CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# A G E N D A - AMENDED*

## THURSDAY, JULY 15, 2021 - 1:00 PM

### ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from June 17, 2021 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)

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|---|---|---|
| a) | PL2021-0090* | Doris A. Vidan - Applicant<br>Doris A. Vidan - Owner<br>298 St. George Street<br>To replace the existing historic wood door and side lights with a new door and sidelights on the south and west elevations of the building. |

6. Continued Items from the previous HARB meetings

| | | |
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| a) | PL2021-0061<br>Certificate of Appropriateness<br>Continuing from June 17, 2021 | Natural Beauty, Inc. - Applicant<br>Daniel Pingel and Robert Geibeig Jr - Owner<br>112 St. George Street<br>To add an awning across the storefront window and door of front façade / east elevation. |
| b) | PL2021-0057<br>Certificate of Appropriateness<br>Continuing from May 20, 2021 | Marquis, Latimer + Halback, Inc. - Applicant<br>TIITF/Department of State – Owner<br>42-1/2 St. George Street<br>To modify site features in the courtyard north of the one story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features. |

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

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

d) PL2021-0074
Certificate of Demolition
Continuing from June 17, 2021

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

7. Certificate of Demolition and Partial Demolition

a) PL2021-0091

Synergy Construction & Maintenance - Applicant
H&H Real Estate Investing, LLC - Owner
144 Martin Luther King Avenue
To partially demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the front and rear porches.

8. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

9. Other Business

a) Discussion and recommendation regarding proposed lighting on FDOT San Sebastian Bridge

b) HARB Rules and Procedures including submittal deadlines and revised application materials

c) Announcements and discussion regarding future workshops and conferences

10. Adjournment

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

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

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

# CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
June 17, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 17, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

**1. ROLL CALL:**

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

City Staff:

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

**2. General Public Comments for Items not on the Agenda**[1]

Due to technical difficulties the meeting resumed at 1:30 p.m.

- BJ Kalaidi
- Charles Pappas

Ms. Duncan expressed appreciation for the letter Mr. Pappas wrote to the Board. She stated the Board would like to discuss the procedures for the HARB applications.

Ms. Duncan told the Board about an ex parte communication with Mr. Marquis.

Mr. Weaver agreed with Ms. Duncan and Mr. Pappas. He said he thought there were some design flaws.

**3. Approval of Minutes**

Ms. Wolfe asked for her title to be changed as she was speaking during public comment, and she was not speaking as a staff member.

[1] technical difficulties 1:02p.m-1:28 p.m.

**MOTION**

**Mr. Weaver MOVED to APPROVE the May 20, 2021, minutes and the AGHP workshop minutes with the above corrections. The motion was SECONDED by Dr. Wingo.**

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

**4. Modification and approval of Agenda**

Ms. Wolfe noted that the applicant for item 9. (a) PL2021-0074, 112 Moore Street, requested a continuance to the July 15, 2021, meeting.

Ms. Wolfe asked the Board's consideration in modifying the agenda by moving the demolition applications items 9. (b), (c), and (d) to expedited for Certification of Demolition 160 Blanco St., 63 Oneida St, and 251 San Marco Ave be moved to items 5 (c), (d) and (e) respectfully, as they were not local landmarks and not contributing to a district.

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**MOTION**

**MR. Weaver MOVED to APPROVE the Modifications to the Agenda to CONTINUE item 9. (a) to the July 15, 2021, meeting, and then to move items 9. (b), (c), and (d) to follow item 5 (a) and (b) of the agenda. Those are 3 demolitions that can appear can be handled expeditiously. The motion was SECONDED by Dr. Wingo.**

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

**5. Public Comments related to Expedited Hearing items:**

Applicants for the expedited items were all sworn. All applicants waved their rights to a presentation.

Ms. Duncan reviewed each item.

Public Hearing was opened.

BJ Kalaidi commented on several of the expedited items. She said she hoped what they were agreeing to at 75 King Street was in accordance with the Secretary of the Interior standards for rehabilitation. She advised that the 160 Blanco Street property was purchased January 25,2021 for $168,800 and the transaction was handled by an attorney because it was not a contributing structure in Lincolnville, she considered this a problem. She stated that 63 Oneida was purchased by another attorney January 2016 for $125,000 and a quit and now was being demolished. She said 251 San Marco Ave was purchased in November 2020. She continued she was unsure of what was more important, money or preservation.

Charles Pappas spoke regarding the 251 San Marco Ave property. He stated he understood this would have no bearing on the decision but was concerned about what would be recreated in the space and hoped it would fit.

Mark McConnell represented 251 San Marco Street and addressed the previous public comment. He stated the owner of the building spent lots of money on the interior and exterior of the building. He said the owner noticed the building was low-lying and subject to flooding and structurally unsalvageable. He continued the intent was to put the building back as it was and to keep the character of the area.

**5. (a) PL2021-0078– Les Thomas & Associates– Applicant**
**Sisters of St. Joseph– Owner**
**34 Aviles Street (241 St. George Street)**

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

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

**MOTION**

**Mr. Weaver MOVED to APPROVE item 5. (a) PL2021-0078, 34 Aviles Street and what is being approved is alternative number one as listed in the staff report and without any further conditions. The motion was SECONDED by Mr. MacDonald.**

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

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

**To modify the south garden with a revised plan for modifications to the existing fountain.**

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

Ex Parte Communication:

(None)

**MOTION**

**Mr. Weaver MOVED to APPROVE item 5. (b) PL2021-0047, 75 King Street to modify the South Garden with the revised plan the modifications to the existing fountain again without conditions. The motion was SECONDED by Dr. Wingo**

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

**5. (c) PL2021-0075– Kolsen and Associates, LLC– Applicant**
**J Russell Collins, Trustee– Owner**
**160 Blanco Street**

**To demolish a residential building constructed c.1917-1924 that is recorded in the Florida Master Site File and located within the LincolnVille National Register Historic District.**

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 160 Blanco Street because it is not a local landmark or otherwise designated as a historic building with the following condition:

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

Ex Parte Communication:

(None)

19 certified notices were sent; however, none were returned.

**MOTION**

**Mr. Weaver MOVED to APPROVE Certificate of Demolition 5. (c) PL2021-0075 at 160 Blanco Street with one condition if feasible to salvage any architectural materials that might be repurposed into another building. The motion was SECONDED by Mr. MacDonald.**

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

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**5. (d) PL2021-0076– Kolsen and Associates, LLC – Applicant**
**63 Oneida St. Land Trust and J. Russell Collins, Trustee – Owner**
**63 Oneida Street**

**To demolish a residential building constructed c. 1925 - 1947 that is not recorded in the Florida Master Site File and is located within the Lincolnville National Register Historic District.**

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 63 Oneida Street because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

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

**MOTION**

**Mr. MacDonald MOVED to APPROVE application PL2021-0076, at 63 Oneida Street for the demolition of the building and any salvage if possible. The motion was SECONDED by Dr. Wingo.**

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

**5. (e) PL2021-0079– Sarah Ryan, Architect LLC – Applicant**
**Clukey & Tebault, LLC – Owner**
**251 San Marco Avenue**

**To demolish a commercial building constructed in 1945 that is not recorded in the Florida Master Site File or located in a district.**

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 251 San Marco Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. In accordance with Sec. 28-89(2)d6 the salvage of reusable wood and preformed coquina concrete elements and documentation of the structure in the Florida Master Site File inventory

Ex Parte Communication:

(None)

14 certified notices were sent, 3 were returned in favor.

**MOTION**

**Mr. Weaver MOVED to APPROVE modified agenda item 5. (e) PL2021-0079 251 San Marco Ave with the condition as expressed in the Staff report to salvage any reusable wood and preform coquina concrete elements and documentation of the structure in the Florida Master Site File inventory. The motion was SECONDED by Dr. Wingo**

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

**6. Continued Items from Previous Meetings**

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

**To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the**

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**site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.**

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

1. For the window openings on the north and south elevations of the existing historic house to remain

2. That a break in the south elevation wall be added

3. For the design of the first-floor porch area under the balcony to have Bungalow references, while still being differentiated as a new building

4. That all proposed elements will be in materials compatible with the AGHP

Peter Hotz presented the application. He was concerned with the windows to the South of the building as they were not able to be seen. He asked the Board if those were necessary to be kept.

Ms. Duncan responded in the affirmative. She said the goal was to preserve the history of the building and keep the integrity of the windows and layout.

Mr. Hotz stated there were nine windows on the North side of the home. He stated six of the windows were part of an addition to the home several years back and the Western three windows were part of the original structure, but the six on the East side were not.

Mr. Weaver asked for Mr. Hotz to identify the windows he was referring to in his presentation.

Ex Parte Communication:

(none)

Public hearing was opened; however, there was none.

The Board discussed:

- Well completed designs and modifications
- Separation from addition and original structure identified

Ms. Country replied to Mr. Weavers question, that on page 13 of the plans provided. She continued the additions South elevation did not have a break and were disproportionate to the historic house. She stated she understood the home would not be visible from St. George Street; however, it would diminish the character when attached to the historic house.

Mr. Hotz stated there was a defined break on the North side where the addition was located. He continued the addition was a straight line, which enabled the site to keep the trees.

The discussion continued:

- Keep windows to help break up the linear side of the home
- Home would lose character if windows were removed
- Home should maintain the bungalow feel
- On target for keeping the windows and the South elevation
- Solid siding did not meet guidelines
- Option to use plate glass instead of windows
- Extra slight break would help keep the style of the historic home
- Not appropriate to close in the porch
- Reducing of the building size was good
- Delineation of space showed what was added and what was not

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- Use a different finish on the addition to differentiate between the two buildings
- Should be easy to distinguish between Bungalow and the addition
- Delineation should be complementary to design
- Looked institutional and plain
- Make balcony look more like a bungalow in rear of home

Mr. Hotz pointed out the bungalow was four foot above grade. He said for access to the garage he dropped it one foot higher than the existing grade. He continued the porch to the South would need to be at the same height and would be hard to duplicate a higher porch. He said he could give the porch the appearance of replication with the columns and the brick from the front.

Ms. Duncan commented that the addition did not feel like a garage. She said the windows made it feel like a house. She suggested revising the plan to make the addition look more like a garage apartment.

Mr. Weaver summarized with input from the Board to provided Mr. Hotz with better direction.

- Preserve the Historic windows on the original portion of the home
- Setback for addition should reflect the correct setbacks needed
- Have garage reflect similar to the setting described on Cordova street

Mr. MacDonald added breaks between the house and the addition was a natural way to demonstrate separation, but he suggested using a different wall finish like shingles or board and batten. He said with those two things combined separation would be achievable.

Ms. Duncan stated this fell under a recommendation that all proposed elements and materials would be compatible with the Architectural Guidelines for Historic Preservation (AGHP).

Mr. Weaver commended that it should be compatible but slightly differentiated for the addition.

**MOTION**

**Mr. Weaver MOVED to APPROVE Opinion of Appropriateness PL2021-0030 at 308 St. George Street with the conditions that were outlined in the staff report and that were stated by the Board members. The motion was SECONDED by Dr. Wingo.**

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

Mr. Hotz asked clarification om what type of materials should be used for the addition.

After a brief discussion, the Board advised that the goal should be to use materials that would provide a subtle distinction between the two structures.[2]

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

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

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous discussion of the HARB, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street because the revised submittal does

[2] Break from 2:52p.m. -3:00pm

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not sufficiently address the HARB concerns from the previous meeting and does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9.

Jeremy Marquis, Bruce Bevard and Emily Finn presented the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was none.

The Board discussed:

- Scope was diminished
- Pergola looked more like the Manucy model
- 2x4 joist across top was too small for being on top of a 6x8
- Acrylic not a historic material
- Standard joist would help give lattice effect

Mr. Marquis responded that a 1x4 was being added on top of the 2x4, and that mass together felt more appropriate. He stated the acrylic was to be used for shelter for school groups and outdoor dining. He understood that it was a more contemporary material but was trying to conceal with historic form.

The board continued:

- Pergola was reduced in one direction by 15 inches
- Pergola did not apply to the time period
- Grape Arbor would be acceptable for time period
- Structure should be similar to Manucy's drawings
- Handicap ramps required for ADA accessibility, although not historic or first Colonial
- Project was more of rehabilitation than reconstruction
- Opened to covering acrylic with honeysuckle as proposed
- Plants unable to grow with acrylic
- Should be practical, safe, and compatible
- Concrete should be made of coquina shell or tabby to fit time period
- Differentiate between requirements of accessibility and the choices of the owner/renter of property
- Pergola too large for garden feature
- Pergola covering would be a modern material
- Acrylic unable to be left out in UV light it would deteriorate and fog
- Not waterproof for shelter
- Add in kitchen garden plants
- Plants would serve as an educational tool

Mr. Marquis referred to what had been done at the Colonial Quarter with the use of acrylic. He said it was held down by lattice. He confirmed the usage of acrylic was not a watertight situation but was effective with providing some protection. He wanted to keep the look light and airy similar to Manucy's drawing.

- Consider a retractable awing for coverage
- Could have full effect of an arbor and deployed during a rainstorm
- Pergola not attached to a structure allowing for air circulation
- Should not raise the top elevation above the Spanish Bakery
- Nine foot pergola
- Should look structurally sound
- Acrylic would make pergola more like a greenhouse
- For air circulation would need to be kept completely open
- Light would be diminished with vines growing on top even with acrylic
- Acrylic could be inconspicuous if covered by grape vines or honeysuckle

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- Present detailed design to show the incorporation of the acrylic
- Even if acrylic could not be seen still should fall within guideline of the AGHP
- Plan should be provided in greater detail

Mr. Marquis stated the plants would be in planters on the corners of the pergola. He continued the AGHP approved plants selected was the trumpet honeysuckle which would grow underneath the acrylic. He confirmed material under the pergola would be coquina concrete.

**MOTION**

**Mr. Weaver MOVED to CONTIUNE PL2021-0057 Certificate of Appropriateness for 42 ½ St. George Street to July 15,2021. The motion was SECONDED by Ms. Wingo.**

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

Bruce Brevard expressed his dissatisfaction with the Board continuing the application. He asked for the Board to approve the structure and omit the acrylic until the Board could come to a resolution.

Ms. Duncan responded for the next HARB meeting if the acrylic was an optional piece to leave it off the next application. She stated the application could become less controversial.

Ms. Lopez interjected that the Board had taken its vote and unless there was a motion to reconsider per Robert's Rules the item had been heard.

**6. (c) PL2021-0059 – CD + Urban– Applicant 44 Avenida Menendez, LLC– Owner**
**44 Avenida Menendez**[3]

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

Mr. Weaver recused himself from the application.

Ms. Wolfe read the staff report and said based on a review of the AGHP, the previous discussion of the HARB and without the support of evidence to the contrary, staff finds that the board can CONTINUE an OPINION OF APPROPRIATENESS at 44 Avenida Menendez because the revised submittal does not sufficiently address the HARB concerns from the previous meeting.

Clifford Duch, John Arbizzani and Jeremy Marquise presented the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi agreed with Staff that the application should be continued. She indicated the revised submittal did not address the HARB concerns from the previous meeting.

Public hearing was closed.

Mr. Duch stated the building showed the growth overtime of the first and second British period influences. He stated they were trying to be consistent with the differences over time. He determined through interpretation as an architect, this would be appropriate solution for the site.

[3] Form attached to original minutes

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The Board, Mr. Duch and Mr. Marquis discussed:

- Unsure how design fit into AGHP
- Building should reflect Manucy's drawings
- Walls too strong of a presence on the street
- Building should maintain the integrity of St. Augustine

Mr. Marquis informed the Board they had studied the recent addition of the Hilton Bay Front. He pointed out the different solutions for the balconies and setbacks. He said they favored the tall sight wall on the corner and thought there was enough evidence over time to support the difference.

The discussion continued:

- Buildings from other time period had fences not walls
- Balcony unable to be built due to DOT easement
- Questioned balcony over wall line or back off the wall
- Recreation should work within the first and second Spanish periods

Mr. Duch replied there were two different balconies, the bracketed balcony provided more space, and the other balcony had the main façade which was about six feet away from the street. He said the bracketed balcony above it was right on the line, and the building was moved within guideline of DOT. He indicated Harry's Seafood had a balcony, although it was a different era with different rules. He confirmed that the building would be pedestrian friendly, and it was brought as close to the edge as possible. He said the felt they were in the first and second Spanish periods.

Ms. Duncan confirmed the wall was five to six feet from the property line.

Mr. Duch pointed out the building had been dormant, and they would be able to revitalize the area with a historical courtyard and the components for the building from Manucy's book. He said this was the solution they had developed and asked for solutions specific to the front street.

The discussion continued:

- Show what was referenced in Manucy's drawings
- Wall height could be six or seven feet and include cut outs
- Entrance normally in Spanish Colonial was on the North side of the perimeter but did not have to be
- Suggested to keep wall on the very edge of the road then the balcony on front of the building could be recessed under the roof
- Project well designed just not within scope of Manucy's drawings
- Would not be as welcoming or modern but needed to fit within AGHP and time frame

Mr. Duch stated he thought the evolution of the building was more interpretive as to what had occurred in the space previously in history. He said they were telling a story by adding a 21st century building into the site with respect to history. He added that the wall height and moving the building forward could be done if the Board were more inclined to approve the design.

Ms. Duncan said it was based more on the era.

Mr. MacDonald said by moving the building forward, it would fit within the time period but would lose the large doors. He stated with what was presented they were able to have a better flow in the front and perhaps the building should not move. He said normally large doors were not seen in a Colonial style building, but he did not want to restrict the applicant from having an engaging environment.

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Mr. Duch stated the team had considered the following: building stayed in current location or moved back a little, build the wall straight across, or move the building forward and engage the wall but lose the seating out front.

Ms. Duncan suggested examining the plans from the time period because they provided different configurations, and to reference Manucy's book. She asked them to demonstrate the usage of the guidelines.

Mr. Duch stated the larger openings would be relevant to the property as that was where mercantile and goods from the river would have entered the site.

In response to Mr. Duch, Ms. Duncan stated that even though this had taken place in other Spanish Colonial, towns it needed to be relevant St. Augustine.

Dr. Wingo agreed the applicant needed to come back to provide information as to where this would fit in with the Manucy drawings. She stated this was a critical part of the Board's job to make sure the reconstruction was appropriate for the site.

Mr. MacDonald suggested that the applicant come back to the next meeting and asked for two options to be presented:

- One, with the wall all the way across with the dining behind it
- Second, with the building toward the street which was classic Colonial

Mr. Duch stated they would explore both the options.

Ms. Wolfe stated that although the wall heigh would hide the building it would still need to fit within the guidelines.

Mr. Duch stated they had brackets holding up one of the balconies. He said if the wall were to go across it could hold up the balcony. He continued it would add some variety and would be consistent with some of the buildings in the area.

Ms. Duncan confirmed they were looking for the consistency within St. Augustine. She stated the brackets were not appropriate as presented.

**MOTION**

**Mr. MacDonald MOVED to CONTINUE application PL2021-0059 for further work on the front façade, wall, and building engagement to the street. The motion was SECONDED by Dr. Wingo**

**VOTE ON MOTION:**
**AYES: MacDonald, Wingo, Duncan**
**NAYES: NONE**
**MOTION CARRIED UNANIMOUSLY[4]**

**7. Certificates of Appropriateness**

**7. (a) PL2021-0061– Natural Beauty Inc.– Applicant**
**Daniel Pingel and Robert Geibeig– Owner**
**112 St. George Street**

**To add an awning across the storefront window and door of front façade / east elevation.**

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE OF APPROPRIATENESS at 112 (A) St. George Street if the HARB determines the proposed awning design meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10 with the following condition:

1. That the applicant provides verification that the awning installation can be done in a manner to avoid damage to the existing storefront tiles.

[4] Break from4:53 p.m.- 4:57p.m.

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Applicant not present for application. Item heard after 8 (a).

Ex Parte Communication:

(None)

**MOTION**

**Dr. Wingo MOVED to CONTINUE application PL2021-0061 to the July Meeting. The motion was SECONDED by Mr. Weaver.**

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

**7. (b) PL2021-0072– Don Crichlow & Associates– Applicant**
**All Aboard Holdings, LLC– Owner**
**290 St. George Street**

**To alter existing windows and doors on the main residential building, to make modifications to the detached rear building constructed c. 2016 including a porch, deck, and openings, to replace existing siding with wood shingles, and other details including a finish color that is not pre-approved on both buildings.**

Ms. Courtney read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions on a CERTIFICATE OF APPROPRIATENESS at 290 St. George Street because the project scope as designed does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9:

1.Consider replacing the existing aluminum windows on the historic c. 1910 house with wood windows that maintain the same size openings

2. The existing board and batten siding on the detached studio building should be retained or to select another appropriate siding material that differentiates the newer studio building from the historic house

3. The use of historic architectural details like decorative corner brackets on the detached studio building should be removed from the design, to avoid creating a false historical appearance,

4. New windows on the studio building should have one-over-one wood sashes, to help differentiate from the historic house

5. Materials and finishes of all materials including the siding, windows, doors, decking, railing, and steps should be wood and compatible with the AGHP, with applicable new doors and windows having exterior muntins with a raised profile

Mr. Crichlow reviewed the application. .

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi after reviewing the materials, the finish color had not been approved and asked if it would fall under the guidelines.

Mr. Crichlow stated they were not asking for approval on the colors. He said they would try and get the colors administratively approved with a pre-approved color.

Public hearing was closed.

The Board discussed along with Mr. Crichlow:

- Design concept good
- Approved of the simpler brackets
- Showed the difference from the cottage

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- Board and batten should be kept on the studio to show differentiation
- Indent on South Elevation to open up view from main house of the lake
- Changed out aluminum windows to wooden windows
- Window plan better than previously
- Applicant submitted revised plans late but reacted to staff plan which addressed details
- On South elevation multi-light French door used
- No major last minute changes just changed details
- Decorative bracket created false image
- Simple utilitarian bracket advised
- Clearly defined and addressed issues
- West elevation porch had no brackets but use brackets were shown on the new taller porch
- East elevation revised plans indicated door was still the same at eight feet
- On main house center window in bathroom to make historically accurate
- Window was centered between vanity and shower but not centered on exterior
- Windows not original to home were added around the 60's
- Four Panel front door to remove top two front panels to install lighting

Mr. MacDonald complemented Mr. Crichlow about changing out the aluminum windows for wooden as he felt that was move in the right direction.

**MOTION**

**Mr. MacDonald MOVED to APPROVE a Certificates of Appropriateness for application PL2021-0072 at 290 St. George Street with the paint color to be pre-approved after the fact, all materials being used would be compatible with the AGHP, and the board and batten siding on the studio would be maintained. The motion was SECONDED by Dr. Wingo.**

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

**7. (c) PL2021-0080– Paul J. Thompson– Applicant**
**The French Connection, LLC– Owner**
**69 St. George Street**

**To replace a former window opening on the first-floor east elevation and existing window on the second-floor south elevation with single doors and to lower the front (west) property line wall that is adjacent to the south.**

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE OF APPROPRIATENESS at 69 St. George Street for the proposed project scope including the proposed west wall openings of Option 2, but inset with straight wood slats as found on the existing front gate openings, because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9.

Paul Thompson reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi reiterated the option the staff and applicant had chosen. She then questioned the Board on if it was to be wooden slats or wooden spindles trimmed in wood.

Public hearing was closed.

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The Board discussed:

- Staff and applicant both agreed with option two from staff report
- No issue with doors as it was a reproduction building
- Using correct materials and doors for space
- Appropriate for space

**MOTION**

**Mr. Weaver MOVED to APPROVE item 7. (c) Certificates of Appropriateness PL2021-0080 69 St. George Street for the items address in the agenda and with the condition that option two which states maintains 76-inch height and add square openings with wood spindles and trimmed in wood be the appropriate treatment. The motion was SECONDED by Dr. Wingo.**

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

**8. Opinion of Appropriateness**

**8. (a) PL2021-0077– Generation Homes, LLC– Applicant**
**Dale Gallucci– Owner**
**305 A St. George Street**

**To construct a new Bungalow style two-story residential building on an empty lot.**

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE an OPINION OF APPROPRIATENESS at 305A St. George Street because the overall design of the new residential building is generally compatible with the requirements of the AGHP.

Cora Johnston reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was none.

The Board discussed:

- Seamless bungalow fit the area well
- Homes in area shared similar setbacks
- Material right for the period and seemed appropriate
- Easy to maintain

Ms. Johnston pointed out that she had a review of the property setbacks, and the home was similar to the neighboring properties. She stated she was going to review this with the Board in the future.

The discussion continued:

- Present street scape
- Windows and doors appropriately used
- Hardy material not able to be used in HP1,as wood was required
- Stem walls good for grading but trying to get items off grade to avoid flooding issue
- Consider building off grade, although not required

Dr. Wingo asked since this was new construction, would it hold the same restrictions as a historic property.

Ms. Lopez referred to Ms. Courtney as it was addressed in the report.

Dr. Wingo confirmed there was information in the report stating, “fibrous cement materials were proposed for the siding, trim and soffits. Substitute wood materials were not commonly approved by the HARB on

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existing buildings but maybe considered as a compatible alterative for a new building.". She continued this could be considered for a new building as this would not be considered for an old building.

Ms. Wolfe stated in her experience, the Board had approved in numerous cases with new construction on Spanish Colonial type buildings a fiber cement or hardy board siding. She referenced the bungalow description in the AGHP. She read "the exterior finishes were normally drop siding or weather boards with corner boards and less frequently stucco, coquina, artificial stone, or rusticated block". She noted it did not have to be wood. She said for Spanish Colonial buildings required the wood shingled roofs and the Secretary of the Interior's standards which referred to existing historic structures.

Ms. Duncan added as an example, hardy board tried to simulate the dimension and profiles of historic wood siding. She said if you were going to go in that direction it would need to be that product.

Ms. Johnston stated there were two brands and the most used was the 7.25 profile. She said there was a historical series where the product was not as wide. She stated they also have historical cells which provides the shadow lines.

Mr. MacDonald encouraged Ms. Johnston to bring the application back before the Board once she had made changes. He stated somethings could not be changed as the Board was bound by the guidelines of the AGHP.

Ms. Johnston confirmed there was no garage as many of the homes in the area did not have a garage as there was not enough width or depth on the property.

**MOTION**

**Mr. MacDonald MOVED to APPROVE an Opinion of Appropriateness for item PL 2021-0077 at 305 A St. George Street and for the owner to come back to the Board in the future. The motion was SECONDED by Mr. Weaver.**

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

**9. Certificate of Demolition and Partial Demolition**

**9. (a) PL2021-0074– Kolsen and Associates, LLC– Applicant**
**112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee– Owner**
**112 Moore Street**

**To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.**

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 CONTINUE a Certificate of Demolition at 112 Moore Street for the following reasons:

1.The applicant did not provide a building condition assessment report in accordance with application requirements and the building's significance warrants a complete evaluation.

2.The evidence of economic hardship does not sufficiently demonstrate a hardship because it may or may not be for the correct building (it is labeled #114), some listed items would be required for new construction and some are not associated with the structure (garage and fencing etc.), and there was not a consideration of any economic incentives.

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18 certified notices were sent, 1 were returned in favor.

Item continued to the July 15, 2021, meeting. See agenda modifications.

**10. Planning and Building Staff Communications**

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

(Provided for informational purposes)

**11. Other Business**

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

Ms. Wolfe presented updates to the Board on grant projects and the AGHP.

Ms. Wolfe discussed:

- Two grants focused on Archelogy and Digital Heritage
- 4 Story Maps with Interactive components
    - Black and African Heritage Culture
    - St. Augustine 18th Century Mission Communities
    - Development and Growth of St. Augustine
    - Mapping and Monitoring
- Water Works Grant
    - Required extension, due to unforeseen circumstances
    - Internal meetings taking place on the usage of building once completed
- Three National Registered District resurveyed
    - Updates for districts had been drafted
    - Architect to provide information on flood mitigation
- National Park Service
    - Grant to provide updating of the National Historic Landmarks nomination for town plan
- AGHP Update
    - Survey to be reviewed by Board before being disturbed in the Fall
- Community Outreach Plan for Partial Demolition Document
    - Document name need to be transparent
    - HARB authority on design review for partial demolitions
    - Review of partial demolition outside of HP districts
    - Only cover seven percent of landmass and less than 25% of Cities building inventory

Ms. Wolfe replied to Mr. Weaver stating HARB would be allowed to review the reconstruction for the partial demolitions. She stated for full demolition the application had to be presented to the Board and if the applicant were not able to present the case the Board could deny.

Mr. Weaver asked about the archaeological maps and if they were available for viewing.

Ms. Wolfe told Mr. Weaver the maps were still under review the Division of Historical Resources for content and editing by City staff.

Mr. MacDonald asked for an agenda item to be added to the next meeting to discuss the HARB rules and procedures for review to avoid materials being turned in late.

Ms. Wolfe stated the Chair, Ms. Duncan, would not attend next meeting but she would speak to her about the HARB procedures for her feedback and have it on the agenda for the next month's meeting.

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## 12. Adjournment

There being no further business, the meeting was adjourned at 6:20 P.M.[5]

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**Catherine Duncan, Chairperson**

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[5] Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for July 15, 2021 Meeting**



Application PL2021-0090 Address: 298 St. George Street

Applicant: Doris A. Vidan
Property Owner: Doris A. Vidan

Project description: To replace the existing historic wood door and side lights with a new door and sidelights on the south and west elevations of the building.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular (with Bungalow elements) | Florida Master Site File: | SJ01940 |
| National Register: | N/A | Construction date: | 1910- 1911 |
| Archaeology Zone: | IC | Zoning District: | HP-1 |
| Parcel number: | 2007400000 | | |
| Agenda Item: | 5(a) | Previous Action(s): | PL2019-0024 |

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of St. George Street, bounded by Cordova Street and Lake Maria Sanchez to the west, and south of St. Francis Street, the one-story residential building at 298 St. George Street was constructed between 1910 – 1911, with a two-story addition on the northeast corner, according to the Florida Master Site File, and as seen on the attached Sanborn maps.
2. Since new wood French doors and sidelights are proposed to replace the historic French doors and sidelights that have true divided lights on the south and west elevations, a Certificate of Appropriateness (COA) approval by the HARB is needed before a building permit application can be approved. The proposed new doors appear to be similar to the existing as they will be painted wood with 7/8" profile exterior muntins and dark bronze hardware, but there will be an oil-rubbed kickplate below and a single sheet of insulated glass instead of multiple pieces of glass in each unit. Furthermore, the new glass will not have the same subtle differences on the surface as is visible on the historic glass, especially at a closer distance.
3. A previous COA application (PL2019-0024) was approved at the April 2019 HARB meeting for the replacements of rear wood windows and the front door with the finding that the windows required replacement.
4. According to the Architectural Guidelines for Historic Preservation (AGHP), historic doors and details like sidelights that contribute to the architectural character of the building should be retained and repaired.
5. Justification for replacing the existing doors with the proposed was provided by the applicant / homeowner, includes the difficulty to open and shut the doors, the south door dragging on the floor when opening causing her not to use her south patio, the extensive areas of non-impact resistant glass, areas of deterioration and weathering in the wood materials, many areas of different hardware installed or repairs done over the years resulting in loss of wood, and lack of weather stripping which allows bugs and weather in.
6. The doors and sidelight units could likely be repaired and returned to working order by a skilled craftsman. This area of the city is not in a wind zone, so impact resistant glass is not required for new doors and windows. However, the applicant prefers doors and sidelights with impact glass, even though it is not required by code.
7. Overall, the replacement doors and sidelights will have a similar appearance and size, will be installed in the same opening as the existing, and could be a reversable feature. The subject doors will not be visible from the front facing streetscape, as they are located towards the rear on the south side elevation as well as the rear (west) elevation of the building, with these elevations visible but set back a distance from Cordova Street.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board APPROVE **a CERTIFICATE OF APPROPRIATENESS at 298 St. George Street because the replacement doors and sidelights meet the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10.**

*Julie Courtney*
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. On the south (side) and west (rear) elevations: Replace a single French door flanked by sidelights, both having true divided lights, with a single wood door and sidelights with exterior muntins with a raised 7/8" profile, 4-1/2" flat casing trim, and oil-rubbed bronze hardware and kickplate. Exterior to be painted the same as the existing.

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

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

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

***Doors and Entrances***

**Do...**

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

**Don't...**

- Introduce or change the location of doors and entrances that alter the architectural character of the building.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

**Post-1821**

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

***Windows and Window Treatments***

**Do...**

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.

**Don't...**

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

**Post-1821**

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

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

LIST OF ATTACHMENTS:

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

# STAFF PHOTOGRAPHS
# 298 St. George Street





Front façade / east elevation facing St. George Street
and west / rear elevation of house facing Cordova Street:
Area of one of the proposed door replacements is on the rear at the north end or northwest corner of the house

# STAFF PHOTOGRAPHS
## 298 St. George Street





Existing historic door and sidelights proposed for replacement on west / rear elevation of house facing Cordova Street (on north end or northwest corner of the house)

# STAFF PHOTOGRAPHS
## 298 St. George Street





Existing historic door and sidelights proposed for replacement on west / rear elevation of house:
Showing repaired areas of wood loss from previous hardware and weathering of wood

# STAFF PHOTOGRAPHS
## 298 St. George Street






Existing historic door and sidelights proposed for replacement on west / rear elevation of house:
Showing true divided lights and historic glass (variations in the glass are difficult to see in photos)

# STAFF PHOTOGRAPHS
## 298 St. George Street





From interior: existing historic door and sidelights proposed for replacement on west / rear elevation of house
Showing repaired areas around hardware and historic glass

# STAFF PHOTOGRAPHS
## 298 St. George Street







Existing historic door and sidelights proposed for replacement on south / side elevation of house - on west end or southwest corner

# STAFF PHOTOGRAPHS
## 298 St. George Street





Existing historic door and sidelights proposed for replacement on south / side elevation of house:
Showing broken glass and weathering of wood

# STAFF PHOTOGRAPHS
# 298 St. George Street






From interior: existing historic door and sidelights proposed for replacement on south / side elevation of house
Showing duct tape used to keep bugs out, minimal clearance for door to swing inward after new flooring installed, and areas of wear and weathering

# STAFF PHOTOGRAPHS
## 298 St. George Street





View from exterior and from interior:
Showing true divided lights and historic glass (variations in the glass are difficult to see in photos)
on existing historic door and sidelights proposed for replacement on south / side elevation of house

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

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

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I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1940 1009==

Site Name: 298 St. George Street 830== Survey Date: 7808 820==

Address: 298 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Re-subdivision of Lot 2, (lot) 868==

Lots 4 and 5 868==

Owner of Site: Name: Colee, Nellie T.;

Address: P.O. Box 57

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) 469945 (easting) 3306070 (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==

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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: +1911 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: Stuccoed wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip tower 942==

Porches & Balconies: One story open porch on front

942==

Chimney Location: Ridge, offset 942==

Materials: (882)

Chimney: Stone (coquina) 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Massive square wood posts, lattice porch railing

882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½-2 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Creek

859==

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III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Law, Women, Literature, Banking 920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half to two-story Frame Vernacular residence at 298 St. George Street was constructed between 1910 and 1911 and is one of the later houses in this neighborhood. The exterior is covered with wood shingles with a foundation wall of stucco. There are massive square wood posts and lattice railing on the one-story open front porch. The chimney is made entirely of coquina concrete block. According to the 1930 updated Sanborn Fire Insurance Maps, the building was constructed as a one-story dwelling with a two-story addition on the north side. A view of 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

(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.

Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A 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)

Between 1911 and 1915 the house at 298 St. George Street was the residence of Roger S. Baldwin, an attorney and the proprietor of Yale Farms.(4) In the 1920's and 1930's it was the home of State Senator A. M. Taylor, who was also the president of People's Bank for Savings in 1930 and longtime manager of the Alcazar Casino. Senator Taylor was the father of Edith Taylor Pope, novelist and wife of State Senator Verle A. Pope of St. Augustine. In an article printed by the St. Augustine Record in 1934, Taylor described the early days of St. Augustine when he first started coming to the city in 1884:

> "Senator A. M. Taylor has been coming to St. Augustine since 1884, but he did not actually come to make his home in the city until 1889 when he came with O. D. Seavey, to manage the Casino in Hotel Alcazar. He continued as manager for 25 years.
>
> "Senator Taylor, one of the St. Augustine's most noted raconteurs, and always in request as a speaker at public affairs, was asked by a Record reporter to do some 'reminiscing' for the Record's 40th Anniversary Edition, and talking

informally he said:

'My first visit to St. Augustine was in 1884.

'There was no direct railroad to St. Augustine in those days. You took a boat at Jacksonville, went to Tocoi on the St. Johns River and then got on the little narrow guage road for St. Augustine.

'There was no Cathedral Place west of St. George Street, no Ponce de Leon. Alcazar nor Cordova Hotels, and Hotel San Marco was beyond the City Gates. A building stood between the Post Office and our present busy (?) corner. Sabin and Moulton Company were downstairs and Dr. Rainey upstairs. What is now our Post Office Park was an open field surrounded by high fence. The Post Office business was small affair in those days, the entire expenses of the office was less than $2,000.00 a year, there were no carriers, no parcel post, no postal savings, no nothing much. The hall over the Post Office was used for meetings--religious and otherwise. Grace Methodist Church started there, the G.A.R., and private theatricals held forth there.

'The only saloon was on Charlotte Street around the corner from Cathedral Place. This was the rendezvous of the "Tall Sluggers of the Saint Sebastians" headed by George Atwood.

'This was an active military post with guard mount and parade every day and a full military band of twenty-four pieces. Sailing boats and races were very popular. Dan Edgar was a moving spirit, and he gave purses and prizes for boat races many of which were held during the winter season.'"(5)

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4. St. Augustine City Directory, 1911-12, 1914-15.
5. Ibid., 1924-25, 1927-28, 1930; Historic Properties Inventory Research File; St. Augustine Record, Sunday, October 21, 1934, p. 6.

Page 1

☐ Original
☒ Update



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

Site #8 SJ01940
Field Date 5-5-2016
Form Date 5-5-2016
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) 298 ST GEORGE STREET — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

## LOCATION & MAPPING

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 298 | | St George | Street | |

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2007400000 — 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: 1911 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

## DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1.5-2
Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. Hip tower
Windows (types, materials, etc.) single and paired DHS, 6/1, single 8/8 wood

Distinguishing Architectural Features (exterior or interior ornaments) Massive square wood posts, lattice porch railing

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) two story rear garage apt

| 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._____<br>KEEPER – Determined eligible: ☐yes ☐no Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ01940

## DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details) paired doors with decorative hatch rectangular lights

Porch Descriptions (types, locations, roof types, etc.) One story open porch on front under main roof

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

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

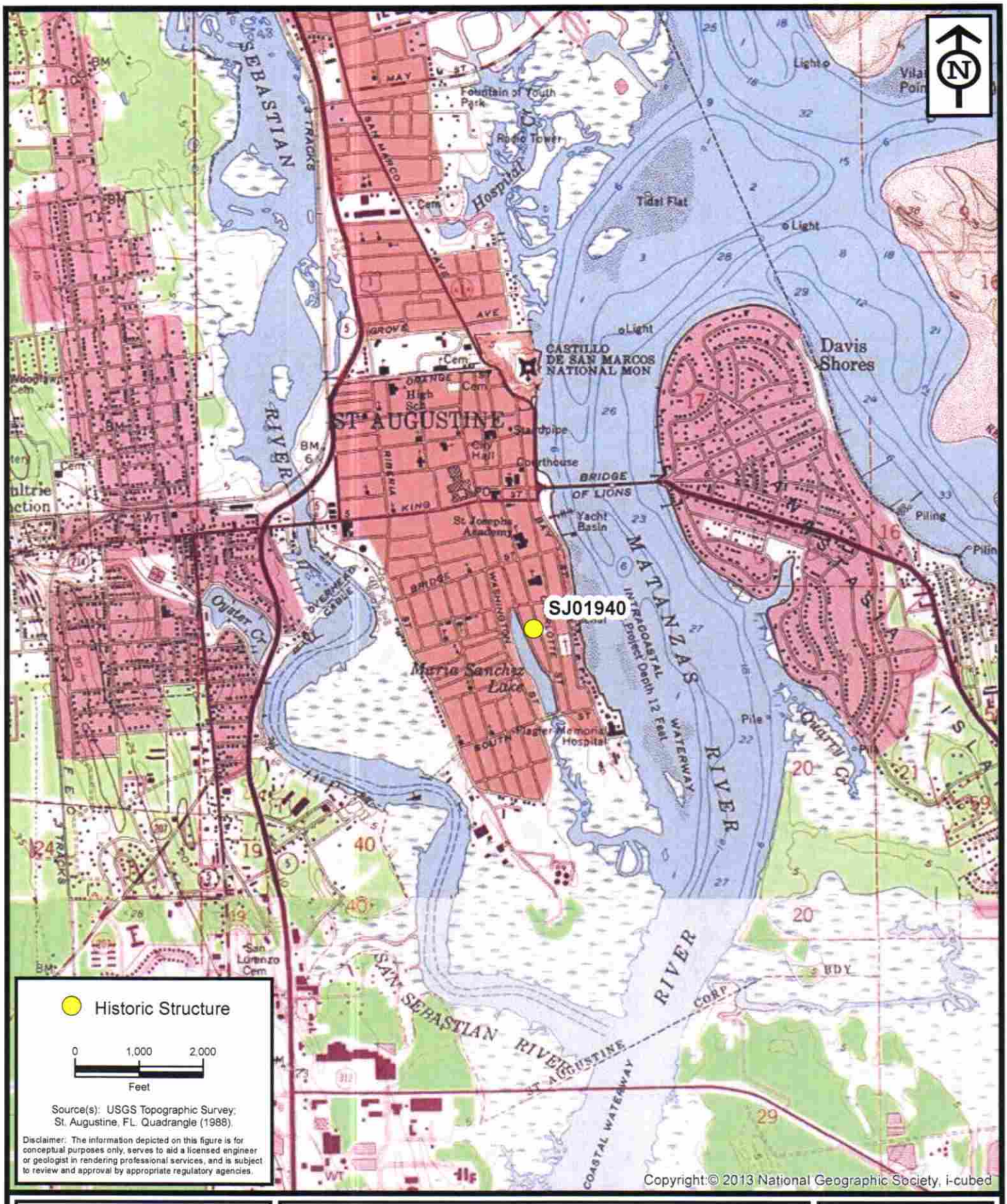
**Required Attachments**

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 - SJ01940

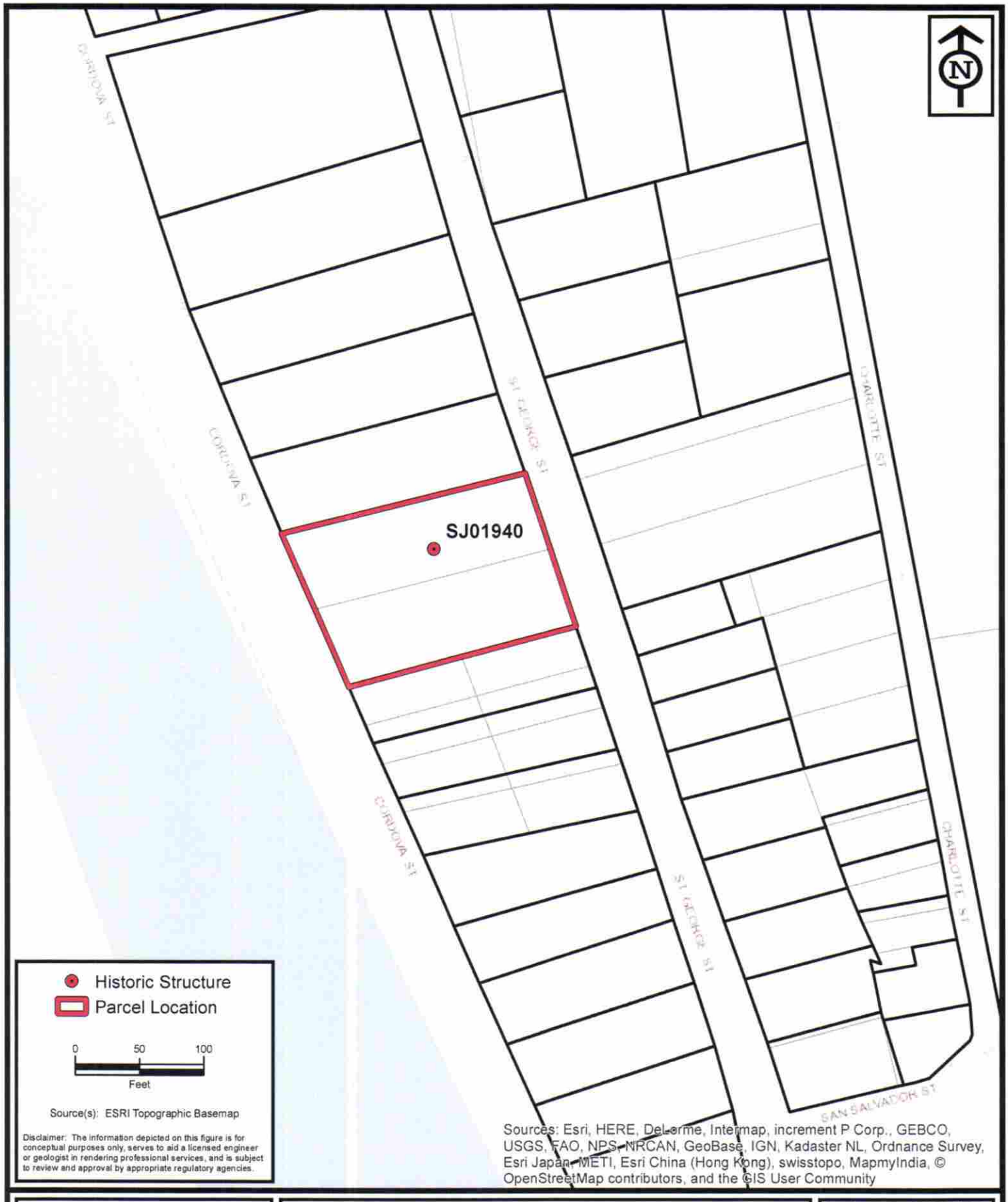
# City of St. Augustine Historic Structure Survey

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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SJ01940




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

Parcel Location - SJ01940

# 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\SJ01940\Parcel.mxd Date: 2/1/2016 11:07:21 AM

SJ01940

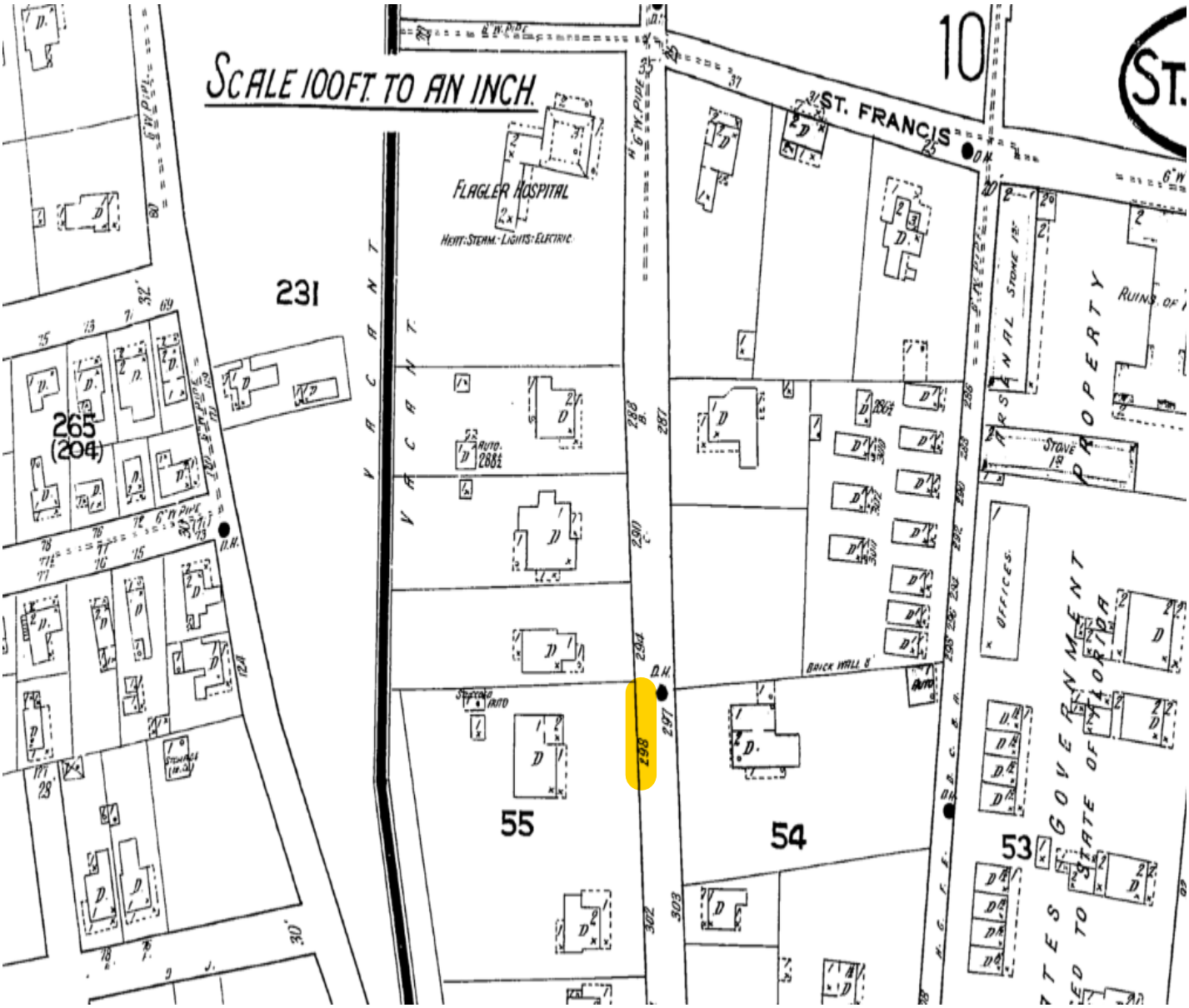

KODAK SAFETY F
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6A


298


298

# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Dec. 1917, Sheet 17




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Received June 18, 2021
Planning and Building Department

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



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL2021-0090

Receipt No. 2141187 Meeting Date: July 15, 2021

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

1. NAME OF APPLICANT DORIS A. VIDAN
   Business (if applicable) N/A
   Address 298 SAINT GEORGE STREET
   City ST. AUGUSTINE State FL Zip Code 32084
   Daytime telephone 904-501-0920 Other phone/email Vmom_49@bellsouth.net
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER DORIS A. VIDAN
   Business (if applicable) N/A
   Address 298 SAINT GEORGE STREET
   City ST. AUGUSTINE State FL Zip Code 32084
   Daytime telephone (required) 904-501-0920 Other phone N/A
3. PROJECT STREET ADDRESS 298 SAINT GEORGE ST
4. LEGAL DESCRIPTION: Lot 4&5 Block 39-C Subdivision _____ Parcel 2 007 4 00000
5. EXISTING USE SINGLE FAMILY HOME 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 | REPLACE SOUTH & WEST DOORS W/ SIDELITES |
| ☐ | ☐ | Windows | |
| ☐ | ☐ | Shutters | |
| ☐ | ☐ | Foundation (including infill) | |
| ☐ | ☐ | Exterior lighting & other appurtenances | |
| ☐ | ☐ | Existing fences, walls & gates | |
| ☐ | ☐ | Existing parking, walkways & other site features | |

Received June 18, 2021
Planning and Building Department

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

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

D. PAINT COLORS (check one)

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

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

REPLACE SOUTH AND WEST DOORS WITH SIDELITES. SUPPORTING DOCUMENTS ATTACHED

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME DORIS A. VIDAN

SIGNATURE OF APPLICANT Doris A. Vidan DATE 6/16/21

PRINT OWNER'S NAME DORIS A. VIDAN

SIGNATURE OF OWNER Doris A. Vidan DATE 6/16/21

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

PL 2021-0090 298 Saint George Street



## 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) (would help to show door on entire elevation too |
| ☐ | ☐ | ☒ | Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening) (Please confirm same size is proposed) |
| ☐ | ☐ | ☒ | For new openings, a scaled wall section |
| ☒ | ☒ | ☐ | Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware (Spec sheets provided w/ most of this info) |
| ☐ | ☒ | ☐ | Documentation of justification for changing the existing door(s) and the extent of the affected area. |

Do you have brochure on doors w/ these details?

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 provide color brochure on door w/sidelights or website pages if available. Show location of doors to be replaced on each elevation or indicated on site plan, and reason for proposed replacement.

Project number: PL2021-0090 Project Address: 298 St. George Street

Reviewed by: Julie Courtney Date: 6.22.2021

Received June 30, 2021
Planning & Building Department

June 29, 2021

Mr. Charlie Wilde
Master Craft Window & Door, Inc.
7 San Bartola Drive
Saint Augustine, FL 32086

Re: 298 Saint George Street
Certificate of Appropriateness Application for
Historic Architectural Review Board (HARB)

Dear Charlie,

Here is a summary of my appointment with Julie Courtney, Historic Preservation Planner from the City's Planning and Building Department:

We met at 9:30 on Friday, June 25, at my home. She was very familiar with the property from reviewing all of the information we had submitted prior to the two HARB hearings concerning the replacement of windows across the rear of the house.

I tried to show her all of the issues involving the two exterior doors and why it is no longer a good idea to try to repair either one of them. They have both been repaired so many times following their initial installation in the 1940's (the best I can determine) that there is barely any stable wood behind any of the handles, knobs or hinges. I personally have used a large amount of wood paste to try to stabilize all of those items.

In addition to the instability of the wood itself, the doors and frames are seriously out of alignment. I forgot to specifically show Julie, but I'm sure that it can be seen in her photos of the patio door, there are two strips of white duct tape that run from the door knob to the floor to cover a gap ¼ inch wide where I actually saw bugs entering and exiting. The tape is a definite hindrance to using the door, as well as the scrapes on the floor and the difficulty of opening all of the many locks, which are mainly there to try to hold the door in place. We no longer use the patio as a result.

I want the replacement doors and sidelights to mirror exactly what is currently in place. I want them painted the exact same color. I've consulted professional carpenters who have said the wood itself is a major problem. I want them to function as they were intended when they were installed.

Thank you,

Doris Vidan

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ALL WOOD FRAMES, AND DOORS
7/8 BEAD MUNTIN
ON EXTERIOR OF GLASS

JELD-WEN WINDOWS & DOORS
2018 ENERGY STAR HIGH EFFICIENCY HAUTE EFFICACITÉ Manufacturer of the Year Windows and Doors

*MASTER CRAFT WINDOW AND DOOR*
*7 SAN BARTOLA*
*ST AUGUSTINE, FL 32086*

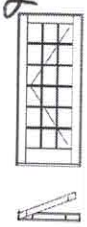
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**QUOTE BY** : Charlie Wilde
**SOLD TO** : DORIS VIDAN
DORIS
298 ST GEORGE ST
ST AUGUSTINE FL 32084
**PO#** :
**Ship Via** : Ground

**QUOTE #** : JW200800DAW - Version 0
**SHIP TO** : DORIS VIDAN
DORIS VIDAN
298 ST GEORGE ST
ST AUGUSTINE FL 32084
**PROJECT NAME** :
**REFERENCE** : NON IMPACT DOORS

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| Line 1 | Rough Opening : 38 3/8 X 87 1/2 | Frame Size : 37 5/8 X 87<br>Siteline Wood Auralast Pine, Inswing Door Product, (Single-Swing)<br>Single Panel Door,<br>( Left ),<br>4 5/8" Stile, 8 1/4" Bottom Rail,<br>Primed Exterior,<br>Clear Frame,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>4 9/16 Jamb,<br>Hydrolock Sill, Black Sill,<br>Oil Rubbed Bronze Hardware, Black/Bronze Strike Plate,<br>Harleston Traditional Multi Point, Keyed Alike,<br>Adjustable Hinges, Black/Bronze Hinge<br>Insulated Low-E 366 Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,<br>Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 wide 6 High,<br>Florida - FBC, PG 35,<br>Door No Screen,<br>Door closers should not be used with adjustable hinges. GlassThick=0.756, FL # 30030.17<br>U-Factor: 0.28, SHGC: 0.15, VLT: 0.33, Energy Rating: 14.00, CR: 63.00,<br>CPD: JEL-N-872-06299-00001<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |

LINE #2 WEST DOOR & S.L.



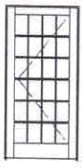
Viewed from Exterior. Scale: 1/2" =1'

| | | | | | |
|---|---|---|---|---|---|
| Line 1-1(D1) | | Siteline Wood Auralast Pine, PANEL, Inswing Door Product, (Single-Swing)<br>Panel Width= 35 15/16 , Panel Height= 84 1/4 ,<br>4 5/8" Stile, 8 1/4" Bottom Rail,<br>Primed Sash,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>Left ,<br>Multi Point,<br>Adjustable Hinges,<br>7/8" Bead SDL w/Perm Wood Insulated Low-E 366 Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,<br>Trad'l. Bead Int BAR, Primed Wood SDL, All Lite(s) Light Bronze Shadow | | | |

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| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| | | Bar,<br>Colonial 3 wide 6 High<br>Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Height*,<br>GlassThick=0.756,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 1-2(F1) | | Frame Size : 37 5/8 X 87<br>Siteline ... (Single-Swing) Wood FRAME, Auralast Pine, Inswing Door Product, Single Panel Door, Equal Panel Widths,<br>Primed Exterior,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>Hydrolock Sill, 4 9/16 Jamb,<br>( Left ),<br>Oil Rubbed Bronze Hardware, Black/Bronze Hinge Keyed Alike,<br>Harleston Traditional Multi Point, Prep, Black/Bronze Strike Plate,<br>Adjustable Hinges,<br>PG 35,<br>No Screen,<br>Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 2<br>Rough Opening : 23 3/4 X 87 1/2<br><br>Viewed from Exterior. Scale: 1/2" =1' | | Frame Size : 23 X 87<br>Siteline Wood Auralast Pine, Inswing Door Product, (Single-Swing) Single Panel Door,<br>( Stat ),<br>2 1/4" Stile, 8 1/4" Bottom Rail,<br>Primed Exterior,<br>Clear Frame,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>4 9/16 Jamb,<br>Hydrolock Sill, Black Sill,<br>Insulated Low-E 366 Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,<br>Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 wide 6 High,<br>Florida - FBC, PG 35,<br>GlassThick=0.756,<br>FL # 30030.17<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 2-1(D1) | | Siteline Wood Auralast Pine, PANEL, Inswing Door Product, (Single-Swing)<br>Panel Width= 21 5/16 , Panel Height= 84 1/4 ,<br>2 1/4" Stile, 8 1/4" Bottom Rail,<br>Primed Sash,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>Stat ,<br>7/8" Bead SDL w/Perm Wood Insulated Low-E 366 Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,<br>Trad'l. Bead Int BAR, Primed Wood SDL, All Lite(s) Light Bronze Shadow Bar, | | | |

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| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| | | Colonial 2 wide 6 High<br>Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, GlassThick=0.756,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 2-2(F1) | | Frame Size : 23 X 87<br>Siteline ... (Single-Swing) Wood FRAME, Auralast Pine, Inswing Door Product, Single Panel Door, Equal Panel Widths,<br>Primed Exterior,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>Hydrolock Sill, 4 9/16 Jamb,<br>( Stat ),<br>PG 35,<br>Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| LINE 3 & 4<br>SOUTH DOOR & S.L<br>Line 3<br>Rough Opening : 44 3/8 X 92<br><br><br>Viewed from Exterior. Scale: 1/2" =1' | | Frame Size : 43 5/8 X 91 1/2<br>Siteline Wood Auralast Pine, Inswing Door Product, (Single-Swing)<br>Single Panel Door,<br>( Left ),<br>4 5/8" Stile, 8 1/4" Bottom Rail,<br>Primed Exterior,<br>Clear Frame,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>4 9/16 Jamb,<br>Hydrolock Sill, Black Sill,<br>Oil Rubbed Bronze Hardware, Black/Bronze Strike Plate,<br>Harleston Traditional Multi Point, Keyed Alike,<br>Adjustable Hinges, Black/Bronze Hinge<br>Insulated Low-E 366 Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,<br>Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 4 wide 6 High,<br>Florida - FBC, PG 35,<br>Door No Screen,<br>Door closers should not be used with adjustable hinges. GlassThick=0.756,<br>FL # 30030.17<br>U-Factor: 0.28, SHGC: 0.15, VLT: 0.33, Energy Rating: 14.00, CR: 63.00,<br>CPD: JEL-N-872-06299-00001<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 3-1(D1) | | Siteline Wood Auralast Pine, PANEL, Inswing Door Product, (Single-Swing)<br>Panel Width= 41 15/16 , Panel Height= 88 3/4 ,<br>4 5/8" Stile, 8 1/4" Bottom Rail,<br>Primed Sash,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>Left ,<br>Multi Point,<br>Adjustable Hinges,<br>7/8" Bead SDL w/Perm Wood Insulated Low-E 366 Tempered Glass, | | | |

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| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| | | Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,<br>Trad'l. Bead Int BAR, Primed Wood SDL, All Lite(s) Light Bronze Shadow Bar,<br>Colonial 4 wide 6 High<br>Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Height*,<br>GlassThick=0.756,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 3-2(F1) | | Frame Size : 43 5/8 X 91 1/2<br>Siteline ... (Single-Swing) Wood FRAME, Auralast Pine, Inswing Door Product, Single Panel Door, Equal Panel Widths,<br>Primed Exterior,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>Hydrolock Sill, 4 9/16 Jamb,<br>( Left ),<br>Oil Rubbed Bronze Hardware, Black/Bronze Hinge Keyed Alike,<br>Harleston Traditional Multi Point, Prep, Black/Bronze Strike Plate,<br>Adjustable Hinges,<br>PG 35,<br>No Screen,<br>Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 4<br>Rough Opening : 21 3/4 X 92<br><br>Viewed from Exterior. Scale: 1/2" =1' | | Frame Size : 21 X 91 1/2<br>Siteline Wood Auralast Pine, Inswing Door Product, (Single-Swing) Single Panel Door,<br>( Stat ),<br>2 1/4" Stile, 8 1/4" Bottom Rail,<br>Primed Exterior,<br>Clear Frame,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>4 9/16 Jamb,<br>Hydrolock Sill, Black Sill,<br>Insulated Low-E 366 Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,<br>Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 wide 6 High,<br>Florida - FBC, PG 35,<br>GlassThick=0.756,<br>FL # 30030.17<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 4-1(D1) | | Siteline Wood Auralast Pine, PANEL, Inswing Door Product, (Single-Swing)<br>Panel Width= 19 5/16 , Panel Height= 88 3/4 ,<br>2 1/4" Stile, 8 1/4" Bottom Rail,<br>Primed Sash,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>Stat ,<br>7/8" Bead SDL w/Perm Wood Insulated Low-E 366 Tempered Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, | | | |

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| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| | | Trad'l. Bead Int BAR, Primed Wood SDL, All Lite(s) Light Bronze Shadow Bar,<br>Colonial 2 wide 6 High<br>Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, GlassThick=0.756,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 4-2(F1) | | Frame Size : 21 X 91 1/2<br>Siteline ... (Single-Swing) Wood FRAME, Auralast Pine, Inswing Door Product, Single Panel Door, Equal Panel Widths,<br>Primed Exterior,<br>Interior-PrePaint/Ivory/M64WXW99903,<br>No Exterior Trim,<br>Hydrolock Sill, 4 9/16 Jamb,<br>( Stat ),<br>PG 35,<br>Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,<br>PEV 2021.2.0.3380/PDV 6.296 (04/12/21)NW | | | |
| Line 5 | | REMOVE AND REPLACE DOORS | | | |
| Line 6 | | BUILDING PERMIT | | | |

AuraLast Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

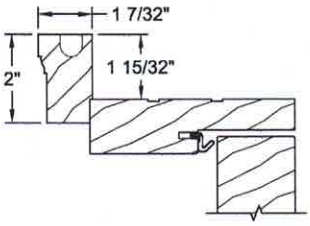
For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.

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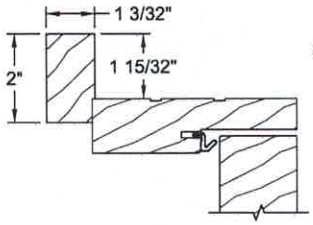


# TRIM & MULLION OPTIONS

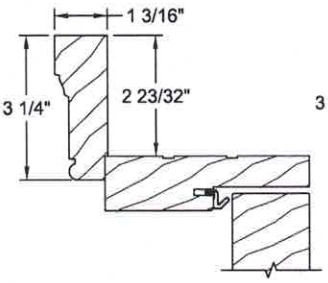
## Trim Options



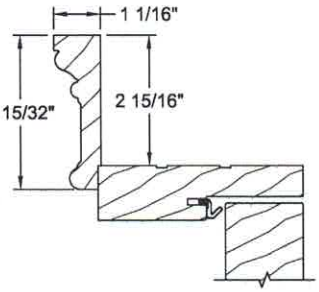

Brickmould &
Stucco Brickmould



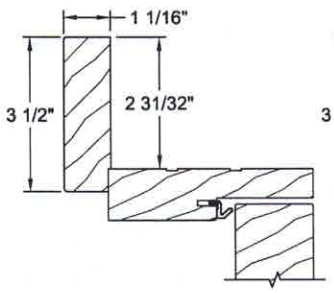

2"
Flat Casing



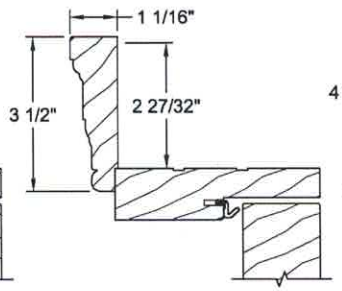

Heritage
Casing



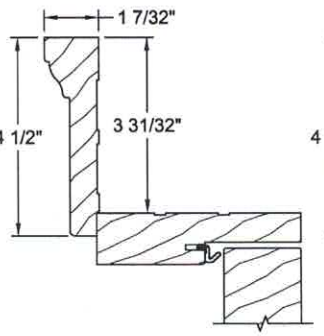

RB-3
Casing



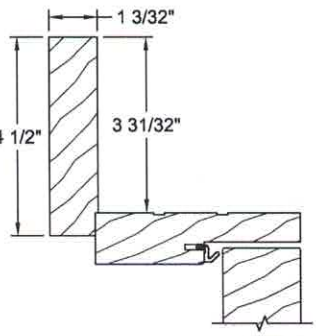

3 1/2"
Flat Casing




Adams
Casing

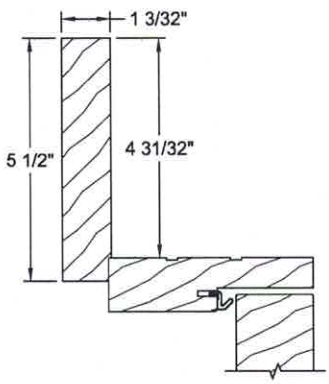



1x4 w/
Backband



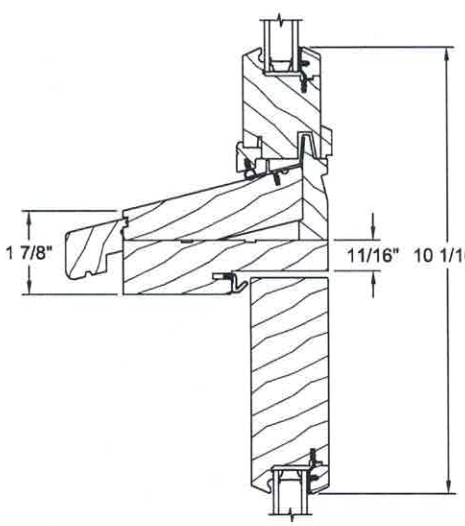

4 1/2"
Flat Casing

APPROX SIZE OF CASING FIELD APPLY




5 1/2"
Flat Casing

## Mullion Option




Transom
Inswing Patio Door



Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

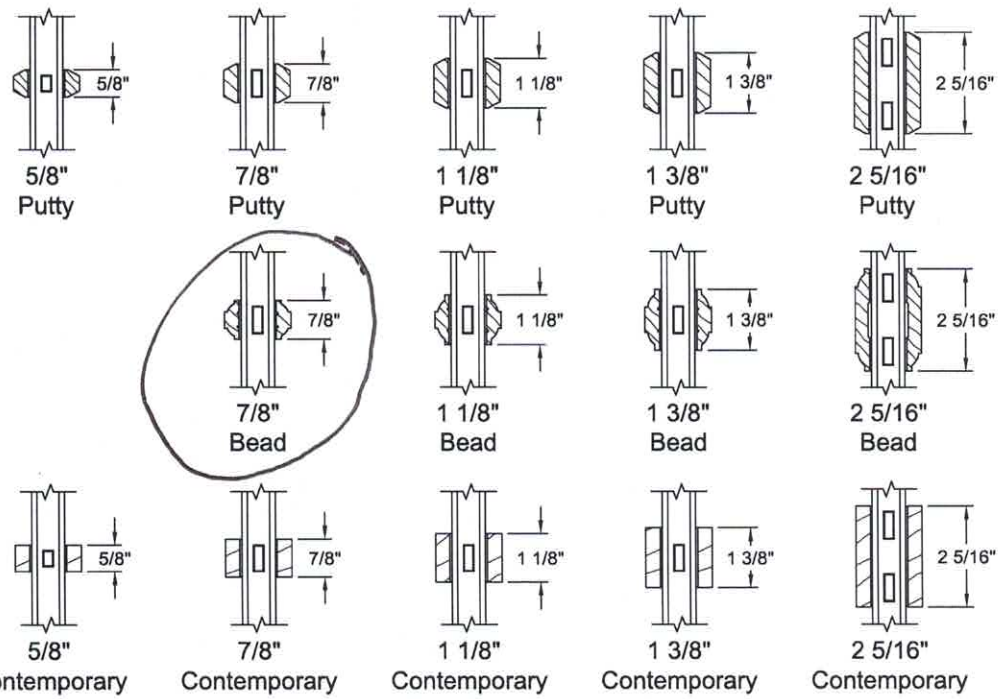
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# GRID OPTIONS

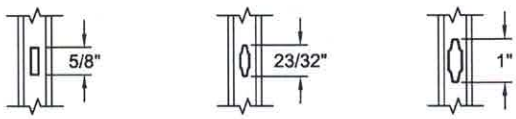
Exterior ◄——— ———► Interior

## SDL Options

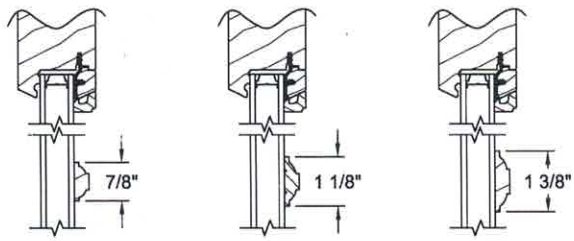



Note: Various Combinations of the SDL Bars Shown are Available

## GBG Options




## Grille Options



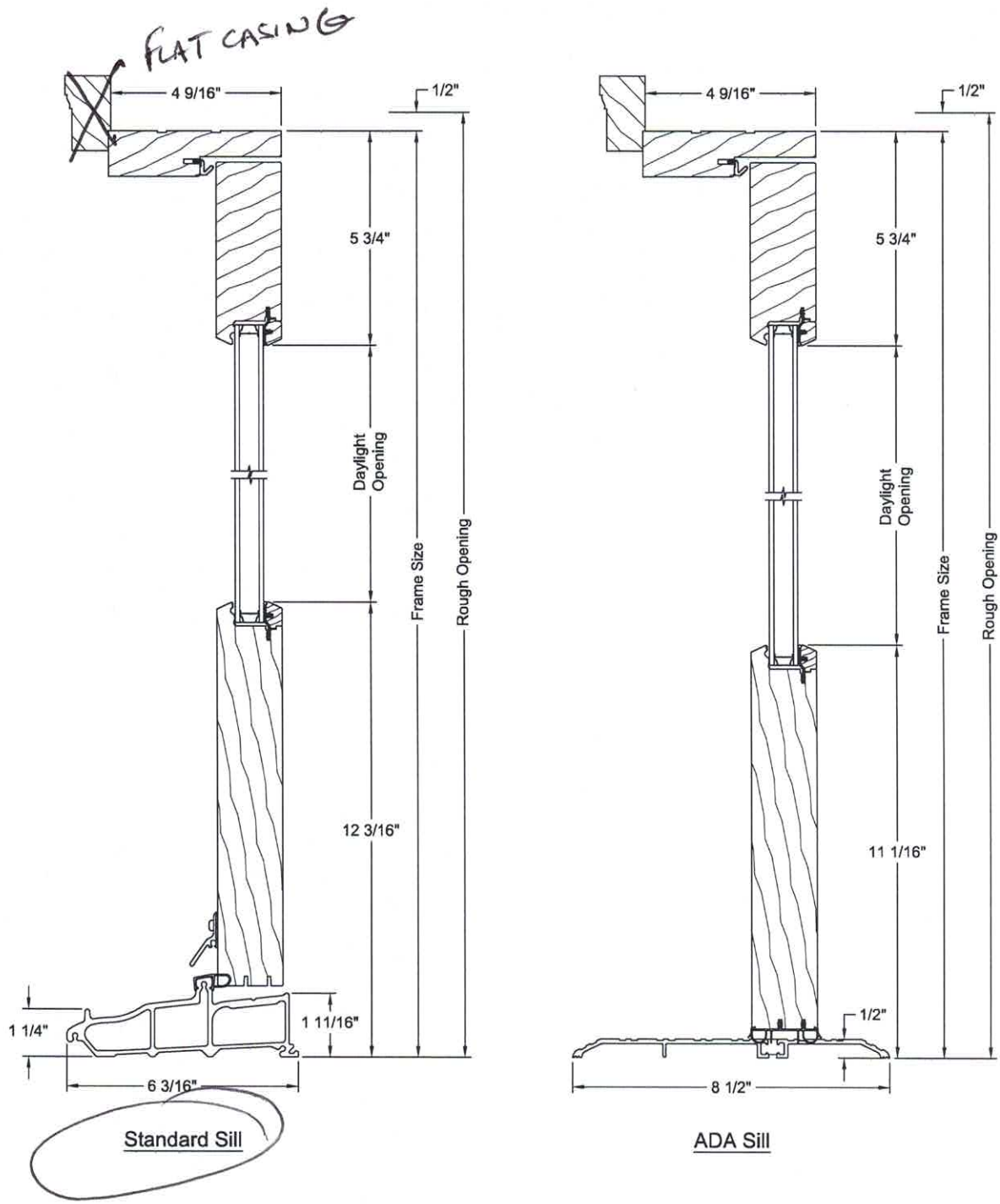



Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

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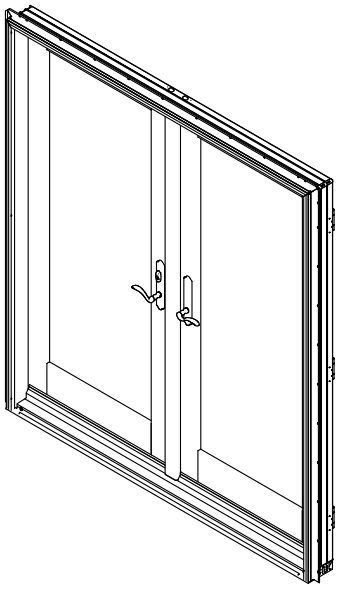
## VERTICAL OPERATOR SECTIONS - 10 1/4" BOTTOM RAIL



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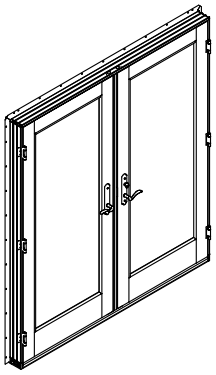
## GENERAL INFORMATION



Dimensional Doors

Siteline® Wood Inswing Patio Doors may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/8" increments from standard.

Siteline® Wood Inswing Patio Doors are available in single, twin, triple, and quad panel doors.

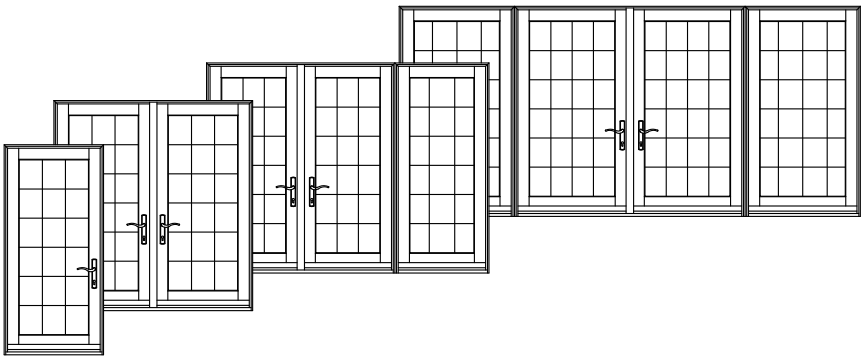


Operation

Siteline® Wood Inswing Patio Doors are available in a full range of operating styles. Single panel doors may be specified as stationary (non-venting) or can operate left or right. Center swing two- or three-panel doors are available with left or right operation.

Multiple Assemblies

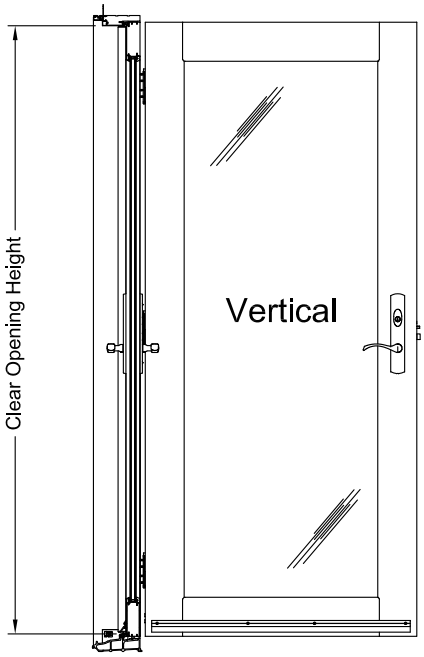
Siteline® Wood Inswing Patio Doors are available in a wide variety of multiple panel configurations from the factory, all of which are assembled with continuous sills. Mulling to like products in the field is not recommended. Instead, individual factory assembled units should be installed in contiguous rough openings, in order to provide adequate framing support to assure the best performance of the door systems.



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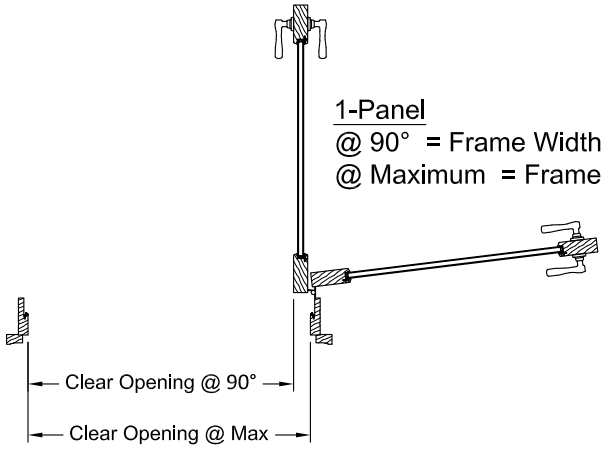


# CLEAR OPENING LAYOUT

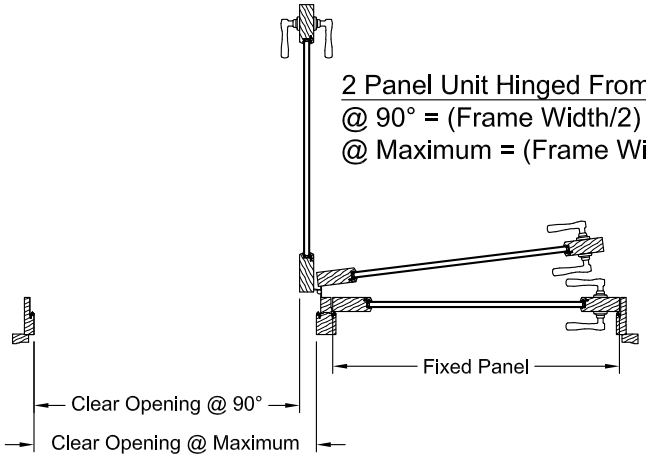



Vertical Clear Opening
Standard Sill= Frame Height - 3 7/16"
ADA Sill = Frame Height - 1 23/32"

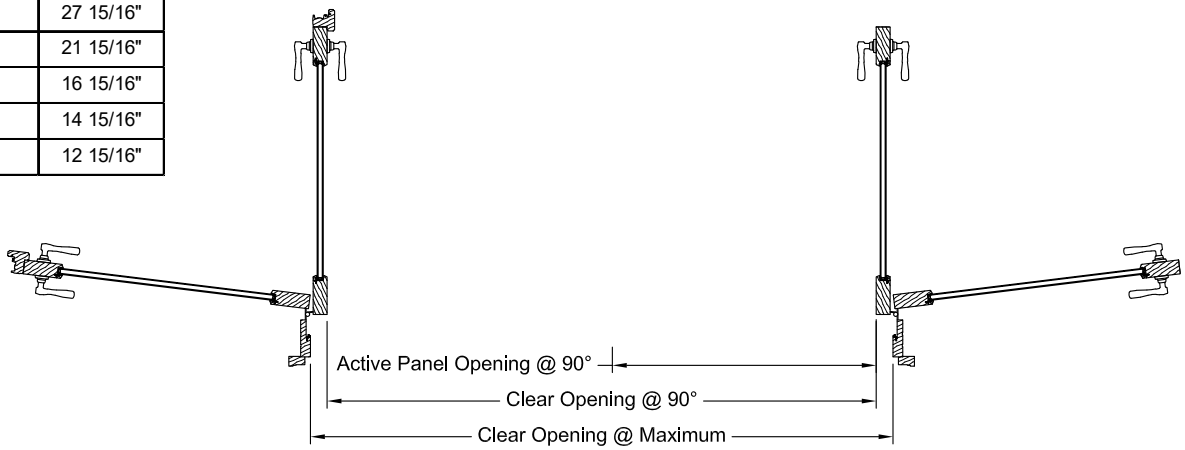
| Panel Callout | Panel Width |
|---|---|
| 3-8 | 41 15/16" |
| 3-6 | 39 15/16" |
| 3-2 | 35 15/16" |
| 3-0 | 33 15/16" |
| 2-8 | 29 15/16" |
| 2-6 | 27 15/16" |
| 2-0 | 21 15/16" |
| 1-6 | 16 15/16" |
| 1-4 | 14 15/16" |
| 1-2 | 12 15/16" |




1-Panel
@ 90° = Frame Width - 4 17/32"
@ Maximum = Frame Width - 2 7/16"




2 Panel Unit Hinged From Mull Post
@ 90° = (Frame Width/2) - 4 17/32"
@ Maximum = (Frame Width/2) - 2 15/32"




French Doors Hinged Off Jamb
@ 90° = Frame Width - 6 5/8"
@ Maximum = Frame Width - 2 7/16"
Active Panel Opening @ 90° = (Frame Width/2) - 4 27/32"

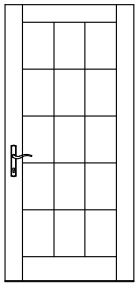
Received June 30, 2021
Planning & Building Department



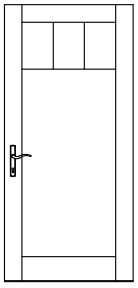
# GRID PATTERNS

Siteline® Wood Inswing Patio Doors are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

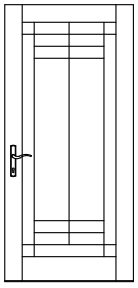
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



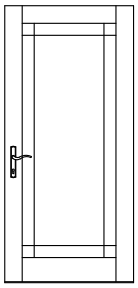
Colonial



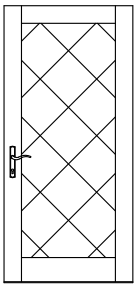
Colonial From Top Down



Uneven



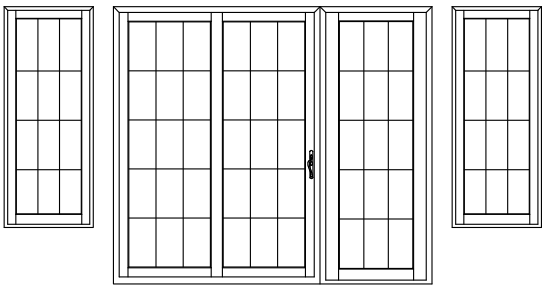
Prairie



Diamond

Bar Alignment

Alignment of bars from product to product is often required for fine architectural design. Wood grilles, SDL, & GBG may be specified with bars aligned.



| | | |
|---|---|---|
| **Approved for use in HVHZ:** No<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** No<br>**Design Pressure:** +35/-40<br>**Other:** Qualified Configurations: (OXXO) (O) (X) (OX) (XO) (XX) (OXO)<br>Received June 18, 2021<br>Planning and Building Department | | FL30030_R2_C_CAC_406-H-807.15.pdf<br>**Quality Assurance Contract Expiration Date**<br>05/30/2029<br>**Installation Instructions**<br>FL30030_R2_II_Siteline Wood Inswing Quad Door (OXXO) Install (151x99)_7-24-19.pdf<br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br>**Evaluation Reports**<br>Created by Independent Third Party: |
| 30030.13 | Siteline or W-5500 Wood | In-Swing French Door with Venting Sidelites 108-1/2" x 98-1/2" (XXXX) |
| **Limits of Use**<br>**Approved for use in HVHZ:** No<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** No<br>**Design Pressure:** +35/-40<br>**Other:** Qualified Configurations: (XXXX) (XXX) (XX) (X) & Venting Sidelite (X) | | **Certification Agency Certificate**<br>FL30030_R2_C_CAC_406-H-807.17.pdf<br>**Quality Assurance Contract Expiration Date**<br>05/30/2029<br>**Installation Instructions**<br>FL30030_R2_II_Siteline Wood Inswing Quad Door (XXXX) Install (109x99)_7-24-19.pdf<br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br>**Evaluation Reports**<br>Created by Independent Third Party: |
| 30030.14 | Siteline or W-5500 Wood | In-Swing Door 118-7/8" x 98-1/2"(OXO) |
| **Limits of Use**<br>**Approved for use in HVHZ:** No<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** No<br>**Design Pressure:** +35/-40<br>**Other:** Qualified Configurations: (OXO) (O) (X) (OX or XO Center Hinged) | | **Certification Agency Certificate**<br>FL30030_R2_C_CAC_406-H-807.19.pdf<br>**Quality Assurance Contract Expiration Date**<br>05/30/2029<br>**Installation Instructions**<br>FL30030_R2_II_Siteline Wood Inswing 3 Panel OXO Installs (119x99)_7-19-19.pdf<br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br>**Evaluation Reports**<br>Created by Independent Third Party: |
| 30030.15 | Siteline or W-5500 Wood | In-Swing Side Hinged Door (OOX) |
| **Limits of Use**<br>**Approved for use in HVHZ:** No<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** No<br>**Design Pressure:** +35/-40<br>**Other:** Qualified Configuration: (OOX) (XOO) (O) (X) (OX or XO Side Hinged) | | **Certification Agency Certificate**<br>FL30030_R2_C_CAC_406-H-807.21.pdf<br>**Quality Assurance Contract Expiration Date**<br>05/30/2029<br>**Installation Instructions**<br>FL30030_R2_II_Siteline Wood Inswing 3 Panel OOX Installs (119x99)_7-19-19.pdf<br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br>**Evaluation Reports**<br>Created by Independent Third Party: |
| 30030.16 | Siteline or W-5500 Wood | In-Swing Stationary Door 112-7/8" x 98-1/2" (OOO) |
| **Limits of Use**<br>**Approved for use in HVHZ:** No<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** No<br>**Design Pressure:** +35/-40<br>**Other:** Qualified Configurations: (OOO) (OO) (O) | | **Certification Agency Certificate**<br>FL30030_R2_C_CAC_406-H-807.23.pdf<br>**Quality Assurance Contract Expiration Date**<br>05/17/2029<br>**Installation Instructions**<br>FL30030_R2_II_Siteline Wood Inswing 3 Panel OOO Installs (113x99)_7-19-19.pdf<br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br>**Evaluation Reports**<br>Created by Independent Third Party: |
| 30030.17 | Siteline or W-5500 Wood | In-Swing Stationary Door 43-5/8" x 98-1/2" (O) |
| **Limits of Use**<br>**Approved for use in HVHZ:** No<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** No<br>**Design Pressure:** +35/-40<br>**Other:** | | **Certification Agency Certificate**<br>FL30030_R2_C_CAC_406-H-807.25.pdf<br>**Quality Assurance Contract Expiration Date**<br>05/13/2029<br>**Installation Instructions**<br>FL30030_R2_II_Siteline Wood Inswing Single Door Installs (44x99)_7-18-19.pdf<br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br>**Evaluation Reports**<br>Created by Independent Third Party: |
| 30030.18 | Siteline or W-5500 Wood | In-Swing French Door 87-1/4" x 98-1/2" (XX) |

# This Warranty Deed

Public Records of
St. Johns County, FL
Clerk# 02-035760
O.R. 1773 PG 672
02:30PM 06/19/2002
REC $9.00 SUR $1.50
Doc Stamps $3,255.00

Made this 7th day of June A.D. 2002
by WILLIAM N. CLARK and EILEEN B. RYAN, F/K/A EILEEN B. SEAMAN, husband and wife

hereinafter called the grantor, to
DORIS ANN VIDAN

whose post office address is:
298 St. George Street
St. Augustine, Florida 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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

COPY

Parcel Identification Number: 200740-0000

**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.

**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, 2002

**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:*

Name: Witness Roy O. Barnes, Jr.

Name: Witness Deborah K. Brunner

Name: Witness

Name: Witness

William N. Clark LS
Name & Address: WILLIAM N. CLARK

Eileen B Ryan LS
Name & Address: EILEEN B. RYAN, f/k/a EILEEN B. SEAMAN

LS
Name & Address:

LS
Name & Address:

State of Florida
County of St. Johns

36 Hammond Street
Acton, MA 01720

The foregoing instrument was acknowledged before me this 7th day of June, 2002, by

WILLIAM N. CLARK and EILEEN B. RYAN, F/K/A EILEEN B. SEAMAN

who is personally known to me or who has produced driver's licenses as identification.

Notary Public
Print Name: Deborah Kay Brunner
My Commission Expires:

DEBORAH KAY BRUNNER
My Comm Exp. 8/3/05
No. DD 043989
[ ] Personally Known [ ] Other I.D.

**PREPARED BY: Deborah K. Brunner**
**Associated Land Title Group, Inc.**
**93 Orange Street**
**St. Augustine, FL 32084**
**File No: 02-0781**

WD-1
5/93

Schedule A

Commencing on the West side of St. George Street about 515 feet South of St. Francis Street at the Northeast corner of Lot 3, Block 39-C, according to the Official Map of said City running thence Westerly along the North line of said Lot 3, 170 feet, more or less to the East line of the proposed extension of Cordova Street; thence Northerly along said East line of the said proposed extention of said Cordova Street, 130 feet, more or less; thence Easterly 183 feet, more or less to the West line of St. George Street; thence Southerly along the West line of said St. George Street, 125 feet, more or less to the Point of Beginning; the same being the Southerly portion of Lot No. 2, Block 39-C according to the Offiical Map of said City Of St. Augustine, Florida, dated January 1, 1905.

COPY

File No: 02-0781

# St. Johns County, FL

## Sales Questionnaire Form

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

Sales Questionnaire

## Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab




| | |
|---|---|
| **Parcel ID** | 2007400000 |
| **Location Address** | 298 ST GEORGE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City of St Augustine (Cordova/St George St) (610.41) |
| **Tax Description*** | CITY OF ST AUG RE-SUB OF LOT 2 BLK 39-C LOTS 4 & 5 OR1773/672<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 19-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.4926 |
| **Acreage** | 0.550 |
| **Homestead** | Y |

## Owner Information

| | |
|---|---|
| **Owner Name** | Vidan Doris Ann 100% |
| **Mailing Address** | 298 SAINT GEORGE ST<br>SAINT AUGUSTINE, FL 32084-5026 |

## Map



## Valuation Information

| | 2021 |
|---|---|
| Building Value | $181,773 |
| Extra Features Value | $7,207 |
| Total Land Value | $666,900 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$855,880** |
| Total Deferred | $311,933 |
| Assessed Value | **$543,947** |
| Total Exemptions | $50,000 |
| Taxable Value | **$493,947** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2020 | $249,546 | $7,207 | $592,800 | $0 | $0 | $849,553 | $536,437 | $363,116 | $486,437 |
| 2019 | $182,706 | $7,207 | $518,700 | $0 | $0 | $708,613 | $524,376 | $234,237 | $474,376 |
| 2018 | $155,299 | $7,207 | $518,700 | $0 | $0 | $681,206 | $514,599 | $216,607 | $464,599 |
| 2017 | $161,390 | $5,021 | $518,700 | $0 | $0 | $685,111 | $504,015 | $231,096 | $454,015 |
| 2016 | $167,480 | $5,021 | $518,700 | $0 | $0 | $691,201 | $493,648 | $247,553 | $443,648 |
| 2015 | $156,216 | $5,021 | $400,140 | $0 | $0 | $561,377 | $490,216 | $121,161 | $440,216 |
| 2014 | $121,178 | $5,021 | $360,126 | $0 | $0 | $486,325 | $486,325 | $50,000 | $436,325 |
| 2013 | $123,232 | $5,021 | $360,126 | $0 | $0 | $488,379 | $488,379 | $50,000 | $438,379 |
| 2012 | $127,340 | $5,021 | $360,126 | $0 | $0 | $492,487 | $492,487 | $50,000 | $442,487 |
| 2011 | $129,394 | $5,021 | $400,140 | $0 | $0 | $534,555 | $529,576 | $54,979 | $479,576 |
| 2010 | $133,502 | $5,021 | $444,600 | $0 | $0 | $583,123 | $521,750 | $111,373 | $471,750 |

## Exemption Information

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

## Building Information

**Building** 1
**Actual Area** 3408
**Conditioned Area** 2773
**Actual Year Built** 1910
**Use** Single Family Residence
**Style** 01
**Class** N
**Exterior Wall** Wood Shingle
**Roof Structure** Gable Hip

**Roof Structure** Gable Hip
**Roof Cover** Composite Shingle
**Interior Flooring** Pine Wood, Sheet Vinyl
**Interior Wall** Drywall
**Heating Type** Air Duct
**Air Conditioning** Central
**Bedrooms** 0
**Baths**

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Wood Shingle | 100% |
| Roofing Structure | Gable Hip | 100% |
| Roofing Cover | Composite Shingle | 100% |
| Interior Walls | Drywall | 100% |
| Interior Flooring | Pine Wood | 50% |
| Interior Flooring | Sheet Vinyl | 50% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Wood Frame | 100% |
| Plumbing | 8 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Floor System | Wood Frame | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| PATIO | 0 | 297 |
| BASE AREA | 2038 | 2038 |
| FINISHED DECK | 0 | 32 |
| FINISHED OPEN PORCH | 0 | 306 |
| FINISHED UPPER STORY | 735 | 735 |
| Total SqFt | 2773 | 3408 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Garage Unfinished (Average) | 0 | 0 | 0 | 0 | 572 |

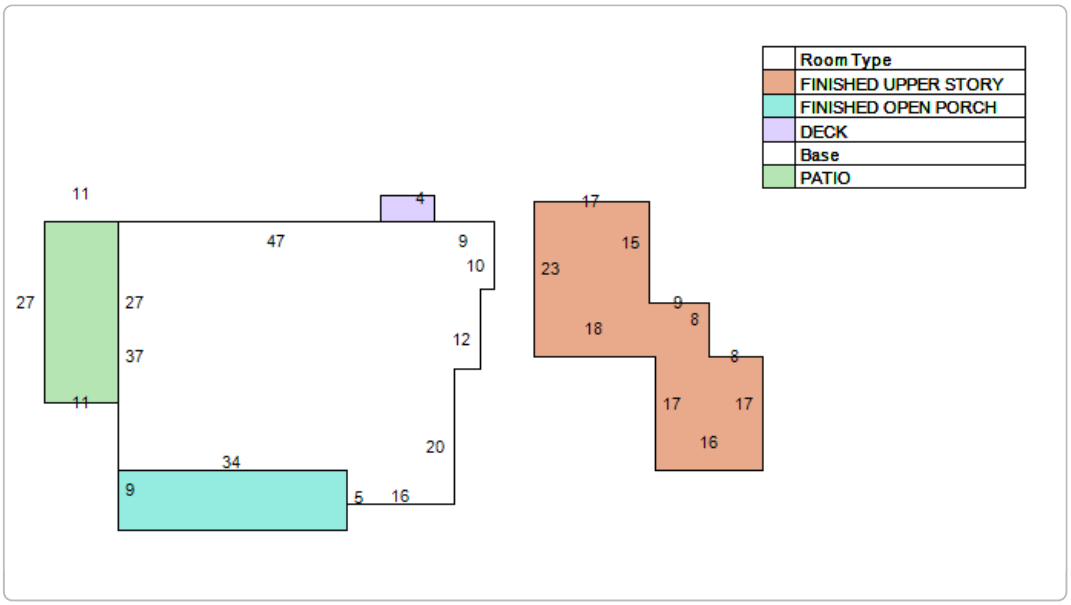
## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 130 | 185 | 130 | EF | $666,900 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 6/7/2002 | $465,000.00 | WARRANTY DEED | 1773 | 672 | Q | I | CLARK WILLIAM N & SEAMAN EILEEN B NKA RYAN | VIDAN DORIS ANN |
| | 4/30/1997 | $245,000.00 | WARRANTY DEED | 1236 | 1645 | Q | I | KERN JOHN S | CLARK WILLIAM N & SEAMAN EILEEN B (JTRS) |
| | 6/26/1995 | $0.00 | OTHER INSTRUMENT | 1116 | 60 | U | I | KERN JOHN S,NANCY ROUSSEAU KERN DECD | KERN JOHN S |
| | 4/25/1995 | $0.00 | WILL | 1116 | 56 | U | I | KERN JOHN S,NANCY ROUSSEAU KERN DECD | KERN JOHN S,NANCY ROUSSEAU KERN DECD |
| | 6/1/1983 | $118,000.00 | | 592 | 168 | Q | I | | KERN JOHN S,NANCY ROUSSEAU KERN DECD |
| | 8/1/1981 | $103,300.00 | | 504 | 261 | U | I | | |

## Sketch Information




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

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/19/2021, 12:20:21 AM

Version 2.3.127

DATE: July 15, 2021

**RE: Agenda item 6(a)**

6. Continued Items from the previous HARB meetings

a) PL2021-0061
Certificate of Appropriateness
Continuing from June 17, 2021

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

**Please note that this application was continued at the June 17, 2021 meeting without being heard, because no representative for the application was present at the meeting. There have been no new materials submitted for this application, so the June 17 staff report packet and the application packet remain unchanged.**

**Thompson Awning informed staff on July 6, 2021 that they will not be working as the contractor for this proposed project, but the applicant wishes to move forward with the application.**

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for June 17, 2021 Meeting**




Application PL2021-0061 Address: 112(A) St. George Street

Applicant: Natural Beauty Inc.

Property Owner: Daniel Pingel and Robert Geibeig

Project description: To add an awning across the storefront window and door of front façade / east elevation.

| | | | |
|---|---|---|---|
| Architectural Style: | Masonry Vernacular | Florida Master Site File: | N/A |
| National Register: | St. Augustine Town Plan Historic District: Noncontributing | Construction date: | 1952 (SJCPA) |
| Archaeology Zone: | IA | Zoning District: | HP-2 |
| Parcel number: | 1975800000 | | |
| Agenda Item: | 7(a) | Previous Action(s): | COA F2017-0169 (Denied replacing tile storefront with stucco) |

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of St. George Street, between Hypolita and Treasury Streets, the one-story Masonry Vernacular building at 112 St. George Street was constructed in 1952, according to the St. Johns County Property Appraiser's records. The mid-century period building's storefront has the same tile that is found on the adjacent and distinct buildings to 116 St. George Street.
2. Since the building currently does not have an existing awning, a Certificate of Appropriateness approval by the HARB is required before a building permit application can be approved.
3. A historic photo likely from the 1960s of the building that is included in the attachments section of this report show what appears to be two awnings with a straight bottom edge projecting over the doorway area of the storefront. A GoogleMaps image from 2012 showed an open-sided awning with a scalloped edge at the bottom.
4. The building permit application submitted prior to this COA application included the store's name across the front of the proposed awning, but the awning company was informed that awning signs are prohibited in the Historic Sign zones. For the proposed awning in this application, the text has been removed.
5. More details on how and where the awning will be fastened to the building to ensure that there will not be any potential damage to the existing storefront tile were requested by staff, as well as a plan view of the building with the projection shown. Dimensions provided by the applicant states the depth is 3'-4".
6. Overall, the awning is a reversible treatment, if it is not fastened through the façade's tile elements.
7. The applicant indicated the enclosed side design was desired to help with sun and rain and for greater strength when compared to the awnings with open sides.
8. As recommended by the Architectural Guidelines for Historic Preservation (AGHP), the proposed awning follows the lines of window or door openings that it will cover. A variety of other awnings along St. George Street storefronts were observed, with many having a scalloped bottom and a number not having the boxed form/enclosed sides. To further meet the AGHP's recommendations on compatible designs, slight modifications such as a combination between an open sided with a straight or scalloped bottom edge may be more historically appropriate to the style of the building or a more compatible contemporary design.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 112 (A) St. George Street** if **the HARB determines the proposed awning design meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10** with the following condition:

1. That the applicant provides verification that the awning installation can be done in a manner to avoid damage to the existing storefront tiles.

*Julie Courtney*
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To add a black canvas awning with a straight bottom edge and enclosed sides across the front facade / east elevation of storefront A:
    a. Overall dimensions are 12’-6” wide x 2’-6” high x 3’-4” deep

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

***Windows and Window Treatments***

**Secretary of the Interior's Standards for Rehabilitation 2, 3, 6, 9, and 10 apply.**

**2. Retention of Distinguishing Architectural Character**
**3. Recognition of Historic Period**
**6. Repair of Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
**9. Compatible Contemporary Design for New Alterations and Additions**
**10. Reversibility of New Alterations and Additions**

**Do...**

- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

**Don't...**

- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

LIST OF ATTACHMENTS:

1. Staff photographs
2. GoogleMaps Image (May 2012) showing previous awning
3. Historic images of St. George Street in the vicinity of 112 St. George Street, courtesy St. Augustine Historical Society
4. Sanborn Map

# STAFF PHOTOGRAPHS
## 112 (A) St. George Street

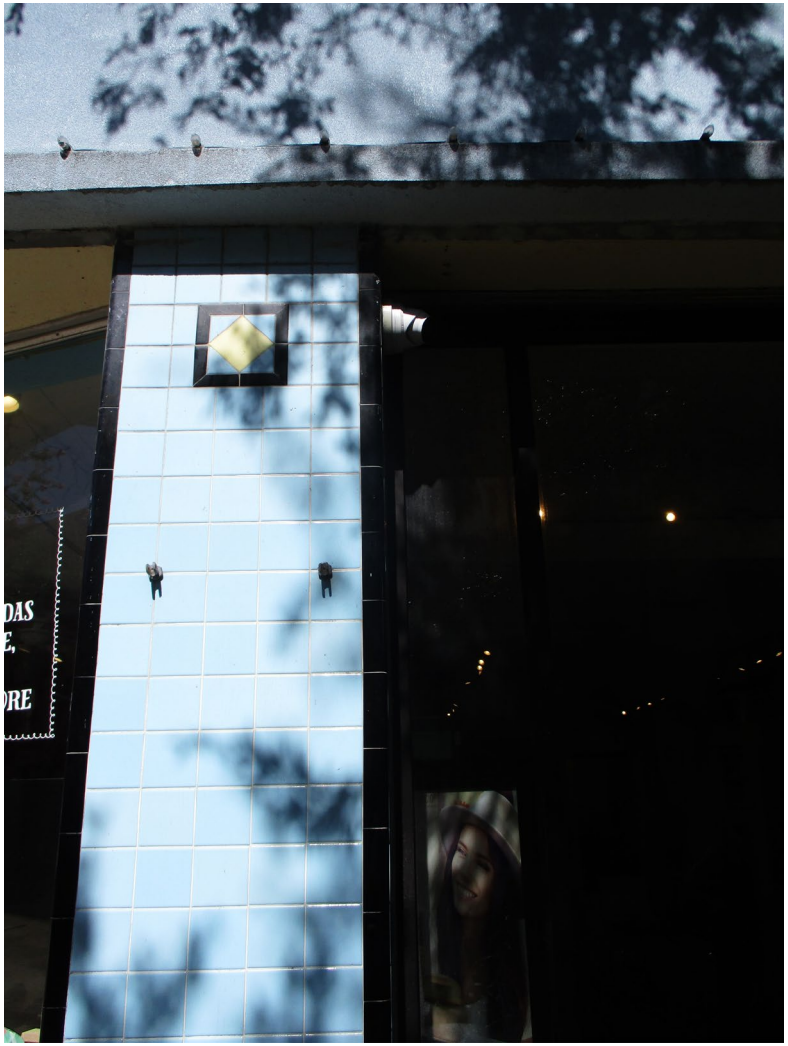







West elevation/front façade storefront where the proposed awning will be installed over the large window and door

# STAFF PHOTOGRAPHS
# 112 (A) St. George Street





# STAFF PHOTOGRAPHS
# 112 (A) St. George Street







Looking north and south along the west side of St. George Street

# STAFF PHOTOGRAPHS
# 112 (A) St. George Street






Looking northward and across to the east of St. George Street

Google Maps 112 St. George Street, St. Augustine: Previous awning visible on May 2012 image

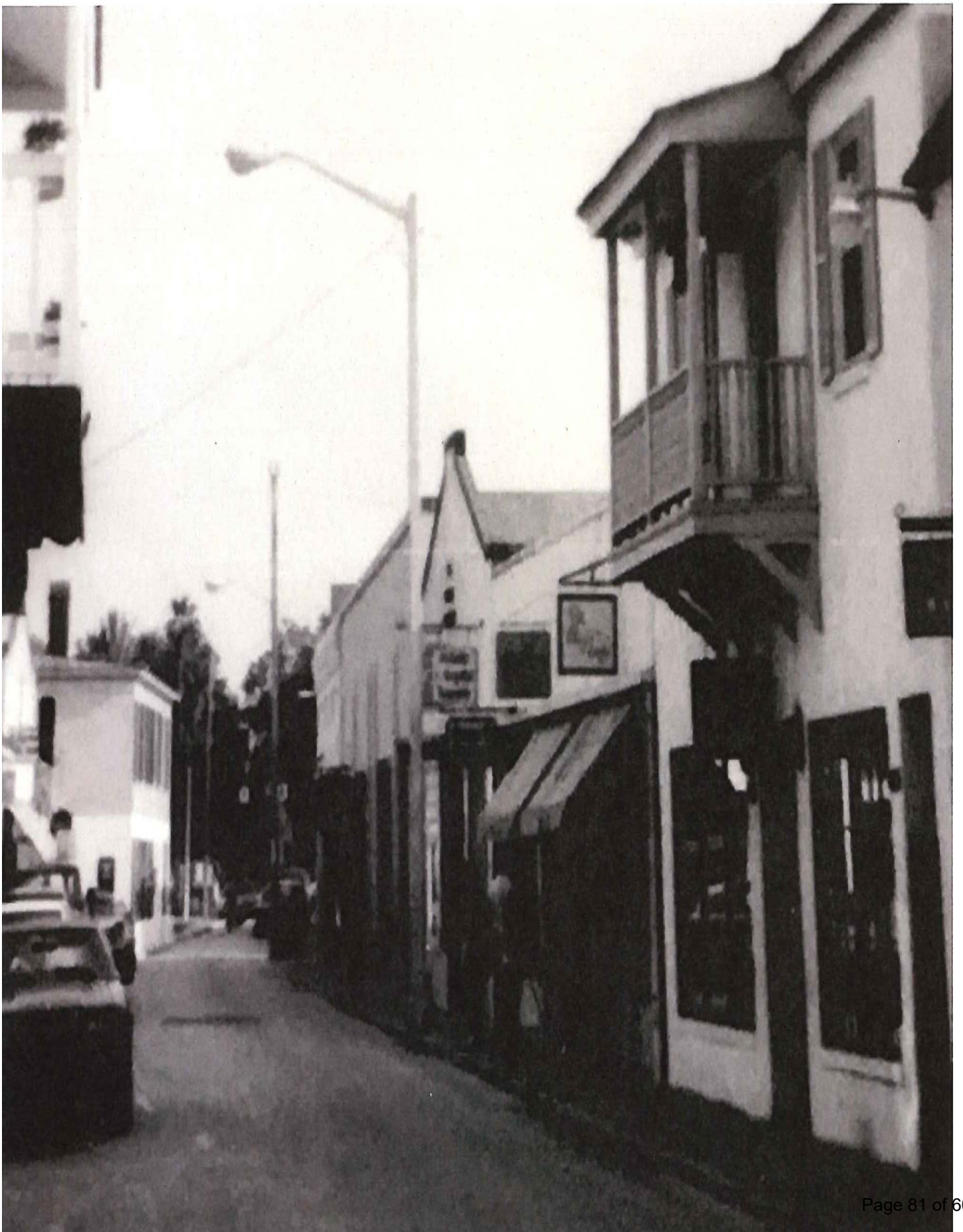



Image capture: May 2012 © 2021 Google

Google

Street View

**St. George Street c. 1960s-70s, with awnings showing at 12 St. George Street**



**Sanborn Map (1930 revised to 1961)**
**112 St. George Street**
(Building (A) is possibly labeled as 110 St. George)


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

June 17, 2021

Natural Beauty Inc.
112 St. George Street Unit A
St. Augustine, FL 32084

cc: Daniel Pingel and Robert Geibeig

Re: Certificate of Appropriateness – 112 St. George Street – PL2021-0061

Dear Applicant,

On June 17, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to add an awning across the storefront window and door of front façade / east elevation.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the July 15, 2021 meeting as described in the attached copy of the executed Order.

**All additional materials for the continued item must be submitted to the Planning and Building Department by July 2, 2021.**

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | PL2021-0061 |
| Applicant: | Natural Beauty Inc. |
| Owner: | Daniel Pingel and Robert Geibeig |
| Address: | 112 St. George Street |
| Parcel Number: | 1975800000 |

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to add an awning across the storefront window and door of front façade / east elevation

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 17 , 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the June 17, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested actio[illegible] **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and [illegible] **DENIES / CONTINUES** the Applicant's request to add an awning across the storefront window and door of front façade / east elevation.

JMW (wrap & project)

Subject to the following conditions:

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- CONTINUED TO JULY 15, 2021

DONE AND ORDERED, at a public hearing on the 17th day of June, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

**Case No. PL2021-0061**

**REQUEST [illegible] / DENIED / CONTINUED** JMW

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of June, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson

Notary Public, State of Florida

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

Received April 28, 2021
Planning and Building Department

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



## ☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL2021-0061

Receipt No. 2118535
Advertising Costs $ _____ Postage $ _____ Paid on _____

Meeting Date: 06/17/21
Receipt No. _____

1. NAME OF APPLICANT Tomer Elimelech
   Business (if applicable) Natural Beauty Inc
   Address 112 A St. George
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone 780-707-0129 Other phone/email _____
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER Daniel Pingel
   Business (if applicable) _____
   Address 121 Pinehurst Point Drive
   City St. Augustin State FL Zip Code 32092
   Daytime telephone (required) 904-806-5433 Other phone _____
3. PROJECT STREET ADDRESS 112 St George St.
4. LEGAL DESCRIPTION: Lot 7 of 1 Block 14 Subdivision City Parcel 197580-0000
5. EXISTING USE commercial PROPOSED USE commercial
6. PROPOSED PROJECT WORK

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

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

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

Received April 28, 2021
Planning and Building Department

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

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

D. PAINT COLORS (check one)

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

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

BLACK CANVAS AWNING OVER FRONT DOOR
AWNING IS 12'-6" x 2'-6" x 3'-4"
NO SIGNAGE

8. AGREEMENT NO Signage AWNING IS 12'-6" x 2'-6" x 3'-4"

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

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

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

PRINT APPLICANT'S NAME Tomer Elimelech
SIGNATURE OF APPLICANT [signature] DATE 23/03/21
PRINT OWNER'S NAME Daniel Pingel
SIGNATURE OF OWNER [signature] DATE 23/03/21

Florida Statute 286 0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Received April 28, 2021
Planning and Building Department

# LETTER OF AUTHORIZATION

**Affidavit**

To Whom It May Concern:

This Letter authorizes **Thompson Awning and Shutter Company** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 112 A St. George Street, St. Augustine, FL 32084

Company Name: Natural Blossom Phone Number: (780) 707-0129

Name: Orial Cohen Title: Owner

Address: 10718 180 st NW Edmonton AB CANADA T5S2J6

_____ Orial Cohen Owner

**SIGNATURE OF PROPERTY OWNER / AGENT** **PRINT NAME & TITLE**

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20___.

