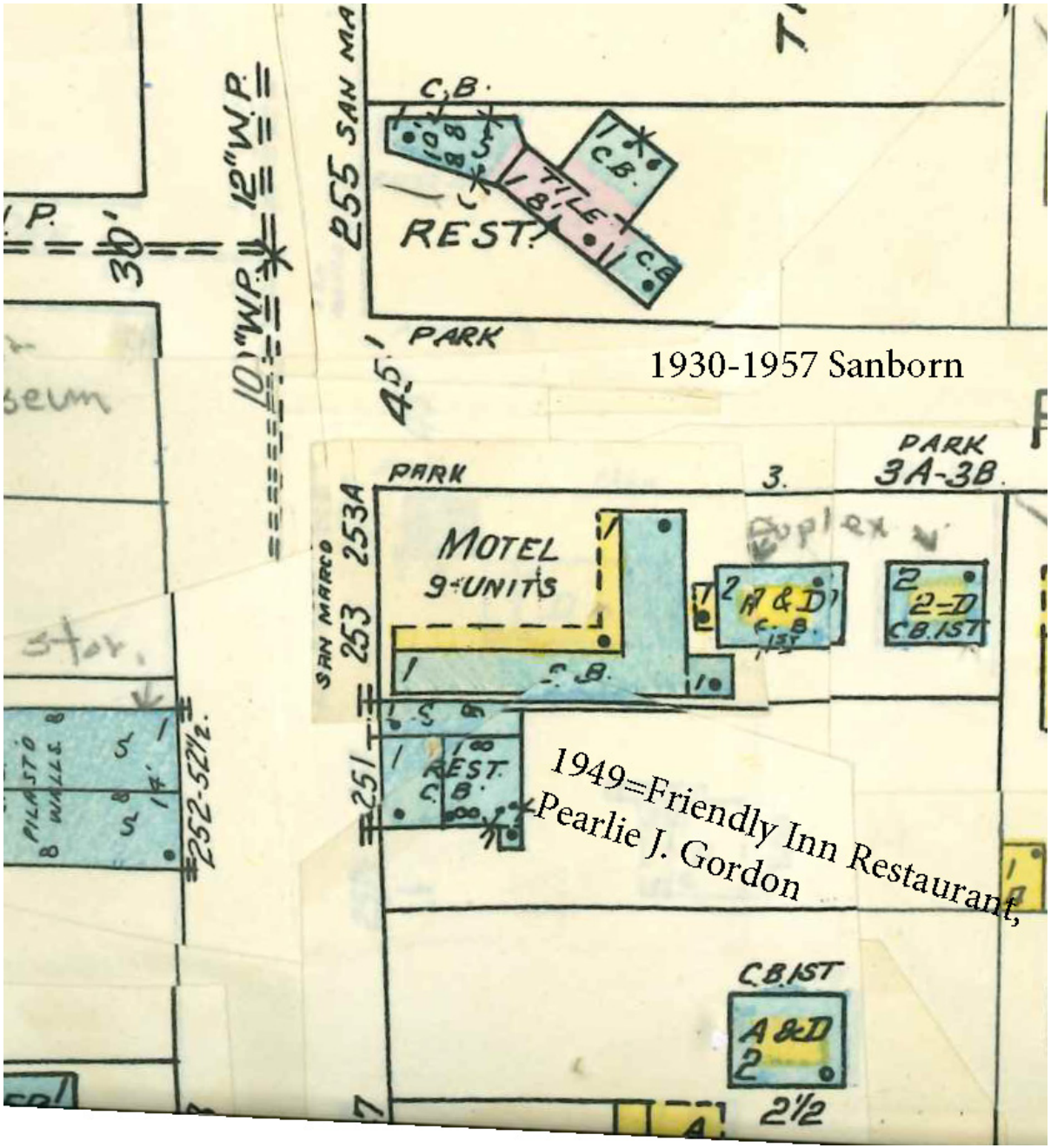











1930-1957 Sanborn
1949=Friendly Inn Restaurant,
Pearlie J. Gordon
MOTEL
9 UNITS
REST.
PARK
SAN MARCO
255
253
253A
251
252-252½
C.B.
C.B.1ST
A&D
2-D
2½

SAHS POLK CITY DIRECTORY RESEARCH: 251 San Marco Ave

DATE(S)	NAME	SYMBOLS	PROFESSION
1945	Vacant		
1947	Smith, Morton and Miriam		
1949	Gordon, Pearlie J. and Agnes P.		Laborer, city streets and grounds
	Friendly Inn		Restaurant, Mrs. Mary W. Hasty, mgr, lived at 38 Sanford and is widow of John C.
1951	Clara Mier's Tropical Restaurant		Clara Mier is widow of Noel W. and resides at 251 ½
1953-1954	Same		
1955	Huddle House		
1957	Huddle House		
1957	251 ½ is vacant		
1959	Town House Restaurant		E.J. Shamaly
1959	251 ½ Sherry's Beauty Lounge		Mrs. Arue E. Uhl resides at same
1960	Same		
1962	Same		
1964	Same		
1965	Rockwell's Television and Sales		Daniel T. and Mrs. Lucretia L. Rockwell
1965	251 ½ Andrews Watch and Clock Repair		Willard J. and Charlotte Andrew, resides same address
1966	Same except with Andreu spelling		

Received May 21, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2021-0079

Receipt No. 2121134 Meeting Date June 17, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Sarah Ryan, Architect
   Business (if applicable) Sarah Ryan, Architect LLC
   Address 201 Owens Ave.
   City St. Augustine FL State FL Zip 32080
   Daytime telephone 904.547.9430 Other phone/email _____

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER Clukey + Tebault, LLC
   Business (if applicable) _____
   Address 201 Owens Ave.
   City St. Augustine State FL Zip 32080
   Daytime telephone (required) 904 669-7618 Other phone _____

3. PROJECT STREET ADDRESS 251 San Marco

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____Block____Subdivision_____Parcel Number _____

5. DATE OF CONSTRUCTION ca. 1945 Source: _____

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☒ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☒ Photographs of existing conditions including façades of the building and interior features if applicable.

