City of St. Augustine

Historic Architectural Review Board



AGENDA

Thursday, January 17, 2019 1:00 p.m. *Amended

Alcazar Room - City Hall, 75 King Street, St Augustine, Florida

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*
   a) Certificate of Appropriateness 2018-0178
      BBC Woodworking – Applicant
      Michelle Bova – Owner
      306 St. George Street
      To construct a rear addition which requires the removal of a rear wall and staircase.

6. Continued Items from the previous HARB meetings
   a) Certificate of Demolition 2018-0118
      (Continued from September 20, 2018)
      Charles M. Sapp and Emily S. Pugh – Applicants and Owners
      160 Oneida Street
      To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed in the Florida Master Site File.

   b) Certificate of Appropriateness 2018-0121
      (Continued from September 20, 2018)
      Don Crichlow & Associates – Applicants
      Steven and Linda Lohrke – Owners
      320 Charlotte Street
      To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

   c) Certificate of Appropriateness 2018-0134
      (Continued from November 15, 2018)
      Don Crichlow & Associates – Applicant
      18 St. George Street LLC – Owner
      18 St. George Street
      To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

7. Certificate of Appropriateness
   a) 2018-0175
      A.D. Davis Construction – Applicant
      St. George Street Properties – Owner
      30 St. George Street
      To replace the existing wood siding with a composite siding.

   b) 2018-0176
      Harrys of America LLC – Applicant
      Charles F. Hamblin LLC – Owner
      1 Anderson Circle
      To alter an existing building to include installing new stairs and lighting; adding rooftop furniture, railings, and two balconies; reconstructing the arched window; replacing an existing awning with a pergola and two existing doors with glass doors; and making other in-kind replacements.

8. Certificate of Demolition and Partial Demolition
   a) 2018-0161
      TBL Construction, Inc. – Applicant
      Fishbites Trading Lllp – Owner
      190 Nix Boat Yard Road
      To demolish a structure constructed in 1967 that is not listed in the National Register of Historic Places or in the Florida Master Site File.

   b) 2018-0174
      Les Thomas Architect – Applicant
      Joseph and Susan Bebry – Owner
      57 Marine Street (a.k.a. 154 Avenida Menendez)
      To partially demolish a building constructed in 1885 that is listed in the Florida Master Site File and is a contributing building in the St. Augustine Town Plan Historic District to include removing and replacing a two story front porch.

   c) 2018-0177
      Keith Waheed – Applicant and Owner
      268 West King
      To demolish a building constructed in 1924 that is listed in the Florida Master Site File and that is not listed in the National Register of Historic Places.

9. Other Business
   a) Discussion and recommendation regarding the King Street Entry Corridor Design Standards
   b) Discussion regarding any recommended updates to the 2016 HARB Rules of Conduct
   c) Announcements regarding upcoming workshops

10. Review of Conflict Statements from Previous Meetings

11. Adjournment

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
December 20, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 20, 2018, 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
Toni Wallace
Jon Benoit
Paul Weaver, III

Absent: Barbara Wingo

City Staff:
Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the October 18, 2018 and the November 15, 2018 minutes as presented. Motion SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Duncan announced that items 6(b) and 6(c) had requested continuance to the January 17, 2019 meeting.

MOTION

Ms. Wallace MOVED to CONTINUE applications 2018-0121 and 2018-0134 to the January 17, 2019 meeting. The motion was SECONDED by Mr. Weaver.

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

MOTION

Ms. Wallace MOVED to APPROVE the modifications to the Agenda. The motion SECONDED by Mr. Weaver and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness 2018-0111 – City of St. Augustine – Applicant and Owner
20 Spanish Street

To make alterations to an existing parking lot to include adding landscaping, constructing a masonry

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wall, and installing paving material, lighting, and signage.

Ms. Mitchell read the staff report and said staff did not make recommendations regarding City projects.

Reuben Franklin, Freemont Latimer, and Jason Hall reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

Ron Mickler noted that City staff had communicated with the neighboring property owners who were in favor of the project for addressing the problem with trucks and vehicle traffic along Spanish Street.

Carl Halbirt expressed concerns regarding impacts to the archeological resources on the property.

Les Thomas felt that trucks and service vehicles should be restricted to along Cordova Street. He spoke in favor of saving the Cubo Line reconstruction and the landscaping plans.

Public hearing was closed.

The Board discussed:

- Paving materials to include coquina concrete and pervious coquina pavement
- Concerns for archeological impacts
- Feasible alternative truck parking areas
- Landscaping in smaller planting spaces to be palms rather than oaks
- Curvilinear entrance with oversized curb-cut required for truck turning radius but seemed over-modern
- Reduction of oversized truck parking spaces from three to two with four truck parking spaces total
- Permitted and metered parking spaces with reduction of approximately 20 spaces
- Allowable paving materials
- Possibility of maintaining loose coquina on the north end of the lot to mitigate impacts in the area
- Cost comparisons in terms of one-time expenditure for solid pavement versus continuing maintenance required for the loose coquina
- Location of potential storm water mitigation trenches

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness application 2018-0111 with the conditions that there be clear archeological due diligence and that the applicant strive to use a loose shell material consistent with existing paving material on the northern portion of the site as feasible. The motion was SECONDED by Mr. Weaver.

Further discussion ensued regarding:

- Desired alterations to the entrance due to overly modern design and large 40 foot width
- Necessity to see archeological research and an archeological survey
- Elimination of vehicular access to the parking lot from Spanish Street as a benefit of the project
- Semi-truck spaces necessary for the utilization of the parking lot

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

6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates – Applicant
Steven and Linda Lohrke – Owner
320 Charlotte Street

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To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

Applicant requested continuance to the January 17, 2019 meeting. See Modifications to the Agenda for motion to continue.

6. (c) Certificate of Appropriateness 2018-0134 – Don Crichlow & Associates – Applicant
18 St. George Street LLC – Owner
18 St. George Street

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Applicant requested continuance to the January 17, 2019 meeting. See Modifications to the Agenda for motion to continue.

7. Certificates of Appropriateness

7. (a) 2018-0160 – Dixon Design Group – Applicant
Maguire Land Corporation – Owner
45 Cordova Street

To make alterations to an already approved Certificate of Appropriateness to include removing the proposed first floor garage and adding a window and door, to install a door on the second story porch, and to construct an addition with new windows and a door.

Ms. Mitchell 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 for the Certificate of Appropriateness for **45 Cordova Street**:

1. **APPROVE** the alterations to the opening patterns and the previously approved porch
2. **CONTINUE** the proposal for the new addition to allow the applicant time to consider an alternate location for stair entry points

Jerry Dixon and Nicole Stearly reviewed the application with a presentation and 3-D model.[1]

Ex Parte Communication:

(None)

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

The Board discussed:

- Intent to maintain porch detailing previously approved
- Changes included enclosing the stairwell and removing the previously approved garage

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0160 as submitted. The motion was SECONDED by Ms. Wallace.

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

7. (b) 2018-0159 – Les Thomas Architect – Applicant
Dilara and Hamid Hafiz – Owner
164 Avenida Menendez

To raise the building to a finish floor elevation of 14 feet above sea level, to install new rear and front stairways and a rear ramp and deck, and to repair and replace existing front wall.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without

[1] Attached to original minutes
[2] Brief recess from 2:36p.m. to 2:42p.m.

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the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **164 Avenida Menendez** the give the applicant time to address the comments in the staff report.

Les Thomas and Hamid Hafiz reviewed the application with a presentation and additional information.[3]

Ex Parte Communication:

(None)

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

The Board discussed:

- Flooding in previous hurricanes had risen to about 10 feet
- Adjacent home had been raised to 10.7 feet and subject property was at an existing elevation of 7 feet
- Bayfront homes in general had been requested to be raised higher than FEMA recommendations due to wave action
- FEMA requirements had not increased from the existing 10 foot elevation
- Streetscape impacts
- Request would not cause home to exceed 35 foot height limit
- Raising the structure would require additional steps to access home
- Requested height seemed excessive
- Willingness to determine a height that would compromise the requested height and the FEMA requirement

Mr. Thomas stated that the owner would be agreeable with a reduction of the elevation to 12 feet.

The Board continued discussion regarding what building height would comprise the least impact on the structure and the streetscape. There was also general discussion regarding lifting homes in the historic district without heavily impacting streetscapes and maintaining the integrity of the historic district.

Buddy Schauland, City Building Official, gave a brief explanation regarding FEMA, State, and City building requirements that put the minimum elevation at 10 feet.

There was discussion regarding approval of a lower elevation than proposed to one foot above the adjacent home that was raised as well as the Board's preference for perpendicular steps to allow for staff approval of that feature.

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0159 with the following condition:

- **That the base flood elevation for the finished floor be 11.7 feet which is 1 foot higher than the neighboring structure to the south which had already been lifted**
- **That the differential between the architectural elevations presented and the elevations less the 3.5 feet be taken out of the stairs that run perpendicular from the house towards Avenida Menendez**

The motion was SECONDED by Ms. Wallace.

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

8. Certificate of Demolition

8. (a) 2018-0151 – Sabio Marketing, LLC – Applicant and Owner

[3] Attached to original minutes

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48 Grove Avenue

To demolish a building constructed in 1956 that is recorded in the Florida Master Site File and does not contribute to the North City National Register District.

Ms. Mitchell 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 for **48 Grove Avenue**.

Adam Cowherd reviewed the application.

Ex Parte Communication:

(None)

Public Hearing

B.J. Kalaidi was concerned with the use of the property as a vacation rental.

16 certified notices were sent, 8 were returned in favor, and 2 had comments.

The Board discussed how the subject structure technically met the age criteria for the district but was so architecturally out of character that it was determined to not be a contributing structure.

MOTION

Mr. Weaver MOVED to APPROVE application 2018-0151 based on the fact that it does not meet the criteria as a historic building. The motion was SECONDED by Mr. Benoit.

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

8. (b) 2018-0162 – Mathew Pennington – Applicant
Lincolnville Properties LLC – Owner

241 West King Street

To demolish a structure constructed in 1946 that is recorded in the Florida Master Site File and is not listed on the National Register of Historic Places.

Ms. Mitchell 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 for **241 West King Street**.

Mathew Pennington reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Mark Sekunna was in favor of the application but was concerned with the close proximity of the subject structure to his own.

B.J. Kalaidi asked regarding whether the applicant was allowed to speak for the new owner of the property which the applicant confirmed and the new owner attested to.

Public hearing was closed.

The Board discussed that the subject property would likely be considered part of the King Street Entry Corridor which was being re-evaluated; however, the building was in poor structural condition.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0162, 241 West King Street, based on the fact that it does not meet the code for a historic structure and based on the distressed condition of the building. The motion was SECONDED by Ms. Wallace.

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

10. Other Business

Ms. Wolfe announced the Joint Workshop on January 9, 2019 as well as the regular meeting on January 17, 2019. She also noted the upcoming CLG and CAMP training proposed for March 25-26, 2019.

10. Review of Conflict Statements from Previous Meetings

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 4:21 P.M.[4]

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Catherine Duncan, Chairperson

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[4] Transcribed by Candice Seymour

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application F2018-0178 Address: 306 St. George Street

BBC Woodworking, Applicant
Michelle Bova, Owner

Project description: To construct a rear addition which requires the removal of a rear wall and staircase.

Architectural Style:	Bungalow	Florida Master Site File:	8SJ1945
National Register:	N/A	Construction date:	
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	200780 0000		
Agenda Item:	5(a)	Previous Action(s):	COA 1990, 2002, 2010

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a rear addition which requires the removal of a rear wall and staircase.

- The addition will be placed on the rear of the property (facing Cordova Street) and will not be visible from St. George Street.
- To construct the addition, a section of the rear wall and one rear staircase will have to be removed. Neither of these elements is original to the property. The original one-story rear addition was removed and reconstructed in 1990. The garage was also reconstructed at this time. The second story was approved in 2002, and the rooftop addition was approved in 2010. Any original historic fabric on the rear addition has likely been lost.
- The overall addition is not out of scale with the historic building or with the newer addition and is compatible in scale, massing, and material.
- The proposed shingle siding and metal roof match the material of the home.
- The proposed windows do not match those on the historic building but those on the additions, which can help to differentiate it from the historic property.
- The applicant needs to clarify the foundation design. The drawings do not provide a section drawing of the foundation, and it is difficult to tell if the proposed design is compatible.
- While the applicant did not list the proposed paint colors, staff can approve paint colors administratively if they match what is currently on the home or are listed on the pre-approved color list.
- Based on a preliminary zoning review, the addition meets all the zoning requirements. An additional review will be carried out when the building permit is submitted.
- The project is located in an archaeological zone and may require an archaeological review. The city archaeologist should be contact before work begins.

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** for **306 St. George Street** with the condition that the applicant provides additional information on the foundation design.

Kelli Mitchell, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Remove a portion of the rear wall and one of the existing rear staircases
- Build a new addition to the rear of the property and facing Cordova Street

F2018-0178
306 St. George Street
January 17, 2019

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Bungalow (1910-1940)

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.

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.

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 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.
- 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.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

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

Secretary of the Interior's Standards for Rehabilitation
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

LIST OF ATTACHMENTS:

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



1980

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551945 1009==

Site Name: 306 St. George Street 830== Survey Date: 7808 820==

Address: 306 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Dunham Plat of Lot 3, (lot) 868==

South 12.5' of Lots 3 and 6 and All Lots 4 and 5 868==

Owner of Site: Name: Jones, Moira;

Address: 306 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) 469960 (easting) 3306000 (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: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 942==

Foundation: Brick piers. lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed dormer 942==

Porches & Balconies: 1 story open porch on front; now partly screened, partly open 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn rafters and brackets, brick posts, with capitals 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

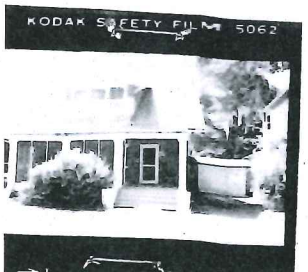
Surroundings: Residential/institutional 864==

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

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 306 St. George Street was constructed between 1910 and 1917 and is one of the later houses in this neighborhood. The one-story porch (partly screened, partly open) on the front has jigsawn rafters and brackets and brick posts with capitals. There is a decorative balustrade outside of the second story shed dormer. It is identical in plan to 309 St. George, across the street, lending a "gateway" effect to the street. The 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 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.

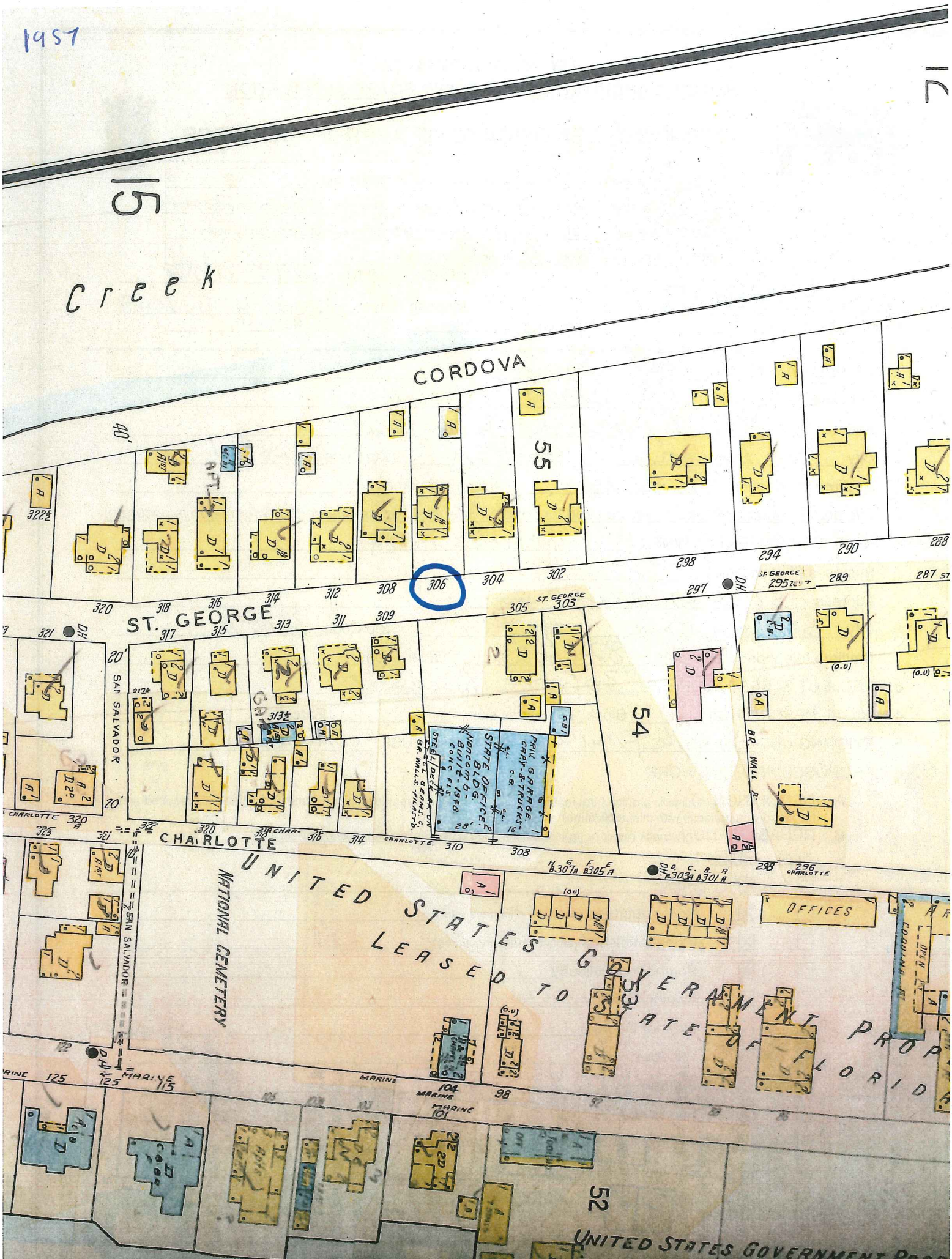
ted the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, 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)

In 1914 the house at 306 St. George Street was the residence of Jesse G. Zim, a printer for the family owned printing and stationery company at 63 Hypolita Street, today Standard Printing and Office Supply. The company is still family-owned today and run by William McGrath, son-in-law of Caleb S. Zim, son of the original founder and proprietor, Lew W. Zim.(4)

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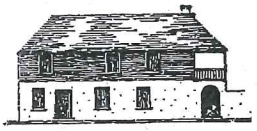
4. St. Augustine City Directory, 1914-15, 1927-28, 1930, 1934, 1977; Historic Properties Inventory Research File.

1957


Creek
CORDOVA
ST. GEORGE
CHARLOTTE
SAN SALVADOR
BR. WALL ST.
NATIONAL CEMETERY
UNITED STATES GOVERNMENT PROPERTY
LEASED TO STATE OF FLORIDA
OFFICES
STATE OFFICE BLDG.
PRIV. GARAGE
MARINE
55
54
52
15
17

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DEC 11 2018
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

BDAC Project No. 2018-0178

Receipt No. 1503397

Meeting Date: January 17, 2019

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Bob Bonner
   Business (if applicable) BB Wood Working.
   Address 811 S. Ponce de Leon Blvd
   City St. Augustine State FLA Zip Code 32084
   Daytime telephone 315-3874 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Michele Bova
   Business (if applicable) /
   Address 306 St George ST.
   City St. Augustine State FL. Zip Code 32084
   Daytime telephone (required) 824 6603 Other phone _____
3. PROJECT STREET ADDRESS 306 St. George ST.
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE Single Family PROPOSED USE 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

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

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

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)

CONSTRUCTION OF 8' ADDITION TO EXISTING KITCHEN/DINING AREA - REUTILIZING EXISTING WINDOWS AND DOORS. USING MATCHING EXTERIOR FINISHES AND COLORS. EXTENDING 2ND FLOOR PORCH FROM EXISTING ONE.

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 Bob Bowen

SIGNATURE OF APPLICANT Bob Bowen DATE 12/11/2018

PRINT OWNER'S NAME MICHELE BOVA

SIGNATURE OF OWNER Michele Bova DATE 12/11/2018

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.

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.

VS 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.

Detail by Entity Name

Florida Profit Corporation
BBC WOODWORKING CORPORATION

Filing Information

Document Number	P04000017635
FEI/EIN Number	59-2059804
Date Filed	01/28/2004
State	FL
Status	ACTIVE

Principal Address

811 SOUTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Mailing Address

811 SOUTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

BONNER, BOB
811 SOUTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Officer/Director Detail

Name & Address

Title PST

BONNER, BOB
811 SOUTH PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2016	04/30/2016
2017	04/05/2017
2018	04/06/2018

Document Images

04/06/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format

04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/19/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
01/10/2010 -- ANNUAL REPORT	View image in PDF format
05/06/2009 -- ANNUAL REPORT	View image in PDF format
07/07/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/14/2005 -- ANNUAL REPORT	View image in PDF format
01/28/2004 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

St. Johns County
Official Records Search

Home
Search
Support
St. Johns County
Recording Activity Notification
Fee Calculator

Log On

Back to Search/Results | My List | Print My List | Document: OR 3944 / 103 | Full Screen | View | Print

Page: 1 of 3 | Height | Width | Zoom | In | Out | 90 | -90
Go to Page: (1-3) Go

Result Row »

What's This?

Result Row from 1 - 150 Go

Document Information

Add To List | Remove From List

Instrument #	2014061413
Book/Page	OR 3944 / 103
Record Date	10/20/2014 02:02:07 PM
Book Type	OR
Doc Type	DEED
Number of Pages	3
Direct Name	BOVA MICHELE M CHAPMAN WILLIAM SPENCER HAY DECD
Reverse Name	BOVA MICHELE M
Number of Names	3
Consideration	$10.00
Legal Description	SEE DOC
DocLink	
Comments	
Name	
Address1	
Address2	
Zip	
Required for Indexing	

»

Instr #2014061413 BK: 3944 PG: 103, Filed & Recorded: 10/20/2014 2:02 PM #Pgs:3
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $0.70

This Instrument Prepared:
KELLEY PRESLEY
125 Nix Boat Yard Road
St. Augustine, FL 32084
(904) 826-1987
FLA. Bar No. 44798

COPY

DEED IN TRUST

THIS INDENTURE WITNESSETH, made this 20th day of October, 2014, BETWEEN:

MICHELE M. BOVA, an unremarried widow and the surviving spouse of **WILLIAM SPENCER HAY CHAPMAN**,

Whose address is: 306 St. George Street
St. Augustine, FL 32084
of the County of St. Johns, State of Florida, grantor and:

MICHELE M. BOVA, Trustee

Whose address is: 306 St. George Street
St. Augustine, FL 32084
of the County of St. Johns, State of Florida, grantee,

WITNESSETH that said grantor, for and in consideration of One Dollar ($1) and other valuable considerations, receipt of which is hereby acknowledged, does hereby convey and warrant to grantee as Trustee under the provisions of a trust agreement dated the 10th day of October, 2007, known as the "**MICHELE M. BOVA REVOCABLE LIVING TRUST AGREEMENT**", the following described real estate in St. Johns County, Florida, to wit:

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	2007800000
Location Address	306 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Augustine (Cordova/St. George St) (610.41)
Tax Description*	1-114 CITY OF ST AUG DUNHAM PLAT OF LOT 3 BLK 39-C S12.5FT OF LOTS 3 6 & ALL LOTS 4 & 5 OR1049/1141 & 3179/480 & 3944/103(L/E) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dunham Deed, Subdivision Of The Land Of
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.190
Homestead	Y

View Map

Owner

Owner Name	Bova Michele M *** 100% Bova Michele M Trustee 100% Bova Michele M Rev Lvg Trust Agr 0%
Mailing Address	306 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-5026

Valuation

	2019
Building Value	$207,600
Extra Features Value	$11,726
Total Land Value	$192,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$411,826**
Total Deferred	$97,376
Assessed Value	**$314,450**
Total Exemptions	$50,500
Taxable Value	**$263,950**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$214,190	$11,833	$192,500	$0	$0	$418,523	$305,291	$163,732	$254,791
2017	$218,131	$11,405	$192,500	$0	$0	$422,036	$299,012	$173,524	$248,512
2016	$224,742	$11,586	$192,500	$0	$0	$428,828	$292,862	$186,466	$242,362
2015	$205,234	$11,769	$148,500	$0	$0	$365,503	$290,826	$125,177	$240,326
2014	$158,283	$11,950	$133,650	$0	$0	$303,883	$288,518	$65,365	$238,518
2013	$160,512	$12,133	$133,650	$0	$0	$306,295	$284,254	$72,041	$234,254
2012	$164,971	$12,207	$133,650	$0	$0	$310,828	$279,502	$81,326	$229,502
2011	$145,446	$890	$148,500	$0	$0	$294,836	$261,028	$83,808	$211,028
2010	$174,426	$943	$165,000	$0	$0	$340,369	$257,170	$133,199	$207,170

Exemptions

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Widow	$500

Building Information

Building	1
Actual Area	2982
Conditioned Area	2406
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	12 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	597	597
UNFINISHED GARAGE	0	286
FINISHED UPPER STORY	599	599
BASE AREA	1210	1210
FINISHED OPEN PORCH	0	80
FINISHED SCREEN PORCH	0	160
FINISHED DECK	0	50
Total SqFt	2406	2982

Extra Features

Code Description	BLD	Length	Width	Height	Units
Patio	0	40	16	0	640
Elevator - Residential (36"x36" - 2 Passenger)	0	0	0	0	1

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	160	50	EF	$192,500

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/20/2014	10/20/2014	$100.00	LE	3944	103	U	I	BOVA MICHELE M ***	BOVA MICHELE M ***
	3/26/2009	$100.00	WD	3179	480	U	I	MELLON MICHELE M (NKA/BOVA) & CHAPMAN WILLIAM SPEN	BOVA MICHELE M
	4/20/1994	$208,000.00	WD	1049	1141	Q	I	BOEREMA ROBERT J,JEANETTE	MELLON MICHELE M
	5/1/1990	$0.00		859	1641	U	I		BOEREMA ROBERT J,JEANETTE
	12/1/1989	$55,000.00		859	1644	Q	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

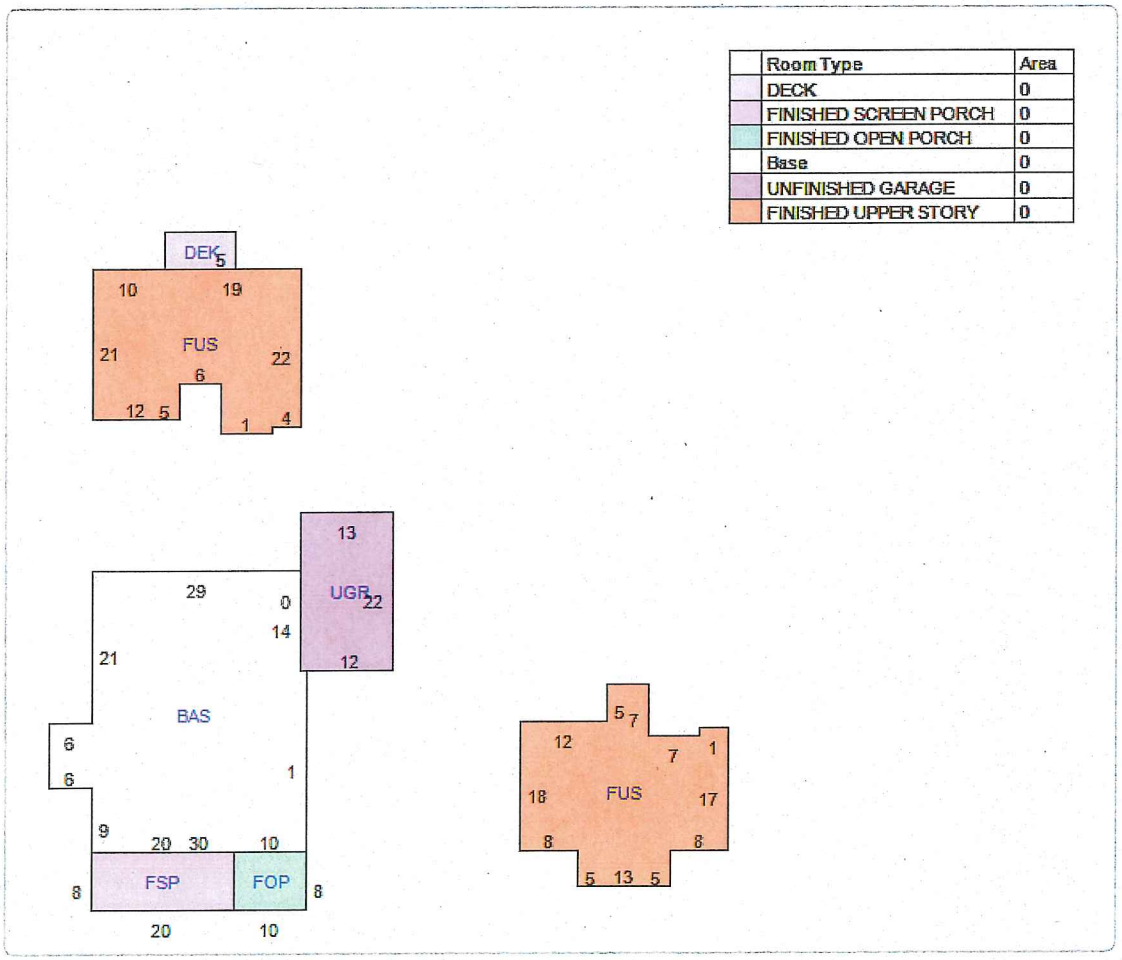
Tax Estimator

Tax Estimator

Map



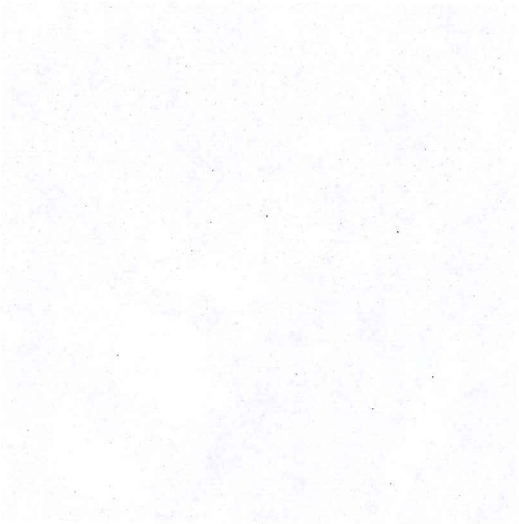
Sketches

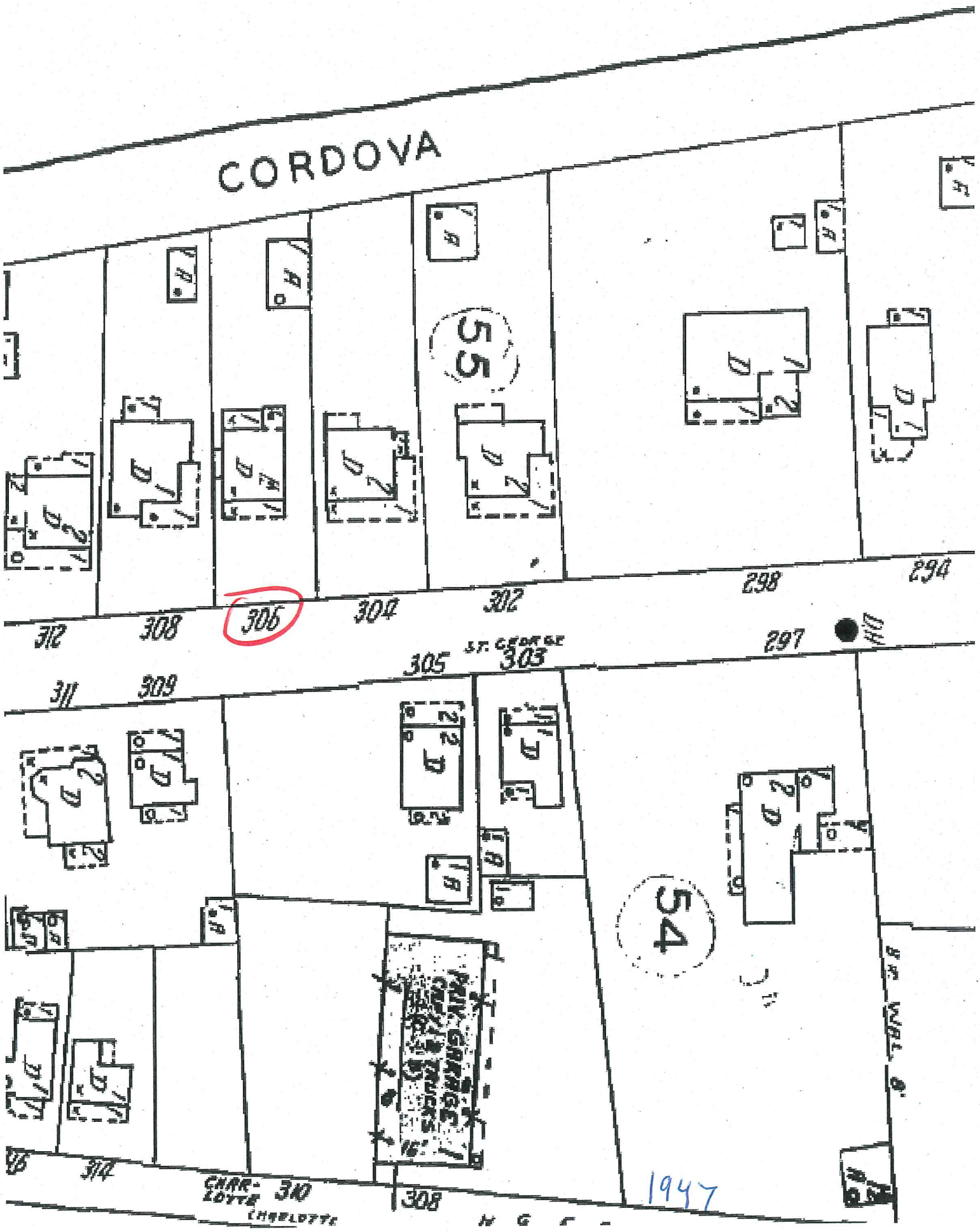


The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

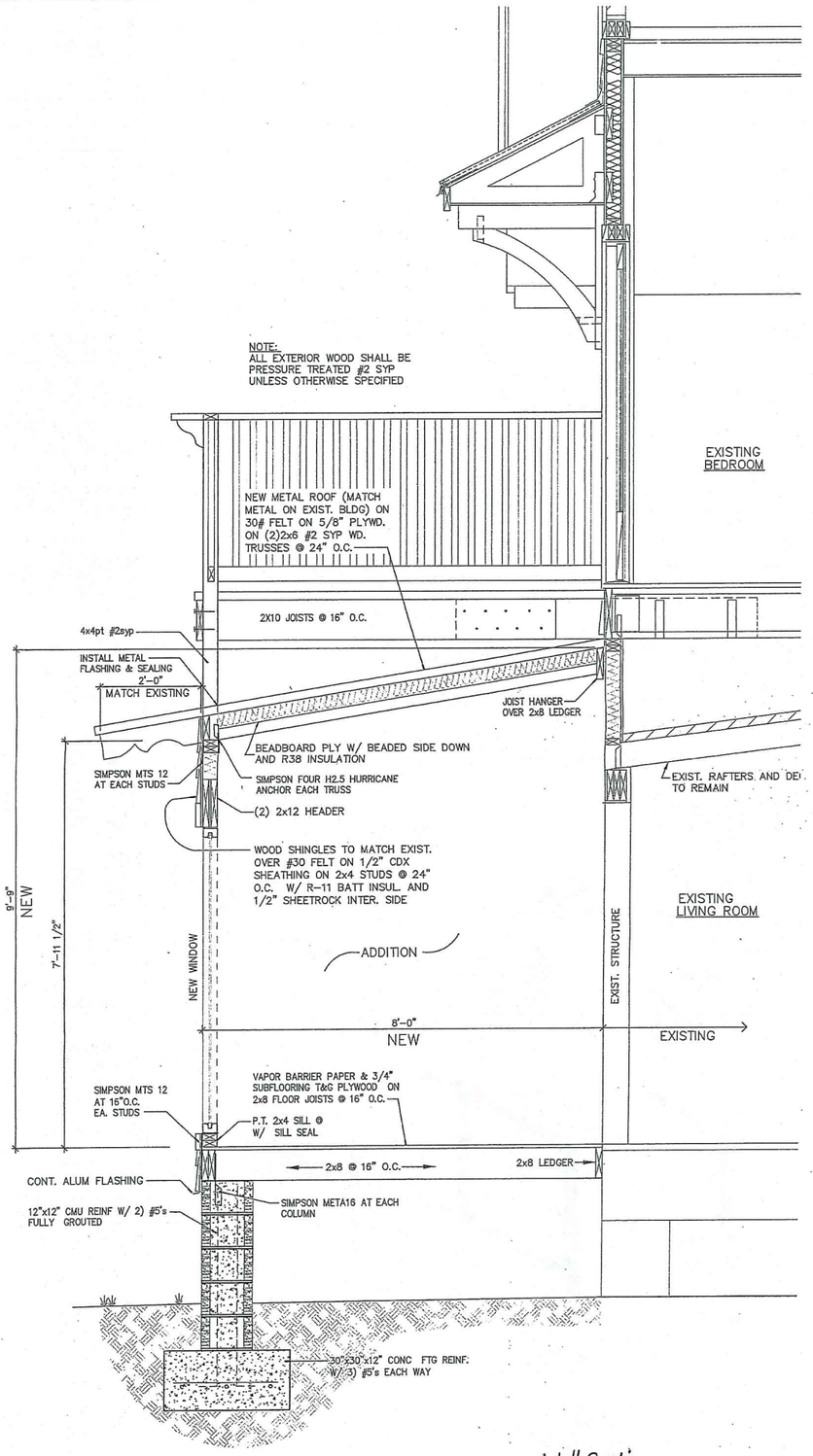
Developed by Schneider GEOSPATIAL

Last Data Upload: 12/26/2018, 10:49:26 PM




CORDOVA
55
312
308
306
304
302
298
294
311
309
305
303
297
ST. GEORGE
54
CHARLOTTE
310
308
1947

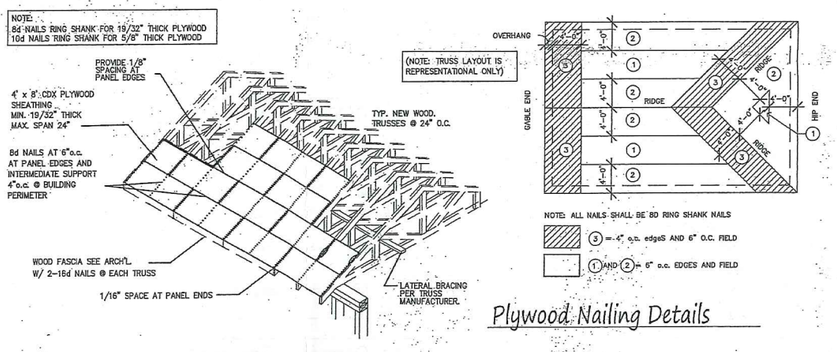
Permit Set 10-31-18



A Wall Section
SCALE: 3/4" = 1'-0"



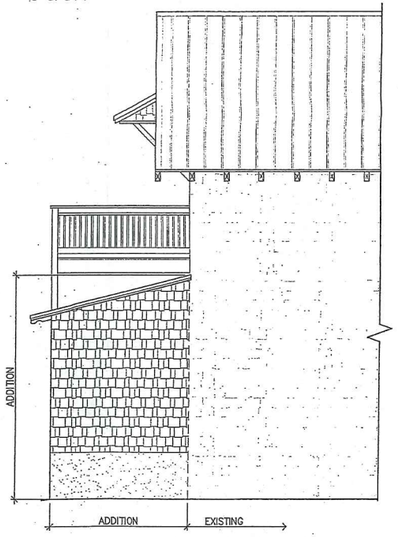
Proposed West Elevation
SCALE: 1/4" = 1'-0"
back



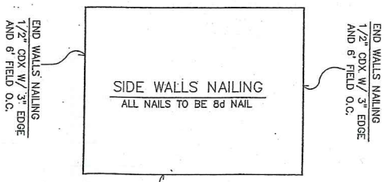
Plywood Nailing Details



Existing West Elevation
back



Proposed South Elevation
SCALE: 1/4" = 1'-0"
side



DIXON DESIGN GROUP Inc.
ARCHITECTS
45 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

SEAL

NAME: GERALD D. DIXON AR0013469

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

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Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architects work product or recommendations shall become the responsibility not of the Architect but of the parties responsible for taking such action.

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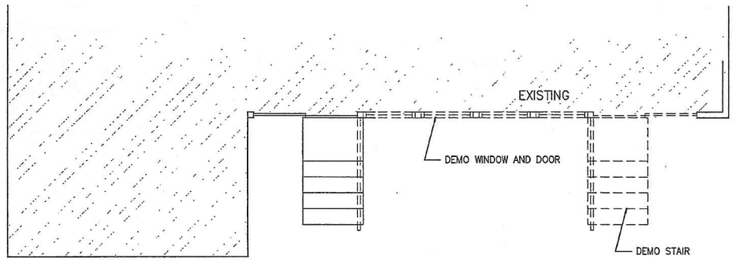
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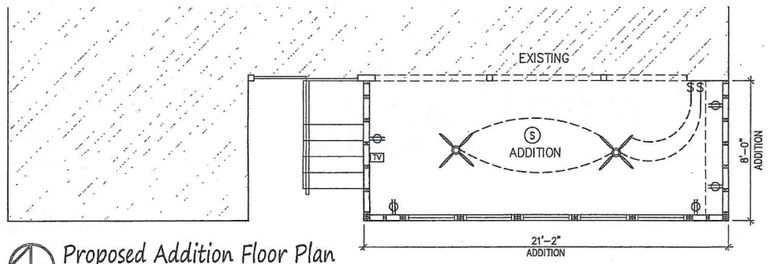
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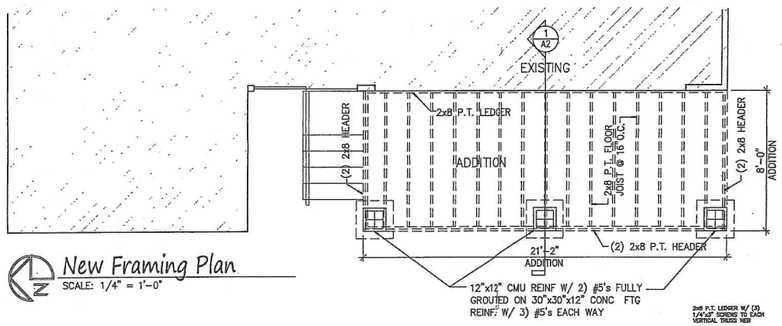
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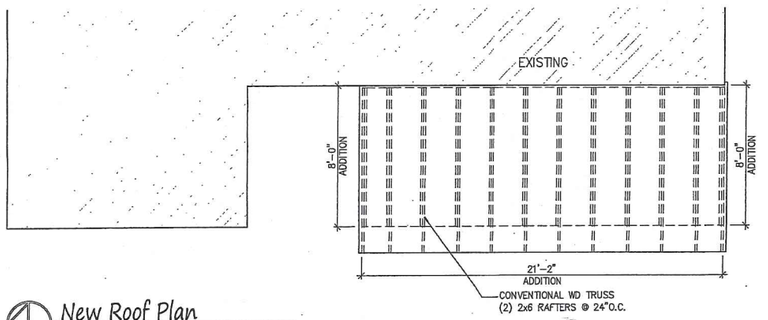
Existing / Demo Floor Plan
SCALE: 1/4" = 1'-0"



Proposed Addition Floor Plan
SCALE: 1/4" = 1'-0"



New Framing Plan
SCALE: 1/4" = 1'-0"



New Roof Plan
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK.

DEMOLITION / RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITION CONTRACTOR SHALL REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND COMPLETE ALL DEMOLITION / RESTORATION, CUTTING AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.

CAP AND PLUG PIPE AND OTHER CONDUITS ABANDONED DUE TO DEMOLITION, WITH APPROVED TYPE CAPS AND PLUGS AS REQUIRED BY THE UTILITY OWNERS. BACKFILL AND COMPACT DEPRESSIONS CAUSED BY EXCAVATIONS, DEMOLITION, AND REMOVAL.

DISPOSE OF REMOVED MATERIALS, WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.

BURYING OF TRASH AND DEBRIS ON THE SITE WILL NOT BE PERMITTED. BURNING OF TRASH AND DEBRIS AT THE SITE WILL NOT BE PERMITTED.

REMOVE TRASH AND DEBRIS FROM THE SITE AT FREQUENT INTERVALS SO THAT THEIR PRESENCE WILL NOT DELAY THE PROGRESS OF THE WORK OR CAUSE HAZARDOUS CONDITIONS FOR WORKERS AND THE PUBLIC.

REMOVED MATERIALS, TRASH, AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A LEGAL MANNER. LOCATION OF DISPOSAL SITE AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

WOOD FRAMING

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CON-STRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   - A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   - B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   - C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER. 9" TO 14" WIDE; NO. 1 OR BETTER.
   - D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   - E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1., GROUP 1 SIZE AND SPAN RATING AS SHOWN ON THE DRAWINGS. NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 12" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 39 GA., MIN., GALVANIZED STEEL FLASHING.
9. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

CONCRETE:

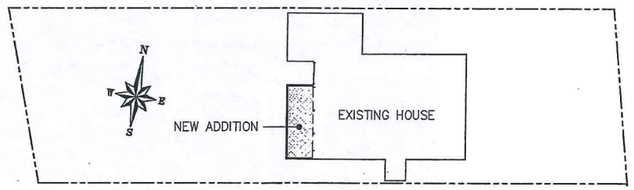
4.1 CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 2500 PSI (NORMAL WEIGHT) AT SLABS TYP. U.N.O., 3000 p.s.i. at beams and ftgs.
4.2 REINFORCING BARS: ASTM A615 (GRADE 40).
4.3 WELDED WIRE FABRIC (WWF): ASTM A185.
4.4 DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315.
4.5 CONCRETE COVERAGE OF REINFORCEMENT: FOOTINGS 3" BOTTOM AND SIDES, BEAMS 1 1/2" BOTTOM & SIDES
4.6 EARTH SUPPORTED SLABS: 3 1/2" THICK (min.)
the following slabs shall be reinforced WITH 6X6 – W1.4 X W1.4 WWF AT TOP 1 1/2" OF SLAB. FIBERMESH MAY BE USED IN LIEU OF WWF AT contractors OPTION: living, garage, driveways, entry, lanai, pool decks
the following slabs shall not have w.w.f. reinforcement: walks, pool equip. pads, service door pads, a/c pads
4.7 CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.
4.8 LAP SPLICE SHALL BE AS FOLLOWS: #5 BAR 25", #4 BAR 20", #3 BAR 15".

SYMBOL LEGEND

$	SWITCH, SINGLE POLE
ϕ	DUPLEX RECEPTACLE
TV	TELEVISION JACK
	FAN & LIGHT
S	SMOKE DETECTOR

Lot Coverage Percentage

TOTAL LOT SQ. FT.	8,642 SQ. FT.
EXISTING BUILDING SQ. FT.	1,630 SQ. FT.
ADDITION BUILDING SQ. FT.	170 SQ. FT.
TOTAL LOT COVERAGE	20.8 % (35% max)



Site Plan
SCALE: 1"=10'-0"

Permit Set 10-31-18

CONSTRUCTION INTEND SUMMARY

PROPERTY IMPROVEMENT – REMOVED EXISTING WINDOW AND DOOR AND ADDED NEW DINING ROOM ADDITION.

CODE REQUIREMENTS

6TH EDITION (2017) FLORIDA RESIDENTIAL BUILDING CODE
6TH EDITION (2017) FLORIDA EXISTING BUILDING CODE

2011 NATIONAL ELECTRIC CODE

NOTE: BUILDING DEIGN IS ENCLOSED

Basic Design Parameters

Floor and Roof Live Loads

Uninhabitable Attics:	20 psf
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Roofs:	20 psf

Wind Design Data

Risk Category – II
Wind Speed: Zone – 130 mph (3-second gust)
Nominal Wind Speed – 102 mph
Exposure – "D"
Enclosure Classification – Enclosed
Importance Factor = 1.0
Internal Pressure Coefficient = ?0.18

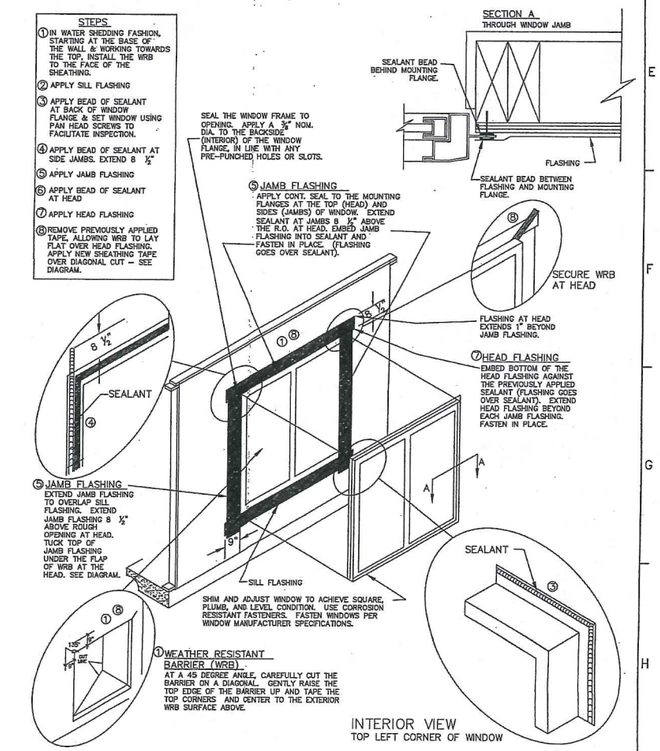
Geotechnical Infomation

Design Soil Load-bearing Capacity: 2,000 psf

Flood Desing Data

Flood Zone: AE 9'

Window / Door Installation (METHOD A-1)
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.



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45 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

SEAL

NAME: GERALD D. DIXON AR0013469

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THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130555-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **306 St. George Street.** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:
CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A REAR ADDITION WHICH REQUIRES THE REMOVAL OF A REAR WALL AND STAIRCASE; 1-114 CITY OF ST AUG DUNHAM PLAT OF LOT 3 BLK 39-C S12.5FT OF LOTS 3 6 & ALL LOTS 4 & 5 OR1049/1141 & 3179/480 & 3944/103(L/E); also known as **306 St. George Street.**
APPLICANT'S NAME: **BBC Woodworking**
SUBMITTED BY CITY CLERK'S OFFICE

0003130555 January 7, 2019

Sworn to and subscribed before me this _____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2018 Meeting



Application F2018-0118 Address: 160 Oneida Street

Charles M. Sapp and Emily S. Pugh, Applicants and Owners

Project description: To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed on the Florida Master Site File.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01509
National Register:	Contributing to the Lincolnville National Register Historic District	Construction date:	1894
Archaeology Zone:	IIC	Zoning District:	RS-2
Parcel number:	212370 0000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is recorded on the Florida Master Site File.

- The applicant did not provide a new condition assessment that describes if the building could be feasibly salvaged or if the building faces structural failures.
- The applicant provided information for an economic hardship claim, which includes a timeline of events and financial information for the property.
- The applicant provided renderings of the proposed building, which has a similar mass and scale as the original building. This will limit its impact on the streetscape as it will keep in scale the neighboring buildings.
- Several notable local residents lived in the structure, and they are listed in the Master Site File, which has been provided in the packet.
- The original bay window was removed between 1910 and 1917 and replaced sometime between the 1950s when the last Sanborn was published and the 1970s when the Site File was created. The bay window is significant since a bay window was originally on the home and given the possible age of the element. The rear alterations and additions were added between the 1950s and early 1980s, and have possibly gained significance in their own right. Overall, the building retains its integrity of location, setting, materials, workmanship, feeling, and association.
- Demolition could meet the ground disturbance criteria outlined in the APO. Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended. Reconstruction will also require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for the **Certificate of Demolition** for 160 Oneida Street:

1. **Approve** the proposal if the board determines that denying the application would cause undue economic hardship.
2. **Continue** the proposal to give the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged.

Kelli Mitchell. Historic Preservation Planner

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.*

According to the Florida Master Site File, the building was constructed in 1894. The structure is a contributing building to the Lincolnville National Register Historic District and is listed on the Florida Master Site File.

The applicant did not provide a new condition assessment, which is required for buildings within National Register Districts.

DEMOLITION REVIEW CRIERIA (AGHP):

1. ***Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** Not applicable.

2. ***The contribution of the structure to the mass and scale of the streetscape.*** The building contributes to the streetscape, which includes buildings of similar mass and scale.

3. ***The impact of the loss of the structure on the streetscape.*** Demolition of the structure will reduce the visual continuity in the immediate vicinity.

4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The owner will build a new structure on the property, and it has a similar appearance to the existing building. It will not have a negative impact on the existing streetscape.

5. ***The historical or cultural merit of the structure.*** The building is a contributing structure in the Lincolnville National Register Historic District and is listed in the Florida Master Site File. Former Residents include William Moody (1899, 1904, 1911-1912, and 1914-1915 City Directories), J.J. Swan (1920 City Directory), J.D. Mays (1924-1925 City Directory), WM C. Cox (1930 City Directory), Thos. E. Wroten (1937 City Directory), Nelson T. Bishop (1945 City Directory), George Harris (1951 City Directory), Mrs. Margaret M. McRae (1955 City Directory), Lawrence H. Mayer (1965 City Directory), Mrs. Bettie J. Mayer (1970 and 1984-1985 City Directories), Mrs. Fred Andreu (1975 City Directory), Fred Andreu (1980, 1990, 1995, 2000, and Dec. 2006 City Directories), and Bettie J. Andreu (Dec. 2006 City Directories). The Site File mentioned Henry Gaillard, James Coleem William Moody, and Rupert B. Pyle.

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 structure in the Lincolnville National Register Historic District. Demolition of the building will negatively impact the district as it will reduce the number of contributing buildings in the area.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is a Frame Vernacular home, and the Frame Vernacular style is a common building style in St. Augustine.

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 home is an example of the Frame Vernacular Style, which is a common building style in St. Augustine.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** There is not a high degree of craftsmanship that would make reproduction of the building difficult. The applicant indicated in his timeline that he looked into rehabbing the building, but he provided no information indicating if such work was feasible.

10. ***The justification for the proposed demolition.*** The applicant intends to build a new house on the property.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

*Note the applicant includes a statement regarding the historic preservation tax abatement program and it is not clear which staff provided the inspection, it was not the historic preservation staff. The building qualifies for the program because it is contributing to a national register district; the other qualification criteria includes meeting a dollar threshold of work for the interior and exterior so this should be clarified.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Maps
3. City Directory Research
4. Florida Master Site File









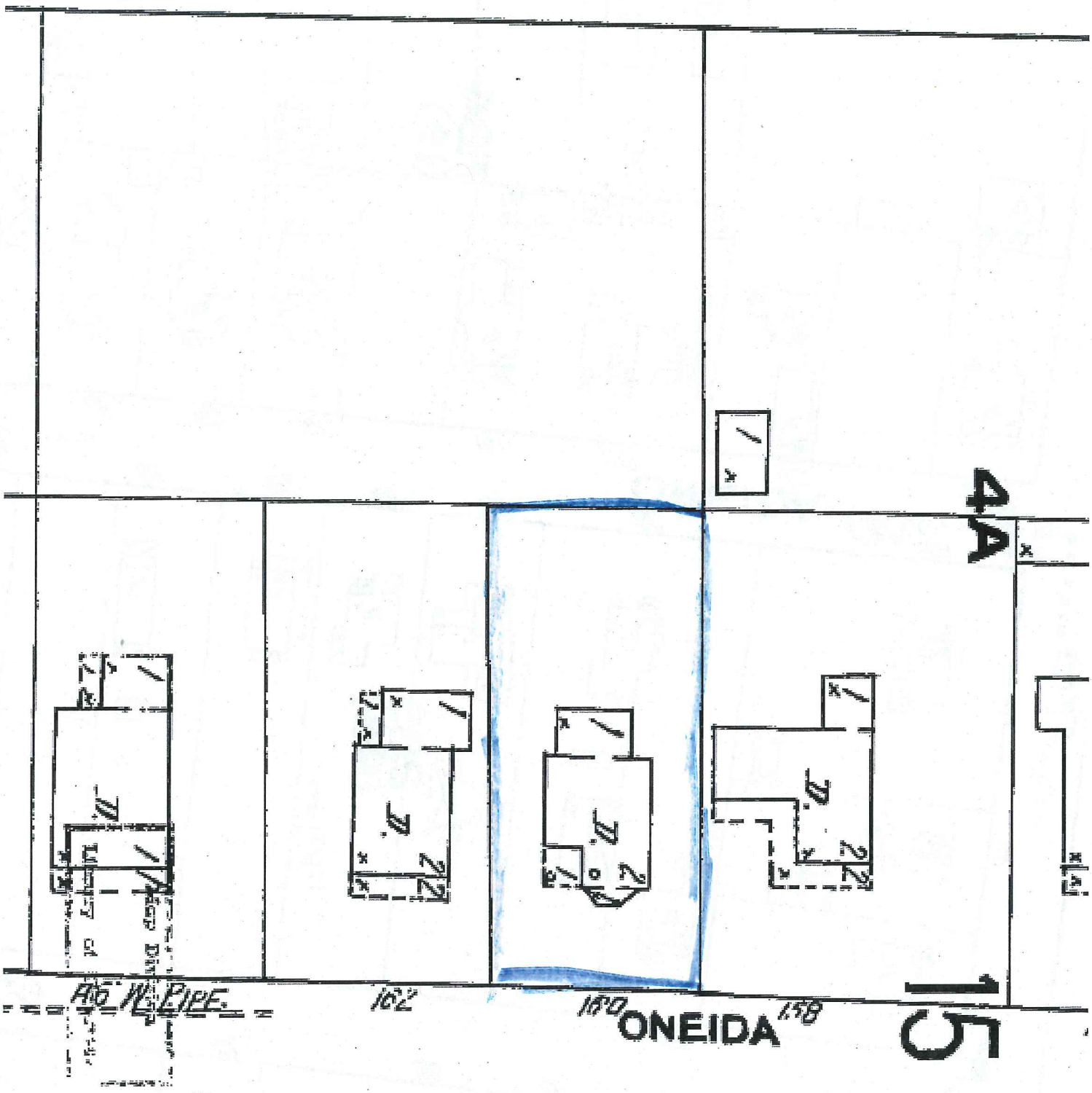


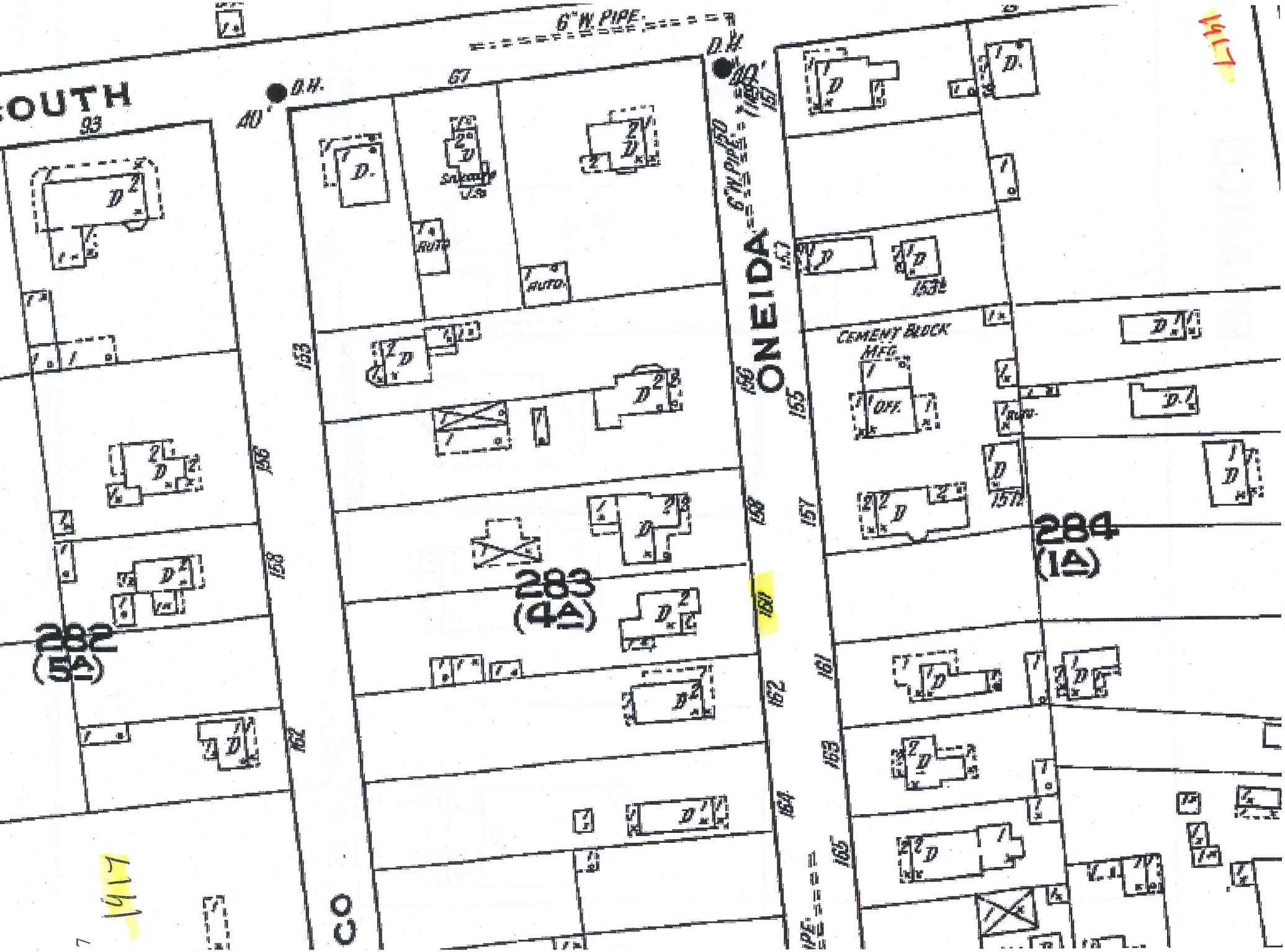


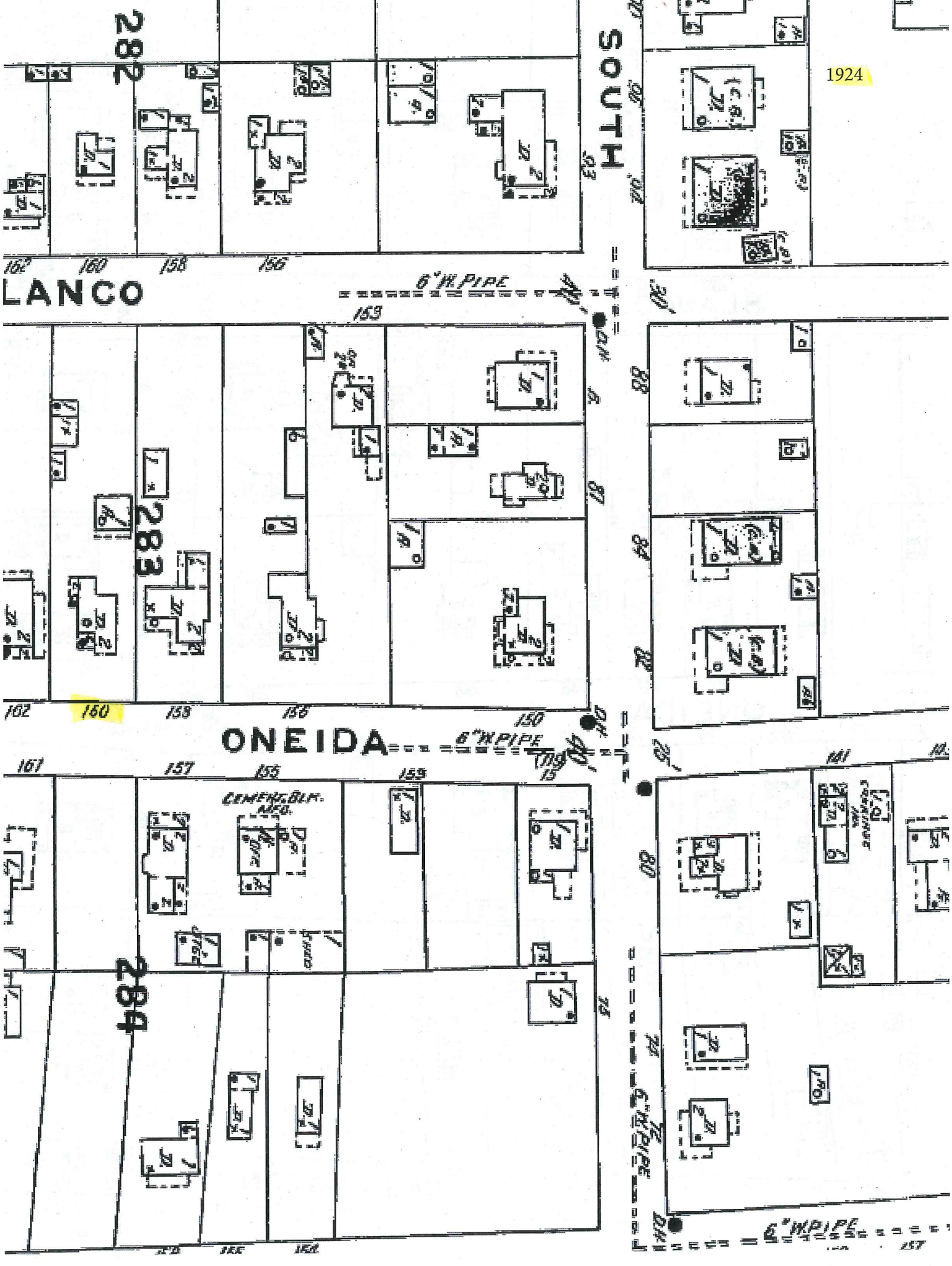

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BLANCO




6" W. PIPE
D.H.
OUTH
93
40'
67
153
156
155
154
153
152
ONEIDA
AUTO.
CEMENT BLOCK MFG.
OFF.
153½
157½
283
(4A)
282
(5A)
284
(1A)
1917
1917


1924
SOUTH
LANCO
6" W. PIPE
ONEIDA
6" W. PIPE
CEMENT BLK. MFG.
6" W. PIPE

WASHINGTON

ONEIDA

BLANCO

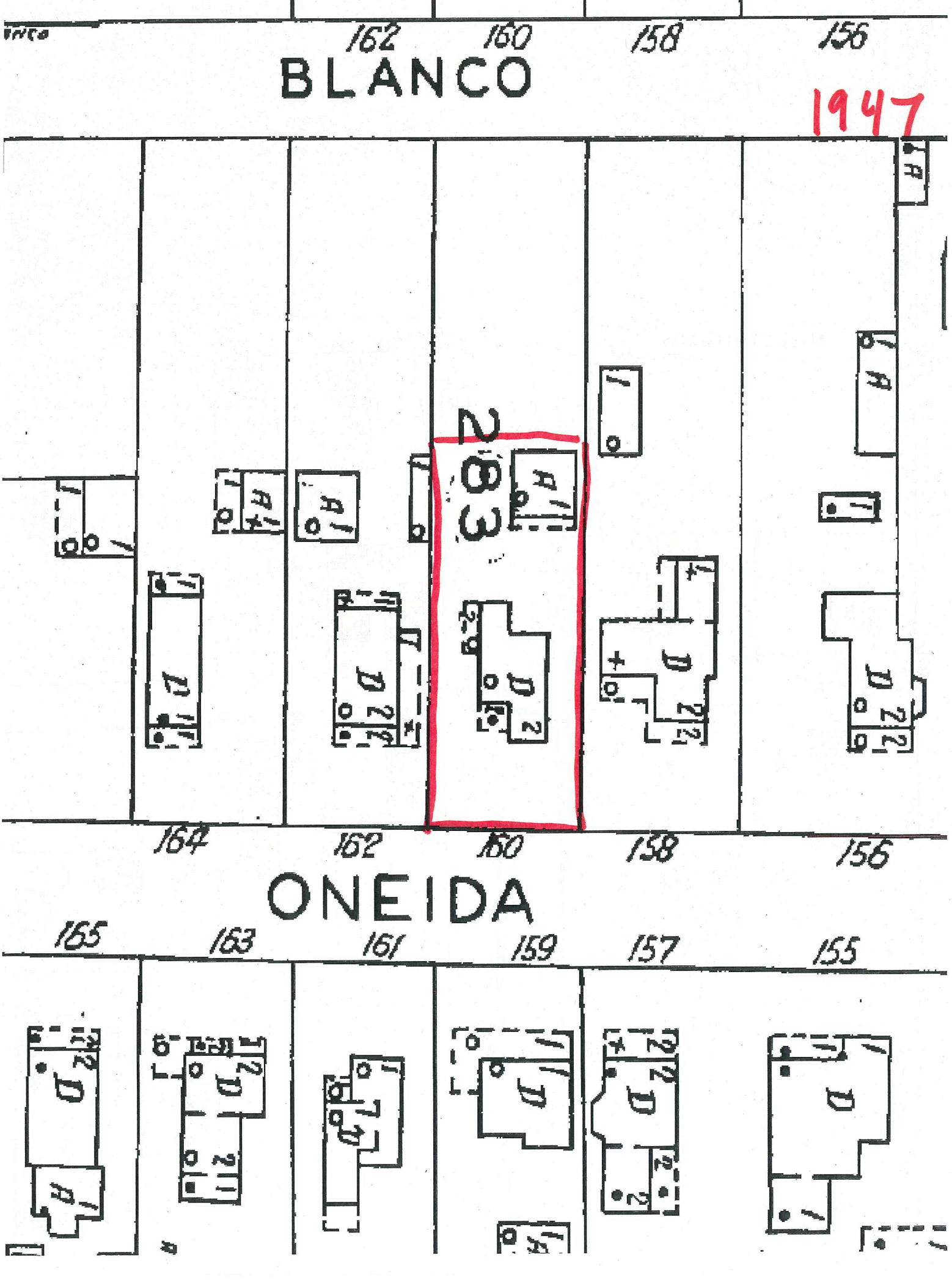
SOUTH

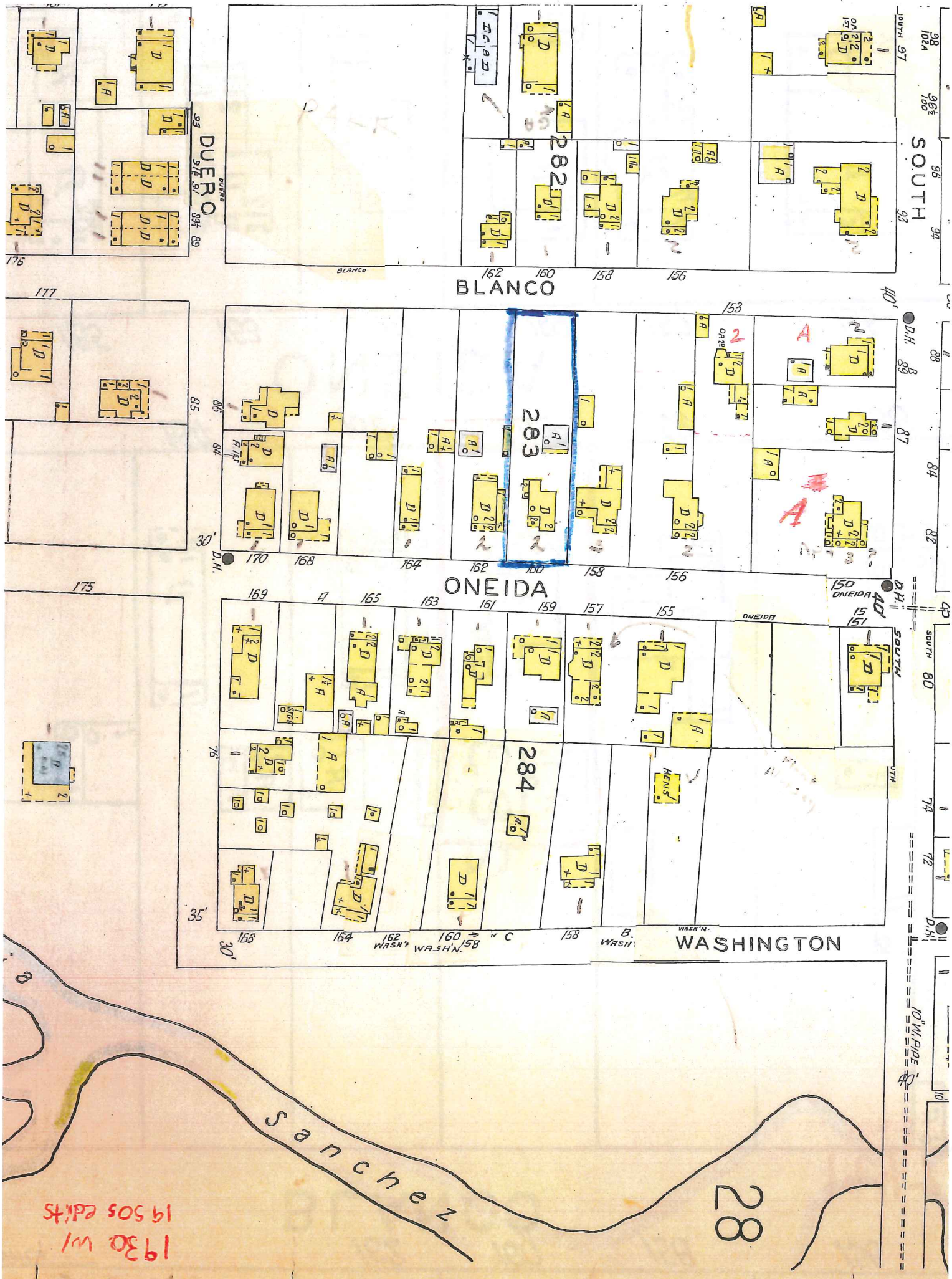
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1930


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DUERO
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DUERO
BLANCO
ONEIDA
SOUTH
WASH'N.
10" W. PIPE
1930 w/
1950s edits

SAHS POLK CITY DIRECTORY RESEARCH

160 Oneida

DATE(S)	NAME	SYMBOLS	PROFESSION
1899	William Moody		
1904	William Moody		
1911-1912	William Moody		
1914-1915	William Moody		
1920	J.J. Swan		
1924-1925	J.D. Mays		
1930	WM C. Cox		
1937	Thos. E. Wroten		
1940	Vacant		
1945	Nelson T. Bishop		
1951	George Harris		
1955	Mrs. Margaret M. McRae		
1960	Vacant		
1965	Lawrence H. Mayer		
1970	Mrs. Bettie J. Mayer		
1975	Mrs. Fred Andreu		
1980	Fred Andreu		
1984-1985	Mrs. Bettie J. Mayer		
1990	Fredk. Andreu		
1995	Frederick Andreu		
2000	Frederick Andreu		
Dec. 2006	Freddie J. Andreu Bettie J. Andreu		

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1509 1009==

Site Name: 160 Oneida Street 830== Survey Date: 7901 820==

Address: 160 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 7 (block) 8 (lot) 868==

MULGRIST SJ3348 868==

Owner of Site: Name: Mayer, Bettie J.;

Address: 160 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Andreu, Fred 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469865 (easting) 3305500 (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==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1894 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, 2/2 (metal) 942==

Foundation: Concrete block piers 942==

Roof Type: Hip, intersecting 942==

Secondary Roof Structures: Hip porch, hip bay 942==

Porches & Balconies: 2 story porch, open on both 942==

Chimney Location: Offset, lateral 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: 2 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Transportation, Engineering, Politics/Government, Minorcans, Railroads 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 160 Oneida Street was constructed between 1885 and 1894, and is one of the earlier houses in this neighborhood. It has a small two-story open porch on the front.

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 devel-

[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.

3. St. Johns County Court House, Deed Records, Deed Book 7, p. 225; St. Augustine City Directory, 1885, 1899, 1907, 1911-12;

oped one of the first commercial orange groves in Florida.[1] In the 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]

The property at 160 Oneida Street has been owned by several men important to the history and growth of St. Augustine. In 1901, James L. Colee sold the property to Henry F. Gaillard. County Commissioner Colee was president of the St. Augustine Transfer Company and served in the State legislature. His company provided carriages for residents and, with the advent of the automobile, Colee turned this mode of transportation into a sight-seeing service for visitors. Gaillard, too, was active in city government as police commissioner and postmaster. For many years he was an officer in the Florida Coast Line and Canal Transportation Company, and manager of Indian River Navigation Company. He also served as mayor of St. Augustine in the 1890's.[3] From Gaillard, the property passed to William Moody, president of the City Council and a clerk for the C. F. Hamblen Hardware Company. By the late 1920's, the house was the residence of Rupert B. Pyle, a local building contractor.[4]

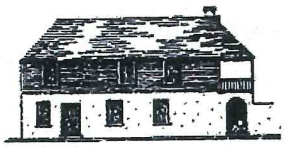
W. S. Webb, Webb's Historical, Industrial and Biographical Florida [New York, 1886], p. 300; Interview by Karen Harvey with B. M. Hall, January, 1979; E. J. Elliot, Elliot's Florida Encyclopedia [Jacksonville, 1889], p. 238; Tatler, January 18, 1896, p. 14; City Directory, 1885, 1899; Thomas Graham, The Awakening of St. Augustije: The Anderson Family, 1821-1924 [St. Augustine, 1979], p. 268.

4. St. Augustine City Directory, 1911-12, 1927-28; Historic Properties Inventory Research File.



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CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2018-0118

Receipt No. 1423776 Meeting Date 9/20/18

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Charles M Sapp and Emily S Pugh

   Business (if applicable) _____

   Address 1744 NW 7th PL

   City Gainesville State Fl Zip 32603

   Daytime telephone 352-317-7540 Other phone/email paddiwhack@bellsouth.net

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

2. NAME OF PROPERTY OWNER 5

   Business (if applicable) _____

   Address 7

   City _____ State _____ Zip _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 160 Oneida Street Saint Augustine, FL

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8 Block 7 Subdivision Buena Esperanza Parcel Number 212370-0000

5. DATE OF CONSTRUCTION 1910 Source: St Johns Property Appr

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

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7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ■ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Rebuild a similar single fami

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 Charles M Sapp DATE 08/13/2018

SIGNATURE OF APPLICANT Charles M Sapp

PRINT 1st OWNER'S NAME Charles M Sapp DATE 08/13/2018

SIGNATURE OF 1st PROPERTY OWNER Charles M Sapp

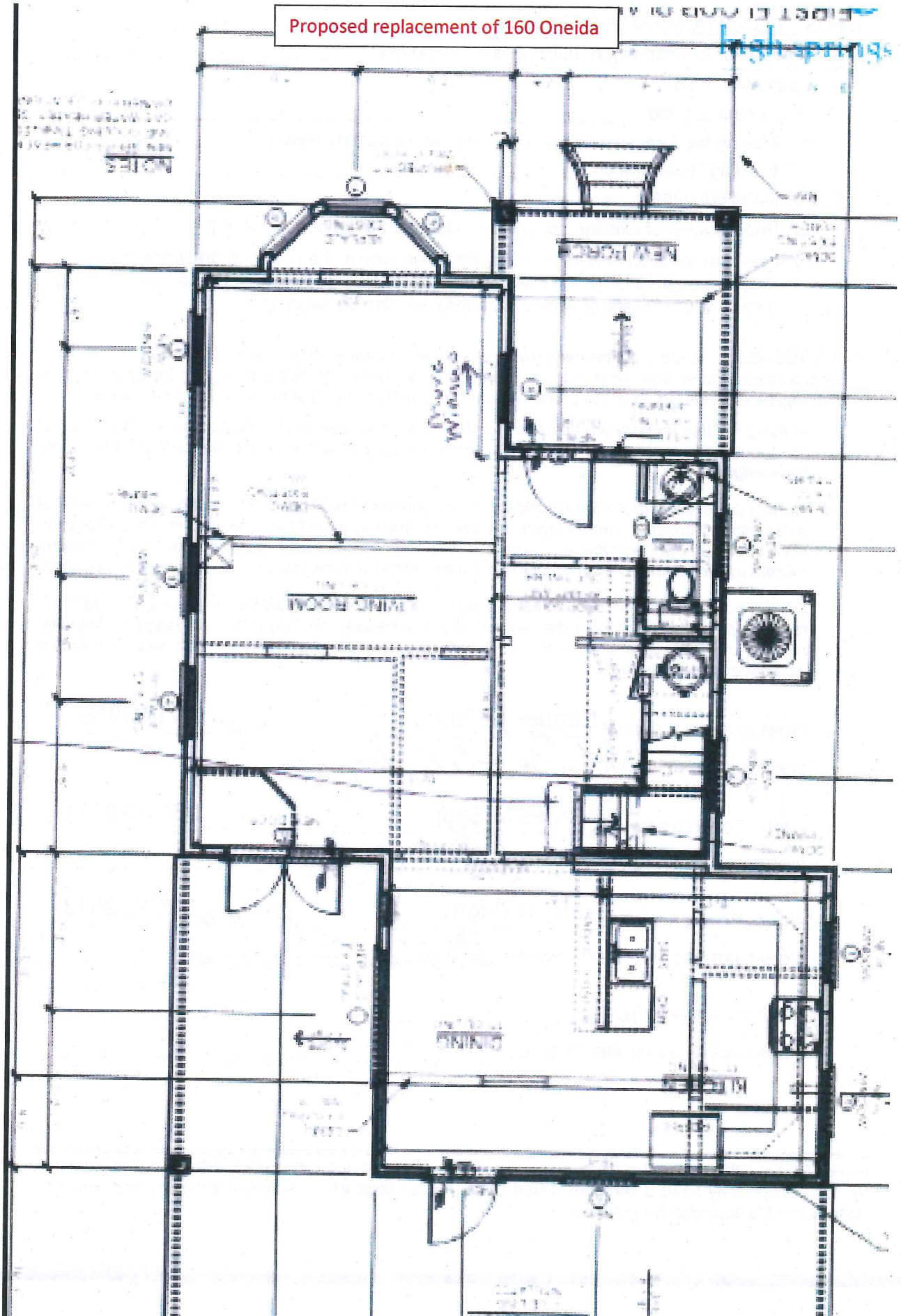
PRINT 2nd OWNER'S NAME Emily S Pugh DATE 08*/13/2018

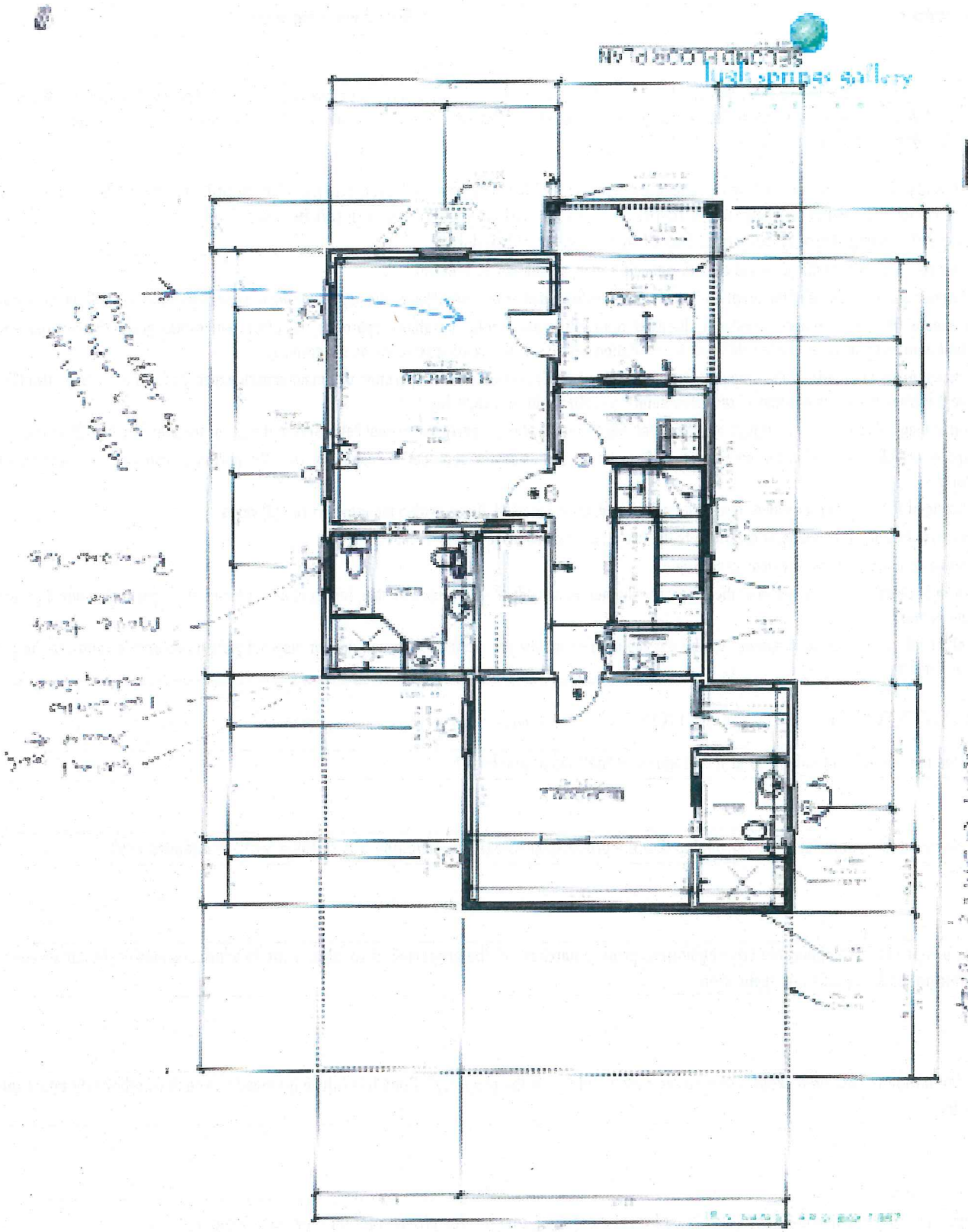
SIGNATURE OF 2nd PROPERTY OWNER Emily S Pugh

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.


Proposed replacement of 160 Oneida
high springs



DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Board meeting date:**

Undue economic hardship: 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.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.
Check the following item(s) submitted to claim economic hardship:

- ☐ 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, listed here: _____

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No

5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

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Time Line

10/06/2015 Purchased 160 Oneida for 75,744.03

10/07/2015 I started cleaning out the house I removed 850 55 gallon trash bags either full or to weight capacity from the house. I also took 18 trailer loads to the dump most weighing 1400 to 1850 lbs. Furniture that was left in the house was mainly sawdust the termite infestation was so bad. The kitchen cabinets collapsed from the structural support being eaten away. Found active termites.

02/02/2016 Tented the house for Termites

04/06/16 engaged McConnell Custom Design to draw up plans for remodel

04/11/16 Meet with Structural Engineer Steve Klecka for a walk through of the structure.

Notes from that meeting covered items that needed to be included in the plans:

Raise the structure

Replace the piers

Replace and move the staircase

Add tie downs to the structure and to the trusses

Add additional or replace the support for the second floor

Replace 85% of the exterior siding.

Replace the front porch both upstairs and downstairs. The upstairs porch's roof needs to be reconfigured to accommodate the door without a steep step coming out the door. This will require changing the roof line. He showed me evidence of a different roof line in its history

The Kitchen and upstairs bedroom are not a part of the original structure and should be removed and rebuilt repairing the damage done to the original balloon construction and leveling the lean and pull of the structure.

04/18/2016 I took Don Balis my commercial contractor that has remodeled four historic building for me (one in Gainesville 3 in High Springs, FL) to look at the property and give me a since of the scope of rehabing.

10/16 Hurricane Matthew water washed out chimney foundation

02/17 With the City of St Augustine Historic Preservation to see if we would qualify for the current grants that are open for rehabbing the house, one mentioned by city staff was a tax abatement

opportunity. Had staff come out to the view the house and I was told it did not have historic significance to qualify for the grant.

03/22/17 Property surveyed and nine foot water mark designated

04/20/17 Meet with Clerk to discuss the requirements for demolition

08/13/2018 Submitted application for demolition

08/22/2018 After speaking with Kelli Mitchell realizing I had been given an incorrect designation on 04/20/17 I engaged Les Thomas by phone to go by asses the building and write a report. He said he was familiar with the house and optimistic about my chances of getting a demolition permit.

09/10/2018 Followed up with Les Thomas on the structural report. He said he would pass on doing the work in that "it would be a prolonged process and he did not have the time to devote to it." He recommended I contact RGM Engineering.

09/10/2018 I contacted RGM who was highly recommended by Les Thomas to look at the structure.

09/11/2018 I meet Robert Morgan form RGM Engineering at the house, he took several hours looking at the structure the condition of the supports, siding and foundation. Robert called two other engineers and one architect to consult with them during the initial visit while I was there. He said he would have my report for me but not in time for my HARD meeting on 9/20 because he would still need to go under the house at a later visit.

09/20/2018 HARB meeting asked for continuance

10/08/2018 Received Property assessment from RGM engineering

10/18/2018 HARB Meeting asked for continuance

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Purchase Price Current Value

10/06/15 Purchase price		75,744.03
01/01/2019 Mortgage Balance		50,000.00
Interest paid in 2017	1,516.62	
Interest paid in 2018	1,111.64	
Interest for 2 years		$ 2,628.26
Water and trash		$ 522.50
Clean up costs 2017/2018		$ 6,289.00
Taxes for 2017/2018 combined		$ 6,012.22
Insurance Liability only		$1640.00
Combined Costs		$ 17,091.95
Income		$ 0

Value Current from September offer for the lot.

$ 159,000

Value Estimated after Rehab based on realtor estimate

$ 435,000

Value New $ 445,000

Assessed Value by Property Appraiser

2017	$ 151,114.
2018	$ 161,090

Owned by

Charles M. Sapp and Emily S. Pugh Husband and wife

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Application Questions

1A. We plan on using it as our primary residence.

2A. We have been looking for a home in the area and have bid on other homes in the Linconville neighborhood, we love Oneida and the neighbors. This house had been abandoned for the past 12 years, with squatters living in it for a time the electricity being off the last 8 years. We knew it needed a lot of work but we could not get a good assessment beforehand the yard had 12" high growth right up to the house and the trash including crumbling furniture was 5' high in areas inside. You could not walk into the house. I have been involved in restoring four other historic structures and knew even if it was not restorable it was worth the price

3A. No we did not.

4A. We plan on rebuilding a similar structure for the same purpose, a single family home that we plan on living in. We will need a building permit for the new structure.

5A. The bid be have for rehabilitation of the structure is open ended the best estimate is $459,000 items that have driven up the cost is $28,000 to replace piers and raise the house $18,000 to rework the roof trusses, $12,000 to remove and replace the front porch. A New staircase, new 2nd floor supports. $22,000 for wind anchoring, double splicing all of the exterior wall studs.

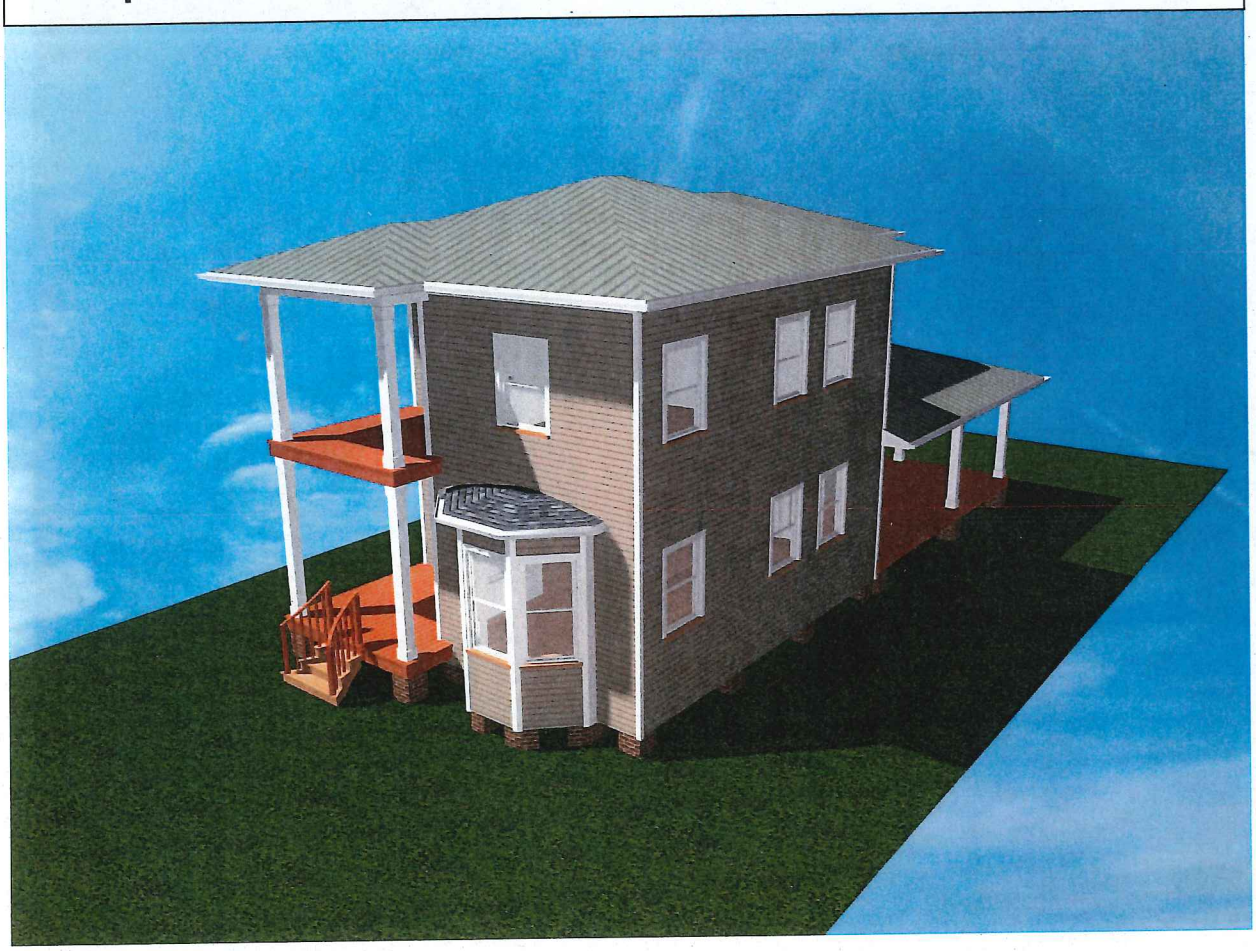
The demolition will cost $12,000

There are no salvageable building materials,

New construction for the drawings submitted are $292,892 plus hardscaping and pool. Bid From Don Balis.