_____

**Signature of Notary State of** _____ Commission Expires _____

_____

**Print or Type Commissioned Name of Notary Public**

Personally Known ( ) **OR** Produced Identification ( )

Type of Identification Produced: _____

(Notary Stamp or Seal Required)

112 St. George Street 2021-0061



## COMPLETENESS REVIEW CHECKLIST

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

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

[ ] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

(*) **AWNING/CANOPY**

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

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

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

CONTINUED

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

**WINDOWS** (windows, shutters, and other associated features)

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

**FOUNDATION** (replacement, infill, alteration including elevation)

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

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

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

**FENCES/WALLS/GATES**

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

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

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

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

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

→ Need to know how awning will be anchored to front facade to avoid damage to tile of storefront

❖ Other details necessary for review:

If site plan of property is not available, please provide plan view (can take the St. Johns County Property Appraiser footprint of building) and draw awning's location and projection

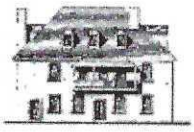
Project number: 2021-0061 Project Address: 112 St. George Street

Reviewed by: Julie Courtney Date: 5.24.21

Received April 28, 2021
Planning and Building Department

# City of St. Augustine

PERMIT REVIEW: PLAN COMMENTS
Building and Planning Department –
Historic Preservation Division



January 12, 2021

RE: 112 St. George Street (Permit Application #2020-0430)

Based on the April 2020 comments, additional information was provided on the proposed awning:

1. The proposed awning is not maintenance of an existing awning and cannot be administratively approved. The HARB will need to approve the proposed awning through a Certificate of Appropriateness. The next application deadline is Friday January 22nd for the February 18th HARB meeting.
2. Awning signs are prohibited in the Historic Sign zones.

If you have any questions please do not hesitate to contact me.

Jenny Wolfe

Jenny Wolfe
Historic Preservation Officer
E jwolfe@citystaug.com
P 904.209.4326

March 17th

April

Received April 28, 2021
Planning and Building Department

# City of St. Augustine

## PERMIT REVIEW: PLAN COMMENTS

Building and Planning Department –
Historic Preservation Division



April 2, 2020

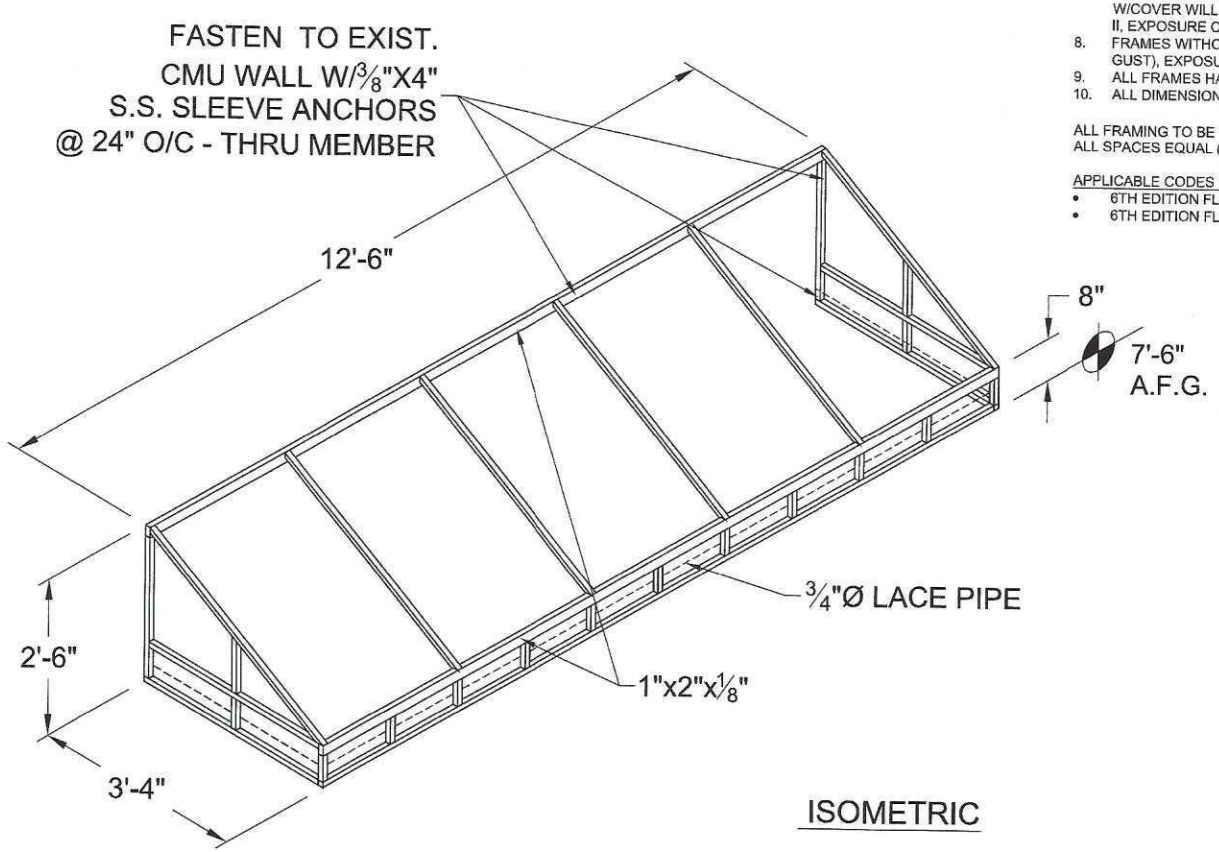
RE: 112 St. George Street (Permit Application #2020-0430)

Please be aware that this building is located in the HP-2 zoning district. Depending on project details, the work may able to be approved administratively instead of reviewed by the Historic Architectural Review Board (HARB). The recent permit application did not provide enough details on the proposed work. In order to review this permit application, we will need the following regarding the proposed work:

1. A site plan is requested indicating the location of the proposed awning.
2. Details are needed on how awning will be fastened to the building, such that damage is avoided to the storefront tile, if the awning is proposed for the front façade.

Julie Courtney
Historic Preservation Planner
E jcourtney@citystaug.com
P 904.209.4283

Received April 28, 2021
Planning and Building Department




ISOMETRIC

GENERAL NOTES

1. ALL MEMBERS SHALL BE 6061-T6 ALUMINUM TUBE.
2. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.)
3. ALL CONNECTIONS SHALL BE FULLY WELDED.
4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION)
5. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
6. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (6TH EDITION) - ASCE 7-10.
7. AWNING COVERS SHALL BE REMOVED IN PERIODS OF HIGH WINDS; SPECIFICALLY WINDS IN EXCESS OF 75 M.P.H. AWNING W/COVER WILL SUSTAIN 105 M.PH. (3 SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
8. FRAMES WITHOUT FABRIC WILL SUSTAIN 180 M.P.H. WINDS (3 SECOND GUST), EXPOSURE D.
9. ALL FRAMES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
10. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.

ALL FRAMING TO BE 1"X1"X⅛" (U.O.N.)
ALL SPACES EQUAL (U.O.N.)

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS):

- 6TH EDITION FLORIDA BUILDING CODE / ASCE 7-10
- 6TH EDITION FLORIDA FIRE PREVENTION CODE

2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
(904) 355 - 1616

Thompson Awning & Shutter Co.

NATURAL BLOSSOM
112-A ST. GEORGE ST.
ST. AUGUSTINE, FLORIDA 32084

LTL ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407
(561) 478-1645 Fax: (561) 478-6881

DATE: 3/10/20
SCALE: N.T.S.
DRAWN: JR
CHECKED: LT
JOB No: 10673440

SHEET 1 OF 1

LEONARD A. TYLKA, JR. PE
FL. LIC. NO. 31738

Received April 28, 2021
Planning and Building Department

# CERTIFICATE OF FLAME RETARDANCE

**ISSUED TO:** THOMPSON AWNING
2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
USA

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT GA - 1201.01

**P.O. No.** 04292020

**NUMBER:** 101590

**DATE:** 5/15/2020

THIS IS A CERTIFICATE OF COMPLIANCE.

| Qty | Description of Material, Structure, Etc. |
|---|---|
| 118 | YARDS; BLACK FOREST<br>NFPA 701 SMALL SCALE , ASTME-84 CLASS A, FLAME SPREAD: 10, SMOKE DENSITY: 25, CALIFORNIA TITLE 19 section 1237 AND CALIFORNIA TB 117-2013 FOR INTERIOR & OUTDOOR USE and CAN NOT BE WASHED OFF |
| 2 | SUPPLIES/HANDLING |
| | SHIPPING FEE |
| | SHIPPED FEDEX 1497 5223 7220 |

*THE SAMPLES TAKEN FROM THE ABOVE REFERENCED FABRIC, TREATED WITH FLAMECOAT, MEETS OR EXCEEDS THE LISTED CODES AND ARE TESTED BY AFC AND/OR A 3RD PARTY TESTING LAB.
PLEASE NOTE: ANY FABRIC LEFT AT OUR FACILITY BEYOND 6 MONTHS WILL BE DISCARDED AT NO COST TO AMERICAN FLAMECOAT INC

**AMERICAN FLAMECOAT INC.**
520 Eagleton Downs Drive - D
Pineville, NC 28134
O: 704.405.2550
F: 704.543.9772
www.americanflamecoat.com

MEMBER OF NFPA

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated.
Due to the number of external forces that can diminish flame retardancy, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant. Certificate void if material is exposed to open flame or extremely hot lights or electrical wiring.

Received April 28, 2021
Planning and Building Department

RECEIVED
MAR 19 2020
Planning/Building Dept.

CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL

# REGISTERED FLAME RESISTANT PRODUCT

Product:
TEMPOTEST STARLIGHT FR

Registration No.
F-25801

Product Marketed By:
THE MIAMI CORPORATION
720 ANDERSON FERRY ROAD
CINCINNATI, OH 45238

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the **CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS** published by the California State Fire Marshal.

Deputy State Fire Marshal

Expire: 6/30/2020

FR-8






Received April 28, 2021
Planning and Building Department

Received April 28, 2021
Planning and Building Department

314



Rent 12/21 to Aug




Received April 28, 2021
Planning and Building Department

Received April 28, 2021
Planning and Building Department



Received April 28, 2021
Planning and Building Department



Received April 28, 2021
Planning and Building Department

# CITY OF ST. AUGUSTINE
## PLANNING & BUILDING DEPARTMENT
## APPLICATION FOR PERMIT TO CONSTRUCT

APPLICATION No._____

CONTRACTOR NAME THOMPSON AWNING AND SHUTTER COMPANY ADDRESS 2036 EVERGREEN AVENUE
CITY JACKSONVILLE STATE FL ZIP 32206 PH. 904-355-1616 LIC. NO. CGC1524194
PROPERTY OWNER Pingel Daniel A Etal Geibeig Robert E Jr ADDRESS 121 PINEHURST POINTE DR
CITY SAINT AUGUSTINE STATE FL ZIP 32092-0000 PH._____

**DESCRIPTION OF PROPERTY:**

JOB ADDRESS 112 ST GEORGE ST PARCEL ID NO. 1975800000 LOT_____ BLK_____ SUBDIVISION City of St Augustine
ZONING_____ FLOOD HAZARD ZONE_____ CURRENT USE OF BLDG_____ PROPOSED USE OF BLDG_____
SQUARE FEET OF AFFECTED AREA_____ LEVEL OF ALTERATION_____
**TYPE OF PERMIT:** ☑ BUILDING ☐ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL ☐ DEMOLITION ☐ BUILDING RELOCATION
**DETAILED DESCRIPTION OF PROPOSED WORK:** ONE (1) STATIONARY AWNING INSTALLED

**JOB COST:** $ 1,790.00

**PRODUCT APPROVAL INFORMATION:** PLEASE INCLUDE MANUFACTURER AND PRODUCT APPROVAL #'S

| | | |
|---|---|---|
| | | |
| | | |

BONDING COMPANY NAME & ADDRESS_____
ARCHITECT OR ENGINEERS NAME & ADDRESS LTL & ASSOCIATES, 5725 Corporate Way, Unit # 202, West Palm Beach, FL 33407
MORTGAGE LENDERS NAME & ADDRESS_____

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO CONSTRUCT AS INIDCATED. I CERTIFY THAT NO WORK HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND ALL WORK WILL BE PERFORMED IN COMPLIANCE WITH ALL CODES AND ORDINANCES REGULATING CONSTRUCTION. I UNDERSTAND THAT A SEPARATE PERMIT MUST BE OBTAINED FOR ALL APPLICABLE TRADES LISTED BELOW. IN ADDITION TO THE REQURIEMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPETY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.003 AND TO NOTIFY THE DEPARTMENT OF ENVIORONMENTAL PROTECTION IF ASBESTOS IS TO BE REMOVED.
NO EXCAVATIONS SHALL COMMENCE ON ANY STREET, ALLEY, RIGHT-OF-WAY OR UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION REGARDING THE LOCATION OF BURIED GAS OR ELECTRICAL UTILITY LINES. SUCH INFORMATION MAY BE REQUESTED BY PHONE, LETTER, AND FAX OR IN PERSON BY CONTACTING THE UTILITY NOTIFICATION CENTER IN THIS AREA. A 48 HOUR NOTICE IS REQUIRED FOR UNDERGROUND LINE LOCATION SERVICES.
**WARNING TO OWNER: FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, YOU SHOULD CONSULT WITH YOUR LENDER OR LEGAL ADVISOR BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. THIS PERMIT IS VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS AND WILL EXPIRE BY TIME LIMITATION IF THE WORK IS ABANDONED FOR 180 DAYS OR MORE.**
ISSUANCE OF A DEVELOPMENT PERMIT BY A MUNICIPALITY DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY & DOES NOT CREATE ANY LIABILITY ON THE PART OF THE MUNICIPALITY FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. ALL OTHER APPLICABLE STATE AND FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THE DEVELOPMENT.

CONTRACTOR/OWNER SIGNATURE_____ DATE 6 March 2020

**STAFF USE ONLY**

**APPROVALS:**

ZONING_____ DATE_____
ARCHITECTURAL_____ DATE_____
FIRE MARSHAL_____ DATE_____
ARCHAEOLOGY_____ DATE_____
UTILITY FEES_____ DATE_____
PUBLIC WORKS_____ DATE_____
BUILDING OFFICIAL_____ DATE_____

**PERMIT FEES:**

BUILDING $_____
PLAN CHECK $_____
ELECTRICAL $_____
PLUMBING $_____
MECHANICAL $_____
STATE SURCHG. $_____
OTHER $_____
**TOTAL FEES** $_____

**SUB-CONTRACTOR SIGN OFF:**

ELECTRICAL SUB_____
MECHANCAL SUB_____
PLUMBING SUB_____
OTHER SUB_____

REVISED: 04/17/2014

WARRANTY DEED
LONG FORM

RAMCO FORM 1

85 19474

OFF REC 683 PAGE 948

**This Warranty Deed** *Made the* 6th *day of* September *A. D.* 1985 *by*

ALAN D. PLOTTS and SUSAN P. PLOTTS, his wife,

*hereinafter called the grantor, to*

DANIEL A. PINGEL and ROBERT E. GIEBEIG, JR.

*whose postoffice address is* 30 St. George Street,
St. Augustine, Florida 32084
*hereinafter called the grantee:*

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

**Witnesseth:** *That the grantor, for and in consideration of the sum of* $10.00---- *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* St. Johns *County, Florida, viz:*

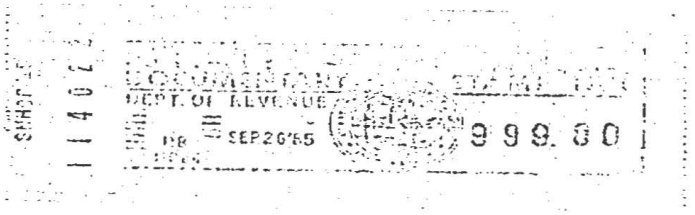
AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO that certain Party Wall located on Southerly boundary of caption according to deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and various other deeds of record.

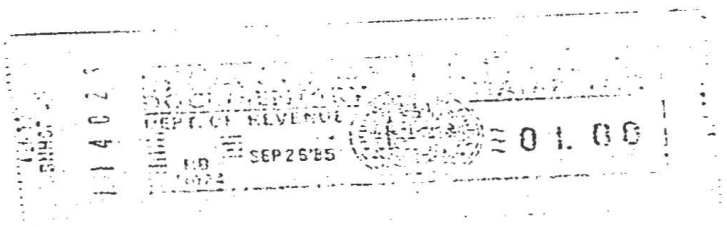
SUBJECT TO any part of caption lying within lands conveyed to City of St. Augustine by Quit Claim Deed recorded in Deed Book 165, page 492, public records of St. Johns County, Florida.

SUBJECT TO that certain mortgage from Alan D. Plotts and Susan P. Plotts, his wife, to Irene Hartley, a single person, dated October 2, 1980, and recorded October 2, 1980 in Official Records Book 467, page 25, public records of St. Johns County, Florida, which the Grantees herein agree to assume and pay.

TOGETHER WITH an easement on and across lands owned by the Grantor as described in Exhibit "B" attached hereto for the purpose of allowing the Grantee herein to maintain a single parking space (as prescribed by the ordinances of the City of St. Augustine, Florida), together with access thereto, said single parking space and access thereto to be located so as not to unreasonably restrict the Grantor's future use and development of Grantor's property. In any event, said access shall include provision for ingress and egress to the rear of the building located on properties described in Exhibit "A" attached hereto, and being conveyed to Grantee.




This instrument was prepared by:
DAVID B. PARKER, P.A.
Attorney At Law
46 Spanish Street
St. Augustine, Florida 32084




COPY

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

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

**And** *the grantor hereby convenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1984.*

COPY

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

*Signed, sealed and delivered in our presence:*

Roberta N. Butler

Roberta N. Butler
As to Grantors

Alan D. Plotts L.S.

Alan D. Plotts L.S.

Susan P. Plotts L.S.

Susan P. Plotts L.S.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Alan D. Plotts and Susan P. Plotts, his wife,

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

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of September A. D. 19 85.

Roberta N. Butler
Notary Public
My commission expires: June 9, 1988

*This Instrument prepared by:*
*Address*

EXHIBIT "A"

SCHEDULE "A"- Item 5

Being in the County of St. Johns and State of Florida, known and described as:

A tract of land in Lot 1 of Block 14, City of St. Augustine, Florida, commencing at a point on the West line of St. George Street, being the Northeast corner of Genevieve Lynn property, run thence Northerly and along the West line of St. George Street 49.93 feet to a cross inside walk and Point of Beginning of the land herein conveyed; run thence Northerly along the West line of St. George Street 30.07 feet to Northeast corner of land formerly of Nordan, now of Chauvin; run thence Westerly along the North line of land formerly of Nordan, now of Chauvin 197.72 feet to East line of Spanish Street; said point being 73 feet Northerly from Northwest corner of Genevieve Lynn property; run thence Southerly along East line of Spanish Street 24.68 feet; run thence Easterly in a straight line 137.2 feet to the center of an 8 inch block wall; continue thence Easterly on same straight line and along the center of 8 inch block wall 62 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM: A parcel of land in Lot 1 of Block 14, City of St. Augustine, Florida, being a Westerly part of that land described in Deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and being more fully described as follows: BEGINNING at the Northwest corner of said land described in Deed Book 210, page 133, thence North 80 degrees 57 minutes 30 seconds East, on the North line of said land described in Deed Book 210, page 133, a distance of 124.12 feet; thence South 8 degrees, 48 minutes East, along the West line of a building, 28.70 feet; thence South 82 degrees 49 minutes, 30 seconds West, on the South line of said land described in Deed Book 210, page 133, a distance of 125.27 feet to the Southwest corner of said land described in Deed Book 210, page 133; thence North 6 degrees 00 minutes West, on the East line of Spanish Street, 24.68 feet to the Point of Beginning.

EXHIBIT "B"



EXCEPTING THEREFROM: A parcel of land in Lot 1 of Block 14, City of St. Augustine, Florida, being a Westerly part of that land described in Deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and being more fully described as follows: BEGINNING at the Northwest corner of said land described in Deed Book 210, page 133, thence North 80 degrees 57 minutes 30 seconds East, on the North line of said land described in Deed Book 210, page 133, a distance of 124.12 feet; thence South 8 degrees, 48 minutes East, along the West line of a building, 28.70 feet; thence South 82 degrees 49 minutes, 30 seconds West, on the South line of said land described in Deed Book 210, page 133, a distance of 125.27 feet to the Southwest corner of said land described in Deed Book 210, page 133; thence North 6 degrees 00 minutes West, on the East line of Spanish Street, 24.68 feet to the Point of Beginning.

COPY

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

1985 SEP -6 PM 4:08

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

# St. Johns County, FL

## Sales Questionnaire Form

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

Sales Questionnaire

## Summary




| | |
|---|---|
| **Parcel ID** | 1975800000 |
| **Location Address** | 112 ST GEORGE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug ON St George St (COM) (610.07) |
| **Tax Description*** | 2 CITY OF ST AUG N30.07FT OF LOT 2 OF LOT 1 BLK 14 30.07FT FRONT (EX W PT LEASED TO CITY) OR683/948<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Stores (1100) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.4926 |
| **Acreage** | 0.050 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Pingel Daniel A Etal 50%<br>Geibeig Robert E Jr 50% |
| **Mailing Address** | 121 PINEHURST POINTE DR<br>SAINT AUGUSTINE, FL 32092-0000 |

## Map



## Valuation Information

| | 2021 |
|---|---|
| Building Value | $134,385 |
| Extra Features Value | $0 |
| Total Land Value | $336,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$470,385** |
| Total Deferred | $231,359 |
| Assessed Value | **$239,026** |
| Total Exemptions | $0 |
| Taxable Value | **$239,026** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2020 | $148,409 | $0 | $336,000 | $0 | $0 | $484,409 | $217,296 | $267,113 | $217,296 |
| 2019 | $95,288 | $0 | $315,000 | $0 | $0 | $410,288 | $197,542 | $212,746 | $197,542 |
| 2018 | $98,050 | $0 | $168,000 | $0 | $0 | $266,050 | $179,584 | $86,466 | $179,584 |
| 2017 | $100,812 | $0 | $168,000 | $0 | $0 | $268,812 | $163,258 | $105,554 | $163,258 |
| 2016 | $49,716 | $0 | $98,700 | $0 | $0 | $148,416 | $148,416 | $0 | $148,416 |
| 2015 | $49,716 | $0 | $93,450 | $0 | $0 | $143,166 | $134,964 | $8,202 | $134,964 |
| 2014 | $29,245 | $0 | $93,450 | $0 | $0 | $122,695 | $122,695 | $0 | $122,695 |
| 2013 | $29,245 | $0 | $93,450 | $0 | $0 | $122,695 | $122,695 | $0 | $122,695 |
| 2012 | $29,245 | $0 | $93,450 | $0 | $0 | $122,695 | $122,695 | $0 | $122,695 |
| 2011 | $29,245 | $0 | $103,950 | $0 | $0 | $133,195 | $133,195 | $0 | $133,195 |
| 2010 | $29,245 | $0 | $115,500 | $0 | $0 | $144,745 | $144,745 | $0 | $144,745 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Actual Area** | 2117 |
| **Conditioned Area** | 2101 |
| **Actual Year Built** | 1952 |
| **Use** | Stores (City/Historical) |
| **Style** | 04 |
| **Class** | N |
| **Exterior Wall** | Concrete Stucco |
| **Roof Structure** | Flat |
| **Roof Structure** | Flat |
| **Roof Cover** | Roll Composite |
| **Interior Flooring** | Carpet |
| **Interior Wall** | |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 0 |
| **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Concrete Stucco | 100% |
| Roofing Structure | Flat | 100% |
| Roofing Cover | Roll Composite | 100% |
| Interior Flooring | Carpet | 100% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Masonry | 100% |
| Plumbing | 5 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Slab | 100% |
| Floor System | Concrete Slab | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| BASE AREA | 2101 | 2101 |
| CANOPY (COMMERCIAL) | 0 | 16 |
| Total SqFt | 2101 | 2117 |

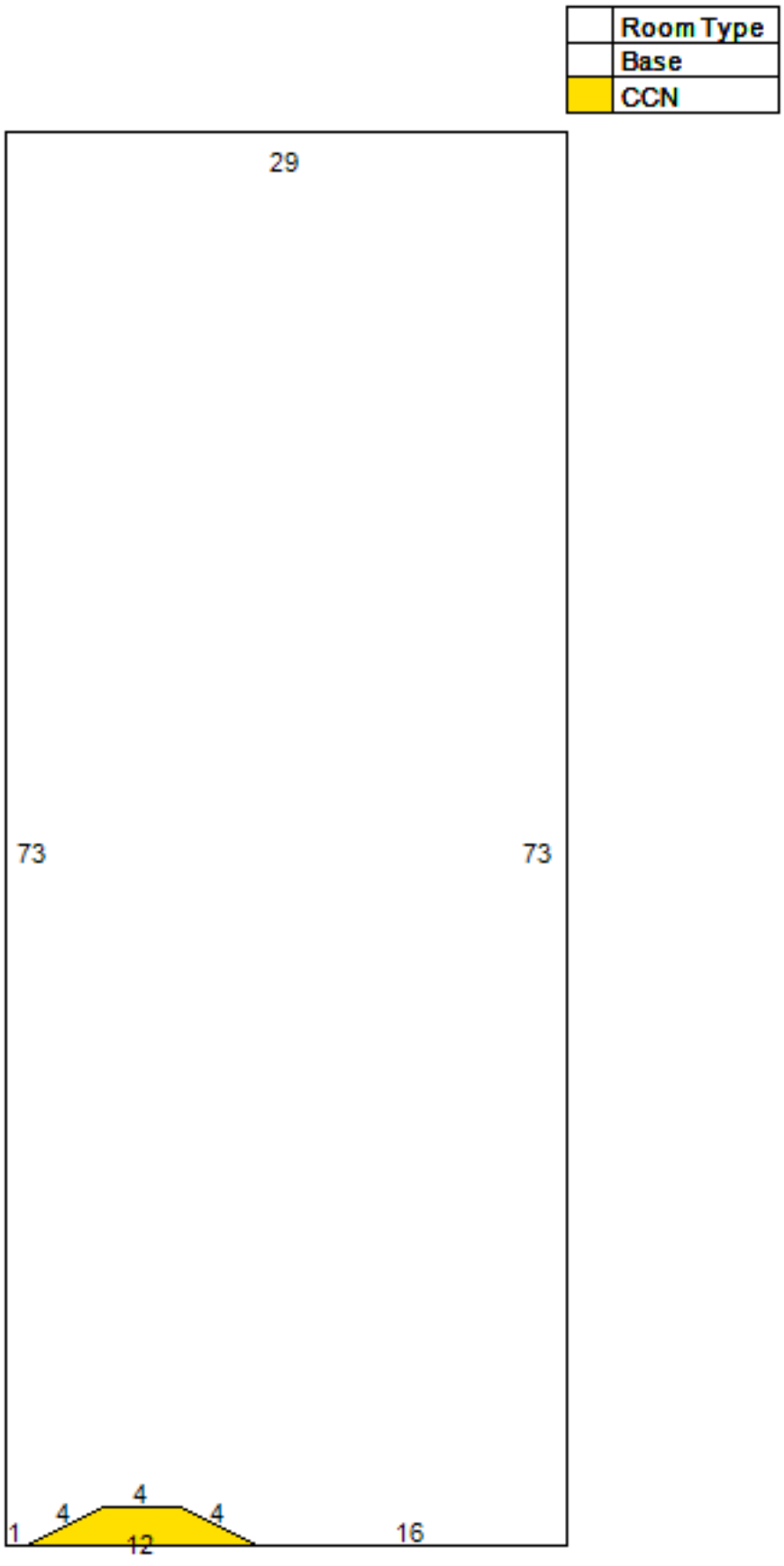
## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Stores | 30 | 70 | 2100 | SF | $336,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 9/1/1985 | $0.00 | | 683 | 948 | U | I | PLOTTS ALAN D,SUSAN P | PINGEL DANIEL A & GIEBEIG ROBERT E JR |
| | 1/1/1980 | $90,000.00 | | 467 | 23 | Q | I | | |

## Sketch Information


Room Type
Base
CCN
29
73
73
4
4
4
1
12
16






# Detail by Entity Name

Florida Profit Corporation
NATURAL BEAUTY INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | P18000080714 |
| **FEI/EIN Number** | 32-0624096 |
| **Date Filed** | 09/24/2018 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | REINSTATEMENT |
| **Event Date Filed** | 11/25/2020 |

**Principal Address**

10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Changed: 10/25/2019

**Mailing Address**

10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Changed: 10/25/2019

**Registered Agent Name & Address**

Elimelech, TOMER
1540 GLENWAY DRIVE
TALLAHASSEE, FL 32301

Name Changed: 11/25/2020

Registered Agent Resigned: 02/10/2020

**Officer/Director Detail**

**Name & Address**

Title P

COHEN, ORIAL
10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Title VP

Title VP

ELIMELECH, TOMER
10718 180 STREET
EDMONTON, AB T6M0K-4 CA

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 04/30/2019 |
| 2020 | 11/25/2020 |

**Document Images**

| | |
|---|---|
| 11/25/2020 -- REINSTATEMENT | View image in PDF format |
| 02/10/2020 -- Reg. Agent Resignation | View image in PDF format |
| 10/25/2019 -- Amendment | View image in PDF format |
| 04/30/2019 -- ANNUAL REPORT | View image in PDF format |
| 09/27/2018 -- Articles of Correction | View image in PDF format |
| 09/24/2018 -- Domestic Profit | View image in PDF format |

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for July 15, 2021 Meeting**



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

Applicant: Marquis Latimer + Halback, Inc.

Property Owner: TIITF/Department of State

Project description: To modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features. *(Continued from the May 20 and June 17, 2021 HARB meetings)*

| | | | |
|---|---|---|---|
| Architectural Style: | Jose Salcedo House: Spanish Colonial | Florida Master Site File: | Jose Salcedo House: SJ01889 |
| National Register: | St. Augustine Town Plan Historic District: Contributing | Construction date: | Jose Salcedo House Reconstructed 1962 (In St. Augustine Plan) |
| Archaeology Zone: | IA | Zoning District: | HP-3 |
| Parcel number: | 1974600000 | | |
| Agenda Item: | 6(b) | Previous Action(s): | COA PL2019-0062; COA F2014-0012 |

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application was continued from the May 20 and June 17, 2021 HARB meetings. Please refer to the staff reports and minutes from these previous meetings for earlier summaries/comments.
2. Several courtyards are adjacent to the two-story 1962 reconstruction of the Spanish Colonial Jose Salcedo House that fronts St. George Street: a coquina concrete area to the south side of the house, a crushed stone one in front / east of what was previously the detached masonry kitchen, and to the north is the third, which is the subject area for this current COA application and where a wood frame smokehouse also stands.
3. At the June meeting, the HARB noted little had changed on the revised plans. As described further in the meeting minutes, the concerns were the size of the pergola was still too large as a garden feature as it was only reduced 15", the 2x4" joists were undersized, and the plexiglass weather cover not being a compatible material with questions on how it would look long term and allow the added vine plants to grow on top. More detailed drawings were requested to accurately show how the proposed system would be constructed with the weather cover and work with the vine.
4. Revisions on the July plans include: the pergola labeled as "Grape Arbor," the length of the structure reduced by another 21", modified dimensions of the posts and upper wood members (please see page 4 for a more detailed breakdown), a larger image of the elevation and detail drawings for the structure with dimensions changed from the June version, and the modification of the fence around the mechanical equipment (discussed below).
5. There were no other revisions noted to the proposed well cover from what appeared in the June version, which were limited to the removal of the diagonal lattice panels at top when compared to the May design. More research on and reducing the size of the well cover was encouraged by the HARB in May.
6. The fence proposed to screen the mechanical equipment has been changed in configuration and appears to no longer fully enclose the area where the large units are visible at ground level. More detailed information is needed on the revisions to this proposed fence design, including the height and how much of the equipment will be screened.
7. Other unresolved items remain:
   a. All existing metal railings, as well as new, must be painted white, brown or black according to the AGHP
   b. The approved vent on the house was approved with the condition that it be painted a dark color (COA 2019-0062)
   c. The recently added bright colored outdoor metal framed furniture is considered of modern design and is not compatible with the AGHP and not reflected in photos of the courtyard current conditions provided by the applicant
8. Overall, besides the unresolved items above, these key issues have been found to be incompatible with the plans reviewed by the HARB in May and June:
   a. The size/mass of the pergola/arbor is too large for the courtyard setting proposed: The structure has been reduced approximately 3' in length since the first plans reviewed in May. But with only about 6' between the structure and the detached kitchen building, just over 3' from the stage, and even less space between the ADA ramp of the restroom building, little room is left for circulation around the structure, thereby diminishing the importance of the kitchen and smokehouse outbuildings and the separation space between the buildings and the site features.
   b. The plexiglass proposed as a weather cover is not within the AGHP recommended materials: The plexiglass remains in each of the revised plans. Details do not seem to address how the proposed vine plantings will successfully grow on top, how the material will weather, or the cover to be maintained over time. A proposed plant covering should not be accepted to mitigate the visual impacts of the plexiglass.
   c. The extent of new coquina concrete paving proposed: Since the revised plans reviewed at the May meeting, the proposed area has expanded from 17'4" x 21'4" to 18'5" x 27'. The area of the proposed coquina concrete and new structure is 467 sf compared to 464 (June) and 480 (May).

## STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussions of the HARB, and without the support of evidence to the contrary, staff finds that the board can **take the following actions on a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street**:

1. To APPROVE if the HARB determines the overall proposed design in the revised plans sufficiently addresses the HARB concerns and is now compatible with the AGHP
2. To DENY the plans because elements such as the revised pergola/arbor structure are still incompatible with the AGHP because of its scale and use of a non-compatible material and because **the project scope as designed does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9**
3. To APPROVE with the following conditions:
    a. To reduce the length/height of the pergola/arbor so that it is compatible with the kitchen building and existing courtyard setting and does not reduce the historic relationships of buildings and features on the site
    b. To remove the incompatible plexiglass material as a cover for the pergola/arbor on the permit drawings
    c. To remove the proposed addition of a well cover from the permit drawings
    d. For the screening fence around the existing mechanical equipment to be compatible in material, design, and size of the existing wood property fence and to adequately provide screening

*Julie Courtney*
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

**Summary of revisions on plans submitted for May, June, and July meetings:**
In the current revised plans received for this meeting, the pergola structure is now labeled "Grape Arbor" and a Muscadine grape vine plant is shown along with the Coral Honeysuckle plantings. The overall dimensions have been reduced to 27' x 17'-4" x over 10' high, as compared to the previously proposed 28'-9" x 17'-4"' x 10'-3" high (June) and 30'-2" x 16' x 10'-3" high (May). Similar details for a ¼" thick plexiglass "weather cover" system to be installed over the structure were included. The wood poles were reduced to 7" in diameter from 8", with spacing between them slightly changed to 8' on center instead of the 8'-6" in one direction and 8' in the other. The dimensions of the pressure treated wood joists increased to 4x4" from 2x4" (June), and 2x6" (May), and are now spaced further apart (1'8" on center instead of 1' from June). The upper beams are 6x6", decreased from the 6x8" (June) and 8" diameter (May). The proposed placement of the structure is just over 6' from the 24' x 25' kitchen building and 3'-4" from the stage. The proposed coquina concrete area has expanded from 17'4" x 21'4" on the May revised plans to 18'5" x 27'.

Revised scope proposed for the July 15, 2021 meeting
To modify site features in the courtyard adjacent to the rear one-story building to include:

1. An approximately 27' x 17'-4" x over 10' high pressure treated southern pine unpainted wood "grape arbor" structure constructed to the north of the one-story former 24' x 25' kitchen building with (12) 7' diameter wood column poles, 6x6" upper beams with 4x4" joists running perpendicular across on top, clear ¼" Plexiglas as weather cover, with 2x2" purlins above
2. A 14'-6" x 11' raised wood platform / stage and 5' wide L-shaped ramp with 2x6" wood decking, constructed along the west property line, north of the existing smokehouse building, to be 26'-7 wide overall. Aluminum powder-coated ADA rails to match existing rails on site will be mounted to wood railing system with balusters. Pressure treated southern pine unfinished wood is proposed
3. Seven 2'-4' square cedar wood planter boxes with exposed antique iron nails, fiberglass interior planter, and herb plantings of Sweet Basil, and Rosemary
4. Add Muscadine grape vine plant and Coral Honeysuckle plantings around base of arbor
5. A cedar wood covering to be constructed over the existing coquina masonry well with 4" diameter cedar posts, and a flat roof covered with cedar shake roofing. Antique wrought iron hardware and exposed antique iron nails are proposed
6. Coquina concrete paving with joints extended in northwest courtyard area under the proposed grape arbor
7. Granite gravel aggregate to be added adjacent to proposed coquina concrete paving
8. Schillings Yaupon Holly to be planted adjacent to wood platform/stage
9. Replacing existing steps on north end of ramp structure to public restrooms with a wood ramp to match the existing, measuring approximately 13'-8" long and about 5'-6" wide from outside rail to rail, with the ramp rising 12" to meet the restroom building. The wood railing system is about 42" high and aluminum powder-coated ADA rails to match the existing
10. Construct a new wood fence around the mechanical equipment at the southwest corner of the house (confirmation of dimensions, design, etc. is needed)

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

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

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

***Parking, Landscaping and Site Features***

**Do...**

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

**Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.

- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

**Pre-1821**

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

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

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

### *Electrical and Mechanical Equipment*

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

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

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

### *Roofs and Roofing*

**Do...**

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

**Don't...**

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

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

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

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

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

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

### *Fences, Walls and Gates*

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

**Don't...**
- Remove historic fences and walls.

- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.

- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

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

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

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

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

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

(Figure 1 depicts pre-1821 walls and fences.)

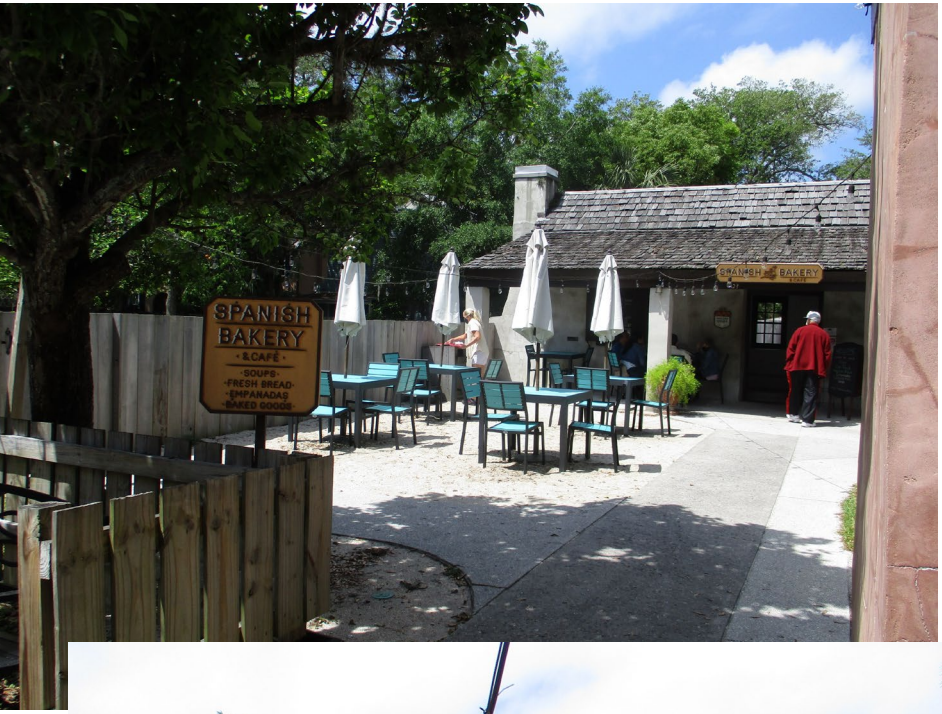
### *Historic Plant Materials*

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

LIST OF ATTACHMENTS:

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

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









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

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






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

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






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

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







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

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







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

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





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

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





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

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





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

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






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

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





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

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





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






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





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



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

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






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






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

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





Context area:  looking north and south along St. George Street

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1889 1009==

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

868==

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

Address: Tallahassee, FL

902==

Occupant or Manager: 904==

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

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

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

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

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

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

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II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

( ) Altered 858==

(X) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==

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

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, stone (coquina) 854==

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

Features of Structure: (942)

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

Foundation: Stone wall 942==

Roof Type: Gable, shed 942==

Secondary Roof Structures: Balcony, hip 942==

Porches & Balconies: Second-floor wood balcony south & east sides. 942==

Chimney Location: Offset, ridge 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Wood, shakes 882==

Ornament Exterior: Chamfered wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Restored area. 864==

Relationship to Surroundings: On street line in restored area. Part of a cluster of original colonial and reconstructed colonial buildings. 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Military, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

(over)

## V. BIBLIOGRAPHY

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

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

HISTORY

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

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

ARCHAEOLOGY

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

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

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

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

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

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

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

☐ Original
☒ Update

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

Site #8 SJ01889
Field Date 2-11-2016
Form Date 2-11-2016
Recorder #

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

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

## LOCATION & MAPPING

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| **Address:** | 42 | | St George | Street | |

**Cross Streets** (nearest / between)
**USGS 7.5 Map Name** ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
**City / Town** (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
**Township** 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
**Tax Parcel #** 1974600000 — **Landgrant**
**Subdivision Name** — **Block** — **Lot**
**UTM Coordinates:** Zone ☐ 16 ☒ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
**Other Coordinates:** X: — Y: — **Coordinate System & Datum**
**Name of Public Tract** (e.g., park)

## HISTORY

**Construction Year:** 1962 ☐ approximately ☐ year listed or earlier ☐ year listed or later
**Original Use** — From (year): — To (year):
**Current Use** Commercial — From (year): — To (year):
**Other Use** Private Residence — From (year): — To (year):
**Moves:** ☐ yes ☒ no ☐ unknown Date: — **Original address**
**Alterations:** ☐ yes ☐ no ☒ unknown Date: — **Nature**
**Additions:** ☐ yes ☐ no ☒ unknown Date: — **Nature**
**Architect** (last name first): — **Builder** (last name first):
**Ownership History** (especially original owner, dates, profession, etc.)

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

## DESCRIPTION

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

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

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

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

# HISTORICAL STRUCTURE FORM

Site #8 SJ01889

## DESCRIPTION (continued)

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

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

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

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

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

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

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) CONTRIBUTES TO THE ST. AUGUSTINE NRHD, SJ10

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

## RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

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

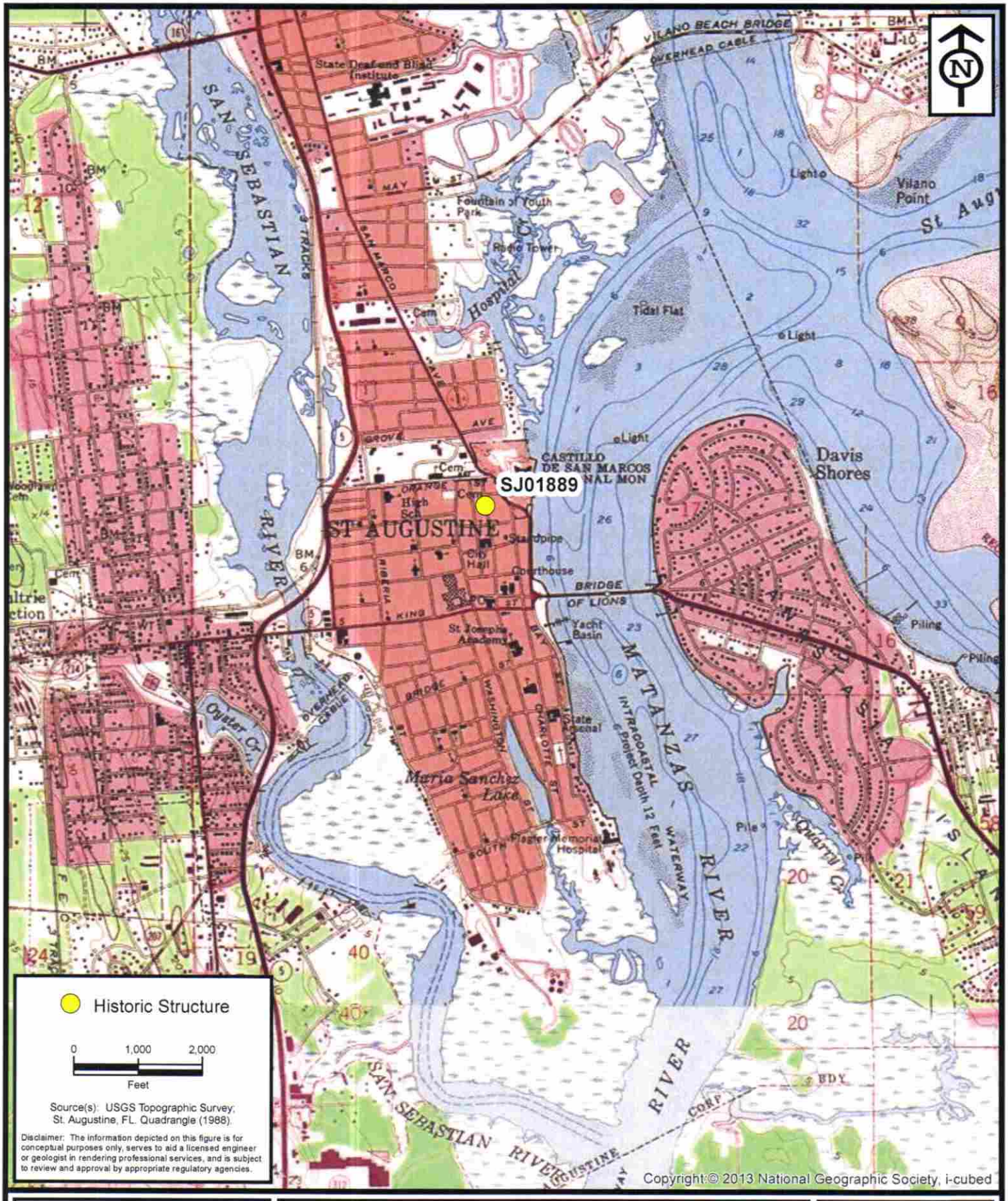
**Required Attachments**

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.




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

Project Location - SJ01889

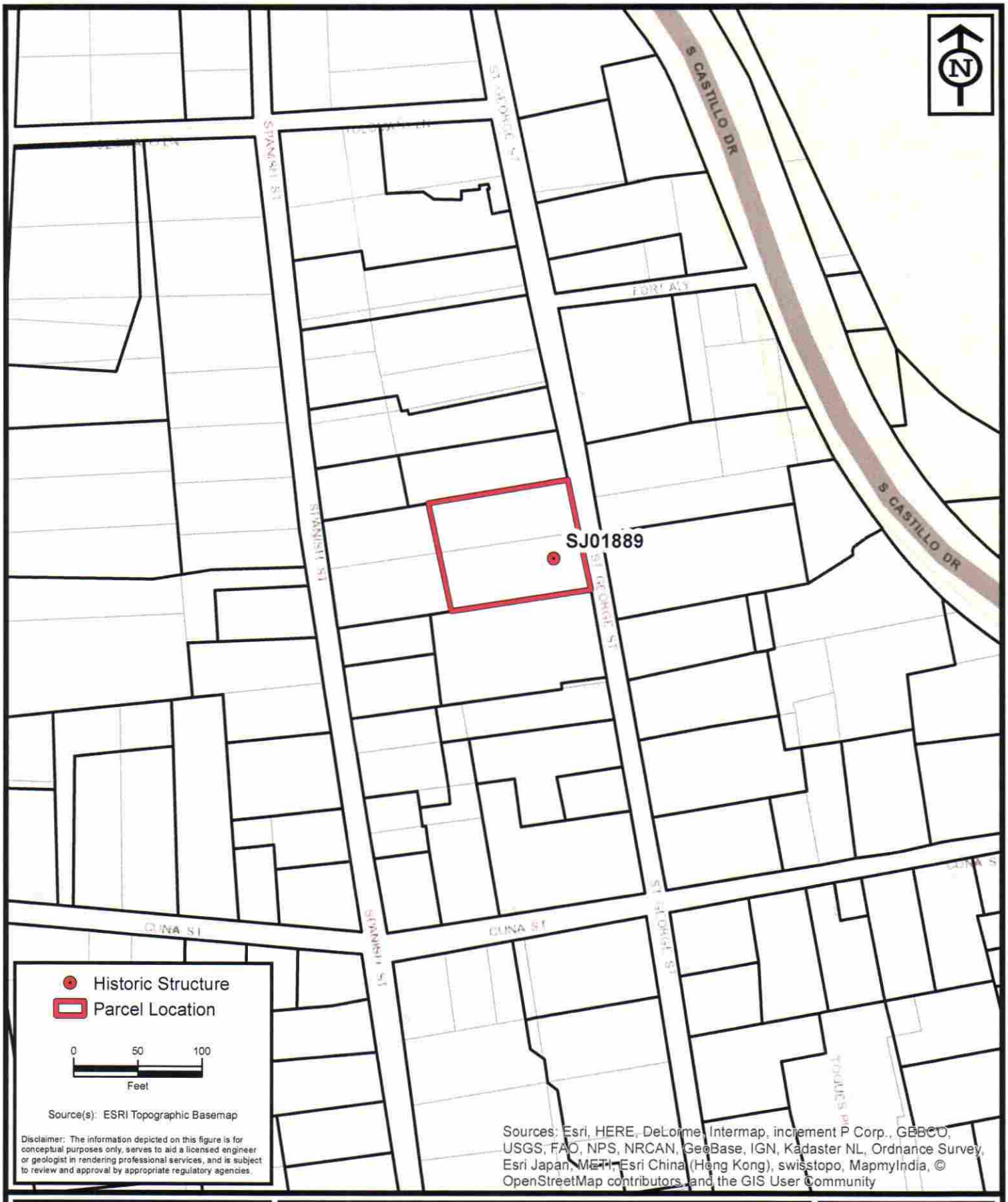
# City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01889\Location.mxd Date: 1/29/2016 9:23:12 AM

SJ01889




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

Parcel Location - SJ01889

# City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01889\Parcel.mxd Date: 2/1/2016 12:11:24 PM

SJ01889

SJ1889

Avery Womble
2842 Robert Oliver Avenue

April 18, 2013

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

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

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

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

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

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

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

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

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

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

Sincerely,

- Avery Womble

Avery Womble
Flagler College Student

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

Enclosures

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

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

Your search returned just one marker . . .

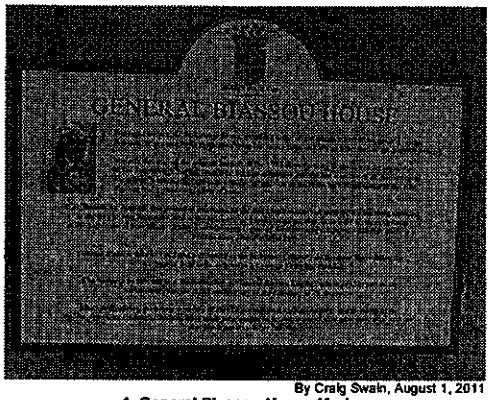
Add Photo — Add Link — Add Commentary — Correct this page — Print

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

# General Biassou House

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

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




By Craig Swain, August 1, 2011

**1. General Biassou House Marker**

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

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

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

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



By Craig Swain, August 1, 2011

**2. General Biassou House and Marker**

**Erected by** City of St. Augustine.

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

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

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

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

Word or Phrase

Search

More Search Options

Markers Near You

Categories

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

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# Gen. Jorge Biassou, a key local figure

**Posted:** September 23, 2009 - 12:08pm

By SUSAN R. PARKER

Special to The Record

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

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

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

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

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

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

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



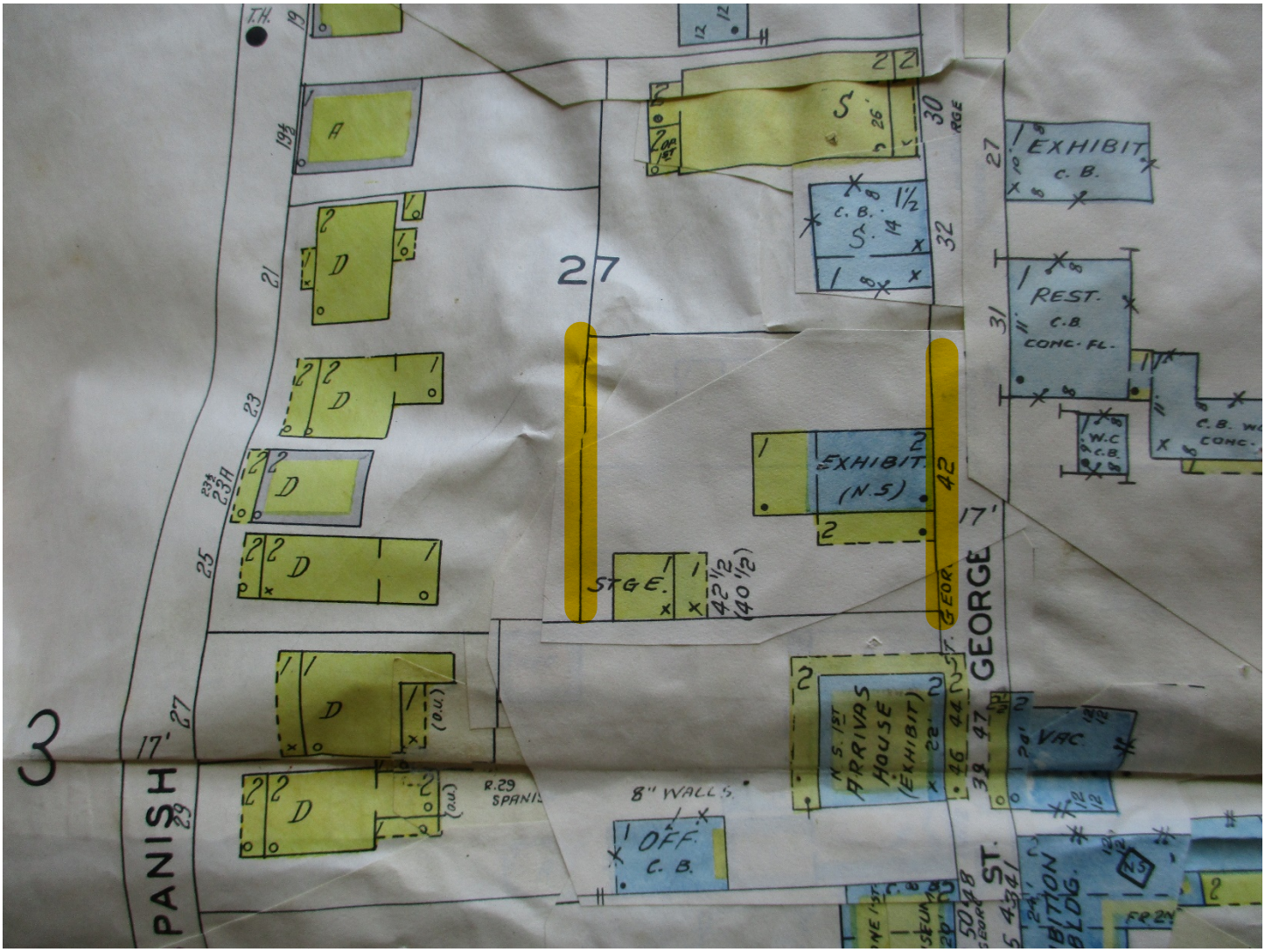

SPANISH
BAKERY
CAFÉ
WHETSTONE
CHOCOLATES
WHETSTONE
CHOCOLATES


SPANISH
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WHETSTONE
CHOCOLATES


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


THE SALCEDO HOUSE

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



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

June 17, 2021

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

cc: TIITF/Department of State

Re: Certificate of Appropriateness – 42-1/2 St. George Street – PL2021-0057

Dear Mr. Marquis and team,

On June 17, 2021, the Historic Architectural Review Board (HARB) met and discussed your application modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the July 15, 2021 meeting as described in the attached copy of the executed Order.

**All additional materials for the continued item must be submitted to the Planning and Building Department by July 2, 2021.**

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | PL2021-0057 |
| Applicant: | Marquis, Latimer + Halback, Inc. |
| Owner: | TIITF/Department of State |
| Address: | 42-1/2 St. George Street |
| Parcel Number: | 1974600000 |

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 17 , 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the June 17, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-3.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Subject to the following conditions:

- July 15th HARB
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17th day of June, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

**Case No. PL2021-0057**

**REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of June, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson

Notary Public, State of Florida

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

# FOR JULY 15, 2021
# HARB MEETING

# 2021-0057:
# 42-1/2 ST. GEORGE STREET

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

Received July 2, 2021
Planning and Building Department

# HARB CERTIFICATE OF APPROPRIATENESS

# SPANISH BAKERY COURTYARD

06.17.2021 | ML+H Project 20.41.0 | Task 1.0.0



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received July 2, 2021
Planning and Building Department



# HISTORIC DOCUMENTATION
# MAPS

Received July 2, 2021
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# PRECEDENT | SANBORN FIRE INSURANCE MAPS

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# HISTORIC DOCUMENTATION
# PHOTOGRAPHS

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*Images from the collection of the St. Augustine Historical Society*

## **PRECEDENT** | RECONSTRUCTION IN THE 1960S

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*Images from the collection of the St. Augustine Historical Society*

## **PRECEDENT** | RECONSTRUCTION IN THE 1960S

Received July 2, 2021
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*Image from the University of Florida Digital Collections*



*Image from the collection of the St. Augustine Historical Society*

# **PRECEDENT** | VIEW OF THE SALCEDO KITCHEN FROM THE COURTYARD, 1962

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ML+H



# EXISTING CONDITIONS

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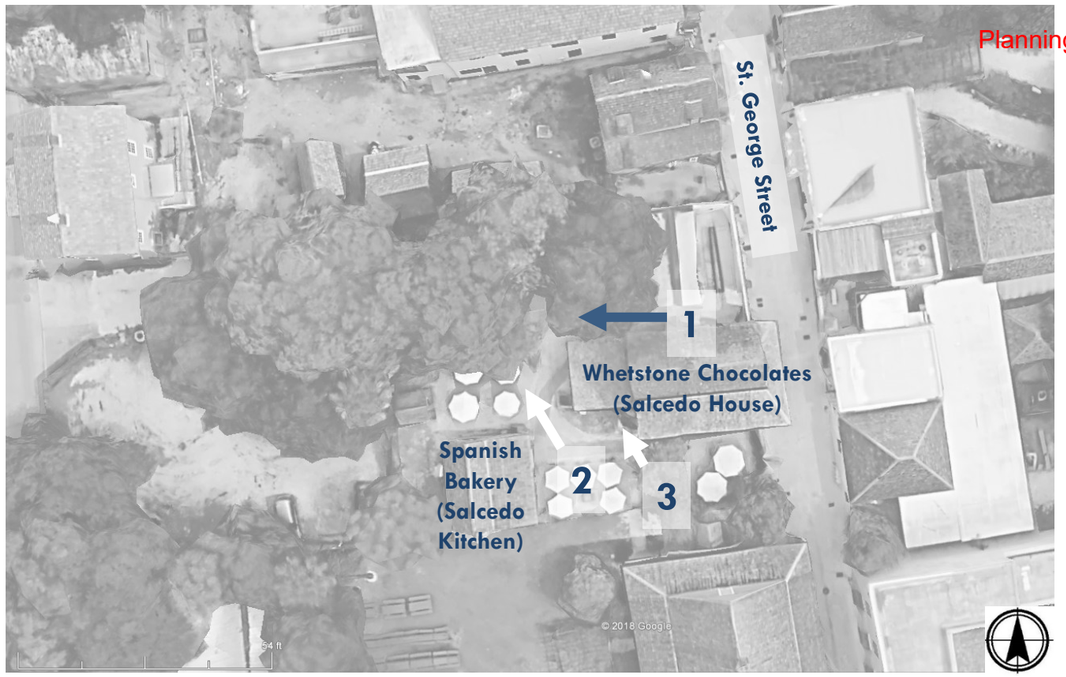



# SPANISH BAKERY | LIMITS OF WORK

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1






2



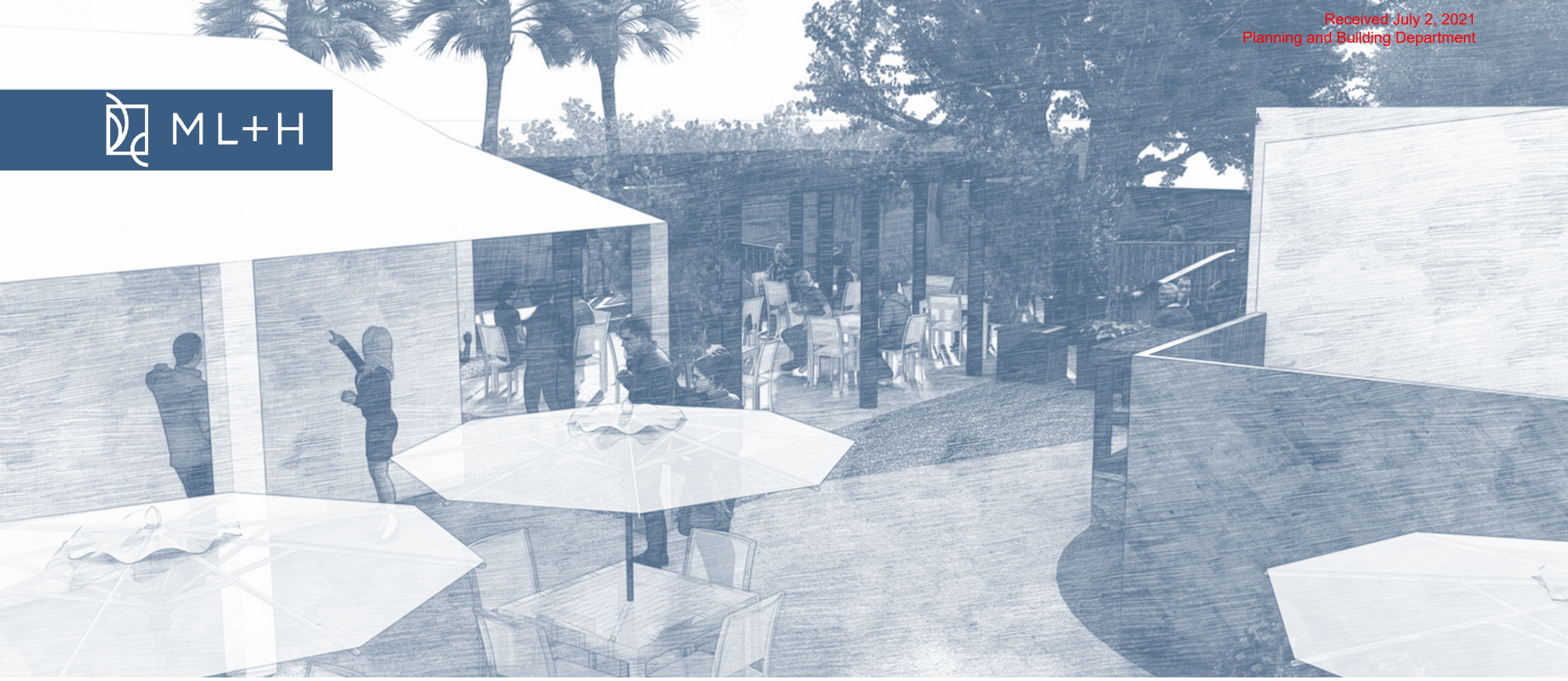

3

# SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

ML+H

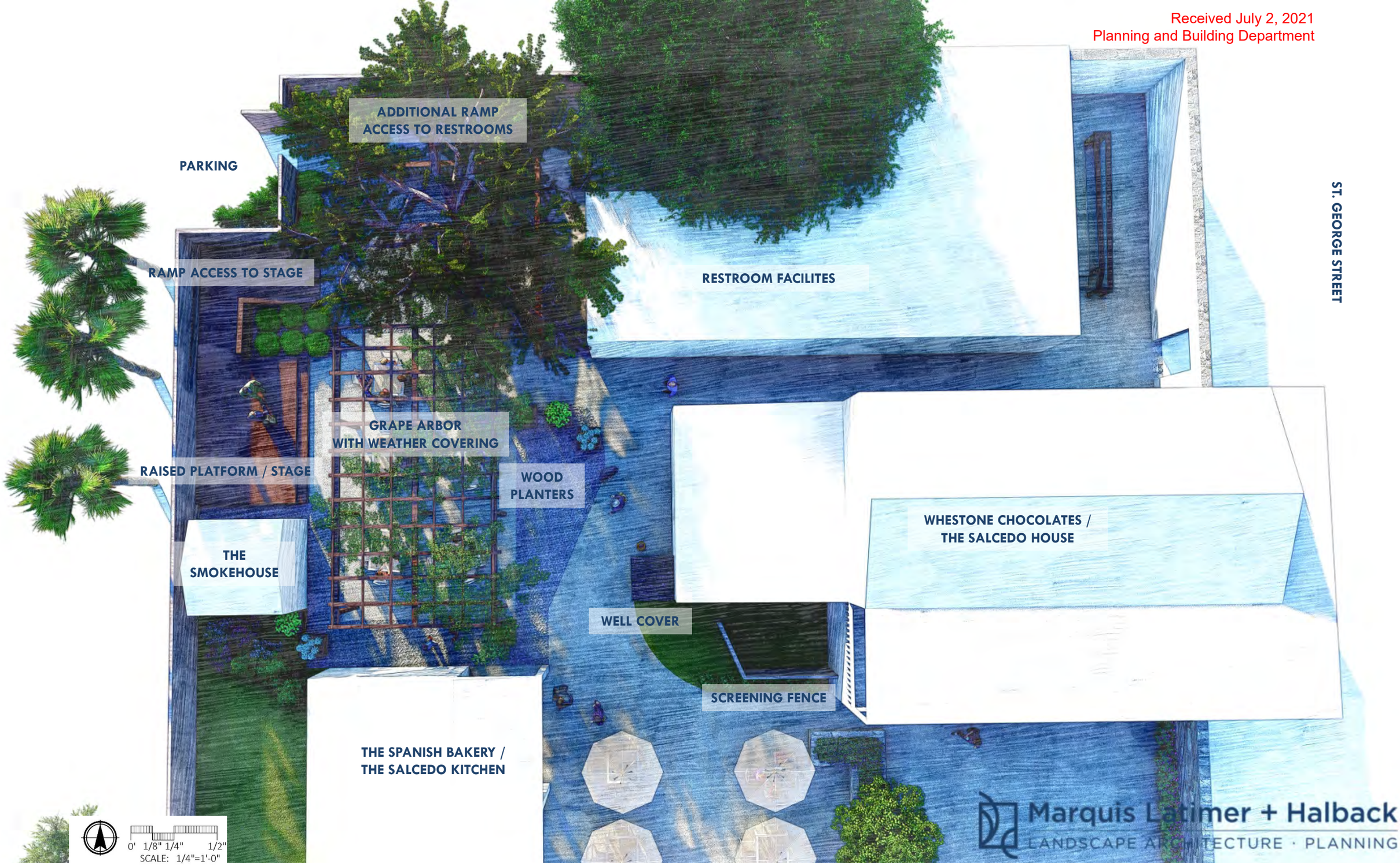
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# SITE PLAN

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# SPANISH BAKERY | SITE PLAN - ENLARGEMENT

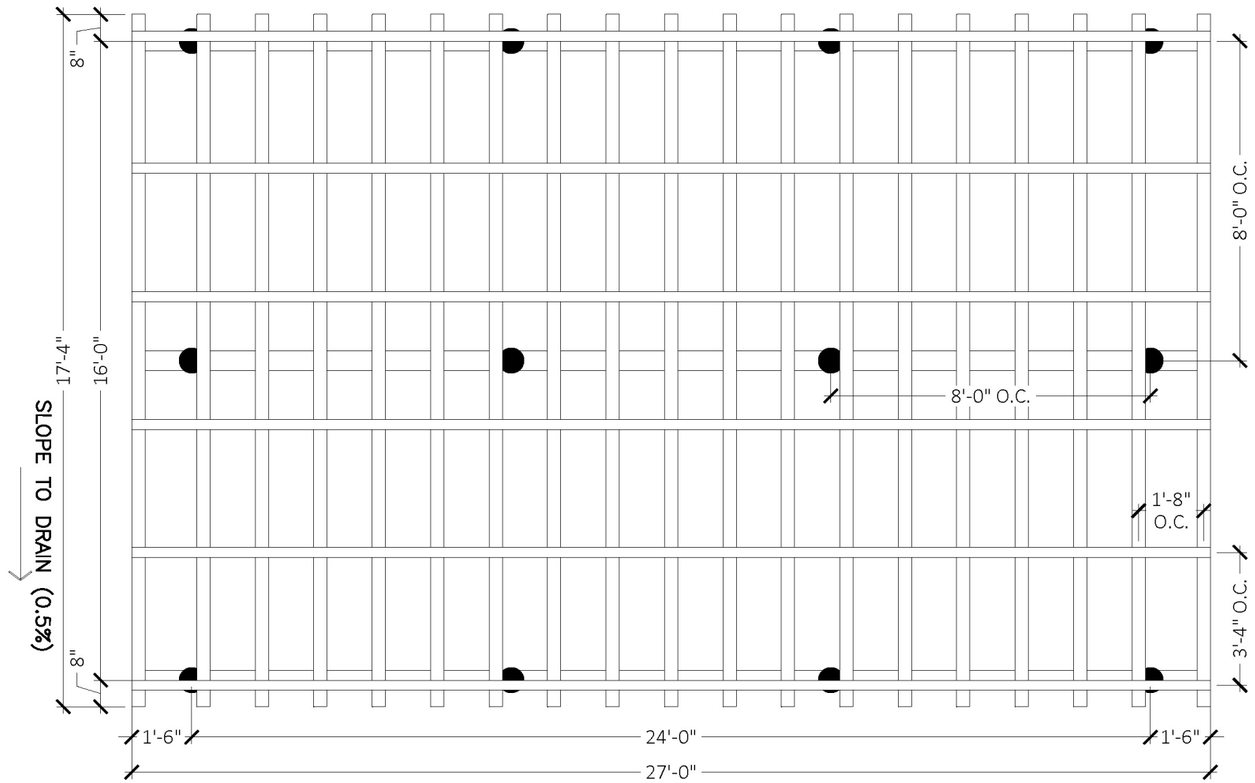
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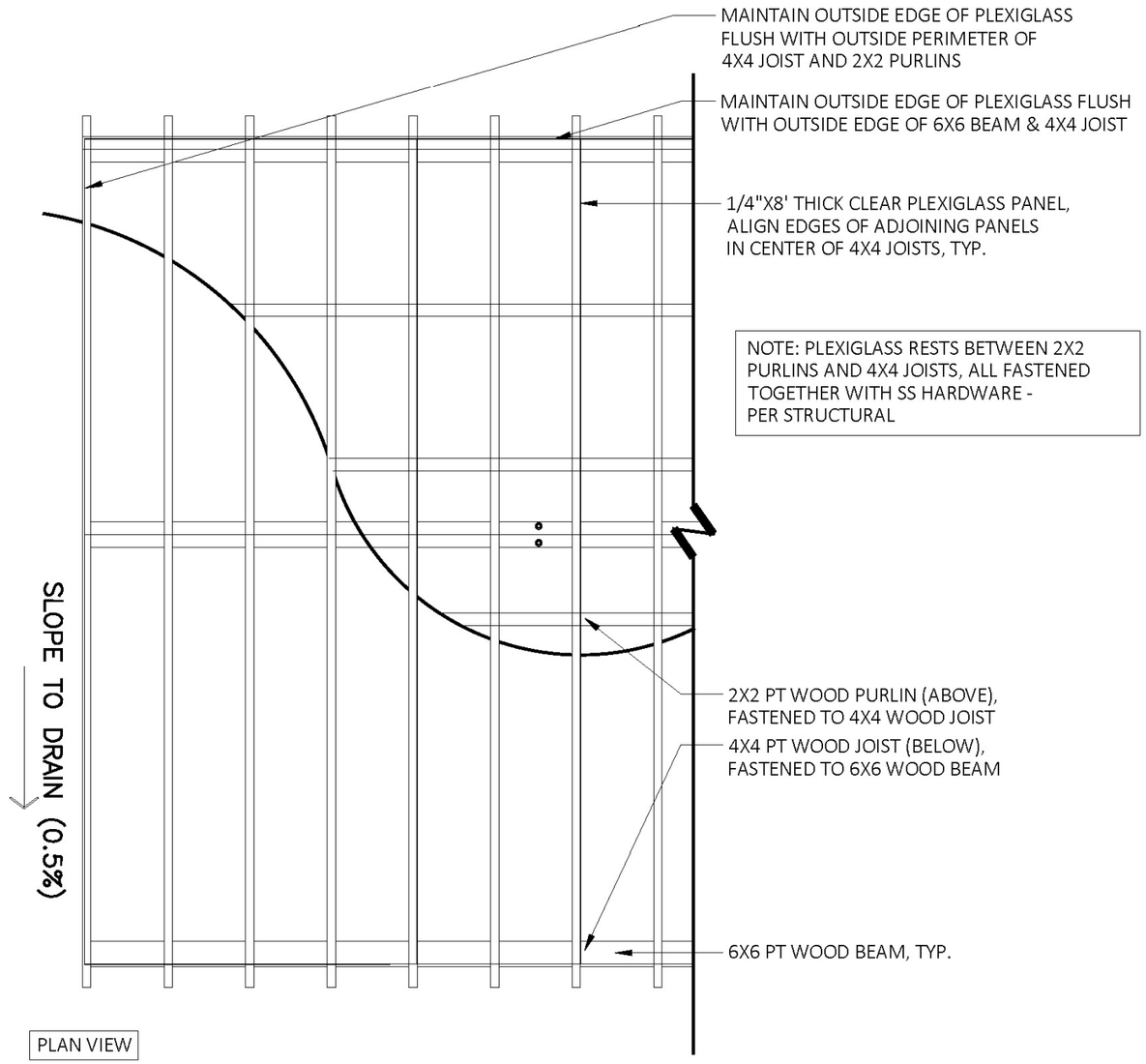



# SPANISH BAKERY | ARBOR RELATIONSHIP TO SITE

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OVERALL PLAN LAYOUT




PLAN VIEW

# SPANISH BAKERY | PERGOLA STRUCTURE – PLAN

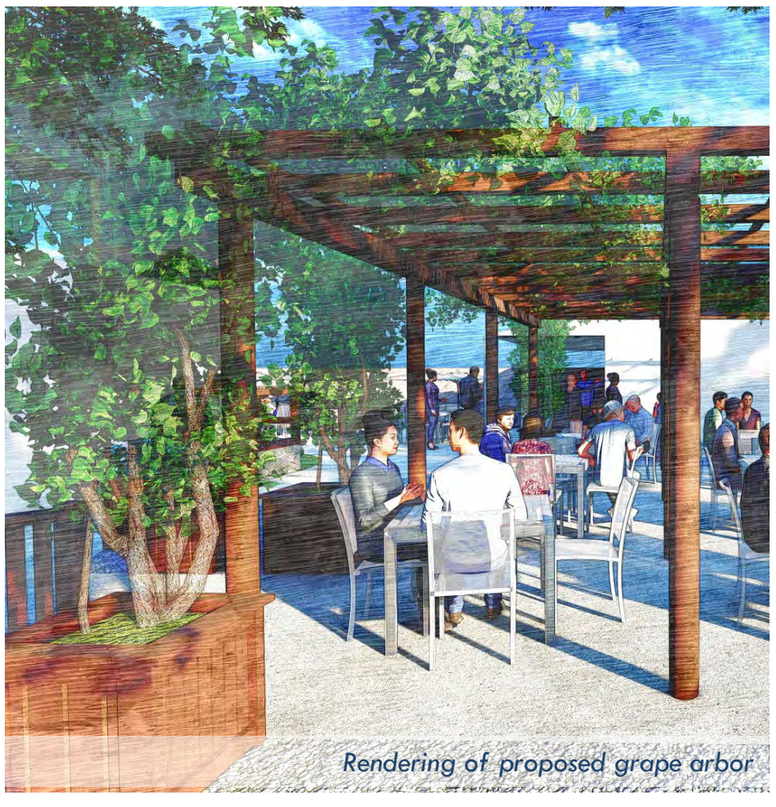
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Pergola structure at the Taberna del Caballo outdoor dining

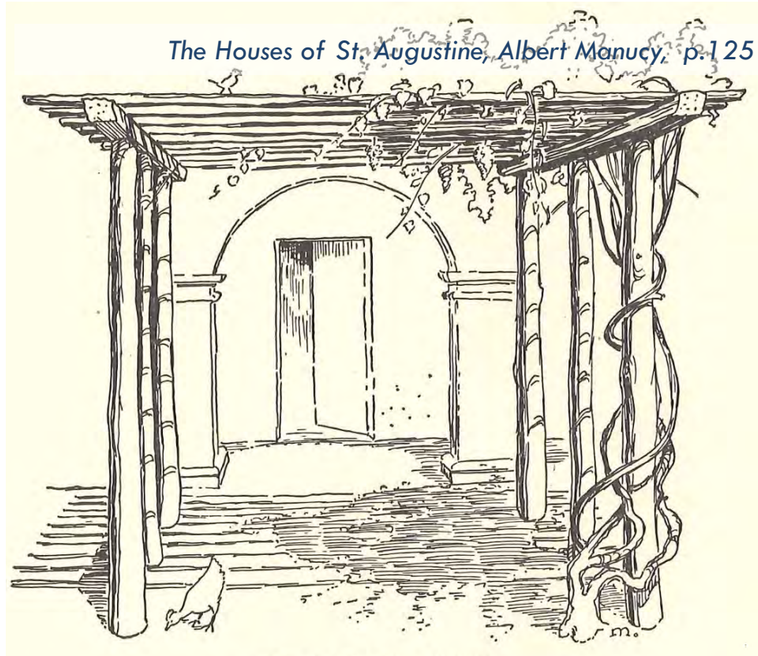


Coral Honeysuckle vine over arbor



Rendering of proposed grape arbor

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



77. A GRAPE ARBOR

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



Muscadine grape vines

# SPANISH BAKERY | GRAPE ARBOR

ML+H

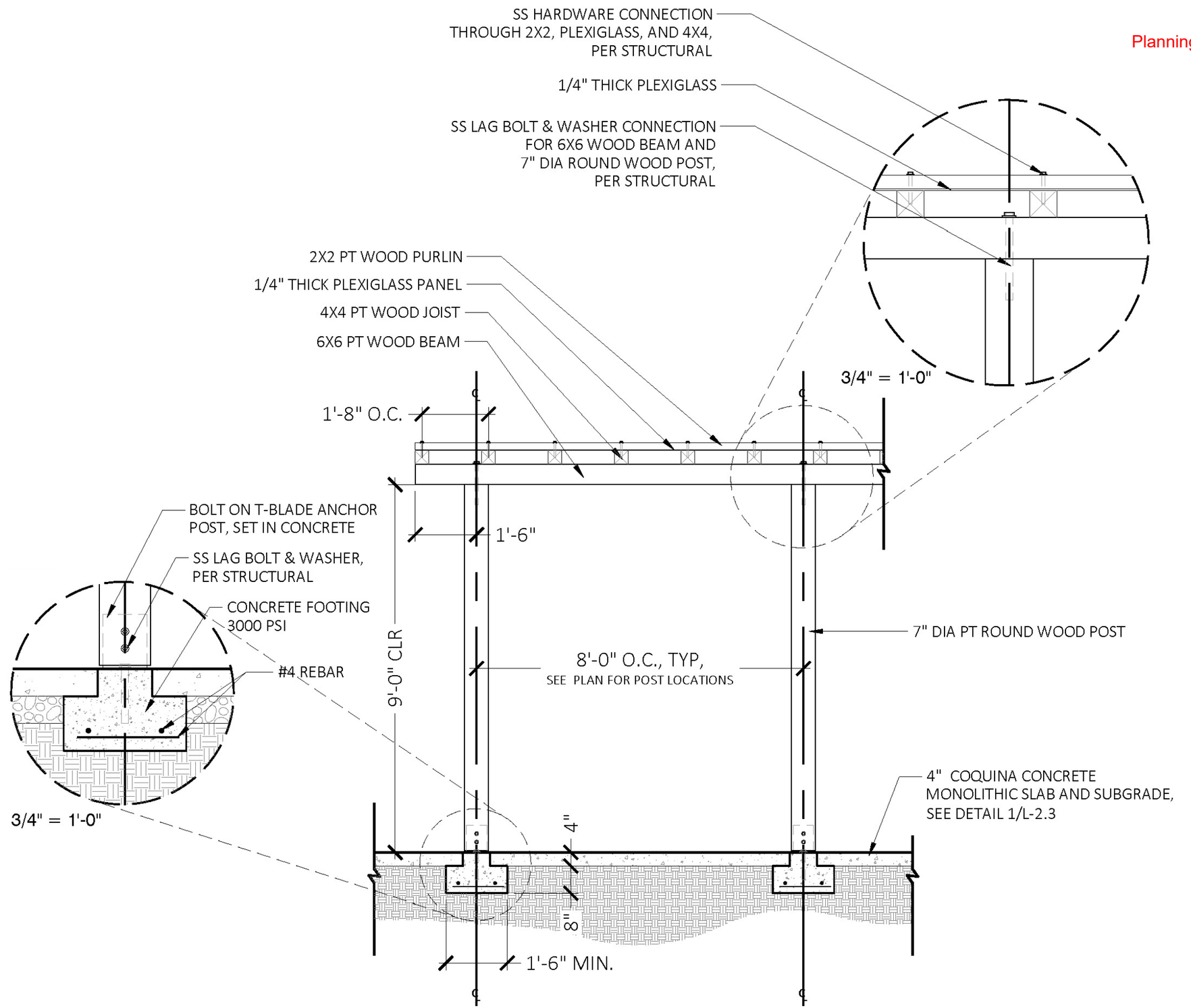
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# SPANISH BAKERY | BIRD’S EYE VIEW WEST

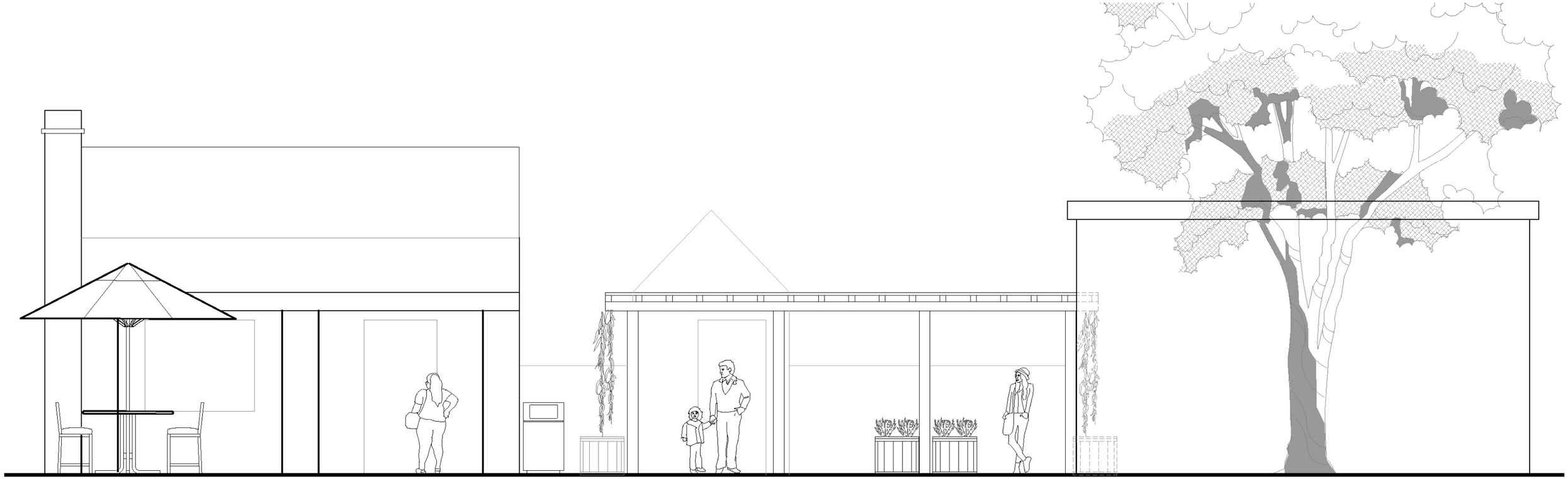
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# SPANISH BAKERY | ARBOR STRUCTURE –ELEVATION

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4 ELEVATION OF COURTYARD FACING WEST

# SPANISH BAKERY | ARBOR STRUCTURE –ELEVATION

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# SPANISH BAKERY | BIRD'S EYE VIEW NORTHEAST

ML+H

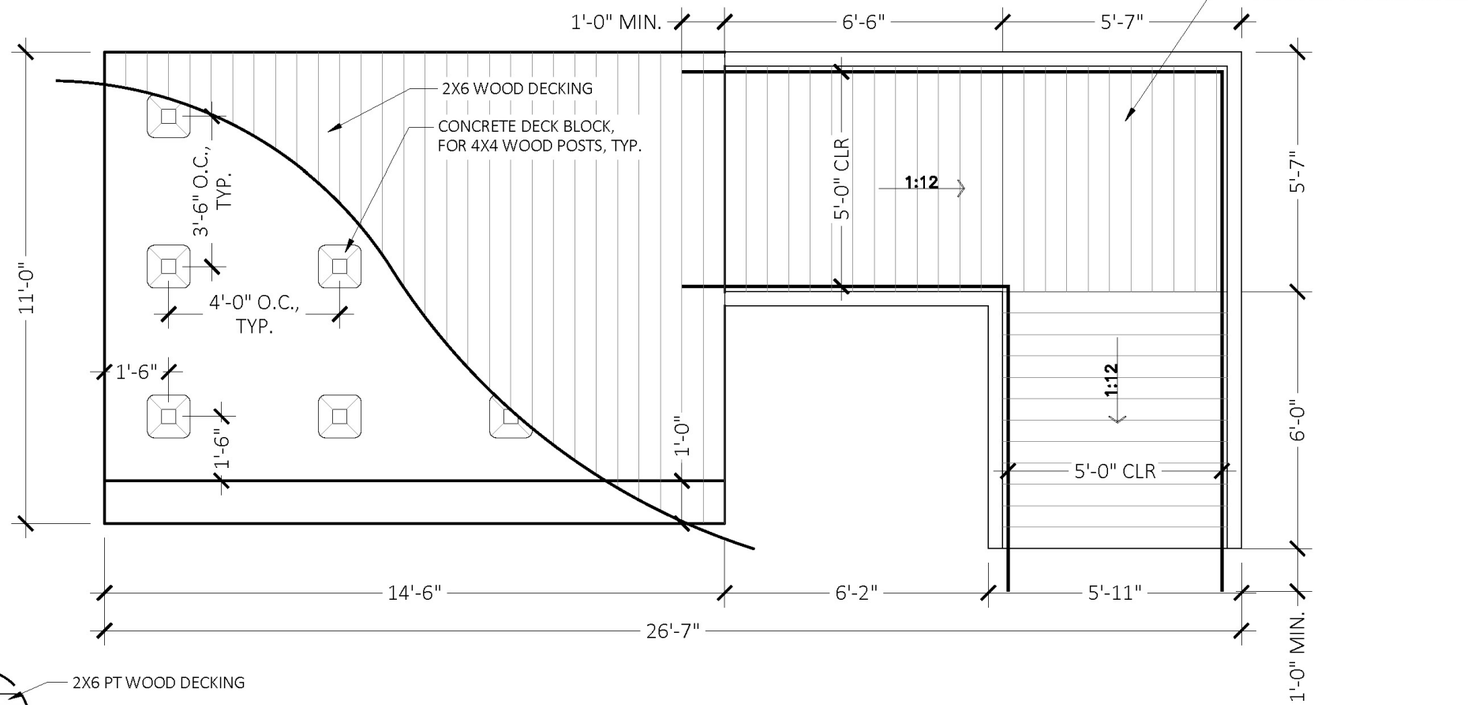
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# SPANISH BAKERY | BIRD'S EYE VIEW WEST

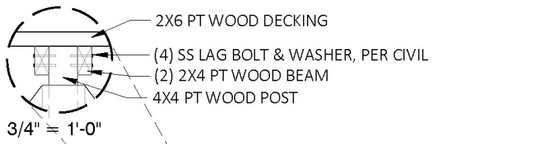
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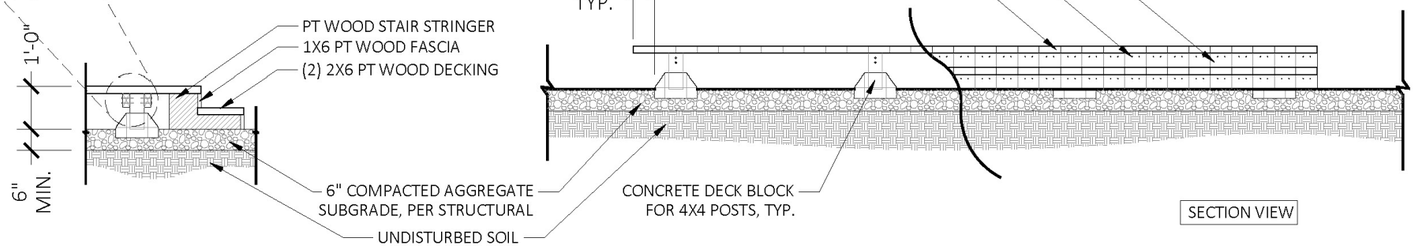
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PLAN VIEW



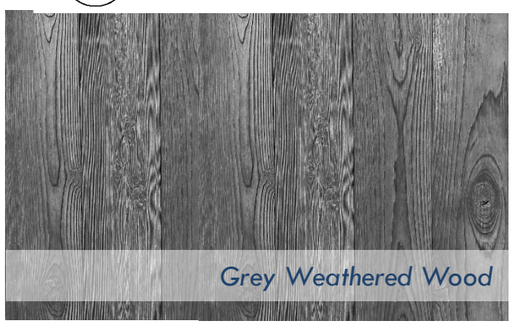

SECTION VIEW

## 1 RAISED PLATFORM WITH ADA RAMP

P-CO-SPA-04




*Stage at the Colonial Oak Music Park*



*Grey Weathered Wood*



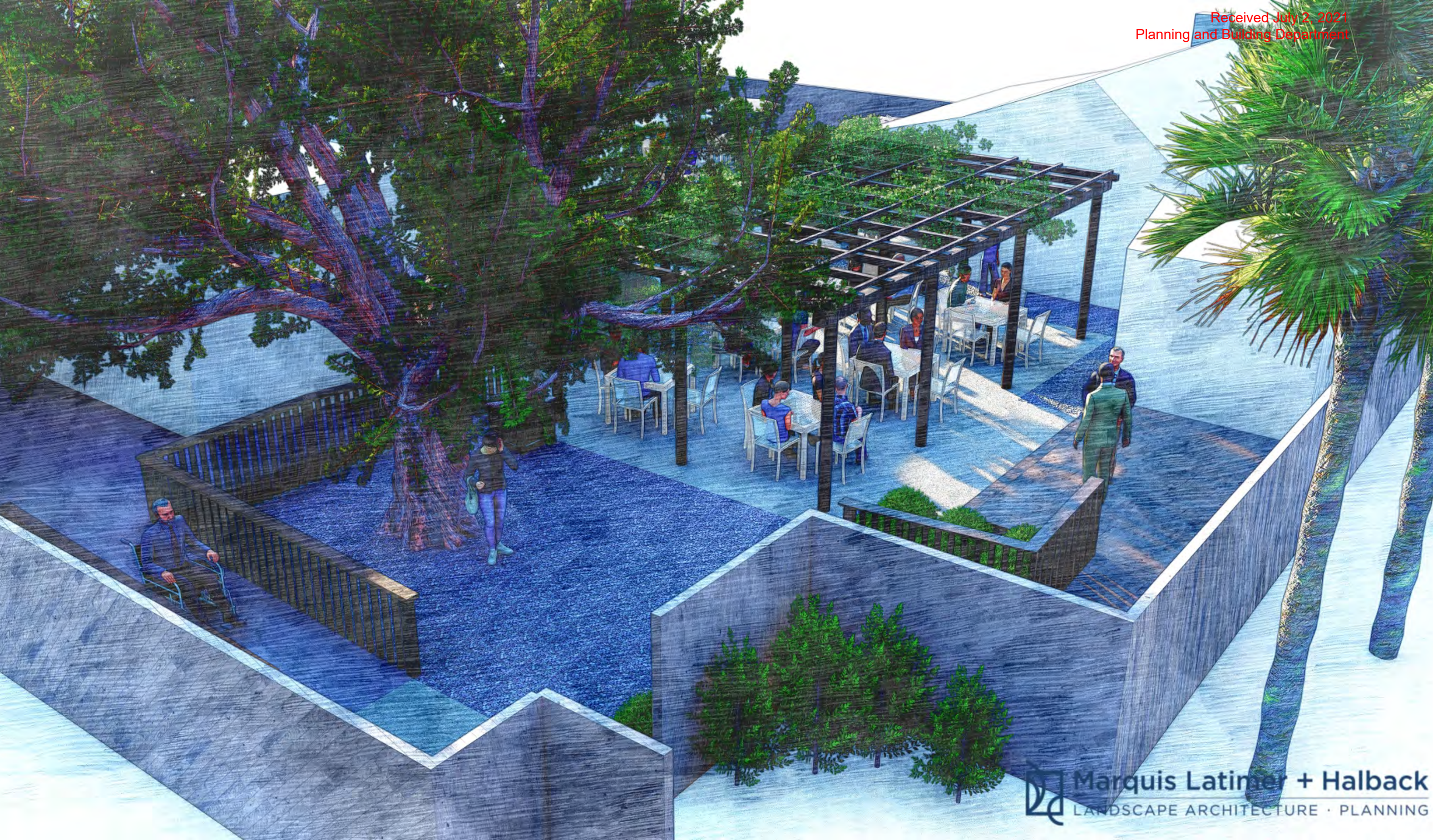
*Oyster Shell Gravel Mix*



*Coquina Concrete*

# SPANISH BAKERY | RAISED PLATFORM / STAGE

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**SPANISH BAKERY** | GRAPE ARBOR, STAGE, RAMP TO RESTROOM

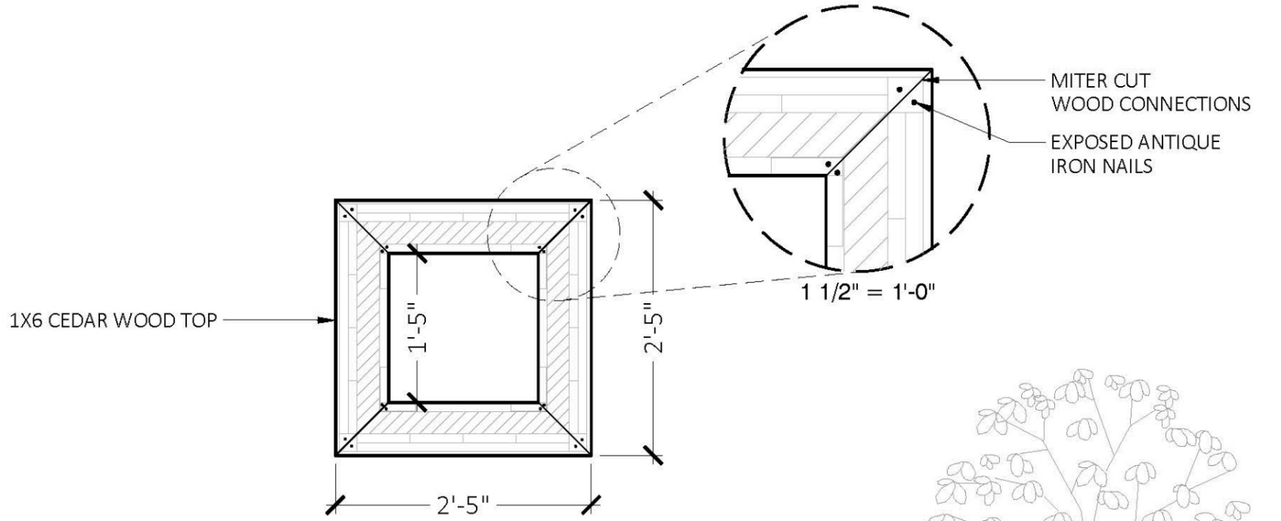
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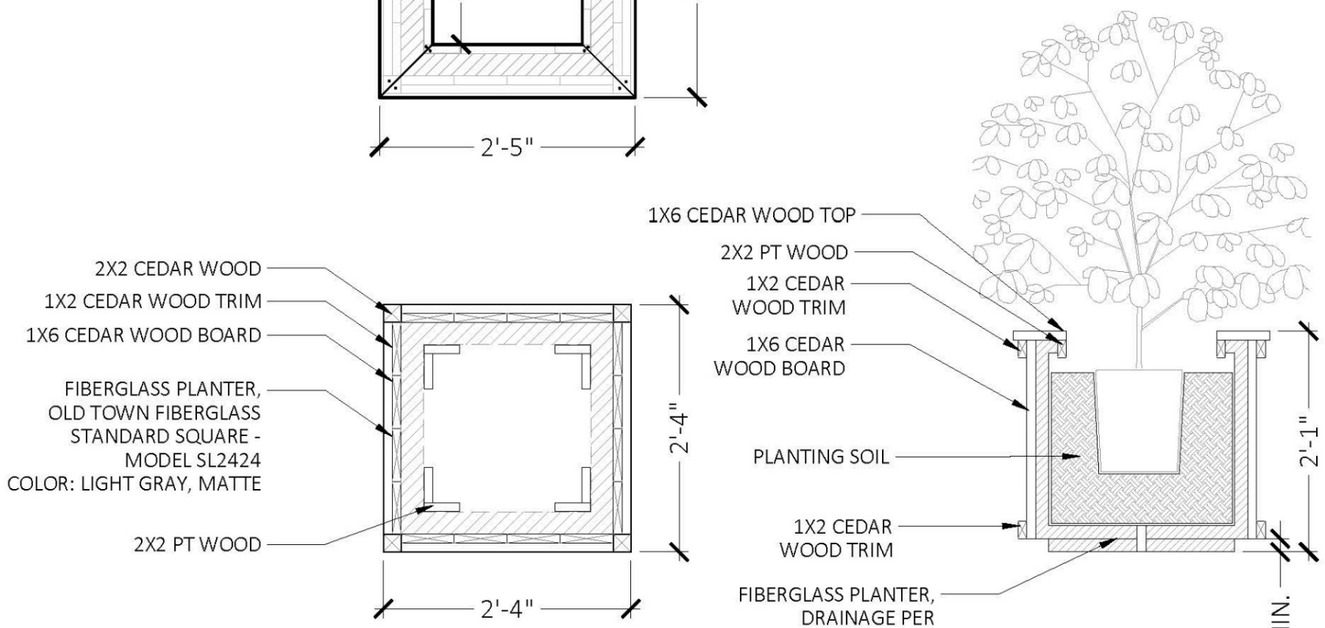
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# SPANISH BAKERY | ACCESSIBILITY AND STAGE

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Wood Shroud - Grey Weathered Cedar with Antique Nails


Rendering of Planters with Herbs Planted


Fiberglass Planter Insert, Color: Light Grey Matte (Hidden)

# SPANISH BAKERY | HERB PLANTER WITH RUSTIC WOOD SHROUD

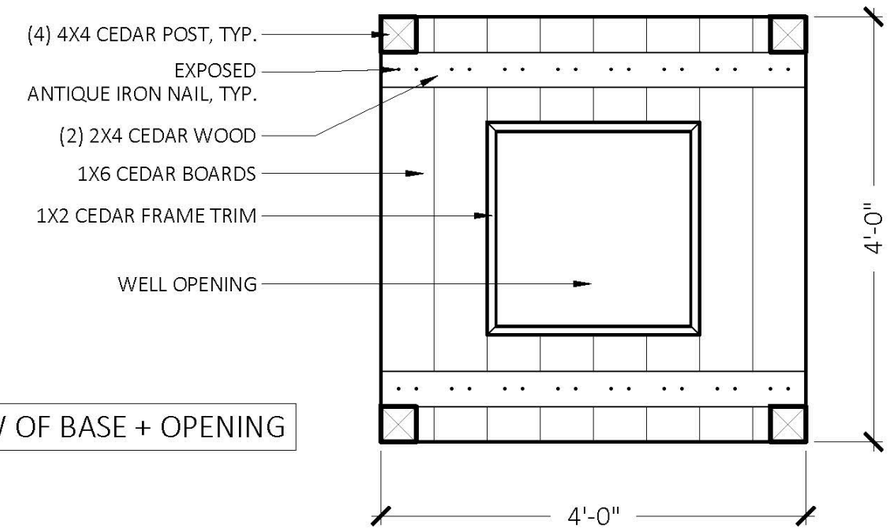
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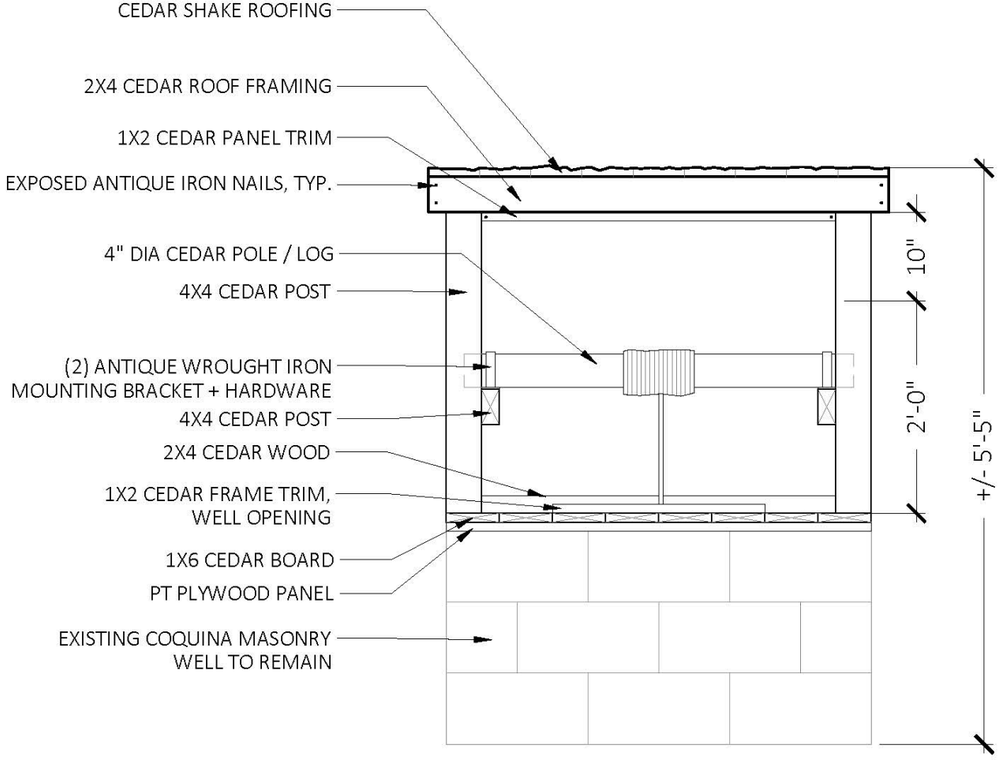

# SPANISH BAKERY | ARBOR, PLANTERS, AND WELL

ML+H

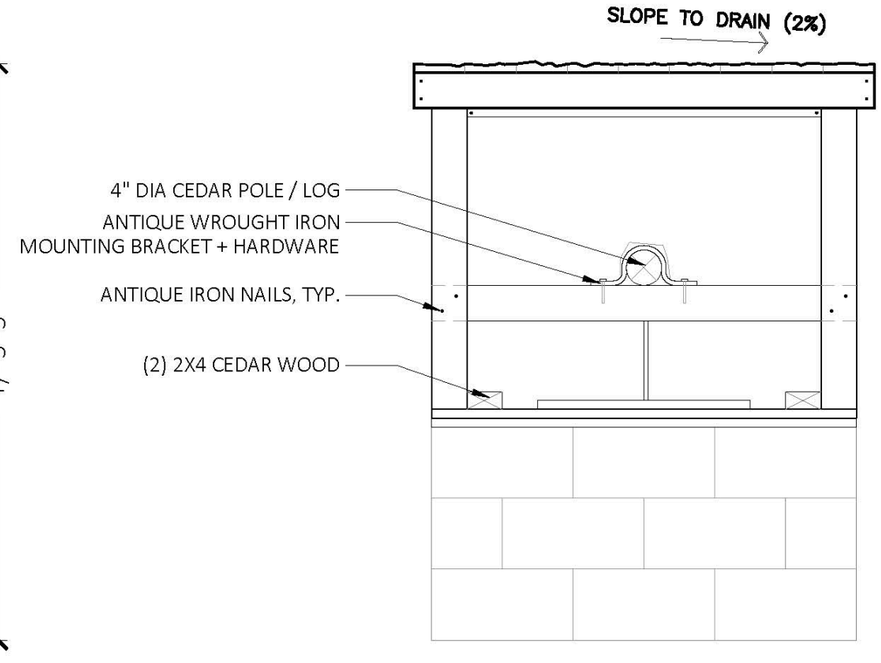
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TOP VIEW OF BASE + OPENING




FRONT VIEW




SIDE VIEW



Well Housing at Plaza de La Constitucion



Well Cover at Colonial Oak Music Park

# SPANISH BAKERY | WELL COVER

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# SPANISH BAKERY | WOOD WELL COVERING AND FENCE

ML+H

Received July 2, 2021
Planning and Building Department




# SPANISH BAKERY COURTYARD

## HARB Certificate of Appropriateness Submittal - 60% CD

ML+H

Design Team

Marquis Latimer + Halback, Inc.
Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
LA6667110

Prepared For

Spanish Bakery & Cafe

Site Location

42 1/2 St. George Street,
St. Augustine, FL 32086

Jurisdictional Review

City of St. Augustine,
*Historical Architectural Review Board*

| Sheet Index | | |
|---|---|---|
| Sheet Number | Sheet Title | Date |
| G-0 | COVER | 07.02.21 |
| L-2.1 | HARDSCAPE PLAN | 07.02.21 |
| L-2.2 | HARDSCAPE PLAN - SITE LAYOUT | 07.02.21 |
| L-2.3 | HARDSCAPE DETAILS - A | 07.02.21 |
| L-2.4 | HARDSCAPE DETAILS - B | 07.02.21 |
| L-3.1 | LANDSCAPE PLAN, SCHEDULE & DETAILS | 07.02.21 |

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

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

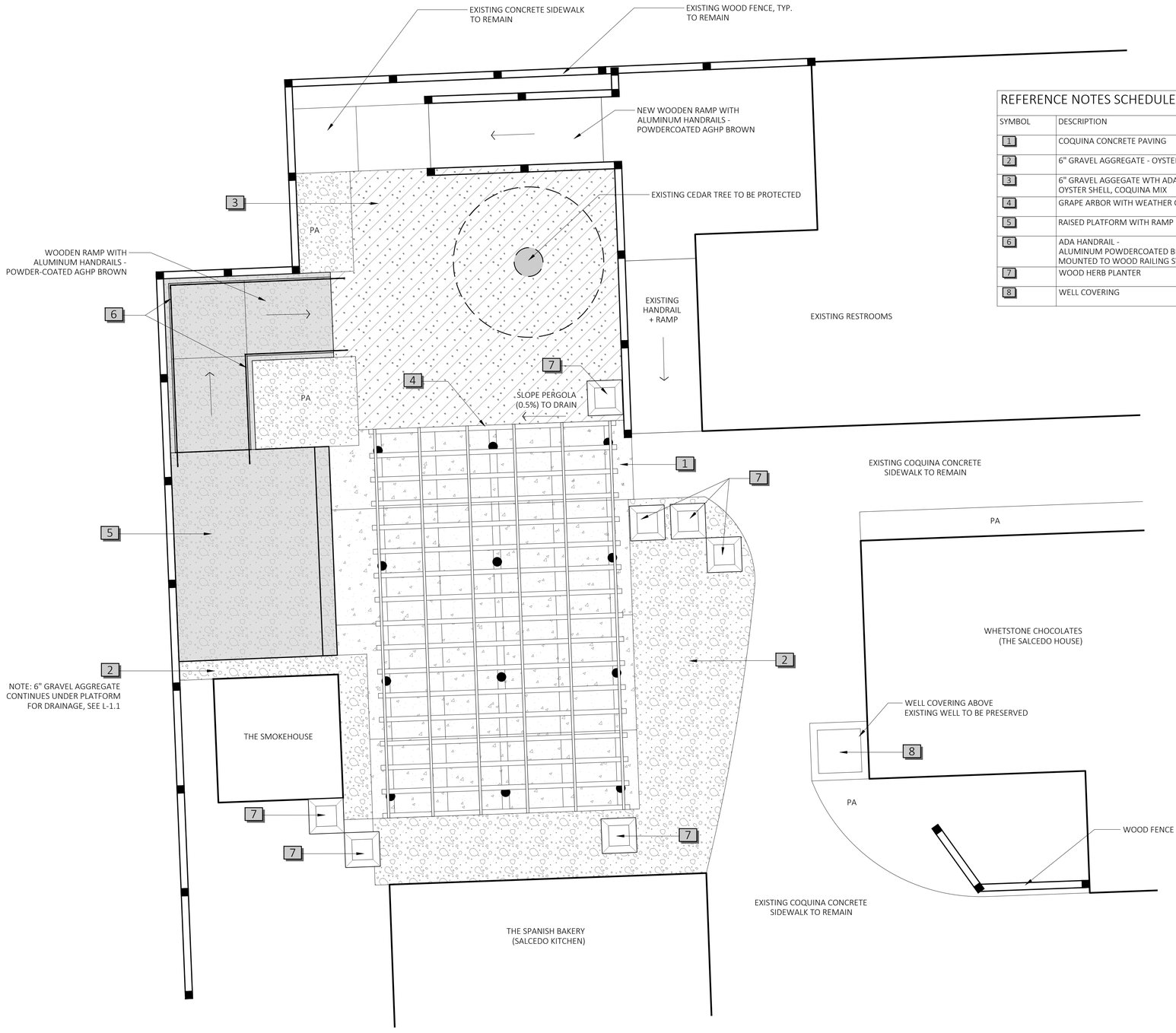
SPANISH BAKERY COURTYARD
42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
COVER

| | |
|---|---|
| HARB COA 60% CD | 07.02.21 |
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

DRAWING NO.:
G-0

Received July 2, 2021
Planning and Building Department




## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| 1 | COQUINA CONCRETE PAVING | 532 SF | 1/L-2.3 |
| 2 | 6" GRAVEL AGGREGATE - OYSTER SHELL, COQUINA MIX | 640 SF | |
| 3 | 6" GRAVEL AGGEGATE WTH ADA GRAVELPAVE2 SUBSTRUCTURE - OYSTER SHELL, COQUINA MIX | 337 SF | |
| 4 | GRAPE ARBOR WITH WEATHER COVERING | 1 EA | 3/L-2.3 |
| 5 | RAISED PLATFORM WITH RAMP | 1 EA | 1/L-2.4 |
| 6 | ADA HANDRAIL - ALUMINUM POWDERCOATED BROWN, MOUNTED TO WOOD RAILING SYSTEM | 1 EA | |
| 7 | WOOD HERB PLANTER | 7 EA | 2/L-2.4 |
| 8 | WELL COVERING | 1 EA | 3/L-2.4 |