☒ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

- An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
- The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
- All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
- The assessed value of the property according to the two (2) most recent assessments;
- The real estate taxes for the previous two (2) years.
- The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ☐ Photographs of existing conditions including façade of the building.
        - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Sarah Ryan DATE 5-21-21

SIGNATURE OF APPLICANT S Ryan

PRINT 1st OWNER'S NAME CLUKEY & TESAULT, LLC DATE 5/20/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received May 21, 2021
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Sarah Ryan Architect is/are hereby authorized TO ACT ON BEHALF OF CLUKEY & TEBAULT, LLC, 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: _____
Signature of Owner

MICAH CLUKEY
Print Name of Owner

904-679-3119
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 20th day of May, 2021.

By Micah Clukey

Identification verified: Drivers License

Oath sworn: _____ Yes ✓ No

Notary Signature: _____

My Commission expires: 12/27/2021

KETO L. BURNS
Commission # GG 287313
Expires December 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Rev:022117

Received May 21, 2021
Planning and Building Department

SARAH RYAN
ARCHITECT

May 21st 2021
City of St Augustine - HARB
Re: 251 San Marco Ave - Demolition request

Project Description

The project involves removing an existing 1945 1-story commercial building at 251 San Marco Ave. The current floor plan has three small divided spaces in the building. The new owner will build a new structure into one cohesive professional office use.

While the initial intent was to renovate the building, through selective demo it became apparent that poorly done renovations and remodels had compromised the block walls and roof structure. In addition the footings are structurally insufficient. The existing building is also below the flood plain. The new structure will be almost identical in scale, size and materials as the existing building and built above the flood plain.

Please see attached existing and proposed photos, renderings and drawings.

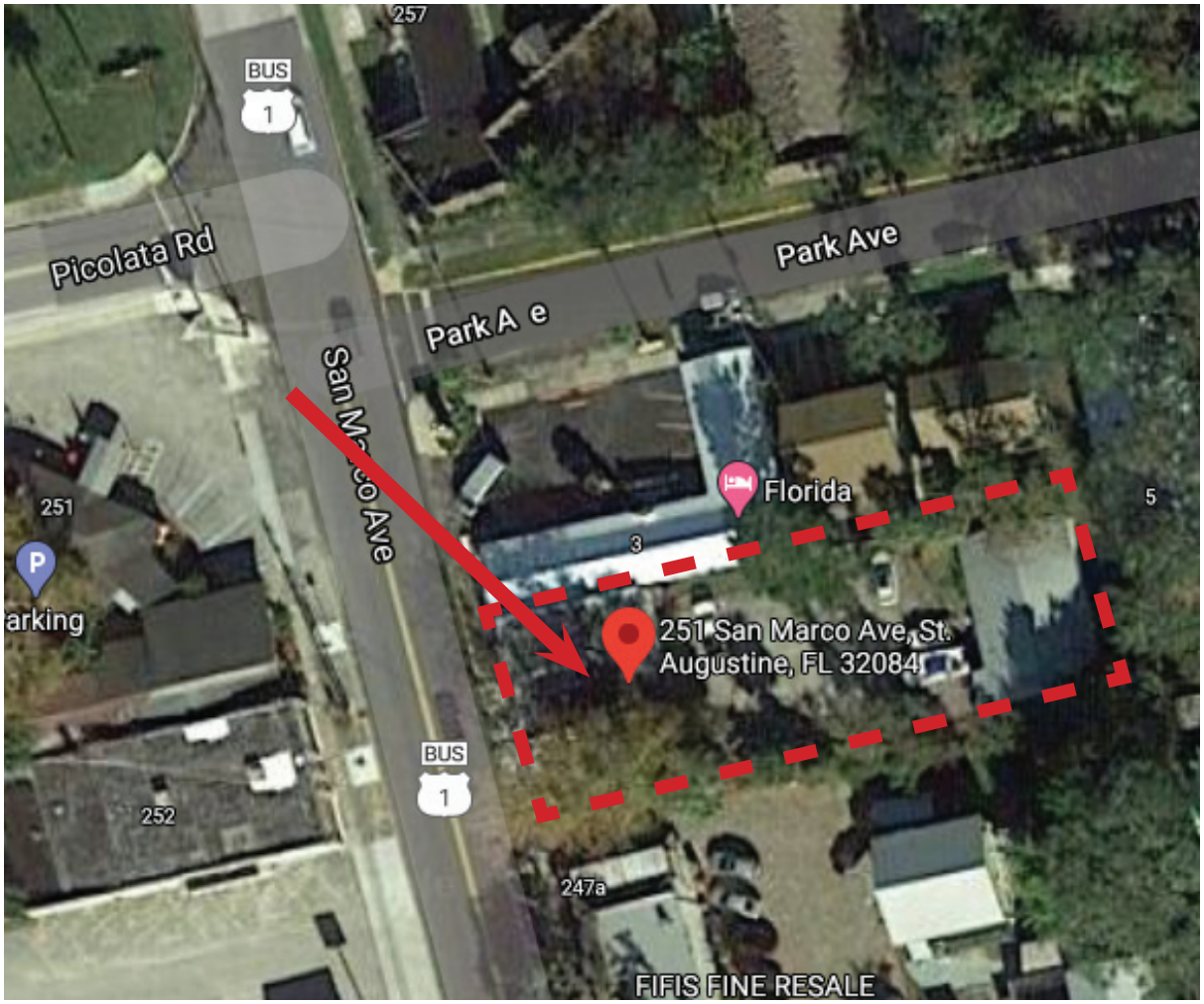
Sincerely,

Sarah Ryan

Sarah Ryan, AIA, Architect

sr@sarahryanarchitect.com | 201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