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Proposed front view from NE side



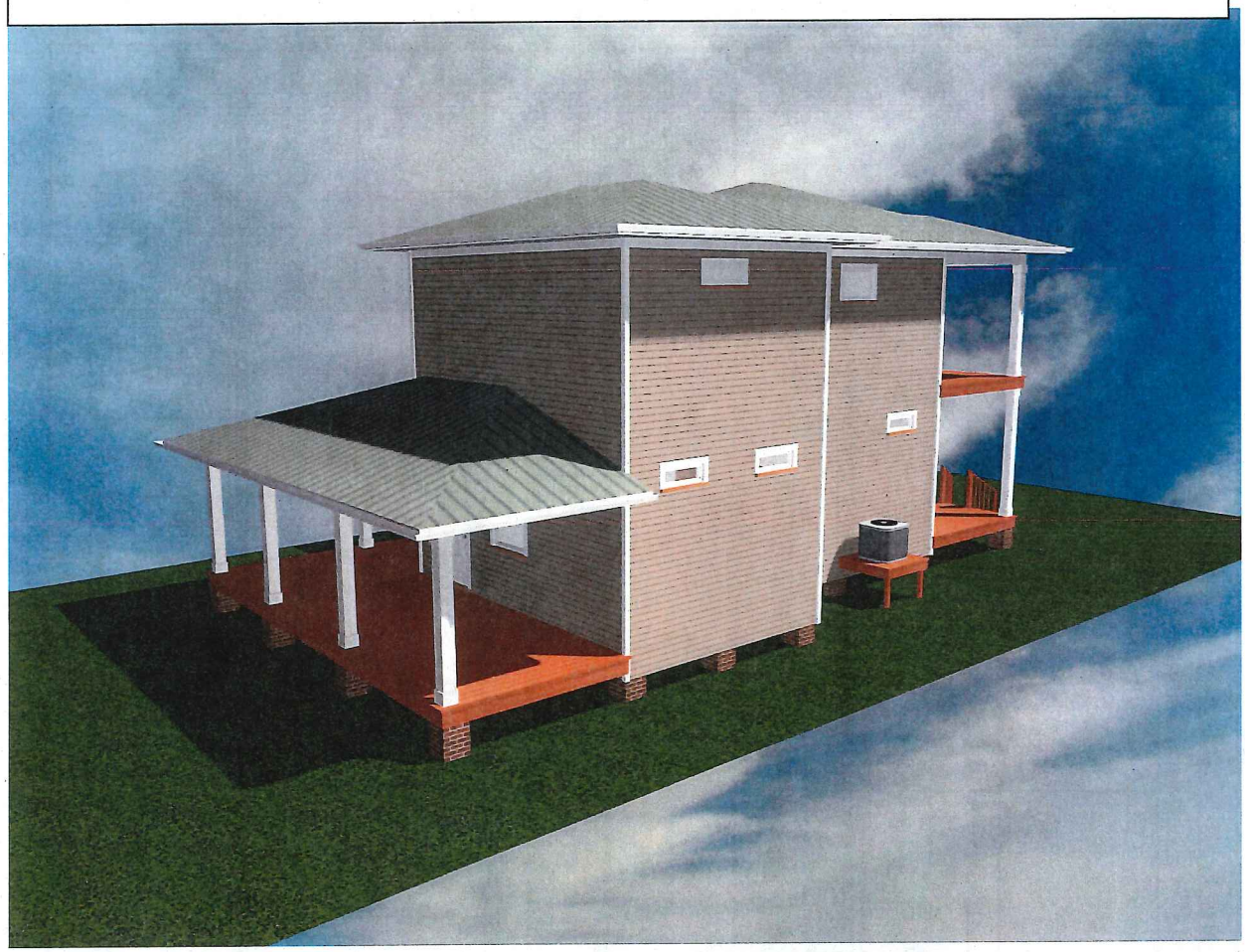
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Proposed view from SE front



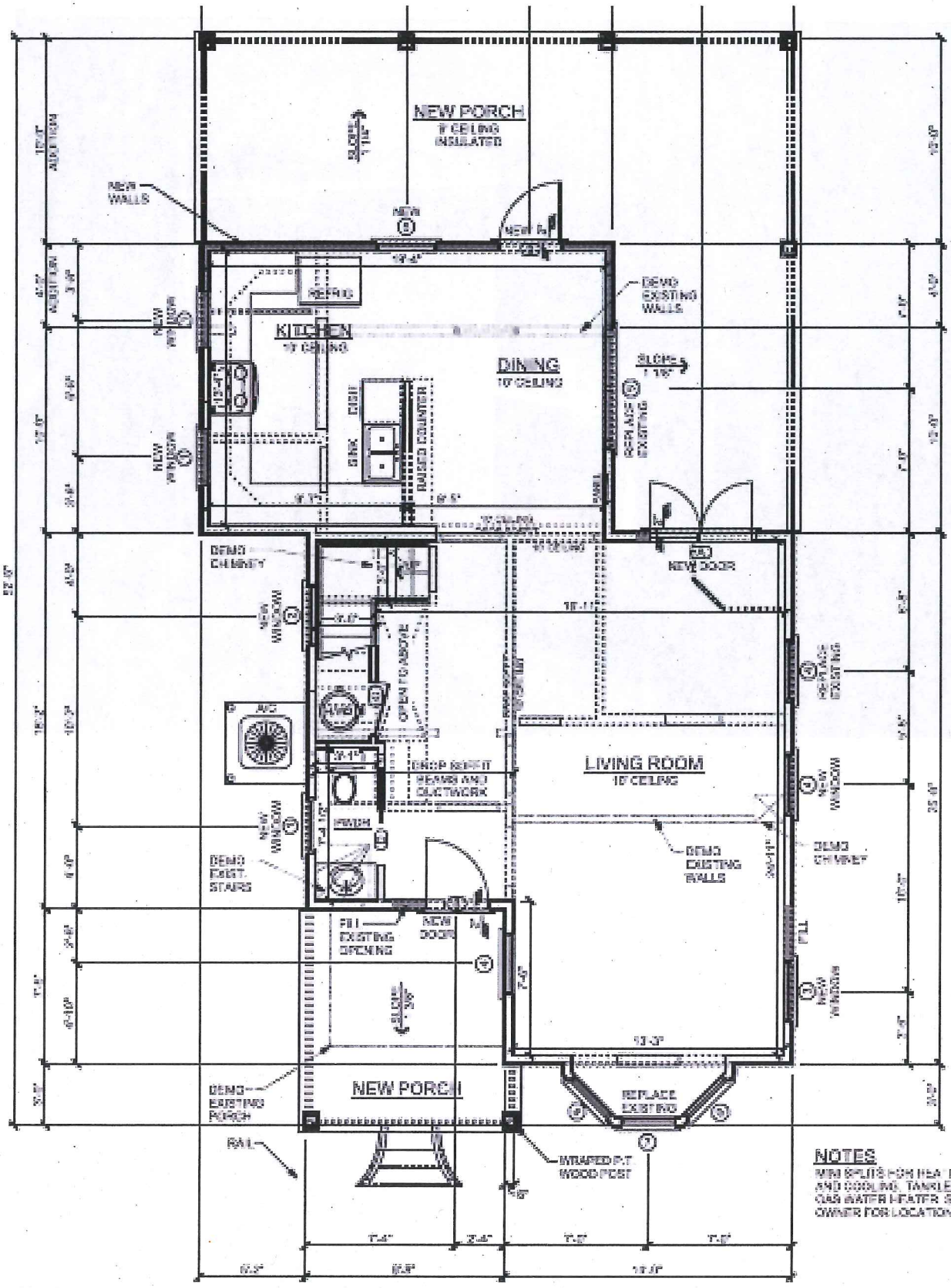
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Proposed view front back



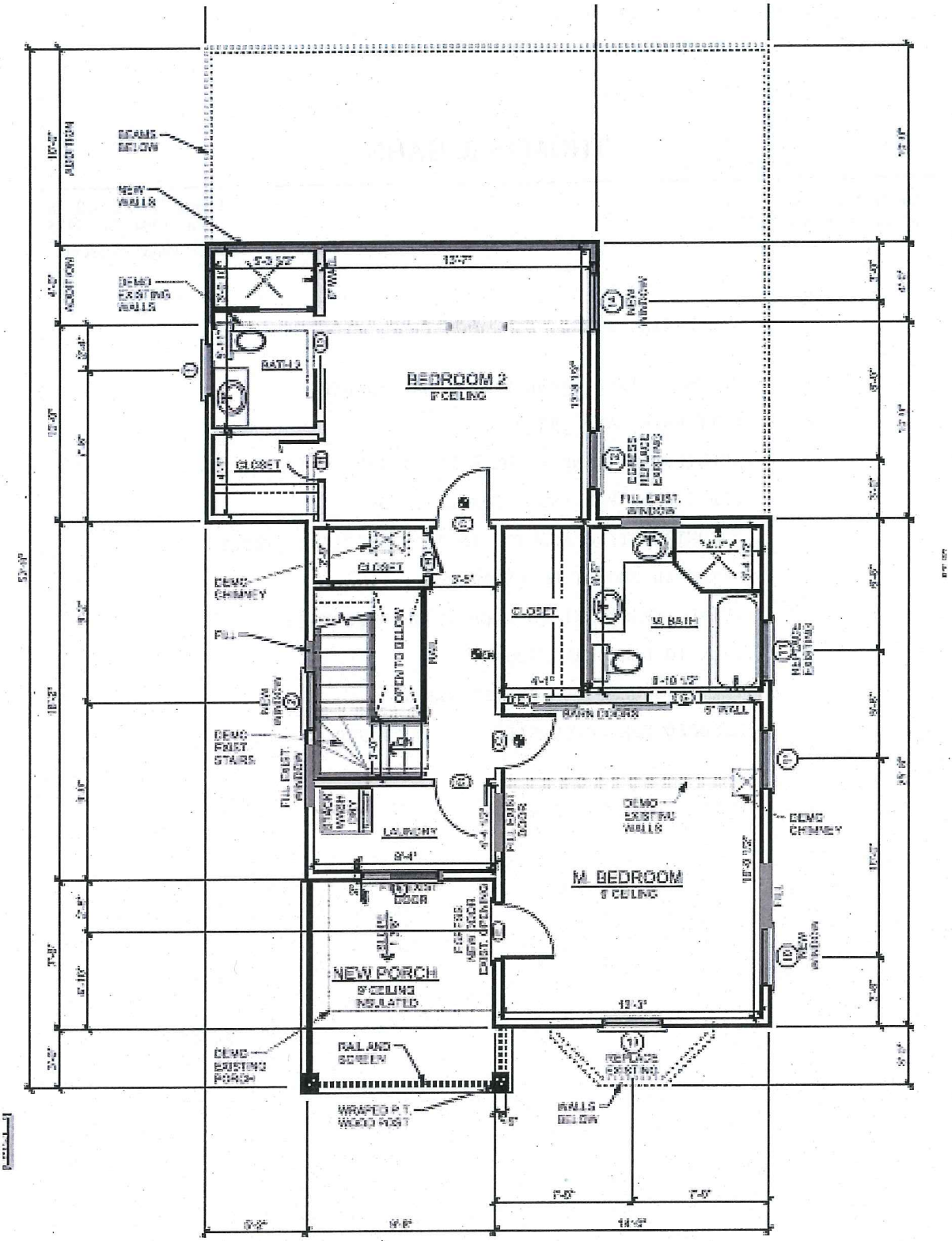
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Proposed New Floor Plan



FIRST FLOOR PLAN

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SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

DIMENSIONS
EXTERIOR TO SHEATHING
INTERIOR TO STUDS

WALL LEGEND
STUD WALL
STUD WALL EXISTING
DEMO

NOTES
"EGRESS" INDICATES OPENING TO MEET EMERGENCY EGRESS REQUIREMENTS OF THE FLORIDA BUILDING CODE (CONTRACTOR VERIFY)

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This is the Listing for the House in October of 2015

THOMAS R. HAHN

1006 N. 24th Street
Jacksonville Beach, Fl 32250

Phone: (904) 249-0346
Fax: (904) 241-5275
Email: thomashahn304@comcast.net

160 ONEIDA STRRE, ST AUGUSTINE, FLORIDA

VINTAGE 1908 FRAME VERNACULAR HOUSE

CITY WATER AND SEWER

SELLING FOR LAND VALUE ONLY A 50" x 109' LOT

OFF STREET PARKING. FENCED YARD

" CONTRIBUTING ASSET" IN AN HISTORIC DISTRICT

WINDFALL PROFIT POTENTIAL

IDEAL INVESTMENT IN A GREAT NEIGHBORHOOD

WALK TO PARKS AND POOL

TAX ASSESMENT IS $ 124,523.00

REDUCED FOR QUICK SALE $ 79,900.

CALL TOM 904 249 0346

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RGM ENGINEERING, INC.

Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

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OCT 09 2018
Planning/Building Dept.

October 8, 2018

Reference: 160 Onieda Street

To whom it may concern:

As requested, I performed an inspection of the above referenced address. The inspection was to determine if an existing structure was structurally sound.

The weather was sunny with temperature in the 90's.

Mr. Sapp retained RGM Engineers, Inc to inspect the structure at the above address.

The following are the findings:

The structure has been stripped and modified to the point it no longer retains its original historic character. The most appealing architectural feature still present (the bay-front windows) are not original to the structure, they are an older addition.

All of the following have been removed from the structure most recently in the 1970's remodeling:

- All but three of the exterior windows (Three remaining must be removed due to rot and decay) the new widow added in the 70's are inexpensive aluminum windows considerably smaller than the original openings
- All original doors and fixtures
- All Plumbing fixtures
- Porch railings, posts, and decorative supports
- Stoops
- Staircase, banister and railing
- Fireplaces and stoves
- Interior molding and woodwork
- Exterior molding wood work

The interior layout has been modified to accommodate additions cutting into the structural integrity of the building it being of a balloon construction.

The2nd floor joists across the majority of the structure are unsafe due to the extensive termite damage and wood rot. They are original 2"X4" are over spanned and need complete replacement.

The following area will need to be removed and replaced (reason):

All corners of the floor support beams (wood rot)
100% of the floor and sub floor (Termite Damage)
All exterior wall and framing area 3' under the replacement window openings (water damage/wood rot/termite)
Front, lower and upper porch (wood rot/termite)

RGM ENGINEERING, INC.
Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

Stair case (termite/dry rot/70's poor remodel)
72% of the exterior siding (wood rot/termite/water0
Large sections of the balloon framing (due to termite damage will not grip anchoring nails)
Six of the foundation piers have shifted and settled (missing/settling/detreating materials)
The structure does not have plumbing, electrical beyond knob and tube, a kitchen or heat & air.
To avoid future flooding, it will need to be raised 14" and a new foundation constructed.

In conclusion, it is of the opinion of this engineer that this structure is in need of major repairs The repairs and mold remediation would require a complete structure removal and replacement. Today there are termite damaged decayed building materials to work around. The building assessment in this area would be better served to demolish the current structure and have Mr. Sapp and Mrs. Pugh rebuild a similar home on the lot conforming to the feel of the current structure. The owners have conveyed to me that is their plan. The current house plan they have developed with their architect and draftsman uses the same footprint squaring off the back NW corner and adding a sitting porch across the back.

If the purpose is to honor the history of the neighborhood and preserve this would contribute to that mission.

If I can be of any further assistance, please feel free to contact me at 904-814-7633.

ROBERT GEORGE MORGEN, JR. LICENSE No 58118 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-8-18

Thank you,

Robert G. Morgen Jr. P.E.
#58118

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ENGINEERING, INC.

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1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

Reference: Engineering Qualifications

To whom it may concern:

I would like to introduce myself. My name is Robert G Morgen Jr. , P.E. Attached you will find my resume with all my formal personal specifications.

I have been in Northeast Florida my entire engineering career. I have completed projects from Palm Bay, Florida, to Universal Studios, to Yulee, Florida and all areas in between. The relationships that I have built throughout the years with all the agencies involved with permitting has become an invaluable asset. I pride myself on communicating with contractors at all levels to ensure that all aspects of the projects are considered.

My experience in Historical restoration, repair and removal here in the region covers, St. Augustine, the Palatka City River Front Restoration Project, other historic areas of Northeast Florida. My experience is broad and extensive having been both the lead engineer on projects as well as working as a team with others.

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1928 River Lagoon Trace – St. Augustine, Florida – 32092

Robert G. Morgen Jr. P.E.

1928 River Lagoon Trace
St. Augustine, FL 32092
(904) 814-7633
rgmdownunder@comcast.net

Civil Engineer

EDUCATION

Audubon High School	Graduate class of 1986	High School Diploma
St. Johns River Community College	Graduate class of 1992	Associates of Arts.
Florida State University	Graduate class of 1996	Bachelors of Science (Civil Engineering)

MILITARY EXPERIENCE

Active duty Army	**October 1986 – October 1989**	**Combat Engineers**
Army National Guard	**August 1991 – August 1992**	**Defense Air Artillery**

Military Record Form DD214 is available upon request

PROFESSIONAL EXPERIENCE

June 1995 – March 1997
The Stellar Group -
Title: Project Engineer

First full time position after graduating Florida State University. Primarily assisted in the design of refrigeration buildings as a structural engineer. Design included concrete tilt up panels, concrete foundations, steel beams, steel / concrete columns and steel roof membranes.

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Flagler Building Dept.

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Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

April 1997 – February 1999
Bessent, Hammock, & Ruckman (BHR)
Title: Project Engineer

Responsible for land development, engineering and design. All design involved using storm water modeling software (AD Icpr and PONDS). This software is the accepted modeling software of the SJRWMD and FDOT. Experience was permitting with SJRWMD, FDOT, City of Jacksonville, City of St. Augustine and St. Johns County. Some of the clients / projects were Jacksonville Naval Air Station (several drainage studies on runways), the City of St. Augustine (Riberia St. park drainage analysis), Florida School for the Deaf & Blind (streets and drainage improvements) and City of St. Augustine Beach (14th Street drainage improvements & permitting).

March 1999 – May 2002
City of St. Augustine –
Title: Utility Engineer

Responsible for plan review, design and construction of all water and sewer distribution systems. Also, designed and built storm water projects when the City Public Works Department was on a critical time path. All projects required full engineering design, preparing construction specifications, creation of an engineers estimate for budgeting, putting the project out to bid, award the contract and provide construction management to complete the project through the as-built phase. This consisted of managing subcontractors and supervising city construction crews to complete projects. During this time the Professional Engineering license was obtained.

May 2002 – Present
RGM Engineers, Inc. aka RGM Engineering, Inc.
Title: Owner / President.

Performed all AutoCAD design and engineering calculations. Storm water design projects required being proficient in storm water modeling and analysis. The software used for modeling is AD Icpr and PONDS. This software is the accepted software of the SJRWMD and the FDOT. Other disciplines of engineering are streets / roadway, utility, marine and structural construction plans. Complete and detailed reports had to be generated to acquire permits. Several disciplines of engineering design were implemented as follows:

Drainage / Streets & Roadway Design Engineering – Projects ranged in size from less than one acre commercial buildings to over 25 acre subdivisions. Engineering included all utilities, environmental coordination with consultants, storm water design, site planning and permitting through all agencies. Streets / Roadway projects consisted of implementing Florida Department of transportation standards and providing the construction management to complete construction. Providing full cross sections of the roadway design as needed. To design the streets / roadways, a storm water model had to be completed to demonstrate full permitting requirements and drainage analysis to prevent flooding.
Software used to accomplish modeling are:

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AD Icpr, PONDS, Excel, and Powerpoint
Reports were generated using all Microsoft office software

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Utility Engineering – Sanitary sewer system rehabilitation. Lift Station design for many systems that have to be upgraded from a septic system. New design for lift Stations in commercial projects or sub-divisions.

Structural Engineering projects - range in size from small residential home additions to full house plans to commercial structural build out design to include life safety and full architectural plans. All materials were specified with economics and construction feasibility taken into account.

Marine Construction – Engineering design of retaining walls. Steel & vinyl sheet piles, wooden, and concrete. Along with boat houses and the related docking structures.

Construction management consisted of coordination with the owners and contractors. This required receiving bids, specifying materials, awarding the contract and supervising contractors through completion and producing final inspection reports.

Some projects completed as RGM Engineers Inc. are the following:

The North Florida Ship Yards, Concrete repair of major spalling of the steel reinforced concrete dry docking facility constructed in 1941. Responsible for all inspections and construction techniques of the repair. The repair / inspections involved the complete prep, analysis of the damage or decay, selection of the appropriate repair method and preservation of the repaired area.

Vigor Marine in Seattle Washington, concrete dry docking facility. Responsible for all inspections and providing an extensive report for the repair of this facility.

Universal Studios in Orlando Florida, responsible for inspection and construction implementation on several of the reinforced concrete pedestals for the Hulk roller coaster.

The City of St. Augustine Beach projects include: Revision of the stormwater master plan for the city, Splash Park, A Street restrooms & parking area, 10th & 11th Street restrooms & parking area, FDOT permitting for irrigation crossing on SR312, FDOT permitting for the business signs on A1A, Maratea pedestrian crossing and Madrid Street FDOT drainage permit.

Robert Marshall: 120,000 sf commercial development, permitting involved large scale stormwater modeling for drainage analysis and all structural / architectural buildouts.

Watson woods sub-division: Approx. 25 acres, provided complete design to include streets, drainage, utilities and full site plan development.

In living in the oldest city (St. Augustine, Fl.) there have been many structures that were constructed in the late 1800's and early 1900's that were completely restored to original condition under the direct supervision and management of RGM Engineers, Inc. Structures range in size from single family homes to large 30,000 sf commercial / multifamily conversions of these historic buildings.

In addition to the above, professional responsibility for the design and construction management of several office buildings, multi family, daycare / preschools, and restaurants.

RGM ENGINEERING, INC.

Land Development-Permitting-Utilities
1928 River Lagoon Trace – St. Augustine, Florida – 32092

CERTIFICATIONS

Professional Engineer, Florida State Board of Professional Regulations

REFERENCES

• Chris Cannan	Utility Department St. Johns County		904-347-3037
• Marie Hobbs –	Zoning	St. Johns County	904-823-2474
• Steve Alexander-	Attorney		904-824-9789
• David Shoar -	St. Johns County Sherriff		904-669-1877
• David Messenger-	St. Johns County Sherriff Deputy Director		904-669-4449
• Robert Marshall-	Principle Real World Builders		904-540-1493
• Michael Pierce –	Principle Pierce & Sons Construction		904-692-2049
• Mark Chattin –	Retired Dir of Pub Works	City of St. Augustine Beach	904-669-4325
• Henry Green –	Principle Green Family Investments		904-829-6858
• Everett Frye –	Supervising Professional Engineer SJRWMD		904-448-7913
• Ed Paucek –	Principle Black Star Corp.		904-794-7787
• Bill Harriss –	Former City Manager for the City of St. Augustine		904-824-7122
• Howard White –	Director of the St. Johns County Building Department		904-827-6803
• Sid Ansbaucher –	Environmental Attorney Grey / Robinson P.A.		904-483-8088

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160 Oneida full on front view from the east



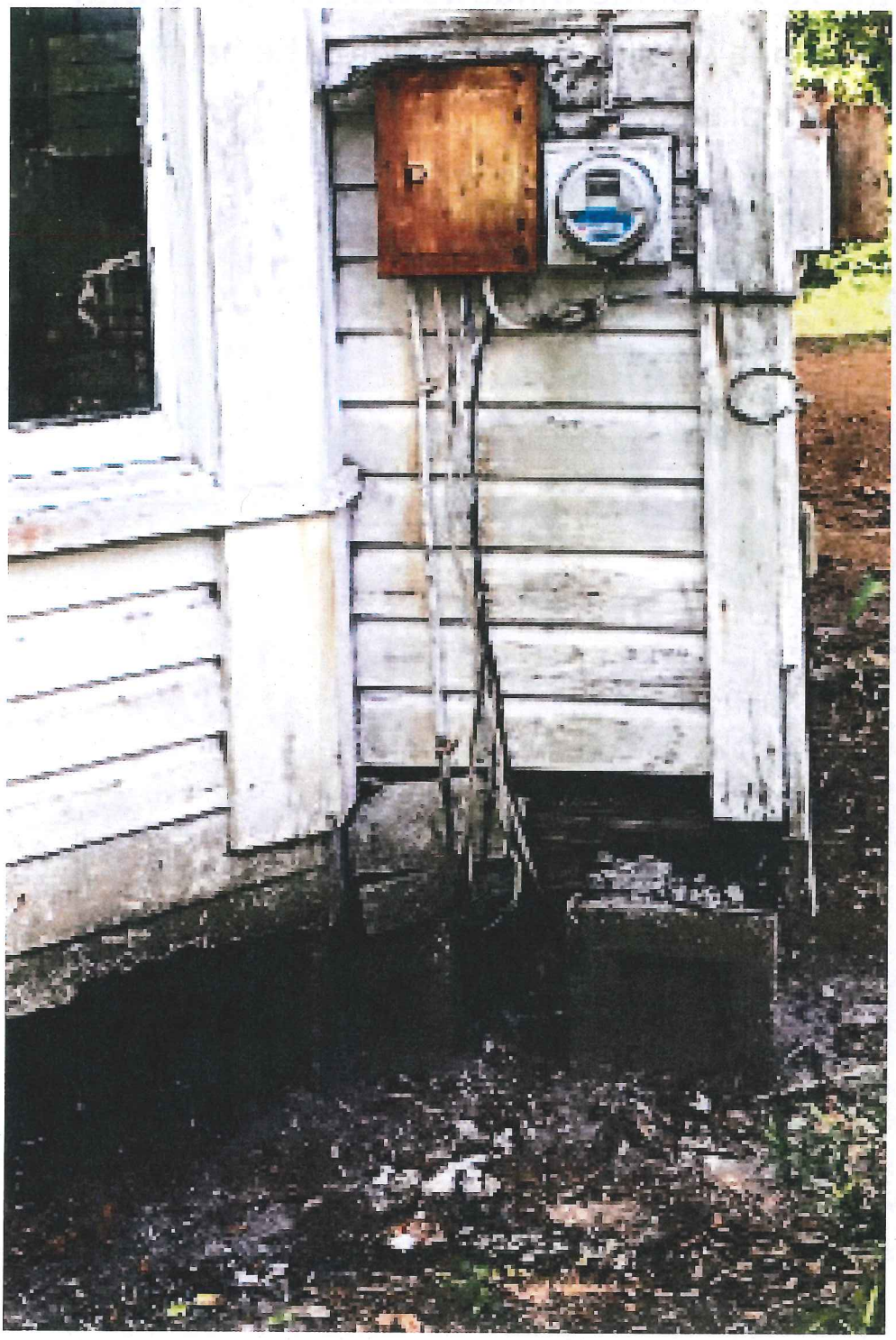
160 Oneida from the front northeast corner of the lot

Please note in the 70's all of the windows were replaced with aluminum windows of a smaller size along with the bay front being modified and replaced.



160 Oneida

The original box for knob & tube wiring, close up of rotten support beam



160 Oneida

The other end of the support beam



Full image



160 Oneida

Front from the South East corner



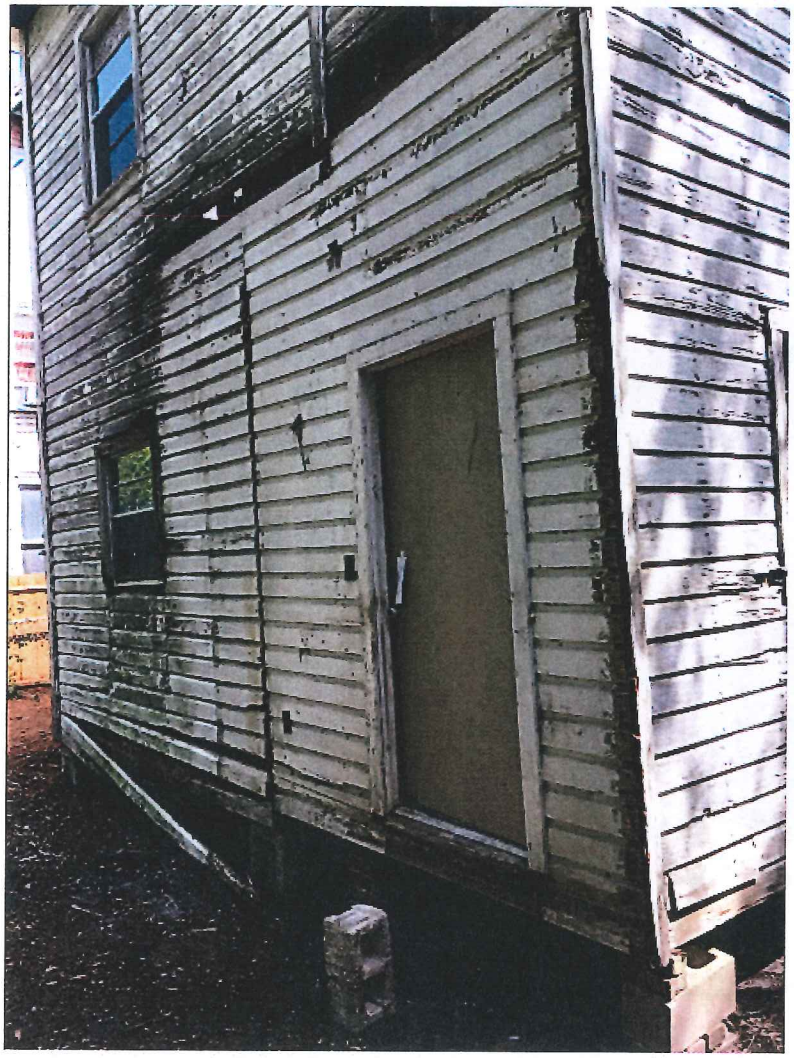
160 Oneida South side from the front



160 Oneida back foundation



160 Oneida back from the south west



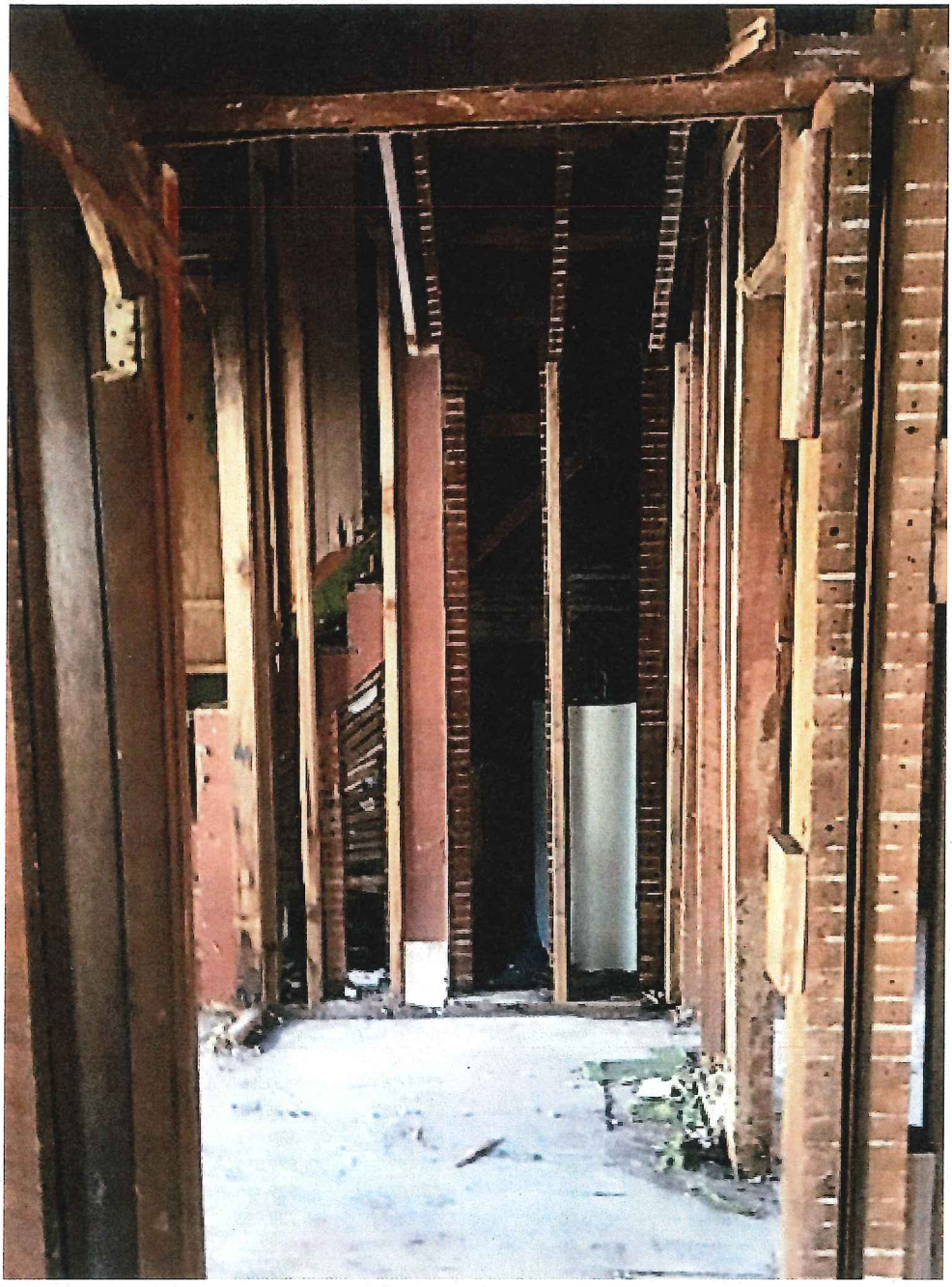
160 Oneida back from the north west



160 Oneida noth side



160 Oneida interior



St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

Proposed Hx

TRIM Notice

TRIM Notice

Summary

Parcel ID	2123700000
Location Address	160 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	BUENA ESPR (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 8 BLK 7 OR4099/88 *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	20.4933
Acreage	0.130
Homestead	N

View Map

Owner

Owner Name	Sapp Charles M Etal 100% Pugh Emily S 100%
Mailing Address	1744 NW 7TH PL GAINESVILLE, FL 32603-0000

Valuation

	2018
Building Value	$47,090
Extra Features Value	$0
Total Land Value	$114,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$161,090**
Total Deferred	$0
Assessed Value	**$161,090**
Total Exemptions	$0
Taxable Value	**$161,090**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	$48,267	$247	$102,600	$0	$0	$151,114	$151,114	$0	$151,114
2016	$50,622	$247	$89,062	$0	$0	$139,931	$139,931	$0	$139,931
2015	$52,976	$297	$71,250	$0	$0	$124,523	$30,095	$119,428	$5,095
2014	$42,645	$346	$57,000	$0	$0	$99,991	$29,856	$95,135	$4,856
2013	$44,499	$396	$44,175	$0	$0	$89,070	$29,415	$84,655	$4,415
2012	$45,426	$445	$38,475	$0	$0	$84,346	$28,923	$80,423	$3,923
2011	$47,280	$495	$42,750	$0	$0	$90,525	$28,081	$87,444	$3,081
2010	$49,134	$544	$47,500	$0	$0	$97,178	$27,666	$94,512	$2,666

Building Information

Building	1
Actual Area	981
Conditioned Area	1519
Actual Year Built	1910
Use	Single Family Residence
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Plaster
Heating Type	Forced Air

Style	01	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
2 STORY	1488	744
FRAME UTIL	0	80
BASE AREA	31	31
F OPN PRCH	0	63
F OPN PRCH	0	63
Total SqFt	1519	981

Extra Features

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	270

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$114,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/15/2015	10/9/2015	$65,000.00	WD	4099	88	U	I	ANDREU BETTIE J FKA MAYER	SAPP CHARLES M & EMILY S PUGH

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

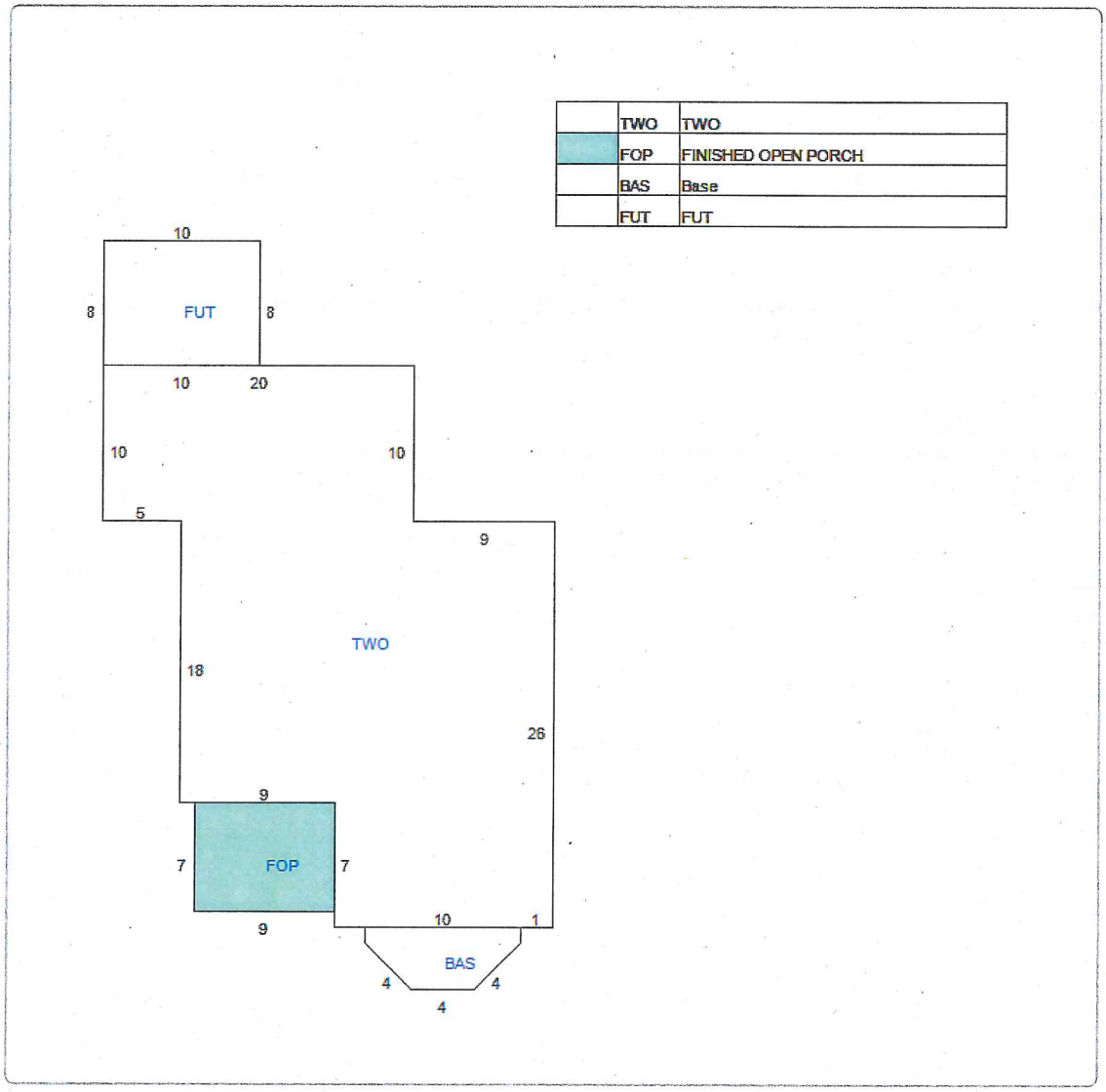
Tax Estimator

Tax Estimator

Map



Sketches



No data available for the following modules: Exemptions.

Instr #2015065634 BK: 4099 PG: 88, Filed & Recorded: 10/15/2015 4:09 PM #Pgs:2
George Lareau,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $455.00

Prepared by and after recording, please send to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:15-11652
Consideration: $65,000.00 (Sixty Five Thousand dollars & no cents)

This Warranty Deed

Made this **October 9, 2015 A.D.** By
Bettie J. Andreu f/k/a Bettie J. Mayer, an unmarried woman hereinafter called the grantor,
to **Charles M. Sapp and Emily S. Pugh, husband and wife,** whose post office address
is: 1744 NW 7th Place Gainesville, FL 32603, hereinafter
called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of **$65,000.00 (Sixty Five Thousand dollars & no cents)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida,** viz:

Lot 8, Block 7, Buena Esperanza, in the City of St. Augustine, Florida, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 212370-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).

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. Subject to taxes and assessments for the current year.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2014.**

BK: 4099 PG: 89

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:

[1] Vicki L Mayer

Witness Printed Name Vicki L Mayer

[2] Jennifer F. Brown

Witness Printed Name Jennifer Brown

Bettie J. Andrew (Seal)
Bettie J. Andrew f/k/a Bettie J. Mayer
Address: 206 Zeagler Drive Apt. #13 Palatka, FL 32177

BA.

State of FLORIDA
County of Putnam

The foregoing instrument was acknowledged before me this October 13, 2015, by Bettie J. Andrew f/k/a Bettie J. Mayer, who [ ] is/are personally known to me or [X] who has produced A VALID DRIVER'S LICENSE(S) as identification.

BA.

JENNIFER F. BROWN
MY COMMISSION # EE 851358
EXPIRES: February 2, 2017
Bonded Thru Notary Public Underwriters

[NOTARY SEAL]

Jennifer F. Brown
Notary Public
Print Name: Jennifer Brown
My Commission Expires: 02/02/2017

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application F2018-0121 Address: 320 Charlotte Street

Don Crichlow & Associates, Applicant
Steven and Linda Lohrke, Owner

Project description: To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ555
National Register:	N/A	Construction date:	1885
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	200520 0000		
Agenda Item:	6(b)	Previous Action(s):	COA 2005

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment. The application was continued from the September 20th HARB meeting to allow the applicant an opportunity to consider the board's comments.

- According to the site file this is one of the oldest residential buildings in this neighborhood and was a Black residential area near the Barracks property. The Sanborn maps reflect that this is the only building remaining of its character in the immediate vicinity.
- The zoning issues have not been clarified by the applicant. A zoning analysis has been attached to the staff report. If the applicant is required to apply for a variance, the PZB will take into consideration HARB's approval.
- The applicant made some modifications to respond to HARB's comments to include lowering the rear second story addition, converting part of the addition to shed dormers, revising window patterns to one-over-one light, adding additional windows, changing the garage door appearance, and adding an attached trellis.
- The HARB has discussed this application in two prior meetings and the applicant has made modifications:
  - There has been little change to the Garage Apartment-style addition. Staff maintains that the character of that addition is not compatible because the width and height is out of scale with the historic building (see 'height, width, and massing') and is conspicuously located. It obscures the relationship of the historic building to the property which is not compatible with SOIS 9. Other garages/garage additions in the area do not have a comparable relationship to this type of historic building.
  - Changes to the main building are still more significant in size than the existing historic building and are highly conspicuous. Staff has concerns whether enough integrity of the original building would remain for it to be considered a contributing building and that the additions still obscure the historic building. See SOIS 9 and 'Additions,' and Local Standard 7. The mass and scale of this historic building is different than the mass and scale of other buildings in the area.
- Of the proposed paint colors, Oyster Bay, Downing Slate, and Hunt Club need to be approved by the board.
- This project will likely require an A14 Archaeological Review Application. Coordination with the City

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Continue** a **Certificate of Appropriateness** for **320 Charlotte Street** to allow the applicant to consider reducing the garage addition to one story and reducing the vertical elements of rear additions to be compatible with the height, scale, size, and placement of the historic building.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Construct a partial second story with intersecting gables, wood shingle siding, 5v crimp metal roof, and new windows
- Build a two-story side addition for the stairwell and a partial width and height porch on the rear of the home
- Install a wood railing in the front gable and extend the roofline to cover the balcony type area
- Construct a two-story garage/garage apartment with butted wood shingles, a balcony facing Charlotte Street, two doors on the first floor, and six-over-six windows
- Install a wood trellis that is partially connected to the two story addition
- Paint the structure using a variety of colors

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.

The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

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

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Garage Apartment (1900-1930)

Garage apartments are the first style to attempt to provide indoor parking in residential buildings. Garage apartments may be either primary or accessory buildings. In St. Augustine, garage apartments which are accessory buildings are located on the same lot with Bungalows, Colonial Revival and Mission style buildings, and with Frame Vernacular and Masonry Vernacular buildings.

Identifying features of the style include two story construction, with single or multiple garage bays occupying most of the first floor. Buildings are usually set at the rear of the lot. Construction may be masonry or wood frame, or a masonry first story with a frame second story. Second story porches or roofed balconies are common. Detailing is usually simple.

Buildings are usually constructed on the rear of the lot. The most common building plan is rectangular, although some buildings are L-shaped. Buildings are two stories.

Foundations are usually continuous concrete or brick, or less commonly brick piers. Piers may be finished with stucco. Construction is masonry or frame, or masonry on the lower story and frame on the second story.

Exterior finishes are drop siding or weatherboards with corner boards, asbestos shingles, composition shingles, wood shingles, concrete block, coquina or stucco.

The most common roof types are hip and gable. Flat roofs with a parapet, and jerkinhead roofs are also used. Shed porch roofs are common. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal or metal v-crimp. Flat roofs are built-up. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Double hung sash eight-over-one, three-over-one, and three or eight pane casement windows are also used. Fanlights are used occasionally. Attic louvers in the gable ends are common.

Detailing is usually simple and may include battered porch piers, wood balustrades, finials, arched window surrounds and crenelation.

Secretary of Interior Standards for Rehabilitation
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]

10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Local Standards for Rehabilitation
7. Buildings must maintain as much of the original building as possible. Additions and alterations should be kept to a minimum.

8. All modifications, alterations and additions must reflect the historical era of the building and be compatible with the original architectural design.

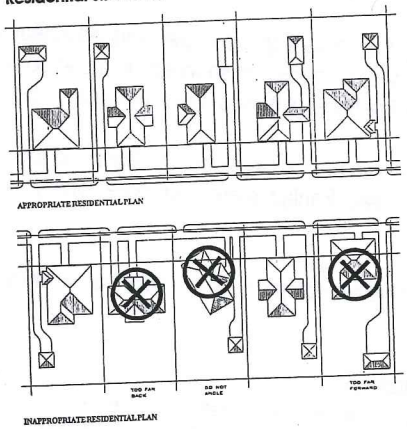
New Construction
New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing 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.

Figure 2 depicts appropriate and inappropriate residential site plans.

Residential Site Plans Figure 2



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.

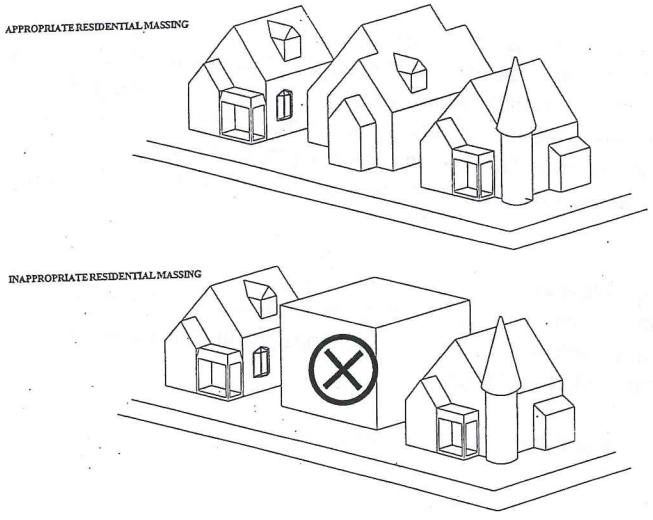
Figure 4 depicts appropriate and inappropriate residential height and width.

Residential Height and Width Figure 4



Figure 5 depicts appropriate and inappropriate residential massing.

Residential Massing Figure 5



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.

Figure 7 depicts appropriate and inappropriate residential horizontal rhythms.

Figure 7

Residential Horizontal Rhythms



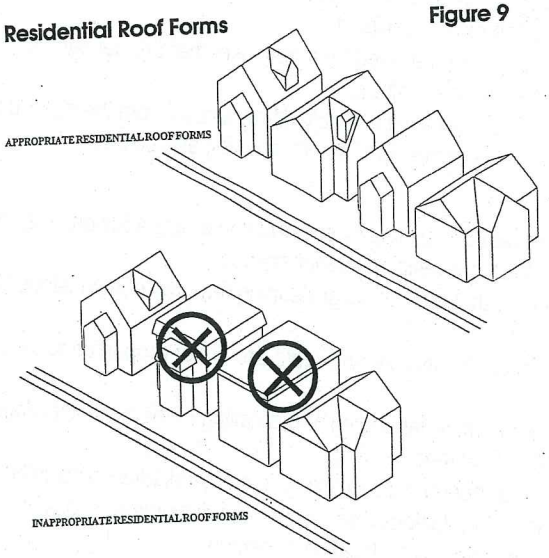
Roof Forms

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.

Figure 9 depicts appropriate and inappropriate residential roof forms.

Figure 9

Residential Roof Forms



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.

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.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

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

Paint Colors and Placement
Do...

- Preserve painted and unpainted surfaces as they traditionally existed on the building.
- Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible, such as hand scraping, prior to repainting.
- Apply compatible paint coating following proper surface preparation.
- Attempt to discover the historic paint colors and finishes of the building and use this information to repaint with colors that illustrate the distinctive character of the property.
- Choose colors appropriate to the period and style of the building.
- Generally, the use of one base color and a maximum of three trim colors is appropriate.

Don't...

- Remove paint that is firmly adhering to, and thus protecting, surfaces.
- Remove paint by destructive means, such as sandblasting, applying caustic solutions, or high pressure water blasting.
- Fail to follow the manufacturer's product and application instructions when repainting.
- Use bright or gaudy colors, radically different types or colors of paints, or colors without historical basis.

Post-1821
Following the turn of the century, most other styles use lighter and brighter paint colors. Paint colors and usage during this period are not as intricate or flamboyant as during earlier periods, but the use of color to call attention to architectural elements is still evident. As a general rule, trim elements and recessed surfaces, such as door panels and shutter louvers are "picked out" in a different color from the base color of the building. Window sashes are usually the darkest color so that windows appear to be recessed. Changes in material, such as bands of shingles or novelty siding, are highlighted by paint color. Paint colors are often different for each story and inside gable ends. The intent is for the building to appear as a box within a frame, and for the architectural features to be further differentiated.

Doors and Entrances
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.

Roofs and Roofing
Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.

Post-1821
Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles.

Windows and Window Treatments

Do...

- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate.

Balcony design and materials should be compatible with the style of the building. The balcony should be in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies should not be enclosed with screen or glass.

LIST OF ATTACHMENTS:

1. Zoning Analysis
2. Staff Photos
3. November Meeting Minutes
4. Pre-approved Paint Colors
5. Sanborn Maps
6. Florida Master Site File

roof in a medium bronze finish at **71 Marine Street** because it meets Secretary of Interior Standards #2, 4, and 6, as a compatible material to the existing, potentially historic, roof material.

Ex Parte Communication:

(None)

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

Mr. Benoit asked that the application reflect that the fasteners were hidden fasteners which the applicant confirmed.

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0147 with the clarification that the new metal roof will be a hidden fastener standing seam metal roof. The motion was SECONDED by Mr. Weaver.

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

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness 2018-0111 – City of St. Augustine – Applicant and Owner
20 Spanish Street

To make alterations to an existing parking lot to include adding landscaping, constructing a masonry wall, and installing paving material, lighting, and signage.

Applicant requested a continuance of the application prior to the meeting. See Modification and Approval of Agenda for motion to continue.

6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates – Applicant
Steven and Linda Lohrke – Owner
320 Charlotte Street

To construct a second-story onto an existing one- story Frame Vernacular home and to build a two- story garage apartment.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **320 Charlotte Street** to allow the applicant time to consider altering the design to be compatible with the height, scale, size, and placement of the historic building.

Don Crichlow reviewed the application with changes including turning the gable as requested by the Board, lowering the proposed roof peaks by two feet.

Ex Parte Communication:

(None)

Public hearing was opened.

Linda Lohrke, owner of the property, further reviewed the application. She clarified that the addition above the garage was for personal use and would not be a rental.

Melinda Rakoncay suggested the windows be six-over-six light. She felt that the more recent construction on either side made the additional height requested more favorable. She was opposed to the double-garage door along the front of the property.

Public Hearing was closed.

The Board discussed the following:

- Garage suite would bring the total livable square footage to 1,800 square feet and a total expansion of

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1,986 square feet from the existing 1,145 square feet.
- Archeological survey required for any excavation on the site
- Concern for the two-story garage addition over-shadowing the existing single-story historic house
- Possibility of further lowering the garage roof
- Concern for large amount of blank wall space on the north elevation with no windows
- Adding fenestration to the northern side of the garage addition
- Casement or one-over-one light windows rather than the existing six-over-six light windows to help differentiate the addition from the historic structure
- Width of garage door necessary to allow for turning radius
- Recommendation to change garage door style
- Concern for garage setback which would require a variance, and recommendation to move it back parallel to the front of the existing house
- Possibility of creating the garage as a separate structure
- Conflicts between what the Zoning Code allowed and the desire to preserve the historic structure
- Possibility of lowering garage addition ridgeline further by utilizing dormers
- Desire to see demonstration of proposed addition's compatibility with the existing historic structure
- Need for examples of two-story carriage-houses in the historic district

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application 2018-0121 to the December 20, 2018 meeting. The motion was SECONDED by Mr. Benoit.

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

7. Certificates of Appropriateness

7. (a) 2018-0134 – Don Crichlow & Associates – Applicant
18 St. George Street LLC – Owner
18 St. George Street

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Mr. Weaver recused himself as a consultant for the property owner.[1]

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **18 St. George Street.**

Don Crichlow reviewed the application noting the reduction in the roofline from the previous plans.

Ex Parte Communication:

(None)

Public hearing was opened.

Robert Hall spoke against the application citing that the building was not compatible to the historic nature of the property. He felt the building should be a 1740s interpretation.

Melinda Rakoncay spoke against the application citing that the project did not meet the AGHP. She felt that the changes made were not sufficient to reduce the scale and make the addition compatible with the

[1] Form attached to original minutes

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City of St. Augustine

PLAN COMMENTS
Building and Planning Department – HARB

January 7, 2019

320 Charlotte St.

In review of the zoning standards the rear of the proposed two (2) story garage and building addition doesn't appear to meet the rear ten (10) foot setback as measured to the eave. Also, information is missing that would determine the side setbacks for the two (2) story garage and building addition. For this site, side setbacks are determined as follows:

1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.

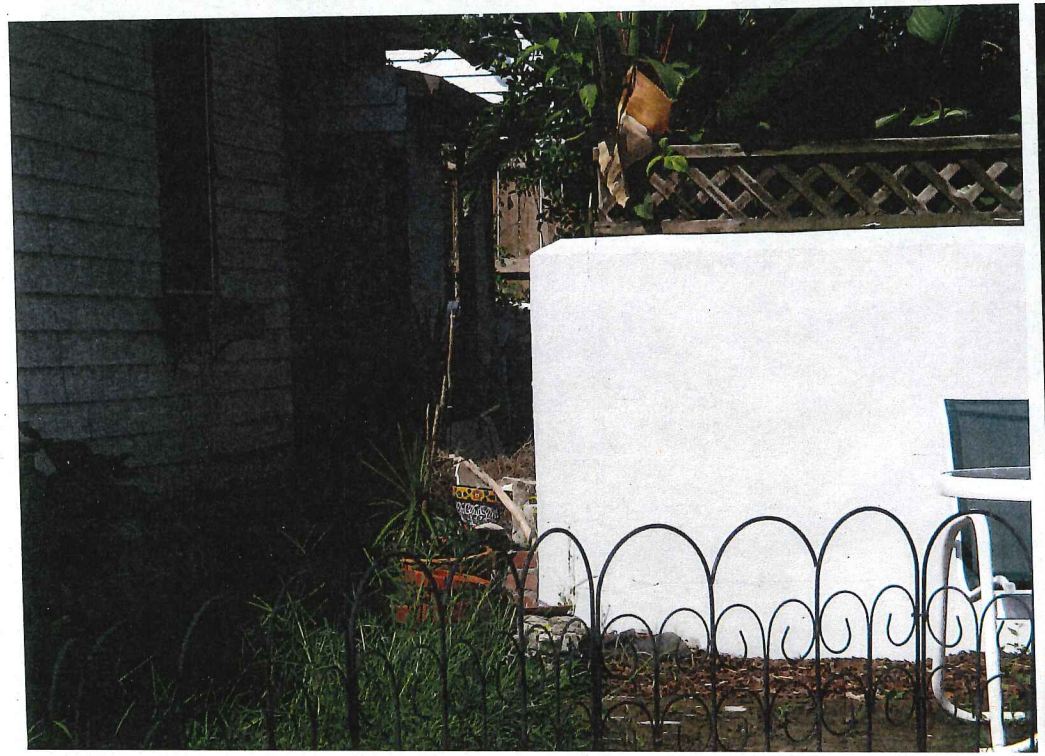
2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

Additional information including the exact location of the adjacent buildings within the block are needed to determine side setback standards.

David Harrell, AICP
Senior Development Review Planner
City of St. Augustine, FL
Direct: 904-209-4331









for the Style

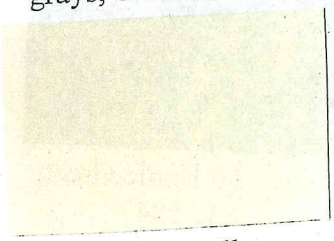
CRAFTSMAN, ca. 1910-1940

Numbers refer to Sherwin Williams paints

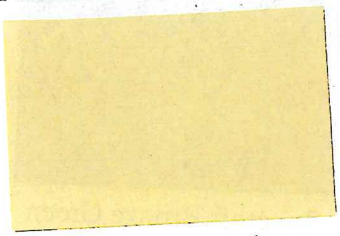
This class, associated with the Arts and Crafts Movement of the early-twentieth century, shifted out of the Late Victorian Period with a return back to earlier Victorian shades albeit darkened slightly by the Aesthetic Movement. The Bungalow style is associated with this period. Buildings are stained or painted soft greens, grays, browns, or dark reds. Trim colors are white, light yellow, gray, or light green. Doors are unpainted or varnished.

Refer to Craftsman colors if your house is one of the following architectural styles:

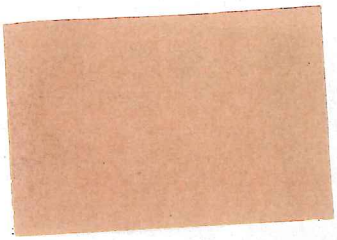
- Bungalow (1910-1940)
- Vernacular (1910-1940)



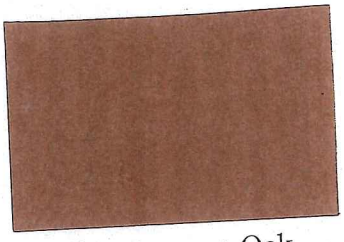
Roycroft Vellum
SW 2833



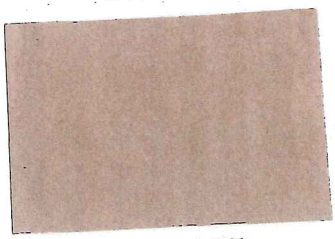
Birdseye Maple
SW 2834



Craftsman Brown
SW 2835



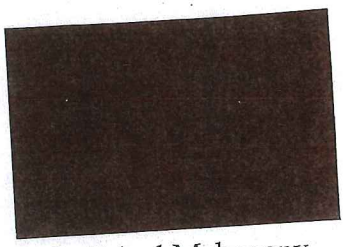
Quartersawn Oak
SW 2836



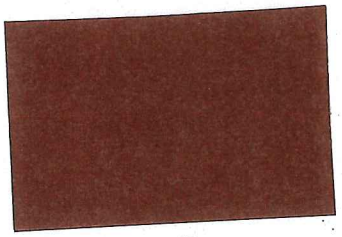
Hammered Silver
SW 2840



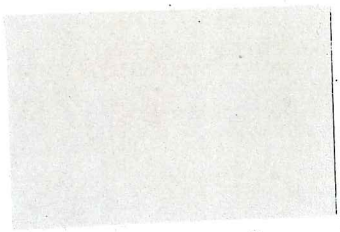
Roycroft Copper Red
SW 2839



Polished Mahogany
SW 2838



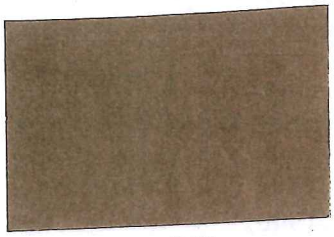
Aurora Brown
SW 2837



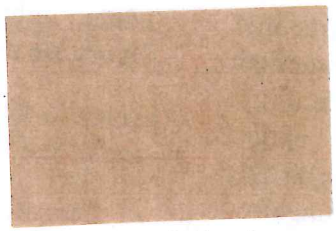
Roycroft Mist Gray
SW 2844

CRAFTSMAN, ca. 1910-1940

Numbers refer to Sherwin Williams paints



Roycroft Brass
SW 2843



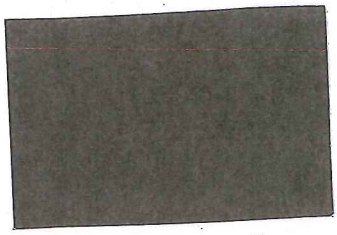
Roycroft Suede
SW 2842



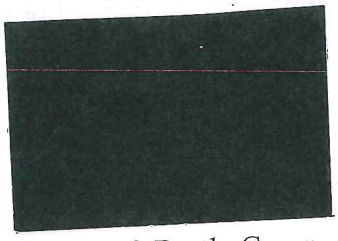
Weathered Shingle
SW 2841



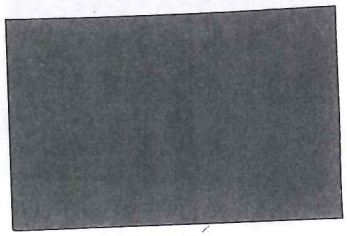
Bunglehouse Gray
SW 2845



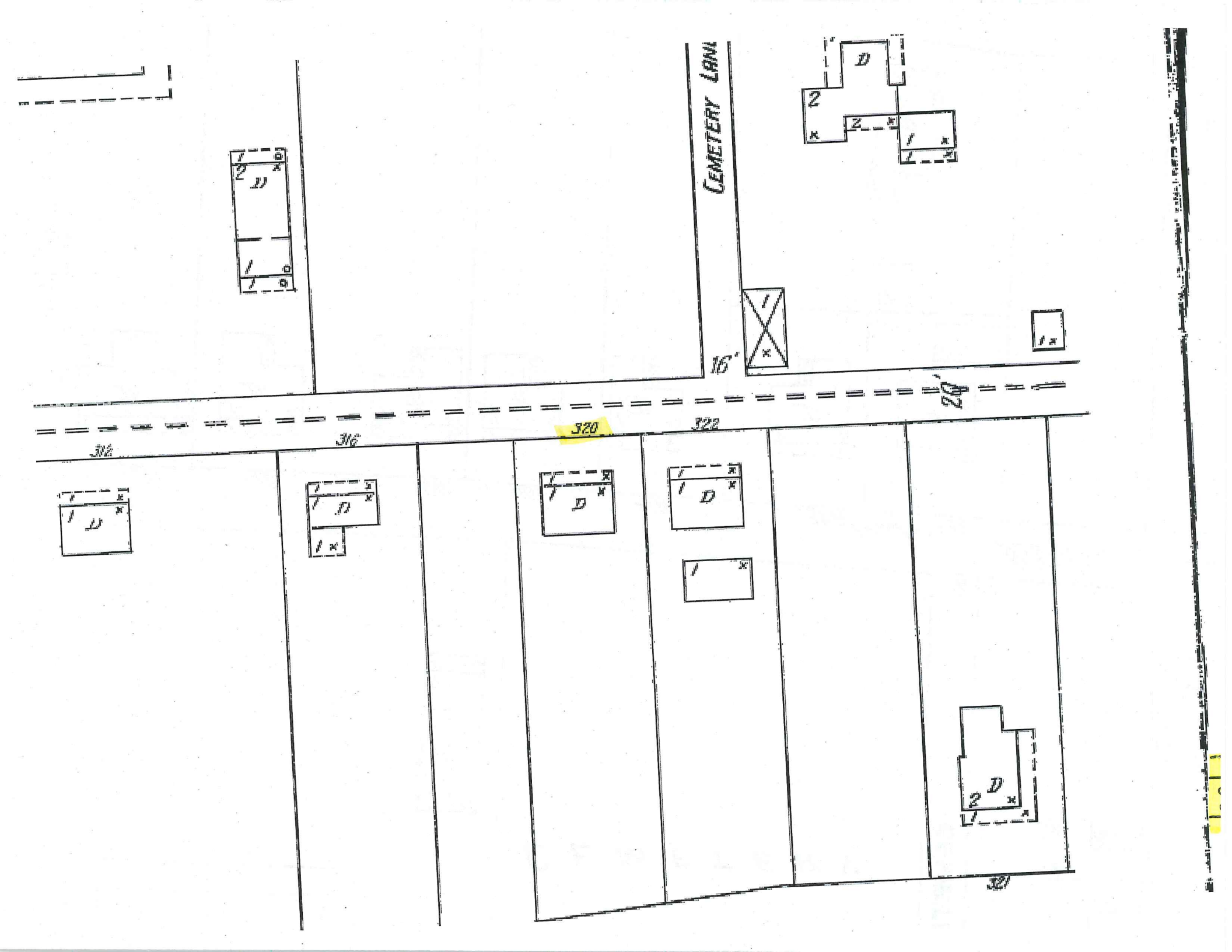
Roycroft Bronze Green
SW 2846

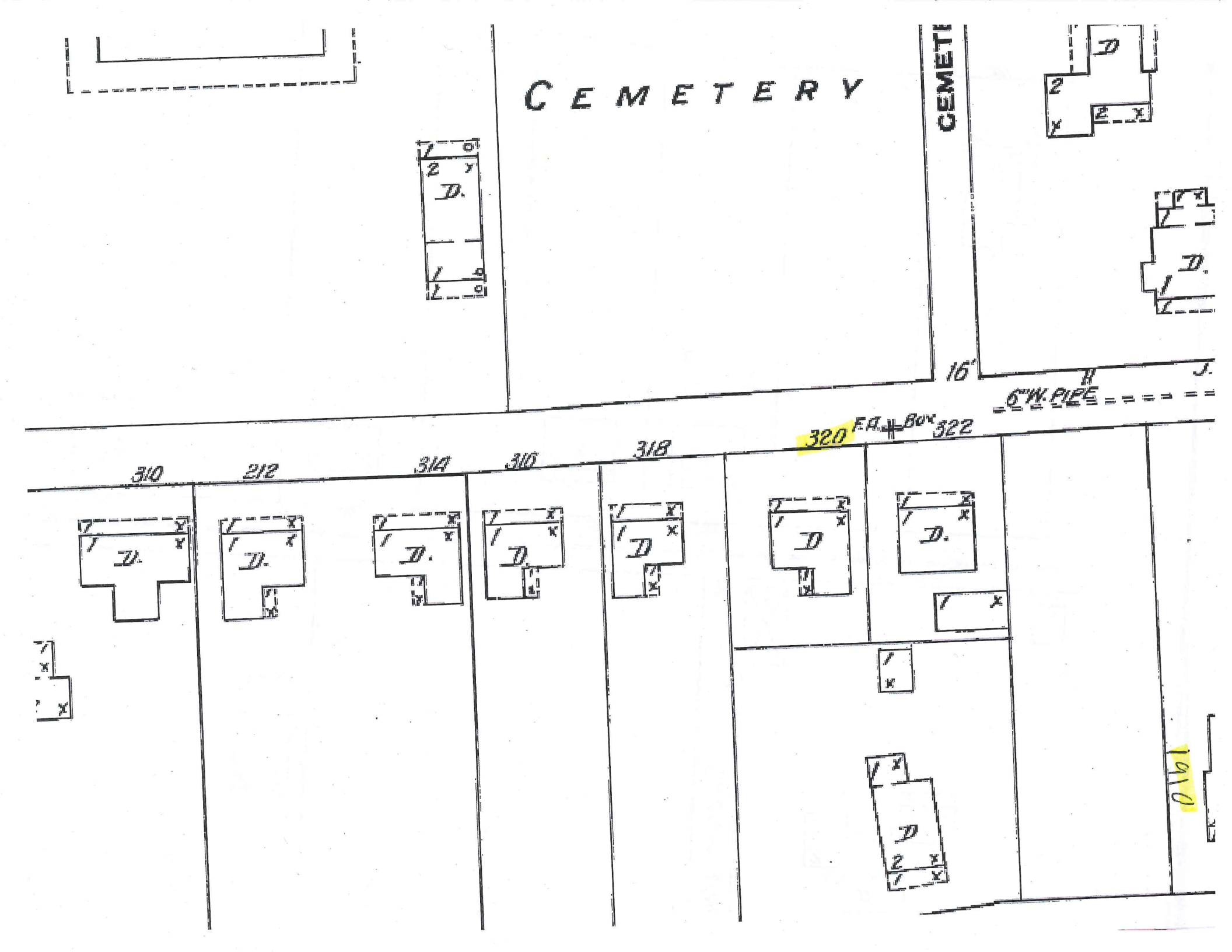


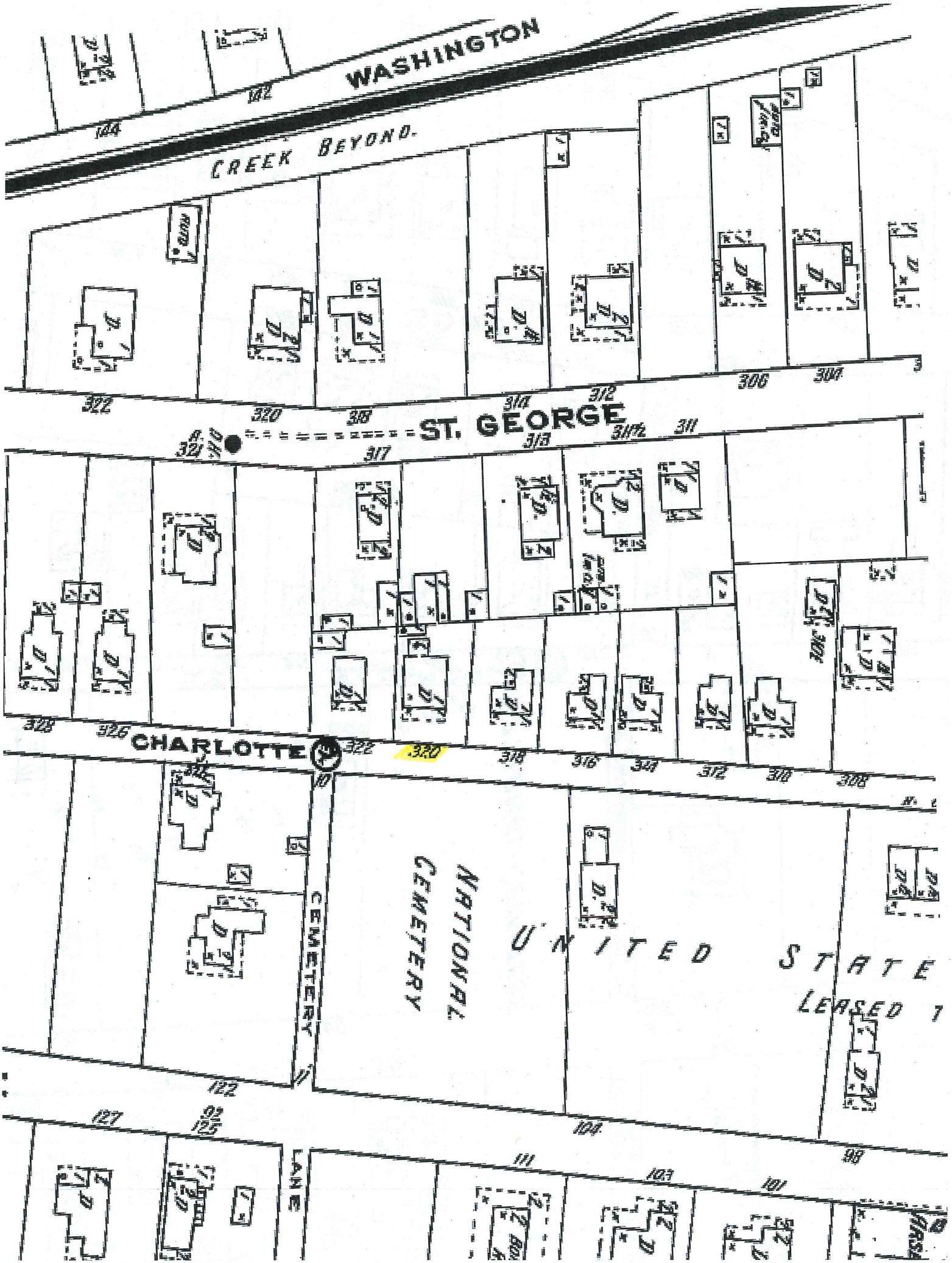
Roycroft Bottle Green
SW 2847

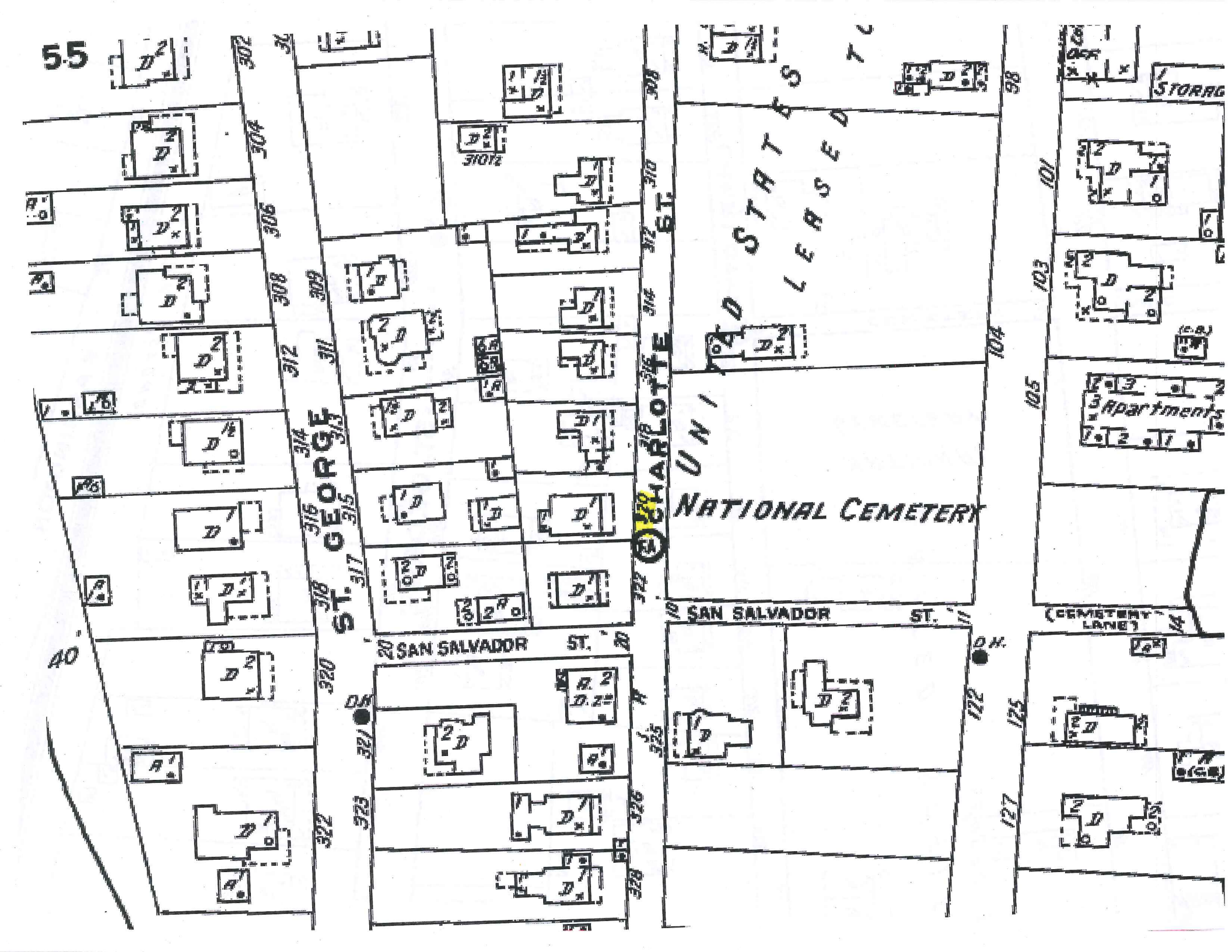


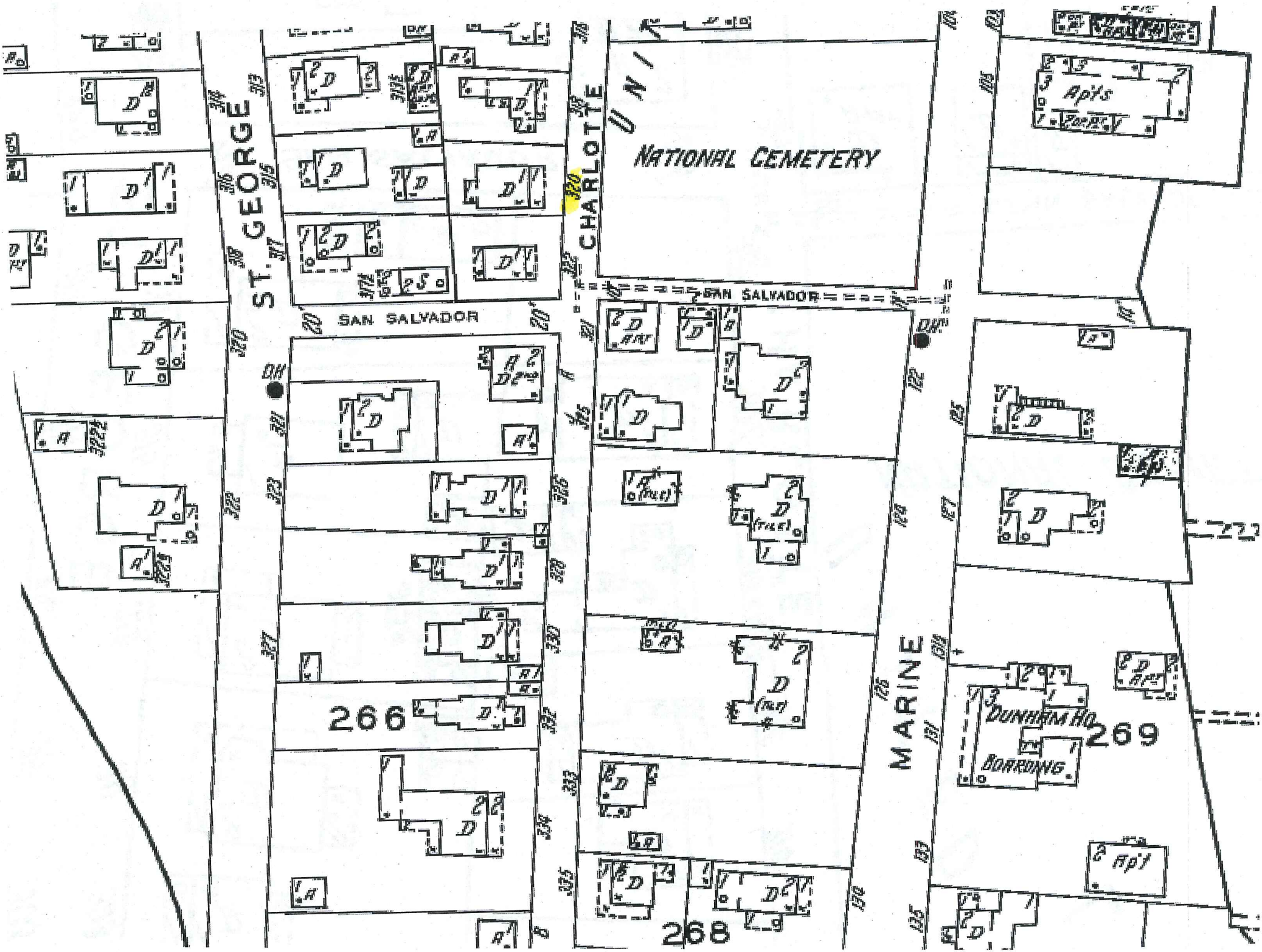
Roycroft Pewter
SW 2848

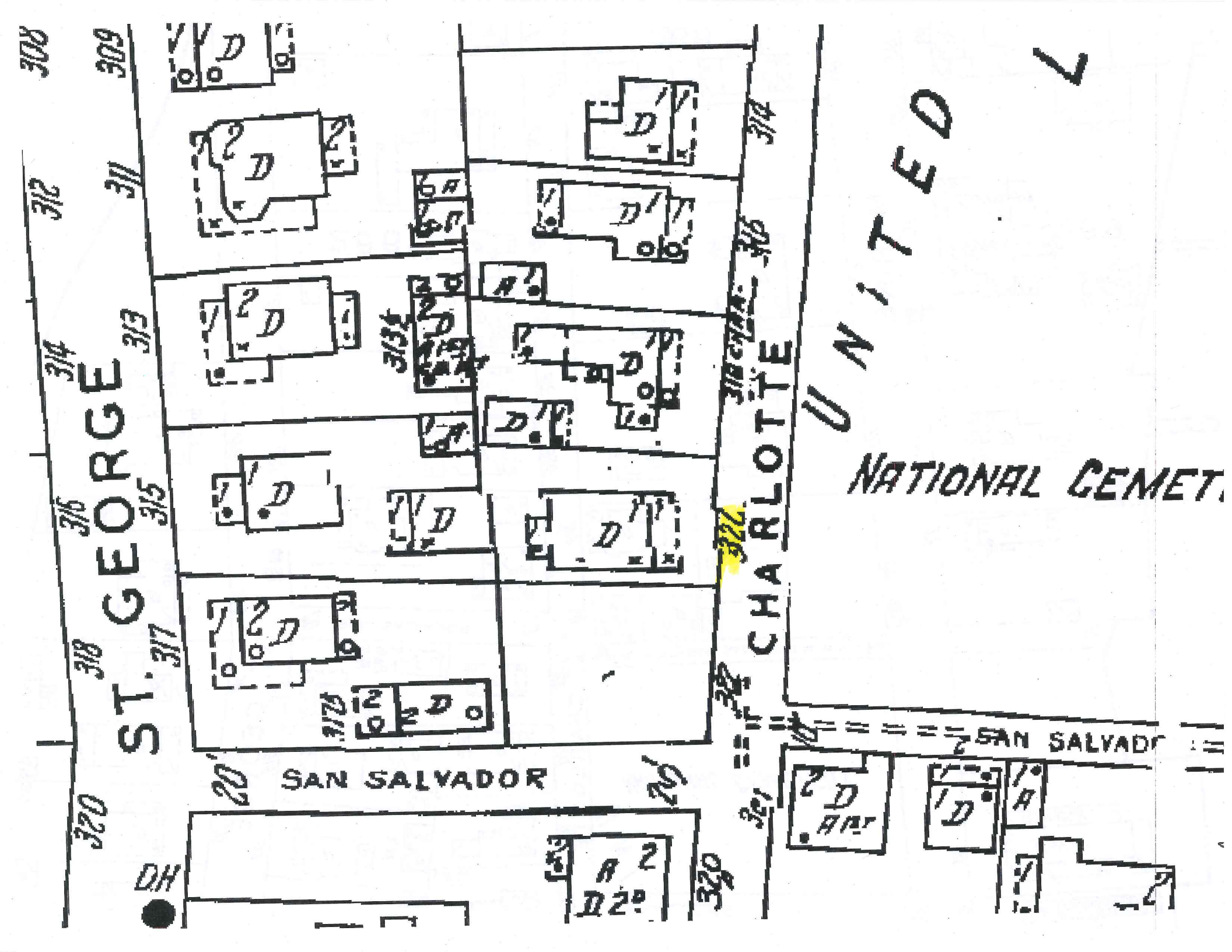

CEMETERY LANE
16'
20'
312
316
320
322
321

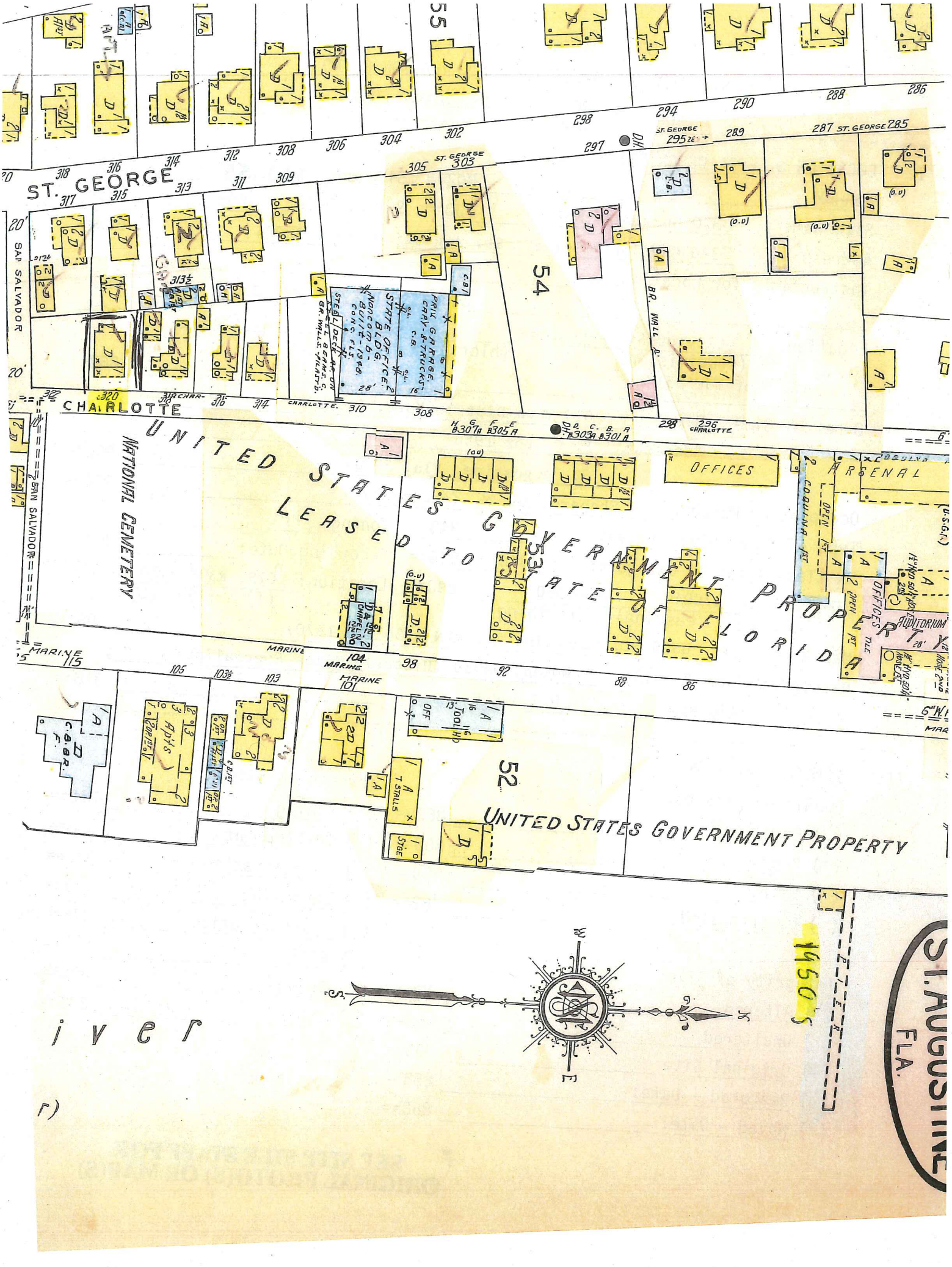

CEMETERY
CEMETE
16"
6"W. PIPE
320
F.A. Box
322
310
312
314
316
318
D.
D
2
1
X
1910


WASHINGTON
CREEK BEYOND.
ST. GEORGE
CHARLOTTE
CEMETERY
NATIONAL
UNITED STATE
LEASED
LANE
104
102
322
320
318
316
314
312
310
308
306
304
317
313
311½
311
328
326
127
125
111
103
101
98


55
ST. GEORGE
ST. CHARLOTTE
UNITED STATES LEASED
NATIONAL CEMETERY
SAN SALVADOR ST.
SAN SALVADOR ST.
(CEMETERY LANE)
3 Apartments
40'
302
304
306
308
309
310
311
312
314
315
316
317
318
320
321
322
323
325
326
328
98
101
103
104
105
122
125
127


ST. GEORGE
CHARLOTTE
MARINE
SAN SALVADOR
SAN SALVADOR
NATIONAL CEMETERY
266
268
269
DUNHAM HO
BORROWG.
Apts
Apts


ST. GEORGE
CHARLOTTE
SAN SALVADOR
SAN SALVADOR
UNITED
NATIONAL CEMET
309
311
312
313
314
315
316
317
318
320
321
322
D
A
DH


ST. GEORGE
CHARLOTTE
MARINE
SAN SALVADOR
BR. WALL ST.
NATIONAL CEMETERY
UNITED STATES GOVERNMENT LEASED TO STATE OF FLORIDA
UNITED STATES GOVERNMENT PROPERTY
STATE OFFICE BLDG.
PRIV. GARAGE
ARSENAL
OFFICES
AUDITORIUM
54
53
52
55
ST. AUGUSTINE
FLA.

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ555 1009==

Site Name: 320 Charlotte Street 830== Survey Date: 7808 820==

Address: 320 Charlotte Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) 15 (East (lot) 868==

69.2' of lot 15) 868==

Owner of Site: Name: Old Town Distributors, Inc.;

Address: P. O. Box 1956

St. Augustine, Fla. 32084 902==

Occupant or Manager: Shepard, Ann M. (occupant) 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 470040 (easting) 3305960 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt, dropsiding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies: 1 story open porch on front 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: 882==

Ornament Exterior: Jigsawn brackets, chamfered posts 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Faces National Cemetery 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate, Blacks 920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Frame Vernacular residence at 320 Charlotte Street was constructed between 1865 and 1885 and is one of the oldest houses built in this neighborhood. There are ornated jigsawn brackets and chamfered posts on the one-story open front porch with brick base. The house faces the U. S. National Cemetery. It was originally part of a Black residential neighborhood behind St. Francis Barracks.

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

(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.

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)

In 1905 the property at 320 Charlotte Street was owned by Robert Stickney. The Stickney family purchased property in St. Augustine after the Civil War. The most significant member of the family was Judge John B. Stickney, prominent judge here during the Reconstruction years.(4)

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4. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 32; Historic Properties Inventory Research File.

☐ Original
☒ Update

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

Site # 8 SJ00555
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) 320 Charlotte 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

Address:	Street Number	Direction	Street Name	Street Type	Suffix Direction
	320		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 # 2005200000 — Landgrant _____
Subdivision Name City of St. Augustine — Block 39A — Lot 15
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1896 ☐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 ext. Fabric
Additions: ☐yes ☐no ☒unknown Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐ur known Describe _____

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1.5
Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single and paired wood DHS 6/6; fixed or casement wood with leaded glass in front gable
Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn brackets, chamfered posts
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) fenced yard with partial masonry wall; mature tree canopy and open side lot

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 SJ00555

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. masonry general

Main Entrance (stylistic details) single 2-panel wood door with square light; centrally located under front porch

Porch Descriptions (types, locations, roof types, etc.) 1-story open porch on front with wood supports under main roof

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

Narrative Description of Resource Faces US National Cemetery. See original form for additional historical information

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

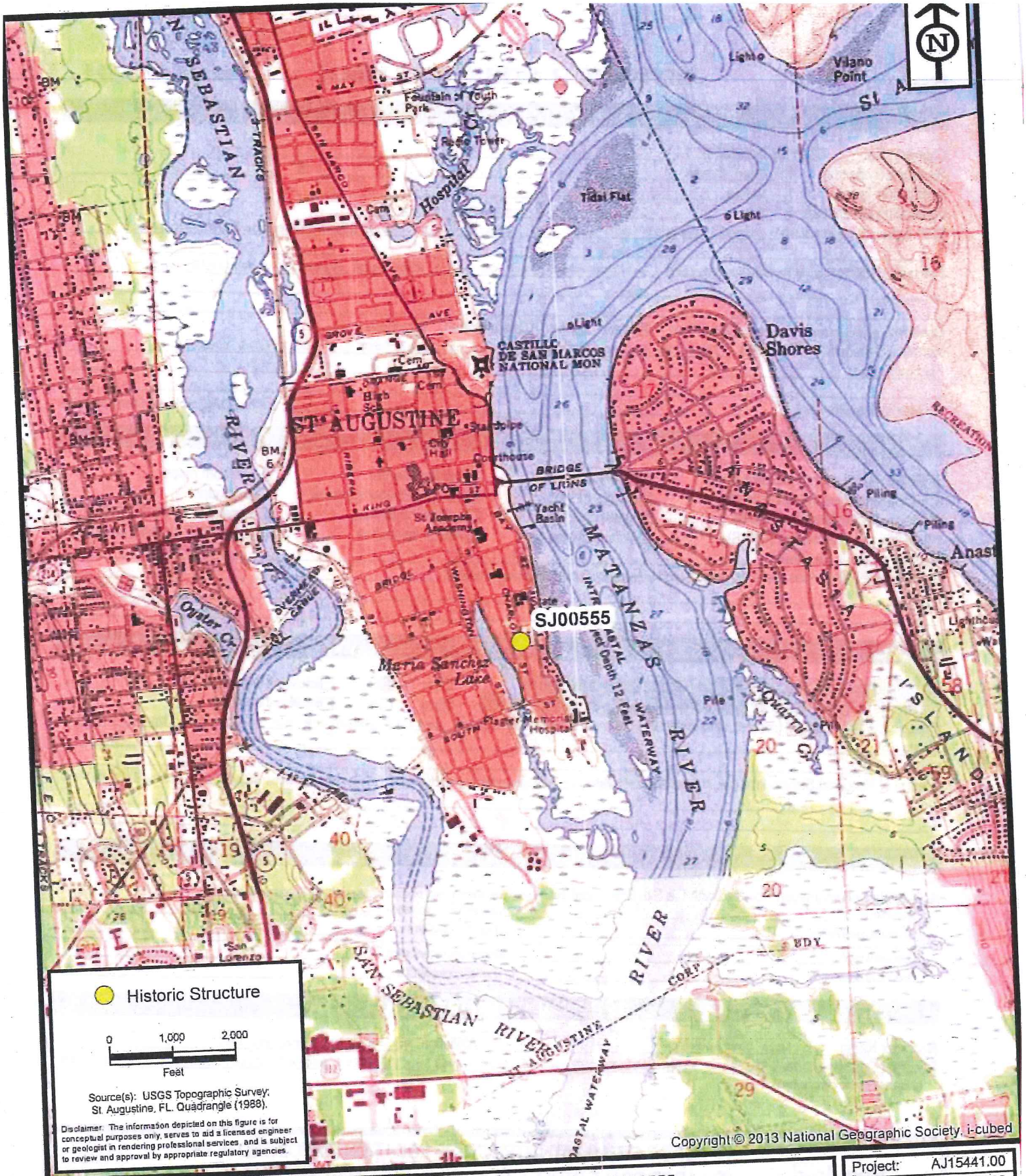
Required Attachments

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

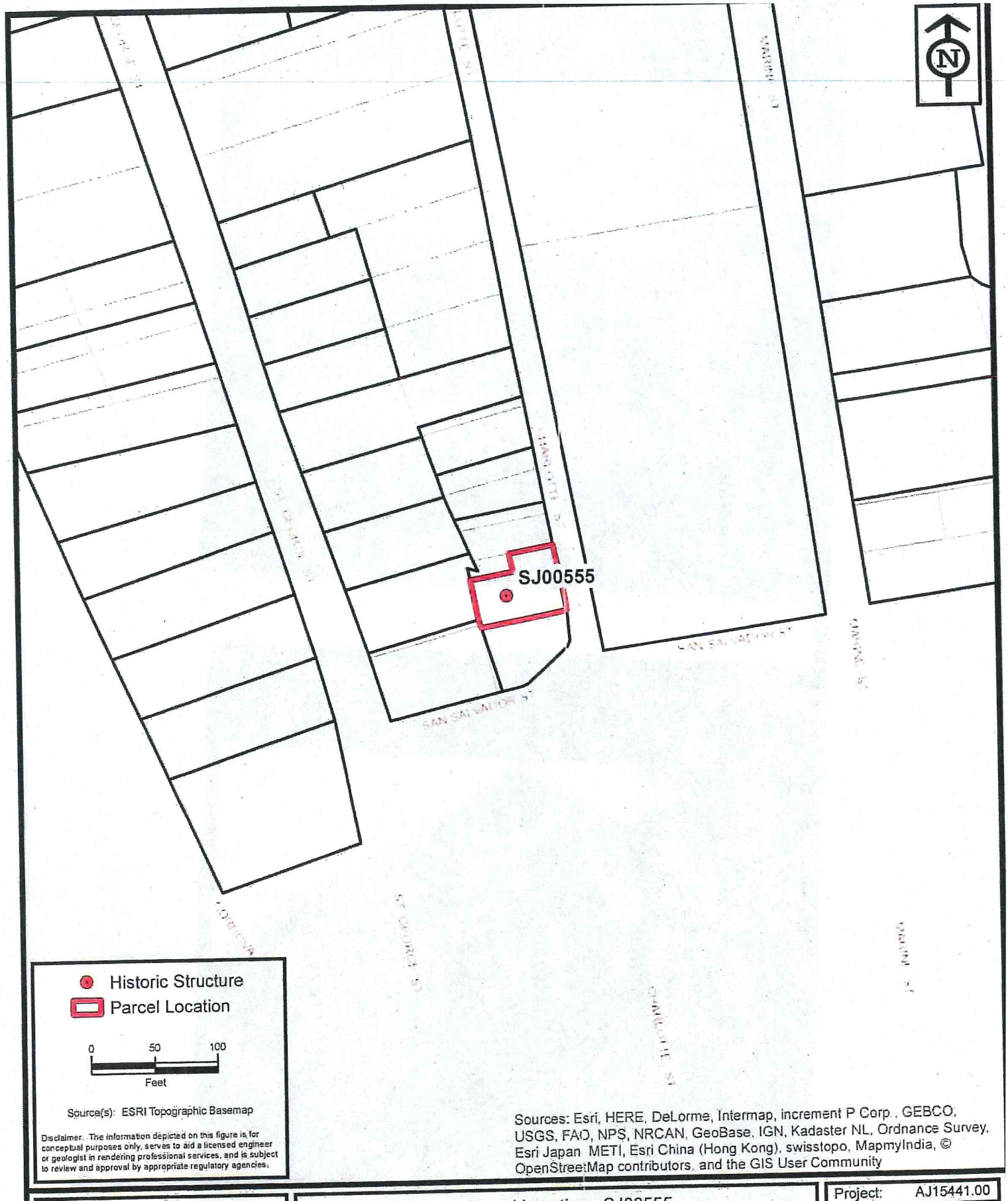
Project Location - SJ00555

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\SJ00555\Location.mxd Date: 1/28/2016 3:35:20 PM



Historic Structure

Parcel Location

0 50 100

Feet

Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

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

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

Parcel Location - SJ00555

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00555\Parcel.mxd Date: 2/1/2016 3:24:03 PM

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:
Just need brochure / photos of proposed roof & exterior finishes info. about lighting intensity; site plan showing current & site & proposed changes

Project number: _____ Project Address: 320 Otha Char.

Reviewed by: Kelli Mitchell Date: 8/24/16

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

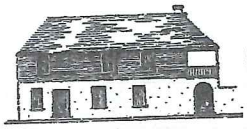
OK	Need	N/A	
☐	☐	☒	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☒	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☒	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. 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.

Main Structure

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. 1431043

Meeting Date: SEPT. 20, 2018

Receipt No. _____
Advertising Costs $_____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT DONALD CRICHLOW
   Business (if applicable) DON CRICHLOW & ASSOC.
   Address 302 ST. GEORGE ST.
   City ST. AUGUSTINE State FL Zip Code 32084
   Daytime telephone 904 377-0913 Other phone/email crichlow@comcast.net
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER STEVEN & LINDA VOHRKE
   Business (if applicable) _____
   Address 320 CHARLOTTE ST.
   City ST. AUGUSTINE State FL Zip Code 32084
   Daytime telephone (required) 904 510-4228 Other phone _____
3. PROJECT STREET ADDRESS 320 CHARLOTTE ST.
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE RESIDENTIAL PROPOSED USE RESIDENTIAL
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☑ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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

- ☐ New building
- ☑ New addition
- ☑ New 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)

EXPAND LIVING SPACE BY THE ADDITION TO THE MAIN STRUCTURE OF A GARAGE APT. AND A PARTIAL 2ND FLOOR WHILE PRESERVING THE HISTORIC 1 STORY ELEVATION AND PORCH DETAILS.