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

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

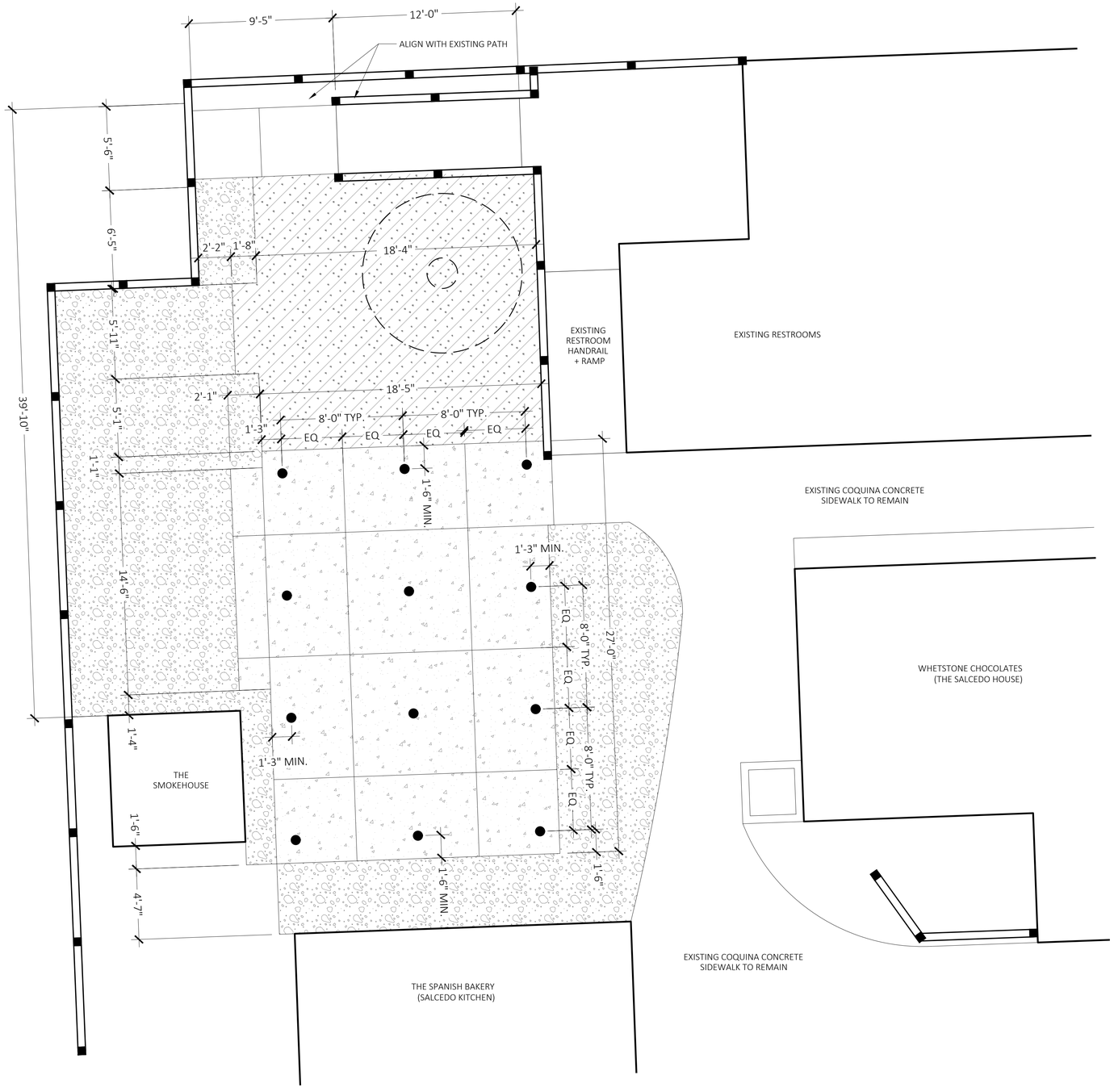
HARDSCAPE PLAN

| | |
|---|---|
| HARB COA 60% CD | 07.02.21 |
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

DRAWING NO.:
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0' 2' 4' 8'

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

ML+H
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Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

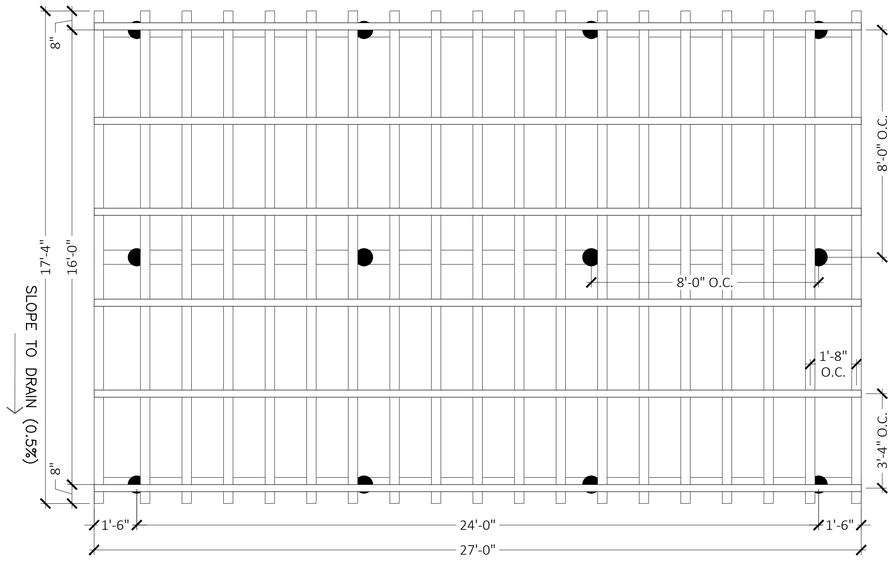
HARDSCAPE PLAN - SITE LAYOUT

| | |
|---|---|
| HARB COA 60% CD | 07.02.21 |
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

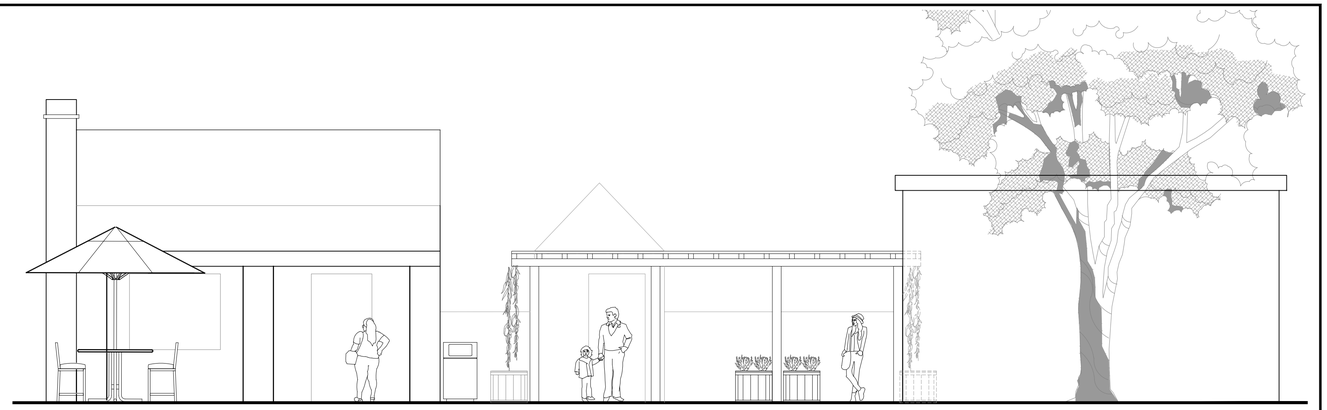
SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

DRAWING NO.:
L-2.2

Received July 2, 2021
Planning and Building Department

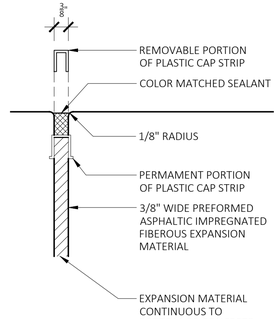



OVERALL PLAN LAYOUT



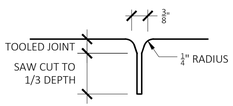
4 ELEVATION OF COURTYARD FACING WEST

1" = 5'-0"




EXPANSION JOINT

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

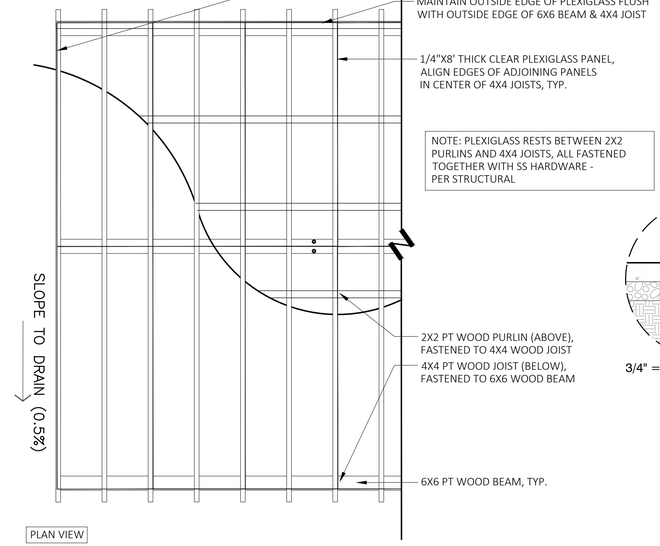



CONTROL JOINT

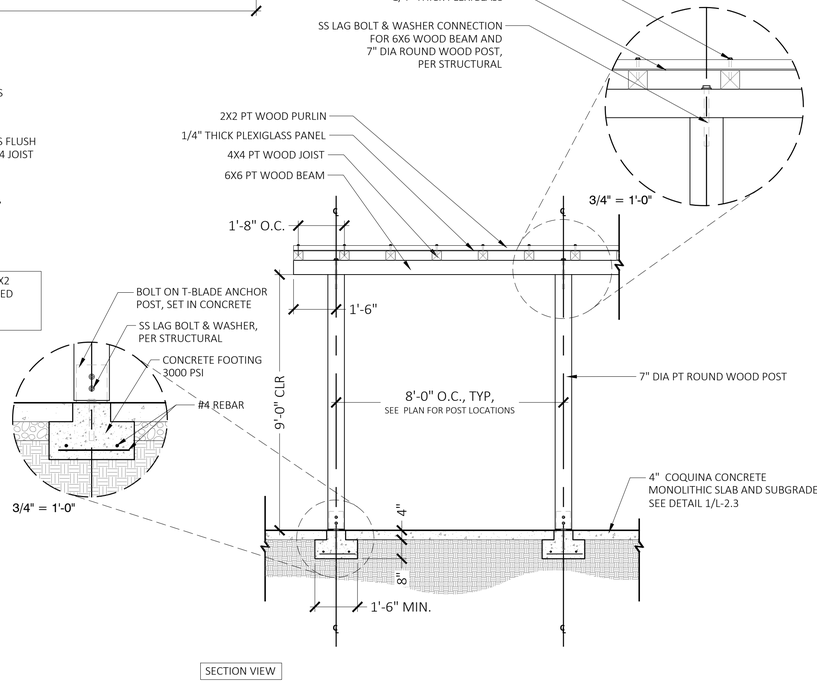
REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

2 CONCRETE JOINTS

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



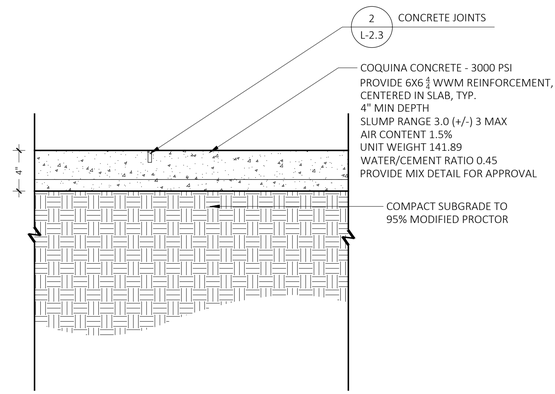

PLAN VIEW




SECTION VIEW

3 GRAPE ARBOR WITH WEATHER COVERING

3/8" = 1'-0" P-CO-SPA-03




1 COQUINA CONRETE PAVING

1 1/2" = 1'-0" P-CO-SPA-02

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LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

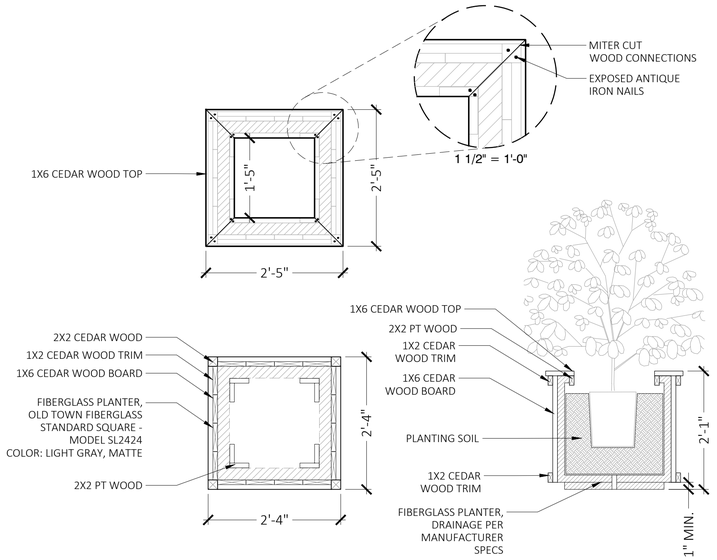
SPANISH BAKERY COURTYARD
42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
HARDSCAPE DETAILS - A

| | |
|---|---|
| HARB COA 60% CD | 07.02.21 |
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

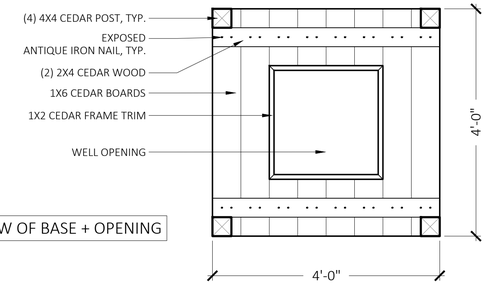
DRAWING NO.:
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Received July 2, 2021
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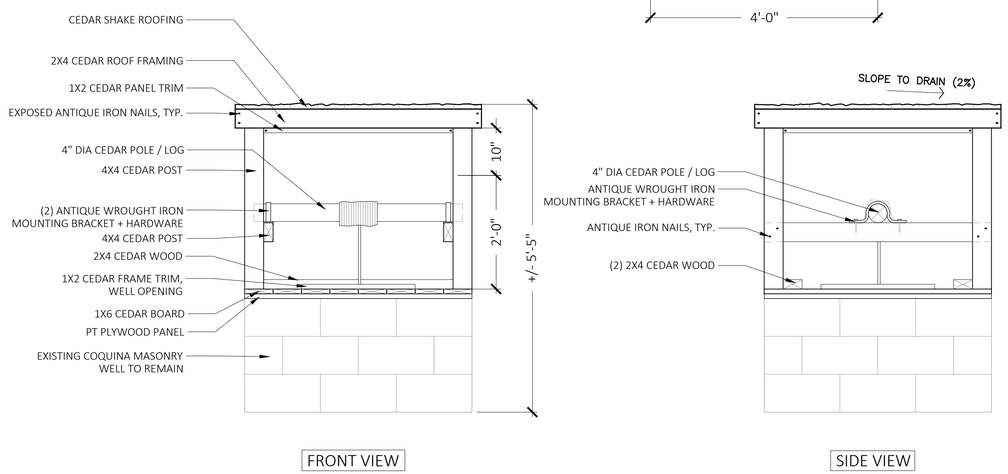



## 2 SQUARE WOOD HERB PLANTER

3/4" = 1'-0" P-CO-SPA-06



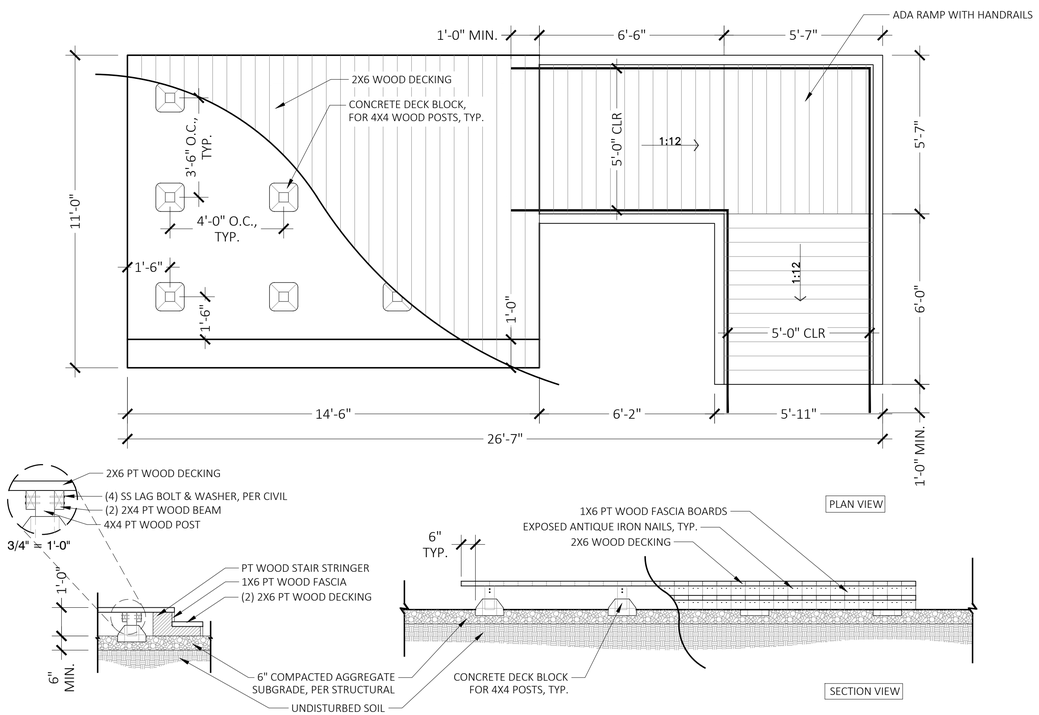

TOP VIEW OF BASE + OPENING




FRONT VIEW SIDE VIEW

## 3 WELL WOOD COVERING

3/4" = 1'-0" P-CO-SPA-07




## 1 RAISED PLATFORM WITH ADA RAMP

3/8" = 1'-0" P-CO-SPA-04

MARQUIS LATIMER + HALBACK
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LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

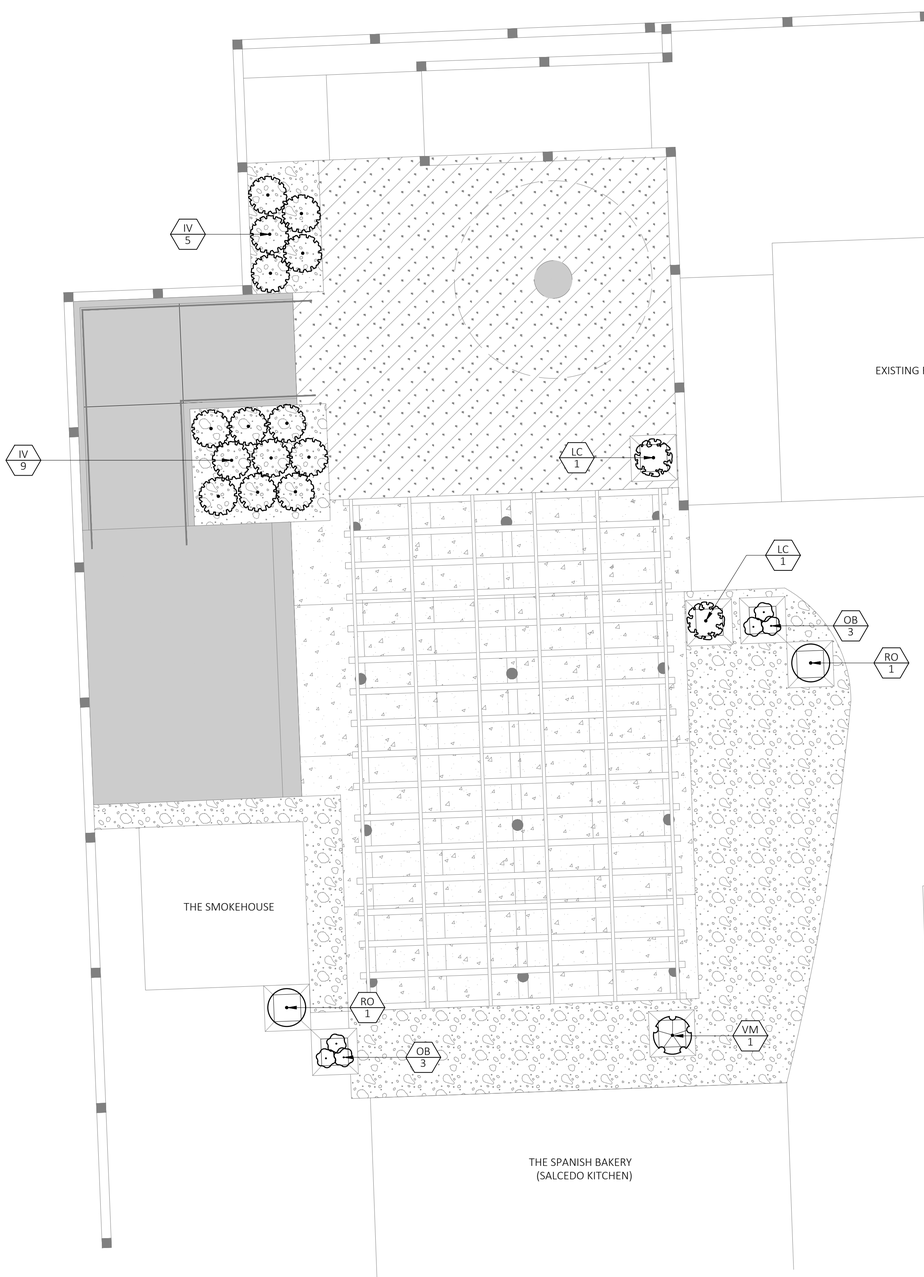
HARDSCAPE DETAILS - B

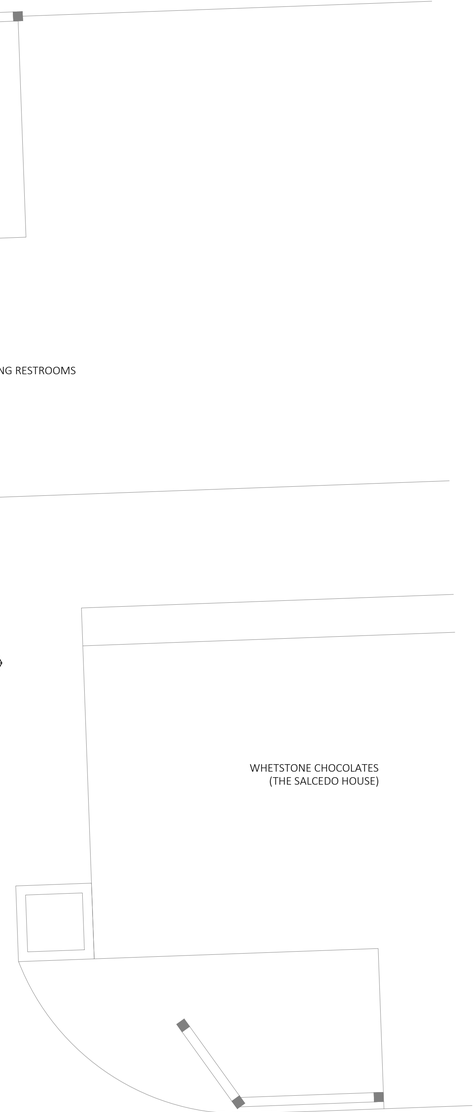
| | |
|---|---|
| HARB COA 60% CD | 07.02.21 |
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

DRAWING NO.:
L-2.4

Received July 2, 2021
Planning and Building Department



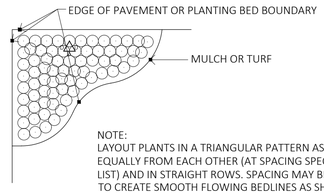




## PLANT SCHEDULE

| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | HEIGHT | SPREAD | | QTY |
|---|---|---|---|---|---|---|---|
| | IV | ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS YAUPON HOLLY | 3 GAL. | 15" | 15" | | 14 |
| | LC | LONICERA SEMPERVIRENS / TRUMPET HONEYSUCKLE | 3 GAL. | 3` TRELLIS | FULL | | 2 |
| | OB | OCIMUM BASILICUM / SWEET BASIL | 1 GAL. | FULL IN POT | | | 6 |
| | RO | ROSMARINUS OFFICINALIS / ROSEMARY | 3 GAL. | 12" | 12" | | 2 |
| | VM | VITIS ROTUNDIFOLIA / MUSCADINE GRAPE | 3 GAL. | 3` TRELLIS | FULL | | 1 |

## NOTES

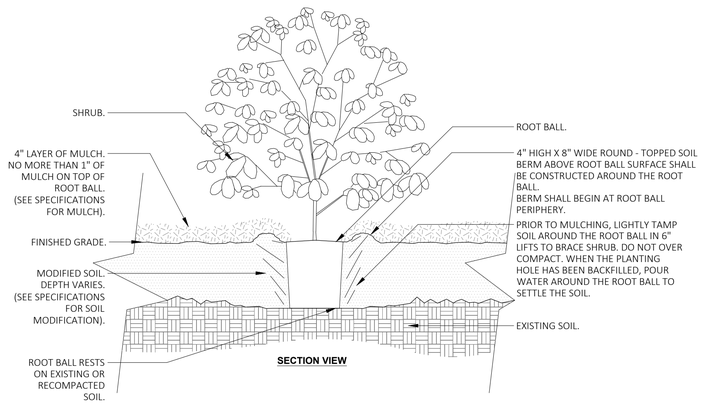
1. APPLY 3" PINESTRAW MULCH IN ALL PLANTING BEDS.
2. PLANTERS ARE TO BE FILLED WITH HIGHLY ORGANIC, WATER CONTROL POTTING SOIL: MIRACLE-GRO OR EQUIVALENT




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

## 2 SHRUB SPACING DETAIL

NOT TO SCALE 00-07




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

## 1 SHRUB - MODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

NOT TO SCALE 00-06

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

MARQUIS LATIMER + HALBACK, INC.
34 CORDOVA STREET, SUITE A
ST. AUGUSTINE, FL 32084
PH 904.825.6747 WWW.HALBACK.COM
LA6667110 QUALIFIER

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

LANDSCAPE PLAN, SCHEDULE & DETAILS

| | |
|---|---|
| HARB COA 60% CD | 07.02.21 |
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

DRAWING NO.:
L-3.1

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

May 20, 2021

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

cc: TIITF/Department of State

Re: Certificate of Appropriateness – 42½ St. George Street – PL2021-0057

Dear Mr. Marquis and staff,

On May 20, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the June 17, 2021 meeting as described in the attached copy of the executed Order.

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

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | PL2021-0057 |
| Applicant: | Marquis Latimer + Halback, Inc. |
| Owner: | TIITF/Department of State |
| Address: | 42-1/2 St. George Street |
| Parcel Number: | 1974600000 |

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 20 , 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the May 20, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation 3 (HP-3).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to modify site features in the courtyard north of the one-story building at the rear of the property to include the addition of a covered pergola, coquina concrete paving, a wood platform stage, and landscape features.

Subject to the following conditions:

- June 17, 2021
- consider comments about pergola size, show details,
-
-
-
-
-

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

**Case No. PL2021-0057**

**REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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

Notary Public, State of Florida

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

**CITY OF ST. AUGUSTINE**

**HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



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APR 16 2021

Planning/Building Dept.

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

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

BDAC Project No. PL 2021-0057

Receipt No. 2097796

Meeting Date: 5/20/21

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

1. NAME OF APPLICANT Jeremy Marquis

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

   Address 34 Cordova Street, Suite A

   City St. Augustine State FL Zip Code 32084

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

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

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

   Business (if applicable) UF / Historic St. Augustine

   Address 48 King Street

   City St. Augustine State FL Zip Code 32084

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

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

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1974600000

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

6. PROPOSED PROJECT WORK

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

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

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

October 2017

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☒ New awning/canopy Trellis structure
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☒ New parking/walkways/other site features Coquina concrete areas; wood platform
- ☐ Exterior utility service/mechanical equipment

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APR 16 2021

Planning/Building Dept.

D. PAINT COLORS (check one)

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

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

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

8. AGREEMENT

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

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

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

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

SIGNATURE OF APPLICANT _____ DATE 03.15.2021

PRINT OWNER'S NAME Billy Triay

SIGNATURE OF OWNER William A. Triay DATE Apr 8, 2021

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

October 2017

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APR 16 2021

Planning/Building Dept.

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

*Application Sufficiency Review*

## COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

**AWNING/CANOPY**

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

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

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

October 2017

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APR 16 2021

Planning/Building Dept.

CONTINUED

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

**WINDOWS** (windows, shutters, and other associated features)

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

**FOUNDATION** (replacement, infill, alteration including elevation)

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

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

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

– Any lighting proposed for project area?

**FENCES/WALLS/GATES**

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

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

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

– acrylic roof + wood planters, finished cedar for planters and cedar shakes

– would be helpful to have for existing

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

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

❖ Other details necessary for review:

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

– Need more info on "acrylic glass" proposed for the well roof

– Is the ramp & platform w/ rails there and being rebuilt?; etc.

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

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

October 2017

**From:** Emily Phan
**To:** Julie Courtney
**Cc:** Jeremy Marquis; Fremont Latimer
**Subject:** Re: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application
**Date:** Friday, April 30, 2021 12:52:51 PM
**Attachments:** image002.png
image003.png
image004.png

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Julie,

We are not including the small courtyard area directly in front of the Spanish Bakery - that area will all remain as existing. One of the main reasons for paving the north side of the courtyard was to improve the aesthetics, but also provide safety and increased functionality of that space. With the entrance from the parking lot, the exits/entrances for the restrooms, and also being the larger dining area - that space is an informal intersection of pedestrian traffic from many different user groups. Being a crushed stone surface under a very leafy cedar tree, it becomes difficult to maintain. The area gets dusty/dirty while longer staying diners are seated, is near impossible to keep "looking clean," but also starts creating liability concerns and dangerous situations if someone slips on the accumulated leaves as they're passing through to St. George St, parking, the public restrooms, or even as a customer of the bakery. Another reason for adding an additional ramp to the restroom was to reduce this cross traffic. That's not an issue in the smaller courtyard in front of the bakery because it's off to the side - out of the pathway of travel. No large canopy to create a leaf problem either. Additionally, we didn't want to add more impervious pavement than what we felt necessary for the site.

Thanks,
Emily

**Emily Phan**, Associate
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
**904.547.1486 (c)**
904.825.6747 (o)

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**From:** Julie Courtney <jcourtney@citystaug.com>
**Sent:** Friday, April 30, 2021 12:09 PM
**To:** Emily Phan <ephan@halback.com>
**Cc:** Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>
**Subject:** RE: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application

Sorry – one more question I meant to ask: I see that you have the project area clearly outlined in the plans, but wanted to verify with you that the courtyard area directly in front of the Spanish Bakery building (that is used by their customers), not the one closer to St. George Street that Whetstone's customers use, will not be within the project scope. So the coquina concrete pathway leading to the bakery and the crushed stone under the eating area will remain as existing? Is there a reason they are leaving some as-is and wanting to add the paving to most of the other north side courtyard?

**From: Emily Phan <ephan@halback.com> Sent: Wednesday, April 28, 2021 3:35 PM**
**To:** Julie Courtney <jcourtney@citystaug.com>
**Cc:** Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>
**Subject:** Re: 42-1/2 St. George Street - questions on Certificate of Appropriateness Application

Hi Julie,

Of course, please see responses in red:

-Do you happen to know the overall dimensions of the Spanish Bakery building (length, width, height)?
Approximately 24' L x 25' W. I do not know the height to the roof, but the floor to ceiling of the entrance is about 9'.

-Trellis / Pergola structure:

- TOTAL HEIGHT needed. Approximately 10'-3" from the proposed finished concrete floor to the top of the structure.
- Wood species and finish proposed. Pressure-treated southern yellow pine. Unpainted.

-Need design for stage railing (both aluminum and wood)

- Construction plans L-2.1 #6 says that wood handrails are ADA – aren't the aluminum the ADA rails since they have to be grip-able? For the wood railing, are you proposing just the top rail or a railing system with balusters? Yes, you are correct. We're proposing a wood railing system with balusters, built out of PT southern yellow pine, and this will have the ADA aluminum powder-coated handrails mounted onto it. The design intent is to match the existing handrails on the restrooms. I attached an image of the existing if that is helpful.

-Is a new ramp being built to the restrooms (on north end)? If so, what are the dimensions (length, width, height)? Yes, approximately 13'-8" long and about 5'-6" wide from outside rail to rail. The ramp rises 12" to meet the restroom. The wood handrail is about 42" high. Here also, we plan on matching the existing restroom ramp in design.

Please let me know if you have more questions or if I can provide any additional information that would help.

Thank you,
Emily

**Emily Phan**, Associate
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
**904.547.1486 (c)**
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**From:** Julie Courtney <jcourtney@citystaug.com>
**Sent:** Wednesday, April 28, 2021 2:12 PM
**To:** Emily Phan <ephan@halback.com>

## Julie Courtney

**From:** Emily Phan <ephan@halback.com>
**Sent:** Monday, May 10, 2021 5:14 PM
**To:** Julie Courtney
**Cc:** Jeremy Marquis; Fremont Latimer; Dustin Felix; Virginia Whetstone; Bruce Maguire
**Subject:** Re: 42-1/2 St. George Street - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)
**Attachments:** DSC_0590.JPG; DSC_0593.JPG; DSC_0607.JPG; DSC_0614.JPG; ExistingWell.JPG

Hi Julie,

Just wanted to check in - I think these were the last two items you had any questions about that we hadn't gotten to you yet:

- See attached for photos of the Spanish Bakery and existing well. The well cover will go right on top.
- The acrylic glass is a 1/8"+/- Plexiglass or equivalent, similar to what has been used for the Taberna del Caballo (Colonial Quarter).

Please let us know if you need anything further.

Thank you,
Emily

**Emily Phan**, Associate
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**904.547.1486 (c)**
904.825.6747 (o)

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**From:** Julie Courtney <jcourtney@citystaug.com>
**Sent:** Wednesday, April 21, 2021 11:08 AM
**To:** Emily Phan <ephan@halback.com>
**Cc:** Jeremy Marquis <jeremy@halback.com>; Fremont Latimer <fremont@halback.com>; Dustin Felix <dustin@halback.com>; Virginia Whetstone <vaw297@me.com>; Bruce Maguire <bam297@me.com>
**Subject:** 42-1/2 St. George Street - Certificate of Appropriateness Application for Historic Architectural Review Board (HARB)

RE: Project Address 42-1/2 St. George Street

Please accept this email as acknowledgement of your Certificate of Appropriateness application to the Historic Architectural Review Board meeting, **currently scheduled May 20, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street). Health and safety protocols will be followed at the meeting.**

Additionally, this email notifies you of the sufficiency of your application. The application form includes the attached checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Received May 11, 2021
Planning and Building
Department



Received May 11, 2021
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QUIT-CLAIM DEED

This instrument prepared by Ken Rouse, General Counsel, Florida Department of State, Room LL10, The Capitol, Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all properties of the Grantor are properties of the State of Florida, and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day of September, 1990, between the Historic St. Augustine Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida, as Grantee:

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim to the grantee, its successors or assigns, all the right, title and interest of the grantor in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL 1 (Blacksmith Shop and Harness Shop). Property Appraiser Parcel No. 1-0196750-0000

A lot of land in the northeast corner of Block Eight (8), St. Augustine, Florida, described as follows: Beginning at the intersection of the south line of Cuna Street and the west line of Charlotte Street; thence westerly along the south line of Cuna Street seventy-eight (78) feet; thence southerly at an angle to the right of Cuna Street of 88 degrees 36 minutes forty-six and fifty-two hundredths (46.52) feet, more or less, to the south boundary line of the property conveyed to Rosa I. Bennett by deed dated June 20, 1902 and recorded in Deed Book 5, Page 132, Public Records of St. Johns County, Florida; thence easterly along the said southerly boundary line, seventy-four (74) feet to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street forty-six (46) feet, more or less, to the point of beginning. Being the same land conveyed to party of the first part by deed from Julia B. Judson, unmarried, recorded in Official Records Book 107, Page 52, Public Records of St. Johns County, Florida;

Documentary Tax Pd. $ .55

$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: On D.C.

And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theador F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of $52,600 which the Grantee neither assumes nor agrees to pay.

And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, acccording to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of $200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

more or less, to lot formerly of Mary Ponce; thence South 8 deg. 00' East along said Ponce lot 80 feet more or less to the N line of Cuna St., thence East along north line of Cuna Street 50.66 to the Point of Beginning.

And

PARCEL 11B. Property Appraiser Parcel No. 1-0197440-0000

Commencing at the northwest corner of the intersection of the property lines of Cuna and St. George Streets, which point is also the southeast corner of Block Twelve (12); thence northward along the west property line St. George Street one hundred twenty-one (121) feet one inch to the northeast corner of lot Nineteen (19), Block Twelve (12), which corner is marked by a nail driven in the wall at the junction of the Dodge House and the Watkins House and is the point of beginning of this description; run thence south thirteen (13) degrees east 33.5 feet to the south face of a concrete monument or marker; thence South 78 degrees fourteen (14) minutes west 105.3 feet to the southwest fence corner of Lot nineteen (19) and marked by an iron pipe; thence north eight (8) degrees twenty-one (21) minutes west 36.2 feet to the northeast corner of Lot Nineteen (19) marked by an iron pipe thence north eighty (80) degrees thirty-two (32) minutes east 73.33 feet to the junction of the fence with the Watkins House; thence South nine (9) degrees twenty-eight (28) minutes east 1.2 feet along the Watkins House to its Southwest corner; thence North seventy-seven (77) degrees nineteen (19) minutes east twenty-nine (29) feet to place of beginning.

SUBJECT to a mortgage on Parcel 11-A and 11-B executed by San Agustin Antiguo Foundation, Inc. dated December 21, 1988, recorded in Official Records Book 806, page 297 of the public records of St. Johns County, Florida, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

ALSO: A part of Lot 25, Block 12, according to the Official Map of the City of St.Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 15. Property Appraiser Parcel No. 0196490-0000

Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

COPY

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

AND ALSO a permanent easement for driveway purposes for the use of party of the second part, its tenants, lessees, licensees, customers, guests, visitors, invitees, successors and assigns, respectively, over and across a parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 149.0 feet along the east line of Spanish Street to the point of beginning; thence continue N 8 degrees W 10.0 feet; thence N 83 degrees 10' E 75.1 feet to a point on the west line of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence S 2 degrees 33' E 1.8 feet to the southwest corner of the property described in Deed Book 217, page 32; thence continue S 2 degrees 33' E 8.2 feet; thence 83 degrees 10' W 74.03 feet to the point of beginning.

The permanent easement above described being the north 10 feet of the parcel of land described in Deed Book 218, page 33 of the public records of St. Johns County, Florida;

And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

COPY

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

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

Signed, sealed, and delivered in our presence:

Rita H. O'Brien

Tina D. Wilson

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

By: John Sundeman
Its Chairman:

Attest: Earle W. Newton
Its Executive Director

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Sundeman and Earle W. Newton to me known to be the Chairman and Executive Director of the grantor who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 1990.

Elizabeth T. Delpeuch
Notary Public, State of Florida at Large

My Commission Expires: Nov. 4, 1990

(SEAL)

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

90 OCT -1 AM 11:02

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

# St. Johns County, FL

## Sales Questionnaire Form

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

Sales Questionnaire

## Summary




| | |
|---|---|
| **Parcel ID** | 1974600000 |
| **Location Address** | 42 ST GEORGE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug ON St George St (COM) (610.07) |
| **Tax Description*** | CITY OF ST AUG LOTS 22 & 23 BLK 12 OR871/61(Q/C)<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | State Owned - TIITF (8710) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.4926 |
| **Acreage** | 0.180 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Tiitf/Dept Of State 100% |
| **Mailing Address** | C/O UNIVERSITY OF FLORIDA<br>PO BOX 115050<br>ATTN PLANNING DEPT<br>GAINESVILLE, FL 32611-5050 |

## Map



## Valuation Information

| | 2021 |
|---|---|
| Building Value | $124,023 |
| Extra Features Value | $809 |
| Total Land Value | $800,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$924,832** |
| Total Deferred | $343,358 |
| Assessed Value | **$581,474** |
| Total Exemptions | $581,474 |
| Taxable Value | **$0** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2020 | $139,145 | $809 | $800,000 | $0 | $0 | $939,954 | $528,613 | $939,954 | $0 |
| 2019 | $88,440 | $722 | $720,000 | $0 | $0 | $809,162 | $480,557 | $809,162 | $0 |
| 2018 | $69,177 | $722 | $640,000 | $0 | $0 | $709,899 | $436,870 | $709,899 | $0 |
| 2017 | $49,051 | $722 | $640,000 | $0 | $0 | $689,773 | $397,155 | $689,773 | $0 |
| 2016 | $48,328 | $722 | $312,000 | $0 | $0 | $361,050 | $361,050 | $361,050 | $0 |
| 2015 | $48,328 | $722 | $312,000 | $0 | $0 | $361,050 | $361,050 | $361,050 | $0 |
| 2014 | $28,424 | $722 | $312,000 | $0 | $0 | $341,146 | $341,146 | $341,146 | $0 |
| 2013 | $28,424 | $722 | $312,000 | $0 | $0 | $341,146 | $341,146 | $341,146 | $0 |
| 2012 | $28,424 | $722 | $312,000 | $0 | $0 | $341,146 | $341,146 | $341,146 | $0 |
| 2011 | $28,424 | $722 | $346,000 | $0 | $0 | $375,146 | $375,146 | $375,146 | $0 |
| 2010 | $28,424 | $722 | $384,000 | $0 | $0 | $413,146 | $413,146 | $413,146 | $0 |

## Exemption Information

| Exemption Type | Amount |
|---|---|
| State | $581,474 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Actual Area** | 1600 |
| **Conditioned Area** | 1512 |
| **Actual Year Built** | 1963 |
| **Use** | Stores (City/Historical) |
| **Style** | 04 |
| **Class** | N |
| **Exterior Wall** | Concrete Stucco, Stone |
| **Roof Structure** | Wood Truss |
| **Roof Structure** | Wood Truss |
| **Roof Cover** | Wood Shingle |
| **Interior Flooring** | Concrete Finish, Pine Wood |
| **Interior Wall** | |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | |
| **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Stone | 50% |
| Exterior Wall | Concrete Stucco | 50% |
| Roofing Structure | Wood Truss | 100% |
| Roofing Cover | Wood Shingle | 100% |
| Interior Flooring | Pine Wood | 50% |
| Interior Flooring | Concrete Finish | 50% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Masonry | 100% |
| Plumbing | 8 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Slab | 100% |
| Floor System | Concrete Slab | 100% |
| Condition | Good | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| CANOPY (COMMERCIAL) | 0 | 428 |
| CANOPY (COMMERCIAL) | 0 | 272 |
| POINTER | 0 | 0 |
| BASE AREA | 288 | 288 |
| 2 STORY | 1224 | 612 |
| Total SqFt | 1512 | 1600 |

| | | | |
|---|---|---|---|
| **Building** | 2 | **Roof Structure** | Wood Truss |
| **Actual Area** | 506 | **Roof Cover** | Wood Shingle |
| **Conditioned Area** | 391 | **Interior Flooring** | Concrete Finish |
| **Actual Year Built** | 1963 | **Interior Wall** | |
| **Use** | Snack Bars | **Heating Type** | None |
| **Style** | 04 | **Air Conditioning** | None |
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Stone | **Baths** | |
| **Roof Structure** | Wood Truss | | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Stone | 100% |
| Roofing Structure | Wood Truss | 100% |
| Roofing Cover | Wood Shingle | 100% |
| Interior Flooring | Concrete Finish | 100% |
| Heating Type | None | 100% |
| Air Conditioning | None | 100% |
| Frame | Masonry | 100% |
| Plumbing | 0 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Slab | 100% |
| Floor System | Concrete Slab | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| BASE AREA | 391 | 391 |
| CANOPY (COMMERCIAL) | 0 | 115 |
| Total SqFt | 391 | 506 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Shed | 0 | 0 | 0 | 0 | 64 |
| Wood Fence | 0 | 0 | 0 | 0 | 80 |

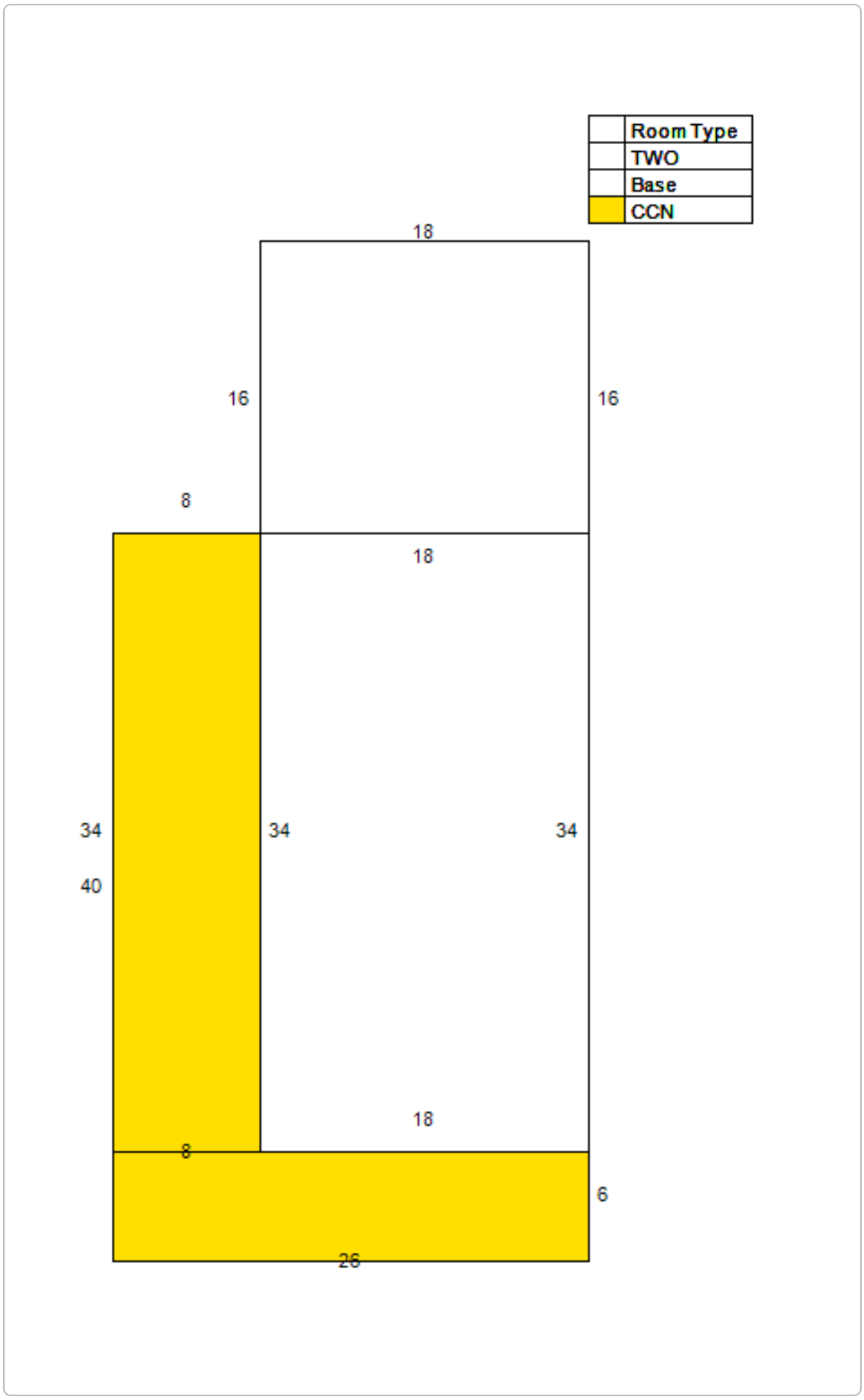
## Land Information

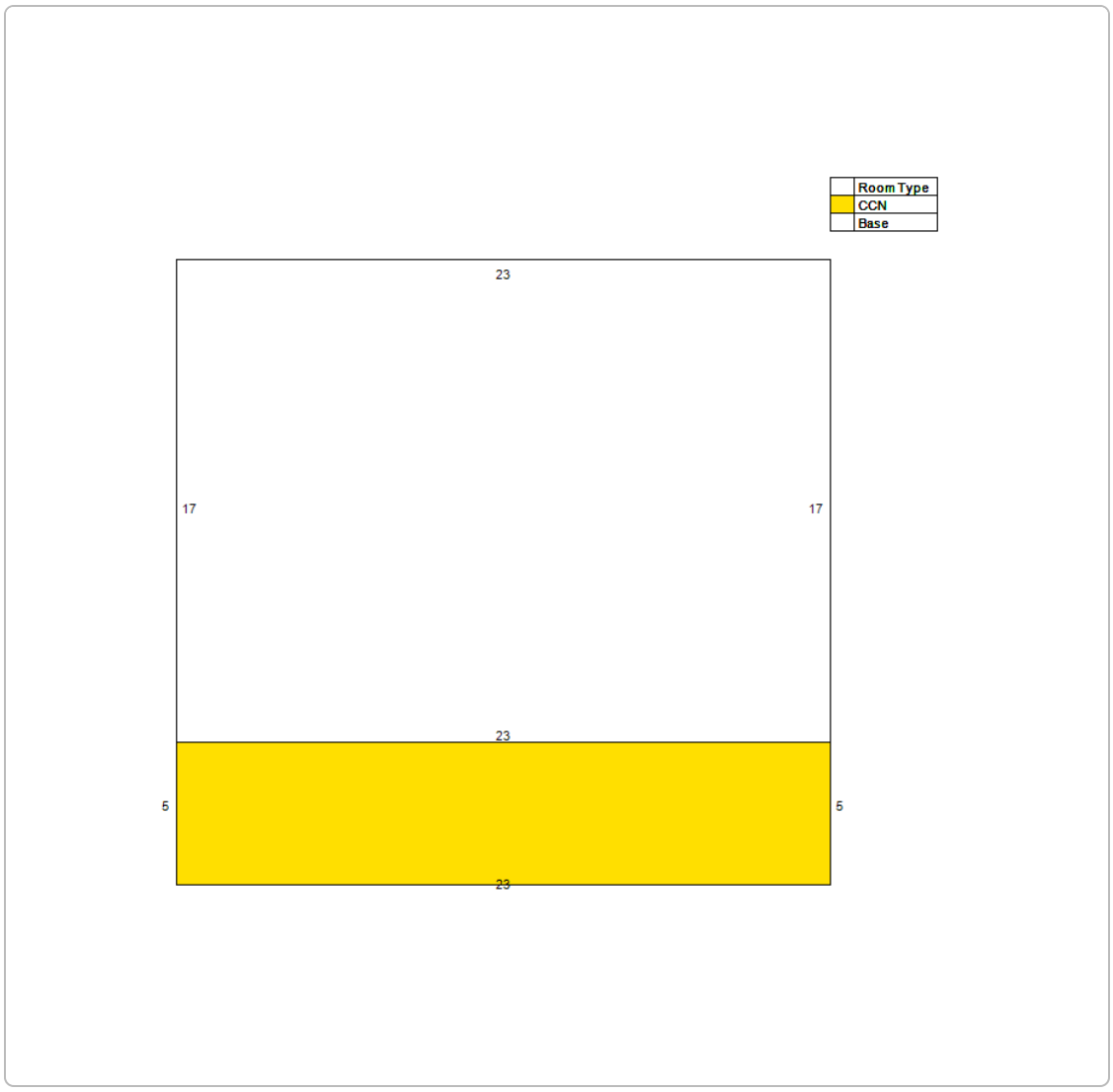
| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| State Owned | 80 | 100 | 8000 | SF | $800,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 9/1/1990 | $0.00 | QUIT CLAIM DEED | 871 | 61 | U | I | | TIITF/STATE OF FLORIDA |
| | 9/1/1990 | $0.00 | | 871 | 55 | U | I | | |
| | 3/1/1989 | $0.00 | | 814 | 405 | U | I | | |
| | 7/1/1987 | $0.00 | | 752 | 614 | U | I | | |
| | 2/1/1987 | $0.00 | | 736 | 789 | U | I | | |

## Sketch Information


Room Type
TWO
Base
CCN
18
16
16
8
18
34
34
34
40
18
8
6
26




The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.117






# Detail by Entity Name

Florida Profit Corporation
MARQUIS LATIMER + HALBACK, INC.

**Filing Information**

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

**Principal Address**

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

**Mailing Address**

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

**Registered Agent Name & Address**

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

Name Changed: 12/09/2014

Address Changed: 01/30/2017

**Officer/Director Detail**

**Name & Address**

Title President, CEO

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

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

Title VP, COO

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

**Annual Reports**

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

**Document Images**

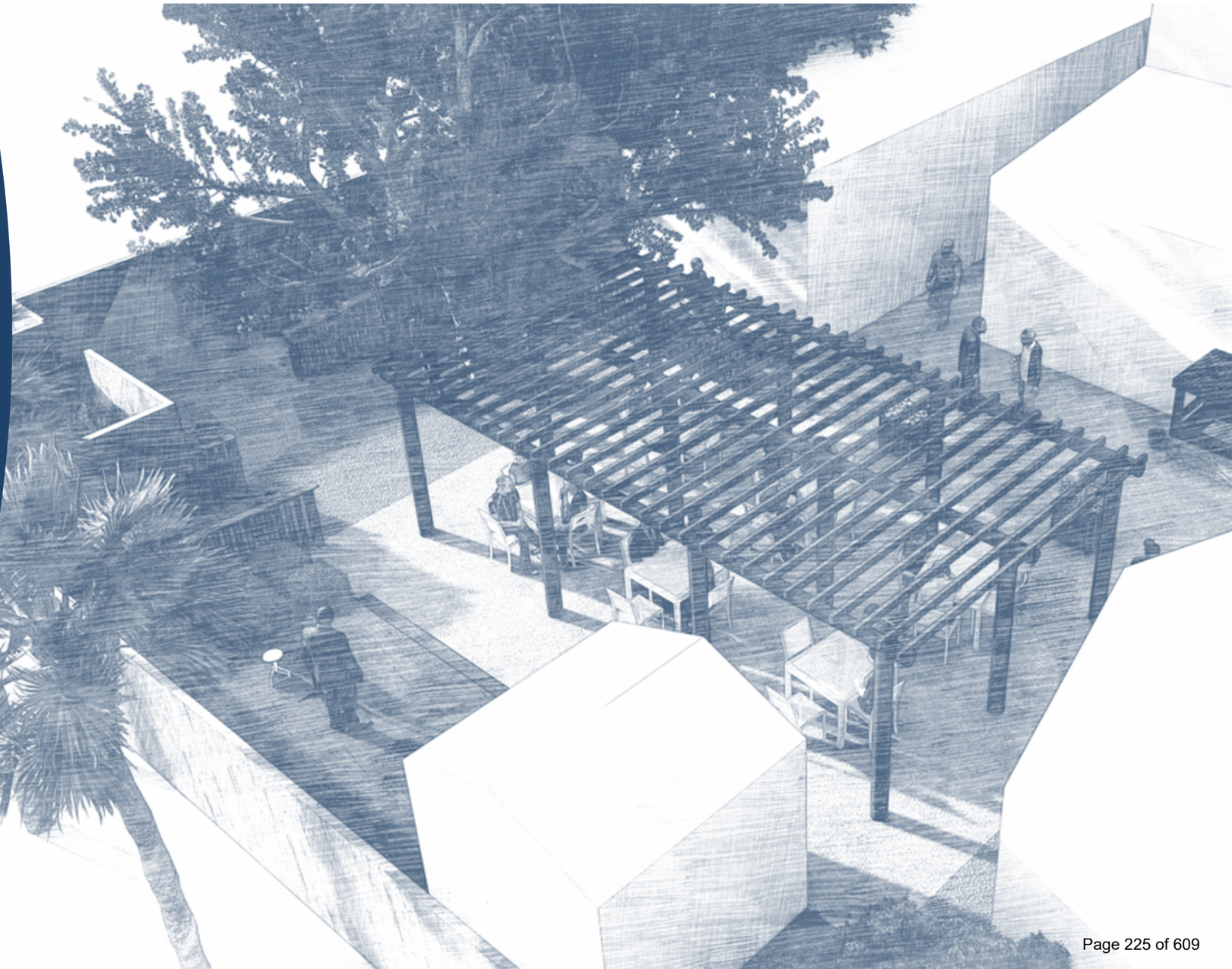
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|---|---|
| 01/29/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/07/2018 -- ANNUAL REPORT | View image in PDF format |
|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

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# HARB CERTIFICATE OF APPROPRIATENESS

# SPANISH BAKERY COURTYARD

04.16.2021 | ML+H Project 20.41.0 | Task 1.0.0



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# EXISTING CONDITIONS

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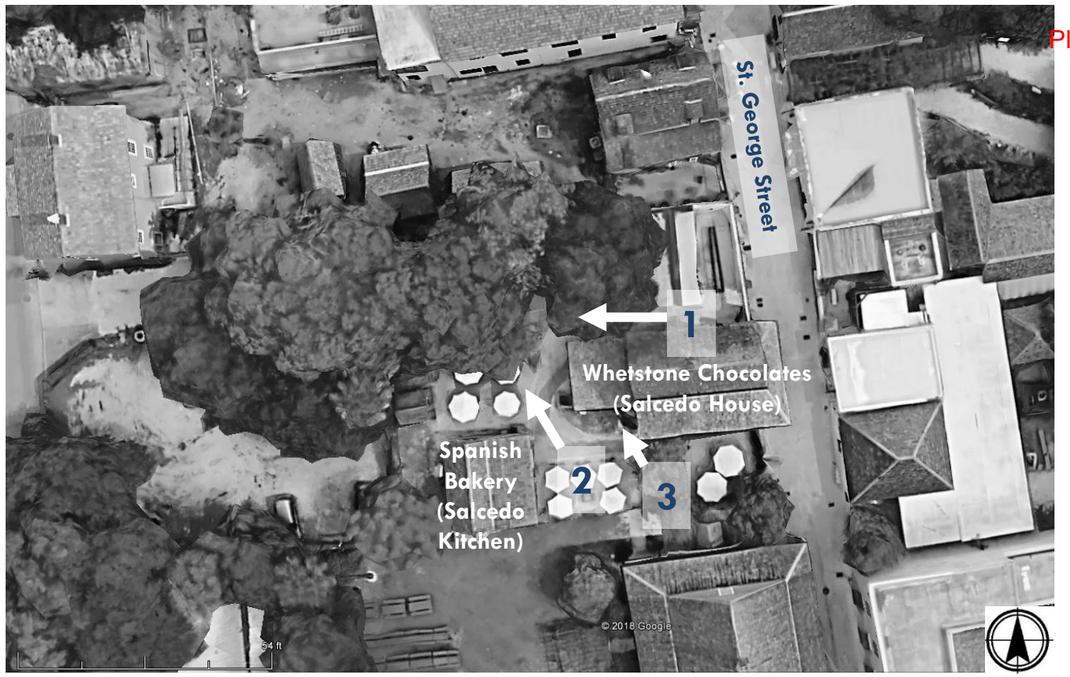



# SPANISH BAKERY | LIMITS OF WORK

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1






2




3

# SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

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

# SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

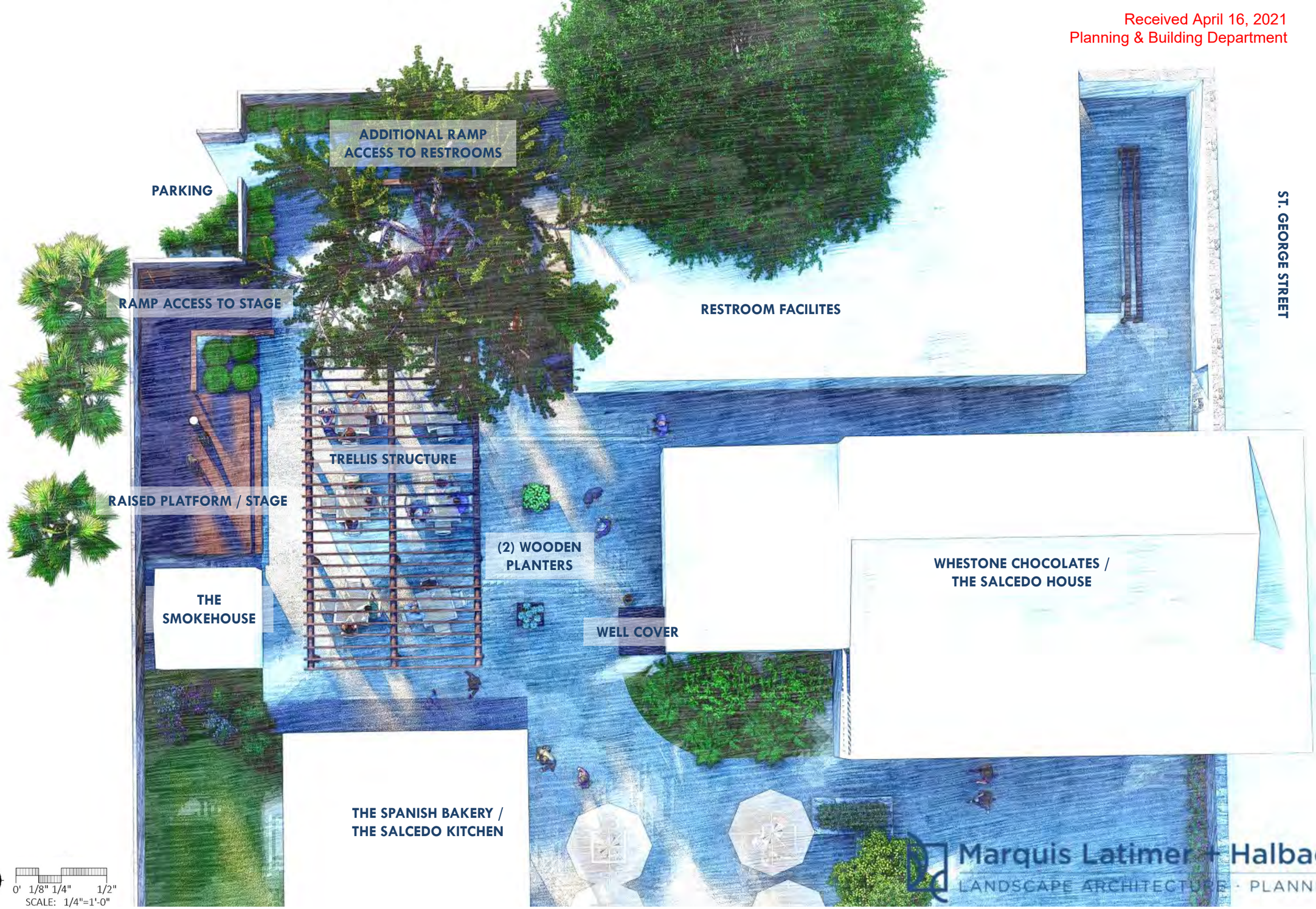
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# SITE PLAN

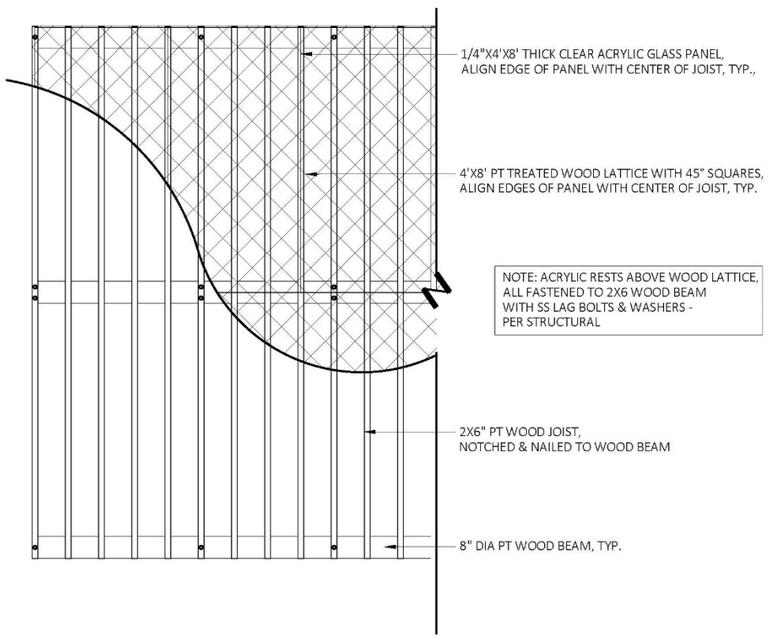
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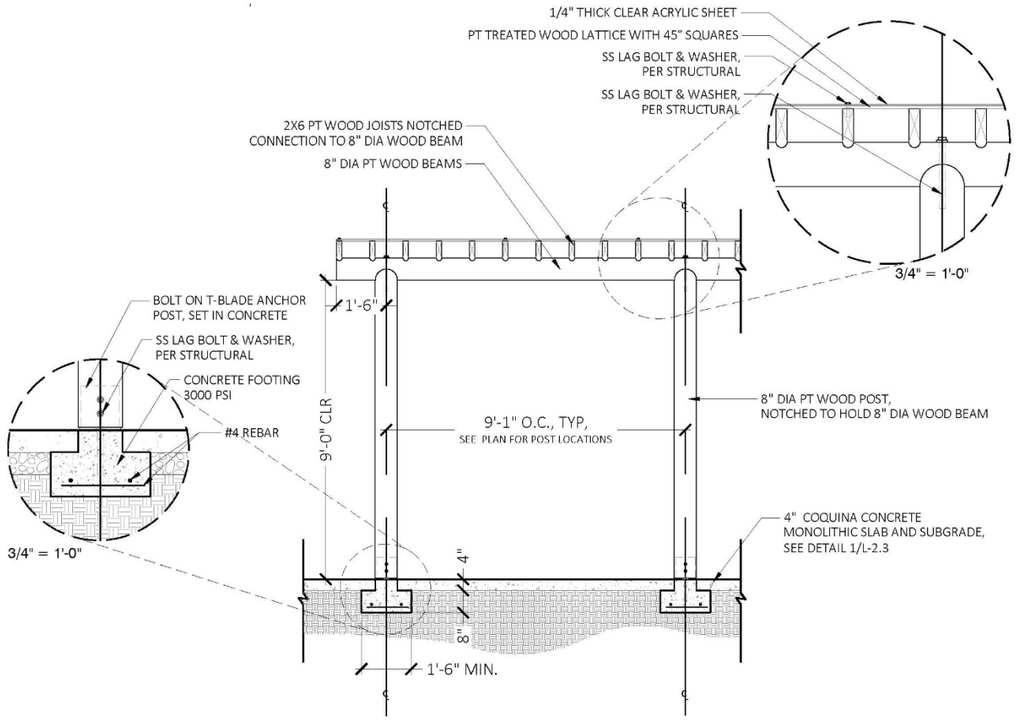

# SPANISH BAKERY | OVERALL CONCEPT PLAN

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OVERALL PLAN LAYOUT



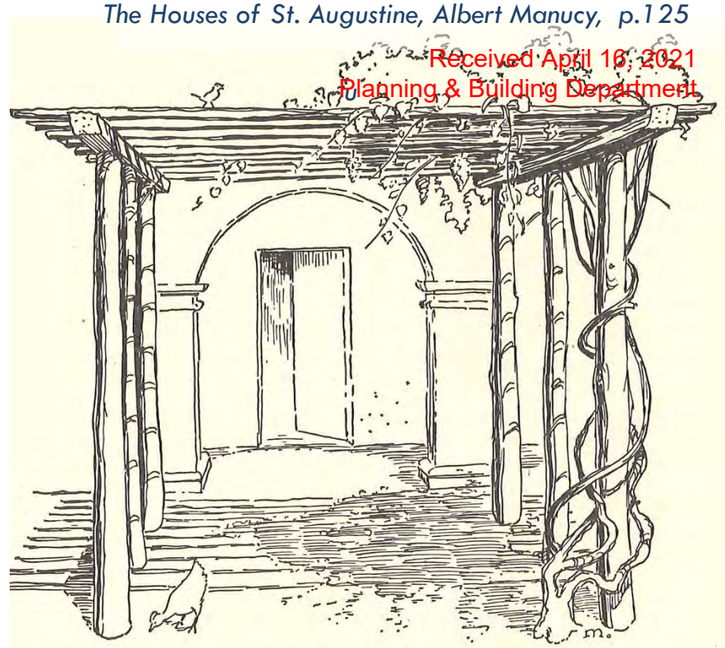

PLAN VIEW




SECTION VIEW

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

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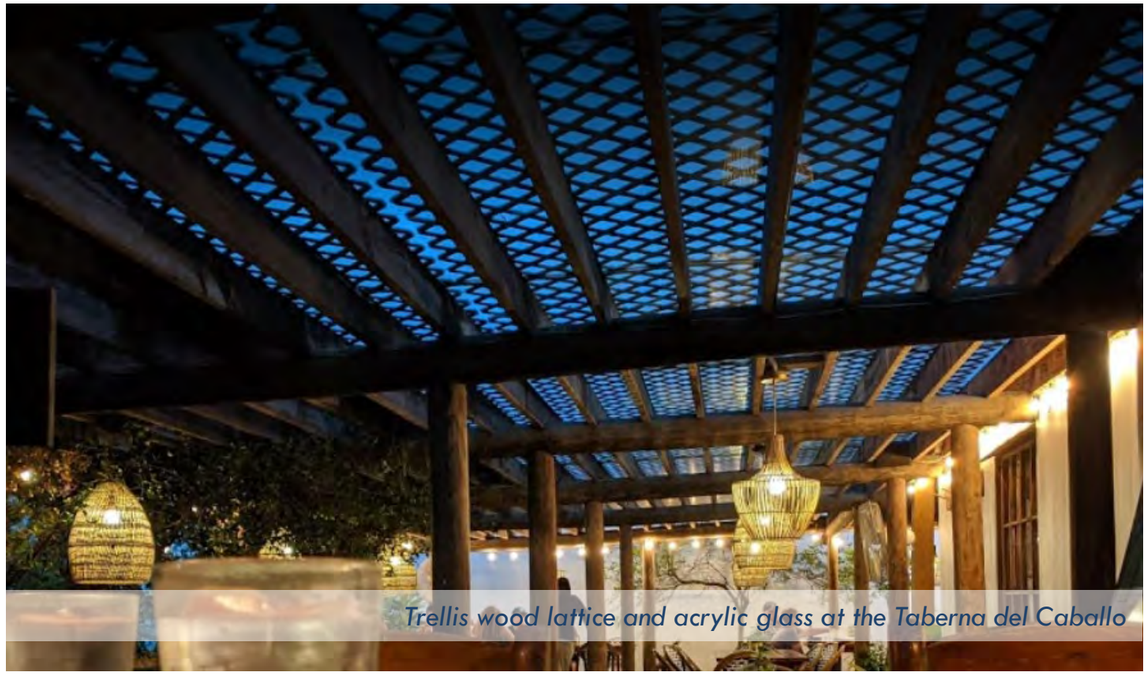


77. A GRAPE ARBOR

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



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

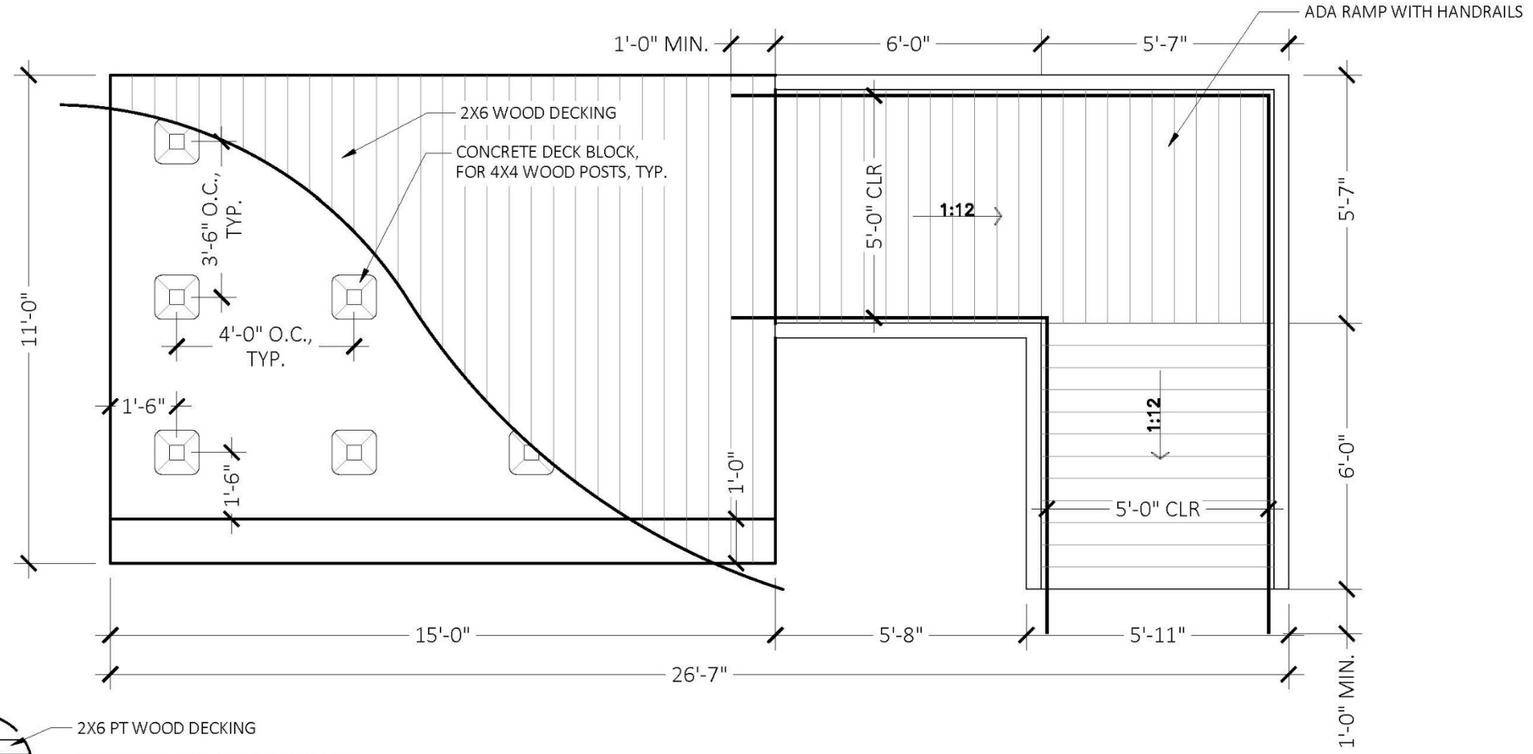


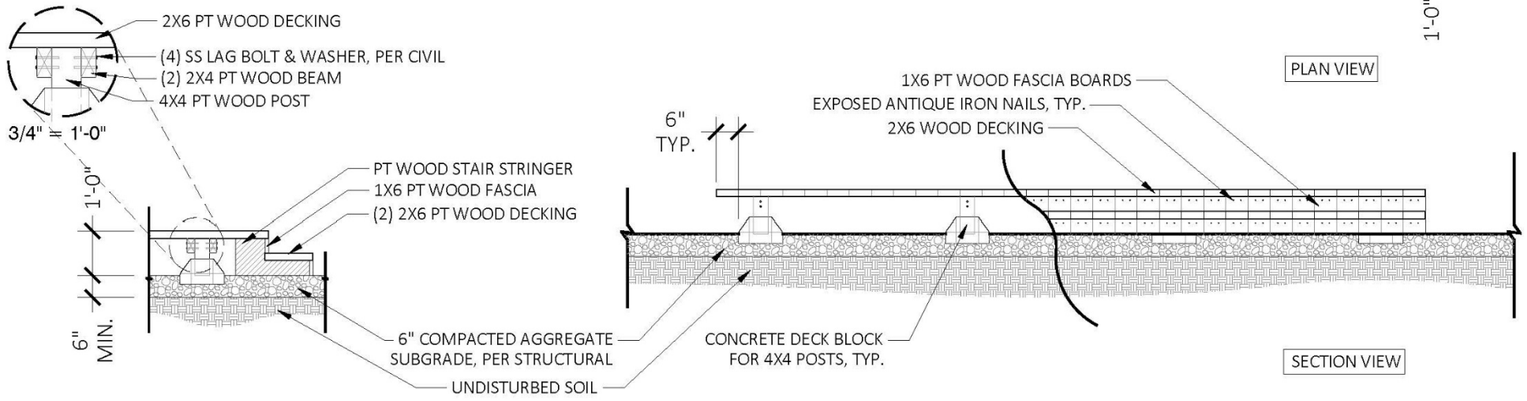
*Trellis wood lattice and acrylic glass at the Taberna del Caballo*

# SPANISH BAKERY | TRELLIS STRUCTURE

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*Stage at the Colonial Oak Music Park*



*Grey Weathered Wood*



*3/8" Granite for ADA Areas*



*5/8" Granite for Drainage Under Stage*

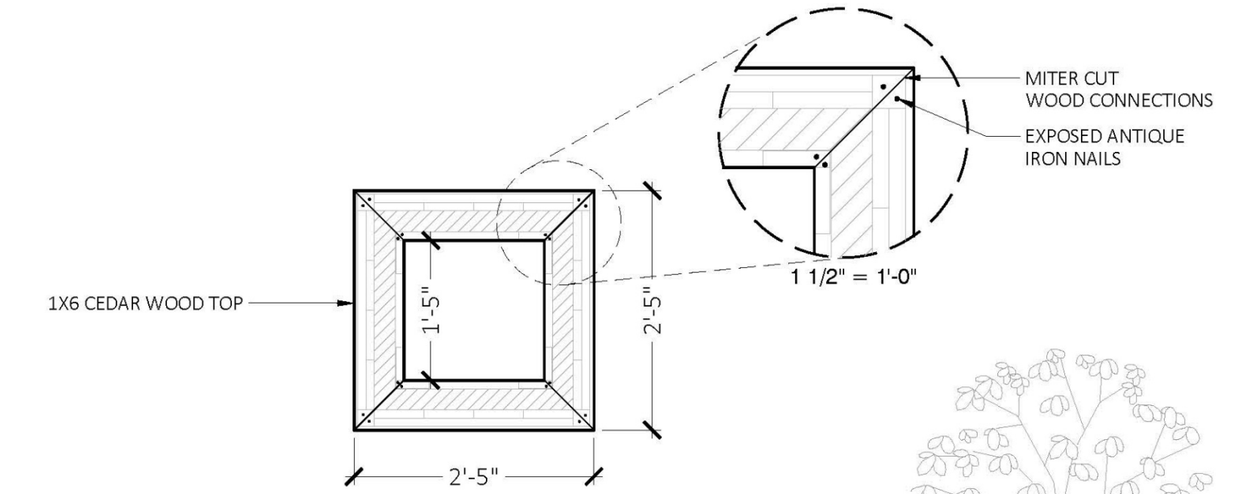


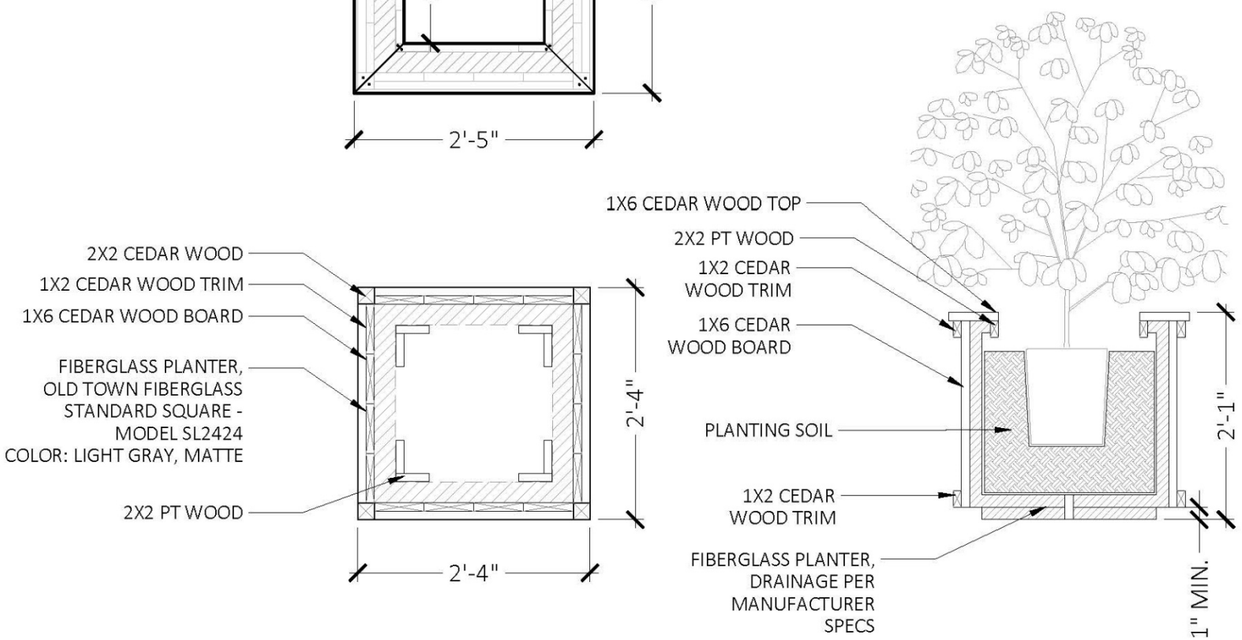
*Coquina Concrete*

# SPANISH BAKERY | RAISED PLATFORM / STAGE

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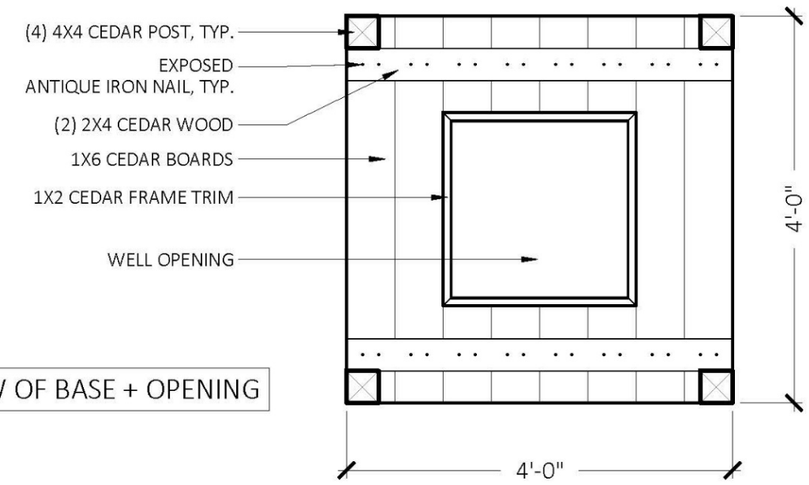
Wood Shroud - Grey Weathered Cedar with Antique Nails


Rendering of Planters with Herbs Planted

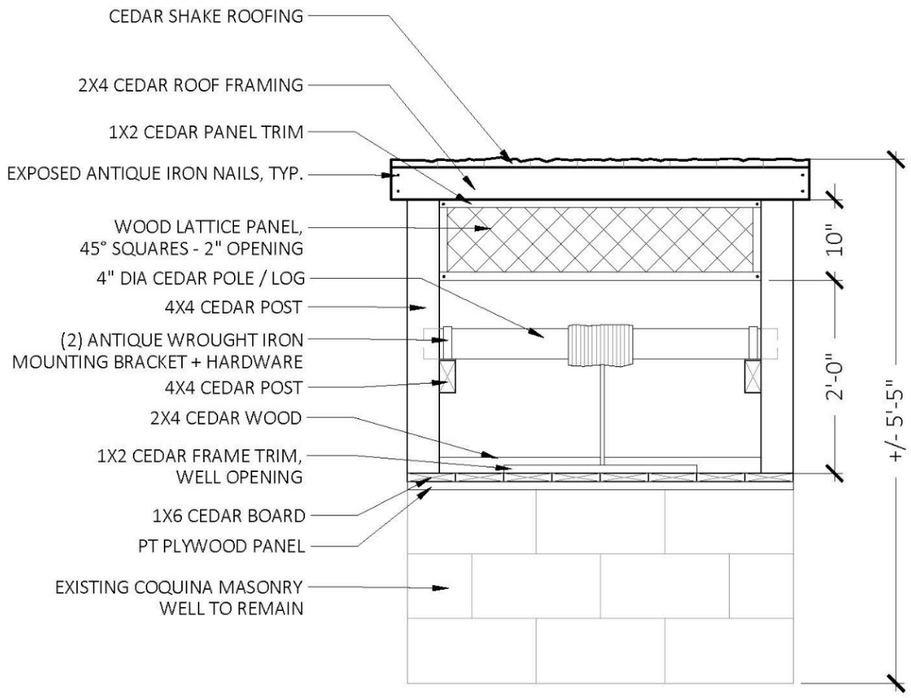

Fiberglass Planter Insert, Color: Light Grey Matte (Hidden)

# SPANISH BAKERY | HERB PLANTER WITH RUSTIC WOOD SHROUD

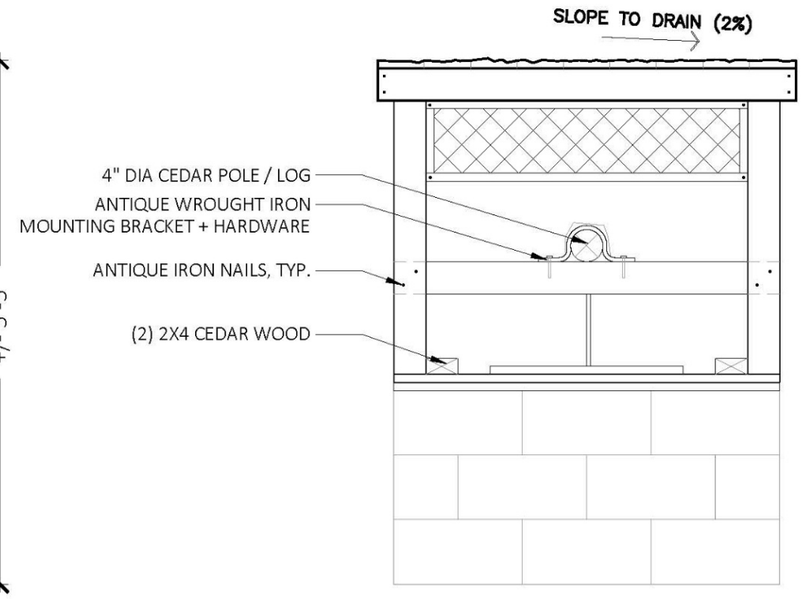
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TOP VIEW OF BASE + OPENING




FRONT VIEW



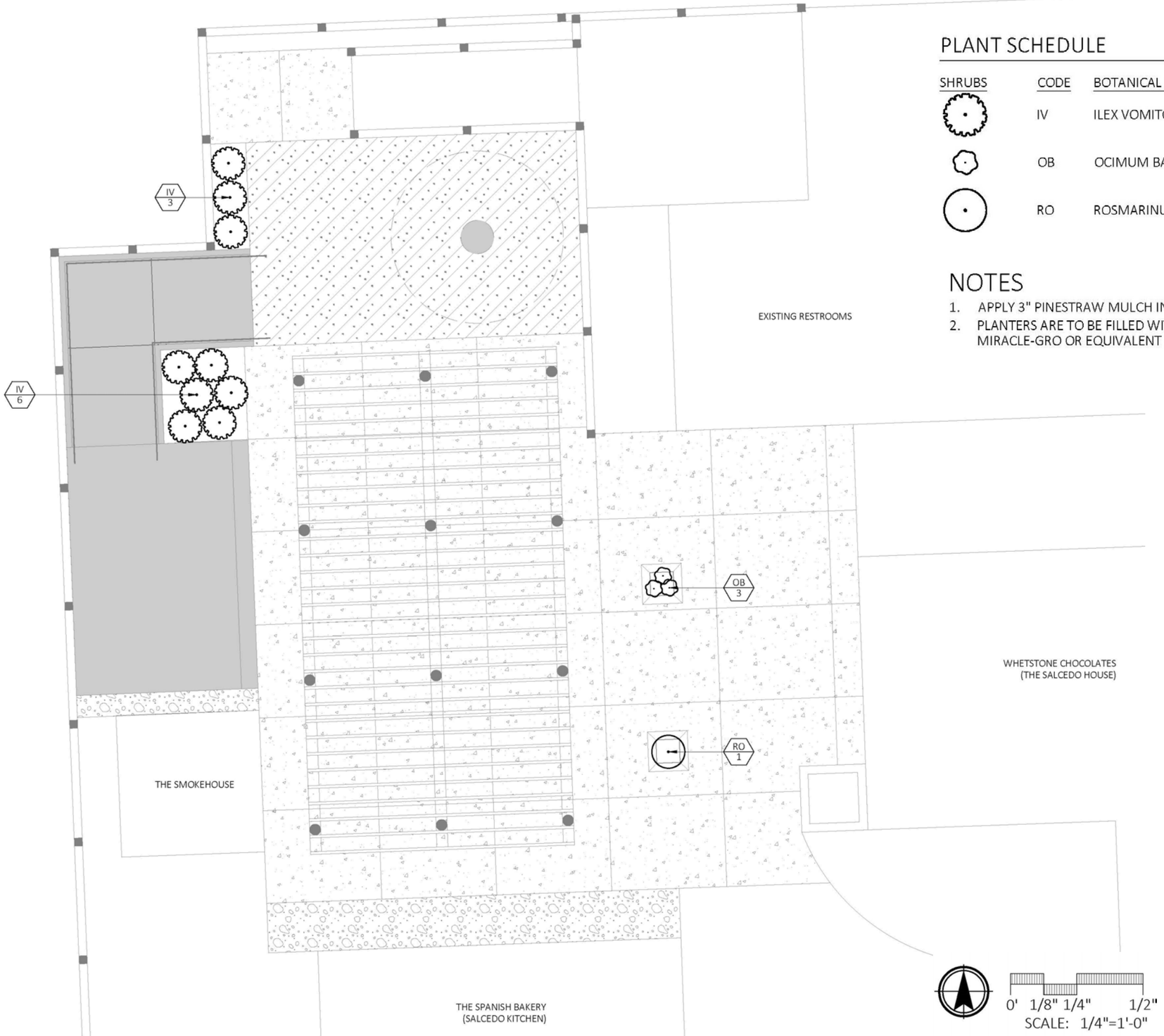

SIDE VIEW




*Well Housing at Plaza de La Constitucion*

# SPANISH BAKERY | PLANTER WITH RUSTIC WOOD SHROUD

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## PLANT SCHEDULE

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

## NOTES

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

# SPANISH BAKERY | LANDSCAPE PLAN

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# 3D PERSPECTIVE RENDERINGS

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# SPANISH BAKERY COURTYARD | VIEW FROM OUTSIDE

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# SPANISH BAKERY COURTYARD | VIEW FROM OUTSIDE

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**SPANISH BAKERY COURTYARD** | APPROACHING THE MAIN COURTYARD AREA

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# SPANISH BAKERY COURTYARD | BIRD'S EYE VIEW WEST

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# SPANISH BAKERY COURTYARD | BIRD'S EYE VIEW NORTH EAST

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**SPANISH BAKERY COURTYARD** | ARBOR, STAGE, RAMP TO RESTROOM

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# SPANISH BAKERY COURTYARD | ACCESSIBILITY AND STAGE

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# SPANISH BAKERY COURTYARD | WOOD WELL COVERING

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# SPANISH BAKERY COURTYARD | TRELLIS, PLANTERS, AND WELL

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# SPANISH BAKERY COURTYARD

## HARB Certificate of Appropriateness Submittal - 60% CD

ML+H

Design Team

Marquis Latimer + Halback, Inc.
Landscape Architecture
Project Manager: Fremont Latimer | fremont@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
LC0000391

Prepared For

Spanish Bakery & Cafe

SPANISH BAKERY · &CAFÉ ·

Site Location

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

Jurisdictional Review

City of St. Augustine,
*Historical Architectural Review Board*

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

811

Know what's below.
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Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

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JEREMY MARQUIS
LIC. # 6667110 SEAL

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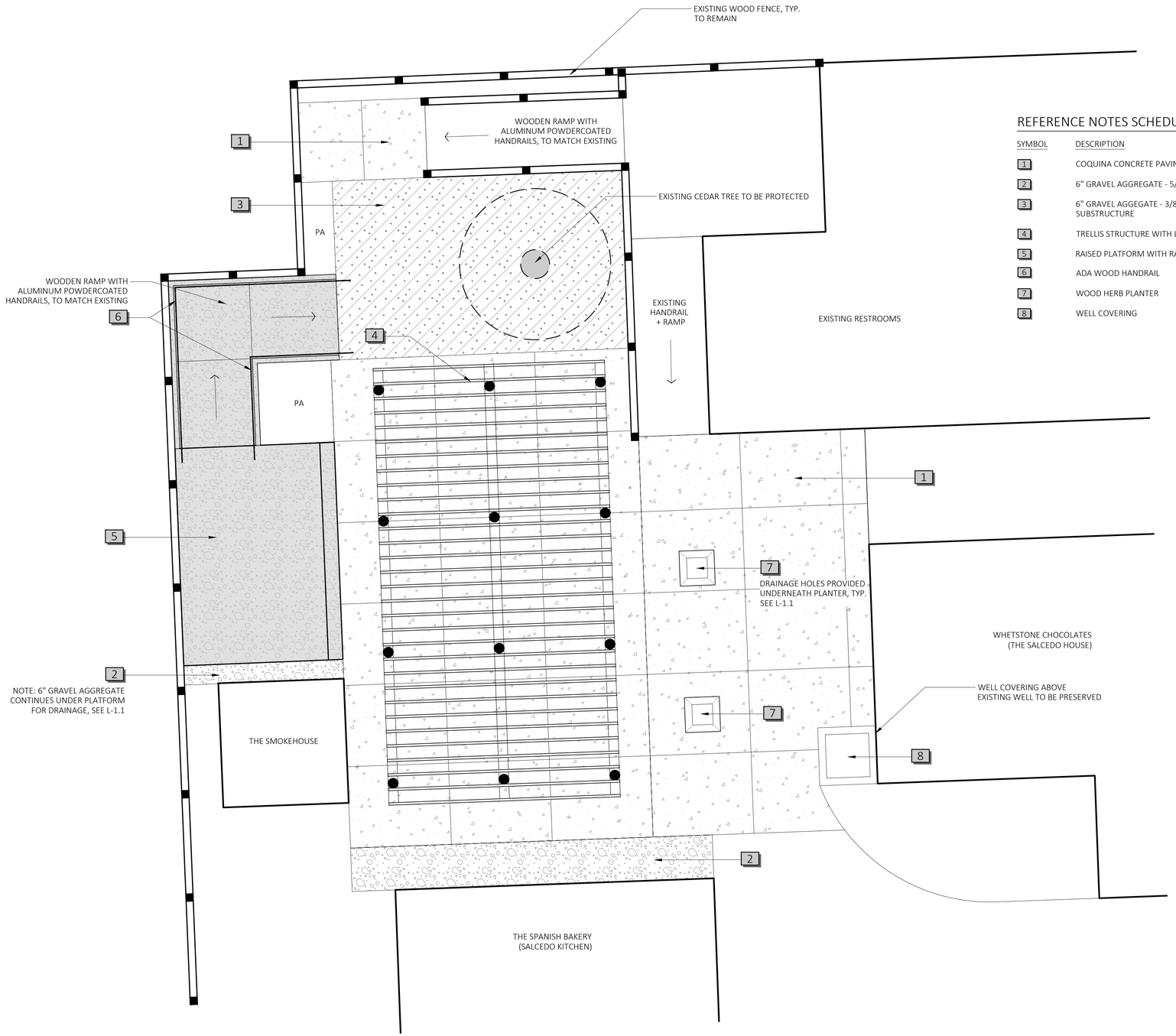
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
COVER

| | |
|---|---|
| HARB COA 60% CD | 04.16.21 |

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

DRAWING NO.:
G-0

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## REFERENCE NOTES SCHEDULE

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

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

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34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747 www.halback.com
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JEREMY MARQUIS
LIC. # 6667110 SEAL

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# SPANISH BAKERY COURTYARD

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

HARDSCAPE PLAN

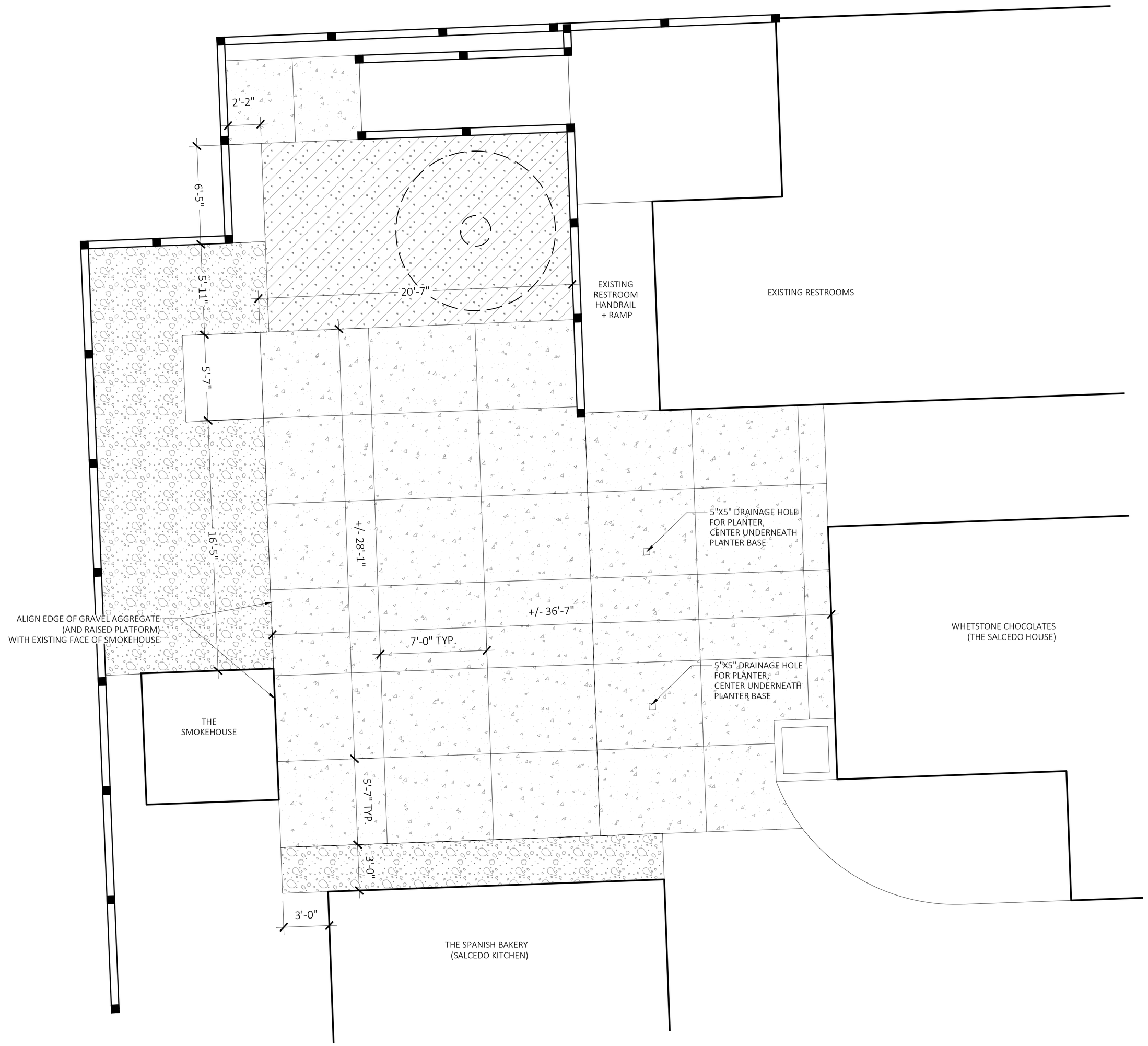
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0' 1/8" 1/4" 1/2"
SCALE: 1/4"=1'-0"

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# SPANISH BAKERY COURTYARD

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

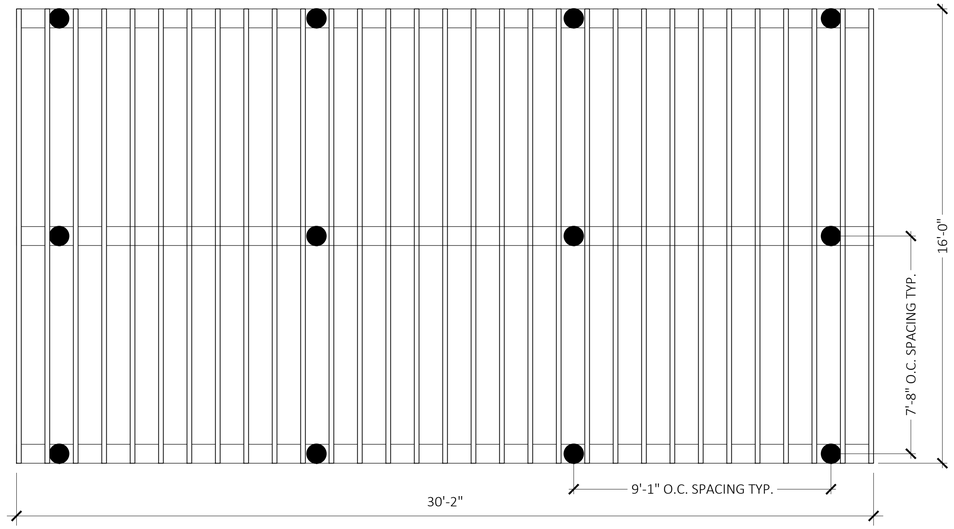
HARDSCAPE PLAN - SITE LAYOUT

| | |
|---|---|
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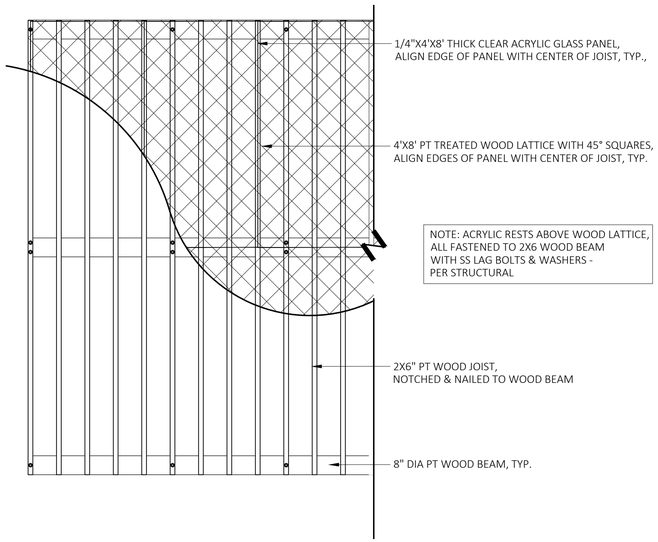
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ML+H PROJECT #: 20.41.0

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L-2.2

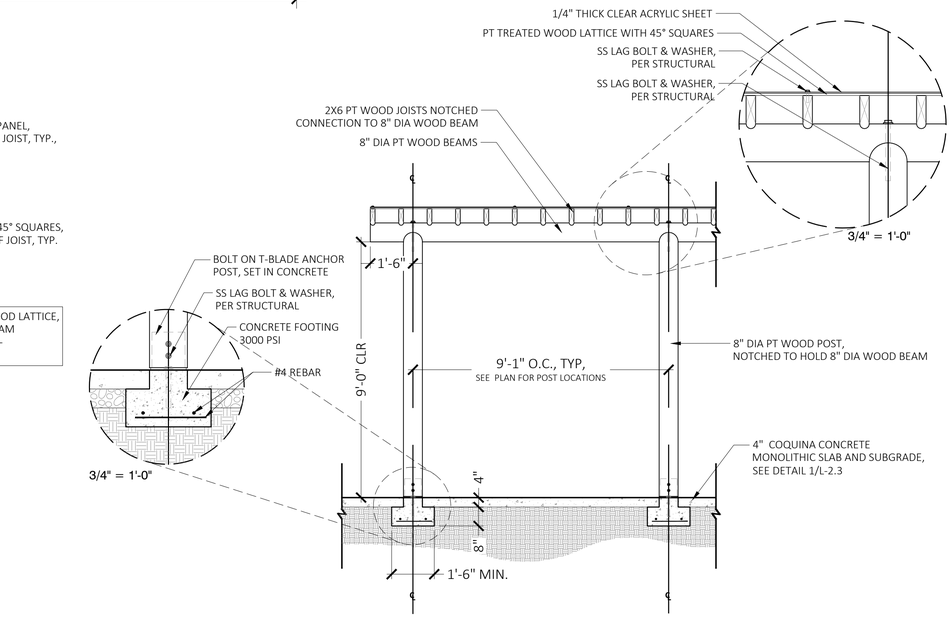
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OVERALL PLAN LAYOUT



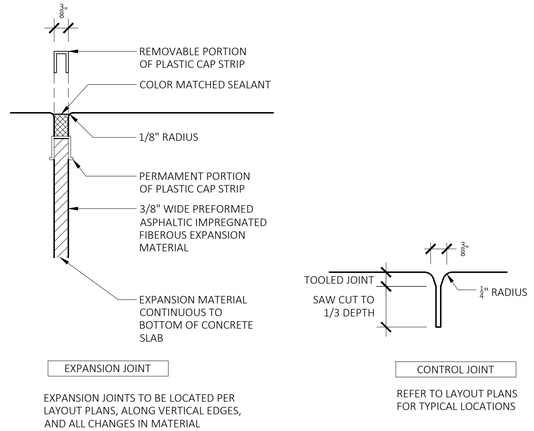

PLAN VIEW




SECTION VIEW

## 3 TRELLIS STRUCTURE WITH LATTICE ROOF

3/8" = 1'-0" P-CO-SPA-03




EXPANSION JOINT

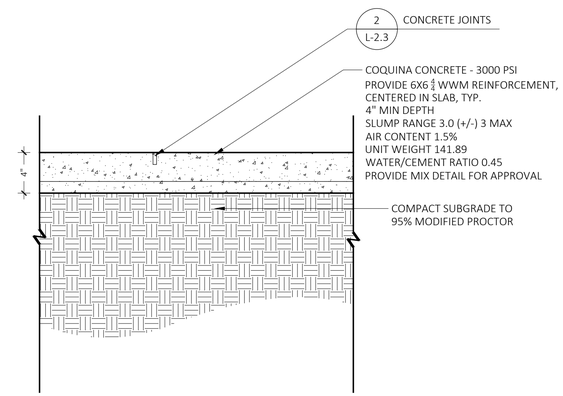
EXPANSION JOINTS TO BE LOCATED PER LAYOUT PLANS, ALONG VERTICAL EDGES, AND ALL CHANGES IN MATERIAL

CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

## 2 CONCRETE JOINTS

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




## 1 COQUINA CONRETE PAVING

1 1/2" = 1'-0" P-CO-SPA-02

MARQUIS LATIMER + HALBACK
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34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
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LIC. # 6667110 SEAL

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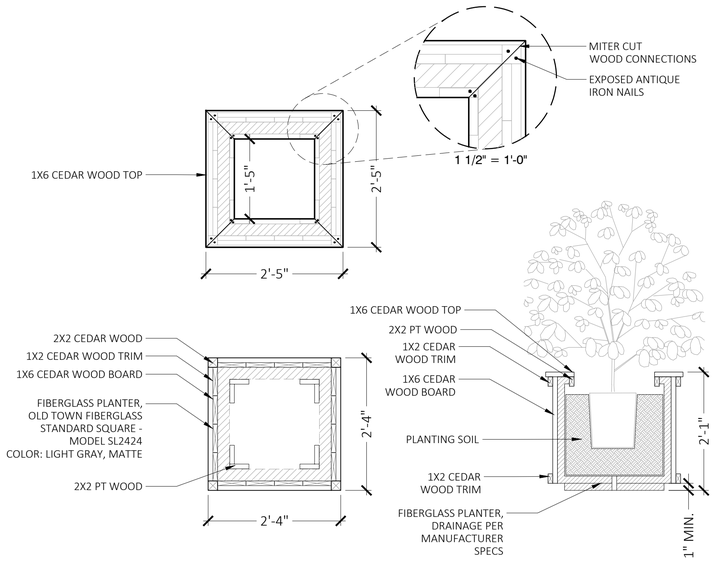
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
HARDSCAPE DETAILS - A

| | |
|---|---|
| HARB COA 60% CD | 04.16.21 |

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

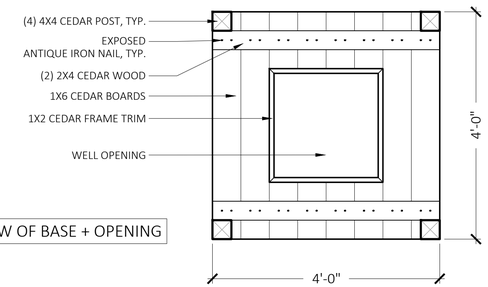
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L-2.3

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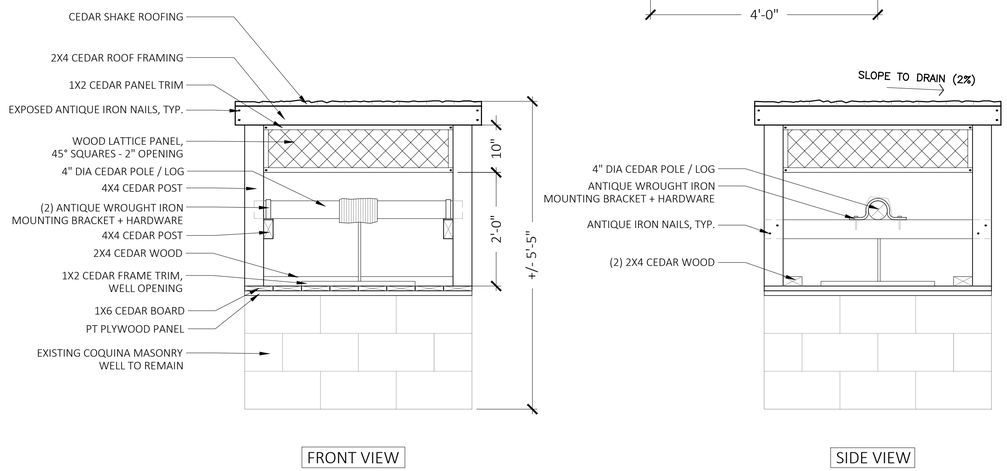