SARAH RYAN
ARCHITECT



251 San Marco Ave Aerial View

Received May 21, 2021
Planning and Building Department

SARAH RYAN
ARCHITECT





251 San Marco Ave Existing Street Views

Cluckey & Tebault LLC

Received May 21, 2021
Planning and Building Department

SARAH RYAN
ARCHITECT





251 San Marco Ave Existing Interior photos

Cluckey & Tebault LLC

Received May 21, 2021
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SARAH RYAN
ARCHITECT







251 San Marco Ave Existing Interior photos

Cluckey & Tebault LLC

Received May 21, 2021
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SARAH RYAN
ARCHITECT



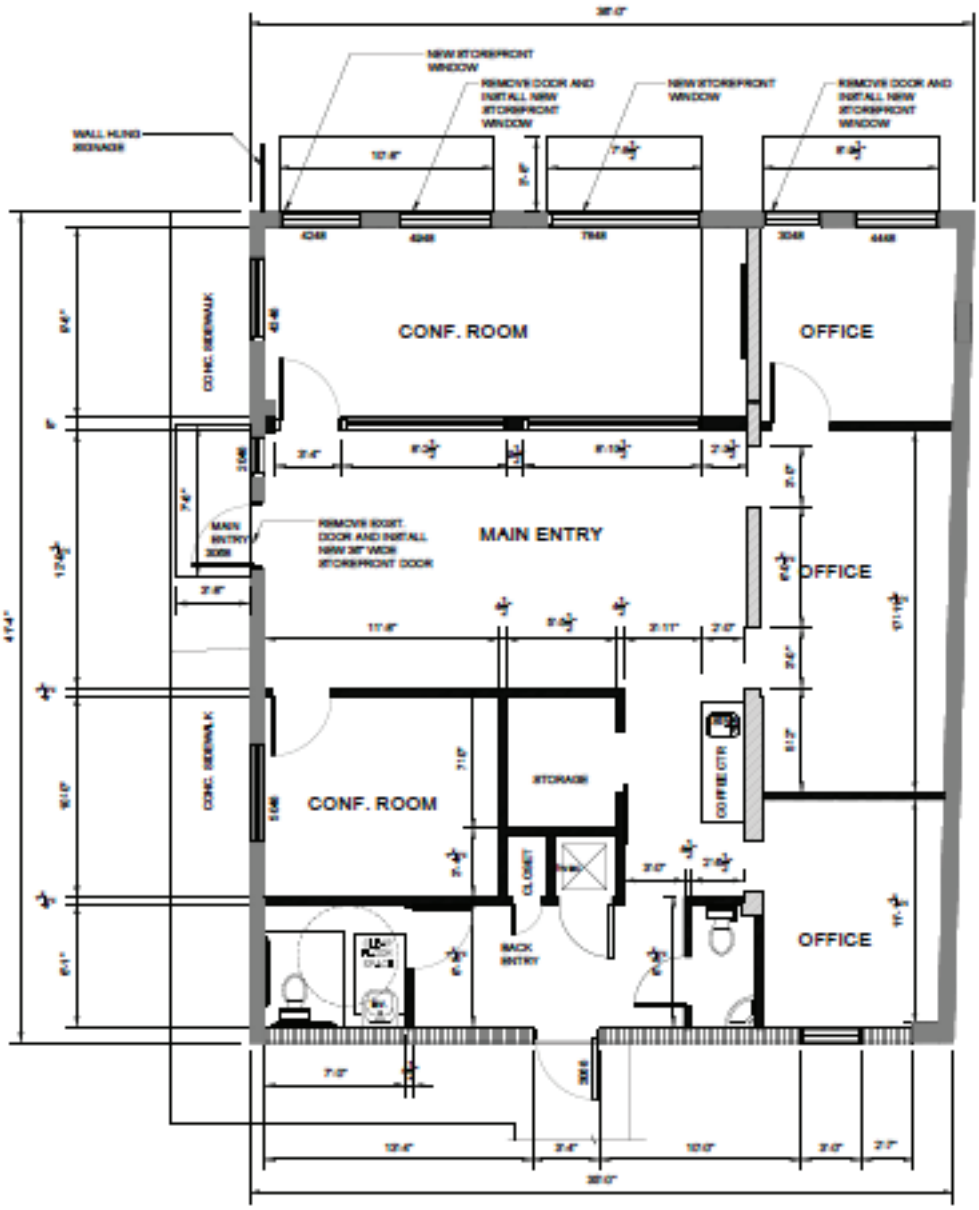


251 San Marco Ave Proposed Street Views

Cluckey & Tebault LLC

SARAH RYAN
ARCHITECT

San Marco Ave