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 COUCHLOW

SIGNATURE OF APPLICANT Donald A. Couchlow DATE 8/23/18

PRINT OWNER'S NAME Linda Lohrke

SIGNATURE OF OWNER Linda Lohrke DATE 8-13-2018

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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Don Crichlow & Associates

St. Augustine, Florida

Revisions to 320 St. George St. Submittal
Since November 15, 2018 Meeting

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Main Residence

- Lowered 2nd floor roof addition by 4 ft. (28' to 24')
- Changed all new windows to 1 over 1 configuration.
- Added dormers on north and south sides of roof.

Garage/Bedroom Addition

- Added windows to north and south elevations.
- Changed garage door design.
- Added pergola from street gate to porch on south elevation.

General

- Provided color samples.
- Provided perspective (color) views of proposed additions.

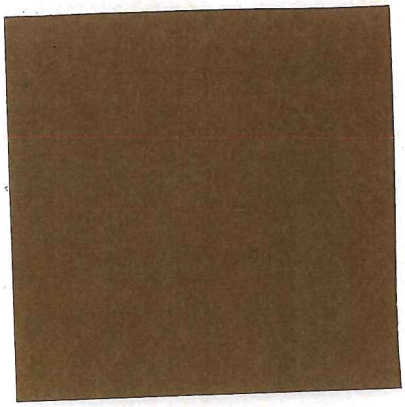
302 St. George St. • St. Augustine, Florida 32084 • Tel (904) 824-5785 • Email: crichlow@comcast.net

Don Crichlow & Associates

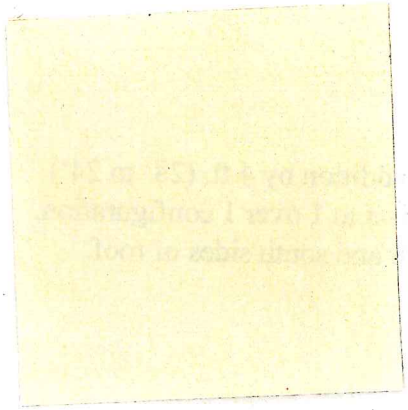
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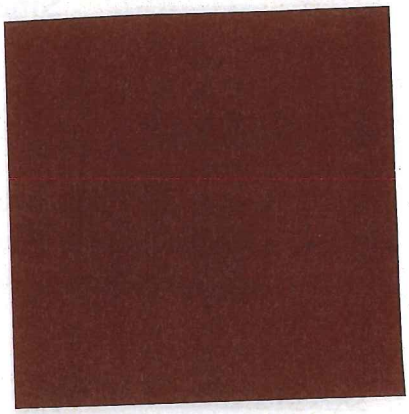
Colors for 320 Charlotte St.
Bungalow 1890-1940
(Sherwin Williams Colors)



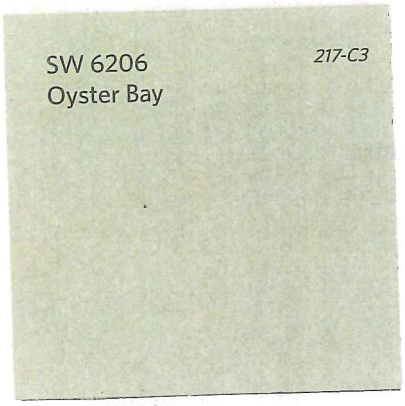
#2807 Rockwood Med. Brown



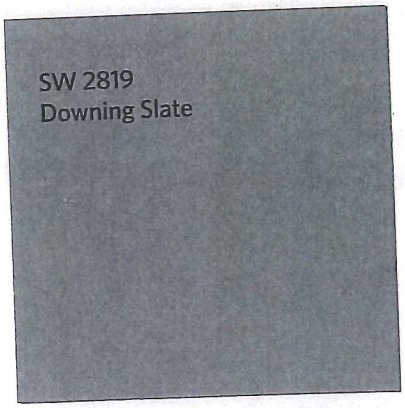
#2829 Classical White



#2802 Rockwood Red



#6206 Oyster Bay



#2819 Downing Slate



#6468 Hunt Club

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INTERIOR 2ND FLOOR - EXISTING



INTERIOR 1ST. FLOOR - EXISTING





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EXISTING EAST FACADE



EXISTING NORTH FACADE

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NEIGHBORING RESIDENCE W/ GARAGE



NEIGHBORING BLDG. W/ GARAGE



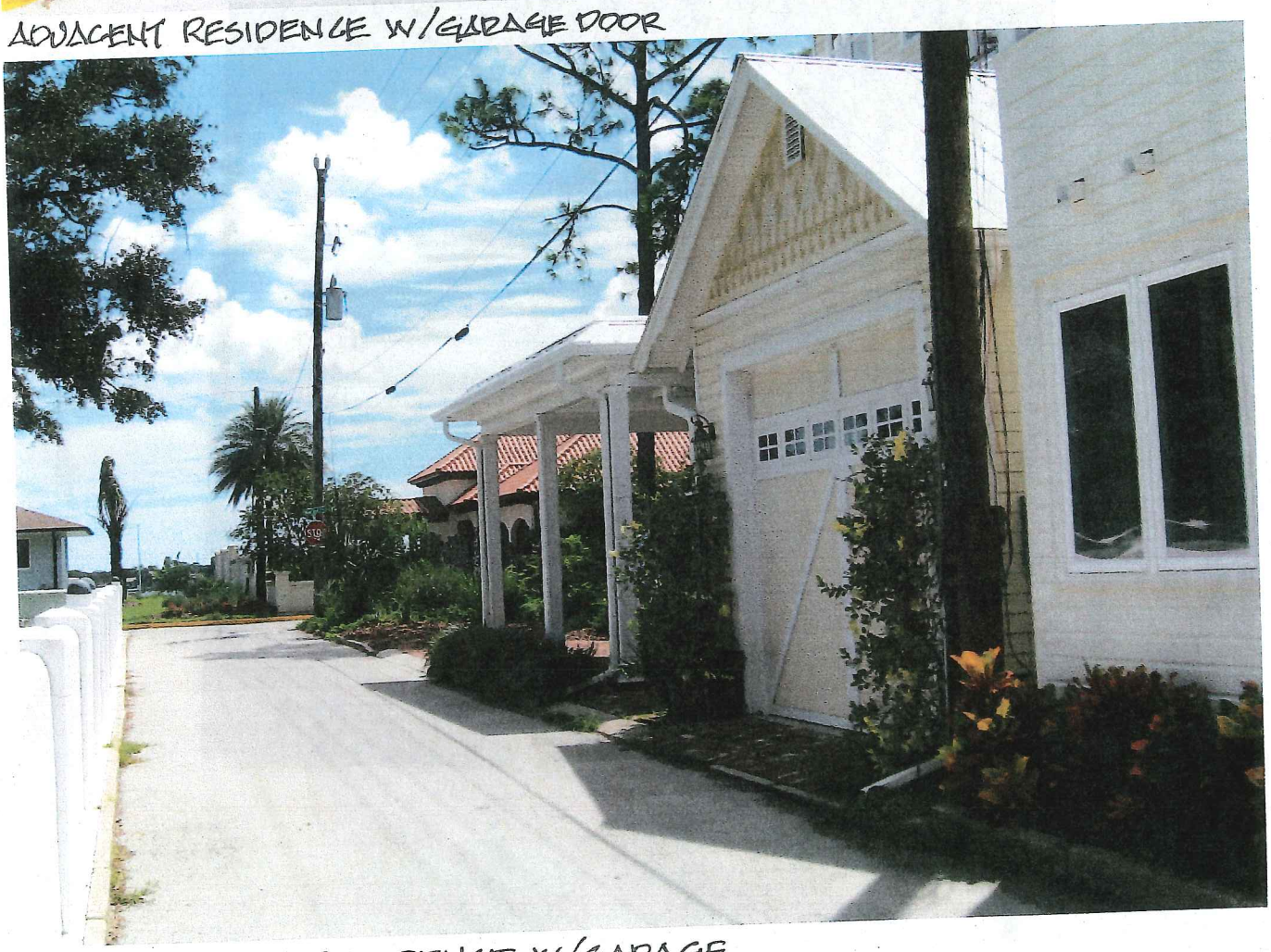
NEIGHBORING RESIDENCE W/ GARAGE

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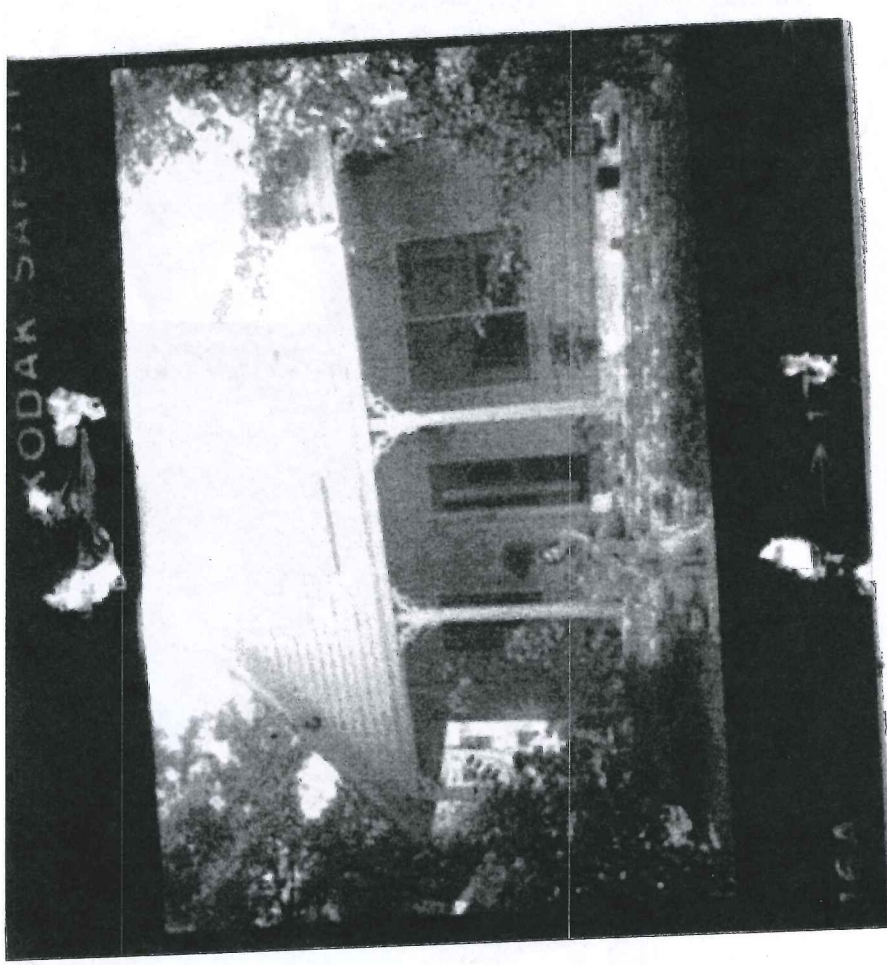


ADJACENT RESIDENCE W/GARAGE DOOR



NEIGHBORING RESIDENCE W/GARAGE

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CIRCA. 1960's

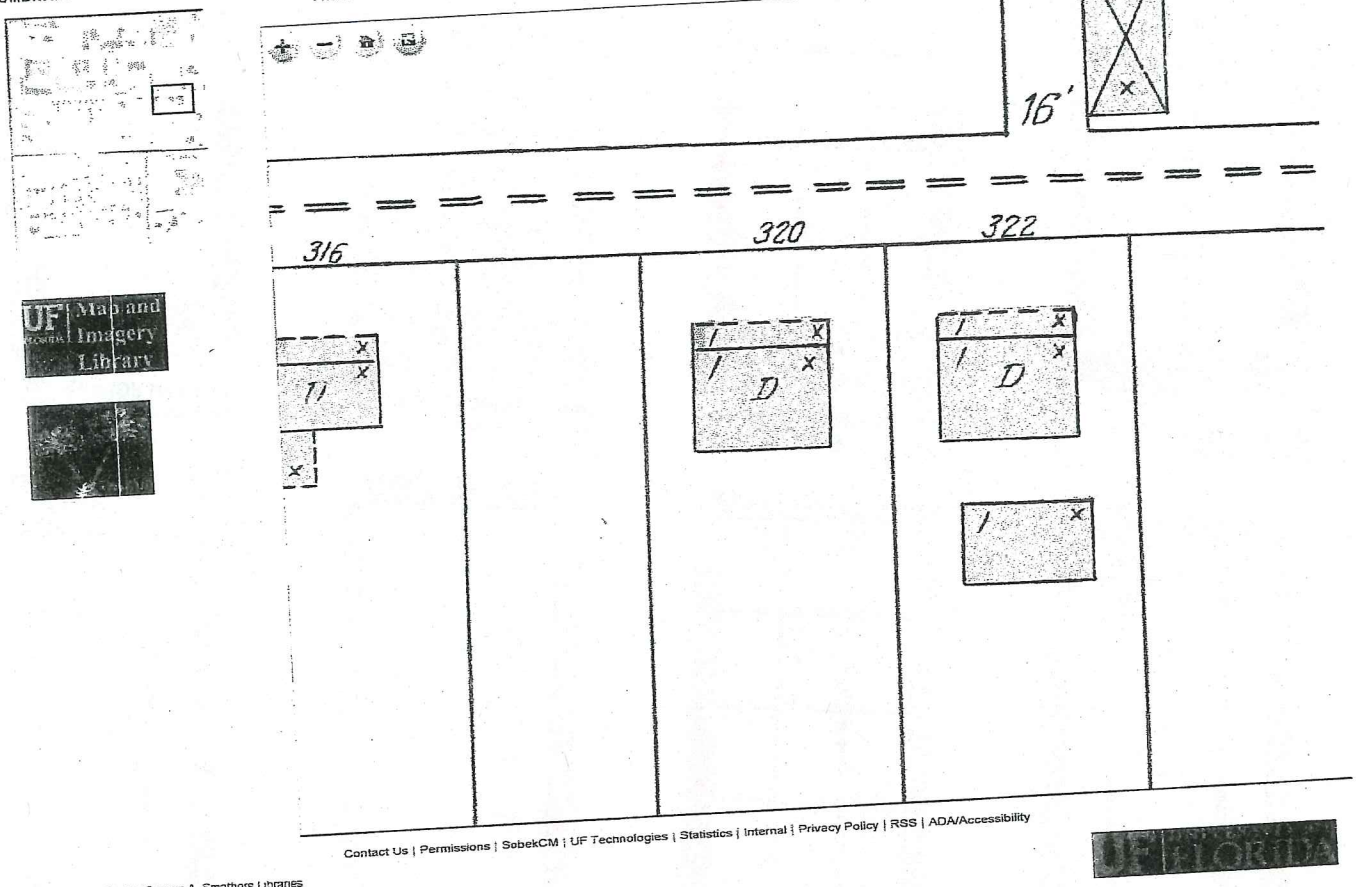


St. Augustine, St. Johns County, Florida, 1904

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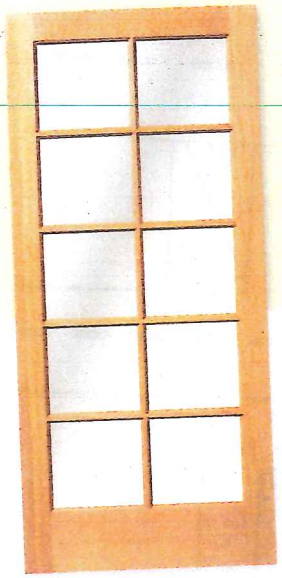
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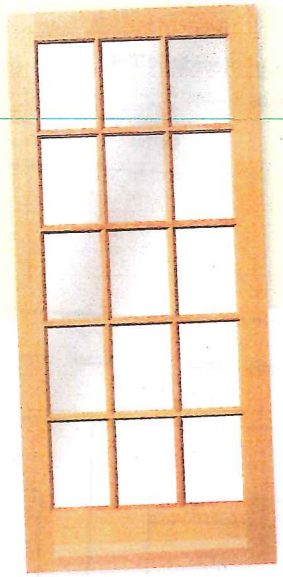
1904 BLDG. PLAN BEFORE REAR ADDITION

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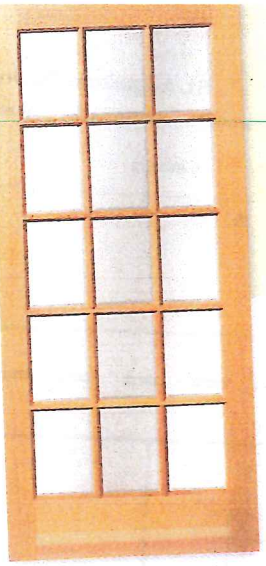
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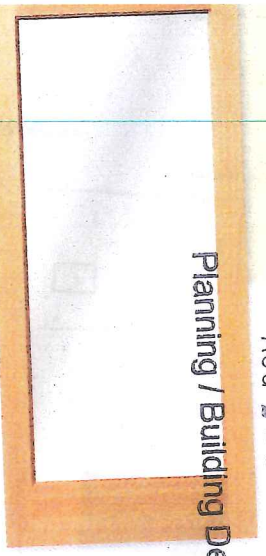
Door 1510 (SG) in Fir with Ovolo Sticking



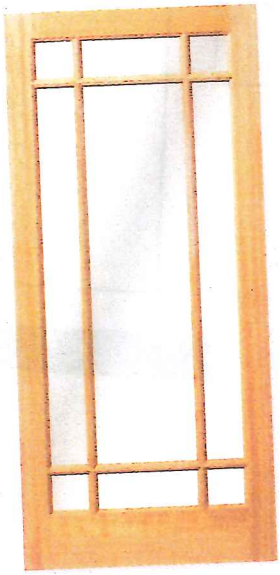
Door 1515 (SG) in Fir with Ovolo Sticking



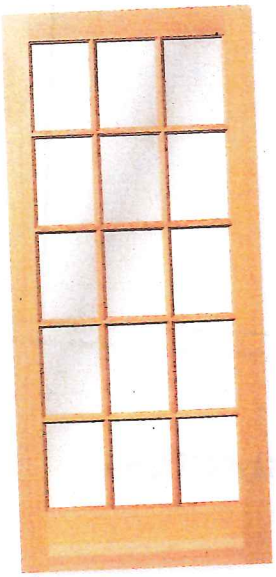
Door 1615 (BEVEL SG) in Fir with Ovolo Sticking



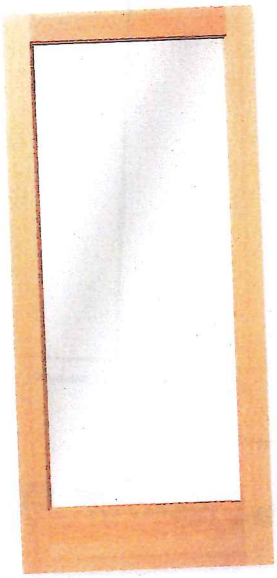
Door 4501 (IG) in Fir with Ovolo Sticking



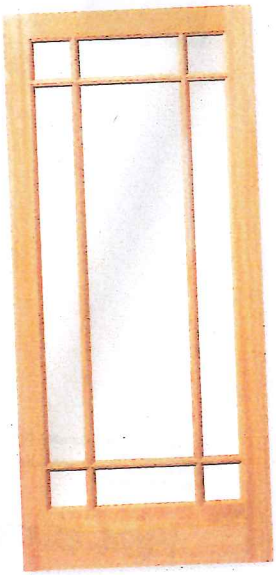
Door 4509 (IG) in Fir with Modified Ovolo Sticking



Door 4515 (IG) in Fir with Modified Ovolo Sticking



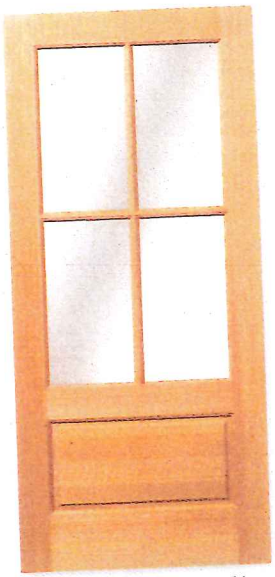
Door 1501 (SG) in Fir with Ovolo Sticking



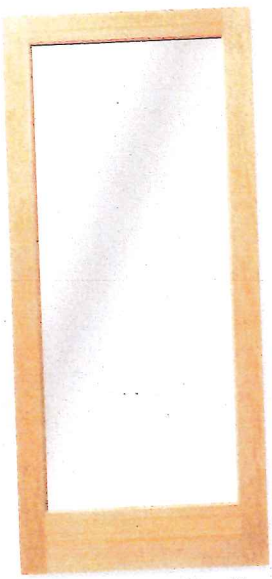
Door 1509 (SG) in Fir with Ovolo Sticking



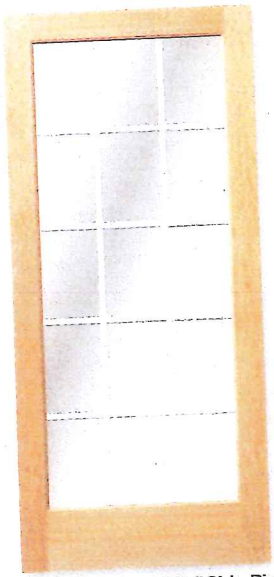
Door 4621 (IG) in Fir with Modified Ovolo Sticking



Door 4621-4 (IG) in Fir with Modified Ovolo Sticking



Door 4501 (IG) in Pine with Modified Ovolo Sticking



Door 4501 15 GBG (IG) in Pine with Modified Ovolo Sticking

SG: Single Pane Glass **IG:** Insulated Glass

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Hawthorne 1-Light Outdoor Wall Lantern in Black



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Thomas

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WOOD RAISED-PANEL GARAGE DOORS



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CLASSIC™ WOOD COLLECTION

★★★★★ 5.0 (1) Write a review

classic raised, recessed and flush panel designs handcrafted in the beauty of natural wood.

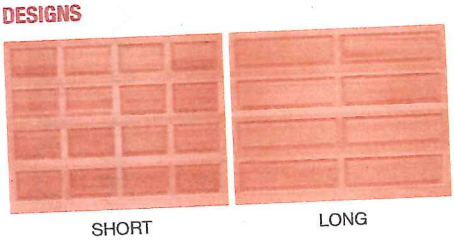
Unlock the beauty of natural wood with a handcrafted hemlock, redwood or cedar garage door from Clopay®. These handcrafted wood garage doors feature traditional raised, recessed and flush panels that allow you to choose the best look for your home and its architecture. The addition of a wood garage door from Clopay® can transform the appearance of your home's exterior and greatly enhance its curb appeal.

WHERE TO BUY | SEE ON MY HOUSE | ADD TO IDEA BOOK

Customizing your wood garage door means making multiple decisions. Our different models give you a choice in design, optional windows and wood selection. These decisions also put the power of personalization in your hands, allowing you to try different garage door combinations before achieving the perfect look for your home's exterior.

MODEL 44

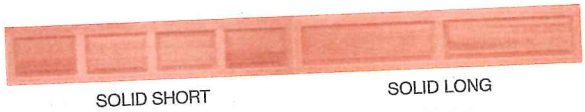
DESIGNS



SHORT LONG

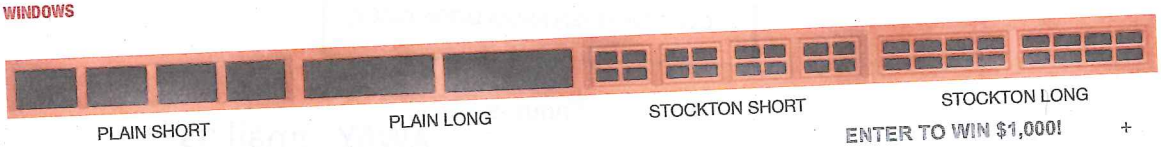
TOPSECTIONS/WINDOWS

SOLID PANELS



SOLID SHORT SOLID LONG

WINDOWS



PLAIN SHORT PLAIN LONG STOCKTON SHORT STOCKTON LONG

ENTER TO WIN $1,000!

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Kelli Mitchell

From: Don Crichlow <crichlow@comcast.net>
Sent: Tuesday, August 28, 2018 3:38 PM
To: Kelli Mitchell
Cc: Steve Lohrke
Subject: 320 St. George St.
Attachments: A5.pdf; A2.pdf; A3.pdf; A4.pdf; A1.pdf; A6.pdf; A7.pdf; A8.pdf; A9.pdf; A10.pdf

Kelli,

In response to the checklist items for the 320 Charlotte St. HARB application please see the following:

Roofs and Roofing – roofing will be 5V Crimp galvalume metal to match the existing roof in color and style. I will provide a cut sheet of proposed material.
Exterior Finishes – exterior finishes will be horizontal wood siding to match existing siding. The stucco on the first floor of the garage/suite structure will be a smooth, sand finish. Colors shall be selected from the list of approved historic colors.
Windows – sheet A8 of the attached drawings give the dimensions, profile and construction of the wood windows.
Foundation – the existing brick foundation under the front porch and the masonry piers and wood lattice on the existing building will not be changed.
Exterior Electrical – cut sheets for the proposed lighting was included with the HARB application.
New Construction – 1) scaled site plan was included in the HARB application. Sheet A10 of the attached drawings provide existing vs. proposed site plans; 2) scaled elevation drawings along with a streetscape was included in the HARB application.

If there is any additional information required please contact me.

Don Crichlow
Project Architect

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Public Records of St. Johns County, FL Clerk # 2012014339, O.R. 3536 PG 750,
03/14/2012 at 04:06 PM REC. $5.00 SUR. $5.00 Doc. D $1176.00

S
①

Prepared by and after recording, please send to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:12-7497
Consideration: $168,000.00 (One Hundred Sixty Eight Thousand dollars & no cents)

This Warranty Deed

Made this March 9, 2012 A.D. By Anne M. Shepard, an unmarried woman hereinafter called the grantor, to Steven Lohrke and Linda Lohrke, husband and wife, whose post office address is: 14 Grove St, St Augustine, FL 32084, hereinafter called the grantee: (Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $168,000.00 (One Hundred Sixty Eight Thousand dollars & no cents) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

LOT 15, BLOCK 39-A, CITY OF ST. AUGUSTINE, FLORIDA, EXCEPTING A PARCEL IN THE NORTHWEST CORNER OF SAID LOT 15, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 15; THENCE RUN SOUTH 83 DEGREES 26' 30" WEST, A DISTANCE OF 69.00'; THENCE NORTH 8 DEGREES 02' 00" WEST, A DISTANCE OF 37.7'; THENCE NORTH 83 DEGREES 26' 30" EAST A DISTANCE OF 33.9'; THENCE NORTH 8 DEGREES 02' 00" WEST, A DISTANCE OF 14.3'; THENCE NORTH 83 DEGREES 26' 30" EAST A DISTANCE OF 35.4'; THENCE SOUTH 8 DEGREES 02' 00" EAST, A DISTANCE OF 43.00'; THENCE SOUTH 5 DEGREES 25' 22" EAST, A DISTANCE OF 9.00' TO THE POINT OF BEGINNING, ALL DISTANCES BEING MORE OR LESS.

Parcel ID Number: 200520-0000

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. Subject to taxes and assessments for the current year.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

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:

[1] Corey A Gordon
Witness Printed Name: Corey A. Gordon

[2] Steve Barrett
Witness Printed Name: STEVE BARRETT

Anne M. Shepard By: Ryder Kingsley AIF (Seal)
Anne M. Shepard by Ryder Kingsley her Attorney-in-Fact
Address: 70 Wakelee Ave Ext, Shelton, CT 06484

State of CONNECTICUT
County of Fairfield

The foregoing instrument was acknowledged before me this March 09, 2012, by Anne M. Shepard by Ryder Kingsley her Attorney-In-Fact, who is personally known to me or who has produced A VALID DRIVER'S LICENSE(S) as identification.

Notary Public: Beverly A. Bognolo
Notary Print Name: BEVERLY A. BOGNOLO
My Commission Expires: May 31, 2015

NOTARY PUBLIC CONNECTICUT NOTARY SEAL

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

Proposed Hx

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	2005200000
Location Address	320 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	CTY ST AUG (610)
Tax Description*	CITY OF ST AUGUSTINE E69.2FT OF LOT 15 BLK 39-A (EX N14.3 OF W33.9FT) OR3536/750 & 3682/960(L/E) *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	20.4933
Acreage	0.070
Homestead	Y

View Map

Owner

Owner Name	Lohrke Steven,Linda *** 100% Lohrke Linda *** 100% Drach Jack L Et AL 0% Drach Virgina C Jtrs 0%
Mailing Address	320 CHARLOTTE ST SAINT AUGUSTINE, FL 32084-5002

Valuation

	2018
Building Value	$61,727
Extra Features Value	$7,407
Total Land Value	$137,714
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$206,848**
Total Deferred	$58,965
Assessed Value	**$147,883**
Total Exemptions	$50,000
Taxable Value	**$97,883**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	$63,598	$7,368	$137,714	$0	$0	$208,680	$144,841	$113,839	$94,841
2016	$64,533	$7,383	$125,195	$0	$0	$197,111	$141,862	$105,249	$91,862
2015	$59,767	$7,398	$96,579	$0	$0	$163,744	$140,876	$72,868	$90,876
2014	$45,423	$7,414	$86,921	$0	$0	$139,758	$139,758	$50,000	$89,758
2013	$46,685	$7,429	$86,921	$0	$0	$141,035	$141,035	$50,000	$91,035
2012	$43,677	$7,445	$86,921	$0	$0	$138,043	$138,043	$0	$138,043
2011	$36,490	$6,143	$96,579	$0	$0	$139,212	$76,738	$112,474	$26,738
2010	$37,078	$6,166	$107,310	$0	$0	$150,554	$75,604	$124,950	$25,604

Exemptions

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

Building Information

Building	1
Actual Area	1048
Conditioned Area	902
Actual Year Built	1896
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Hardwood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	1

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	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	902	902
F OPN PRCH	0	120
UNFNATTICF	0	26
Total SqFt	902	1048

Extra Features

Code Description	BLD	Length	Width	Height	Units
MS/CB WALL	0	0	0	0	1208
Patio	0	0	0	0	120

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	37	70	37	EF	$109,686
Single Family	14	35	14	EF	$28,028

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/6/2013	1/28/2013	$0.00	LE	3682	960	U	I	LOHRKE STEVEN,LINDA	LOHRKE STEVEN,LINDA ***
3/14/2012	3/9/2012	$168,000.00	WD	3536	750	Q	I	SHEPARD ANNE M	LOHRKE STEVEN,LINDA
8/13/2008	8/12/2008	$100.00	QC	3114	141	U	I	SHEPARD ANNE M	SHEPARD ANNE M & JOHN KENNETH JR(JTRS)
	8/18/2010	$0.00	LE	3348	1685	U	I	SHEPARD ANNE M	SHEPARD ANNE M ***
	7/23/2010	$0.00	DC	3536	743	U	I	SHEPARD JOHN KENNETH JR (DECD)	SHEPARD ANNE M (SURV JTRS)
	1/1/1977	$32,500.00		325	426	U	I		SHEPARD ANNE M

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

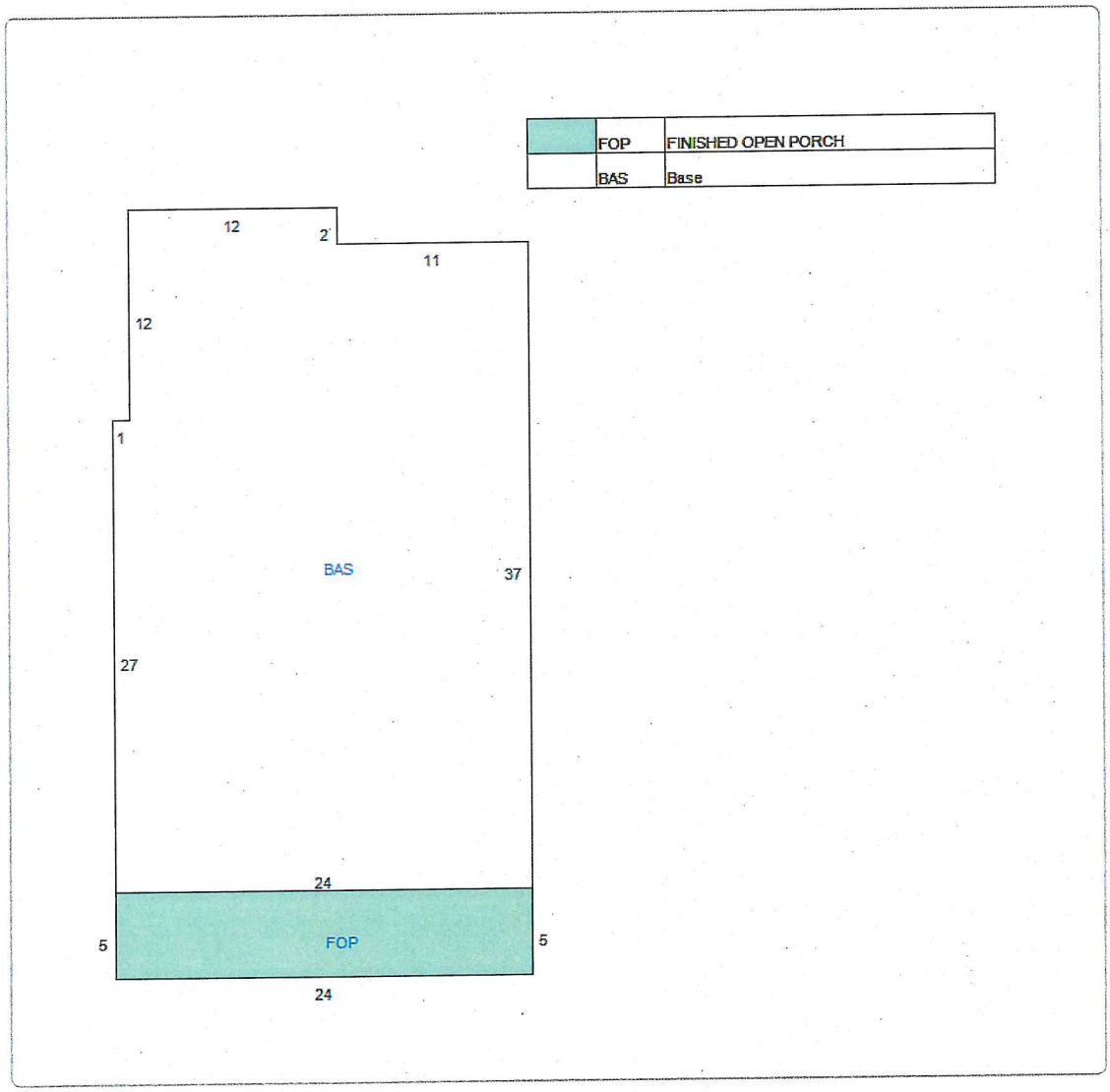
Tax Estimator

Tax Estimator

Map



Sketches



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FLOOD ZONE INFORMATION

ZONE: N/A

WIND ZONE INFORMATION

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF THE 6th EDITION OF THE 2017 FLORIDA BUILDING CODE AND THE 2014 ELECTRICAL CODE

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION.

BASIC WIND SHEAR (M.P.H. - 3-SECOND GUST)	130
WIND IMPORTANCE FACTOR	1
BUILDING CATEGORY	2
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	.18

CORROSION RESISTANT FASTENERS, CONNECTORS AND FLASHING

1. ALL FLASHING IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE COPPER. (DO NOT USE ALUMINUM.)

2. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER STAINLESS STEEL OR G-185 "HOT-DIPPED" GALVANIZED OR BETTER.

3. ALL EXPANSION BOLTS SHALL BE ELECTROGALVANIZED CLASS 40 OR ABOVE.

4. USE ONLY "SIMPSON ZMAX" LINE OR USP STRUCTURAL CONNECTORS' TRIPLE ZINC CONNECTORS WHEN IN CONTACT WITH PRESSURE TREATED WOOD.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

2. ALL WOOD MEMBERS SHALL HAVE THE FOLLOWING MIN DESIGN VALUES:

SAWN LUMBER:
Fb = 1,000 PSI
Fv = 90 PSI
Fcf = 270 PSI
Fc = 1,100 PSI
E = 1,500,000 PSI

NAILING SCHEDULE:

WALL AND ROOF SHEATHING:
8d NAILS 6" O.C. PERIMETER
8d NAILS 12" O.C. IN FIELD

3. ROOF AND WALL SHEATHING SHALL BE 7/16TH ORIENTED STRAND BOARDS (OSB) OR BETTER, SPAN RATED AS SHOWN ON THE DRAWINGS.

4. ALL WOOD MEMBERS EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY, CONCRETE, OR SOIL, SHALL BE PRESSURE-TREATED.

5. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH APPLICATION.

6. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH A.I.S.C. SPECIFICATIONS.

7. SOLID BLOCK ALL JOIST AND RAFTERS AT POINT OF SUPPORT.

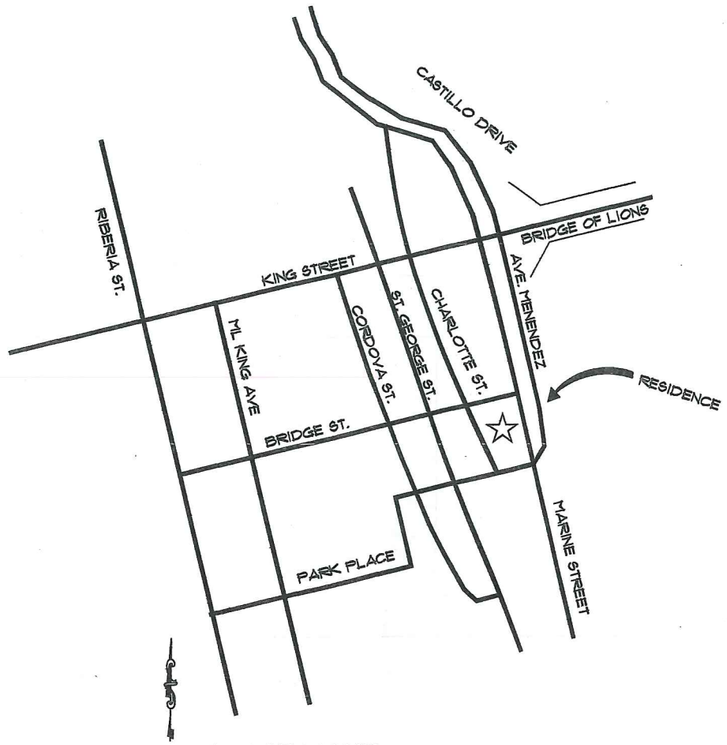
8. GRADE OF LUMBER TO BE USED FOR THE FABRICATION OF STUD WALLS MAY BE SPF #2 INSTEAD OF SYP #2.

MASONRY

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75 HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1 NORMAL WEIGHT, WITH A MIN. COMPRESSIVE STRENGTH OF 2000 PSI (f'm = 1350 PSI).

2. MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE OF TYPE M OR S.

3. HORIZONTAL MASONRY JOINTS REINFORCEMENT SHALL BE GALVANIZED TRUSS - TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE, MAX. 16" O.C.



LOCATION MAP
N.T.S.

LOHRKE RESIDENCE

320 CHARLOTTE STREET
ST. AUGUSTINE, FLORIDA 32084

CONCRETE

1. ALL CONCRETE SHALL HAVE A MIN. OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

2. FOOTINGS SHALL BEAR UPON UNDISTURBED SOIL OR UPON SOIL COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST THREE FEET (3 FT.) BELOW THE BOTTOM OF THE FOOTING.

3. ALL OPENINGS, TRENCHES AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH CONCRETE WORK AFFECTED.

4. REINFORCING STEEL SHALL BE A-615 GRADE 50 STEEL CONFORMING TO ACI 301, ACT 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE, LATEST EDITIONS.

5. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTINGS SHALL BE LAP SPLICED A MIN. OS 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER UNLESS OTHERWISE NOTED.

6. THE MIN. CONCRETE COVER FOR FOOTINGS SHALL BE 3" MIN. FOR REINFORCEMENT.
FOOTINGS (TO MAIN REINFORCEMENT) ..... 3 INCHES
SLAB ON GRADE .....CENTERED

7. HORIZONTAL BEAM AND FOOTING BARS SHALL SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH 2'-0" LAP SHALL BE PROVIDED.

8. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL. SUPPORT ITEMS WHICH BEAR ON EXPOSED CONCRETE SURFACES SHALL HAVE ENDS THAT ARE PLASTIC TIPPED OR STAINLESS STEEL.

9. ALL REINFORCING DETAILS SHALL CONFORM TO MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI 315 LATEST EDITION, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.

10. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "THE BUILDING CODES FOR CONCRETE" ACI 318 LATEST EDITION, AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI301.

INDEX OF DRAWINGS

A1	LOCATION, INDEX, CODE INFORMATION
A2	SITE PLAN
A3	FLOOR PLANS - RESIDENCE
A4	ELEVATIONS - RESIDENCE
A5	FLOOR PLANS - GARAGE
A6	ELEVATIONS - GARAGE
A7	ADDITIONAL ELEVATIONS
A8	CONSTRUCTION DETAILS
A9	STREET SCAPE
A10	STREET SCAPE COMPARISON
A11	SITE PLAN COMPARISON

LOT COVERAGE PERCENTAGE

LOT SIZE	3,093 SQ. FT.
EXISTING LOT COVERAGE	34.2 %
PROPOSED LOT COVERAGE	48.5 %

SQUARE FOOTAGE INFORMATION

TOTAL CONDITIONED SPACE ADDITION- XXX SQ. FT.

STRUCTURE HEIGHT AND NUMBER OF STORIES

MEAN ROOF HEIGHT IN FEET	24'-8"
NUMBER OF STORIES	2
OCCUPANCY:	RESIDENTIAL

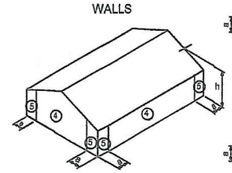
TYPE OF CONSTRUCTION

TYPE VB

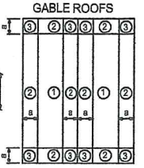
ALL WIND LOADS ARE IN ACCORDANCE WITH SECTION 1609, FLORIDA BUILDING CODE, 2017

BASIC WIND SPEED	130 MPH								
IMPORTANCE FACTOR	1.00								
BUILDING CATEGORY	II								
EXPOSURE	C								
INTERNAL PRESSURE COEFFICIENT	+/- 0.18								
TYPE OF STRUCTURE	ENCLOSED								
MWFRS PER ASCE 7-10 DESIGN WIND PRESSURES WORST CASE	Zone 1 - Windward Wall							+34.2 psf	
	Zone 2 and 3 - Windward and Leeward Roof							-37.5 psf	
	Zone 2 - Sloped Windward Roof							-37.5 psf	
	Zone								
	3 - Leeward Roof							-37.5 psf	
	4 - Leeward Wall							-23.9 psf	
	5 & 6 Sidewalls							-30.8 psf	
	Zone 7 - Overhang							+27.0 psf	
COMPONENTS AND CLADDING PER ASCE 7-10 DESIGN WIND PRESSURES WORST CASE (PSF)			10 sf		20 sf		50 sf		100 sf	
	Roof		pos.	neg.	pos.	neg.	pos.	neg.	pos.	neg.
		Zone 1	23.30	-37.02	21.29	-35.97	18.50	-34.62	16.49	-38.91
		Zone 2	23.30	-64.45	21.29	-68.52	18.50	-60.58	16.49	-57.11
		Zone 3	23.30	-95.33	21.29	-89.19	18.50	-80.93	16.49	-86.28
	Wall	Zone 4	40.48	-43.91	38.62	-42.08	36.22	-39.68	38.34	-37.82
		Zone 5	40.48	-54.18	38.62	-50.57	36.22	-45.67	34.47	-42.08
FLOOD ZONE	ZONE X									
OPENING PROTECTION	REQUIRED									

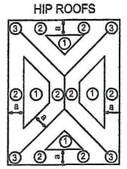
WALLS



GABLE ROOFS



HIP ROOFS



a: 10% of least horizontal dim. or 0.4h, whichever is smaller, but not less than either 4% of least horizontal dimension or 3 ft.
h: mean roof height, in feet.

COMPONENTS AND CLADDING

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...

DRAWN BY: DM
SCALE: AS NOTED
DATE: 20 DEC 2018

COVER SHEET

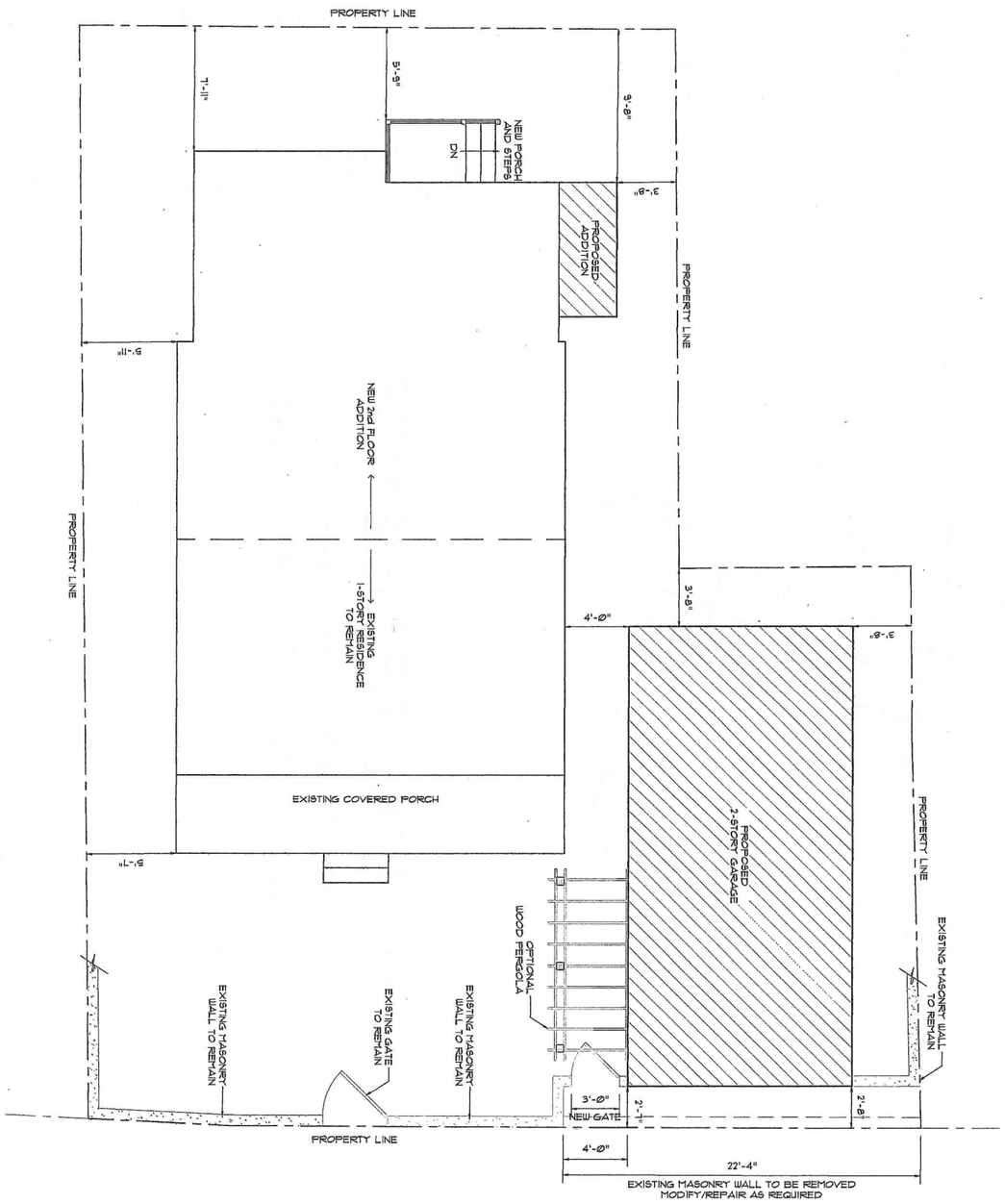
LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-4765
ARCHITECT

SHEET
A1
1 OF 11

JAN 07 2019

Planning/Building Dept.



NORTH

SITE PLAN
1/4"=1'-0"

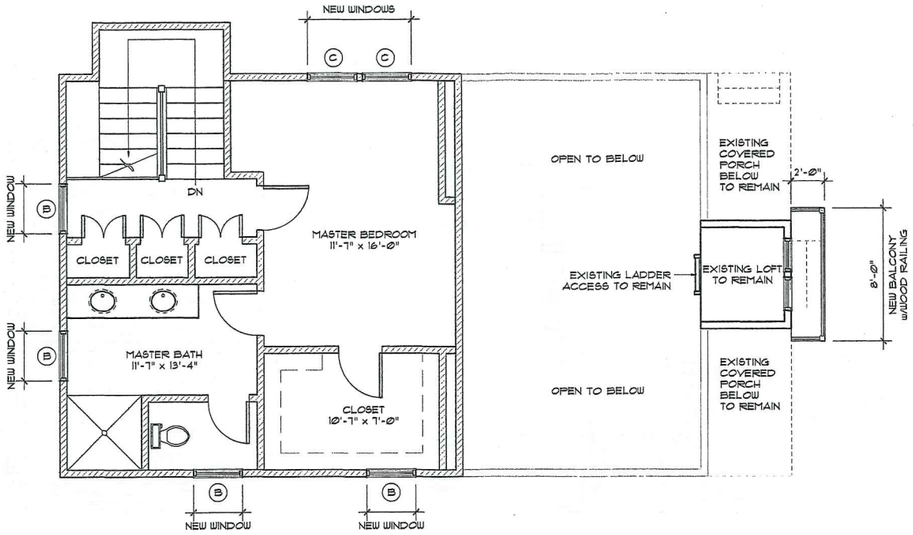
CHARLOTTE STREET

LOT COVERAGE PERCENTAGE

LOT SIZE	3,693 SQ. FT.
EXISTING LOT COVERAGE	34.2 %
PROPOSED LOT COVERAGE	48.5 %

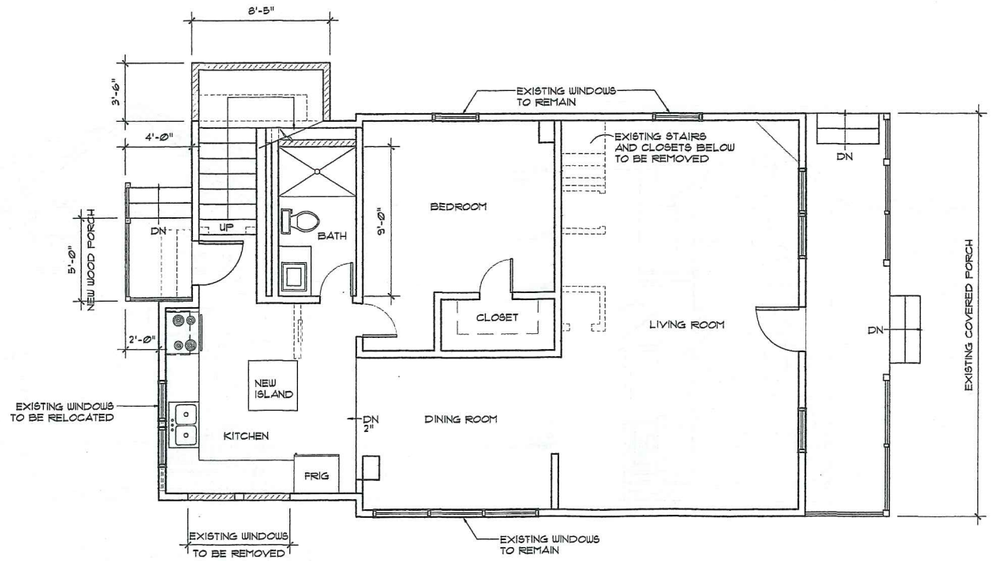
SHEET A2 2 OF 11	DON CRICHLOW & ASSOCIATES 302 1/2 ST. GEORGE STREET ST. AUGUSTINE, FL. 32084 PH. (904) 824-5785 ARCHITECT	LOHRKE RESIDENCE 320 CHARLOTTE STREET ST. AUGUSTINE FLORIDA, 32084	SITE PLAN	DRAWN BY: DM SCALE: AS NOTED DATE: 20 DEC 2018	WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...	REGISTRATION SEAL

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SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

Legend
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WOOD WALL



FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

Square Footage Information

1st FLOOR - EXISTING	915 Sq. Ft.
1st FLOOR - ADDITION	38 Sq. Ft.
1st FLOOR - TOTAL	953 Sq. Ft.
2nd FLOOR - EXISTING	230 Sq. Ft.
2nd FLOOR - ADDITION	397 Sq. Ft.
2nd FLOOR - TOTAL	627 Sq. Ft.
EXISTING - TOTAL	1,145 Sq. Ft.
PORPOSED - TOTAL	1,580 Sq. Ft.

REGISTRATION SEAL

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DRAWN BY: DM
SCALE: AS NOTED
DATE: 20 DEC 2018

FLOOR PLANS
RESIDENCE

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH: (904) 824-5785
ARCHITECT

SHEET
A3
3 OF 11

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SOUTH ELEVATION
1/4"=1'-0"

EAST ELEVATION
1/4"=1'-0"

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

WEST ELEVATION
1/4"=1'-0"

REGISTRATION SEAL

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DRAWN BY: DM
SCALE: AS NOTED
DATE: 20 DEC 2018

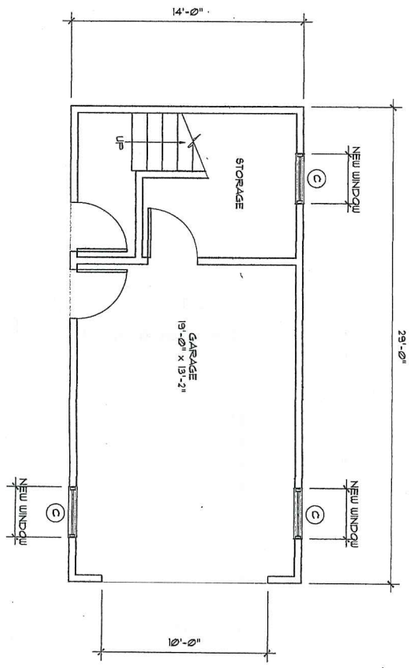
ELEVATIONS
RESIDENCE

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

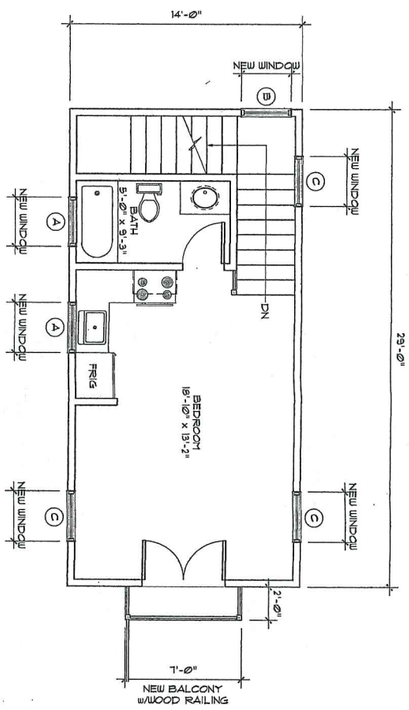
DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-0765
ARCHITECT

SHEET
A4
4 OF 11

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FIRST FLOOR PLAN - GARAGE
1/4"=1'-0"
NORTH



SECOND FLOOR PLAN - GARAGE
1/4"=1'-0"
NORTH

Legend
NEW WOOD WALL

Square Footage Information

1st FLOOR - PROPOSED	486 Sq. Ft.
2ND FLOOR - PROPOSED	486 Sq. Ft.
PROPOSED - TOTAL	972 Sq. Ft.

SHEET A5
5 OF 11

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-5785
ARCHITECT

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

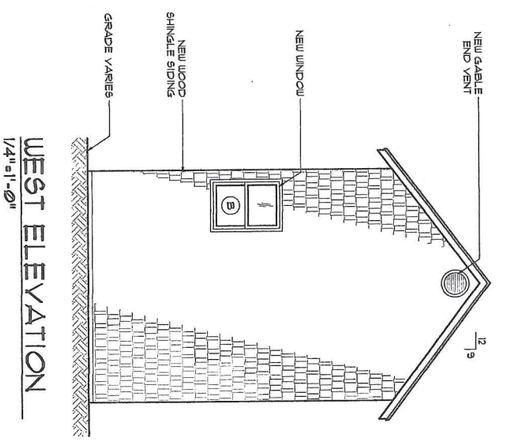
FLOOR PLANS
GARAGE

DRAWN BY: DM
SCALE: AS NOTED
DATE: 20 DEC 2018

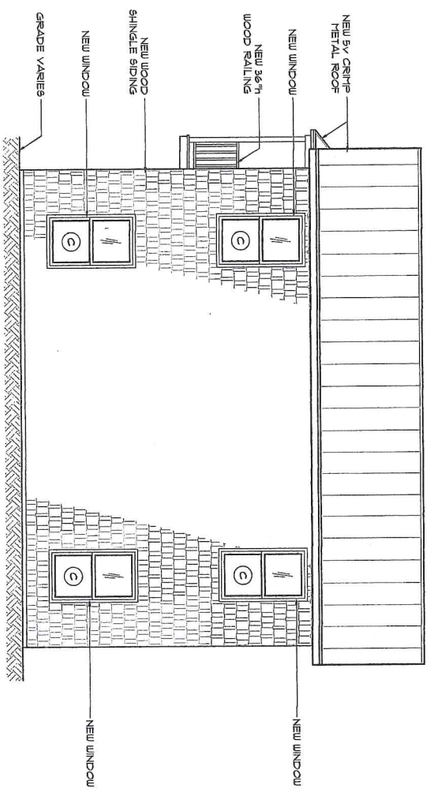
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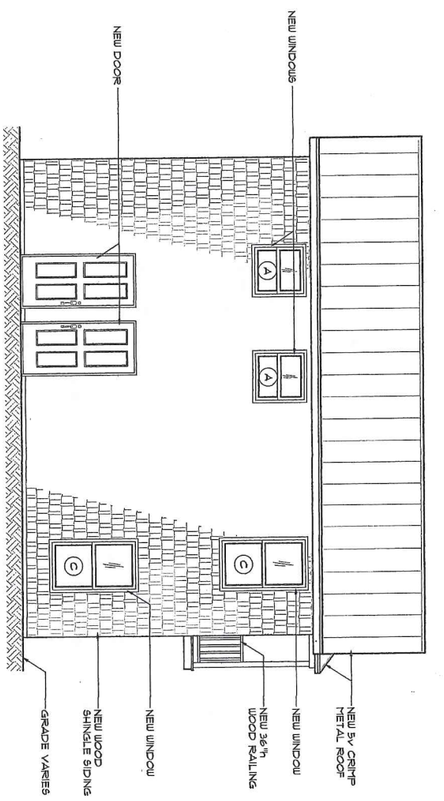
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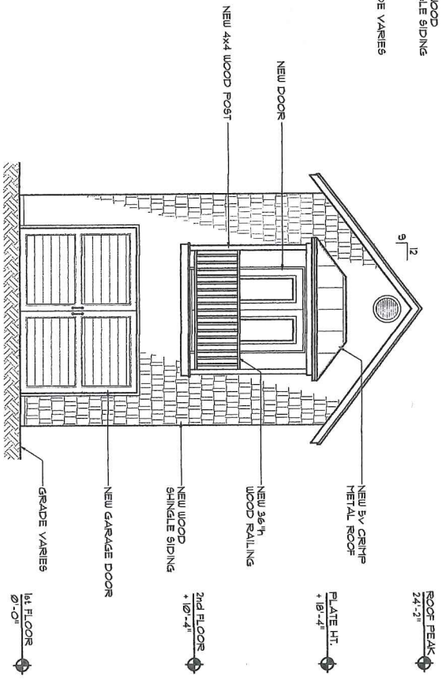
WEST ELEVATION
1/4"=1'-0"



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



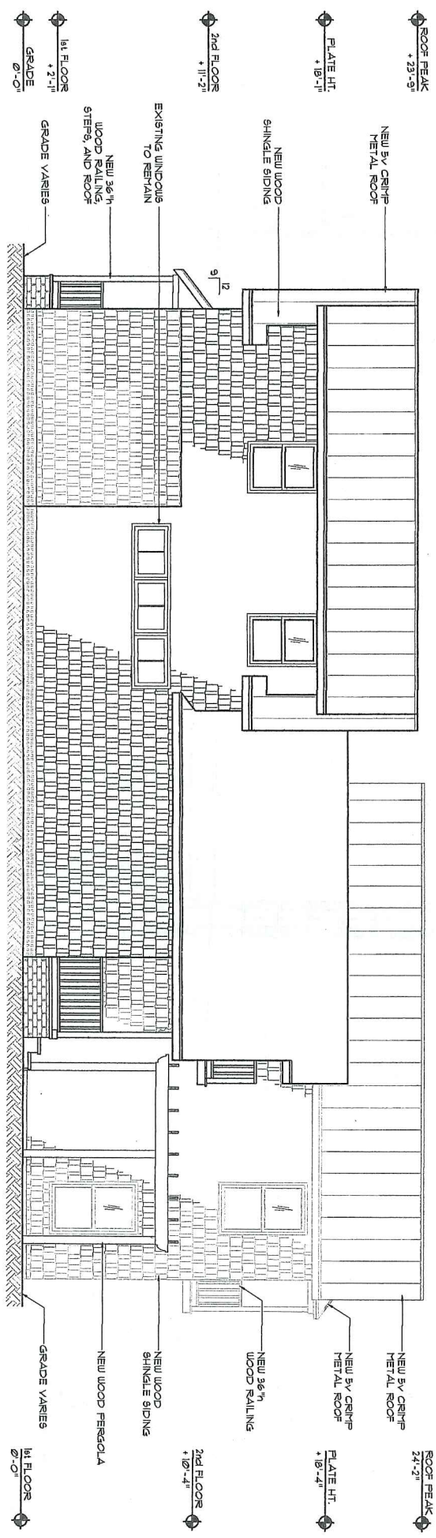
SOUTH ELEVATION
1/4"=1'-0"



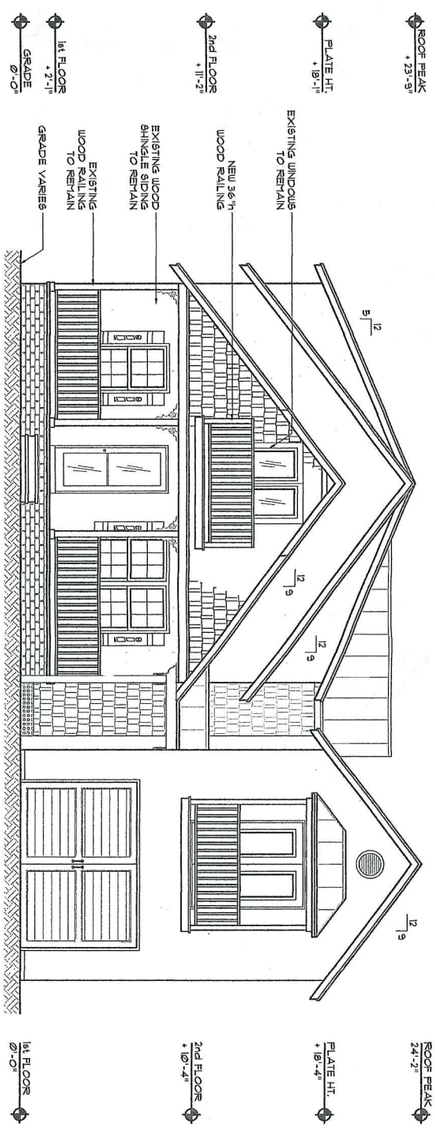
EAST ELEVATION
1/4"=1'-0"

SHEET A6 6 OF 11	DON CRICHLOW & ASSOCIATES ARCHITECT 302 1/2 ST. GEORGE STREET ST. AUGUSTINE, FL. 32084 PH. (904) 824-5785	LOHRKE RESIDENCE 320 CHARLOTTE STREET ST. AUGUSTINE FLORIDA, 32084	ELEVATIONS GARAGE	DRAWN BY: DM SCALE: AS NOTED DATE: 20 DEC 2018	WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...	REGISTRATION SEAL

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SOUTH ELEVATION
1/4"=1'-0"

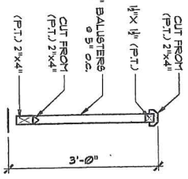


EAST ELEVATION
1/4"=1'-0"

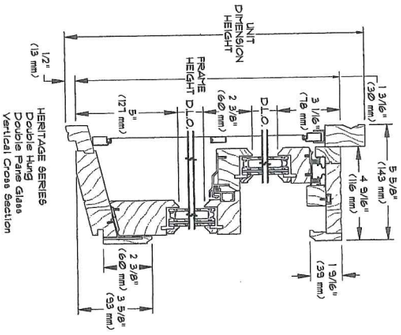
SHEET A7 7 OF 11	DON CRICHLOW & ASSOCIATES ARCHITECT 302 1/2 ST. GEORGE STREET ST. AUGUSTINE, FL 32084 PH. (904) 824-5785	LOHRKE RESIDENCE 320 CHARLOTTE STREET ST. AUGUSTINE FLORIDA, 32084	ADDITIONAL ELEVATIONS	DRAWN BY: DM SCALE: AS NOTED DATE: 20 DEC 2018	WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...	REGISTRATION SEAL

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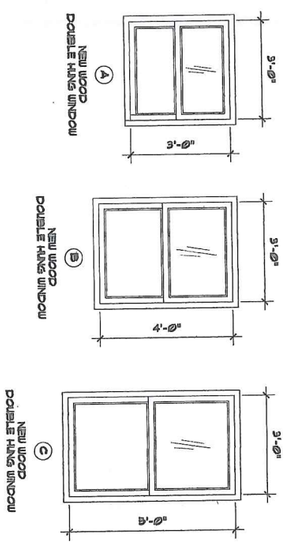
RAILING DETAIL
3/4"=1'-0"



WINDOW DETAIL
N.T.S.

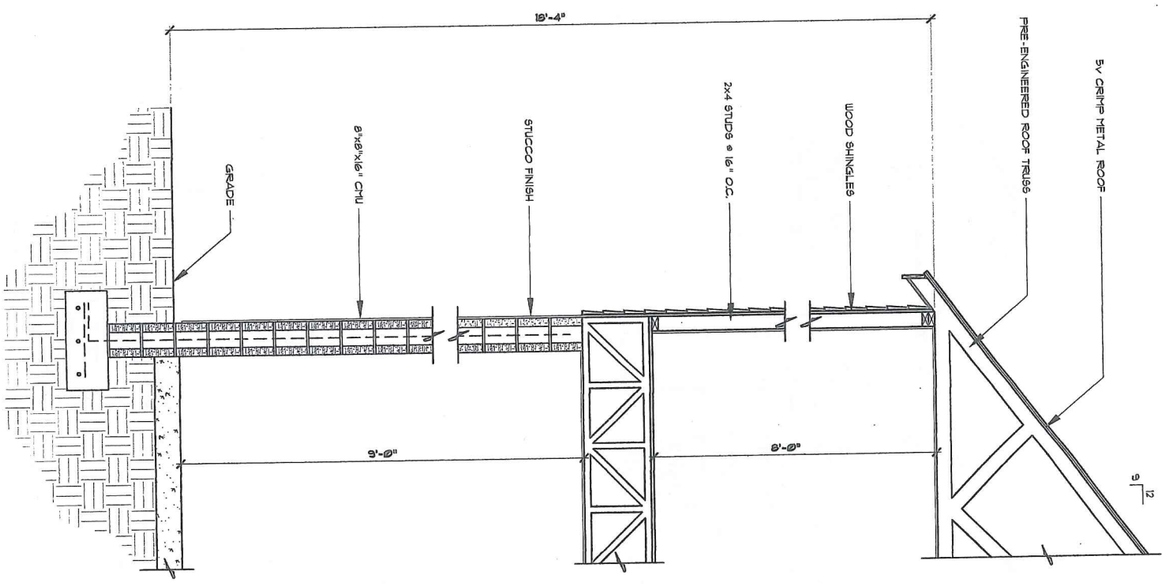


WINDOW ELEVATIONS
1/2"=1'-0"

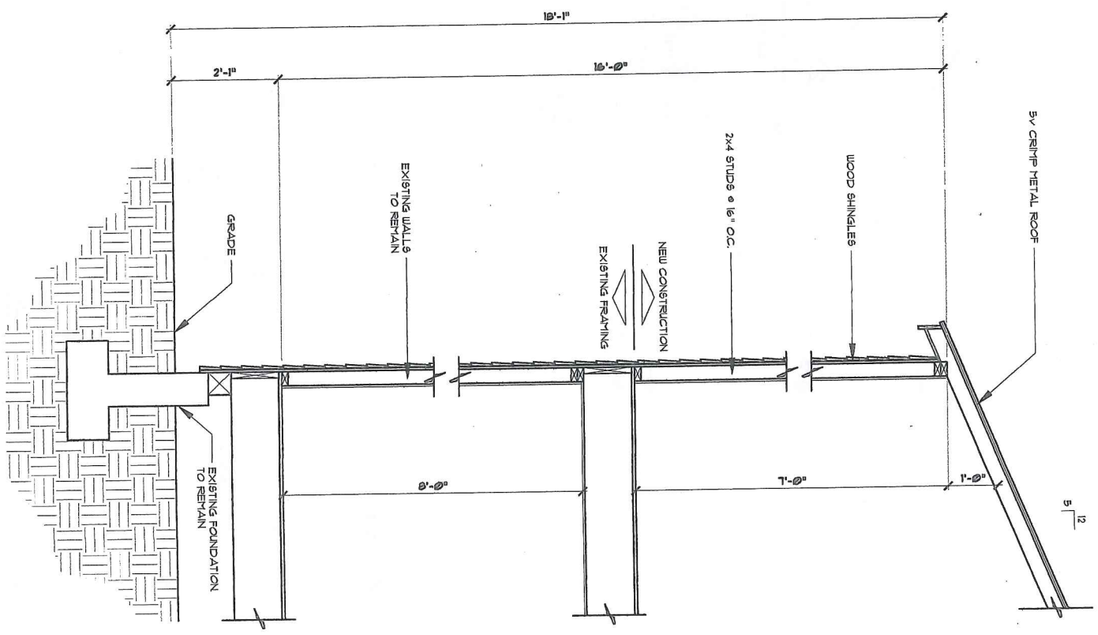


NOTE: SEE FLOOR PLANS FOR LOCATIONS

SECTION THRU GARAGE
3/4"=1'-0"

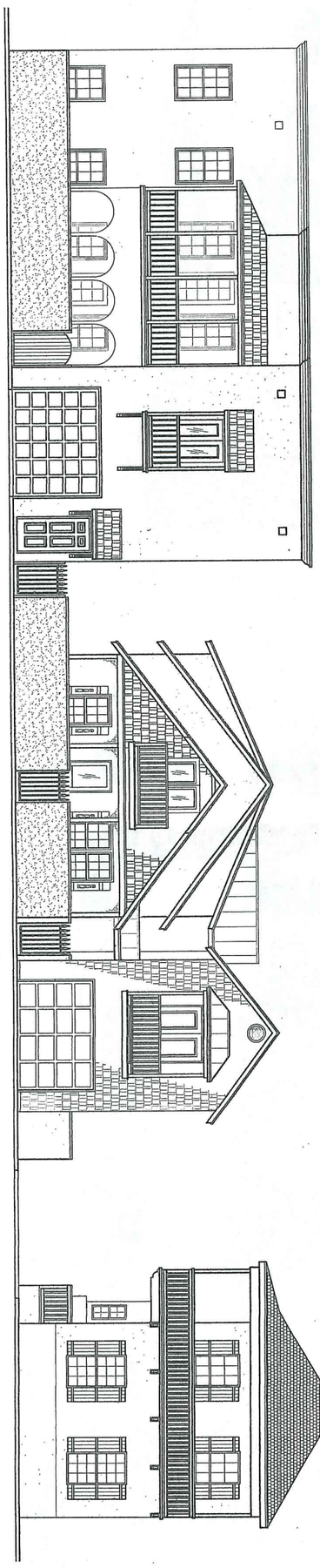


SECTION THRU RESIDENCE
3/4"=1'-0"

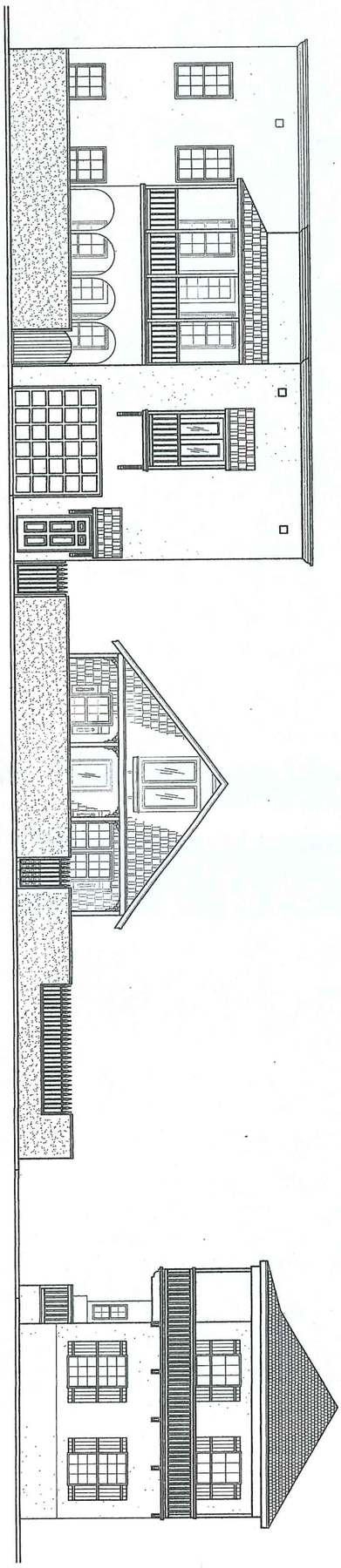


SHEET A8 8 OF 11	DON CRICHLOW & ASSOCIATES ARCHITECT 302 1/2 ST. GEORGE STREET ST. AUGUSTINE, FL 32084 PH. (904) 824-5765	LOHRKE RESIDENCE 320 CHARLOTTE STREET ST. AUGUSTINE FLORIDA, 32084	CONSTRUCTION DETAILS	DRAWN BY: DM SCALE: AS NOTED DATE: 20 DEC 2018	WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...	REGISTRATION SEAL

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PROPOSED ELEVATION
3/16"=1'-0"



EXISTING ELEVATION
3/16"=1'-0"

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-5785
ARCHITECT

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

STREET SCAPE

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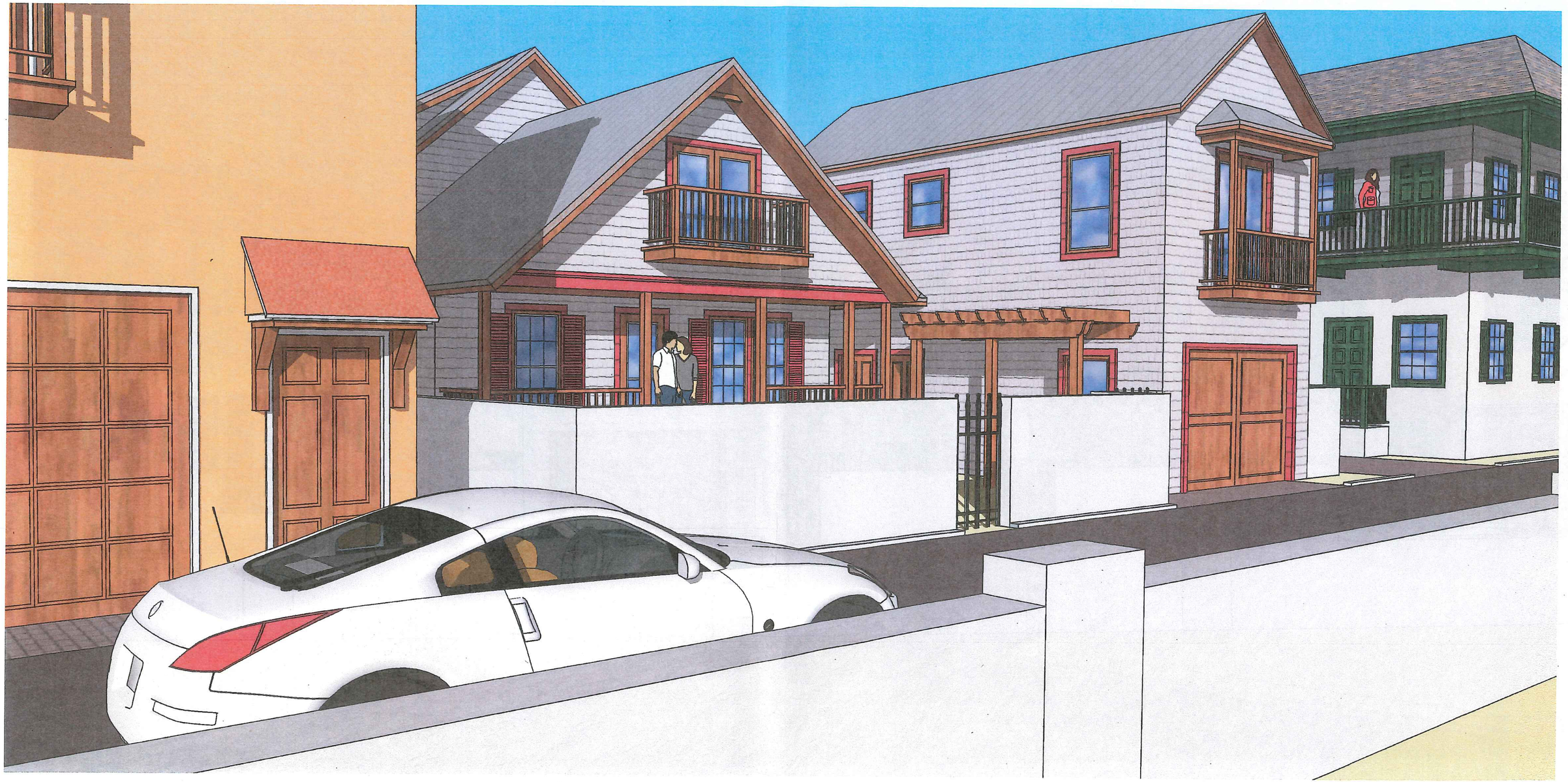
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SHEET A9
9 OF 11

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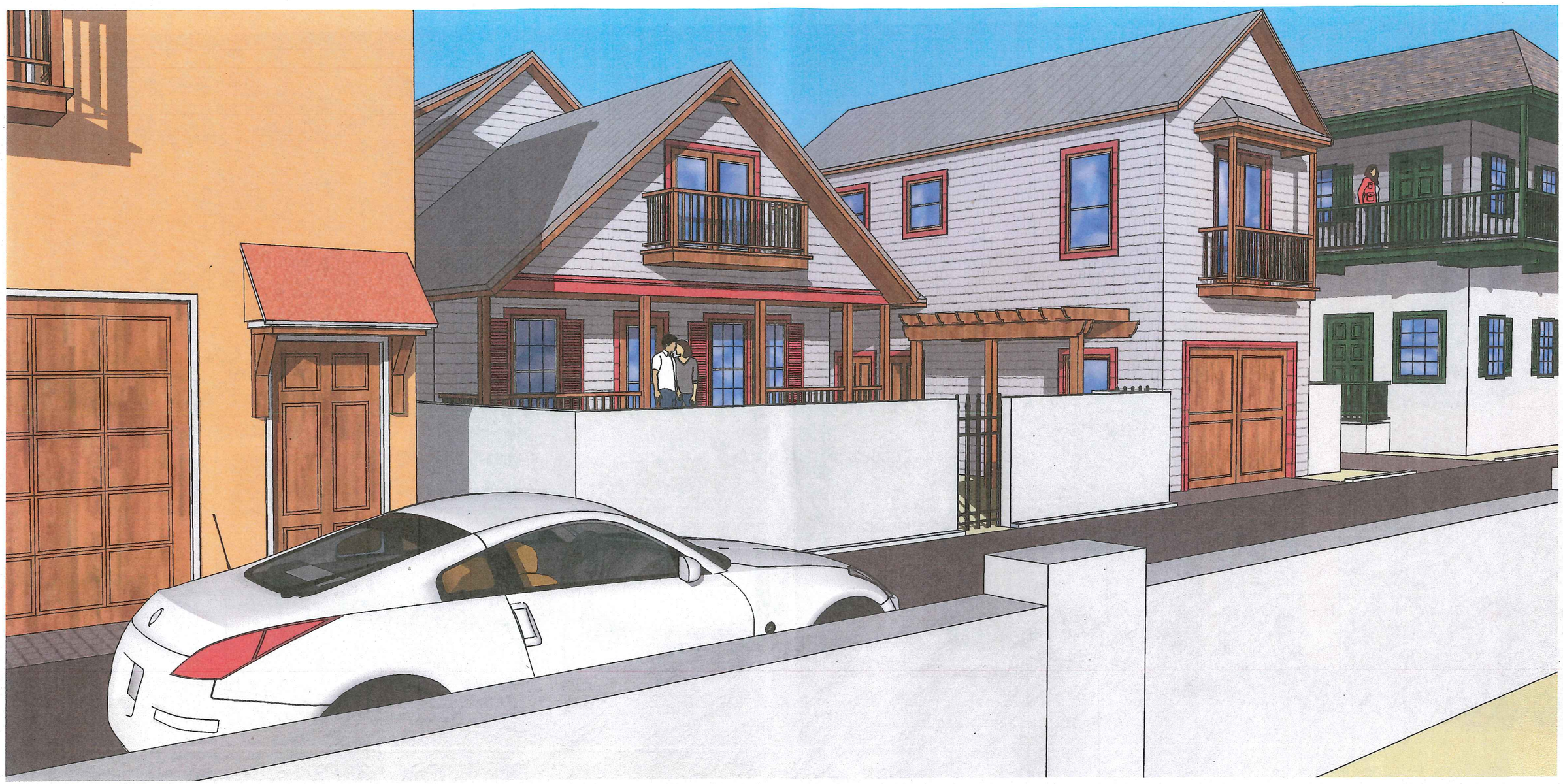
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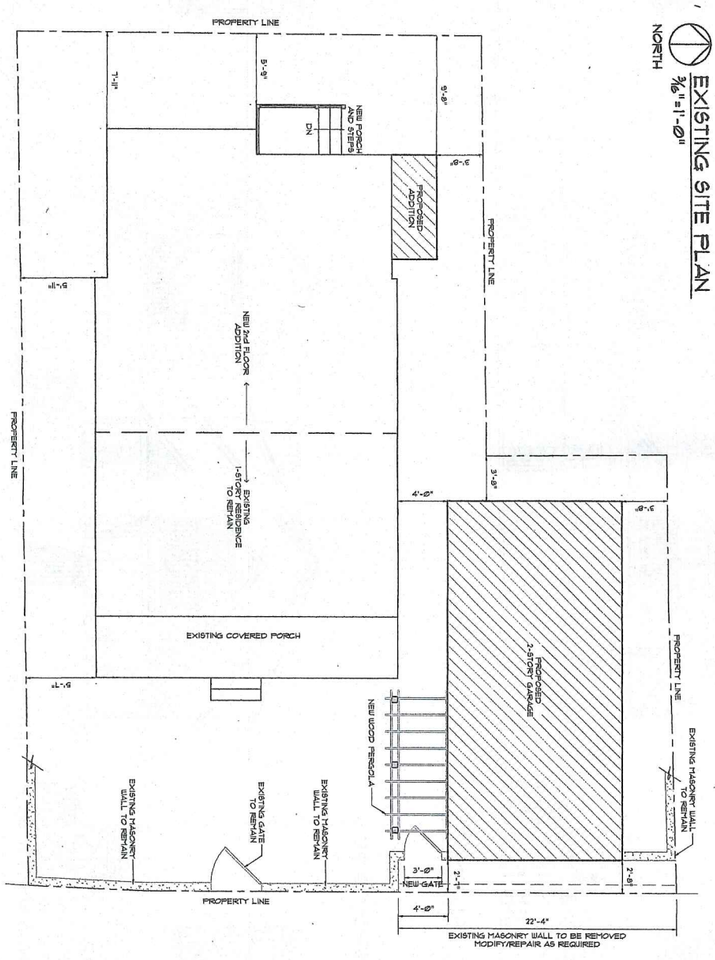


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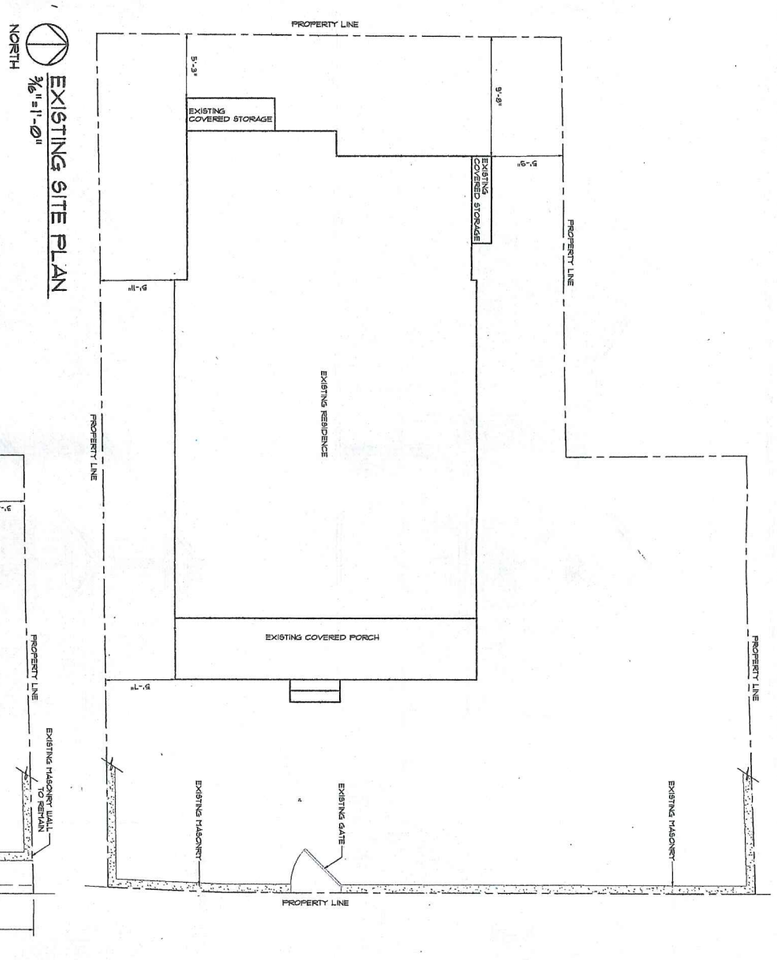


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PROPOSED SITE PLAN

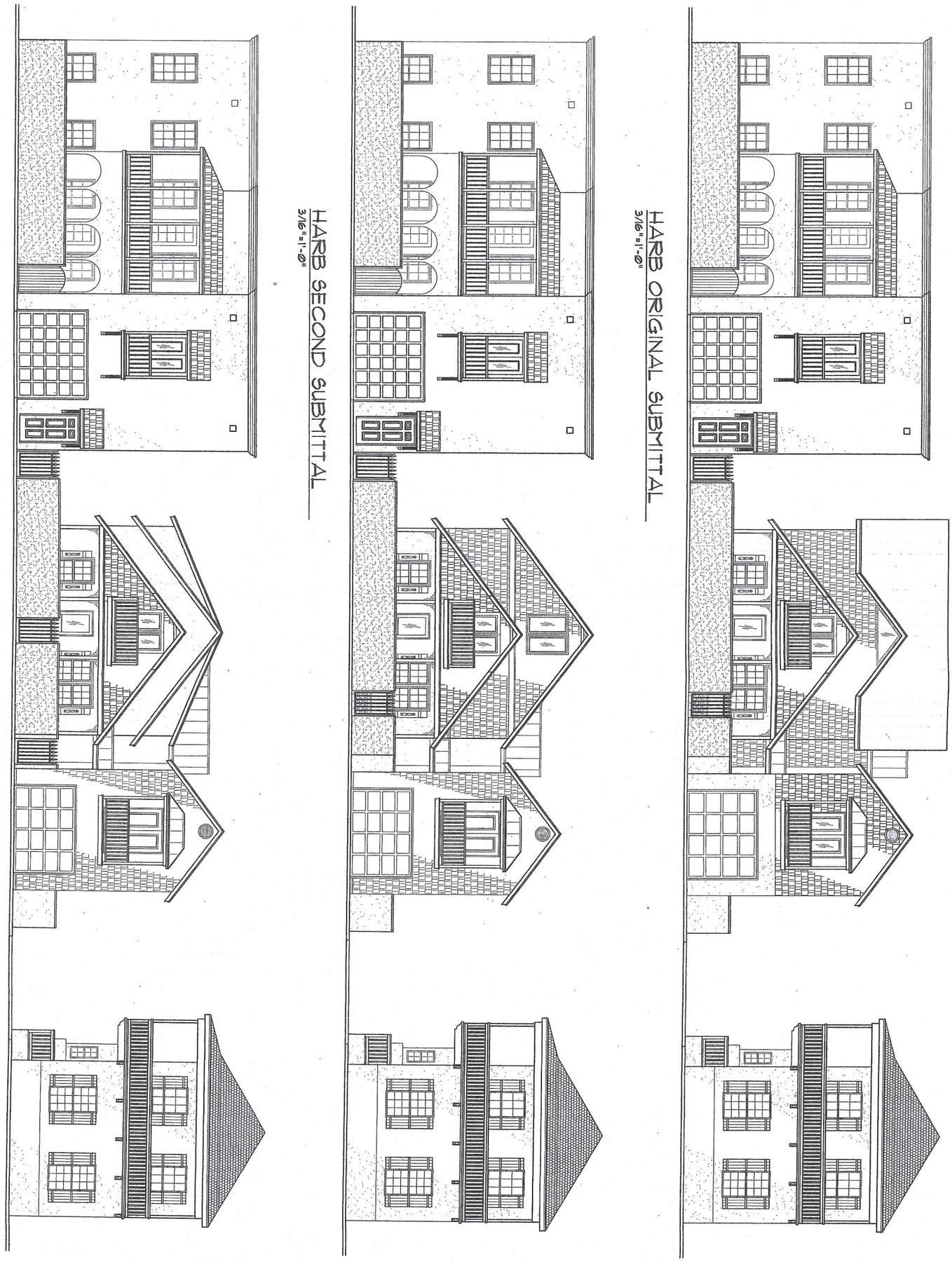


EXISTING SITE PLAN



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302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-5785
ARCHITECT

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

STREET SCAPE
COMPARISON

DRAWN BY: DM
SCALE: AS NOTED
DATE: 20 DEC 2018

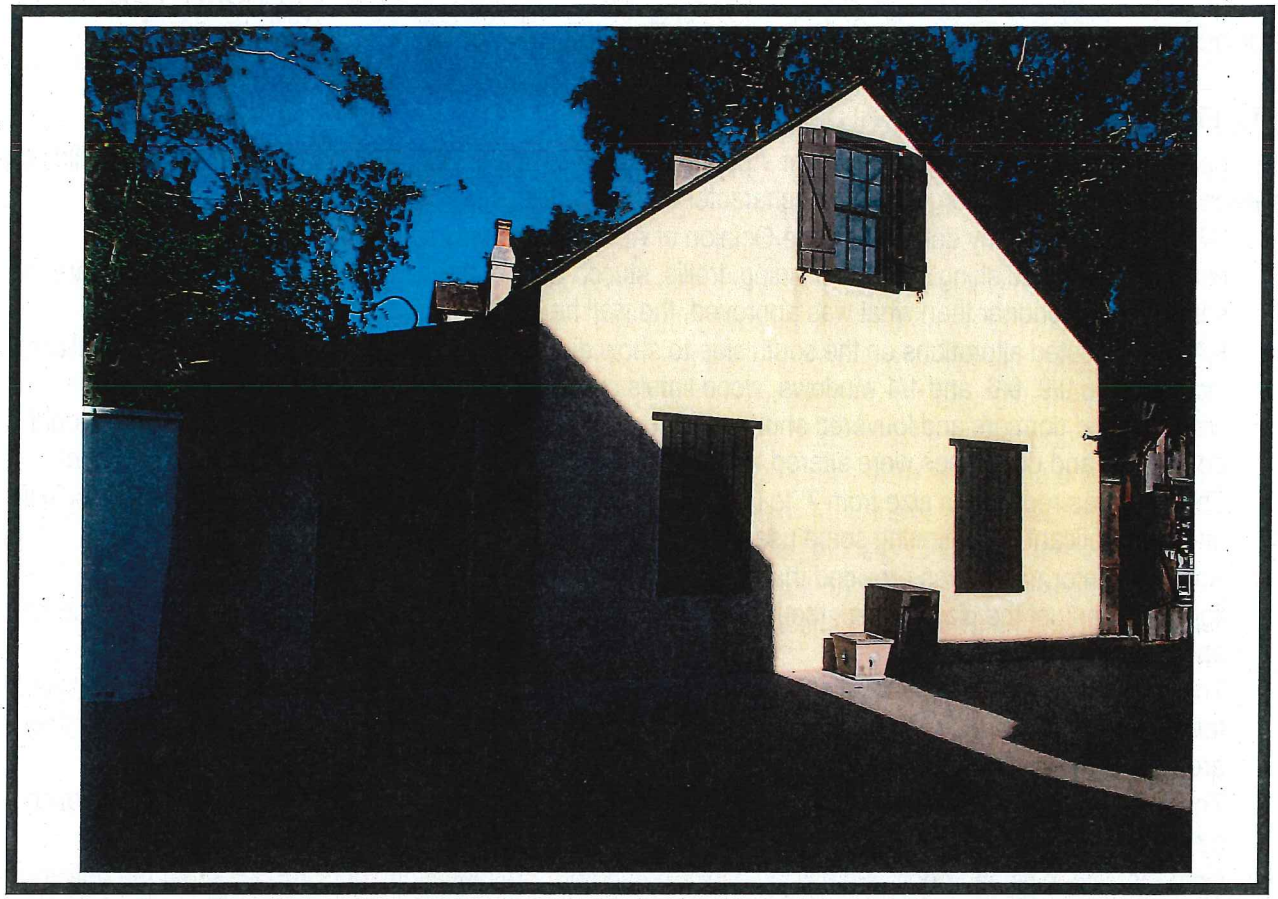
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SHEET A10
10 OF 11

CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application F2018-0134 Address: 18 St. George Street

Don Crichlow & Associates, Applicant
18 St. George Street LLC, Owner

Project description: To construct new buildings between Spanish and St. George set in the character of the Spanish Colonial Architecture.

Architectural Style:	Spanish Colonial Inspired	Florida Master Site File:	New Construction
National Register:	Property located in St. Augustine NR District	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	197480 0000		
Agenda Item:	6(c)	Previous Action(s):	COD 2017, OOA 2018

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to construct new buildings between Spanish and St. George set in the character of the Spanish Colonial Architecture.

- HARB approved many details from the Opinion of Appropriateness including the overall form and concept: the wood shingles, stucco siding, trellis, stucco wall, dormers, and six-over-six windows, are the same; though shorter than what was approved, the wall height is still appropriate.
- HARB requested alterations on the south side to show distinctions in building components: the applicant incorporated 9/9, 9/6, and 1/1 windows, wood lintels over the doors and windows, additional gable end windows and dormers and louvered shutters (solid shutters are more typical so the shutter details could be altered) and door types were altered to include French, solid tongue and grove, ship lap, six panel
- The gate was reduced in size from 7' to 6' but is still larger than the 50" maximum described in the AGHP, and the applicant is continuing some use of the French door style.
- Additional information was provided that responded to staff comments regarding the landscape and lighting plans: of the plants listed, the jasmine does not fit in the Colonial time period and will need to be approved by HARB.
- The applicant provided a paint palette, and some of the colors used for the body of the building are listed for trim elements on the pre-approved color list. These colors will need to be approved by HARB as they are not intended for the body of the building.
- The applicant should consider a more compatible door handle style. These details that can be approved by staff.
- Note that windows and doors are not to be located on northern elevations per Sec. 28-188 if the building is located on the north lot line, it is staff's interpretation that this refers to main floor windows and doors and that the gable windows are allowable.

STAFF RECOMMENDATION:

Based on a review of the AGHP and the previous HARB approved Opinion of Appropriateness and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Appropriateness** for **18 St. George Street** with the following conditions:

1. HARB makes a finding that the gate width and the altered south façade addresses previous concerns about conjectural architectural patterns and compatibility with the historic setting.
2. The applicant will revise the door hardware to be reviewed by staff.

Kelli Mitchell, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Construct two new structures, one facing St. George Street and one facing Spanish Street
- The building facing St. George Street consists of 2 one and a half story buildings with side gables, dormers, wood shingle roofs, stucco siding, French and tongue and grove doors, and 9/6 windows along with a one story structure with a flat roof, and 6/6, 9/9, and 9/6 windows. These structures are connected by 2 one-story connectors. A one-story building with paneled doors and a one-over-one window sits behind the second connector.
- A second building will be constructed facing Spanish Street. The structure appears to have four doors and two windows, a wood shingle roof, and an end gable.
- Paint the buildings using pre-approved colors
- Construct a ramp at the Spanish Street entrance
- Construct four trellises, three running down the southern side of the structure and one in the rear of the property
- Construct a six foot tall masonry wall on the southern side of the property
- Add landscaping around the site
- Construct an addition with a single door onto the existing restaurant

F2018-0107
18 St. George Street
January 17, 2019

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Colonial (1565-1821)

St. Augustine has been continuously occupied since 1565. The earliest buildings were crude shelters of wood, thatch and wattle-and-daub. Later, more substantial buildings were constructed of masonry and wood. However, except for the Castillo de San Marcos, none of these buildings survived the burning of the city by the English in 1702. The primary focus of this section is therefore on buildings constructed after 1702.