## 2 SQUARE WOOD HERB PLANTER

3/4" = 1'-0" P-CO-SPA-06



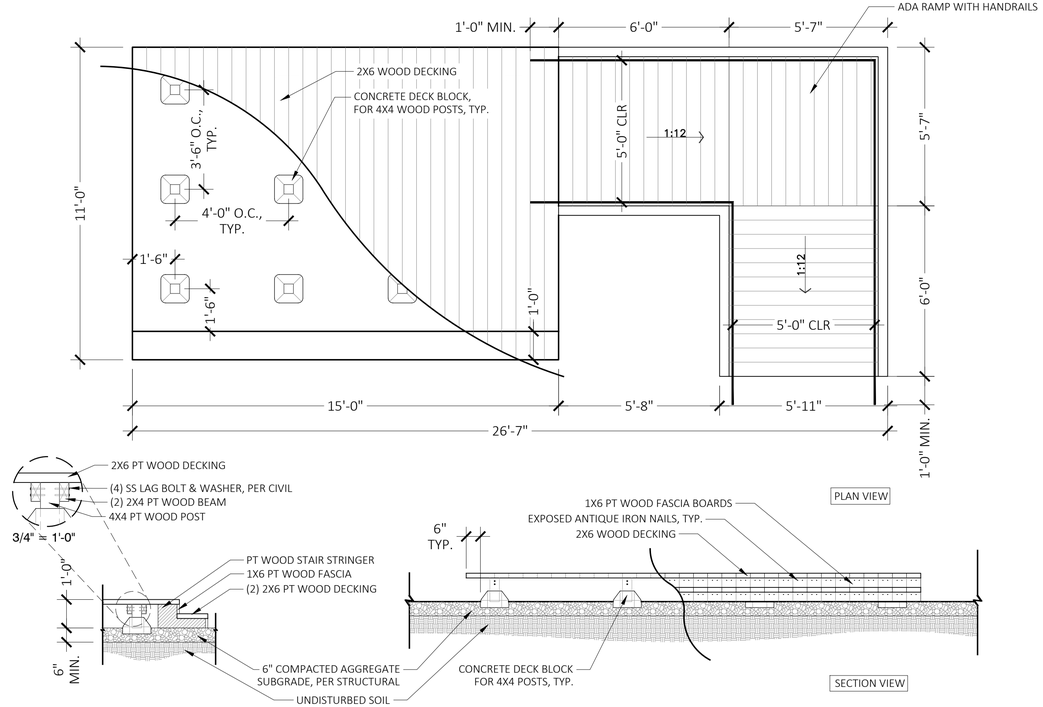

TOP VIEW OF BASE + OPENING




FRONT VIEW SIDE VIEW

## 3 WELL WOOD COVERING

3/4" = 1'-0" P-CO-SPA-07




## 1 RAISED PLATFORM WITH ADA RAMP

3/8" = 1'-0" P-CO-SPA-04

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

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

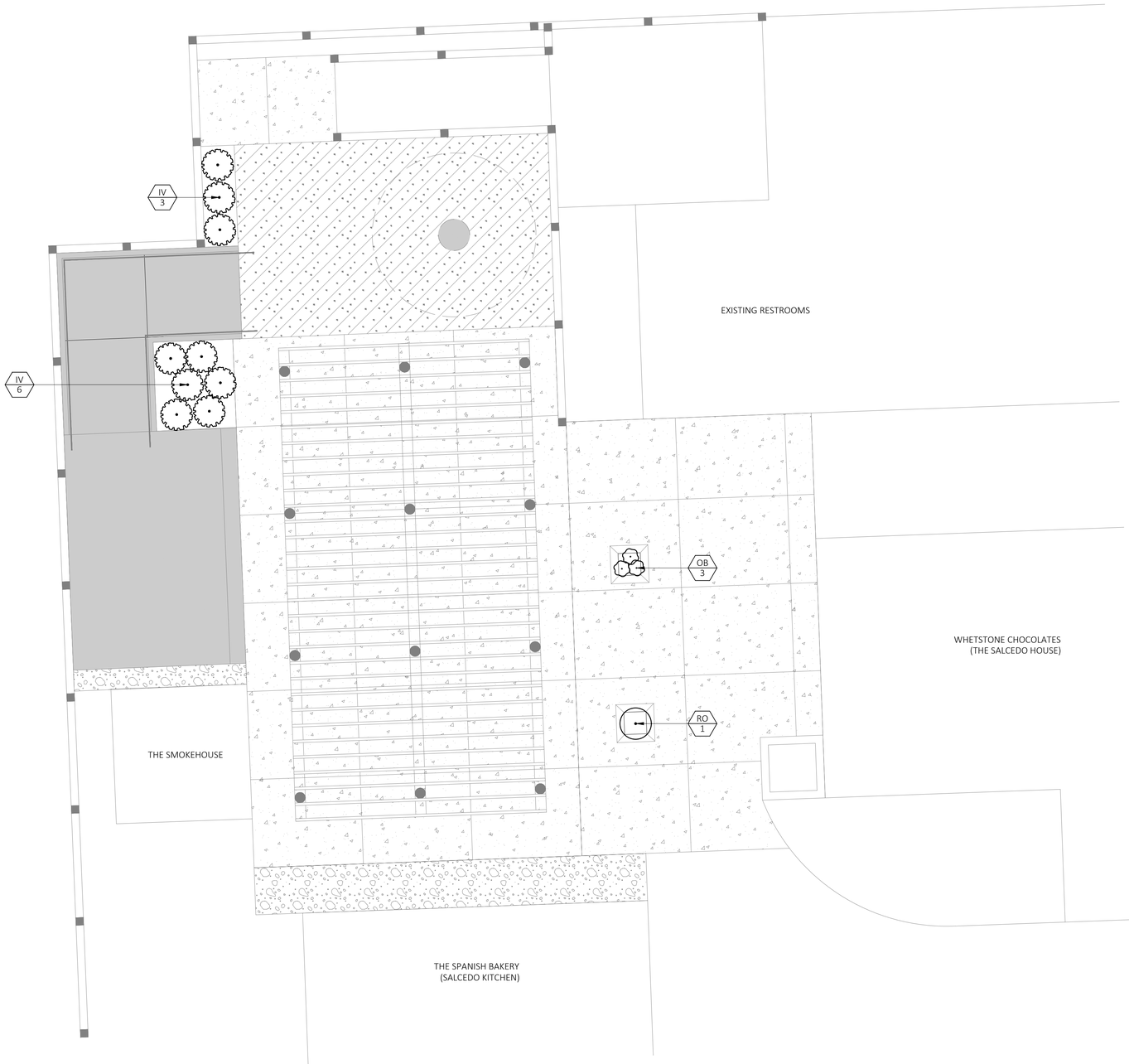
SPANISH BAKERY COURTYARD
42 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
HARDSCAPE DETAILS - B

| | |
|---|---|
| HARB COA 60% CD | 04.16.21 |

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

DRAWING NO.:
L-2.4

Received April 16, 2021
Planning & Building Department

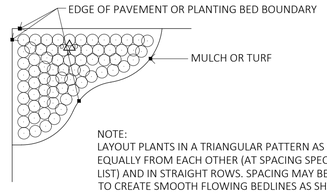



## PLANT SCHEDULE

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

## NOTES

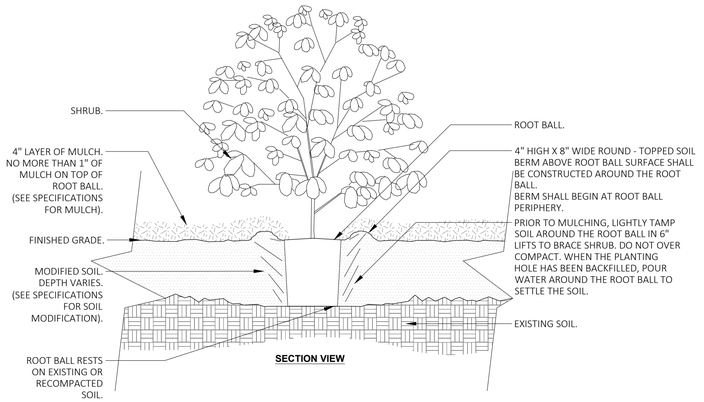
1. APPLY 3" PINESTRAW MULCH IN ALL PLANTING BEDS.
2. PLANTERS ARE TO BE FILLED WITH HIGHLY ORGANIC, WATER CONTROL POTTING SOIL: MIRACLE-GRO OR EQUIVALENT




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

## 2 SHRUB SPACING DETAIL

NOT TO SCALE 00-07




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

## 1 SHRUB - MODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

NOT TO SCALE 00-06

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

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

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

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

LANDSCAPE PLAN, SCHEDULE & DETAILS

| | |
|---|---|
| HARB COA 60% CD | 04.16.21 |

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

DRAWING NO.:
L-3.1

# FOR JUNE 17, 2021
# HARB MEETING

# 2021-0057:
# 42-1/2 ST. GEORGE STREET

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

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# HARB CERTIFICATE OF APPROPRIATENESS

# SPANISH BAKERY COURTYARD

06.17.2021 | ML+H Project 20.41.0 | Task 1.0.0



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

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# HISTORIC DOCUMENTATION
# MAPS

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**PRECEDENT** | SANBORN FIRE INSURANCE MAPS

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# HISTORIC DOCUMENTATION
# PHOTOGRAPHS

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*Images from the collection of the St. Augustine Historical Society*

## **PRECEDENT** | RECONSTRUCTION IN THE 1960S

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*Images from the collection of the St. Augustine Historical Society*

## **PRECEDENT** | RECONSTRUCTION IN THE 1960S

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*Image from the University of Florida Digital Collections*



*Image from the collection of the St. Augustine Historical Society*

# **PRECEDENT** | VIEW OF THE SALCEDO KITCHEN FROM THE COURTYARD, 1962

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# EXISTING CONDITIONS

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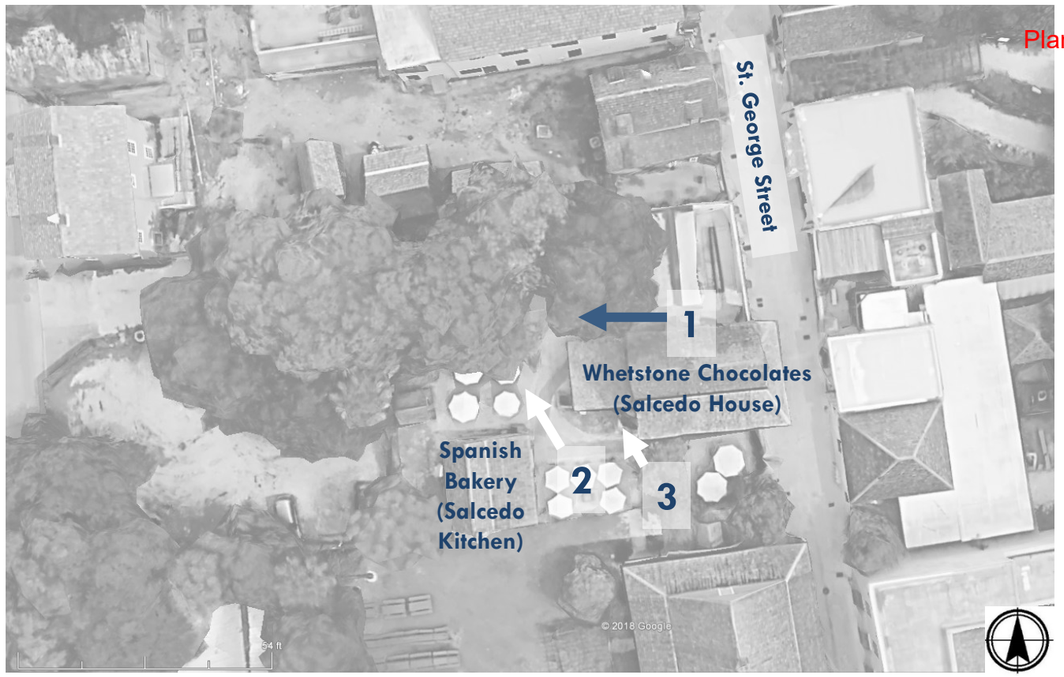



# SPANISH BAKERY | LIMITS OF WORK

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1






2



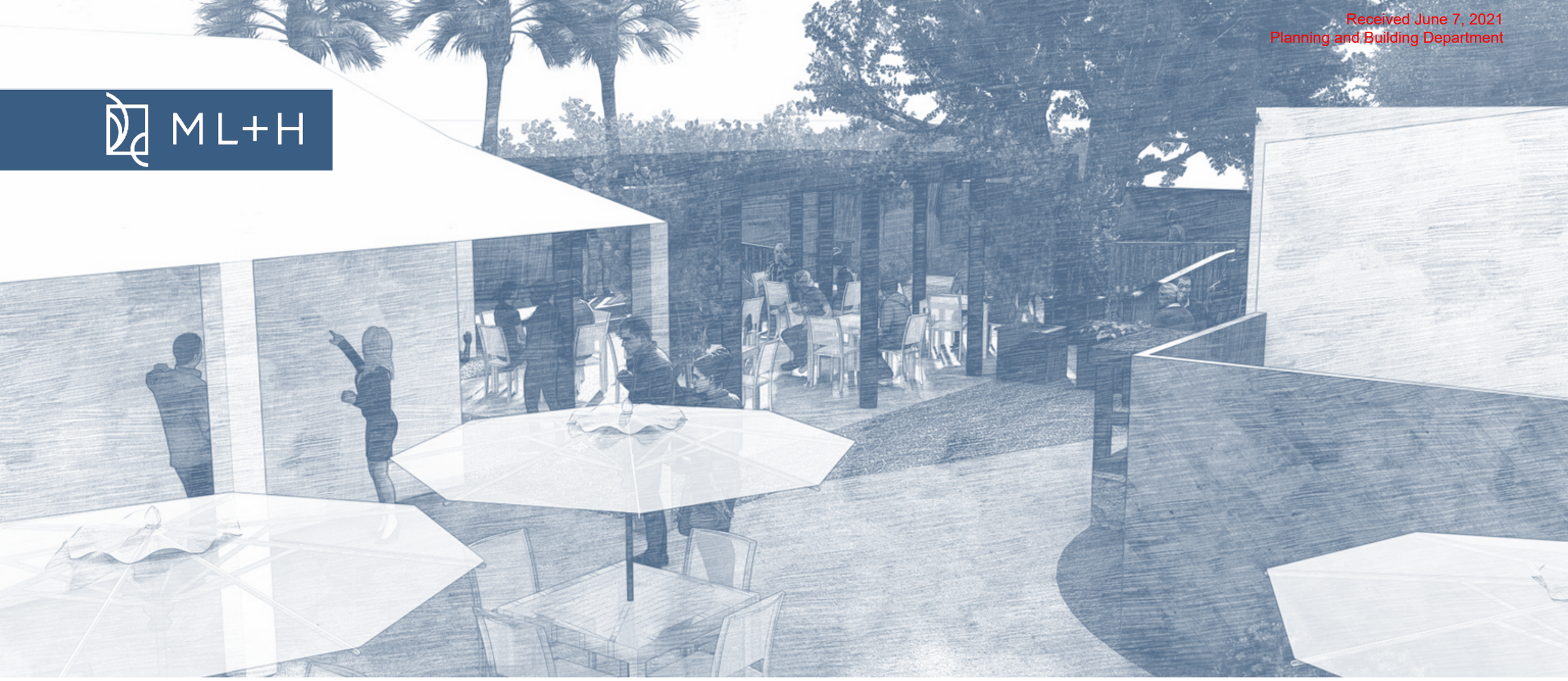

3

# SPANISH BAKERY | EXISTING CONDITIONS AND SITE PHOTOS

ML+H

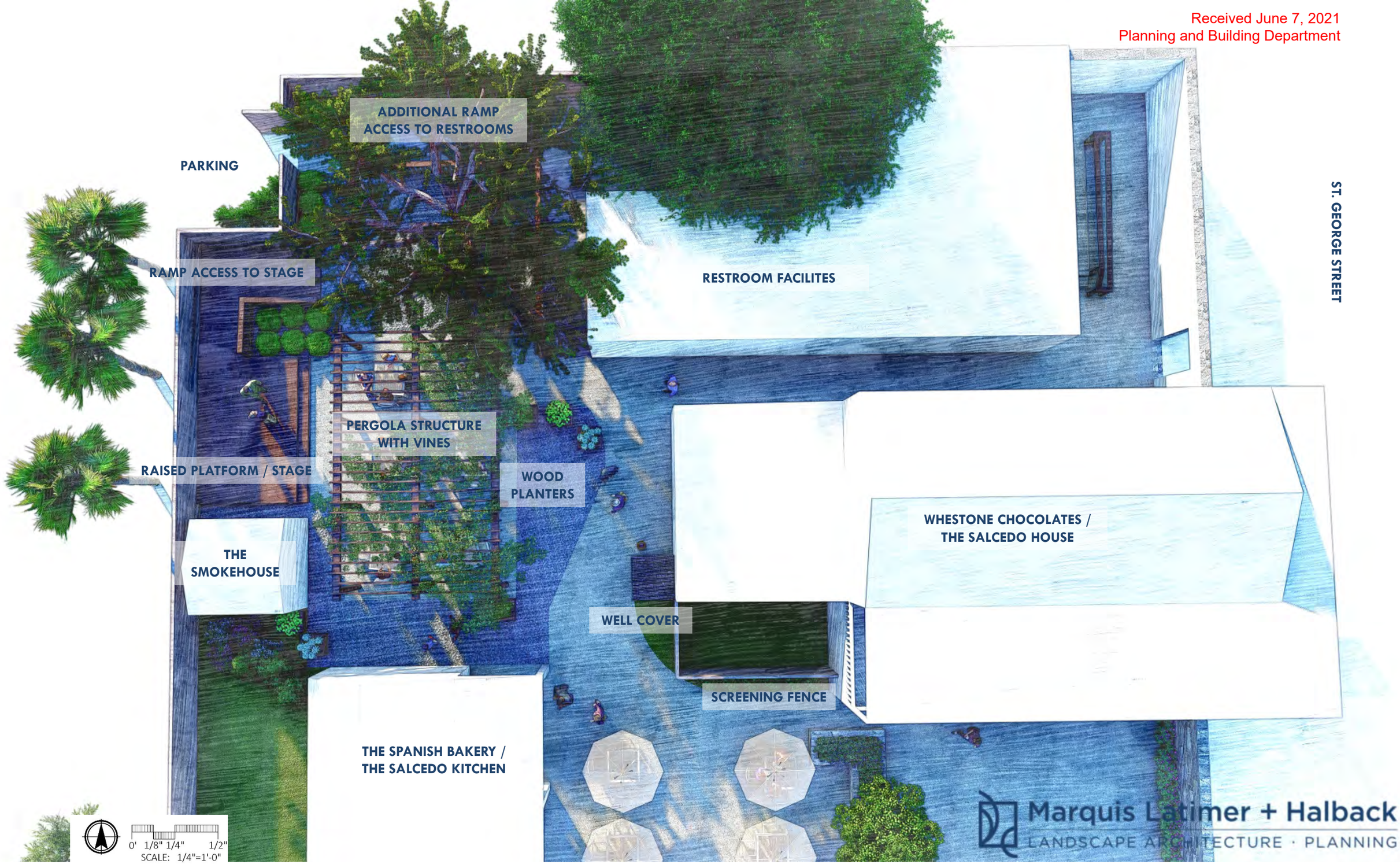
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# SITE PLAN

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# SPANISH BAKERY | SITE PLAN - ENLARGEMENT

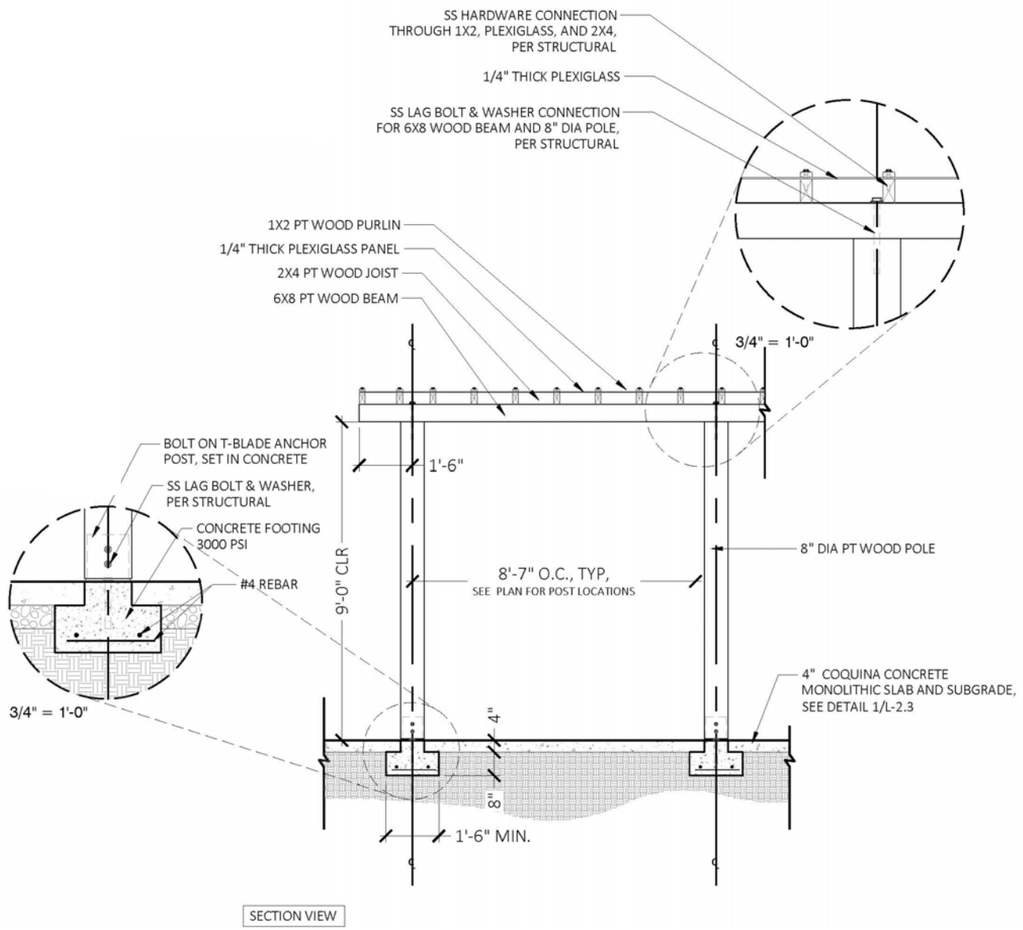
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# SPANISH BAKERY | PERGOLA RELATIONSHIP TO SITE

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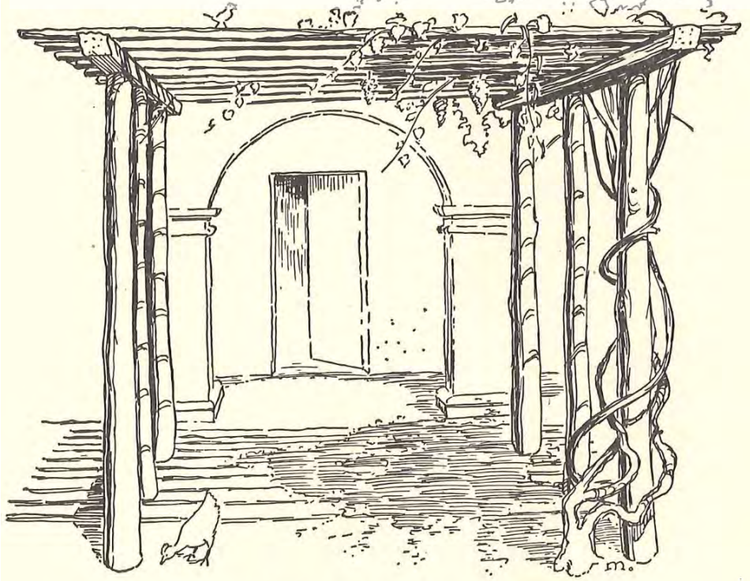
SECTION VIEW


*Pergola structure at the Taberna del Caballo outdoor dining*


*Coral Honeysuckle vine over pergola*


*Rendering of proposed pergola*

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



77. A GRAPE ARBOR

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

# SPANISH BAKERY | PERGOLA STRUCTURE

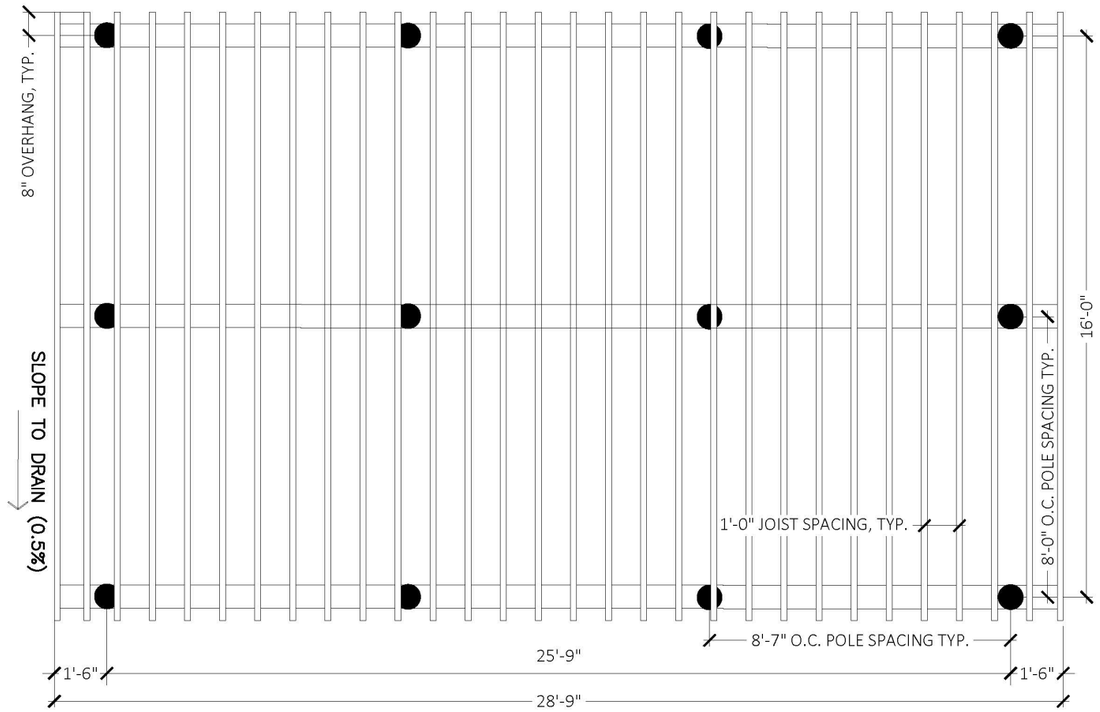
Received June 7, 2021
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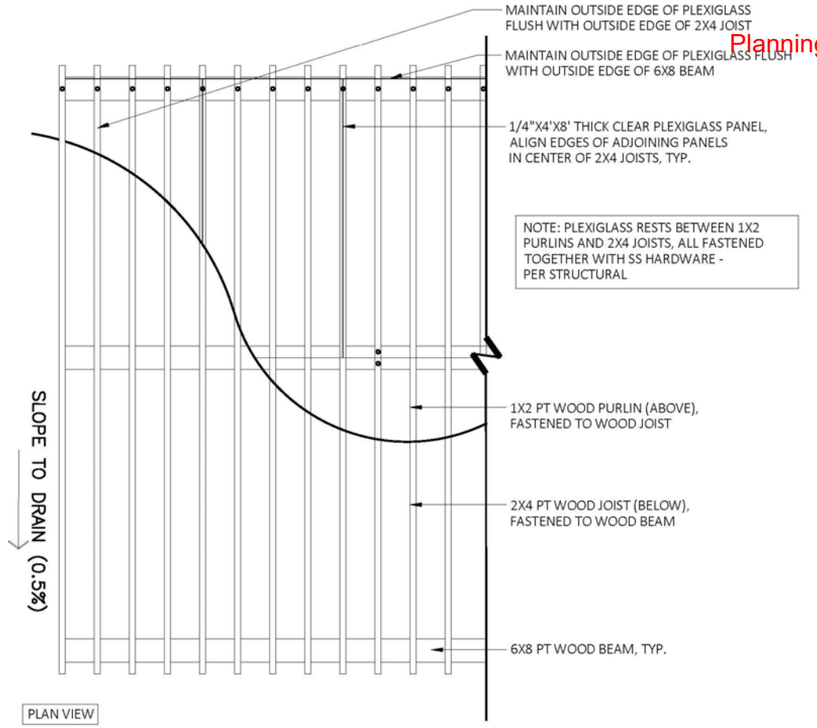

# SPANISH BAKERY | BIRD'S EYE VIEW WEST

ML+H

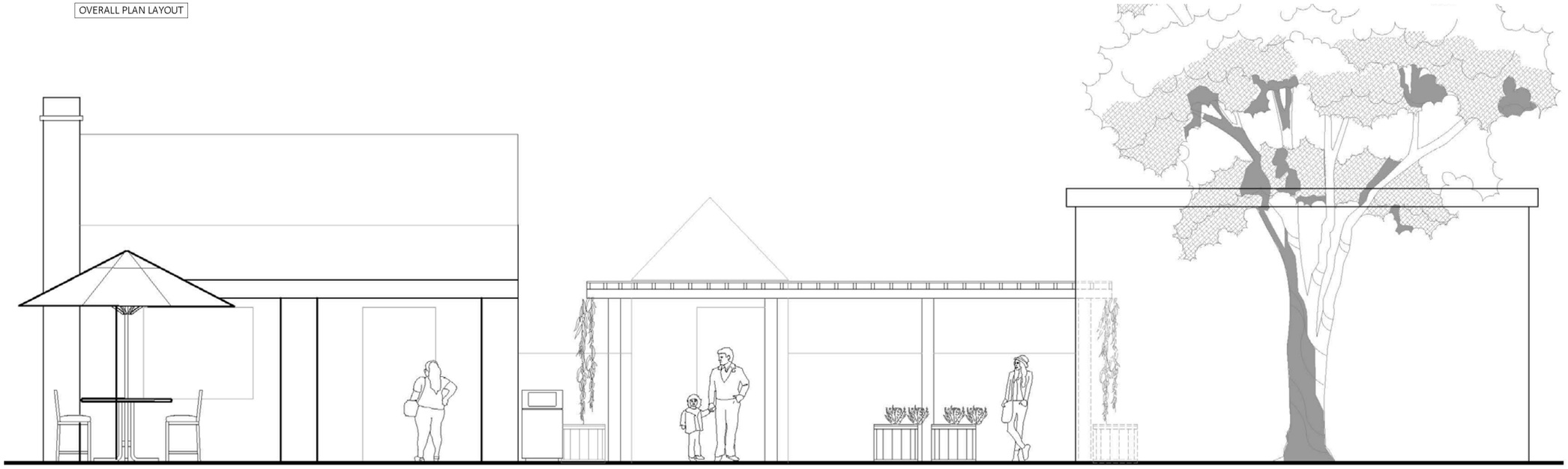
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OVERALL PLAN LAYOUT




PLAN VIEW



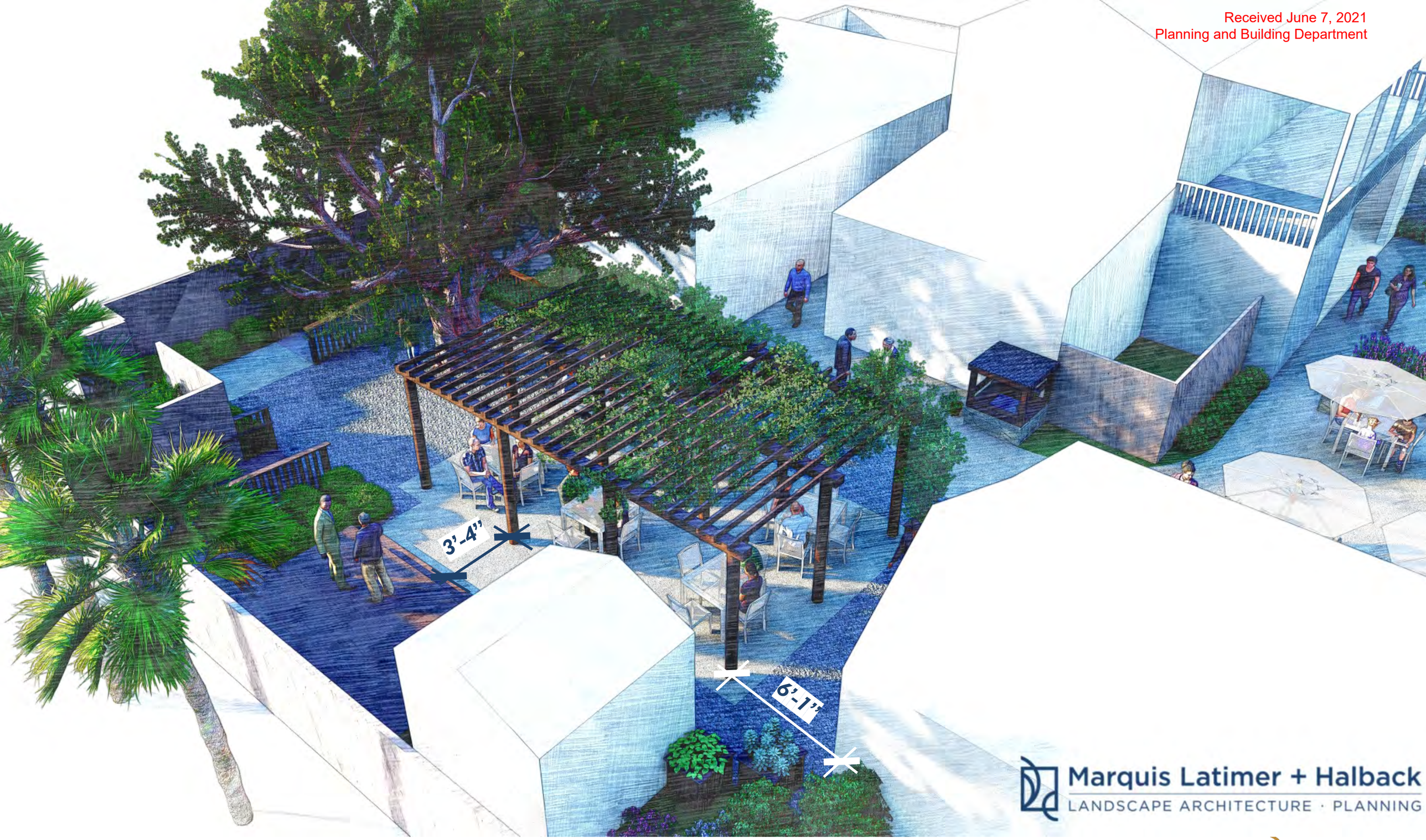
4 ELEVATION OF COURTYARD FACING WEST

1" = 5'-0"

# SPANISH BAKERY | PERGOLA STRUCTURE – PLAN & ELEVATION

ML+H

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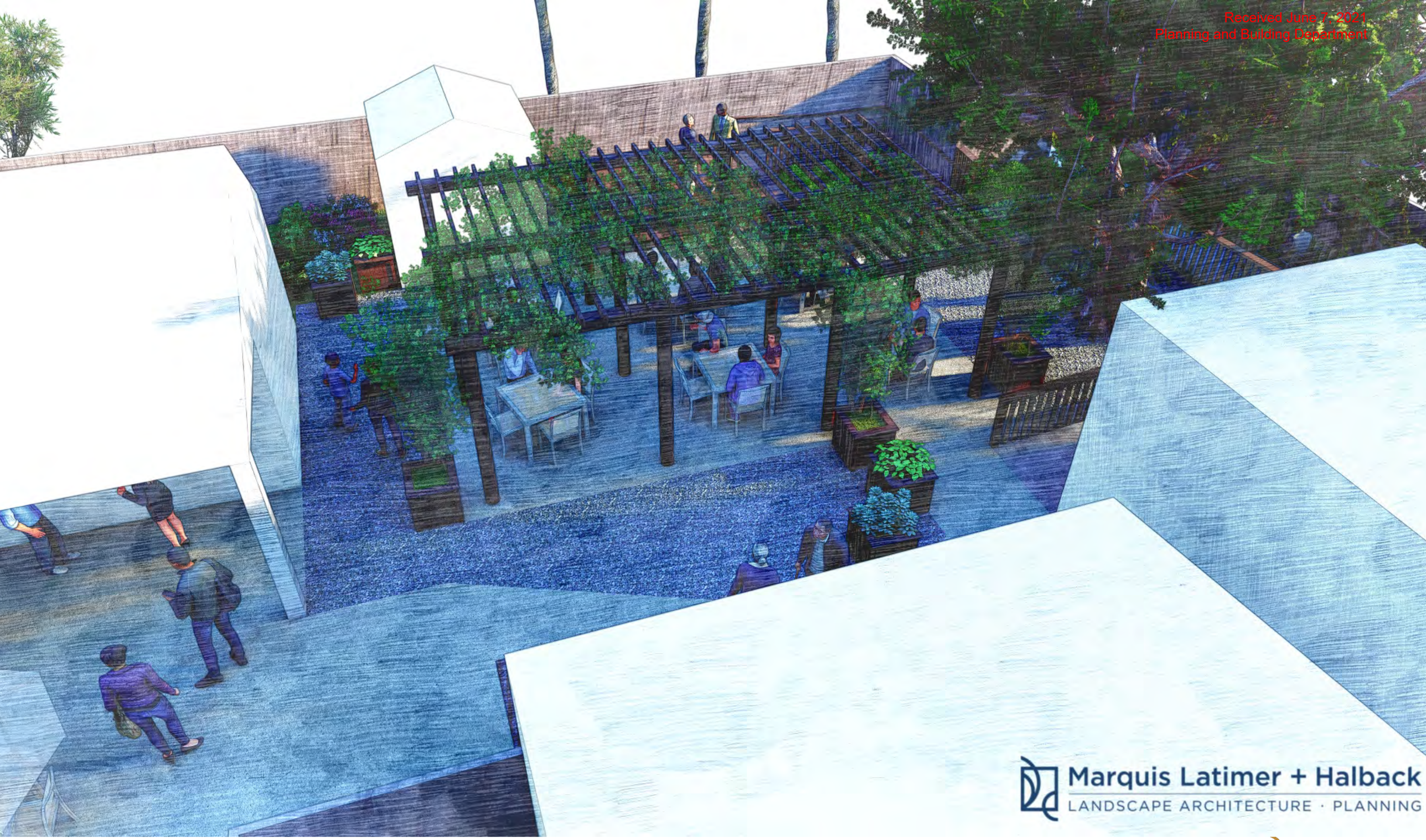



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# SPANISH BAKERY | BIRD’S EYE VIEW NORTHEAST

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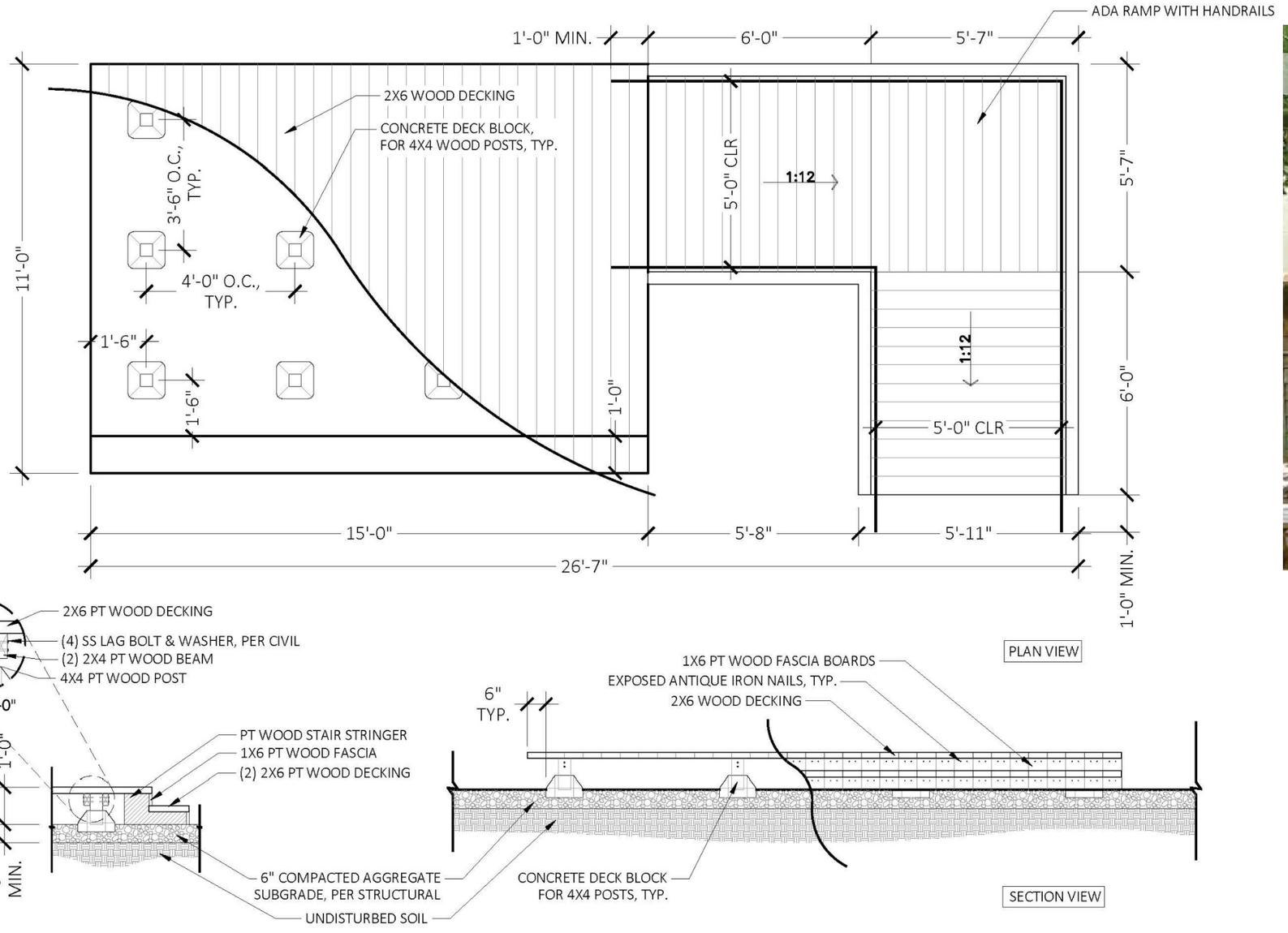


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# SPANISH BAKERY | BIRD'S EYE VIEW WEST

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*Stage at the Colonial Oak Music Park*



*Grey Weathered Wood*



*Oyster Shell Gravel Mix*



*Coquina Concrete*

# SPANISH BAKERY | RAISED PLATFORM / STAGE

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# SPANISH BAKERY | PERGOLA, STAGE, RAMP TO RESTROOM

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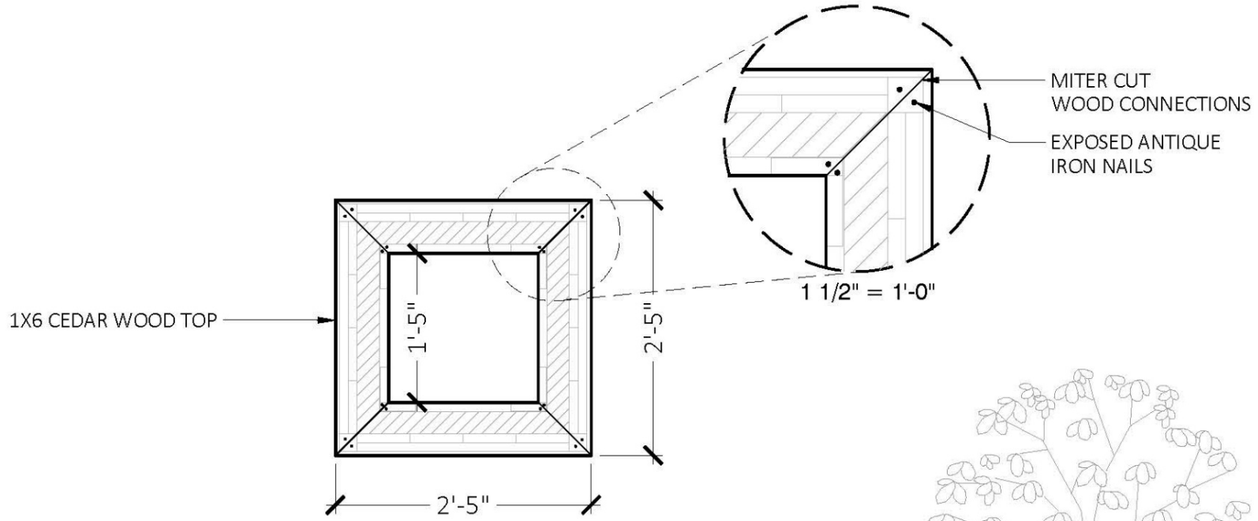
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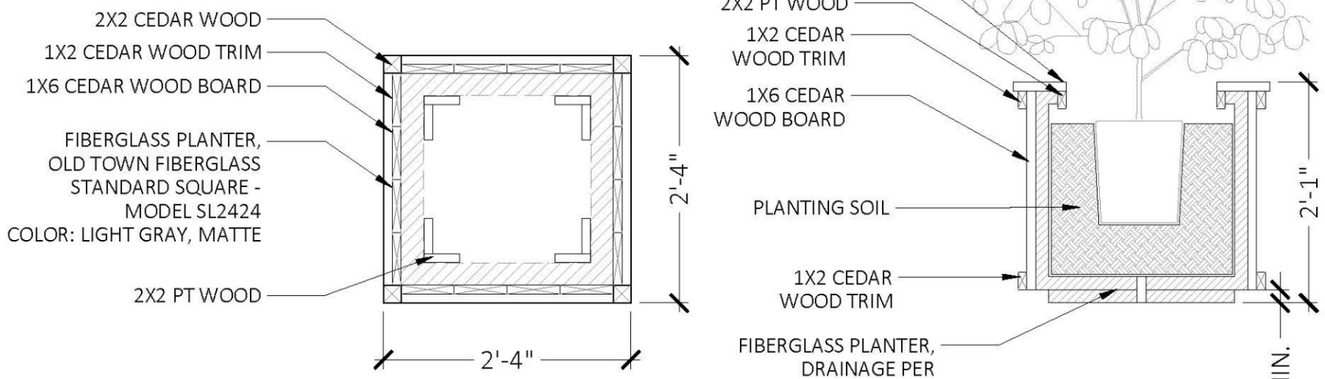



# SPANISH BAKERY | ACCESSIBILITY AND STAGE

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Wood Shroud - Grey Weathered Cedar with Antique Nails


Rendering of Planters with Herbs Planted


Fiberglass Planter Insert, Color: Light Grey Matte (Hidden)

# SPANISH BAKERY | HERB PLANTER WITH RUSTIC WOOD SHROUD

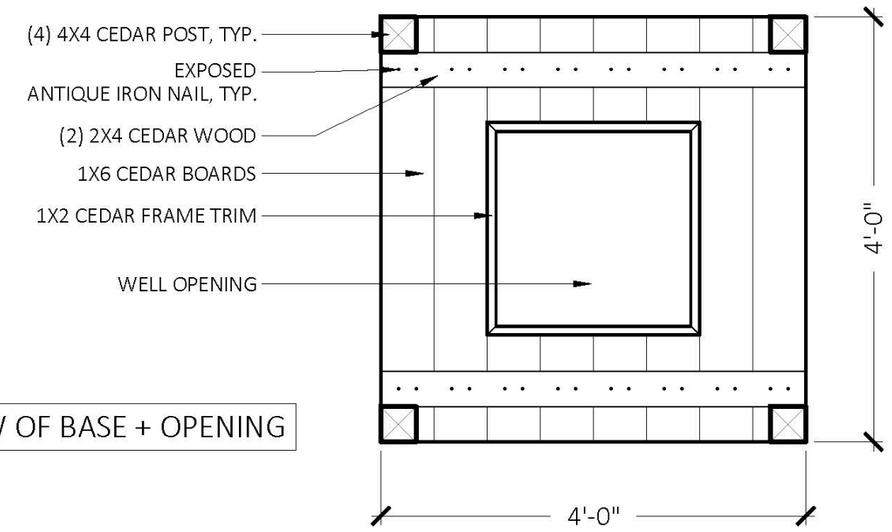
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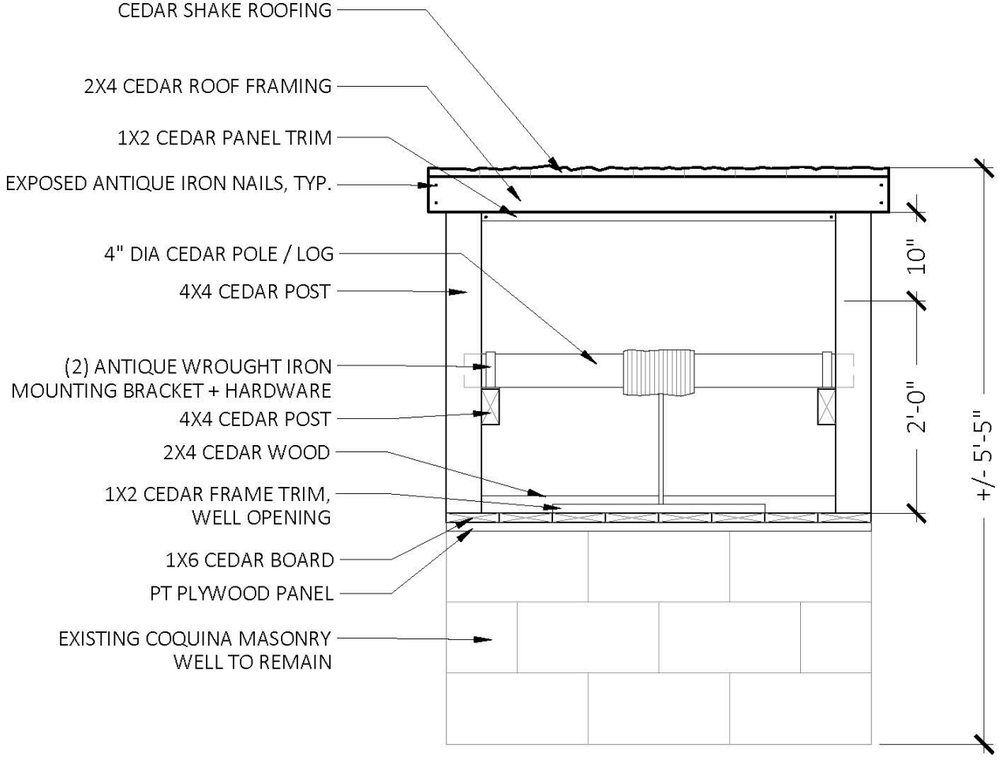

# SPANISH BAKERY | PERGOLA, PLANTERS, AND WELL

ML+H

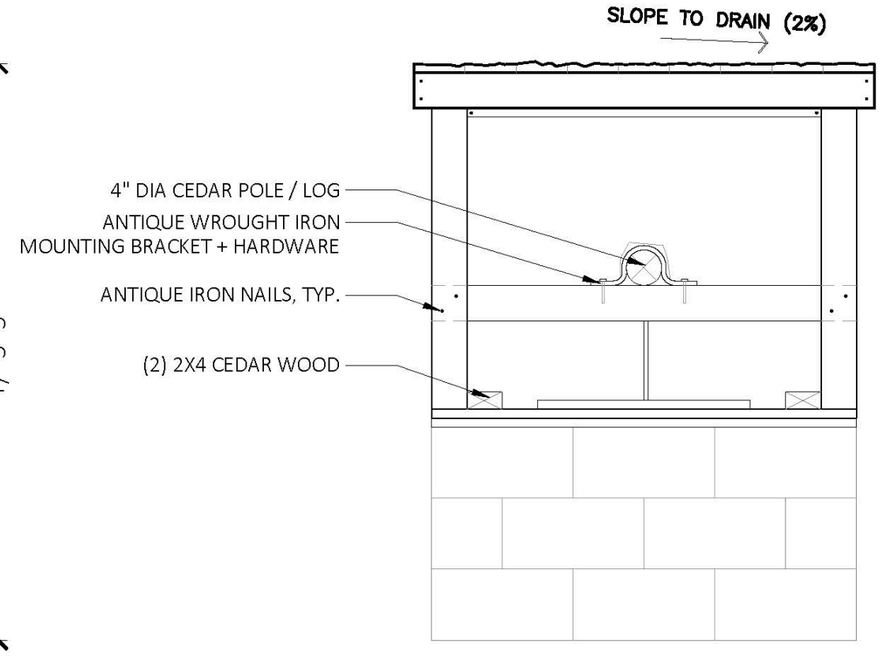
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TOP VIEW OF BASE + OPENING




FRONT VIEW




SIDE VIEW



Well Housing at Plaza de La Constitucion



Well Cover at Colonial Oak Music Park

# SPANISH BAKERY | WELL COVER

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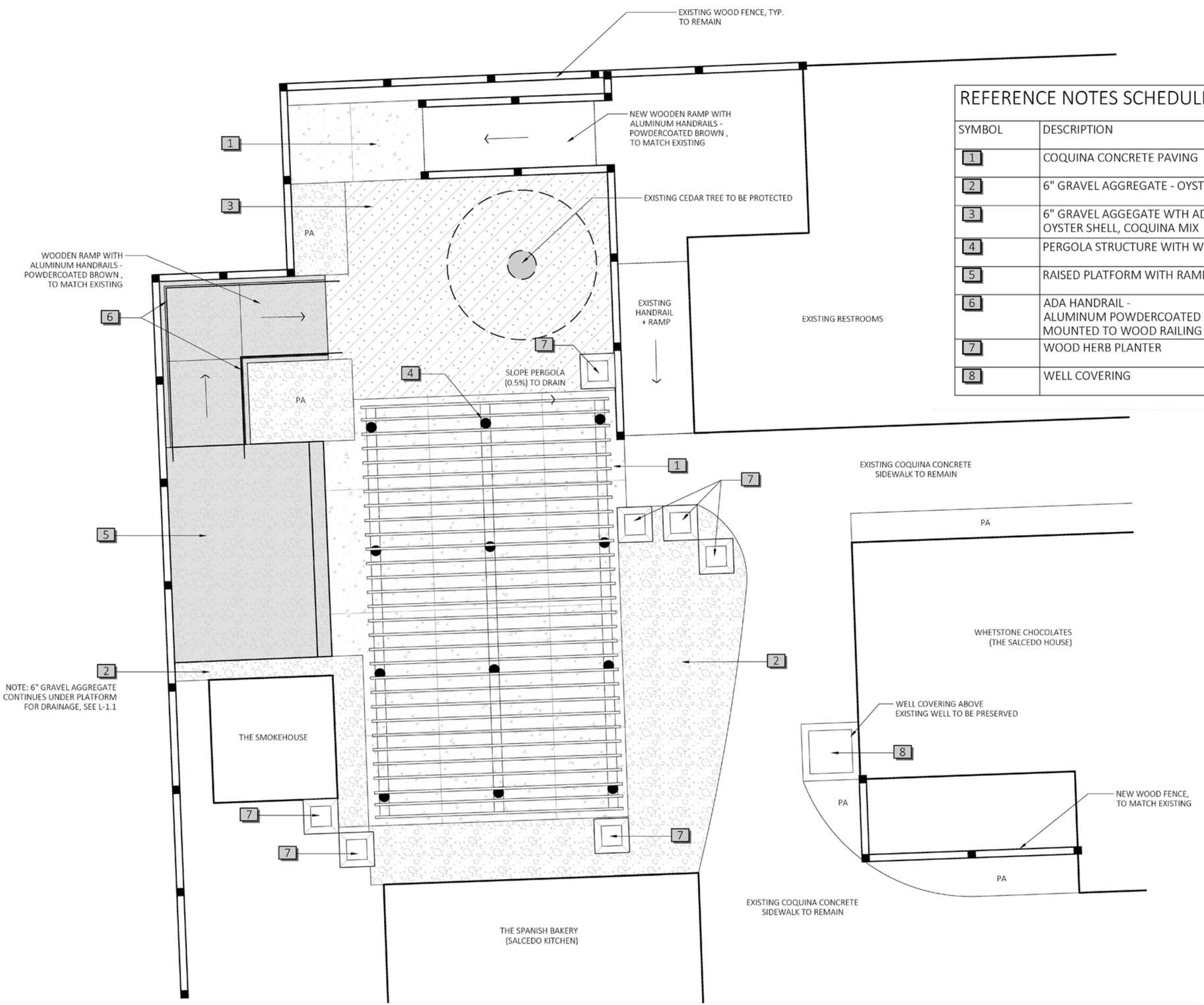

# SPANISH BAKERY | WOOD WELL COVERING AND FENCE

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# ADDITIONAL SUPPORTING DOCUMENTS

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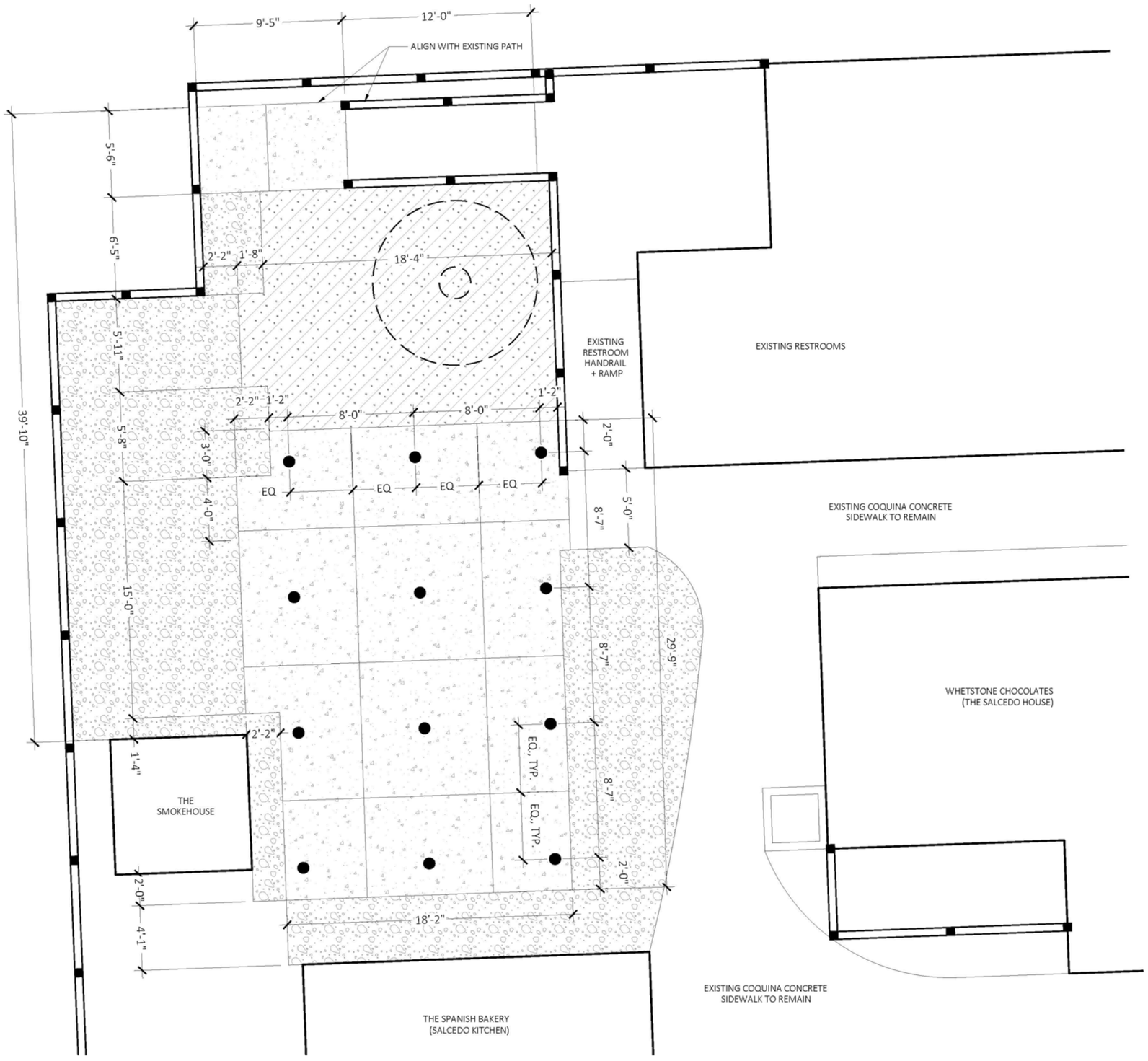



## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| 1 | COQUINA CONCRETE PAVING | 628 SF | 1/L-2.3 |
| 2 | 6" GRAVEL AGGREGATE - OYSTER SHELL, COQUINA MIX | 634 SF | |
| 3 | 6" GRAVEL AGGEGATE WTH ADA GRAVELPAVE2 SUBSTRUCTURE - OYSTER SHELL, COQUINA MIX | 289 SF | |
| 4 | PERGOLA STRUCTURE WITH WEATHER COVER | 1 EA | 3/L-2.3 |
| 5 | RAISED PLATFORM WITH RAMP | 1 EA | 1/L-2.4 |
| 6 | ADA HANDRAIL - ALUMINUM POWDERCOATED BROWN, MOUNTED TO WOOD RAILING SYSTEM | 1 EA | |
| 7 | WOOD HERB PLANTER | 7 EA | 2/L-2.4 |
| 8 | WELL COVERING | 1 EA | 3/L-2.4 |

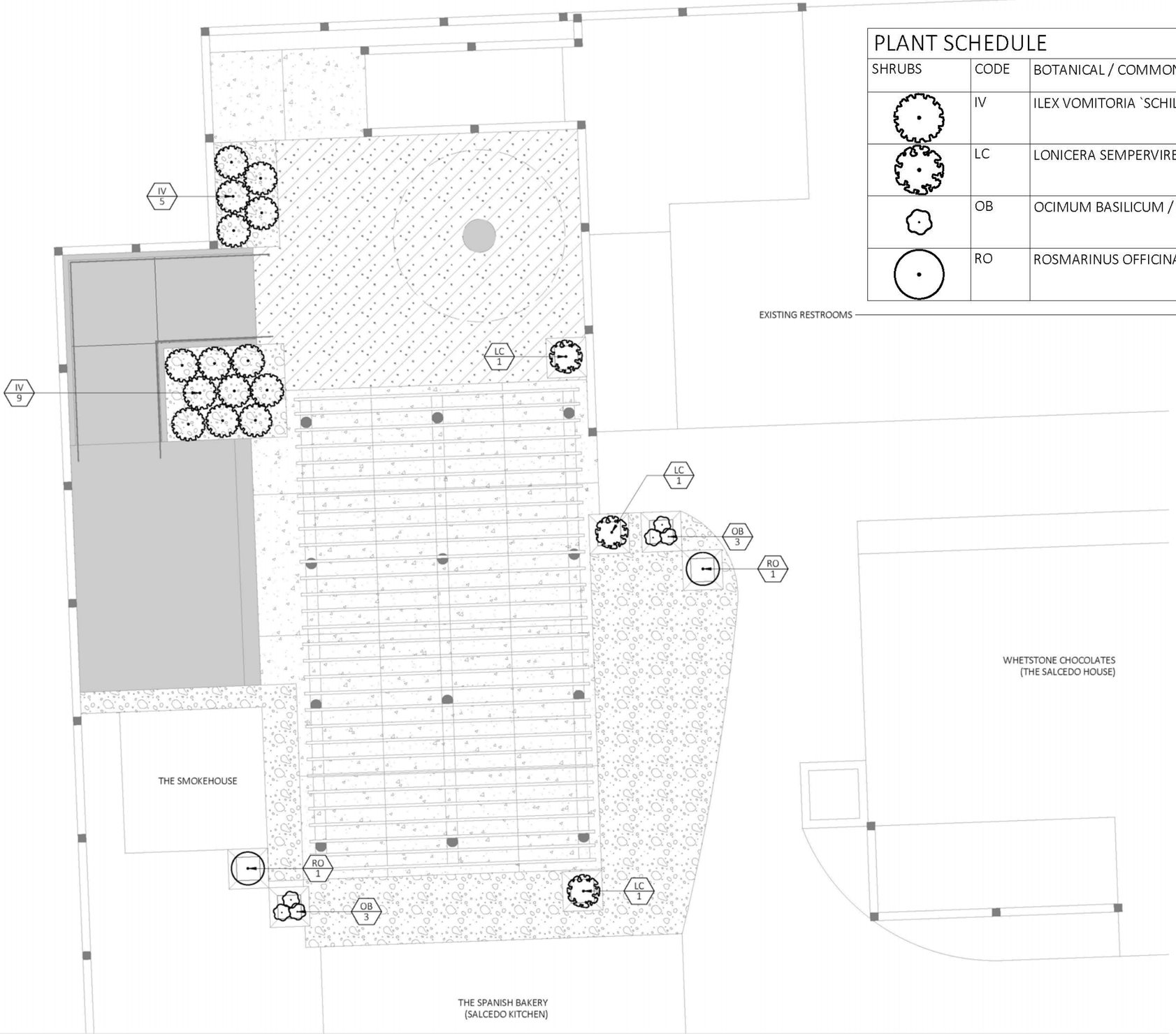
# SPANISH BAKERY | HARDSCAPE PLAN

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# SPANISH BAKERY | SITE LAYOUT

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## PLANT SCHEDULE

| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | HEIGHT | SPREAD | | QTY |
|---|---|---|---|---|---|---|---|
| | IV | ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS YAUPON HOLLY | 3 GAL. | 15" | 15" | | 14 |
| | LC | LONICERA SEMPERVIRENS / TRUMPET HONEYSUCKLE | 3 GAL. | 3` TRELLIS | FULL | | 3 |
| | OB | OCIMUM BASILICUM / SWEET BASIL | 1 GAL. | FULL IN POT | | | 6 |
| | RO | ROSMARINUS OFFICINALIS / ROSEMARY | 3 GAL. | 12" | 12" | | 2 |

# SPANISH BAKERY | LANDSCAPE PLAN

ML+H

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# SPANISH BAKERY COURTYARD

## HARB Certificate of Appropriateness Submittal - 60% CD

ML+H

Design Team

Marquis Latimer + Halback, Inc.
Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
LA6667110

Prepared For

Spanish Bakery & Cafe

Site Location

42 1/2 St. George Street,
St. Augustine, FL 32086

Jurisdictional Review

City of St. Augustine,
*Historical Architectural Review Board*

| Sheet Index | | |
|---|---|---|
| Sheet Number | Sheet Title | Date |
| G-0 | COVER | 06.17.21 |
| L-2.1 | HARDSCAPE PLAN | 06.17.21 |
| L-2.2 | HARDSCAPE PLAN - SITE LAYOUT | 06.17.21 |
| L-2.3 | HARDSCAPE DETAILS - A | 06.17.21 |
| L-2.4 | HARDSCAPE DETAILS - B | 06.17.21 |
| L-3.1 | LANDSCAPE PLAN, SCHEDULE & DETAILS | 06.17.21 |

811
Know what's below.
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Marquis Latimer + Halback, Inc.
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St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL

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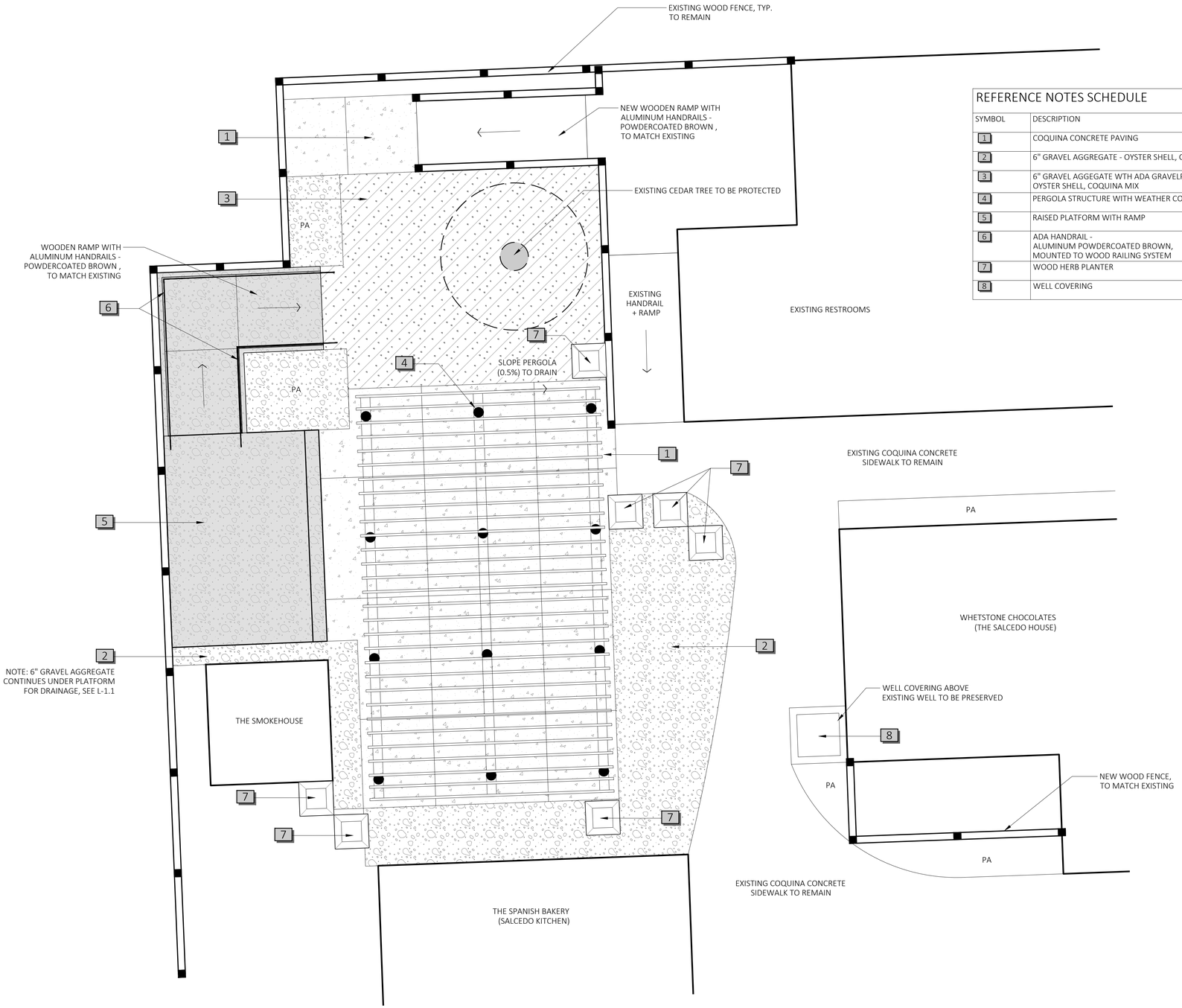
SPANISH BAKERY COURTYARD
42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084
COVER

| | | |
|---|---|---|
| | HARB COA 60% CD | 06.17.21 |
| | HARB COA 60% CD | 05.18.21 |

SIZE: ANSI D
PRIME PROJECT #:
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## REFERENCE NOTES SCHEDULE

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| 7 | WOOD HERB PLANTER | 7 EA | 2/L-2.4 |
| 8 | WELL COVERING | 1 EA | 3/L-2.4 |

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

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

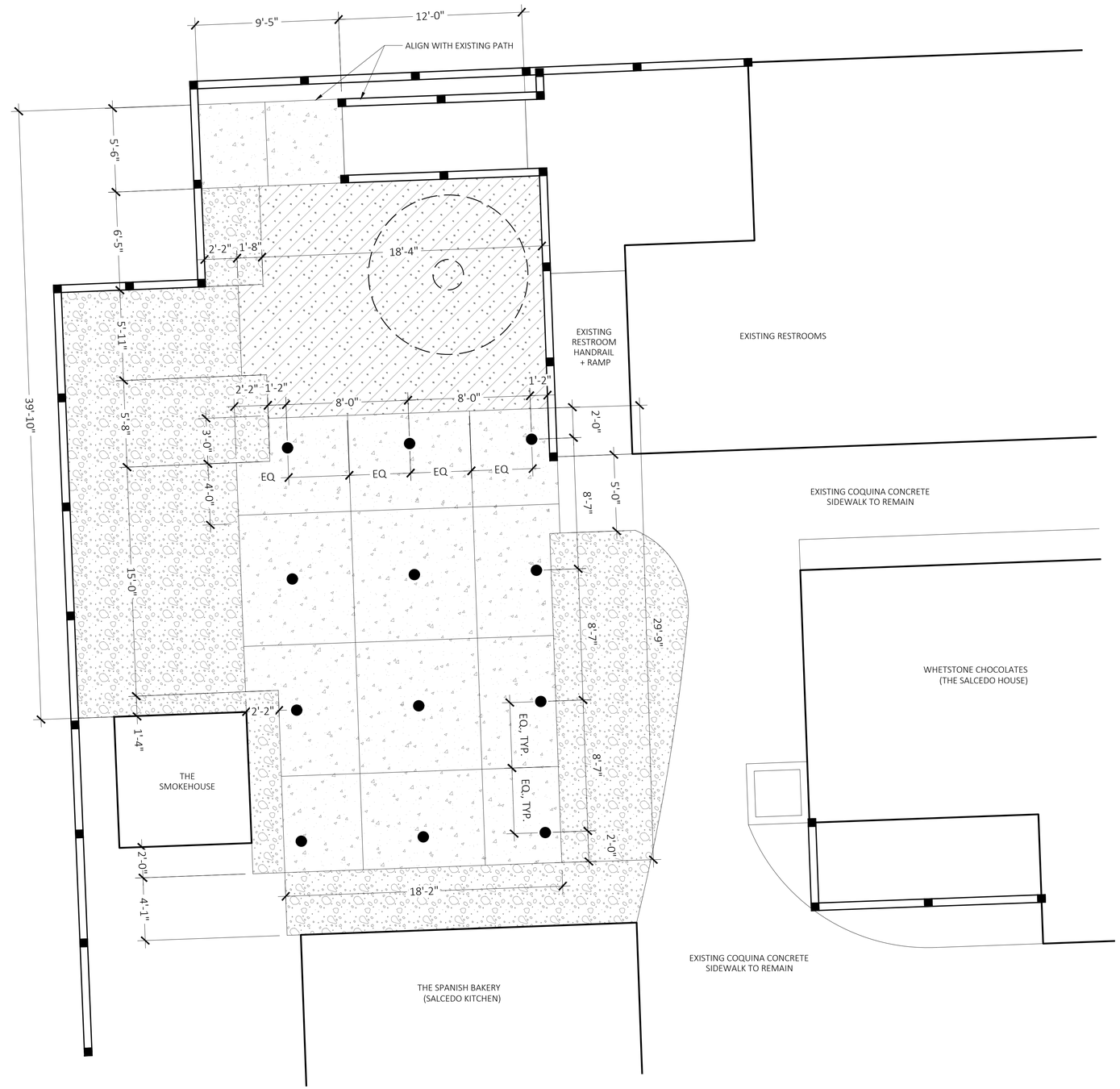
HARDSCAPE PLAN

| | |
|---|---|
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

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0' 2' 4' 8'

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

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LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

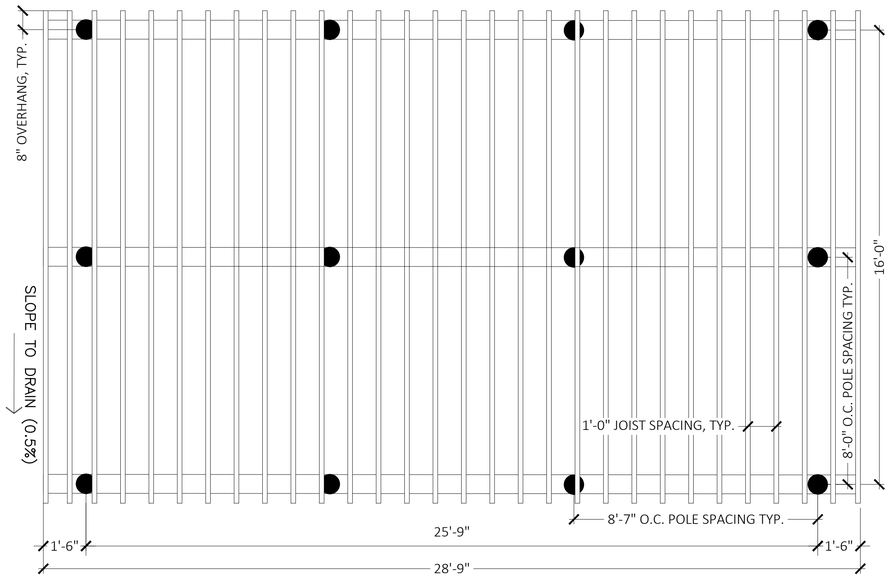
HARDSCAPE PLAN - SITE LAYOUT

| | |
|---|---|
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

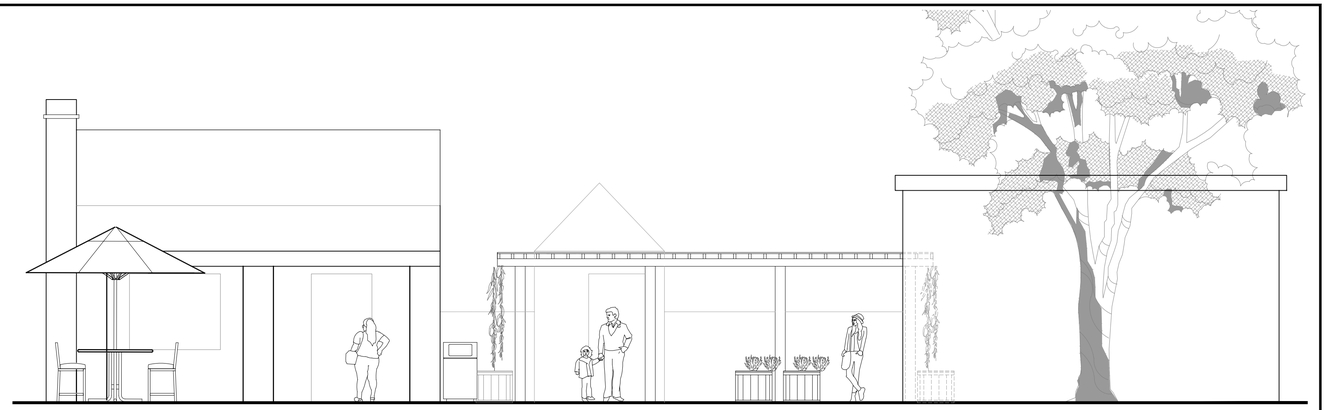
SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.41.0

DRAWING NO.:
L-2.2

Received June 7, 2021
Planning and Building Department

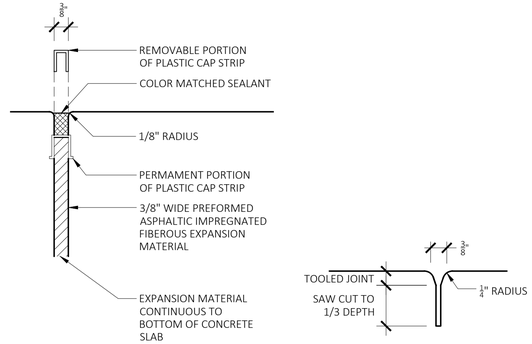



OVERALL PLAN LAYOUT



## 4 ELEVATION OF COURTYARD FACING WEST

1" = 5'-0"




EXPANSION JOINT

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



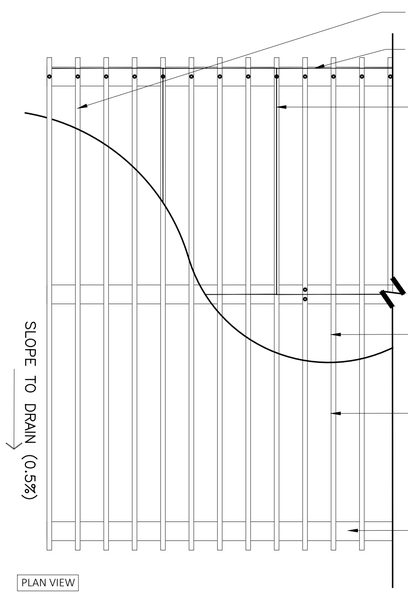

CONTROL JOINT

REFER TO LAYOUT PLANS FOR TYPICAL LOCATIONS

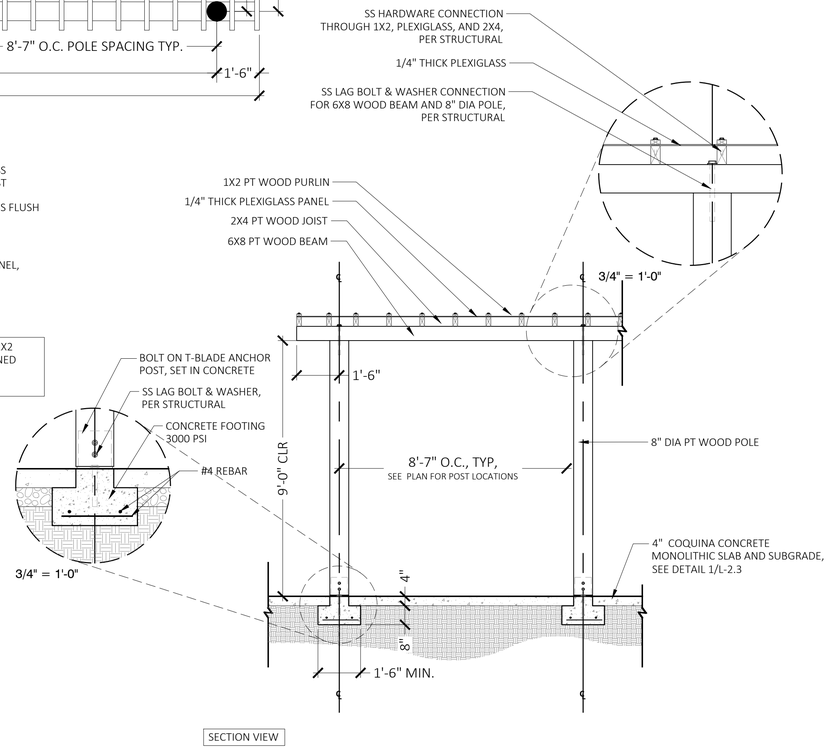
## 2 CONCRETE JOINTS

6" = 1'-0"

P-CO-SPA-01




PLAN VIEW

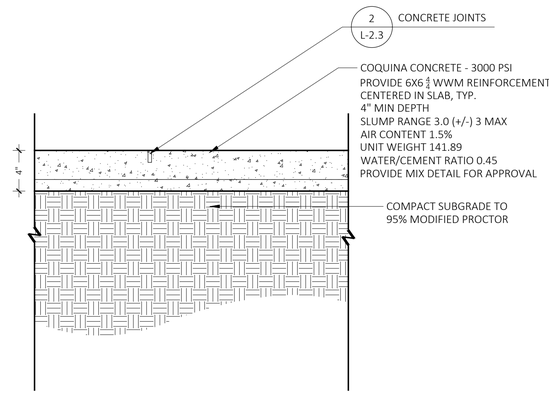



SECTION VIEW

## 3 PERGOLA STRUCTURE WITH WEATHER COVER

3/8" = 1'-0"

P-CO-SPA-03




## 1 COQUINA CONRETE PAVING

1 1/2" = 1'-0"

P-CO-SPA-02

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Ph 904.825.6747 www.halback.com
LA6667110 Qualifier

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

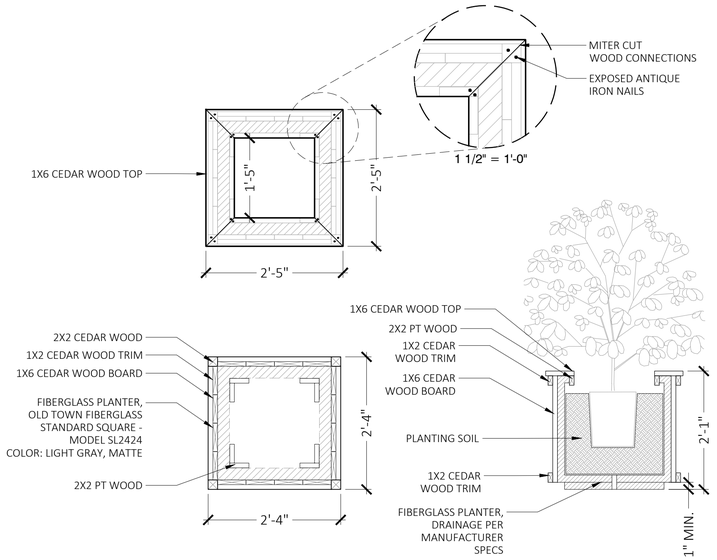
HARDSCAPE DETAILS - A

| | |
|---|---|
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

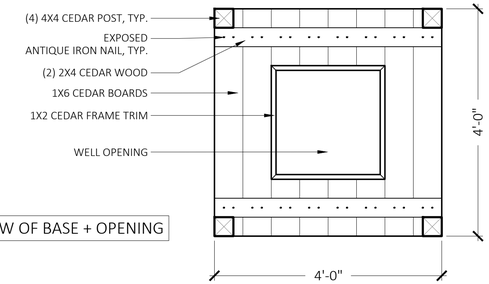
DRAWING NO.:
L-2.3

Received June 7, 2021
Planning and Building Department

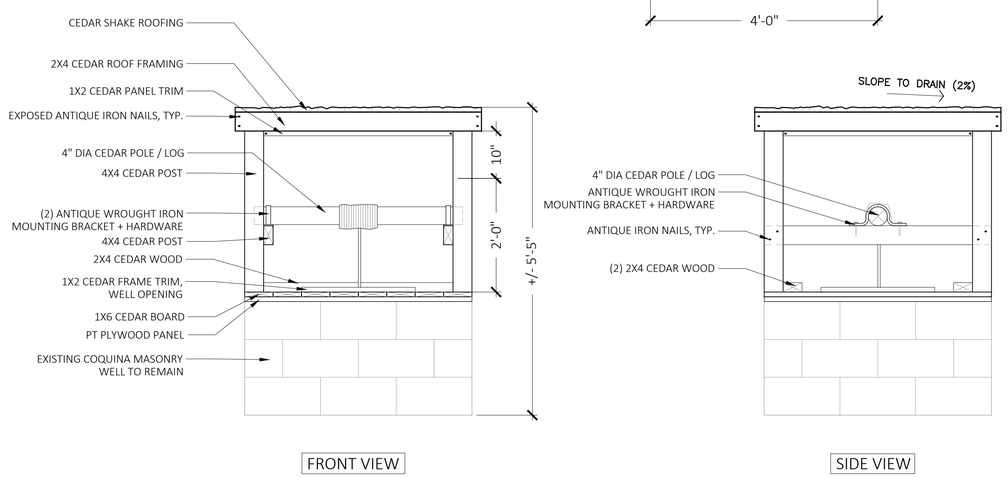



## 2 SQUARE WOOD HERB PLANTER

3/4" = 1'-0" P-CO-SPA-06



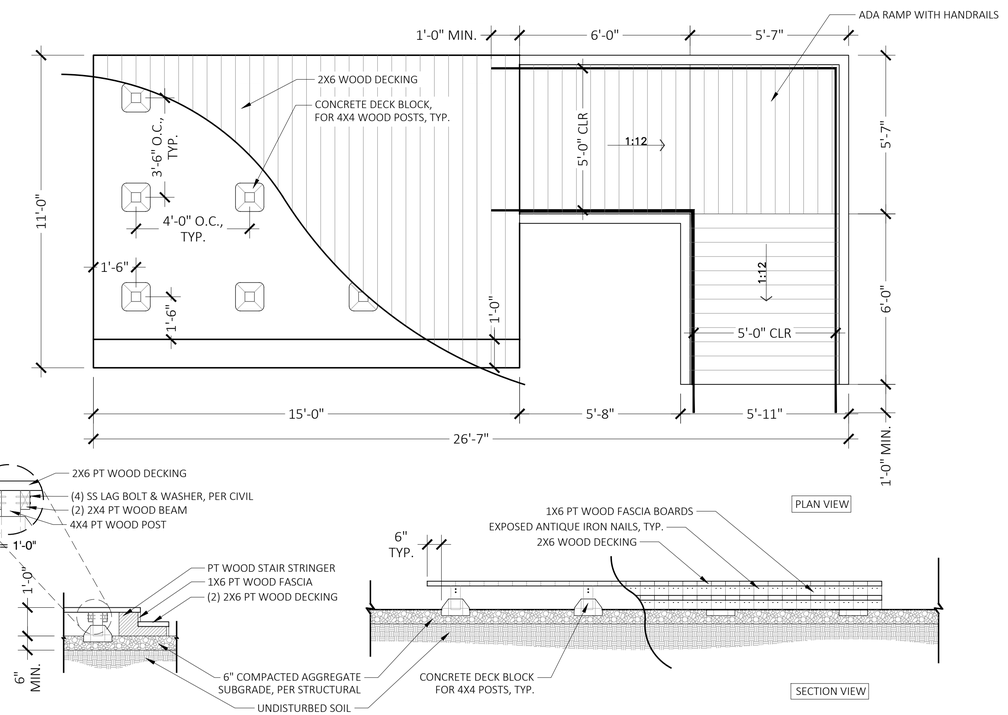

TOP VIEW OF BASE + OPENING




FRONT VIEW SIDE VIEW

## 3 WELL WOOD COVERING

3/4" = 1'-0" P-CO-SPA-07




## 1 RAISED PLATFORM WITH ADA RAMP

3/8" = 1'-0" P-CO-SPA-04

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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

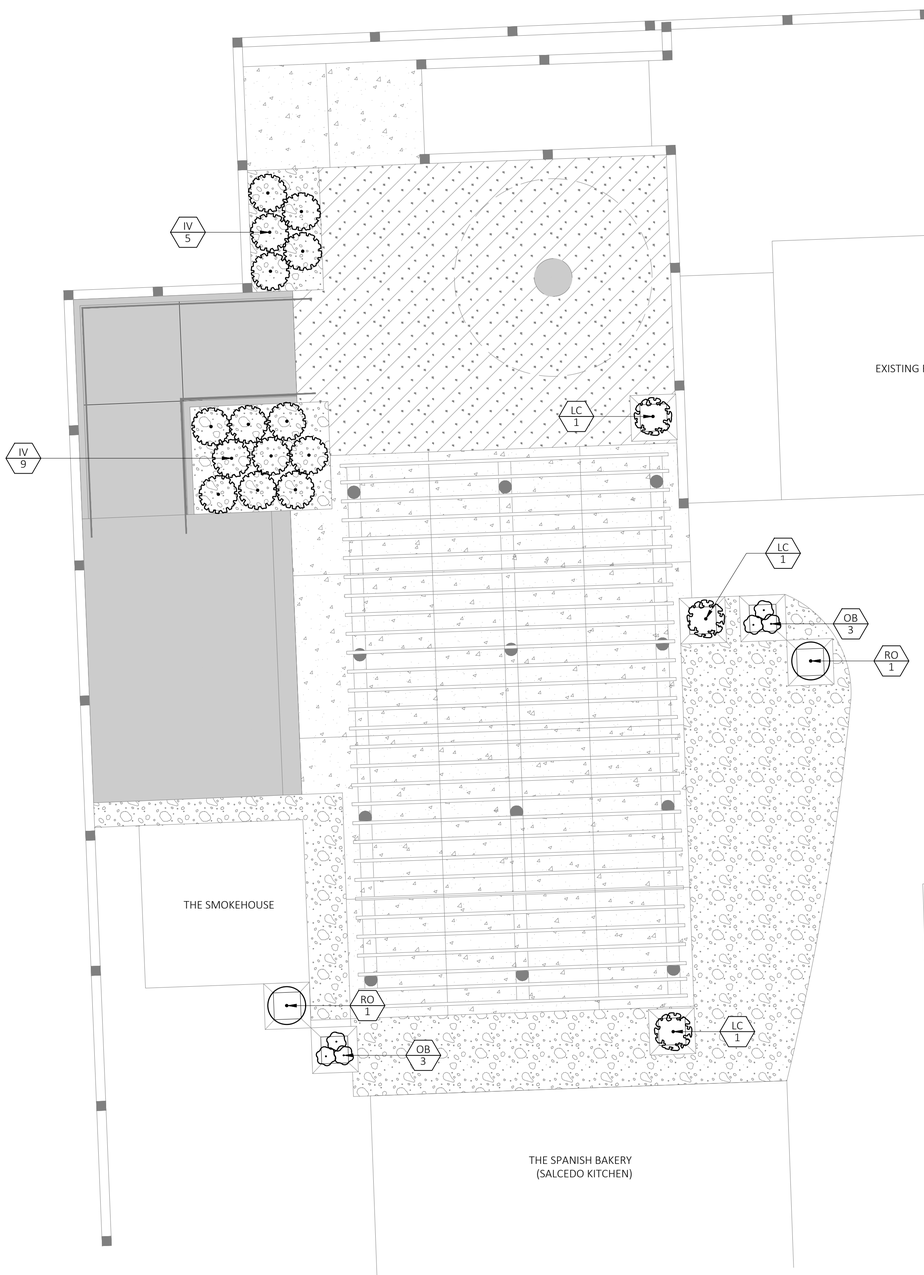
HARDSCAPE DETAILS - B

| | |
|---|---|
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

DRAWING NO.:
L-2.4

Received June 7, 2021
Planning and Building Department





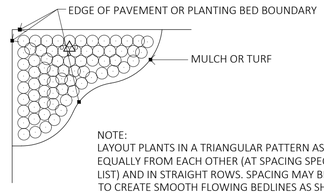


## PLANT SCHEDULE

| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | HEIGHT | SPREAD | | QTY |
|---|---|---|---|---|---|---|---|
| | IV | ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS YAUPON HOLLY | 3 GAL. | 15" | 15" | | 14 |
| | LC | LONICERA SEMPERVIRENS / TRUMPET HONEYSUCKLE | 3 GAL. | 3` TRELLIS | FULL | | 3 |
| | OB | OCIMUM BASILICUM / SWEET BASIL | 1 GAL. | FULL IN POT | | | 6 |
| | RO | ROSMARINUS OFFICINALIS / ROSEMARY | 3 GAL. | 12" | 12" | | 2 |

## NOTES

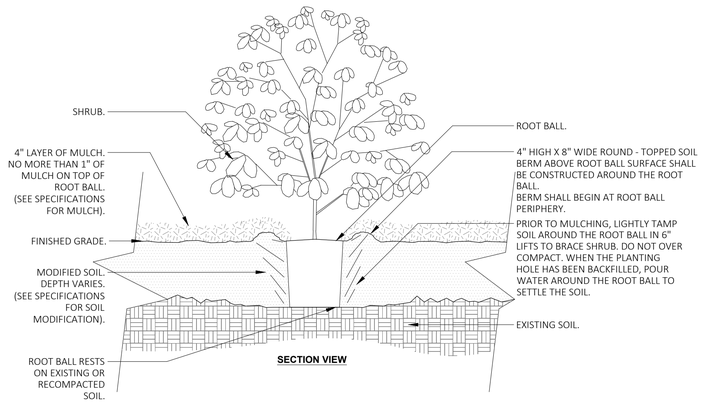
1. APPLY 3" PINESTRAW MULCH IN ALL PLANTING BEDS.
2. PLANTERS ARE TO BE FILLED WITH HIGHLY ORGANIC, WATER CONTROL POTTING SOIL: MIRACLE-GRO OR EQUIVALENT




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

## 2 SHRUB SPACING DETAIL

NOT TO SCALE 00-07

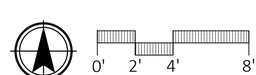



NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

## 1 SHRUB - MODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

NOT TO SCALE 00-06




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

MARQUIS LATIMER + HALBACK
Marquis Latimer + Halback, Inc.
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JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EDP

# SPANISH BAKERY COURTYARD

42 1/2 ST. GEORGE STREET, ST. AUGUSTINE, FL 32084

LANDSCAPE PLAN, SCHEDULE & DETAILS

| | |
|---|---|
| HARB COA 60% CD | 06.17.21 |
| HARB COA 60% CD | 05.18.21 |

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

DRAWING NO.:
L-3.1

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for July 15, 2021 Meeting**



(excerpted from application set for graphical reference only)





Application PL2021-0059 Address: 44 Avenida Menendez
(110 Charlotte Street)

Applicant: CD + Urban

Property Owner: 44 Avenida Menendez, LLC

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

| | | | |
|---|---|---|---|
| Architectural Style: | New Construction; Espinosa-Sanchez House: Spanish Colonial | Florida Master Site File: | Espinosa-Sanchez House (110 Charlotte Street): SJ02504 |
| National Register: | St. Augustine Town Plan Historic District (Espinosa-Sanchez House is Contributing) | Construction date: | New construction; Espinosa-Sanchez House c. 1702 – 1756 |
| Archaeology Zone: | IA | Zoning District: | HP-2 |
| Parcel number: | 1963400000 | | |
| Agenda Item: | 6(c) | Previous Action(s): | OOA Continued from 6/17/21 |

STAFF SUMMARY AND ANALYSIS:

- **This is an Opinion of Appropriateness application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation** (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit. This application was continued from the May 20, 2021 HARB meeting.
- **Context:**

  1. 44 Avenida Menendez, which also has the address 110 Charlotte Street, faces the bay of the Matanzas River to the east and Charlotte Street to the west, and is on the southeast parcel of Charlotte and Treasury Street, where Treasury becomes a pedestrian alley. The parcel also is the site of the Espinosa-Sanchez House (built between 1702-1756) that fronts Charlotte Street. One of the few buildings dating from the First Spanish period, the now commercial property has survived multiple earlier fires, and has undergone many changes over time, including major renovations and a restoration in 1965 to return to the mid-1700s configuration, with more details in the attached Florida Master Site File survey.
  2. Addresses along both Charlotte Street and Avenida Menendez (formerly named Bay Street) have changed over the years, as is evident on Sanborn maps. Sanborns show later stages of the Espinosa-Sanchez House with a long one-story building along Charlotte Street that was labeled early on as a shed, as an auto related building by 1917, and later as an L-shape structure by 1924 with a dwelling unit within its southern half by 1930. Early maps (1884) also show two, two-story houses with different configurations of wings and porches located just south of Treasury, than by 1889 only one house remains on the property adjacent to Bay Street (now Avenida Menendez).
  3. New buildings in HP-2 are required to be in the form of "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821," according to the Architectural Guidelines for Historic Preservation, and conform to the design characteristics found in Manucy's *The Houses of St. Augustine* or other listed accredited authoritative sources. Further, the AGHP states that the First Spanish Period design is recommended to be reflected in the reproduction.
  4. Evidence in city files do not indicate that the existing drive-through building fronting Avenida Menendez is older than 50 years.
  5. The proposed project meets ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

STAFF SUMMARY AND ANALYSIS (continued):

- **The following issues were discussed during the last meeting and addressed by the applicant with the revised submittal:**
  1. Compatibility with Spanish Colonial Site Plan: Again, the application includes the 1764 Puente Map and Sanborn Maps to indicate the historic pattern of buildings on this property. The conflict in using these as a reference is the Zoning Code and AGHP requires building to be on the streetfront. Buildings during the Colonial periods may not have been constructed on the streetfront because the street front may have been Charlotte Street.
     a. The revised plan shows the 2-story building face set on the streetfront which is the biggest design shift that was based on the HARB feedback. The first floor meets the character of a Spanish Colonial building with enclosed space and varying levels of wall heights continuing on both edges.
     b. The one-story building is set back from the property line with a small plaza between the building face and the property wall. Zoning code requires a larger setback, so a zoning variance application must be heard by PZB.
     c. The AGHP requires the height of street walls to be a minimum of 5.5' tall with openings in the wall/gates between 50" maximum and 40" minimum (height of the walls are not labeled).
     d. The relationship of the one-story building and 2 story building needs to be refined to convey a Spanish Colonial site plan that developed over time.
  2. Compatibility with Spanish Colonial Building Plan: Again, the application includes excerpts from Manucy and the revised submission includes design inspiration from the Arrivas and Salcedo Houses.
     a. The applicant should provide a narrative on how the influence of these houses are visible within the design if this provides architectural evidence for the proposed design. Staff discussed this with the applicant verbally as a supplement to the additional materials submitted for this review but they were not received in written form. The applicant will convey the discussion of this meeting to the HARB during the meeting.
     b. Staff made a generic inquiry with FDOT regarding balconies and other projections over their right-of-way. The response affirmed they would not allow these spatial encroachments and did not provide for a variance process. Other new construction northward includes road curvatures which is a condition that causes challenges to building up to and parallel to the property line; other existing buildings have been renovated and maintained their footprints which are setback from the property line.
     c. The building form cannot project over the FDOT right-of-way which inherently contrasts with the prescribed designs in this zoning district. HARB should decide if this technical infeasibility warrants a flexible approach to the AGHP.
  3. Architectural details: The major shift in the current proposal is bringing the 2-story building face to the property line with associated impacts like enclosing the first floor, removing the projecting balcony, converting the paired doors to single windows, but also includes removing/shortening the walls flanking the 2-story building. As discussed in previous staff reports, additional concerns remain.
     a. These include wall height at street front, proportion of open to void space, and window/door forms showing French Doors and transoms.

Landscape Plans:

1. The applicant provided visual identification of the proposed plant materials along with indications that they are either Florida natives or AGHP listed materials
2. The pavement materials the removal of brick proposed on previous plans and the use of multiple types of coquina
   a. The tabby concrete with wood inlay is not a detail identified by the AGHP
   b. The use of cut coquina for paving materials is not identified by the AGHP and the example shown is a detail approved to reference the footprint of a historic building foundation
   c. The use of lower-height walls relates to time periods after the Colonial periods
3. Landscaping and site details should conform to the Pre-1821 palette.

STAFF SUMMARY AND ANALYSIS (continued):

- **Zoning Requirements: Any elements of the design plan that do not meet the zoning stands will require application to the Planning and Zoning Board**. No new site plan or survey was provided with this submittal, so the following zoning related requirements were not calculated. The PZB can take into consideration approval of the design by the HARB during their review.
  1. Maximum lot coverage: the lesser of 70% or 7,000 square feet sum of all buildings and the maximum lot coverage for the main structure is the lesser of 2,500 square feet or 50% of the total lot size. NOTE: there are no variances to lot coverage, any excess would require rezoning to PUD.
  2. Setbacks: Front = Main building must be located on the street frontage. The main building shall not exceed the lesser of 80% of the lot width or 40 feet. Secondary buildings (those under 15 feet in height) which connect to a main building shall be set back the lesser of 40% of total lot depth or 40 feet. Main buildings on the same lot shall be separated by minimum of 20 feet.
     Rear = 3 feet minimum
     Side = 3 feet minimum with the exception that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.
  3. Height: No portion of peaked roof main buildings or structures shall exceed 35 feet, 2½ stories. No portion of flat-roofed main buildings or structures shall exceed 30 feet, 2 stories. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussion of the HARB and without the support of evidence to the contrary, staff finds that the board can take one of the following actions on the **OPINION OF APPROPRIATENESS at 44 Avenida Menendez**:

1. APPROVE THE OOA with a finding that the architectural concept of the proposed one and two-story attached buildings, the building forms with regard to roof shapes and general proportions, their siting on the lot, and their general opening patterns comply with the AGHP and/or *Houses of St. Augustine* because the primary building is situated on the front property line and the general building character is Spanish/British Colonial.

   *The HARB may make detail recommendations that should be accommodated with a subsequent COA application. Staff recommends alterations to one or both of the front property walls, altering the opening pattern and/or styling of the one-story building and removing the shutters, delineating the lower façade of the two-story building such as adding a simple cornice, lowering the first floor windows, addressing the second-floor exterior door shapes and sizes, and reducing the length and/or width of the one-story building near the Espinosa-Sanchez House. Also note that all other details will be considered in comparison with recommendations based on the Houses of St. Augustine (pitch, height, window design, paving and plantings, etc. as well as evaluating the east-west building section details).*

2. CONTINUE THE OOA with a finding that the architectural concept related to the form, size, and scale of the one and two-story attached buildings do not sufficiently comply with the AGHP and/or *Houses of St. Augustine* with regard to the relative building footprints and the streetfront character of the two building facades.

Jenny Wolfe
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To replace the existing drive-through building (estimated construction date 1993 by the St. Johns County Property Appraiser). The Espinosa-Sanchez House that fronts Charlotte Street will remain in its existing location on the shared lot.
2. To construct a two-story building that fronts Avenida Menendez with a gable roof, a two-story wraparound porch and first-floor enclosed building on the north and east elevations with hip roof on north end, a wing with flat roof that extends from south elevation westward to Charlotte Street, and exterior stair cases
3. To create a courtyard with a fountain, a pergola, landscaping including palms in square planter boxes, and outdoor restaurant seating to the north and to the rear or west
4. To construct a masonry wall with metal fencing inserts on east property line, along Avenida Menendez
5. To modify the existing masonry wall that fronts Charlotte Street and add wood gates to connect to the west elevation of the Espinosa-Sanchez House
6. To remove existing well adjacent to north elevation of drive-through building
7. To remove the existing ticket building on the northeast corner of the property

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.**

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

**New Construction**

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

***Site Plans and Building Setbacks***

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

***Height, Width and Massing***

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

***Horizontal Rhythms***

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

***Roof Forms***

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

***Proportion of Openings***

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

***Materials***

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

***Architectural Styles for New Construction***

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

**HP-2 and HP-3**

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

**Pre-1821 Designs for New Construction**

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**

There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

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

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

**Pre-1821 Design Considerations**

In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

**Fences, Walls and Gates**
**Do...**

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

**Don't...**

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

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

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

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

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

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

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

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

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

Figure 1 in AGHP depicts pre-1821 walls and fences.

***Parking, Landscaping and Site Features***

**Do...**

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

**Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.

- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

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

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

***Historic Plant Materials***

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Maps
4. City Code of Ordinances (Sec. 28-89(b)(1)
5. Pages from Albert Manucy's *The Houses of St. Augustine 1565-1821* (1992)





# STAFF PHOTOGRAPHS
## 44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and On south end of property, looking west

# STAFF PHOTOGRAPHS: 44 Avenida Menendez




East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building;
On south end of property, looking west;
On north end of building, looking east towards Avenida Menendez and Matanzas Bay





# STAFF PHOTOGRAPHS
## 44 Avenida Menendez







East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building; looking south from Avenida Menendez

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez






West Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building,
looking northeast and east

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez





From Treasury Street pedestrian alley:
North Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building;
East elevation of Espinosa-Sanchez House (built between 1702 – 1756),
which fronts Charlotte Street on the same property

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez



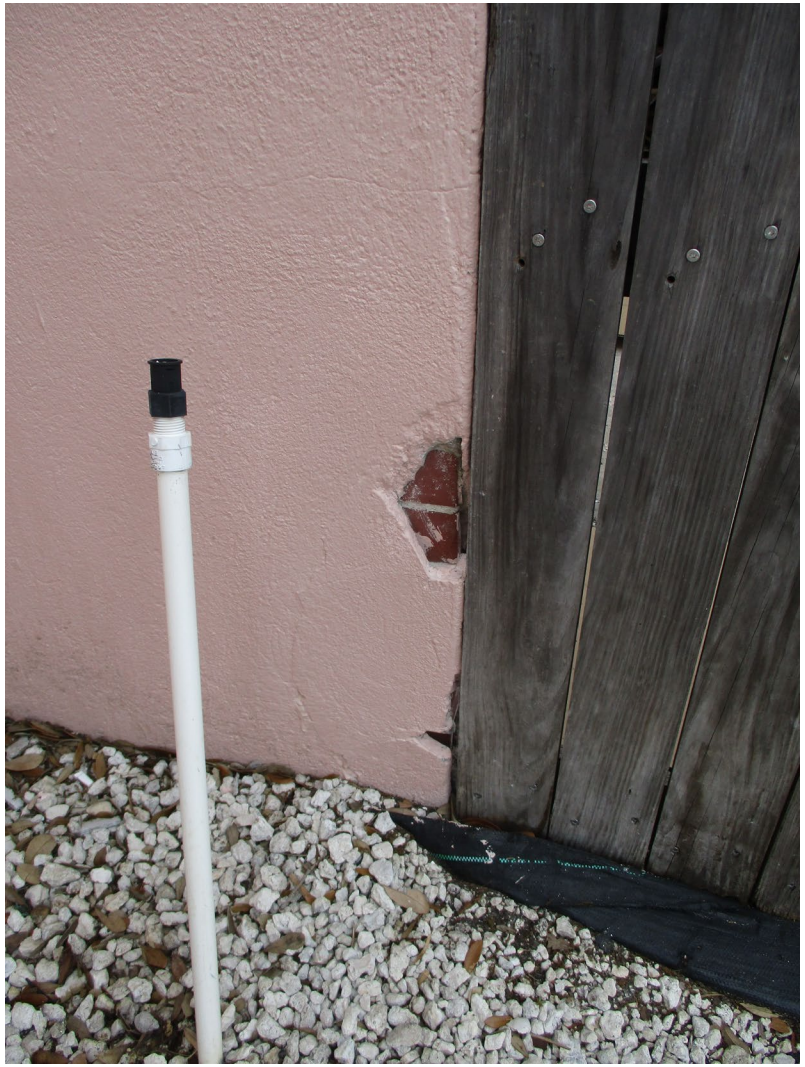
North Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and East elevation of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property



# STAFF PHOTOGRAPHS
## 44 Avenida Menendez







East elevation and south elevation of chimney and coquina wall of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

# STAFF PHOTOGRAPHS
# 44 Avenida Menendez







East and south elevations of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property

# STAFF PHOTOGRAPHS: 44 Avenida Menendez










South and East elevations of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

# STAFF PHOTOGRAPHS: 44 Avenida Menendez










West elevation of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property
and has been referenced as 110 Charlotte Street:
Looking north and south down Charlotte Street
and at intersection with Treasury Street

# STAFF PHOTOGRAPHS
# 44 Avenida Menendez







Looking east from Charlotte Street at west elevation of Espinosa-Sanchez House (built between 1702 – 1756), where Treasury Street becomes pedestrian alley

# STAFF PHOTOGRAPHS: 44 Avenida Menendez







From Treasury Street (pedestrian alley portion, east of Charlotte Street):
-Looking east toward Avenida Menendez;
-Looking southeast at masonry wall along north elevation of Espinosa-Sanchez House (built between 1702 – 1756);
-Looking west toward Charlotte Street

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez







Looking south and southwest from property of project area

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez







On Charlotte Street looking east toward project area
and from southwest corner of project area property

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez





Looking north and west from within property of project area

# STAFF PHOTOGRAPHS: 44 Avenida Menendez












On northeast corner of property, fronting Avenida Menendez

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez





Context area:  looking north down Avenida Menendez

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez






Context area:  looking south down Avenida Menendez

# STAFF PHOTOGRAPHS
## 44 Avenida Menendez





Context area:  looking east across Avenida Menendez towards Matanzas Bay

Page 1 HISTORICAL STRUCTURES FORM Site # SJ 2504
(X) orginal FLORIDA MASTER SITE FILE
(X) update Recorder # _____

SITE NAME: Espinosa-Sanchez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: corporate
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 44 Avenida Menendez, St. Augustine, FL
VICINITY OF/ROUTE TO: At southeast corner of Treasury and Char
lotte St. intersection
SUBDIVISION: City of St. Augustine BLOCK: 5 LOT: A&B
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 180
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 46900 NORTHING:3306830
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1756 RESTORATION DATE(S): 01/01/65
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): residence
PRESENT USE(S): prof. office

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 1 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): Masonry, stone (coquina)

EXTERIOR FABRIC(S): Stucco, stone (coquina)

FOUNDATION: TYPE stone (coquina) wall
PORCHES: one-story arcaded loggia to east; one-story porch t
ROOF: TYPE gable, intersecting SURFACE wood shakes
SECONDARY STRUCS. porch, hip
CHIMNEY: NO. 1 MTLS stucco; brick LOCNS end exterior
WINDOWS: DHS 9/6; shutters; attic louvre

EXTERIOR ORNAMENT: chamfered posts; decorative doors
CONDITION: SURROUNDINGS: On street line at intersection; d
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE:

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

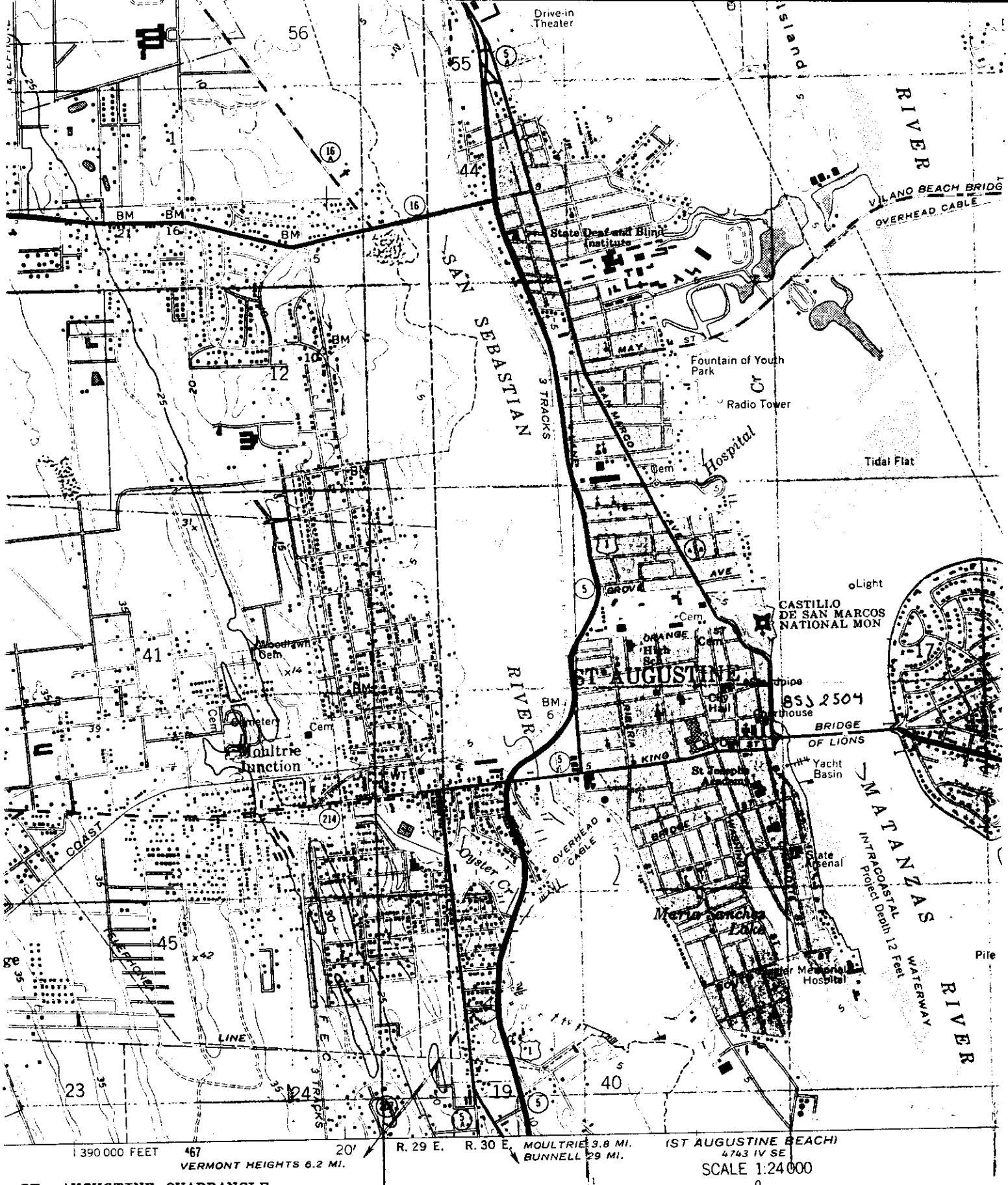
DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

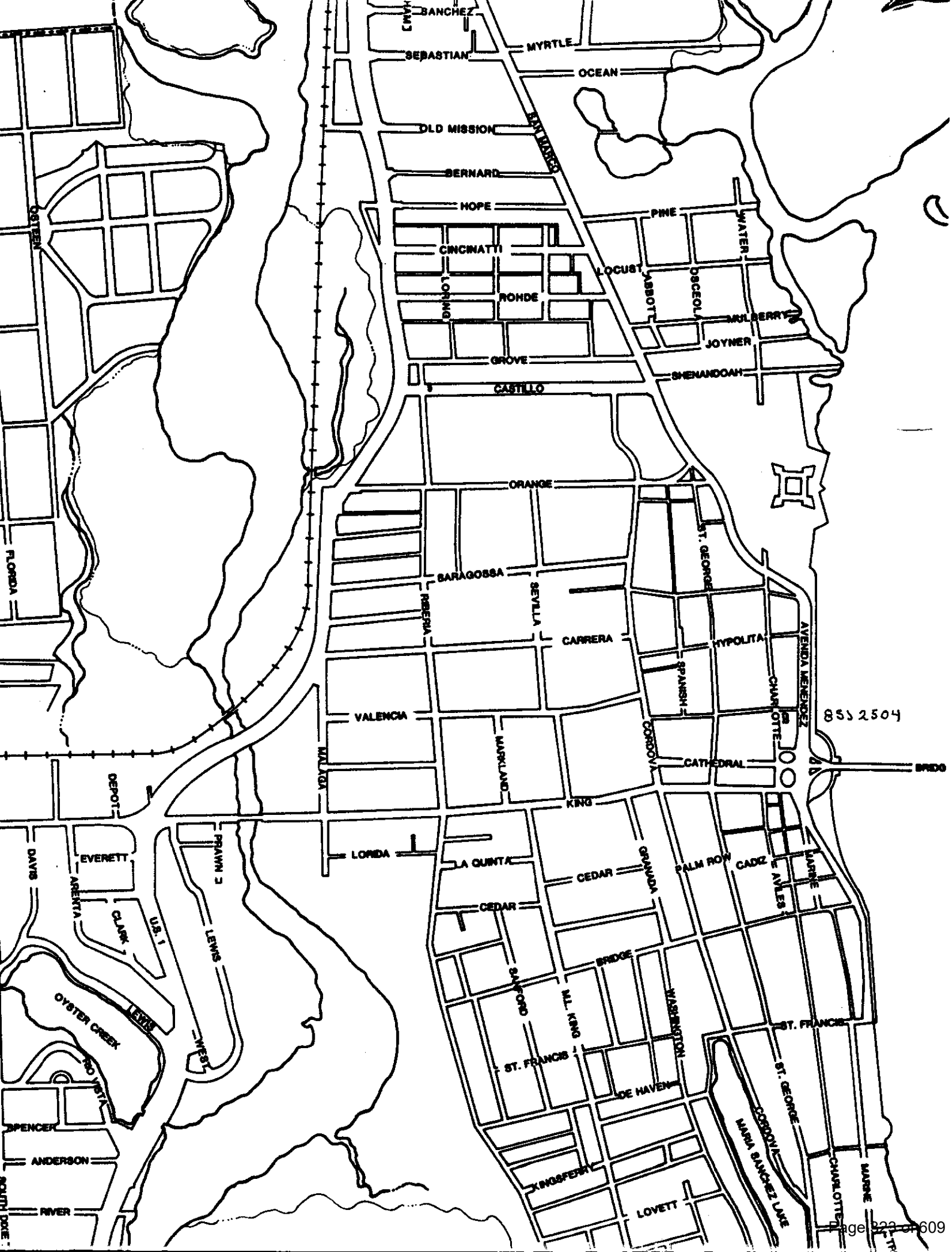
RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P




ST. AUGUSTINE QUADRANGLE


BANCHEZ
SEBASTIAN
MYRTLE
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
MULBERRY
LORING
ROHDE
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
SARAGOSSA
SEVILLA
RIBERIA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
MALAGA
DEPOT
KING
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
DAVIS
EVERETT
ARENTA
CLARK
U.S. 1
PRAWN
LEWIS
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
RIO VISTA
WEST
DE HAVEN
SPENCER
ANDERSON
RIVER
KINGSFERRY
LOVETT
MARIA SANCHEZ LAKE
FLORIDA
8S 2504

## IV. SIGNIFICANCE

**Areas of Significance:** Architecture, Commerce, Families

920==

**Statement of Significance:** (911==)

ARCHITECTURE

This one-story Spanish Colonial style building, the Espinosa-Sanchez House (formerly known as the Perez-Snow House), was built between 1702 and 1756 and is one of the surviving colonial structures in St. Augustine. Moreover, the building is only one of the structures that date from the First Spanish period. The coquina building is also notable for its durability over the centuries. It has undergone several major renovations from the late 18th century and has survived two major fires along the bayfront. The Espinosa-Sanchez House was restored in 1965 to its mid-18th century configuration and general appearance by the exchange (now Atlantic) Bank of St. Augustine.