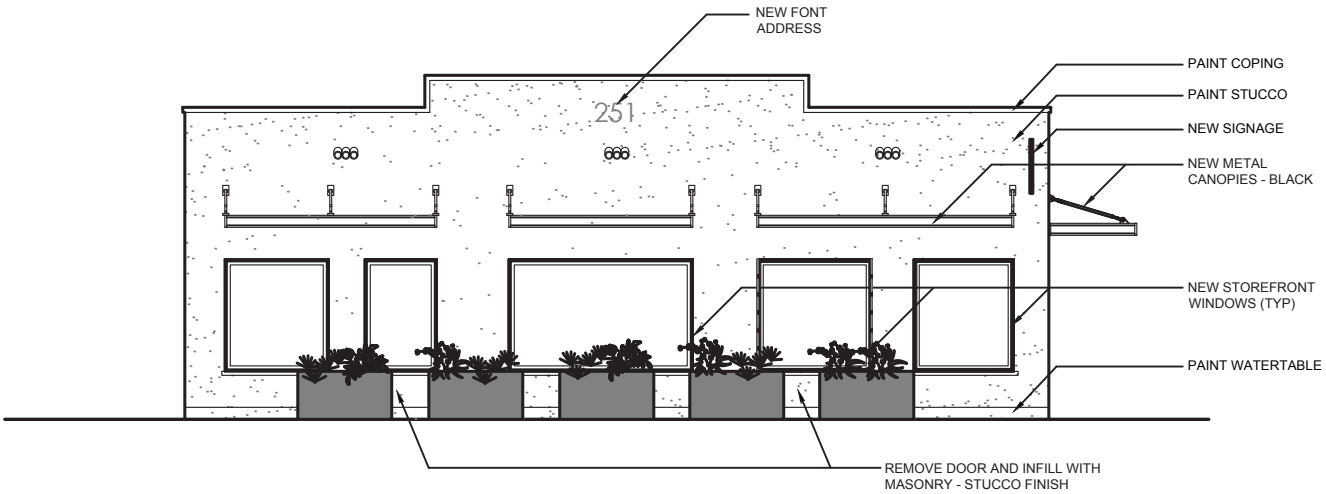
251 San Marco Ave Proposed First Floor

Cluckey & Tebault LLC

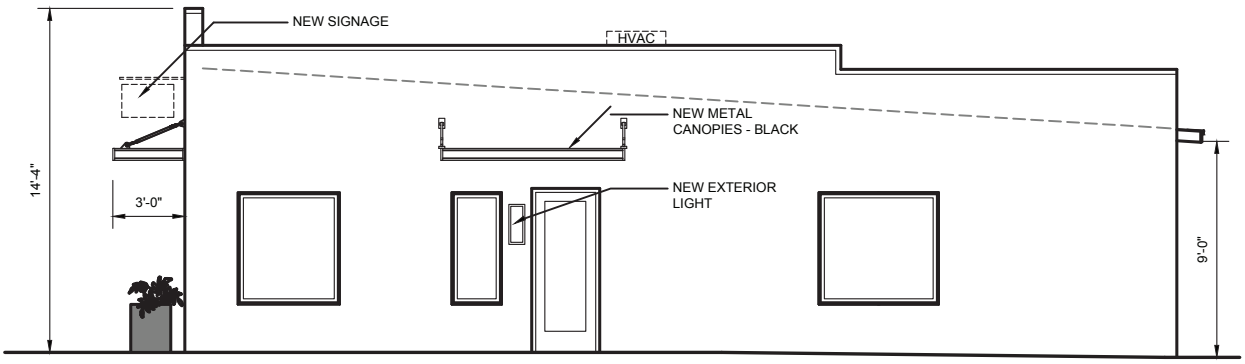
Received May 21, 2021
Planning and Building Department

SARAH RYAN
ARCHITECT

San Marco Ave



PROPOSED
FRONT ELEVATION
1/4"=1'-0"

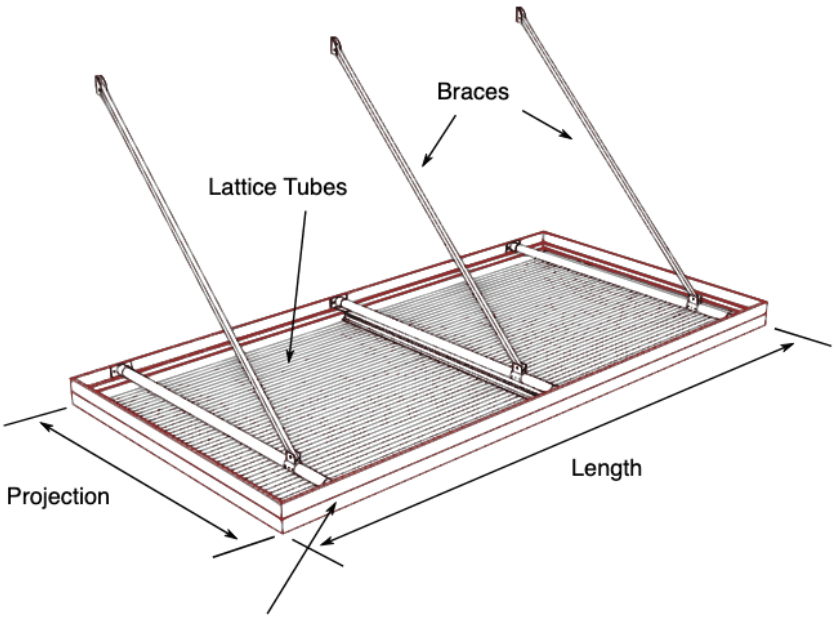


PROPOSED
SIDE ELEVATION
1/4"=1'-0"

251 San Marco Ave Proposed Elevations

Cluckey & Tebault LLC

SARAH RYAN
ARCHITECT



DETAIL DRAWING OF CANOPY



EXAMPLE PHOTO OF AWNING

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Planning and Building Department

SARAH RYAN
ARCHITECT



Modern Fiberstone Rectangle Planter

47" x 20" x 24" Black
Item #E4040
http://www.rejuvenation.com/s/18sjr

Specification	Detail
Item #	E4040
Width	47"
Height	24"
Depth	20"
Weight	55 lbs.