First Spanish Period (1565-1763)

Spanish St. Augustine was a poor military outpost. Construction was simple, and made use of local materials, such as coquina and wood. The Spaniards lived private lives on courtyards, patios and loggias enclosed by high walls. The St. Augustine Plan is an adaptation to the Florida climate. The loggia or gallery, usually on the south or east side of the building, provided shade, and sheltered doors and unglazed windows from sun and rain. The Spanish believed the devil always came from the north; hence, openings were rare on the north side of buildings.

Buildings are constructed directly on the street. The most common site plan is for the building to be placed on the north property line, providing a sideyard or courtyard to the south. The site is enclosed by a wall or fence. Entry is first through a gate in the wall or fence opening into a loggia, porch or courtyard and then into the building. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

The most common building plan is a simple rectangle. Proportions vary due to initial design constraints and to additions, but the most common width to length ratio is about 1/1.5 with a range of 1/1.0 to 1/2.5. Dimensions are measured in varas (approximately 33.33 inches) not in feet. Buildings are generally small, and are one, one and one-half or two stories.

Foundations are usually tabby or coquina. Most construction is of masonry. Some buildings are wood frame, or have masonry end walls with wood frame between. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types include flat roofs enclosed by a parapet with rain spouts (canales) projecting through the wall plane, gable and hip. Flat and gable roofs are the most common. Roofs are of Medieval design and are distinctively steep, usually pitched greater than 45°. Roof surfaces are covered with split wood shakes, shingles, or boards and thatch. Overhangs are small or non-existent.

Window and door openings are proportionately large. Windows were originally unglazed. Ground floor street windows may have projecting rejas while all other windows have banisters or lattice. All windows have interior shutters. Street doors are usually fifty inches wide, and are either single or double leaf.

Detailing includes roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain.

British Period (1764-1783)

St. Augustine was still a poor military outpost when the English arrived in 1764. The St. Augustine Style of architecture was not pleasing to the eighteenth century English, who felt that Spanish had consulted convenience more than taste. The English therefore set about altering the town to suit their tastes. Although they retained many features of Spanish Colonial architecture, the English also introduced design features based on the architecture in their northern colonies. These included street doors directly entering the building, glazed windows with exterior shutters, and chimneys. Many existing buildings were modified and expanded.

New buildings are constructed directly on the street. Street doors provide direct entry into the building. Loggias and porches, and the adjacent yards, are retained. Stairs are often moved to the inside or incorporated within the expanded building. Buildings are one to two and one-half stories.

British Period buildings are often larger than First Spanish Period buildings. The most common plan remains a simple rectangle. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions vary from the First Spanish Period style because the British measure in feet instead of varas.

Foundations are usually tabby or coquina. Most buildings are of masonry, but wood frame construction greatly increased during this period. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roofs are usually pitched at about 45°. Dormers are used to provide light and air to the upper half story. Roof surfaces are covered with split wood shakes or shingles. Flat roofs are not used.

Door openings are reduced due to the introduction of the British six-panel door. The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on the upper floor.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period buildings are generally retained.

Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

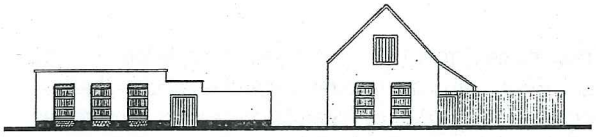
Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings

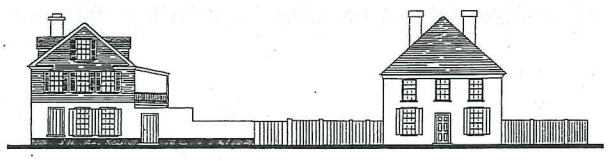
First Spanish Period

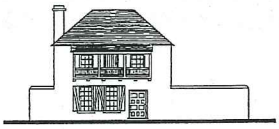


Second Spanish Period



British Period





Secretary of the Interior's Standards for Rehabilitation that apply:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]

10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Local Standards for Rehabilitation that apply:

3. Exterior features on Colonial Period buildings shall conform with the definition of "St. Augustine Architecture" as described in the book The Houses of St. Augustine 1565-1821 by Albert Manucy, and by documented evidence of pre-1821 structures in the City or its environs. Manucy's book, including additional evidence documented by the St. Augustine Historical Society or other professional sources, shall be the final source in matters of design, proportion, scale, colors, materials, exterior fabric and texture.
4. All post-1821 modifications that disguise, disrupt or intrude upon the original Colonial style shall be removed rather than replaced or repaired.

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.

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

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.

*** 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.

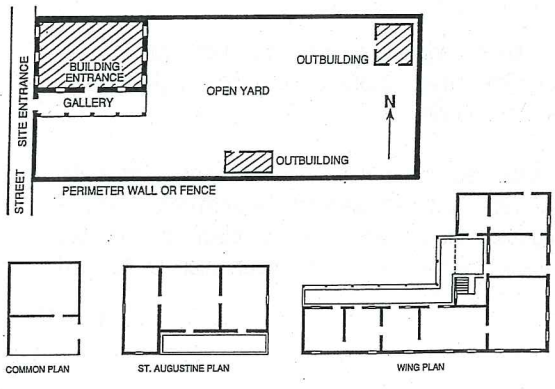
The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

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 Site Plan and Building Plans **Figure 10**



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.

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.

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.

Architectural Features

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.

Pre-1821
Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the foot print of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible.

Simple outbuildings should be painted white.

Doors and Entrances
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.

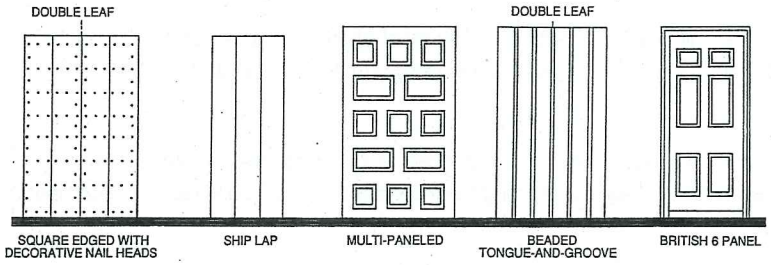
Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, 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**



Exterior Finishes
Pre-1821
Most First and Second Spanish Period buildings are masonry, although some are wood frame and some have masonry end walls with wood frame between. Most British Period buildings are masonry, although the use of wood frame construction increased. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings.

Most buildings should have masonry walls covered with plaster or stucco. The final coat must be smooth finish stucco, although an ashlar joint finish may be appropriate for larger and more detailed British Period and Second Spanish Period buildings. Pieces of coquina stone should not project out of the stucco to create a false "time worn" appearance.

The exterior fabric and materials should effectively reproduce the texture and appearance of materials on existing or documented pre-1821 buildings. Depending on the period of the building, acceptable materials include: exposed, course-squared coquina stone; smooth finish or ashlar joint stucco; poured coquina concrete; tabby; feathered or square lap siding; vertical wood siding; board-and-batten riven board siding or split wood shakes. Recommended woods are red cedar, native pine, cypress and oak. Weatherboard or clapboard are appropriate on the upper stories.

Fences, Walls and Gates
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.

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.

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.

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.

Foundations and Infill
Pre-1821

Buildings should have continuous piers of ashlar joint or smooth finish stucco. Exposed cement block may not be used as foundation material. Foundations should not be faced with modern materials such as stone veneer, brick, shell dash or concrete.

Paint Colors and Placement
See also Resolution 2005-05 for reference where HARB recommended that all properties with more than one main building in the Historic Preservation zones obtain approval for master paint schemes.
Pre-1821
The majority of buildings were originally painted with a whitewash or limewash. The most appropriate paint color for masonry is San Augustin White. Larger and more detailed buildings may also be painted De Mesa House Pink, Fatio House Pink, King's Bakery Coral, Light Ochre or Ochre Tan.

It is appropriate to use a dark horizontal band of paint, called a zocalo, two to three feet high to prevent dirt and mud from showing on white or light colored walls. Documented zocalo colors include King's Bakery Black, Fatio House Red, Solana House Brown, Deep Mauve, Clay Red and Maroon Red.

Wood may be left unpainted, whitewashed or painted. Documented trim colors include Canova House White, O'Reilly House White, Gonzalez-Alvarez House Gray, Fatio House Gray, Paredes House Gray, Fatio House Red, Solana House Brown, Peck House Green, Light Ochre, Ochre Tan, Dark Mustard, Terra Cotta, Medium Mauve, Deep Mauve, Clay Red, Maroon Red, Gray Blue and Shutter Blue.

Roofs and Roofing
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.

First Spanish Period buildings should not have dormers on the street facade. It is more appropriate for windows to be placed in the gable ends. Dormers on the facade opposite the street should be low, with a shed roof. With British Period buildings, dormers are quite common. Dormers on one and one-half story buildings should have shed roofs. Dormers on two or two and one-half story buildings may use either gable or shed roofs. Second Spanish Period buildings may have dormers in the style of First Spanish Period buildings or British Period Buildings.

Windows and Window Treatments

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.

Shutters should be functional, and located inside for rejas and bannistered windows, and outside for glazed windows. They should be louvered, square edged, beaded, tongue-and-grooved or paneled. Appropriate materials are wood for the shutters and iron for the hardware. It is historically appropriate for solid shutters to be used on the ground floor, with louvered shutters on the upper floor. Shutters may be painted or left natural. Shutter hinges are black iron and should not appear machine stamped or flimsy. Shutter tiebacks or "shutter dogs" should be fairly simple and functional. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Hardware must be black and in a documented pre-1821 design. Brass is generally not appropriate for St. Augustine.

Balconies are a common feature of all Colonial periods. Balconies should be wood and in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies must be deep enough to be functional and should extend across the width of the facade to protect windows and doors.

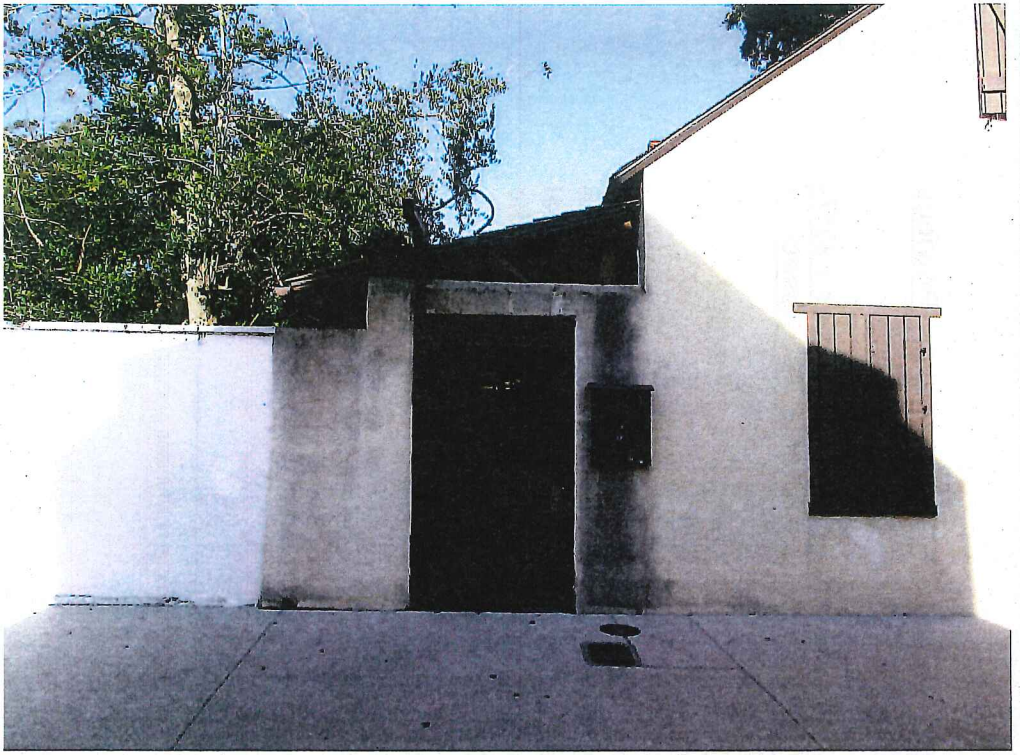
First Spanish Period balconies often have corbelled beams. "Canary Island" balconies, with a carved board replacing the bottom rail, are also used. These balconies should have turned spindle balusters. Other balusters may be simple two by two inch spindles. Handrails must have rounded tops. Bottom rails should be angled to prevent rot.

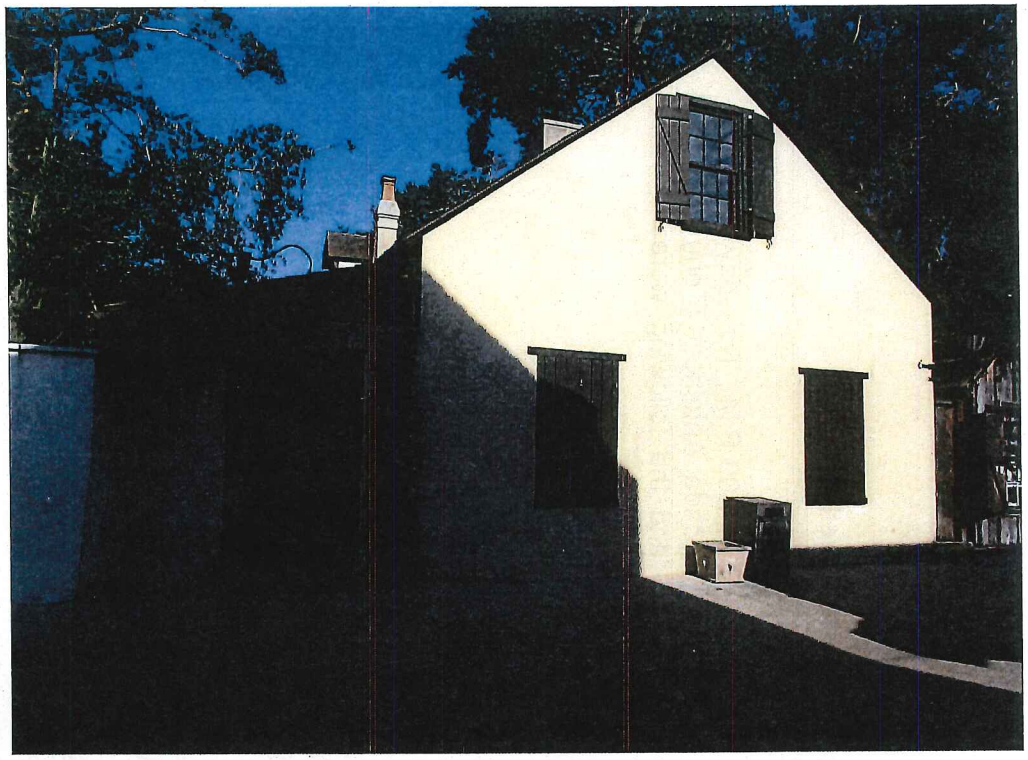
Balcony roofs may be extensions of the main roof or may be below the eave. Pitches may be more shallow than the main roof. The most appropriate roof type is a simple shed roof, although hip and gable roofs may be appropriate for some balconies.

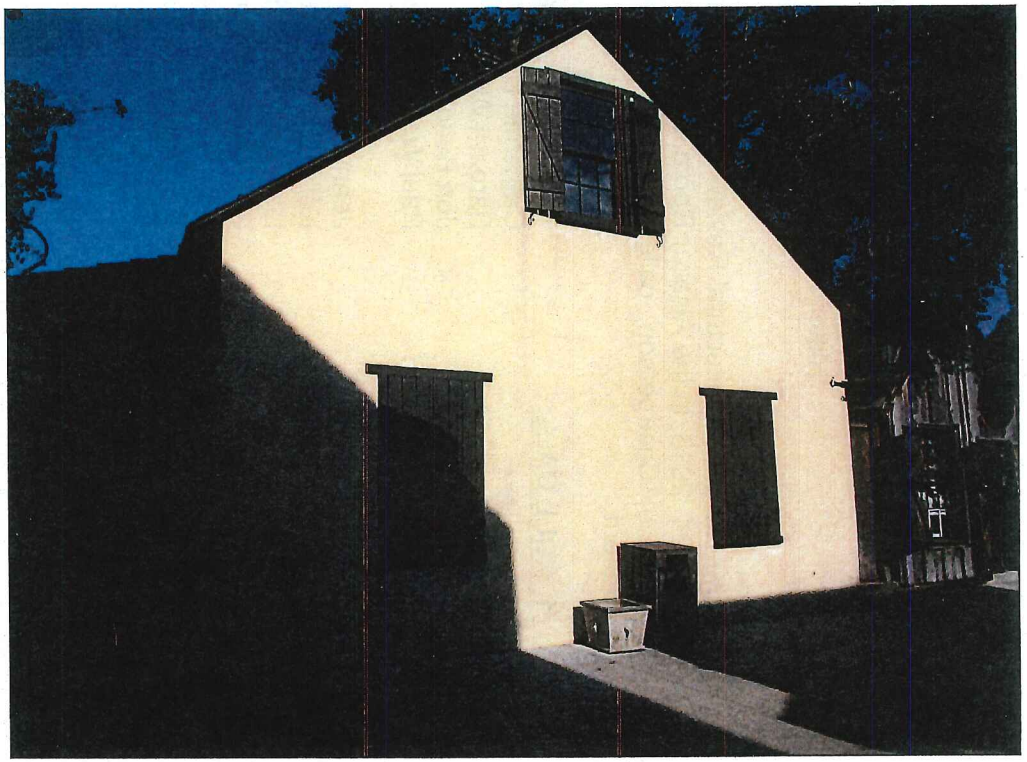
Balconies should not project more than three feet into the public right-of-way. If a deeper balcony is desired, the back wall may be inset. Balconies should not be enclosed with screen or glass.

LIST OF ATTACHMENTS:

1. Staff Photos
2. Minutes from May 24, 2018, (OOA) and September 20, 2018, (COA) Meetings
3. Previously Approved Opinion of Appropriateness Plans







CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
May 24, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 24, 2018, in the Alcazar Room at City Hall, St. Augustine, Florida. Antoinette (Toni) Wallace, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Toni Wallace, Chairperson
Catherine Duncan, Vice-Chairperson
Barbara Wingo
Jon Benoit
Paul Weaver, alternate

City Staff:

Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

The following members of the public gave comments:

- Ed Slavin
- Robert Hall

3. Approval of Minutes

Ms. Wingo corrected a scrivener's error on page nine.

MOTION

Mr. Benoit MOVED to APPROVE the April 19, 2018 minutes as corrected. The motion was SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

(None)

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness F2017-0153 – Don Crichlow & Assoc. – Applicant
18 St. George Street LLC.– Owner
18 St. George Street

To construct new buildings between Spanish and St. George set in the character of the Spanish Colonial Architecture. (Two versions of the proposed building were provided.) .

Mr. Weaver recused himself because he was hired by the applicant to assist with an ad valorem tax exemption.[1]

The Board provided their ex parte communications.

[1] Form attached to original minutes

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** option "B" with modifications as an Opinion of Appropriateness for the construction of new buildings at **18 St. George Street.**

Don Crichlow and Ellen Avery-Smith reviewed the application with a presentation and additional documents.[2]

Public hearing was opened.

Robert Hall said that the project should look like a home to match the surrounding street. He said larger front entrances were more common on garden entrances and not front doors and he did not feel the wide doorway was appropriate.

Dan Holiday said that in the past, smaller structures were preferred on St. George Street.

Martha Mickler gave a brief history of the property and surrounding area and noted the architectural style she and her husband adhered to when they built their home in HP-3. She said, while she was concerned with the larger structures being constructed, she was pleased with the landscaping of those projects.

Nancy Pellicer had questions related to the plans. She was concerned about a large arcade in the area and asked that the builder designate a larger courtyard area.

Ron Mickler was concerned with the fact that the proposed structure was one large building which mirrors more closely structures in HP-2 rather than HP-3. He recommended an open-air market rather than an enclosed arcade.

Ed Slavin felt the large mass and scale of the project was inappropriate and the application needed to be denied. He felt that examples of precedence should not alter the Board's decision on this application.

B.J. Kalaidi felt that the project was too dense and needed to be toned down prior to approval.

Public hearing was closed.

Ms. Avery-Smith responded to public comment noting that there would be an open space in the rear that could be landscaped and that one structure in the rear was removed to increase that space. She said the street-to-street wall was required according to the design guidelines for Second Spanish Period Architecture.

Mr. Crichlow clarified a connector in response to public comment. He felt that Option "A," which utilized the connector was more appropriate in scale and mass because it broke up the mass more than the single large primary structure in Option "B."

The Board discussed:

- Distance requirements for structures on the property
- Doorway and courtyard area
- Large mass of the project
- Existing and proposed covered areas
- Residential precedence of the site
- Mass and Scale of southern exposure
- Possibility of lessening the inset for the connector on the northern exposure to increase the inset on the south side allowing for for more landscaping
- Staff recommendation to approve option "B"
- Option "C" presented by the applicant moved the larger primary structure to the front
- Regarding architectural compatibility, more separation

[2] Attached to original minutes

between buildings may be necessary
- Potential for connecting every building on the property though that was not the applicant's intent
- Concern for tight walkway between wall and the building on the south side
- Door should not be arched

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness application F2017-0153 with the suggestion to move forward with option "C" as proposed with the suggestion to improve on the differentiation in the southern loggia or hallway by adding further recess to the connectors as ways to differentiate the main structures. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Benoit, Duncan, Wingo, Wallace
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

6. (b) Variance to the Design Standards for Entry Corridors 2018-0047 – Joanna Stark – Applicant
Diocese of St. Augustine – Owner
101 San Marco Avenue

To request a variance to the sign standards for a free standing sign that exceeds the maximum size allowed in the Design Standards.

Ms. Wolfe read the staff report and said based on a review of the Design Standards and applicable city ordinances, Staff finds that the Board can **APPROVE** a Variance that makes the following findings for signage at **101 San Marco Avenue**:

1. That the stand-alone sign at the central entry does not interfere with the property's setting and sightline to the bridge and the Great Cross because it is set back on the property
2. That the northwest sign is an integral component of a proposed fence system and the sign area can be calculated as the smallest geometric shape surrounding the letters
3. That granting the variance will not be contrary to the public interest, will not affect other property or structures and will be in harmony with the spirit intent and purpose of this provision.

Brad Beach reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Dimensions for both proposed signs had been reduced from the previous meeting as requested by the Board
- Sign copy area as measured in the plans

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0047. The motion was SECONDED by Ms. Wingo.

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

7. Opinions of Appropriateness

7. (a) F2018-0066 – 56 St. George LLC – Applicant
The Monk's Vineyard – Owner
56 St. George Street

[3] Brief recess from 2:57p.m. to 3:07p.m.

6. (a) Certificate of Appropriateness 2018-0107 – Don Crichlow & Associates – Applicant
18 St. George Street LLC – Owner
18 St. George Street

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Mr. Weaver recused himself as a consultant for the applicant.[1]

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **18 St. George Street** to address the comments from the previous HARB meeting.

Don Crichlow reviewed the application with a presentation.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Rakoncay was concerned with the lot coverage and the project's lack of consistency with the Second Spanish Period.

Robert Hall felt that the Board had an opportunity to create authenticity in this location. He felt that malls did not belong within the HP district and if the guidelines were upheld, the property could have good ambiance.

Sandra Parks believed the Board and the applicant had served their duties; however, she was concerned with the proliferation of mini-malls along St. George Street. She urged the Board to help develop restrictions that would inhibit the construction and development of mini-malls in the historic districts.

Dan Holiday felt that St. Augustine had become over-commercialized and that history needed to be the focus again.

Nancy Pellicer felt that there should be more room for landscaping within the project which would set it apart from other structures along St. George Street. She felt the strip-mall may not be successful if the owner did not find creative tenants. She was disappointed that the project could not meet the architecture of the Second Spanish Period.

Martha Mickler wanted to preserve the quaint neighborhood feel of Spanish Street and the historic feel of HP-3.

B.J. Kalaidi said that the ordinances and Comprehensive Plan did not help the Board protect the historic nature of the area. She knew that denial of the application may result in a lawsuit for the City, but she asked the Board to be good stewards of St. Augustine history.

Public hearing was closed.

Don Crichlow responded to public comment stating that the project met all current ordinance requirements and he felt that the proposed structure would be better than the existing structure.

The Board discussed:

- Preference for single panel doors rather than French doors to reduce the mini-mall feel
- Conflict of lot coverage requirements with an 80% maximum and Historic district guidelines that describe a more residential typology
- Concern with window configuration on the south exposure

[1] Form attached to original minutes

- Seven foot wide gate rather than four foot as described in the guidelines

Mr. Crichlow asked that the Board forgo continuing the application and provide an approval or denial. He stated that his client felt that visibility into the shops was imperative, which was the reason for the additional glazing along the south elevation.

Mr. Benoit explained his understanding that the additional windows along the southern elevation were added after the orientation of the shops moved from an interior hallway to the exterior alley.

MOTION

Ms. Duncan MOVED to DENY application 2018-0107 because the double French doors and seven-foot gate did not meet the design guidelines. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:
AYES: Duncan, Wingo, Wallace
NAYES: Benoit
MOTION CARRIED 3/1

6. (b) Certificate of Demolition 2018-0104 – Ronald L. Bailey Jr. – Applicant and Owner
101 South Street

To demolish a building constructed in 1954 that does not contribute to the Lincolnville National Register Historic District and that is not listed in the Florida Master Site File.

Ms. Mitchell 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 for **101 South Street**.

Marcus Bailey withdrew the application stating that they were planning to remodel the structure.

6. (c) Certificate of Appropriateness F2018-0064 – Crown Castle NG East LLC – Applicant
City of St. Augustine – Owner
NE corner of Cathedral Place and Cordova Street

To construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment.

Prior to the meeting, the applicant requested a continuance of the item to the October 18, 2018 HARB meeting. See Modification and Approval of Agenda for motion to continue.

6. (d) Preliminary Design Approval for the Design Standards for Entry Corridors 2018-0082 – Hagos Fissehaye – Applicant and Owner
3150 N. Ponce de Leon Blvd

To review new construction and site development for conformance with Mixed Residential and Commercial Typology.

Ms. Wolfe read the staff report and said Preliminary Design Approval did not include a staff recommendation because the purpose was to direct staff in subsequent administrative reviews.

Hagos Fissehaye, John Gilgenbach, and James Calloway reviewed the application, noting changes from the previous application including an additional 16 feet of landscaping, decorative fencing, and pedestrian access added along San Marco Avenue.

Ex Parte Communication:

(None)

Public hearing was opened.

Van Cogley was concerned with the choice of fence along San Marco which did not

1,986 square feet from the existing 1,145 square feet.

- Archeological survey required for any excavation on the site
- Concern for the two-story garage addition over-shadowing the existing single-story historic house
- Possibility of further lowering the garage roof
- Concern for large amount of blank wall space on the north elevation with no windows
- Adding fenestration to the northern side of the garage addition
- Casement or one-over-one light windows rather than the existing six-over-six light windows to help differentiate the addition from the historic structure
- Width of garage door necessary to allow for turning radius
- Recommendation to change garage door style
- Concern for garage setback which would require a variance, and recommendation to move it back parallel to the front of the existing house
- Possibility of creating the garage as a separate structure
- Conflicts between what the Zoning Code allowed and the desire to preserve the historic structure
- Possibility of lowering garage addition ridgeline further by utilizing dormers
- Desire to see demonstration of proposed addition's compatibility with the existing historic structure
- Need for examples of two-story carriage-houses in the historic district

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application 2018-0121 to the December 20, 2018 meeting. The motion was SECONDED by Mr. Benoit.

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

7. Certificates of Appropriateness

7. (a) 2018-0134 – Don Crichlow & Associates – Applicant
18 St. George Street LLC – Owner
18 St. George Street

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Mr. Weaver recused himself as a consultant for the property owner.[1]

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **18 St. George Street.**

Don Crichlow reviewed the application noting the reduction in the roofline from the previous plans.

Ex Parte Communication:

(None)

Public hearing was opened.

Robert Hall spoke against the application citing that the building was not compatible to the historic nature of the property. He felt the building should be a 1740s interpretation.

Melinda Rakoncay spoke against the application citing that the project did not meet the AGHP. She felt that the changes made were not sufficient to reduce the scale and make the addition compatible with the

[1] Form attached to original minutes

historic structure and the historic neighborhood.

B.J. Kalaidi spoke against the application, and asked that the need for glazing on the project be explained.

Nancy Pellicer wondered whether buyers of property in the historic district researched the zoning and architectural requirements for the area. She noted that many historic reconstructions stayed within the footprint of the previously existing historic structure. She hoped to see a large courtyard garden on the property.

Martha Mickler asked that the Board consider the history of the property in making their determination. She noted that construction on the property would likely require an archeological survey.

Public hearing was closed.

The Board discussed:

- Changes from the previous application reduced glazing by 23% by altering the types of door glazing
- Pairs of French doors and width of front gate not appropriate for the style being interpreted
- Solid double doors could be compatible

Susan Bloodworth, attorney for the applicant, noted that the AGHP allowed glazing on courtyard doors, which she believed the subject doors were.

Mr. Crichlow provided multiple examples of pairs of glazed French courtyard doors in the Historic District.

Ms. Duncan asked that the front gate meet the 50 inch width standard and asked that the applicant consider pairs of tongue-in-groove doors which would be more compatible.

There was continued discussion regarding further reduction of glazing on the south elevation and the gate width.

MOTION

Mr. Benoit MOVED to CONTINUE application 2018-0134 to the December 20, 2018 meeting to allow the applicant time to consider redesigning the front gate to get it closer to the HP guidelines, particularly Manucy's book and to reconsider the window and door pattern along the south elevation. The motion was SECONDED by Ms. Wingo.

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

8. Certificate of Demolition

8. (a) 2018-0144 – Sarah Ryan, Architect – Applicant
Dave and Lynn McKee – Owner
329 St. George Street

For Partial demolition of a building constructed in 1910, recorded in the Florida Master Site file, and not located in a district to include the windows, roof, and chimney.

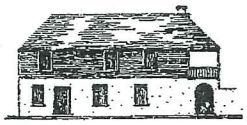
Ms. Duncan and Mr. Benoit recused themselves due to involvement in the project.

Ms. Mitchell 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 to remove windows, chimney, roof, and siding for **329 St. George Street** with the following condition:

- Building materials such as the windows be salvaged if possible in accordance with Sec. 28-29 (2)d.6.

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. 2018-0134

Receipt No. _____
Advertising Costs $ _____

Paid on Oct. 8, 2018

Meeting Date: NOV. 15, 2018
Receipt No. 1462605

1. NAME OF APPLICANT Don 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 crichlow@comcast.net
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER 18 St. George St. LLC
   Business (if applicable) _____
   Address 4041 Pine Run Circle
   City St. Augustine State FL Zip Code 32086
   Daytime telephone (required) 904 540-2877 Other phone _____
3. PROJECT STREET ADDRESS _____
4. LEGAL DESCRIPTION: Lot ____ Block ____ Subdivision _____ Parcel 1974800000
5. EXISTING USE Bar/Restaurant PROPOSED USE Retail/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 *Demolition Approved 9/21/17
☐	☐	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)

- [x] New building
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.)
- [ ] New porch/deck/balcony
- [ ] New awning/canopy
- [x] New entrances
- [x] New window opening/sashes
- [x] New exterior lighting
- [x] New fence/wall/gate
- [x] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical 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)

Cert. of Demolition approved 9/21/17. Opinion of Appropriateness approved 5/24/18 To construct a 2nd Spanish Period Colonial structure for retail use. All access will be from south side courtyard and courtyard street gate and Spanish St. Project meets all requirements of current zoning and AGHP guidelines. See attached drawings and additional material.

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 A. Crichlow

SIGNATURE OF APPLICANT Donald A. Crichlow DATE 10/8/18

PRINT OWNER'S NAME Brian Navarro

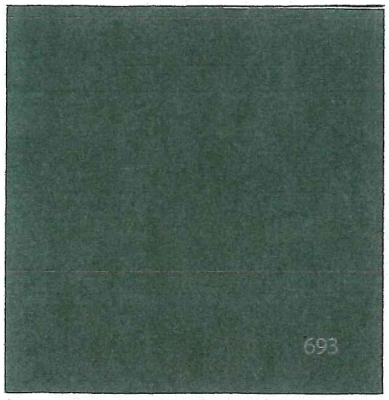
SIGNATURE OF OWNER [signature] DATE 10/8/18

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.

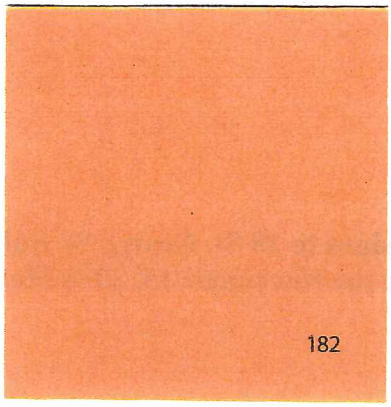
Don Crichlow & Associates

St. Augustine, Florida

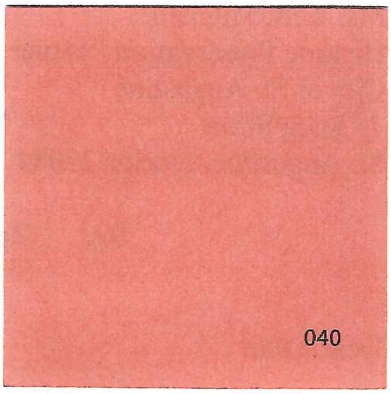
Colors for 18 St. George St.



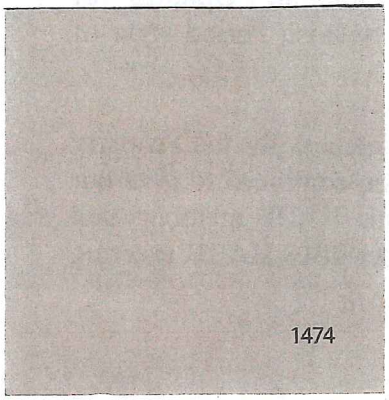
#693 Peck House Green



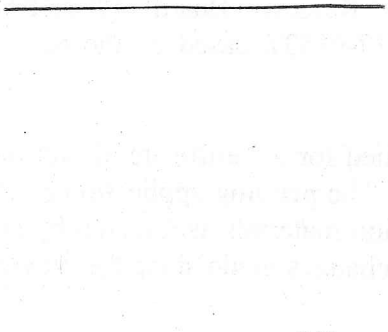
#182 Dark Mustard



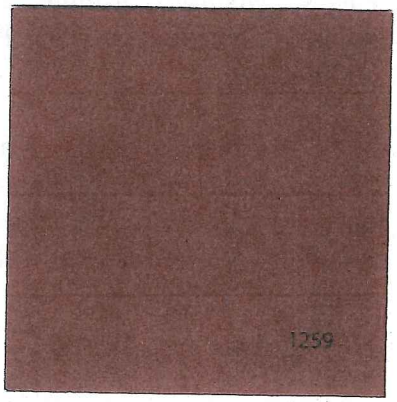
#040 King's Bakery Coral



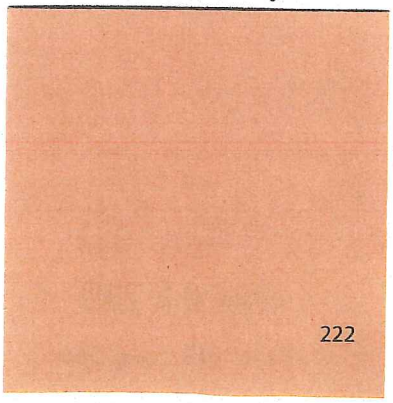
#1474 Gonzalez-Alvarez House Gray



#942 O'Reilly House White



#1259 Solano House Brown



#222 Ochre Tan

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302 St. George St. • St. Augustine, Florida 32084 • Tel (904) 824-5785 • Email: crichlow@comcast.net

Don Crichlow & Associates

St. Augustine, Florida

January 2, 2019

Ms. Kelli Mitchell
Historic Preservation Planner
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: Revisions to 18 St. George St. Submittal Since the November 15, 2018 Meeting

Dear Kelli:

Our firm represents 18 St. George Street, LLC, the owner of the properties located at 18 St. George Street and 11 Spanish Street in the HP-3 zoning district of downtown St. Augustine (collectively, the "Property"). The Property has received approval from the City's Historic Architectural Review Board ("HARB") for an Opinion of Appropriateness (Case No. F2017-0153), based on the Second Spanish Period style of architecture.

In August 2018, we applied for a Certificate of Appropriateness for the Property based on the Opinion approval. The pending application has been continued to give our team time to revise the application materials as directed by certain HARB members and your written staff reports. The changes made since the November 2018 HARB meeting include the following:

General

- Provided proposed color elevation.
- Provided proposed landscaping and hardscaping plan.
- Provided more detail on materials used within buildings.
- Provided color/paint palette.
- Added light fixture locations.

St. George St. (East) Elevation

- Added wood lintels over windows and doors.
- Reduced width of street gate from 7'0" to 6'0".
- Changed windows from 9/6 to 9/9 sashes.

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St. Augustine, Florida

South Elevation (Building A)

- Replaced full light glazed double door with solid, beaded tongue and groove, wood double door.
- Changed windows from 9/6 to 9/9 sashes.
- Added wood lintels over windows and doors.

South Elevation (Building B)

- Replaced 2 glazed double doors with 2 single 44" wide solid, beaded tongue and groove, wood doors.
- Added louvered shutters to windows.
- Re-configured location of doors and windows.

South Elevation (Building C)

- Replaced stucco exterior finish with horizontal wood clapboard siding.
- Replaced gable end attic opening with double hung 6/6 window with louvered wood shutters.
- Changed recessed panels under one glazed double door to 2 vertical panels.
- Changed window widths (30" to 34").

South Elevation (Building D)

- Replaced ¾ light double door with full light 44" wide single door.

South Elevation (Building E)

- Replaced full light double door with 6 panel solid wood door and changed window size from 2'4" x 5'4" to 2'6"x 5'0". Changed window from 9/6 sash to 1/1 sash. Door and window British Colonial influence.

We believe the above-listed changes respond to all comments from HARB members and meet all provisions of the City Code and Architectural Guidelines for Historic Preservation.

The enclosed revised documents include the following, as required by the Architectural Guidelines for Historic Preservation ("AGHP"):

1. A complete site plan, including detailed description of proposed construction.

2. Elevations of all proposed construction, including wall sections.

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3. Paint colors and locations.

4. A landscaping and hardscaping plan.

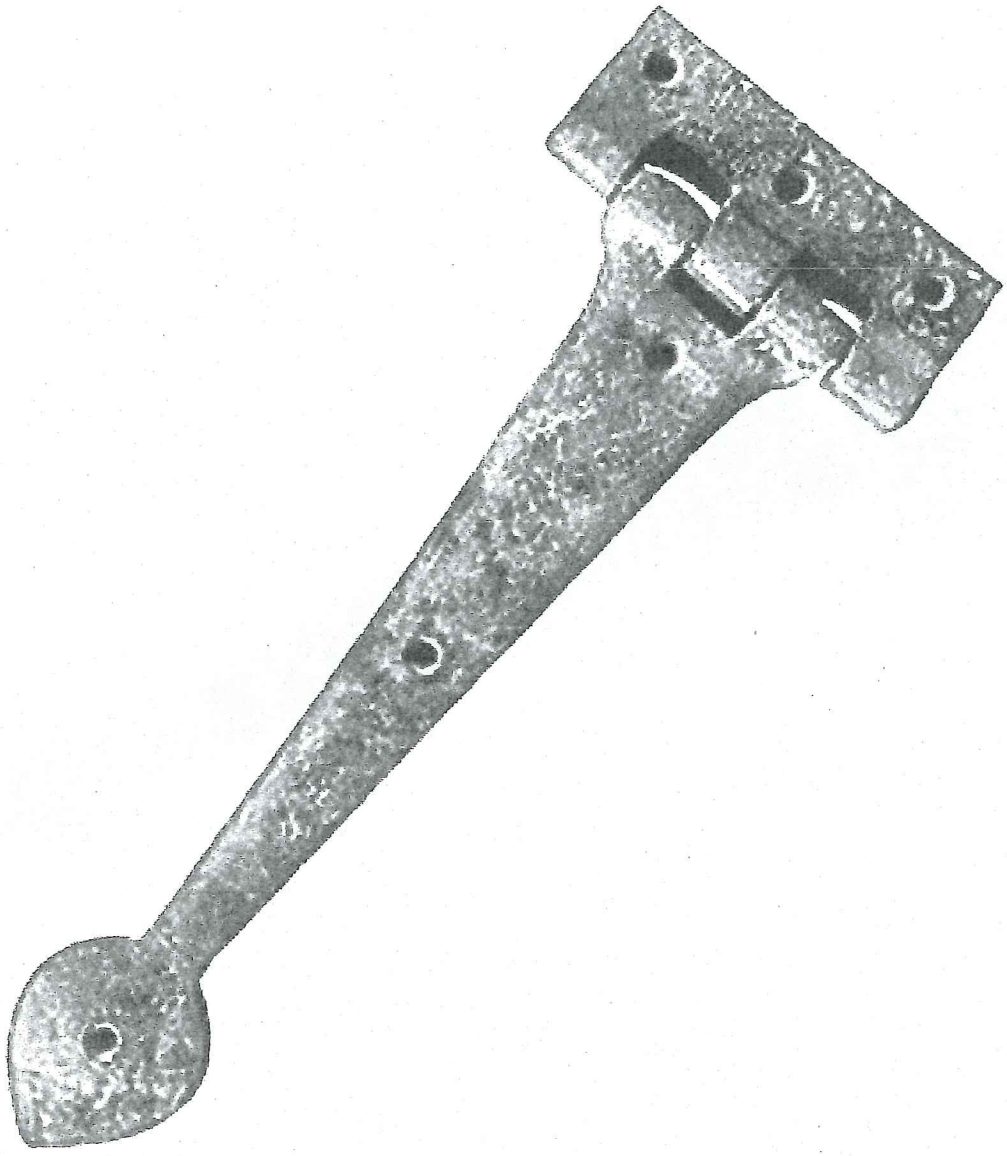
5. Details listed on pages 11 and 12 of the AGHP.

6. Elevation depicting the streetscape and footprint plan of the Property and surrounding area.

7. The proposed construction on the Property complies with all applicable provisions of the City Zoning Code for the HP-3 zoning district and the AGHP. The owner desires to replace the existing Local Heroes bar with a series of buildings that are more in character with the surrounding area along St. George and Spanish streets and are in conformance with the zoning and historic preservation requirements of the City.

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WOOD DOOR HINGES



(https://www.vandykes.com/images/xl/204947.jpg)

Store ID: 204947

No reviews Read Reviews | Write a Review

As low as

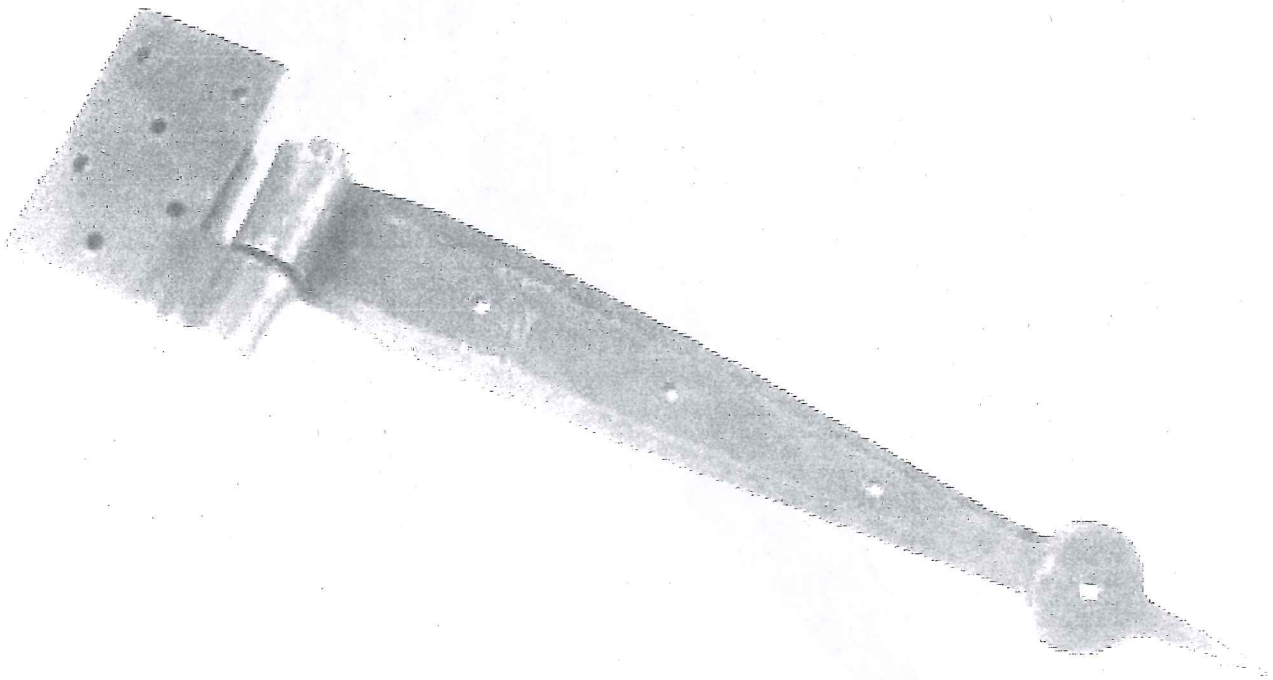
$ 10.40 Each

Finish

- Select -

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GATE HINGE



(https://www.vandykes.com/images/xl/208319.jpg)

Store ID: 208319

2 reviews

Read Reviews | Write a Review

Was: ~~$40.00~~

SALE as low as

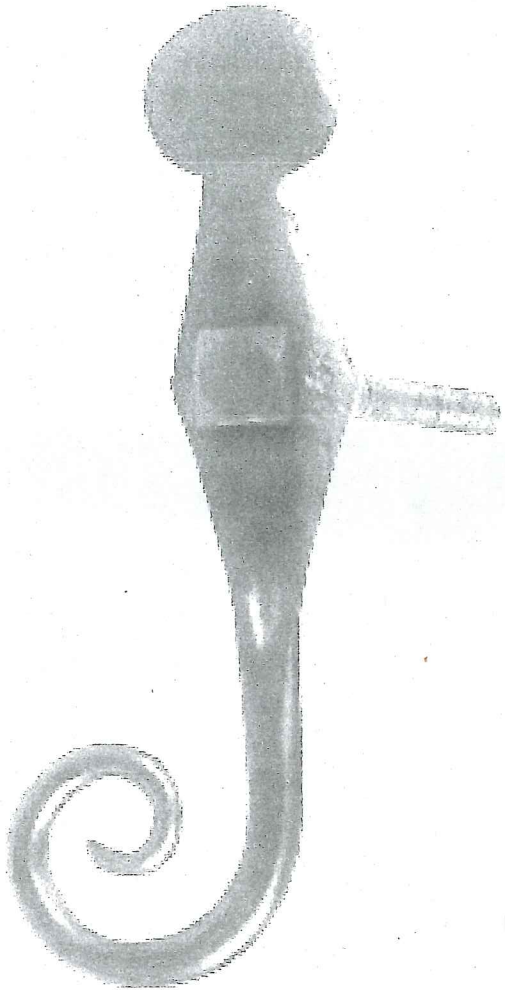
$ 34.00 Per pair

Finish

- Select or Reset Selection -

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SHUTTER DOG



(https://www.vandykes.com/images/xl/210784.jpg)

Store ID: 210784

No reviews Read Reviews | Write a Review

Was: ~~$12.00~~
SALE as low as

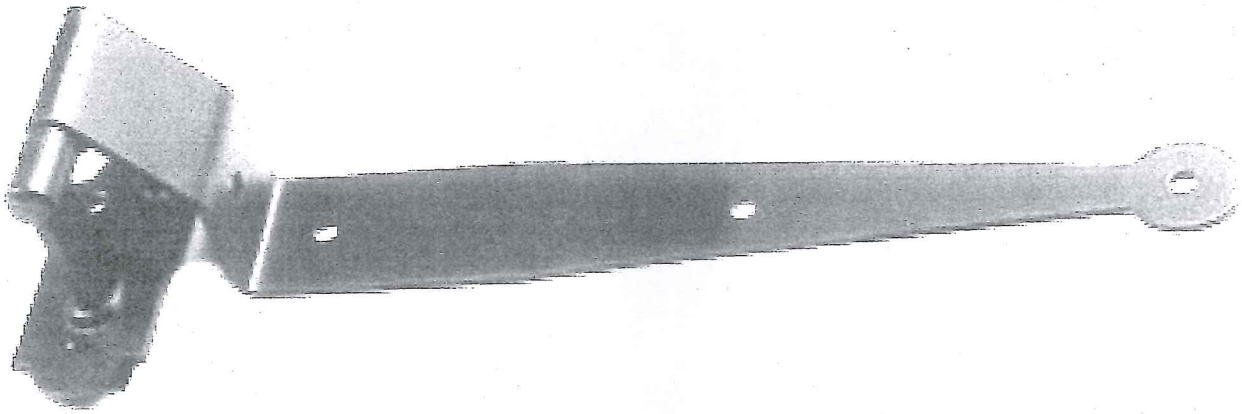
$ 10.20 Per pair

Finish

- Select -

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SHUTTER STRAP



(https://www.vandykes.com/images/xl/202165.jpg)

Store ID: 202165

No reviews Read Reviews | Write a Review

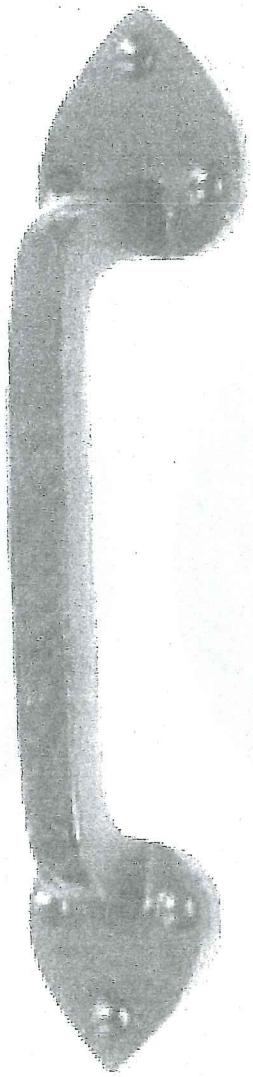
Was: ~~$46.00~~
SALE as low as
$ 39.10 Per pair

Finish

- Select -

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GATE PULL



(https://www.vandykes.com/images/xl/201718.jpg)

Store ID: 201718

2 reviews

Read Reviews | Write a Review

Was: ~~$8.00~~

SALE as low as

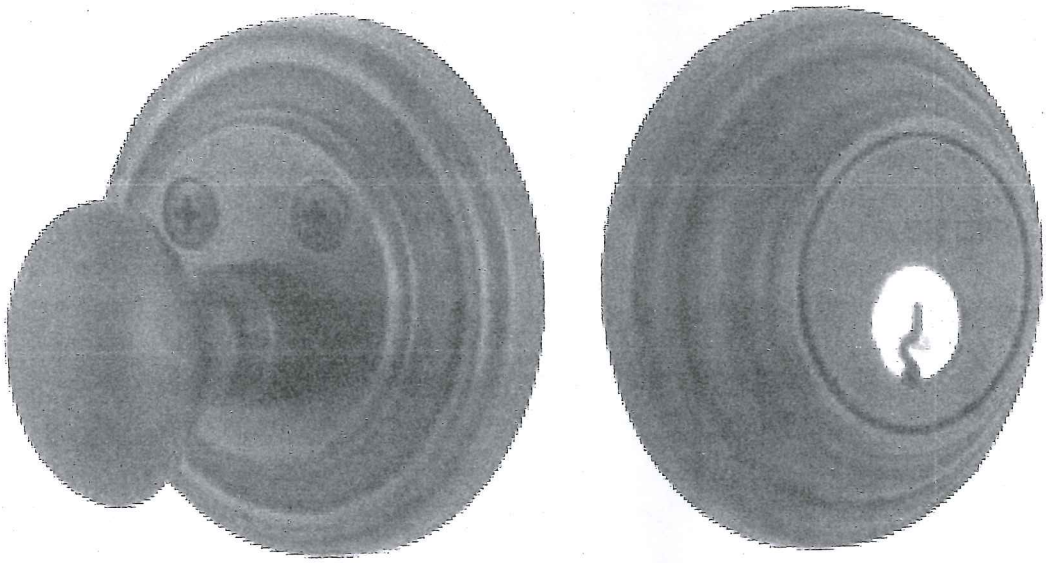
$ 6.80 Each

Finish

- Select -

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DEADBOLT



(https://www.vandykes.com/images/xl/232062.jpg)

Store ID: 232062

No reviews Read Reviews | Write a Review

As low as

$ 106.31 Each

Finish

- Select or Reset Selection -

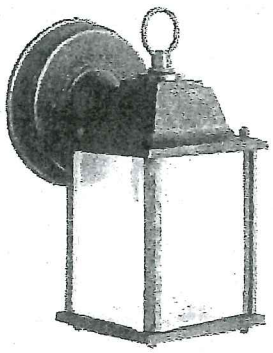
Function

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WALL SCONCE

KICHLER

Style to live by



Barrie Collection
Barrie 1 Light LED Outdoor Wall TZ
9794TZL16 (Tannery Bronze)

5.0 (1) Write a review

Product Description:

This 1 light wall lantern from the Barrie collection is a perfect embellishment to a home thanks to its sophisticated details. Made from cast aluminum, this outdoor fixture is able to withstand the elements. Barrie offers a beautiful Tannery Bronze™ finish with clear beveled glass panels. This fixture features an LED Light Bulb which is Energy-Star certified.

Available Finishes

Tannery Bronze
Tannery Bronze
Black (Painted)
Black (Painted)

ADD TO PROJECT

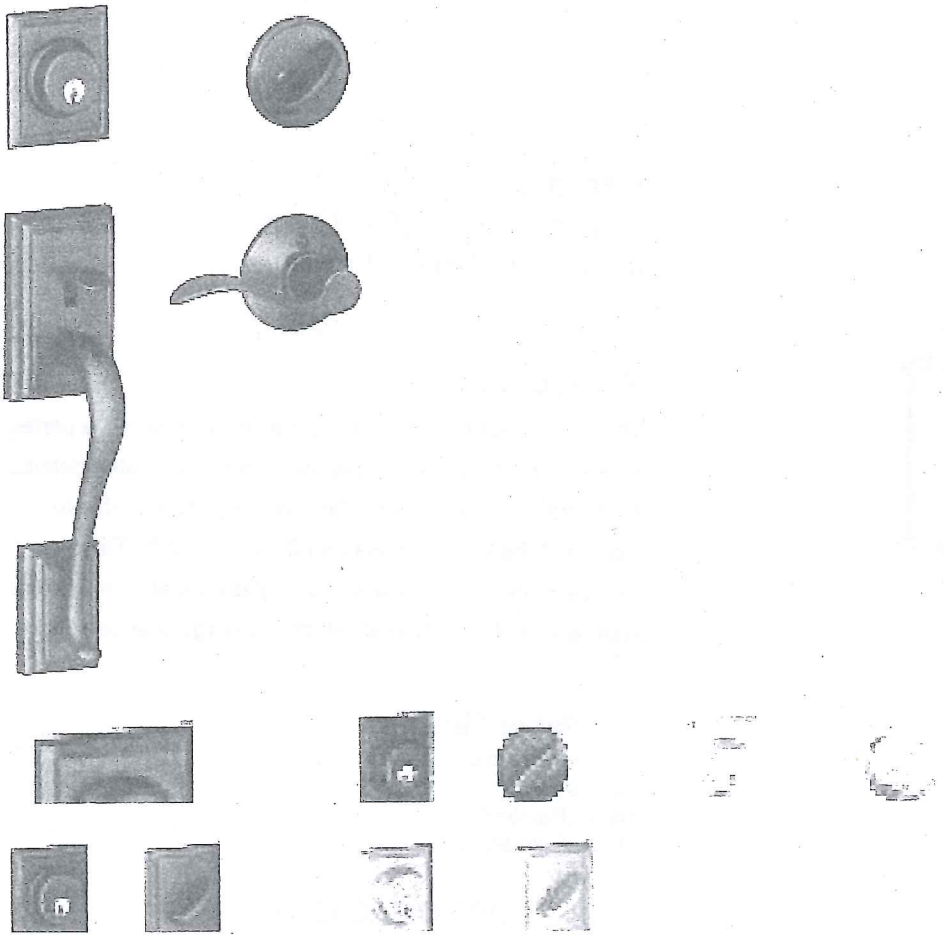
Technical Information

Weight:	1.60 LBS
Lead Wire Length:	2.7"
Safety Rated:	Wet
HCWO:	2.70"
Base Backplate:	4.75 DIA
Dual Mount:	No
Number of Bulbs:	1
Max Watt:	100W
Max Wattage/Range:	100W
Collection:	Barrie Collection
Width:	4.75"
Height:	8.50"

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DOOR ENTRY SET

SCH-ADDISON-HANDLESET



On Sale Now! - Schlage Addison Door Entrance Handleset

FUNCTION

SINGLE CYLINDER ENTRY SET

COLOR/FINISH

SELECT A FINISH

KNOB/LEVER

SELECT KNOB/LEVER

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02 2011

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St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

Proposed Hx

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1974800000
Location Address	11 SPANISH ST 18 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	ST GEORGE STREET (610.07)
Tax Description*	CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12 (EX PT IN OR51/50) OR4239/1281 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.170
Homestead	N

View Map

Owner

Owner Name	18 Saint George St LLC 100%
Mailing Address	4041 PINE RUN CIR SAINT AUGUSTINE, FL 32086-0000

Valuation

	2018
Building Value	$220,502
Extra Features Value	$15,369
Total Land Value	$578,240
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$814,111**
Total Deferred	$0
Assessed Value	**$814,111**
Total Exemptions	$0
Taxable Value	**$814,111**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	$230,674	$15,414	$578,240	$0	$0	$824,328	$824,328	$0	$824,328
2016	$174,906	$10,485	$248,288	$0	$0	$433,679	$405,215	$78,464	$355,215
2015	$173,129	$10,530	$240,350	$0	$0	$424,009	$390,216	$83,793	$340,216
2014	$125,249	$10,575	$240,350	$0	$0	$376,174	$376,174	$50,000	$326,174
2013	$93,869	$2,799	$240,350	$0	$0	$337,018	$337,018	$50,000	$287,018
2012	$152,068	$3,130	$240,350	$0	$0	$395,548	$357,319	$88,229	$307,319
2011	$155,822	$3,459	$265,888	$0	$0	$425,169	$358,237	$116,932	$308,237
2010	$157,699	$2,664	$294,320	$0	$0	$454,683	$362,894	$141,789	$312,894

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	3196	**Roof Cover**	Asbestos
Conditioned Area	3366	**Interior Flooring**	Pine Wood
Actual Year Built	1850	**Interior Wall**	Drywall
Use	Mixed Use (Store/Office/Residential Combo)	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Stucco	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%
Insulation	2" Fiberglass	100%

Description	Conditioned Area	Actual Area
CANOPY COM	0	180
BASE AREA	480	480
F GARAGE	0	792
1.5 STORY	2886	1924
CANOPY COM	0	520
Total SqFt	3366	3896

Building	2	**Roof Structure**	Wood Truss
Actual Area	1475	**Roof Cover**	Modular Metal
Conditioned Area	711	**Interior Flooring**	Pine Wood
Actual Year Built	1940	**Interior Wall**	Drywall
Use	Mixed Use (Store/Office/Residential Combo)	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Wood	**Baths**	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Insulation	4" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY COM	0	114
CANOPY	0	300
CANOPY COM	0	350
BASE AREA	711	711
Total SqFt	711	1475

Extra Features

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	0	0	0	148
DECK UNATT	0	0	0	0	180
MS/CB WALL	0	11	12	0	132
Brick Pavers (1001-3000)	0	0	0	0	1492
Wood Fence	0	0	0	0	720

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	32	110	3520	SF	$281,600
Mixed Use (Store/Office/Residential Combo)	8	180	1440	SF	$115,200
Restaurants & Cafeterias	42	54	2268	SF	$181,440

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2016	8/12/2016	$2,497,000.00	WD	4239	1281	U	I	PARKS DONNA LEE ESTATE	18 ST GEORGE ST LLC
2/17/2016	2/17/2016	$0.00	LA	4150	929	U	I	PARKS DONNA LEE	PARKS DONNA LEE ESTATE
	3/10/1995	$0.00	DC	1455	1069	U	I	PARKS MARY BELL *** (DECD 3/10/95)	PARKS DONNA LEE
	9/1/1989	$0.00		829	161	U	I		PARKS MARY BELL ***

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

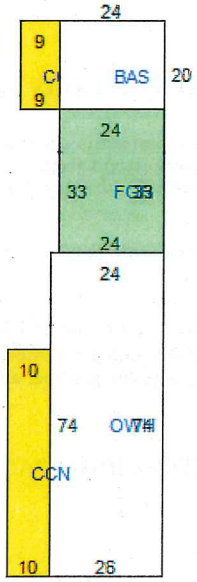
Tax Estimator

Map

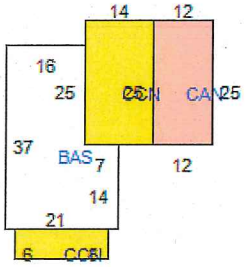


Sketches

	OWH	OWH
	FGR	FINISHED GARAGE
	BAS	Base
	CCN	CCN



	BAS	Base
	CAN	CANOPY
	CCN	CCN



No data available for the following modules: Exemptions.

Instr #2016052679 BK: 4239 PG: 1281, Filed & Recorded: 8/15/2016 2:52 PM #Pgs:3
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $17,479.00

Prepared by:
Pam Gesell
Paradise Title of St. Augustine, LLC
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: P16-2896
Documentary Stamps:$17,479.00

General Warranty Deed

Made this August 12, 2016 A.D. By **John Howland Wing, as personal representative of the Estate of Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black, conveying separate non homestead property,** hereinafter called the grantor, to **18 Saint George St., LLC, a Connecticut limited liability company** whose post office address is: 10 S LaSalle Street, Suite 3100, Chicago, IL 60603 , hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Two Million Four Hundred Ninety Seven Thousand dollars & no cents Dollars, ($2,497,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A" BY REFERENCE HERETO MADE A PART HEREOF:

Parcel ID Number: **197480-0000**

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; Subject to zoning Ordinances that may affect subject property.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

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:

Witness Printed Name EDWARD E. DENNIS

Witness Printed Name KIM Collins

John Howland Wing, Personal Representative

Sandra Parks, f/k/a Sandra Parks Black

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 12th day of August, 2016, by John Howland Wing, as personal representative of the Estate of Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black, conveying separate non homestead property, who is/are personally known to me or who has produced valid driver licenses as identification.

KIMBERLEE COLLINS
MY COMMISSION # FF 200365
EXPIRES: June 14, 2019
Bonded Thru Budget Notary Services

Notary Public
Print Name:

My Commission Expires:

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

BK: 4239 PG: 1283

Exhibit "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

Lot Twenty-eight (28) of Block Twelve (12), City, being also described according to deed from Gasper Masters and Angelina Masters to Evalina Manucy, recorded in Deed Book V, page 249, public records of St. Johns County, Florida, on August 7, 1875, as follows: "Situated in said City of St. Augustine, and upon the westerly side, and adjoining St. George Street, and measuring thereon thirty one feet; bounded on the north by land of Frank Greatorex, measuring one hundred and thirteen feet thereon, on the west by land of Plummer and Pomar, thirty one feet, and on the South by land of Dora Floyd, measuring thereon, one hundred and thirteen feet."

PARCEL TWO:

Bounded on the North by lot formerly of S. Capella, East by lot formerly of Mary L. Manucy, South by lot formerly of Julia Salas, part of a certain lot formerly sold by Paul Sabate, Sheriff of the said County of St. Johns for taxes due the State of Florida, and the County of St. Johns to Francis P. Ferreira, on the sixth day of April eighteen hundred and fifty-seven the said lot conveyed, measuring from North to South forty-five feet, and from East to West, sixty-one feet, and on the West by Spanish Street, all measurements being more or less, being Lot Three (3), Block Twelve (12), according to the official map of the City of St. Augustine, dated January 1st, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida, and is the same land described in the Deed recorded in Official Records Book 66, page 412, public records of St. Johns County, Florida).

PARCEL ONE AND PARCEL TWO DESCRIBED ABOVE ARE THE SAME LANDS AND IMPROVEMENTS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17, PAGE 297, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL THREE:

A strip of land lying in Lots Four (4) and Twenty-seven (27), of Block Twelve (12), according to the official map of the City of St. Augustine, Florida, dated June, 1923, EXCEPTING THEREFROM the land and improvements described in the Warranty deed recorded in Official Records Book 51, page 50, of the public records of St. Johns County, Florida. The strip of land described above fronts on St. George Street to a width of 7.2 feet± and a width on Spanish Street of 6.8 feet with a depth from St. George Street to Spanish Street of 177 feet±.

File Number: P16-2896

Legal Description with Non Homestead
Closer's Choice

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

Proposed Hx

TRIM Notice

TRIM Notice

Summary

Parcel ID	1974800000
Location Address	11 SPANISH ST 18 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	ST GEORGE STREET (610.07)
Tax Description*	CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12 (EX PT IN OR51/50) OR4239/1281 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.170
Homestead	N

View Map

Owner

Owner Name	18 Saint George St LLC 100%
Mailing Address	4041 PINE RUN CIR SAINT AUGUSTINE, FL 32086-0000

Valuation

	2018
Building Value	$220,502
Extra Features Value	$15,369
Total Land Value	$578,240
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$814,111**
Total Deferred	$0
Assessed Value	**$814,111**
Total Exemptions	$0
Taxable Value	**$814,111**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	$230,674	$15,414	$578,240	$0	$0	$824,328	$824,328	$0	$824,328
2016	$174,906	$10,485	$248,288	$0	$0	$433,679	$405,215	$78,464	$355,215
2015	$173,129	$10,530	$240,350	$0	$0	$424,009	$390,216	$83,793	$340,216
2014	$125,249	$10,575	$240,350	$0	$0	$376,174	$376,174	$50,000	$326,174
2013	$93,869	$2,799	$240,350	$0	$0	$337,018	$337,018	$50,000	$287,018
2012	$152,068	$3,130	$240,350	$0	$0	$395,548	$357,319	$88,229	$307,319
2011	$155,822	$3,459	$265,888	$0	$0	$425,169	$358,237	$116,932	$308,237
2010	$157,699	$2,664	$294,320	$0	$0	$454,683	$362,894	$141,789	$312,894

Building Information

Building	1
Actual Area	3196
Conditioned Area	3366
Actual Year Built	1850
Use	Mixed Use (Store/Office/Residential Combo)
Roof Structure	Gable Hip
Roof Cover	Asbestos
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct

Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Stucco	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%
Insulation	2" Fiberglass	100%

Description	Conditioned Area	Actual Area
CANOPY COM	0	180
BASE AREA	480	480
F GARAGE	0	792
1.5 STORY	2886	1924
CANOPY COM	0	520
Total SqFt	3366	3896

Building	2	**Roof Structure**	Wood Truss
Actual Area	1475	**Roof Cover**	Modular Metal
Conditioned Area	711	**Interior Flooring**	Pine Wood
Actual Year Built	1940	**Interior Wall**	Drywall
Use	Mixed Use (Store/Office/Residential Combo)	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Wood	**Baths**	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Insulation	4" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY COM	0	114
CANOPY	0	300
CANOPY COM	0	350
BASE AREA	711	711
Total SqFt	711	1475

Extra Features

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	0	0	0	148
DECK UNATT	0	0	0	0	180
MS/CB WALL	0	11	12	0	132
Brick Pavers (1001-3000)	0	0	0	0	1492
Wood Fence	0	0	0	0	720

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	32	110	3520	SF	$281,600
Mixed Use (Store/Office/Residential Combo)	8	180	1440	SF	$115,200
Restaurants & Cafeterias	42	54	2268	SF	$181,440

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
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2/17/2016	2/17/2016	$0.00	LA	4150	929	U	I	PARKS DONNA LEE	PARKS DONNA LEE ESTATE
	3/10/1995	$0.00	DC	1455	1069	U	I	PARKS MARY BELL *** (DECD 3/10/95)	PARKS DONNA LEE
	9/1/1989	$0.00		829	161	U	I		PARKS MARY BELL ***

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

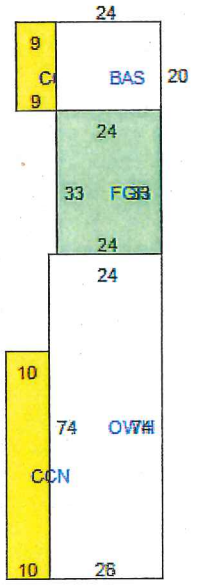
Tax Estimator

Map

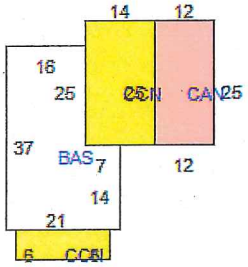


Sketches

	OWH	OWH
	FGR	FINISHED GARAGE
	BAS	Base
	CCN	CCN



	BAS	Base
	CAN	CANOPY
	CCN	CCN

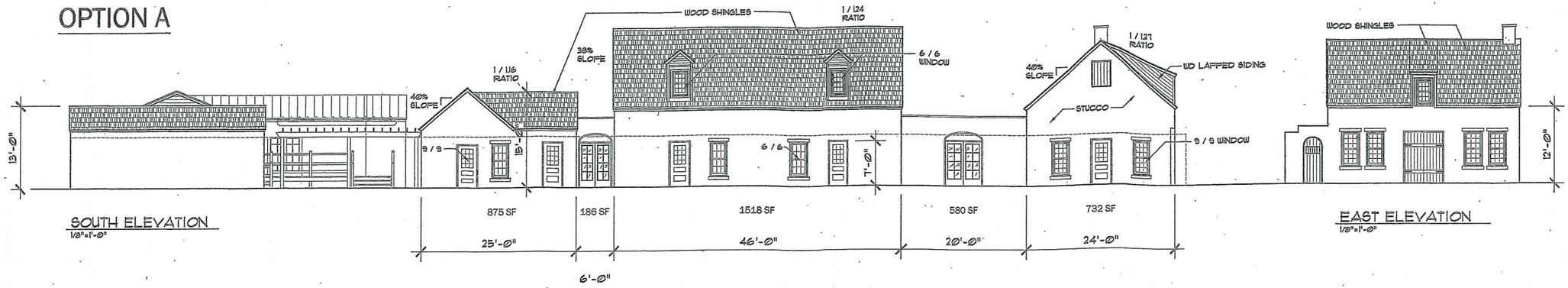


No data available for the following modules: Exemptions.

Previously approved COA

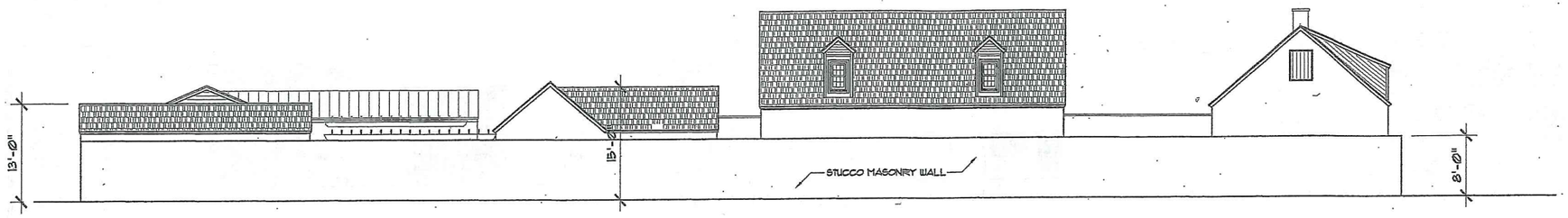
MAY 14 2018
Planning / Building Dept.

OPTION A



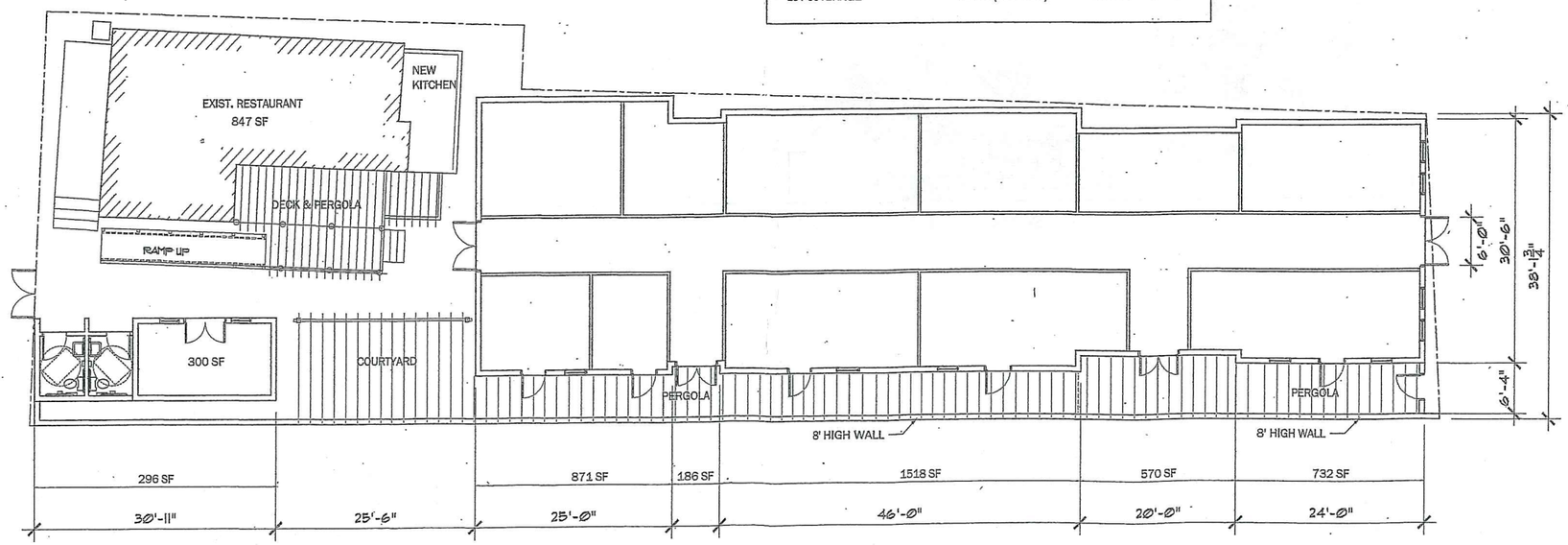
SOUTH ELEVATION
1/8"=1'-0"

EAST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION WITH WALL
1/8"=1'-0"

COVERED AREAS	EXISTING	NEW
EXISTING COVERED SQ. FT.	5480 sf	5026 sf
LOT SQ FT	7776 SF	7776 SF
LOT COVERAGE	70.4% (MAX 70%)	64.6% (MAX 70%)



NORTH
SITE PLAN
1/8"=1'-0"

REGISTRATION SEAL

DRAWN BY: N. GOLDBERGER
SCALE: AS NOTED
DATE: 14 MAY 2018

FLOOR PLAN AND ELEVATIONS

18 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

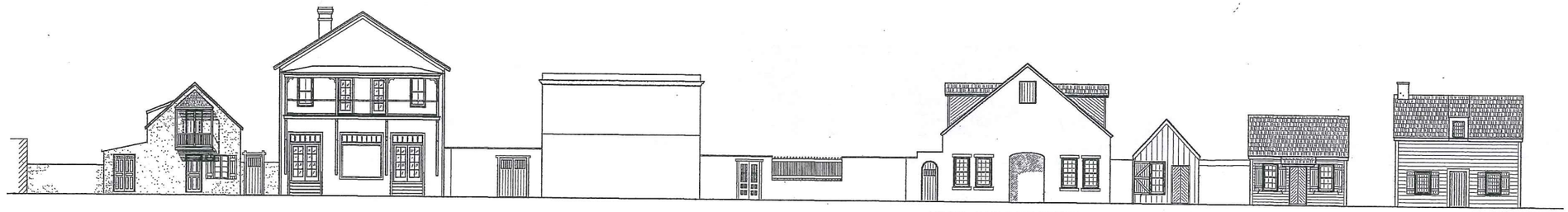
DON CRICHLOW & ASSOCIATES
ARCHITECT
104 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-3705

SHEET
A1

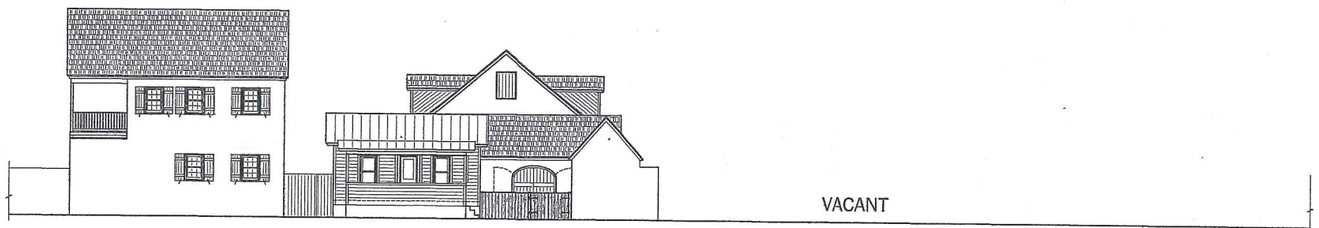
Previously Approved COA

RECEIVED
MAY 14 2018
Planning / Building Dept.

OPTION B



18 ST. GEORGE STREET



11 SPANISH STREET

VACANT

NORTH SITE PLAN 1" = 1'-0"

REGISTRATION SEAL

DRAWN BY: N. GOLDBERGER
SCALE: AS NOTED
DATE: 14 MAY 2018

FLOOR PLAN AND ELEVATIONS

18 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 A2

Previously Approved
OOA

RECEIVED
MAY 14 2018
Planning / Building Dept.

OPTION A

18 ST. GEORGE STREET

VACANT

11 SPANISH STREET

SITE PLAN
1" = 1'-0"

REGISTRATION SEAL

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 14 MAY 2018

FLOOR PLAN
AND ELEVATIONS

18 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

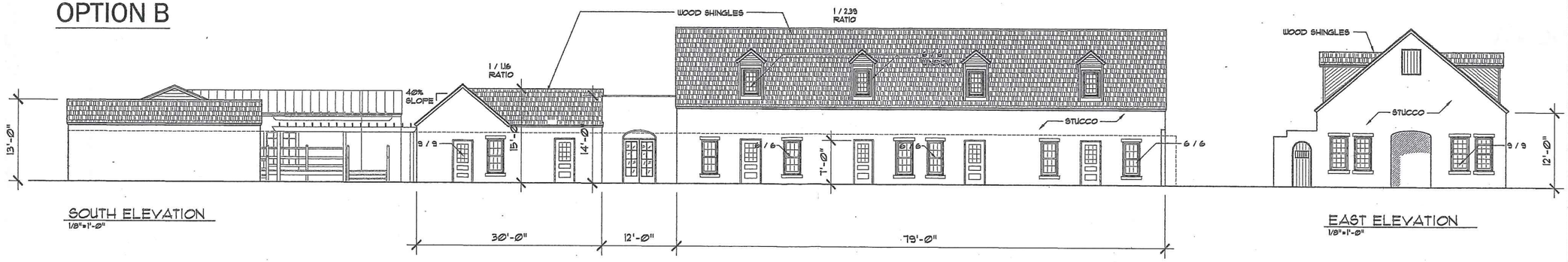
DON CRICHLOW & ASSOCIATES
ARCHITECT
202 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5766

SHEET
A2

Previously Approved Out

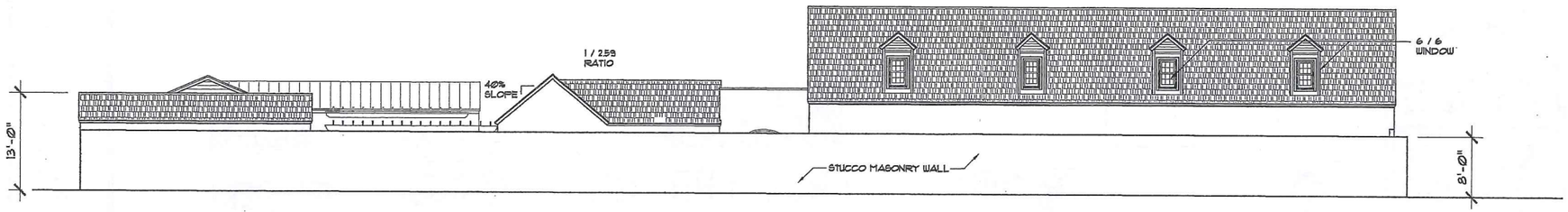
RECEIVED
MAY 14 2018
Planning / Building Dept

OPTION B



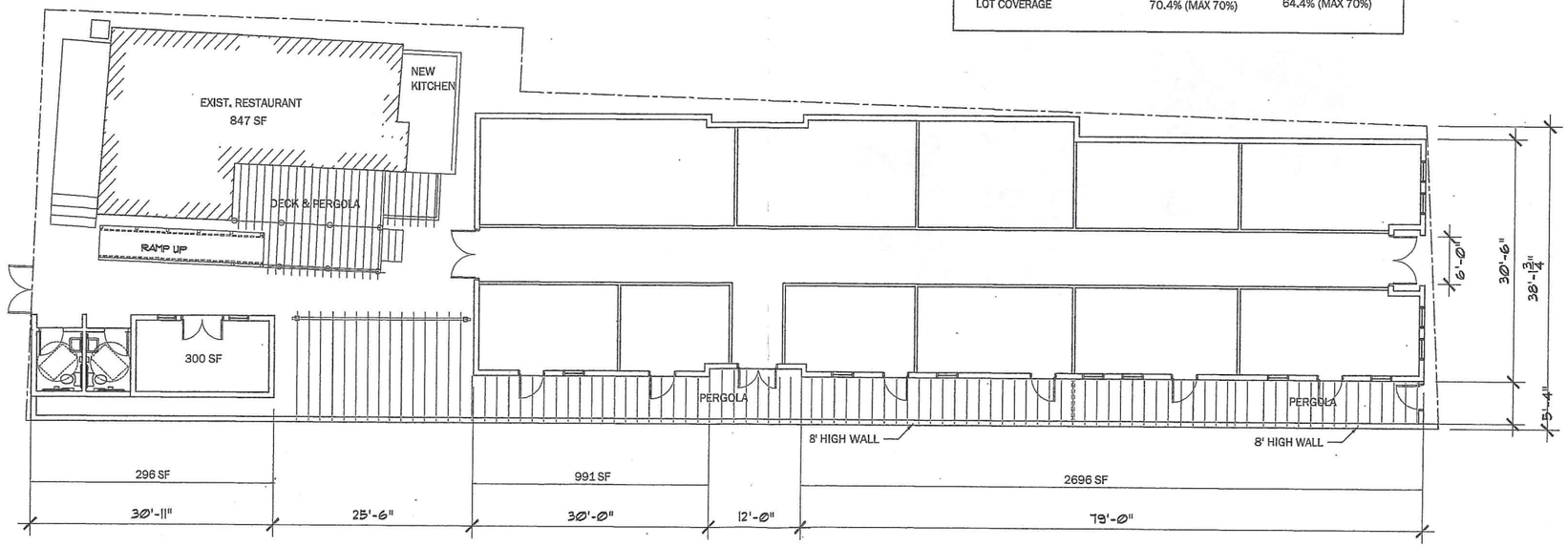
SOUTH ELEVATION
1/8"=1'-0"

EAST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION WITH WALL
1/8"=1'-0"

COVERED AREAS	EXISTING	NEW
EXISTING COVERED SQ. FT.	5480 sf	5009 sf
LOT SQ FT	7776 SF	7776 SF
LOT COVERAGE	70.4% (MAX 70%)	64.4% (MAX 70%)



NORTH

SITE PLAN
1/8"=1'-0"

REGISTRATION SEAL

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 14 MAY 2018

FLOOR PLAN
AND ELEVATIONS

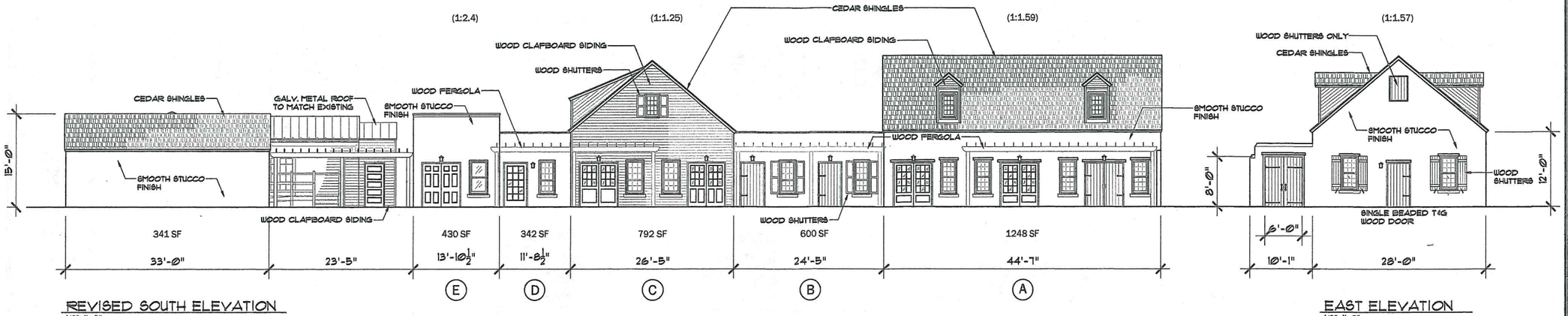
18 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 829-3765

ARCHITECT

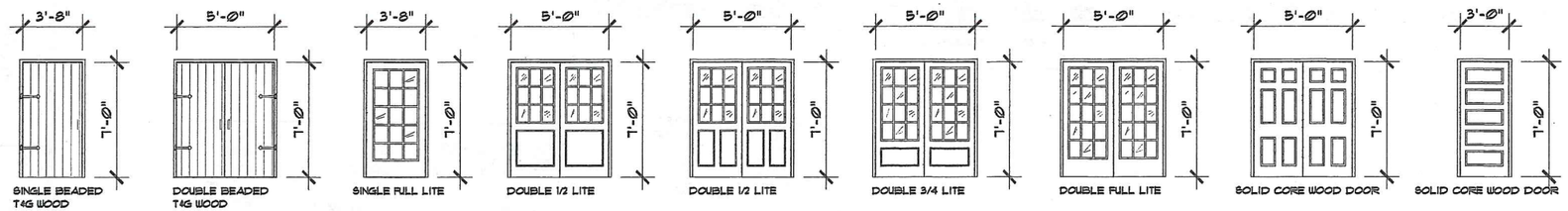
SHEET
A1

OPTION - A

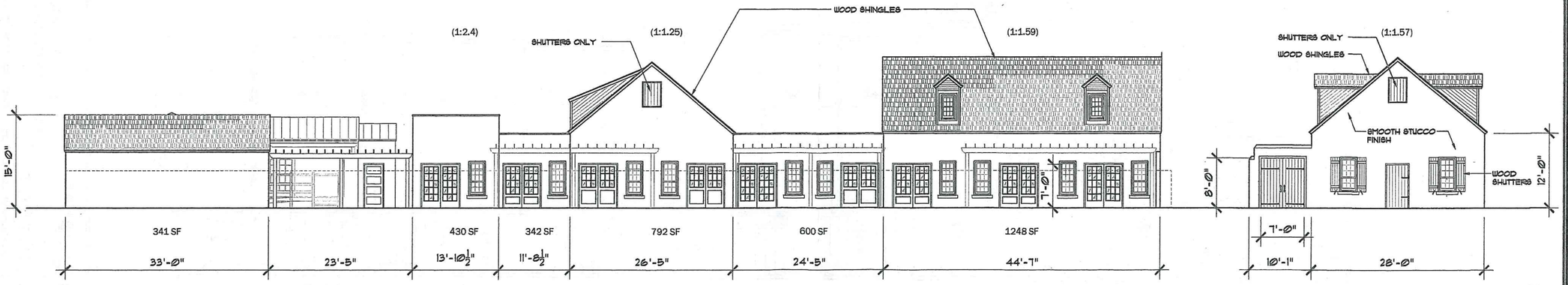


REVISED SOUTH ELEVATION
1/8"=1'-0"

EAST ELEVATION
1/8"=1'-0"



DOOR ELEVATIONS
N.T.S.



PREVIOUS SOUTH ELEVATION
1/8"=1'-0"

EAST ELEVATION
1/8"=1'-0"

REGISTRATION SEAL

SCALE: AS NOTED
DATE: 30 DEC 2018

ELEVATIONS

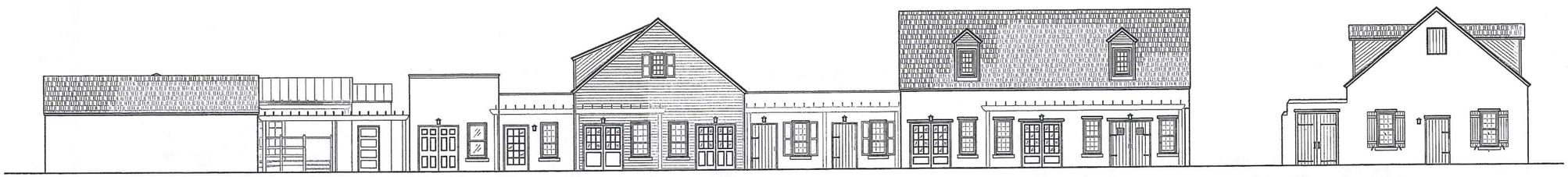
18 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084
PH. (904) 824-7755
ARCHITECT

SHEET
A

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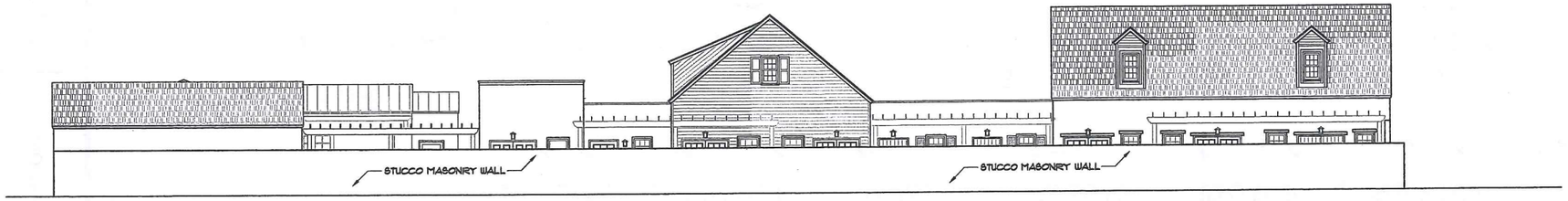
OPTION - A



REVISED SOUTH ELEVATION
1/8"=1'-0"

EAST ELEVATION
1/8"=1'-0"

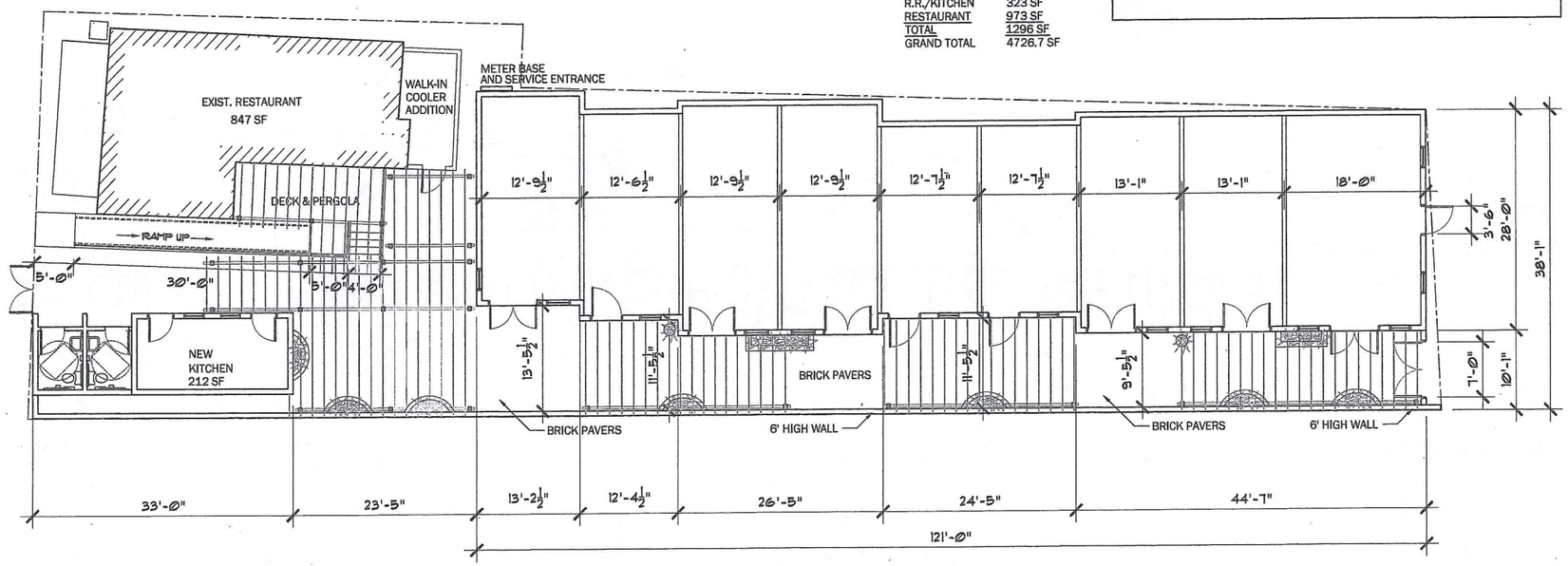
OPTION - A



SOUTH ELEVATION WITH WALL
1/8"=1'-0"

1st BUILDING	1248 SF
CONNECTOR	610.5 SF
2nd BUILDING	792 SF
CONNECTOR	334 SF
3rd BUILDING	362 SF
TOTAL	3430 SF
R.R./KITCHEN	323 SF
RESTAURANT	973 SF
TOTAL	1296 SF
GRAND TOTAL	4726.7 SF

COVERED AREAS	EXISTING	NEW
EXISTING COVERED SQ. FT.	5480 sf	4726.7sf
LOT SQ FT	7776 SF	7776 SF
LOT COVERAGE	70.4% (MAX 70%)	60.08% (MAX 70%)



NORTH

SITE PLAN
1/8"=1'-0"

REGISTRATION SEAL

SCALE: AS NOTED
DATE: 30 DEC 2018

FLOOR PLAN AND ELEVATIONS

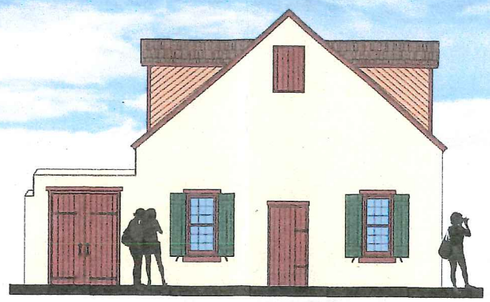
18 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

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ARCHITECT

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A1

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East Elevation (N.T.S.)