As is common in colonial architecture, the house abuts the street line at the intersection of Charlotte and Treasury Streets, and one of the principal entrances is off of the loggia to the east. Unlike most First Spanish Period buildings, however, there is a main entrance directly off the street onto Charlotte Street. This door could have been added in the Second Spanish Period during extensive remodeling for commercial purposes.

The current L-Shaped configuration of the house is similar to its 18th century plan, one of the few surviving examples of the Wing Plan as defined by Manucy in The Houses of St. Augustine (p. 58). The Wing Plan "is characterized by a main structure of two or more rooms, plus a substantial wing or two which makes the plan an L, U, or H. In its better aspects, with attractive arcades or galleries around a patio, it was somewhat pretentious layout for the residence of a government official or a prominent family." Historical Research has shown that the first documented owner, and probably builder, of the house in the late First Spanish period, Don Diego de Espinosa, was part of St. Augustine's small merchantile-planter elite and was therefore capable of erecting a more ostentatious wing-plan structure which also has an arcaded loggia to the rear. Today, only the North-South rectangular section of the building is part of the original structure. The east wing, demolished sometime between 1860 and 1884, probably around 1870, was rebuilt in the early 1920's.

The four original First Spanish period arches in the loggia are the most notable features of the building. This row of round arches supports an extension of the main shingled gable roof. The pillars are neoclassic

(Over)

## V. BIBLIOGRAPHY

1. Juan Jose Elicio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial Sity," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

in concept with simple moldings serving as the capital. Wood chamfered posts are found in the porch along the south end of the building. Other notable features include 9/6 windows, three decarative doors, and a Spanish type chimney, built in the 1960's, attached to the east facade of the east wing. A coquina wall extends east of the north facade along Treasury Street.

The building has undergone a number of dramatic changes since the mid-18th century, most particulary in its size, configuration, fenestration, and roof line. Sometime between 1785 and 1798, a flat roof replaced the original wood frame gable roof. The second major alteration involved the addition of a coquina second floor over both wings in the late 1790's. A photograph taken around 1870 shows how the building probably looked from the late colonial through the Civil War era. The 2½ story structure was crowned by a series of dormers which were sided diagonally with word. The shuttered windows were of the 9/6 variety, and there were three doors on the Charlotte Street facade, a central doorway and two at both ends. The central doorway exhibited one of the best examples of colonial post-and-lintel frontispiece ornamentation. Two plan pilasters resting a top a coquina base flanked the door. The capitals were simple, similar to those on the stone pillars in the rear arcades and to others found on plans drawn by royal engineer Mariano de la Roque in the 1790's. Moreover, three rosettes adorned the rectangular lintel which rested on the doorway and capitals.

Shortly after this picture was taken, a new owner removed the masonry second floor and probably the east wing. As in the 18th century, a flat parapet roof replaced a gable roof. Perhaps at this time, but at least by 1884, a gabled-foor frame board and batten second floor was built over the northern half of the structure. This addition exhibited ornamentation inspired by the Carpenter Gothic Style in vogue a decade or so before. Decorative curved lintels were placed over the four window openings on Charlotte Street and lattice was installed over the windows. The frame second floor probably was destroyed in the 1887 fire that ravaged that section of the town, but the older masonry structure survived the devastation. A photograph from the mid-1890's shows the building without the partial second floor. By this time, however, the North doorway, and the two windows flanking the central doorway had been bricked-in and plastered.

The 20th century brough another series of radical changes to the building. In the process of converting the building into apartments, a shingled second floor was added over the entire masonry downstairs sometime between 1910 and 1914. A balconey boldly projected over Charlotte Street. The south and North windows were converted into doorways, and the south doorway was filled-in. History once again repleated itself as the 1914 bayfront fire destroyed the newly-completed second floor. Once more, the up-again, down-again old building was one-story in height.

The long-time proprietors of the structure, elbridge and Fanny Snow, were responsible for the next series of alterations in the early 1920's. They built the east wing, thus returning the building to its First Spanish period contiguration. And in an attempt to blend this outbuilding with the new main residence along Bay Street (Avenida Menendez), they added some Mediterranean Revival touches to the building, including barrel roof tile and casement windows.

The property was purchased by the Exchange Bank in 1963, and after archaeological investigations conducted by Dr. Hale Smith of FSU confirmed the colonial origin of the building, the bank undertook plans to restore it to its First Spanish Period appearance. The arcaded loggia was retained, double-hung 9/6 windows were installed, a new coat of stucco was added, and a chimney

was built in the east wing. Several changes were not in keeping with the character of the colonial building. Far too much of the coquina facade was left exposed, and the decorative post-and-lintel frantispiece was not restored to the Charlotte Street side. Serious consideration should be given to converting the bland border around the doorway into its former decorative grandeur.

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

HISTORY

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

the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The colonial structure at 44 Avenida Menendez is best known for its long association with two prominent colonial and American period families, the Espinosa and Sanchez clans, and for its association with the Snow family 20th century St. Augustine fame. The building tradionally has been called the Perez-Snow House, but historical and architectural research indicates that a more appropriate name should be the Espinosa-Sanchez House.

The building was constructed in one of the most densely developed areas of the colonial city, i.e, The 1½ blocks south of the Plaza on Charlotte Street. The first documented owner, and probable builder, of the original one-story, L-shape house was Don Diego de Espinosa, one of the colonial's most prominent planter-ranchers in the late First Spanish Period. Espinosa was largely responsible for the development of Diego Plains (Palm valley area) and the construction there of Fort San Diego. After his death in 1756, his daughter, Josefa de la Encarnacion Espinosa, inherited the property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and at some point in the twenty-one year British rule, Fish leased the coquina house to unknown parties.(4)

Parez died in Havana in the 1770's, and when his widow returned to her hometown after Spain regained Florida in 1784, she proceeded to buy her former property. On March 17, 1785, she bought the house and lot from Jesse Fish for 200 pesos, the same price which Fish officially charged Perez in 1764 for taking custody of the house. Two interesting details surface in the deed. The coquina house had a wood frame roof ("Cubierta de madera"), and the alley to the north, now known as Treasury Street, was called "Paniagua" or "Bread and water."(5)

Josefa was one of the highly respected women in St. Augustine before her death in 1797. She was the widow and daughter of prominent residents in the old days and currently the benefactor of her St. Augustine-born nephews, Nicolas, Bernardino, and Jose Sanchez. The Sanchez boys, then all in their early twenties, were the sons of Antonia Espinosa, another daughter of Diego, and Jose Sanchez de Ortigosa, and were the nephews of East Florida's most influential and prominent resident in the Second Spanish period, don Francisco Xavier Sanchez. It is interesting to note that Bernardino and Jose were also the brothers-in-law to their uncle for having married the sisters of his wife, Maria del Carmen Hill. All three of the Sanchez boys became influential in their own right by retaining and consolidating Espinosa-Sanchez family land in the Diego Plains area and by venturing into large-scale mercantile activities. Moreover, Bernardino served as public interpreter in the early 19th century.(6)

Apprantly the Espinosa-Sanchez house at the corner of Treasury and Charlotte Streets was not the family homestead, but was used as rental property. The 1788 Rocque map lists Bernardino Sanchez as owner of the now flat roofed, L-shape building who was leasing the house to Juan Jose del Toro.(7) In December 1798, forteen months after the death of Josefa at about the age of 70, Jose Sanchez and Francisco Xavier Miranda, a nephew by marriage, sold the family estate to their uncle, Francisco Xavier Sanchez.(8) Sanchez, always the entrepreneur, bought the "deteriorated, flat-roofed house," rebuilt it, and

added a coquina second story with a shingled gable roof. It is likely that Sanchez added the decorative post-and-lintel frontispiece. On September 5, 1799, he sold the renovated, enlarged structure for 1714 pesos to the Mercantile firm of Miranda & Co., owned by his nephews, Jose and Bernardino and their brother-in-law, Francisco Xavier Miranda. The Company purchased the building as its warehouse, and presumably it served in that capacity until the death of the principals disbanded the firm in the last decade of colonial rule.(9) On one occasion, in 1814, we know that one of Miranda's relatives, Juan Rajo, was living in the warehouse.(10)

In 1816 and 1818, Christina Hill, the widow of Jose Sanchez, bought the other two-thirds interest in the house from the other widows.(11)

The 1834 Clements Map of St. Augustine lists this as the property of the heirs of Joseph Sanchez. It remained in the Sanchez family until after the Civil War.

Daniel Edgar, a wealthy New Yorker began acquiring property in this area in 1869 with a view towards building a winter residence on the bayfront. In putting together a large lot, he purchased from many different owners. During the Civil War some of the land had been acquired in tax sales by B.E. Carr, a prominent local merchant and founder of the Magnolia Hotel, and by John Hay, private Secretary to President Abraham Lincoln (and later Secretary of State under Theodore Roosevelt). Edgar acquired their interests in 1869. That same year he acquired another part of the property from Venancio Sanchez and his son W.J. Sanchez. Venancio was leading 19th Century Merchant who served as Mayor of the city after the Civil War, and was later Spanish Consul at St. Augustine. W.J. Sanchez was a hotel owner and a banker who developed in North City Subdivision that bears his name.(12)

In 1873 Edgar bought at public auction on the courthouse steps the real estate belonging to the Estate of Christina Hill Sanchez including this old colonial building.(13)

Having thus put together a fairly large piece of land, he proceeded to have built a large Second Empire style home with a mansard roof and widows walk on the top, overlooking the bayfront. The work was done by St. Augustine's leading builder of the time, Capt. Thomas House, who also built the Sunnyside House and the Lorillard Villa.(14)

As the bayfront house went up, the Colonial building on the Charlotte Street side of the lot came down - from 2½ stories to 1. It was used as coal, wood and storage shed while the Edgars owned the property. The Edgar House was considered one of the finest in St. Augusitne. An 1885 directory noted:

> "Of late there is a new city springing up consisting of private of modern architecture, among which may be mentioned the ornate villas of Franklin W. Smith, Kingsland, Lorillard, Edgar, Howard, Alexander, Wilson and others. The social atmosphere surrounding St. Augustine is more like that of Newport than any wateringplace in the South, and as a fashionable resort it will continue to increase in population and importance."(15)

The 1887 fire brought great destruction of this part of town. The Carr House, just to the south, was destroyed, but the Edgar House was spared.

In 1893 the Tatler, the society newspaper of the Flagler era, noted:

"This delightful house has been one of the landmarks of this city for many years, its owner endeaving herself to a large circle of acquaintances by her many charities and graciousness."(16)

In 1894 it was reported:

"Mrs. Edgar, owner of the handsome cottage on the Bay, corner of Treasury Street, arrived at her residence early this month. Mrs. Edgar has many friends here, is interested in the work of Trinity Parish, contributing largely to it. Mrs. Edgar spent last winter in the South Carolinas and will be heartly welcomed this season."(17)

In 1898 it was noted:

"Mrs. Edgar whose home on the Bay is one of the most elegant in the city, is now en residence. Mr. Dan Edgar, her son, is also here spending a great deal of time at the Yacht Club, where he is an honored member."(18)

That same year an article describing "Cottage Life in St. Augutine" reported:

"There are a number of more modern houses that . . . antedate the great hotels by some years, and that were built and occupied by their first owners, and held in veneration for the past decade, their occupants forming a charming social circle, and interesting themselves in the quaint old town. Among these is the Edgar Home, on the Bay, stately and dignified, and the winter home of Mrs. Edgar and her sons."(19)

In 1905 the Edgar estate sold the property to Eliza Joseph. Mrs. Joseph was a partner in H.W. Davis & Co., which operated a clothing and Men's Furnishings store in the Cordova Hotel building. Her husband Bernhard Joseph was a retired merchant tailor with the firm of Joseph & Meyerson.(20) According to an 1885 directory:

"The members of the above firm are both natives of Germany. Mr. Joseph came to this country in 1863, and Mr. Meyerson in 1869 . . . Messrs. Joseph & Meyerson began business in December, 1883, as merchant tailors and dealers in gents' furnishing and fancy goods, millinery, etc. They have a fine store desirable located in the St. Augustine Hotel building, facing the plaza. A stock of goods is carried of the value of $6000, and a large and prosperous business is enjoyed."(21)

The Josephs occupied the Edgar House on the Bayfront and some time after 1910 they enlarged the colonial building on Charlotte Street by adding a shingled second story with a balcony, which they rented out as apartments. Both the bayfront house and the apartments were casualties of the disastrous fire that swept the area in April 1914. The St. Augustine Evening Record reported:

"The Joseph house on Bay Street, a palatial residence and a familiar landmark, went down in the seething mass."

The list of fire losses included:

"B. Joseph, beautiful home on the Bay and flats on Charlotte Street, loss thirty thousand dollars; insurance fifteen thousand."

In 1887 the house to the south had been destroyed, and this one spared. In 1914 the situation was reversed. The newspaper reported:

"The fire was checked on the east by the Waters of the bay, and on the south it was stopped in the spacious grounds surrounding the Joseph home."

The front page of the paper printed a message of appreciation:

"Mr. and Mrs. B. Joseph and family wish to extend their sincerest thanks and appreciation to all those who have been so thoughtful and so hospitable to them since their loss of their home in Thursday's fire. The many deeds of kindness and friendship are deeply appreciated."(22)

A photograph taken after the fire shows the bayfront home completely leveled, and the colonial building behind it gutted, with only the coquina walls of the first story still standing.

The choice lot was soon rebuilt upon. By 1917 a two story Mediterranean Revival style dwelling, typical of the Florida Boom period, was erected on the site of the Edgar House. The remains of the colonial building to the rear were remodeled to serve as a garage for the house. By 1924 the two buildings were connected by a 1 story passageway, and by 1930 the south half of the garage was remodeled for residential purposes.(23)

Mrs. Joseph sold part of her property in 1916 to Theodore V. Pomar, comptroller of the Florida East Coast Railway, and the rest in 1921 to Clarence S. Coe.(24)

In 1922 and 1923 both the Coe and Pomar properties were acquired by Elbridge Gerry Snow, a winter resident. His widow occupied the house for many years after his death(25)

After Mrs. Snow's death, the property was sold in 1963 by her son, Arthur Marsh, to the Exchange Bank of St. Augustine. Another son, Sterling Marsh, was president of the Bank, and had formerly resided in the house.(26)

The St. Augustine Record reported:

"Progress and preservation don't always go hand in hand, but when the Exchange Bank of St. Augustine recently acquired the Snow property on Bay Street, it took the first step in an expansion plan that will encompass both.

"This historic area, once the winter home of Elbridge Gerry Snow, extends from the present Drysdale property on Bay Street to Treasury Street, from Bag through to Charlotte Street, and lies directly across from the bank's present parking lot.

"Clearing and landscaping the area will begin immediately to provide an additional parking facility for the bank's customers, room for future expansion, and to give a handy two-way passage between the bank and Bay Street.

For preservation, however, one building will be left standing. Located at the corner of Charlotte and Treasury Streets and not familiar to many but the old-timers, is a building whose history can be traced back to 1764, the Perez-Sanchez House. This building will be restored to its original condition as a part of St. Augustine's

over-all Restoration Program."(27)

Archeological investigations were carried on at the site, followed by restoration efforts. When the project was complete, the newspaper reported:

> The focal attraction is the restored Perez-Sanchez House at the corner of Treasury and Charlotte Street in the old Spanish area of St. Augustine. The house dates back to at least 1764 and is considered one of the best examples still in existence of a St. Augustine house of the First Spanish Period.
>
> "Only the stone walls and archways and tabby floors marked the original building when the Exchange Bank started the restoration project.
>
> "Now the building has been restored to its original magnificent lines of the First Spanish Period. As one walks through the beautifully restored archways which marked the rear L-Shaped loggia of the original home, a door is opened into a modern world of today. The restored house is the business quarters of Edmiston and McGhin, certified public accountants.
>
> "In contrast to the restored beauty of the exterior of the building, the interior offers the type of office space found in modern business buildings. Attractive wood paneling covers the interior walls throughout the airconditioned building. The separate offices of A.J. McGhin, Jr. and W.C. Edmiston, Jr. are furnished in good taste. At the end of the L-Shaped hallway there is an atrractive conference room and library dominated by a restored fire place which existed in the original building.
>
> "The Exchange Bank's project is an outstanding examples of how provate interest can help advance the restoration program by blending history with business. The restored structure remains on the city and county tax rolls."(28)

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

3. East Florida Papers, Testamentary Proceedings, Bundle 301, doc. 16, folio 35; Puente, "Plano . . . de San Agustin," no. 205; Espinosa and Sanchez family files, SAHS; Homeowners File, HSAPB.
4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (Feb. 10, 1772), no. 293; EFP, Testamentary Proceedings, Reel 5 (old system), case no. 14.
5. EFP, Escrituras, Bundle 366, fol. 184; Testamentary proceedings, Reel 5 (old system), case no. 27.
6. Sanchez and Espinosa family files, SAHS.
7. Rocque, "Plano Particular. . . de San Agustin," no. 127.
8. EFP, Escrituras, Bundle 371, fol. 339.
9. Ibid., Bundle 372, fol. 100.
10. Ibid., Bundle 379, fol. 286.
11. Ibid., Bundle 314, doc. 3, fol. 37; Bundle 380, fol. 434; Bundle 382, doc. 7, fol. 673.
12. St. Johns County Records, Deed Book R, pp. 650, 652, 655, 660, 665. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1968), pp. 31, 59, 267. St. Augustine city Directories, 1885, 1904, 1911-12, 1924-5.
13. St. Augustine Record, Sunday, July 4, 1937; Deed Book V, p. 66.
14. Webb's Florida (1885), p. 201.
15. Ibid., p. 195.

16. Tatler, Jan. 21, 1893, p.9.
17. Ibid., Jan. 13, 1894, p. 8.
18. Ibid., Jan. 27, 1898, p. 15.
19. Ibid., March 19, 1898, p. 2.
20. Deed Book 8, p. 504; St. Augustine City Directory 1907-8.
21. Webb's Florida (1775) p. 198.
22. St. Augustine Evening Record, Tuesday April 7, 1914, pp. 1 & 9.
23. Sanborn Fire Insurance Maps of St. Augustine, 1917, 1924, 1930.
24. Deed Book 40, p. 147; Book 44, p. 493.
25. Deed Book 45, pp. 177 & 251. St. Augustine City Directories 1924-1962.
26. Official Records Book 42, pp. 617 & 621. City Directories, 1949, 1962.
27. St. Augustine Record June 16, 1963.
28. Ibid., April 17, 1965.

ADDENDUM:

Further information about the building at 44 Avenida Menendez, its owners and occupants, can be found in the following reports in the St. Augustine Weekly Record:

May 29, 1903, p. 3 - Armenian artist pursues Miss Edgar and winds up in insane asylum.

May 12, 1904, p. 8 - Miss Julia Lorillard Edgar will wed Richard H. Williams, Jr.

And in the St. Augustine Record:

Nov. 4, 1907, p. 5 - Death of Mrs. Daniel Edgar.

Jan. 16, 1911, p. 4 - B. Joseph adding second story to 44 Avenida Menendez.

April 2-3, 1914 - Great fire in St. Augustine destroys Joseph house and others.

Jan 12, 1916, p. 1 - Joseph House ruins being torn down.

Jan. 13, 1916, p. 1 - Plans for new Joseph house.

July 7, 1916, p. 1 - Ruins of 1914 fire used by movie makers to depict European war scenes.

Aug. 11, 1916, p. 1 - Foundations being laid for new Joseph house.

Oct. 13, 1921, p. 6 - Col. C. S. Coe sells 44 Avenida Menendez to E. G. Snow. Also p. 4.

March 2, 1922, p. 4 - Coe returns to St. Augustine after serving as Miami City Manager.

April 4, 1922, p. 7 - Coe will develop subdivision at Eau Gallie - biographical sketch.

Nov. 28, 1921, p. 4 - Mrs. Marsh weds E. G. Snow.

Jan. 20, 1922, p. 1 - Elbridge Gerry Snow, president of Home Insurance Co. - biographical sketch.

Jan. 17, 1926, Section 3, p. 4 - Mrs. Snow's garden described in detail.

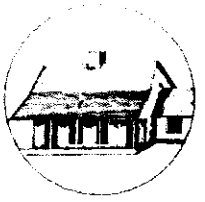
May 13, 1946, p. 3 - Architect Frank E. Cleveland of Boston studies Snow House.

And in the St. Johns County Herald:

July 30, 1915, p. 7 - B. Joseph dies at summer home in Maine.

Page 1

☐ Original
☒ Update



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

Site #8 SJ02504
Field Date 5-4-2016
Form Date 5-4-2016
Recorder # _____

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

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

## LOCATION & MAPPING

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 110 | | Charlotte | Street | |

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1971600000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

## HISTORY

Construction Year: 1756 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Dentist/Medical/Professional office — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature 1/1/65
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

## DESCRIPTION

Style Spanish Colonial — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Wood shingles 2. _____ 3. wood shakes
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood DHS 9/6 with wood lintels and sills; shutters; attic louvre

Distinguishing Architectural Features (exterior or interior ornaments) decorative doors; arched loggia

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

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

# HISTORICAL STRUCTURE FORM

Site #8 SJ02504

## DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. _____ 2. coquina
Main Entrance (stylistic details) paired 6/panel door inset into coquina on Charlotte Street and single wood panel door with multi-lights under loggia
Porch Descriptions (types, locations, roof types, etc.) one-story arcaded loggia to east

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See previous form for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

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

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

## OPINION OF RESOURCE SIGNIFICANCE

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

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

## DOCUMENTATION

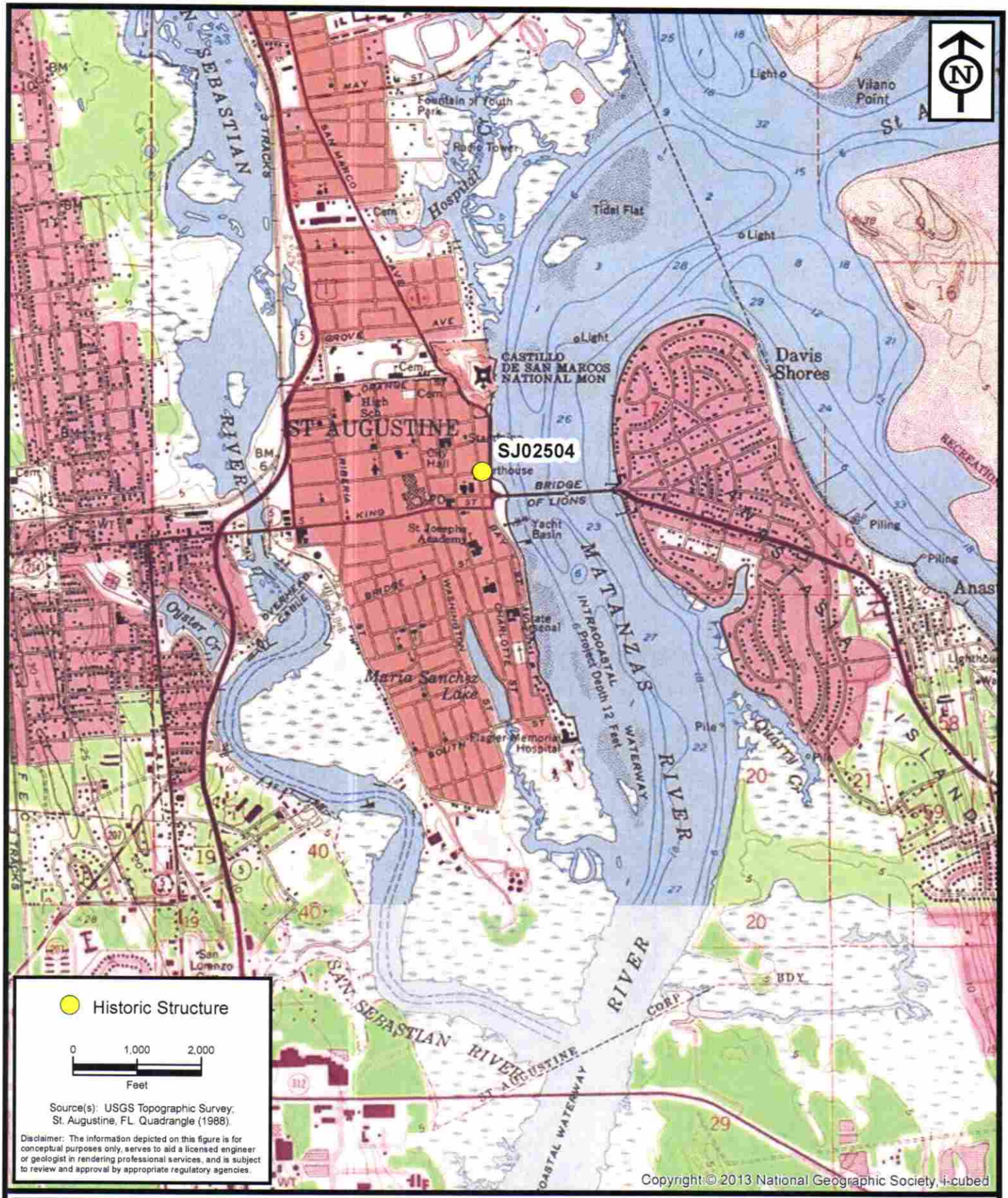
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

## RECORDER INFORMATION

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

**Required Attachments**

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




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

Project Location - SJ02504

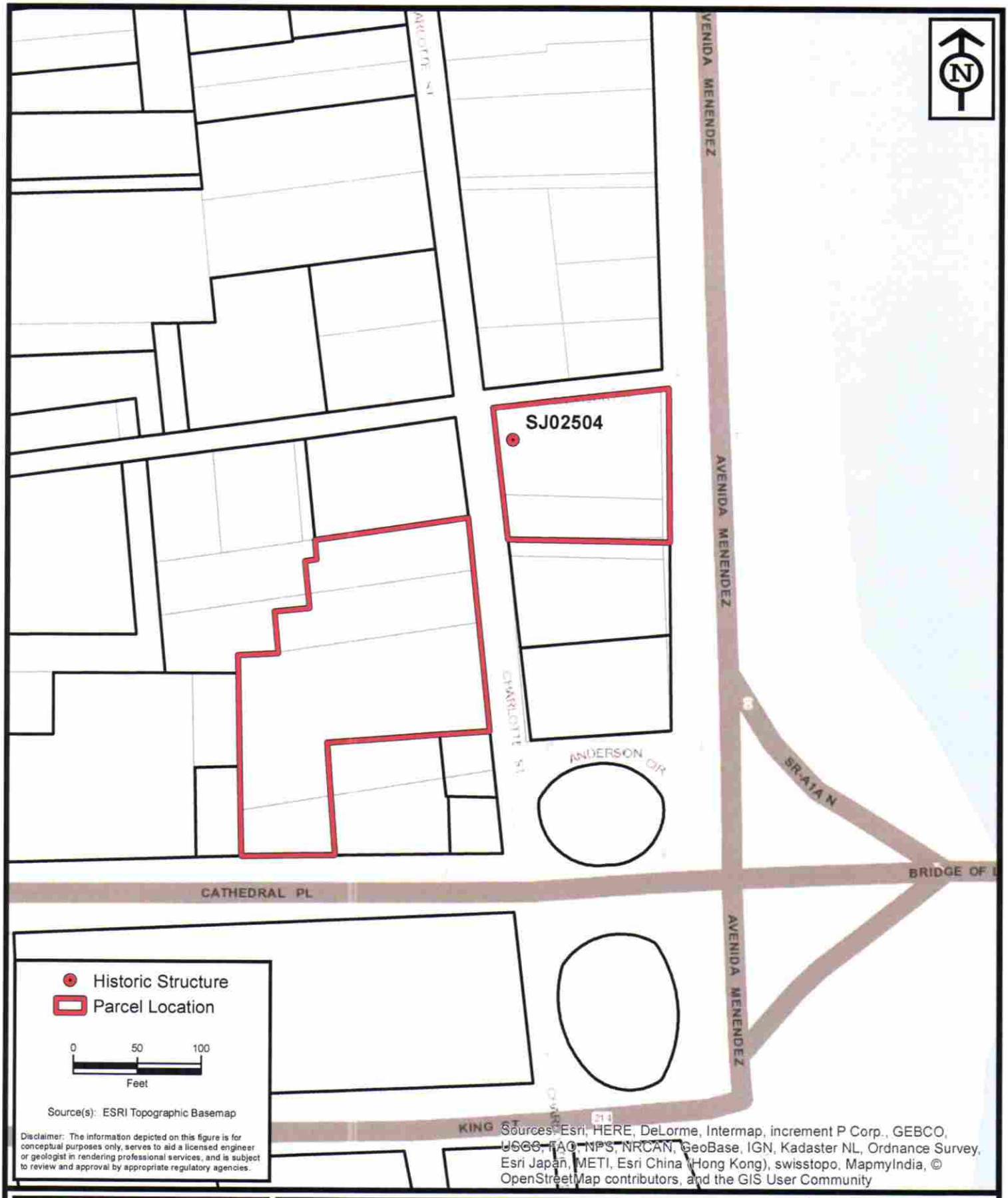
# City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

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SJ02504




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

Parcel Location - SJ02504

# City of St. Augustine Historic Structure Survey

St. Johns County, Florida

| | |
|---|---|
| Project: | AJ15441.00 |
| Date: | May 2016 |
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| Figure: | 2 |

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SJ02504

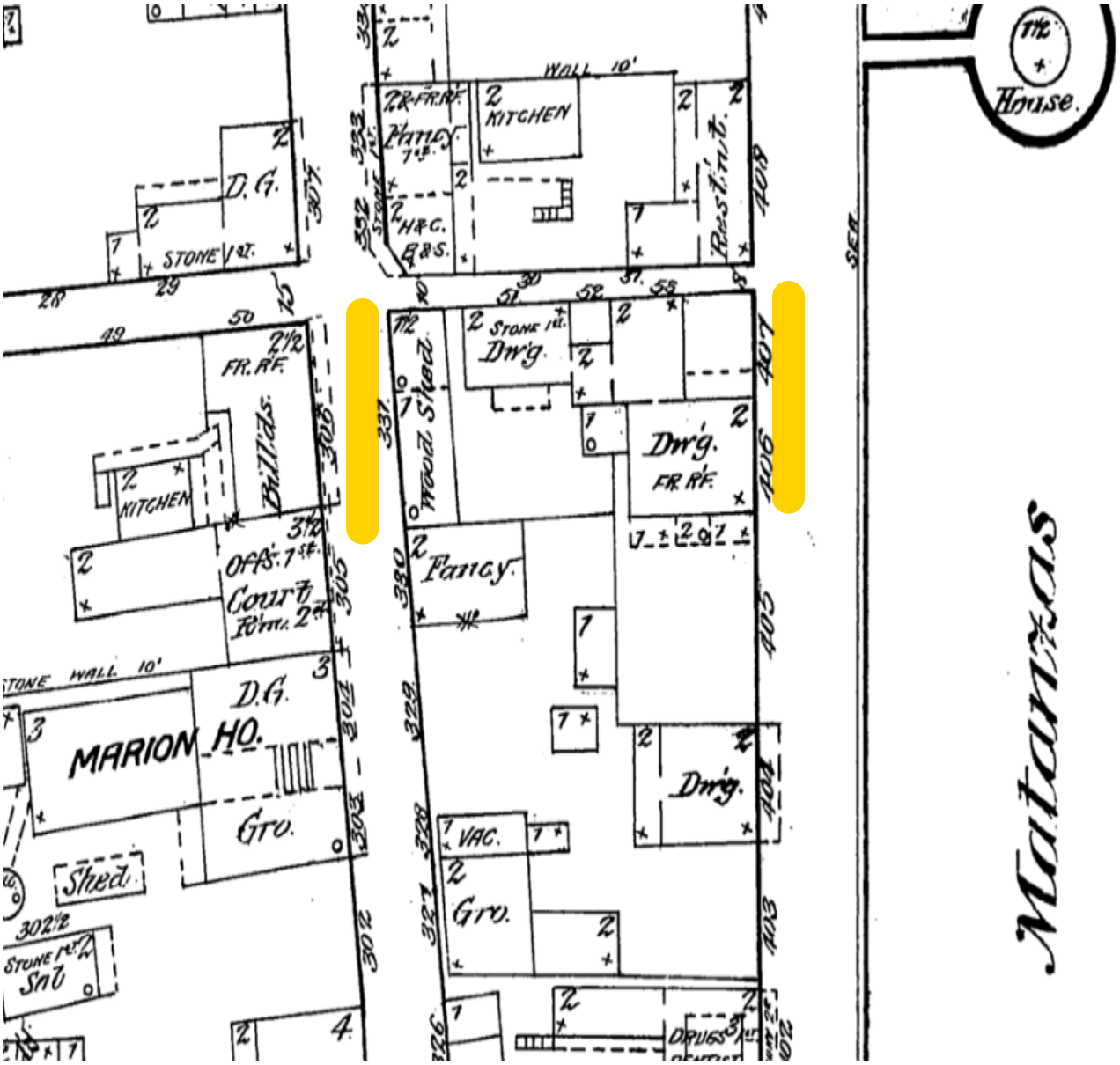



ilton
ONE
WAY



# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine July 1884, Sheet 1

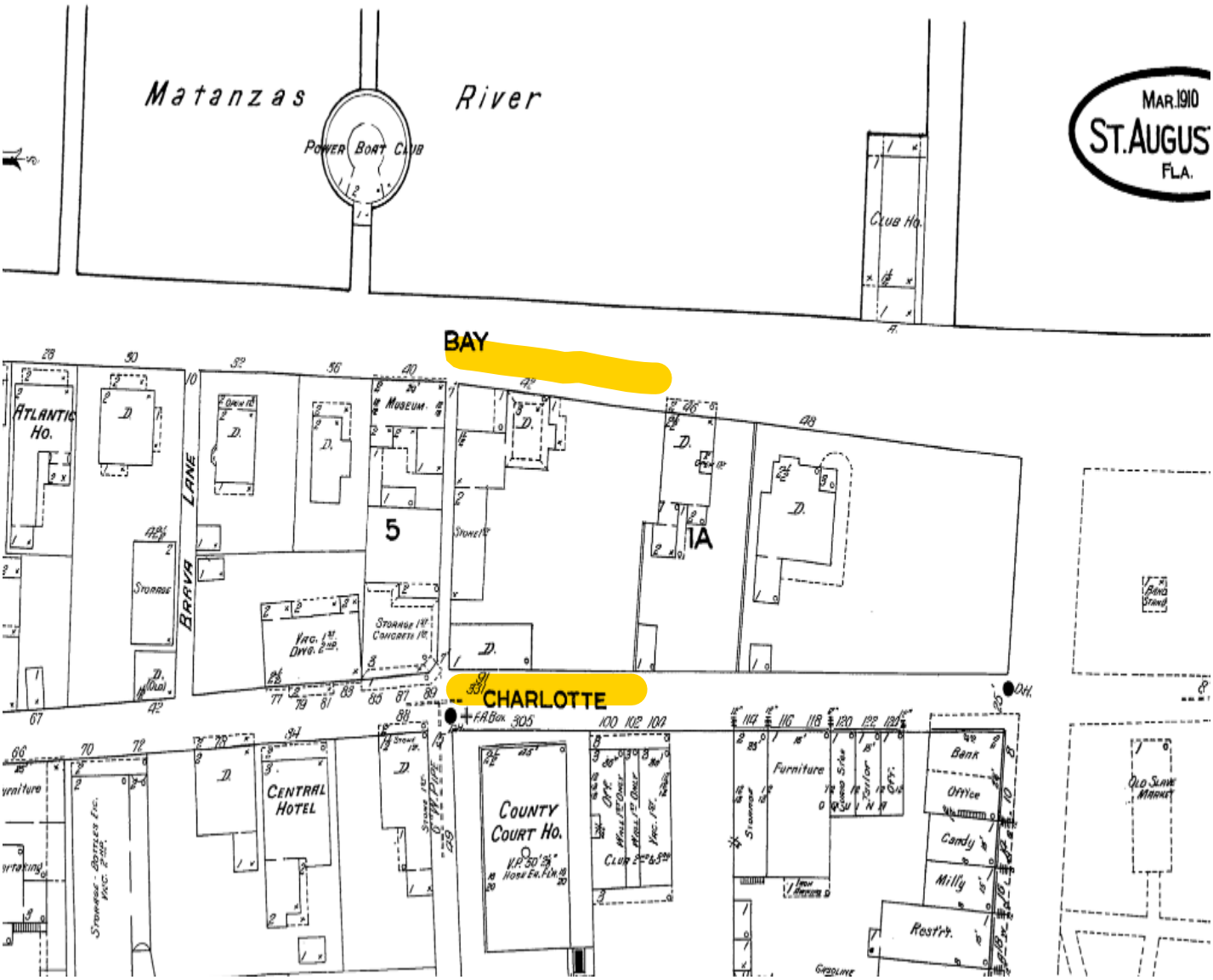



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# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Mar. 1910, Sheet 8

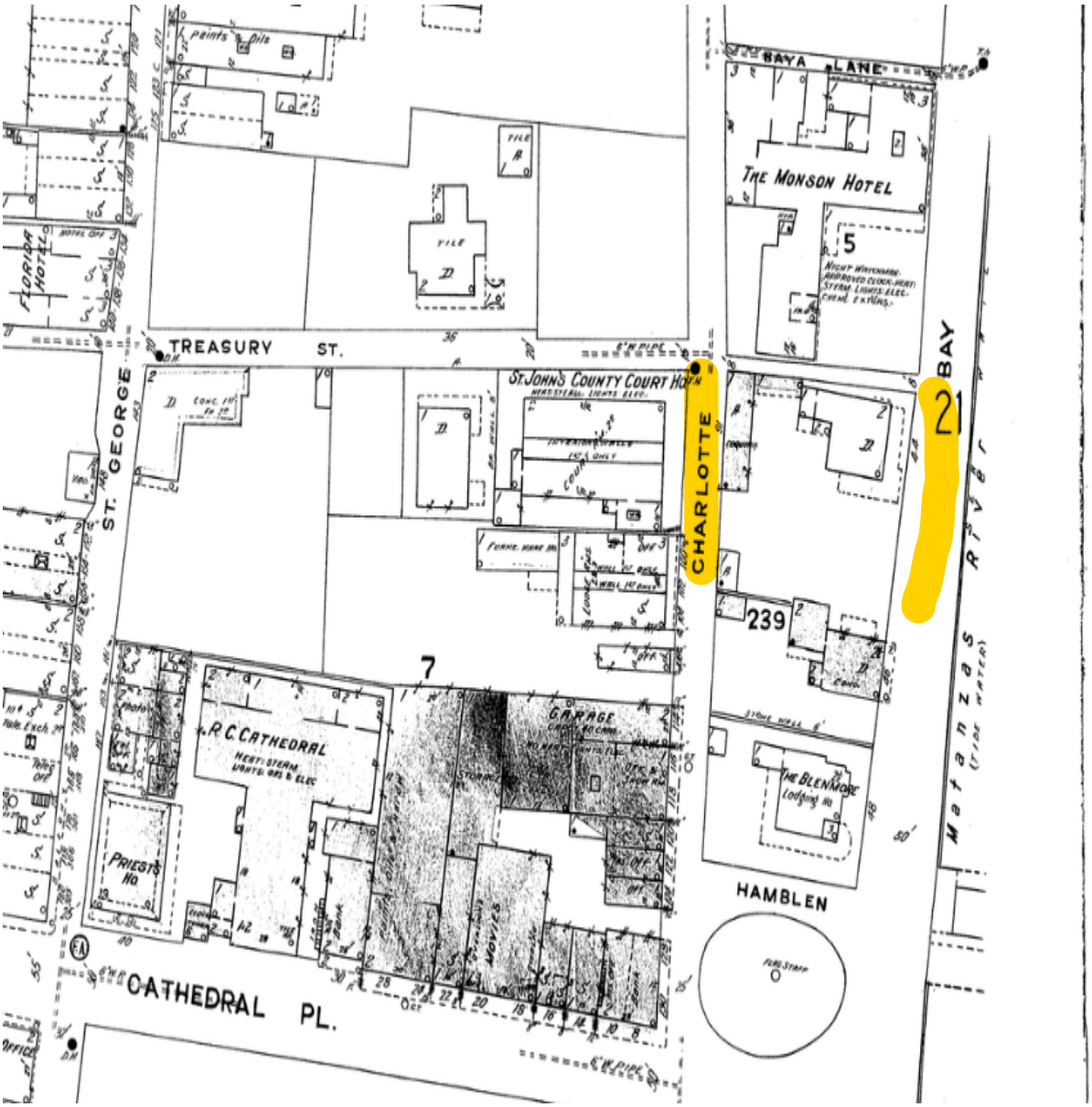



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# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine July 1924, Sheet 4

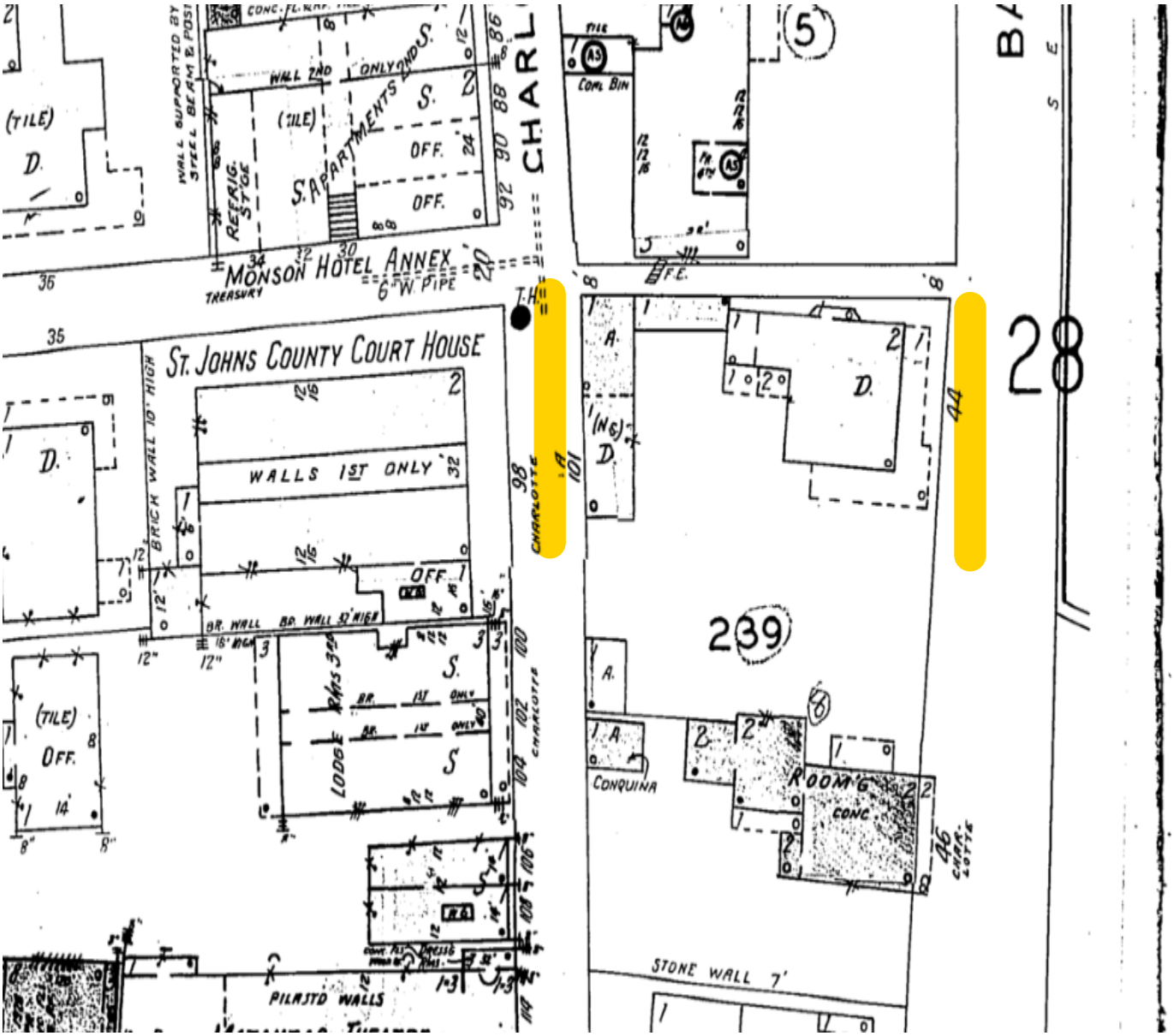



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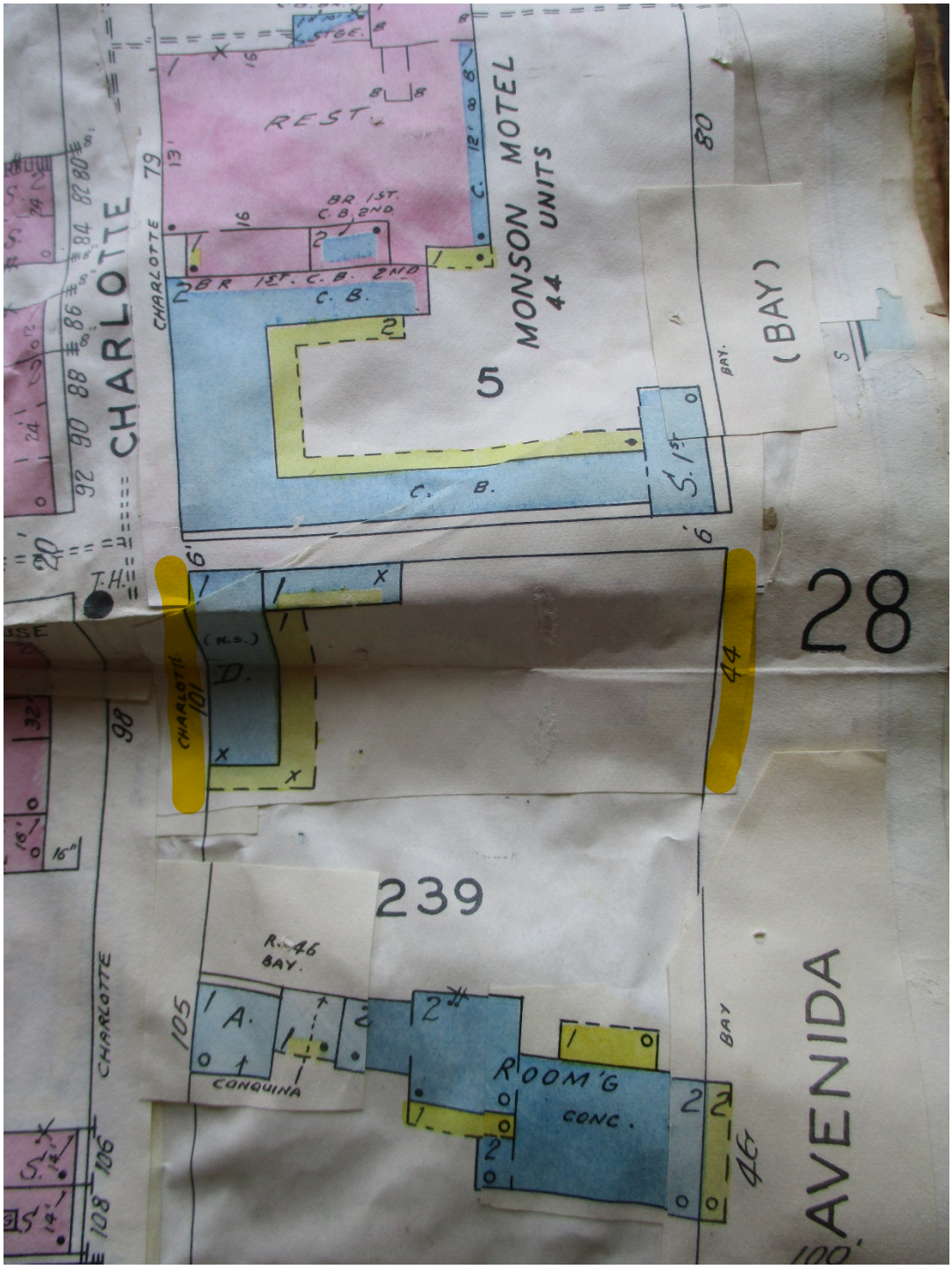
## Saint Augustine Apr. 1930, Sheet 7 Revised to 1947




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# 44 Avenida Menendez: 1930 Sanborn Map, Revised to 1961



## Sec. 28-29. - Zoning exceptions, variances and appeals.

(a) *Zoning exceptions:*

(1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

(b) *Variances:*

(1) *Requirements for grant of variance.* The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

c. This disadvantage does not exist because of conditions created by the owner or applicant; and

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

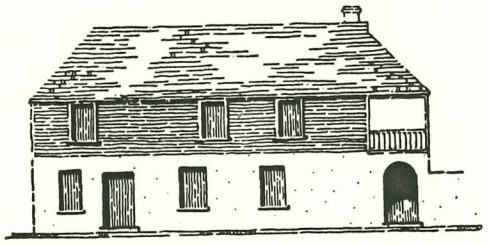
(2) *Written application.* All applications for variance from this chapter shall be in writing and in such form as may be determined by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider an application for a zoning

# THE HOUSES OF ST. AUGUSTINE

## 1565–1821

Albert Manucy



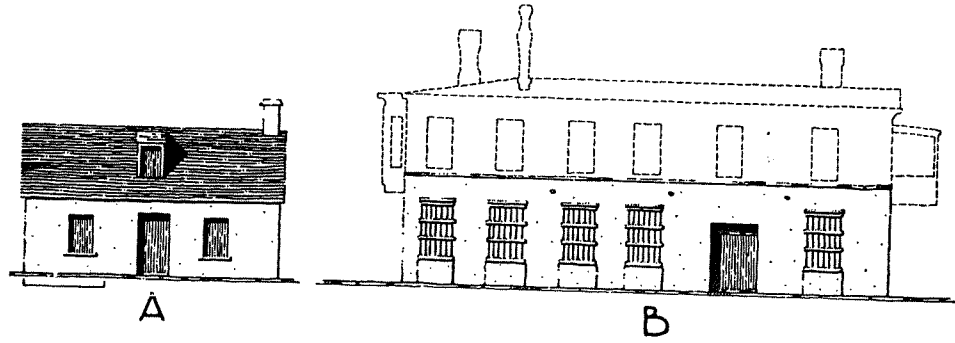
*Sponsored by The St. Augustine Historical Society*

*University Press of Florida*
Gainesville Tallahassee Tampa Boca Raton Pensacola Orlando Miami Jacksonville

# FACADES
## List of Characteristics

| Item | Before 1700 | 1703-1763 | British | 1783-1821 |
|---|---|---|---|---|
| Height | | | | |
| 1-story | | | | |
| 1½-story | ? | | | |
| 2-story | | | | |
| Openings | | | | |
| Main entrance via side yard | ? | | | |
| Street door | | | | |
| No north openings | ? | | | |
| Openings all sides | | | | |
| Doors large, many 2-leaf | ? | | | |
| 6-panel door | | | | |
| Transoms | | | | |
| Windows large on street, small on west | | | | |
| Wooden gratings on all windows, *rejas* on street windows | ? | | | |
| Inside shutters | | | | |
| Outside shutters | | | | |
| Half-lattice on windows | ? | | | |
| Glazed casements | | | | |
| Glazed double-hung sash | | | | |
| Cornice | | | | |
| Parapet, sometimes castellated, on flat roof | ? | | | |
| Box cornice | | | | |
| Narrow eave | | | | |
| Features | | | | |
| Posts, columns or arches (at porches, loggias, or arcades) | ? | | | |
| Side porch or loggia | ? | | | |
| Street balcony | ? | | | |
| Outside stair | | | | |
| Chimney | | | | |

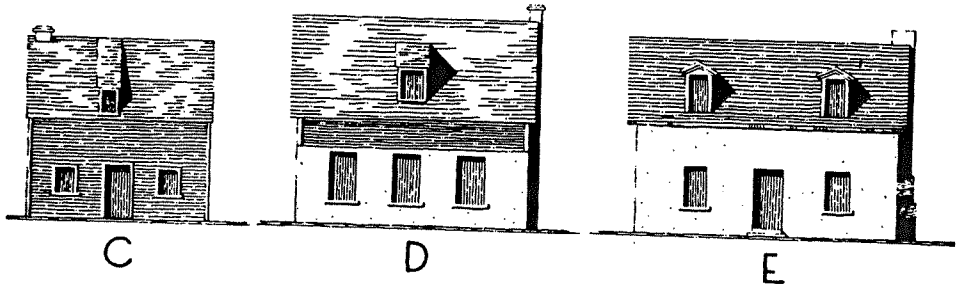
35. STREET ELEVATIONS OF EXISTING HOUSES

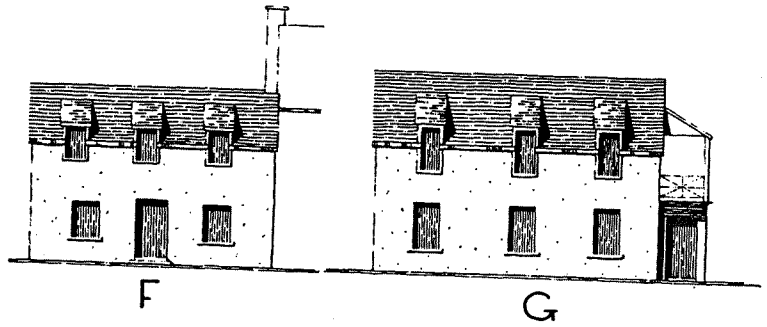



SINGLE-STORY TYPES

A — 57 Treasury

B — 143 St. George




ONE-AND-A-HALF-STORY TYPES

C — 14 St. George

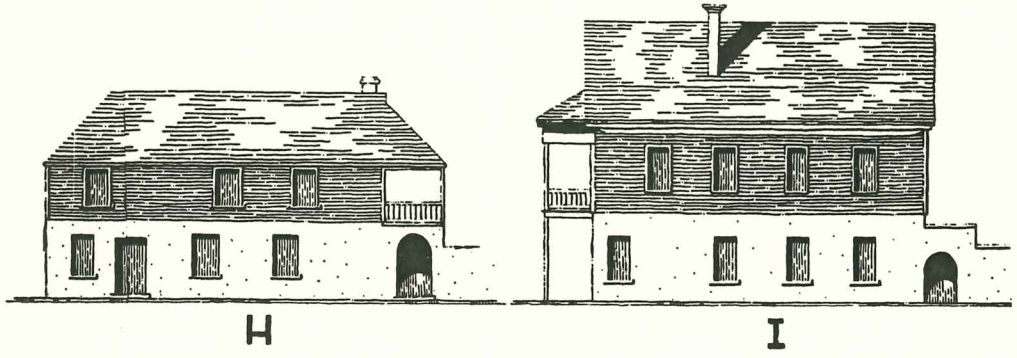
D — 46 Bridge

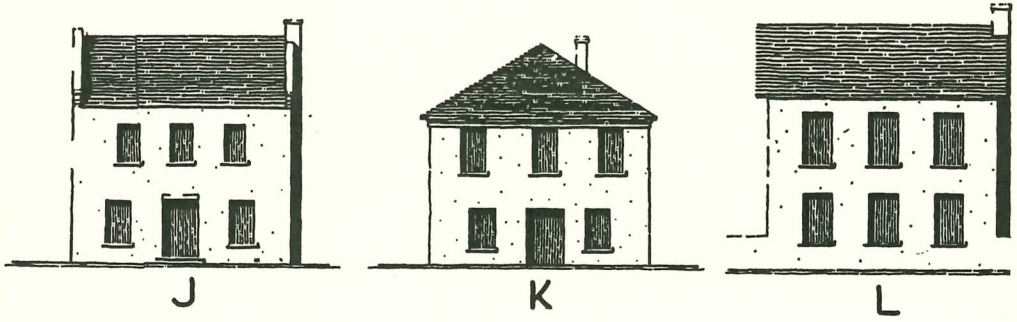
E — 250 St. George

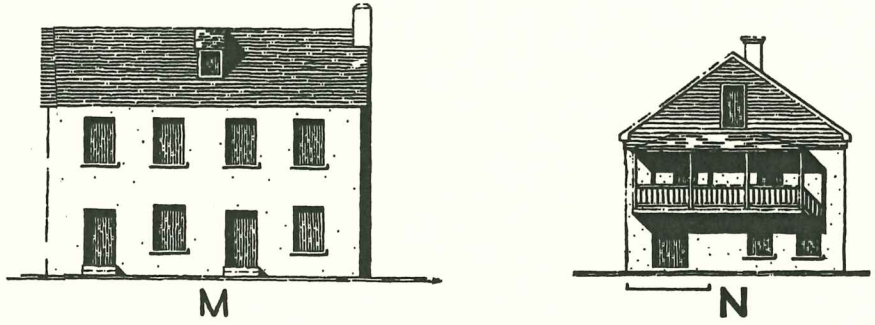
F — 54 St. George

G — 257 Charlotte (reconstruction)

## 35. STREET ELEVATIONS OF EXISTING HOUSES



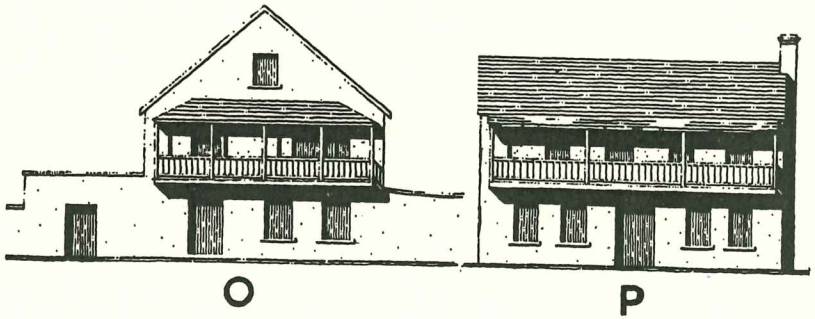



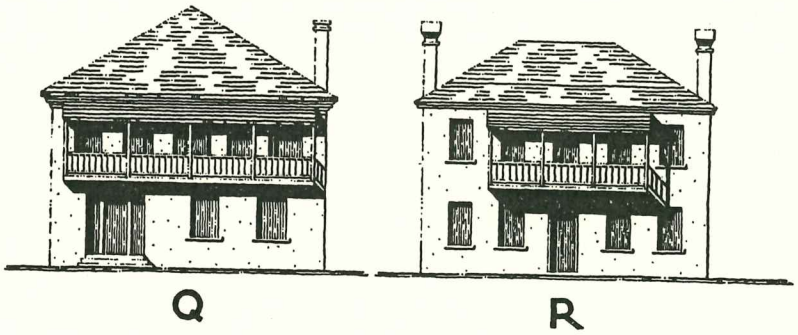

TWO-STORY TYPES

H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis

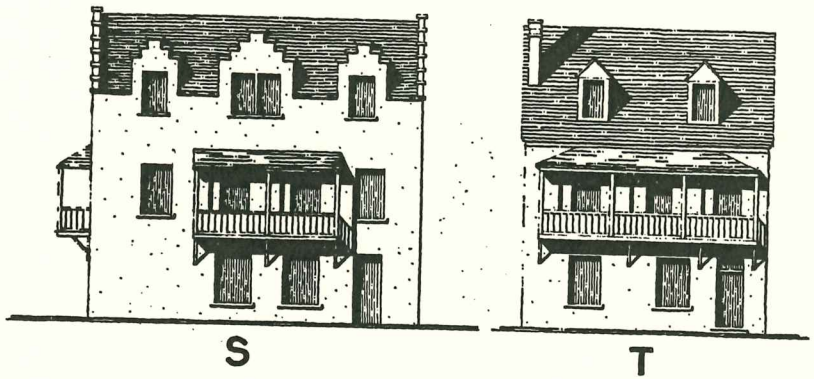


35. STREET ELEVATIONS OF EXISTING HOUSES




TWO-STORY TYPES



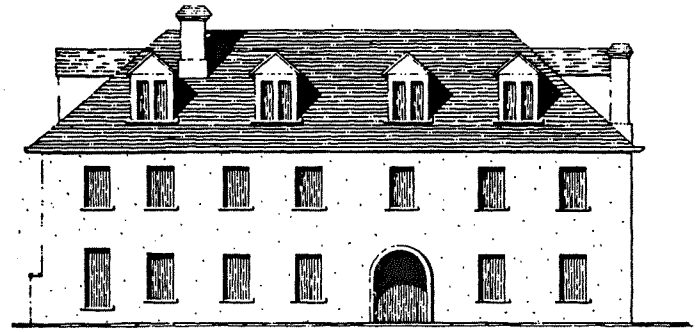

TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)



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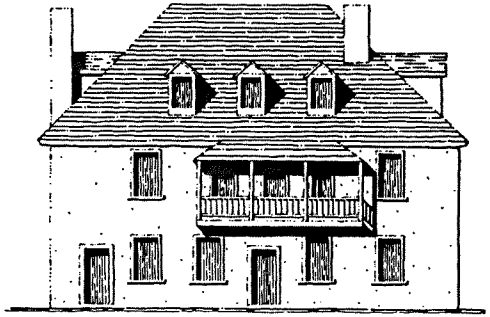
35. STREET ELEVATIONS OF EXISTING HOUSES



U



V



W

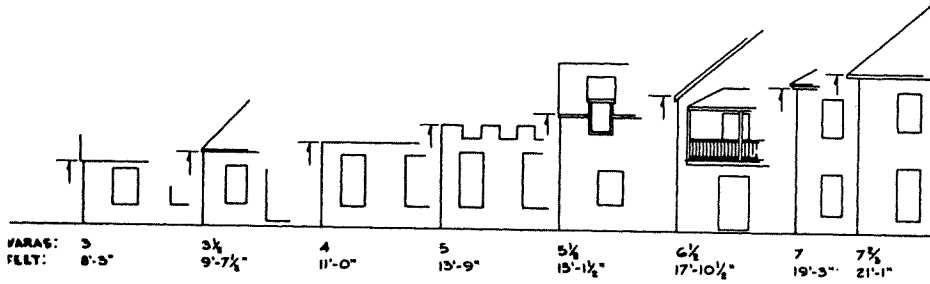


X

TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine






36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

## Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

## Masonry Wall Heights (in *Varas*)[x]

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| HOUSE | | | 3 | | 4 | 5 | 5½ | 6½ | 7 |
| WING | | | | | 4 | 5 | | 6½ | |
| PATIO | | | 3 | 3½ | 4 | 5 | | | |
| PARTITIONS | | | 3 | | 4 | | | | |
| KITCHEN | | | 3 | | 4 | | | | |
| FENCE | | 2 | 3 | | 4 | | | | |

[x]*Vara* = 33 inches

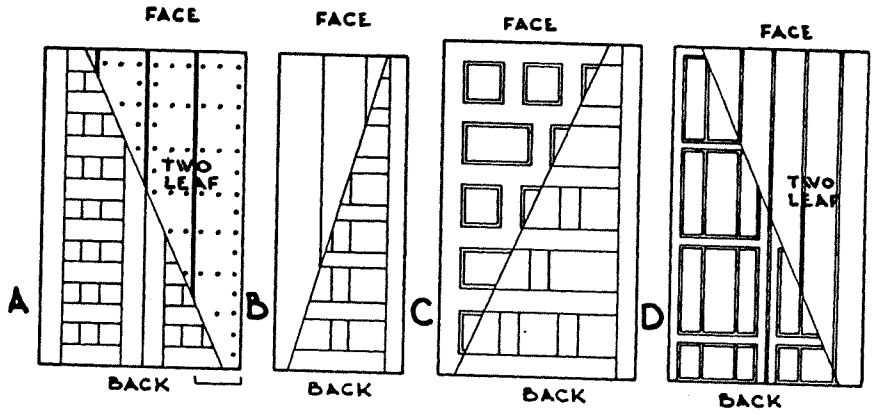
Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

## Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.






37. TYPICAL SPANISH DOORS

*Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.*

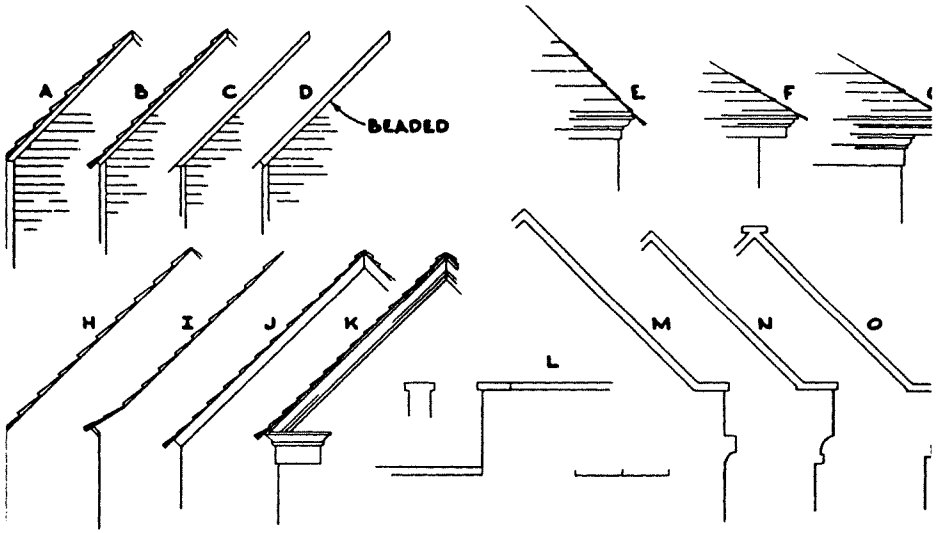
Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

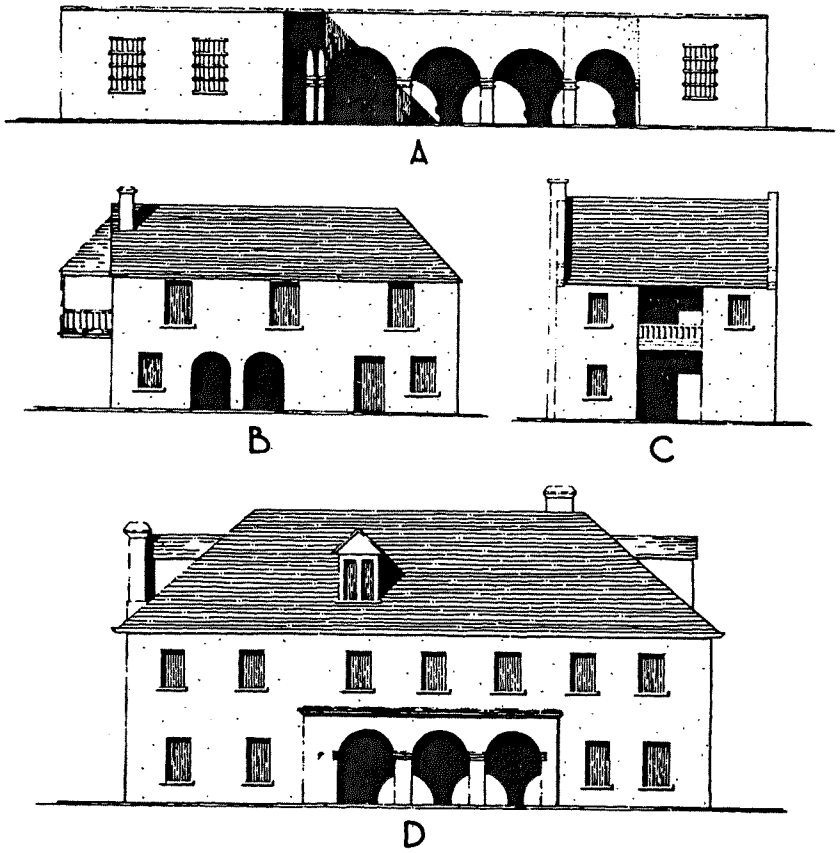
You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]




47. GABLES, HIPS AND PARAPETS

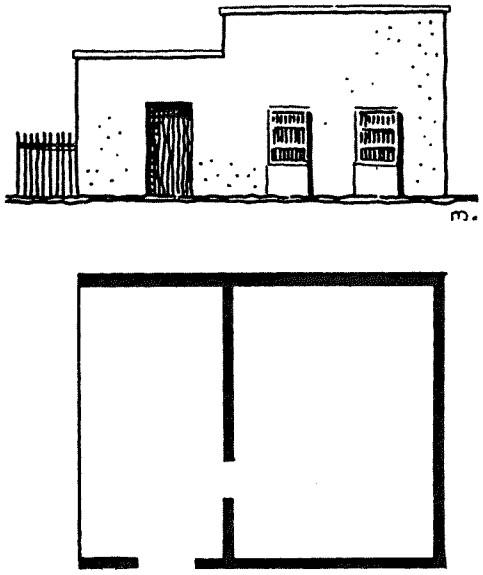





48. TYPICAL LOGGIA ELEVATIONS

## Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



65. FLAT-ROOFED HOUSE

Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

## Other Materials

Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

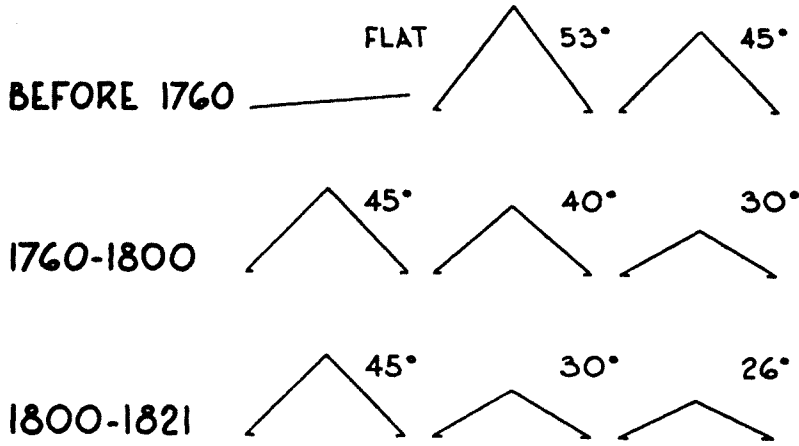
There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark *(cáscara de ciprés)* was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of



roofing tile — only enough to prove tha barrel (semi-circular section) tile was present in the 17th and 18th centuries. One David Yeats, a tiler, did some work on a St. George Street stable (and presumably on other buildings) about 1780. The 1788 map records one house with a tile *(teja)* roof. It was a single-story structure belonging to the crown. Because it was not listed specifically as an *azotea* type, we can infer that the covering was common barrel tile on a sloping roof.

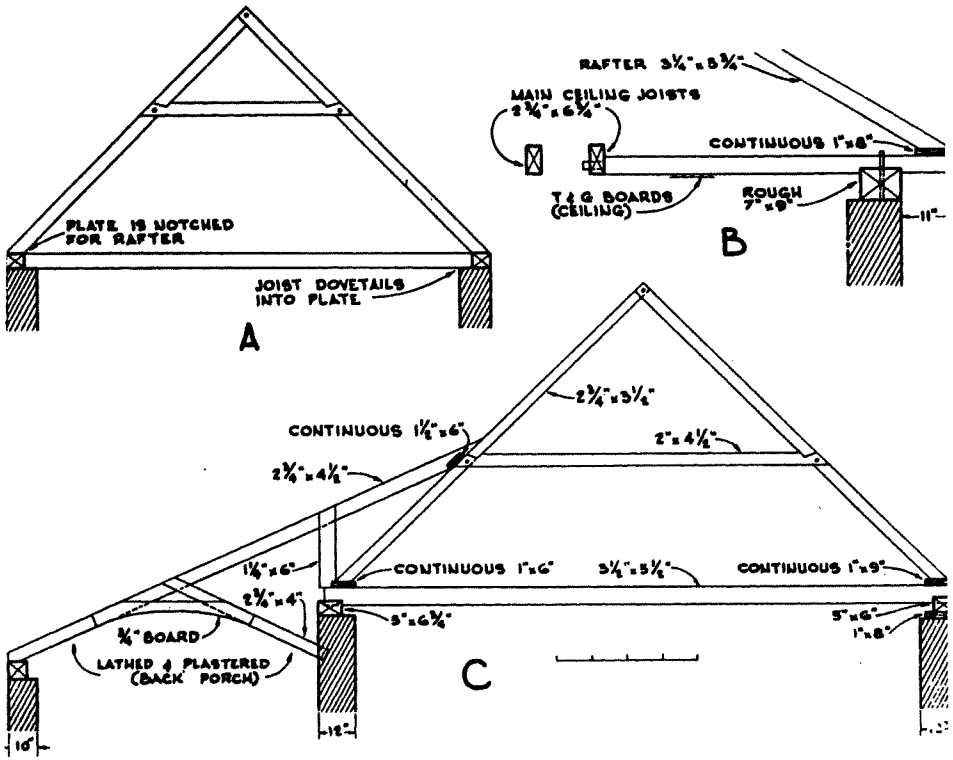
Slate was used for the roof of the new church built during the 1790's, as well as for part of the roof of the customs house.[149]




66. ROOF SLOPES OF VARIOUS PERIODS

## Roof Slopes

From the small amount of pictorial evidence illustrating Spanish Florida settlements, pitched roofs (Fig. 66) were not noticeably different from those elsewhere among the southern colonies of North America. To begin with, Indian construction would certainly influence the Spanish builders, especially in the use of native materials unfamiliar to the Iberian newcomers. The 16th century Indian structures around St. Augustine had gable, hip, and beehive roofs. These were thatch, with a pitch of about 45°, except of course for the beehives. Next, the sketch map of St. Augustine in the 1590's depicts boarded gables with thatch slopes pretty close to 45°.[150]




67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).



Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

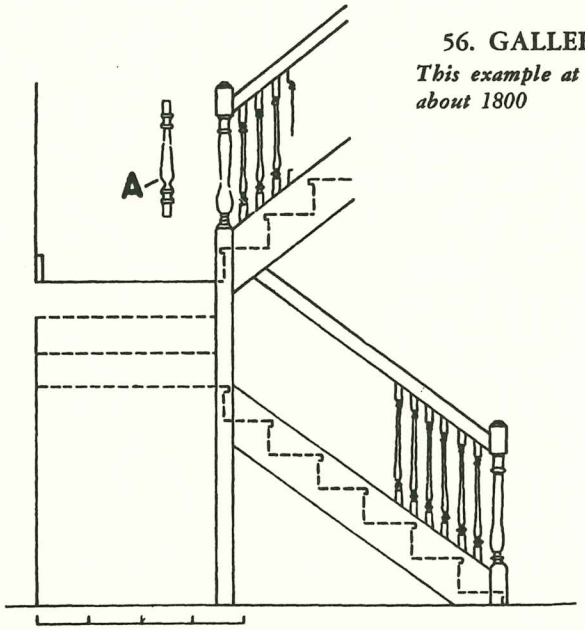
It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

| PITCH | TYPE | HOUSE | EST. DATE OF ROOF LINE |
|---|---|---|---|
| 53° | gable | Peña | pre-1760 |
| 50° | gable | Governor's | pre-1760 |
| 50° | gable | Biendicho | pre-1790 |
| 47° | gable-hip | Oldest House | pre-1760 |
| 47° | gable | 14 St. George | pre-1821 |
| 45° | hip | Crown | pre-1788 |
| 45° | gable | Gomila | pre-1821 |
| 45° | hip | Fatio | pre-1821 |
| 42° | hip | Segui | pre-1821 |
| 40° | gable | O'Reilly | pre-1760 |
| 40° | hip | Peña | pre-1788 |
| 38° | hip | 12 Aviles | pre-1821 |
| 35° | gable | Tovar | pre-1821 |
| 30° | gable | Peña kitchen | pre-1788 |
| 30° | hip | 105 St. George | |
| 26° | extension | Oldest House | post-1820 |




56. GALLERY STAIRWAY
*This example at 20 Avilés dates from about 1800*

## Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.






57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

## ROOFS

### Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

| ROOF MATERIALS | PERIODS WHEN USED | | | |
|---|---|---|---|---|
| | Before 1700 | 1703-1763 | British | 1783-1821 |
| Palm thatch | (1) (2) | (1) (2) | | (1) (2) |
| Straw thatch | (3) | (3) | | |
| Shake or shingle | (8) | (8) | (9) (10) | (8) (11) |
| Clapboard | | (6) | (7) | |
| Tabby slab | (4) | (5) | | (4) |
| Tile | | ----- | (14) | (13) |
| Cypress bark | (?) | (?) | | (12) |

### Common Names of Roof Materials

*Thatch*

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

*Masonry*

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

*Wood*

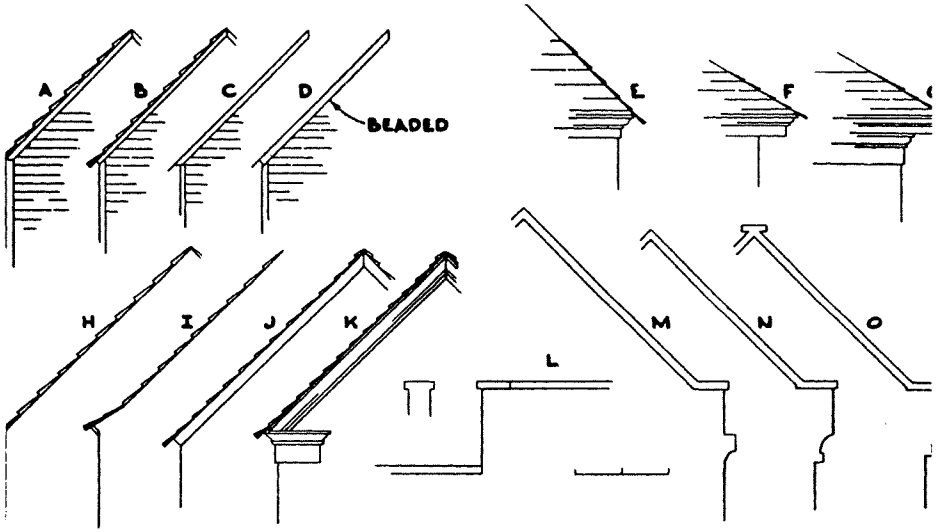
6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

*Tile*

13. *Teja:* barrel tile
14. Tile: barrel tile

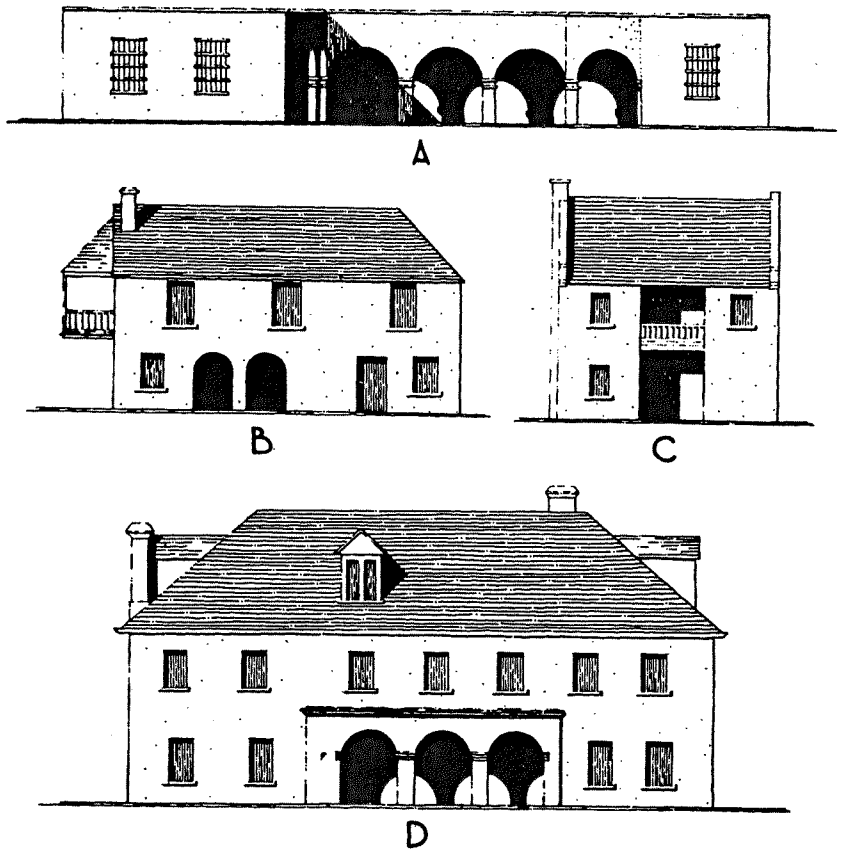
You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]




47. GABLES, HIPS AND PARAPETS

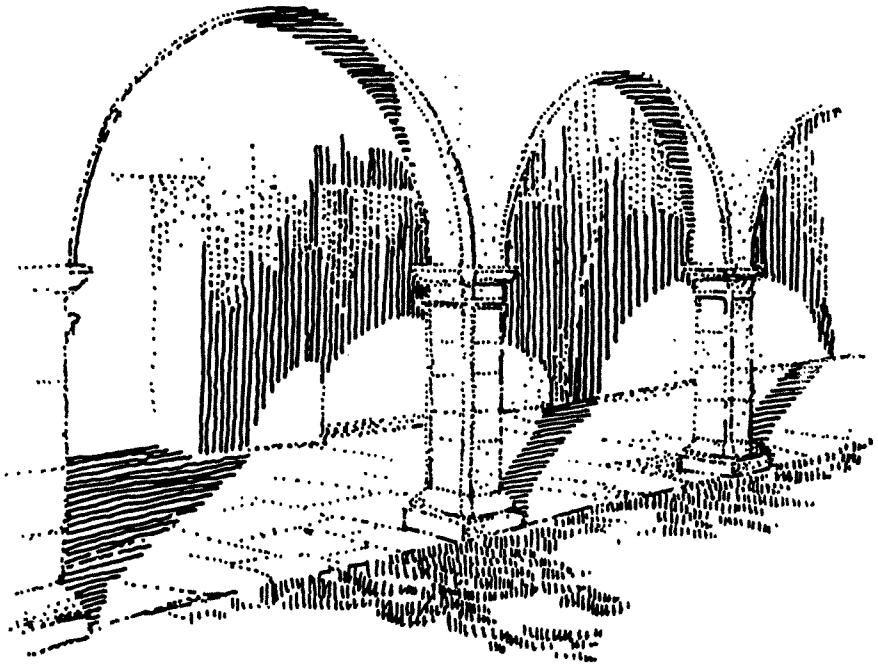





48. TYPICAL LOGGIA ELEVATIONS

## Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence



of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

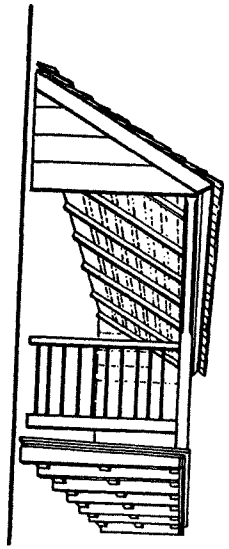
As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

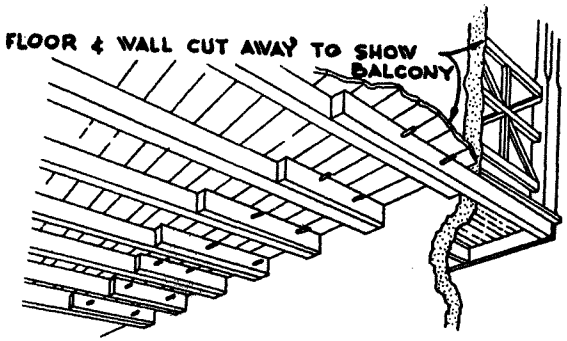
The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

## Balconies

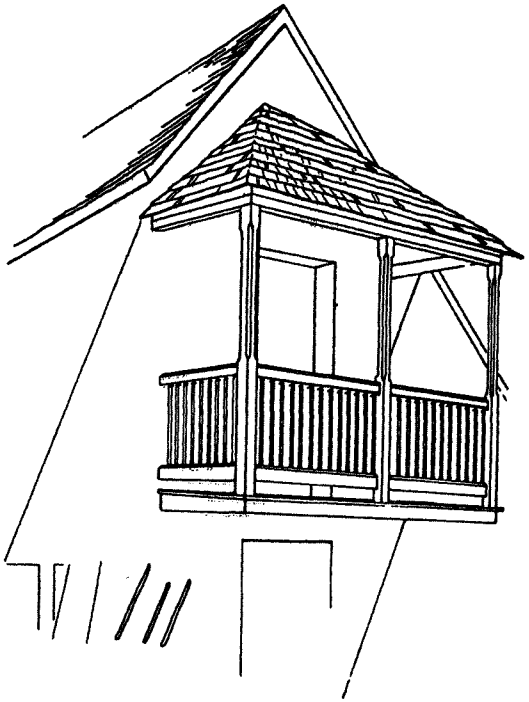
The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]



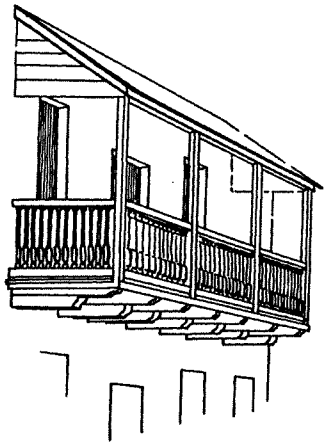
50. TYPICAL STREET BALCONY




53. PEGGED BALCONY
*(Typical of remodelling or repair)*



51. A SMALL BALCONY



52. CORBELED BALCONY



Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

## Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

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

June 17, 2021

CD + Urban
1936 San Marco Blvd
Jacksonville, FL 32207

cc: 44 Avenida Menendez, LLC

Re: Opinion of Appropriateness - 44 Avenida Menendez – PL2021-0059

Dear Mr. Cronk and team,

On June 17, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the July 15, 2021 meeting as described in the attached copy of the executed Order.

**All additional materials for the continued item must be submitted to the Planning and Building Department by July 2, 2021.**

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | PL2021-0059 |
| Applicant: | CD + Urban |
| Owner: | 44 Avenida Menendez, LLC |
| Address: | 44 Avenida Menendez |
| Parcel Number: | 1963400000 |

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building,

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 17 , 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the June 17, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Subject to the following conditions:

- July 15th
- 
- Consideration of the building wall and engagement with the street
- 
- 
- 
- 

DONE AND ORDERED, at a public hearing on the 17th day of June, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

**Case No. PL2021-0059**

**REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of June, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson

Notary Public, State of Florida

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

# FOR JULY 15, 2021
# HARB MEETING

# 2021-0059:
# 44 Avenida Menendez

# Additional Materials
# Submitted by Applicant:
# CD + Urban
# with
# Marquis, Latimer + Halback, Inc.

Received July 1, 2021
Planning and Building Department

## 44 AVENIDA MENÉNDEZ

# OPINION OF APPROPRIATENESS

07.02.21 | ML+H Project 21.20.0 | Task 2.0.0



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received July 1, 2021
Planning and Building Department

# PLANO DE LA R.L FUERZA, BALUARTES, Y LINEA DE LA PLAZA DE S.N AGUSTIN DE FLORIDA, CON SU PARROQUIAL MAYOR, CONVENTO É IGLESIA DE SAN FRANCISCO: CASAS, Y SOLARES DE LOS VECINOS; Y MAS ALGUNAS FABRICAS Y HUERTAS EXTRAMUROS DE ELLA, TODO segun y en la forma que existe oy 22. de Enero de 1764. quando en virtud de su entrega á la Corona Britanica se han embarcado y salen para la Havana y Campeche el ultimo resto de Tropas, y Familias Españolas de la Guarnicion y Vecindario de dicha Plaza de San Agustin.

## RECINTO DE LA PLAZA, CUYA LINEA DESDE LA Real Fuerza de Sta. Marcos al Baluarte de Santo Domingo, y de este al de Merito, y San Francisco, es de cortina, y Equidis.te, y la termina el citado Baluarte de Santo Domingo, el del Sol, el de Platarena, Nra Sra del Rosario, el de S.ta Christo de la Soledad, y Santa Barbara, que en los dos Extremidades de Merito, y S.t Francisco que ahi se describe, y situa forma un Exagono irregular, el poniente de Muralla que corre desde el frente de la Casa de los Herederos de Manuel Serrano hasta la mencionada R.l Fuerza, y por lo restante Baste el mar con las Casas de la Ciudad en los terminos que manifiesta.

### El Plano.

1 Real Fuerza nombrada San Marcos de Cal y Canto a prueba de bomba con su plaza forma, aparte escubierta y cuelllos de mismo material.
2 Puerta de la Leche.
3 Baluarte de Santo Domingo.
4 Puerta del mismo nombre
5 Baluarte de San Jose
6 Idem de Santa Catarina
7 Idem de Nra Sra del Rosario
8 Puerta del mismo nombre
9 Baluarte del Sitio Christo de la Soledad
10 Puerta del mismo nombre
11 Baluarte de Santa Barbara
12 Idem del Merrito
13 Puerta de San Francisco
14 Baluarte del mismo nombre
15 Muelle de Arcarenga

### EXTRAMUROS DE LA PLAZA:

16 Baluarte de Cubo y Equinar mirando el Morro Cubo; y del mismo material la Linea que corre desde el hasta el de Santo Domingo
17 Hermita de Pueblo de Nra Sra de Guadalupe del Pueblo de Indias de Toloma.
18 Casa de tablas y Huerta de R.l Almac de Cardenas
19 Idem de P.l Juan Jose Clavio de la Fuente
20 Idem de P.l Juan Cordero de Pita
21 Idem de la Cofradia del S.mo Sacramento

### DENTRO DE LA PLAZA

| | Vara R.l de M.o y S.to | Vara R.l de M.o y S.to |
|---|---|---|
| 22 Casa del Juz.o que servia de Troqui | 0 18 | 0 00 |
| 23 Casa de Piedra de Sillar de los Herederos de Barrolome Marina de Ota | 28 | 0 |
| 24 Casa de Piedra del Rey que servia de Cuerpo de Guardia Terrenal | 0 0 | 0 0 |
| 25 Solar de los Herederos de P.l Nicolas Ponce de Leon | 28 | 28 |
| 26 Mirador de Piedra de una Iglesia que se fabricaba con destino a Parroquial mayor. | 28 | 35 |
| 27 Iglesia de Piedra que servia de Parroquial | 67 | 68 |

### QUADRA (A)

| | | |
|---|---|---|
| 28 Solar de Sebastiana de la Cruz | 18 | 130 |
| 29 Casa de Piedra y tablas de P.l Moreno Diaz | 28 | 18 |
| 30 Casa de tablas de Tomas Ramos | 14 | 21 |
| 31 Casa de Piedra de Jose Garcia Tarsuena | 30 | 14 |
| 32 Casa de Piedra y tablas de Ignacia Sanchez | 20 | 17 |
| 33 Casita de Piedra de Pedro Nuez | 16 | 25 |
| 34 Solar de Gorona Sanchez | 40 | 90 |
| 35 Casa de tapia de Barbara Santiago | 28 | 36 |

### QUADRA (B)

| | | |
|---|---|---|
| 36 Solar de P.l Alvaro Lopez de Toledo | 14 | 60 |
| 37 Casa de Piedra de Pedro Cortes | 20 | 60 |
| 38 Casa de tapia de Lucas Sanchez | 16 | 60 |
| 39 Casa de Tablas de Jose Navarro | 15 | 60 |
| 40 Casa de tapia de Maria Sanchez | 15 | 60 |
| 41 Casas de Piedra de Antonia Cruz | 15 | 60 |
| 42 Casa de Tabla de Margarita Sanchez | 20 | 00 |

### QUADRA (C)

| | | |
|---|---|---|
| 43 Casa de tablas de Manuel Rodriguez Jacinto | 16 | 70 |
| 44 Casa de tapia de Juan del Pozo | 16 | 70 |
| 45 Casa idem de Geronima Garcia | 770 | 70 |
| 46 Solar de Maria Sanchez | 15 | 40 |
| 47 Casa de tapia de Felipa Serrano | 13 | 70 |
| 48 Casa idem de Agustin Santiago | 13 | 70 |
| 49 Casa idem de P.l Francisco Xavier del Canto | 13 | 30 |
| 50 Casas de Piedra de los Herederos de Maria de la Cruz | 28 | 30 |
| 51 Casa de tapia de Clemente Vasio | 16 | 21 |
| 52 Solar de Juan de los Santos | 15 | 30 |
| 53 Solar de Gorona Sanchez | 15 | 30 |
| 54 Solar de Sebastian Fernandez | 16 | 29 |
| 55 Solar de Pablo Delgado | 15 | 30 |
| 56 Solar del Domingo de Jesus | 20 | 28 |
| 57 Solar de Juan de Abrahantes | 18 | 25 |
| 58 Solar de Antonio Gonzalez | 36 | 35 |

### QUADRA (D)

| | | |
|---|---|---|
| 59 Casa de tapia de Juana del Rio | 16 | 60 |
| 60 Casa idem de Balthasar de Porras | 13 | 80 |
| 61 Casa idem de Aguistina Perez | 15 | 60 |
| 62 Casa de ginebro de Juana de Rivera | 16 | 30 |
| 63 Casa idem de Margarita Blanco | 18 | 65 |
| 64 Casa de tapia de Juan Martin de Carmona | 97 | 65 |
| 65 Casa de Piedra de Alfonsa de Avero | 121 | 70 |
| 66 Casa idem de P.l Raymundo de Arrivat | 21 | 70 |
| 67 Casa idem de Antonia de Acosta | 15 | 35 |
| 68 Casita de Tapia de Antonio Tox Rodrigues | 28 | 70 |
| 69 Casa de paxiso de Jose Sanchez Ortiguza | 16 | 18 |
| 70 Casa idem de Pedro Delgado | 16 | 28 |
| 71 Solar de Sosa Gregorio Guerrero | 15 | 35 |
| 72 Casa de Tapia de Manuel Marente | 17 | 28 |
| 73 Casa idem de Antonia Delgadina | 121 | 80 |

### QUADRA (E)

| | | |
|---|---|---|
| 74 Casa de Tapia de Juana Garcia Marrero Gallego | 18 | 31 |
| 75 Casa de Tablas de Lorenzo Gomez | 11 | 31 |
| 76 Casa de Piedra de Sebastian de Herrera | 11 | 31 |
| 77 Casa idem de Pedro de Florencia | 15 | 31 |
| 78 Casa idem de Bernardo Gonzalez | 15 | 31 |
| 79 Casa de Tapia de P.l Geronimo de Hita | 15 | 31 |
| 80 Casa de jiardin de Antonio de Acero | 15 | 31 |
| 81 Casa idem de Antonia de Antonio de Mora | 121 | 31 |
| 82 Casa de Tapia de Lucas Gonzalez | 18 | 31 |
| 83 Solar de Frudencia Antunez | 15 | 31 |
| 84 Casa de Tapia en Pedro Hernandez | 16 | 31 |
| 85 Casa de Piedra de Diego Dominguez | 16 | 40 |
| 86 Casa de Tablas de Francisco Lobi de Gonzalez | 00 | 00 |
| 87 Casa idem de Francisco Xavier Monter de Oro | 00 | 00 |
| 89 Casa idem de Francisco Munoz | 00 | 00 |

### QUADRA (F)

| | | |
|---|---|---|
| 90 Casas de Tapia de Juan Garcia Perez | 20 | 30 |
| 91 Casa idem de P.l Francisco Barrasa | 18 | 80 |
| 92 Casa de Tablas de Juan Santiago Sierra | 95 | 60 |
| 93 Solar de Francisco Montes | 18 | 35 |
| 94 Casa de tapia de los herederos de P.l Manuel Escalona | 36 | 38 |
| 95 Solar de Lusiana de la Reyes | 20 | 35 |
| 96 Solar de Rosa de Acero | 81 | 80 |
| 97 Solar de Alfr.o Melgares | 84 | 81 |
| 98 Casa de Tablas de Juan de Morales | 20 | 18 |
| 99 Casa de Tapia de Francisca de Florencia | 32 | 42 |

### QUADRA (G)

| | | |
|---|---|---|
| 100 Casa de Tapia de Francisco de Fuentes | 33 | 78 |
| 101 Casas de piedra de los Herederos de Nicolas de Ortega | 18 | 30 |
| 102 Casa de Tapia de P.l Gertrudis de la Paguaa | 38 | 70 |
| 103 Casas de Piedra de los Herederos de P.l Pedro Hurruti tinez | 26 | 70 |

### QUADRA (H)

| | Vara R.l de M.o y S.to | Vara R.l de M.o y S.to |
|---|---|---|
| 104 Casa de Tapia de Pedro Suarez | 28 | 172 |
| 105 Casa idem de Francisco Suarez | 28 | 172 |
| 106 Solar de Francisco Gonzalez | 15 | 26 |
| 107 Casa de Tapia de Miguel Dominguez | 28 | 172 |
| 108 Casa de Tapia de Francisca Marin | 28 | 172 |
| 109 Solar de San Patricio | 80 | 172 |
| 110 Casas de Piedra de Agustina Benitez | 28 | 28 |
| 111 Casa de Tapia de Alfrid Rodriguez | 80 | 172 |
| 112 Casa idem de Pedro Felipe Blanco | 80 | 172 |

### QUADRA (I)

| | | |
|---|---|---|
| 113 Casa de Tablas de Juana Borja | 29 | 25 |
| 114 Casa idem de los herederos de Andres Perez | 28 | 25 |
| 115 Casa de Piedra de Juan Jose Orrera | 121 | 25 |
| 116 Casa de tablas de Pedro Yanez | 24 | 25 |
| 117 Casa idem de Maria Ruiz | 24 | 25 |
| 118 Casa de Piedra de Bartolome Tasso | 24 | 25 |
| 119 Casa de tapia de los herederos de Felipe Solana | 15 | 89 |
| 120 Casa idem de Antonia de Castro | 15 | 89 |
| 121 Casa idem de Antonia de Cuero | 13 | 22 |
| 122 Casa de Tablas de Ignacia Cruzeno | 28 | 25 |
| 123 Casa idem de Francisco Gonzalez Gonzalez | 28 | 25 |
| 124 Casa de tablas de Felix Montero | 24 | 13 |
| 125 Solar de la Pedro de Leon | 24 | 13 |
| 126 Solar de Pedro Delgado | 28 | 25 |
| 127 Casa de Tablas de Francisca Granados | 24 | 25 |
| 128 Solitr de Reys Fernandez | 82 | 25 |
| 129 Casa de tapia de Francisca de Ortega | 28 | 18 |

### QUADRA (J)

| | | |
|---|---|---|
| 130 Solar de Sal Clemente del Castillo | 16 | 29 |
| 131 Casa de Tablas de Ana Perez | 16 | 29 |
| 132 Casa de Tapia de Antonia Montero | 16 | 29 |
| 133 Casa de tablas de Andres Guttierrez | 72 | 81 |
| 134 Casa de tapia de Juan Mendez | 72 | 81 |
| 135 Casa de Tablas de P.l Francisco Gonzalez | 28 | 81 |
| 136 Solar de Tapias de los Reyes | 28 | 24 |
| 137 Casa de Tablas de Ignacia de Mora | 16 | 24 |
| 138 Casa de tapia y tablas de P.l Miguel Lopez | 18 | 24 |
| 139 Solar de Rosalias Gonzalez | 18 | 24 |
| 140 Solar de Josefa Ramos | 16 | 24 |
| 141 Solar de P.l Juan de Leon | 28 | 25 |

### QUADRA (K)

| | | |
|---|---|---|
| 142 Casa de Piedra de P.l Bernardo Pico | 28 | 18 |
| 143 Casa de Piedra y Tapia de los herederos de P.l Manuel Garcia de Paredes | 28 | 42 |
| 144 Casa idem de Francisco Chereneroa | 28 | 42 |
| 145 Casa de tablas de los herederos de P.l Bartolome Nuez | 16 | 62 |
| 146 Casa de tablas de Manuel Perez | 16 | 62 |
| 147 Casa idem de Diego Menas | 20 | 70 |
| 148 Casa idem de P.l Francisco de Aguilera Pueyo | 67 | 70 |
| 149 Casa de Tablas de Tomas Cordero | 28 | 70 |
| 150 Casa de tapia de P.l Gervasio Villasanda | 67 | 70 |
| 151 Casita de piedra y tapia de P.l Juan de Solas | 24 | 21 |
| 152 Solar de Christoval Contreras | 24 | 21 |
| 153 Casa de tapia de los herederos de Felipe Solana | 15 | 89 |
| 154 Casita de Piedra de Mariana Hernandez | 13 | 31 |
| 155 Casa de tapia de Juana de Marin | 29 | 89 |
| 156 Casa de Piedra de P.l Antonia Lopez de Toledo | 20 | 89 |
| 157 Casa de tapia de Felix Montero | 28 | 89 |
| 158 Casa de Bilsta de Ines Morales | 20 | 89 |
| 159 Casa de Piedra de Bartolome Perez | 20 | 89 |
| 160 Casa de tapia de Nicolas Mendez | 21 | 35 |
| 161 Casa de tapia de Francisco Granados | 28 | 89 |

### QUADRA (L)

| | | |
|---|---|---|
| 162 Casa de tapia de P.l Laureo de Avila | 25 | 78 |
| 163 Casa idem de los herederos de Augusto de la Rosa | 16 | 78 |
| 164 Casa de Piedra de P.l Domingo Sos Escalona | 14 | 38 |
| 165 Casa de tapia de Ana de Acosta | 121 | 42 |
| 166 Casa de Piedra de los herederos de Antonia de la Cruz Riviera | 121 | 42 |
| 167 Casa idem de P.l Jose de Leon | 15 | 58 |

### QUADRA (M)

| | | |
|---|---|---|
| 168 Casitas de Piedra y tapia de Juan Ramos | 56 | 18 |
| 169 Casa de Piedra de P.l Ramos de Salas | 15 | 25 |
| 170 Casas idem de P.l Antonio Rodriguez Arfian | 25 | 25 |
| 171 Casa de Piedra y tapia de Lucia Alemia | 28 | 25 |

### QUADRA (N)

| | Vara R.l de M.o y S.to | Vara R.l de M.o y S.to |
|---|---|---|
| 172 Casas de Piedra del Rey que ocupan los Governadores | 87 | 138 |
| 173 Casa de Piedra de P.l Antonio Perez | 20 | 89 |
| 174 Casa de Tablas de P.l Mathias Nuez | 20 | 89 |
| 175 Casa de Piedra de P.l Antonia de Florencia | 22 | 89 |
| 176 Solar de Juan del Toro | 16 | 28 |
| 177 Casa de tapia de Pedro Perez | 16 | 28 |
| 178 Solar de Padrino tapia de los herederos de P.l Jose Izquierdo | 16 | 28 |
| 179 Casa de Piedra de P.l Gabriel de Mendez | 80 | 80 |
| 180 Casa idem de P.l Pedro Velasquez | 20 | 67 |
| 181 Casa idem de Juana Perez | 16 | 64 |
| 182 Casa de tablas de Bernarde Perez | 28 | 30 |
| 183 Casa de tapia de los herederos de Juan Bautista Oliver | 24 | 30 |
| 184 Casa de tablas de los herederos de Juan del Castillo | 13 | 26 |

### QUADRA (O)

| | | |
|---|---|---|
| 185 Casa de Piedra de P.l Felix Antonio de Pena | 83 | 83 |
| 186 Casa de tapia de P.l Magdalena Fuentes | 141 | 86 |
| 187 Casa de Piedra de Maria Cordero | 141 | 86 |
| 188 Casa de tablas de los herederos de P.l Antonio Rosado | 24 | 80 |
| 189 Casa idem de los herederos de P.l Juan Rosado | 24 | 71 |
| 190 Casa idem de P.l Antonio Hernandez | 24 | 17 |
| 191 Casa idem de P.l Antonio Antonio Laguna | 28 | 25 |
| 192 Casa de Piedra de P.l Xaintha Perez | 15 | 25 |
| 193 Casa de tapia de P.l Maria Domingo | 24 | 20 |

### QUADRA (P)

| | | |
|---|---|---|
| 194 Casa de Piedra de P.l Juan de Mena | 20 | 25 |
| 195 Casa idem de Domingo Perez | 141 | 21 |
| 196 Casa de tapia y tablas de Bernardo Villegas | 24 | 20 |
| 197 Casa de Piedra de los herederos de Manuel Terrero | 15 | 25 |
| 198 Casa idem de Esteban de Arevet | 14 | 19 |
| 199 Casa de tapia de P.l Francisco de Castillo | 15 | 19 |

### QUADRA (Q)

| | | |
|---|---|---|
| 200 Solar de Ana Maria Nuez | 121 | 80 |
| 201 Casa de Piedra de Lorenzo Rodriguez | 136 | 80 |
| 202 Casa vieja de P.l Diego de Acosta | 82 | 82 |

### QUADRA (R)

| | | |
|---|---|---|
| 203 Casa de Piedra de P.l Diego Hernandez y Diego | 82 | |
| 204 Casa idem de Josefa de la Cruz | 141 | 83 |
| 205 Casa idem de P.l Juan Christoforo de Acosta | 121 | 83 |
| 206 Casa idem de P.l Lucia de Cuesta | 14 | 82 |
| 207 Casa de Tapia de Antonia Joseph Chapin | 82 | 82 |
| 208 Casa idem de P.l Francisco Ponce de Leon | 20 | 83 |
| 209 Casa idem de Geronima de Cuesta | 20 | 83 |
| 210 Casa idem de Daniela Miranda | 24 | 82 |
| 211 Casa de Piedra de Gabriel de Mendez | 24 | 82 |
| 212 Solar de Antonio Rodriguez Cordero | 24 | 83 |
| 213 Solar de Bernardo Nuez Cordero | 24 | 83 |
| 214 Solar de P.l Francisco del Pozo | 24 | 84 |
| 215 Solar de Josefe Hernandez | 24 | 84 |

### QUADRA (S)

| | | |
|---|---|---|
| 216 Casas de tapia de P.l Salbatore Sanchez | 97 | 72 |

### QUADRA (T)

| | | |
|---|---|---|
| 217 Casas de Piedra y tablas de P.l Juan Xavier de Arrivastrate | 24 | 39 |
| 218 Casas de Piedra Tapia y tablas de los herederos de Juan de Catas | 24 | 38 |

### QUADRA (V)

| | | |
|---|---|---|
| 219 Casas de Tapia de P.l Antonio Urbano de Mesa | 25 | 274 |
| 220 Casa de Piedra de P.l Alonso de Cardenas | 60 | 162 |
| 221 Casa de Piedra de Alejandro Villarreal | 39 | 50 |
| 222 Casa de tablas de los herederos de P.l Domingo Rodriguez Fuente | 28 | 41 |
| 223 Casa de piedra de P.l Juan Bautista de Ortega | 21 | 50 |
| 224 Casa de tapia de Christoval Contreras | 24 | 42 |
| 225 Casa idem de Manuela Alcoreza de Santhiago y Setenarigo | 28 | 47 |

### QUADRA (X)

| | | |
|---|---|---|
| 226 Casa de Piedra de P.l Juan Paez Herrera | 24 | 72 |
| 227 Casa de Piedra de Hernando Fernandez | 82 | 82 |
| 228 Casa idem de Felipe Juan Ortiz | 19 | 82 |

### QUADRA (Z)

| | | |
|---|---|---|
| 229 Casa de Piedra de P.l Juan Joseph Blanco de la Puente | 28 | 28 |
| 230 Casa de tapia de P.l Antonio Hernandez | 28 | 28 |
| 231 Casas de Piedra de P.l Gaspar Joseph Fuentes | 28 | 28 |

### QUADRA (a)

| | | |
|---|---|---|
| 232 Casas de tapia y Tablas de P.l Juan Joseph Blanco de la Puente | 70 | 26 |

### QUADRA (b)

| | | |
|---|---|---|
| 233 Casa de tapia de P.l Juan Cordero | 28 | 28 |
| 234 Casa idem de Dorotea Villagar | 20 | 28 |
| 235 Casa de tablas de Pedro de Nuez | | |

### QUADRA (c)

| | | |
|---|---|---|
| 236 Solar de Angel Duarte | 72 | 96 |
| 237 Parcela de Casa empezada a fabricar por P.l Juan Jose Solana | 12 | 28 |
| 238 Casa de Piedra de Francisco Xavier Nuez | 24 | 28 |
| 239 Casas de tapia y Tablas de P.l Felipe Deniefo Hernandez | 82 | 28 |
| 240 Casa de Tablas de Gregorio Alcoreza de Florencia | 82 | 28 |
| 241 Casa de tapia de P.l Antonio Nuez | 121 | 28 |
| 242 Solar de Bernardo de Argotte | 14 | 121 |
| 243 Casa de tapia y tablas de Antonia Crespo | 17 | 12 |
| 244 Casa idem de Pedro Campos | 17 | 24 |
| 245 Casita de tapia de P.l Teresa del Fuego | 28 | 24 |
| 246 Casa de tapia de Joseph de la Haza | 21 | 24 |
| 247 Casa de Piedra de P.l Teresa Joseph de Leon | 24 | 28 |
| 248 Casa de tapia y tablas de Pedro Alcoreza | 28 | 28 |
| 249 Casa idem de P.l Juan Marrero | 12 | 28 |
| 250 Casa idem de Juana y Victoria de la Vega | 80 | 70 |

### QUADRA (d)

| | | |
|---|---|---|
| 251 Casas de tapia de la Oficina del Santissimo Sacramento | 37 | 24 |
| 252 Casa de Piedra de P.l Manuel Fernandez Lopez | 121 | 24 |

### QUADRA (e)

| | | |
|---|---|---|
| 253 Casa de tapia y tablas de P.l Juan Joseph Clavio de la Fuente | 28 | 28 |
| 254 Casita de Piedra de Juan Bautista Arrivet | 21 | 21 |
| 255 Casita de tapia y tablas de Juan Pujals | 21 | 28 |

### QUADRA (f)

| | | |
|---|---|---|
| 256 Casa de tapia de Francisco Cuet | 84 | 80 |
| 257 Casa idem de Joseph Hernandez | 28 | 80 |
| 258 Casa idem de Nicolas Gomez | 28 | 39 |
| 259 Casa idem de P.l Francisco Rodriguez Tapioca | 28 | 80 |
| 260 Casa de Piedra y tapia de P.l Felipe Rodriguez Tavares | 28 | 80 |
| 261 Casa de Piedra y Tablas de Pedro Rodriguez Marrero | 28 | 80 |
| 262 Casita de tapia de P.l Domingo Rodriguez de Herrera | 28 | 80 |
| 263 Solar de Marcos de Ortega | 28 | 28 |
| 264 Casa de tapia de Pedro Garrido | 16 | 28 |

### QUADRA (g)

| | | |
|---|---|---|
| 265 Casa de Piedra de P.l Leonicio Joseph de Leon | 17 | 28 |
| 266 Casa de tapia de Luis Perez | 28 | 25 |
| 267 Casa idem de P.l Escobares Garcia | 28 | 42 |
| 268 Casa idem de P.l Dominico Rodriguez de Herrera | 17 | 42 |
| 269 Casa de Piedra y Tablas de Juana Infante de Castillo | 28 | 42 |

### QUADRA (h)

| | | |
|---|---|---|
| 270 Casa de tapia de Juan Ponce de Leon | 28 | 22 |
| 271 Casa de Piedra de P.l Nicolas Ponce de Leon | 21 | 21 |

### QUADRA (i)

| | | |
|---|---|---|
| 272 Casa de tapia de Ana Rodriguez | 24 | 42 |
| 273 Casa idem de P.l Gomez de Silla y Acosta | 17 | 29 |
| 274 Casa idem de Margarita Cayetano | 28 | 42 |
| 275 Casa de tapia de Teresa Cayetano | 28 | 28 |
| 276 Casa de Piedra de Andres Monterde | 24 | 42 |
| 277 Casa de Tablas de P.l Juan de Salas | 28 | 28 |
| 278 Casa idem de los herederos de Alfonso Solana | 50 | 28 |
| 279 Casa de Piedra y tapia de P.l Prudencia Perez | 50 | 28 |
| 280 Casa de tablas de P.l Felipe de Forester | 35 | 42 |
| 281 Casa de Piedra y tapia de Bernardo Guerrero | 28 | 28 |
| 282 Casa de Piedra de Joseph Guillarde Perugaet | 32 | 24 |

### QUADRA (j)

| | | |
|---|---|---|
| 283 Casa de tapia de Pedro de la Vega | 28 | 28 |
| 284 Casa de Piedra de Francisco de Galves | 221 | 221 |
| 285 Casa de Tablas de Ignacia de Orta | 28 | 24 |
| 286 Casa idem de Francisco Alcoreza | 28 | 28 |
| 287 Casa de tapia de Gabriel Rodriguez | 24 | 42 |
| 288 Casa idem de Francisco Jose de la Torre | 28 | 28 |
| 289 Solar de Juan Lopez | 28 | 84 |
| 290 Casa de tapia de Juan Rodriguez Marrero | 28 | 28 |
| 291 Casa idem de Gertrudis Almeira | 28 | 28 |
| 292 Casa idem de Felipe Gutierrez | 28 | 28 |
| 293 Casa de Piedra de Francisco Xavier del Canto | 28 | 28 |
| 294 Solar de Juan Perez de Puente | 28 | 28 |
| 295 Casa de tapia de Bernardo Alcoreza | 28 | 28 |
| 296 Solar de Pedro Jose Joseph de Aguilar | 97 | 82 |
| 297 Casa de Piedra de Alfonso de Pernalarga | 28 | 28 |
| 298 Casa de Piedra de Maria Ferrera | 28 | 28 |
| 299 Casa idem de Andres Ospina | 28 | 42 |
| 300 Casa idem de los herederos de Francisco Escobar | 28 | 28 |
| 301 Casa idem de los herederos de Manuel Hernandez | 28 | 28 |
| 302 Casa de tablas de Francisca de la Puerta | 28 | 28 |
| 303 Casa de Piedra de P.l Jervicio de Rita | 24 | 28 |
| 304 Casa de tapia de P.l Manuel Hernandez | 28 | 28 |
| 305 Casa de Piedra de P.l Geronimo de Rita | 28 | 28 |
| 306 Casa de tapia de Francisco Serrano | 28 | 28 |
| 307 Parcela de Piedra de una Casa de los herederos de Lorenzo Marrero | 28 | 28 |

### QUADRA (k)

| | | |
|---|---|---|
| 308 Casa de tapia y tablas de Domingo Cordero | 28 | 30 |
| 309 Casa de tapia de Agustin Alcoreza de Ota | 28 | 28 |
| 310 Casa de Piedra y tapia de Barbara Rodriguez | 28 | 28 |
| 311 Casa de Piedra de P.l Domingo Rosa | 28 | 28 |
| 312 Casa de tapia de Thomas Mesquilla | 80 | 30 |
| 313 Casa idem de Joaquin Navarro | 28 | 28 |
| 314 Casa idem de Francisco de Leon | 8 | 30 |
| 315 Casa de tablas de Francisco Blanco | 16 | 28 |
| 316 Casa de tablas de P.l Juan Cordero | 28 | 28 |
| 317 Casa de Piedra de los herederos de Antonia de Cruz | 28 | 28 |
| 318 Casa de tablas de P.l Juan Marrero | 28 | 28 |
| 319 Casa de tapia de Antonio del Pino | 16 | 80 |
| 320 Casa idem de Joseph Gomez | 28 | 28 |
| 321 Casas idem y de tablas de Francisco Tapia de Aguilar | 20 | 28 |
| 322 Casa de tapia de Tomas Gonzalez Hernandez | 28 | 28 |
| 323 Casa idem de los herederos de Gregorio Gonzalez | 28 | 28 |
| 324 Casa idem de los herederos de P.l Ysla Lopez | 28 | 28 |
| 325 Solar de los herederos de Antonio Rodriguez del Toro | 28 | 28 |
| 326 Casas de tablas de P.l Bernardo de la Rosa | 28 | 28 |
| 327 Casa de Piedra y tapia de Pedro Alcoreza | 28 | 28 |
| 328 Casa de tapia de Juan Cordero | 28 | 28 |
| 329 Casa de Piedra de P.l Francisco Xavier Montes de Oca | 28 | 28 |
| 330 Casas de tapia y tablas de Pedro de la Cruz Naranjo | 28 | 28 |
| 331 Casa de tapia de Gregorio Rodriguez | 28 | 28 |
| 332 Casa de Piedra de Juan Joseph Gonzalez | 28 | 28 |
| 333 Casa de tapia de P.l Joseph del Olmo | 28 | 28 |
| 334 Casa idem de Manuel Marrero Bellas | 28 | 28 |
| 335 Casa idem de Antonia Solana | 28 | 28 |
| 336 Casa de tapia de Juan Fernandez | 28 | 28 |
| 337 Casa de Piedra de Bernardo Perez | 28 | 28 |
| 338 Casa de tapia de Manuel de la Asuncion y Ores | 28 | 28 |

### QUADRA (l)

| | | |
|---|---|---|
| 339 Solar de P.l Dominico Rodriguez de Herrera | 92 | 28 |
| 340 Casa de Manuel Marron Bellas | 28 | 28 |
| 341 Casa idem de Juan del Olmo | 28 | 28 |
| 342 Solar de P.l Ana Hernandez | 28 | 28 |
| 343 Casa de tapia de Francisco Xavier Montes de Oca | 28 | 28 |
| 344 Solares de Antonia de Guevara | 24 | 28 |
| 345 Casa de tapia de Antonia Rodriguez de la Rosa | 28 | 28 |
| 346 Solar de Antonio Rodriguez del Toro | 28 | 28 |
| 347 Casa de Pedro Lopez | 28 | 28 |

### QUADRA (m)

| | | |
|---|---|---|
| 348 Casa de Tablas de Josepha Ortiz | 28 | 28 |
| 349 Casa idem de Pedro Sanchez Ortiguza | 28 | 28 |
| 350 Casa idem de Antonia de Almeira | 28 | 28 |
| 351 Casa idem de Pedro de Aguirre | 28 | 28 |
| 352 Casa de tapia de Sebastiana Perez | 28 | 28 |
| 353 Casa de Piedra de Francisco Miranda | 28 | 28 |
| 354 Casa de tapia de Francisco Rodriguez | 28 | 28 |
| 355 Solar de Pedro Cordero | 28 | 28 |
| 356 Casa de Piedra de Pedro Dominguez Alonso | 28 | 28 |
| 357 Casa de Piedra de Antonia Perez | 28 | 28 |
| 358 Casa idem de Pedro Rodriguez | 28 | 28 |
| 359 Casa de Tablas de Manuela Barrio | 28 | 28 |
| 360 Casa idem de P.l Francisco Fernandez | 28 | 28 |
| 361 Casa de tapia de Andres de Morales | 28 | 28 |

### QUADRA (n)

| | | |
|---|---|---|
| 362 Solares de Piedra de Juan Fernandez | 100 | 168 |
| 363 Cementerio idem de Ysla | 28 | 28 |
| 364 Casas de tapia de P.l Nicolas de Rita | 28 | 28 |
| 365 Casa de Piedra de Antonia de Almeida | 28 | 28 |
| 366 Casa de Tablas de Maria Perez | 28 | 28 |
| 367 Casa de Guarnan de Pedro Romero | 28 | 28 |
| 368 Casa de Tablas de Manuel Maurreyra | 28 | 28 |
| 369 Casa de Piedra de Rodriguez Ospina | 28 | 28 |
| 370 Casa de Piedra de Antonio Christoval | 28 | 28 |

San Agustin de Florida y Henero 22. de 1764.