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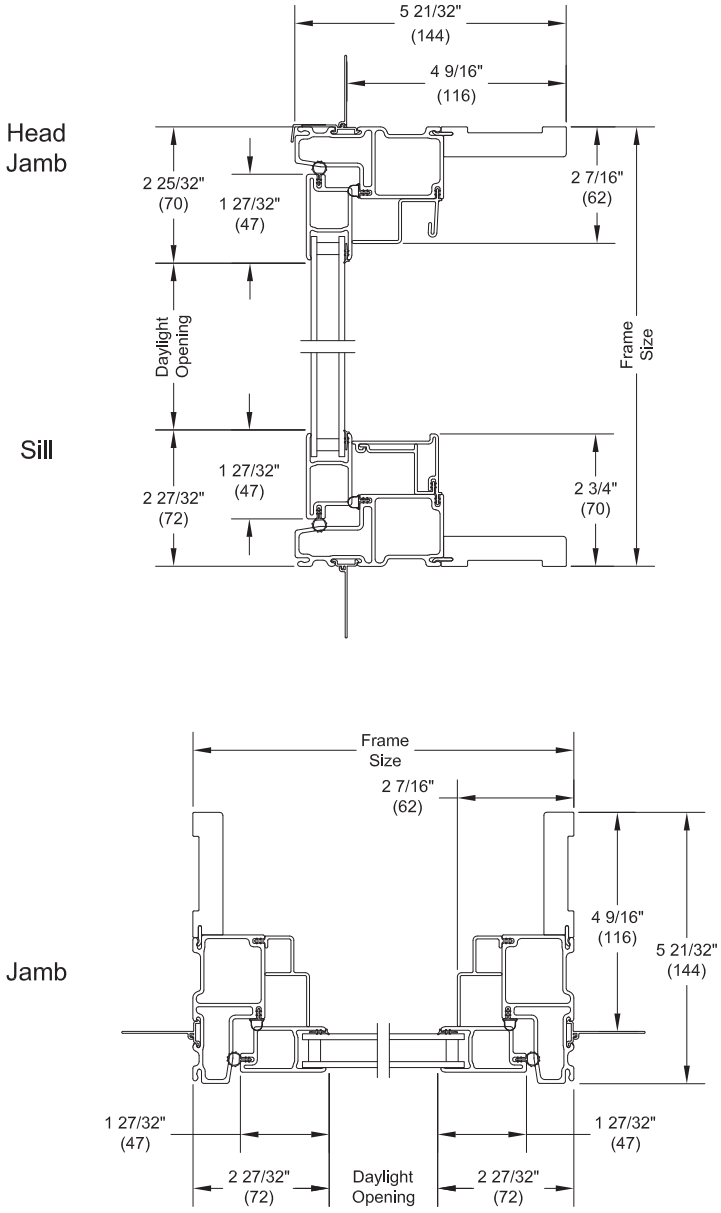
MARVIN

Essential

Section Details: Stationary - Picture/Transom - 4 9/16"

Scale: 3" = 1' 0"

EBONY COLOR EXTERIOR FRAME
PICTURE WINDOWS



251 San Marco Ave Window Details

Cluckey & Tebault LLC

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ARCHITECT



EXTERIOR LIGHT
BLACK FINISH
20" X 8"

SW 7083
Darkroom
Interior / Exterior
Location Number: 227-C7

COPING, SILL AND WATER TABLE COLOR - DARKEN BY 10%
(PRE - APPROVED COLOR)

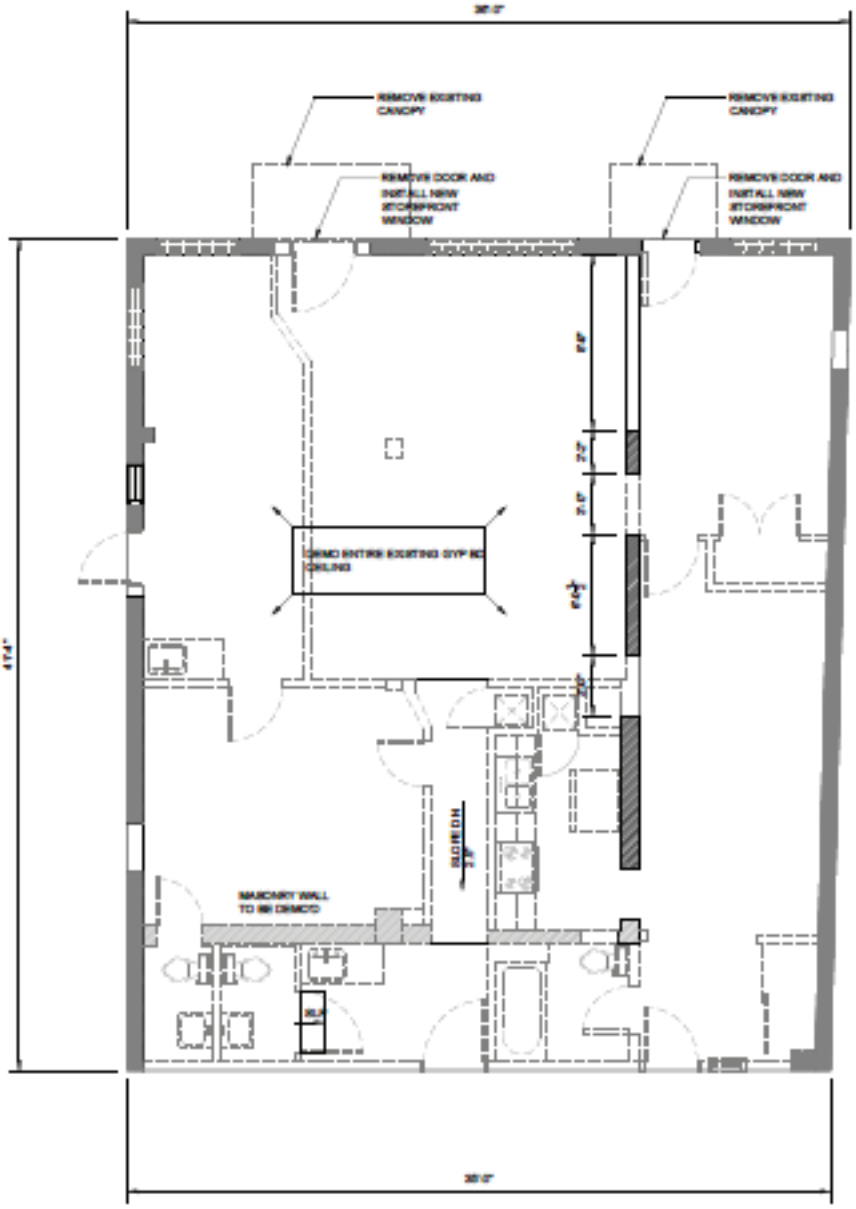
SW 6035
Gauzy White
Interior / Exterior
Location Number: 260-C6