South Elevation (N.T.S.) *Existing Building*

Pre-1821 Colors

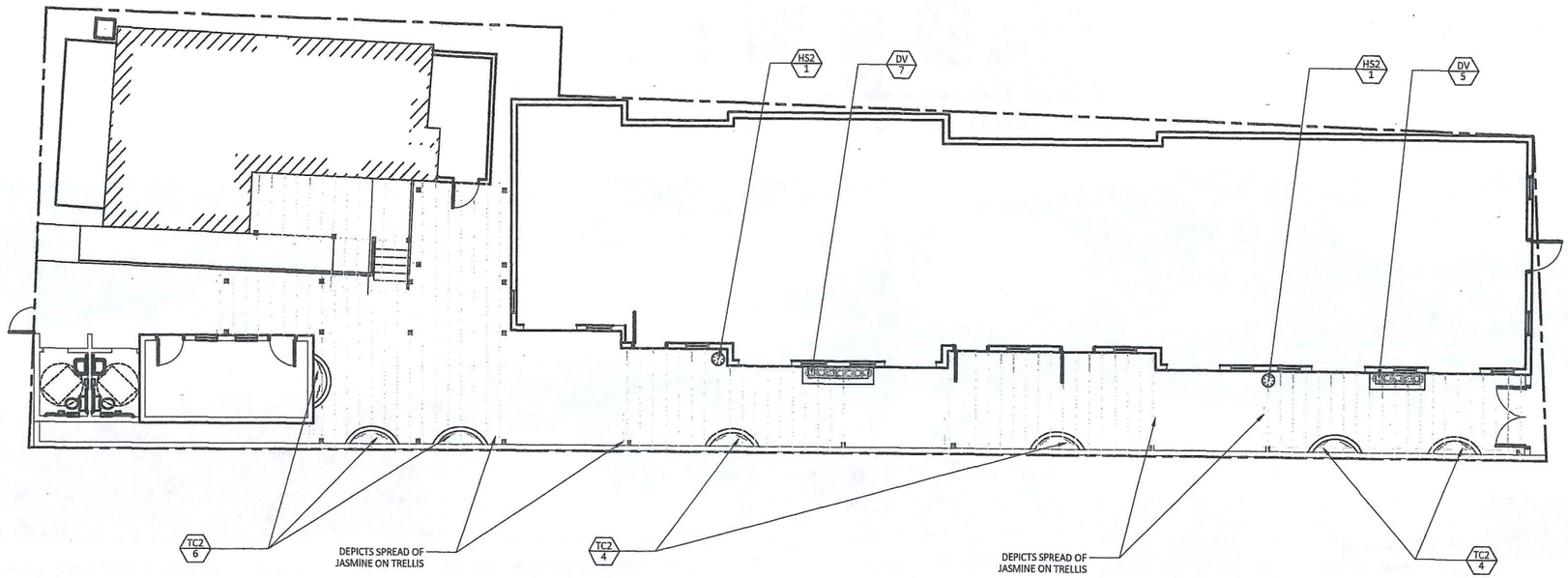
- Color 1/O'Reilly House White BM942
- Color 2/Kings Bakery Coral BM040
- Color 3/Ochre Tan BM222
- Color 4/Solana House Brown BM1259
- Color 5/Gonzalez-Alvarez House Grey BM1747
- Color 6/Peck House Green BM693
- Color 7/Dark Mustard BM182
- Color 8/Represents Natural Wood N/A

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18 St. George Street Improvements

January 3, 2019

Color Rendering



PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY	REMARKS
	DV	Dietes vegeta / African Iris	1 gal.	18"	8"	18" o.c.	12	AGHP Approved
	HS2	Hibiscus syriacus / Rose Of Sharon	3 gal.	24"	18"	18" o.c.	2	AGHP Approved
	TC2	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	3 gal.	12'	6'	18" o.c.	14	AGHP Approved; climbing vine to grow up through trellis structure

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0' 4' 8' 16'
SCALE: 1/8"=1'-0"

SYM	DESCRIPTION	DATE	APPR
	ST. AUGUSTINE HARB REVIEW	01/02/19	

JEREMY MARQUIS
LIC. # 6667110 SEAL

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

SUPERVISOR

APPROVED

DRAWN BY:	DF
CHECKED BY:	FL
PROJECT MANAGER:	FL

18 ST. GEORGE IMPROVEMENTS

18 St. George Street, St. Augustine, Florida

PLANTING PLAN

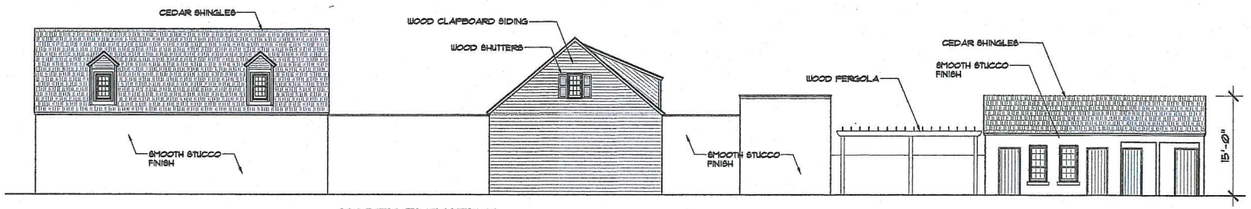
SIZE:	ANSI D
PRIME PROJECT NO.:	
ML+H PROJECT NO.:	17.16.0
DRAWING NO.:	L-1.0

OPTION - A

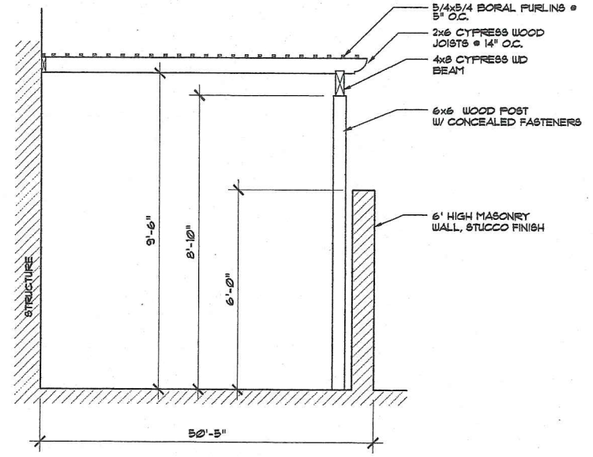
ST. GEORGE STREET STREETSCAPE



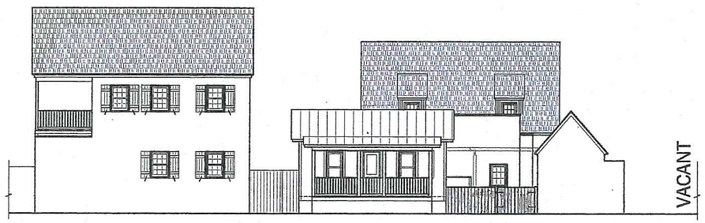
18 ST. GEORGE STREET



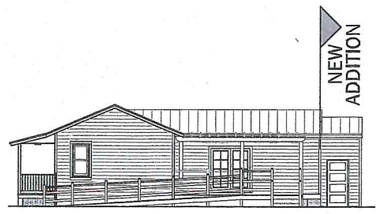
NORTH ELEVATION
1" = 10'-0"



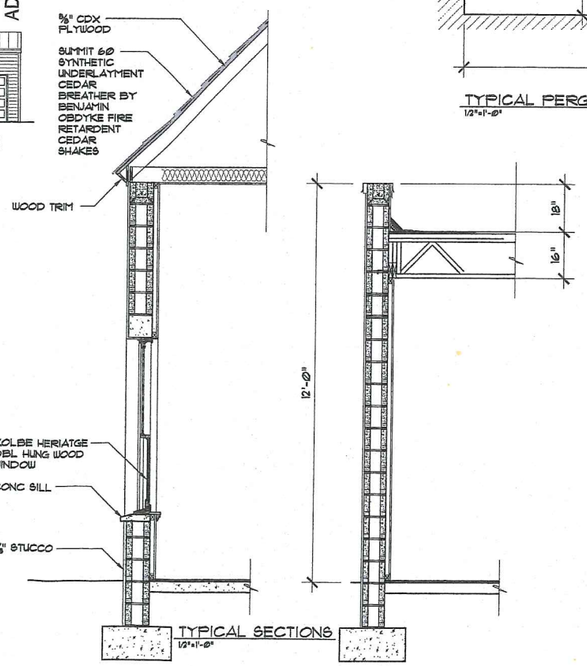
TYPICAL PERGOLA
1/2"=1'-0"



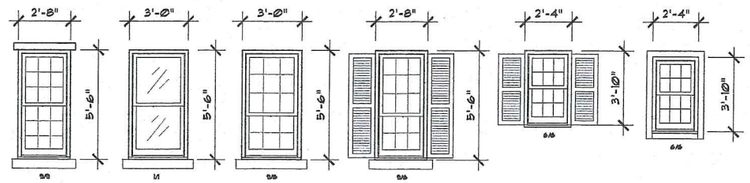
11 SPANISH STREET STREETSCAPE



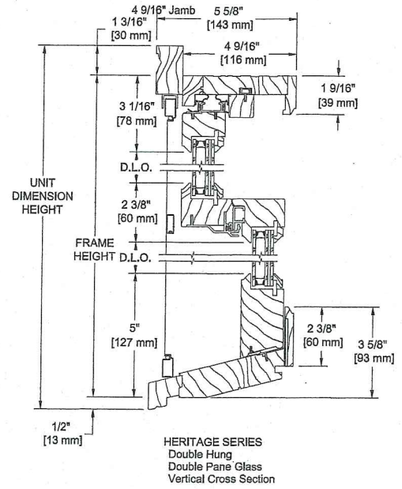
11 SPANISH STREET SOUTH ELEVATION
KITCHEN ADDITION
1" = 10'-0"



TYPICAL SECTIONS
1/2"=1'-0"



WINDOW ELEVATIONS
N.T.S.



HERITAGE SERIES
Double Hung
Double Pane Glass
Vertical Cross Section

REGISTRATION SEAL

SCALE: AS NOTED
DATE: 30 DEC 2018

FLOOR PLAN
AND ELEVATIONS

18 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
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A2

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CITY OF
STAUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application: 2018-0175 Address: 30 St. George Street

A.D. Davis Construction, Applicant
St. George Street Properties, Owner

Project description: To replace the existing wood siding with a composite siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ1885
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	197340 0000		
Agenda Item:	7(a)	Previous Action(s):	COA 2015

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to replace the existing wood siding with a composite siding.

- The application could not be administratively approved because the replacement material is a composite material and not wood like the current siding.
- Based on the sample provided, the proposed material has the same profile as the existing siding and has a profile that is common for the style.
- The proposed material has a similar finished appearance as the wood, but the groves are more distinct than what appears on the wood, giving it a slightly different appearance. According to both the Secretary of Interior Standards and the AGHP, a substitute material may be used if it has a similar or the same appearance as the original material and using the same material is not technically or economically feasible. It is not clear, however, if it intends for the entire buildings to be clad with a substitute material or if it is referring only to a feature.
- HARB has allowed modern materials on new buildings but no known examples exist of using composite materials on historic buildings. This is a composite material, not just a substitute material, to which the AGHP does not address in any detail.
- The applicant needs to verify the amount of siding that will be replaced. According to the application, only the rotten wood will be replaced but no drawings or information was provided to show where the new material was being installed (or how much).
- The applicant did not provide the paint color for the new material, but this can be approved administratively if the color matches the existing paint color or is listed on the pre-approved color list.
- A sample of the current and proposed materials is available and can be provided to the board during the meeting.

STAFF RECOMMENDATION:

Staff cannot make a recommendation on the replacement, composite material because there is no clear guidance in the AGHP or the SOIS regarding replacement of the entire siding of a historic building in a composite material. The Historic Preservation Master Plan recognizes that the AGHP needs to be updated to reflect modern materials.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Replace rotten wood with a new composite material

F2018-0175
30 St. George Street
January 17, 2019

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Frame Vernacular
Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Exterior Siding – 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.
- Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.
- Replace in kind an entire wood feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- 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.

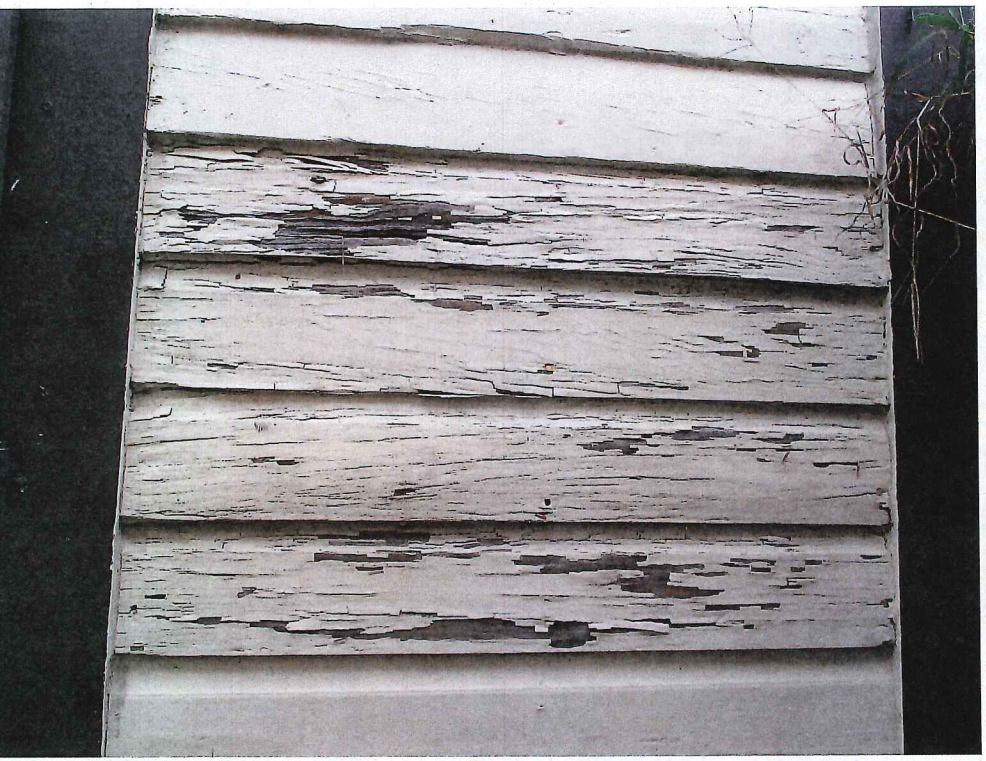
Secretary of Interior Standards for Rehabilitation
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

LIST OF ATTACHMENTS:

1. Staff photographs of the building and materials
2. Florida Master Site File

Vino Del Grove
Winery
FLORIDA TROPICAL
FRUIT WINES

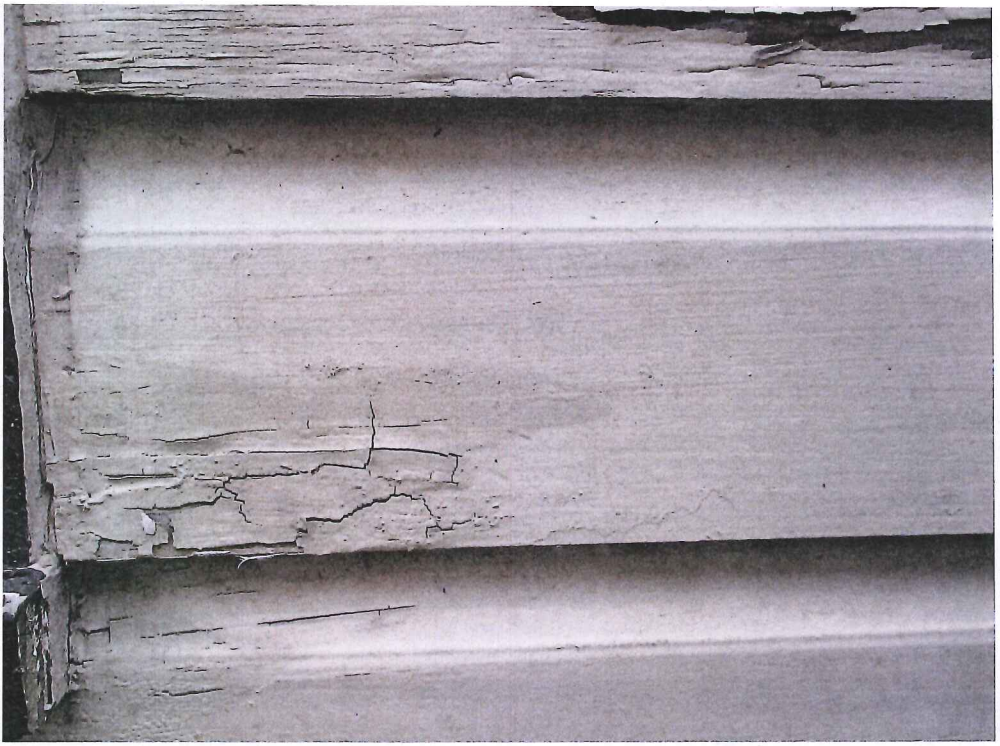
Vino Del Grove
Winery
FLORIDA TROPICAL
FRUIT WINES

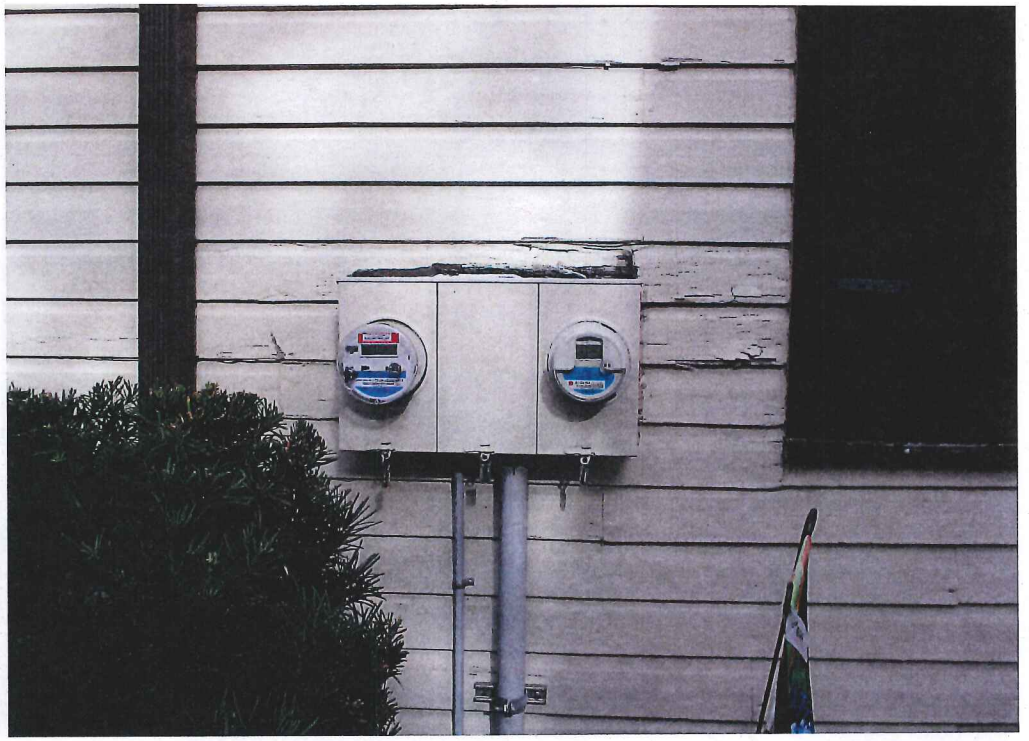










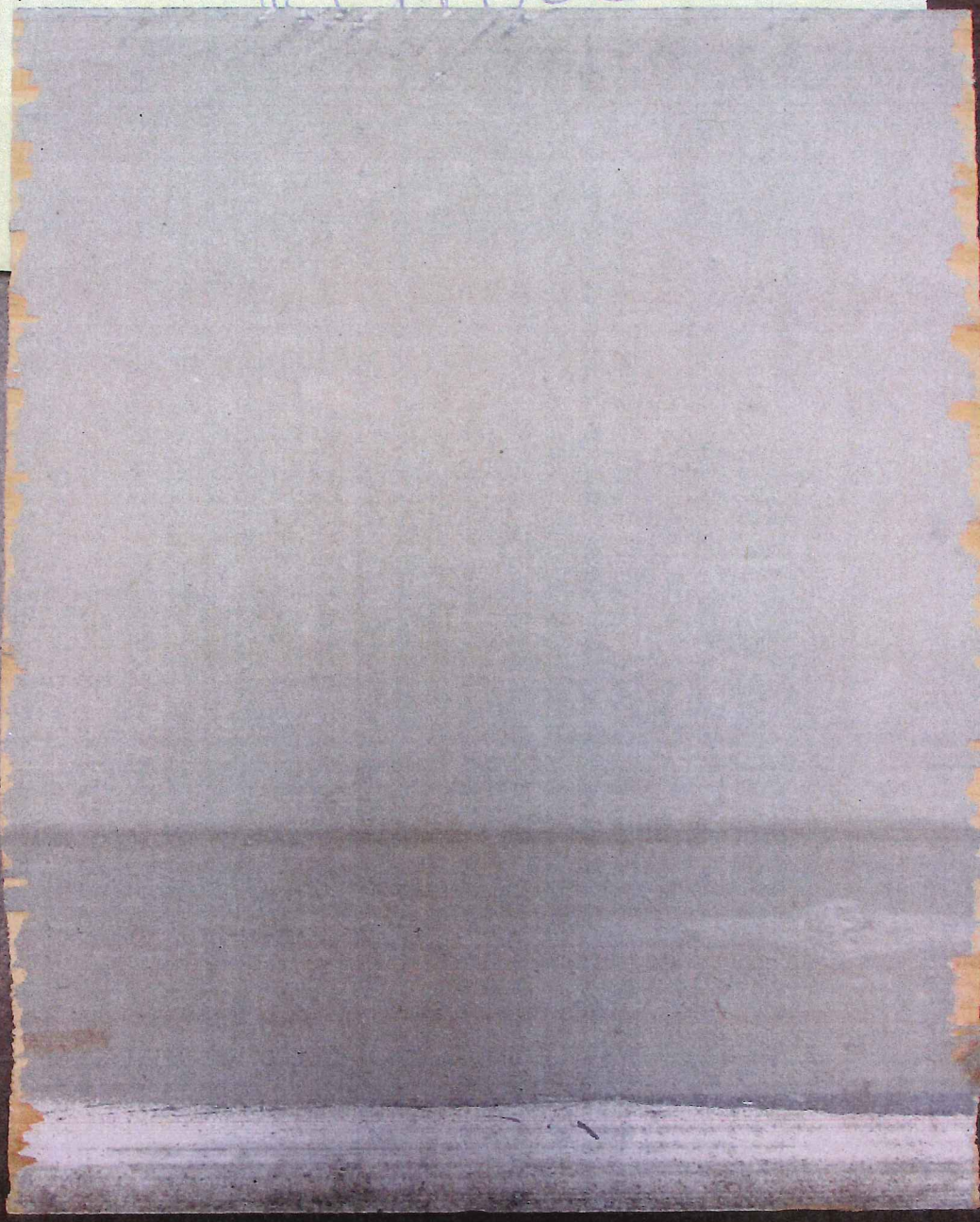


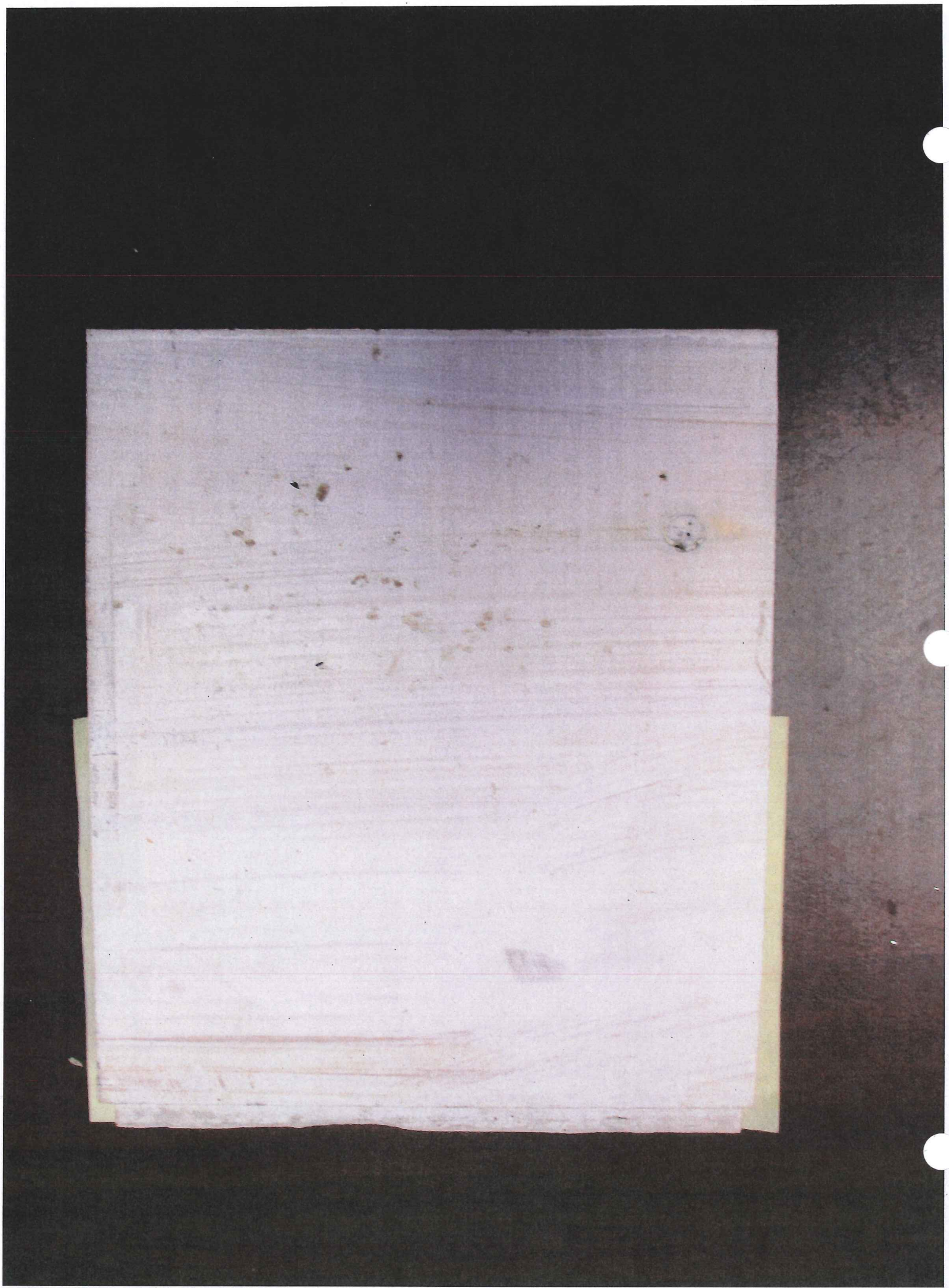


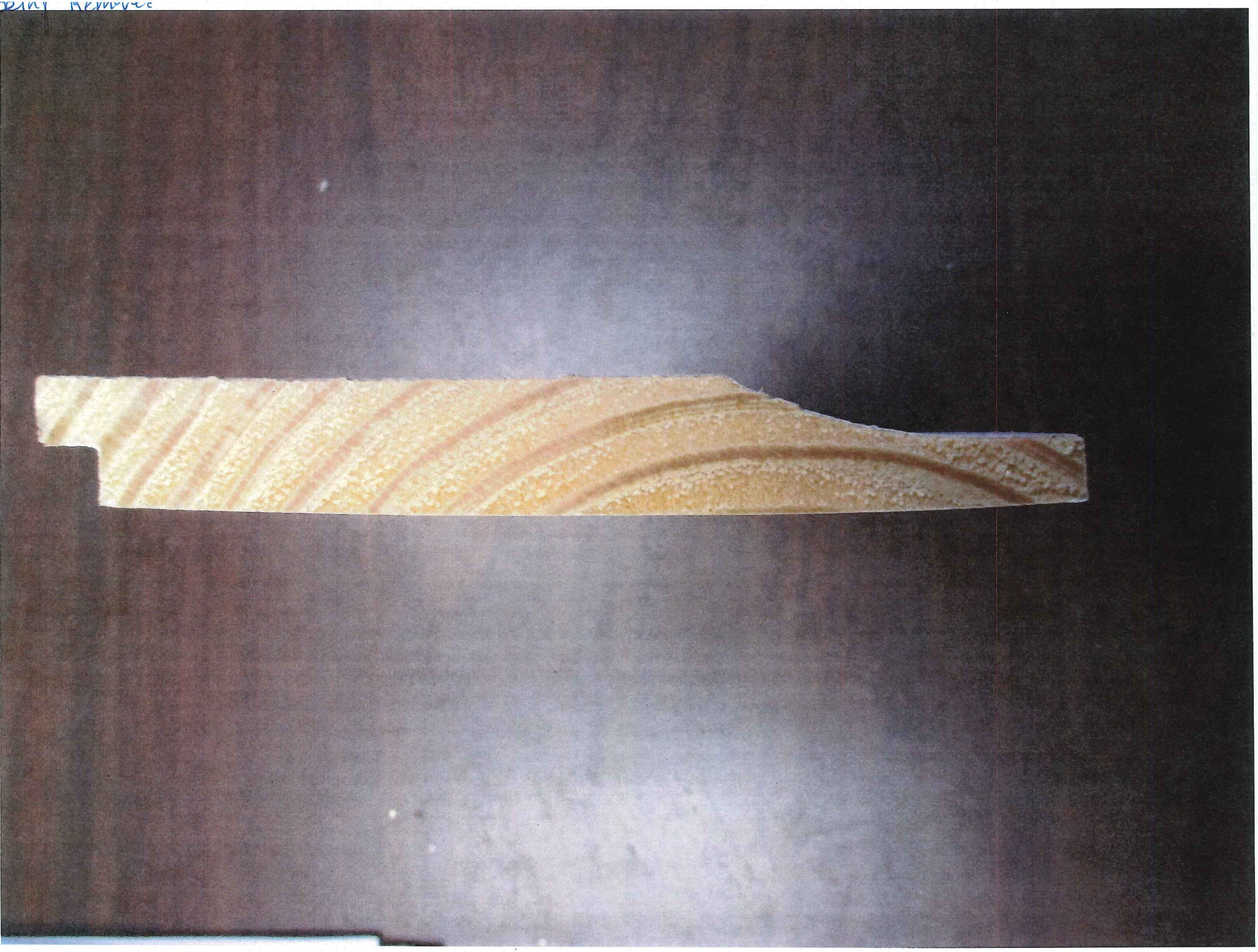


30 St. George St.

Being Removed

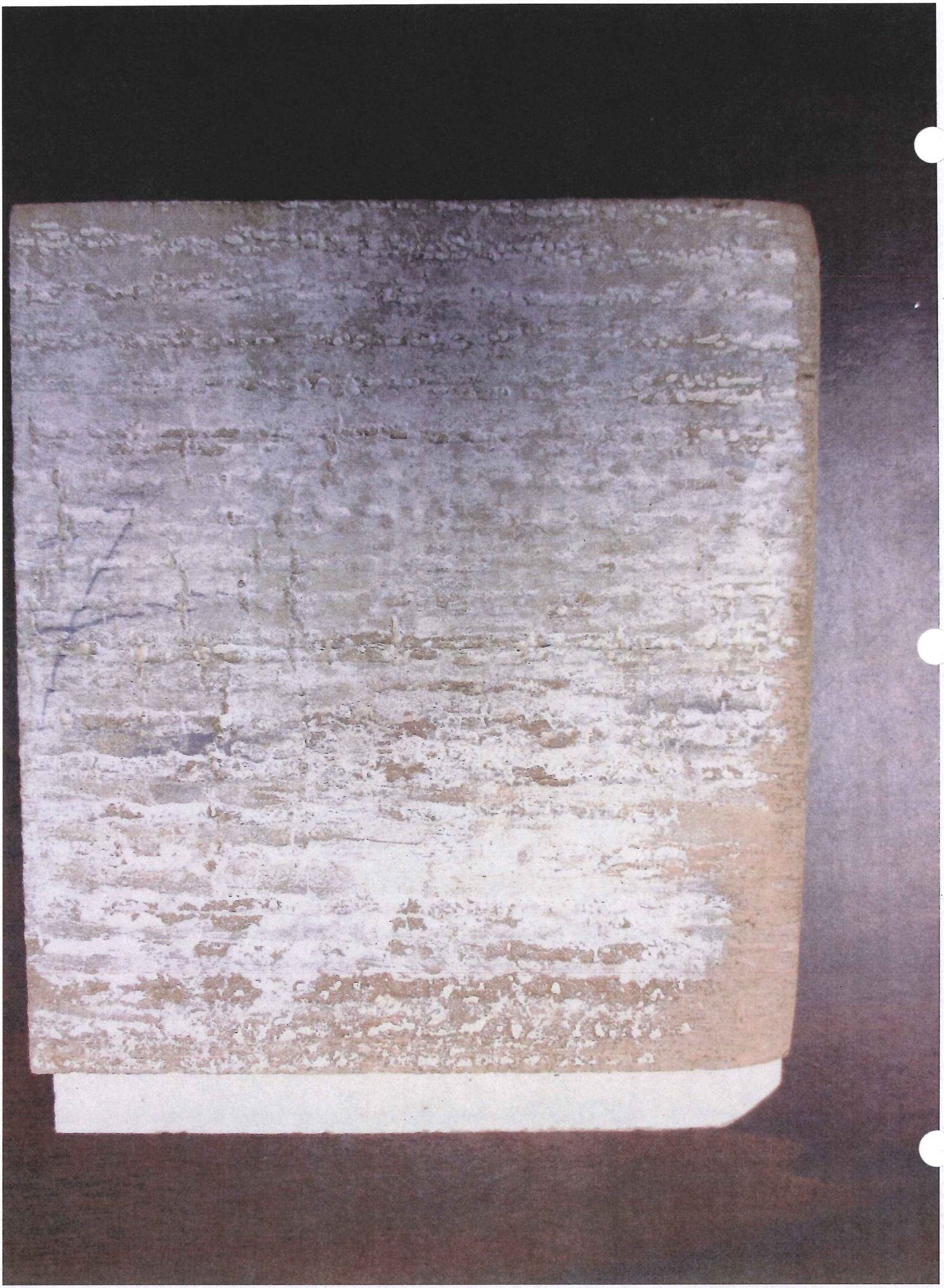


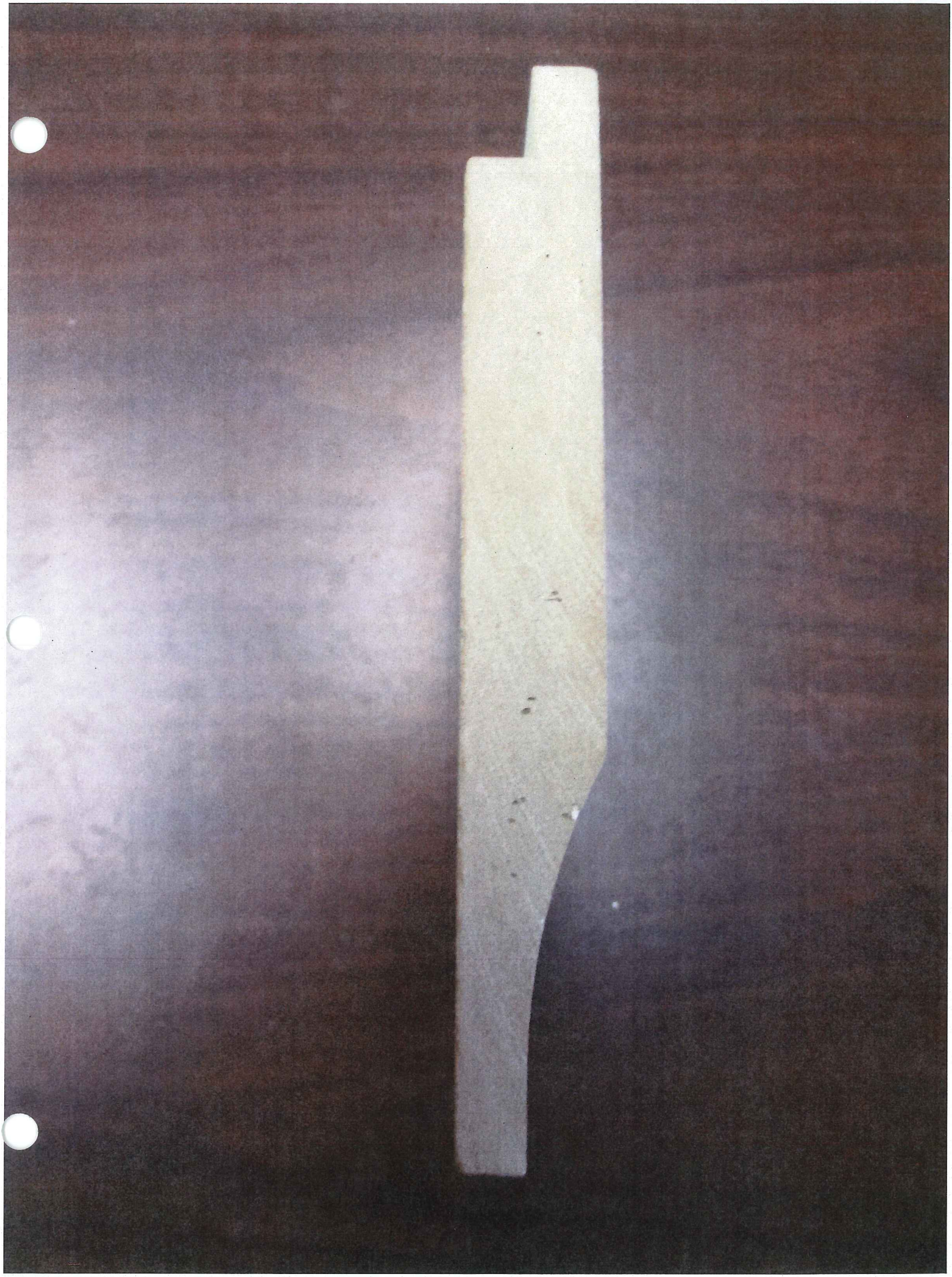


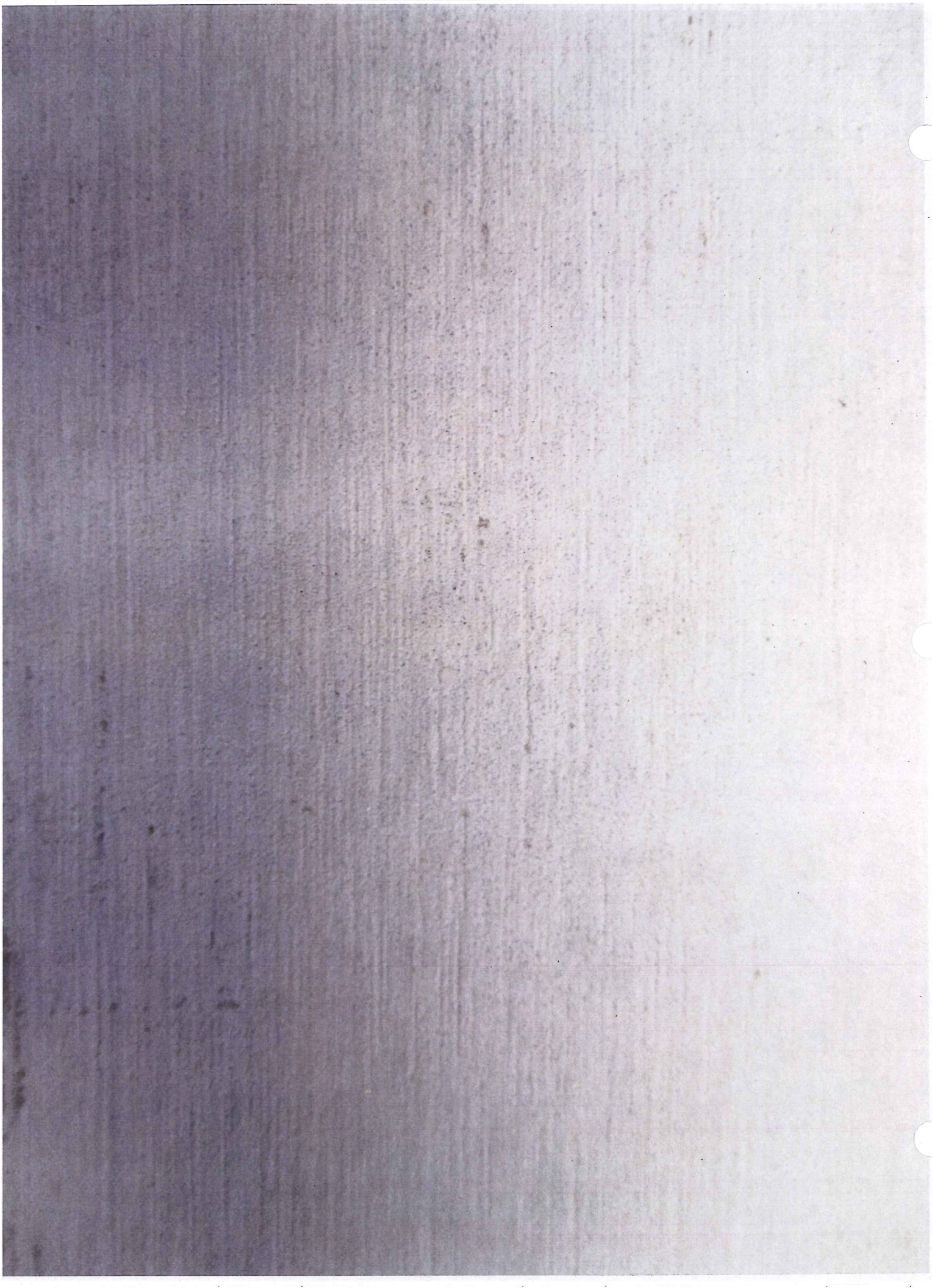


30 St. George St.

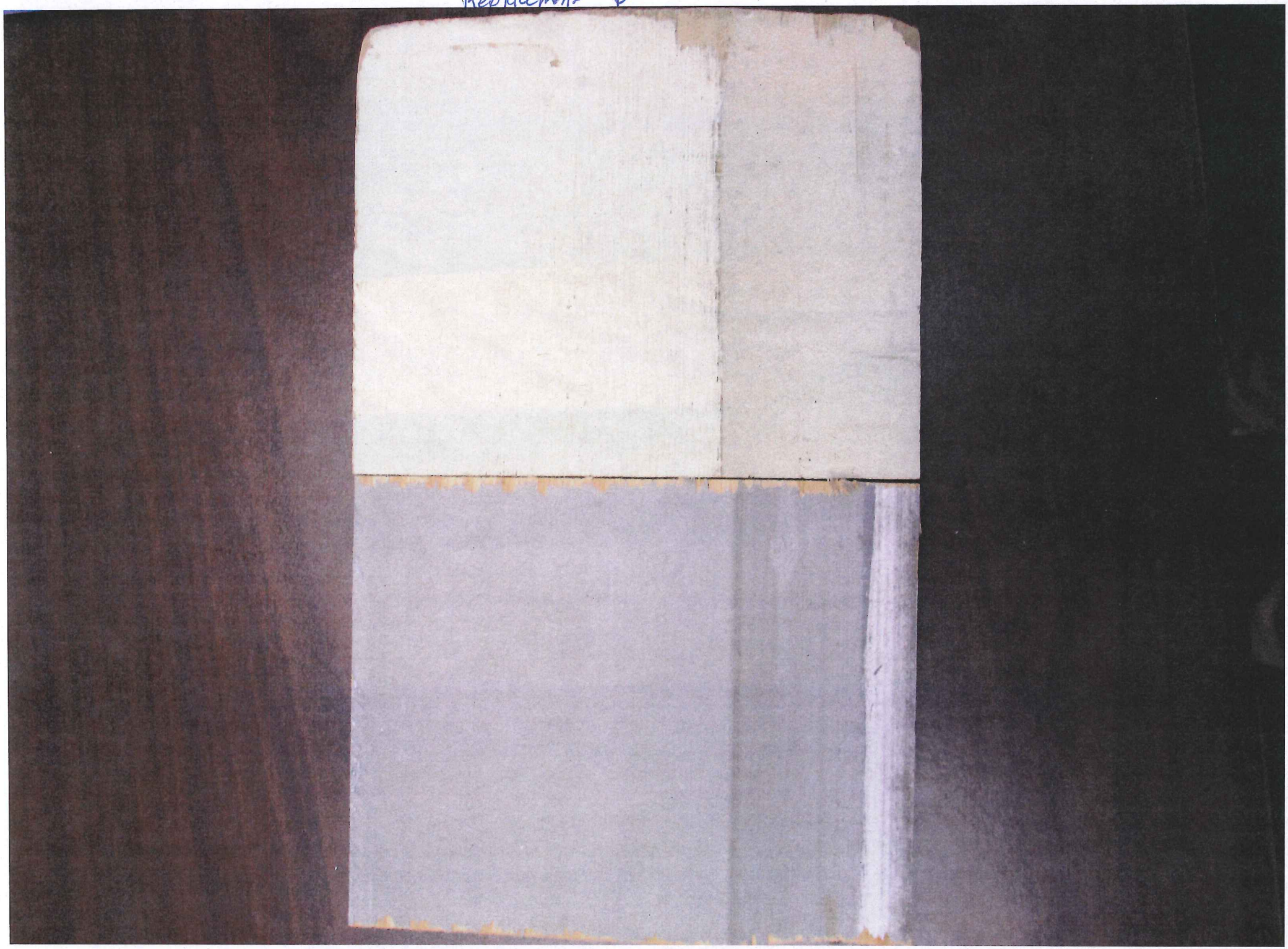
Replacement

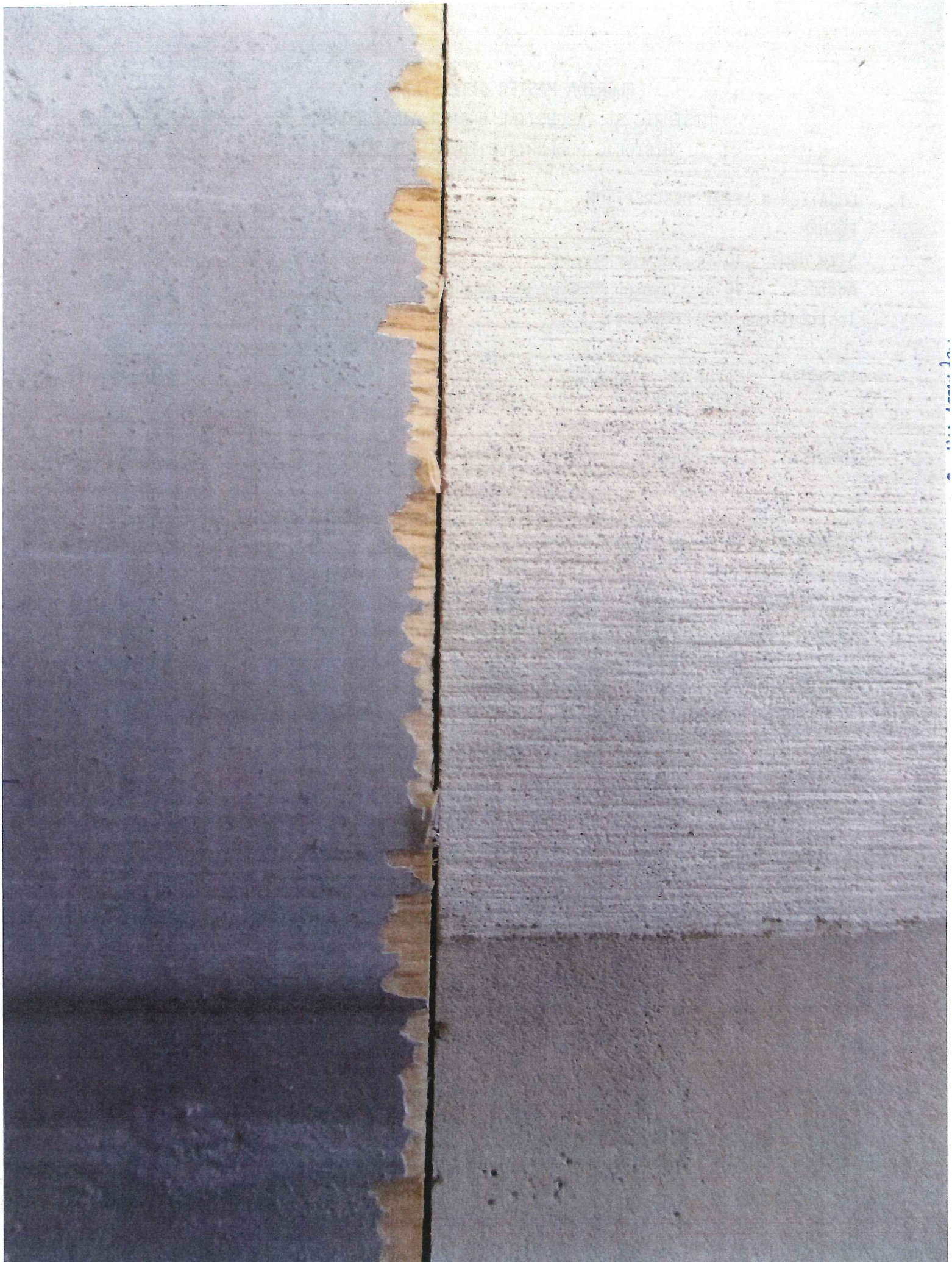






Replacement ↓





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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1885 1009==

Site Name: 30 St. George Street 830== Survey Date: 7902 820==

Address: 30 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 12 (block) A11 24 (lot) 868==

868==

Owner of Site: Name: Tucker, Leonard R. & Ruth S.;

Address: P.O. Box 1928

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469715 (easting) 3307165 (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: 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==

IV. SIGNIFICANCE

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

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 30 St. George Street was constructed between 1904 and 1910. The Sanborn Fire Insurance Maps indicate that a private residence existed on the site as early as 1888. It was reduced to one-story by 1899 and functioned as a Tin Shop in 1904. The building shown on the 1910 map is also labeled "Tin Shop" but is of a different size. The resent structure consists of a balcony with jigsawn brackets and chamfered posts and jigsawn rafters. It is on restored St. George Street.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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. SAnborn Fire Insurance Map, 1904, 1910; City Directory, 1914-15 through 1934.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 30 St. George St. Block & Lot B4 30

CARTOGRAPHIC

prior to existing structure

+1888 (possibly on 1885 Birdseye) 1½ story stone "priv. res."

+1899 reduced to 1 story and "vac."

+1904 (Sanborn: blue and green colored) "Tri Shop" none existed in 1910

existing structure

+1910 2 story (green/sanborn) "Tri shop" – much larger than 1904 shop.

+1917 "Undertaker"

+1924 "S"

+1930 "Undertaker"

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 30 St. George St. Block & Lot BL 30

CARTOGRAPHIC

prior to existing structure

+1888 (possibly on 1885 Birdseye) 1½ story stone "priv. res."
+1899 reduced to 1 story and "vac."
+1904 (Sanborn: blue and green colored) "Tin Shop" none existed ~ 1910

Existing structure

+1910 2 story (green/sanborn) "Tin shop" – much larger than 1904 Shop.
+1917 "Undertaker"
+1924 "S"
+1930 "Undertaker"

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

8sj1885

RECEIVED
MAR 0 8 2005
Planning / Building Dept.

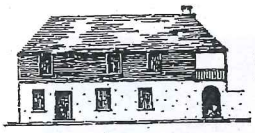


HARB Application for March 17, 2005
30 St. George St.
St. Augustine, FL

Prepared by:
Len Weeks
Len Weeks Construction-Design- Development
Client: Manny and Danny Schecter
Property Owner: Leonard Tucker, Sr.
February 25, 2005

RECEIVED
DEC 19 2018
Planning 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

BDAC Project No. 2018-0175

Receipt No. 1515667
Advertising Costs $_____ Paid on _____ Meeting Date: January 17th
Receipt No. _____

1. NAME OF APPLICANT Mike Davis
   Business (if applicable) A. D. Davis Construction
   Address 3940 Lewis Speedway suite 2201
   City St Augustine State Fl Zip Code 32084
   Daytime telephone 904-824-3533 Other phone/email 904 669-1522
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Leonard Tucker
   Business (if applicable) St George Street Properties
   Address 30 St George
   City St Augustine State Fl Zip Code 32084
   Daytime telephone (required) (904) 824-3533 Other phone 904 669-1522
3. PROJECT STREET ADDRESS 30
4. LEGAL DESCRIPTION: Lot 5-6 Block 12 Subdivision City of St Aug Parcel 197340 0000
5. EXISTING USE Retail PROPOSED USE Retail
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof
☐	☐	Roof structures (dormers, chimneys, etc.)
☐	☑	Exterior finishes (stucco, masonry, siding) replace with board 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)

remove rotten wood siding and replace Boral siding

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 Mike Davis

SIGNATURE OF APPLICANT _____ DATE 12/18/18

PRINT OWNER'S NAME Jean Lee Tucker

SIGNATURE OF OWNER _____ DATE 12/18/18

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.



Detail by Entity Name

Florida Limited Liability Company
ST. GEORGE STREET PROPERTIES, LLC

Filing Information

Document Number	L05000095076
FEI/EIN Number	20-3872860
Date Filed	09/28/2005
Effective Date	09/28/2005
State	FL
Status	ACTIVE

Principal Address

30 ST. GEORGE STREET
SAINT AUGUSTINE, FL 32084

Changed: 02/04/2009

Mailing Address

P.O. BOX 3443
SAINT AUGUSTINE, FL 32085

Changed: 02/04/2009

Registered Agent Name & Address

SUNDEMAN, JOHN
1 SEBASTIAN AVE., STE. C
SAINT AUGUSTINE, FL 32084

Address Changed: 04/30/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

TUCKER, JR, LEONARD R
147 SAN MARCO AVENUE
SAINT AUGUSTINE, FL 32084

Title Manager, Authorized Member, Authorized Representative

Black, Linda T
147 San Marco Ave

147 San Marco Ave
St Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2016	03/02/2016
2017	01/10/2017
2018	03/26/2018

Document Images

03/26/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/14/2012 -- ANNUAL REPORT	View image in PDF format
02/09/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
02/04/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
09/28/2005 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
A.D. DAVIS CONSTRUCTION CORP.

Filing Information

Document Number	P05000167668
FEI/EIN Number	20-4029771
Date Filed	12/28/2005
Effective Date	01/01/2006
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/20/2006
Event Effective Date	NONE

Principal Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Mailing Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Registered Agent Name & Address

SIRAGUSA, MICHAEL AESQ
780 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2010

Address Changed: 02/05/2010

Officer/Director Detail

Name & Address

Title PSTD

DAVIS, MICHAEL A
23 PARK TERRACE DRIVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2016	03/08/2016
2017	02/15/2017
2018	02/28/2018

Document Images

02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
02/04/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- Name Change	View image in PDF format
12/28/2005 -- Domestic Profit	View image in PDF format

Public Records of St. Johns County, FL Clerk # 2006046389, O.R. 2728 PG 144,
06/20/2006 at 03:00 PM REC. $9.00 SUR. $9.50 Doc. D $3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.
51 Avista Circle
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 31st day of October, 2005, between LEONARD R. TUCKER, SR. and RUTH S. TUCKER, as Trustees of the Ruth S. Tucker Living Trust, whose address is 51 Avista Circle, St. Augustine, Florida 32084, parties of the first part, and St. George Street Properties, LLC, a Florida Limited Liability Company, whose address is 30 St. George St., St. Augustine, FL, party of the second part.

WITNESSETH:

That the said parties of the first part, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL ONE:

Lots Six (6) and Twenty-five (25) of Block Twelve (12) of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Less and Except:

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° 41′ E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41′ E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31′ E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35′ W 110.66 feet; thence N 15° 02′ W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

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 N 79° 02′ E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02′ E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41′ E 9.70 feet along the South line of said Lot 26; thence N 15° 02′ W 13.41 feet; thence S 79° 02′ W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24′ E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

COPY

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Ruth S. Tucker
RUTH S. TUCKER as Trustee of the Ruth S. Tucker Living Trust

Leonard R. Tucker
LEONARD R. TUCKER as Trustee of the Ruth S. Tucker Living Trust

COPY

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

December 28, 2018

A.D. Davis Construction
3940 Lewis Speedway Suite 2201
St. Augustine, Florida 32084

RE: Project Street Address 30 St. George Street

Mr. Davis:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for January 17, 2019. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

Additionally, this letter notifies you of the sufficiency of your application. The application form includes a 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 course of the public hearing.

Additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting as per Resolution 2010-09. After that, the HARB has the discretion whether or not to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

I look forward to reviewing your application in more detail. A copy of the staff report will be mailed to you at the address provided on the application and if you do not receive it before the week of the meeting please contact our department to obtain a copy.

Sincerely,

Kelli Mitchell
Historic Preservation Planner

IMPORTANT NOTICE: Now that the 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Please clarify if all the existing siding will be replaced or if only select areas will be replaced. If the latter, need drawings or pictures showing which areas are being replaced.

Project number: 2018-0175 Project Address: 30 St. George St.

Reviewed by: Kelli Mitchell Date: 12/27/18

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1973400000
Location Address	30 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	St George St (Commercial) (610.07)
Tax Description*	CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR2728/144 & 146 *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	20.2171
Acreage	0.170
Homestead	N

View Map

Owner

Owner Name	St George Street Properties 100%
Mailing Address	PO BOX 1928 SAINT AUGUSTINE, FL 32085-1928

Valuation

	2019
Building Value	$189,982
Extra Features Value	$0
Total Land Value	$587,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$777,182**
Total Deferred	$220,996
Assessed Value	**$556,186**
Total Exemptions	$0
Taxable Value	**$556,186**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$196,533	$0	$587,200	$0	$0	$783,733	$505,624	$278,109	$505,624
2017	$131,022	$1,407	$587,200	$0	$0	$719,629	$460,558	$259,071	$460,558
2016	$131,022	$1,407	$286,260	$0	$0	$418,689	$418,689	$0	$418,689
2015	$137,573	$1,407	$286,260	$0	$0	$425,240	$411,819	$13,421	$411,819
2014	$86,714	$1,407	$286,260	$0	$0	$374,381	$374,381	$0	$374,381
2013	$91,531	$1,407	$286,260	$0	$0	$379,198	$379,198	$0	$379,198
2012	$96,349	$1,407	$286,260	$0	$0	$384,016	$384,016	$0	$384,016
2011	$101,166	$1,407	$317,455	$0	$0	$420,028	$420,028	$0	$420,028
2010	$105,984	$1,407	$352,320	$0	$0	$459,711	$459,711	$0	$459,711

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	5660	**Roof Cover**	Wood Shingle

Conditioned Area	5292	**Interior Flooring**	Ceramic Tile
Actual Year Built	1880	**Interior Wall**	Drywall
Use	Stores (Retail)	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Stucco, Wood	**Baths**	

Category	Type	Pct
Exterior Wall	Stucco	20%
Exterior Wall	Wood	80%
Roofing Structure	Gable Hip	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	2250	2250
BASE AREA	792	792
BASE AREA	2250	2250
FINISHED OPEN PORCH	0	200
FINISHED OPEN PORCH	0	168
Total SqFt	5292	5660

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	35	180	6300	SF	$504,000
Stores	13	80	1040	SF	$83,200

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/31/2005	$550,000.00	WD	2728	144	U	I	TUCKER LEONARD R SR,RUTH S/TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
	10/31/2005	$0.00	WD	2728	146	U	I	TUCKER LEONARD R SR,RUTH S/TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
	5/19/1993	$100.00	WD	992	995	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R
	5/19/1993	$100.00	WD	992	992	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R,RUTH S TRUSTEES
	5/19/1993	$100.00	WD	992	990	U	I	TUCKER LEONARD R,RUTH S	TUCKER LEONARD R,RUTH S TRUSTEES

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

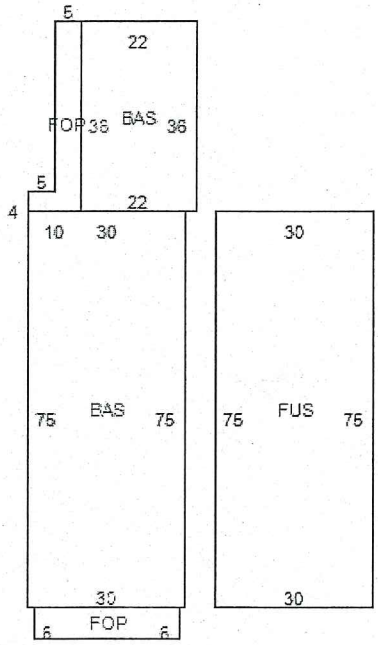
Tax Estimator

Map



Sketches

	Room Type	Area
	FINISHED OPEN PORCH	0
	Base	0
	FINISHED UPPER STORY	0



No data available for the following modules: Exemptions, Extra Features.

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.

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/20/2018, 11:18:25 PM

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130550-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 30 St. George Street.** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this ____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:
CERTIFICATE OF APPROPRIATENESS TO REPLACE THE EXISTING WOOD SIDING WITH A COMPOSITE SIDING; CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR2728/144 & 146; also known as **30 St. George Street .**
APPLICANT'S NAME: **A.D. Davis Construction**
SUBMITTED BY CITY CLERK'S OFFICE

0003130550 January 7, 2019

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application F2018-0176 Address: 1 Anderson Circle

Harrys of America LLC, Applicant
Charles F. Hamblin LLC, Owner

Project description: To alter an existing building to include installing new stairs and lighting; adding rooftop furniture, railings, and two balconies; reconstructing the arched window; replacing an existing awning with a pergola and two existing doors with glass doors; and making other in-kind replacements.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	8SJ148
National Register:	Located in the St. Augustine Town Plan National Register District	Construction date:	1904
Archaeology Zone:	1A	Zoning District:	HP-2
Parcel number:	196360 0000		
Agenda Item:	7(b)	Previous Action(s):	COA 2011, 2012, 2016

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing building.

- Based on historic photographs, the tower had arched windows and balconies historically and the proposal will reconstruct those features.
- Railing elements do not appear on the second story after the building was remolded in the 1920s and are not commonly seen in this way on Mediterranean Revival buildings. If the board approves the railings, the applicant will need to verify their height the ground to make sure they meet code.
- Smaller patios and porches are elements of the Mediterranean Style but no examples of larger sitting areas with furniture could be found.
- The stucco wall facing Anderson Circe is a recent addition and is not based on a historic feature. Proposed changes will not negatively impact the site's historic integrity. The applicant will need to verify the height of the stucco section under the railing and overall railing height to make sure it will meet code.
- A pergola (or trellis) is appropriate in this style, but the applicant should reduce its size to give it a more residential scale.
- It is unclear if the main door is original to the property or if it has gained significance in its own right. If it is historic, the door should be maintained. Full light doors are also not compatible for the style.
- While the palm trees are appropriate, planting two more on the property will exceed what is allowable by code (Sec. 25-53.). The applicant should consider another compatible plant instead of the palms.
- The applicant should clarify the type of grass used to verify that it is compatible.
- During the preliminary zoning review, questions were raised about the rooftop area and if the floor was going to be raised, which would contribute to building height. The applicant needs to clarify if any alterations will be made to the rooftop 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 **Continue** a **Certificate of Appropriateness** for **1 Anderson Circle** to allow the applicant time to address the issues mentioned in the staff report.

Kelli Mitchell, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Install bricks on the front steps and create a curved entry around it
- Construct stairs on the western side of the building to allow access to an rooftop area and stairs leading to the porch area on the eastern side of the building
- Remove sections of the southern stucco wall and add new railings
- Remove an awning on the southern elevation and install a pergola
- Replace the main and side entrance doors with glass doors
- Plant two palm trees and either Confederate Jasmine or a St. Augustine Species grass
- Add furniture on the top of the rooftop
- Install a balconets in the tower

F2018-0177
1 Anderson Circle
January 17, 2019

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Mediterranean Influence Styles (1885-1940)

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

Buildings are not usually constructed directly on the street, although the size of yards varies.

Building plans are rectangular or irregular. Buildings are two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Electrical and Mechanical Equipment

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights.
- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Install a replacement feature that does not convey the same visual appearance.

Post-1821

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.

Fences, Walls and Gates

Don't...

- 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.

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- 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.
- 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.
- 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.

Don't... [Cont]

- 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.

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.

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

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.

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.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Don't...

- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- 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.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- 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.

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.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

Do... [Cont.]

- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

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

Post-1821

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

Balcony design and materials should be compatible with the style of the building. The balcony should be in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies should not be enclosed with screen or glass.

Secretary of Interior Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]

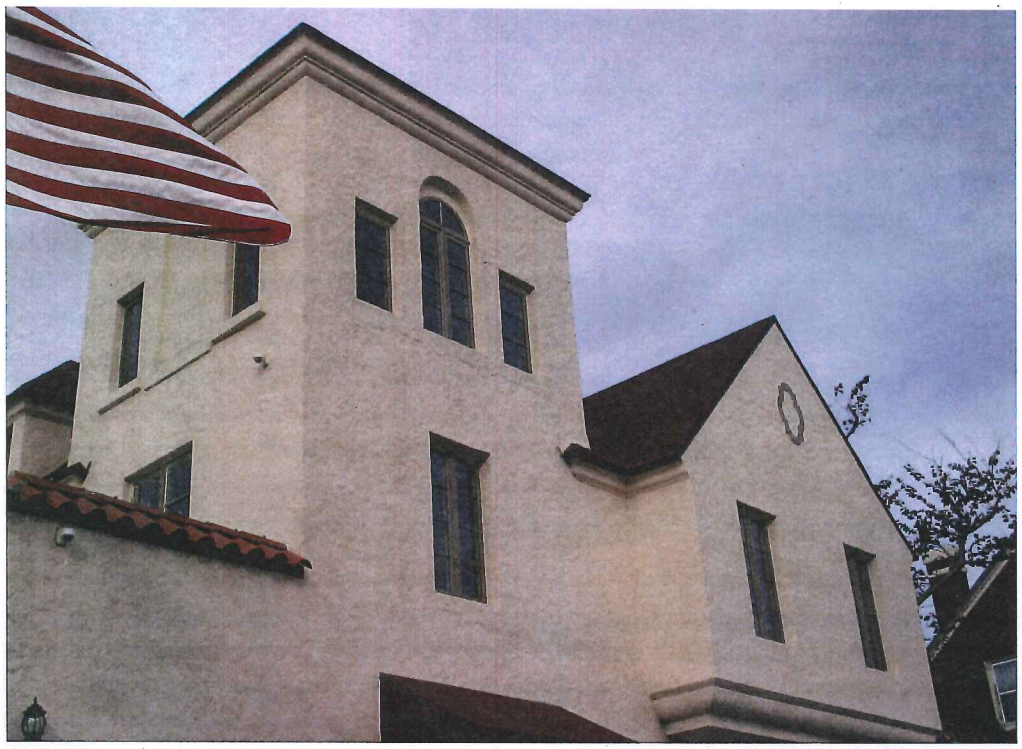
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Historic Photographs
3. Sanborn Maps
4. Florida Master Site File

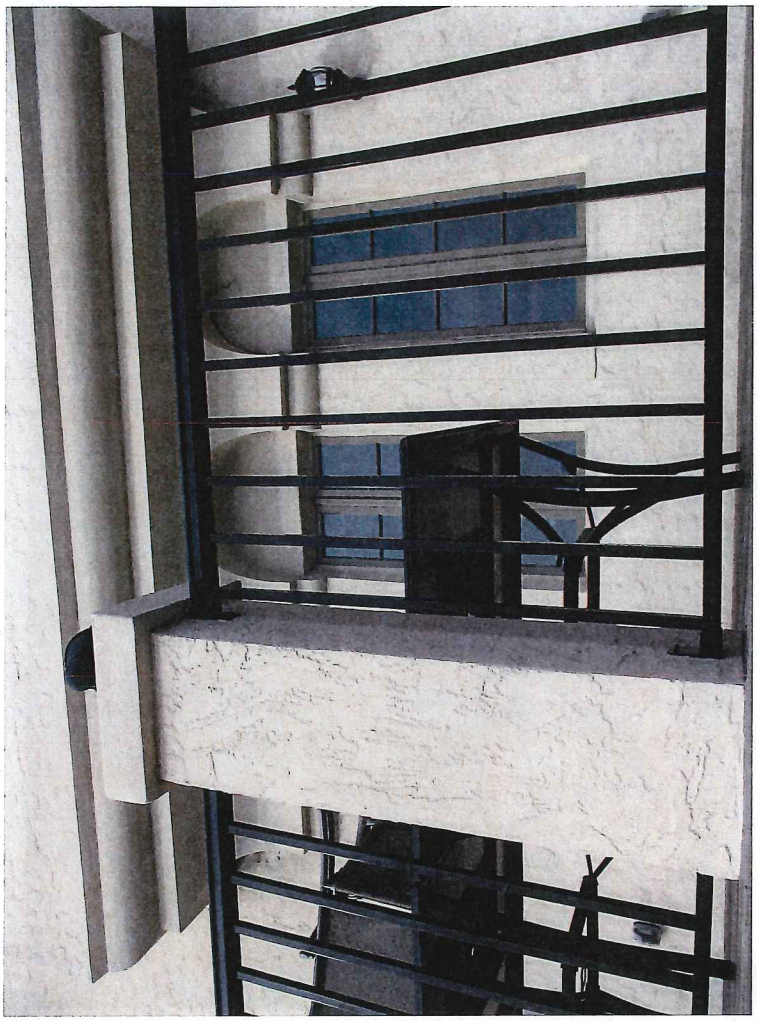
HAMBLEN HOUSE
RESTAURANT

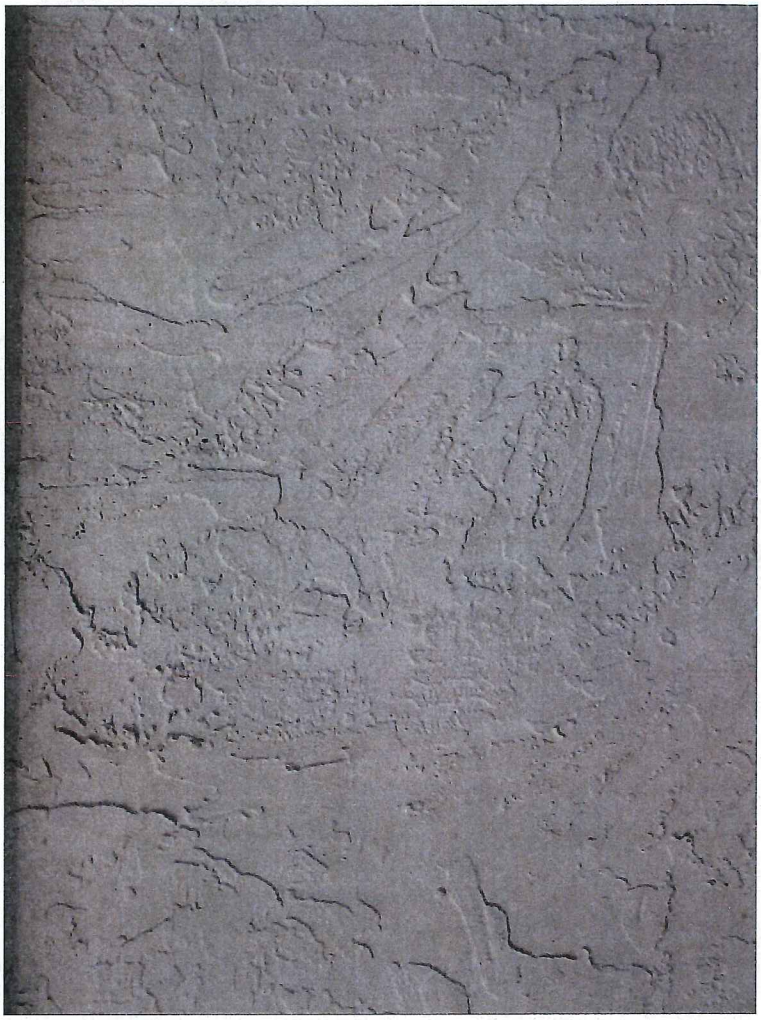


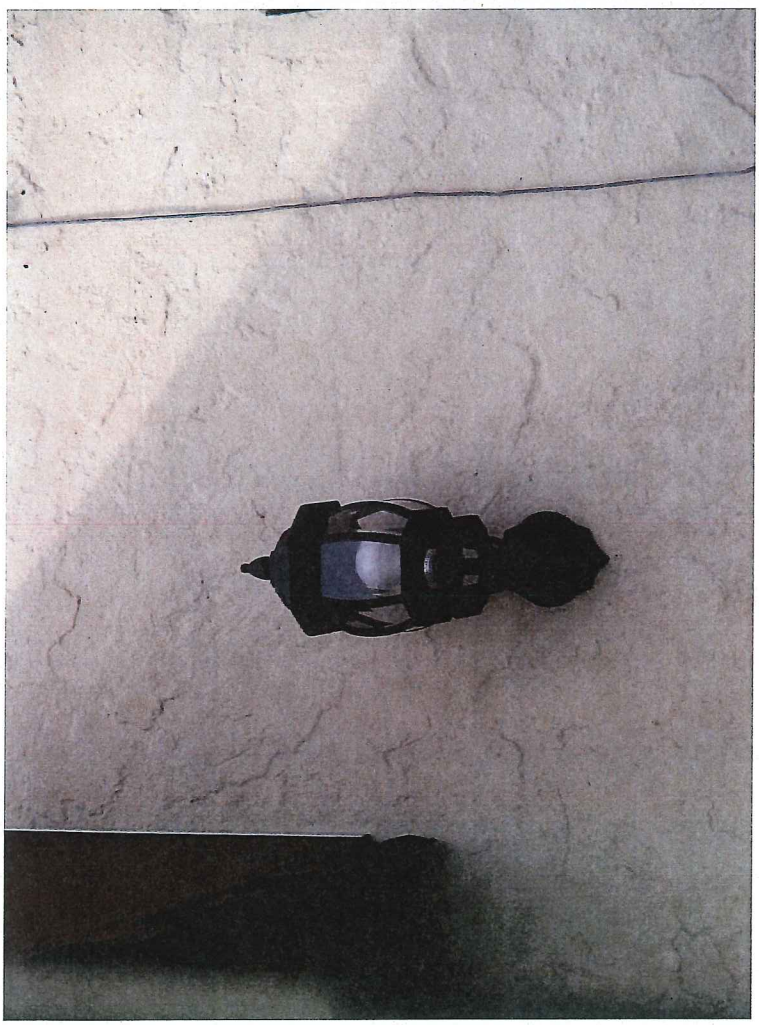


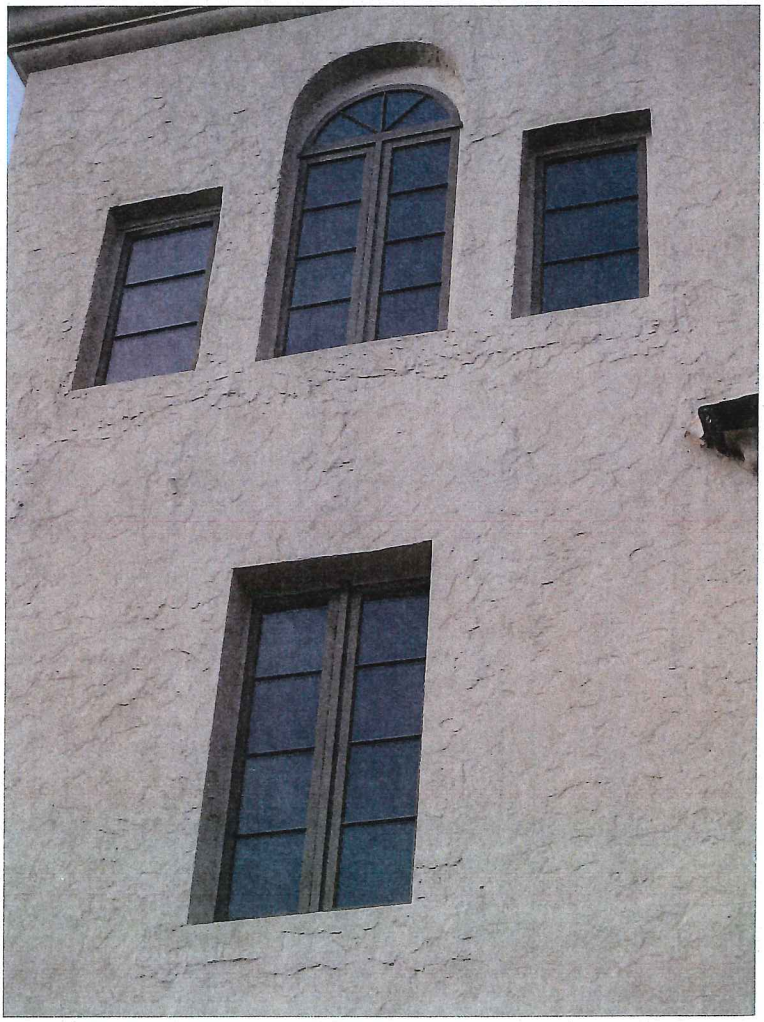























FOR LEASE
904-810-5758
FOR LEASE
904-810-5758

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. 8SJ148 1009==

Site Name: Amercian Legion Club House 830== Survey Date: 7809 820==

Address: 1 Anderson Circle, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 5 (block) 3 (lot) 868==

868==

Owner of Site: Name: Hamblen C. F. Club;

Address: 1 Anderson Circle

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469930 (easting) 3306750 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

(x) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Entertainment 838== Present Use: Entertainment 850==

Date: +1904 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, rough cast 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement, wood, 4-pane, fan lights 942==

Foundation: Brick piers 942==

Roof Type: Gable on hip 942==

Secondary Roof Structures: Tower, porches, dormers, hip 942==

Porches & Balconies: One-story on south side, partially open, partially enclosed. 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Wrought iron work, moulded stucco, tile trim 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Waterfront lot and adjacent to the plaza. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Social/Humanitarian, Commerce, Law, Railroads, Education, Blacks, Hotels, Real Estate 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival building at 1 Anderson Cirle was constructed between 1899 and 1904. The present house appears on the 1904 Sanborn. Photographs in the St. Augustine Historical Society Photographic File depict an elegant building with massive lines displaying both Colonial Revival and Victorian elements. A pavilion tops the three-story tower and the gracefully curved wrap-around porch consists of round wood columns above locally produced coquina concrete piers. The roof above the coquina porch is accented by a decorative railing. During the 1920's major alterations were made by architect F. A. Hollingsworth who remodeled the structure to a Mediterranean Revival appearance. The porch was replaced by an arched arcade, partially enclosed. Rectangular tower windows were replaced with fan lights. The most distinctive feature was the domed tower replacing the pavilion. The square base consists of arched widows and pediments on each side. Buttresses at each corner areate a graceful shape. A round tier consists of rectangular windows and is topped by a dome. A clay tile roof and stucco exterior complete the Mediterranean appearance. In the current appearance, the decorative tower has been replaced by a simple hip roof. A basic Mediterranean Revival appearance prevails, in this house overlooking the waterfront from the foot of the Bridge of Lions. The American Legion Flagpole is situated in a landscaped circle on the south side. The Ponce de Leon Circle and Plaza are close by.

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.

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

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)

This building at 1 Anderson Circle was constructed as a residence for Charles F. Hamblen (1837-1920) and his wife Antonia Henry Hamblen. Hamblen, a native of Stillwater, Maine, arrived in St. Augustine sometime before 1876 when he married a resident of the city. He established a grocery or general merchandise business, originally in partnership with Heth Canfield. The company, now one of the oldest businesses in St. Augustine, benefitted from the Flagler activities of the 1880's. It's expansion included hardware and building materials and by 1888 the grocery element was dropped. After the King Street store was destroyed in 1887, the business functioned from an

Aviles Street building from which it moved to the present location on Artillery Lane. Hamblen Hardware Company is commemorated in this final location by the Oldest Store Museum. In addition to business activities, community minded Hamblen was also a trustee of the Colored Industrial School. A relative, Evelyn, was an educator who later became Chairman of the Board of Public Instruction.(3)

After his death in 1920, the residence was conveyed to the Hamblen Club through a bequest in Hamblen's will. The 1924 Sanborn Map shows the building as "Blenmore Hotel"; however, by 1925 land developer, D. P. Davis acquired the property. Under his direction the building was redesigned by architect, F. A. Hollingsworth to a Mediterranean Revival appearance. A 1937 article describes the building after Davis' occupation:

> "The Hamblen Club, facing Anderson Circle and occupying the corner between Bay and Charlotte Streets, is an unusually attractive two-story stucco structure with red tile roof, balconies and arched openings of Spanish feeling in harmony with St. Augustine architecture.
>
> "Originally a private residence it was built by the late Charles F. Hamblen, prominent local business man, who at his death willed the home as a clubhouse for the working men of the city. He had, however, left no funds with which to carry out the plan and for many years the building was rented as a tearoom. During the boom of the twenties, the place was remodelled and arranged as an administration building by D. P. Davis, the man who is identified with St. Augustine's Davis Shores. Upon his death the business men of the city took charge of the property and converted the building into the clubhouse for which it was originally intended.
>
> "Although accomodations are limited, the usual club facilities--rooms, restaurant, billiards, dominoes, card games--are available to the working men of the city, who comprise its membership. A feature of the club is the free guest card given visitors; after a two weeks' period they may join as regular members by paying the required annual $5 fee. Many local organizations hold their meetings in this attractive and centrally located clubhouse."(4)

A number of residents occupied the "Club House" during the 1930's: G. C. Meserve, general manager of C. F. Hamblen Hardware Company; J. Harry Edwards, Jr., a clerk at the Florida East Coast Railroad Company; Prime A. Beaudoin, a steward of the Hamblen Club; Harold A. Henderson, a lawyer; Fritz Hatcher, superintendent of St. Augustine Schools; and Robert R. Milan, general manager of Davis Shores.(5) The building is currently the American Legion Headquarters, Charles F. Hamblen Post Number 37, in honor of the

the business man.(6)

The Sanborn Fire Insurance Maps show previous occupation of the site by five small one and two-story buildings functioning as "tin shop", "barber", "fruit shop", "cobbler", "drug store", "dentist", and "jeweler". All were destroyed in the 1887 fire.

ARCHAEOLOGY

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

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

3. Fred Green, "C. F. Hamblen Hardware Company", unpublished manuscript, 1961.
4. Federal Writers Project, Seeing St. Augustine, (1937), p. 48, in St. Augustine Historical Society Library.
5. City Directory, 1907 through 1934.
6. St. Augustine Record, Monday, November 12, 1979.

Page 1

☐ Original
☒ Update

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

Site #8 SJ00148
Field Date 3-5-2013
Form Date 4-24-2013
Recorder #

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

Site Name(s) (address if none) American Legion Club House — Multiple Listing (DHR only)
Survey Project Name Paul S. Sarbanes Transit in Parks Property CRAS — Survey # (DHR only) 19976
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☒ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	1		Anderson	Circle	

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 # 196360 0000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1890 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Club or Lodge building — From (year): 1890 — To (year): UNK
Current Use Community center — From (year): UNK — To (year): 2013
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: unknown — Nature Windows, doors; removal of features
Additions: ☒ yes ☐ no ☐ unknown — Date: unknown — Nature Addition of arcade
Architect (last name first): Hollingsworth, F.A. — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.) Current owners: Hamblen C F Club

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Gable on hip — 2. Flat — 3.
Roof Material(s) 1. Composition shingles — 2. Spanish tile — 3. Built-up
Roof secondary strucs. (dormers etc.) 1. Pavilion tower — 2. Hip dormer
Windows (types, materials, etc.) Fenestration includes wood casement, 4/4 and 2/2 DHS wood windows, and fanlights.

Distinguishing Architectural Features (exterior or interior ornaments) Curvilinear parapet; tile trim; arched arcade; wrought iron balconies.

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑ yes ☐ no ☐ insufficient info — Date 4 JUN 2013 — Init. DPM KEEPER – Determined eligible: ☐ yes ☐ no — Date NR Criteria for Evaluation: ☑ a ☐ b ☑ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ00148

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

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

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

Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details) On E façade, featuring a wood door with fanlight sheltered beneath a partially enclosed arched arcade.

Porch Descriptions (types, locations, roof types, etc.) Open, E/outdoor seating area/E, no roof; Open, E/wrought iron balcony on 3rd story of tower/E, no roof; Open, S/wrought iron balcony on 3rd story of tower/S, no roof.

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

Narrative Description of Resource Elaborate two-story, irregular plan Mediterranean Revival community center featuring a 3-story tower. The exterior fabric is stucco and there is a partially enclosed arcade along the S elevation.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Contributing to the St. Augustine Historic District under Criteria A and C.

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

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

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Meg Frisbie — Affiliation Southeastern Archaeological Research

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

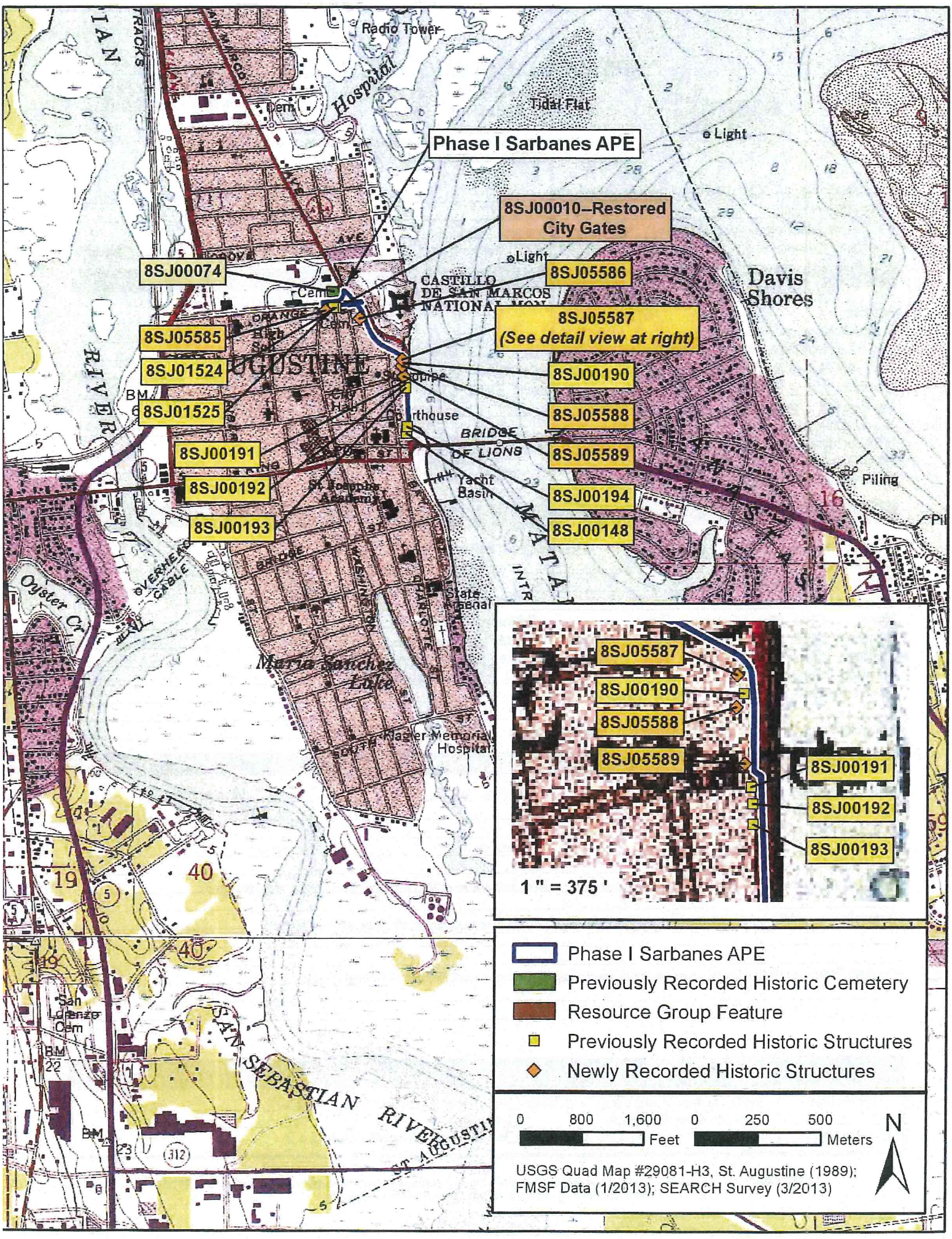
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

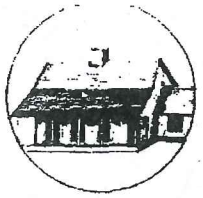
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


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


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

Page 1

☐ Original
☒ Update



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

Site #8 8SJ148
Field Date 6/24/2016
Form Date 6/30/2016
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) American Legion Club House — Multiple Listing (DHR only) _____
Survey Project Name _____ — 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
1		Anderson Circle	Circle	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 196360 0000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1890 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private — From (year): 1890 — To (year): UNK
Current Use Community center — From (year): UNK — To (year): 2013
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address N/A
Alterations: ☒yes ☐no ☐unknown Date: unknown Nature Windows, doors, removal of features
Additions: ☒yes ☐no ☐unknown Date: unknown Nature addition of arcade
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Irregular — Number of Stories 3
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable en hip 2. Flat 3. _____
Roof Material(s) 1. Composition shingles 2. Spanish tile 3. Built-up
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Fenestration includes wood casement, 4/4 and 2/2 DHS wood windows, and fanlights
Distinguishing Architectural Features (exterior or interior ornaments) Curvilinear parapet; tile trim; arched arcade
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) N/A

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 _____

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

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

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

Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details) On E Facade, featuring a wood door with fanlight sheltered beneath a partially enclosed arched arcade.

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

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

Narrative Description of Resource Elaborate two-story, irregular plan Mediterranean Revival community center featuring a 3rd story tower. The exterior fabric is stucco and there is a partially enclosed arcade along the S elevation.

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 individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Contributing to the St. Augustine Historic District under Criteria A and C.

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

1. Exploration/settlement 3. _____ 5. _____

2. Architecture 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 None known Maintaining organization Other

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Margaret Wallis Affiliation _____

Recorder Contact Information #R-21 4255 US Hwy 1 S, Suite 18 in St. Augustine, FL 32086 / (407) 873-3556 / marwa

(address / phone / fax / e-mail)

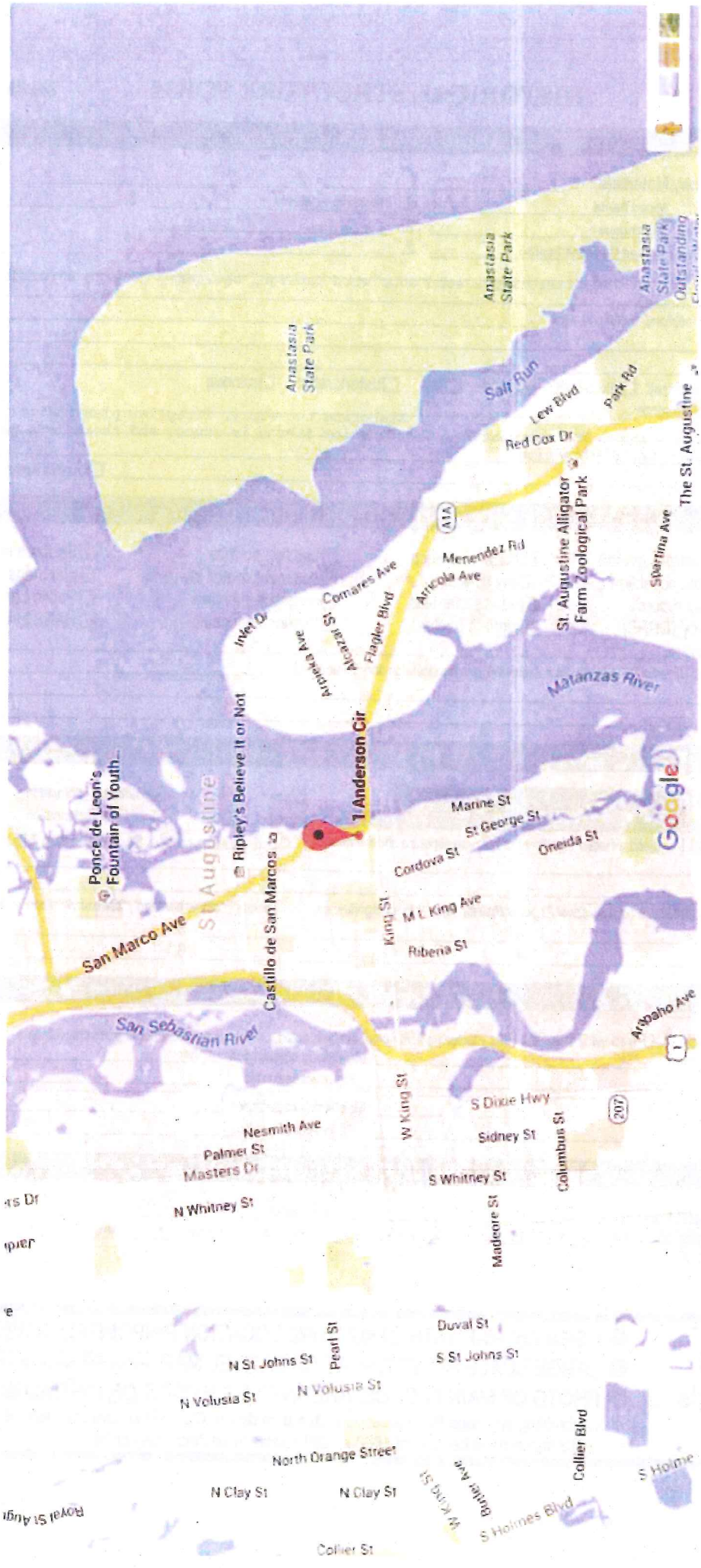
Required Attachments

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

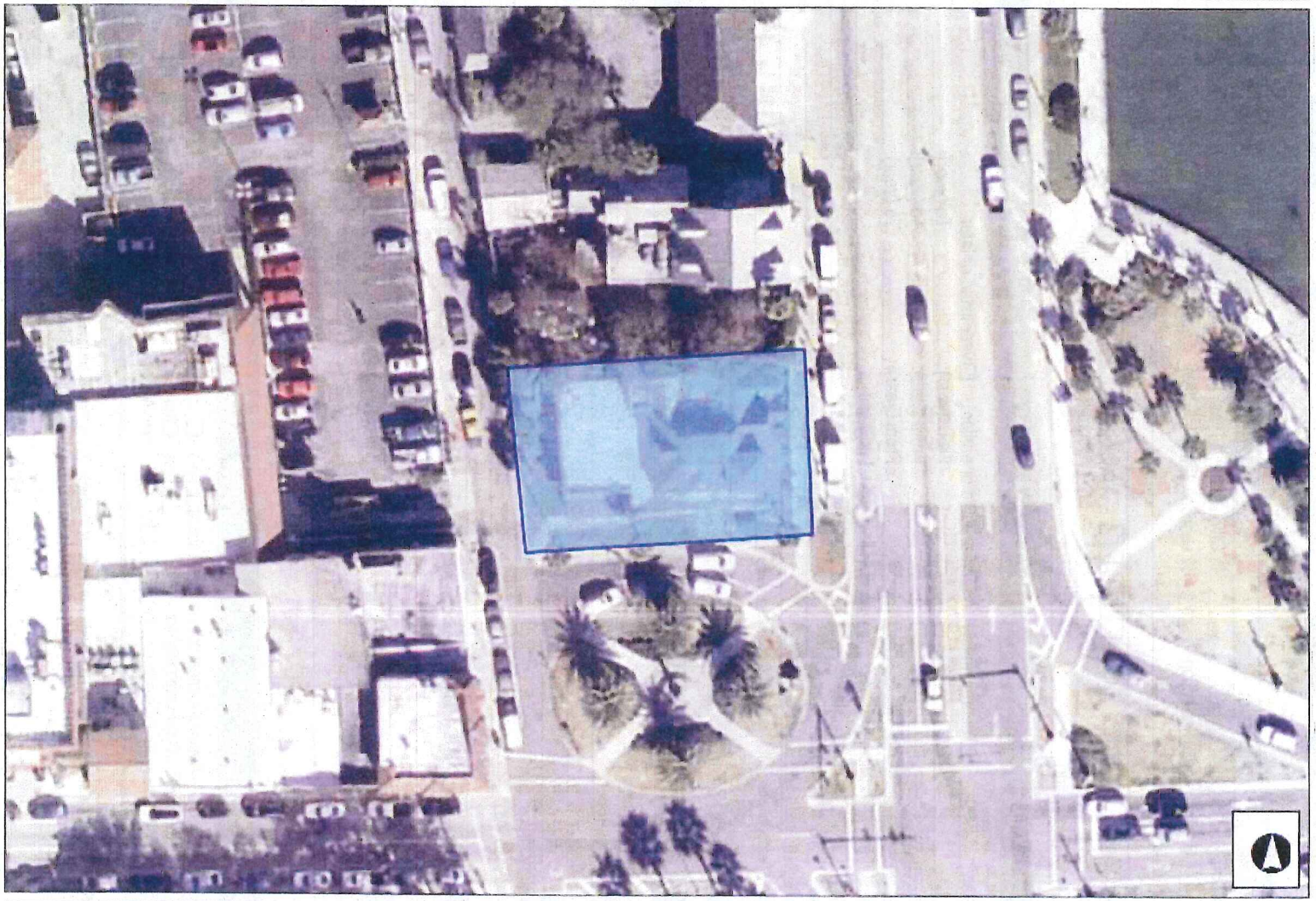
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


Anastasia State Park
Salt Run
Anastasia State Park Outstanding
Lew Blvd
Park Rd
Red Cox Dr
The St. Augustine
Spartina Ave
St. Augustine Alligator Farm Zoological Park
A1A
Menendez Rd
Arricola Ave
Comares Ave
Alcazar St
Aviles Ave
Inlet Dr
Flagler Blvd
Matanzas River
1 Anderson Cir
Ripley's Believe It or Not
Ponce de Leon's Fountain of Youth...
St Augustine
Marine St
St George St
Oneida St
Cordova St
M L King Ave
King St
Ribera St
San Marco Ave
Castillo de San Marcos
San Sebastian River
Arapaho Ave
W King St
S Dixie Hwy
207
Sidney St
Columbus St
Nesmith Ave
Palmer St
Masters Dr
N Whitney St
S Whitney St
Madeore St
Duval St
S St Johns St
Pearl St
N St Johns St
N Volusia St
North Orange Street
N Clay St
Collier Blvd
S Holmes Blvd
Collier St
Google

Historic St. Johns County

Sharon Outland, Property Appraiser
www.sjcpa.us email: sjcpa@sjcpa.us



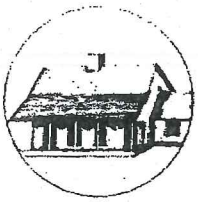


Location Map

Legend

This information was derived from data which was compiled by the St. Johns County Property Appraiser's Office solely for the governmental purpose of property assessment This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's Office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad-valorem assessment purposes.