Juan Joseph Elixio
de la Puente

## DESCRIPCION.

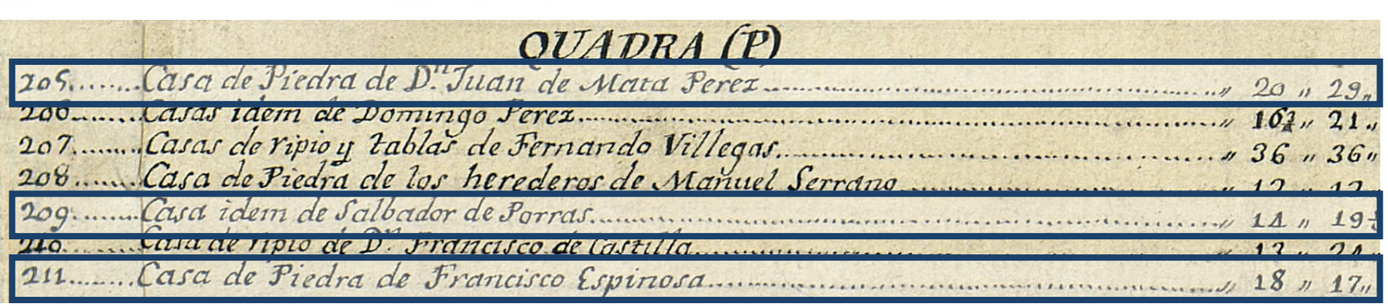
Con los numeros 1.os hasta 15. han señaladas la principal Real Fuerza, Puertas y Baluartes de la Linea; y de 16. á 21. las Fabricas construidas en las Huertas extramuros de la Plaza, hasta donde llega el terreno que comprende el Plano.

Los numeros 22. á 27. apuntan las Fabricas que se hallan dentro de la propria Plaza, y no componen Quadra, pues las que la forman se distinguen por el ABCD, y con los numeros 28. á 293. las Casas que incluyen todas, y al frente de los nombres de los lexitimos Dueños de ellas, las varas que de Norte a Sur, y de Este á Oeste, tiene el Solar de la pertenencia de cada una; bien entendido, que las que llevan ceros, es por estar levantadas en terrenos del Rey las quales corren sin medida, explicado á saver.

NOTA: Que aunque en el presente Plano se le señala casa en la Quadra (O) a Margarita Cayetano; En la (I) a Juan Lopez, y á Juan Tofo de Fuentes, y en la (K) a Matheo Martinez, que por el orden de sus numeros 282. 283. 308. 315. y 316 en los parrafos de cada uno se advierten Solares; debe advertirse primero la que parece Cayetano, Juana Sanchez Origuet, Manuel Solano y Tabla de Aguilar, que por disposicion del Señor Governador, quedan aqui para cuando los que no otras necesidades de aquellenos los Sanchez Bosquete, Cornelio, Carrefiel, y Mascarella del Rey, con los Dervisos Caballeros de las Ordenes; se encontraron ocupando enteramente destruidas, y anarchicas de las casas, otra de dependen D.n Juan de Castilla, a quien se acomodo para vivir, y siempre desde luego tuvieron, y estan, sin otro titulo que el mas, ni menos, que el cumo se hallan en la Quadrangle donde se ignora, y se ignora, y se ignora, y

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Planning and Building Department



QUADRA (P)

| | | | |
|---|---|---|---|
| 205 | Casa de Piedra de D.n Juan de Mata Perez | 20 | 29 |
| 206 | Casas idem de Domingo Perez | 16½ | 21 |
| 207 | Casas de ripio y Tablas de Fernando Villegas | 36 | 36 |
| 208 | Casa de Piedra de los herederos de Manuel Serrano | 12 | 12 |
| 209 | Casa idem de Salbador de Porras | 14 | 19 |
| 210 | Casa de ripio de D.n Francisco de Castilla | 13 | 24 |
| 211 | Casa de Piedra de Francisco Espinosa | 18 | 17 |

205-"P", 1763 Puente

Juan de la Mata Perez

This was a native of St. Augustine.

His wife was of the Casteneda family and his mother was an Andrada, all natives of the presidio.

It begins:

1687, Dec. 13, marriage of Don Juan de Andrada of Los Angeles and Michaela de Antanilla. Ph. 172

Juan Andrada was No. 62 on the Ruined House list of 1702.

Their daughter, Josepha de Andrada, married JUAN PEREZ ARREGUES de la Rosa y de la Mata, 1712, 1/11. Ph. 275.

Juan Perez de la Rosa y de la Mata was of Seville, son of Bernardo Arregues Perez and Gregoria Ortiz de la Mata.

Juan Perez and Josepha de Andrada had several children. Michaela in 1717, Jose in 1720 and JUAN CLAUDIO Perez de la Mata 11/10/1722, Ph. 58.

1744, 7/28, Ph. 207. Juan de la Mata Perez married Josepha de Casteneda.

---

The Casteneda family begins:

Francisco Perez de Casteneda of New Spain, 105 on the Ruined House list of 1702, married Juana Serrano, 4/20/1678, Ph. 131 in the home of Don Tomas Menendez Marques.

She was the daughter of the Serrano-Velardez household, having been born in 1663, her parents, Antonio Serrano and Sebastiana de Velardez married Oct. 8, 1659, Ph. 57.A .

Casteneda and Juana Serrano had Gaspar de Casteneda in 1684, Index. The 4/20/1731 he married Sebastiana de Vargas. It was his 2nd marriage. She was born 1704, 1/28, the daughter of Sebastian de Vargas and Francesca Gonzales who were married in 1703.

Gaspar de Casteneda and Sebastiana de Vargas were the parents of JOSEPHA CASTENEDA, born 1732. It was she who married Juan de la Mata Perez of 205-"P", Puente.

When the Spaniards left in 1763, Fish shows this entry in his Account Book...JUAN PEREZ de la Mata(no entry) No. 1.....

Moncrief Map 1765 shows Fish holding this area(possibly for Perez de la Mata)

---

This was the southeast corner of Charlotte and Paniagua lane (now Treasury Street)

It looked like an L-shaped affair.

Escrituras: 184, 1785 gives Fish selling this place to JOSEPHA DE ESPINOSA. After the Spaniards returned.

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Josepha de Espinosa was returning home....for she was a native of St. Augustine.

Sister to the man who occupied the other corner in 1763 on Puente, Francisco de Espinosa, No. 211, Puente. "P". TODAY THIS IS THE SITE OF THE SNOW HOME facing the bay.

Josepha was also sister of Antonia Espinosa, Mrs. Jose Sanchez de Ortigosa, Jr.

When she returned to Florida she brought her Sanchez nephews and nieces and they were living with her(and her brother, Sebastian de Espinosa) in 1786(presumably in the very house she bought in 1785) on the Census of that year, 1786, No. 1 of the FLORIDANS Counting her brother, her six Sanchez relatives, we have 8 in this house in 1786.

Then one of the Sanchez nephews, Bernadino, gets the house as on the Map of 1788, Rocque, he owns the house and rents it to Juan Josef de la Toro. Sq. 17, No. 127. 1788.

---

If you look at the sketch of Treasury Street, 1763, No. 203, "O".. you will see listed Rosalia Ponce de Leon. She married Juan del Toro and this was their son, Juan Josef de la Toro, returned to his homeland once more. See Census 1793, No. 19 for his parentage.

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EPB..

210-"P"-1763, Puente

Capt. Don Francisco del Castillo

Again it is Mrs. Castillo who gives us the native background.

Capt. Castillo married December 13, 1747. Ph. 250/251 Barbara Inez Garcia de Villegas.

She was born Feb. 22, 1723, daughter of Juan Fermin Garcia de Villegas and Juana Lopez de Toledo.

Her mother, the de Toledo girl, was daughter of Sebastian Lopez de Toledo of Castile and Francesca Ascencio de Florencia. Two very well known families. They married May, 15, 1685.

Capt. Sebastian Lopez de Toledo was No. 1 on the Ruined House list of 1702. He died 1746.

So the "de Toledo" was Mrs. Castillo's grandfather.

---

Barbara's father was also a native, b. 1695, son of Capt. Domingo Garcia de Villegas of Cumana, and Maria Pedrosa Heredia. They were married May, 20, 1675, Ph. 117

---

Barbar's great grandfather Ascencio was Don Juan and married here1655 to Ana de Florencia. Both were from old, established Spanish-Floridiano families.

---

Capt. Castillo was from Havana. He had a "no entry" on Fish list.

On Moncrief, 1765 Mr. Meech seems to be in the area generally thought to be the Castillo site. He was a Baker on the DeBrahm's list of 1771.

On the 1788 Rocque this could be either or both 137/138, Bl. 17. One, property of the King and 2, Juan Leslie. It is all according to the measurements.

No. 211-"P", 1763, Puente

Francisco de Espinosa

This was a native boy. His mother was Josepha de Torres Espinosa and lived in 1763 just across the street at No. 200#"O"....

His sister was Mrs. Jose Sanchez de Ortigosa, Jr. and lived on St. George Street, corner of Cuna and St. George, the north west corner. Another sister was Josepha de Espinosa who returned to Florida after the British left. Also his brother, Sebastian de Espinosa, one of the eight men left here in 1763 as stated by Juan Elixio de la Puente on Map Plan of that year.

His father was Diego de Espinosa and his mother was, as I have already stated, Josepha de Torres. They were married 9/13/1727. He was born in 1732.

His grandmother, Mrs. Diego de Espinosa, Sr. (Maria de Salas) was No. 4 on the 1702 Ruined House list.

---

Mrs. Francisco de Espinosa was of the SOLANA family, a very early Florida family.

Her lineage begins:

Vincent Solana married Maria Vistente, July 4, 1594
Sgt. Major Alonso de Solana was their son, born 1597, confirmed in 1606, married in 1619 to Dona Francesca Perez, and died in 1678.

Adjutant Alonso Solana, Jr. was the son of this couple. Born 1620, married 1644 to Antonia de Jacinto
Adj. Solana was No. 58 on the 1702 Ruined House list.

Diego de Solana was their son. Born Index(illegible) 1659 Married 1679, veiled or renewed vows in 1683, Antonia de los Reyes.

Lt. (later Captain) Laureano de Solana was their son. Born 1697, married 8/30/1727, Antonia Monzon. Died 1755.

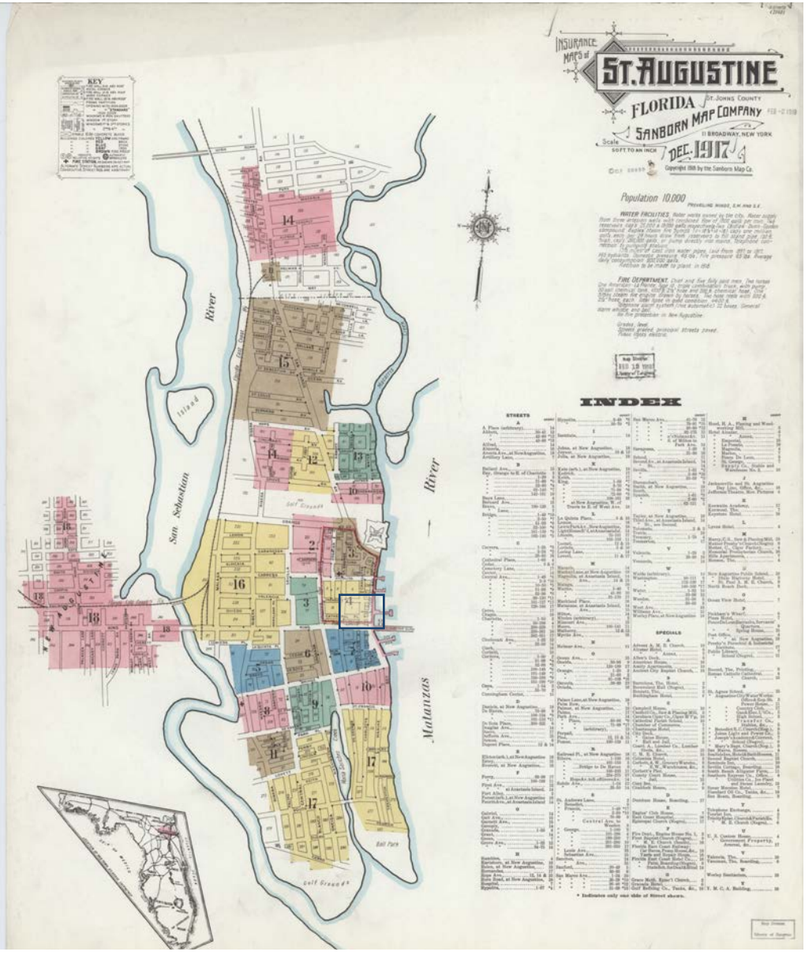
Francesca Solana was their daughter. Born in 1735 she married Monday, June 7, 1751, Ph. 288, Don Francisco de Espinosa

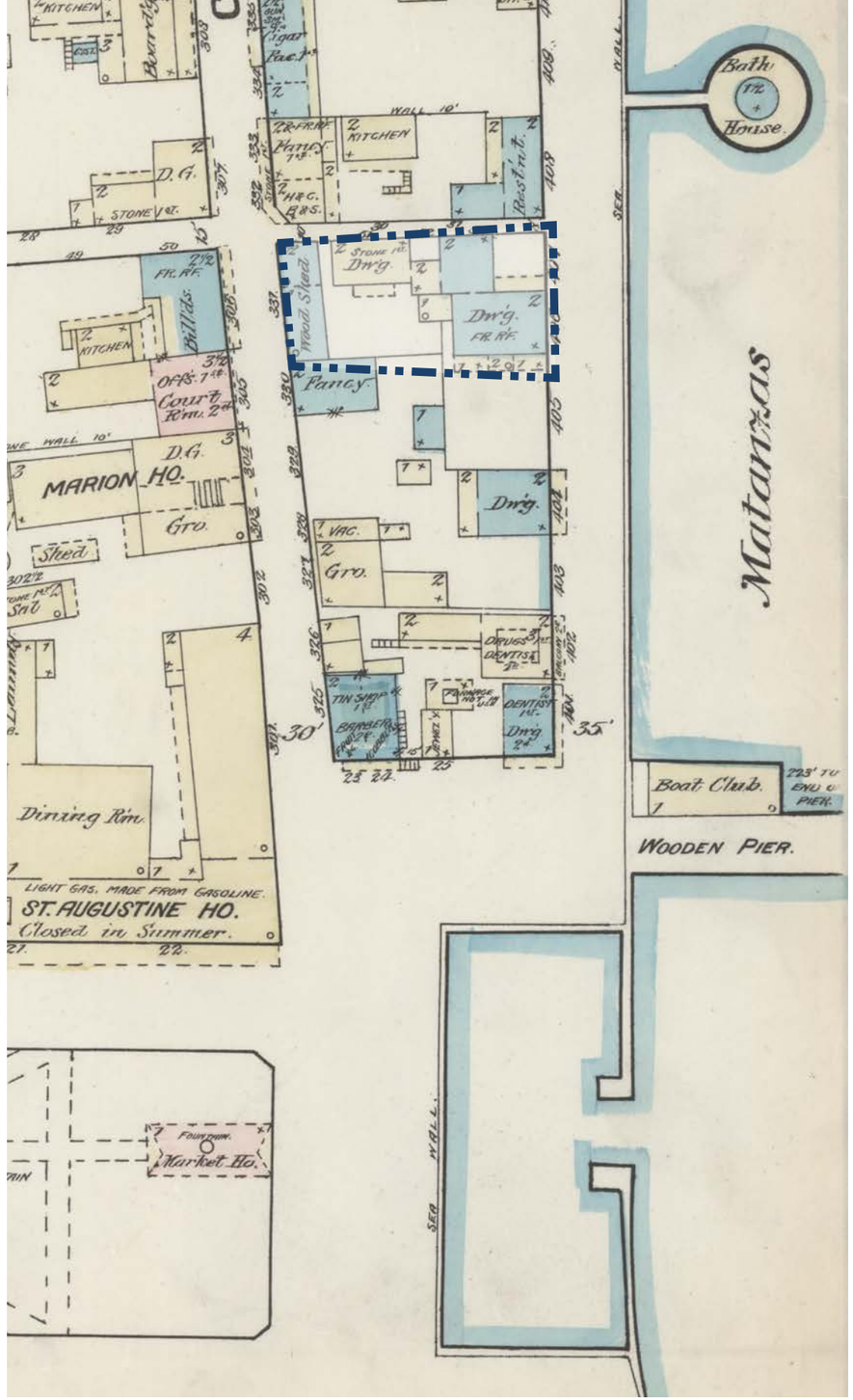
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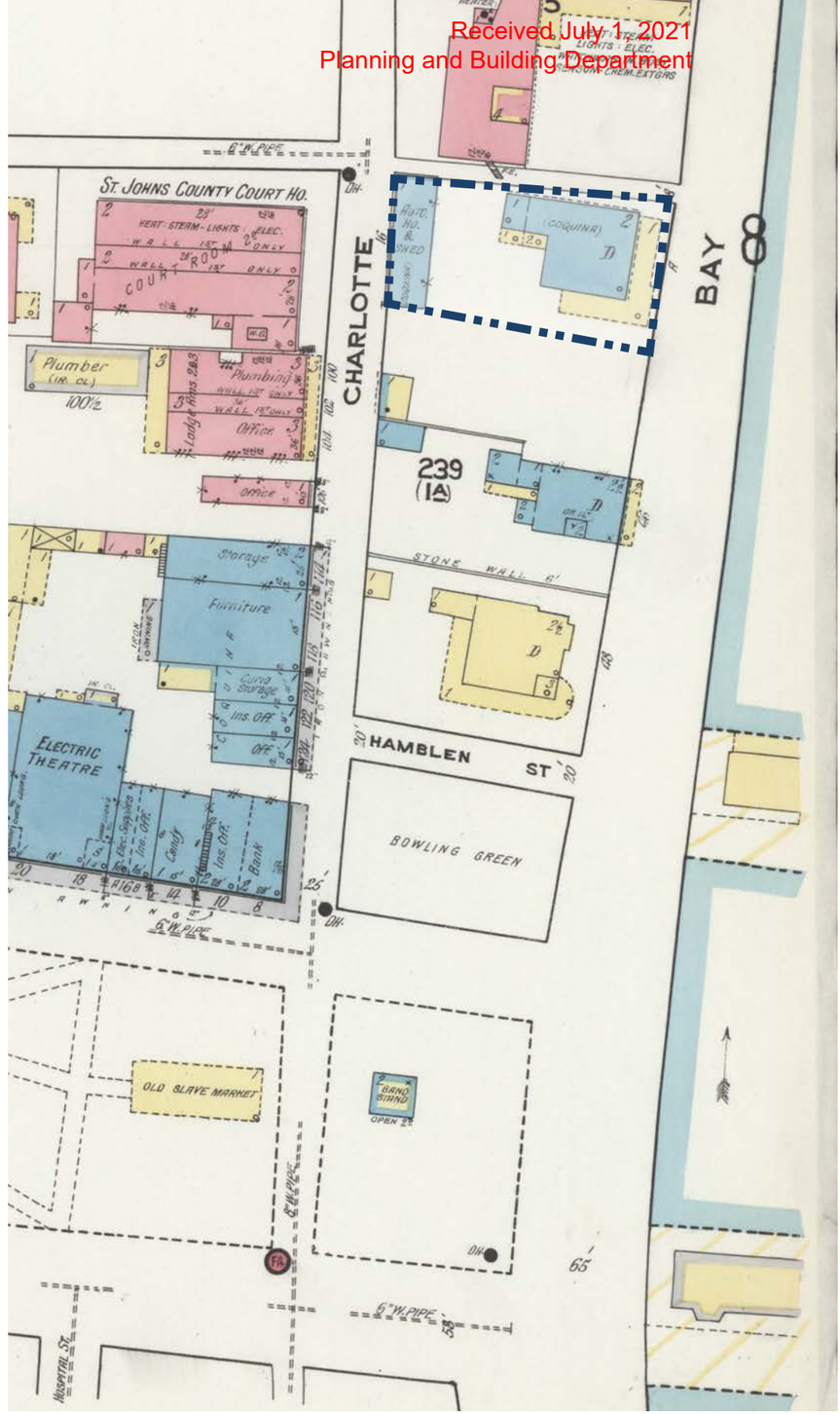
Mr. Hopkins held this area in 1765 on Moncrief. There is no entry on Fish.

In 1788 it was used as a warehouse by Miguel Isnardy. No. 139 Bl. 17. This will be Block No. 5 in 1790

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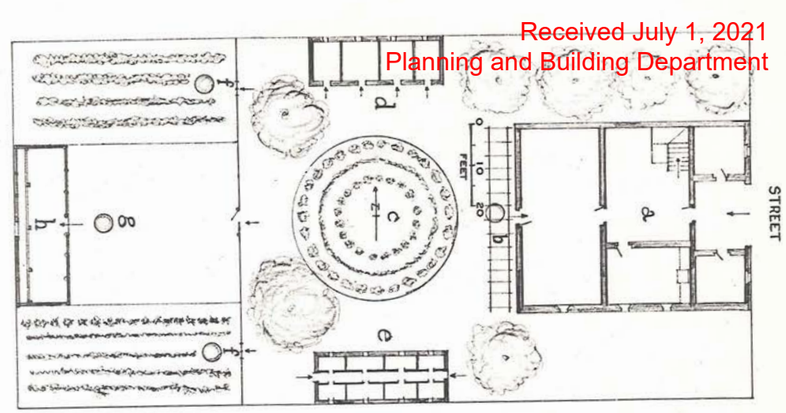
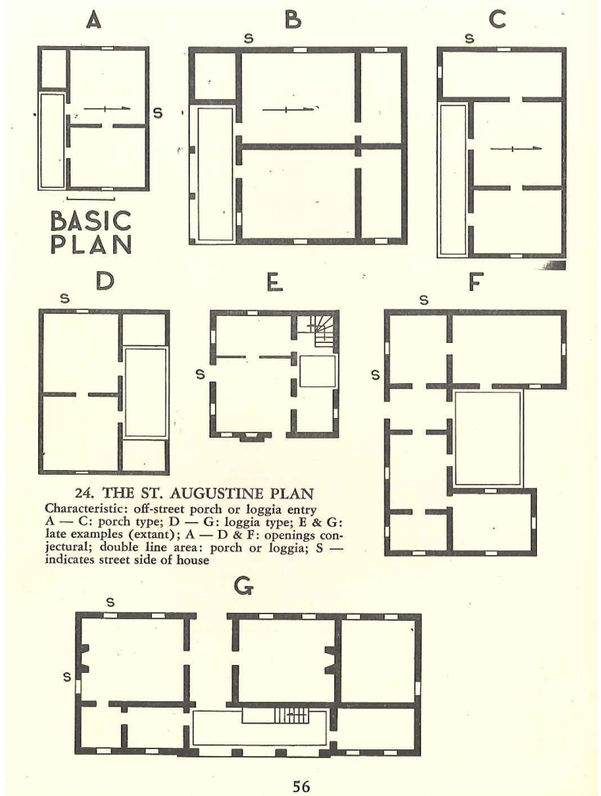



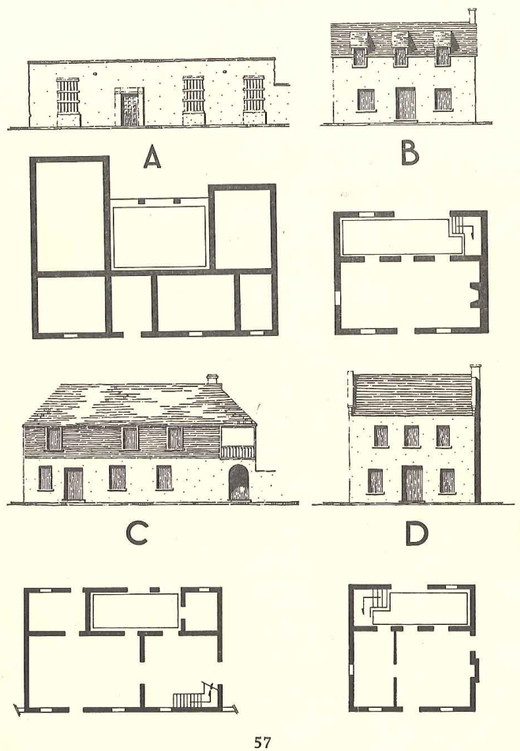

FIGURE 10.7. *(facing page)* Plot plan for the governor. The governor's town lot was probably a *caballería* (knight-size, 88 x 176 U.S. feet) instead of the usual *peonía* (44 x 88 feet) of ordinary folk. *A:* house for the governor, his wife, and their two children. *B:* arbor and well. *C:* flower garden. *D:* quarters for Catalina (the governor's widowed sister), fort chaplain Alonso Cabezas, Capt. Francisco Salazar and wife, and Ens. Pedro Menéndez de Avilés. *E:* servants' quarters. *F:* kitchen gardens and wells. *G:* corral and well. *H:* stable. Courtesy of the St. Augustine Historical Society.




24. THE ST. AUGUSTINE PLAN
Characteristic: off-street porch or loggia entry
A — C: porch type; D — G: loggia type; E & G: late examples (extant); A — D & F: openings conjectural; double line area: porch or loggia; S — indicates street side of house

56

25. ST. AUGUSTINE PLAN HOUSES
"A" is in part a conjectural restoration




57

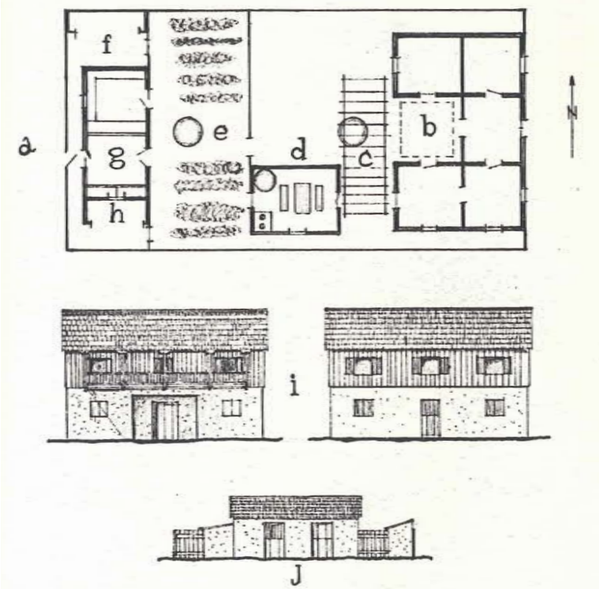
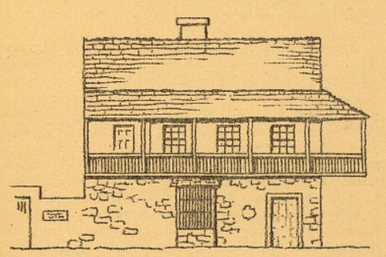



FIGURE 10.6. Plot plan for captain and factor Juan de Junco, from Ribadesella (Asturias). *A:* plot plan: the lot is fenced with boards. *B:* house: tabby walls on ground floor; rooms include office (at the street entrance), living room, dining room, bedrooms, and loggia; *C:* arbor and well; *D:* kitchen, with stove, oven, table, and benches; *E:* kitchen garden and well; *F:* pigsty; *G:* stable and storage; *H:* chicken roost. *I:* house elevations: western (left) and eastern (right); the upper floor (bedrooms) is timberframe with board walls and shingle roof. *J:* eastern elevation of stable with chicken roost (left) and pigsty (right). Courtesy of the St. Augustine Historical Society.

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THE

# ARRIVAS HOUSE



## Historic St. Augustine

This house is a restored structure that has been entitled the "Don Raimundo de Arrivas House", from the name of an early owner. It is significant because its present architecture includes aspects of the several different historical and cultural periods of St. Augustine life. Both the 18th and 19th centuries are represented in the total architectural form of this structure; Spanish, English and American characteristics from those two centuries are apparent throughout the restored building. The house also demonstrates the basic local construction methods of the past, thus presenting a plural cultural image.

The sequence of the development of the Arrivas House has been lost in antiquity. Archaeological work brought to light the fact that the first structure on the site now occupied by the present Arrivas House goes back to the 1650-80 period. The first discernible house was made of "ripio", a shell-concrete wall construction. Additional rooms were later added to the initial building, which ultimately was superseded about 1725 by a coquina structure on the same lines as the ripio house. A Spanish map of 1764 indicated Don Raimundo de Arrivas owned the current site of the restored structure; it lists two stone houses on the lot, while a 1788 map designated ownership by the Arrivas heirs and reveals one large L-shaped masonry house. The wooden second story, with balconies, was probably added about 1788, and greatly rebuilt ca. 1829-30.

When Florida became a colony of Great Britain in 1763 the property was placed in the charge of a British agent, Jesse Fish, and later reverted to the Arrivas heirs when Florida was regained a second time by Spain. From 1824 until 1960 ownership changed approximately 23 times.

The patios of Spanish houses such as this were always to the south, for protection from the north wind and to take advantage of the sun. Patios were used as another "room" by the housewife in early St. Augustine; here the women prepared food for cooking, made soap, washed and performed other chores. Lawns were non-existent and the ground was swept.

In the garden to the rear is a typical grape arbor as well as fruit and pecan trees. Also a feature of early Spanish times is the vegetable and herb garden. The well is an original, and was in actual use until recently. The citrus trees are of the sour orange variety; sour oranges were valued by the Spaniards for use in a variety of ways in cooking and preserving.

At present the rooms on the first floor of the house serve as an exposition of domestic life in a Spanish colonial garrison town. A costumed hostess daily demonstrates spinning, weaving, and candle-making of a by-gone era. The southeast room contains an antique loom dated 1797 and a replica made in the Restoration carpenter shop from colonial drawings. Spinning is demonstrated on both wool and flax wheels. This room also contains an 18th century wooden chest and a painting over the fireplace of an unknown Spanish nobleman.

In the southwest room, with its original fireplace, are an antique table and benches purchased in Spain plus a confessional-style cupboard for dishes and kitchen utensils two hundred years old. Here the visitor can also see candles being dipped.

The small bedroom has an antique Spanish painted wooden bed, table, chest, and an arm chair with footstool to keep occupants' feet off the cold floor. The small chair is from Guatemala. The prayer chair before a crucifix on the wall is a replica made in the carpenter shop.

The second floor, originally for bedrooms and sewing room, is now utilized as the administrative offices and board room of the Historic St. Augustine Preservation Board.

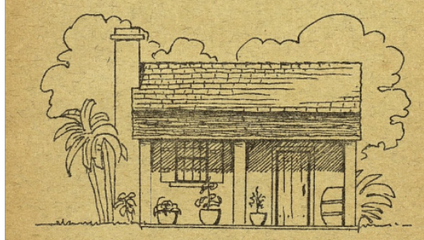
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PRESERVATION BOARD
Division of Cultural Affairs
Department of State
Florida

4.71

THE

# SALCEDO KITCHEN



## Historic St. Augustine

### THE SALCEDO KITCHEN

Immediately behind the Salcedo House may be seen the white-stuccoed shingle-roofed kitchen building with its large fireplace chimney and service porch. In 18th century Saint Augustine the larger houses of more affluent citizens customarily had kitchens separated from the dwelling for protection against cooking odors, smoke, and the ever-present fire hazard.

Uncovered by archaeological investigation based on a 1788 map were the wall-footings and coquina fireplace hearth. On these the little building was reconstructed in 1965. Currently it is used as a bakery. Bread and pastries, following old Spanish recipes, are baked daily in the big brick oven, as a demonstration of a colonial craft and for sale to visitors.

Antique and, where unavoidable, reproduction kitchen furniture and equipment may be seen: oil lamp, corn grinder, flour chest, cupboard, pots and kettles, dishes, pitchers and wooden bow-operated egg-beater.

Outside, next to the chimney, may be seen banana trees and tobacco growing.

### THE SMOKE HOUSE

To the north of the kitchen stands the smoke house with wood siding and shingles weathered by age. This was a British innovation, as they preferred to smoke foods to preserve them whereas the Spanish used salt for preserving. Here a demonstration of meat and fish smoking is given periodically to re-create a phase of colonial living in early St. Augustine.

In the yard there are citrus, persimmon, fig and flowering pomegranate trees as well as the usual small vegetable garden behind the kitchen.

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Arrivas House






Salcedo House

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1 / A 2.10.1 EAST ELEVATION. OPTION TWO B
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2 / A 2.10.1 EAST ELEVATION. OPTION TWO B
Scale: 3/16" = 1'-0"

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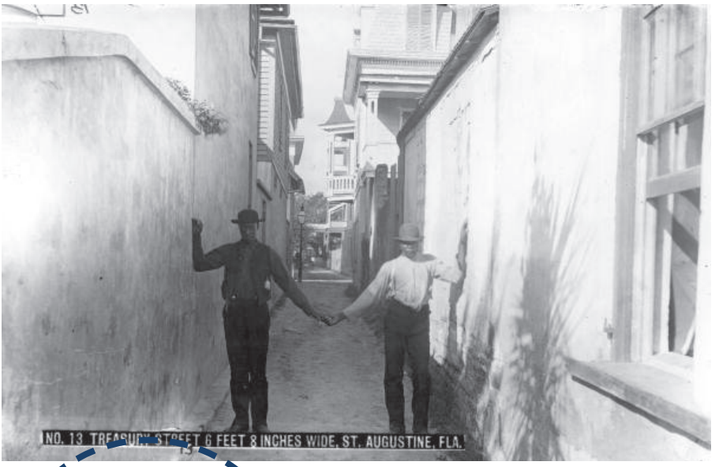
**44 AVENIDA MENÉNDEZ** | ARCHITECTURE EAST ELEVATION 07.02.2021

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Cabbage Palm

Spineless Yucca











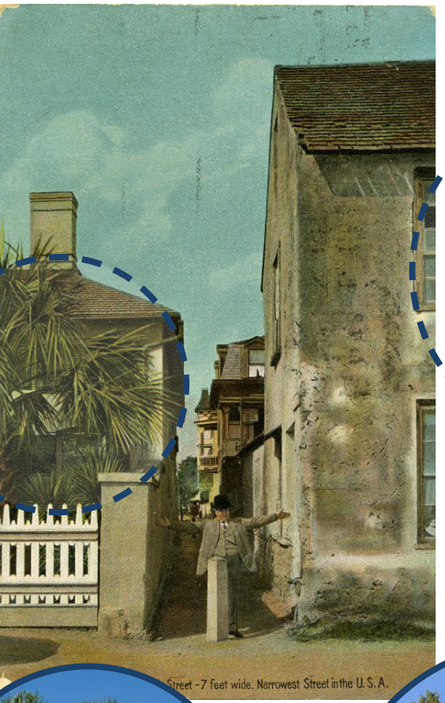



Eastern Red Cedar



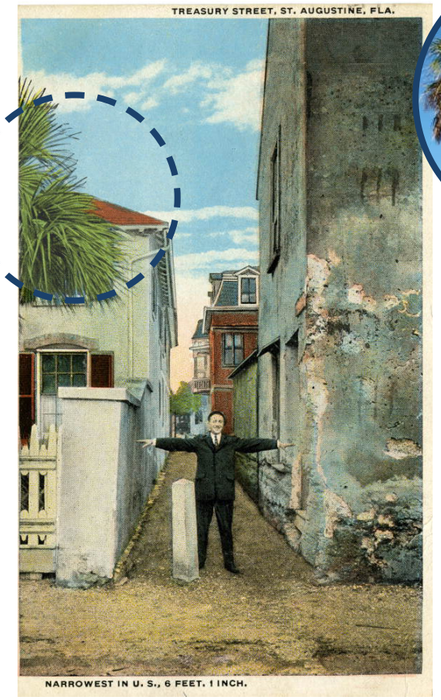
Spineless Yucca

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Cabbage Palm

Pittosporum





Cabbage Palm



Eastern Red Cedar



Spineless Yucca





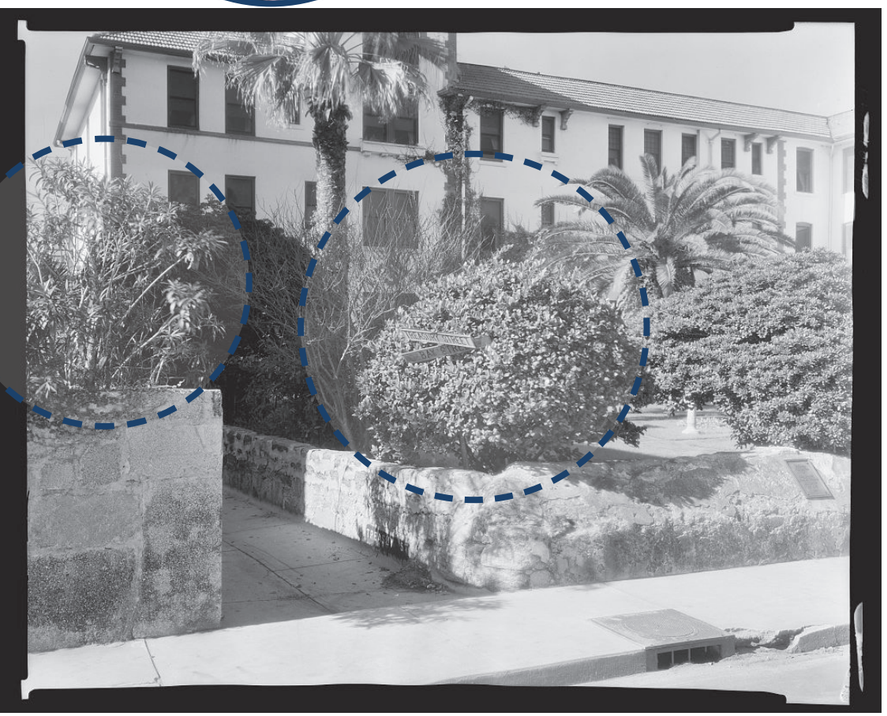

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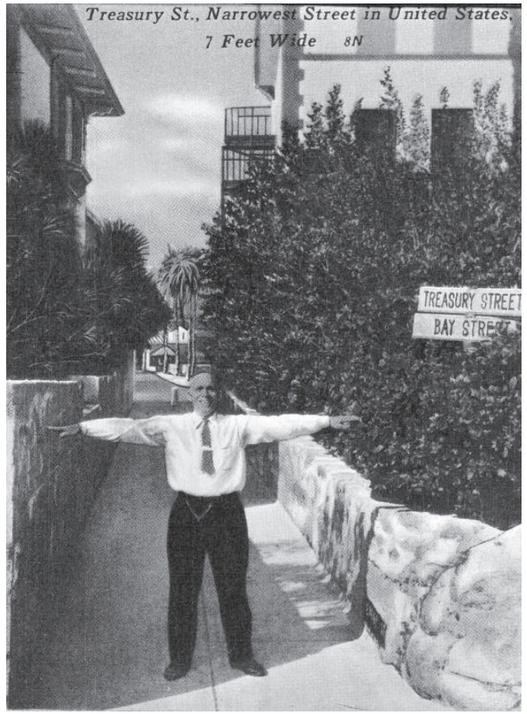


Oleander

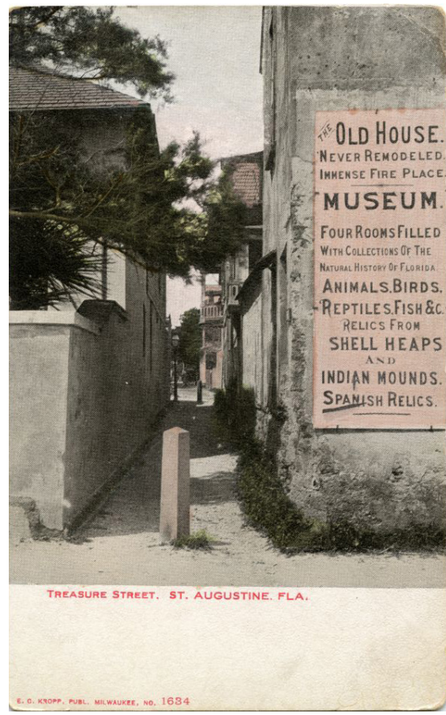


Pittosporum



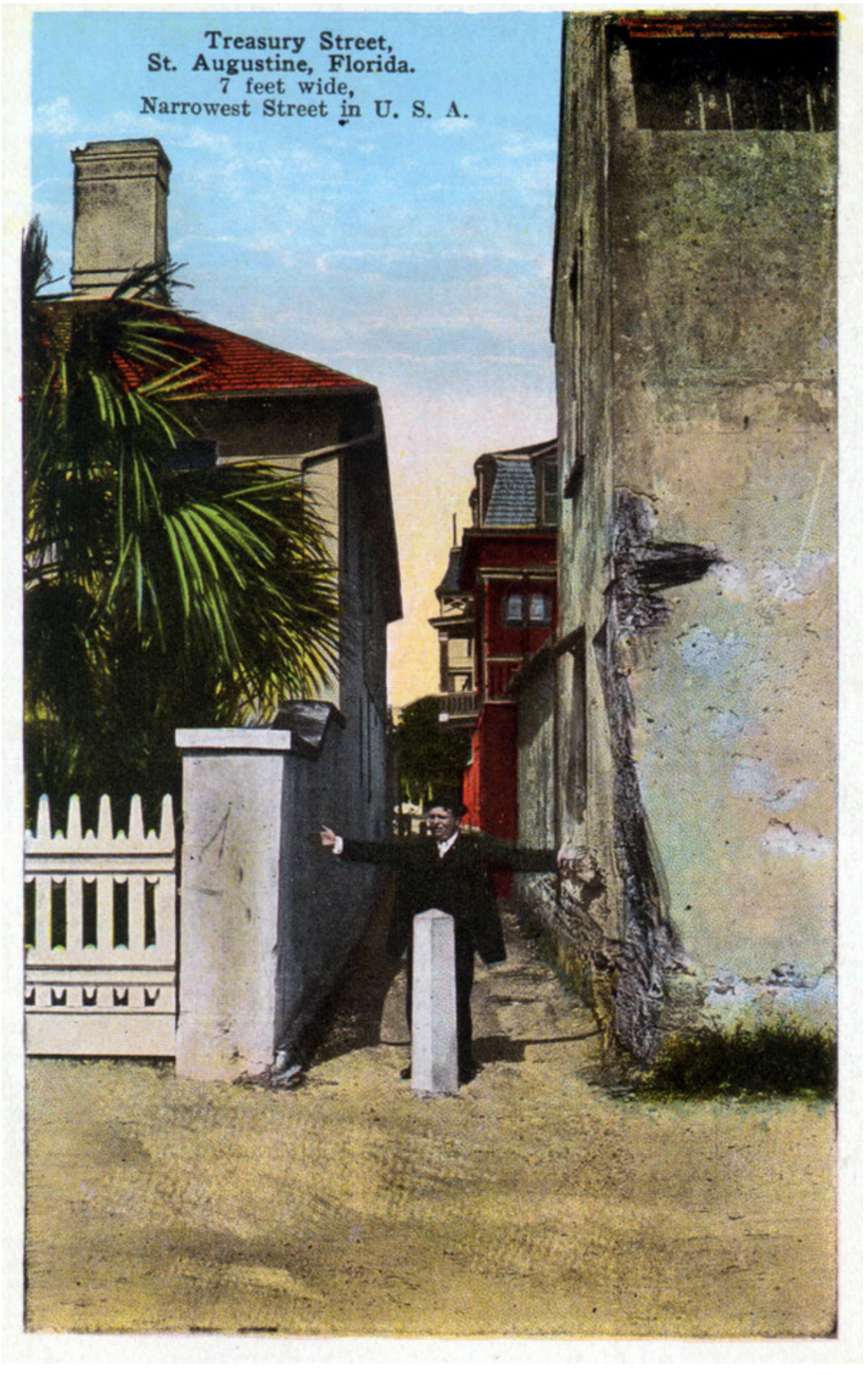


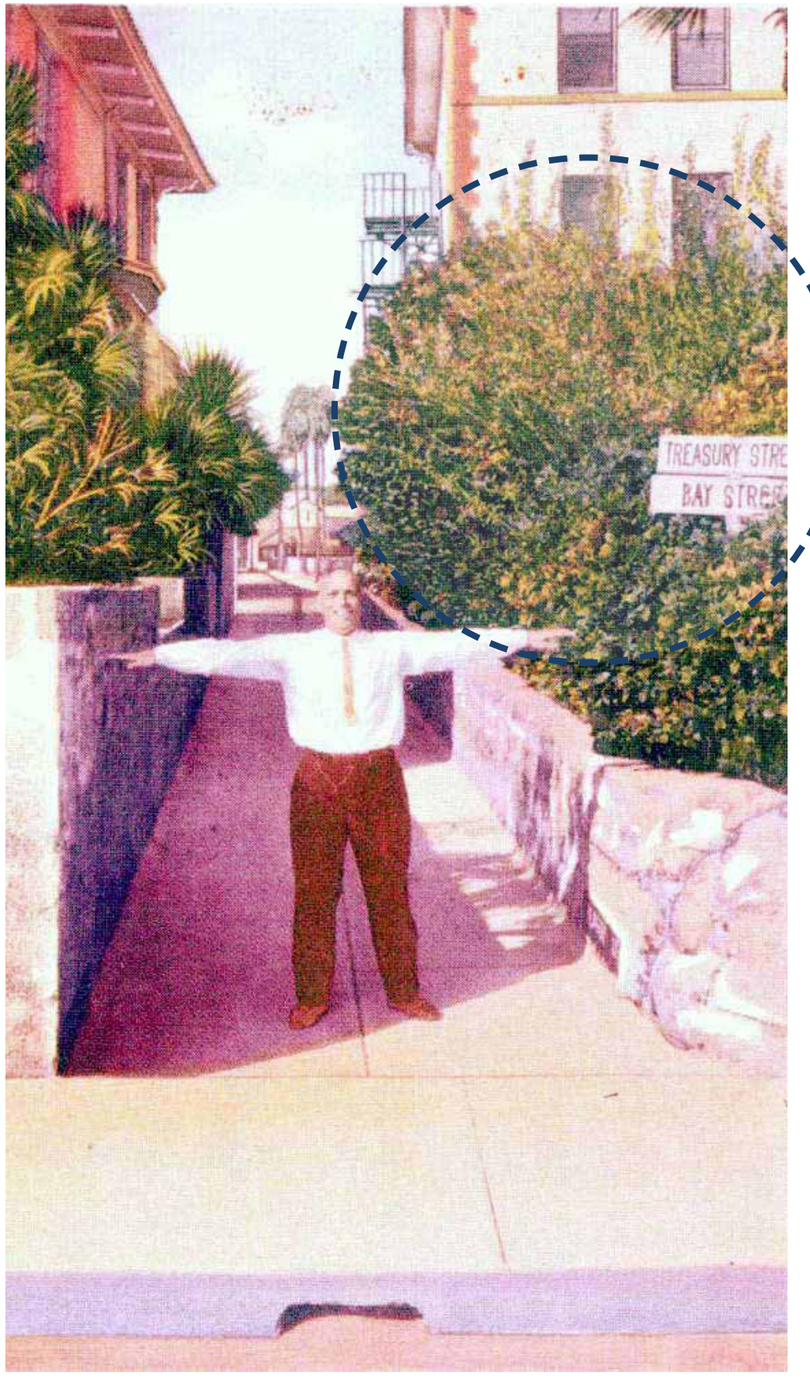


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Live Oak *(Quercus virginiana)*



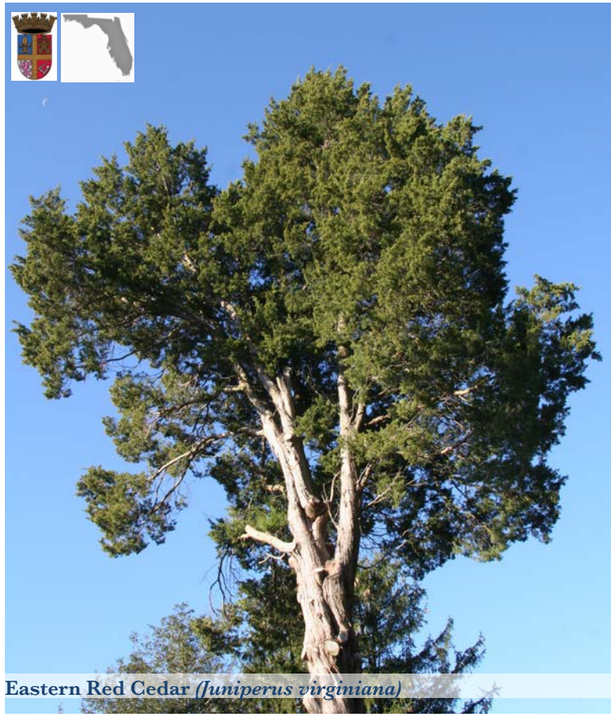
Drake Elm *(Ulmus parvifolia)*



Cabbage Palm *(Sabal Palmetto)*



Spineless Yucca *(Yucca elephantipes)*



Eastern Red Cedar *(Juniperus virginiana)*



King Palm *(Archontophoenix alexandrae)*



Oleander *(Nerium oleander)*

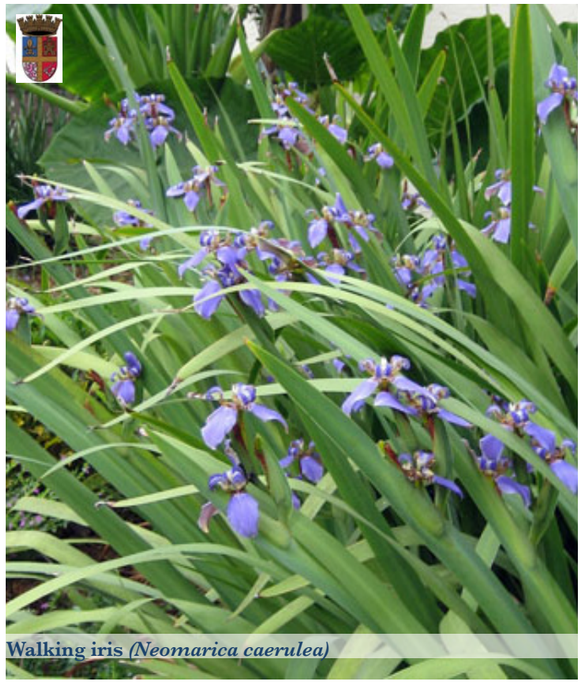
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Dwarf Fakahatchee *(Tripsacum dactyloides)*



Walking iris *(Neomarica caerulea)*



Pittosporum *(Pittosporum tobira)*



Dune sunflower *(Helianthes debilis)*

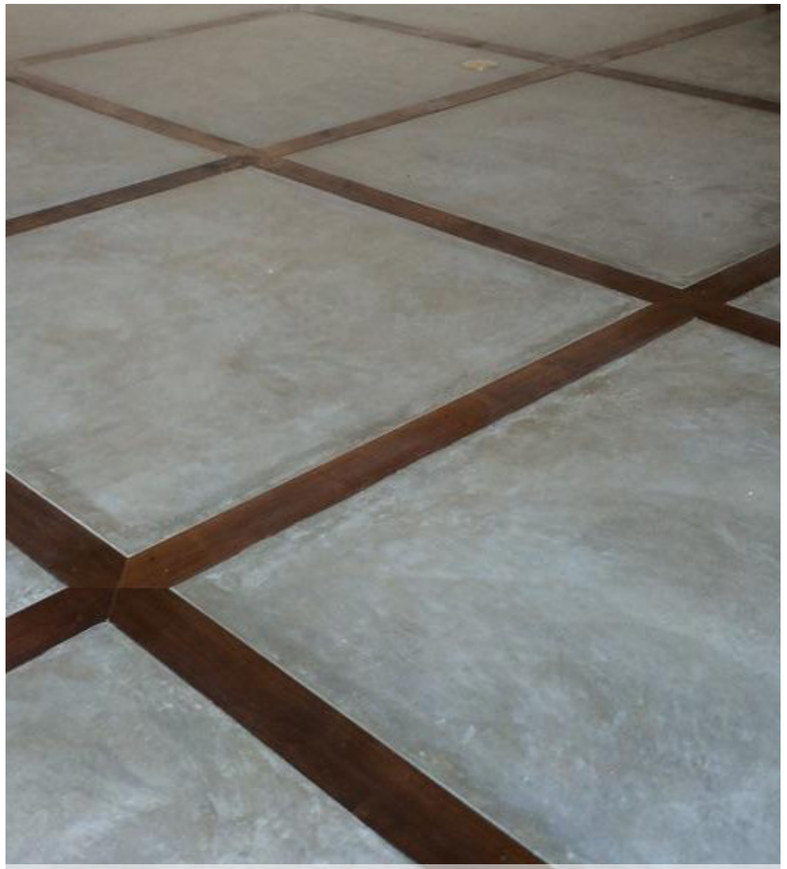


Confederate Jasmine *(Trachelospermum jasminoides)*

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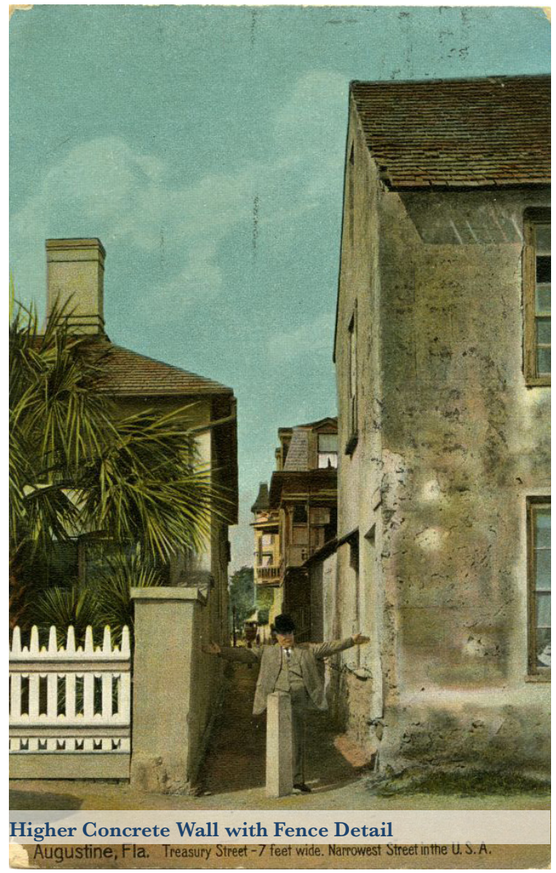
Tabby Concrete with Wood Timber Inlay



Tabby Concrete



Cut Coquina Concrete



Higher Concrete Wall with Fence Detail




Lower Concrete Wall

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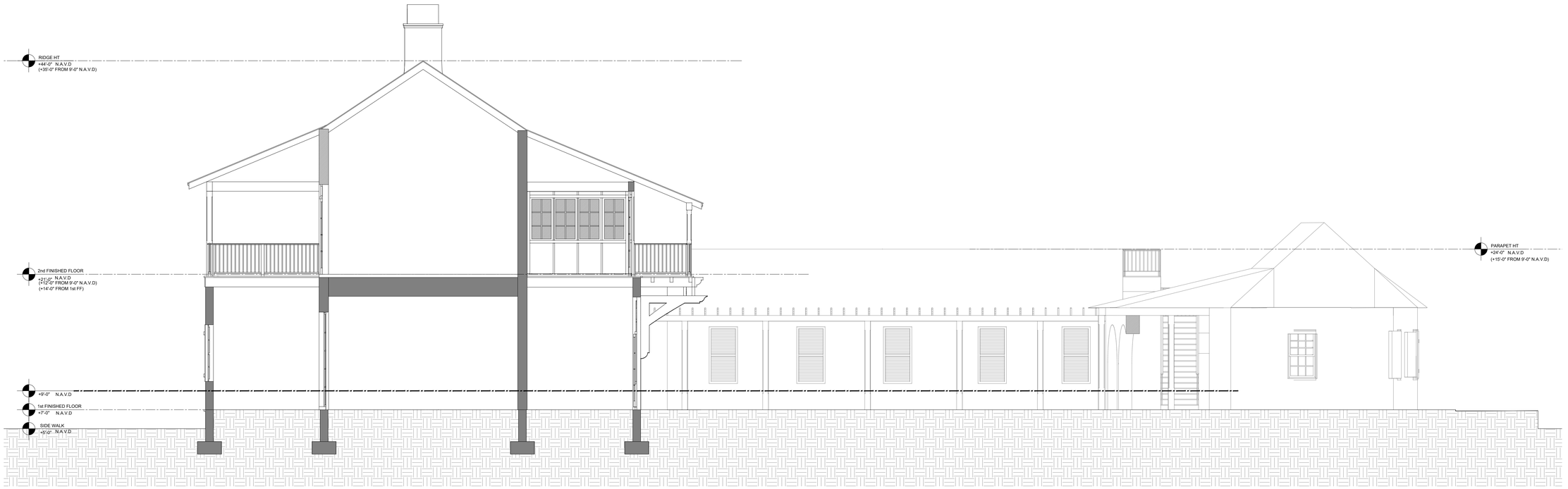
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1 / A 3.10 EAST - WEST BUILDING SECTION
Scale: 3/16" = 1'-0"

CRONK DUCH ARCHITECTURE
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

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ARCHITECT'S SEAL

DATE ISSUE: JUNE 30, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: OPINION OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

44 AVENIDA

EAST - WEST BUILDING SECTION

A 3.10

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1 / A 2.10.1 EAST ELEVATION. OPTION TWO B
Scale: 3/16" = 1'-0"



2 / A 2.10.1 EAST ELEVATION. OPTION TWO B
Scale: 3/16" = 1'-0"

CRONK DUCH ARCHITECTURE
www.cronkduch.com
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Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

| REVISION: | DATE |
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ARCHITECT'S SEAL

DATE ISSUE: JUNE 30, 2021

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RENOVATION

ST AUGUSTINE , FL

44 AVENIDA

EAST ELEVATION. OPTION TWO B

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**OPINION OF APPROPRIATENESS - 06/30/21**

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

May 20, 2021

CD + Urban
1936 San Marco Avenue
Jacksonville, FL 32207

cc: 44 Avenida Menendez, LLC

Re: Opinion of Appropriateness - 44 Avenida Menendez – PL2021-0059

Dear Mr. Cronk,

On May 20, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the June 17, 2021 meeting as described in the attached copy of the executed Order.

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

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | PL2021-0059 |
| Applicant: | CD + Urban |
| Owner: | 44 Avenida Menendez, LLC |
| Address: | 44 Avenida Menendez (also known as 110 Charlotte Street) |
| Parcel Number: | 1963400000 |

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 20, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the May 20, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation 2 (HP-2).
4. The above-described Opinion of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Subject to the following conditions:

- June 17, 2021
- Consider 8 points identified in Staff report

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

**Case No. PL2021-0059**

**REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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

Notary Public, State of Florida

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

# FOR JUNE 17, 2021
# HARB MEETING

# 2021-0059:
# 44 AVENIDA MENENDEZ

# Additional Materials
# Submitted by Applicant:
# CD + Urban

# 44 AVENIDA MENENDEZ

SAINT AUGUSTINE, FL 32084



*SUPPLEMENTAL DOCUMENTS*

*JUNE 17, 2 021*

CD+urban

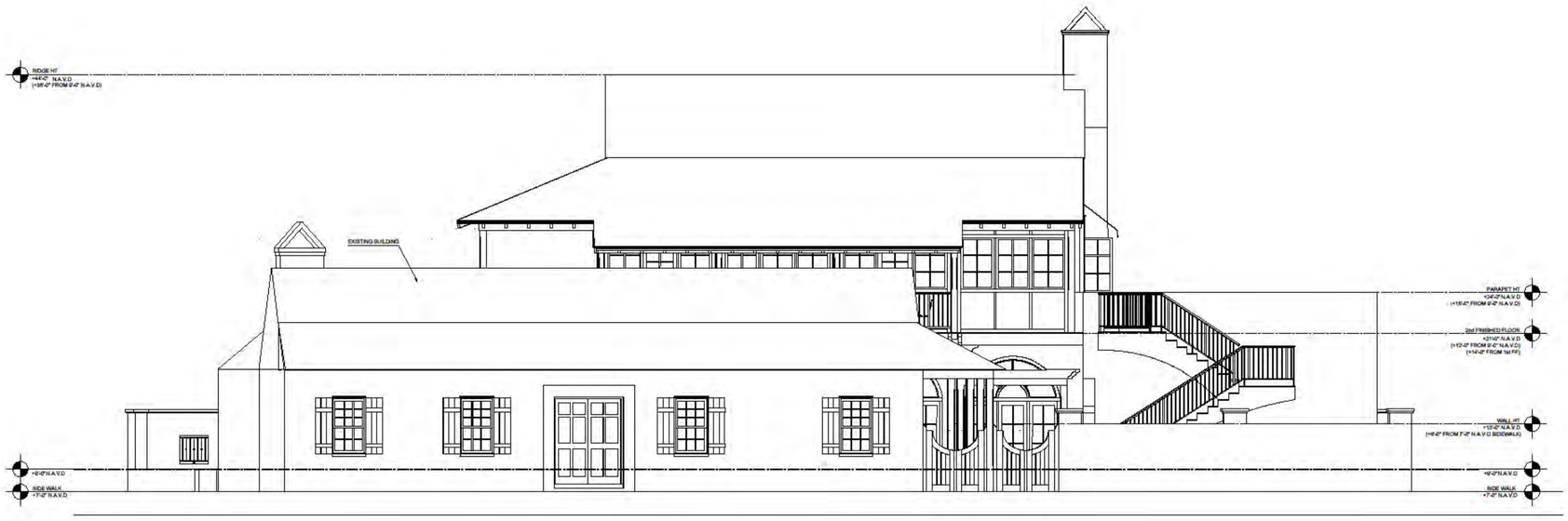



**PROPOSED EAST ELEVATION**



**PROPOSED EAST ELEVATION**

CD+urban

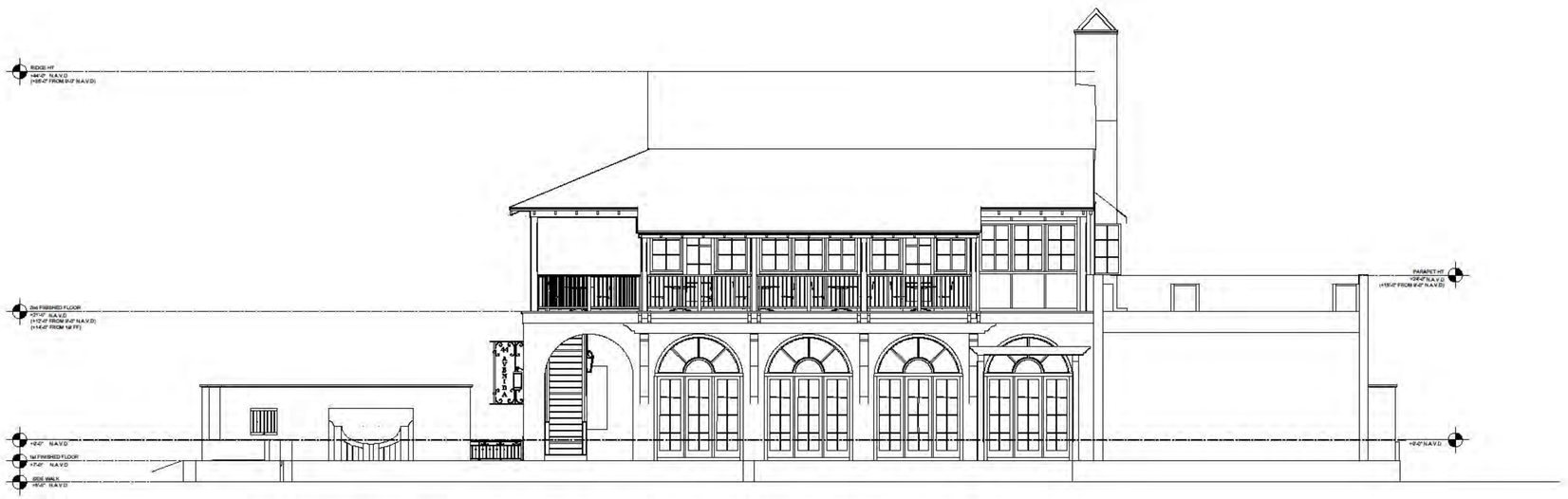



**PROPOSED WEST ELEVATION**



**PROPOSED WEST ELEVATION**

CD+urban



PROPOSED WEST ELEVATION FROM COURTYARD



PROPOSED WEST ELEVATION FROM COURTYARD

CD+urban

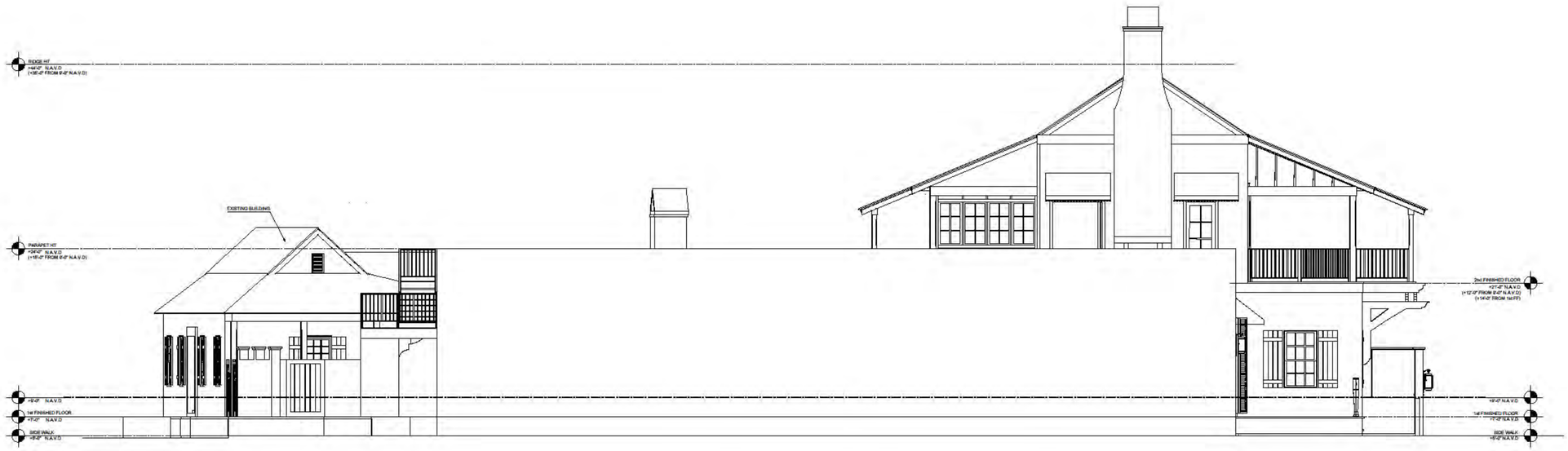



PROPOSED NORTH ELEVATION FROM TREASURY STREET

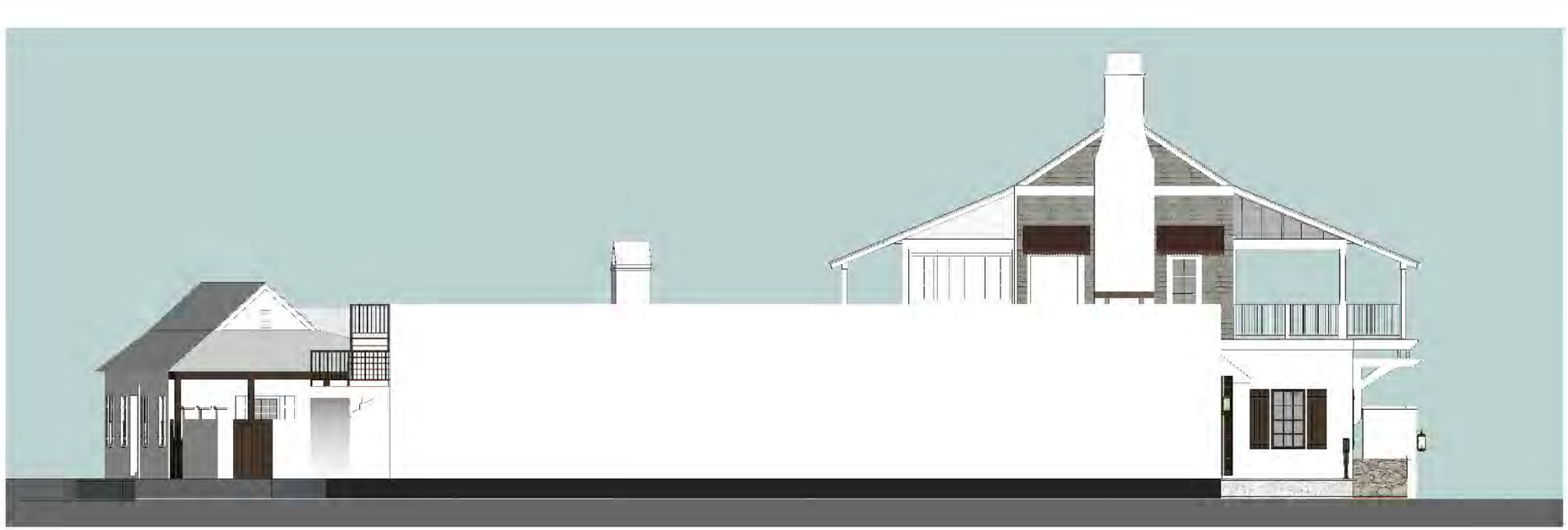


PROPOSED NORTH ELEVATION FROM TREASURY STREET

CD+urban




**PROPOSED SOUTH ELEVATIONS**



**PROPOSED SOUTH ELEVATIONS**

CD+urban

Received June 7, 2021
Planning and Building Department

## 44 AVENIDA MENÉNDEZ

# OPINION OF APPROPRIATENESS

06.07.21 | ML+H Project 21.20.0 | Task 2.0.0



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received June 7, 2021
Planning and Building Department

# PLANO DE LA R.L FUERZA, BALUARTES, Y LINEA DE LA PLAZA DE S.N AGUSTIN DE FLORIDA, CON SU PARROQUIAL MAYOR, CONVENTO É IGLESIA DE SAN FRANCISCO: CASAS, Y SOLARES DE LOS VECINOS; Y MAS ALGUNAS FABRICAS Y HUERTAS EXTRAMUROS DE ELLA, TODO segun y en la forma que existe oy 22. de Enero de 1764. quando en virtud de su entrega á la Corona Britanica se han embarcado y salen para la Havana y Campeche el ultimo resto de Tropas, y Familias Españolas de la Guarnicion y Vecindario de dicha Plaza de San Agustin.

## RECINTO DE LA PLAZA, CUYA LINEA DESDE LA Real Fuerza de Sta. Maria al Baluarte de Santo Domingo q.e este al de Merlito, y San Francisco, es de cortes, y Cavalier, y la misma el citado Baluarte de Santo Domingo, el de S.n Josef, el de Platanera, Nra. Sra. del Rosario, el de S.n Christoval de la Soledad, y Santa Barbara, pero no los dos Espetones de Merlito, y Francisco que solo de piedra se diferencian el poniente de Murallia que corre desde el frente de la Casa de los Herederos de Manuel Fernandez hasta la mencionada R.l Fuerza, y por la restante parte el mar con las Casas de la Ciudad en los terminos que manifiesta.

### El Plano

1. Real Fuerza con bonada San Marcos de Cal y Canto principal de bonitas cortinas planta forma, acabada con blanco y recubierta de nuevo material.
2. Puerta de la Tarde.
3. Baluarte de Santo Domingo.
4. Puerta del mismo nombre.
5. Baluarte de San Josef.
6. Medio de Santa Catarina.
7. Medio de Nra Sra del Rosario.
8. Puerta del mismo nombre.
9. Baluarte del Santo Christo de la Soledad.
10. Puerta del mismo nombre.
11. Baluarte de Santa Barbara.
12. Medio del Merlito.
13. Puerta de San Francisco.
14. Baluarte del mismo nombre.
15. Muelle de Romarate.

### EXTRAMUROS DE LA PLAZA

16. Baluarte de Cubos, y Repisas cumbrado el Medio Cubo, y de el mismo nivel la Cortina que corre desde el hasta el de Santo Domingo.
17. Hermita de Piedra de Nra Sra de Guadalupe del Pueblo de Indios de Tolomato.
18. Casa de tablas, y Huerta de D.n Alonso de Cardenas.
19. Medio de D.n Juan Josef Elixio de la Puente.
20. Medio de D.n Juan Lorden de Peña.
21. Medio de la Estrella del S.mo Sacramento.

### DENTRO DE LA PLAZA

| | Vara Real de Vel. | Vara de Mar. |
|---|---|---|
| 22. Casa del Rey, que servia de Presidio | 170 | 100 |
| 23. Casa de Piedra de los Herederos de Bernardino Moreno de Oca | 28 | 84 |
| 24. Casa de Piedra del Rey que servia de Cuerpo de Guardia Principal | 90 | 60 |
| 25. Solar de los Herederos de D.n Nicolas Ponce de Leon | 28 | 18 |
| 26. Almacen de Piedra de una Iglesia que se fabricaba con destino al Parroquial mayor | 35 | 23 |
| 27. Iglesia de Piedra que servia de Parroquial | 27 | 68 |

### QUADRA (A)

| | | |
|---|---|---|
| 28. Solar de Inhabitable de Silvera | 13 | 104 |
| 29. Casa de Tapia y Tablas de D.n Gaetano Pico | 18 | 82 |
| 30. Casa de Tablas de Tomas Rouse | 15 | 81 |
| 31. Casa de Piedra de Jose Garcia Tarragona | 30 | 14 |
| 32. Casa de Tapia y Tablas de Ernesto Bowles | 30 | 17 |
| 33. Casa de Piedra de Pedro Mora | 18 | 85 |
| 34. Solar de Sorama Sanchez | 40 | 92 |
| 35. Casa de tapia de Barbara Santiago | 28 | 96 |

### QUADRA (B)

| | | |
|---|---|---|
| 36. Solar de D.n Alvaro Lopez de Toledo | 14 | 80 |
| 37. Casa de Piedra de Pedro Correa | 28 | 60 |
| 38. Casa de tapia de Lucas Sanchez | 16 | 62 |
| 39. Casa de Tablas de Jose Navarro | 13 | 60 |
| 40. Casa de tapia de Maria Sanchez | 15 | 60 |
| 41. Casas de Piedra de Antonia Cruz | 23 | 62 |
| 42. Casa de Tabla de Margarita Sanchez | 00 | 00 |

### QUADRA (C)

| | | |
|---|---|---|
| 43. Casa de tablas de Manuel Rodriguez Tavarez | 16 | 70 |
| 44. Casa de tapia de Juana del Rosario | 16 | 70 |
| 45. Casa ydem de Gertrudis Garcia | 170 | 70 |
| 46. Solar de Maria Sanchez | 17 | 95 |
| 47. Casa de tapia de Francisco de Sierra | 180 | 70 |
| 48. Casa ydem de Felipa Sanchez | 18 | 90 |
| 49. Casa ydem de Agustin Tavarez | 13 | 70 |
| 50. Casa ydem de D.n Francisco Xavier del Castro | 18 | 95 |
| 51. Casa de Piedra de los Herederos de Maria de la Cruz | 22 | 95 |
| 52. Casa de tapia de Lorenzo Alvarez | 15 | 82 |
| 53. Solar de Juan de los Reyes | 15 | 84 |
| 54. Solar de Lorenzo Sanchez | 15 | 85 |
| 55. Solar de Sebastian Fernandez | 15 | 89 |
| 56. Solar de Pablo Delgado | 15 | 80 |
| 57. Solar de Domingo de Jesus | 20 | 28 |
| 58. Solar de Juan de Arrobaistiri | 18 | 95 |
| 59. Solar de Antonio Quintana | 36 | 95 |

### QUADRA (D)

| | | |
|---|---|---|
| 60. Casa de tapia de Juan del Rio | 16 | 60 |
| 61. Casa ydem de D.n Andres de Porras | 13 | 80 |
| 62. Casa ydem de Agustina Perez | 15 | 60 |
| 63. Casa de piedra de Juan de Rivera | 16 | 85 |
| 64. Casa ydem de D.n Joaquin Velasco | 18 | 65 |
| 65. Casa de tapia de Juan Martin de Germosa | 57 | 65 |
| 66. Casa de Piedra de Manuel de Acosta | 80 | 70 |
| 67. Casa ydem de D.n Raymunda de Arrivas | 31 | 70 |
| 68. Casa ydem de Antonia de Aures | 21 | 95 |
| 69. Casa de tapia de Antonio Jose Rodriguez | 28 | 90 |
| 70. Casa de piedra de Jose Sanchez Orihuela | 16 | 68 |
| 71. Casa ydem de Pedro Delgado | 16 | 28 |
| 72. Solar de Juan Gregorio Guerrero | 15 | 81 |
| 73. Casa de tapia de Manuel Marrero | 17 | 78 |
| 74. Casa ydem de Antonio Duplanier | 170 | 80 |

### QUADRA (E)

| | | |
|---|---|---|
| 75. Casa de tapia de Juan Garcia Mayorca Gallego | 18 | 71 |
| 76. Casa de Tablas de Lorenzo Garcia | 11 | 71 |
| 77. Casa de Piedra de Sebastian de Herreras | 11 | 74 |
| 78. Casa ydem de Pedro de Herrera | 15 | 71 |
| 79. Casa ydem de Bernardo Gonzalez | 15 | 71 |
| 80. Casa de tapia de D.n Geronimo de Hita | 15 | 72 |
| 81. Casa de piedra de Antonia de Aures | 15 | 72 |
| 82. Casa ydem de Antonio de Antonio de Mesa | 141 | 72 |
| 83. Casa de tapia de Lucas Gonzalez | 184 | 72 |
| 84. Solar de Frederico Amorros | 171 | 71 |
| 85. Casa de tapia de Pedro Gonzalez | 16 | 71 |
| 86. Casa de Piedra de Diego Dominguez | 16 | 80 |
| 87. Casa de Tablas de Florencio Ville de Corance | 00 | 00 |
| 88. Casa ydem de Francisco Xavier Alcantar de Oca | 00 | 00 |
| 89. Casa ydem de Francisco Muñiz | 00 | 00 |

### QUADRA (F)

| | | |
|---|---|---|
| 90. Casas de tapia de Juan Perez | 140 | 371 |
| 91. Casa ydem de D.n Francisco Barraza | 18 | 80 |
| 92. Casa de Tablas de Juan Domingo Olivera | 95 | 80 |
| 93. Solar de Francisco Gonzalez | 19 | 76 |
| 94. Casa de tapia de los herederos de D.n Manuel Grabosa | 30 | 17 |
| 95. Solar de Laurenzo de la Reyte | 20 | 17 |
| 96. Solar de Maria de Castro | 22 | 84 |
| 97. Solar de Melchor Marquez | 28 | 80 |
| 98. Casa de Tablas de Juan de Morales | 20 | 182 |
| 99. Casa de Tapia de Francisco de Herrera | 30 | 228 |

### QUADRA (G)

| | | |
|---|---|---|
| 100. Casa de Tapia de Francisco de Vergara | 33 | 78 |
| 101. Casa de piedra de los Herederos de Nicolas de Ortega | 18 | 70 |
| 102. Casa de Tapia de D.n Gertrudis de la Vaquera | 38 | 90 |
| 103. Casa de Piedra de los Herederos de D.n Pedro Hurtado | 26 | 90 |

### QUADRA (H)

| | | |
|---|---|---|
| 104. Casa de tapia de Pedro Nuñez | 29 | 173 |
| 105. Casa ydem de Francisco Nuñez | 18 | 103 |
| 106. Solar de Francisco Arriaga | 18 | 103 |
| 107. Casa de tapia de Miguel Domingo | 18 | 103 |
| 108. Casa de Piedra de Antonia Merin | 38 | 173 |
| 109. Solar de Jose Ferreira | 80 | 103 |
| 110. Casa de piedra de Agustina Reondo | 18 | 182 |
| 111. Casa de tapia de Maria Rodriguez | 20 | 173 |
| 112. Casa ydem de Pedro Felipe Ramirez | 70 | 173 |

### QUADRA (I)

| | | |
|---|---|---|
| 113. Casa de tablas de Juana Baez | 19 | 172 |
| 114. Casa ydem de la hospederia de Andres Perez | 17 | 165 |
| 115. Casa de Piedra de Juan Jose Quesada | 20 | 173 |
| 116. Casa de tablas de Pedro Varea | 24 | 83 |
| 117. Casa ydem de Maria Rodriguez | 24 | 182 |
| 118. Casas de Piedra y tapia de Bartholome Triana | 138 | 304 |
| 119. Casa de tapia de los herederos de Felipe Solana | 15 | 182 |
| 120. Casa ydem de Sebastian Otero | 15 | 182 |
| 121. Casa ydem de Antonio de Llerena | 17 | 182 |
| 122. Casa de tablas de Teresa Cristoforo | 17 | 232 |
| 123. Casa de tapia de Francisco Orosco Gonzalez | 23 | 173 |
| 124. Casa ydem de Maria Montero | 78 | 87 |
| 125. Solar de Pedro de Leon | 23 | 165 |
| 126. Solar de Pablo Delgado | 21 | 173 |
| 127. Solar de Francisco Fernandez | 17 | 95 |
| 128. Solar de el Rey Fernando | 62 | 95 |
| 129. Casa de tapia de Francisca de Ortega | 16 | 182 |

### QUADRA (J)

| | | |
|---|---|---|
| 130. Solar de Jose Cermeno del Castillo | 16 | 299 |
| 131. Casa de Tablas de Ana Brea | 16 | 95 |
| 132. Casa de tapia de Antonia Moreno | 92 | 808 |
| 133. Casa de tablas de Andres Dubernese | 72 | 874 |
| 134. Casa de tapia de Pedro Morales | 22 | 241 |
| 135. Casa de Tablas de D.n Francisco Gonzalez | 22 | 241 |
| 136. Solar de Tapia de los Cargo | 21 | 262 |
| 137. Casa de Tablas de Agustin de Morro | 16 | 262 |
| 138. Casas de tapia y tablas de D.n Miguel Lopez | 16 | 262 |
| 139. Solar de Lorden Gonzalez | 18 | 262 |
| 140. Solar de Pablo Mayor | 18 | 95 |
| 141. Solar de D.n Juan de Leon | 21 | 70 |

### QUADRA (K)

| | | |
|---|---|---|
| 142. Casas de Piedra de D.n Manuela Diaz | 91 | 182 |
| 143. Casa de Piedra y tapia de los herederos de D.n Manl. Garcia de Paredes | 28 | 262 |
| 144. Casa de tapia de D.n Francisco Chirinos | 15 | 262 |
| 145. Casa de Piedra de los herederos de D.n Bartholome Triana | 16 | 262 |
| 146. Casa de Piedra de Antonia Gallardo | 24 | 70 |
| 147. Casa ydem de Diego Moran | 24 | 70 |
| 148. Casa ydem de D.n Francisco de Aguilar y Sierra | 68 | 18 |
| 149. Casa de tapia y tablas de D.n Juan de Solar | 68 | 18 |
| 150. Solar de Christoval Contreras | 332 | 262 |
| 151. Casa de tapia de Armenta Beatriz | 18 | 262 |
| 152. Casa de Piedra de D.n Gervasio Villasanda | 18 | 262 |
| 153. Casa de tapia y tablas de D.n Juan de Solar | 332 | 262 |
| 154. Casa de tapia de Armenta Beatriz | 18 | 262 |
| 155. Casa de Piedra de D.n Gervasio Villasanda | 18 | 262 |
| 156. Casa de tapia y tablas de D.n Juan de Solar | 332 | 262 |
| 157. Solar de Christoval Contreras | 18 | 262 |
| 158. Casa de tapia de Armenta Beatriz | 18 | 262 |
| 159. Casa de Piedra de D.n Gervasio Villasanda | 18 | 262 |
| 160. Casa de tapia y tablas de D.n Juan de Solar | 332 | 262 |

### QUADRA (L)

| | | |
|---|---|---|
| 161. Casas de tapia de D.n Justus de Abela | 85 | 78 |
| 162. Casa ydem de los herederos de Alexandro de la Rosa | 46 | 76 |
| 163. Casa de Tapia de D.n Antonio Diego Ecelosa | 16 | 81 |
| 164. Casa de tapia de Ana de Ortega | 140 | 192 |
| 165. Casa de Tablas de Fernanda Mendez | 20 | 262 |
| 166. Solar de Francisco de Ortega | 72 | 19 |
| 167. Casa de tapia de Francisco Dominguez | 33 | 16 |
| 168. Casa de Piedra de los herederos de Antonio de la Cruz Ramirez | 23 | 262 |
| 169. Casa ydem de D.n Jose de Leon | 23 | 52 |

### QUADRA (H)

| | | |
|---|---|---|
| 170. Casas de Tapia de D.n Juan Ximenez | 28 | 18 |
| 171. Casa de Piedra de D.n Antonio de Salas | 152 | 87 |
| 172. Casa de tapia de D.n Antonio Rodriguez Arias | 165 | 86 |
| 173. Casa de Piedra y tapia de Francisco Mendez | 152 | 87 |

### QUADRA (N)

| | | |
|---|---|---|
| 174. Casa de Piedra del Rey que servia de Gobernadores | 71 | 118 |
| 175. Casa de Piedra de D.n Maria Gertrudis Bosa | 20 | 84 |
| 176. Casa de Tablas de D.n Matheo Romero | 20 | 84 |
| 177. Casa de Piedra de D.n Ascencio de Herrera | 22 | 84 |
| 178. Solar de Juan del Rose | 16 | 84 |
| 179. Solar de Bernarda de Castro | 16 | 18 |
| 180. Casas de Tapia y tabla de los herederos de D.n Jose Izquierdo | 16 | 18 |
| 181. Casa de tapia de Juan Gabriel de Morales | 20 | 84 |
| 182. Casa de Tapia de los herederos de Juan Bautista Oliver | 68 | 18 |
| 183. Casa de tablas de los herederos de Juan del Castillo | 18 | 96 |

### QUADRA (O)

| | | |
|---|---|---|
| 184. Casa de Piedra de D.n Juan Gerardo de Pena | 23 | 84 |
| 185. Casa de tapia de D.n Magdalena Texeira | 15 | 86 |
| 186. Casa de tapia de Juan Gonzalez | 15 | 82 |
| 187. Casa de tapia de Nuñez Ximenez | 25 | 66 |
| 188. Casa de Piedra de D.n Antonia Rosado | 24 | 84 |
| 189. Casa de Tablas de D.n Juan Lorenzo de Pino | 20 | 84 |
| 190. Casa ydem de Tapia de D.n Juan Posadas | 24 | 84 |
| 191. Casa ydem de Tapia de heredad | 24 | 84 |
| 192. Casa ydem de D.n Antonio Fernandez | 24 | 87 |
| 193. Casa de Piedra de D.n Antonio Antonio Lazaya | 24 | 87 |
| 194. Casa de Piedra de D.n Dorotea Pena | 15 | 57 |
| 195. Casa de Tapia de D.n Jose Mesa Domingue | 70 | 404 |

### QUADRA (P)

| | | |
|---|---|---|
| 196. Casa de Piedra de D.n Juan de Matta Perez | 30 | 70 |
| 197. Casa ydem de Dominga Perez | 140 | 72 |
| 198. Casa de tapia y Tablas de Fernando Villegas | 24 | 262 |
| 199. Casa de Piedra de los herederos de Mathias Fernandez | 12 | 42 |
| 200. Casa ydem de Eclesia de Abril | 12 | 42 |
| 201. Casa de tapia de D.n Francisco de Castillo | 23 | 84 |
| 202. Casa de Piedra de Francisco Capuzino | 18 | 87 |

### QUADRA (Q)

| | | |
|---|---|---|
| 203. Solar de Ana Maria Peñar | 132 | 60 |
| 204. Casa de Tapia de Gregorio Rodriguez | 165 | 84 |
| 205. Casa ydem de D.n Diego de Sosa | 84 | 165 |

### QUADRA (R)

| | | |
|---|---|---|
| 206. Casa de Piedra de D.n Diego Hernandez y Fuego | 91 | 182 |
| 207. Casa ydem de Manuel de Oliva | 140 | 91 |
| 208. Casa ydem de D.n Juan Christoforo de Arriza | 140 | 91 |
| 209. Casa de tapia de D.n Juan de Nunez | 14 | 83 |
| 210. Casa ydem de D.n Juan de Ortega | 14 | 83 |
| 211. Casa de tapia de Antonia Sosa y Chanca | 24 | 87 |
| 212. Casa de Piedra de D.n Francisco Xavier de Solana | 24 | 87 |
| 213. Solar de Margarita de Ortiz | 140 | 91 |
| 214. Casa ydem de Geronima Chanca | 24 | 87 |
| 215. Casa ydem de Estrella Mendez | 24 | 87 |
| 216. Solar de D.n Francisco del Prago | 92 | 182 |
| 217. Solar de Joseph Hernandez | 24 | 182 |

### QUADRA (S)

| | | |
|---|---|---|
| 218. Casas de Piedra de D.n Francisco Xavier de Leon | 17 | 18 |
| 219. Casa de tapia de Juan Perez | 18 | 18 |
| 220. Casa ydem de D.n Domingo Rodriguez de Herrera | 18 | 18 |
| 221. Casa de Piedra de D.n Antonio de Quesada | 18 | 18 |
| 222. Casa de Tapia de D.n Juan Bautista Oliver | 18 | 18 |
| 223. Solar de Joseph Hernandez | 18 | 18 |

### QUADRA (T)

| | | |
|---|---|---|
| 224. Casas de Piedra de D.n Juan Lopez | 18 | 18 |
| 225. Casa de tapia de D.n Juan Gabriel de Morales | 18 | 18 |
| 226. Casa de Piedra de D.n Antonio de Quesada | 18 | 18 |
| 227. Casa de tapia de D.n Juan Bautista Oliver | 18 | 18 |
| 228. Casa de Piedra de D.n Juan Lopez | 18 | 18 |
| 229. Casa de tapia de D.n Juan Bautista Oliver | 18 | 18 |
| 230. Casa de Piedra de D.n Antonio de Quesada | 18 | 18 |

### QUADRA (U)

| | | |
|---|---|---|
| 231. Casas de tapia y Tablas de D.n Juan Lopez | 18 | 18 |

### QUADRA (V)

| | | |
|---|---|---|
| 232. Casas de tapia de D.n Rodrigo Alvarez | 18 | 18 |
| 233. Casa de tapia de D.n Juan Lopez | 18 | 18 |
| 234. Casa de Piedra de D.n Antonio de Quesada | 18 | 18 |
| 235. Casa de tapia de D.n Juan Bautista Oliver | 18 | 18 |
| 236. Casa de Piedra de D.n Antonio de Quesada | 18 | 18 |
| 237. Casa de tapia de D.n Juan Bautista Oliver | 18 | 18 |
| 238. Casa de Piedra de D.n Antonio de Quesada | 18 | 18 |

### QUADRA (X)

| | | |
|---|---|---|
| 239. Casas de tapia de D.n Juan Lopez | 18 | 18 |
| 240. Casa de tapia de D.n Juan Bautista Oliver | 18 | 18 |
| 241. Casa de Piedra de D.n Antonio de Quesada | 18 | 18 |

Jesu Agustin de Florida y Henero 22. de 1764.

Juan Elixio de la Puente
Alonso Fernandez

## DESCRIPCION.

Con los numeros 1.o hasta 15. han señaladas la principal Real Fuerza, Puertas y Baluartes de la Linea; y de 16. á 21. las Fabricas construidas en las Huertas extramuros de la Plaza, hasta donde llega el terreno que comprende el Plano.

Los numeros 22. á 25. apuntan las Fabricas que se hallan dentro de la propria Plaza, y no componen Quadra, pues las que la forman se distinguen por el ABCD, y con los numeros 28. á 293. las Casas que incluyen todas, y al frente de los nombres de los lexitimos Dueños de ellas, las varas que de Norte a Sur, y de Este á Oeste, tiene el Solar de la pertenencia de cada una; bien entendido, que las que llevan ceros, es por estar levantadas en terrenos del Rey las quales corren sin medida, explicado a saver.



NOTA: Que aunque en el presente Plano se le asigna Casa en la Quadra (A) a Margarita Coppinger, En la (L) a Juan Lopez, y a Juana Tapia de Rosario, y en la (K) a Matheo Marrero, que por el orden, de sus numeros 28. 29. 30. 31. y 32. les fue permitido de unas casas q.e servian Solares; pues anteriores pasados ya que estos fueron a D.n Diego de Spa siendo D.n Alonso del Campo, y Zuñiga, Juan Sanchez Oregon, Manuel Solana, y Pedro de Aguilar, que por disposicion del Señor Governador, quedan sujetos a vender las que no estan ocupadas de cualesquiera los Dueños Ynvasor, Cessor, Cavalier, y Mercenario del Rey, con las Reales Calidades de los Ynvasos; a excepcion aquellas enteramente derruidas en orden y mandar sobre Ar-
mamento de materiales que alli existe. Cielo. Francisco de Rojas para que pueda de Nuevo ser, sacara por arrendamiento a la Ciudad de las Haciendas q.e le dispongo alla lo que se tenga por conveniente, y en caso de no hallar quien las tome, se le concede la Casa de Piedra q.e le pertenece, y que se halla ynmediata a la Puerta de Tierra, a quien se encomienda para ello; y siempre dando buena cuenta anual del uso, en q.e quedan dichas Casas, y Solares en los Residenciales dando en ellos
Inv.o de Ingresos. D.n Juan de Castillo, a quien se encomienda para ello; y siempre dando buena cuenta anual del uso, en q.e quedan dichas Casas, y Solares en los Residenciales dando en ellos




## QUADRA (P)

| | | | |
|---|---|---|---|
| 205 | Casa de Piedra de D.n Juan de Mata Perez | 20 | 29 |
| 206 | Casas idem de Domingo Perez | 16½ | 21 |
| 207 | Casas de ripio y tablas de Fernando Villegas | 36 | 36 |
| 208 | Casa de Piedra de los herederos de Manuel Serrano | 12 | 12 |
| 209 | Casa idem de Salbador de Porras | 14 | 19 |
| 210 | Casa de ripio de D.n Francisco de Castilla | 13 | 24 |
| 211 | Casa de Piedra de Francisco Espinosa | 18 | 17 |

205-"P", 1763 Puente

Juan de la Mata Perez

This was a native of St. Augustine.

His wife was of the Casteneda family and his mother was an Andrada, all natives of the presidio.

It begins:

1687, Dec. 13, marriage of Don Juan de Andrada of Los Angeles and Michaela de Antanilla. Ph. 172

Juan Andrada was No. 62 on the Ruined House list of 1702.

Their daughter, Josepha de Andrada, married JUAN PEREZ ARREGUES de la Rosa y de la Mata, 1712, 1/11. Ph. 275.

Juan Perez de la Rosa y de la Mata was of Seville, son of Bernardo Arregues Perez and Gregoria Ortiz de la Mata.

Juan Perez and Josepha de Andrada had several children. Michaela in 1717, Jose in 1720 and JUAN CLAUDIO Perez de la Mata 11/10/1722, Ph. 58.

1744, 7/28, Ph. 207. Juan de la Mata Perez married Josepha de Casteneda.

---

The Casteneda family begins:

Francisco Perez de Casteneda of New Spain, 105 on the Ruined House list of 1702, married Juana Serrano, 4/20/1678, Ph. 131 in the home of Don Tomas Menendez Marques.

She was the daughter of the Serrano-Velardez household, having been born in 1663, her parents, Antonio Serrano and Sebastiana de Velardez married Oct. 8, 1659, Ph. 57.A .

Casteneda and Juana Serrano had Gaspar de Casteneda in 1684, Index. The 4/20/1731 he married Sebastiana de Vargas. It was his 2nd marriage. She was born 1704, 1/28, the daughter of Sebastian de Vargas and Francesca Gonzales who were married in 1703.

Gaspar de Casteneda and Sebastiana de Vargas were the parents of JOSEPHA CASTENEDA, born 1732. It was she who married Juan de la Mata Perez of 205-"P", Puente.

-2- Perez..

When the Spaniards left in 1763, Fish shows this entry in his Account Book...JUAN PEREZ de la Mata(no entry) No. 1.....

Moncrief Map 1765 shows Fish holding this area(possibly for Perez de la Mata)

---

This was the southeast corner of Charlotte and Paniagua lane (now Treasury Street)

It looked like an L-shaped affair.

Escrituras: 184, 1785 gives Fish selling this place to JOSEPHA DE ESPINOSA. After the Spaniards returned.

---

Josepha de Espinosa was returning home....for she was a native of St. Augustine.

Sister to the man who occupied the other corner in 1763 on Puente, Francisco de Espinosa, No. 211, Puente. "P". TODAY THIS IS THE SITE OF THE SNOW HOME facing the bay.

Josepha was also sister of Antonia Espinosa, Mrs. Jose Sanchez de Ortigosa, Jr.

When she returned to Florida she brought her Sanchez nephews and nieces and they were living with her(and her brother, Sebastian de Espinosa) in 1786(presumably in the very house she bought in 1785) on the Census of that year, 1786, No. 1 of the FLORIDANS Counting her brother, her six Sanchez relatives, we have 8 in this house in 1786.

Then one of the Sanchez nephews, Bernadino, gets the house as on the Map of 1788, Rocque, he owns the house and rents it to Juan Josef de la Toro. Sq. 17, No. 127. 1788.

---

If you look at the sketch of Treasury Street, 1763, No. 203, "O".. you will see listed Rosalia Ponce de Leon. She married Juan del Toro and this was their son, Juan Josef de la Toro, returned to his homeland once more. See Census 1793, No. 19 for his parentage.

---

EPB..

210-"P"-1763, Puente

Capt. Don Francisco del Castillo

Again it is Mrs. Castillo who gives us the native background.

Capt. Castillo married December 13, 1747. Ph. 250/251 Barbara Inez Garcia de Villegas.

She was born Feb. 22, 1723, daughter of Juan Fermin Garcia de Villegas and Juana Lopez de Toledo.

Her mother, the de Toledo girl, was daughter of Sebastian Lopez de Toledo of Castile and Francesca Ascencio de Florencia. Two very well known families. They married May, 15, 1685.