MAIN STUCCO COLOR - LIGHTEN BY 10%
(PRE - APPROVED COLOR)

Received May 21, 2021
Planning and Building Department

SARAH RYAN
ARCHITECT

San Marco Ave



251 San Marco Ave Existing First Floor

Cluckey & Tebault LLC

Instr #2020106569 BK: 5106 PG: 1360, Filed & Recorded: 11/24/2020 8:30 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,080.00

After Recording Return to:
Rec: 18.50 Doc: 3,080.00 (440,000)
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084

This Instrument Prepared by:
Margie Cassese
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
1520800000
File No.: 63276

WARRANTY DEED

This Warranty Deed, Made the 19th day of November, 2020, by

CATHERINE S. ARNOLD PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID L. ARNOLD, whose post office address is:
3669 1st St., St. Augustine, FL 32086

hereinafter called the "Grantor", to **CLUKEY & TEBAULT, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** whose post office address is:

201 OWENS AVE, UNIT A, ST. AUGUSTINE, FL 32080,
hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOT 63, BLOCK 3, FULLERWOOD PARK, ACCORDING TO MAP OR PLAT THEREOF IN MAP BOOK 2, PAGE 18, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ ESTATE OF DAVID L. ARNOLD

Printed Name: Marlene Lagasse _____
Catherine S. Arnold
Personal Representative

Witness Signature: Margarita Cassese

Printed Name: Margarita Cassese

COPY

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or

☐ online notarization, this 19th day of November, 2020 by CATHERINE S. ARNOLD,

PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID L. ARNOLD. He/She/They is/are ☐

Personally Known OR ☑ Produced drivers license(s) as Identification.

_____
Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Glenda.M. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG074994
Expires 3/3/2021

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	1520800000
Location Address	251 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave North (COM) (602.5)
Tax Description*	2-18 FULLERWOOD PARK LOT 63 BLK 3 OR5106/1360 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.240
Homestead	N

Owner Information

Owner Name	Clukey And Tebault LLC 100%
Mailing Address	201 OWENS AVE UNIT A SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2021
Building Value	$108,838
Extra Features Value	$0
Total Land Value	$262,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$371,338**
Total Deferred	$0
Assessed Value	**$371,338**
Total Exemptions	$0
Taxable Value	**$371,338**

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	$94,006	$0	$210,000	$0	$0	$304,006	$252,789	$51,217	$252,789
2019	$89,401	$0	$210,000	$0	$0	$299,401	$229,808	$69,593	$229,808
2018	$63,643	$0	$210,000	$0	$0	$273,643	$208,916	$64,727	$208,916
2017	$54,584	$97	$157,500	$0	$0	$212,181	$189,924	$22,257	$189,924
2016	$56,161	$97	$157,500	$0	$0	$213,758	$172,658	$41,100	$172,658
2015	$58,364	$97	$157,500	$0	$0	$215,961	$156,962	$58,999	$156,962
2014	$57,546	$97	$85,050	$0	$0	$142,693	$142,693	$0	$142,693
2013	$74,868	$97	$85,050	$0	$0	$160,015	$160,015	$0	$160,015
2012	$77,798	$97	$85,050	$0	$0	$162,945	$162,945	$0	$162,945
2011	$80,730	$97	$94,500	$0	$0	$175,327	$175,327	$0	$175,327
2010	$83,662	$97	$105,000	$0	$0	$188,759	$188,759	$0	$188,759

Building Information

Building 1
Actual Area 1476
Conditioned Area 1476
Actual Year Built 1945
Use Stores (Retail)
Style 04
Class N
Exterior Wall Concrete Stucco, Wood
Roof Structure Rigid Frame

Roof Structure Rigid Frame
Roof Cover Built Up
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Wood	20%
Exterior Wall	Concrete Stucco	80%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	6" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1476	1476
Total SqFt	1476	1476

Building 2
Actual Area 1470
Conditioned Area 988
Actual Year Built 1989
Use Office Class C
Style 04
Class N

Roof Structure Wood Truss
Roof Cover Modular Metal
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0