☐ Original
☒ Update



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

Site # 8 SJ00148
Field Date 5-13-2016
Form Date 5-13-2016
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) American Legion Clubhouse — 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: 1		Anderson	Circle	

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 # 1963600000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1890 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ — From (year): _____ — To (year): _____
Current Use Club or Lodge building — From (year): _____ — To (year): _____
Other Use Community center — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature under renovation during survey
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Architect (last name first): Hollingsworth, F.A. — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Irregular — Number of Stories 2-3
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. Gable — 3. flat
Roof Material(s) 1. Barrel tile — 2. Asphalt shingles — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) multi-light casement with fan, french doors,

Distinguishing Architectural Features (exterior or interior ornaments) arched openings, multiple sections, barrel tile, stucco exterior

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

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 SJ00148

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. Masonry - General 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) _____

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

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource building under renovation at time of survey, many details unavailable

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) appears to be a contributing element to the 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 _____

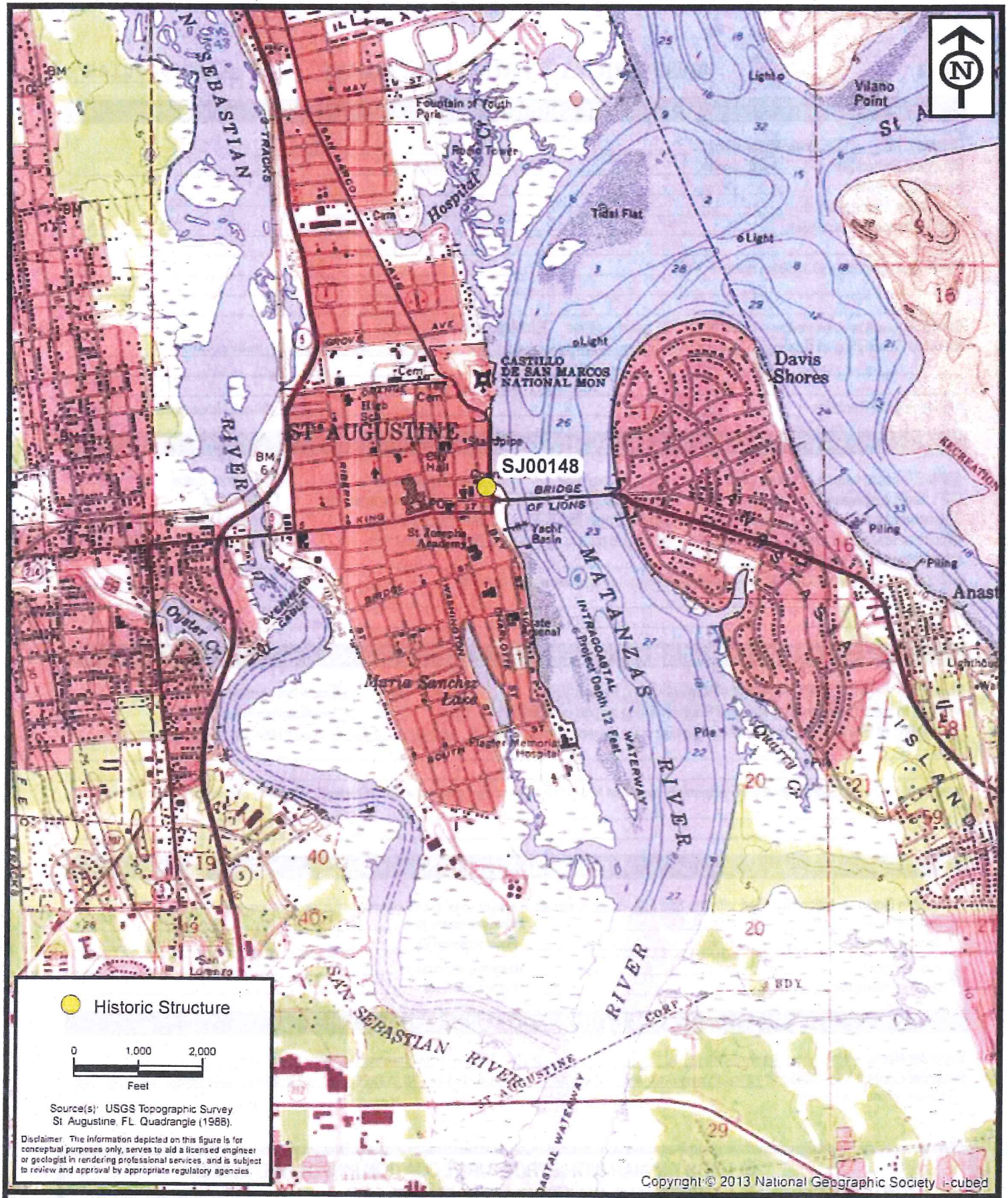
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

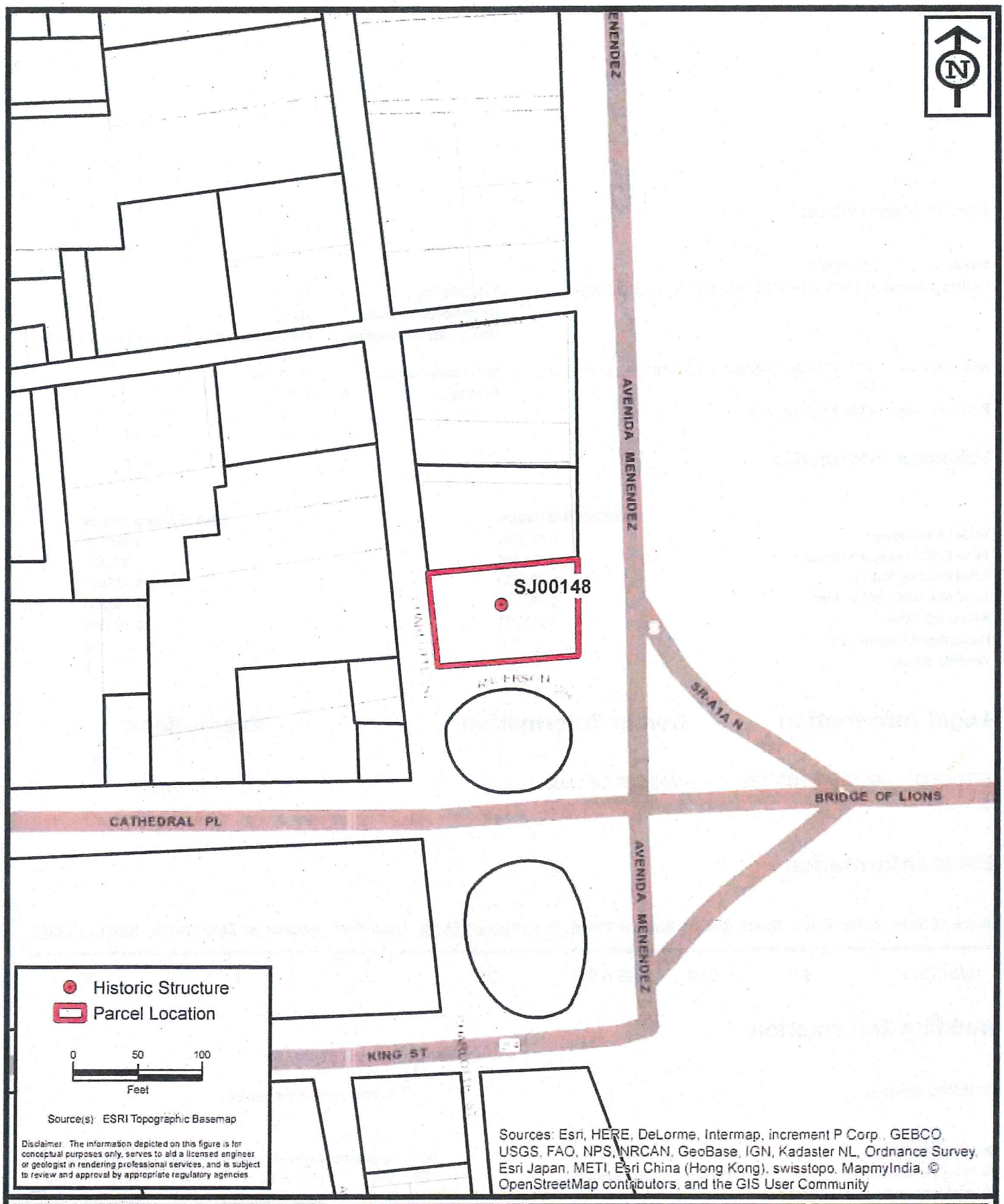
Project Location - SJ00148

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\SJ00148\Location.mxd Date: 1/28/2016 2:14:02 PM



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

Parcel Location - SJ00148

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441.00\fig\FMSF\SJ00148\Parcel.mxd Date: 2/1/2016 4:27:09 PM

Parcel Information

Strap: 1963600000
Mailing Address: PO BOX 2204 SAINT AUGUSTINE FL 32085-2204

Site Address: 1 ANDERSON CIR SAINT AUGUSTINE FL 32084-0000

Property Map: Click here for Map

Tax District: 452
Neighborhood Code: 610.25
Use Code/Description: 7705/Clubs, Lodges or Union Halls (Owner Occupied)
Sec-Town-Range: 18 - 7 - 30
Acreage: 0.19

Valuation Information

	2015 Certified Values	2016 Working Values
Total Land Value:	$ 461,945	$ 461,945
Total Extra Features Value:	$ 1,588	$ 1,588
Total Building Value:	$ 290,250	$ 277,057
Total Market(Just) Value:	$ 753,783	$ 740,590
Assessed Value:	$ 753,783	$ 740,590
Homestead Exemption:	$ 0	$ 0
Taxable Value:	$ 0	$ 0

Legal Information

CITY OF ST AUGUSTINE LOT 3 BLK 5

Owner Information

HAMBLEN C F CLUB

Exemptions

39 Non-Profit

Sales Information

Date of Sale	Sales Price	Sales Ratio	Book & Page	Instrument Code	Qualified	Vacant or Improved	Reason Code
10/14/2015	$ 0	0.00	4098 & 892	CR	U	I	86

Building Information

Building Details

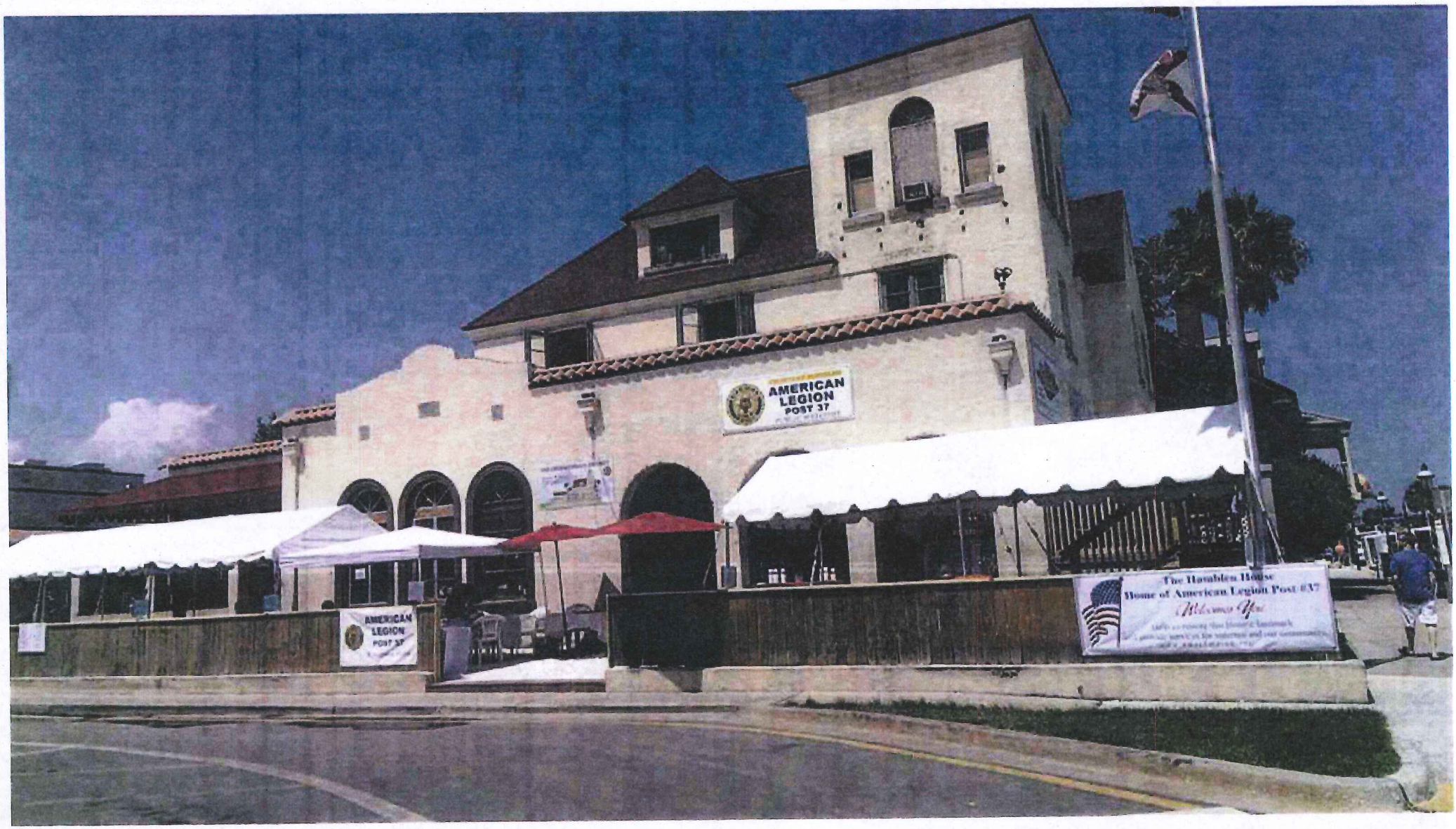
Building Number: 1
Building Type/Desc: 7701/Organizational Club Houses
Building Model/Desc: 04 /Commercial Buildings
Site address: 1 ANDERSON CIR SAINT AUGUSTINE FL 32084-0000

Year Built: 1890
Gross Area: 7584
Heated/Cooled Area: 8051
Building Value: $ 277,057

Structural Elements

Element:	Element Desc:	Type:	Type Desc:
EW	Exterior Wall	15	Concrete Stucco
RS	Roofing Structure	13	Wood Truss
RC	Roofing Cover	7	Composite Shingle
RC	Roofing Cover	2	Built Up
IW	Interior Walls	6	Plaster
IF	Interior Flooring	10	Hardwood
IF	Interior Flooring	5	Carpet
HT	Heating Type	1	Air Duct


USDOT 1084337


AMERICAN
LEGION
POST 37
AMERICAN
LEGION
POST 37
The Hamblen House
Home of American Legion Post #37
Welcome You



CTR1148


CHARLES E. HAMILTEN
AMERICAN
LEGION
POST 37
PUBLIC WELCOME
THE LEGION LEGACY PROJECT
This project has been financed in part with historic preservation grant assistance provided by the State of Florida, Florida Department of State, Division of Historical Resources, assisted by the Florida Historical Commission





circ. 1930s



circ. 1923





1924

All Prior to 1771



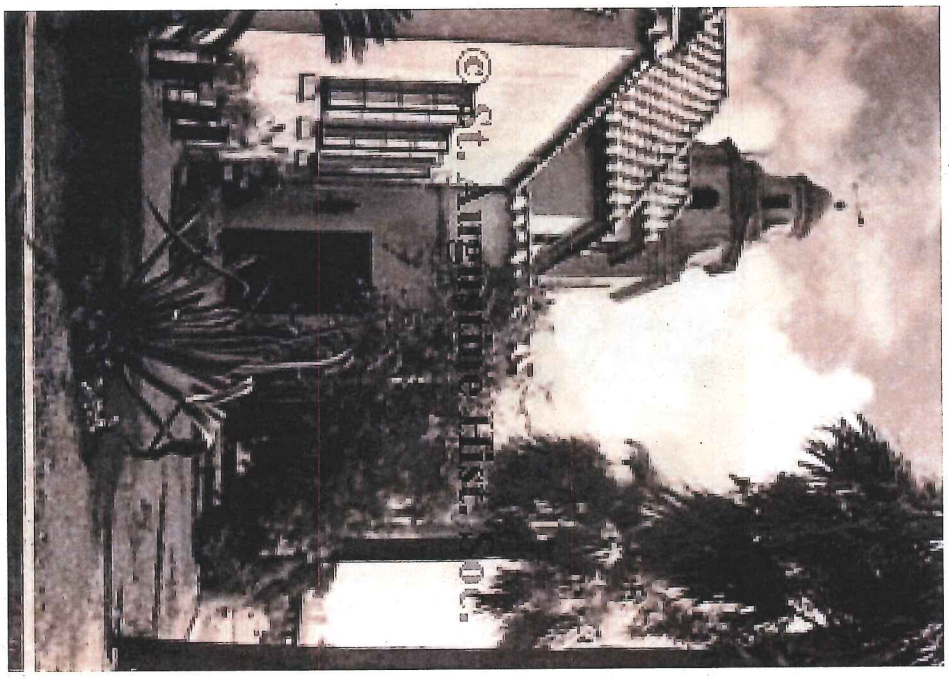








Possibly 1970s



Prior to 1944



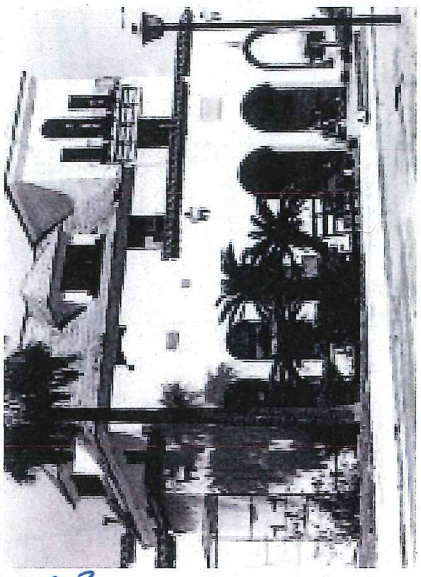
Unknown



Prior to 1944



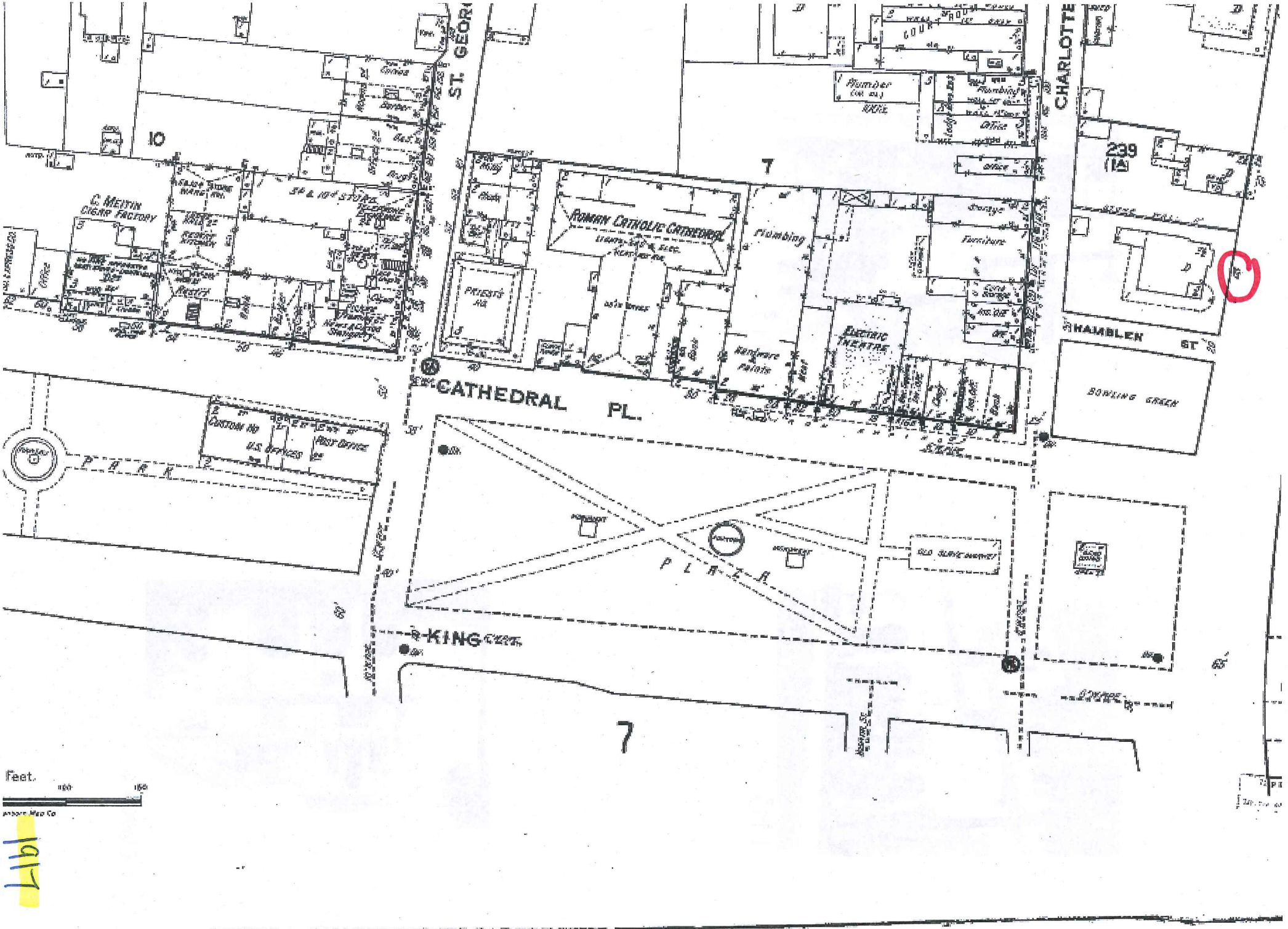
1993

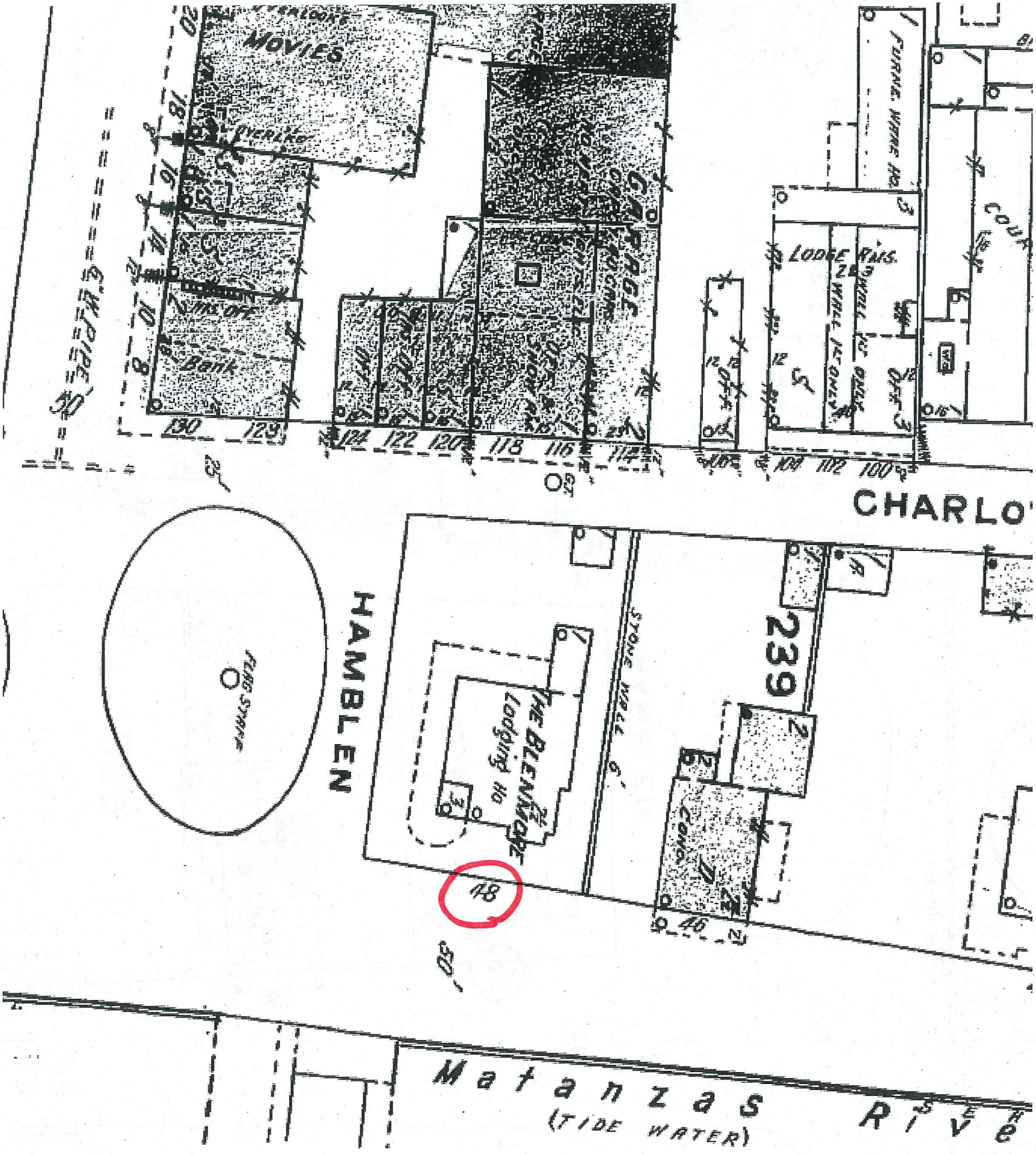


1993

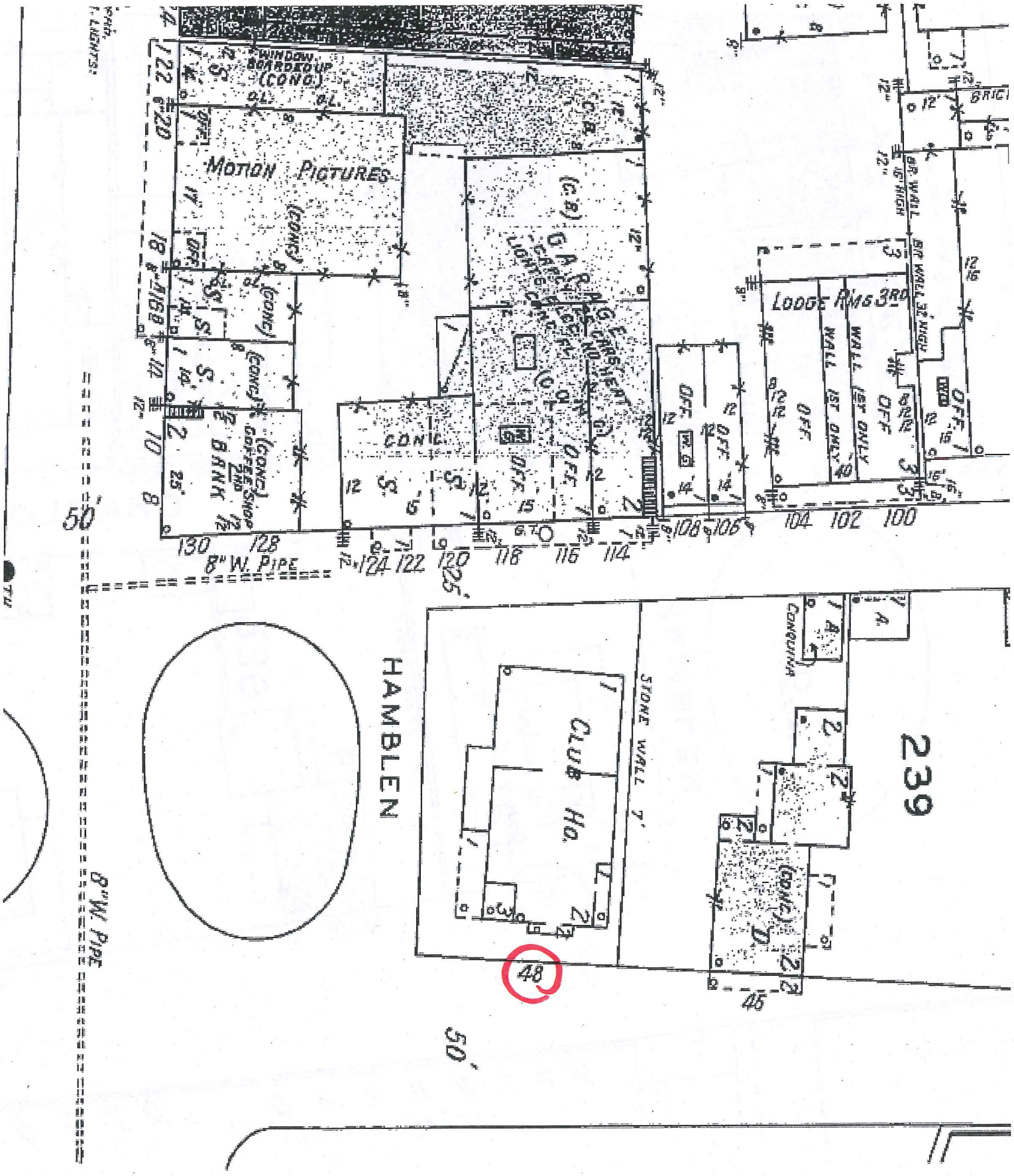


Oakham

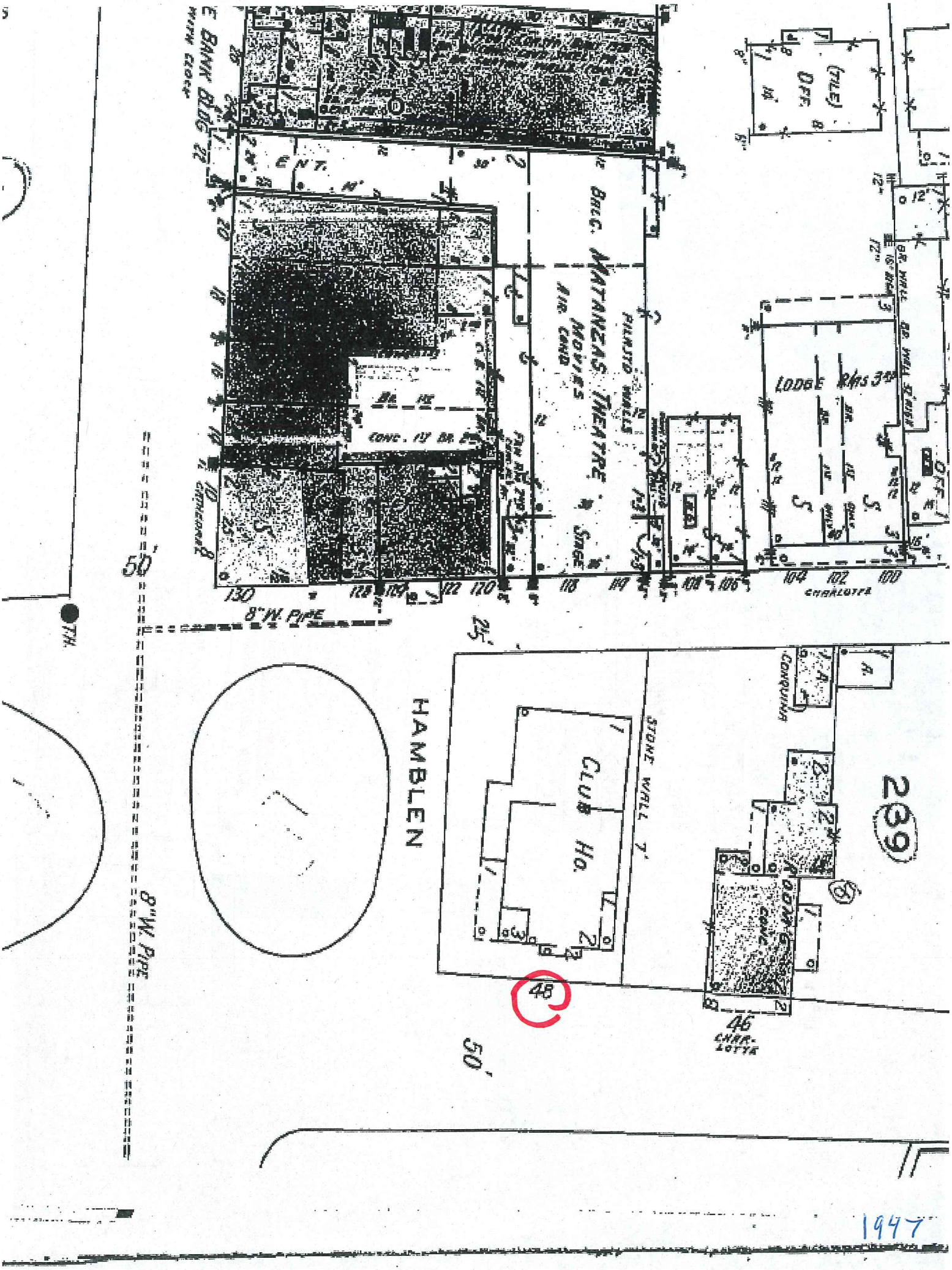

ST. GEORGE
CHARLOTTE
10
7
239
(1A)
C. MEITIN
CIGAR FACTORY
ROMAN CATHOLIC CATHEDRAL
Plumbing
Furniture
ELECTRIC THEATRE
HAMBLEN ST
CATHEDRAL PL.
PARK
PLAZA
KING
7
Feet.
150
150


MOVIES
Bank
Garage
Lodge Rms.
Court
CHARLO
HAMBLEN
239
Rose Street
Matanzas
(TIDE WATER)
RIVER
130
128
124
122
120
118
116
114
112
110
108
106
104
102
100
46
48

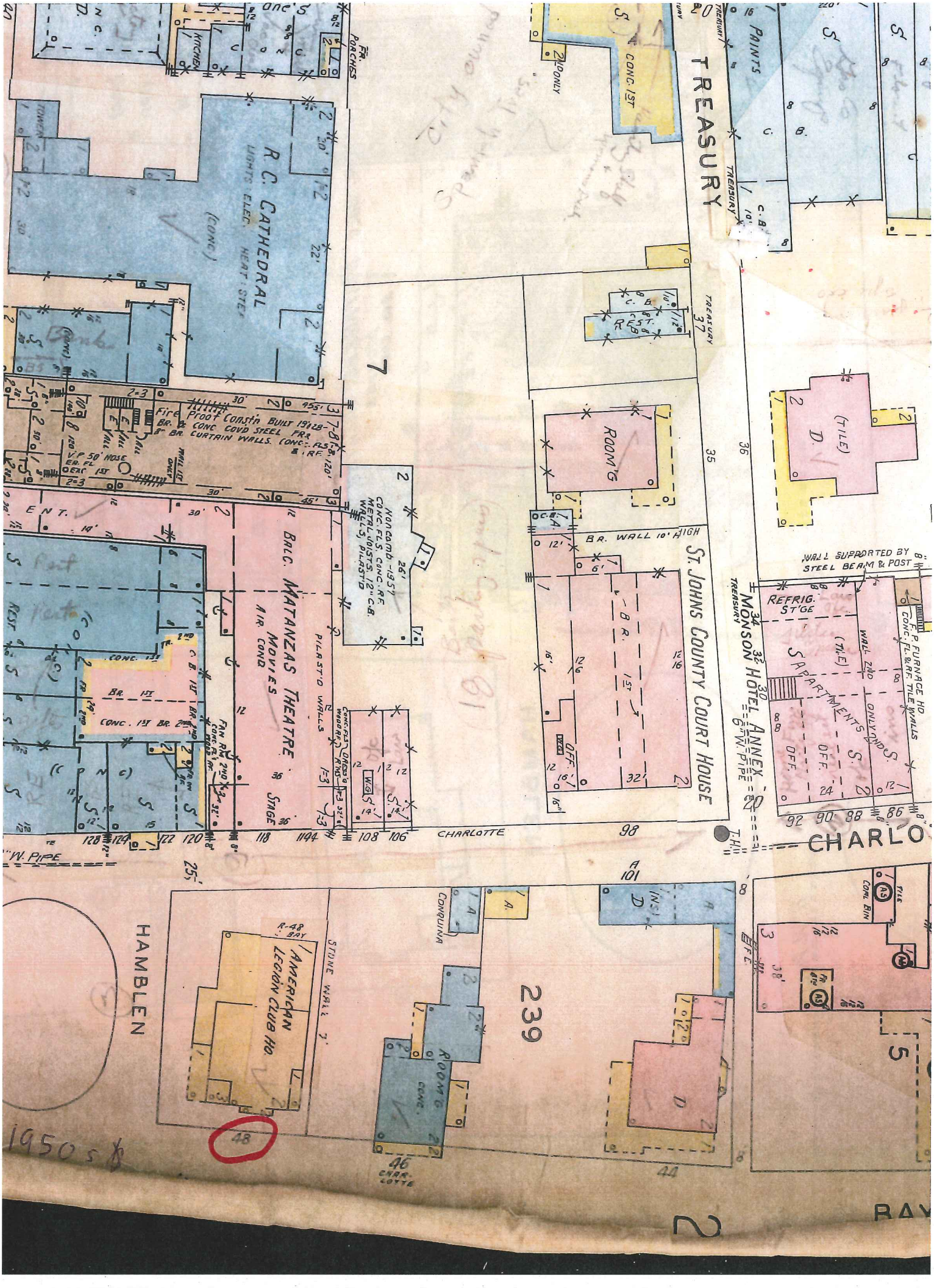
1924


WINDOW BOARDED UP (CONC.)
MOTION PICTURES
(CONC.)
BRICK
BR. WALL 32" HIGH
LODGE RMS 3RD
WALL 1ST ONLY
OFF.
CONC.
BANK
(CONC.) COFFEE SHOP
8" W. PIPE
HAMBLEN
CLUB HO.
STONE WALL 2'
239
48
45
50'
125'

1930


E. BANK RD.
22
ENT.
BRICK
MANZAS THEATRE
MOVIES
CONC. FLY BR. PIER
STAGE
LODGE
OFF.
(FUEL)
12"
8" W. PIPE
50'
130
122
120
118
116
114
112
110
108
106
104
102
100
CHARLOTTE
HAMBLEN
CLUB HO.
STONE WALL
CONCRETE
236
48
46
CHAR-
LOTTE
50'

1947


TREASURY
R. C. CATHEDRAL
LIGHTS ELEC. HEAT STEAM
(CONC.)
Fire Proof Constn Built 1928
BR. & CONC COVD STEEL FRA
& BR CURTAIN WALLS. CONC. FLS. & R.F.
VP 50' HOSE
ENT.
BALC.
MATANZAS THEATRE
AIR COND
MOVIES
STAGE
PLAST'D WALLS
CONC. 1ST
BR. 1ST
CONC. 1ST BR. 2ND
Noncomb-1937
CONC. FLS. CONC. R.F.
METAL JOISTS 12" C.B.
WALLS PLAST'D
ST. JOHNS COUNTY COURT HOUSE
ROOMS
BR. WALL 10' HIGH
OFF.
WALL SUPPORTED BY
STEEL BEAM & POST
REFRIG. ST'GE
F.P. FURNACE HD
CONC. FL. B.R. TILE WALLS
WALL 2ND
ONLY 2ND S.
APARTMENTS
OFF.
MONSON HOTEL ANNEX
CHARLOTTE
W. PIPE
HAMBLEN
AMERICAN LEGION CLUB HO.
R-48 BAY
STONE WALL 2'
CONQUINA
ROOMS
CONC.
239
CHARLOTTE
1950's
RAY

RECEIVED

DEC 21 2018

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

BDAC Project No. 2018-0176

Receipt No. 1519184

Meeting Date: 1-17-18

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

1. NAME OF APPLICANT Jesse Jabot

   Business (if applicable) Harrys of America LLC

   Address 620 A1A Beach Blvd. #11

   City St. Augustine State Fl. Zip Code 32080

   Daytime telephone 904-962-8503 Other phone/email jessejabot@hookedonharrys.com

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

2. NAME OF PROPERTY OWNER _____

   Business (if applicable) Charles F Hamblen Club Inc

   Address P.O. Box 4187

   City St. Augustine State Fl. Zip Code 32085

   Daytime telephone (required) 813-263-9264 Other phone _____

3. PROJECT STREET ADDRESS 1 Anderson Circle

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____

5. EXISTING USE_____ 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 N/A
☐	☐		Roof structures (dormers, chimneys, etc.) N/A
☐	☐		Exterior finishes (stucco, masonry, siding) N/A
☐	☐		Porch/Deck/Balcony NA
☐	☒	E	Awning/Canopy REMOVE FABRIC AWNING
☐	☒	F	Exterior Doors REPLACE NON-HISTORIC FRONT DOOR WITH GLASS DOOR
☐	☐		Windows N/A
☐	☐		Shutters N/A
☐	☐		Foundation (including infill) N/A
☐	☐		Exterior lighting & other appurtenances N/A
☐	☒	K	Existing fences, walls & gates REMOVE SECTIONS OF PERIMETER STUCCO WALL
☐	☒	K	Existing parking, walkways & other site features REPLACE CONCRETE FRONT STEPS WITH BRICK STEPS

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DEC 21 2018

Planning / Building Dept.

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

- ☐ New building N/A
- ☒ New addition NEW EGRESS STAIR ON WEST
- ☐ New roof structures (dormers, chimneys, etc.) N/A
- ☒ New porch/deck/balcony ADD BACK HISTORIC BALCONIES AT TOWER
- ☒ New awning/canopy ADD NEW WOOD PERGOLA
- ☐ New entrances N/A
- ☒ New window opening/sashes ADDED A CENTER WINDOW TO TOWER MATCH EXISTING
- ☒ New exterior lighting MATCH EXISTING SCONCES
- ☒ New fence/wall/gate MATCH EXISTING RAILINGS
- ☒ New parking/walkways/other site features NEW BRICK COURTYARD ENTRY STAIRS
- ☐ Exterior utility service/mechanical equipment N/A

D. PAINT COLORS (check one)

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

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

The main goal behind the Hamblen House renovation project was to respect the history, architecture and location. We wanted to add back a few features from previous historic renovations such as the belvedere and the arched window in the tower, but also keep the original historic architecture intact. We feel that this adds life to the most prominent feature of the building, the tower. We think a restaurant should be transparent in nature, adding glass doors and removing sections of the perimeter stucco wall helped us accomplish just that. Views from and to the restaurant are much less restricted with this design modification. The idea of a curved entry wall, glass front door and plenty of outdoor seating provides a more welcoming approach from the street. Lastly, adding rooftop dining with panoramic views of the Bridge of Lions and Plaza De La Constitución completes this rehabilitation of an early 1900's historic home.

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 JESSE JARET

SIGNATURE OF APPLICANT _____ DATE 12-20-18

PRINT OWNER'S NAME FOR CFHCI LORETTA LOMBARD

SIGNATURE OF OWNER _____ DATE 12-20-18

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.

Kelli Mitchell

From: Kevin Bennett <kbennettcda@gmail.com>
Sent: Thursday, January 03, 2019 3:18 PM
To: Kelli Mitchell
Cc: Joe Cronk
Subject: Hamblen House - Requested info
Attachments: Hamblen House - Scaled Site plan.pdf

Kelli, Hope you had a great holiday. In response to your questions in your previous email, We do not plan on replacing the stucco nor the windows, only adding stucco to the small stair area to the west and adding back the window in the tower. We intend for them to match the existing windows and stucco finish. please see below for the requested site plan. Scaled at 1/8" printed on 11x17 paper. We can add this to the package as necessary.

Thank you,
Kevin Bennett

1936 San Marco Blvd. - Studio 101
Jacksonville, Florida 32207
386-479-1991

240 Worth Avenue - Studio 202
Palm Beach, Florida 33480
561-355-6382

Planning & Building Dept.
JAN 03 2019
RECEIVED

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HARRY'S OF AMERICA, LLC

Filing Information

Document Number	L02000025141
FEI/EIN Number	22-3875356
Date Filed	09/25/2002
State	FL
Status	ACTIVE

Principal Address

9995 GATE PARKWAY N SUITE 400B
JACKSONVILLE, FL 32246

Changed: 07/28/2008

Mailing Address

9995 GATE PARKWAY N SUITE 400B
JACKSONVILLE, FL 32246

Changed: 07/28/2008

Registered Agent Name & Address

F&L CORP
ONE INDEPENDENT DRIVE
SUITE 1300
JACKSONVILLE, FL 32202

Name Changed: 03/23/2004

Address Changed: 06/11/2004

Authorized Person(s) Detail

Name & Address

Title PRES

SAIG, LOUIS
9995 GATE PARKWAY N SUITE 400B
JACKSONVILLE, FL 32246

Title MGR

SAIG, GREG
9995 GATE PARKWAY N SUITE 400B
JACKSONVILLE, FL 32246

Title MGR

SCHEEL, WILLIAM
9995 GATE PARKWAY N SUITE 400B
JACKSONVILLE, FL 32246

Title MGR

KAVALIEROS, LISA
9995 GATE PARKWAY N SUITE 400B
JACKSONVILLE, FL 32246

Title MGR

CHATTIN, WILLIAM
9995 GATE PARKWAY N., SUITE 400
JACKSONVILLE, FL 32246

Title VP

JABOT, JESSE
9995 GATE PARKWAY N SUITE 400B
JACKSONVILLE, FL 32246

Annual Reports

Report Year	Filed Date
2016	04/04/2016
2017	04/17/2017
2018	03/13/2018

Document Images

03/13/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
04/19/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
07/28/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- Reg. Agent Change	View image in PDF format

03/23/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
09/25/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Not For Profit Corporation
CHARLES F. HAMBLEN CLUB, INC.

Filing Information

Document Number	N00000002224
FEI/EIN Number	42-1592460
Date Filed	04/04/2000
Effective Date	11/21/1924
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/12/2004

Principal Address

ONE ANDERSON CIRCLE
ST AUGUSTINE, FL 32084

Changed: 02/10/2005

Mailing Address

PO BOX 4187
ST. AUGUSTINE, FL 32085

Changed: 09/26/2018

Registered Agent Name & Address

Cook, James D , Jr.
2303 North Ponce DeLeon Bld.
Suite L
SAINT AUGUSTINE, FL 32084

Name Changed: 02/28/2016

Address Changed: 01/09/2018

Officer/Director Detail

Name & Address

Title Secretary

McQuaig, Donna
ONE ANDERSON CIRCLE

ST AUGUSTINE, FL 32084

Title President

Lombard, LORETTA
ONE ANDERSON CIRCLE
ST AUGUSTINE, FL 32084

Title Director

Cook, James D, Jr.
ONE ANDERSON CIRCLE
ST AUGUSTINE, FL 32084

Title Treasurer

Shuler, Jack, Sr.
ONE ANDERSON CIRCLE
ST AUGUSTINE, FL 32084

Title Director

Sartin, A J
ONE ANDERSON CIRCLE
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2016	02/28/2016
2017	04/30/2017
2018	01/09/2018

Document Images

01/09/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
02/28/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
03/14/2014 -- ANNUAL REPORT	View image in PDF format
03/06/2013 -- ANNUAL REPORT	View image in PDF format
03/17/2012 -- ANNUAL REPORT	View image in PDF format
03/19/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
06/30/2007 -- ANNUAL REPORT	View image in PDF format
08/02/2006 -- ANNUAL REPORT	View image in PDF format
02/10/2005 -- ANNUAL REPORT	View image in PDF format
11/12/2004 -- REINSTATEMENT	View image in PDF format
11/06/2003 -- REINSTATEMENT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format

05/24/2001 -- Restated Articles	View image in PDF format
05/02/2001 -- ANNUAL REPORT	View image in PDF format
04/04/2000 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1963600000
Location Address	1 ANDERSON CIR SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Commercial/Historical) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOT 3 BLK 5 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.190
Homestead	N

View Map

Owner

Owner Name	Hamblen Charles F Club Inc 100%
Mailing Address	PO BOX 4187 SAINT AUGUSTINE, FL 32085-0000

Valuation

	2019
Building Value	$1,451,322
Extra Features Value	$5,348
Total Land Value	$1,017,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,474,170**
Total Deferred	$454,066
Assessed Value	**$2,020,104**
Total Exemptions	$0
Taxable Value	**$2,020,104**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$813,610	$5,348	$1,017,500	$0	$0	$1,836,458	$1,836,458	$0	$1,836,458
2017	$211,087	$1,588	$461,945	$0	$0	$674,620	$674,620	$674,620	$0
2016	$277,057	$1,588	$461,945	$0	$0	$740,590	$740,590	$740,590	$0
2015	$290,250	$1,588	$461,945	$0	$0	$753,783	$753,783	$753,783	$0
2014	$288,077	$1,588	$461,945	$0	$0	$751,610	$751,610	$751,610	$0
2013	$298,010	$1,588	$461,945	$0	$0	$761,543	$761,543	$761,543	$0
2012	$310,102	$1,588	$461,945	$0	$0	$773,635	$773,635	$773,635	$0
2011	$370,404	$2,311	$512,820	$0	$0	$885,535	$885,535	$885,535	$0
2010	$380,552	$2,311	$569,800	$0	$0	$952,663	$952,663	$952,663	$0

Building Information

Building	1
Actual Area	8173
Roof Structure	Wood Truss
Roof Cover	Composite Shingle, Built Up

Conditioned Area	6043	**Interior Flooring**	Hardwood, Carpet
Actual Year Built	1890	**Interior Wall**	Plaster
Use	Restaurants & Cafeterias	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Stucco	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	70%
Roofing Cover	Built Up	30%
Interior Walls	Plaster	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	21 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
UNFINISHED STORAGE	0	270
SLAB	0	60
BASE AREA	3848	3848
CANOPY (COMMERCIAL)	0	260
CANOPY (COMMERCIAL)	0	48
FINISHED UPPER STORY	1967	1967
FINISHED ATTIC	228	910
PATIO	0	550
CANOPY (COMMERCIAL)	0	260
Total SqFt	6043	8173

Extra Features

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	0	0	0	84
Masonry Wall	0	0	0	0	548

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	74	110	8140	SF	$1,017,500

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/14/2015	10/14/2015	$0.00	CR	4098	892	U	I	HAMBLEN TRUST	HAMBLEN C F CLUB

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

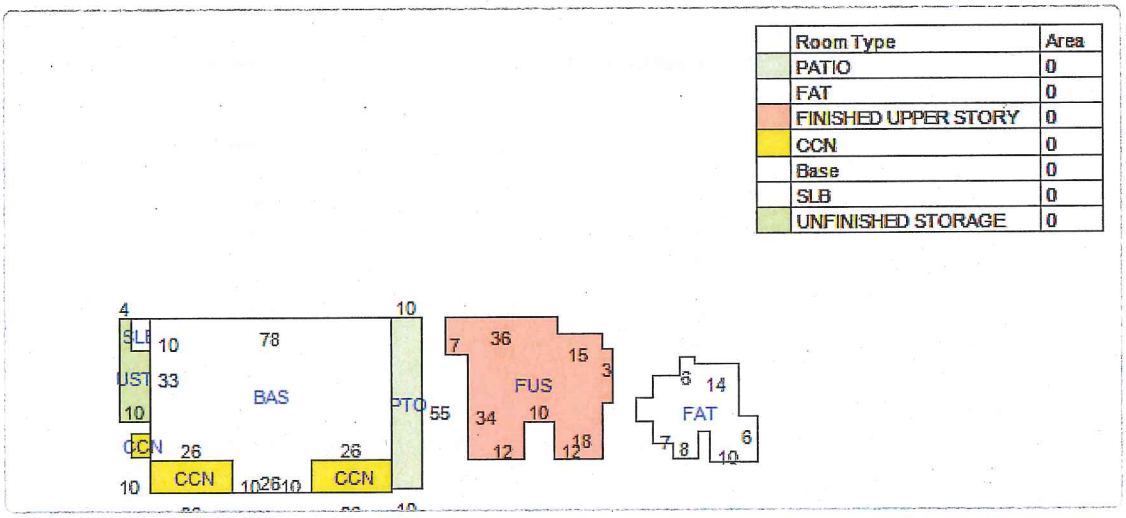
Tax Estimator

Tax Estimator

Map



Sketches



No data available for the following modules: Exemptions.

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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ST JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL

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Frame	Masonry	100%
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Recent Sales in Area

Clerk of Court

Clerk of Court

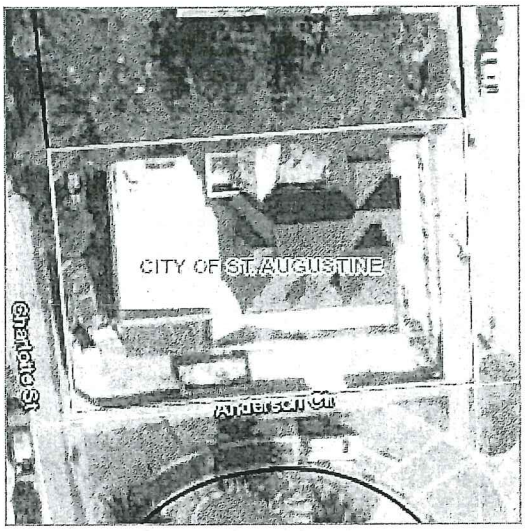
Tax Collector

My Tax Bill

Tax Estimator

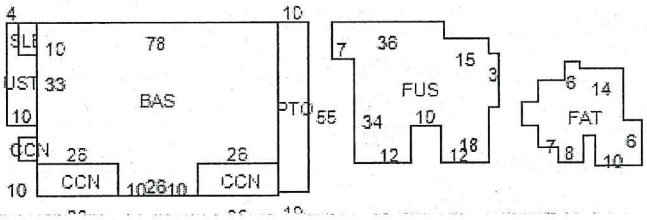
Tax Estimator

Map



Sketches

	Room Type	Area
	PATIO	0
	FAT	0
	FINISHED UPPER STORY	0
	CCN	0
	Base	0
	SLB	0
	UNFINISHED STORAGE	0



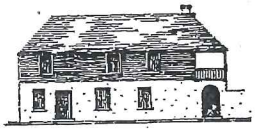
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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ 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._____

Receipt No._____ Meeting Date: _____

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT_____

   Business (if applicable)_____

   Address_____

   City_____ State_____ Zip Code_____

   Daytime telephone _____ Other phone/email _____

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

2. NAME OF PROPERTY OWNER _____

   Business (if applicable) _____

   Address_____

   City_____ State_____ Zip Code_____

   Daytime telephone (required)_____ Other phone _____

3. PROJECT STREET ADDRESS _____

4. LEGAL DESCRIPTION: Lot____ Block____Subdivision_____Parcel_____

5. EXISTING USE_____ PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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)

_____

_____

_____

_____

_____

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME_____

SIGNATURE OF APPLICANT _____ DATE _____

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE _____

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

☒	☐	☐	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:

Will the stucco be replaced?; We need a scaled site plan w the property lines for a preliminary site review; See Checklist for the remaining requirements

Project number: 2018-0176 Project Address: 1 Anderson Circle

Reviewed by: Kelli Mitchell Date: 12/28/18

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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

Drawings give impression that Stucco is being replaced or Need to Clarify

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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	
X			Photographs of affected window(s) or location(s) of proposed new window opening(s)
	X		For new openings, a scaled wall section with proposed window
X			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
		X	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	
		X	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
		X	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
		X	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
		X	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	
X			Photographs of existing details and context of affected site area within view of the proposed project
X			Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
		X	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

X		Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
	X	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)
X		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)

X		Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
	X	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)
X		Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
X		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
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		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
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		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 to know railing height to verify that meets code~~, verify railing material & if maintaining existing stucco or replacing

Very small type

Project number: 2018-0176 Project Address: 1 Anderson St. Cm.

Reviewed by: Kelli Mitchell Date: 12/27/18

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

December 28, 2018

Harrys of America, LLC
620 A1A Beach Blvd. #11
St. Augustine, Florida 32080

RE: Project Street Address 1 Anderson Circle

Mr. Jabot:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for January 17, 2019. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

Additionally, this letter notifies you of the sufficiency of your application. The application form includes a 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 course of the public hearing.

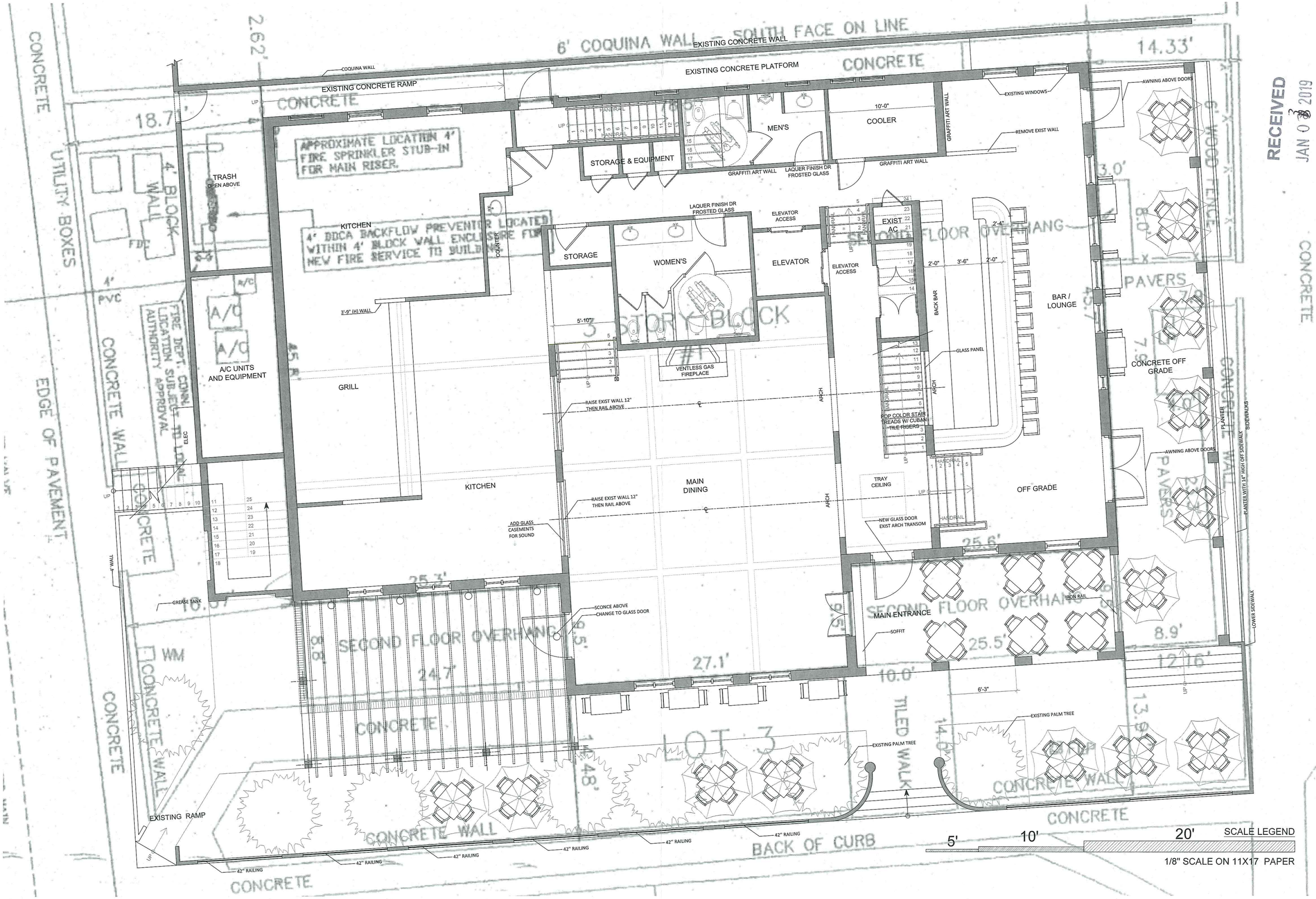
Additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting as per Resolution 2010-09. After that, the HARB has the discretion whether or not to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

I look forward to reviewing your application in more detail. A copy of the staff report will be mailed to you at the address provided on the application and if you do not receive it before the week of the meeting please contact our department to obtain a copy.

Sincerely,

Kelli Mitchell
Historic Preservation Planner

IMPORTANT NOTICE: Now that the 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. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.



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THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130551-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF APPROPRIATENESS TO ALTER AN EXISTING BUILDING TO INCLUDE INSTALLING NEW STAIRS AND LIGHTING; ADDING ROOFTOP FURNITURE, RAILINGS, AND TWO BALCONIES; RECONSTRUCTING THE ARCHED WINDOW; REPLACING AN EXISTING AWNING WITH A PERGOLA AND TWO EXISTING DOORS WITH GLASS DOORS; AND MAKING OTHER IN-KIND REPLACEMENTS; CITY OF ST AUGUSTINE LOT 3 BLK 5; also known as **1 Anderson Circle.**

APPLICANT'S NAME: **Harrys of America LLC**

SUBMITTED BY CITY CLERK'S OFFICE

0003130551 January 7, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **1 Anderson Cir** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

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HAMBLEN HOUSE

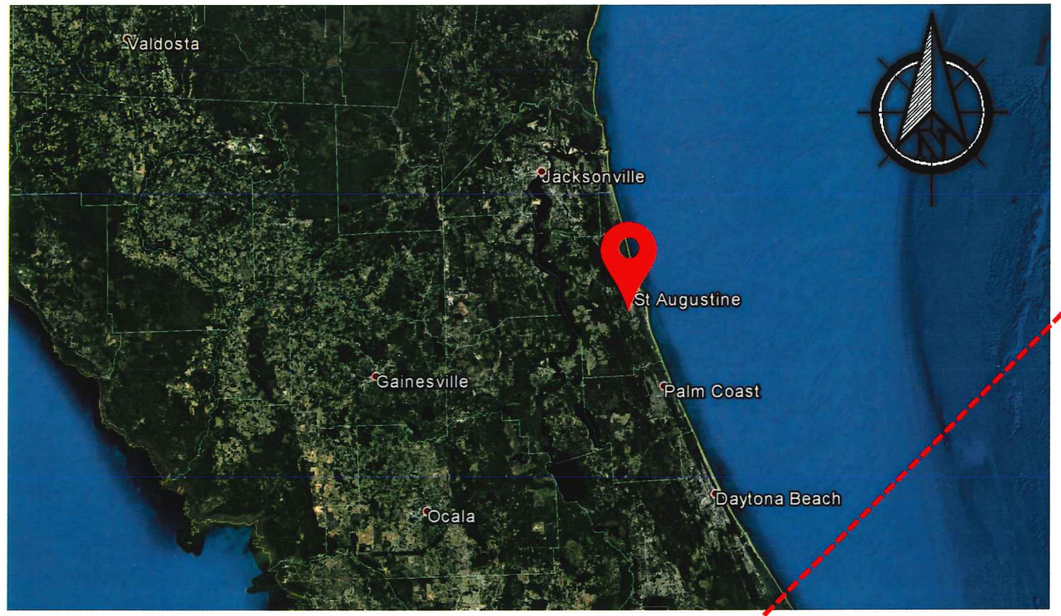
2 Anderson Cir, St. Augustine, FL 32084



CERTIFICATE OF APPROPRIATENESS

DECEMBER 21ST, 2018

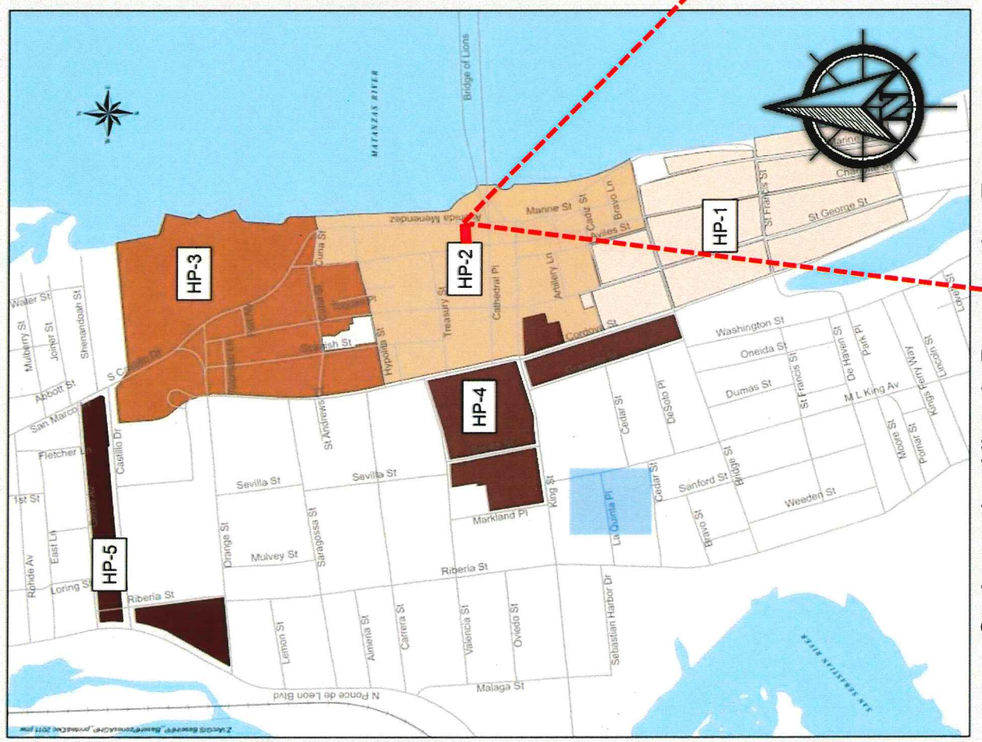
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ARCHITECTURE



LOCATION MAP



2 Anderson Cir, St. Augustine, FL 32084



St. Augustine Historic Preservation Zones

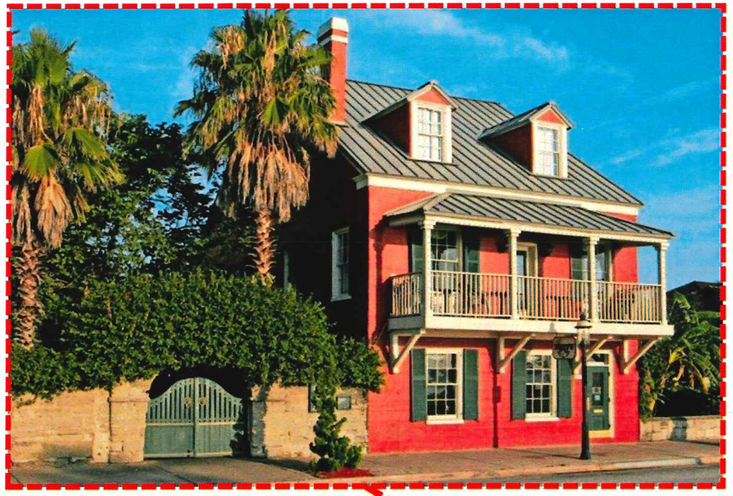
ST. AUGUSTINE HISTORIC PRESERVATION ZONES

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The Treasury Building



Harry's Restaurant





Macaron Café Building

SURROUNDING BUILDINGS. ADJACENT CHARACTER

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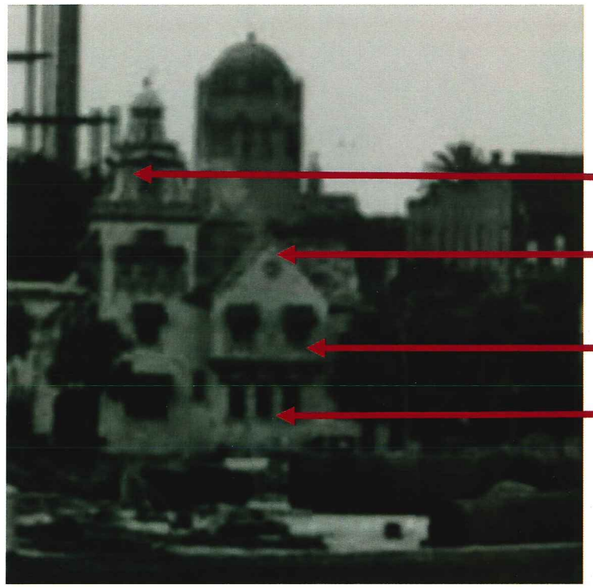


BAY WINDOWS

ROUND COLUMNS

CURVED LOGGIA

COLONIAL REVIVAL



SPANISH STYLE TOWER

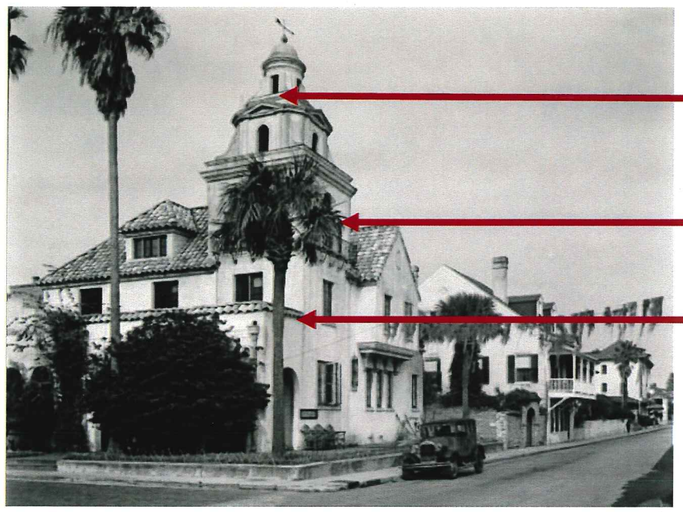
TERRA COTTA BARREL TILE ROOF

AWNING OVER WINDOWS

DARK ACCENT WINDOWS

SPANISH MEDITERRANEAN

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SPANISH STYLE TOWER

IRON BELVEDERE BALCONIES

TERRA COTTA BARREL TILE BANDING

SPANISH MEDITERRANEAN



CHANGED TO ASPHALT SHINGLE

FILLED IN TOWER WINDOW

KEPT TERRA COTTA BARREL TILE BANDING

ADDED IRON RAILING AND STAIRS

RAISED SOUTHEAST TERRACE

CURRENT BUILDING

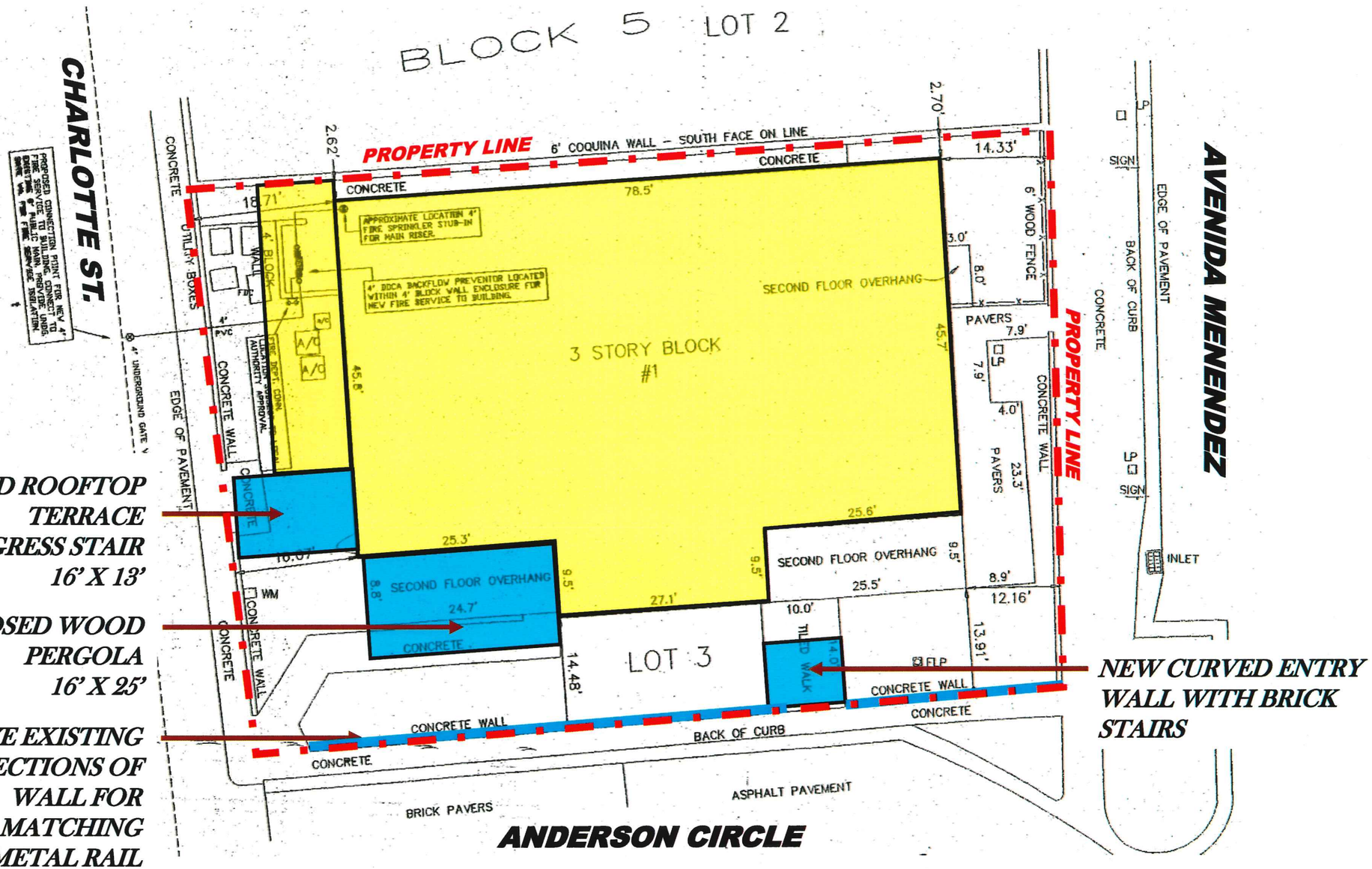
EXISTING BUILDING. CHARACTER IN TIME

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EXISTING HAMBLEN HOUSE – CURRENT PHOTOS

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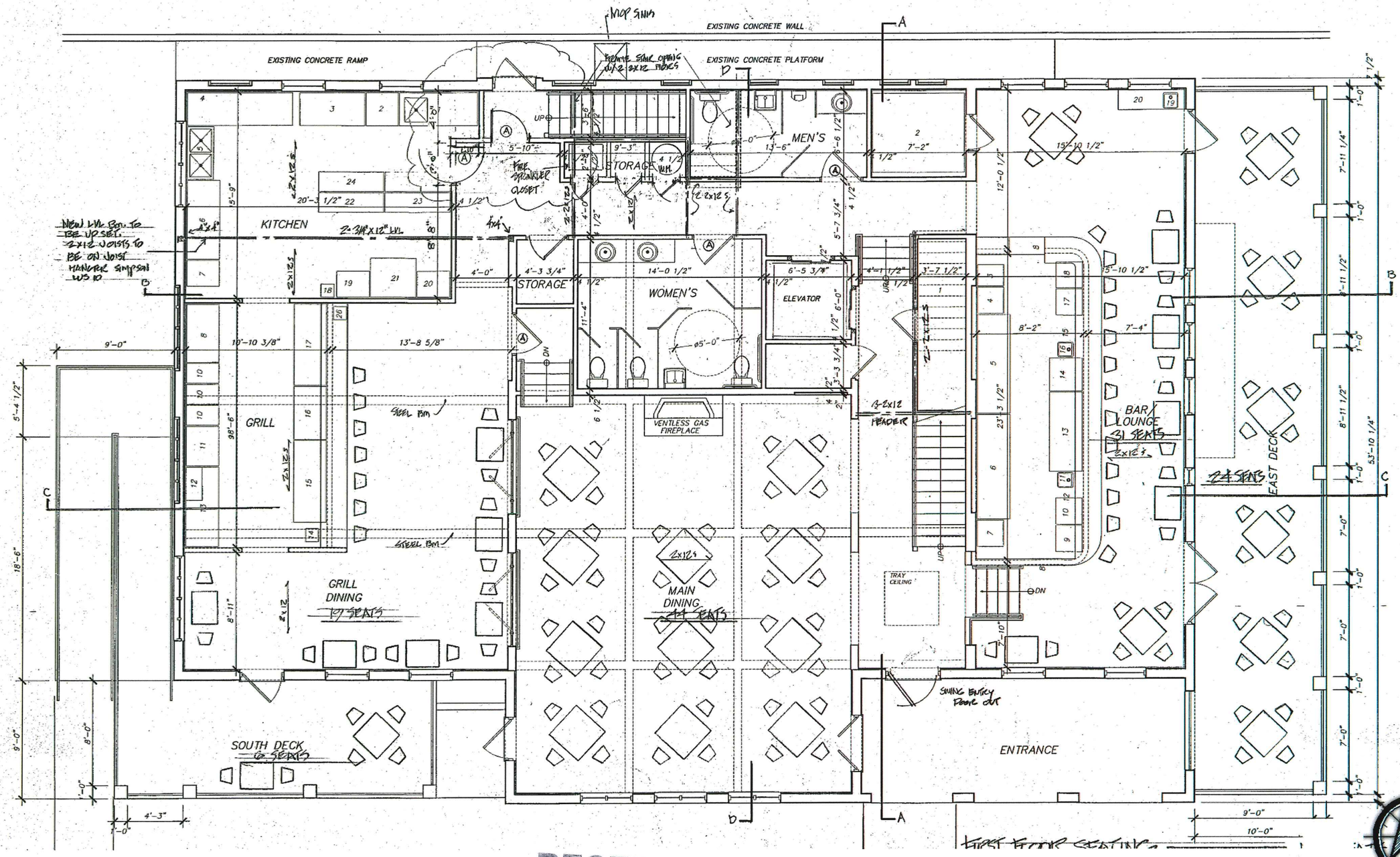
PROPOSED CONSTRUCTION

EXISTING CONSTRUCTION

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EXISTING VS PROPOSED SURVEY

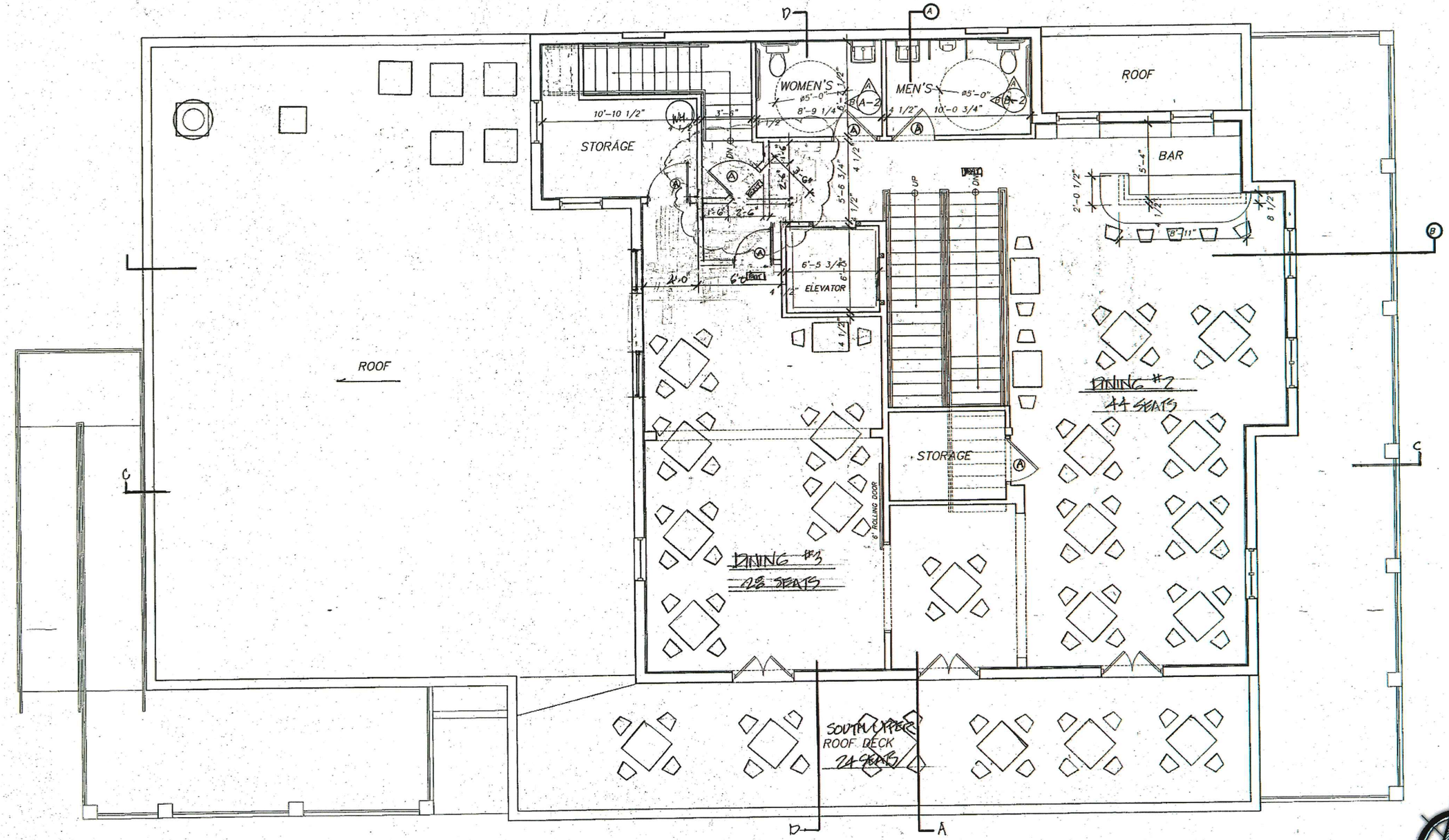
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EXISTING 1ST FLOOR PLAN

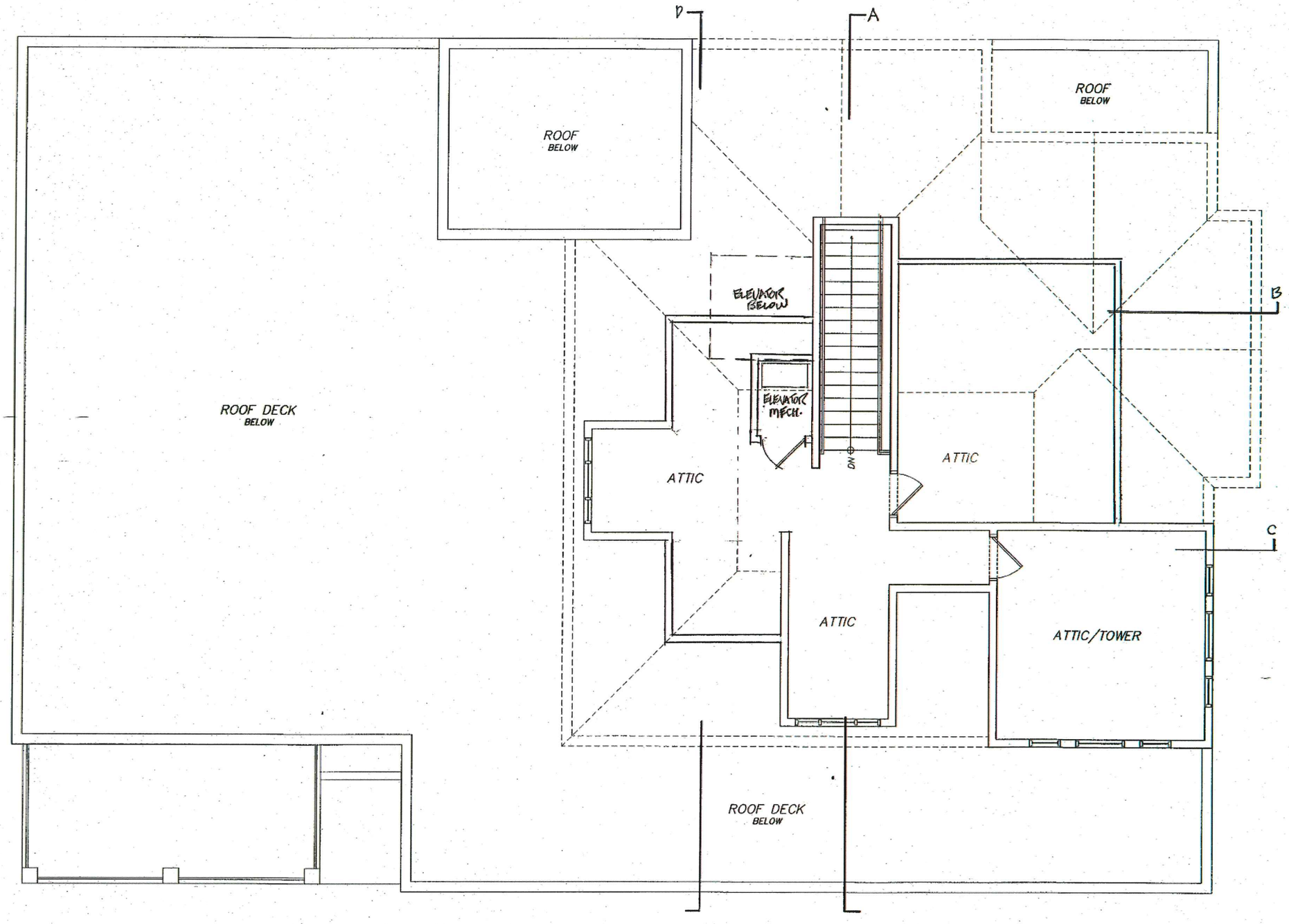
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EXISTING 2ND FLOOR PLAN

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EXISTING 3RD FLOOR ATTIC PLAN

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2ND FLOOR EGRESS STAIR

REPLACE W/ GLASS DOOR

REPLACE W/ GLASS DOOR

SECTIONS OF STUCCO WALL REMOVED ADD RAILING

ADD NEW CONC. STAIR UP TO EXISTING CONC. PATIO

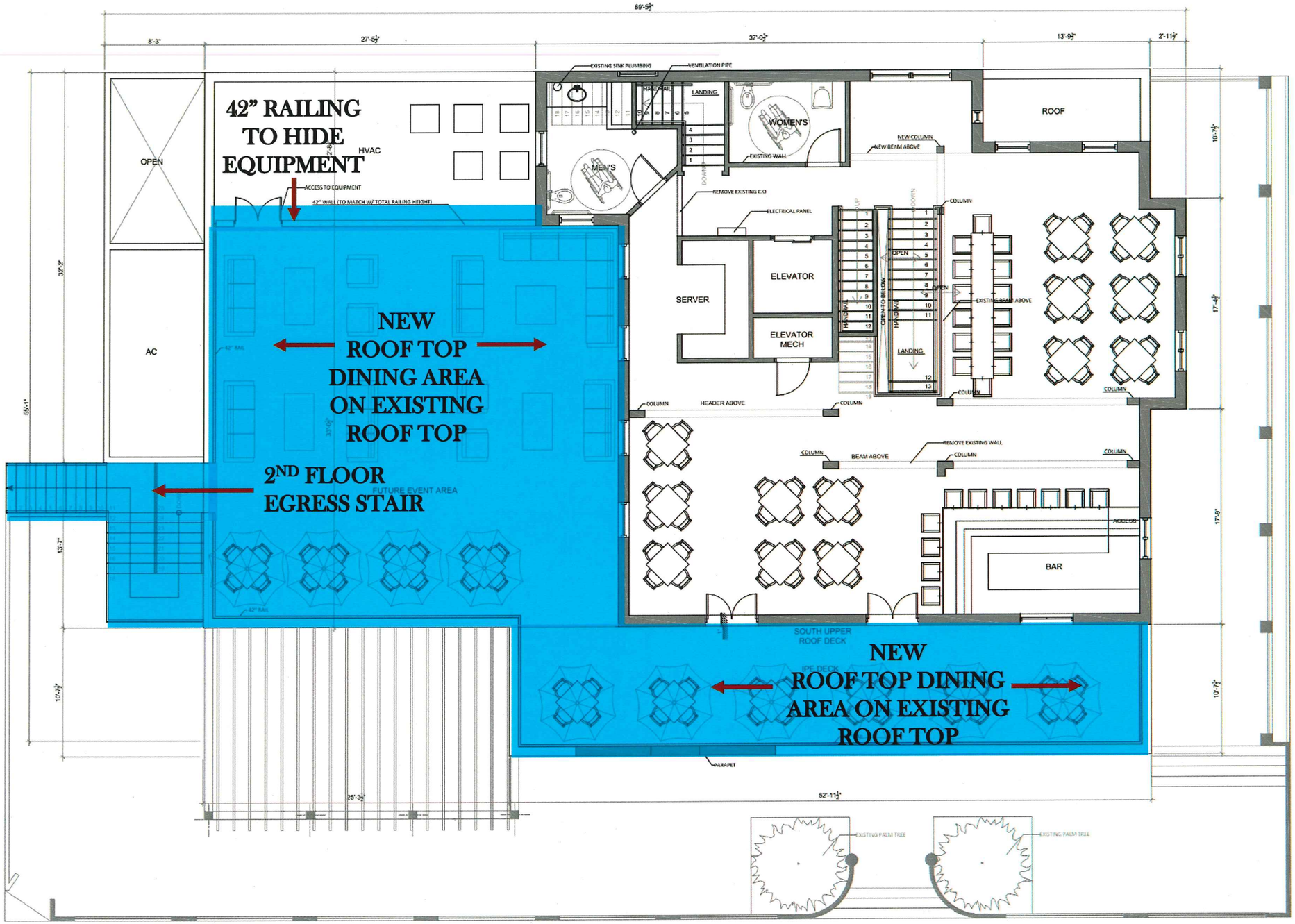
CURVED ENTRY WALL WITH BRICK STEPS

PROPOSED NEW PALMS

PROPOSED CONSTRUCTION

SCALE LEGEND

PROPOSED 1ST FLOOR PLAN



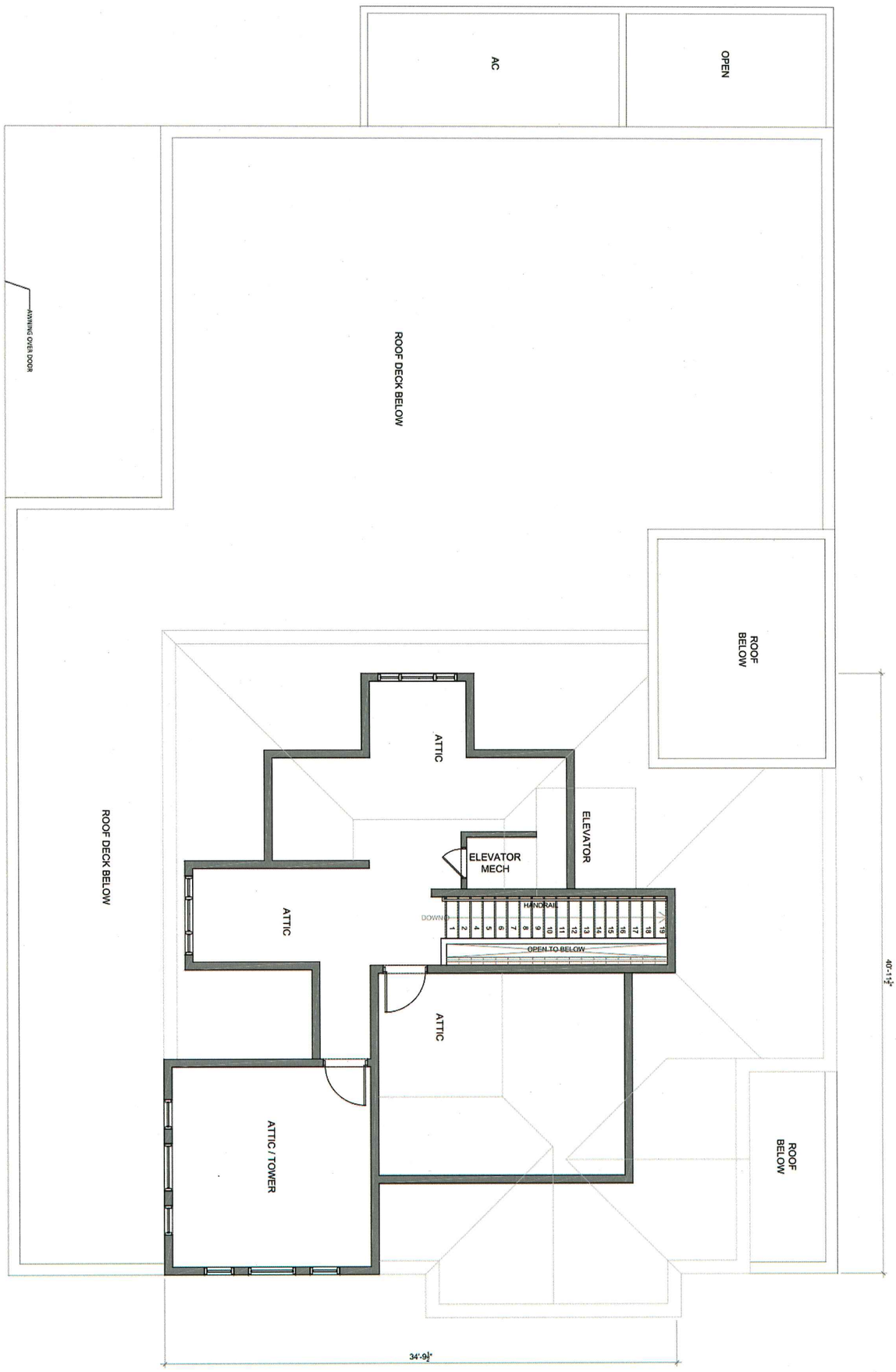
5' 10' 20'

SCALE LEGEND

PROPOSED 2ND FLOOR PLAN

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SCALE LEGEND

5' 10' 20'

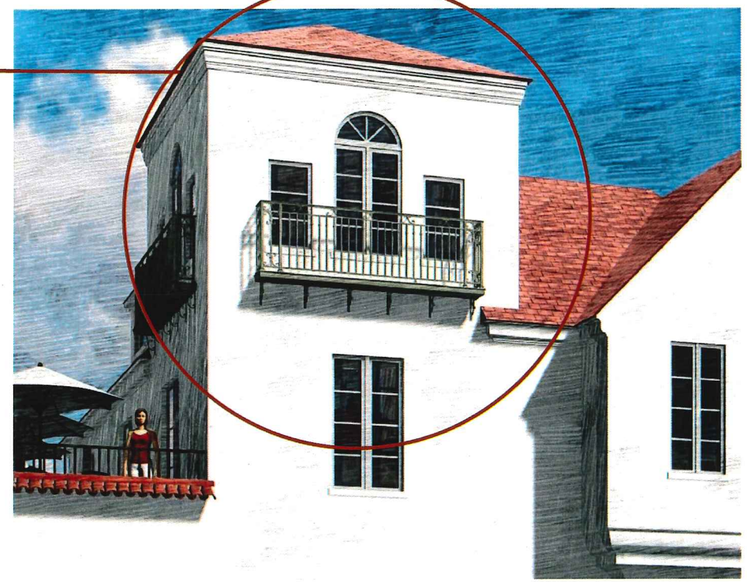
PROPOSED 3RD FLOOR ATTIC PLAN

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ARCHITECTURE



ADD BACK
BELVEDERE



CURVED
STUCCO
ENTRY
WALL



ADD EXTERIOR STAIR
FOR ROOFTOP AREA.
STUCCO FINISH
(MATCH EXISTING)



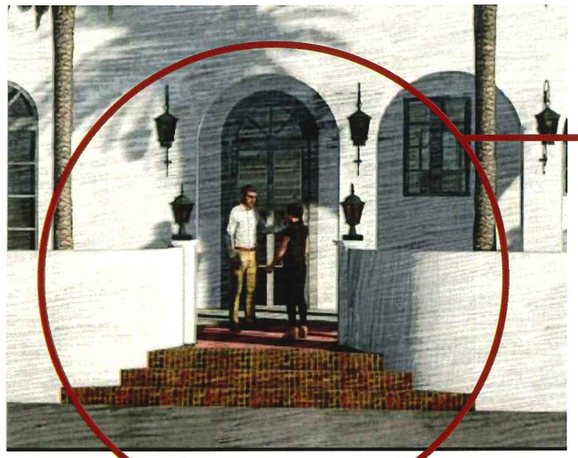
WOOD PERGOLA &
COLUMNS TO
REPLACE ANGLED
AWNING



PROPOSED ARCHITECTURAL EMBELLISHMENTS

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ARCHITECTURE

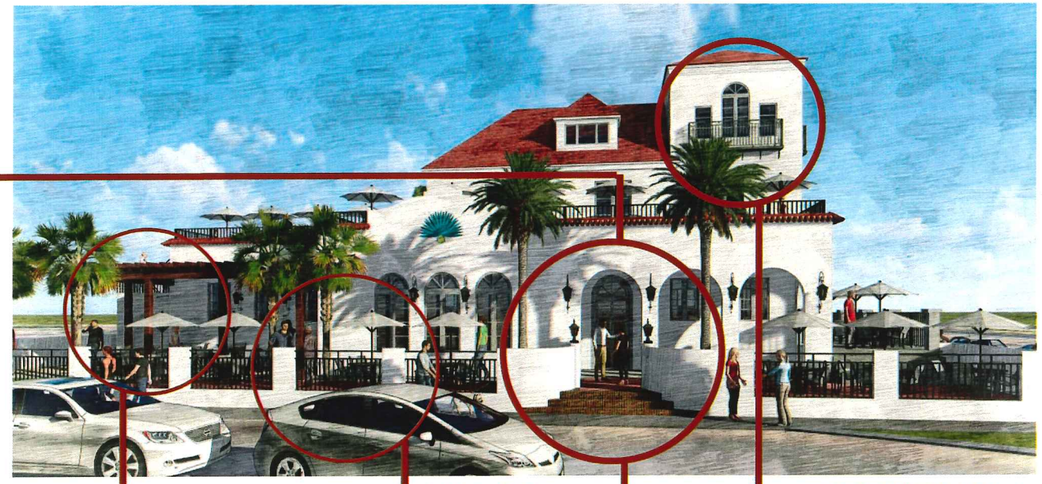
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MATCH EXISTING BRICK AT ENTRY STAIR