Capt. Sebastian Lopez de Toledo was No. 1 on the Ruined House list of 1702. He died 1746.

So the "de Toledo" was Mrs. Castillo's grandfather.

---

Barbara's father was also a native, b. 1695, son of Capt. Domingo Garcia de Villegas of Cumana, and Maria Pedrosa Heredia. They were married May, 20, 1675, Ph. 117

---

Barbar's great grandfather Ascencio was Don Juan and married here1655 to Ana de Florencia. Both were from old, established Spanish-Floridiano families.

---

Capt. Castillo was from Havana. He had a "no entry" on Fish list.

On Moncrief, 1765 Mr. Meech seems to be in the area generally thought to be the Castillo site. He was a Baker on the DeBrahm's list of 1771.

On the 1788 Rocque this could be either or both 137/138, Bl. 17. One, property of the King and 2, Juan Leslie. It is all according to the measurements.

No. 211-"P", 1763, Puente

Francisco de Espinosa

This was a native boy. His mother was Josepha de Torres Espinosa and lived in 1763 just across the street at No. 200"O"....

His sister was Mrs. Jose Sanchez de Ortigosa, Jr. and lived on St. George Street, corner of Cuna and St. George, the north west corner. Another sister was Josepha de Espinosa who returned to Florida after the British left. Also his brother, Sebastian de Espinosa, one of the eight men left here in 1763 as stated by Juan Elixio de la Puente on Map Plan of that year.

His father was Diego de Espinosa and his mother was, as I have already stated, Josepha de Torres. They were married 9/13/1727. He was born in 1732.

His grandmother, Mrs. Diego de Espinosa, Sr. (Maria de Salas) was No. 4 on the 1702 Ruined House list.

---

Mrs. Francisco de Espinosa was of the SOLANA family, a very early Florida family.

Her lineage begins:

Vincent Solana married Maria Vistente, July 4, 1594 Sgt. Major Alonso de Solana was their son, born 1597, confirmed in 1606, married in 1619 to Dona Francesca Perez, and died in 1678.

Adjutant Alonso Solana, Jr. was the son of this couple. Born 1620, married 1644 to Antonia de Jacihbo Adj. Solana was No. 58 on the 1702 Ruined House list.

Diego de Solana was their son. Born Index(illegible) 1659 Married 1679, veiled or renewed vows in 1683, Antonia de los Reyes.

Lt. (later Captain) Laureano de Solana was their son. Born 1697, married 8/30/1727, Antonia Monzon. Died 1755.

Francesca Solana was their daughter. Born in 1735 she married Monday, June 7, 1751, Ph. 288, Don Francisco de Espinosa

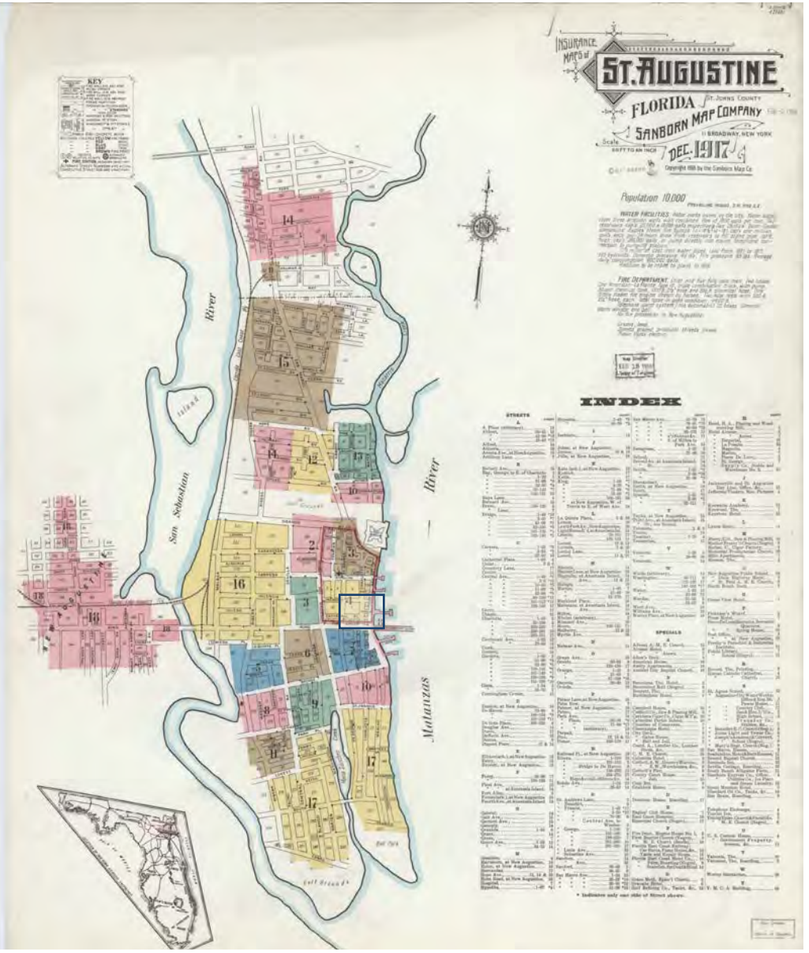
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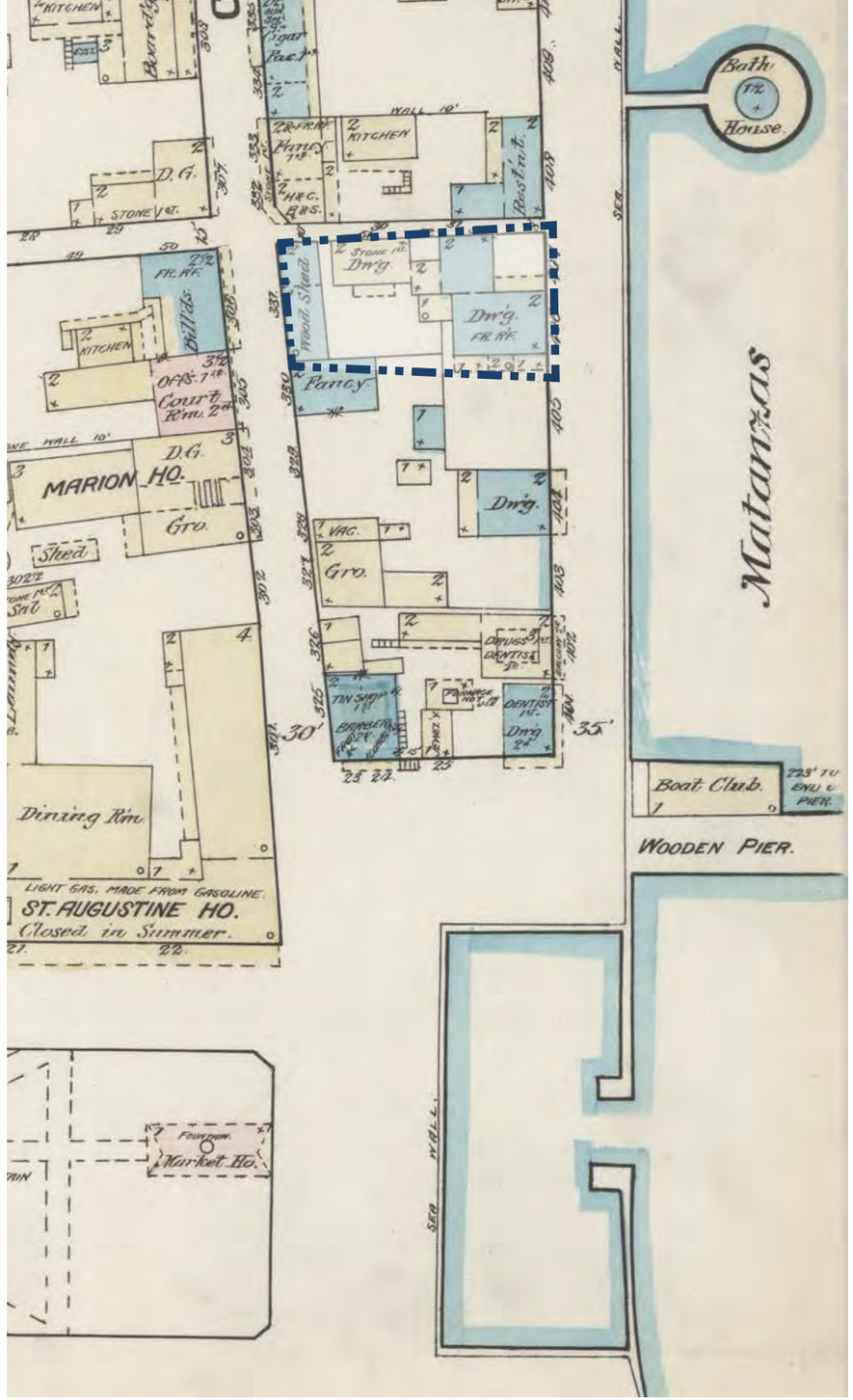
Mr. Hopkins held this area in 1765 on Moncrief. There is no entry on Fish.

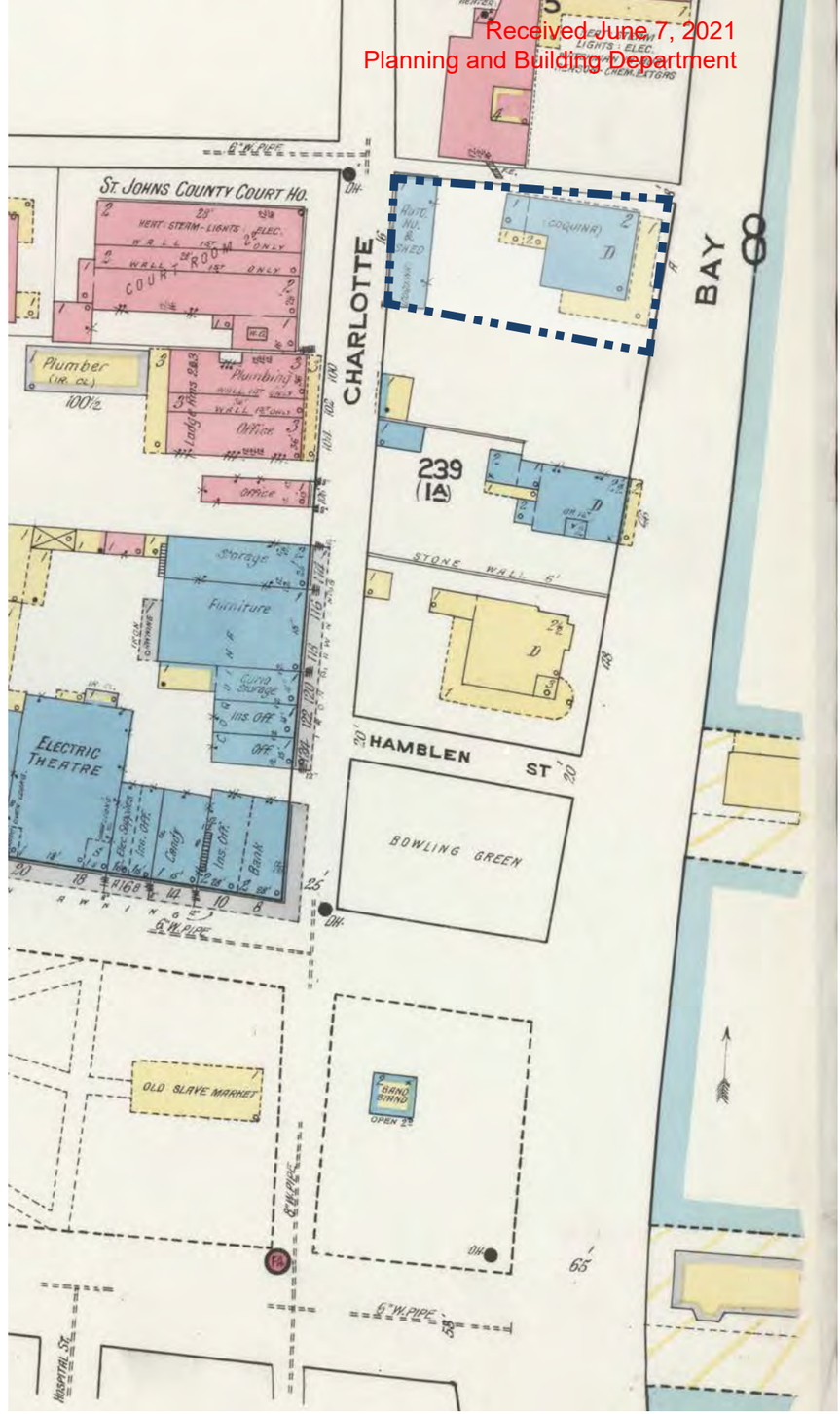
In 1788 it was used as a warehouse by Miguel Isnardy. No. 139 Bl. 17. This will be Block No. 5 in 1790

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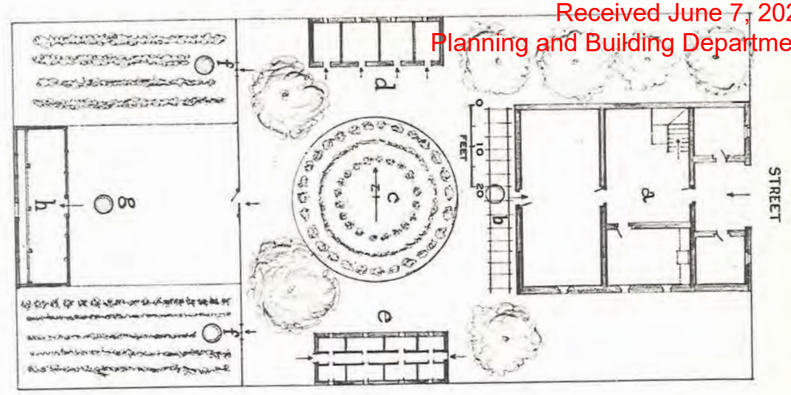
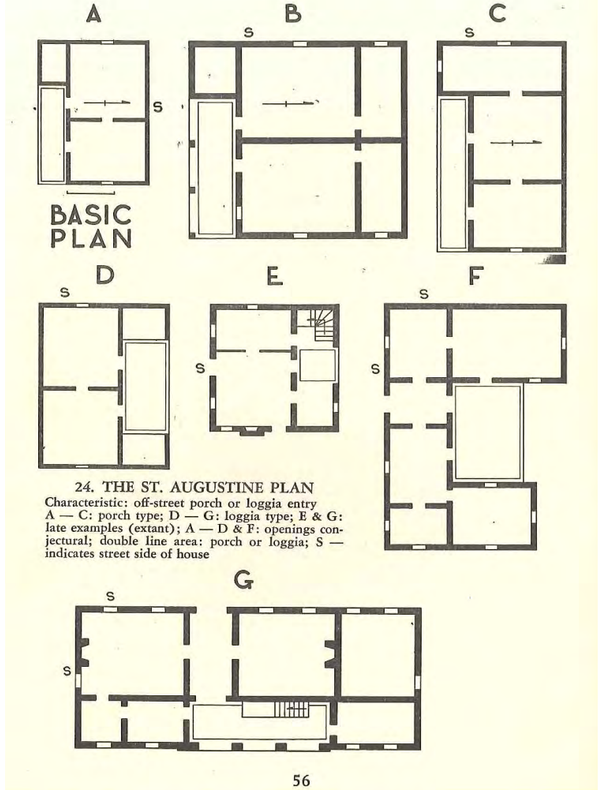



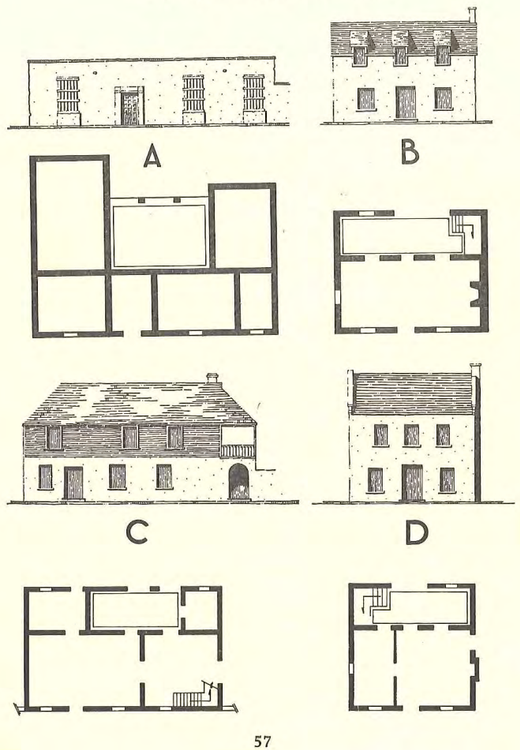

FIGURE 10.7. *(facing page)* Plot plan for the governor. The governor's town lot was probably a *caballería* (knight-size, 88 x 176 U.S. feet) instead of the usual *peonía* (44 x 88 feet) of ordinary folk. *A:* house for the governor, his wife, and their two children. *B:* arbor and well. *C:* flower garden. *D:* quarters for Catalina (the governor's widowed sister), fort chaplain Alonso Cabezas, Capt. Francisco Salazar and wife, and Ens. Pedro Menéndez de Avilés. *E:* servants' quarters. *F:* kitchen gardens and wells. *G:* corral and well. *H:* stable. Courtesy of the St. Augustine Historical Society.




24. THE ST. AUGUSTINE PLAN
Characteristic: off-street porch or loggia entry
A — C: porch type; D — G: loggia type; E & G: late examples (extant); A — D & F: openings conjectural; double line area: porch or loggia; S — indicates street side of house

56

25. ST. AUGUSTINE PLAN HOUSES
"A" is in part a conjectural restoration




57

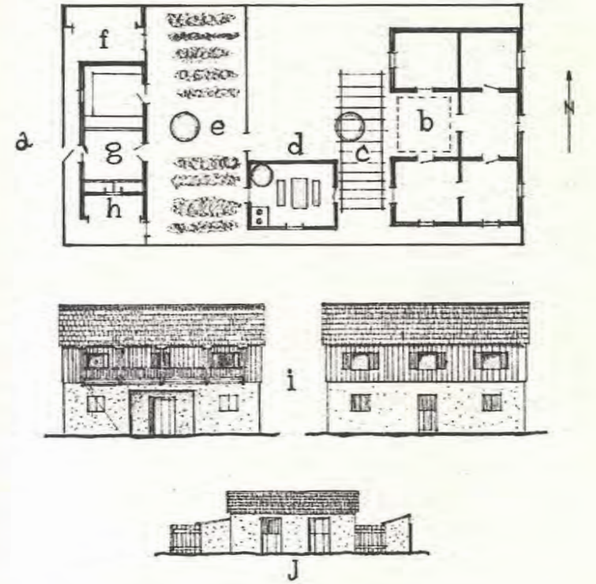



FIGURE 10.6. Plot plan for captain and factor Juan de Junco, from Ribadesella (Asturias). *A:* plot plan: the lot is fenced with boards. *B:* house: tabby walls on ground floor; rooms include office (at the street entrance), living room, dining room, bedrooms, and loggia; *C:* arbor and well; *D:* kitchen, with stove, oven, table, and benches; *E:* kitchen garden and well; *F:* pigsty; *G:* stable and storage; *H:* chicken roost. *I:* house elevations: western (left) and eastern (right); the upper floor (bedrooms) is timberframe with board walls and shingle roof. *J:* eastern elevation of stable with chicken roost (left) and pigsty (right). Courtesy of the St. Augustine Historical Society.

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Cabbage Palm

Spineless Yucca














Eastern Red Cedar



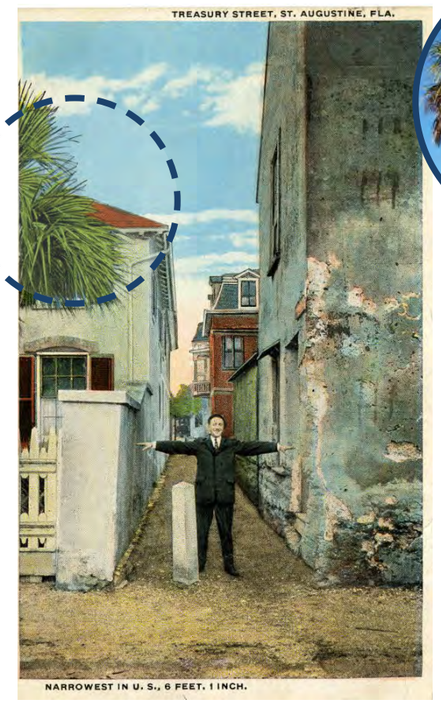
Spineless Yucca

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Cabbage Palm

Pittosporum





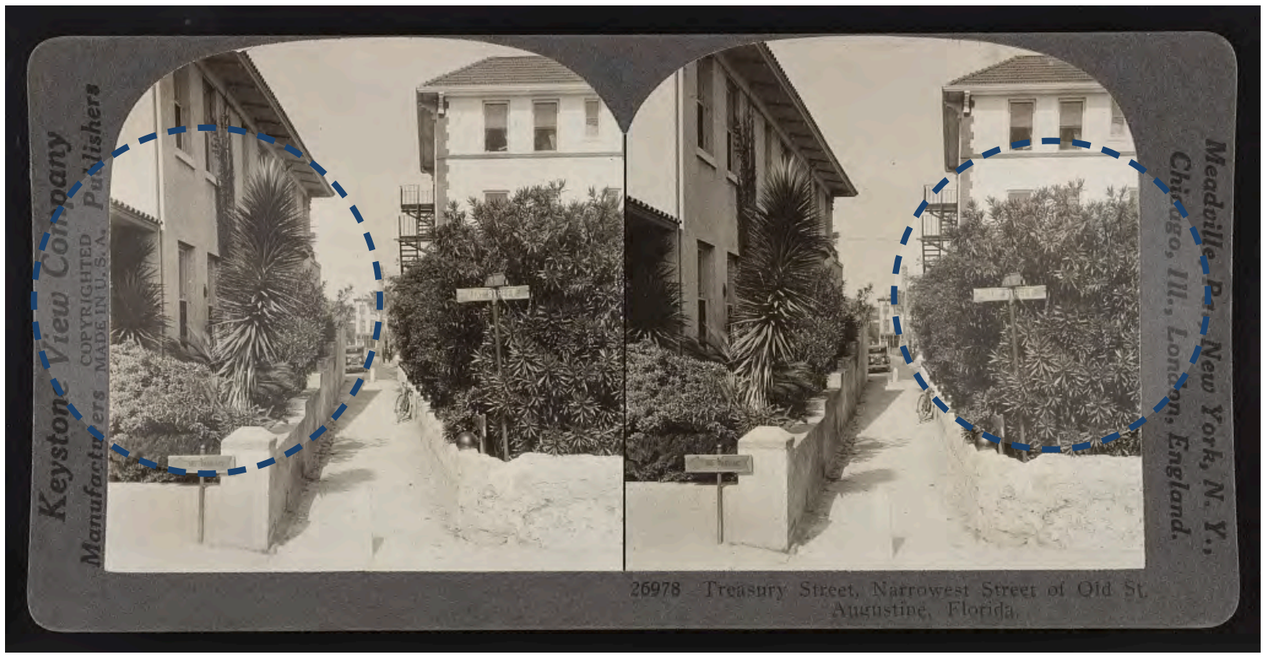
Cabbage Palm

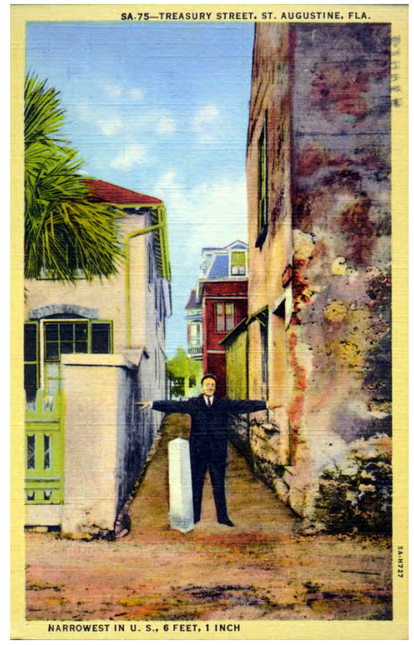


Eastern Red Cedar



Spineless Yucca



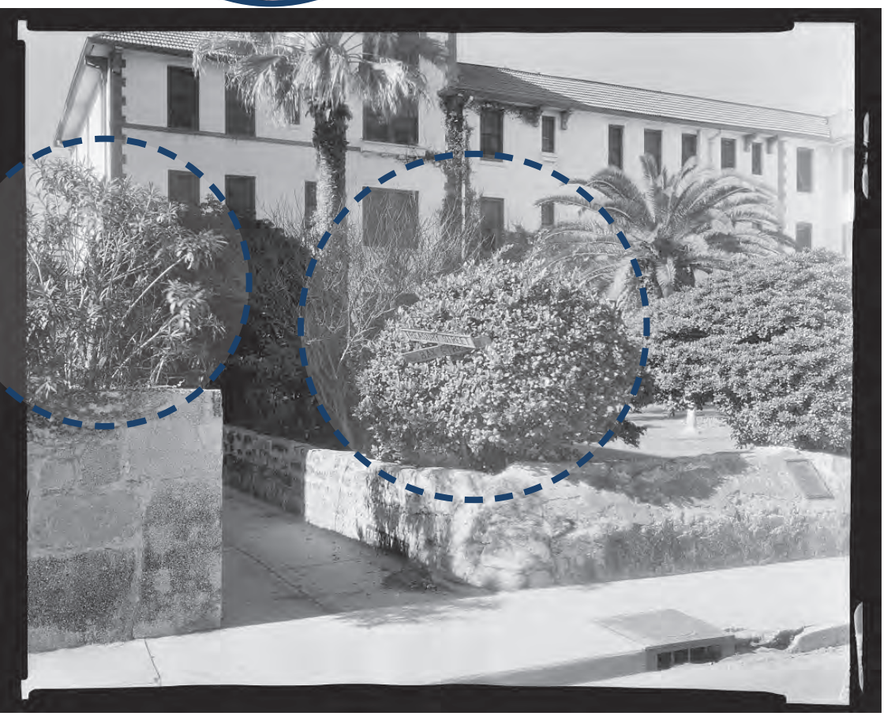
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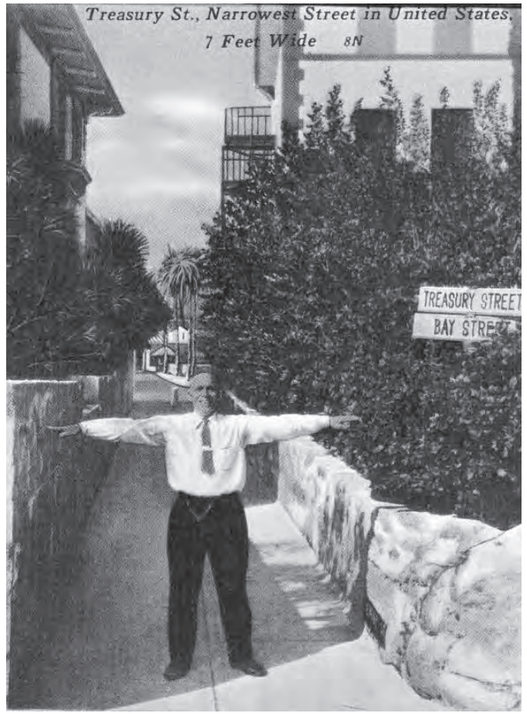


Oleander

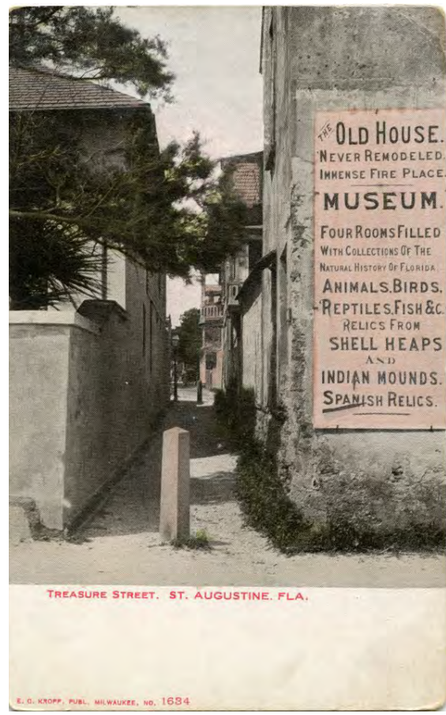


Pittosporum

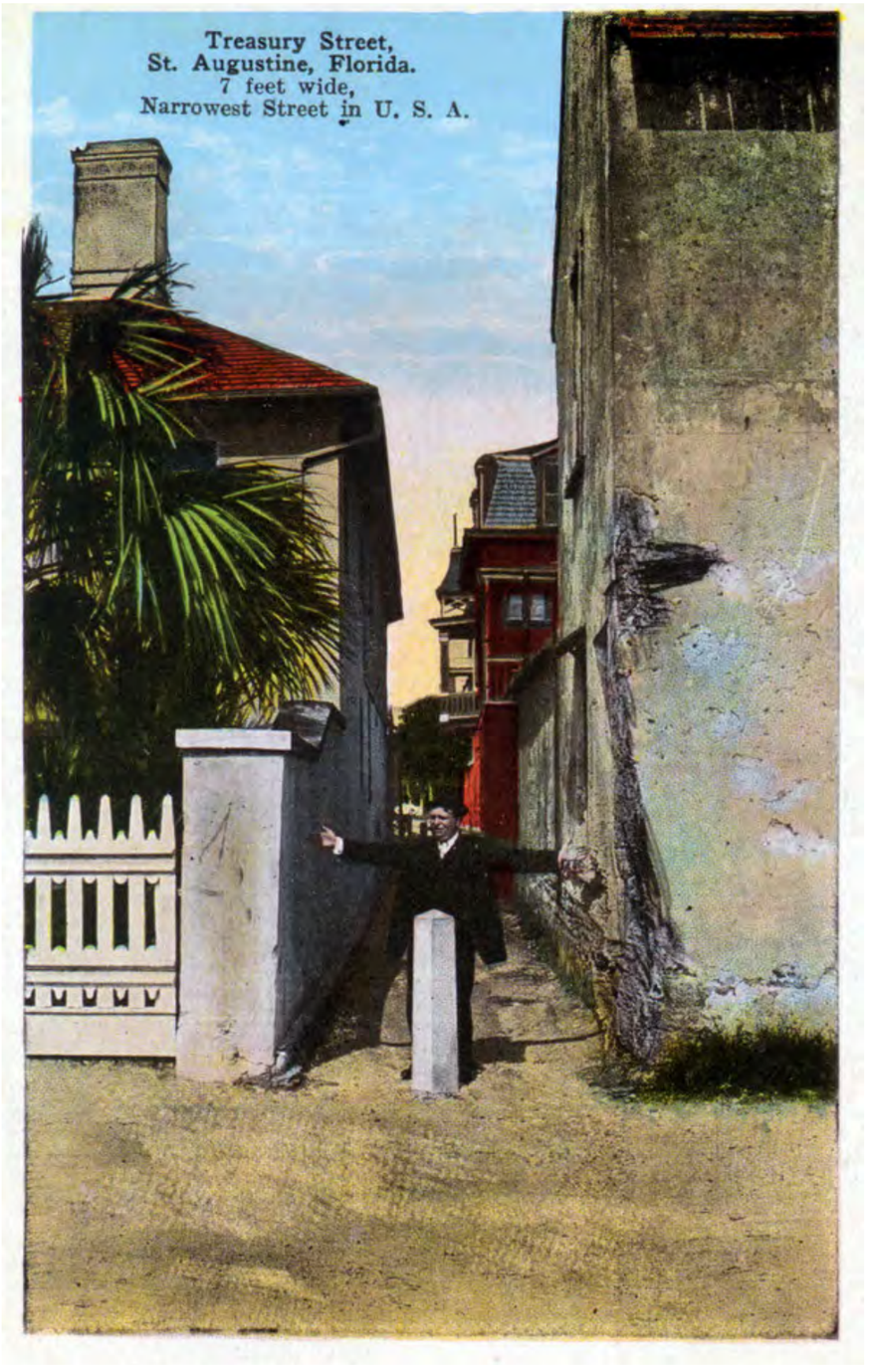


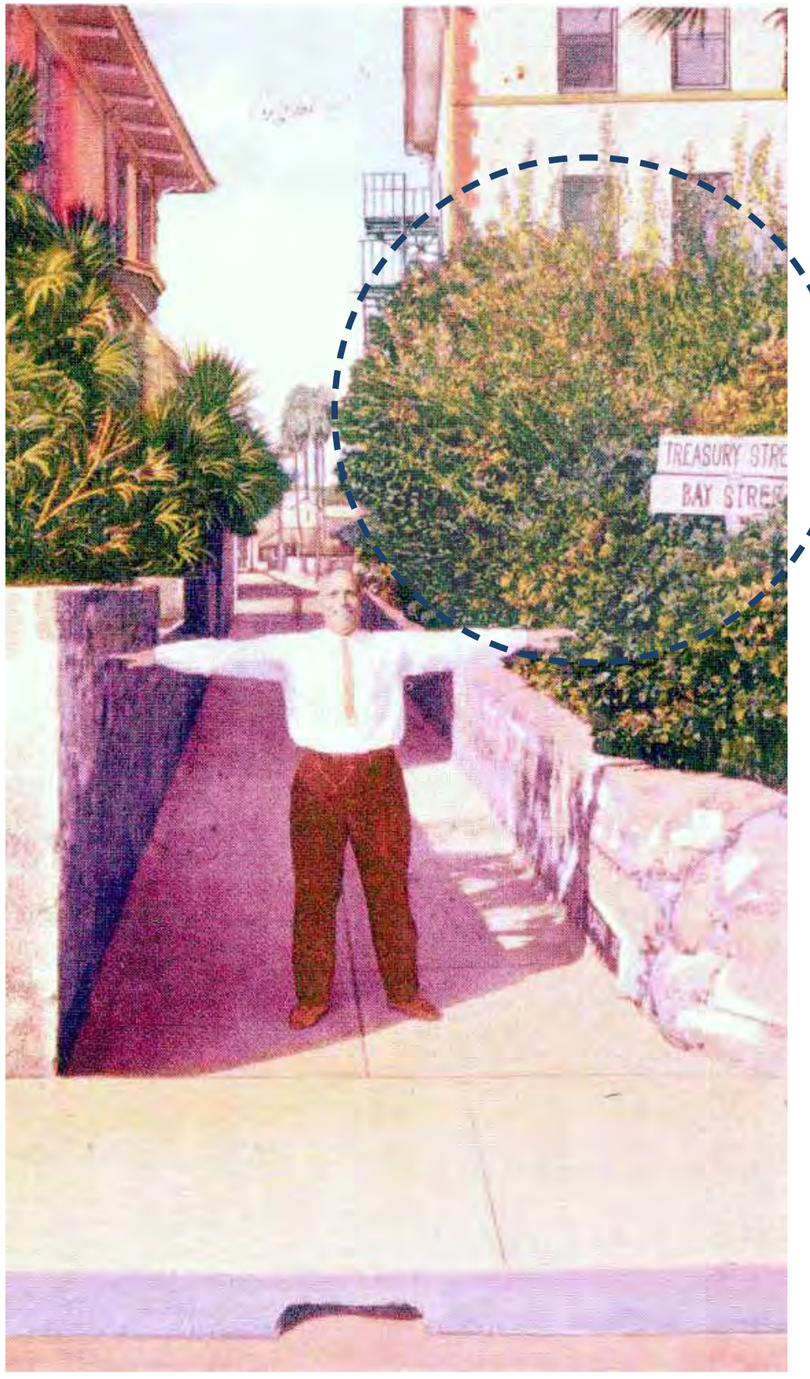




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**44 AVENIDA MENÉNDEZ** | HISTORIC PRECEDENCE 06.07.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

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**44 AVENIDA MENÉNDEZ** | CONCEPT PLAN 06.07.2021

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Live Oak *(Quercus virginiana)*



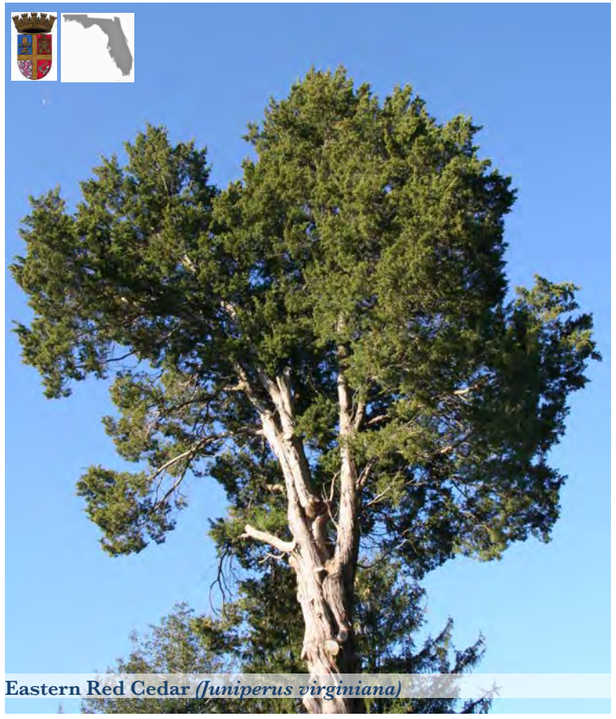
Drake Elm *(Ulmus parvifolia)*



Cabbage Palm *(Sabal Palmetto)*



Spineless Yucca *(Yucca elephantipes)*



Eastern Red Cedar *(Juniperus virginiana)*



King Palm *(Archontophoenix alexandrae)*



Oleander *(Nerium oleander)*

AGHP Approved Historic Plant Material

Florida Native Plant

**44 AVENIDA MENÉNDEZ** | PLANT PALETTE 06.07.2021

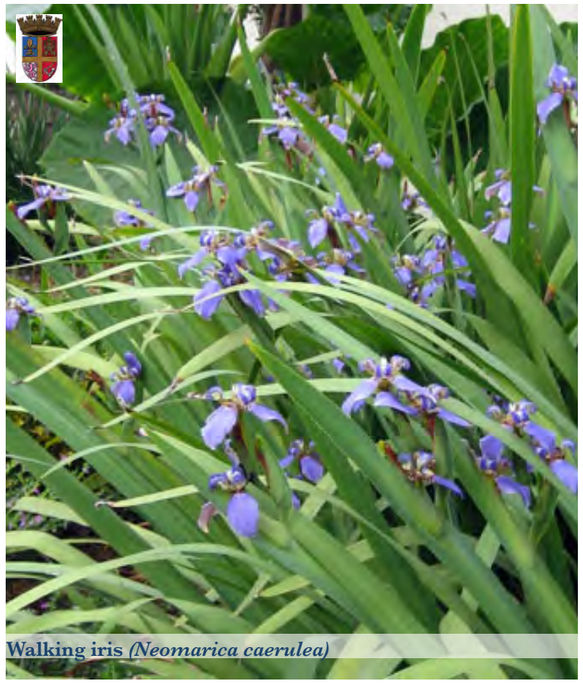
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Dwarf Fakahatchee *(Tripsacum dactyloides)*



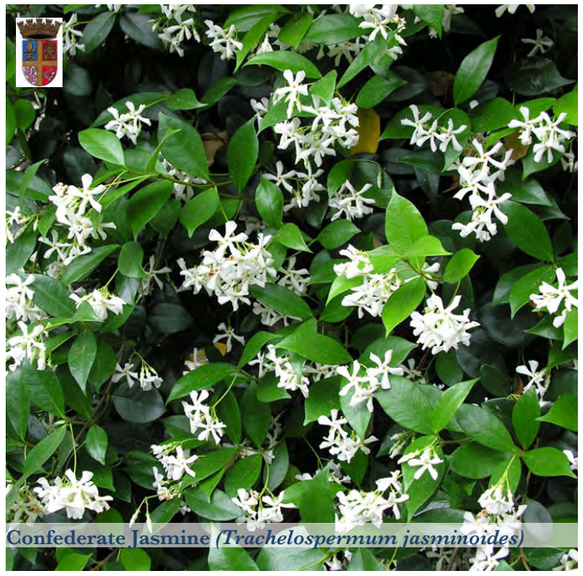
Walking iris *(Neomarica caerulea)*



Pittosporum *(Pittosporum tobira)*



Dune sunflower *(Helianthes debilis)*

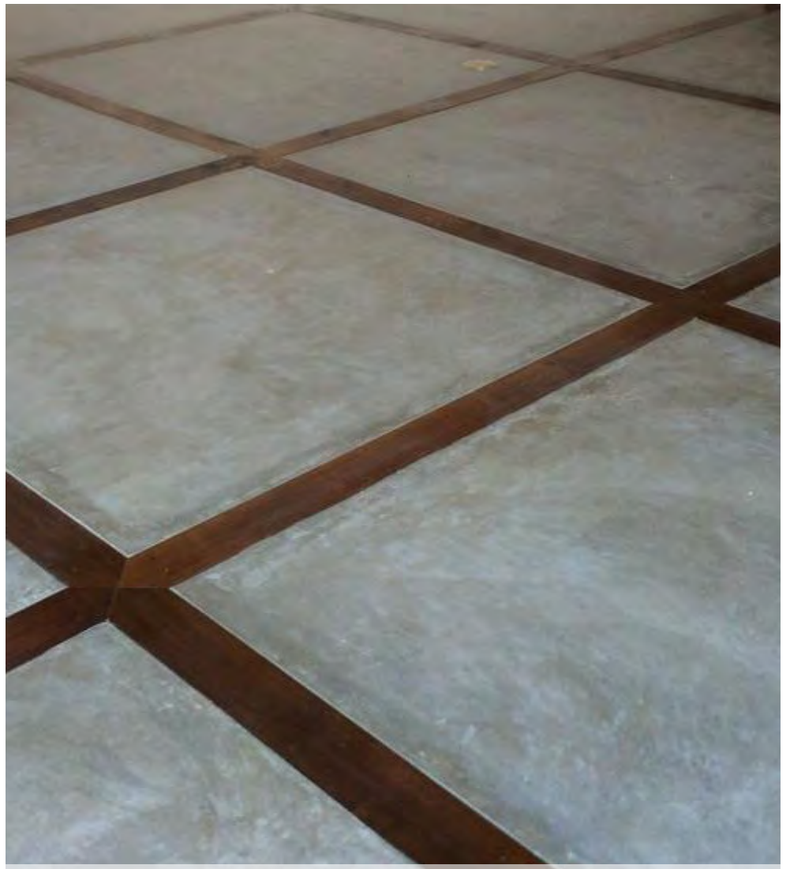


Confederate Jasmine *(Trachelospermum jasminoides)*

AGHP Approved Historic Plant Material

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Tabby Concrete with Wood Timber Inlay



Tabby Concrete



Cut Coquina Concrete



Higher Concrete Wall with Fence Detail




Lower Concrete Wall

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**44 AVENIDA MENÉNDEZ** | PERSPECTIVE RENDERINGS

06.07.2021

St. Augustine, Florida |44 Avenida Menéndez
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**44 AVENIDA MENÉNDEZ** | PERSPECTIVE RENDERINGS

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0' 25' 50' 100'

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



■ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL 2021-0059

Receipt No. 2097860 Meeting Date: 5/20/2021

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

1. NAME OF APPLICANT CD + Urban
   Business (if applicable) _____
   Address 1936 San Marco Blvd.
   City Jacksonvillle State FL Zip Code 32207
   Daytime telephone 9046263454 Other phone/email joe@cronkduch.com
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER John Arbizzani
   Business (if applicable) 44 Avenida Menendez, LLC
   Address 44 Avenida Menendez
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 9043154253 Other phone _____
3. PROJECT STREET ADDRESS 44 Avenida Menedez
4. LEGAL DESCRIPTION: Lot X Block ___ Subdivision _____ Parcel 196340 0000
5. EXISTING USE Office and Parking PROPOSED USE Restaurant and Courtyard
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

October 2017

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

- [x] New building Restaurant building
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) Roof for building
- [x] New porch/deck/balcony Wrap around, upper and lower porch
- [x] New awning/canopy Over entrances to use as marking points
- [x] New entrances Singlular new entrance into property
- [x] New window opening/sashes Windows in new building
- [x] New exterior lighting Outdoor lights on both fist and second floor
- [x] New fence/wall/gate Fence and gate concept on Avendia Menedez and Charlotte
- [x] New parking/walkways/other site features Walkway through area to connect Charlotte and Avenida Menedez
- [x] Exterior utility service/mechanical equipment Restaurant dumpsters, loading dock, HVAC equipment

D. PAINT COLORS (check one)

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

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

Espinoza Sanchez is a restaurant concept located in Historic Downtown St. Augustine, at 44 Avenida Menendez. We have proposed the demolition of a non-historic, abandoned drive through building, and in its replacement will be a two story, historic-inspired restaurant and courtyard. The addition of this building will add to the common good of the surrounding community, and draw residence and tourist alike into the downtown area. Our goal is to meet the wants and needs of our client, while still adhering to the historical precedence that has already been established by the surrounding structures.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME CD + Urban

SIGNATURE OF APPLICANT _____ DATE 04.15.21

PRINT OWNER'S NAME John Arbizzani

SIGNATURE OF OWNER _____ DATE 04.15.21

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

44 Avenida Menendez - PL-2021-0059

Received April 16, 2021
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*Application Sufficiency Review*

## COMPLETENESS REVIEW CHECKLIST

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

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

[ ] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

**AWNING/CANOPY** (Provide details of proposing) Spec sheets, finish, color

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

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

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

October 2017

Received April 16, 2021
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CONTINUED

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

**WINDOWS** (windows, shutters, and other associated features)

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

**FOUNDATION** (replacement, infill, alteration including elevation)

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

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

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

**FENCES/WALLS/GATES** Provide details if proposing

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

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

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

(⊗ Outdoor seating / furniture details needed as well

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

| | | |
|---|---|---|
| ☒ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☒ | ☒ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways — Need all existing elements like bldg. to be removed |
| ☒ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☒ | Scaled landscape plan Need if proposing landscaping |
| ☐ | ☒ | Scaled elevation drawings showing existing building(s) and major site features |
| ☒ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☐ | ☒ | Wall sections |
| ☐ | ☒ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☒ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape (Scaled not submitted) |
| ☐ | ☒ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☒ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:
Even though this is an Opinion of Appropriateness application, details checked for each bldg. element above are helpful to ensure compatibility with the AGHP.

Project number: PL2021-0059 Project Address: 44 Avenida Menendez

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

## Julie Courtney

**From:** Cliff Duch <cliff@cronkduch.com>
**Sent:** Tuesday, May 11, 2021 1:05 PM
**To:** Julie Courtney
**Cc:** Kevin Bennett; Joe Cronk; Erlys Rodriguez; Marquesa Cope; John Arbizzani
**Subject:** Re: Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Julie,

Thank you these are helpful.
We are developing our responses for the May 20th Harb meeting.

Cliff

Get Outlook for iOS

---

**From:** Julie Courtney <jcourtney@citystaug.com>
**Sent:** Tuesday, May 11, 2021 12:59:35 PM
**To:** Cliff Duch <cliff@cronkduch.com>
**Cc:** Kevin Bennett <kbennettcda@gmail.com>; Joe Cronk <joe@cronkduch.com>; Erlys Rodriguez <erlys@cronkduch.com>; Marquesa Cope <mmc0054@auburn.edu>
**Subject:** Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Mr. Duch,
I had a couple clarifications that I sent early last week and I provided last Friday at the DRC meeting that are needed on what is planned for the 44 Avenida Menendez. You asked that you be the main contact. I am listing them again below and also adding a couple more questions:

- Please provide the pitch of the different roofs on the proposed new restaurant building
- Please provide heights of the existing Espinosa-Sanchez House and the proposed building, as requested at the 05.07.21 Design Review Committee meeting
- No parking is shown on the proposed plans. Please confirm that the existing parking around the property will be eliminated completely.

ALTERATIONS TO Espinosa-Sanchez House (c. 1702 – 1756):

- What are the modifications proposed for the exterior of the existing one-story building located along Charlotte Street and at the rear of 44 Avenida Menendez (not the bank drive-through building)?
    - On 1st floor plan A1.10: to accommodate the proposed ADA restrooms at the east end of the building, the existing window is being replaced by an exterior door? Will the proposed new door be in the exact location as the window opening?
- An exterior fireplace is being added to the existing chimney on the east elevation or is the plan to rebuild the chimney?
    - do you have any documentation when the chimney was built?
- Any other changes proposed to this building?

WALLS:

- Is the existing wall on the north end to remain?
- Is the masonry wall along Charlotte Street proposed to be rebuilt completely or modified?

- How about the masonry walls on the east side / along Avenida Menendez?

- Is the small ticket office building that is on the northeast corner of the property proposed for removal?

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

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

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

---

**From:** Julie Courtney
**Sent:** Monday, May 3, 2021 5:07 PM
**To:** 'Erlys Rodriguez' <erlys@cronkduch.com>; 'Marquesa Cope' <mmc0054@auburn.edu>
**Subject:** Questions on 44 Avenida Menendez - Opinion of Appropriateness Application for HARB

Hello,
I had a couple clarifications I need on what is planned for the 44 Avenida Menendez:

- What are the modifications proposed for the exterior of the existing one-story building located along Charlotte Street and at the rear of 44 Avenida Menendez (not the bank drive-through building)? It looks like on 1st floor plan A1.10, to accommodate the proposed restrooms at the east of the building, the existing window is being replaced by an exterior door? Will the proposed new door be in the exact location as the window?
  OR
  Is the building being added on to with the ADA restroom, with a new exterior fireplace added on that east end?
- Any other changes proposed to this building?

- Is the existing wall on the north end to remain?
- Is the masonry wall along Charlotte Street proposed to be rebuilt completely or modified?
- How about the masonry walls on the east side / along Avenida Menendez?

- Is the small ticket office building that is on the northeast corner of the property proposed for removal?

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

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# 44 AVENIDA MENENDEZ

## SAINT AUGUSTINE, FL 32084

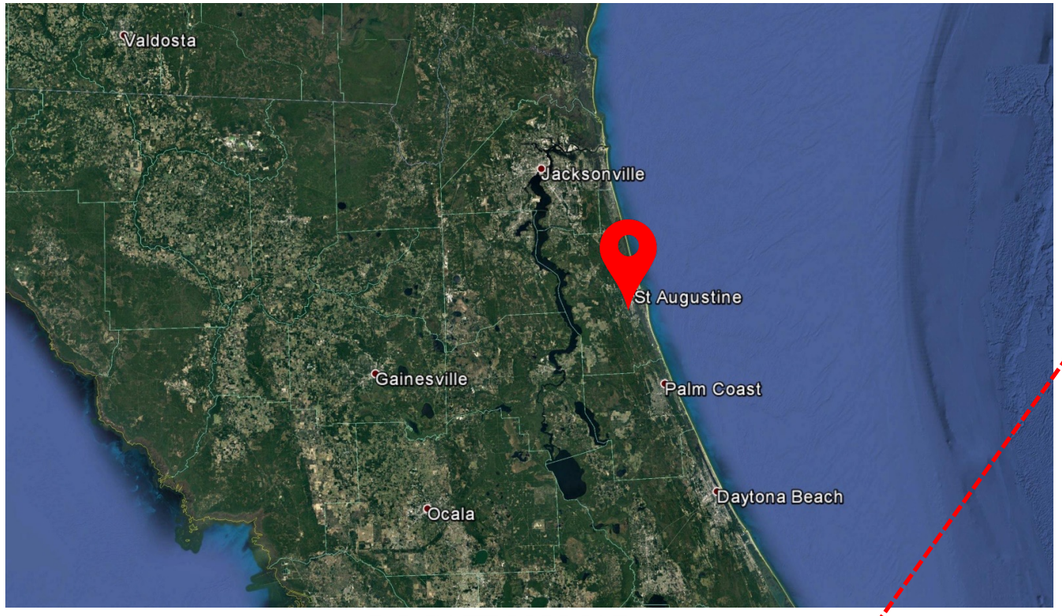


*OPINION OF APPROPRIATENESS*

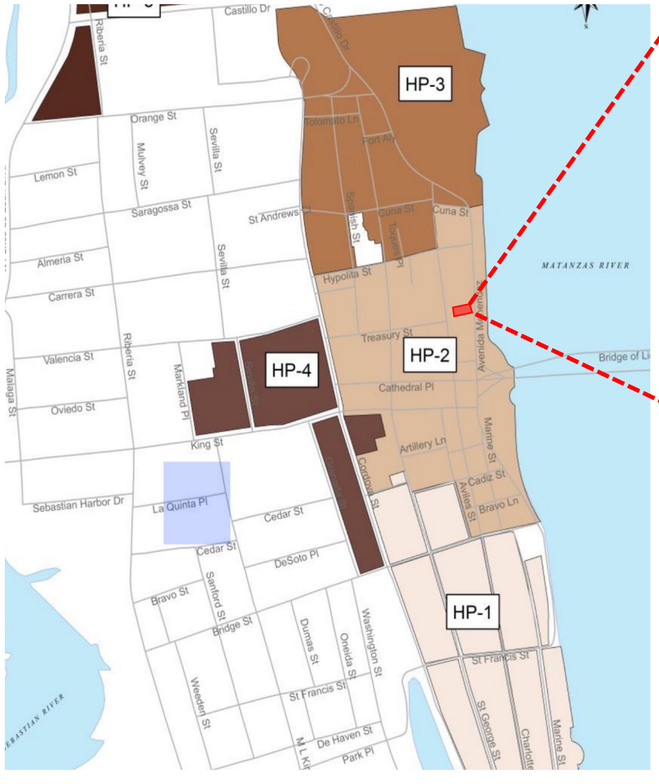
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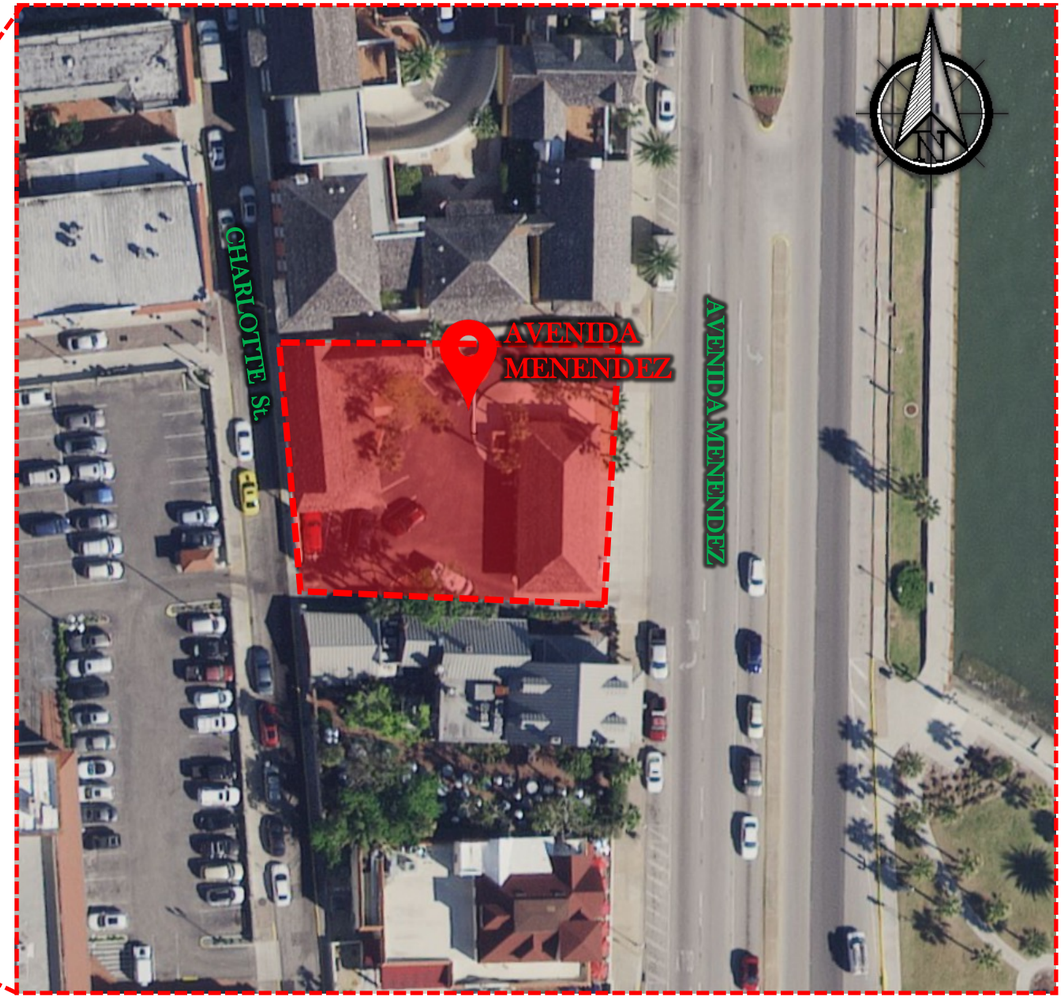
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LOCATION MAP




ST. AUGUSTINE HISTORIC PRESERVATION ZONES

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

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EXISTING BUILDING. CHARACTER

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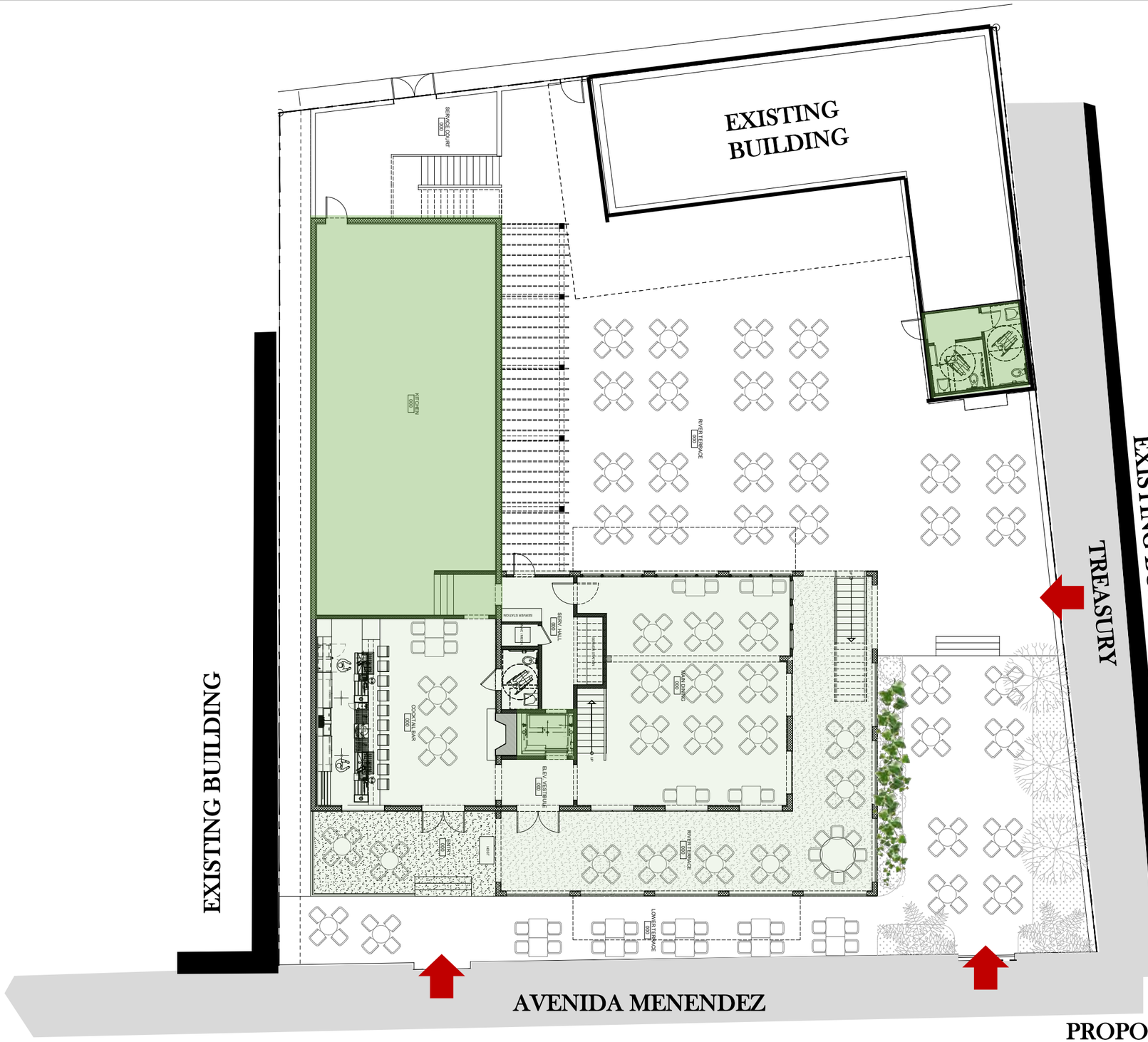





**EXISTING BUILDING. CHARACTER**

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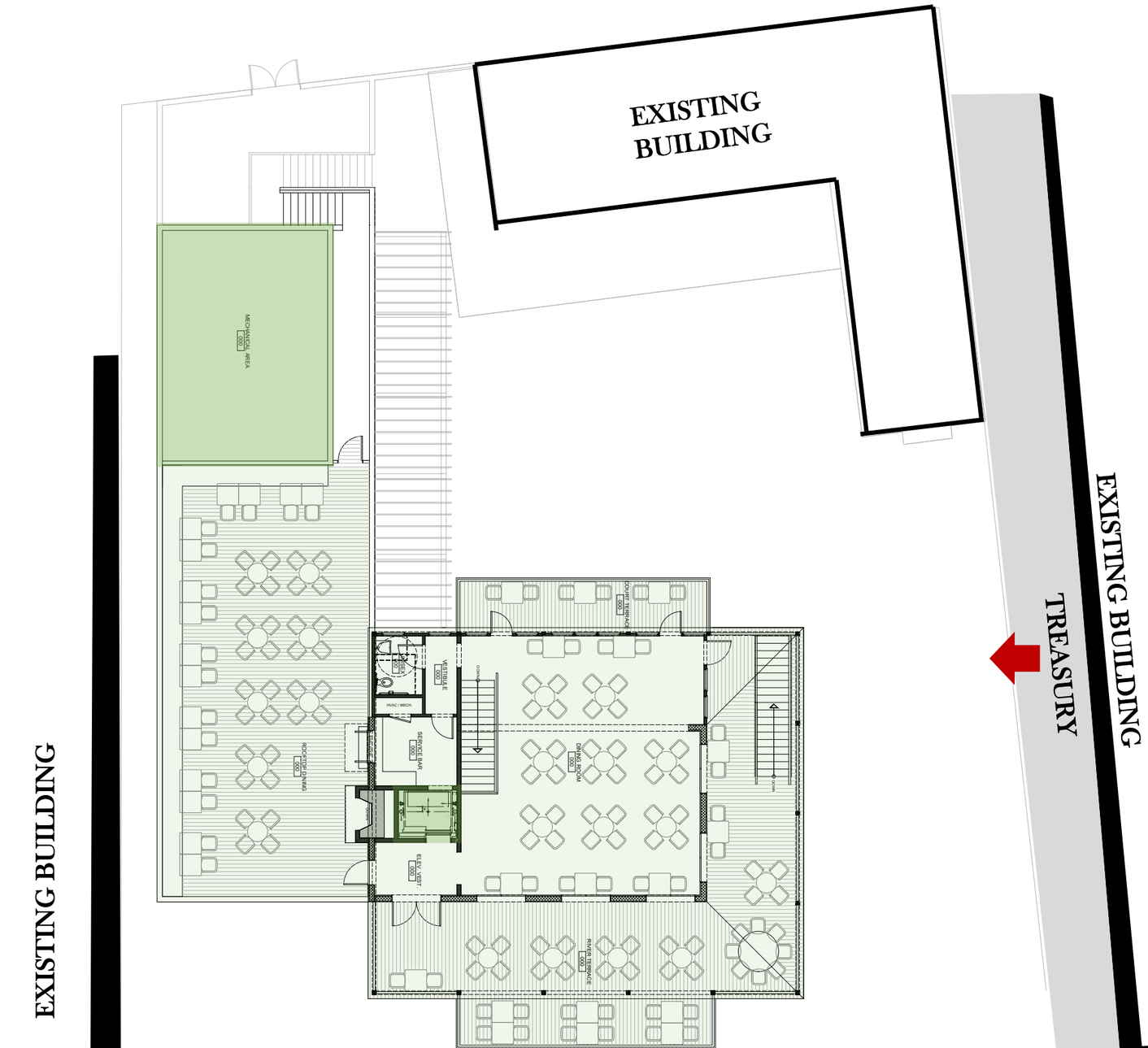
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PROPOSED FIRST FLOOR PLAN

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PROPOSED SECOND FLOOR PLAN

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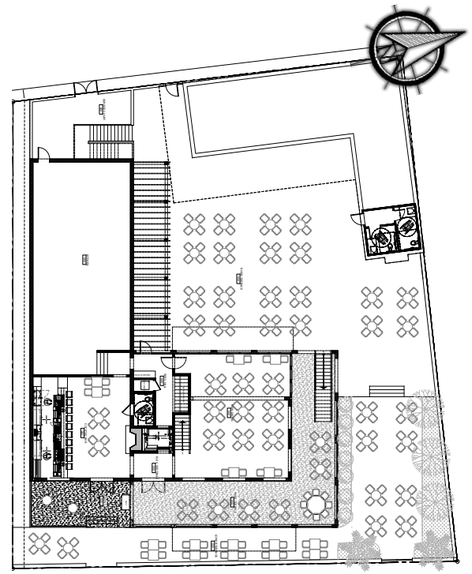
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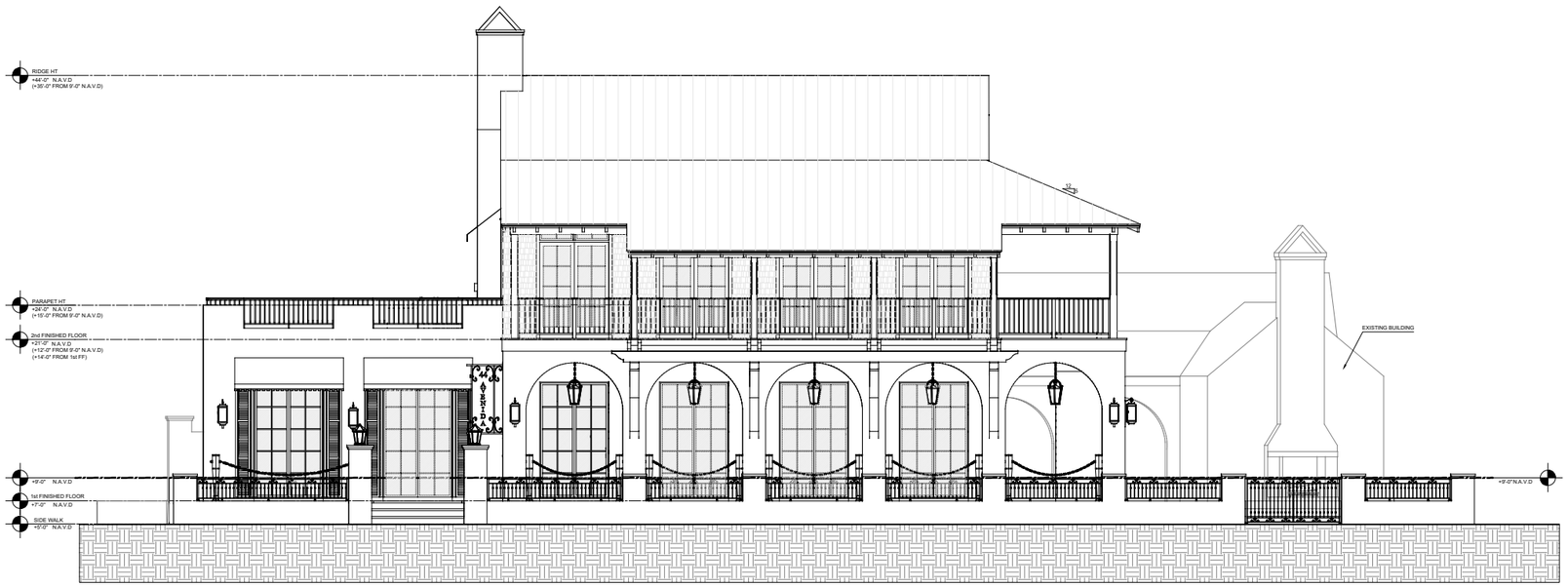


PROPOSED STREET SCAPE



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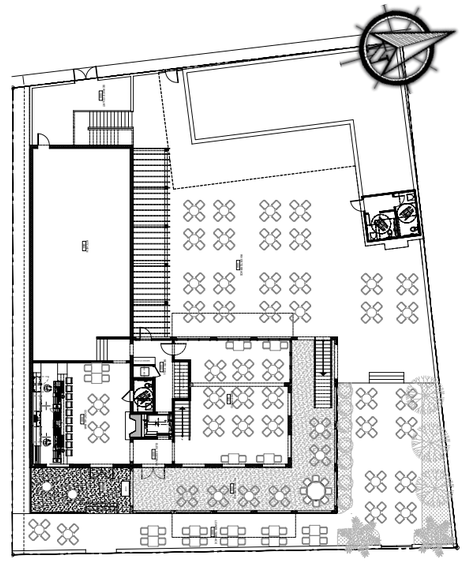
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PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION



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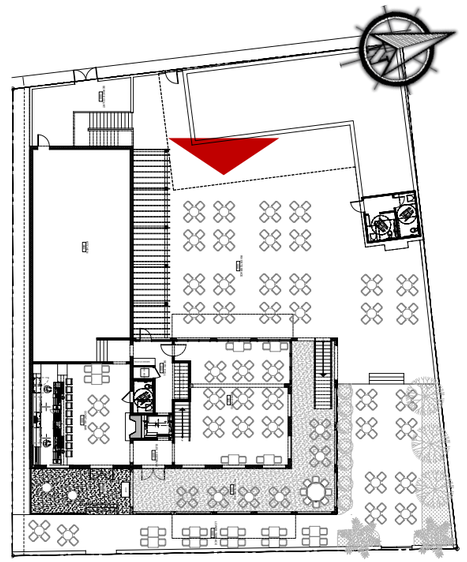
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PROPOSED WEST ELEVATION

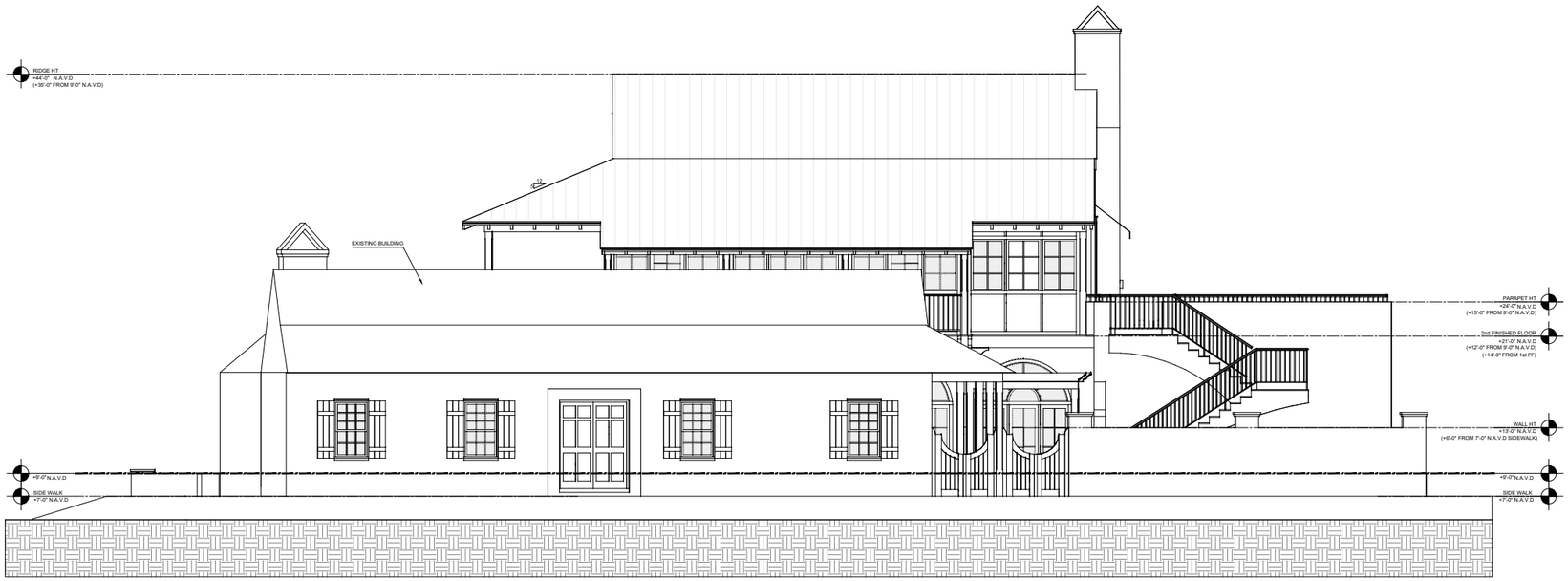


PROPOSED WEST ELEVATION



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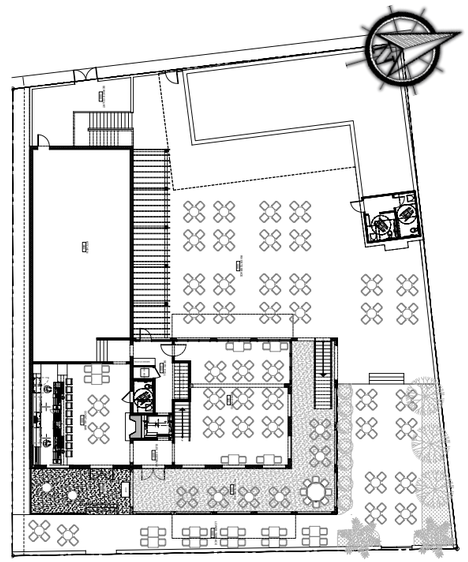
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PROPOSED WEST ELEVATION FROM COURTYARD



PROPOSED WEST ELEVATION FROM COURTYARD

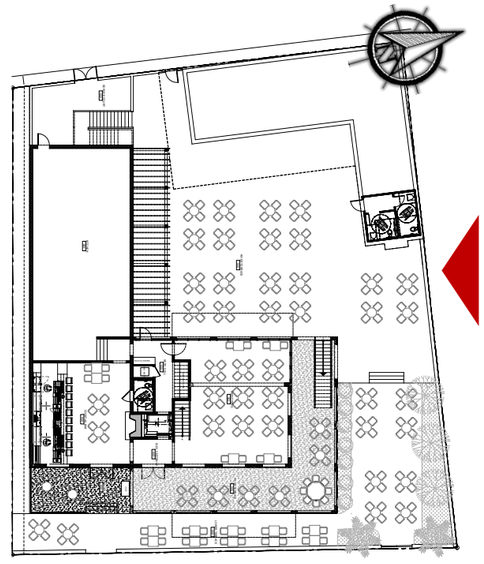


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PROPOSED NORTH ELEVATION FROM TREASURY STREET

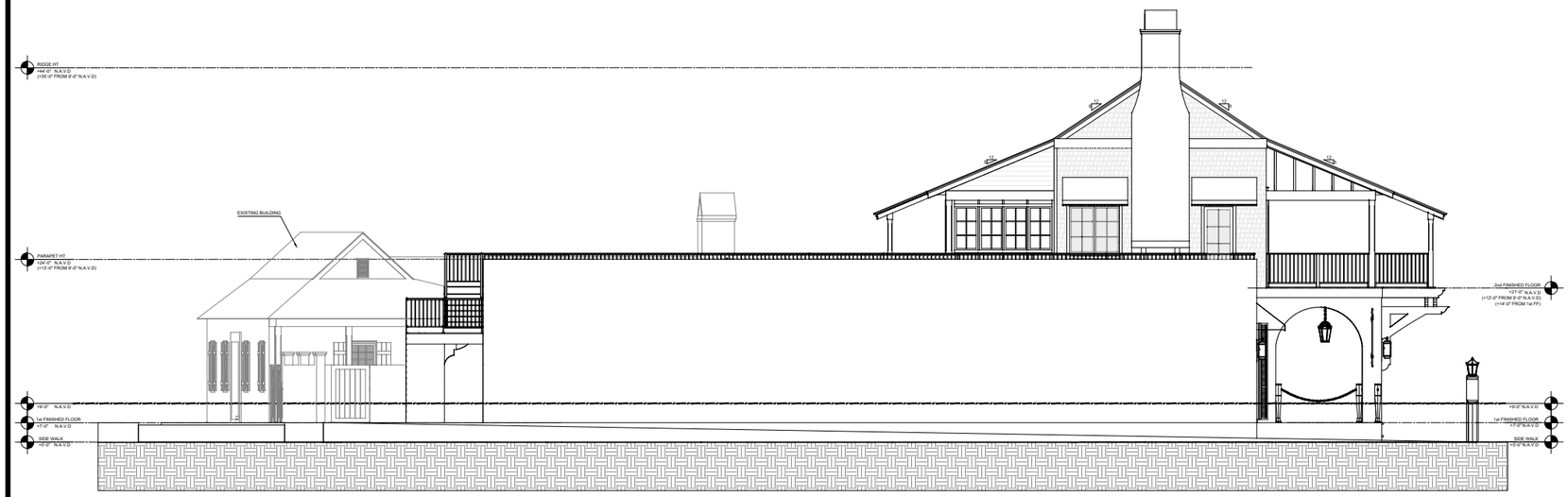




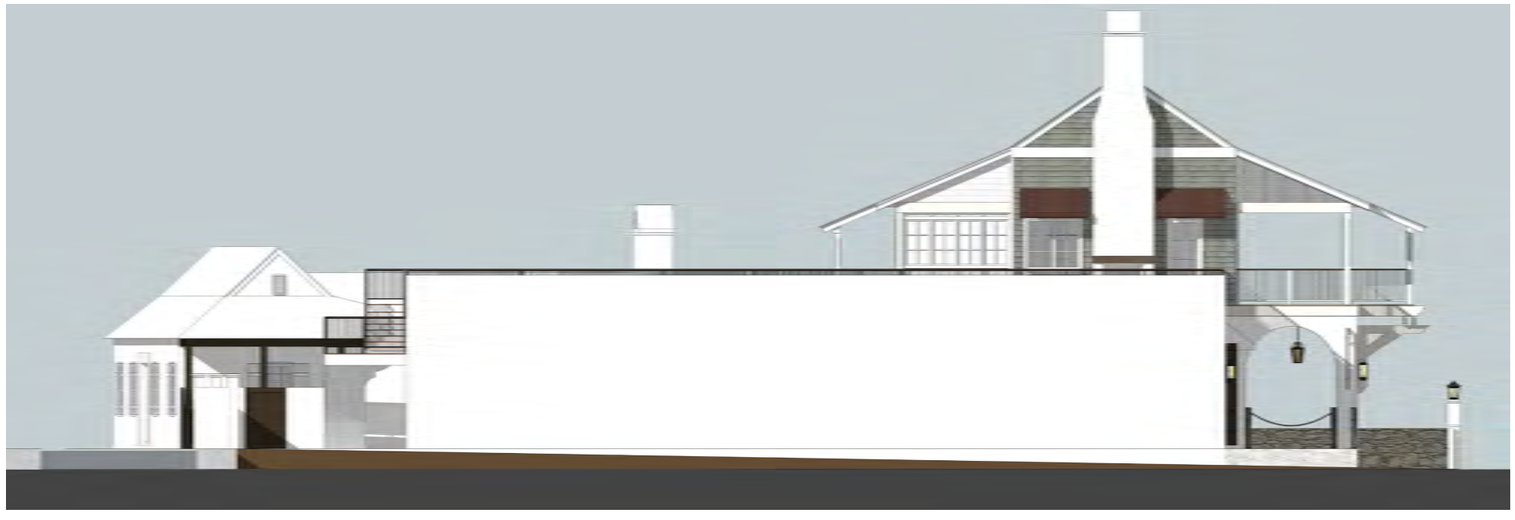
PROPOSED NORTH ELEVATION FROM TREASURY STREET

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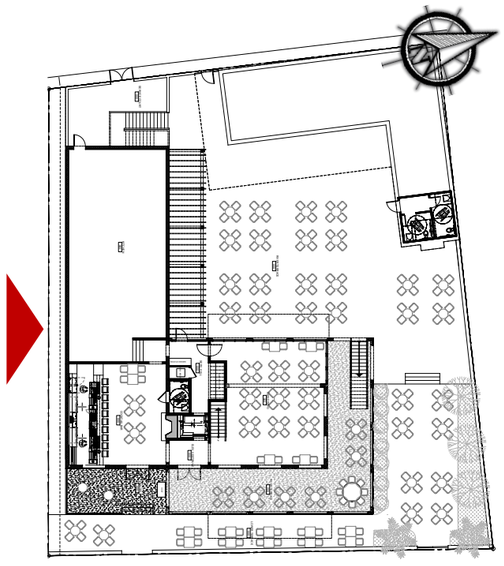
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PROPOSED SOUTH ELEVATIONS



PROPOSED SOUTH ELEVATIONS



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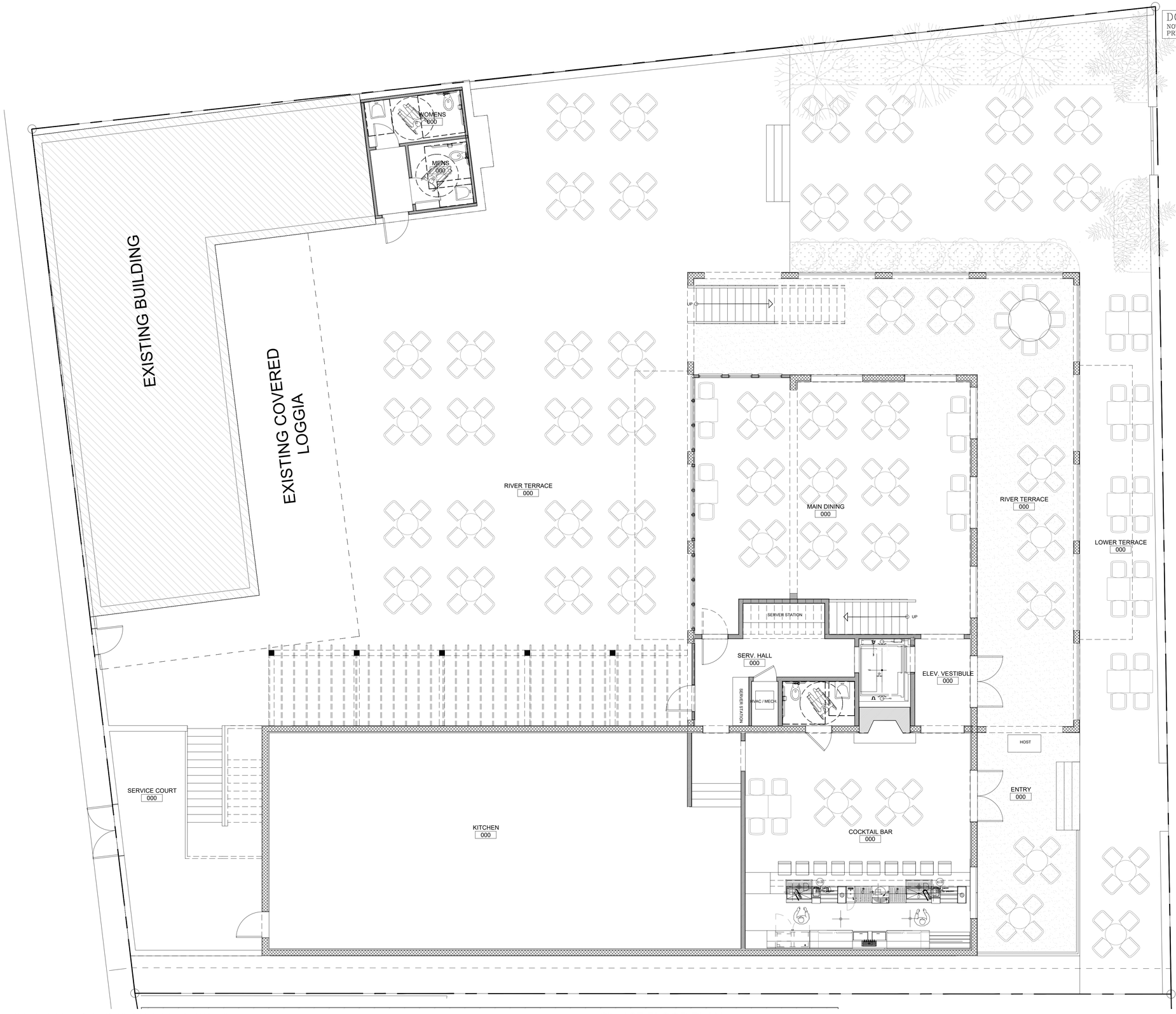


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DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES




1 / A 1.10 1ST FLOOR PLAN
Scale: 3/16" = 1'-0"

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**OPINION OF APPROPRIATENESS - 04/16/21**

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1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: APRIL16, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: OPINION OF APPROPRIATENESS

PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

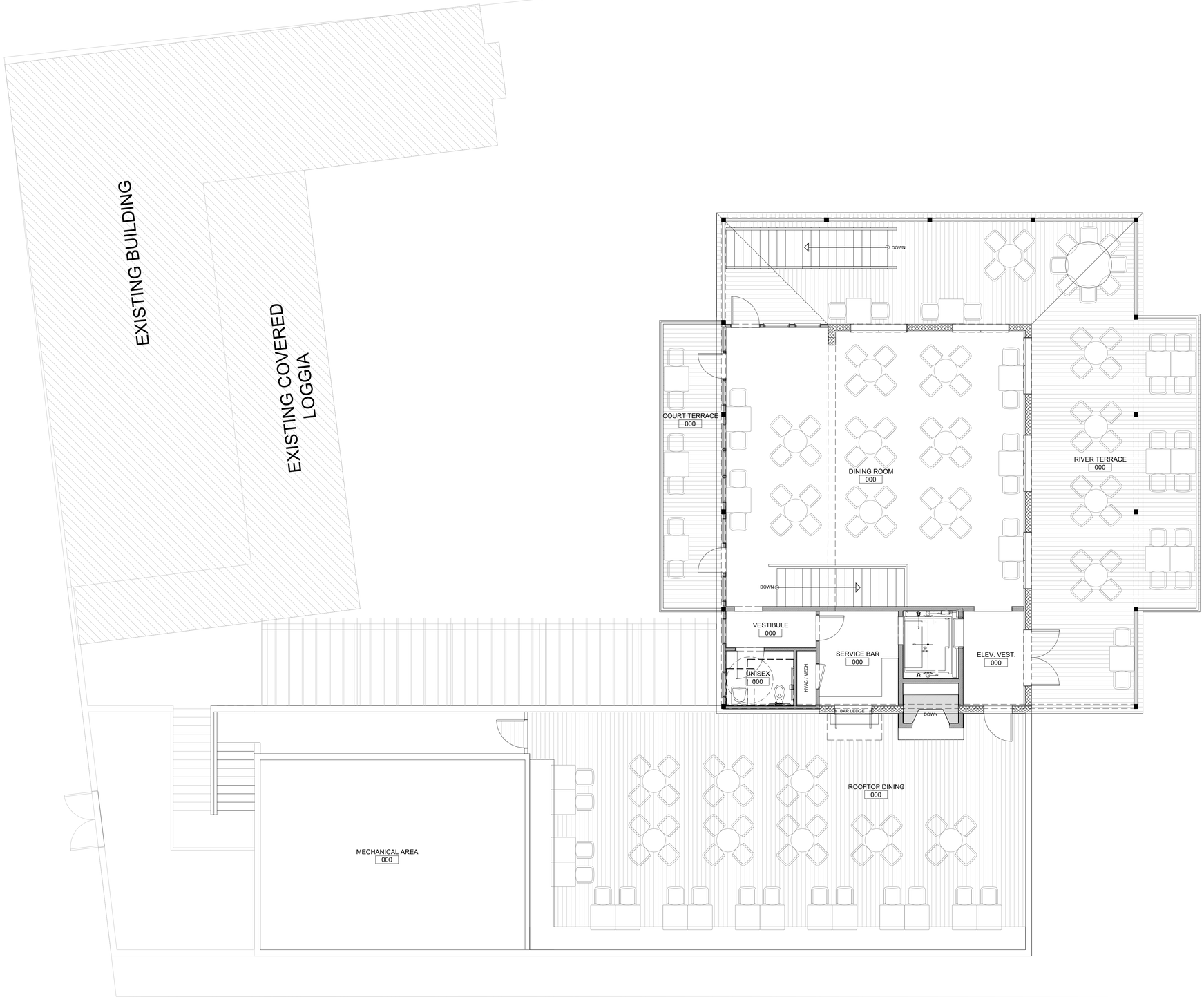
1ST FLOOR PLAN

A1.10

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1 / A 1.20 2ND FLOOR PLAN
Scale: 3/16" = 1'-0"

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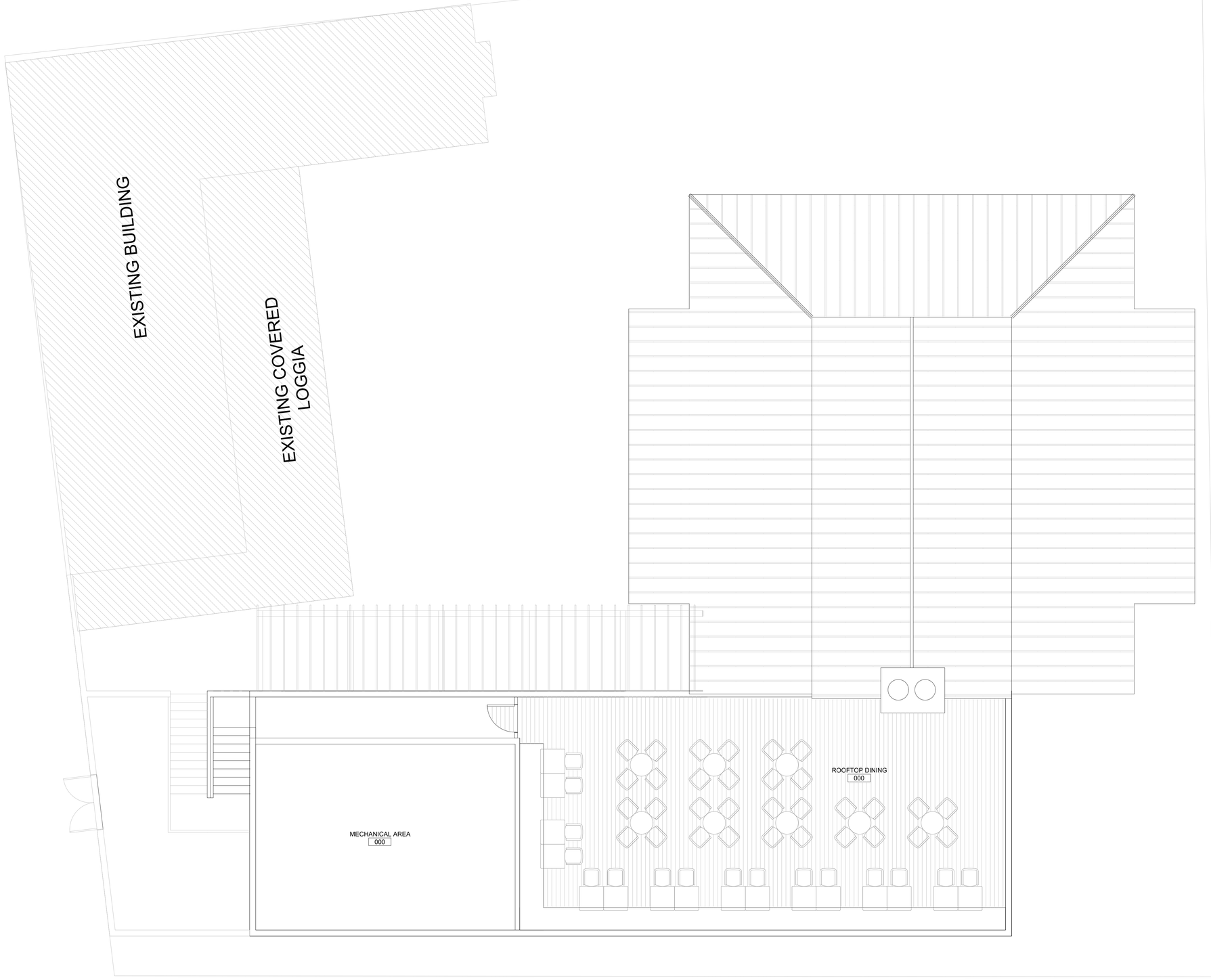
2ND FLOOR PLAN

A1.20

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1 / A 1.30 ROOF PLAN
Scale: 3/16" = 1'-0"

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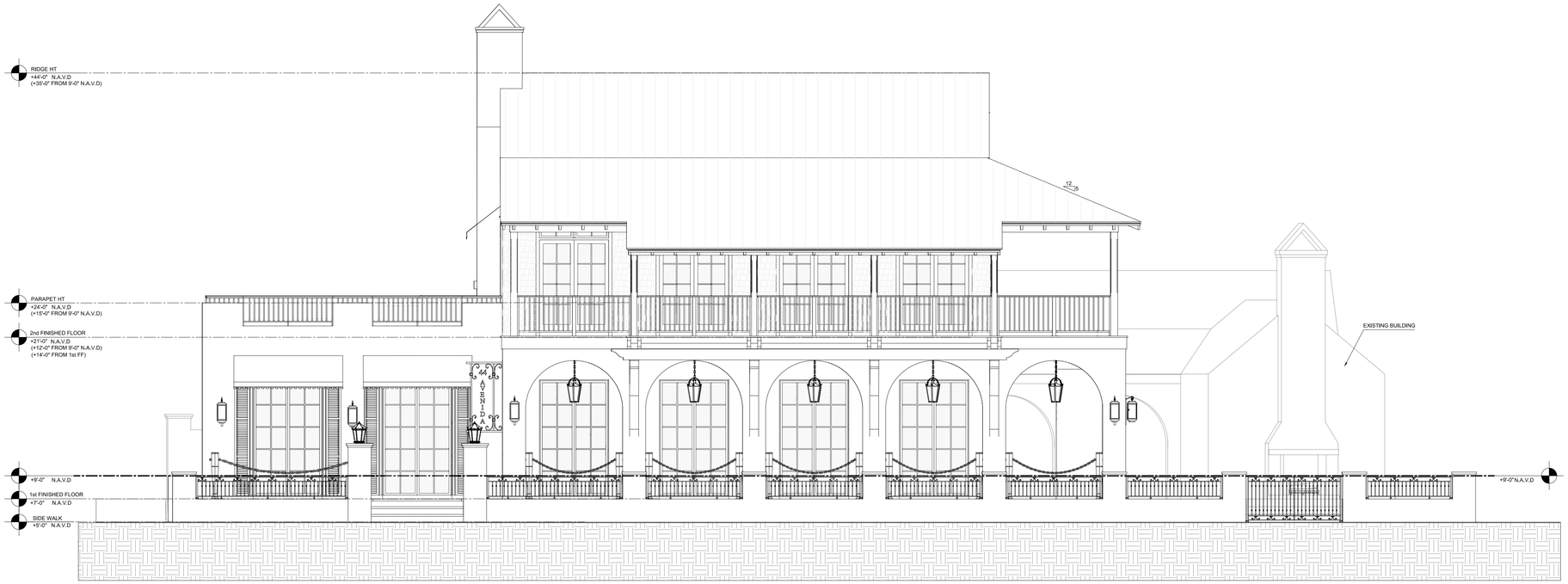
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ROOF PLAN

A1.30

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1 / A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 / A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"

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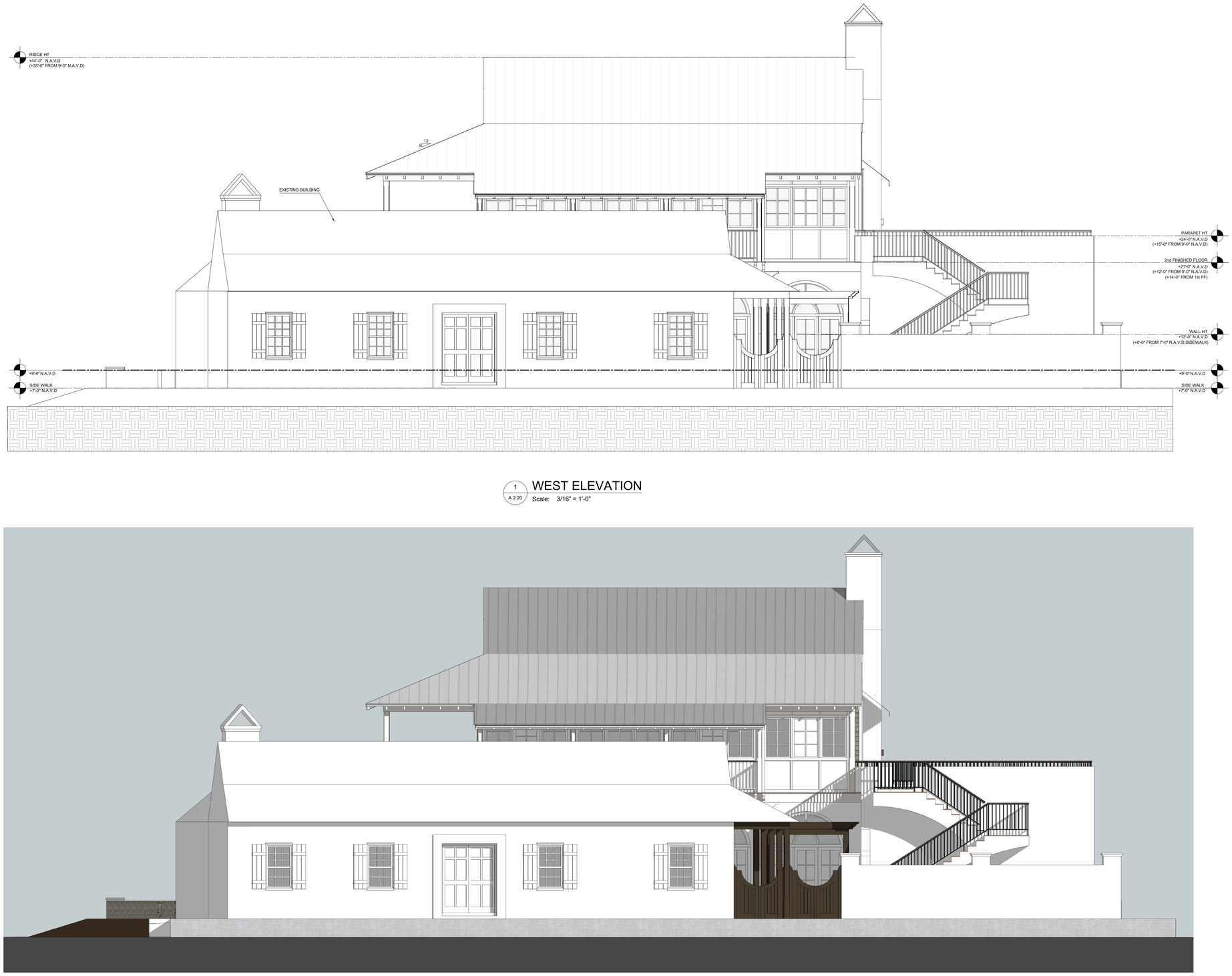
EAST ELEVATION

A2.10

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1 A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

2 A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

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ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WEST ELEVATION

A 2.20

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1 / A 2.30 WEST ELEVATION FROM COURTYARD
Scale: 3/16" = 1'-0"



2 / A 2.30 WEST ELEVATION FROM COURTYARD
Scale: 3/16" = 1'-0"

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# RENOVATION

ST AUGUSTINE , FL

## 44 AVENIDA MENENDEZ

## WEST ELEVATION FROM COURTYARD

A2.30

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1 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"



2 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"

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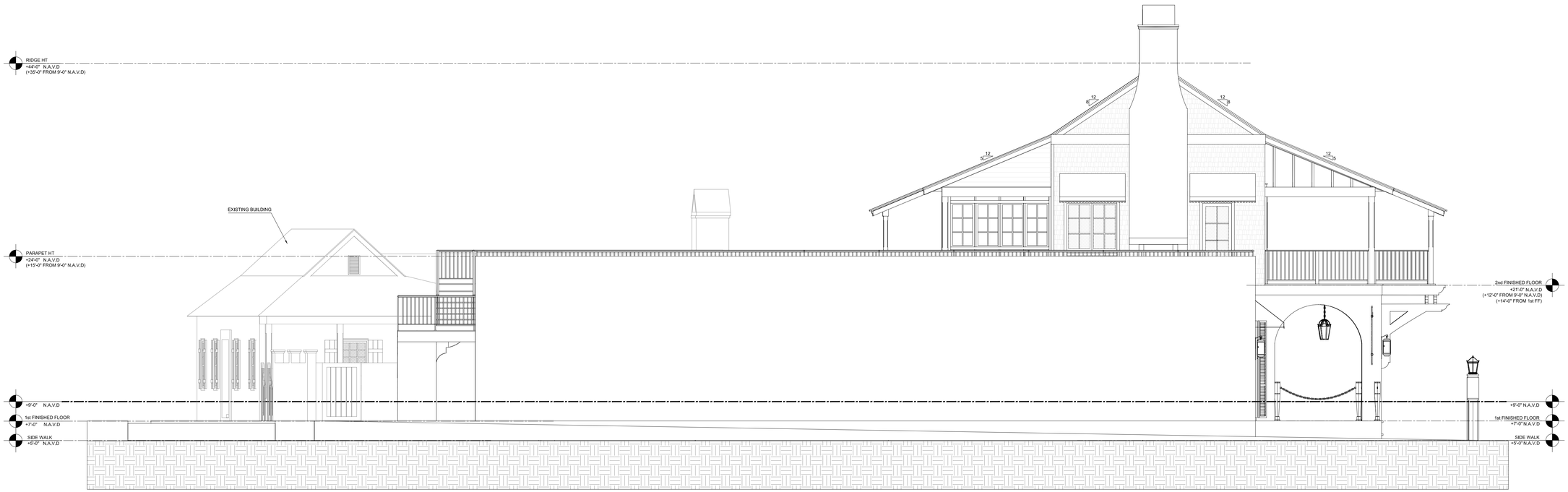
44 AVENIDA MENENDEZ

NORTH ELEVATION FROM TREASURY STREET

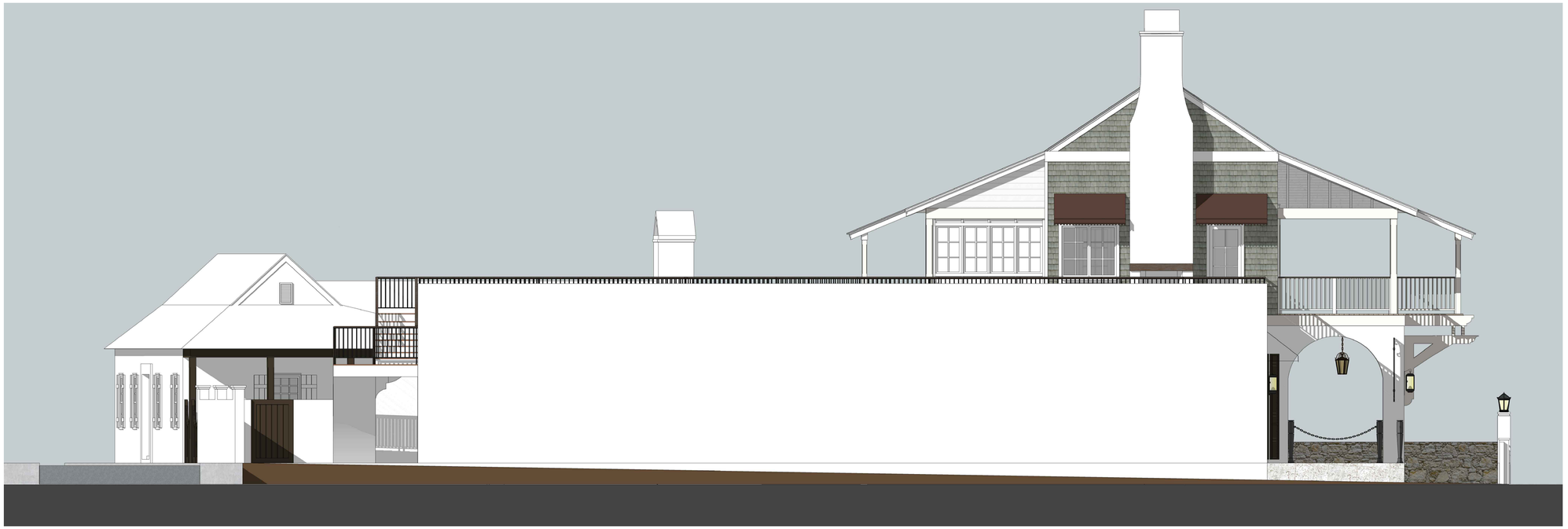
A2.40

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1 / A 2.50 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 / A 2.50 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

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PROJECT NUMBER: -

RENOVATION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

SOUTH ELEVATION

A2.50

Instr #2015018250 BK: 4005 PG: 1206, Filed & Recorded: 3/30/2015 1:45 PM #Pgs:6
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $52.50 Doc. D $10,150.00

Prepared by and Return to:
Howard L. Alford, Esq.
Averitt & Alford, PA
3010 South Third Street, Suite B
Jacksonville Beach, Florida 32250

Tax Parcel No. 196340 000

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED,** is made as of this 27th day of March, 2015, by **VIRTU CATHEDRAL BUILDING, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **44 AVENIDA MENENDEZ, LLC,** a Florida limited liability company, whose address is 44 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the "Grantee:"

**W I T N E S S E T H :** That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land, ***but specifically excluding*** any rights or interests of Grantor in or to other lands of Grantor located (a) outside the boundaries of the Land and (b) outside the boundaries of such streets, alleys or rights-of-way;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee **SUBJECT TO the** permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

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

**AND** the Grantor hereby covenants with Grantee and bind itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.



Return To: 4 pgs
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751 d/s 10,150.00
Attention: **Myrna H. Small**
File No. 4115000705

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Duncan Hatch

Printed Name: James Ross McNab

**VIRTU CATHEDRAL BUILDING, L.L.C.,**
a Delaware limited liability company

By: Virtu Investments, L.L.C., an Arizona limited liability company, its manager

By: _____
Name: Scott McWhorter
Title: MANAGER

COPY

# CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On MAR 26 2015, before me *Terrie Gillett, Notary Public*, personally appeared **Scott McWhorter**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

COPY

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.

TERRIE GILLETT
COMM. #1955745
Notary Public - California
Marin County
My Comm. Expires Nov. 5, 2015
NRO1 NRO1

Terrie Gillett, Notary Public (Seal)

*Optional Information*

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of: Special Warranty Deed - Parcel 197160

TYPE OF INDENTIFICATION

[✓] Satisfactory Evidence – photo ID card
[ ] One credible witness acknowledging identity of principal
[ ] Two credible witnesses acknowledging identity of principal

STATE OF _____ §
§
COUNTY OF _____ §

The foregoing Warranty Deed was acknowledged before the this ____ day of _____, 2015, by _____, as _____ of _____, acting for an on behalf of such entity, who is personally known to me or has provided _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

See ACK for CORRECT CA wording

_____
Notary Public
Name: _____
My Commission Expires:_____

(Notary Seal)

COPY

**EXHIBIT "A"**

The Land

LEGAL DESCRIPTION

A parcel of land in Block 5 of the City of St. Augustine, Florida, being all of that land described in Executor's Deed recorded in Official Records Book 42, Page 617 Public Records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

COPY

**EXHIBIT "B"**

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Boundary Agreement recorded in Deed Book 118, Page 581, Public Records of St. Johns County, Florida.

3. Terms, provisions and conditions of that certain Memorandum of Building and Rooftop Lease Agreement by and between Virtu Cathedral Associates, LLC, a Delaware limited liability company and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless recorded in Official Records Book 3729, Page 1293, Public Records of St. Johns County, Florida.

4. Rights of Way of Charlotte Street, Treasury Street and Avenida Menendez, also known as State Road A-1-A, all as presently established.

5. Structure Lease Agreement dated September 21, 2013 by and between Virtu Cathedral Associates, L.L.C., a Delaware limited liability company "Landlord" and New Cingular Wireless PCS, LLC, a Delaware limited liability company "Tenant" as evidenced by the Memorandum of Structure Lease Agreement recorded October 10, 2013 in Official Records Book 3801, Page 451, Public Records of St. Johns County, Florida.

6. Rights of tenants, as tenants only, under unrecorded leases as set forth below, which leases do not include options to purchase or rights of first refusal to purchase all or any portion of the insured lands:
   a) 46 Avenida Menendez, Inc., aka L. John Arbizzani;
   b) Wells Fargo Bank, N.A., (Drive In);
   c) St. Augustine Historical Tours Inc., dba Old Town Trolley Tours of St. Augustine.

7. Matters as depicted on the survey prepared by Landtech Associates, Inc., dated August 20, 2007, updated October 1, 2014, last revised March 17, 2015, Job No. 15-0221 as follows:

   a) Encroachment of NE corner of building 0.3' along the north line and by 0.1' in the northwest corner;
   b) Block wall lies inside the southeast corner of subject premises.

8. Claims, demands, judgments and any other matters arising out of the filing of the Notice of Commencement recorded on October 29, 2014 in Official Records Book 3947, Page 1258 Public Records of St. Johns County, Florida.