Exterior Wall Aluminum Vinyl, Concrete Block
Roof Structure Wood Truss
Baths

Category	Type	Pct
Exterior Wall	Concrete Block	80%
Exterior Wall	Aluminum Vinyl	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	4 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	6" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	152
BASE AREA	988	988
UNFINISHED GARAGE	0	209
FINISHED OPEN PORCH	0	121
Total SqFt	988	1470

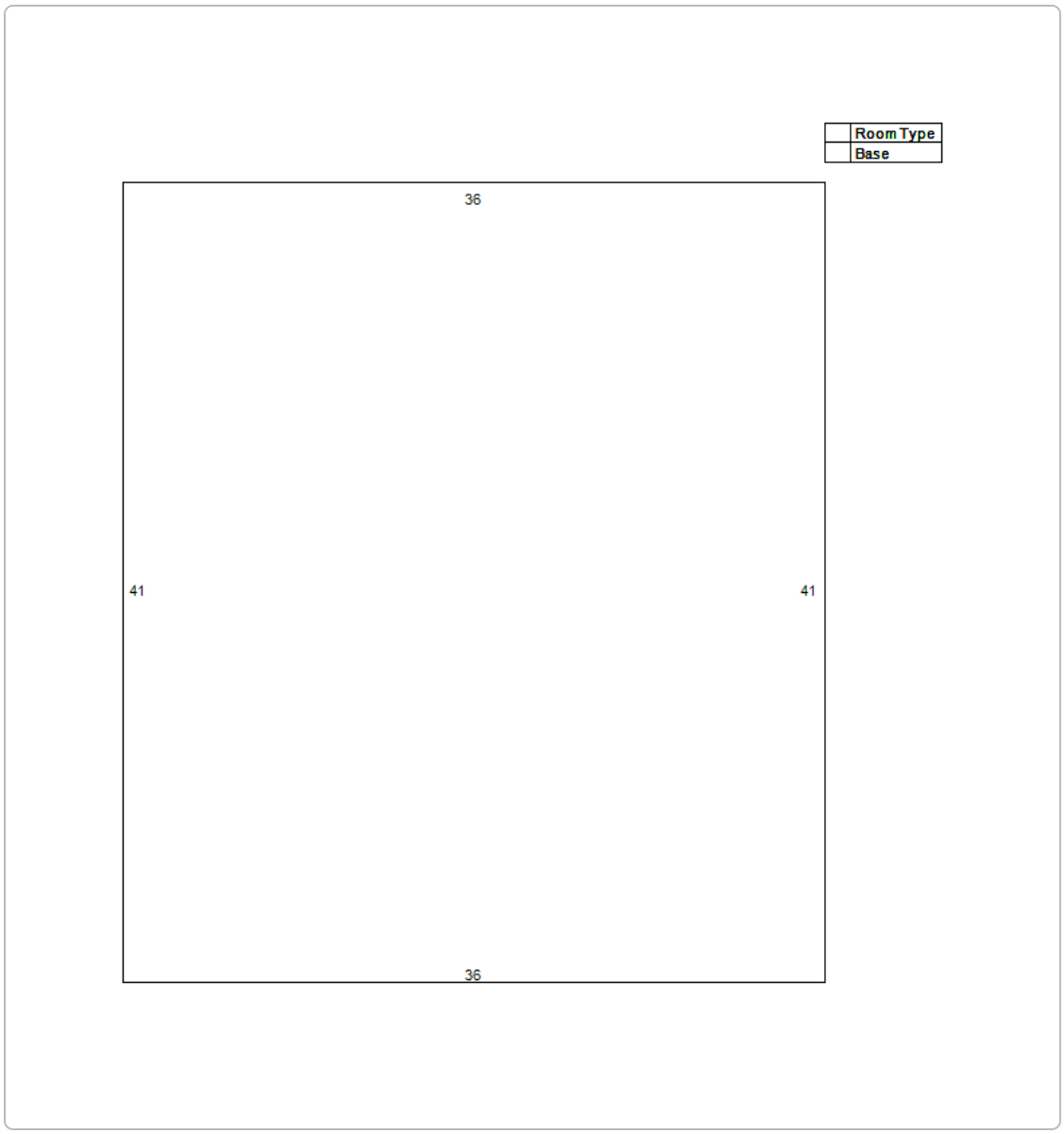
Land Information

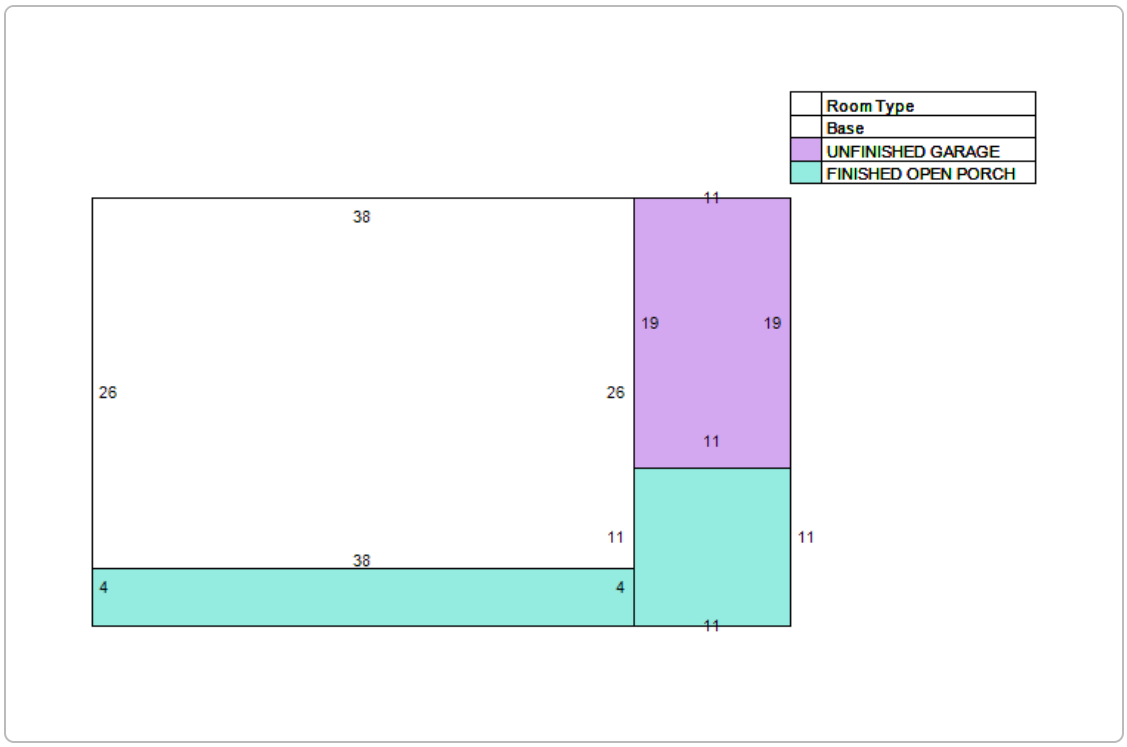
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	60	175	10500	SF	$262,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/24/2020	11/19/2020	$440,000.00	WARRANTY DEED	5106	1360	Q	I	ARNOLD DAVID L ESTATE	CLUKEY AND TEBAULT LLC
3/4/2020	1/19/2020	$0.00	LETTERS OF ADMN	4895	371	U	I	ARNOLD DAVID L (DECD)	ARNOLD DAVID L ESTATE
	6/29/1992	$116.00	QUIT CLAIM DEED	965	751	U	I	ARNOLD DAVID L,THERESE G	ARNOLD DAVID L
	9/1/1984	$50,000.00		656	526	Q	I		ARNOLD DAVID L,THERESE G
	1/1/1979	$0.00		433	491	U	I		

Sketch Information


Room Type
Base
36
41
41
36



No data available for the following modules: Exemption Information, Extra Feature Information.

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Last Data Upload: 5/22/2021, 1:21:43 AM

Version 2.3.121



Detail by Entity Name

Florida Limited Liability Company
CLUKEY & TEBAULT, LLC

Filing Information

Document Number	L18000195582
FEI/EIN Number	83-1594055
Date Filed	08/15/2018
Effective Date	08/10/2018
State	FL
Status	ACTIVE

Principal Address

201 OWENS AVENUE
UNIT A
SAINT AUGUSTINE, FL 32080

Mailing Address

201 OWENS AVENUE
UNIT A
SAINT AUGUSTINE, FL 32080

Registered Agent Name & Address

CLUKEY, MICAH A
201 OWENS AVENUE
UNIT A
SAINT AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

CLUKEY, MICAH A
201 OWENS AVENUE, UNIT A
SAINT AUGUSTINE, FL 32080

Title MGR

TEBAULT, TYLER J
201 OWENS AVENUE, UNIT A
SAINT AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	02/08/2019
2020	04/03/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/03/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
08/15/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
SARAH RYAN, ARCHITECT LLC

Filing Information

Document Number	L15000172701
FEI/EIN Number	47-1670920