ADD WOOD PERGOLA



REMOVE AWNING & COLUMNS. ADD WOOD PERGOLA

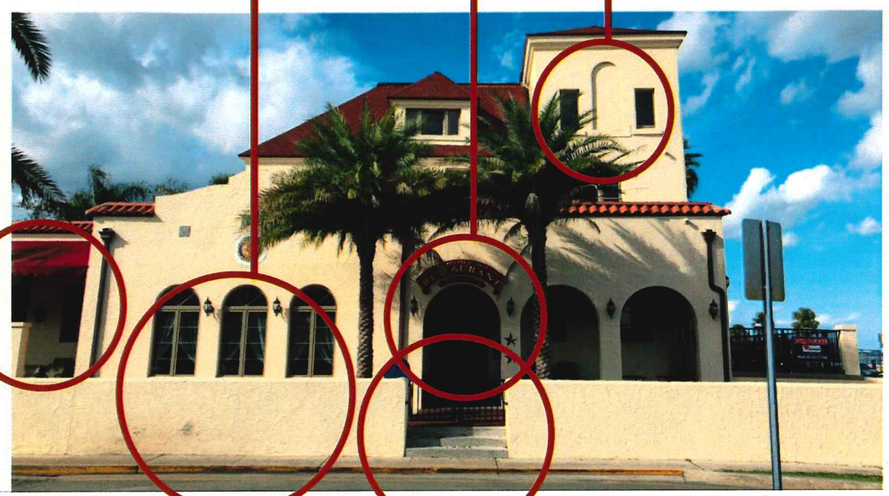
REMOVE SECTION OF WALL TO ADD MATCHING METAL RAIL

ADD GLASS DOOR VS. SOLID DOOR

ADD WINDOW @ CENTER ARCH

ADD BELVEDERE BALCONY

ADD CURVED SECTION OF WALL FOR ENTRY. ADD BRICK STAIRS



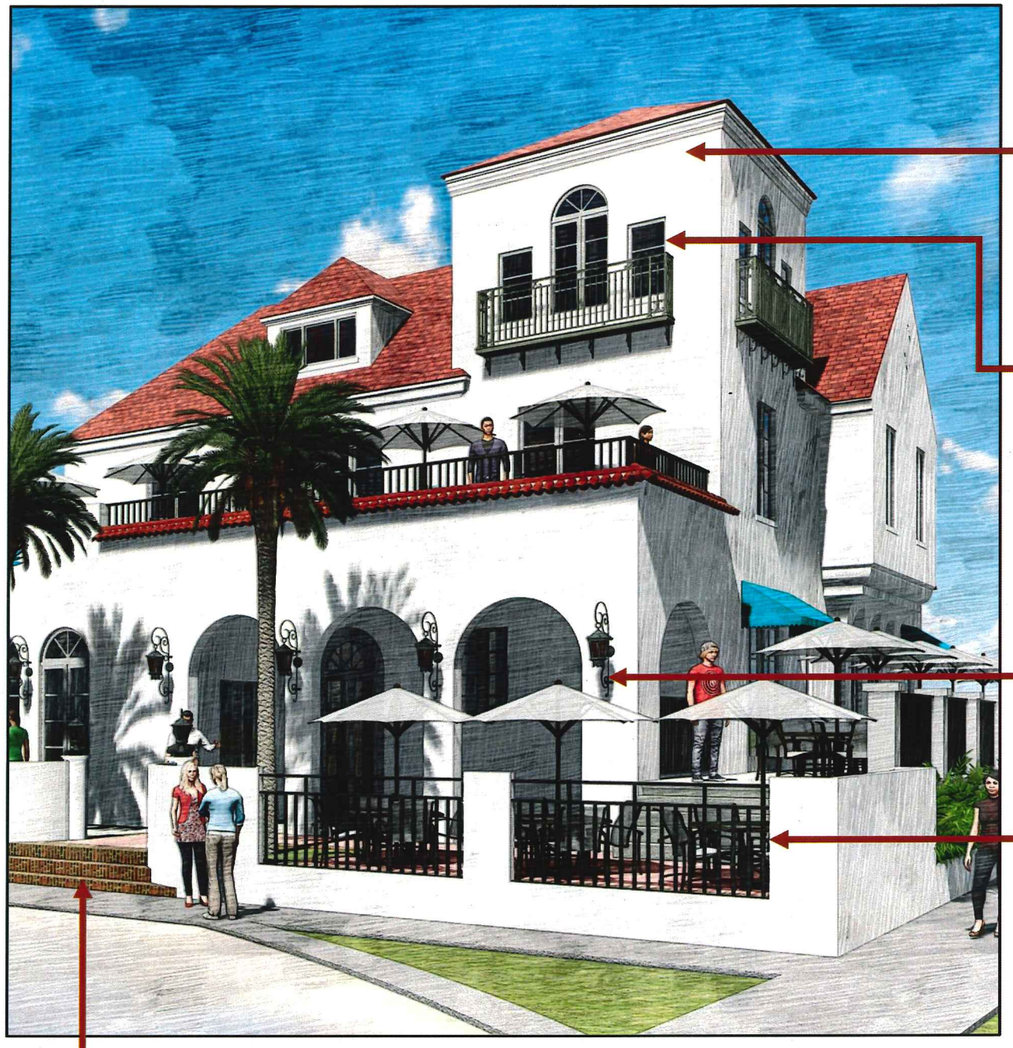
PROPOSED ARCHITECTURAL EMBELLISHMENTS

CRONK DUCH
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MATERIALS AND COLORS



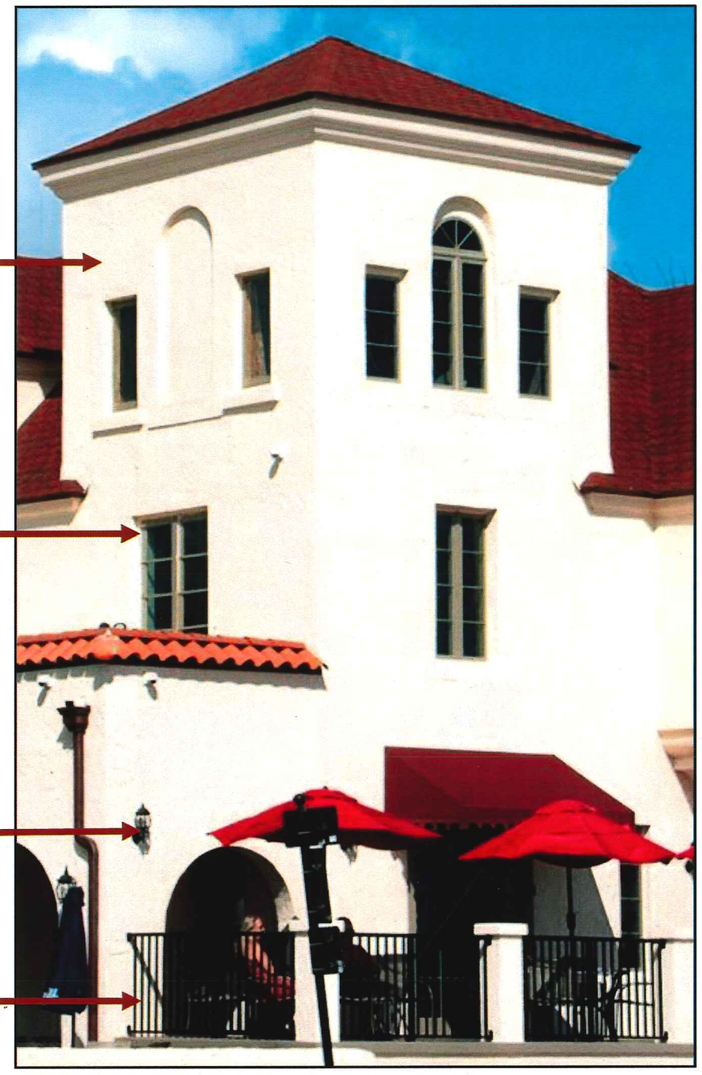
MATCH EXISTING PAINTED STUCCO COLOR, THICKNESS, AND TEXTURE

MATCH EXISTING WINDOW/DOOR FRAME COLOR (TYPICAL)

MATCH EXISTING EXTERIOR SCONCES (TYPICAL)

MATCH EXISTING IRON RAILING STYLE (TYPICAL)

MATCH EXISTING BRICK





CRONK DUCH
ARCHITECTURE

RAILINGS

- ALL NEW RAILINGS TO MATCH EXISTING RAILINGS @ 42" HEIGHT.
- ADD 36" HORIZONTAL BAR ON ALL NEW RAILING TO ADD PROPORTION AND SCALE.
- ALL NEW RAILINGS TO MATCH COLOR, SIZE AND MATERIAL OF EXISTING (POWDER COATED ALUMINUM)



EXISTING RAILINGS ON EAST FAÇADE TO REMAIN

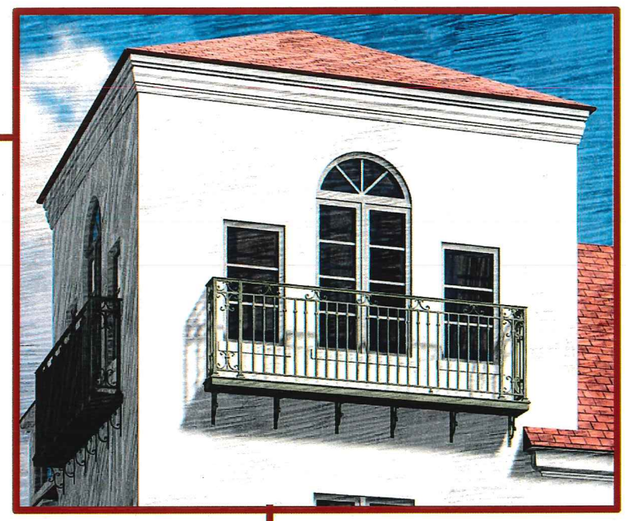
NEW RAILING LOCATIONS

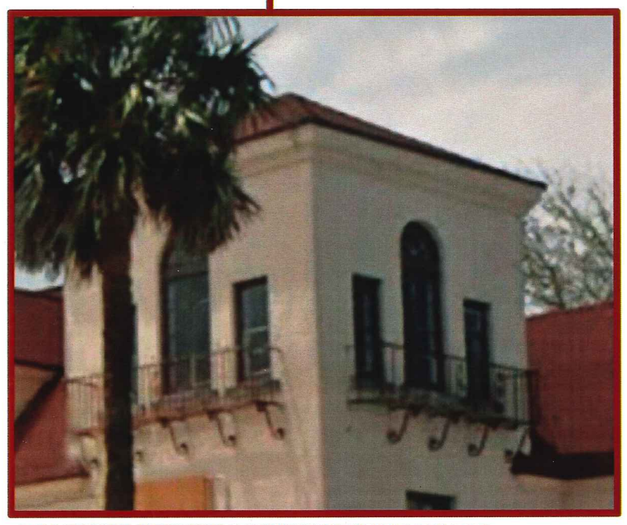




NEW RAILING WITH HORIZONTAL BAR

NEW BALCONY RAILING





MATCH PREVIOUSLY INSTALLED BELVEDERE BALCONY AT TOWER

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CRONK DUCH
ARCHITECTURE

STAIRS

- **ALL NEW RAILINGS TO MATCH EXISTING RAILINGS @ 42" HEIGHT.**
- **STAIRS TO BE ADDED ON WEST FOR ROOF TOP EGRESS**

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PROPOSED CONDITIONS

ADDED 2ND FLOOR EGRESS STAIR TO WEST SIDE OF BUILDING





EXISITING CONDITIONS

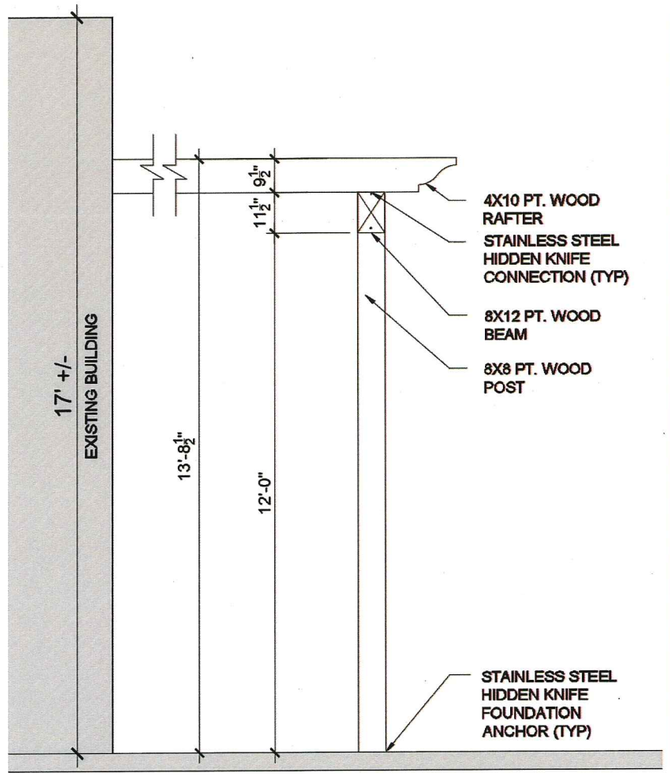
PERPOSED WEST EGRESS STAIR

CRONK DUCH
ARCHITECTURE

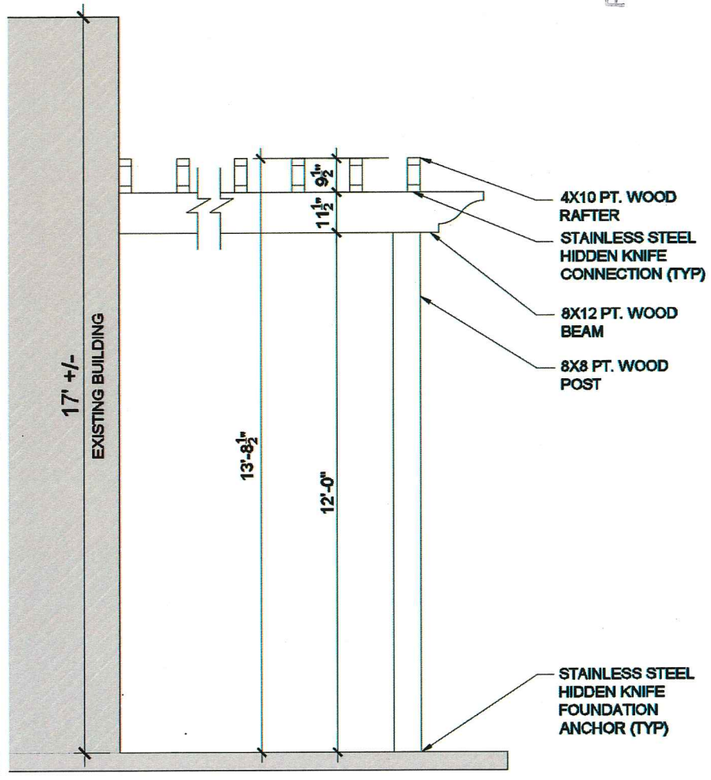
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BIRDSEYE RENDERING
OF PERGOLA



SECTION CUT



ELEVATION

PERPOSED PERGOLA

CRONK DUCH
ARCHITECTURE

PROPOSED WINDOWS

MATCH EXISTING

- **MANUFACTURED BY KOLBE WINDOWS**
- **FIXED CASEMENTS**
- **WOOD FABRICATION**
- **MATCH EXISTING FRAME COLOR**

HERITAGE SERIES | CASEMENTS

Heritage Series

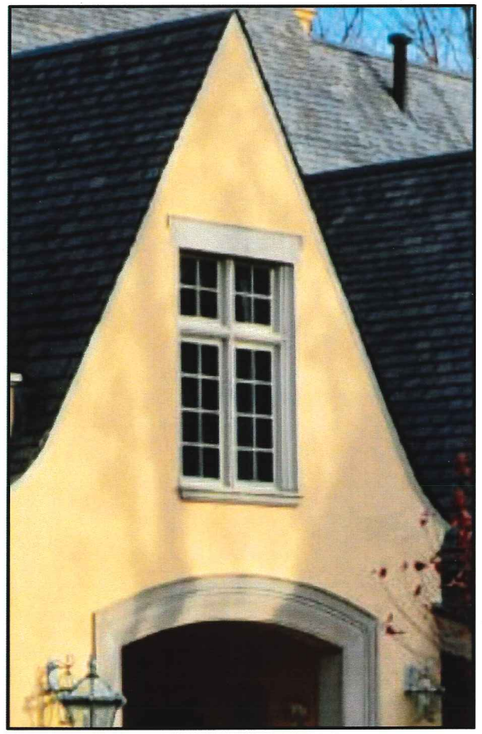
Crank-Out Casements

Swing out at the side to provide fresh air; French units, bows, 30, 45 and 90-degree bays, radius-top shapes, and combined units available

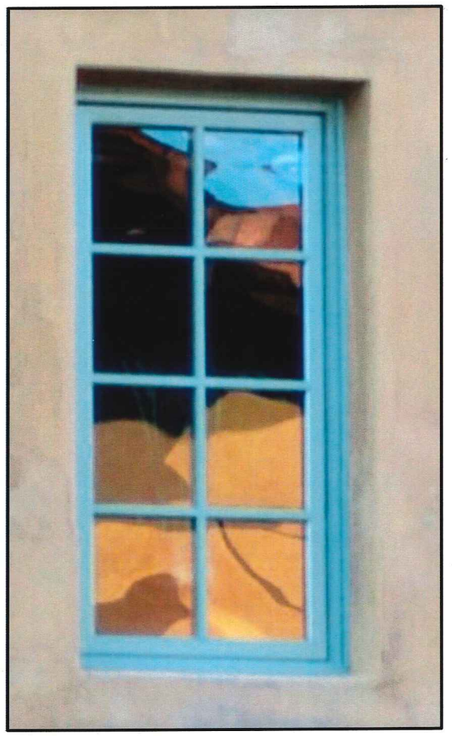
ENERGY STAR® qualified, with U-values as low as 0.23

Proven structural strength, up to PG65 with high performance modifications

Impact units for hurricane-prone coastal areas meet IPD4

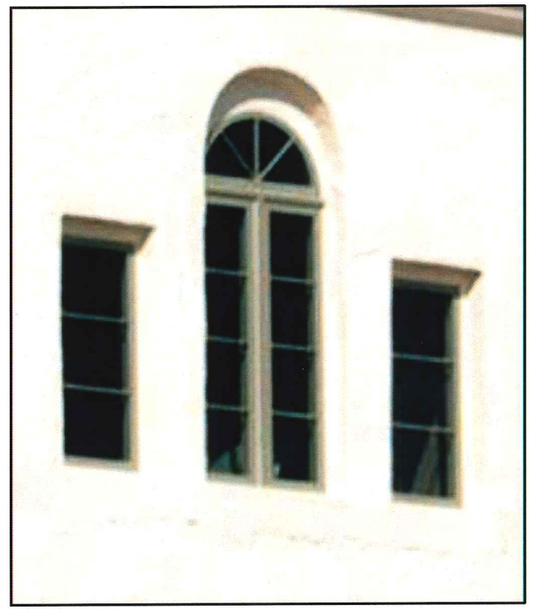


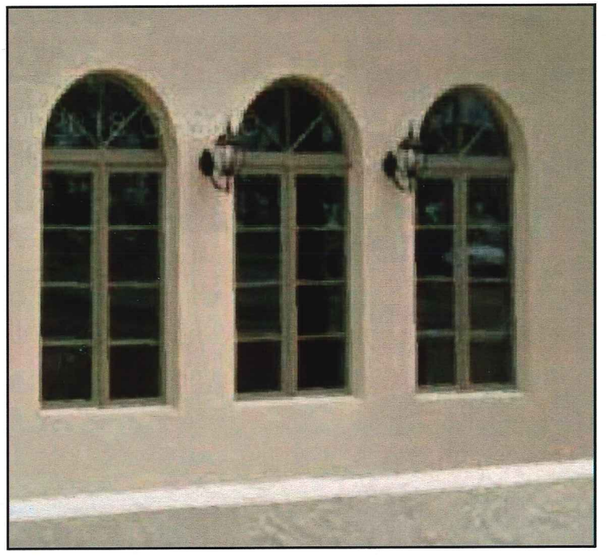
EXAMPLE 1



EXAMPLE 2

EXISTING WINDOWS



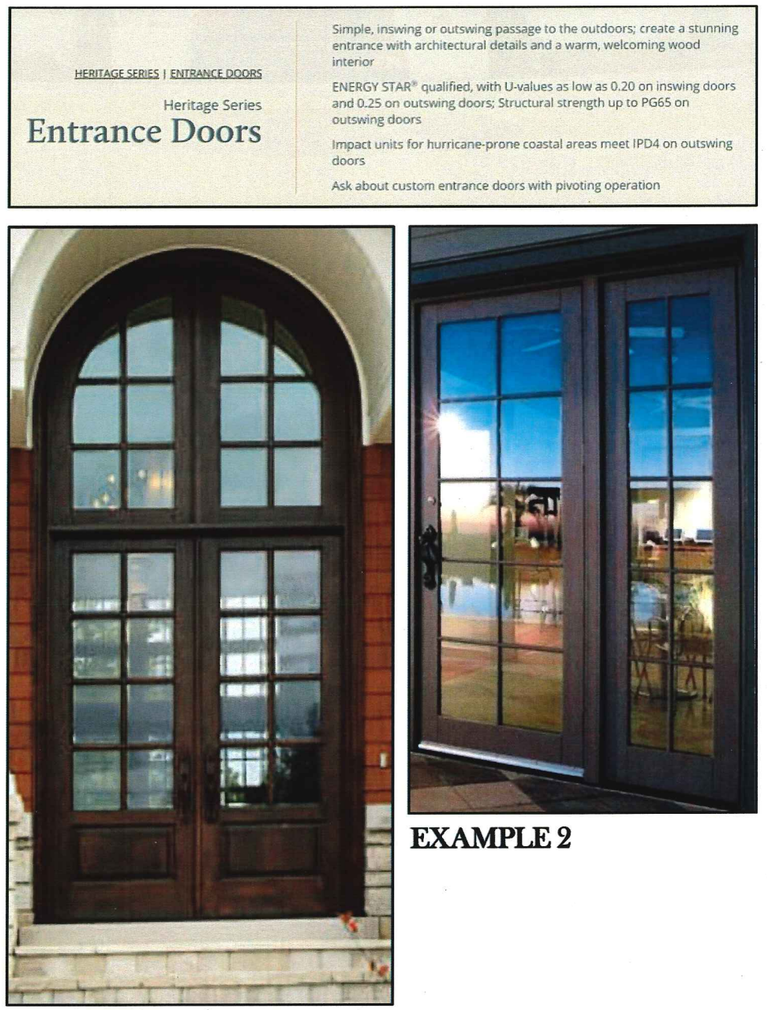


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CRONK DUCH
ARCHITECTURE

PROPOSED FRONT AND SIDE DOOR

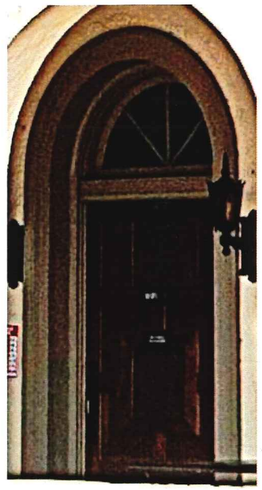
- MANUFACTURED BY KOLBE DOORS
- WOOD FABRICATION
- MATCH EXISTING OPENING SIZE
- GLASS FRONT AND TRANSOM



EXAMPLE 1

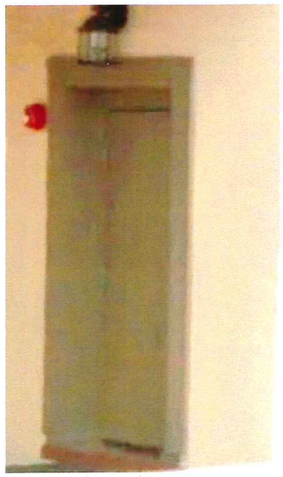
EXAMPLE 2

EXISTING FRONT DOOR



EXISTING SIDE DOOR

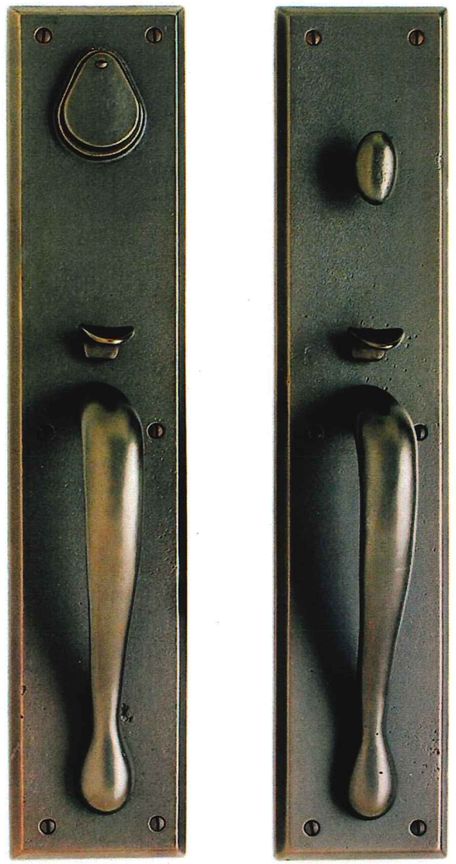
UNDER PERGOLA



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DOOR HARDWARE

- MFG: ROCKY MOUNTIAN HARDWARE
- BRONZE DARK LUSTER
- REPLACE ALL DOOR HARDWARE OR MATCH EXISTING HARDWARE



CRONK DUCH
ARCHITECTURE



EXISTING ENTRY
PALMS TO REMAIN



EXISTING PALMS
TO REMAIN

2 NEW PALMS TO
MATCH EXISTING
TYPE AND
HEIGHT



NEW GRASS TO BE
ST. AUGUSTINE
SPECIES OR
CONFEDERATE
JASMINE +/- 300 SF.



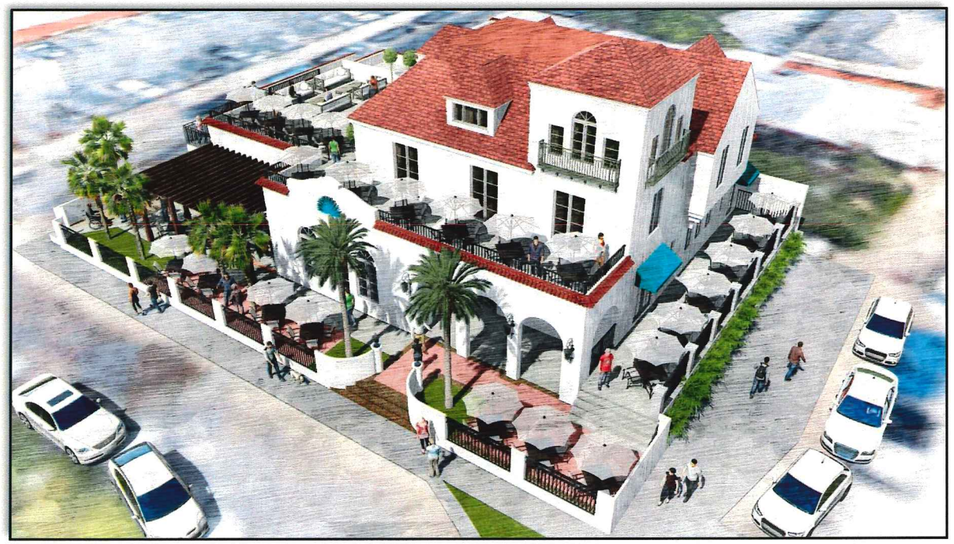
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PROPOSED LANDSCAPE EMBELLISHMENTS

CRONK DUCH
ARCHITECTURE









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PROPOSED RENDERINGS

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ARCHITECTURE

CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2018 Meeting



Application F2018-0161 Address: 190 Nix Boat Yard Road

TBL Construction, Inc., Applicant Fishbites Trading Lllp, Owner

Project description: To demolish a structure constructed in 1967 that is not listed on the National Register or recorded in the Florida Master Site File.

Architectural Style:	Ranch	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	1967
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	134880 0000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a structure constructed in 1967 that is not listed on the National Register or recorded in the Florida Master Site File.

- No significant historical connection was found.
- The building has no significant architectural features that make it unique.
- A condition assessment was not provided and is not required since the building is not listed on the National Register of Historic Places.
- The rear enclosed porch has different architectural features from the main home and appears to be an addition. This is supported by the property appraiser website, which notes that there is a frame addition on the home. The garage is also covered in stucco while the rest of the home is concrete block, which suggests that the garage was either an addition or has been altered over time. Besides the additions, the home maintains some of the common characteristics of the Ranch Style.
- The area around the home has been developed, and neighboring buildings include Home Depot, a warehouse, and a restaurant. This has caused the building to lose its sense of place and context.
- No details were provided about the proposed replacement structure, but the applicant has received a variance from PZB for a proposed building.

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** for **190 Nix Boat Yard Road** with the following condition:

1. Recording of the structure for archival purposes prior to demolition to include completing a Florida Master Site File Form and taking photographs of the structure. These documents will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.

Kelli Mitchell, Historic Preservation Planner

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.*

According to the Property Appraiser, the building was constructed in 1967. The building is not listed in the National Register of Historic Places and is not recorded in the Florida Master Site File.

The application requirements were sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. ***Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** Not applicable.

2. ***The contribution of the structure to the mass and scale of the streetscape.*** The building does not have a similar scale or mass as the surrounding streetscape. The surrounding area has developed up around the building.

3. ***The impact of the loss of the structure on the streetscape.*** Since the area around the building is now more commercial, demolition of the building will not negatively impact the area.

4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** No additional information was provided about the replacement structure, and demolition of the building will not negatively impact the streetscape.

5. ***The historical or cultural merit of the structure.*** The building is not listed in the Florida Master Site File or on the National Register of Historic Places. The only known resident is Charles Hotchkin. No additional information was found on the home.

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is not listed in the Florida Master Site File or on the National Register of Historic Places. There is no evidence that the building can be listed on the National Register.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The home appears to be constructed in the Ranch Style.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building is not last surviving example of a Ranch Style home in St. Augustine and does not have a unique style of construction.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building was not constructed in a unique style or using a unique method. Reproducing the building would not be difficult.

10. ***The justification for the proposed demolition.*** No justification given.

COD F2018-0161
190 Nix Boat Yard Road
January 17, 2019

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

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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. City Directory Research

















































SAHS POLK CITY DIRECTORY RESEARCH

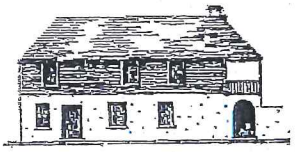
190 Nix Boat Yard Road

DATE(S)	NAME	PROFESSION
1990	Street Number Not Listed	
1995	190a Vacant	
	190b Not Verified	
2000	Charles Hotchkin	
	Charles Hotchkin	Single family construction
Dec. 2006	Street Number Not Listed	

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NOV 16 2018

Building Dept



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. 2018-0161

Receipt No. 14880440 Meeting Date Dec. 20, 2018

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Tyler Lee
   Business (if applicable) TBL Construction Inc
   Address 168 State Road 312
   City St. Aug. State FL Zip 32086
   Daytime telephone 904-814-7991 Other phone/email TBLservicesinc@aol.com
   ***Correspondence related to this application will be based on the above information
2. NAME OF PROPERTY OWNER Fish Bites
   Business (if applicable) Carr Specialty Buffs.
   Address 164 Nix Boat Yard Road.
   City St. Aug. State FL Zip 32086.
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 190 Nix Boat yard Road.
4. LEGAL DESCRIPTION OF PROPERTY
   Lot____ Block____ Subdivision_____ Parcel Number _____
5. DATE OF CONSTRUCTION _____ 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: _____

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 Tyler Lee DATE 11/10/18

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME TERRY DILLINGER DATE 12/21/18

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.

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.

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.

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

_____
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes ____ No

Notary Signature: _____

My Commission expires: _____

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
TBL CONSTRUCTION INC

Filing Information

Document Number	P14000076546
FEI/EIN Number	01-0714552
Date Filed	09/16/2014
Effective Date	09/15/2014
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/20/2017
Event Effective Date	NONE

Principal Address

168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Changed: 09/20/2017

Mailing Address

168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Changed: 09/20/2017

Registered Agent Name & Address

LEE, TYLER B
4235 JEFFERSON AVE SOUTH
HASTINGS, FL 32145

Address Changed: 04/26/2016

Officer/Director Detail

Name & Address

Title P

LEE, TYLER B
4235 JEFFERSON AVE SOUTH
HASTINGS, FL 32145

Title D

Lowe, Lance A
168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Title D

HALL, TIMOYHY A
168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2016	04/26/2016
2017	04/25/2017
2018	04/26/2018

Document Images

04/26/2018 -- ANNUAL REPORT	View image in PDF format
09/20/2017 -- Amendment	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
09/16/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Partnership
FISHBITES TRADING, LLLP

Filing Information

Document Number	A14000000554
FEI/EIN Number	47-2106684
Date Filed	10/20/2014
Effective Date	10/20/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/27/2015

Principal Address

164 NIX BOAT YARD ROAD
ST AUGUSTINE, FL 32084

Changed: 02/01/2017

Mailing Address

164 NIX BOAT YARD ROAD
ST AUGUSTINE, FL 32084

Changed: 02/01/2017

Registered Agent Name & Address

CONNER, STEVEN W
1106 PARK AVENUE
ORANGE PARK, FL 32073

Name Changed: 10/27/2015

General Partner Detail

Name & Address

DILLINGER, TERRY
56 SOUTH DIXIE HIGHWAY
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2016	03/29/2016

2017	01/11/2017
2018	03/07/2018

Document Images

03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
10/27/2015 -- REINSTATEMENT	View image in PDF format
10/20/2014 -- Domestic LP	View image in PDF format

Florida Department of State, Division of Corporations

Instr #2014070638 BK: 3961 PG: 661, Filed & Recorded: 12/4/2014 4:08 PM #Pgs:5
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $7,000.00

$44 /
7000

PREPARED BY AND RETURN TO:
FRANK E. MILLER, ESQUIRE
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

14 072113

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 20th day of November, 2014 by **NIX ROAD ASSOCIATES LLC,** a Florida limited liability company, whose address is P.O. Box 529, St. Augustine, FL 32085, hereinafter called the Grantor, to **FISHBITES TRADING, LLLP**, a Florida limited liability limited partnership, whose address is 56 South Dixie Highway, St. Augustine, Florida 32084, hereinafter called the Grantee.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its legal representatives and assigns, all that certain real property situate in St. Johns County, Florida, as described on Exhibit "A" attached hereto.

Parcel Identification Numbers: 134880-0000; 134880-0020; and 134890-0000

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

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

COPY

And Grantor hereby covenants with Grantee that except as set forth below, at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is made subject to taxes assessed subsequent to December 31, 2014 and to such other easements, encumbrances and other matters as are more particularly described in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

NIX ROAD ASSOCIATES LLC, a Florida limited liability company

Name Printed: Delinda Lonette Henrich

By: _____
Linda Luhrs as personal representative of the Estate of Warren R. Luhrs, its Manager

Name Printed: Sherrill A Deese

STATE OF FLORIDA }
}SS
COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 18th day of November, 2014, by Linda Luhrs, as personal representative of the Estate of Warren R. Luhrs, as Manager of **NIX ROAD ASSOCIATES LLC,** a Florida limited liability company, on behalf of the Company.

SHERRILL ANN DEESE
Commission # EE 109193
Expires July 5, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

_____
(Print Name _____)
NOTARY PUBLIC
State of Florida at _____
Commission # _____
My Commission Expires:
Personally known X
or Produced I.D. _____
[check one of the above]
Type of Identification Produced
_____

COPY

BK: 3961 PG: 663

EXHIBIT "A"

(Legal Description)

Parcel 1:
A parcel of land in the G.W, PERPALL GRANT, Section 41, Township 7 South, Range 30 East, St Johns County, Florida, and being more fully described as follows:
Beginning at the Southeast corner of Lot or Tract 3 of said Section 41 as shown on Map of New Augustine, dated June 1918, on file in the Public Records of said county; said corner being also the Southeast corner of land conveyed by Royston to Hansen as recorded in Deed Book 222, Pages 521 and 522, Public Records of said County; thence North 87 degrees 49 minutes West, on the North line of a 60 foot width public road, 204.60 feet; thence South 85 degrees 39 minutes West, on said North line of road, 246.87 feet; thence North 33 degrees 53 minutes 30 seconds East 269.58 feet; thence South 25 degrees 05 minutes 30 seconds East, on the Westerly line of said land conveyed by Royston to Hansen, 26.29 feet; thence North 62 degrees 55 minutes East, 181.96 feet; thence South 25 degrees 05 minutes 30 seconds East, on the East line of said Tract 3 and on the center of an old ditch, 300.07 feet to the Point of Beginning.

Parcel 2:
A parcel of land in the G.W. PERPALL. GRANT, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, and being more fully described as follows:
Commencing at the Southeast corner of Lot or Tract 3 of said Section 41, as shown on map of New Augustine dated June, 1918, on file in the Public Records of said County, said Southeast corner of Lot or Tract 3 being also the Southeast corner of land conveyed by Royston to Hansen, as recorded in Deed Book 222, Pages 521 and 522, Public Records of said County; thence North 25°05'30" West, on the East line of said Lot or Tract 3 and the East line of said land conveyed by Royston to Hansen on the center of an old ditch, 300.07 feet to the Point of Beginning at the Southeast corner of the herein described parcel of land; thence continuing North 25°05'30" West, on said East line of Lot or Tract 3 and the center of an old ditch, 320 feet more or less to the run of Gonzales Creek; thence Westerly, on the run of Gonzales Creek, 190 feet more or less; thence South 25°05'30" East, on the West line of said land conveyed by Royston to Hansen, 350 feet more or less to a point on the East end of a 20 foot width access road easement at the point where the Southeast line of said easement intersects with the West line of said land conveyed by Royston to Hansen; thence continuing South 25°05'30" East, on said West line of land conveyed by Royston to Hansen, 26.29 feet; thence North 62°55' East 181.96 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress: Access Road Easement - A strip of land 20 feet in width in the G.W. PERPALL GRANT, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, and being more fully described as follows:

Commencing at the Southeast corner of Lot or Tract 3 of said Section 41 as shown on map of New Augustine, dated June 1918, and on file in the Public Records of said County, being also the Southeast corner of lands conveyed by Royston to Hansen as recorded in Deed Book 222, Page 521 and 522, Public Records of said County; thence North 87°49' West, on the South line of said Lot or Tract 3 and the South line of land conveyed to Hansen, said line being also the

North line of a 60 foot width county road, 204.60 feet to an angle point on said North line of road at the Southwest corner of said land conveyed to Hansen; thence South 85°39' West, on said North line of road, 246.87 feet to the Point of Beginning at the Southeast corner of the herein described strip of land; thence continuing on said North line of road, South 85°39' West 25.47 feet; thence North 33°53'30" East 297.37 feet; thence South 25°05'30" East, on the West line of that land conveyed by Royston to Hansen, as recorded in Deed Book 222, Pages 521 and 522, Public Records of said County, 23.34 feet; thence South 33°53'30" West 269.58 feet to the Point of Beginning.

COPY

BK: 3961 PG: 665

EXHIBIT "B"

(Permitted Exceptions")

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years.

2. Order 99-0649 recorded in O.R. Book 1440, page 1411 and recorded in O.R. Book 1440, page 1415.

3. Ordinance No. 2001-36 recorded in O.R. Book 1705, page 795.

4. Riparian and littoral rights.

5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.

7. Any portion of the parcel lying waterward of the mean-high water line of Gonzales Creek.

COPY

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1348800000
Location Address	190 NIX BOAT YARD RD SAINT AUGUSTINE 32084-0000
Neighborhood	Perpall Grant (RES) (692)
Tax Description*	(2-2) PERPALL GRANT SUB PT OF LOT 3 IN SE COR .75 OR121/72 .5AC OR132/348 1.2AC OR336/209 &0.3AC OR3162/598 OR3961/661 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	1.400
Homestead	N

View Map

Owner

Owner Name	Fishbites Trading Llp 100%
Mailing Address	164 NIX BOAT YARD RD SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	$61,905
Extra Features Value	$0
Total Land Value	$167,706
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$229,611**
Total Deferred	$0
Assessed Value	**$229,611**
Total Exemptions	$0
Taxable Value	**$229,611**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$62,741	$0	$167,706	$0	$0	$230,447	$230,447	$0	$230,447
2017	$63,577	$0	$167,706	$0	$0	$231,283	$231,283	$0	$231,283
2016	$45,631	$0	$167,706	$0	$0	$213,337	$213,337	$0	$213,337
2015	$47,153	$0	$167,706	$0	$0	$214,859	$214,859	$0	$214,859
2014	$45,095	$0	$167,706	$0	$0	$212,801	$212,801	$0	$212,801
2013	$46,526	$0	$167,706	$0	$0	$214,232	$214,232	$0	$214,232
2012	$47,242	$0	$167,706	$0	$0	$214,948	$214,948	$0	$214,948
2011	$48,674	$0	$182,952	$0	$0	$231,626	$231,626	$0	$231,626
2010	$49,390	$0	$198,198	$0	$0	$247,588	$247,588	$0	$247,588

Building Information

Building	1
Actual Area	2306
Roof Structure	Gable Hip
Roof Cover	Roll Composite

Conditioned Area	1650	**Interior Flooring**	Hardwood, Ceramic Tile
Actual Year Built	1967	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Block, Concrete Stucco	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Block	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Gable Hip	100%
Roofing Cover	Roll Composite	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1300	1300
FINISHED GARAGE	0	500
FRAME ADDITION	350	350
FINISHED OPEN PORCH	0	80
PATIO	0	76
Total SqFt	1650	2306

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	30492	SF	$83,853
Single Family	0	0	30492	SF	$83,853

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/27/2015	5/21/2015	$0.00	EM	4032	1151	U	I	FISHBITES TRADING LLLP	FISHBITES TRADING LLLP
12/4/2014	11/20/2014	$1,000,000.00	WD	3961	661	Q	I	NIX ROAD ASSOCIATES LLC	FISHBITES TRADING LLLP
	2/3/2009	$3,250,000.00	WD	3162	598	U	I	SAMCU PROPERTIES LLC	NIX ROAD ASSOCIATES LLC
	2/3/2009	$0.00	OI	3162	615	U	I	NIX ROAD ASSOCIATES LLC	RELEASE OF ESMT
	9/23/2002	$350,000.00	WD	1819	764	Q	I	HOTCHKIN CHARLES D	SAMCU PROPERTIES LLC
	8/21/1997	$100.00	QC	1259	592	U	I	BAUER NICOLLE M	HOTCHKIN CHARLES D
	4/7/1993	$58,000.00	WD	986	1572	Q	I	HANSEN ANDERS,HOPE	HOTCHKIN CHARLES D
	1/1/1977	$0.00		353	810	U	I		HANSEN ANDERS,HOPE
	1/1/1977	$0.00		336	209	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

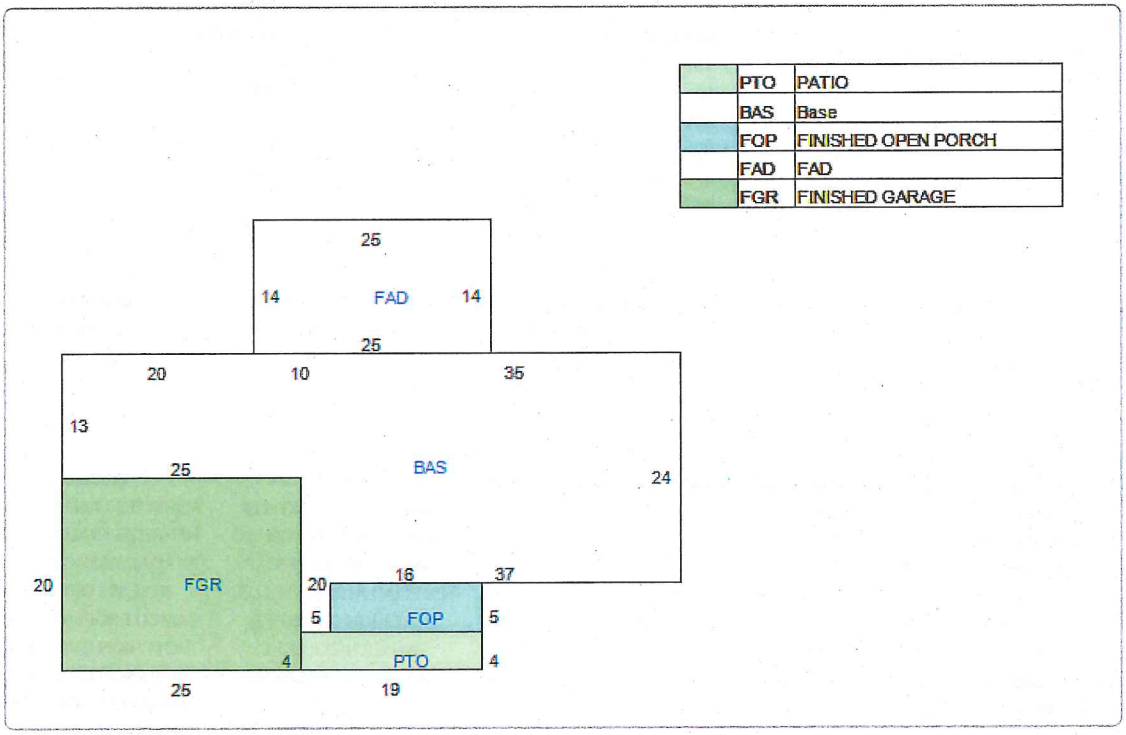
Tax Estimator

Tax Estimator

Map



Sketches



No data available for the following modules: Exemptions, Extra Features.

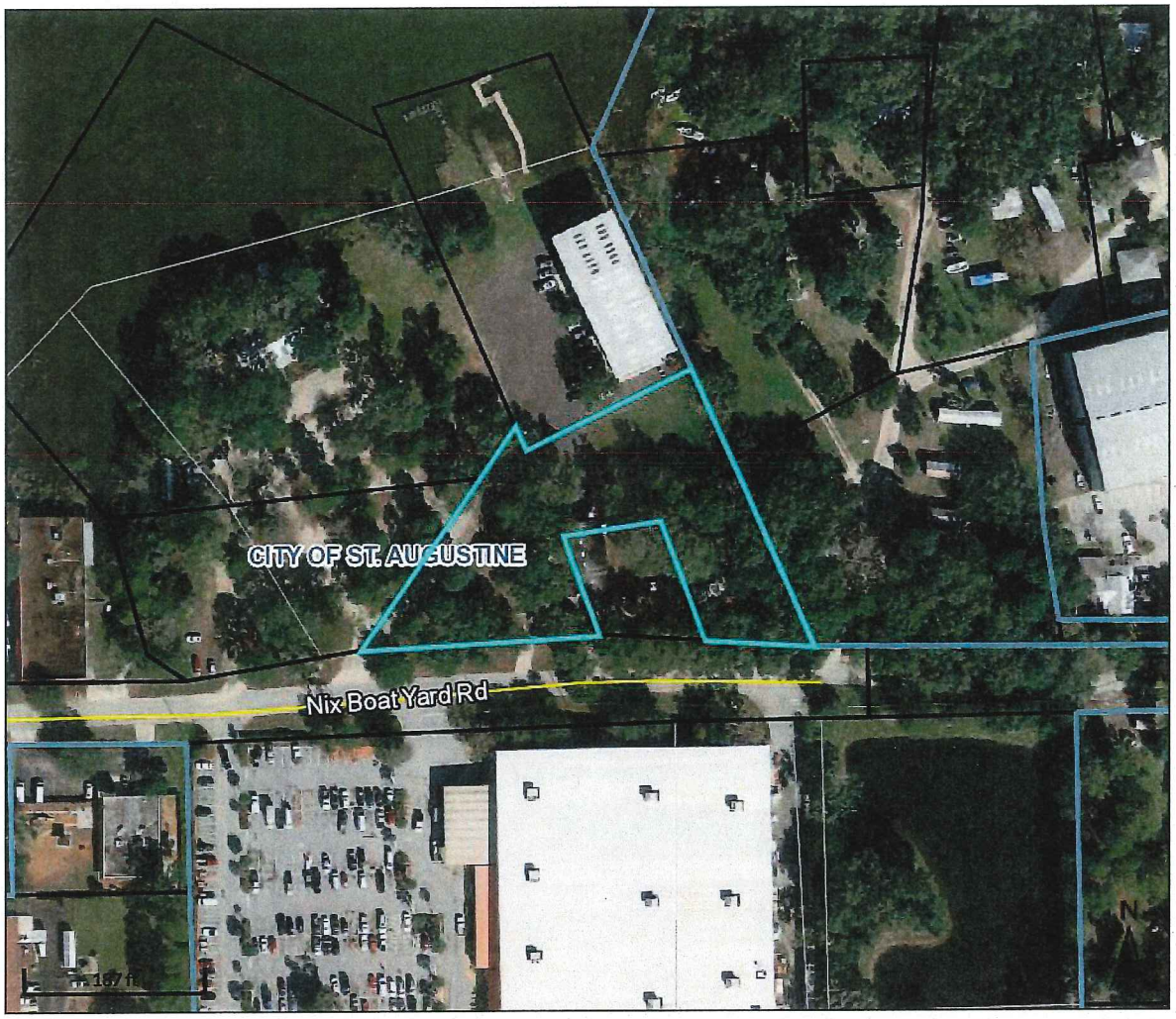
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Developed by Schneider GEOSPATIAL

Last Data Upload: 11/16/2018, 12:00:41 AM

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL





Legend

- Parcels
- Cities

Parcel ID	1348800000	**Physical Address**	190 NIX BOAT YARD RD SAINT AUGUSTINE
Property Class	0100 - Single Family	**Mailing Address**	FISHBITES TRADING LLLP 164 NIX BOAT YARD RD SAINT AUGUSTINE FL 32084-0000
Taxing District	City of St Augustine		
Acres	1.4		

Building Value	$61,905
Extra Feature Value	N/A
Total Land Value	$167,706
Just Value	$229,611
Total Deferred	N/A
Assessed Value	$229,611
Total Exemptions	N/A
Taxable Value	$229,611

Last 2 Sales

Date	Price	Reason	Qual
11/20/2014	$1000000	05	Q
2/3/2009	$3250000	30	U

Date created: 11/26/2018
Last Data Uploaded: 11/23/2018 10:47:00 PM

Developed by Schneider GEOSPATIAL

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130559-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF DEMOLITION TO DEMOLISH A STRUCTURE CONSTRUCTED IN 1967 THAT IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

OR ON THE FLORIDA MASTER SITE FILE; (2-2) PERPALL GRANT SUB PT OF LOT 3 IN SE COR .75 OR121/72 .5AC OR132/348 1.2AC OR336/209 &0.3AC OR3162/598 OR3961/661; also known as **190 Nix Boat Yard Road.**

APPLICANT'S NAME: **TBL Construction, INC.**

SUBMITTED BY CITY CLERK'S OFFICE

0003130559 January 7, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **190 Nix Boat Yard RD** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this ____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application F2018-0174 Address: 57 Marine Street/154 Avenida Menendez

Les Thomas Architect, Applicant Joseph and Susan Bebry, Owner

Project description: To partially demolish a building constructed in 1885 that is listed in the Florida Master Site File and is a contributing building in the St. Augustine Town Plan Historic District to include removing and replacing a two story front porch.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ200
National Register:	Contributing to the St. Augustine Town Plan National Register District	Construction date:	1885
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	198470 0000		
Agenda Item:	8(b)	Previous Action(s):	COA 2017, 2018

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to partially demolish a building constructed in 1885 that is listed on the Florida Master Site File and is a contributing building in the St. Augustine Town Plan Historic District to include removing and replacing a two story front porch.

- According to the application, the front porch design was approved in a previous COA. In the approved COA and the approved permit, a third story balcony and a new set of stairs were added to the front porch, but there was no indication that the porch was going to be removed or that extensive alterations beyond the two mentioned elements were going to be made. A portion of the porch has since been removed.
- In the same approved COA plans and the approved permit, the rear porch was altered to accommodate a new set of stairs, an ADA ramp, and new additions to the side of the building. It was implied that sections of the existing porch would have to be removed to allow for such changes, but overall, the existing porch was going to remain. The rear porch and a portion of the rear shingles have since been fully removed.
- A condition assessment was not provided and is not required for a partial demolition. There was no information provided on why either porch had to be dismantled or why they had to be fully replaced. There is also no information on the type of materials that will be going back (ex. new shingles vs. existing shingles). Replacing the porches with completely new materials will negatively impact the historic fabric of the building.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous HARB approval of a Certificate of Appropriateness and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** for **57 Marine Street/a.k.a. 154 Avenida Menendez** with the following condition:

1. Testimony by the applicant regarding the porch conditions and confirmation that finish materials will match the previously approved COA.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

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.*

According to the Site File, the building was constructed in 1885. The building is a contributing building in the St. Augustine Town Plan National Register Historic District and is listed in the Florida Master Site File.

The application requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. ***Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** The building is located in HP-1.

2. ***The contribution of the structure to the mass and scale of the streetscape.*** N/A

3. ***The impact of the loss of the structure on the streetscape.*** N/A

4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** Based on the information provided in the application, the porch will be replaced.

5. ***The historical or cultural merit of the structure.*** The building has had a two-story front porch historically.

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.***

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is an example of the Frame Vernacular Style.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building is not the last surviving example of a frame vernacular building.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building was not constructed in a unique style or using a unique method. Reproducing the building would not be difficult.

10. ***The justification for the proposed demolition.*** No justification given.

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. Florida Master Site File
4. Previously Approved COA









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taken Jan. 8, 2019

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. 8SJ200 1009==

Site Name: 154 Avenida Menendez 830== Survey Date: 7808 820==

Address: 154 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) Shares ½ of lot 5 (lot) 868==

868==

Owner of Site: Name: Mellon, Thomas A. IV;

Address: 57 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: Weimar, Nell P. (occupant) 904==

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

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

UTM: 17 (zone) 470100 (easting) 3306360 (northing) 890== Location: T07S (T) R30E (R) S17 (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==

( ) Original Site 858==

( ) Restored - Date: 858==

(X) 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: Other: Apartments 850==

Date: +1885 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt, BEC ceiling board 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, 2/2, 6/4, transom light, sliding (4 pane) blinds 942==

Foundation: Brick piers, concrete block wall infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porch, hip dormers, gable 942==

Porches & Balconies: Two-story open front porch 942==

Chimney Location: End, interior, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Shingled posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 3 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Residential/Commercial 864==

Relationship to Surroundings: Faces waterfront. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Railroads, Women, Military 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 154 Avenida Menendez was constructed between 1865 and 1885. An on-site inspection of the house revealed vertical saw marks on the structural timbers under the house. This and massive coquina piers is frequently indicative of pre-Civil War construction; however, deed research did not substantiate this theory (see history statement for additional details). The house is believed to have been moved from the north half of the lot to its present location. A two-story open porch with shingled posts and box-car siding (BEC Ceiling Board) extends from the front. Gabled dormers give additional height, for viewing the waterfront. The butt cut wood shingle exterior and the contrasting belt course were common in late 18th and early 19th century construction in the city. The 1885 Birds-Eye View shows the house with a three-bay second story balcony, and a front door opening directly onto the street. The 1894 view shows a two-story single bay porch centered on the front of the house. By 1899, the Sanborn Fire Insurance Map shows a one-story addition on the rear of the rectangular building.

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

(over)

V. BIBLIOGRAPHY

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

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This house at 154 Avenida Menendez was originally located on the north half of lot 5, block 22, and used the address of 152 Bay Street. The south half of the lot was occupied by an older two-story house set midway on the lot between Bay and Marine Streets, with the address of 152½ Bay Street. This older building was located due east of the colonial Jones House at 56 Marine Street. Although vertical saw marks and coquina piers, as found on this house, are frequently indicative of pre-Civil War construction, early deed records did not give evidence of a house on this property (lot 5).(3) A newspaper article in 1924 describes the demolition of an old frame house called the Von Balsam house. The owner, Adjutant General J. C. R. Foster felt the shabby appearance of the house detracted from the beauty of Bay Street. The article continues by explaining that the Hite house (the present 154 Avenida Menendez) was to be moved to the south end of the lot and renovated.(4) The 1930 Sanborn Map shows it with a two-story, three-bay porch on the front, and a two-story "L" on the back, generally in keeping with its current appearance.(5) A resident of the 1920's was Margaret Hite, a clerk for the Florida East Coast Railway Company. She was the wife of Louis R. Hite, deputy marshall in 1904.(6)

ARCHAEOLOGY

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

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3. H. Wellge, end., "View of the City of St. Augusitne, Florida 1885" (Boston, Massachusetts); Koch, eng., "Birds-Eye View of St. Augustine, Florida", (1894); Sanborn Fire Insurance Maps, 1893, 1899, 1904, 1917, 1924, 1930.
4. St. Augustine Evening Record, Wednesday, July 30, 1924, p. 4.
5. Sanborn, 1930.
6. St. Augustine City Directory, 1904, 1924-25.

☐ Original
☒ Update

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

Site # 8 SJ00200
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) 154 Avenida Menedez — 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:	154		Avenida Menedez	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 # 1984700000 — 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: 1885 ☐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 Apartment — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☒unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature partially enclosed front 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 Colonial Revival — Exterior Plan Rectangular — Number of Stories 2.5
Exterior Fabric(s) 1. BEC ceiling board 2. Wood shingles 3. wood, butt
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, hip dormers, gable
Windows (types, materials, etc.) DHS 1/1, 2/2. 6/4, transom light, sliding (4-pane) blinds

Distinguishing Architectural Features (exterior or interior ornaments) Shingled posts; exposed rafters; three bay facade with centrally located entry; gable dormers

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side courtyard; masonry wall at streetfront

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 SJ00200

DESCRIPTION (continued)

Chimney: No. 2 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. concrete block wall infill

Main Entrance (stylistic details) single wood and multi-light door with divided transom and operable louvered shutters

Porch Descriptions (types, locations, roof types, etc.) Two-story partially enclosed front porch; wood shingles on walls; hip roof

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

Narrative Description of Resource Also known as 57 Marine Street -- Utilities

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

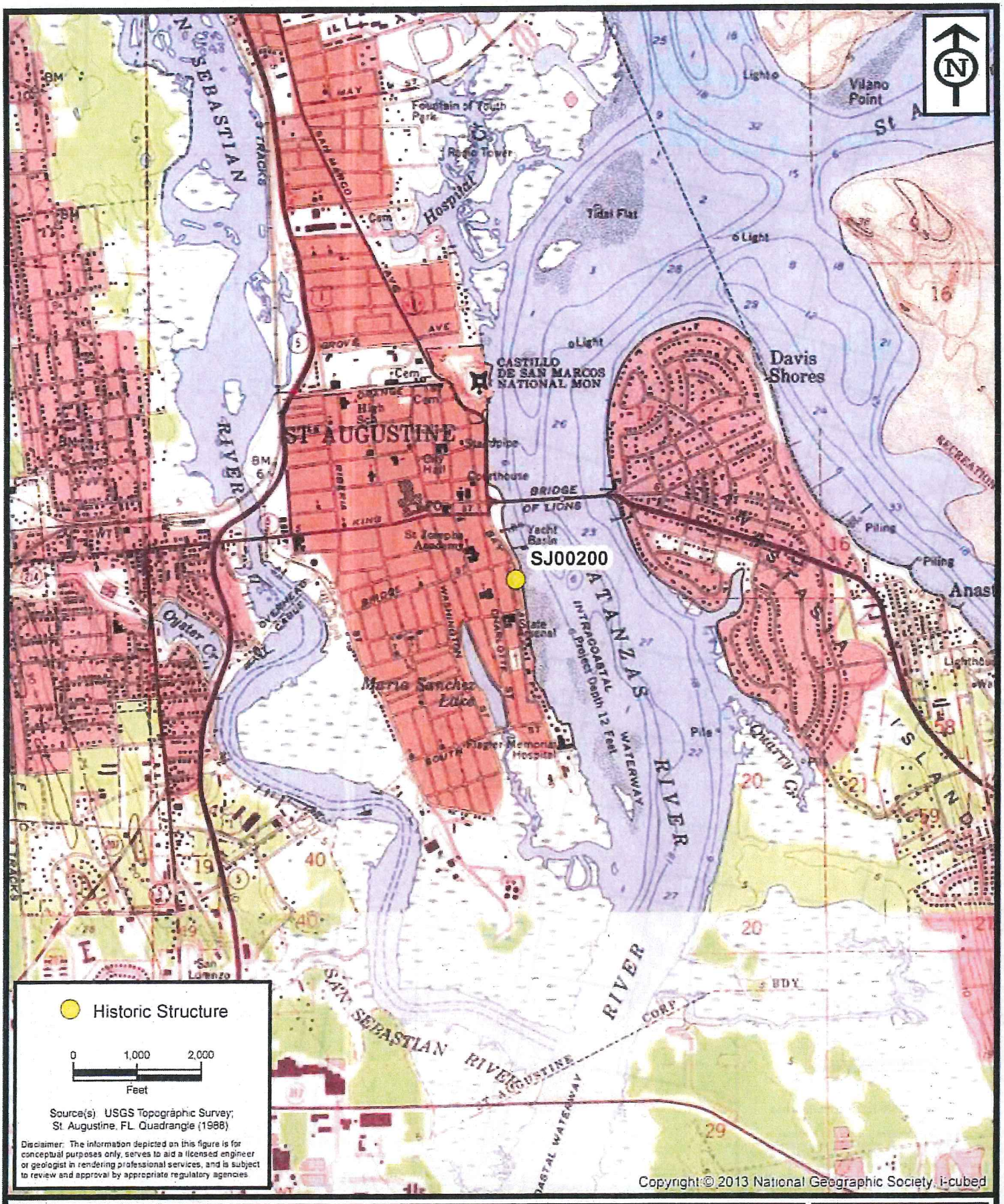
Required Attachments

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 - SJ00200

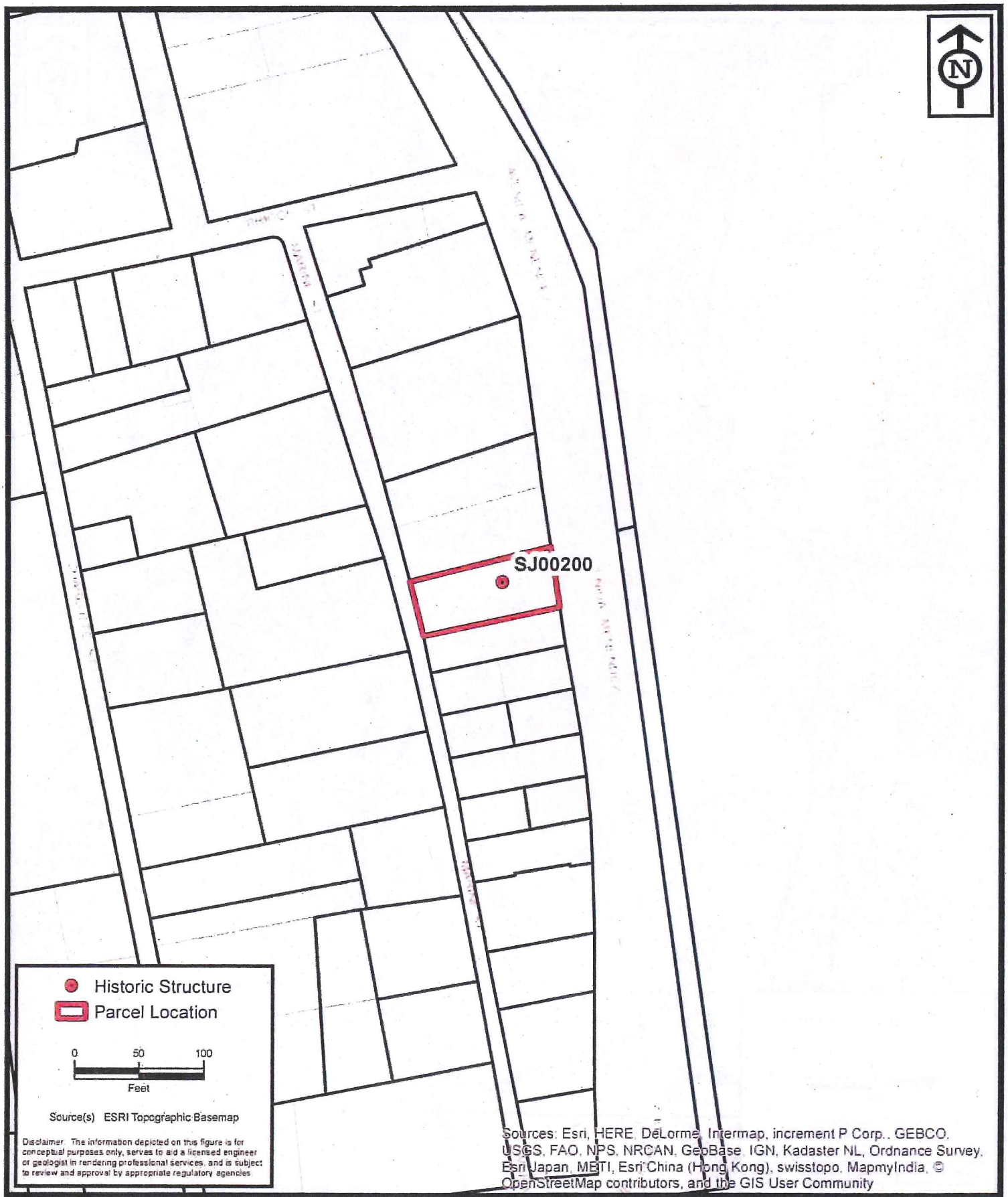
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ00200



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

Parcel Location - SJ00200

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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SJ00200

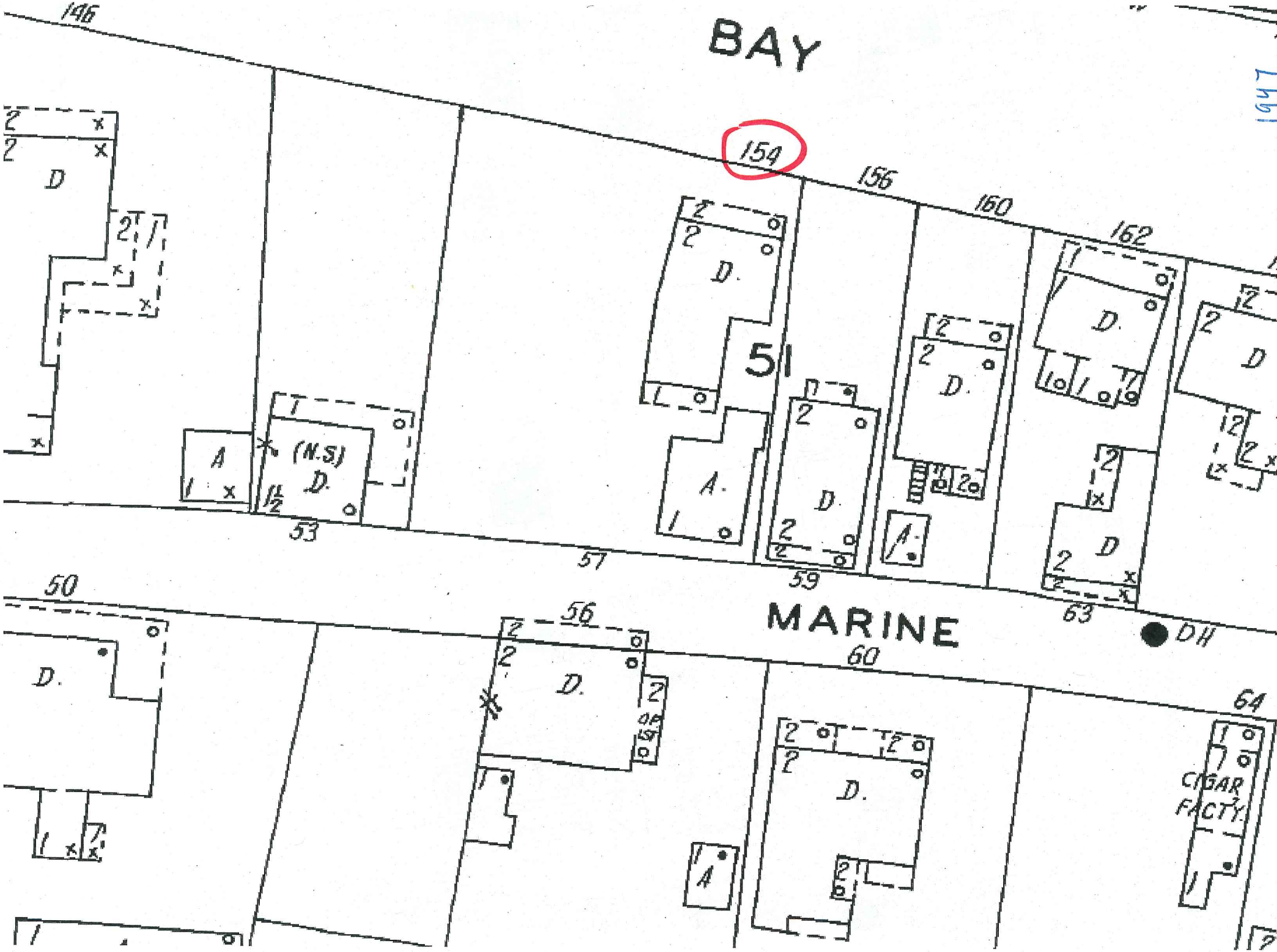

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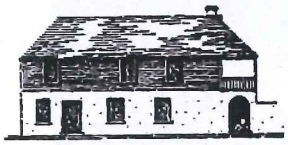



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2018-0174

RECEIVED
DEC 21 2018
Planning/Building Dept.



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. 2018-0174

Receipt No. 1518987 Meeting Date 1/17/19

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
   Business (if applicable) LES THOMAS ARCHITECT
   Address 32 CORDOVA ST
   City ST AUGUSTINE State FL Zip 32084
   Daytime telephone 904 8249508 Other phone/email lt@lesthomasarchitect.com

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

2. NAME OF PROPERTY OWNER BEERY, JOSEPH S., SUSAN
   Business (if applicable) N/A
   Address 26 BAYVILLE PARK BLVD
   City BAYVILLE State NY Zip 11709-0000
   Daytime telephone (required) (516)330-0284 Other phone _____

3. PROJECT STREET ADDRESS 57 MARINE ST / 154 AVENIDA MENENDEZ

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 5 Block 22 Subdivision City of St Aug Parcel Number 1984700000

5. DATE OF CONSTRUCTION 1886/1900 Source: PROPERTY APPRAISER

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

7. PROPOSED PROJECT WORK (check one)
   ☑ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   ☐ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE:
   * REPLACEMENT HAS BEEN APPROVED BY HARB AS PART OF FULL PLAN APPROVAL

RECEIVED
DEC 21 2018
Planning/Building Dept.

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: FRONT PORCH
☐	☐	☐	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 LES THOMAS DATE 12/21/18

SIGNATURE OF APPLICANT _____ 12-21-18

PRINT 1st OWNER'S NAME JOSEPH S BEBRY DATE 12/21/18

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME SUSAN L BEBRY DATE 12/21/18

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.

CITY OF ST AUGUSTINE EST. 1565

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Owner's Authorization For Agent

LES THOMAS is/are hereby authorized TO ACT ON BEHALF OF Scott + Susan Bebry, 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

Joseph Scott Bebry
Print Name of Owner

516-319-5635
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 21st day of December, 2018.

By Joseph Scott Bebry

Identification verified:

Oath sworn: _____Yes____ No

Notary Signature: _____

My Commission expires: _____

Notary Public State of Florida
Lucile M Allen
My Commission FF 960609
Expires 03/15/2020

Rev:022117



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2018

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Lic. # CBC1252403
JOHN VALDES & ASSOCIATES, INC
CONTRACTORS
Building For The Next Hundred Years

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St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

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2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1984700000
Location Address	57 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (RES) (612)
Tax Description*	CITY OF ST AUGUSTINE S1/2 OF LOT 5 BLK 22 OR4464/864 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.130
Homestead	N

View Map

Owner

Owner Name	Bebry Joseph S,Susan L 100% Bebry Susan 100%
Mailing Address	26 BAYVILLE PARK BLVD BAYVILLE, NY 11709-0000

Valuation

	2019
Building Value	$64,365
Extra Features Value	$1,386
Total Land Value	$421,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$487,351**
Total Deferred	$0
Assessed Value	**$487,351**
Total Exemptions	$0
Taxable Value	**$487,351**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$65,132	$1,386	$421,600	$0	$0	$488,118	$488,118	$0	$488,118
2017	$44,626	$4,385	$421,600	$0	$0	$470,611	$310,477	$260,634	$209,977
2016	$207,864	$5,417	$470,475	$0	$0	$683,756	$460,580	$323,676	$360,080
2015	$210,791	$5,437	$394,368	$0	$0	$610,596	$433,995	$277,101	$333,495
2014	$107,697	$5,935	$358,392	$0	$0	$472,024	$409,542	$162,982	$309,042
2013	$113,680	$5,955	$358,392	$0	$0	$478,027	$409,944	$168,583	$309,444
2012	$116,672	$5,955	$358,392	$0	$0	$481,019	$408,517	$173,002	$308,017
2011	$122,654	$5,976	$398,520	$0	$0	$527,150	$426,127	$201,523	$325,627
2010	$128,638	$5,996	$442,800	$0	$0	$577,434	$448,336	$229,598	$347,836

Building Information

Building	1	**Roof Structure**	Gable Hip

Actual Area	1806
Conditioned Area	1386
Actual Year Built	1900
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood Shingle
Roof Cover	Composite Shingle
Interior Flooring	Hardwood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	1

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Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH (HOMESTEAD)	0	120
FINISHED UPPER STORY (HOMESTEAD)	572	572
BASE AREA (HOMESTEAD)	814	814
FINISHED STORAGE (HOMESTEAD)	0	300
Total SqFt	1386	1806

Building	2
Actual Area	1993
Conditioned Area	1513
Actual Year Built	1900
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood Shingle
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Hardwood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	2

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	240
BASE AREA	649	649
FINISHED OPEN PORCH	0	240
FINISHED UPPER STORY	864	864
Total SqFt	1513	1993

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	325
Residential Fence	0	0	0	0	56

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	30	123	2480	SF	$210,800
Multi-Family (Less than 10 Units)	15	123	2480	SF	$210,800

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/17/2017	11/15/2017	$475,000.00	WD	4464	864	Q	I	BEATIE MARY KATE TRUSTEE	BEBRY JOSEPH S,SUSAN L
	7/31/2002	$100.00	WD	1792	1514	U	I	BEATIE MARY KATE	BEATIE MARY KATE TRUSTEE
	8/1/1982	$118,000.00		551	92	U	I		BEATIE MARY K
	1/1/1977	$70,000.00		328	152	U	I		

Area Sales Report

Recent Sales in Area

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Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map



Sketches

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REVISIONS

KAISE RESIDENCE
154 AVENIDA MENENDEZ
SOUTH ST. JOHNS DISTRICT · ST. AUGUSTINE, FL.

LES THOMAS
A.R.CHITECT
32 CORDOVA ST. · ST. AUGUSTINE, FL.

Date 3-16-18
Plot Stamp
Drawn
File .DWG

SHEET A-1

SITE DATA — HP-1

SIZE OF LOT	4681 SF.
SIZE OF RESIDENCE	1944 SF. (EXIST.)
NEW ADDITION TO RESIDENCE	280 SF
NEW SIZE OF RESIDENCE	2144 SF (47%)
NEW GARAGE/GUEST HOUSE	432 SF (10%)
TOTAL LOT COVERAGE	2576 SF (55%)

HOUSE DATA

FIRST FLOOR:	1783 SF
SECOND FLOOR:	1288 SF
THIRD FLOOR:	640 SF
TOTAL:	3711 SF
COVERED PORCHES	785 SF
GARAGE	440 SF

AVENIDA MENENDEZ

NEW WOOD SHUTTERS
NEW COLUMN
OVER
EXISTING BALCONY
LIVING 18'-8"x26'
NEW GAS FIRE PLACE
CLOS.
STOR.
DINING 16'-8"x26'
7'-0"
3'-0"
6'-0"
6'-0"
4'-8"
6'-0"
6'-11"

FIRST FLOOR
EXIST. RESIDENCE W/ADDITION 1783 SF
PORCHES AND TERRACES 756 SF
GARAGE 432 SF

FIRST FLOORS PLAN 1/4"=1'-0"

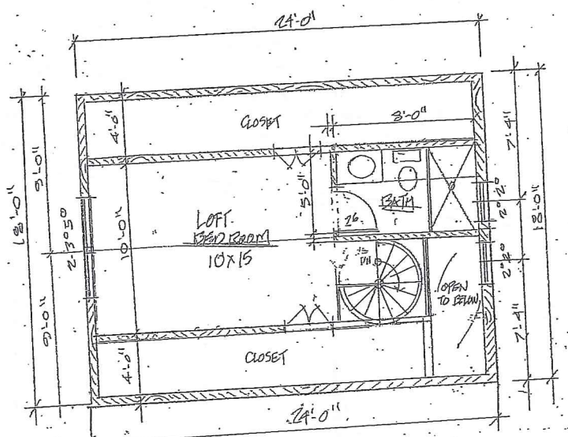
BRKFST
KITCHEN 21'X12'
Granite top
SINK
NEW WINDOW
NEW COVERED TERRACE
NEW GAS PKG
Granite
VESTIBULE
POWDER
LAUNDRY
7'-0"
12'-0"
31'-6"
21'-8"
RAMP 2:01
RAMP
18'-0"
10'-0"
6'-5"
6'-11"
3'-6"
10'-0"
NEW CONC. STAIRS
NEW WOOD RAIL
PARKING AREA 16'X20'
Garage 16'X20'
24'-0"
10'-0"
12'-0" OHD
Roofline Gate

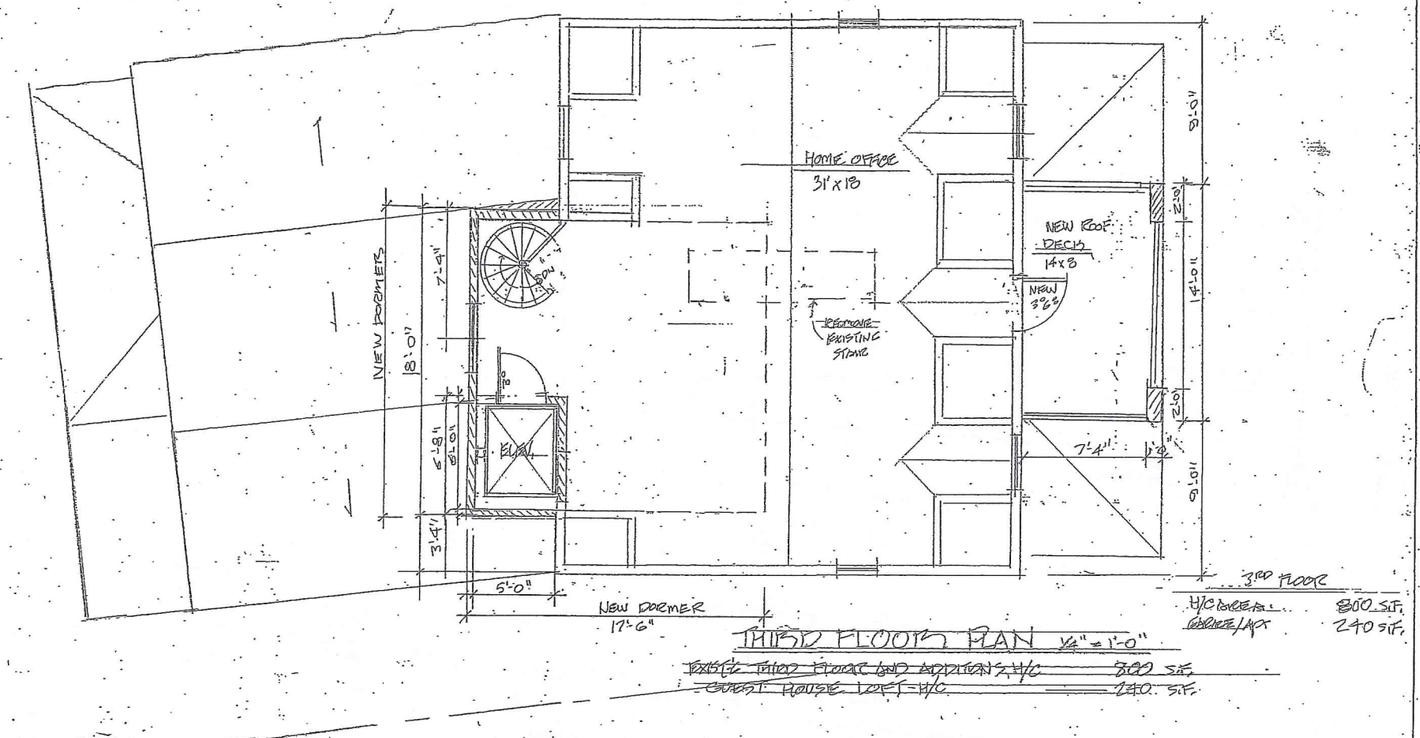
AVENIDA MENENDEZ
(RIGHT-OF-WAY VARIES)
EDGE OF PAVEMENT
N22°39'13"W 43.95'
CONC. WALL
COLUMN
30.0'
8.0'
EXIST.
32.5'
CONC. WALL
0.4'SW
0.3'SW
COLUMN
0.4'SE
0.3'SE
WALL ON LINE
TWO STORY FRAME RES #57
SOUTH HALF LOT 5 BLOCK 22
27.1'
27.1'
40.5'
22.8'
21.8'
19.8'
6.0
2.3'
ADJ. RES.
BRICK PAVERS
CONC. WALL
BRICK PAVERS
NEW COVERED PORCH ENTRANCE
4.9'
0.9'SE
1.0'SE
1.1'NW
S61°03'00"W 113.63'
S63°05'16"W 110.27'
SITE PLAN 1"=10'
5/8"I.R.(S) LANDTECH
5/8"I.R.(S) LANDTECH
EDGE OF PAVEMENT
MARINE STREET
(RIGHT OF WAY VARIES)
MARINE ST

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Previously approved COA

Previously Approved CoA

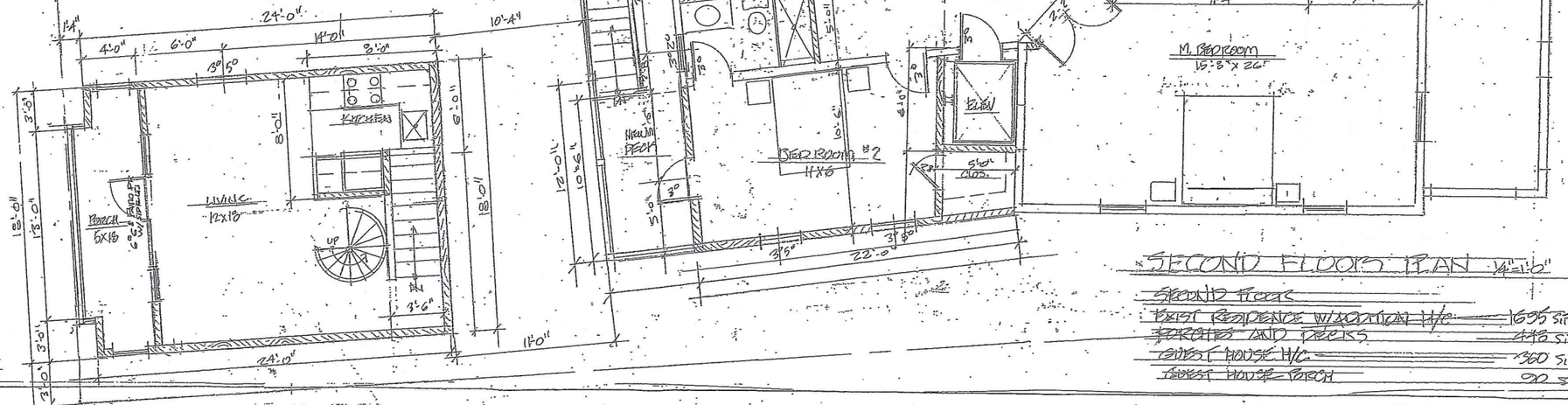




THIRD FLOOR PLAN 1/4"=1'-0"

~~EXIST. THIRD FLOOR AND ADDITIONS W/C 800 S.F.~~
~~GUEST HOUSE LOFT W/C 240 S.F.~~

W/C BEDROOM ... 800 S.F.
GARAGE/APT 240 S.F.



SECOND FLOOR PLAN 1/4"=1'-0"

~~SECOND FLOOR~~
~~EXIST RESIDENCE W/ADDITION W/C 1695 S.F.~~
~~PORCHES AND DECKS 448 S.F.~~
~~GUEST HOUSE W/C 360 S.F.~~
~~GUEST HOUSE PORCH 90 S.F.~~

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REVISIONS
Date:
Date:
Date:
Date:

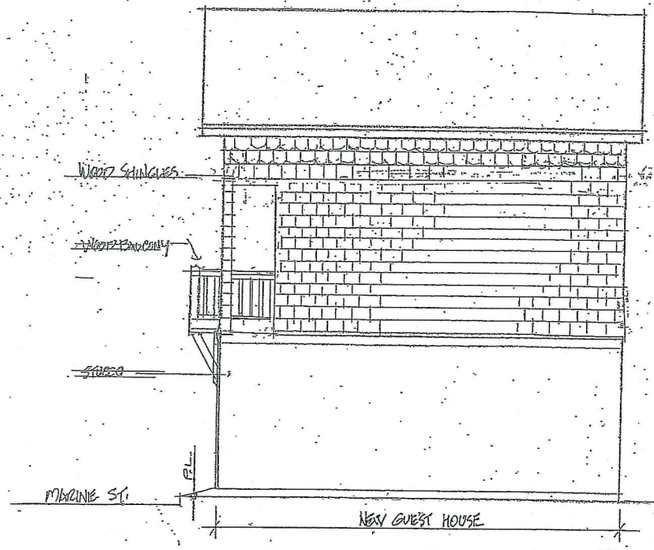
KAISE RESIDENCE
104 AVENIDA MENENDEZ
SCOTT & SUSAN KAISE ST. AUGUSTINE FL.

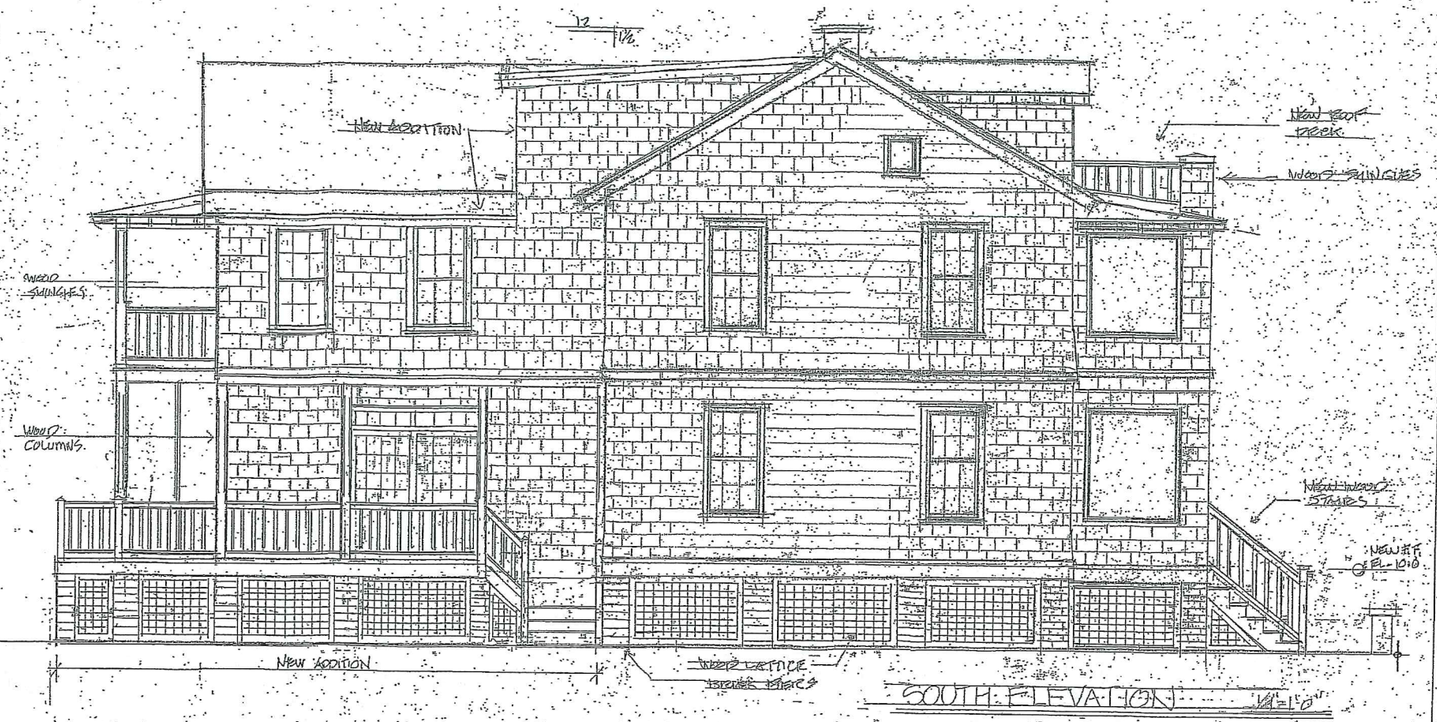
LES THOMAS
ARCHITECT
92 CORDOVA ST., ST. AUGUSTINE, FL.

Date 3-16-18
Plot Scale 1" 1"
Drawn
File DWG

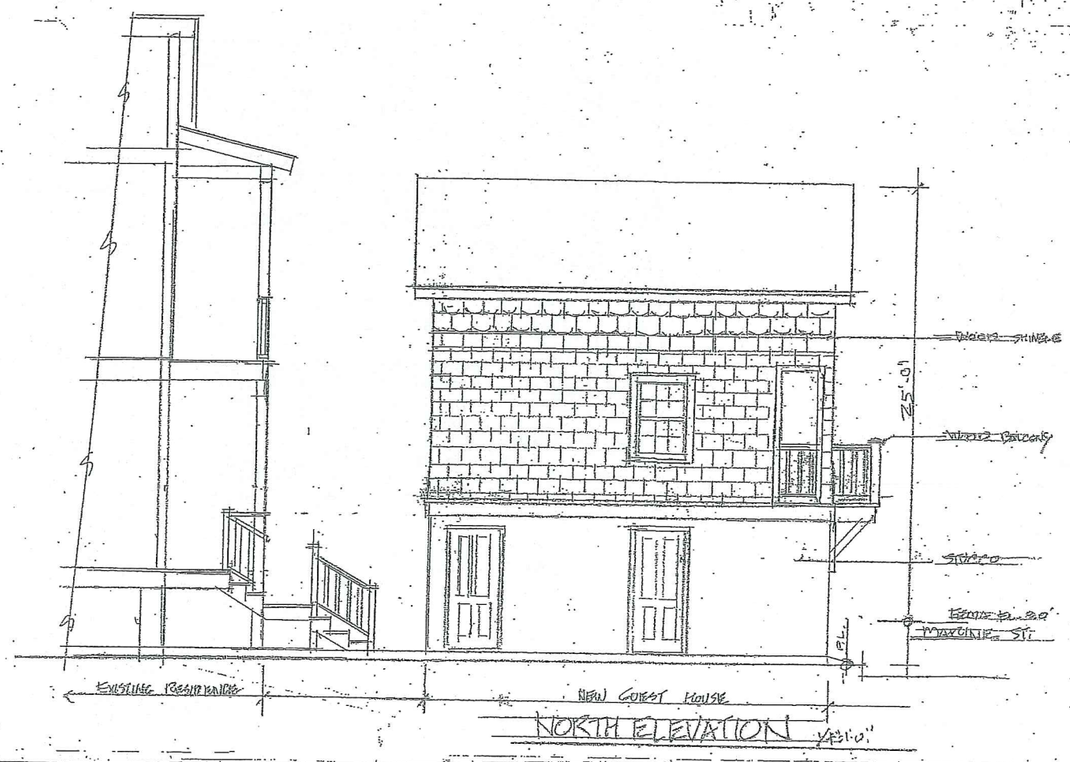
SHEET
A-2

Previously Approved COA

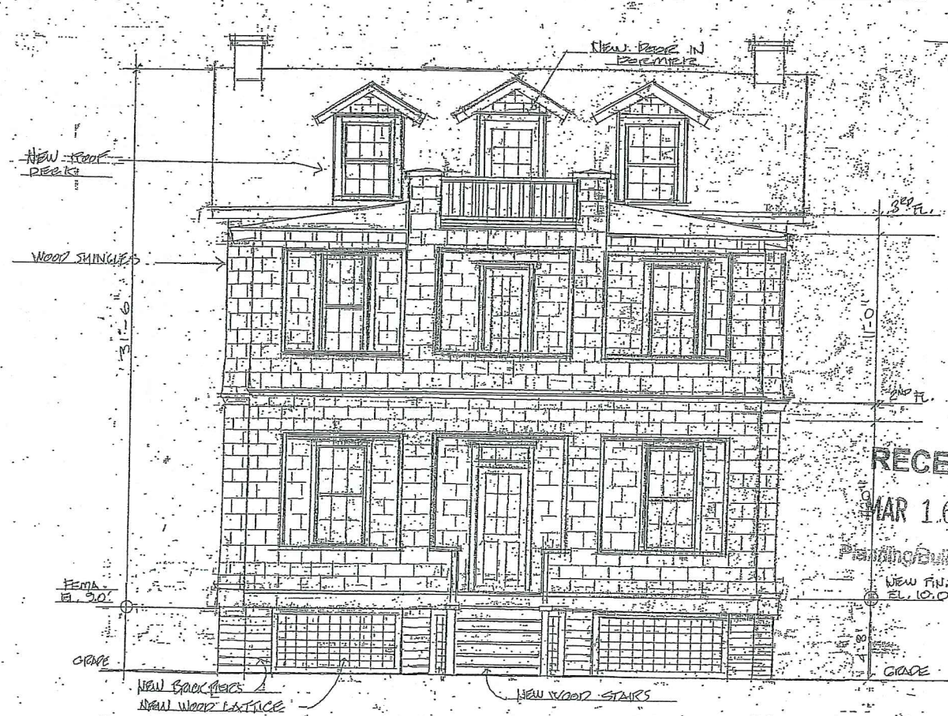




SOUTH ELEVATION 1/4"=1'-0"



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



EAST ELEVATION 1/4"=1'-0"

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REVISIONS
DATE:
DATE:
DATE:
DATE:

RAISE RESIDENCE
124 AVENIDA MENENDEZ
SOUTH OF SEVILLE

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FL.

DATE: 3-16-18
Plot Scale:
Drawn
File ch DWG/

SHEET
A-3



WEST ELEVATION
W/ GUEST HOUSE
1/4"=1'-0"



WEST ELEVATION 1/8"=1'-0"

REVISIONS
Date
Date
Date
Date

154 AVENIDA MENENDEZ
RAISE RESIDENCE
SHUTTERS, BRACKETS, & WINDOWS

LES THOMAS
ARCHITECT
32 CORDOVA ST. ST. AUGUSTINE, FL.

Date: 3-16-18
Plot Scale:
Drawn:
Proj. DWG/

SHEET
A-4

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COA

BUILDING SECTION B 1/4"=1'-0"

GUEST HOUSE C 1/4"=1'-0"

SECTION A 1/4"=1'-0"

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REVISIONS
Date:
Date:
Date:
Date:

52 AVENIDA PENEDO

RAISE DECKING AND ADD NEW STAIRWAY TO GRADE

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FL.

Date: 3-16-18
Plot Scale:
Drawn:
File: DWG/

SHEET
A-5

previously approved

Previously Approved COA



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



EXISTING EAST ELEVATION 1/4"=1'-0"
AVENIDA MENENDEZ

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REVISIONS
Date:
Date:
Date:
Date:

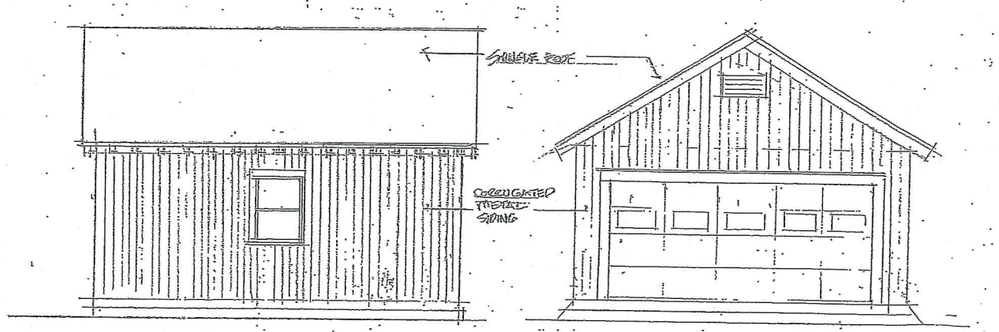
RAISE RESIDENCE
154 AVENIDA MENENDEZ
SOUTH 4 STREET PROJECT ST. AUGUSTINE, FL.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FL.

Date: 11-28-17
Plot Scale:
Drawn:
File: DWG/.

SHEET
D-4

Previously Approved COA



EXISTING GARAGE SOUTH ELEVATION

EXISTING GARAGE WEST ELEVATION



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

MARINE ST.

RECEIVED
MAR 16 2018

REVISIONS
Date
Date
Date
Date

CASE RESIDENCE
124 AVENIDA MENENDEZ
SOUTH SIDE OF AVENIDA MENENDEZ BETWEEN MARINE & SEVILLE ST.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FL.

Date 11-28-17
Plot Scale
Drawn
File DWG/

SHEET
D-5

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130561-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF PARTIAL DEMOLITION TO PARTIALLY DEMOLISH A BUILDING CONSTRUCTED IN 1885 THAT IS LISTED ON THE FLORIDA MASTER SITE FILE AND IS A CONTRIBUTING BUILDING IN THE ST. AUGUSTINE TOWN PLAN HISTORIC DISTRICT TO INCLUDE REMOVING AND REPLACING A TWO STORY FRONT PORCH; CITY OF ST AUGUSTINE S1/2 OF LOT 5 BLK 22 OR4464/864; also known as **57 Marine Street (a.k.a. 154 Avenida Menendez).**

APPLICANT'S NAME: **Les Thomas Architect**

SUBMITTED BY CITY CLERK'S OFFICE

0003130561 January 7, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **57 Marine Street** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application F2018-0177 Address: 268 West King Street

Keith Waheed – Applicant and Owner

Project description: To demolish a building constructed in 1924 that is listed on the Florida Master Site File and that is not listed in the National Register of Historic Places.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ1073
National Register:	N/A	Construction date:	1924
Archaeology Zone:	N/A	Zoning District:	CM2
Parcel number:	112040 0000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1924 that is listed on the Florida Master Site File and that is not listed in the National Register of Historic Places.