Date Filed	10/09/2015
Effective Date	10/09/2015
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	09/13/2016
Event Effective Date	NONE

Principal Address

201 Owens Ave
ST AUGUSTINE, FL 32080

Changed: 01/06/2020

Mailing Address

252 S MATANZAS BLVD
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

RYAN, SARAH
252 S MATANZAS BLVD.
ST AUGUSTINE, FL 32080

Name Changed: 09/13/2016

Address Changed: 09/13/2016

Authorized Person(s) Detail

Name & Address

Title AP

RYAN, SARAH S
252 S MATANZAS BLVD
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	01/16/2019
2020	01/06/2020
2021	01/22/2021

Document Images

01/22/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
09/13/2016 -- CORLCRACHG	View image in PDF format
01/12/2016 -- ANNUAL REPORT	View image in PDF format
10/09/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: June 17, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of May 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

128 St. George Street (Emergency repair, due to settling, of back of building to remove and reset original brick)

73 Abbot Street (Remove deteriorated columns, stairs, and decking and replace in-kind)

252 St. George Street (Work related to 1st story patio, sidewalk and front gate approved by HARB March 18, 2021)

287 St. George Street (New fence)

289 St. George Street (New fence)

295 St. George Street (New fence)

56 Charlotte Street (Replace 4 wood pocket windows facing St. George Street, paint to match existing)

41 Grove Avenue (Change of Use)

41 King Street (Replace 4-ton HVAC Handler and Condenser)

2 St. George Street (Replace ductless split system)

19 St. George Street (Install HVAC in upstairs bar area)

210 St. George Street, Unit 24 (Install vinyl shower pan)

17 Hypolita Street (Install grease trap)

311 St George Street (Reroof 22 squares at 6/12 pitch)

26 Spanish Street (Metal reroof to match existing)

DEMOLITION

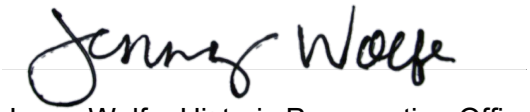
9 Inlet Place (Full demo, HARB approved January 21, 2021)

339 Charlotte Street (Partial Demo, HARB approved March 18, 2021)

4 McWilliam Street (Full demo, HARB approved February 18, 2021)

SIGNAGE

11 St. George Street (One new 12” x 72” wall sign)



Jenny Wolfe, Historic Preservation Officer