- An addition has been added to the rear of the property. The original side porch on the eastern elevation was either enclosed or removed to allow for the current additions. The windows also appear to have been replaced, and the front porch banister was a later addition.
- The building as a whole does not have architectural significance and does not have individual elements that distinguish it from other frame vernacular buildings. It has maintained much of its original design, materials, workmanship, and feeling, however.
- No significant connections were found for this property.
- No condition assessment was provided but one is not required since the building is not listed on the National Register of Historic Places.
- The applicant provided some additional information on the replacement structure and has received a variance from PZB for a single family structure. The property sits outside of the current King Street Entry Corridor, and the board will not have to approve the design of the replacement structure.
- The garage is not listed in the Florida Master Site File or on the National Register and does not have architectural significance. The demolition for this building can be administratively approved.

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** for **268 West King Street** with the following condition:

1. The applicant records the structure for archival purposes prior to demolition to include photographs and scaled measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.

Kelli Mitchell, Historic Preservation Planner

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.*

Based on the Florida Master Site File, the building was constructed in 1924. It is not listed on the National Register of Historic Places but is listed in the Florida Master Site File.

All the application requirements have been met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. ***Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** Not applicable.

2. ***The contribution of the structure to the mass and scale of the streetscape.*** The building has a similar mass and scale to the residential buildings on Blanche Lane, Travis Place, and Travis Lane. King Street has buildings with different massing and scale, and while the building is smaller than some of the buildings on the street, it is not out of scale with some of the smaller residential and commercial buildings.

3. ***The impact of the loss of the structure on the streetscape.*** The demolition of the building will impact the immediate streetscape since it has a similar and mass to the residential buildings.

4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The building will be replaced but little information was provided about the replacement structure outside of the general footprint of the building. Given the lack of information, it is unknown how the proposed building will impact the streetscape.

5. ***The historical or cultural merit of the structure.*** The building is not listed in the National Register of Historic Places but is listed in the Florida Master Site File. The Site File does not mention any significant historical ties. City directory research uncovered the names of some former residents, who include Edmund and Ola Johnson, Henry and Mattie Johnson, Marshall and Rebecca McKinney, Willard and Essie Findley, Gloria Holley, James and Frances Bell, and Keith Waheed. No additional information was found on the structure.

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 listed on the National Register of Historic Places but is listed in the Florida Master Site File.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is an example of the Frame Vernacular Style, which is seen throughout St. Augustine.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building is an example of the Frame Vernacular style, which can be 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.*** The building does not have a unique design or unique craftsmanship that would make reproduction difficult. It also appears to be poor condition from the exterior though no information was provided about the interior of the building and the building's ability to be rehabilitated.

10. ***The justification for the proposed demolition.*** No justification was given.

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

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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. City Directory Research
4. Florida Master Site File

SAHS POLK CITY DIRECTORY RESEARCH

268 West King

DATE(S)	NAME	PROFESSION
1924/1925	West King Not Listed	
1927	Edmund Johnson Ola	Cement Worker
1930	Edmund Johnson Ola	Fisherman
1934	Henry Johnson Mattie	Laborer
1940	Henry Johnson Mattie	Laborer
1945	Marshall McKinney Rebecca	Helper – Florida East Coast Railway
1951	Willard Findley Essie M.	Student
1955	Gloria E. Holley	Maid
1960	Vacant	
1965	James C. Bell Frances G.	Cook Marty's Restaurant
1970	James C. Bell Frances G.	Cook Marty's Restaurant
1975	Marshall McKinney Rebecca	Retired
1979/1980	Marshall McKinney Rebecca	Retired
1984/1985	Marshall McKinney Rebecca	Retired
1990	Mrs. Rebecca McKinney	Retired
1995	Not Verified	
2000	Not Listed	
Dec. 2006	Keith Waheed	







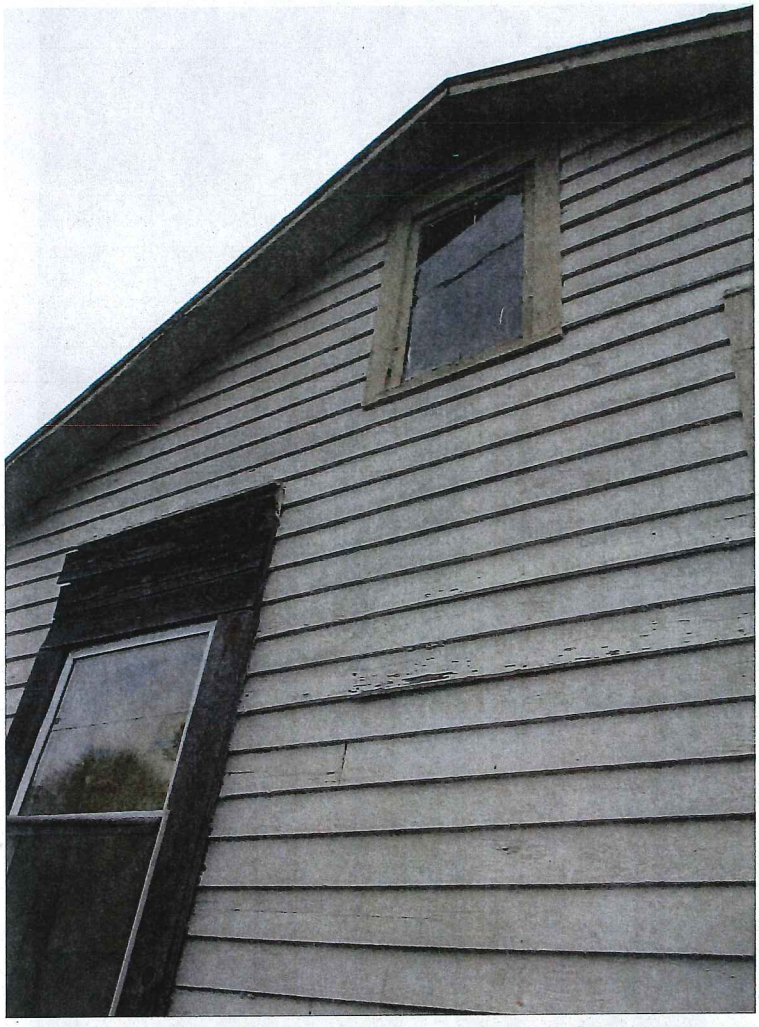
















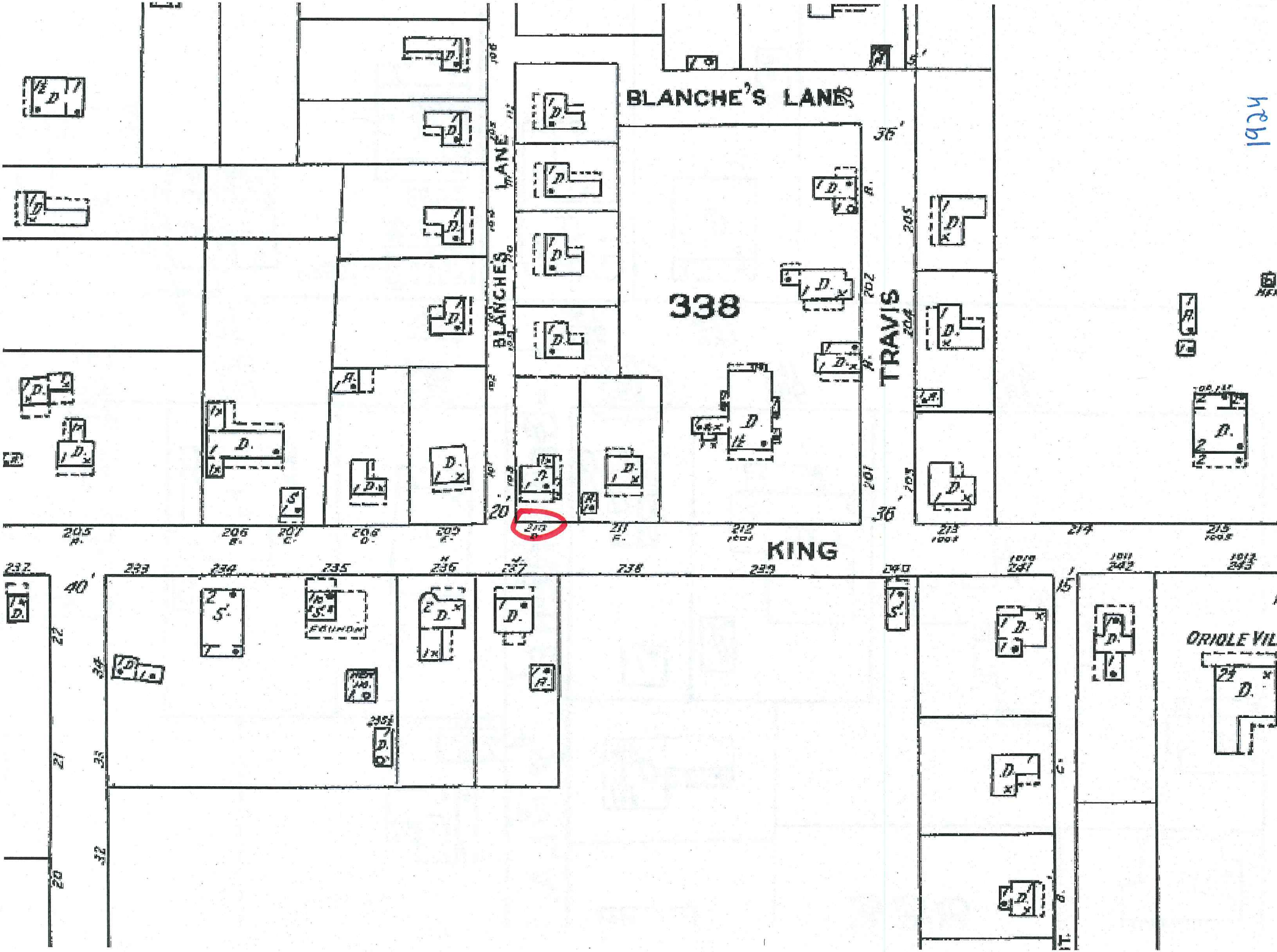


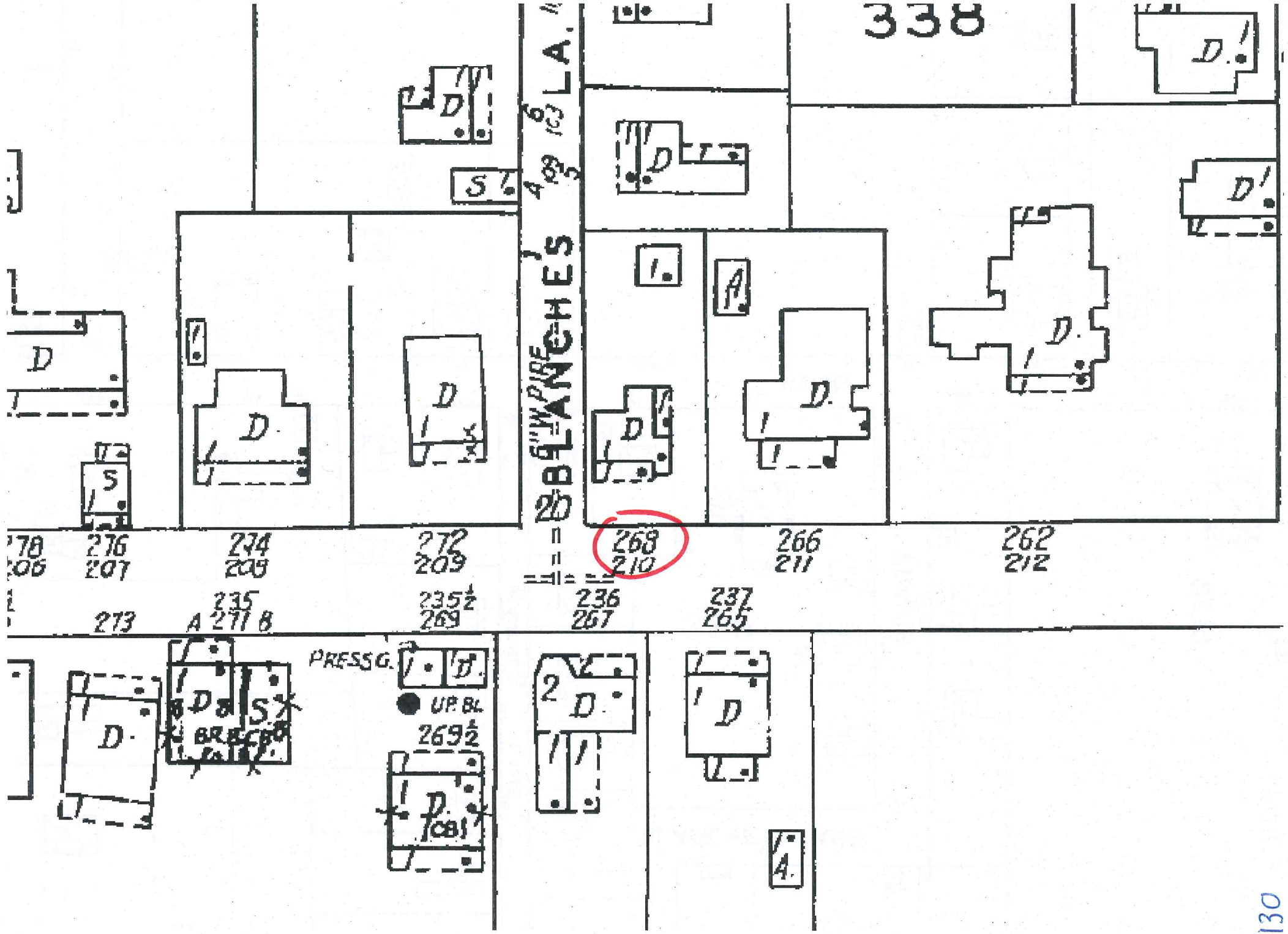






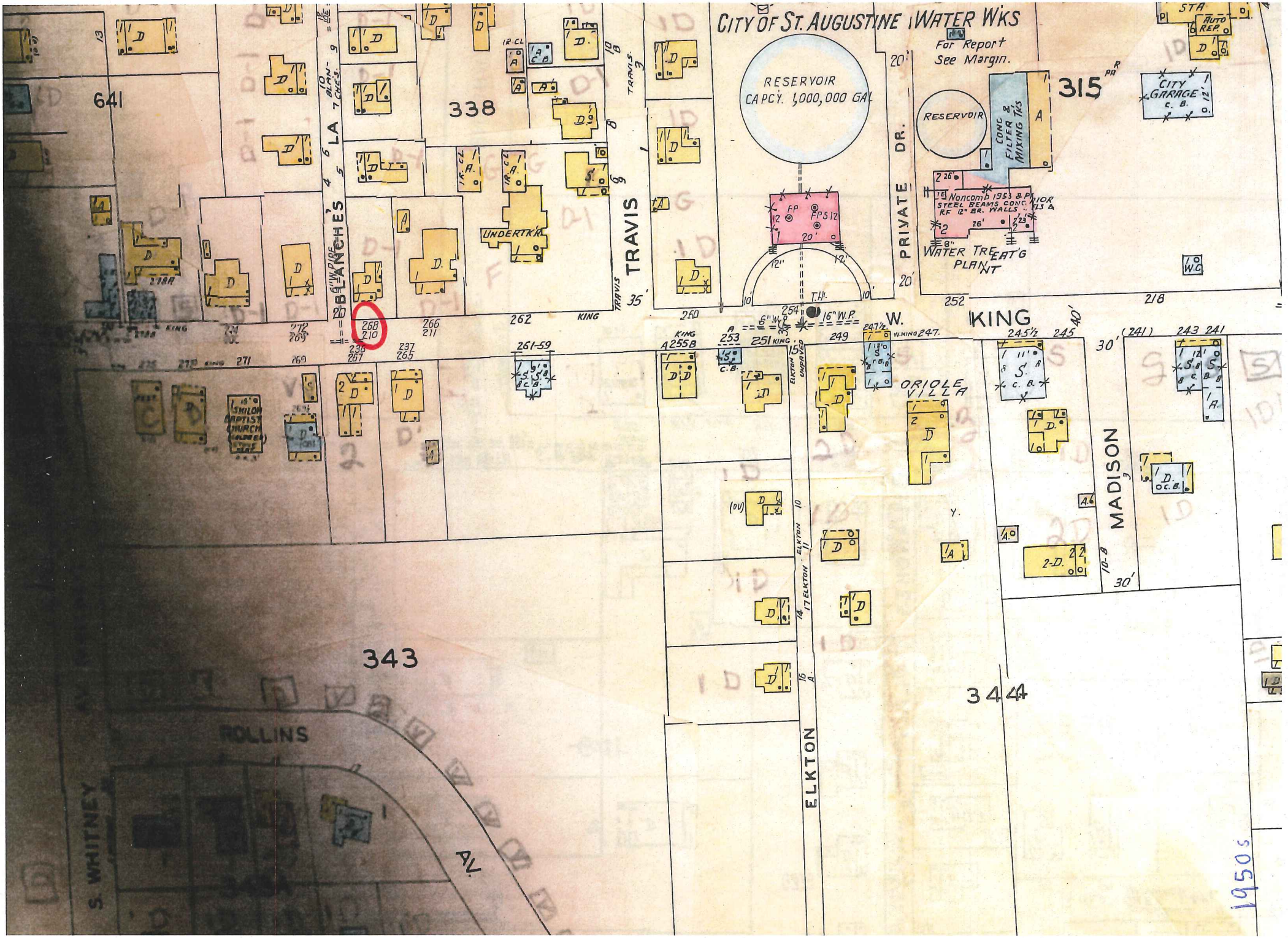



BLANCHE'S LANE
BLANCHE'S LANE
338
TRAVIS
KING
ORIOLE VIL


338
D
S
A
1
2
BLANCHES
6" WATER PIPE
LA.
276
207
274
208
272
209
268
210
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212
235
271 B
A
235½
269
236
267
237
265
273
PRESS G.
UP. BL.
269½
BRICK
COB
2 D

AV. (WHITNEY)
N. WHITNEY AV.
6"W. Pipe
3 S. WHITNEY
9 N. WHITNEY
641
BLANCHES
LA.
338
BLANCHES LANE
TRAVIS
HIGHWAY 7

1947


CITY OF ST. AUGUSTINE WATER WKS
For Report See Margin.
RESERVOIR CAPCY. 1,000,000 GAL
RESERVOIR
CONC. FILTER & MIXING TKS
CITY GARAGE
WATER TREAT'G PLANT
UNDERTKR.
PRIVATE DR.
TRAVIS
BLANCHES
KING
W. KING
ORIOLE VILLA
MADISON
ELKTON
ROLLINS
S. WHITNEY
AL.
641
338
315
343
344
1950s

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1073 1009==

Site Name: 268 W. King Street 830== Survey Date: 7908 820==

Address: 268 W. King Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Altavilla (subdivision) 19 (block) 18 (lot) 868==

868==

Owner of Site: Name: McKinney, Marshall;

Address: 268 West King Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CI

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

UTM: 17 (zone) 467964 (easting) 3306487 (northing) 890== Location: T07S (T) R29E (R) S41 (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:

(x) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
(x) 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: Wood, weatherboard, dropside, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable and shed on L 942==

Porches & Balconies: 1 story open front porch 942==

Chimney Location: Ridge, offset 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles; metal, corrugated 882==

Ornament Exterior: Square wood posts, porch frieze 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 0 954== Stories: 1 950==

Other: 956==

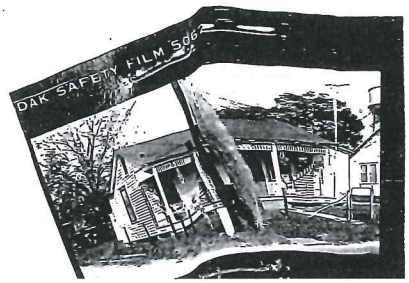
Surroundings: Mixed residential/commercial 864==

Relationship to Surroundings: Residential corner lot, building on commercial 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 was constructed at 268 West King Street between 1917 and 1924. Significant details include square wood posts and a porch frieze.

The West King Street area was originally developed with Victorian frame and residential and commercial structures. Before the railroad provided direct service to St. Augustine, this was along the main tourist route for those arriving by boat at Tocio Landing. Some early hotels and boarding houses were located along this street. The area has faced extensive demolition and redevelopment with masonry commercial buildings over the years, creating a negative effect on the streetscape with setback differentiations between older and newer buildings. Trees that once lined the street have also been destroyed. Some of the early buildings survive and, along with overhanging balconies on some of the later buildings, provide interesting and distinctive continuous architectural elements along the street. The area is threatened generally by traffic and parking problems, and some deterioration of buildings. West King Street is adjacent to the railroad tracks and historically many railroad buildings were located in the area. Residential streets go off on each side of this main artery of West Augustine.

HISTORY

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

(over)

V. BIBLIOGRAPHY

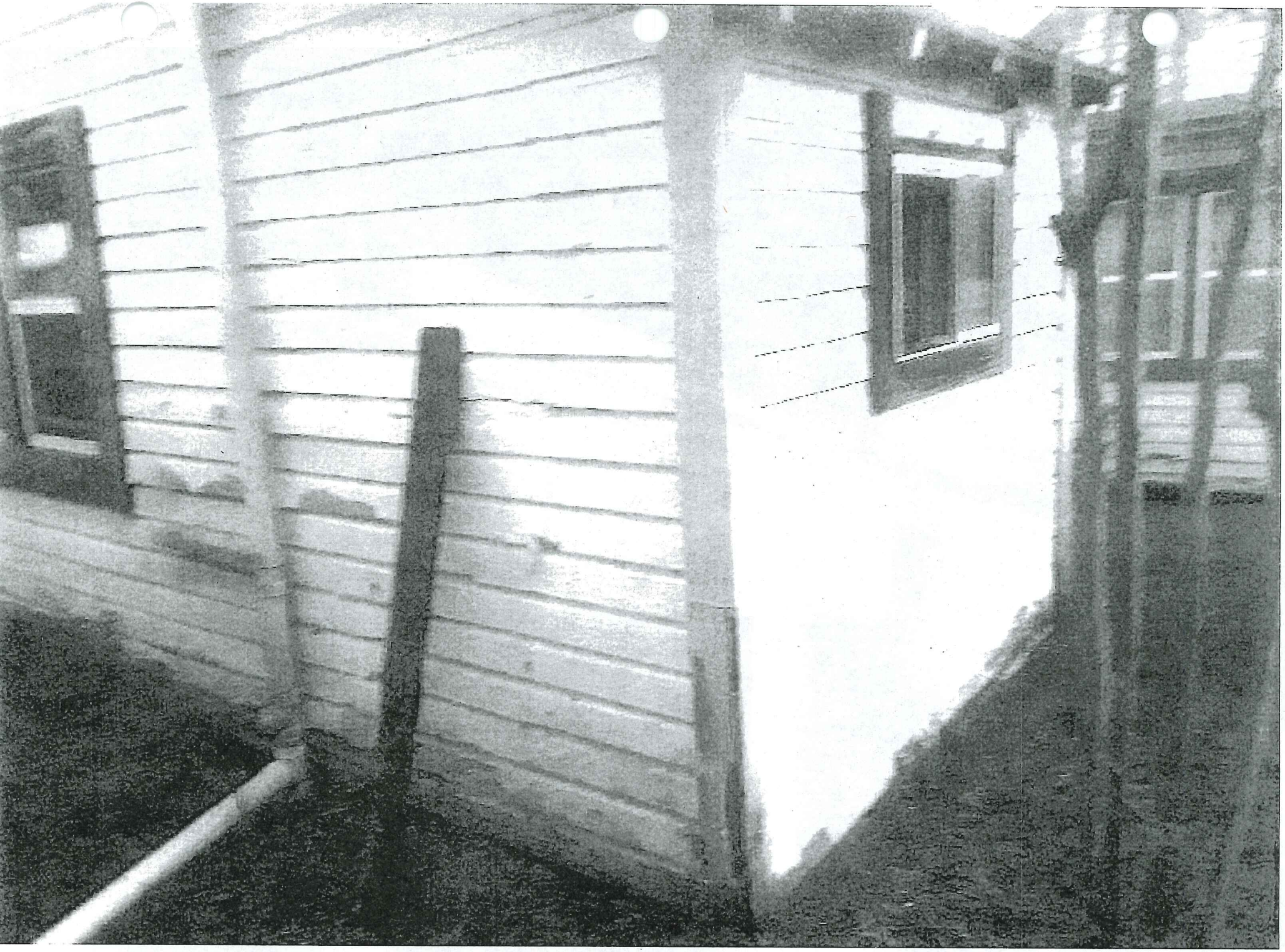
1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), III, 708.

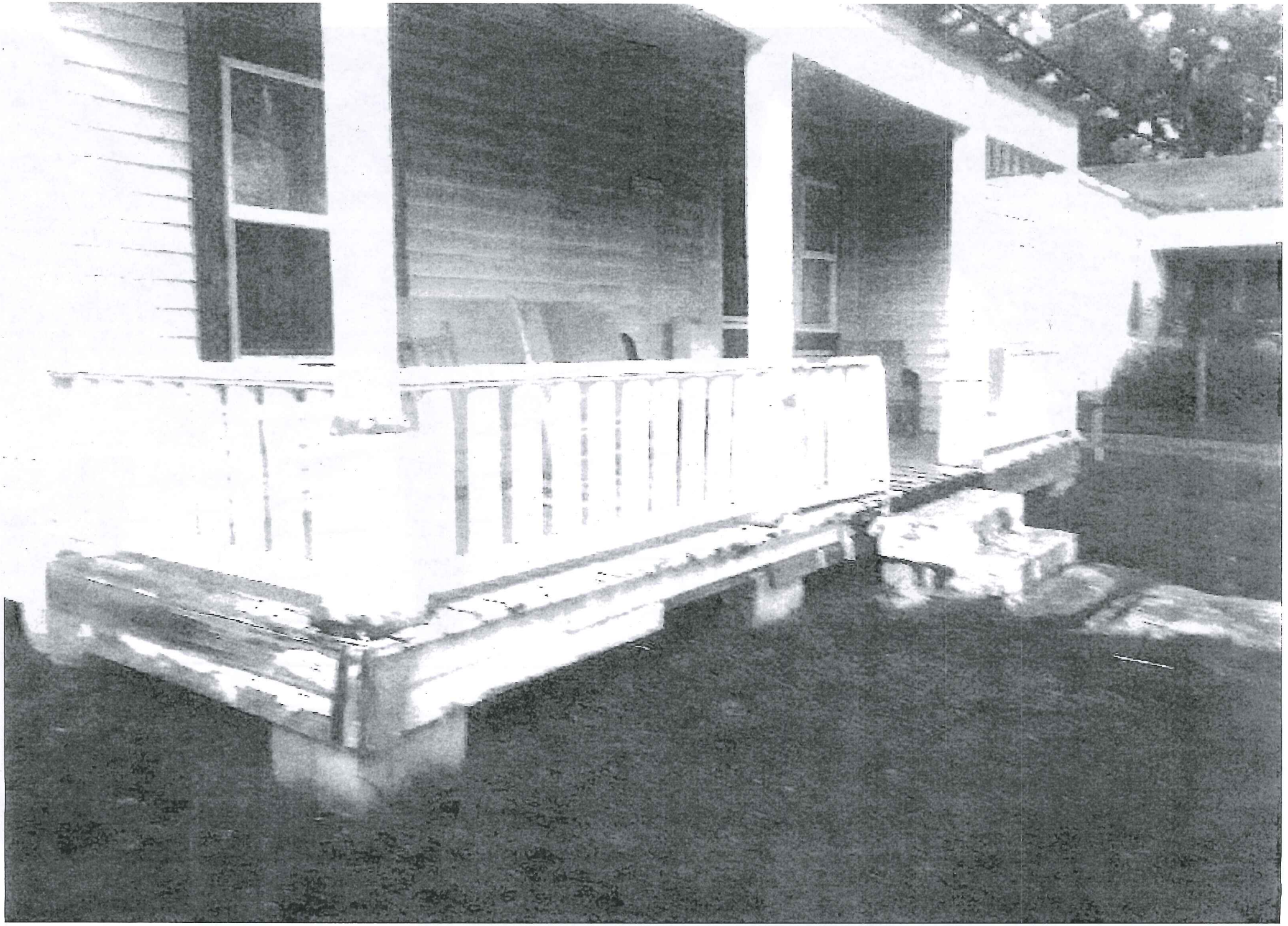
2. Ibid.; Biographical File, SAHS.

3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.

4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida (New York, 1885), p. 200; St. Augustine City Directory, 1924-25.

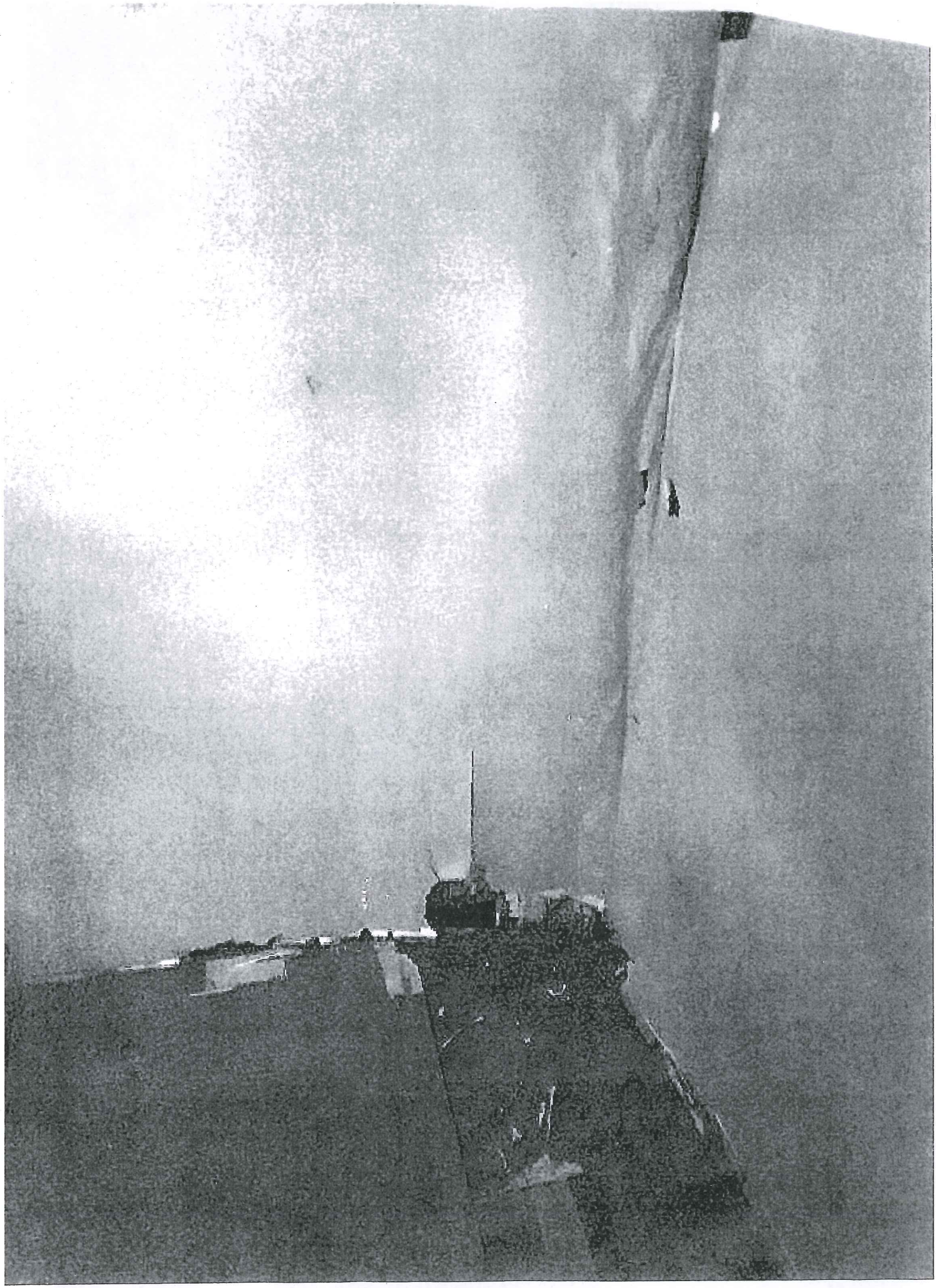
torial Governor, Robert Reid, acquired the property in 1837.(3) The section of Dancy tract generally north of King Street was purchased in 1870 by John F. Whitney of New York, a relative of Eli Whitney and founder of the St. Augustine Press. Whitney subdivided the land in 1874, thereby creating the first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











7949 bp

Recorded in Public Records St. Johns County, FL
Clerk# 98026824 O.R. 1327 PG 133 01:33PM 06/18/1998
Recording $5.00 Surcharge $1.00 Doc Stamps $0.70

QUIT CLAIM DEED

Address: Parcel #112040-00000; Altavilla Subdivision of St. Augustine, Dancy Lot 18, of Lot of 2, Block 19, Map Book 5, Page 49 (268 West King Street - St. Augustine, Florida 32085).

This Quit Claim Deed executed this 6th day of April A.D. 1997 by ***SANDRA GAIL SPICER***, conveying her interest in her non-homestead property located at the above address to ***KEITH NAJEE WAHEED*** whose address, telephone number, and Social Security number is as follows:

15801 N.W. 38th Court - Miami, Florida 33055 - (305) 623-0500 - SS#: [redacted]

Witnesseth: That ***KEITH NAJEE WAHEED***, for and in consideration of the total sum of Ten Dollars ($10.00), in hand paid to ***SANDRA GAIL SPICER***., the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto ***KEITH NAJEE WAHEED*** forever, all the right, title interest, claim and demand, and financial and/or legal obligation to ***KEITH NAJEE WAHEED*** which ***SANDRA GAIL SPICER,*** has in and to the following described lot, piece or parcel land, situate, lying and being in the County of ST. JOHNS County, State of FLORIDA, to wit above specified.

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 ***SANDRA GAIL SPICER,*** either in law or equity, to the only proper use, benefit and behoof of ***KEITH NAJEE WAHEED*** forever.

In Witness Whereof, the said principal parties have signed and sealed these presents in the day and year first written above.

Signed, sealed and delivered in the presence of:

Signature
KEITH NAJEE WAHEED

Witness for KEITH NAJEE WAHEED

Witness for KEITH NAJEE WAHEED

Signature
SANDRA GAIL SPICER
Witness: Michelle D. Spicer
Kenneth Spicer
75 Jamaica St Boston, MA 02130

SANDRA GAIL SPICER
Printed Name of SANDRA GAIL SPICER

1610 West Madison Street - # H-6

Starke, Florida 32091

COPY

Notary

STATE OF FLORIDA, COUNTY OF BRADFORD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in Bradford County aforesaid to take acknowledgments, personally appeared ***SANDRA GAIL SPICER***, to me known to be the person(s) or who produced Driver's Licenses and who did not take an oath executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April A.D. 1997.

SEAL

Notary Signature

Printed Notary Name
My Commission Expires

Donna Waters
MY COMMISSION # CC706146 EXPIRES
January 1, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

This instrument prepared by:
Kenneth Spicer, Sr.
75 Jamaica St.
Boston, MA 02130

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1120400000
Location Address	268 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 18 OR1327/133(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Altavilla Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.110
Homestead	N

View Map

Owner

Owner Name	Waheed Keith Najee 100%
Mailing Address	265 W KING ST SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	$21,236
Extra Features Value	$4,320
Total Land Value	$7,893
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$33,449**
Total Deferred	$4,323
Assessed Value	**$29,126**
Total Exemptions	$0
Taxable Value	**$29,126**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$17,266	$5,184	$7,893	$0	$0	$30,343	$26,478	$3,865	$26,478
2017	$14,219	$3,686	$6,166	$0	$0	$24,071	$24,071	$0	$24,071
2016	$14,219	$3,686	$6,166	$0	$0	$24,071	$24,071	$0	$24,071
2015	$14,219	$3,686	$6,166	$0	$0	$24,071	$24,071	$0	$24,071
2014	$13,382	$3,686	$6,166	$0	$0	$23,234	$23,234	$0	$23,234
2013	$13,382	$3,686	$6,166	$0	$0	$23,234	$23,234	$0	$23,234
2012	$13,718	$3,686	$6,166	$0	$0	$23,570	$23,570	$0	$23,570
2011	$14,386	$3,686	$18,499	$0	$0	$36,571	$36,571	$0	$36,571
2010	$17,743	$3,686	$20,965	$0	$0	$42,394	$42,394	$0	$42,394

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	990	**Roof Cover**	Composite Shingle, Metal

Conditioned Area	858	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Year Built	1925	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	None
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Window
Exterior Wall	Wood	**Baths**	1

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	80%
Roofing Cover	Metal	20%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	None	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	858	858
FINISHED OPEN PORCH	0	132
Total SqFt	858	990

Extra Features

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	480

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	43	100	4933	SF	$7,893

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/6/1998	$100.00	QC	1327	133	U	I	SPICER SANDRA G	WAHEED KEITH NAJEE
	12/10/1997	$0.00	HR	1285	1117	U	I	MCKINNEY REBA ESTATE (SPICER KENNETH P/REP)	SPICER SANDRA G
	7/8/1997	$0.00	OI	1253	1649	U	I	MCKINNEY REBA (DECD 5/11/96)	MCKINNEY REBA ESTATE (LETT OF ADMIN)
	5/2/1991	$0.00	WL	1253	1643	U	I	MCKINNEY REBA	MCKINNEY REBA (WILL)

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

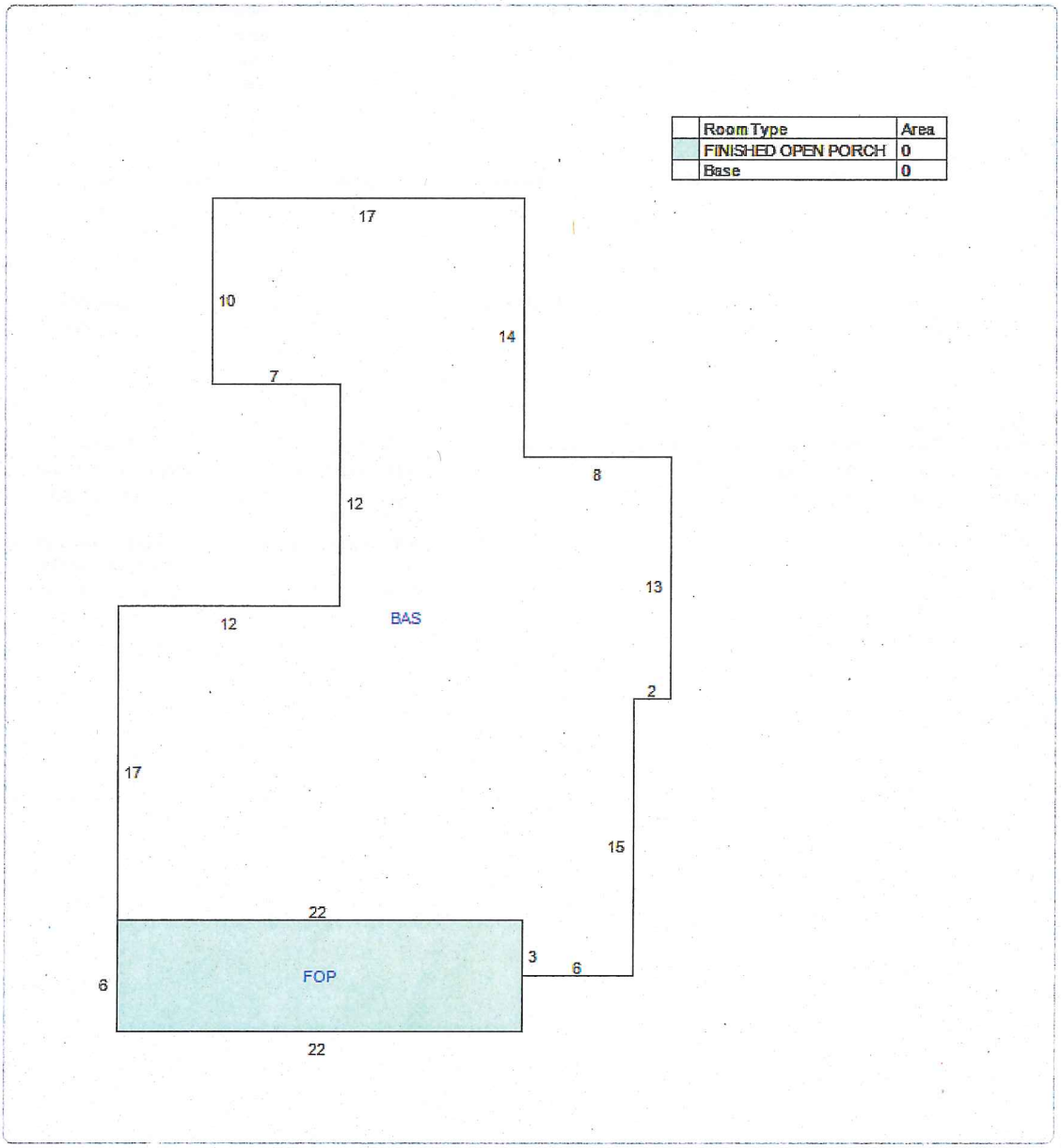
Tax Estimator

Tax Estimator

Map



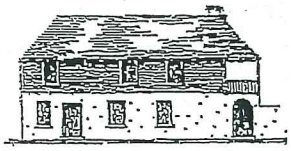
Sketches



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Planning/Building Dept.



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. 2018-0177

Receipt No. 1490981 Meeting Date Jan. 17, 2019

Advertising Costs $_____ Paid on _____ Receipt No. _____ 1:00pm

1. NAME OF APPLICANT Keith N. Waheed
   Business (if applicable) /
   Address 268 West King St. (and garage) (KW)
   City St. Augustine State FL Zip 32084
   Daytime telephone 9044056625 Other phone/email justaaman1@aol.com

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

2. NAME OF PROPERTY OWNER Keith N. Waheed
   Business (if applicable) /
   Address 268 West King St.
   City St. Augustine State FL Zip 32084
   Daytime telephone (required) 9044056625 Other phone justaaman1@aol.com

3. PROJECT STREET ADDRESS 268 West King St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 18 Block 19 Subdivision Altavilla Parcel Number 112040-0000

5. DATE OF CONSTRUCTION _____ 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: _____

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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:

X ☐ *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:

From 50 o An estimate of the cost of the proposed construction, alteration, demolition, or removal.

TAX o The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.

N/A o An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

N/A o The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.

N/A o The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.

N/A o All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

N/A o Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.

↓ o The assessed value of the property according to the two (2) most recent assessments;

↓ o The real estate taxes for the previous two (2) years.

Deed o The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.

N/A o Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- o Purchase price _____
- o Moving fee (prepared by a licensed and insured building mover) _____
- o Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Keith N. Waheed DATE 11-20-18

SIGNATURE OF APPLICANT Keith N. Waheed

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ 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.

Applicant Information Sheet

2 0 2019

Planning Dept.

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.

CITY OF
ST. AUGUSTINE.
EST. 1565

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Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

_____
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes ____ No

Notary Signature: _____

My Commission expires: _____

FLORIDA MODULAR HOMES

1800 SR 207
St. Augustine, FL 32086
(904) 429-9985

CLEAR FORM

BUYER(S)	HOME PHONE	CELL PHONE	DATE
Keith Waheed		(904) 405-6625	11/09/18

ADDRESS	CITY	STATE	ZIP	EMAIL
268 W King Street	St. Augustine	Fl	32084	justaaman1@aol.com

DELIVERY ADDRESS	SALES PERSON
SAME	Lou

THIS UNIT IS	MAKE	MODEL	STOCK NUMBER	SERIAL NUMBER
[X] NEW [ ] USED	Jacobsen On Frame Mod	MIMP_34410B	S.O.	TBD

YEAR	BEDROOMS	FLOOR SIZE		HITCH SIZE		COLOR	KEY NUMBERS	PROPOSED DELIVERY DATE
2019	3	L 54	W 32	L 58	W 32	Cream		04/15/19

DATE OF BIRTH	DRIVER'S LICENSE
BUYER	BUYER
CO-BUYER:	CO-BUYER:

LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION
CEILING	32		
EXTERIOR	19		
FLOORS	22		

THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR SECTION 460.16

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES	
Price Of Home Includes : Delivery,installation,a/c,	$ 0.00
3 - code steps, Stucco underpinning	0.00
Maximum Allowances For Lot Improvements :	
Permits- All health & Building dept.	4,500.00
Electric - 200 amp Overhead to home & a/c	1,850.00
Plumbing Connections - Home to city water & sewer	1,500.00
City water & sewer tap in fee's -existing	0.00
Demolition & fill dirt	8,000.00
Driveway apron	2,500.00
Survey	900.00
Final Grading	300.00
FHA Fee's	3,750.00
BALANCE CARRIED TO OPTIONAL EQUIPMENT	$ 23,300.00

BASE PRICE OF UNIT	$ 145,700.00
OPTIONAL EQUIPMENT	23,300.00
SUB-TOTAL	$ 169,000.00
SALES TAX	
NON-TAXABLE ITEMS	
VARIOUS FEES AND INSURANCE	
CASH PURCHASE PRICE	$ 169,000.00
TRADE-IN ALLOWANCE	
LESS BAL. DUE on above	0.00
NET ALLOWANCE	0.00
CASH DOWN PAYMENT	
CASH AS AGREED	
LESS TOTAL CREDITS	$ 0.00
SUB-TOTAL	$ 169,000.00
SALES TAX (If Not Included Above)	
Unpaid Balance of Cash Sale Price	$ 169,000.00

REMARKS:

Land In Lieu

NOTE- WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE SIDE

DESCRIPTION OF TRADE-IN	YEAR	SIZE
N/A		x

MAKE	MODEL	BEDROOMS

TITLE NO.	SERIAL NO.	COLOR

Amount Owing $ TO WHOM

ANY DEBT BUYER OWES ON TRADE-IN IS TO BE PAID BY [ ] DEALER [ ] BUYER

Liquidated Damages are agreed to be $ _____ or 10% of the cash price, whichever is greater.
REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS AGREEMENT.

Dealer and Buyer certify that the additional terms and conditions printed on the other side of this Agreement are agreed to as a part of this Agreement, the same as if printed above the signatures. Buyer is purchasing the above described manufactured home; the optional equipment and accessories, the insurance as described has been voluntary; that Buyer's trade-in is free from all claims whatsoever, except as noted.

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER, AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS AGREEMENT.
BUYER(S) ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT BUYER(S) HAVE READ AND UNDERSTAND THE BACK OF THIS AGREEMENT.

THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

THE UNDERSIGNED AGREE THAT ANY CONTROVERSY OR CLAIM BETWEEN DEALER AND BUYER ARISING OUT OF OR RELATING TO THIS AGREEMENT, OR BREACH THEREOF, SHALL BE SETTLED EXCLUSIVELY BY ARBITRATION IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES THEN IN FORCE OF THE AMERICAN ARBITRATION ASSOCIATION. THE DECISION RENDERED BY THE ARBITRATOR(S) SHALL BE A FINAL AND BINDING RESOLUTION OF THE CONTROVERSY OR CLAIM, WHICH MAY BE ENTERED AS A JUDGEMENT IN ANY COURT HAVING JURISDICTION THEREOF. NEITHER PARTY SHALL SUE THE OTHER WHERE THE BASIS OF THE SUIT IS THIS AGREEMENT, OR BREACH THEREOF, UNLESS THE SUIT CONCERNS THE ENFORCEMENT OF THE DECISION RENDERED BY THE ARBITRATOR(S).

ACKNOWLEDGMENT OF ARBITRATION:

BUYER(S) UNDERSTANDS THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE, AFTER SIGNING THIS DOCUMENT. BUYER(S) UNDERSTANDS THAT BUYER WILL NOT BE ABLE TO BRING A LAWSUIT CONCERNING ANY DISPUTE THAT MAY ARISE WHICH IS COVERED BY THE ARBITRATION AGREEMENT, UNLESS IT INVOLVES A QUESTION OF CONSTITUTIONAL OR CIVIL RIGHTS. INSTEAD BUYER AGREES TO SUBMIT ANY SUCH DISPUTE TO AN IMPARTIAL ARBITRATOR.

FLORIDA MODULAR HOMES _____ DEALER
Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent

By _____
Approved

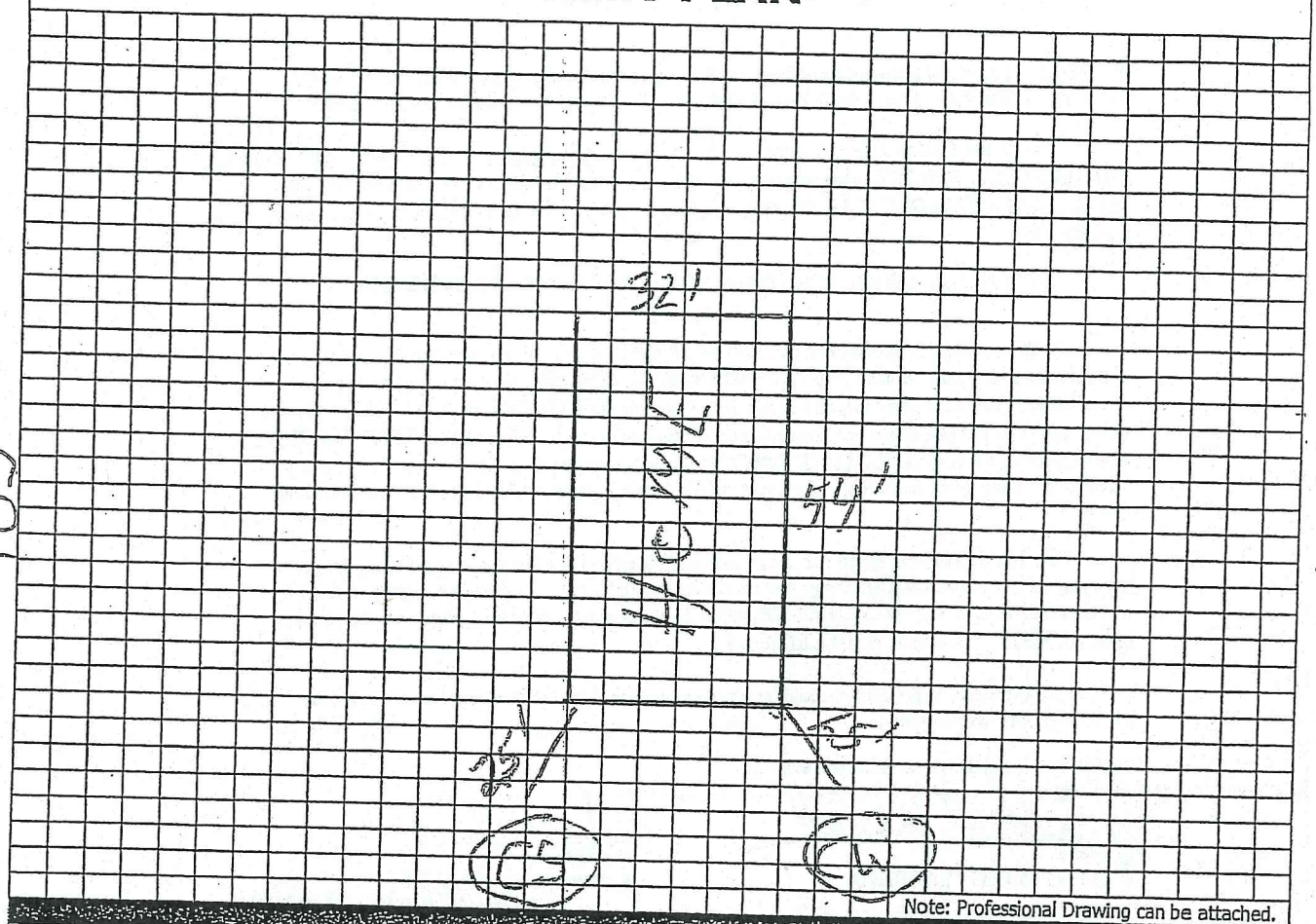
SIGNED X Keith N. Waheed _____ BUYER
SOCIAL SECURITY NO. 261 / 08 / 0690

SIGNED X _____ BUYER
SOCIAL SECURITY NO. _____ / _____ / _____

 Copyright ©1983 JENKINS BUSINESS FORMS - 800-851-4424

45'

PLOT PLAN



Note: Professional Drawing can be attached.

BORROWER NAME:	Keith Wahrd
CO-BORROWER NAME:	
PROPERTY ADDRESS OR LEGAL DESCRIPTION:	268 W King St. St. Augustine FL 32084

LEGEND	
H	Location of Home
W	Location of Water Well System
S	Location of Septic System
DF	Location of Septic Drain-Field
CW	Location of City Water System
CS	Location of City Sewer System

If FHA, HUD Minimum Well Distance Requirements: [HUD Handbook 4000.1 II.A.8.i.vii.(A)(6) & 24 CFR § 200.926d(f)(3)(iv)]

Well to Foundation/Chemically Treated Soil	- 25	feet minimum	**List Proposed Distance:**
Well to Septic Tank City water	- 50	feet minimum	**List Proposed Distance:**
Well to Drain Field City sewer	- 100	feet minimum	**List Proposed Distance:**
Well to Property Line	- 10	feet minimum	**List Proposed Distance:**

When both an individual water supply system (e.g., well) and septic system are being utilized, prior to the Final Disbursement the Retailer/Builder will be required to provide a professional drawing, plat, or survey by the local municipality or surveyor showing that on FHA, HUD's minimum distance requirements have been met, and on VA or USDA, local authority's minimum distance requirements have been met. As evidenced by signature below, the Builder/Retailer agrees and understands their responsibility concerning the minimum well distance requirements and their responsibility to provide evidence that said requirements have been met.

BUILDER/RETAILER SIGNATURE: _____ **DATE:** 11/19/18

7949
4p

Recorded in Public Records St. Johns County, FL
Clerk# 98026824 O.R. 1327 PG 133 01:33PM 06/18/1998
Recording $5.00 Surcharge $1.00 Doc Stamps $0.70

QUIT CLAIM DEED

Address: Parcel #112040-00000; Altavilla Subdivision of St. Augustine, Dancy Lot 18, of Lot of 2, Block 19, Map Book 5, Page 49 (268 West King Street - St. Augustine, Florida 32085).

This Quit Claim Deed executed this 6th day of April A.D. 1998 by 4/6/98 (KT) ***SANDRA GAIL SPICER***, conveying her interest in her non-homestead property located at the above address to ***KEITH NAJEE WAHEED*** whose address, telephone number, and Social Security number is as follows:

15801 N.W. 38th Court - Miami, Florida 33055 - (305) 623-0500 - SS#: [redacted]

Witnesseth: That ***KEITH NAJEE WAHEED***, for and in consideration of the total sum of Ten Dollars ($10.00), in hand paid to ***SANDRA GAIL SPICER***, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto ***KEITH NAJEE WAHEED*** forever, all the right, title interest, claim and demand, and financial and/or legal obligation to ***KEITH NAJEE WAHEED*** which ***SANDRA GAIL SPICER***, has in and to the following described lot, piece or parcel land, situate, lying amd being in the County of ST. JOHNS County, State of FLORIDA, to wit above specified.

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 ***SANDRA GAIL SPICER***, either in law or equity, to the only proper use, benefit and behoof of ***KEITH NAJEE WAHEED*** forever.

In Witness Whereof, the said principal parties have signed and sealed these presents in the day and year first written above.

Signed, sealed and delivered in the presence of:

Signature
KEITH NAJEE WAHEED

Witness for KEITH NAJEE WAHEED

Witness for KEITH NAJEE WAHEED

Signature
SANDRA GAIL SPICER
Witness: Michelle D. Spicer
Stacy E. Spicer
75 Jamaica St. Boston, MA 02130

SANDRA GAIL SPICER
Printed Name of SANDRA GAIL SPICER

1610 West Madison Street - # H-6

Starke, Florida 32091

Notary

STATE OF FLORIDA, COUNTY OF BRADFORD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in Bradford County aforesaid to take acknowledgments, personally appeared ***SANDRA GAIL SPICER***, to me known to be the person(s) or who produced Driver's Licenses and who did not take an oath executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April A.D. 1997.

SEAL

Notary Signature

Printed Notary Name
My Commission Expires:

Donna Waters
MY COMMISSION # CC706146 EXPIRES
January 1, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

This instrument prepared by:
Kenneth Spicer, Sr.
75 Jamaica St.
Boston, MA 02130

DENNIS W. HOLLINGSWORTH, CFC
ST. JOHNS COUNTY TAX COLLECTOR

2018 Real Estate

78519.0000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
112040-0000		452

R

SAVE TIME PAY ONLINE @ www.sjctax.us

268 W KING ST Acres .11 5-49 ALTAVILLA
SUB OF BLK 19
DANCY LOT 18 OR1327/133(Q/C)

WAHEED KEITH NAJEE
265 W KING ST
SAINT AUGUSTINE, FL 32084-4045

MAILING ADDRESS : P.O. BOX 9001, ST. AUGUSTINE , FL 32085-9001
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	26,478	5.1000		26,478	135.04
ROAD	26,478	0.7500		26,478	19.86
HEALTH	26,478	0.0171		26,478	0.45
SCHOOL					
SCHOOL - STATE LAW	30,343	4.0300		30,343	122.28
SCHOOL - LOCAL BOARD	30,343	2.2480		30,343	68.21
SJRWMD	26,478	0.2562		26,478	6.78
MOSQUITO	26,478	0.2200		26,478	5.83
CITY OF ST AUGUSTINE	26,478	7.5000		26,478	198.59
FL INLAND NAV DISTRICT	26,478	0.0320		26,478	0.85
PORT AUTHORITY	26,478	0.0638		26,478	1.69

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904)827-5500.

TOTAL MILLAGE 20.21710 AD VALOREM TAXES 559.58

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
C OF S A FIRE ASSESS FEE		50.54

READ THE INSERT FOR ADDITIONAL IMPORTANT INFORMATION ABOUT YOUR TAX BILL! SAVE TIME PAY ONLINE @ www.sjctax.us

NON-AD VALOREM ASSESSMENTS 50.54

COMBINED TAXES AND ASSESSMENTS 610.12 See reverse side for important information

IF PAID BY	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay	585.72	591.82	597.92	604.02	610.12

◁ IF PAID BY

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

DENNIS W. HOLLINGSWORTH, CFC
ST. JOHNS COUNTY TAX COLLECTOR

2018 Real Estate

78519.0000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
112040-0000		452

SAVE TIME PAY ONLINE @ www.sjctax.us

RETURN WITH PAYMENT

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO DENNIS W. HOLLINGSWORTH, TAX COLLECTOR ◦ P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

If Paid By	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay	585.72	591.82	597.92	604.02	610.12

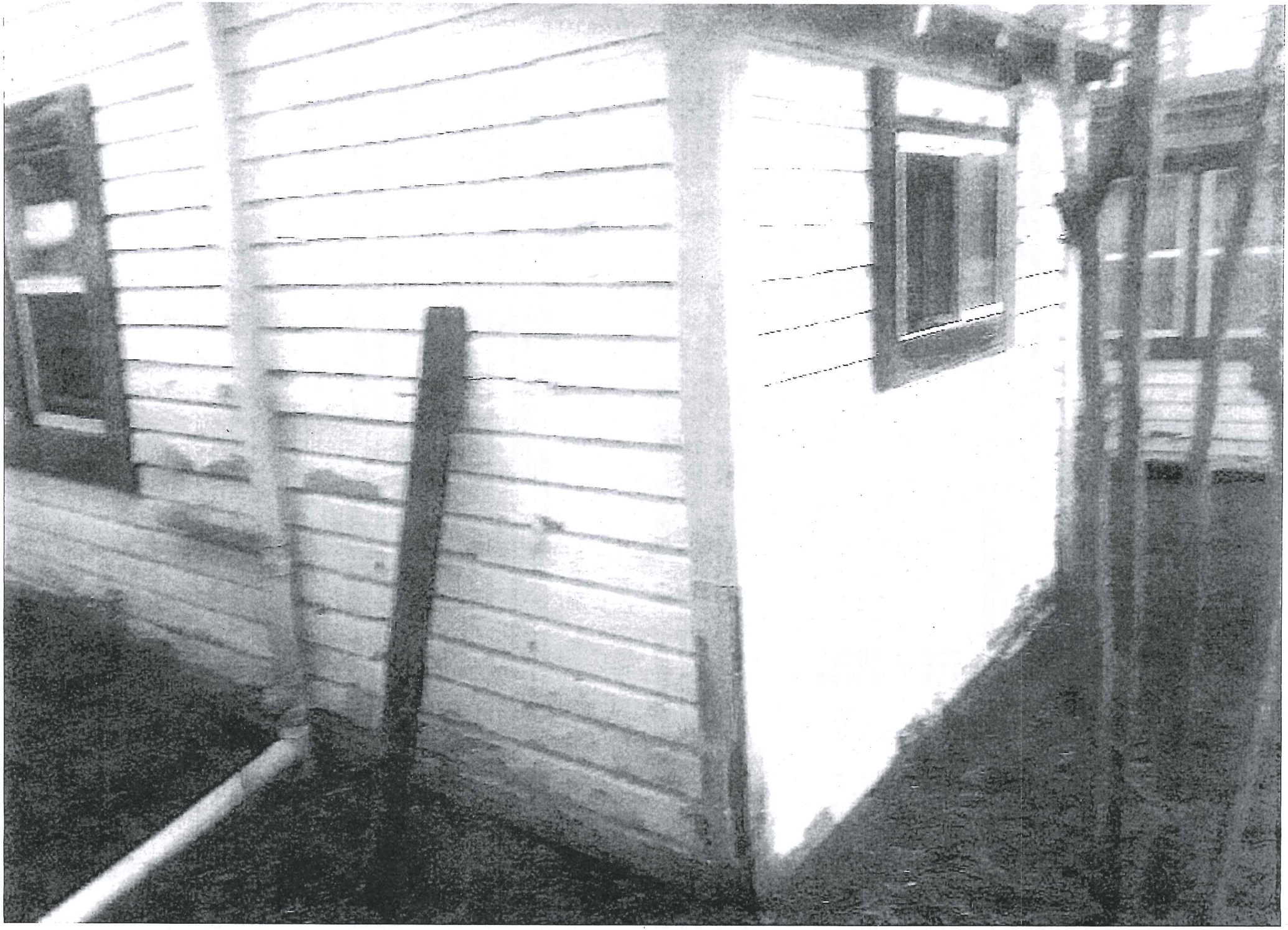
◁ IF PAID BY

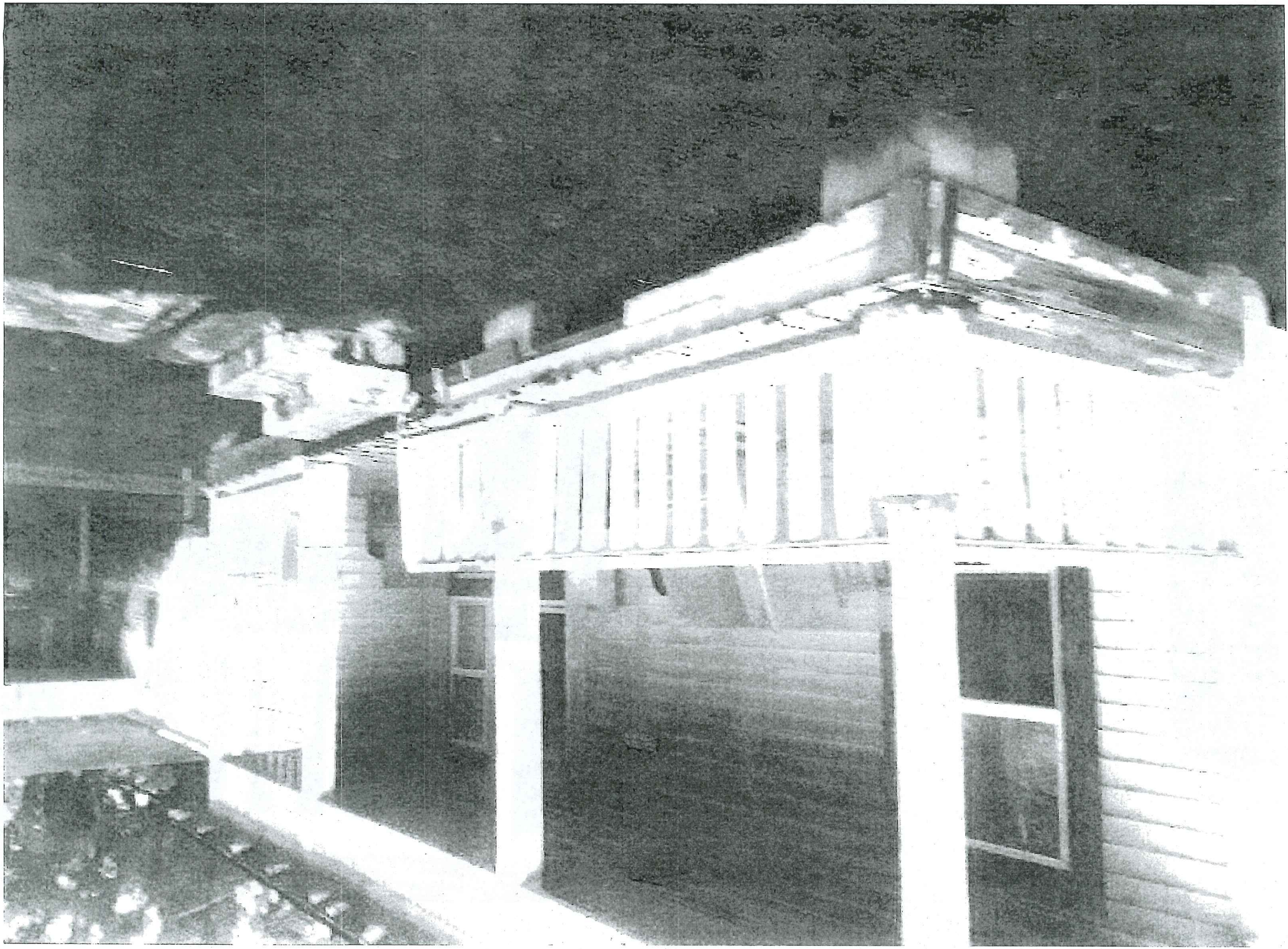
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36390-203-199**********AUTO**5-DIGIT 32084
WAHEED KEITH NAJEE
265 W KING ST
SAINT AUGUSTINE, FL 32084-4045

268 W KING ST Acres .11 5-49 ALTAVILLA
SUB OF BLK 19
DANCY LOT 18 OR1327/133(Q/C)

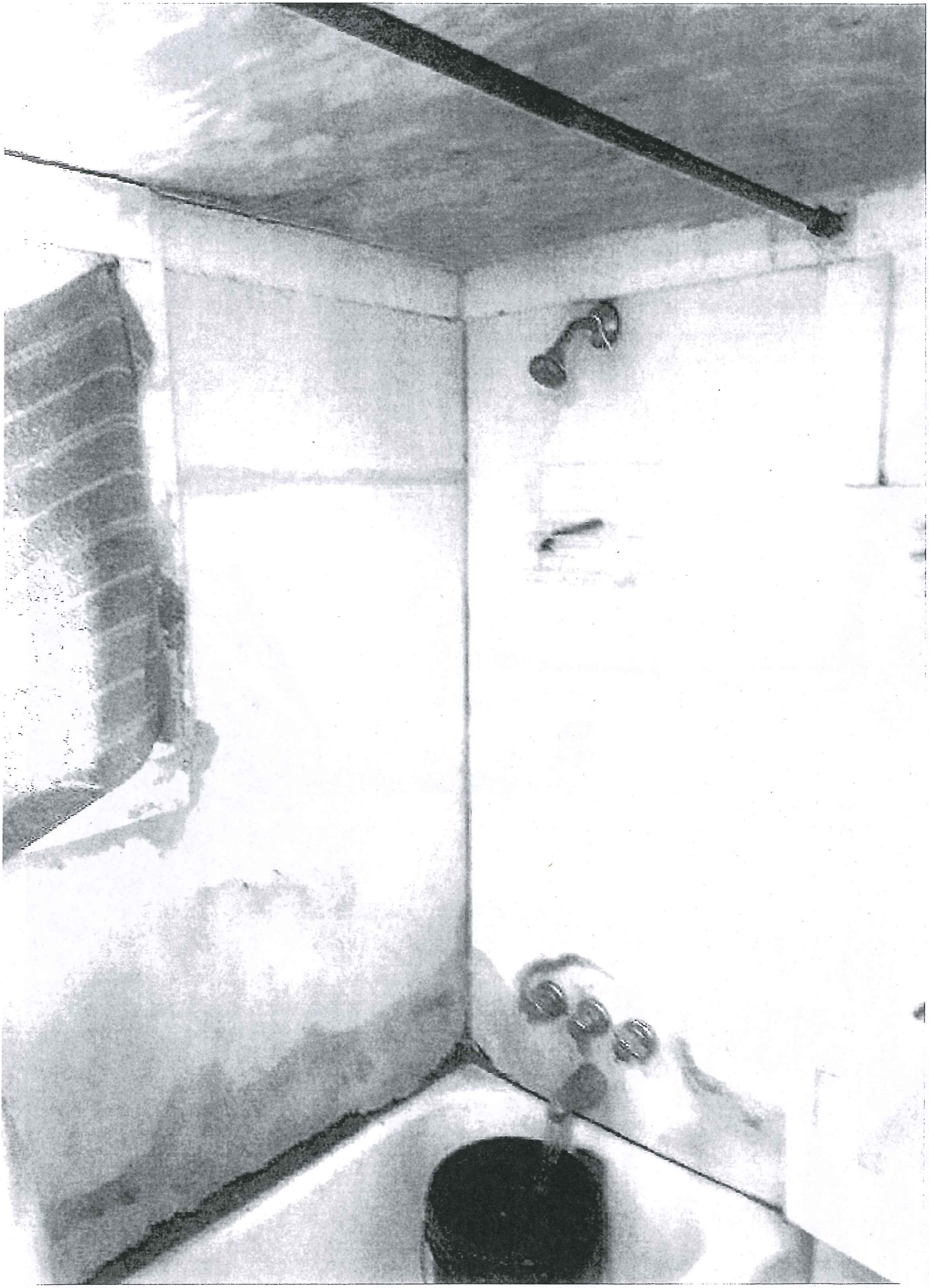
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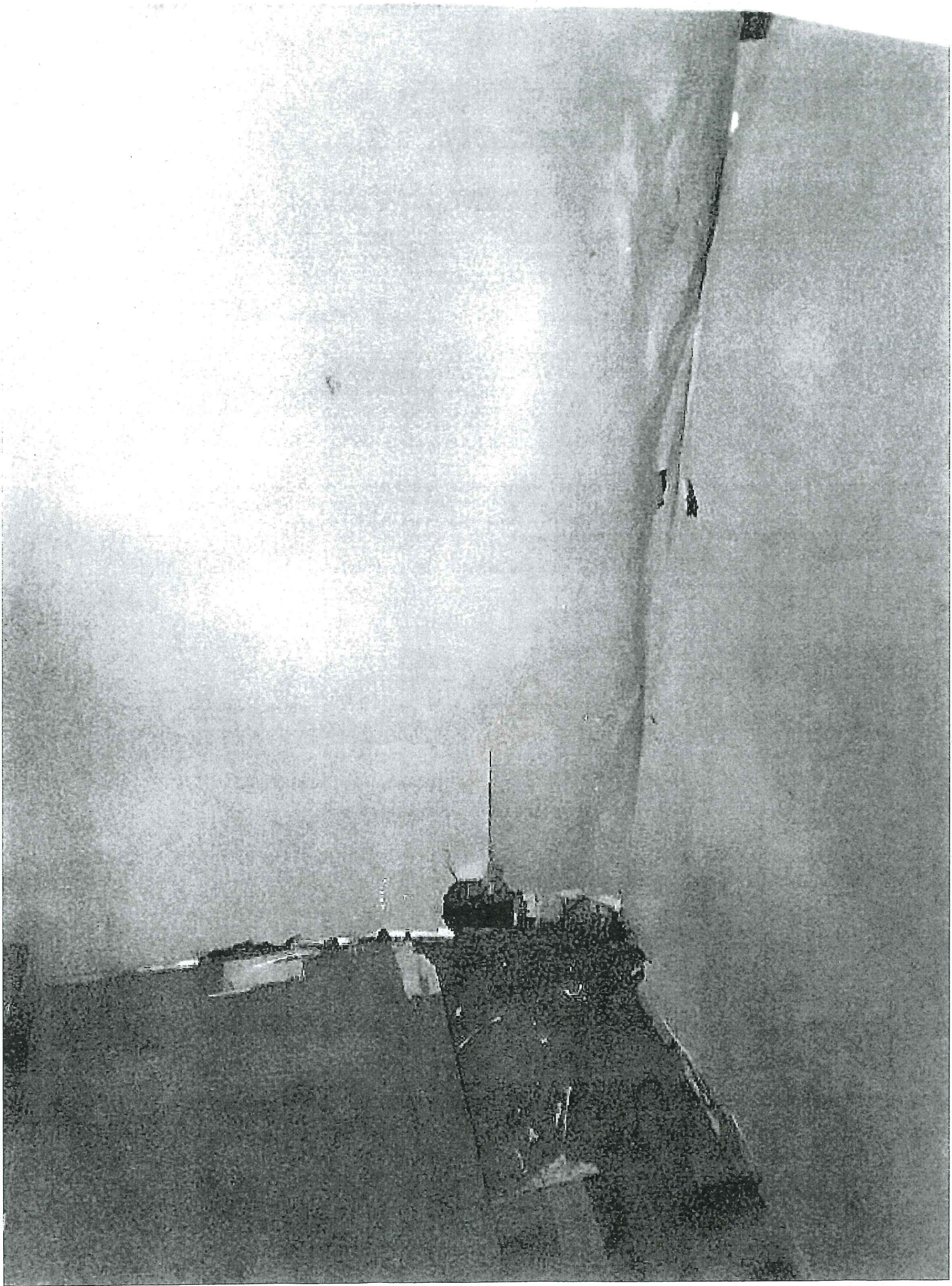












7949 sp

Recorded in Public Records St. Johns County, FL
Clerk# 98026824 O.R. 1327 PG 133 01:33PM 06/18/1998
Recording $5.00 Surcharge $1.00 Doc Stamps $0.70

QUIT CLAIM DEED

Address: Parcel #112040-00000; Altavilla Subdivision of St. Augustine, Dancy Lot 18, of Lot of 2, Block 19, Map Book 5, Page 49 (268 West King Street - St. Augustine, Florida 32085).

This Quit Claim Deed executed this 6th day of April A.D. 1997 by 4/6/98 ***SANDRA GAIL SPICER***, conveying her interest in her non-homestead property located at the above address to ***KEITH NAJEE WAHEED*** whose address, telephone number, and Social Security number is as follows:

15801 N.W. 38th Court - Miami, Florida 33055 - (305) 623-0500 - SS#: [redacted]

Witnesseth: That ***KEITH NAJEE WAHEED***, for and in consideration of the total sum of Ten Dollars ($10.00), in hand paid to ***SANDRA GAIL SPICER***., the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto ***KEITH NAJEE WAHEED*** forever, all the right, title interest, claim and demand, and financial and/or legal obligation to ***KEITH NAJEE WAHEED*** which ***SANDRA GAIL SPICER,*** has in and to the following described lot, piece or parcel land, situate, lying and being in the County of ST. JOHNS County, State of FLORIDA, to wit above specified.

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 ***SANDRA GAIL SPICER,*** either in law or equity, to the only proper use, benefit and behoof of ***KEITH NAJEE WAHEED*** forever.

In Witness Whereof, the said principal parties have signed and sealed these presents in the day and year first written above.

Signed, sealed and delivered in the presence of:

Signature
KEITH NAJEE WAHEED

Witness for KEITH NAJEE WAHEED

Witness for KEITH NAJEE WAHEED

Signature
SANDRA GAIL SPICER
w/t/n/s: Michelle D. Spicer
Sharp & Spicer
75 Jamaica St.
Boston, MA 02130

SANDRA GAIL SPICER
Printed Name of SANDRA GAIL SPICER

1610 West Madison Street - # H-6

Starke, Florida 32091

COPY

Notary

STATE OF FLORIDA, COUNTY OF BRADFORD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in Bradford County aforesaid to take acknowledgments, personally appeared ***SANDRA GAIL SPICER,*** to me known to be the person(s) or who produced Driver's Licenses and who did not take an oath executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April A.D. 1997.

SEAL

Notary Signature

Donna Waters
Printed Notary Name
My Commission Expires: Donna Waters MY COMMISSION # CC706146 EXPIRES January 1, 2002 BONDED THRU TROY FAIN INSURANCE, INC.

This instrument prepared by:
Kenneth Spicer, Sr.
75 Jamaica St.
Boston, MA 02130

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1120400000
Location Address	268 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 18 OR1327/133(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Altavilla Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.110
Homestead	N

View Map

Owner

Owner Name	Waheed Keith Najee 100%
Mailing Address	265 W KING ST SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	$21,236
Extra Features Value	$4,320
Total Land Value	$7,893
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$33,449**
Total Deferred	$4,323
Assessed Value	**$29,126**
Total Exemptions	$0
Taxable Value	**$29,126**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$17,266	$5,184	$7,893	$0	$0	$30,343	$26,478	$3,865	$26,478
2017	$14,219	$3,686	$6,166	$0	$0	$24,071	$24,071	$0	$24,071
2016	$14,219	$3,686	$6,166	$0	$0	$24,071	$24,071	$0	$24,071
2015	$14,219	$3,686	$6,166	$0	$0	$24,071	$24,071	$0	$24,071
2014	$13,382	$3,686	$6,166	$0	$0	$23,234	$23,234	$0	$23,234
2013	$13,382	$3,686	$6,166	$0	$0	$23,234	$23,234	$0	$23,234
2012	$13,718	$3,686	$6,166	$0	$0	$23,570	$23,570	$0	$23,570
2011	$14,386	$3,686	$18,499	$0	$0	$36,571	$36,571	$0	$36,571
2010	$17,743	$3,686	$20,965	$0	$0	$42,394	$42,394	$0	$42,394

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	990	**Roof Cover**	Composite Shingle, Metal

Conditioned Area	858	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Year Built	1925	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	None
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Window
Exterior Wall	Wood	**Baths**	1

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	80%
Roofing Cover	Metal	20%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	None	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	858	858
FINISHED OPEN PORCH	0	132
Total SqFt	858	990

Extra Features

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	480

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	43	100	4933	SF	$7,893

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/6/1998	$100.00	QC	1327	133	U	I	SPICER SANDRA G	WAHEED KEITH NAJEE
	12/10/1997	$0.00	HR	1285	1117	U	I	MCKINNEY REBA ESTATE (SPICER KENNETH P/REP)	SPICER SANDRA G
	7/8/1997	$0.00	OI	1253	1649	U	I	MCKINNEY REBA (DECD 5/11/96)	MCKINNEY REBA ESTATE (LETT OF ADMIN)
	5/2/1991	$0.00	WL	1253	1643	U	I	MCKINNEY REBA	MCKINNEY REBA (WILL)

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

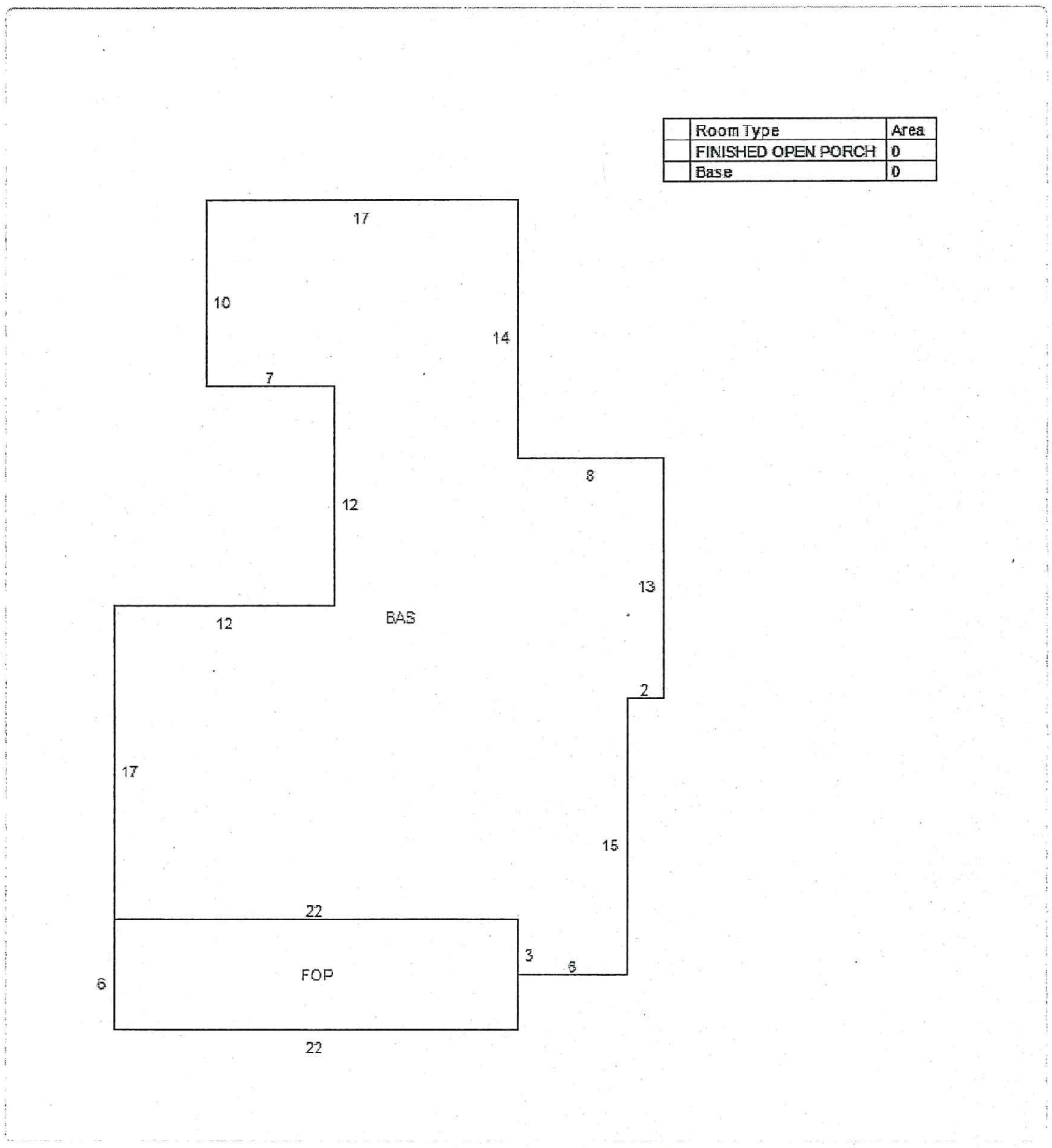
Tax Estimator

Tax Estimator

Map



Sketches



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130564-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **268 West King** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of JAN 07 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF DEMOLITION TO DEMOLISH A BUILDING CONSTRUCTED IN 1924 THAT IS LISTED ON THE FLORIDA MASTER SITE FILE AND THAT IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; 5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 18 OR1327/133(Q/C); also known as **268 West King .**

APPLICANT'S NAME: **Keith Waheed**
SUBMITTED BY CITY CLERK'S OFFICE

0003130564 January 7, 2019

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: HARB Members

DATE: January 17, 2019

RE: Agenda item 9a, Discussion and recommendation regarding the King Street Entry Corridor Design Standards

During the joint HARB and PZB meeting January 9, 2019 the boards heard a presentation by the consultant team for the King Street Design Standards for Entry Corridors regarding the current draft document. No new information is prepared in advance of the HARB meeting, however; the below statements summarize the issues that were discussed. HARB can continue discussion of these issues or other identified issues as needed with the consultants at the meeting. Additionally, staff is preparing more information on the 'legacy structures' previously identified and will be prepared to provide this to the board. Summary of issues raised during joint board meeting:

1) Incorporate flexibility with respect to the rails-to-trails project in terms of access, additional or alternate frontages, and building setback
2) Identify options for flexibility to parking requirements and alternative design patterns that accommodate parking needs
3) Coordinate with parallel city project that may result in future changes to the right-of-way areas
4) Provide visual tools such as street sections to identify different characteristics along King Street for building location and right-of-way proximities
5) Setback/step back for maximum building height may create repetitive building forms and may not be necessary with the variation of topography across King Street
6) Style should not be prescriptive and prominent high styles should not be allowed to be built as new in-fill so that the authentic historic building styles remain prominent features
7) Flexibility in architectural form is more applicable in the "City Limit" and some "West King" areas while the "Central" and "East" portions have significant viewscapes around natural and historic areas that should be considered with infill development
8) Consider alternative format(s) of application requirements that may allow for concept phase review, final design review, and/or staff review of minor project details
9) Review processes for other applications (ex. tree removal) may need to be re-evaluated
10) Provide justification for identified 'legacy' structures, determine the impacts to development, and identify the implications of review for these buildings

Jenny Wolfe
Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: HARB Members

DATE: January 17, 2019

RE: Agenda item 9b, Discussion regarding any recommended updates to the 2016 HARB Regular Conduct of Meetings

The City Code of Ordinances provides HARB the authority to adopt rules and procedures necessary to implement its duties consistent with the Code and as such the HARB adopted the attached Regular Conduct of the HARB Meetings on April 21, 2016. Regular review of the rules is good practice and by request the opportunity is before you to discuss any concerns with the board meeting procedures and provide staff any recommendations for revisions. Please recall that during the training workshop held here in May 2018 one of the presenters provided general information that also may be beneficial for consideration. An excerpted component of that presentation is also attached.

Also, please be aware that the City Commission adopted Resolution 2018-44 to prescribe the rules, procedures, and policies related to the conduct of its meetings. The HARB rules cannot conflict with the rules established therein and the City Attorney's office will review any proposed revisions to ensure there are no conflicts. A few text changes have already been provided to staff from the City Attorney that provide clarification on testimony by speakers, reference used parliamentary procedure, and expedited hearing items. These can be read into the record and/or incorporated into a future draft for the HARB review if additional changes by the board are proposed.

Please let me know if you have any questions on the attachments and we look forward to this discussion.

Jenny Wolfe

Jenny Wolfe
Historic Preservation Officer

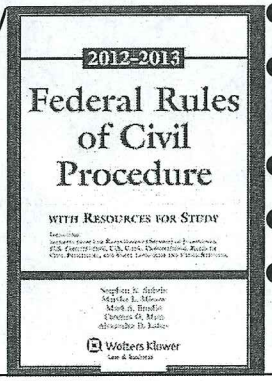
EXCERPTED BY STAFF FOR INFORMATION PURPOSES ONLY
Information in this presentation was provided at a HARB/public training workshop by the National Alliance of Preservation Commissions on May 21, 2018

Meeting Procedures and Role of the Commissioner

How to Stay Out of Court and Render a Fair Decision

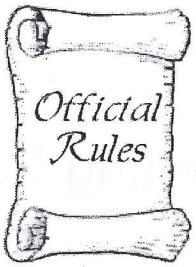
Written Rules of Procedure

- Purpose
- Powers
- Membership
- Authority
- Appeals
- Election of Officers
- Meetings
- Guidelines
- Public Hearings
- Decisions & Reconsideration
- Conflicts of Interest
- Meeting Procedures
- General Provisions

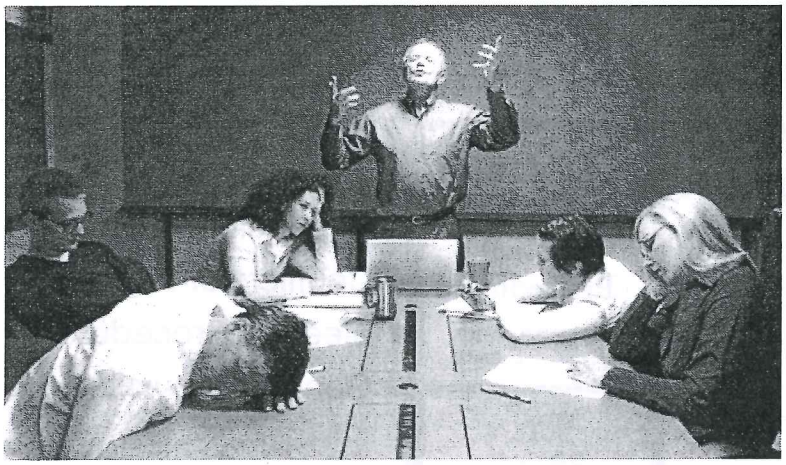


General Provisions

- Adopted by Board
- Amend as necessary
- On File with City Clerk
- Available to the public



Rules Keep the Meeting Moving



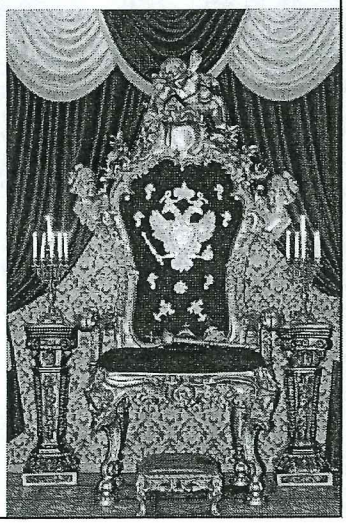
Election of Officers

- Establish positions
- Determine term
- Explain duties
- Election



Different Aspects of Meetings

- Public vs. Executive
- Special meetings
- Quorum
- Committees
- Appealing decision of the chair
- Design assistance committee
- Extra agenda items
- Amending minutes



Running the Meeting





Get a Gavel

Order of Business



- Call to order
- Opening Statement*
- Roll call & quorum
- Approval of minutes & certified record
- Approval of staff reviews
- Public hearing: old business
- New business
- Other business/announcements
- Adjournment

Opening Statement



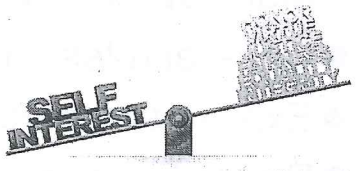
- Purpose of board
- Authority of board
- Make up of board
- General rules for the meeting
- Explanation of follow up notification
- Rights to appeal

Order of Argument

- Determination of conflicts of interest
- Staff introduces application
- Applicant presentation
- Public comment
- Other public statements (officials, neighborhood organizations, etc.)
- Questions from board
- Rebuttal
- Summary by chair
- Close public hearing

Conflicts of Interest Ex Parte Discussion

- Board members
- Staff
- Disqualification: timing
- Stay or go
- Family
- Ex parte/prior discussion
- In a business negotiation
- Disclosure



Decisions, Reconsideration

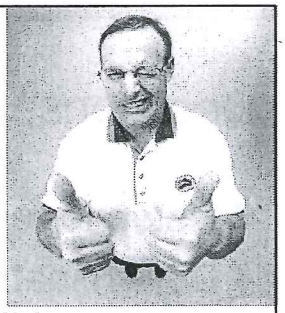
- Listen to testimony
- Determination of facts
- Amended application
- Conditional approval
- Motion
- Vote
- Reconsideration
- Next Item: Decision is final without appeal

Board Deliberation

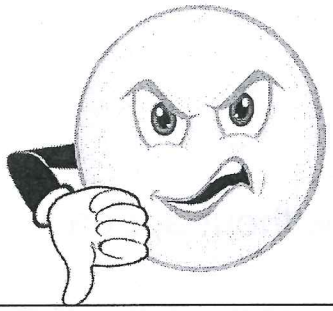


- Must be conducted in public
- Should maintain decorum
- Should only deal with the facts
- Should be based on guidelines
- Should be based on SOI Standards
- Should be evaluated by standard of review
- No 4-letter word (LIKE)

Rendering a Decision



- Approve Applications
- Approve Amended Applications
- Approve Applications with Conditions
- Reject Applications



Standard of Review

- In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.
- In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

Standard of Review (cont.)

- In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district or districts in which it is to be located.
- In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the city ….

Two Motions

- Finding of Fact
- Decision on the Application

Motion for Finding of Facts

- "I move we find the facts as presented in the staff report to be correct."
- "I move we find the facts as presented in the staff report to be correct except ..... I move to amend the facts as follows...."
- "I move we find the facts as presented in the staff report to be correct and add ...."

Motion on Appropriateness Approve

- "I move that based on the facts found by the HARB that the alteration/addition requested will not materially impair the architectural or historic value of the structure and should therefore be issued a Certificate of Appropriateness."

Motion on Appropriateness: Amended Application

- "I move that based on the facts as amended by the HARB that the alteration/addition requested will not materially impair the architectural or historic value of the structure and should therefore be issued a Certificate of Appropriateness."
- Note: done with agreement of applicant

Motion on Appropriateness: Partial Approval

- "I move that based on the facts found by the HARB that the application **does** materially impair the architectural or historic value of the structure."
- I move that [part acceptable] does not impair the architectural or historic value of the structure and a Certificate of Appropriateness should therefore be issued for that part of the application."

Motion on Appropriateness: Conditions

- "I move that based on the facts found by the HARB that the application for the alteration/addition requested **does** materially impair the architectural or historic value of the structure."
- "I move that a Certificate of Appropriateness should be issued with the following conditions…."
- Note: Done when applicant has not agreed to suggestions.

Motion on Appropriateness: Denial

- "I move that based on the facts found by the HARB that the alteration/addition requested will materially impair the architectural or historic value of the structure."
- "I move that a Certificate of Appropriateness should not be issued."

Certificate of Appropriateness

- Name of applicant
- Address of application
- Date of approval
- Specific description of work approved
- Authorized signature

Meeting Procedures and role of the Commissioner

- St. Augustine, Florida
- May 21, 2018
- Devereaux Bemis
- DevereauxBemis@Comcast.net

camp
commission assistance & mentoring program

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130550-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 30 St. George Street.** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:
CERTIFICATE OF APPROPRIATENESS TO REPLACE THE EXISTING WOOD SIDING WITH A COMPOSITE SIDING; CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR2728/144 & 146; also known as **30 St. George Street** .
APPLICANT'S NAME: **A.D. Davis Construction**
SUBMITTED BY CITY CLERK'S OFFICE

0003130550 January 7, 2019

Sworn to and subscribed before me this _____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
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ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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CERTIFICATE OF APPROPRIATENESS TO ALTER AN EXISTING BUILDING TO INCLUDE INSTALLING NEW STAIRS AND LIGHTING; ADDING ROOFTOP FURNITURE, RAILINGS, AND TWO BALCONIES; RECONSTRUCTING THE ARCHED WINDOW; REPLACING AN EXISTING AWNING WITH A PERGOLA AND TWO EXISTING DOORS WITH GLASS DOORS; AND MAKING OTHER IN-KIND REPLACEMENTS; CITY OF ST AUGUSTINE LOT 3 BLK 5; also known as **1 Anderson Circle.**

APPLICANT'S NAME: **Harrys of America LLC**

SUBMITTED BY CITY CLERK'S OFFICE

0003130551 January 7, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **1 Anderson Cir** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130555-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **306 St. George Street.** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A REAR ADDITION WHICH REQUIRES THE REMOVAL OF A REAR WALL AND STAIRCASE; 1-114 CITY OF ST AUG DUNHAM PLAT OF LOT 3 BLK 39-C S12.5FT OF LOTS 3 6 & ALL LOTS 4 & 5 OR1049/1141 & 3179/480 & 3944/103(L/E); also known as **306 St. George Street.**

APPLICANT'S NAME: **BBC Woodworking**

SUBMITTED BY CITY CLERK'S OFFICE

0003130555 January 7, 2019

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130559-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF DEMOLITION TO DEMOLISH A STRUCTURE CONSTRUCTED IN 1967 THAT IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES OR ON THE FLORIDA MASTER SITE FILE; (2-2) PERPALL GRANT SUB PT OF LOT 3 IN SE COR .75 OR121/72 .5AC OR132/348 1.2AC OR336/209 &0.3AC OR3162/598 OR3961/661; also known as **190 Nix Boat Yard Road.**

APPLICANT'S NAME: **TBL Construction, INC.**

SUBMITTED BY CITY CLERK'S OFFICE

0003130559 January 7, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **190 Nix Boat Yard RD** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this ____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130561-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF PARTIAL DEMOLITION TO PARTIALLY DEMOLISH A BUILDING CONSTRUCTED IN 1885 THAT IS LISTED ON THE FLORIDA MASTER SITE FILE AND IS A CONTRIBUTING BUILDING IN THE ST. AUGUSTINE TOWN PLAN HISTORIC DISTRICT TO INCLUDE REMOVING AND REPLACING A TWO STORY FRONT PORCH; CITY OF ST AUGUSTINE S1/2 OF LOT 5 BLK 22 OR4464/864; also known as **57 Marine Street (a.k.a. 154 Avenida Menendez).**

APPLICANT'S NAME: **Les Thomas Architect**

SUBMITTED BY CITY CLERK'S OFFICE

0003130561 January 7, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **57 Marine Street** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of JAN 0 7 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003130564-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **268 West King** was published in said newspaper on **01/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, January 17, 2019**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF DEMOLITION TO DEMOLISH A BUILDING CONSTRUCTED IN 1924 THAT IS LISTED ON THE FLORIDA MASTER SITE FILE AND THAT IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; 5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 18 OR1327/133(Q/C); also known as **268 West King**.

APPLICANT'S NAME: **Keith Waheed**
SUBMITTED BY CITY CLERK'S OFFICE

0003130564 January 7, 2019

Sworn to and subscribed before me this _____ day of JAN 07 2019

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns
(Signature of Notary Public)

Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022