# St. Johns County, FL

## Sales Questionnaire Form

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

Sales Questionnaire

## Summary

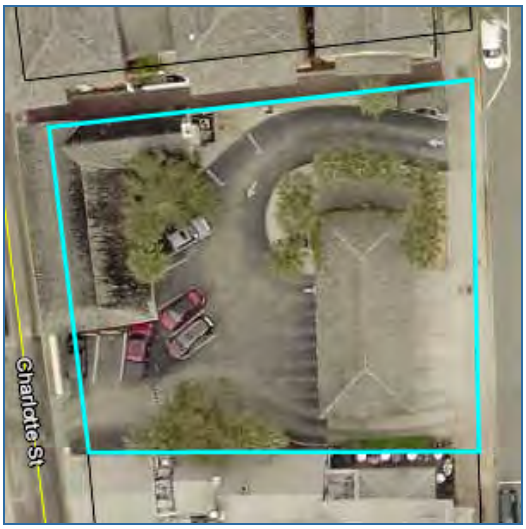



| | |
|---|---|
| **Parcel ID** | 1963400000 |
| **Location Address** | 44 AVENIDA MENENDEZ<br>110 CHARLOTTE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug E of St George (COM) (610.08) |
| **Tax Description*** | CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Financial Institutions, Banks, Savings & Loans (2300) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.4926 |
| **Acreage** | 0.320 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | 44 Avenida Menendez LLC 100% |
| **Mailing Address** | 44 AVENIDA MENENDEZ<br>SAINT AUGUSTINE, FL 32084-3645 |

## Map



## Valuation Information

| | 2021 |
|---|---|
| Building Value | $119,224 |
| Extra Features Value | $12,795 |
| Total Land Value | $1,112,640 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$1,244,659** |
| Total Deferred | $20,755 |
| Assessed Value | **$1,223,904** |
| Total Exemptions | $0 |
| Taxable Value | **$1,223,904** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2020 | $0 | $0 | $1,112,640 | $0 | $0 | $1,112,640 | $1,112,640 | $0 | $1,112,640 |
| 2019 | $171,061 | $12,795 | $973,560 | $0 | $0 | $1,157,416 | $1,157,416 | $0 | $1,157,416 |
| 2018 | $279,723 | $12,795 | $912,781 | $0 | $0 | $1,205,299 | $1,205,299 | $0 | $1,205,299 |
| 2017 | $292,768 | $9,741 | $912,781 | $0 | $0 | $1,215,290 | $1,215,290 | $0 | $1,215,290 |
| 2016 | $201,934 | $9,784 | $912,781 | $0 | $0 | $1,124,499 | $1,124,499 | $0 | $1,124,499 |
| 2015 | $131,803 | $9,784 | $912,781 | $0 | $0 | $1,054,368 | $1,036,831 | $17,537 | $1,036,831 |
| 2014 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 2013 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 2012 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 2011 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| 2010 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |

## Building Information

**Building** 1
**Actual Area** 2268
**Conditioned Area** 1620
**Actual Year Built** 1965
**Use** Office Class C
**Style** 04
**Class** N
**Exterior Wall** Concrete Stucco, Stone
**Roof Structure** Wood Truss

**Roof Structure** Wood Truss
**Roof Cover** Wood Shingle
**Interior Flooring** Carpet
**Interior Wall** Drywall
**Heating Type** Air Duct
**Air Conditioning** Central
**Bedrooms**
**Baths**

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Stone | 50% |
| Exterior Wall | Concrete Stucco | 50% |
| Roofing Structure | Wood Truss | 100% |
| Roofing Cover | Wood Shingle | 100% |
| Interior Walls | Drywall | 100% |
| Interior Flooring | Carpet | 100% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Masonry | 100% |
| Plumbing | 9 Fixtures | 100% |
| Electrical | Good | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Insulation | 2" Fiberglass | 100% |
| Floor System | Concrete Slab | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| CANOPY (COMMERCIAL) | 0 | 648 |
| BASE AREA | 1620 | 1620 |
| Total SqFt | 1620 | 2268 |

**Building** 2
**Actual Area** 1988
**Conditioned Area** 308
**Actual Year Built** 1993
**Use** Office Class C
**Style** 04

**Roof Structure** Wood Truss
**Roof Cover** Wood Shingle
**Interior Flooring** Carpet
**Interior Wall**
**Heating Type** Air Duct
**Air Conditioning** Central

| | | | |
|---|---|---|---|
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Stucco | **Baths** | |
| **Roof Structure** | Wood Truss | | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Stucco | 100% |
| Roofing Structure | Wood Truss | 100% |
| Roofing Cover | Wood Shingle | 100% |
| Interior Flooring | Carpet | 100% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Wood Frame | 100% |
| Plumbing | 5 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Insulation | 6" Fiberglass | 100% |
| Floor System | Concrete Slab | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| CANOPY (COMMERCIAL) | 0 | 1680 |
| BASE AREA | 308 | 308 |
| Total SqFt | 308 | 1988 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Asphault Paving | 0 | 0 | 0 | 0 | 4195 |
| Curb | 0 | 0 | 0 | 0 | 220 |
| Pole Light | 0 | 0 | 0 | 0 | 48 |
| Masonry Wall | 0 | 24 | 5 | 0 | 120 |

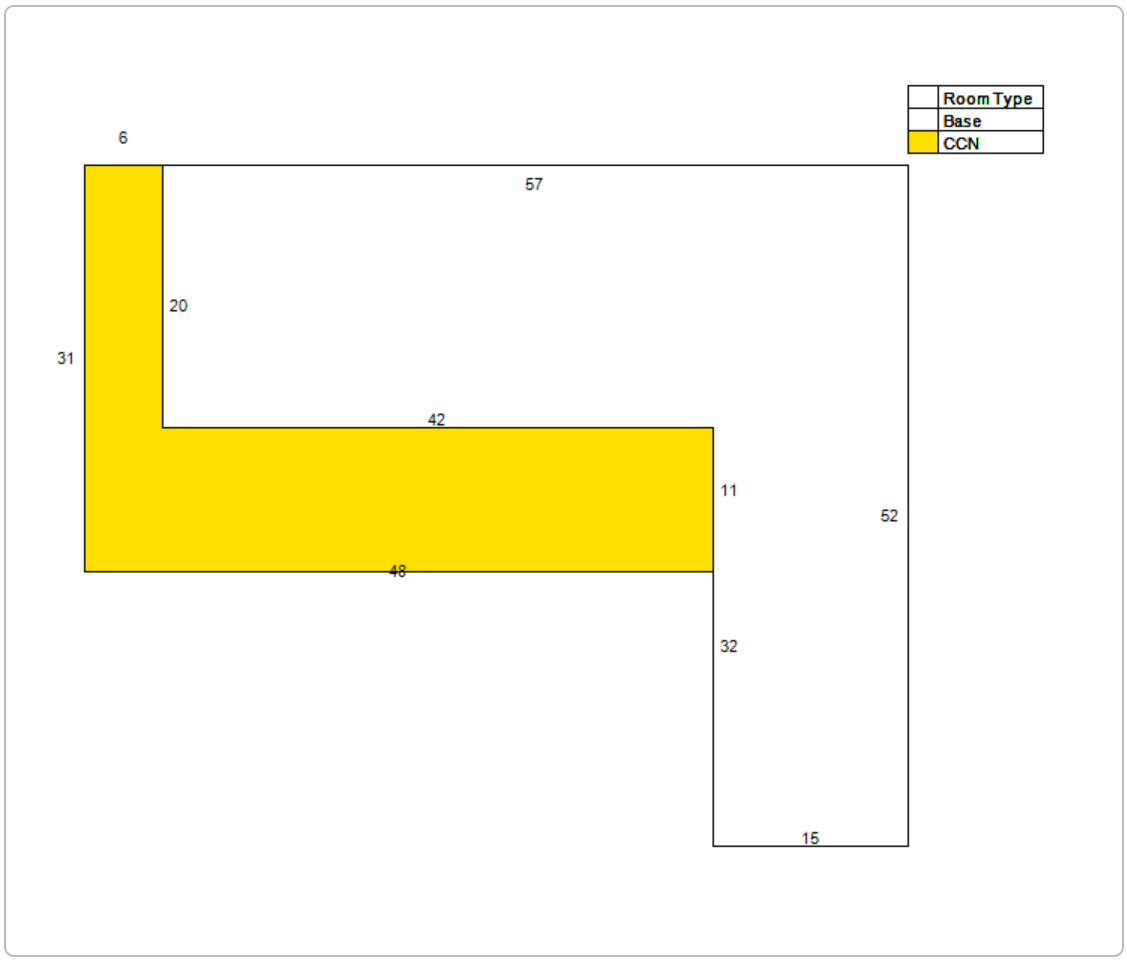
## Land Information

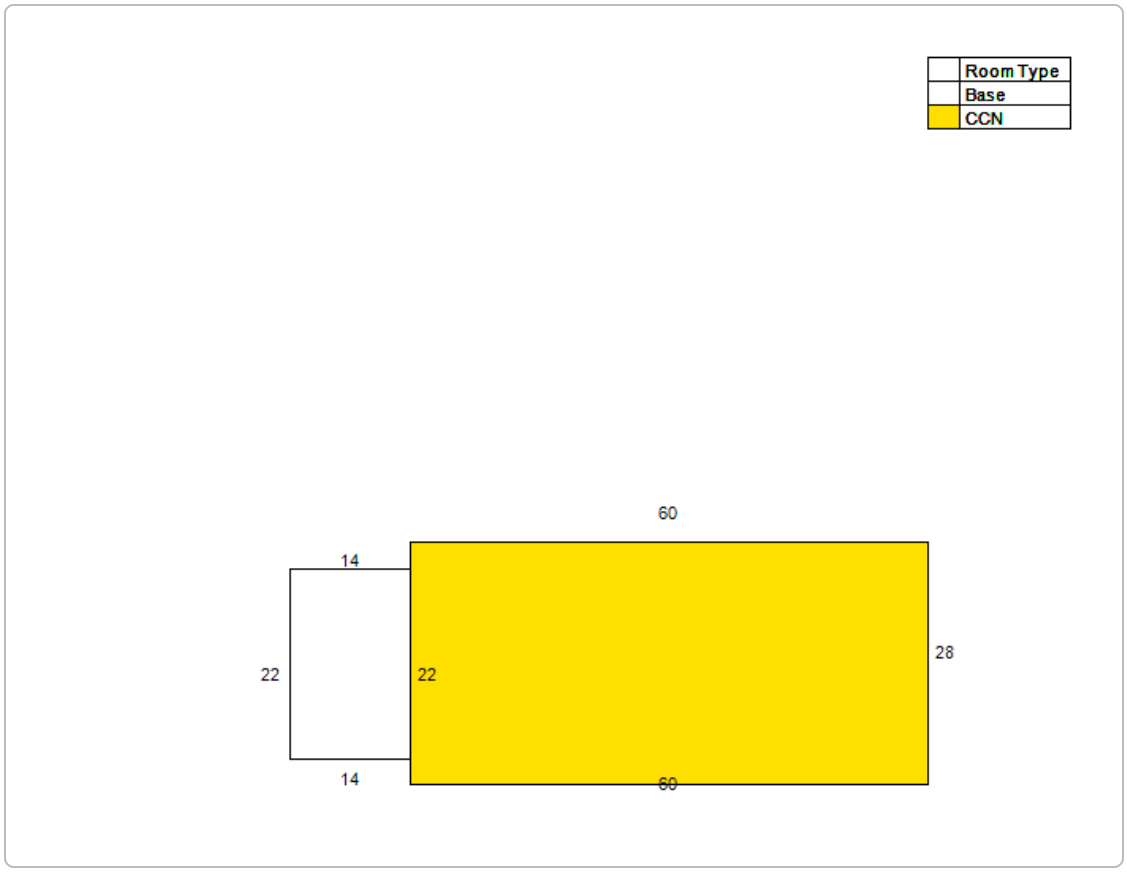
| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Financial Institutions, Banks, Savings & Loans | 111 | 127 | 13908 | SF | $1,112,640 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 3/30/2015 | 3/27/2015 | $1,450,000.00 | WARRANTY DEED | 4005 | 1206 | Q | I | VIRTU CATHEDRAL BUILDING LLC | 44 AVENIDA MENENDEZ LLC |
| 10/15/2014 | 10/10/2014 | $100.00 | WARRANTY DEED | 3942 | 1028 | U | I | VIRTU CATHEDRAL ASSOCIATES LLC | VIRTU CATHEDRAL BUILDING LLC |

## Sketch Information


Room Type
Base
CCN
6
57
20
31
42
11
52
48
32
15


Room Type
Base
CCN
60
14
28
22
22
14
60


Sunbiz.org
Division of
Corporations
an official State of Florida website

# Detail by Entity Name

Florida Limited Liability Company
44 AVENIDA MENENDEZ, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L15000025266 |
| **FEI/EIN Number** | 47-3373282 |
| **Date Filed** | 02/10/2015 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

**Mailing Address**

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

**Registered Agent Name & Address**

AVERITT & ALFORD, PA
3010 SOUTH THIRD STREET
SUITE B
JACKSONVILLE BEACH, FL 32250

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2018 | 03/19/2018 |
| 2019 | 04/30/2019 |
| 2020 | 06/29/2020 |

**Document Images**

| | |
|---|---|
| 06/29/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/23/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2015 -- Florida Limited Liability | View image in PDF format |

DATE: July 15, 2021

**RE: Agenda item 6(d)**

| | | |
|---|---|---|
| 6d) | PL2021-0074<br>Certificate of Demolition<br>Continuing from June 17, 2021 | Kolsen and Associates LLC - Applicant<br>112 Moore Street Extra Lot Land Trust (J. Russell Collins, Trustee) – Owner<br>112 Moore Street<br>To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District. |

**Please note that this application was continued at the June 17, 2021 HARB meeting without being heard, per the request of the applicant. There have been no new materials submitted for this application, so the June 17 staff report packet and the application packet remain unchanged.**

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for June 17, 2021 Meeting**




Application PL2021-0074 Address: 112 Moore Street

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

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ01374 |
| National Register: | Contributing to Lincolnville NRHD | Construction date: | c. 1904-1910 |
| Archaeology Zone: | IIIA | Zoning District: | RS-2 |
| Parcel number: | 2085500000 | | |
| Agenda Item: | 9(a) | Previous Action(s): | N/A |

STAFF SUMMARY AND ANALYSIS:

1. This one story frame vernacular building has unusual physical characteristics of the time period for a typical residence as it has board and batten siding. The Florida Master Site File documented from the 1978-1980 city-wide survey indicates the structure was a school before it was a residence which matches the architectural character and is logical based on the Sanborn Maps that depicts a 'negro school' on the same lot with similar size, just in a different orientation. The streets and intersection changed after the Excelsior School was constructed in 1924 which is likely when the building was reoriented on the lot.
2. There is a significant historical association of the property in this area and the building with Black education in the city. The 1899 Sanborn reflects the stucco and wood shingled "Colored School" later referred to as the St. Augustine Junior High and Graded School where the Excelsior now stands across the street. St. Benedict School, the brick structure on the north side of this block, was built in 1898 and still stands. When the site file survey was performed, the owner of 112 Moore Street was Maude Reddick a supervisor of Black schools during segregation and a widow to a former principal of Excelsior.
3. The first Sanborn Map to show the building is 1910 and it is shown as a dwelling, while the 1917, 1924, and 1930 show it as a "Colored" or "Negro" School. The updated 1930 map photo shows the location and orientation changes visible through the pasted update to provide a relative scale to the building.
4. The 1924 Map shows a building numbered as 112 but it is a two-story frame structure and not the same building being evaluated in this report. There are City Polk Directory entries for 112 Moore Street 1924-25 until 1934 when it is vacant; then it is unlisted for a period of time. In 1957 112 Moore Street as we know it today was occupied by Mrs. Willie Davis, followed by Eddie and Violet Taylor in 1959, Edward and Mabel Quickey in 1962, and Mrs. Mae Steven in 1965. It is not clear when exactly the building stopped being used as a school between 1917 and 1957 but its use during the period of segregation is significant.
5. An estimated cost breakdown from BP Builders was provided, labeled 114 Moore Street, and no other items were submitted for the architectural or engineer's building condition assessment report. There is roof damage near the front west side of the building and the interior has layers of non-historic coverings. Because there was not a formal building condition assessment it is not clear if the building is structurally salvageable and a candidate for restoration or if reconstruction would be the only option to retain the integrity of the building considering the building's significance.
6. There have been 123 buildings demolished in the Lincolnville NRHD since designation in 1991 reducing the concentration of historic resources from 81% to 67%.
7. The property is located in an archaeological zone and will require compliance with the Archaeological Preservation Ordinance for any ground disturbing activity including demolition. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

## STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Demolition** at **112 Moore Street** for the following reasons:

1. The applicant did not provide a building condition assessment report in accordance with application requirements and the building's significance warrants a complete evaluation.
2. The evidence of economic hardship does not sufficiently demonstrate a hardship because it may or may not be for the correct building (it is labeled #114), some listed items would be required for new construction and some are not associated with the structure (garage and fencing etc.), and there was not a consideration of any economic incentives.

Jenny Wolfe, Historic Preservation Officer

## SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a one story single family dwelling, not subject to HARB review/preservation ordinance

## APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

**Eligibility for Demolition Review** (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

**National Register Status** (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

**Local Landmark Designation** (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

**Conditions for Demolition Approval** (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built by 1910, is a contributing structure to the Lincolnville NRHD, and is recorded on the site file with documented association with a Black school.

The requirements have not been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

***1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** N/A

***2. The contribution of the structure to the mass and scale of the streetscape.*** The building contributes to the mass and scale of the historic streetscape.

***3. The impact of the loss of the structure on the streetscape.*** The building has been neglected and damaged however the form, roof, opening patterns and exterior cladding are intact. Demolition would be a negative impact if the building were kept up.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** No plans were submitted.

***5. The historical or cultural merit of the structure.*** The building is historically and culturally significant due to the association with Black education in the city and the exterior form is intact.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is a contributing building to the Lincolnville NRHD and is one of the more significant buildings because of its association with Black education during segregation. The demolition of the structure would be a negative impact but failure to preserve and restore the structure is equally detrimental.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is unusual for a residence because of the roof pitch and board and batten siding but it is not a nationally significant type of style or method of construction.

**8.** ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** A study would need to be performed to determine the number of surviving historic, board and batten structures in the neighborhood.

**9.** ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building would not be difficult to reconstruct but it is not clear if the building could be relocated or rehabilitated.

**10.** ***The justification for the proposed demolition.*** The application included an estimated cost breakdown but it is not clear if it is associated with the correct property. Based on the site visit, the applicant verbally indicated a desire to demolish and build a new residential structure on the lot.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property; POTENTIALLY IF THE ADDRESS WAS INTENDED TO BE #112 AND NOT #114
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Florida Master Site File survey
2. Staff photographs
3. Sanborn Maps
4. Lincolnville Survey Update

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1374 1009==

Site Name: 112 Moore Street 830== Survey Date: 7812 820==

Address: 112 Moore Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Atwood Tract (subdivision) A (block) 34, 35 (lot) 868==

northeast 8SJ 3248 868==

Owner of Site: Name: Reddick, Maude E.;

Address: 56 Park Place

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stevens, Mae 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469500 (easting) 3305963 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

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II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: Post 1930 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, board and batten 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, 2/2 (metal), DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Porch brackets and railing 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Education, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular structure at 112 Moore Street is one of the few surviving board-and-batten buildings in St. Augustine. It was constructed between 1904 and 1910, with an east-west orientation facing School Street, but after 1930, the building was turned on the lot to a north-south orientation. It has served as both a residence and school over the years.

The western part of Atwood Tract was developed between 1888 and 1894 on land previously used for agricultural purposes. Development continued east to Washington Street in the first three decades of the 20th century. It is an area generally of wood frame residences, most of which are one story, and contains some interesting Victorian examples. There are some commercial and institutional buildings along Central Avenue and Riberia Street. The early, western, part of the tract has very small lots and narrow streets. The area was long connected with Black education, including both public and parochial schools. The street patterns in this area were changed in the 1920's when the distinctive Mediterranean Revival complex of Excelsior School and the Lincolnville Community House were built. Atwood Tract is bounded on the west by marshes and the San Sebastian River. On the east it runs through almost to Maria Sanchez Lake. The area is threatened generally by traffic on Riberia Street and Central Avenue, and by some housing deterioration.

HISTORY

The area comprising the Atwood Tract Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. The subdivision corresponds exactly with the 1792 land grant to Martin Hernandez, a Minorcan who was royal carpenter of the fortifications and who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian ferry, present-day Kingsferry Street, formed the southern boundary of the tract and led to Hernandez' other grant on the west side of the river.[1] Throughout the first half of the 19th century, the groves were owned by Jose Mariano Hernandez, a prominent Territorial period politician and landowner who participated in the capture of Osceola. The property was purchased in 1865 by Anna Atwood,

[over]

## V. BIBLIOGRAPHY

1. Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], III, 252-253; American State Papers, Public Lands, 5 Vols. [Washington: Duff Green], IV, 160, 202, 268; Antonio de Arredondo, "plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737.

2. St. Johns County Courthouse, Deed Records, Book E, p. 219; Book F, p. 115; Book P, p. 195; Book Q, p. 351; Book T, p. 572; Book MM, p. 421; Biographical File, SAHS; St. Augustine City Directory, 1899, 1904.

3. Sanborn Fire Insurance Maps, 1910-1958.

wife of George Atwood, a leader of the Florida Radical Republicans after the Civil War and former county clerk. In 1887, the Atwoods conveyed title to the St. Augustine Improvement Company, a leading local real estate firm headed by William Warden and Heth Canfield, which subdivided the property the following year. Development proceded rapidly to the west of Central Avenue. Some of the first houses along Park Place and DeHaven Street were built by Whites while the rest of the tract was developed as a Black residential area, one of the first of such neighborhoods outside the original Lincolnville community.[2]

The structure at 112 Moore Street is one of the oldest surviving Black school buildings in St. Augustine. The first Sanborn Map to show the building, in 1910, lists it as a residence. The 1917, 1924 and 1930 maps list it as a colored or Negro school. It is across the street from Excelsior School, as it was from its predecessor, the St. Augustine Junior High and Graded School. After 1930 the building was turned on its lot and reconverted into a private residence. The owner is the widow of a former principal of Excelsior School.[3]



# STAFF PHOTOGRAPHS: 112 MOORE STREET





























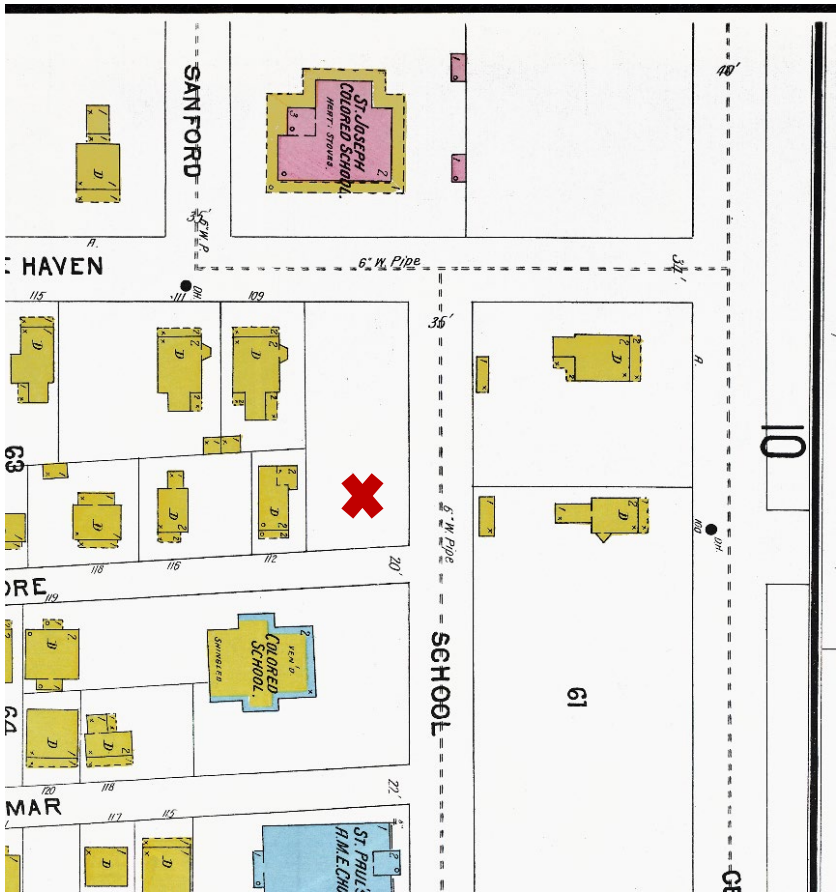








# SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED

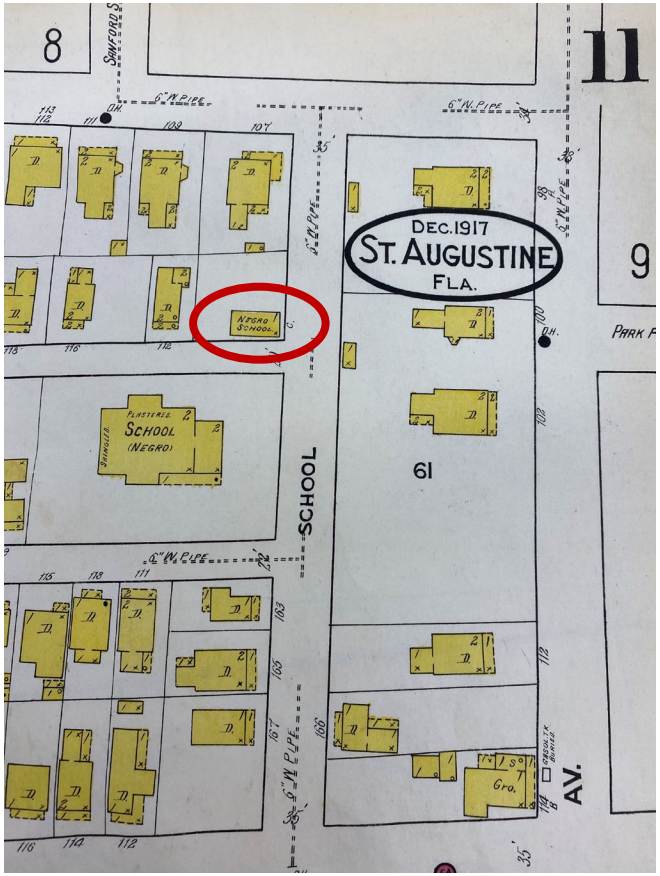



1904 Sanborn Map page 13

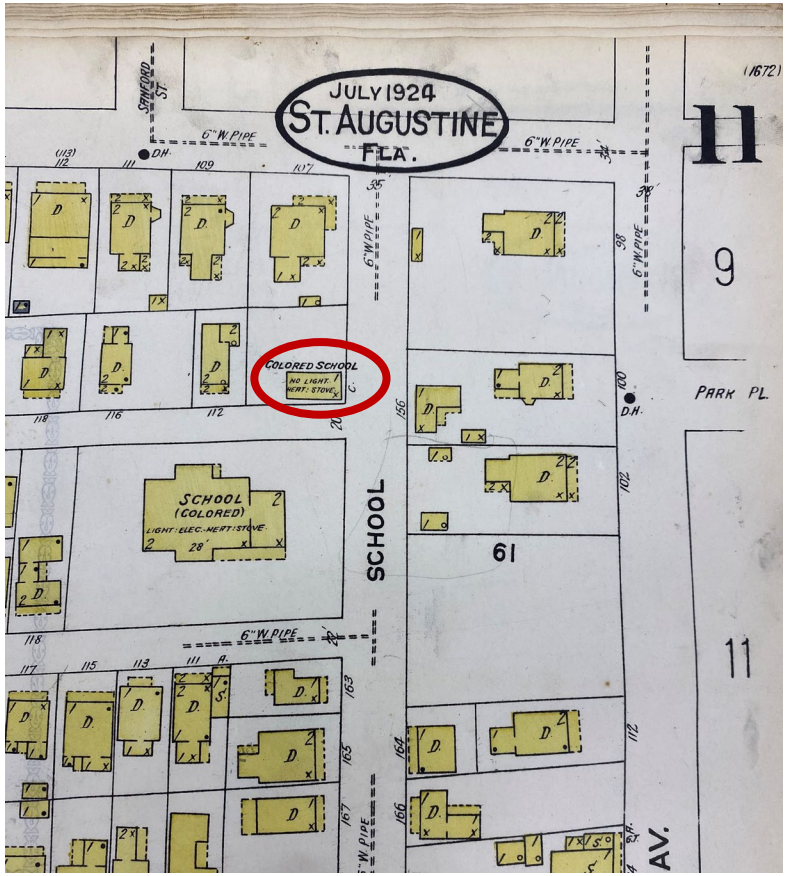



1910 Sanborn Map page 13

# SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED

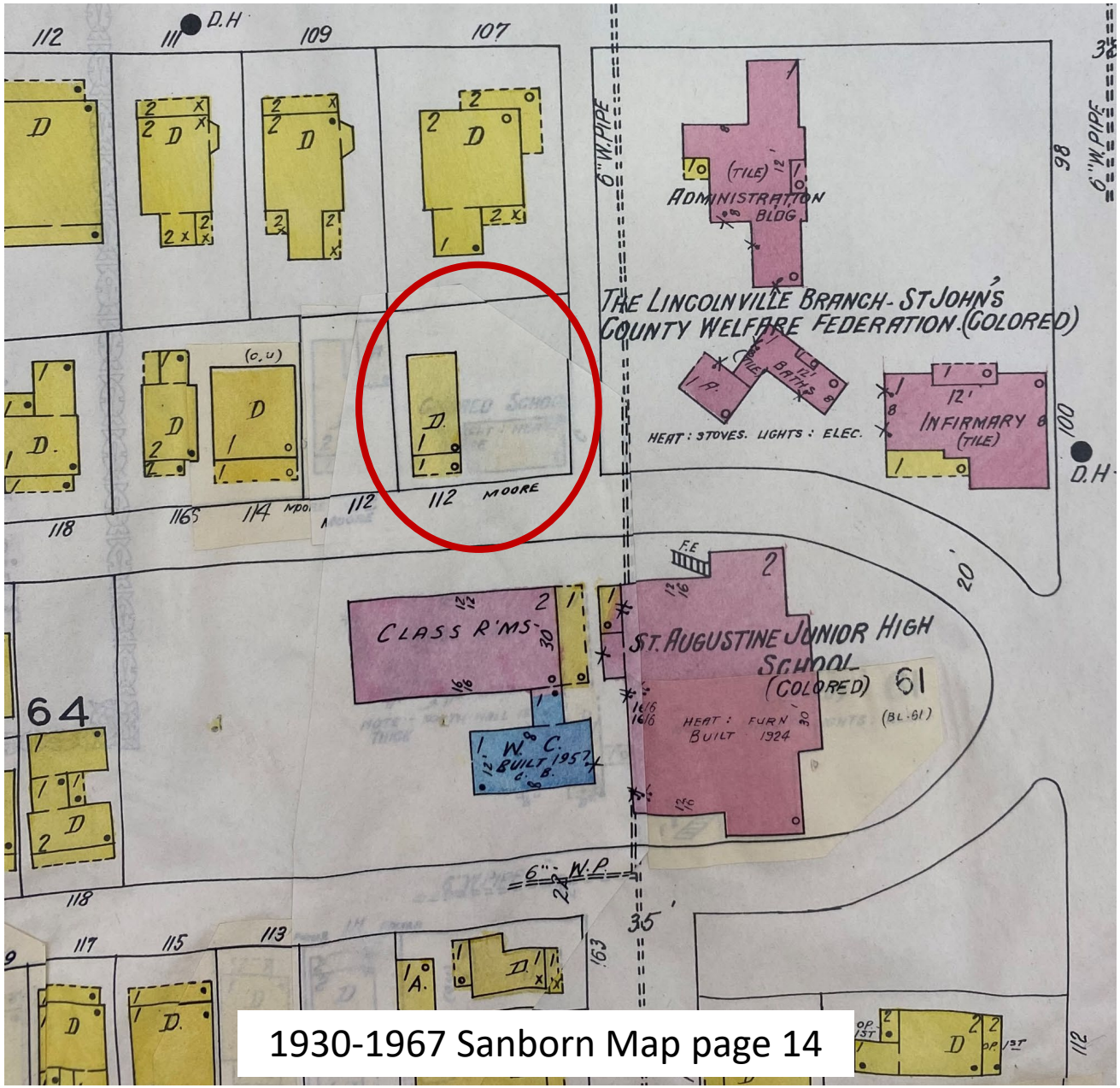



1917 Sanborn Map page 11




1924 Sanborn Map page 11

# SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED



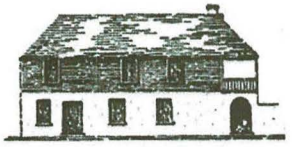
SAHS POLK CITY DIRECTORY RESEARCH: 112 Moore Street

Highlighted are likely referencing the 2 story #112 not the subject building

| DATE(S) | NAME | SYMBOLS | PROFESSION |
|---|---|---|---|
| 1924-25 | Johnson, Bush and Rosa | * | Machine helper |
| 1927 | Same | (c) | Laborer |
| 1930 | Same | (c) | |
| 1934 | vacant | | |
| 1937 | vacant | | |
| 1940 | vacant | | |
| 1945 | Not listed | | |
| 1947 | Not listed | | |
| 1949 | Not listed | | |
| 1951 | Not listed | | |
| 1953-54 | Not listed | | |
| 1955 | Not listed | | |
| 1957 | Mrs. Willie S. Davis | | Not listed |
| 1959 | Taylor, Eddie D. and Violet | | Not listed |
| 1960 | Taylor, Eddie D. and Violet | | Not listed |
| 1962 | Quickey, Edward and Mabel | | Laborer, Fairchild Aircraft |
| 1964 | Quickey, Edward | | Laborer, Fairchild Aircraft |
| 1965 | Mrs. Mae Steven | | Not listed |
| 1966 | Mrs. Mae Steven | | Not listed |
| | | | |
| | | | |
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La Quinta Pl
Martin Luther King Ave
Granada St
Cordova St
Palm Row
Avilés St
Cadiz St
Bravo Ln
St George St
Charlotte St
Bridge St
Cedar St
Desoto Pl
Bravo St
Bridge St
Dumas St
Oneida St
Samford St
St Francis St
City Gabes Park
Marina
De Haven St
Meare St
Kings Ferry Way
Lincoln St
Lovett St
Keith St
Maria Sanchez Lake
Maria Sanchez Lake Park
Twine St
Blanco St
Cerro St
Eddie Vickers Park
National Register Districts
Lincolnville
Structures (479)
Destroyed Structures (123)
Parcels (1,093)
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Received May 19, 2021
Planning and Building Department



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



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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0074

Receipt No. 2118701 Meeting Date June 17, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT William Kolsen
   Business (if applicable) Kolsen and Associates LLC
   Address 4540 5th Ave
   City St Augustine State FL Zip 32095
   Daytime telephone 904-315-3845 Other phone/email _____

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

2. NAME OF PROPERTY OWNER 112 Moore St Land Trust (J. Russell Collins Trustee)
   Business (if applicable) Rusty Law
   Address 2493 US1 S
   City St Augustine State FL Zip 32086
   Daytime telephone (required) 904-829-6600 Other phone _____

3. PROJECT STREET ADDRESS 112 Moore Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 34 Block A Subdivision Atwood TR City Lots Parcel Number 2085500000

5. DATE OF CONSTRUCTION 1910 Source: SJC

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

| HISTORIC | NOT HISTORIC | NOT SURE | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Building addition |
| ☐ | ☐ | ☐ | Outbuilding/Accessory building |
| ☐ | ☐ | ☐ | Roof structures (dormers, chimneys, etc.) Specify:_____ |
| ☐ | ☐ | ☐ | Porch/Deck/Balcony Specify:_____ |
| ☐ | ☐ | ☐ | Exterior walls |
| ☐ | ☐ | ☐ | Exterior finishes (stucco, masonry, siding) Specify:_____ |
| ☐ | ☐ | ☐ | Fenestration (arrangement of windows and doors) |

B. Required submittals:

- ■ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

■ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

Received May 19, 2021
Planning and Building Department

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

- ☐ Photographs of existing conditions including façade of the building.
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME William Kolsen DATE 3/30/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME J. Russell Collins Trustee DATE 3/30/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received May 19, 2021
Planning and Building Department

## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

## PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

## BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

Received May 19, 2021
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565

# Owner's Authorization For Agent

William Kolsen is/are hereby authorized TO ACT ON BEHALF OF J. Russell Collins, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

J. Russell Collins
Print Name of Owner

904-829-6600
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 30th day of March, 2021.

By J. Russell Collins, Trustee

Identification verified: Personally Known

Oath sworn: _____ Yes ✓ No

Notary Signature: Billie Farris

My Commission expires: 9-21-2023

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

Rev:022117

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
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Received May 19, 2021
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Received May 19, 2021
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Received May 19, 2021
Planning and Building Department

**From:** Julie Courtney
**To:** WILLIAM KOLSEN
**Subject:** for 112 Moore Street: Tax Exemption Program and federal tax credit for rehabilitation projects information
**Date:** Thursday, May 27, 2021 11:35:00 AM
**Attachments:** Tax Exemption convenant.pdf
Tax Exemption AGHPp12.pdf
Tax Exemption AGHPp13.pdf
image002.png
image003.png
image004.png
TAXEXEmptionapp.pdf

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Mr. Kolsen,
112 Moore Street is located within the Lincolnville National Register Historic District as a contributing building. As I mentioned in my email yesterday about your Certificate of Demolition application for this property, since the HARB will pursue all due diligence, they will likely ask the costs to rehabilitate the properties versus the cost to demo and build new that takes into consideration the ad valorem tax exemption Please find that information below and in the attached documents:

The City of St. Augustine's Tax Exemption Program is summarized below and in some of the attached documents that are from the City's Architectural Guidelines for Historic Preservation (AGHP). The required application and covenant is also included for your reference.

***Historic Preservation Property Tax Exemption***

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines[1]. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years[2]. *St. Johns County also participates in this ad valorem property tax exemption.*

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or

2. **be a contributing property to a National Register District**; or

3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and

2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

**How to Apply:**
Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State.

The Historic Architectural Review Board must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

**Activating the Tax Exemption:**
The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

***For this, it is good to discuss your plans with us before doing work so it can be determined if the work will likely be approved by HARB***

Finally, there is also the **federal Historic Tax Credit program, which provides a 20% income tax credit**, but ***for income producing properties.*** Please see https://www.nps.gov/tps/tax-incentives.htm and https://www.nps.gov/tps/tax-incentives/before-you-apply.htm for more information. This also has a requirement that the work done meets the Secretary of the Interior's Standards, so it is important to make sure what you are proposing will qualify.

The State of Florida does not yet have a preservation based tax credit, but the State Historic Preservation Office (or the Florida Division of Historical Resources) is the first point of contact if you

want to apply for the 20% federal tax credit. Please see https://dos.myflorida.com/historical/preservation/architectural-preservation-services/rehabilitation-tax-credit/#:~:text=In%20Florida%20the%20SHPO%20is,of%20a%20certified%20historic%20structure.&text=The%20Florida%20SHPO%20is%20the,projects%20seeking%20the%2020%25%20RTC.

Thank you,

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

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

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

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[1] Ordinance number 1995-20 and ordinance number 1997-61
[2] Ordinance number 2009-06 changed the exemption period from 5 to 10 years.

Received June 7, 2021
Planning & Building Department

**Estimated Cost Breakdown**

**Bp Builders Inc**
cbc1255280
904-392-3007

**ADDRESS: 114 Moore Street**

| BREAKDOWN ITEMS | ITEM | MISCELLANEOUS | TOTAL BUDGET | |
|---|---|---|---|---|
| | | | | |
| Drawings | Drawings, Engineering and Energy Calcs | | $3,500.00 | |
| Testing | Compaction testing | Soil compaction testing | NA | |
| Permits | COSA | Health Dep, Clearance Sheet, Building Dept | $2,500.00 | |
| Water | Water Tap Fee | St Johns County | N/A | |
| Septic Tank | Septic Tank | Septic Tank and Drain Field | N/A | |
| Electric | Temporary Power and Underground Power Fee | | $1,600.00 | |
| Impact Fee | SJC Impact Fee | Estimate Cost | N/A | |
| Excavation | Lot Clearing | Brush removal around house | $1,500.00 | |
| Termite Treatment | Pre Treatment and Final treatment | | $900.00 | |
| Survey and Elevations | Envelope, Elevation and Final | | $2,000.00 | |
| Site Preparation | Temp water, Temp Toilet | | $750.00 | |
| Retaining Wall | Retaining Wall on Sides | 3' - 4' Retaing Wall | N/A | |
| Fill Dirt | Fill Dirt | Aprox 65 Loads | N/A | |
| Footers | Footers | Based on 36 x 36" x 12" footer (New Footers under existing posts) | $8,000.00 | |
| Stem Wall | Posts | 3 Block posts | $6,500.00 | |
| Slab | Concrete Slab | 4" Slab | N/A | |
| Framing Materials | Framing Material | 2x4 Exterior Walls 9' Celings, 2x12 floor joists with 3/4 T&G subfloor | $26,000.00 | |
| Truss | Roof Truss | Conventionally framed gable roof | $8,000.00 | |
| Framing Labor | Framing Labor | | $16,300.00 | |
| Windows | Non Impact wood windows | As per HARB spec | $7,800.00 | |
| Exterior Doors | Exterior Doors | As per HARB spec | $2,700.00 | |
| Exterior Door Hardware | Exterior Door Hardware | | $350.00 | |
| Window and Door Install | Install Windows and Doors | | $2,700.00 | |
| Roofing | Roofing | As per HARB spec | $8,800.00 | |
| Plumbing | Plumbing | Replumb with pex | $11,300.00 | |
| Plumbing Fixtures | Plumbing Fixture Allowance | Faucets, Toilets, Shower Fixtures, Towel hangers, Hooks | $3,000.00 | |
| Electrical | Electrical | New 150 Amp Serivice with all new electrical | $14,500.00 | |
| Electrical Fixtures | Electrical Fixture Alowance | Ext Lights, Fans, Sconces, Vanity Lights, Closet Lights | $3,500.00 | |
| Exterior Siding | Exterior Siding | Cement Fiber Board Siding and Trim | $13,000.00 | |
| Soffit and Facia | Soffit and Facia | Open rafter with T&G soffit | $4,600.00 | |
| Drywall | Drywall | | $11,400.00 | |
| Floor Covering Materials | Floor Covering Material | Finished hardwood flooring in all but bath | $6,000.00 | |
| Floor Covering Labor | Floor Covering Labor | | $7,000.00 | |
| Bathroom Tile Material | Bathroom Tile Material | Tub Wall Tile Material, Shower Wall and Floor Material | $2,000.00 | |
| Bathroom Tile Labor | Bathroom Tile Labor | Waterproofing, Wall Labor, Floor Labor | $3,000.00 | |
| Garage Door | Garage Door | Steel Garage Door 16' x 7' | N/A | |
| Interior Door and TrimMaterial | Interior Door and Trim Material | 6'8" doors, 1"x4" trim, 1"x6" base boards | $5,400.00 | |
| Interior Door Hardware | Interior Door Hardware Allowance | | $500.00 | |
| Int. Doors, Trim, Hardware-Labor | Interior Doors, Trim and Hardware Install | | $5,500.00 | |
| Kitchen Cabinets | Kitchen Cabinets and Install | Forevermark Gold Series | $12,000.00 | |
| Kitchen Countertop | Kitchen Countertops | Granite (Level 1) | $4,400.00 | |
| Bathroom Cabinets | Bathroom Cabinets and Install | Forevermark Gold Series | $1,500.00 | |
| Bathroom Countertops | Bathroom Countertops | Granite (Level 1) | $1,200.00 | |
| Exterior Paint | Exterior Paint | Sherwin Williams A100 | $4,300.00 | |
| Interior Paint | Interior Painting | Sherwin Williams Promar 200 | $5,000.00 | |
| Bathroom Mirrors | Bathroom Mirror Allowance | Material and Install | $250.00 | |
| Shower Glass Enclosure | Shower Glass enclosure Allowance | | $1,800.00 | |
| Concrete Flatwork | Concrete Flatwork | Driveway, walkway | $5,400.00 | |
| Landscape/Irrigation | Landscape/Irrigation | Sod, plants, Irrigation | $5,700.00 | |
| Punch List | Punch List | | $2,500.00 | |
| Clean-Up & Sanitation | House Cleaning | | $750.00 | |
| Disposal | Debris removal | | $2,500.00 | |
| Overhead and Profit | Overhead Profit | 15% Profit | $35,685.00 | |
| | | | | |
| TOTAL HOUSE BUILD BUDGET | | | **$273,585.00** | |
| | | | | |
| | **EXTRAS** | | | |
| Fence | Horizontal Fence | Horizontal Fence on sides and back of House | $6,800.00 | |
| | | | | |
| TOTAL EXTRAS | | | $6,800.00 | |
| | | | | |
| | **TOTAL BUDGET** | | **$280,385.00** | |

Instr #2021040749 BK: 5235 PG: 1768, Filed & Recorded: 4/13/2021 11:43 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,575.00

Prepared by and return to:
**Andrea N. Wright**
**Attorney at Law**
**Andrea N. Wright, LLC d/b/a Wright Firm**
**323 Anastasia Blvd.**
**Saint Augustine, FL 32080**
**904-808-1200**
File Number: **21-0210**

Parcel Identification No. **208550-0000**

[Space Above This Line For Recording Data]

# Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 5th day of **April, 2021** between **Logan C. Halyard, Jr., a single man and Karen S. Coffey, a single woman, as joint tenants with rights of survivorship and not as tenants in common** whose post office address is **8076 Sarcee Trail, Jacksonville, FL 32244** of the County of **Duval**, State of **Florida**, grantor*, and **J. Russell Collins as Trustee(s) of the 112 Moore Street Extra Lot Land Trust dated April 1, 2021 with power and authority to conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed** whose post office address is **2493 US Highway 1 South, Saint Augustine, FL 32086** of the County of **Saint Johns**, State of **Florida**, grantee*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida**, to-wit:

**Lots 34 and 35 Block A Buena Esperanza Subdivision of the Atwood Tract of the City of St. Augustine, according to the official map of the City of St. Augustine, dated June 12, 1923, on file in the Clerk of the Circuit Court office, Public Records of St. Johns County, Florida.**

**Parcel Identification Number: 208550-0000**

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Logan C. Halyard, Jr. (Seal)

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Karen S. Coffey (Seal)

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence this 8th day of April, 2021 by Logan C. Halyard, Jr. and Karen S. Coffey, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Andrea Wright

My Commission Expires:

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

# St. Johns County, FL

## Sales Questionnaire Form

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

Sales Questionnaire

## Summary




| | |
|---|---|
| **Parcel ID** | 2085500000 |
| **Location Address** | 112 MOORE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Atwood Tract (626) |
| **Tax Description*** | 1-86 ATWOOD TR CITY LOTS 34 & 35 BLK A OR5235/1768<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Atwood Tract, Buenaesperanza A Diagram O |
| **Sec/Twp/Rng** | 19-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.4926 |
| **Acreage** | 0.090 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | 112 Moore Street Extra Lot Land Trust D:04/01/21 100%<br>Collins J Russell Trustee 0% |
| **Mailing Address** | 2493 US HWY 1 S<br>SAINT AUGUSTINE, FL 32086-0000 |

## Map



## Valuation Information

| | 2021 |
|---|---|
| Building Value | $20,198 |
| Extra Features Value | $0 |
| Total Land Value | $138,600 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$158,798** |
| Total Deferred | $42,047 |
| Assessed Value | **$116,751** |
| Total Exemptions | $0 |
| Taxable Value | **$116,751** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2020 | $17,498 | $0 | $120,120 | $0 | $0 | $137,618 | $106,137 | $31,481 | $106,137 |
| 2019 | $16,152 | $0 | $120,120 | $0 | $0 | $136,272 | $96,488 | $39,784 | $96,488 |
| 2018 | $14,069 | $0 | $110,880 | $0 | $0 | $124,949 | $87,716 | $37,233 | $87,716 |
| 2017 | $14,189 | $80 | $99,792 | $0 | $0 | $114,061 | $79,742 | $34,319 | $79,742 |
| 2016 | $14,189 | $80 | $86,625 | $0 | $0 | $100,894 | $72,493 | $28,401 | $72,493 |
| 2015 | $14,189 | $80 | $69,300 | $0 | $0 | $83,569 | $65,903 | $17,666 | $65,903 |
| 2014 | $11,174 | $80 | $55,440 | $0 | $0 | $66,694 | $59,912 | $6,782 | $59,912 |
| 2013 | $11,454 | $80 | $42,966 | $0 | $0 | $54,500 | $54,465 | $35 | $54,465 |
| 2012 | $12,012 | $80 | $37,422 | $0 | $0 | $49,514 | $49,514 | $0 | $49,514 |
| 2011 | $12,571 | $80 | $41,580 | $0 | $0 | $54,231 | $54,231 | $0 | $54,231 |
| 2010 | $12,850 | $80 | $46,200 | $0 | $0 | $59,130 | $59,130 | $34,130 | $25,000 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Actual Area** | 518 |
| **Conditioned Area** | 448 |
| **Actual Year Built** | 1910 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Class** | N |
| **Exterior Wall** | Hard Board |
| **Roof Structure** | Gable Hip |

| | |
|---|---|
| **Roof Structure** | Gable Hip |
| **Roof Cover** | Metal |
| **Interior Flooring** | Pine Wood |
| **Interior Wall** | Wall Board |
| **Heating Type** | Convection |
| **Air Conditioning** | None |
| **Bedrooms** | 0 |
| **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Hard Board | 100% |
| Roofing Structure | Gable Hip | 100% |
| Roofing Cover | Metal | 100% |
| Interior Walls | Wall Board | 100% |
| Interior Flooring | Pine Wood | 100% |
| Heating Type | Convection | 100% |
| Air Conditioning | None | 100% |
| Frame | Wood Frame | 100% |
| Plumbing | 5 Fixtures | 100% |
| Electrical | Minimum | 100% |
| Foundation | Piers and Posts | 100% |
| Floor System | Wood Frame | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| POINTER | 0 | 0 |
| FINISHED SCREEN PORCH | 0 | 70 |
| BASE AREA | 448 | 448 |
| Total SqFt | 448 | 518 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Residential Fence | 0 | 0 | 0 | 0 | 60 |

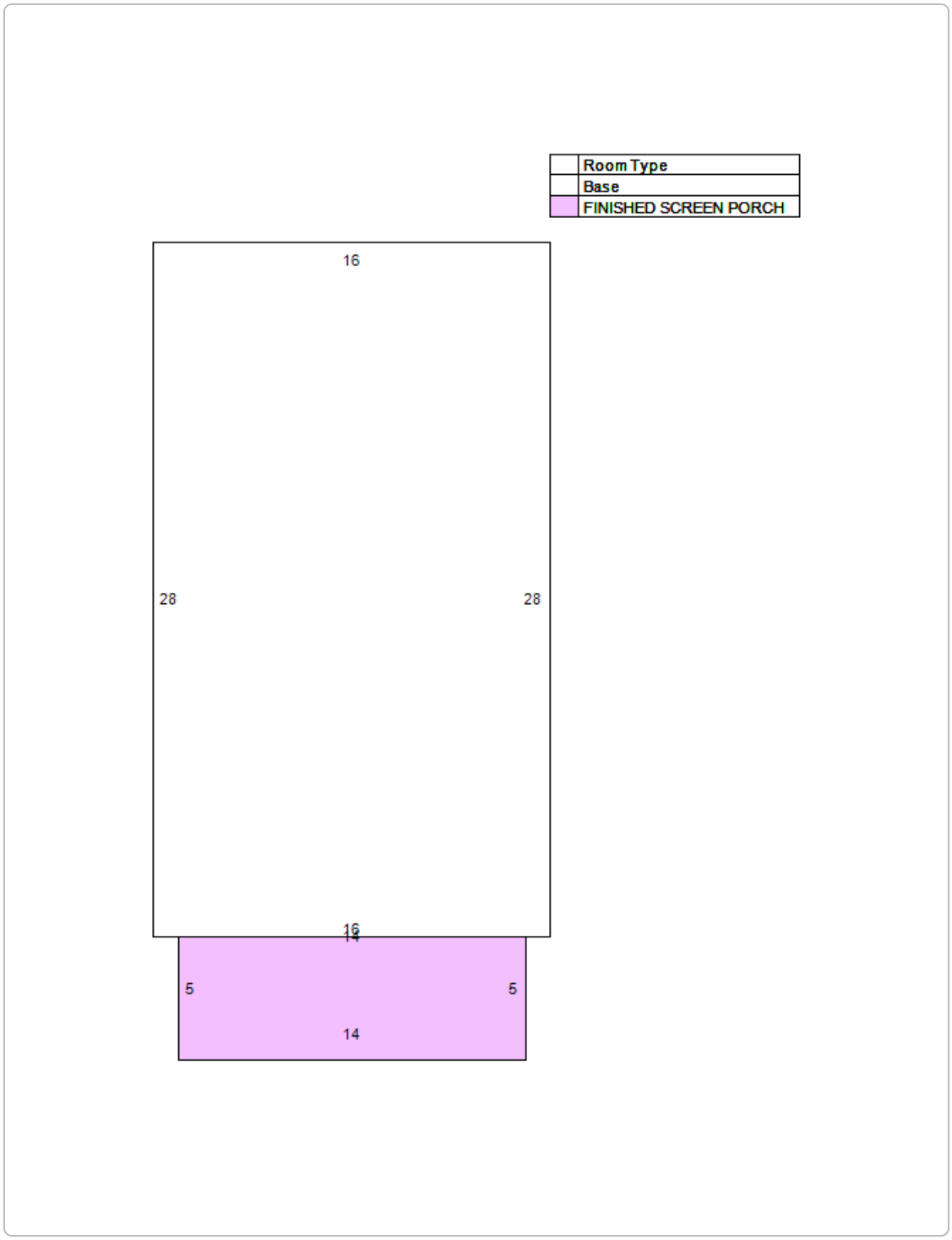
## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 60 | 70 | 60 | EF | $138,600 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 4/13/2021 | 4/5/2021 | $225,000.00 | WARRANTY DEED | 5235 | 1768 | Q | I | HALYARD LOGAN C JR ET AL | 112 MOORE STREET EXTRA LOT LAND TRUST D:04/01/21 |
| 1/25/2017 | 1/23/2017 | $100.00 | WARRANTY DEED | 4321 | 1562 | U | I | HALYARD EVELYN R | HALYARD LOGAN C JR ETAL |
| 2/26/2007 | 11/21/2006 | $100.00 | QUIT CLAIM DEED | 2872 | 1267 | U | I | HALYARD EVELYN R | HALYARD LOGAN C JR & COFFEY KAREN S (T/C) |
| | 1/1/1980 | $0.00 | | 464 | 26 | U | I | | HALYARD EVELYN R |

## Sketch Information




**No data available for the following modules:** Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 5/19/2021, 2:37:15 AM

Version 2.3.121






# Detail by Entity Name

Florida Limited Liability Company
KOLSEN AND ASSOCIATES, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L03000018824 |
| **FEI/EIN Number** | 42-1594237 |
| **Date Filed** | 05/21/2003 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

**Mailing Address**

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

**Registered Agent Name & Address**

WELLS, PETER
4524 5TH AVE
% AI FRAMING LLC
SAINT AUGUSTINE, FL 32095

Name Changed: 03/26/2009

Address Changed: 04/14/2009

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

KOLSEN, WILLIAM
4540 FIFTH AVE
SAINT AUGUSTINE, FL 32095

Title MGRM

KOLSEN, TRAVIS
4540 5TH AVE
ST AUGUSTINE, FL 32095

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 04/08/2019 |
| 2020 | 03/19/2020 |
| 2021 | 02/16/2021 |

**Document Images**

| | |
|---|---|
| 02/16/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/08/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/06/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/14/2016 -- ANNUAL REPORT | View image in PDF format |
| 03/09/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/08/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/13/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/23/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/03/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2009 -- ANNUAL REPORT | View image in PDF format |
| 03/26/2009 -- Reg. Agent Change | View image in PDF format |
| 02/14/2008 -- ANNUAL REPORT | View image in PDF format |
| 11/27/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2007 -- ANNUAL REPORT | View image in PDF format |
| 02/16/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/06/2005 -- ANNUAL REPORT | View image in PDF format |
| 04/19/2004 -- ANNUAL REPORT | View image in PDF format |
| 05/21/2003 -- Florida Limited Liabilites | View image in PDF format |

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for July 15, 2021 Meeting**



Application 2021-0091 Address: 144 Martin Luther King Avenue

Applicant: Synergy Construction & Maintenance
Property Owner: H&H Real Estate Investing, LLC

Project description: To partially demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the front and rear porches.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ0427 |
| National Register: | Lincolnville National Register Historic District: Contributing | Construction date: | c. 1904-1910 |
| Archaeology Zone: | IIIA | Zoning District: | RS-2 |
| Parcel number: | 2117200000 | | |
| Agenda Item: | 8(a) | Previous Action(s): | N/A |

## STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate of Partial Demolition for the removal of the front and rear porch.
2. Located on the west side of Martin Luther King Avenue, formerly named Central Avenue, between Lovett and South Streets, this one-story residential building is contributing to the Lincolnville National Register Historic District and was built around the same time as other neighboring structures on that street. According to the Florida Master Site File (FMSF) survey, some of the finest and most modest homes in the city were within the Buena Esperanza Subdivision. This simple house's footprint appears to be as shown on Sanborn maps when first appearing on the 1910 version; however, a portion of what looked to be the rear porch extending across the entire west elevation was at some point enclosed.
3. The FMSF sites significant elements of the building, such as the L-shaped porch across the front façade and wraps around the southeast corner with jig-sawn brackets and chamfered posts. A metal shed roof extends over the front porch from the cross gabled roof of the house, while a shed roof extends across the rear of the house including over the existing porch that is open to the west/rear and south elevations. Overall, both the front and rear porches are simple in design, with the rear even more simply constructed with a single square post and exposed rafters.
4. According to the applicant, since the majority of the wood on the existing front and rear porch is deteriorating and in need of replacement, especially the decking, the plan is to remove the existing porches and rebuild the porches with new wood.
5. Staff observed that the deck and wood steps of the rear porch appeared to be in more deteriorated condition overall. The mostly brick piers of the front porch are in need of being properly addressed, as they were in various conditions, with some additional materials added for reinforcement. Also on the front porch, the chamfered wood posts, brackets, and exposed rafters appear to be in good condition. Old-growth lumber is superior to new lumber and reusing these members should be considered for the proposed replacement porch and would help retain the house's architectural character.
6. Although plans were submitted showing replacement porches, only the partial demolition of the existing building can be considered for this application, as the HARB does not have design review authority on new construction for this area. Reconstruction of both porches are encouraged to minimize the impact of their removal. Design of these features should match the character of the existing building, porch materials and finishes, and should avoid adding conjectural design features that make it overly decorative. Reusing the existing front post columns and bracket details is encouraged.
7. While changes to the existing fenestration are also proposed, including moving the front door to the side and using different window openings in areas, the Architectural Guidelines for Historic Preservation (AGHP) is not clear that changes to opening patterns, doors, and windows constitutes partial demolition review, so they are not included for this review.
8. The proposed additions are subject to zoning, setback, and building permit requirements.
9. An Archaeological Review application has been submitted.

## STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Partial Demolition** at **144 Martin Luther King Avenue** with the following condition:

1. For any salvagable historic materials to be salvaged if possible, like the front porch brackets, chamfered posts, and rafter tails, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

*Julie Courtney*
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition of a residential building to include the front porch and rear porch.
2. Altering the existing fenestration including moving the front door to the south / side elevation, incorporating different sized window openings from the existing on all elevations, and an additional window opening on the north elevation.

## APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

**Eligibility for Demolition Review** (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

**National Register Status** (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

**Local Landmark Designation** (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

**Conditions for Demolition Approval** (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building was built c. 1904-1910, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

## DEMOLITION REVIEW CRIERIA (AGHP):

***1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** N/A

***2. The contribution of the structure to the mass and scale of the streetscape.*** The building has a similar mass and scale as many of the residential buildings that are in the immediate area.

***3. The impact of the loss of the structure on the streetscape.*** This is not a significant building typology, but the permanent loss of a front porch will negatively impact the streetscape.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** Plans for the single-family building were submitted by the applicant to replace the front and rear porch. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable and this is an application for partial demolition.

***5. The historical or cultural merit of the structure.*** The building is contributing to the Lincolnville National Register District, and is listed on the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** Because the building is located in the Lincolnville National Register Historic District, the loss of a distinctive feature such as a historic front porch especially can impact the integrity of the resource and cause an incremental loss of to the district. However, one-story front and rear replacement porch are proposed, and the HARB may find that the loss of the porches is mitigated and therefore does not have a negative impact to the historic integrity of the district. Since the porch is a significant feature of the house, the chamfered posts, brackets, and exposed rafters under the roof should be salvaged and used on the new porch. The loss of the existing one-story rear porch would have less of an impact as it is not visible from the streetscape.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is an example of the Frame Vernacular style. The building is not unusual or particularly unique and is a typical building style in Lincolnville.

***8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The Frame Vernacular style design is found throughout St. Augustine.

***7. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame building's front and rear porch does not have a unique style or characteristics that would be difficult to reproduce, but new construction often has a different look and feel than the historic.

**8. *The justification for the proposed demolition.*** The applicant indicated both porches were in need of replacement due to the deteriorated wood.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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





# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue



Front façade / east elevation facing MLK Avenue with L-shaped front porch proposed for demolition and replacement

# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue





Front façade / east elevation facing MLK Avenue
with front porch proposed for demolition and replacement

# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue





Details on existing front porch including chamfered post columns and jig-sawn brackets (east elevation and northeast corner)

# STAFF PHOTOGRAPHS
# 144 Martin Luther King Avenue





Details on existing front porch including chamfered post columns and exposed rafter tails of L-shaped front porch proposed for demolition (southeast corner and south elevation)

# STAFF PHOTOGRAPHS
# 144 Martin Luther King Avenue







Piers in various forms and conditions on existing front porch
of L-shaped front porch proposed for demolition
(on east elevation, south elevation, and southeast corner)

# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue





Rear / west elevation with rear porch proposed for demolition and replacement

# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue



Rear / west elevation with rear porch proposed for demolition and replacement





# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue





South elevation (looking west) and north elevation (looking east toward MLK Avenue)

# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue





Front façade / east elevation facing MLK Avenue
with front porch proposed for demolition and replacement and adjacent properties to the south and north

# STAFF PHOTOGRAPHS
## 144 Martin Luther King Avenue



Context area :
-Looking southward on west side of Martin Luther King Avenue
-Looking northward on east side of MLK Avenue
- Looking southward on east side of MLK Avenue





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

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I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ427 1009==

Site Name: 144 Central Avenue 830== Survey Date: 7901 820==

Address: 144 Central Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 2 (block) Pt. 10 (S. 31.5 ft) (lot) 868==

868==

Owner of Site: Name: Lovette, Carrie B.;

Address: 1424 SE 2nd Avenue

Gainesville, Fla. 32601 902==

Occupant or Manager: Williams, Joyce 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469685 (easting) 3305595 (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: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Aluminum siding

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: One story L-shaped porch on front

942==

Chimney Location: Outer, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Chamfered posts, jigsawn brackets

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Set across from a Church

859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 144 Central Avenue was constructed between 1904 and 1910 and is contemporary with its neighbors on the street. It has a one-story L-shaped porch on the front with chamfered posts, and jigsawn brackets under the eaves.

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 oustanding 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 Minor-

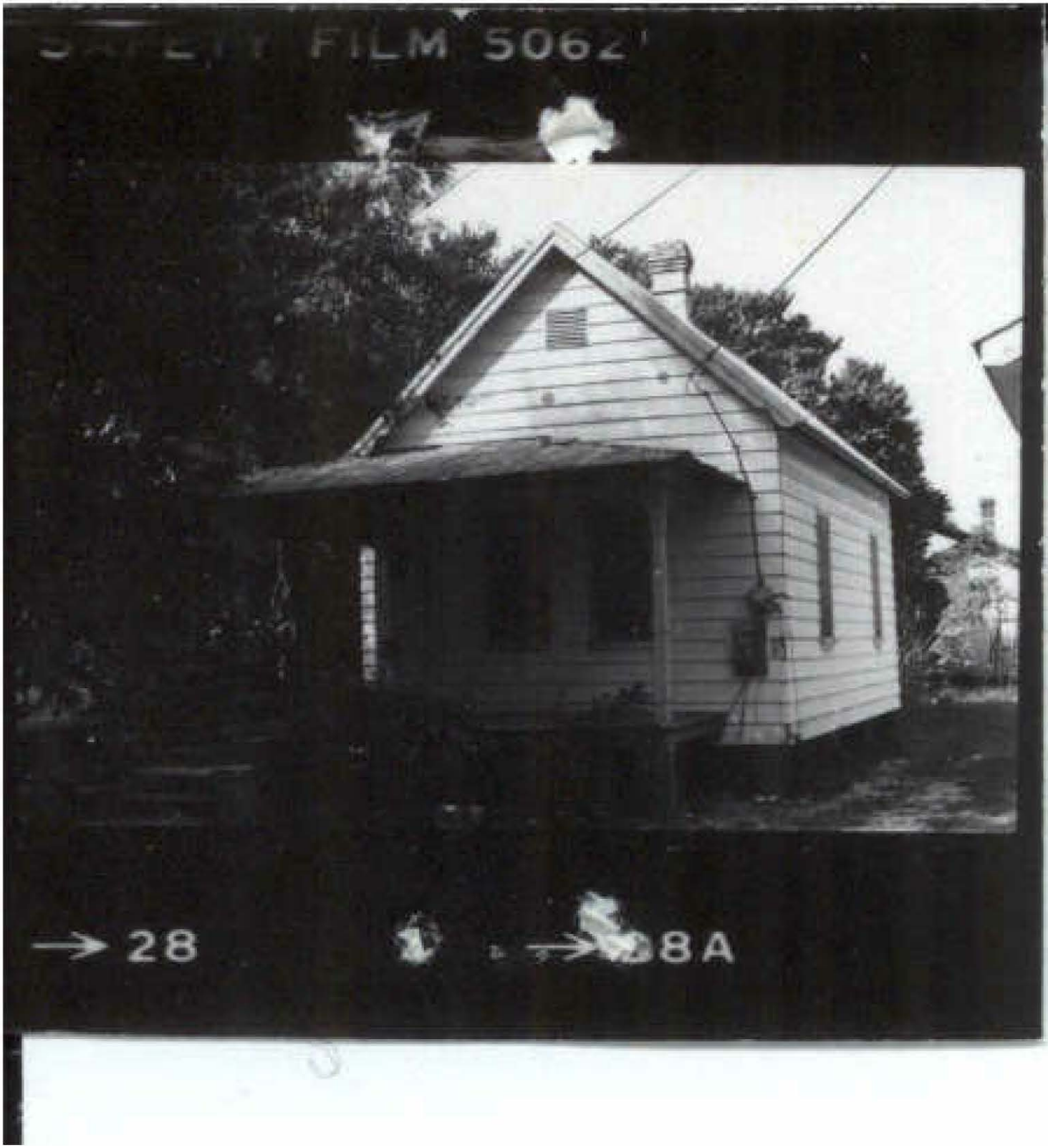
[over]

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.

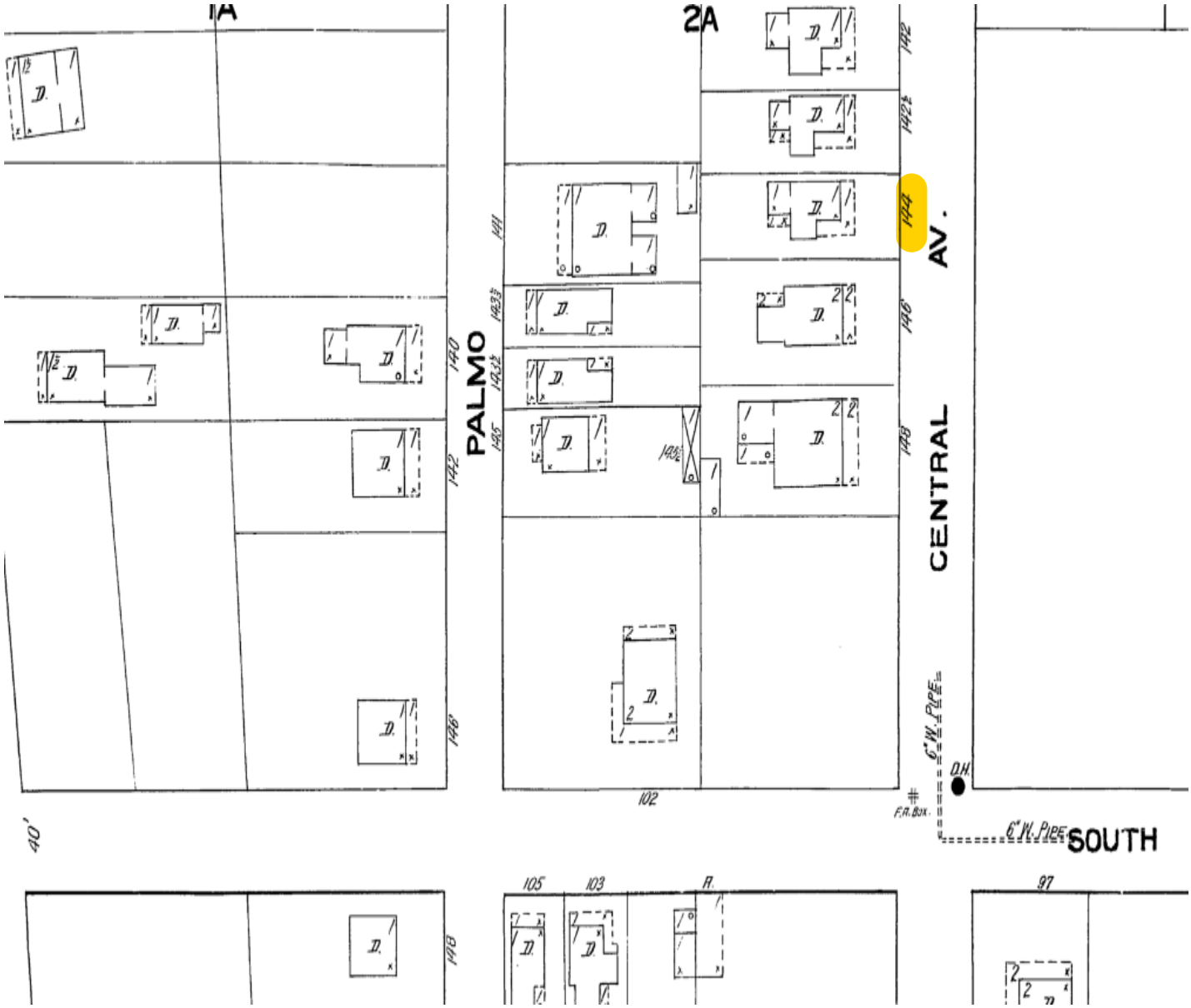
2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

can merchant, acquired this property in the early 19th century and developed 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]


FILM 5062
28
8A

# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Mar. 1910, Sheet 19 (MLK Ave previously named Central Avenue)

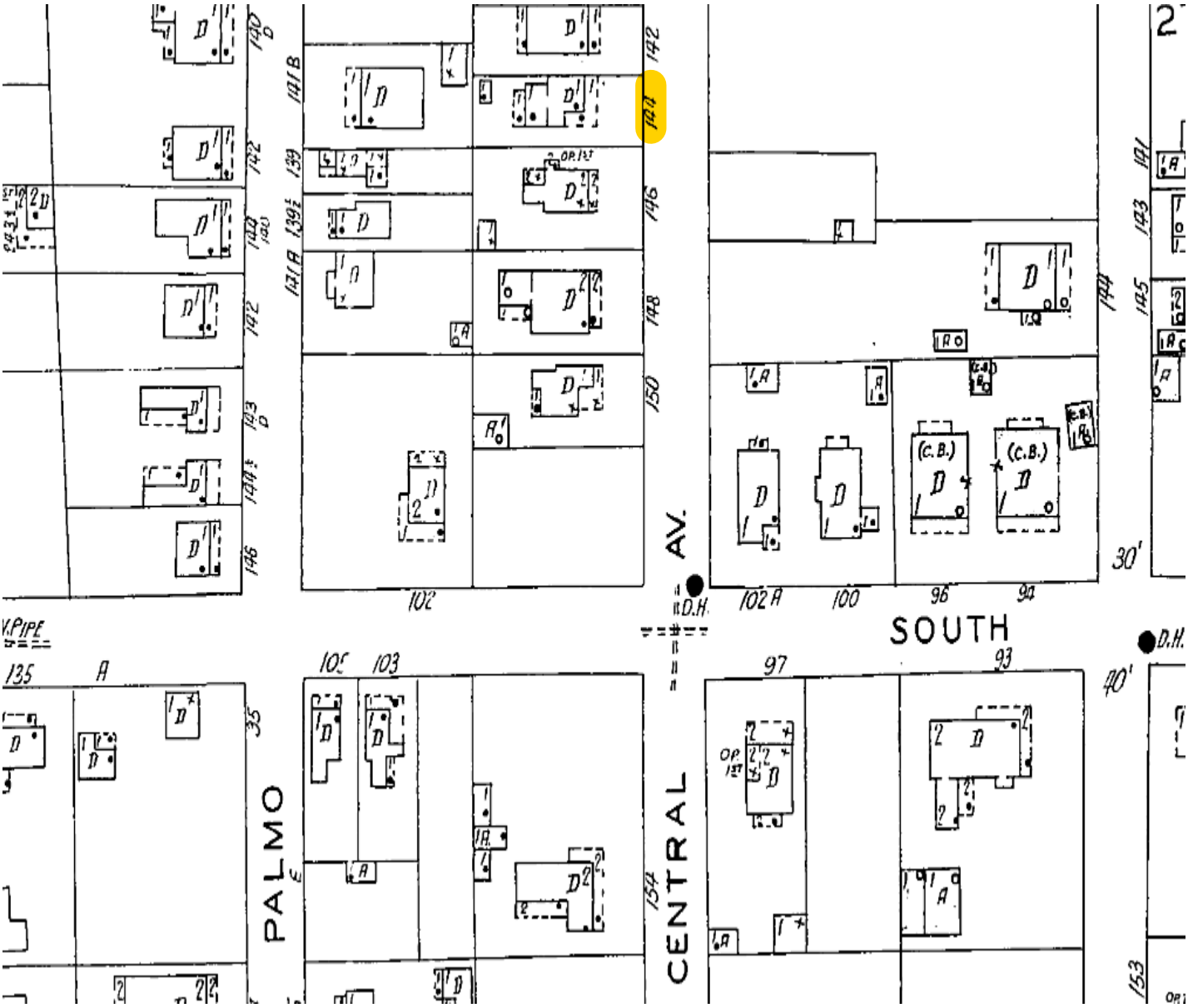



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# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Apr. 1930, Sheet 27 (MLK Ave previously named Central Avenue)

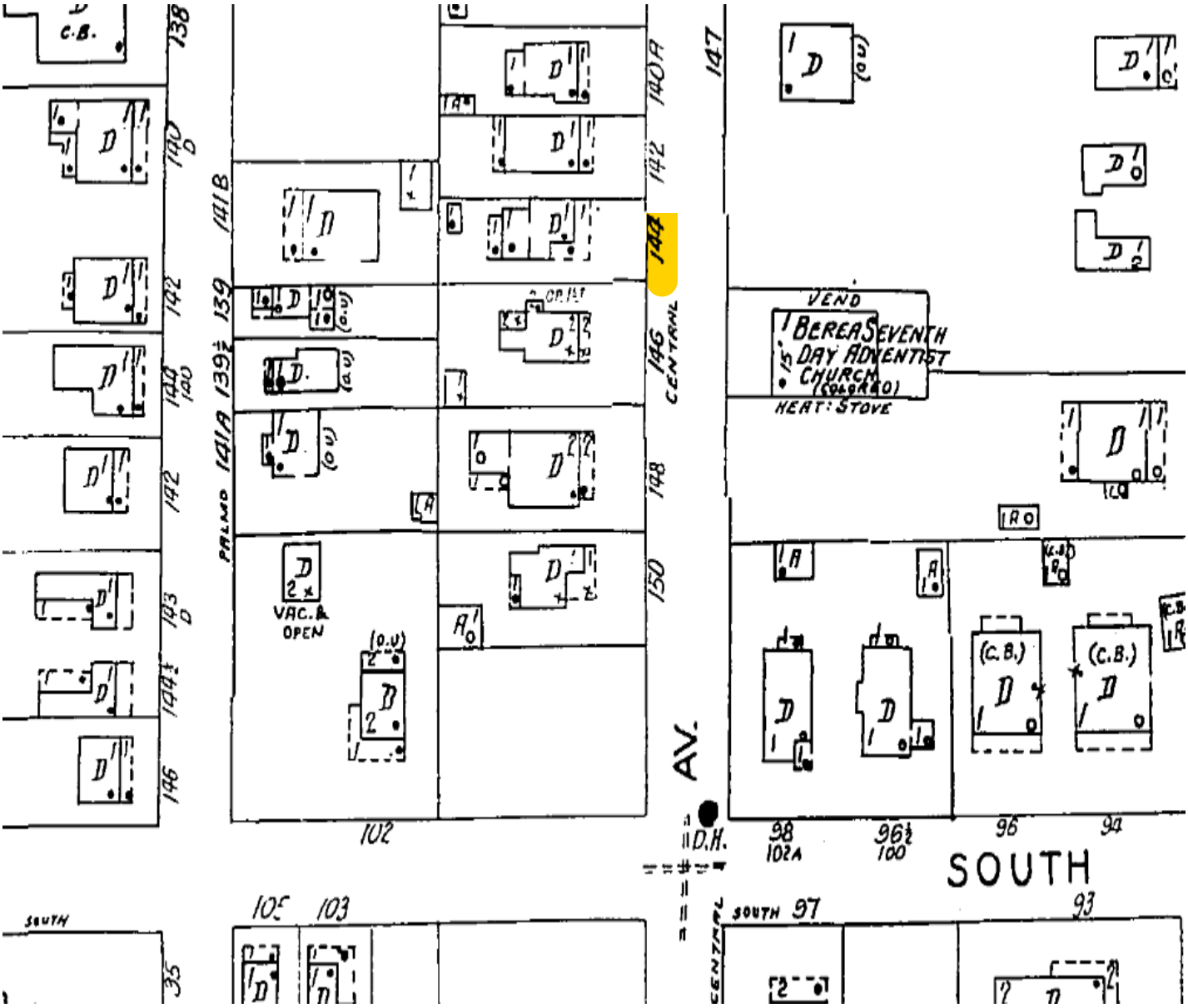



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# ProQuest® Digital Sanborn Maps, 1867–1970 (MLK Ave previously named Central Avenue)

## Saint Augustine Apr. 1930, (Revised to 1946), Sheet 27




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**Sanborn Map (1930 revised to 1965), Sheet 27**
**144 Martin Luther King Avenue (formerly Central Avenue)**



Received June 18, 2021
Planning and Building Department



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



■ **CERTIFICATE OF DEMOLITION**
❑ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0091

Receipt No. 2141326 Meeting Date July 15, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Synergy Construction
   Business (if applicable) Synergy Construction & Maintenance
   Address 2510 Crill Ave
   City Palatka State FL Zip 32177
   Daytime telephone 386-326-6222 Other phone/email accounting@buildsynergy.net

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

2. NAME OF PROPERTY OWNER H&H Real Estate Investing
   Business (if applicable) H&H Real Estate Investing, LLC
   Address 9310 Old Kings Rd S, Ste 1702
   City Jacksonville State FL Zip 32257
   Daytime telephone (required) 904-615-8937 Other phone _____

3. PROJECT STREET ADDRESS 144 Martin Luther King Ave

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 10 Block 2 Subdivision 5114 / 1925 - Buena Esperanza Parcel Number 2117200000

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: Roof and porches

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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: Front & rear porch replacement (rotted wood) |
| ☐ | ☐ | ☐ | 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 Synergy Construction & Maintenance DATE 06/18/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME H&H Real Estate Investing, LLC DATE 06/18/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received June 18, 2021
Planning and Building Department

## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

## PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

## BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

Received June 18, 2021
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

# Owner's Authorization For Agent

Synergy Construction & Maintenance is/are hereby authorized TO ACT ON BEHALF OF H&H Real Estate Investing, LLC, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

Hunter Hayden, H&H Real Estate Investing, LLC
Print Name of Owner

904-742-2658
Telephone Number

State of Florida

County of Putnam

Signed and sworn before me on this 18th day of June, 2021

By Hunter Hayden

Identification verified:

Oath sworn: X Yes ___ No

KAREN L. CLIFFORD
Notary Public - State of Florida
Commission # HH 110209
My Comm. Expires Mar 29, 2025
Bonded through National Notary Assn.

Notary Signature: _____

My Commission expires: 03/29/25

| | |
|---|---|
| **From:** | Lindsay Lambert |
| **To:** | Julie Courtney |
| **Subject:** | Re: Question on project scope for 144 Martin Luther King Avenue - Certificate of Demolition Application received for Historic Architectural Review Board (HARB) |
| **Date:** | Tuesday, June 22, 2021 3:32:19 PM |
| **Attachments:** | image004.png<br>image002.png<br>image003.png |

---

Good afternoon,

We will be removing the metal roof and replacing it with new metal.

We are waiting on the new elevation drawings and as soon as we have it, I will forward them to you.

We are waiting on the structural engineer to get back with us on what we need to do with the piers.

I will follow up and forward the information as soon as possible.

Thank you,

Lindsay

Synergy Construction & Maintenance

2510 Crill Ave, Palatka, FL 32177

386-326-6222

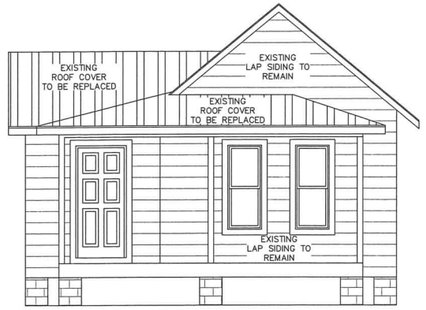
On Tue, Jun 22, 2021 at 12:15 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello Lindsay,
>
> I just wanted to confirm all the proposed changes for 144 Martin Luther King Avenue to make sure we get everything listed correctly for the agenda and required notices:
>
> What else is proposed for the exterior of the house besides removing and replacing the front and rear porch?
>
> - If a new roof – what is the proposed new material?
> - New foundation related materials?
> - Anything else for the exterior?
>
> Thanks,
>
> Julie Courtney
> Historic Preservation Planner

RECEIVED

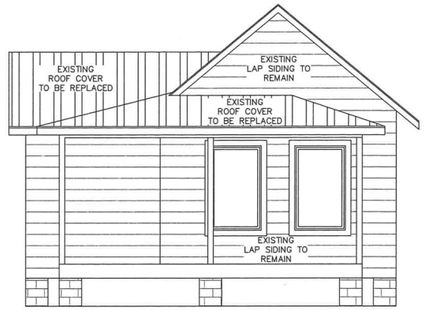
JUL 06 2021

Planning / Building Dept.




EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"

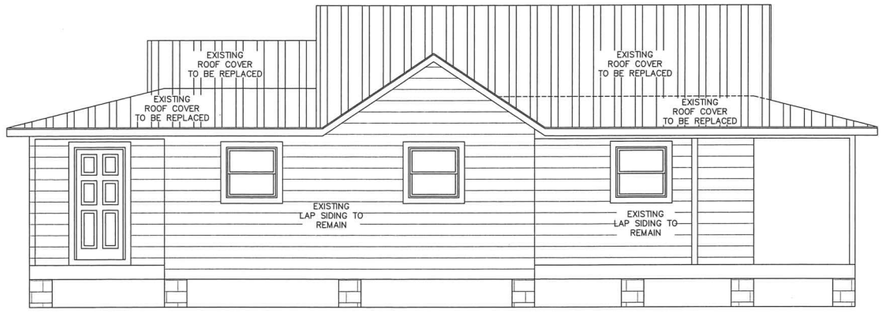



PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'-0"

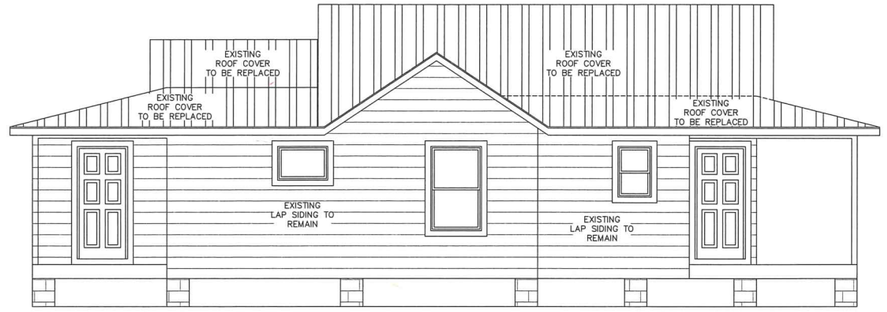
ALL ROOFING IS TO BE REPLACED AND SIDING SHOWN AS REMAINING IS TO BE INSPECTED AT THE TIME OF CONSTRUCTION AND IF NEEDED WILL BE REPLACED TO MATCH THE LOOK OF THE EXISTING STRUCTURE ALL WINDOWS ARE TO BE REPLACED AS A RESULT OF SOME SMALL RECONFIGURATION OF THE LOCATIONS

Date: 2021.07.06 15:14:45 -04'00'



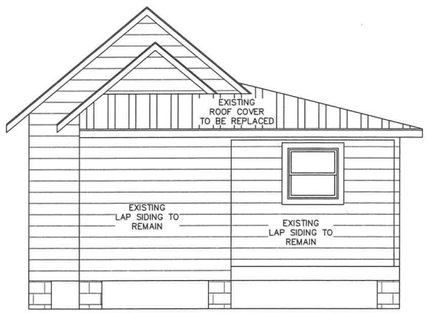

EXISTING LEFT ELEVATION

SCALE: 3/16"=1'-0"



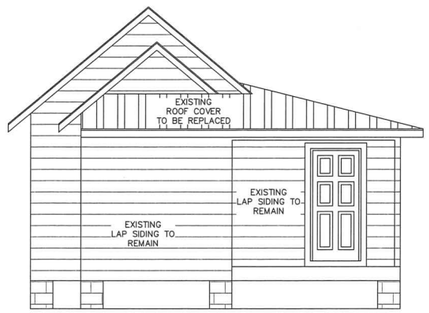

PROPOSED LEFT ELEVATION

SCALE: 3/16"=1'-0"



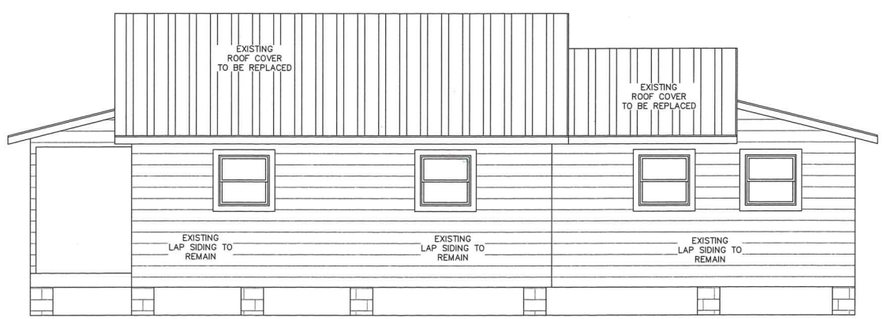

EXISTING REAR ELEVATION

SCALE: 3/16"=1'-0"



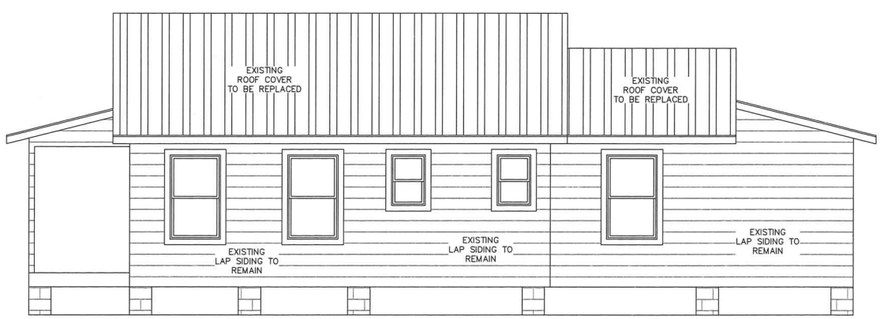

PROPOSED REAR ELEVATION

SCALE: 3/16"=1'-0"




EXISTING RIGHT ELEVATION

SCALE: 3/16"=1'-0"




PROPOSED RIGHT ELEVATION

SCALE: 3/16"=1'-0"

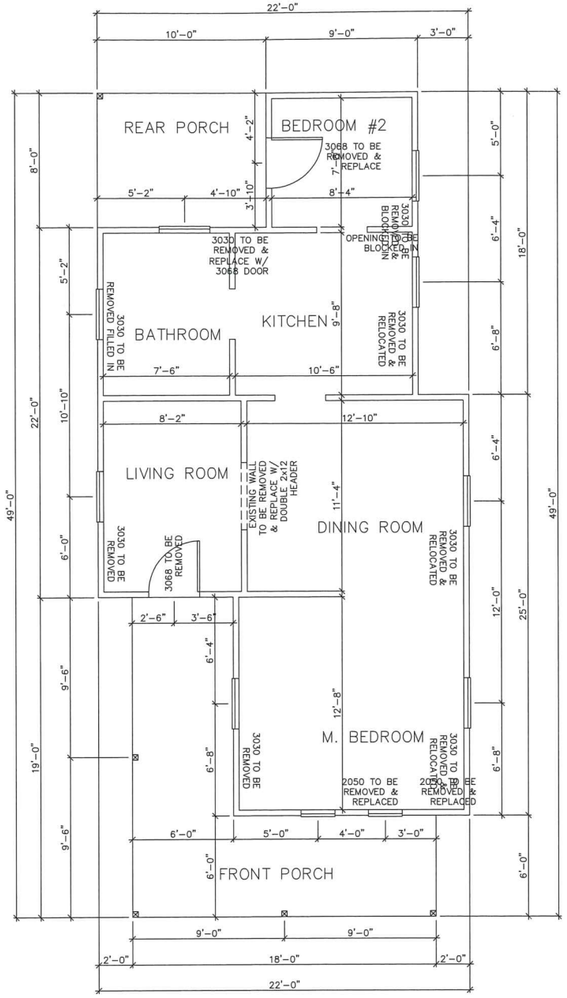
ROBERT G. MORGEN JR., P.E.
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM ENGINEERING, INC.

SIGNED (DESIGNER)

DATE: REVISION:

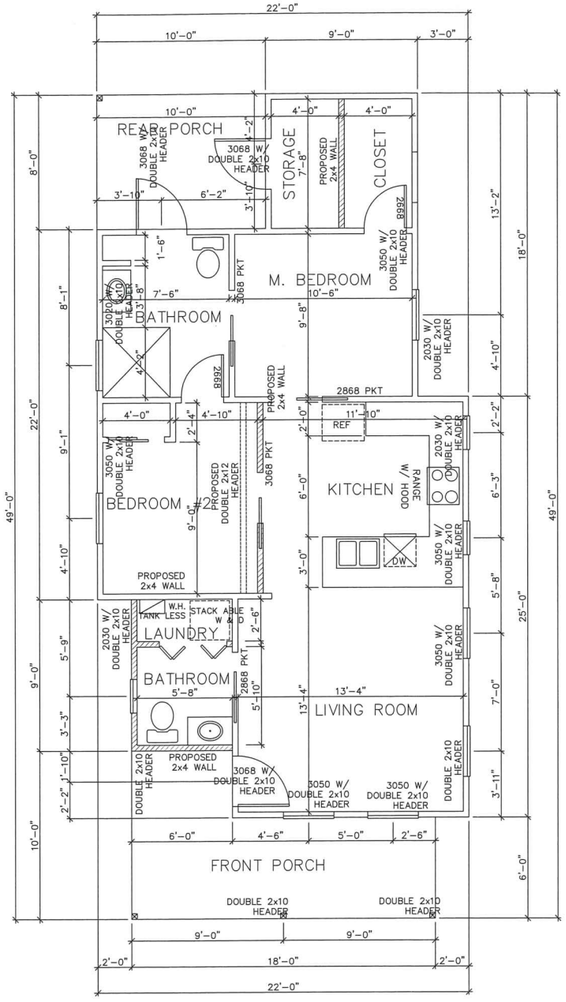
HOUSE RESTORATION PLANS FOR
144 MARTIN LUTHER KING AVE.
ST. AUGUSTINE, FLORIDA

| | |
|---|---|
| DRAWN BY | K.E.B. |
| DATE | 7-2-21 |
| SCALE | SCALE |
| CHECKED BY | R.G.M. |
| PLAN NO | |
| SHEET NO | 1 OF 2 |



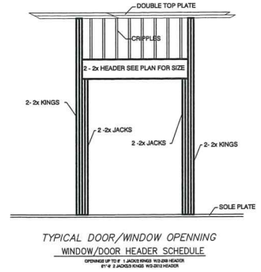

EXISTING FLOOR PLAN

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




PROPOSED FLOOR PLAN

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

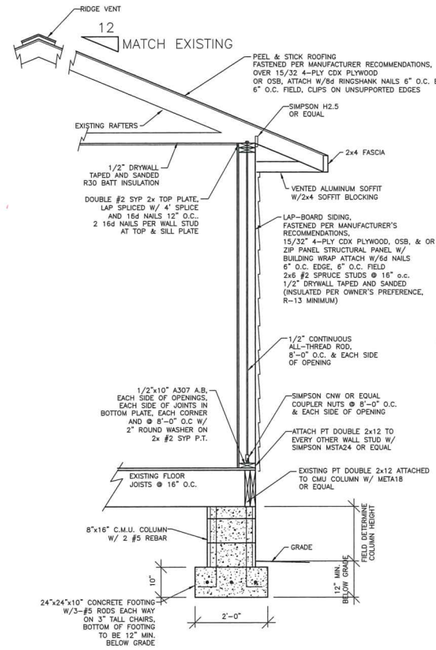



*TYPICAL DOOR/WINDOW OPENNING*

WINDOW/DOOR HEADER SCHEDULE

OPENINGS UP TO 4'-1" JACKS/KINGS 1=2=2=HEADER
6'-1" 2 JACKS/KINGS 1=2=2=2=HEADER

NOTE: EXTERIOR WALLS TO BE 2x4 STUDS UP TO 8'-0" HEIGHT IF OVER 8'-0" HEIGHT STUDS TO BE 2x6 STUDS




## TYPICAL SUB FLOOR WALL SECTION

SCALE NTS

SCOPE OF WORK:
1. ALL CONCRETE PIERS HAVE SEVERE DECAY AND WILL NEED TO BE REPLACED IN ACCORDANCE WITH THE SECTION ABOVE
2. THE EXISTING PORCHES ARE ROTTEN AND/OR TERMITE DAMAGED AND WILL NEED TO BE RECONSTRUCTED
3. AS CONSTRUCTION IS STARTED, THE FLOOR SYSTEM MAY ALSO BE COMPROMISED AND NEED REPLACING AT THIS TIME THE EOR IS TO BE NOTIFIED
4. THE ADDITION TO BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL SECTION PROVIDED THIS SHEET.

RECEIVED
JUL 06 2021
Planning / Building Dept.

ROBERT G. MORGEN JR., P.E.
#58118
65 ISLE BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-614-7633
RGM ENGINEERING, INC.

Date: 2021.07.06 15:14:59 -04'00'

SIGNED (DESIGNER)

| DATE: | REVISION: |
|---|---|
| | |

HOUSE RESTORATION PLANS FOR
144 MARTIN LUTHER KING AVE.
ST. AUGUSTINE, FLORIDA

| | |
|---|---|
| DRAWN BY | K.E.B. |
| DATE | 7-2-21 |
| SCALE | SCALE |
| CHECKED BY | R.G.M. |
| PLAN NO | |
| SHEET NO | 2 OF 2 |

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Planning and Building Department



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Received June 18, 2021
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EXACTA
Land Surveyors, LLC
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882





**PROPERTY ADDRESS:** 144 MARTIN LUTHER KING AVENUE, SAINT AUGUSTINE, FLORIDA 32084 **SURVEY NUMBER:** FL2011.2145

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*FL2011.2145*
*BOUNDARY SURVEY*
*ST. JOHNS COUNTY*

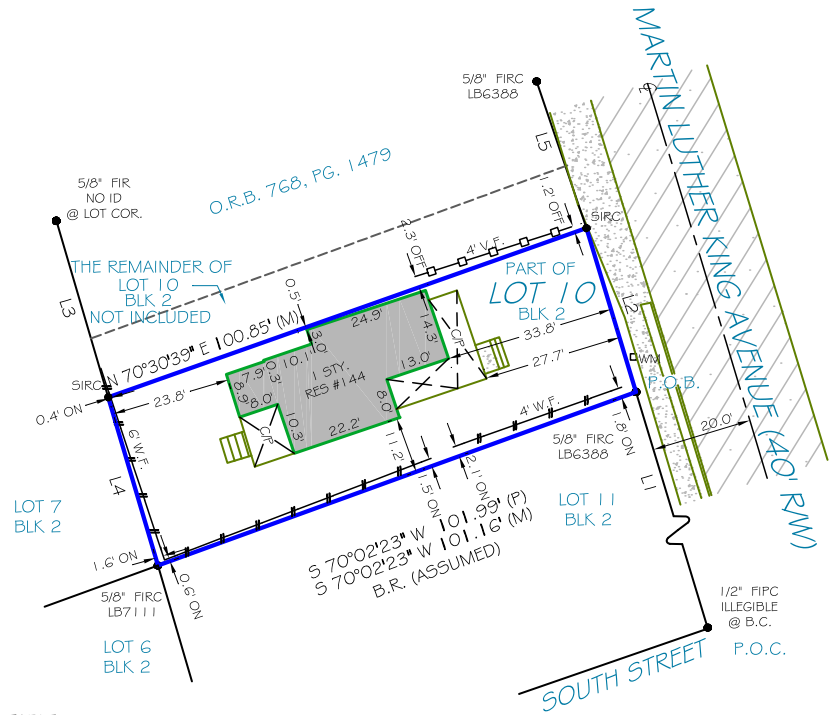



TABLE:
L1 204.60' (D)
N 16°52'05" W 204.10' (M)
L2 ±31.42' (D)
S 16°52'05" E 34.04' (M)
L3 31.1' (D)
S 16°25'18" E 36.58' (M)
L4 ±31.42' (D)
N 16°25'38" W 34.89' (P)
L5 31.1' (D)
S 18°43'32" E 30.81' (M)

SURVEYOR'S NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED.

NOTE:
THE MORE PARTICULARLY PORTION OF THE LEGAL DESCRIPTION PREPARED BY THE UNDERSIGN AND IS BASED OF THIS SURVEY.

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

RAYMOND J. SCHAEFER LICENSE NUMBER 6132 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132

**SURVEYORS CERTIFICATION:**

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

**POINTS OF INTEREST:**
NONE VISIBLE

Florida Land Title Association FLTA AFFILIATE MEMBERS

EXACTA Land Surveyors, LLC
LB# 8291
Office: 866.735.1916 | Fax: 866.744.2882
11940 Fairway Lakes Drive, Suite 1 | Fort Myers, FL 33913

**DATE OF SURVEY:** 11/18/20
**FIELD WORK DATE:** 11/13/2020
**REVISION DATE(S):** (REV.2 11/25/2020) (REV.1 11/18/2020)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

**PROPERTY ADDRESS:** 144 MARTIN LUTHER KING AVENUE, SAINT AUGUSTINE, FLORIDA 32084 **SURVEY NUMBER:** FL2011.2145

**JOB SPECIFIC SURVEYOR NOTES:**

THE ASSUMED BEARING REFERENCE OF NORTH 70 DEGREES 02 MINUTES 23 SECONDS EAST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT THE SOUTH 31 FEET 5 INCHES MORE OR LESS, OF LOT 10, BLOCK 2, LOCATED WITHIN BUENA ESPERANZA SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Received June 18, 2021
Planning and Building Department

**LEGAL DESCRIPTION:**

THE SOUTH 31 FEET 5 INCHES MORE OR LESS, OF LOT 10 OF BLOCK 2 OF THE BUENA ESPERANZA SUBDIVISION OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY DATED, JANUARY 1, 1905.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SOUTH STREET AND THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER AVENUE AVENUE; THENCE NORTH 16°52'05" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID MARTIN LUTHER AVENUE, A DISTANCE OF 204.60 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, BLOCK 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 70°02'23" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 10, BLOCK 2, A DISTANCE OF 101.16 FEET; THENCE NORTH 16°25'38" WEST, ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 2 AS ESTABLISHED, A DISTANCE OF 34.89 FEET; THENCE NORTH 70°30'39" EAST, ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 768, PAGE 1479, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 100.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MARTIN LUTHER AVENUE; THENCE SOUTH 16°7652'05" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 34.04 FEET TO THE POINT OF BEGINNING.

**GENERAL SURVEYOR NOTES:**

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described in the legal description provided and to depict the visible improvements thereon. This survey only shows improvements found aboveground. Underground footings, utilities and encroachments where not located on this survey map.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine the location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this Survey Map and Report by other than the signing surveyor is prohibited without written consent of the signing surveyor.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted SIRC indicates a minimum ½" diameter, 18" long iron rebar with a cap stamped LB#8291.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximant center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are selected above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logo's or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, house dimensions are approximate and should not be used for new construction or planning. All measurements should be verified prior to such activity.

**SURVEYOR'S LEGEND**

| LINETYPES |
|---|
| Boundary Line |
| Center Line |
| Chain Link or Wire Fence |
| Easement |
| Edge of Water |
| Iron Fence |
| OHL — Overhead Lines |
| Structure |
| Survey Tie Line |
| Vinyl Fence |
| Wall or Party Wall |
| Wood Fence |
| **SURFACE TYPES** |
| Asphalt |
| Brick or Tile |
| Concrete |
| Covered Area |
| Water |
| Wood |
| **SYMBOLS** |
| Benchmark |
| Center Line |
| Central Angle or Delta |
| Common Ownership |
| Control Point |
| Catch Basin |

| |
|---|
| Elevation |
| Fire Hydrant |
| Find or Set Monument |
| Guywire or Anchor |
| Manhole |
| Tree |
| Utility or Light Pole |
| Well |

**ABBREVIATIONS**

**(C)** - Calculated
**(D)** - Deed
**(F)** - Field
**(M)** - Measured
**(P)** - Plat
**(S)** - Survey
**A/C** - Air Conditioning
**AE** - Access Easement
**ANE** - Anchor Easement
**ASBL** - Accessory Setback Line
**B/W** - Bay/Box Window
**BC** - Block Corner
**BFP** - Backflow Preventer
**BLDG** - Building
**BLK** - Block
**BM** - Benchmark
**BR** - Bearing Reference
**BRL** - Building Restriction Line
**BSMT** - Basement
**C** - Curve
**C/L** - Center Line
**C/P** - Covered Porch
**C/S** - Concrete Slab
**CATV** - Cable TV Riser
**CB** - Concrete Block
**CH** - Chord Bearing
**CHIM** - Chimney
**CLF** - Chain Link Fence
**CME** - Canal Maintenance Easement
**CO** - Clean Out
**CONC** - Concrete
**COR** - Corner
**CS/W** - Concrete Sidewalk
**CUE** - Control Utility Easement
**CVG** - Concrete Valley Gutter
**D/W** - Driveway
**DE** - Drainage Easement
**DF** - Drain Field
**DH** - Drill Hole
**DUE** - Drainage & Utility Easement
**ELEV** - Elevation
**EM** - Electric Meter
**ENCL** - Enclosure
**ENT** - Entrance
**EOP** - Edge of Pavement
**EOW** - Edge of Water
**ESMT** - Easement
**EUB** - Electric Utility Box
**F/DH** - Found Drill Hole
**FCM** - Found Concrete Monument
**FF** - Finished Floor
**FIP** - Found Iron Pipe
**FIPC** - Found Iron Pipe & Cap
**FIR** - Found Iron Rod
**FIRC** - Found Iron Rod & Cap
**FN** - Found Nail
**FN&D** - Found Nail & Disc
**FRRSPK** - Found Rail Road Spike
**GAR** - Garage
**GM** - Gas Meter
**ID** - Identification
**IE/EE** - Ingress/Egress Easement
**ILL** - Illegible
**INST** - Instrument
**INT** - Intersection
**IRRE** - Irrigation Easement
**L** - Length
**LAE** - Limited Access Easement
**LB#** - License No. (Business)
**LBE** - Limited Buffer Easement
**LE** - Landscape Easement
**LME** - Lake/Landscape Maintenance Easement
**LS#** - License No. (Surveyor)
**MB** - Map Book
**ME** - Maintenance Easement
**MES** - Mitered End Section
**MF** - Metal Fence
**MH** - Manhole
**NR** - Non-Radial
**NTS** - Not to Scale
**NAVD88** - North American Vertical Datum 1988
**NGVD29** - National Geodetic Vertical Datum 1929
**OG** - On Ground
**ORB** - Official Records Book
**ORV** - Official Record Volume
**O/A** - Overall
**O/S** - Offset
**OFF** - Outside Subject Property
**OH** - Overhang
**OHL** - Overhead Utility Lines
**ON** - Inside Subject Property
**P/E** - Pool Equipment
**PB** - Plat Book
**PC** - Point of Curvature
**PCC** - Point of Compound Curvature
**PCP** - Permanent Control Point
**PI** - Point of Intersection
**PLS** - Professional Land Surveyor
**PLT** - Planter
**POB** - Point of Beginning
**POC** - Point of Commencement
**PRC** - Point of Reverse Curvature
**PRM** - Permanent Reference Monument
**PSM** - Professional Surveyor & Mapper
**PT** - Point of Tangency
**PUE** - Public Utility Easement
**R** - Radius or Radial
**R/W** - Right of Way
**RES** - Residential
**RGE** - Range
**ROE** - Roof Overhang Easement
**RP** - Radius Point
**S/W** - Sidewalk
**SBL** - Setback Line
**SCL** - Survey Closure Line
**SCR** - Screen
**SEC** - Section
**SEP** - Septic Tank
**SEW** - Sewer
**SIRC** - Set Iron Rod & Cap
**SMWE** - Storm Water Management Easement
**SN&D** - Set Nail and Disc
**SQFT** - Square Feet
**STL** - Survey Tie Line
**STY** - Story
**SV** - Sewer Valve
**SWE** - Sidewalk Easement
**TBM** - Temporary Bench Mark
**TEL** - Telephone Facilities
**TOB** - Top of Bank
**TUE** - Technological Utility Easement
**TWP** - Township
**TX** - Transformer
**TYP** - Typical
**UE** - Utility Easement
**UG** - Underground
**UP** - Utility Pole
**UR** - Utility Riser
**VF** - Vinyl Fence
**W/C** - Witness Corner
**W/F** - Water Filter
**WF** - Wood Fence
**WM** - Water Meter/Valve Box
**WV** - Water valve

**CERTIFIED TO:**

H&H REAL ESTATE INVESTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY; GIANNELL TITLE LLC; WESTCOR LAND TITLE INSURANCE; GROUNDFLOOR REAL ESTATE 1,A GEORGIA LIMITED LIABILITY COMPANY;

**FLOOD ZONE INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X SHADED & AE (WITH A BASE FLOOD ELEVATION OF 7). THIS PROPERTY WAS FOUND IN THE CITY OF ST AUGUSTINE, COMMUNITY NUMBER 125145, PANEL NUMBER 0314 DATED 12/07/18.

**DATE OF SURVEY:** 11/18/20

**BUYER:** H&H REAL ESTATE INVESTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

**SELLER:**

**CLIENT FILE NO:** FL20-M1125

**TITLE COMMITMENT:**

**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**

EXACTA Land Surveyors, LLC
LB# 8291
Office: 866.735.1916 | Fax: 866.744.2882
11940 Fairway Lakes Drive, Suite 1 | Fort Myers, FL 33913

Instr #2020109983 BK: 5114 PG: 1925, Filed & Recorded: 12/3/2020 1:39 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $861.00

**Prepared by and return to:**
**Maria Pasquale**
**Giannell Title, LLC**
**600 Silks Run, Suite 2290**
**Hallandale Beach, FL 33009**
**(954) 449-6896**

File Number: **FL20-M1125**

Parcel Identification No. **2117200000**

[Space Above This Line For Recording Data]

# Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

COPY

**This Indenture** made this **30** day of **November**, **2020** between **RE Property Holdings, LLC, a Florida Limited Liability Company** whose post office address is **600 Silks Run, Suite 2290, Hallandale Beach, FL 33009** of the County of **Broward**, State of **Florida**, grantor*, and **H&H Real Estate Investing, LLC, a Florida limited liability company,** whose post office address is **9310 Old Kings Road S., Suite 1702, Jacksonville, FL 32257** of the County of **Duval**, State of **Florida**, grantee*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns**, **FL**, to-wit:

**The South 31 feet 5 inches more or less, of Lot 10 of Block 2 of the Buena Esperanza Subdivision of the City of St. Augustine as per official map of said City dated, January 1, 1905.**

**And also described as:**

**Commence at the intersection of the Northerly right of way line of South Street and the Westerly right of way line of Martin Luther Avenue; thence North 16 degrees 52 minutes 05 seconds West, along the Westerly right of way said Martin Luther Avenue, a distance of 204.60 feet to the Southeasterly corner of said Lot 10, Block 2, said point also being the Point of Beginning; thence South 70 degrees 02 minutes 23 seconds West, along the Southerly line of said Lot 10, Block 2, a distance of 101.16 feet; thence North 16 degrees 25 minutes 38 seconds West, along the Westerly line of said Lot 10, Block 2 as established, a distance of 34.89 feet; thence North 70 degrees 30 minutes 39 seconds East, along the Southerly line of those lands described in Official Records Book 768, Page 1479, of the Public Records of said Saint Johns County, a distance of 100.85 feet to the Westerly right of way line of said Martin Luther Avenue; thence South 16 degrees 52 minutes 05 seconds East, along said right of way line, a distance of 34.04 feet to the Point of Beginning.**

**Property Address: 144 Martin Luther King Avenue, Saint Augustine, FL 32084**

Subject to any and all restrictions, reservations, easements, and limitations of record, if any, provided that this shall not serve to reimpose same, zoning restrictions, and taxes for the year 2020 and subsequent years.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature

Witness #1 Printed Name: Nailah Parris

Witness #2 Signature

Witness #2 Printed Name: Amelia Diaz

RE Property Holdings, LLC, a Florida limited liability company

By: _____
Oliver Seidler, Authorized Representative of RE Property Holdings, LLC

COPY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of **November**, **2020**, by Oliver Seidler, Authorized Representative of RE Property Holdings, LLC, a Florida limited liability company who ☒ is personally known to me or ☐ has produced a _____ as identification.

[Notary Seal]

Notary Public

Printed Name: Amelia Diaz

My Commission Expires: _____

Notary Public State of Florida
Amelia Diaz
My Commission GG 215877
Expires 05/09/2022

# St. Johns County, FL

## Sales Questionnaire Form

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

Sales Questionnaire

## Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab




| | |
|---|---|
| **Parcel ID** | 2117200000 |
| **Location Address** | 144 MARTIN LUTHER KING AVE<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Buena Esperanza (624) |
| **Tax Description*** | BUENA ESPERANZA SUB CITY S31.5 FT OF LOT 10 BLK 2 OR5114/1925<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Buena Esperanza Subdivision |
| **Sec/Twp/Rng** | 19-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.4926 |
| **Acreage** | 0.080 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | H&H Real Estate Investing LLC 100% |
| **Mailing Address** | 9310 OLD KINGS RD S STE 1702<br>JACKSONVILLE, FL 32257-0000 |

## Map



## Valuation Information

| | 2021 |
|---|---|
| Building Value | $27,691 |
| Extra Features Value | $0 |
| Total Land Value | $94,640 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$122,331** |
| Total Deferred | $0 |
| Assessed Value | **$122,331** |
| Total Exemptions | $0 |
| Taxable Value | **$122,331** |

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

## Historical Assessment Information

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2020 | $26,962 | $0 | $75,712 | $0 | $0 | $102,674 | $89,448 | $13,226 | $89,448 |
| 2019 | $24,383 | $0 | $75,712 | $0 | $0 | $100,095 | $81,316 | $18,779 | $81,316 |
| 2018 | $23,897 | $0 | $69,888 | $0 | $0 | $93,785 | $73,924 | $19,861 | $73,924 |
| 2017 | $23,897 | $0 | $62,899 | $0 | $0 | $86,796 | $67,204 | $19,592 | $67,204 |
| 2016 | $23,897 | $0 | $54,600 | $0 | $0 | $78,497 | $61,095 | $17,402 | $61,095 |
| 2015 | $23,897 | $0 | $43,680 | $0 | $0 | $67,577 | $55,541 | $12,036 | $55,541 |
| 2014 | $18,820 | $0 | $34,944 | $0 | $0 | $53,764 | $50,492 | $3,272 | $50,492 |
| 2013 | $18,820 | $0 | $27,082 | $0 | $0 | $45,902 | $45,902 | $0 | $45,902 |
| 2012 | $18,820 | $0 | $23,587 | $0 | $0 | $42,407 | $42,407 | $0 | $42,407 |
| 2011 | $19,290 | $0 | $26,208 | $0 | $0 | $45,498 | $45,498 | $0 | $45,498 |
| 2010 | $20,231 | $0 | $29,120 | $0 | $0 | $49,351 | $49,351 | $0 | $49,351 |

## Building Information

**Building** 1
**Actual Area** 974
**Conditioned Area** 708
**Actual Year Built** 1920
**Use** Single Family Residence
**Style** 01
**Class** N
**Exterior Wall** Aluminum Vinyl
**Roof Structure** Gable Hip

**Roof Structure** Gable Hip
**Roof Cover** Metal
**Interior Flooring** Pine Wood
**Interior Wall** Drywall
**Heating Type** Forced Air
**Air Conditioning** None
**Bedrooms** 0
**Baths**

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Aluminum Vinyl | 100% |
| Roofing Structure | Gable Hip | 100% |
| Roofing Cover | Metal | 100% |
| Interior Walls | Drywall | 100% |
| Interior Flooring | Pine Wood | 100% |
| Heating Type | Forced Air | 100% |
| Air Conditioning | None | 100% |
| Frame | Wood Frame | 100% |
| Plumbing | 5 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Piers and Posts | 100% |
| Floor System | Wood Frame | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| BASE AREA | 708 | 708 |
| FINISHED OPEN PORCH | 0 | 80 |
| FINISHED OPEN PORCH | 0 | 186 |
| Total SqFt | 708 | 974 |

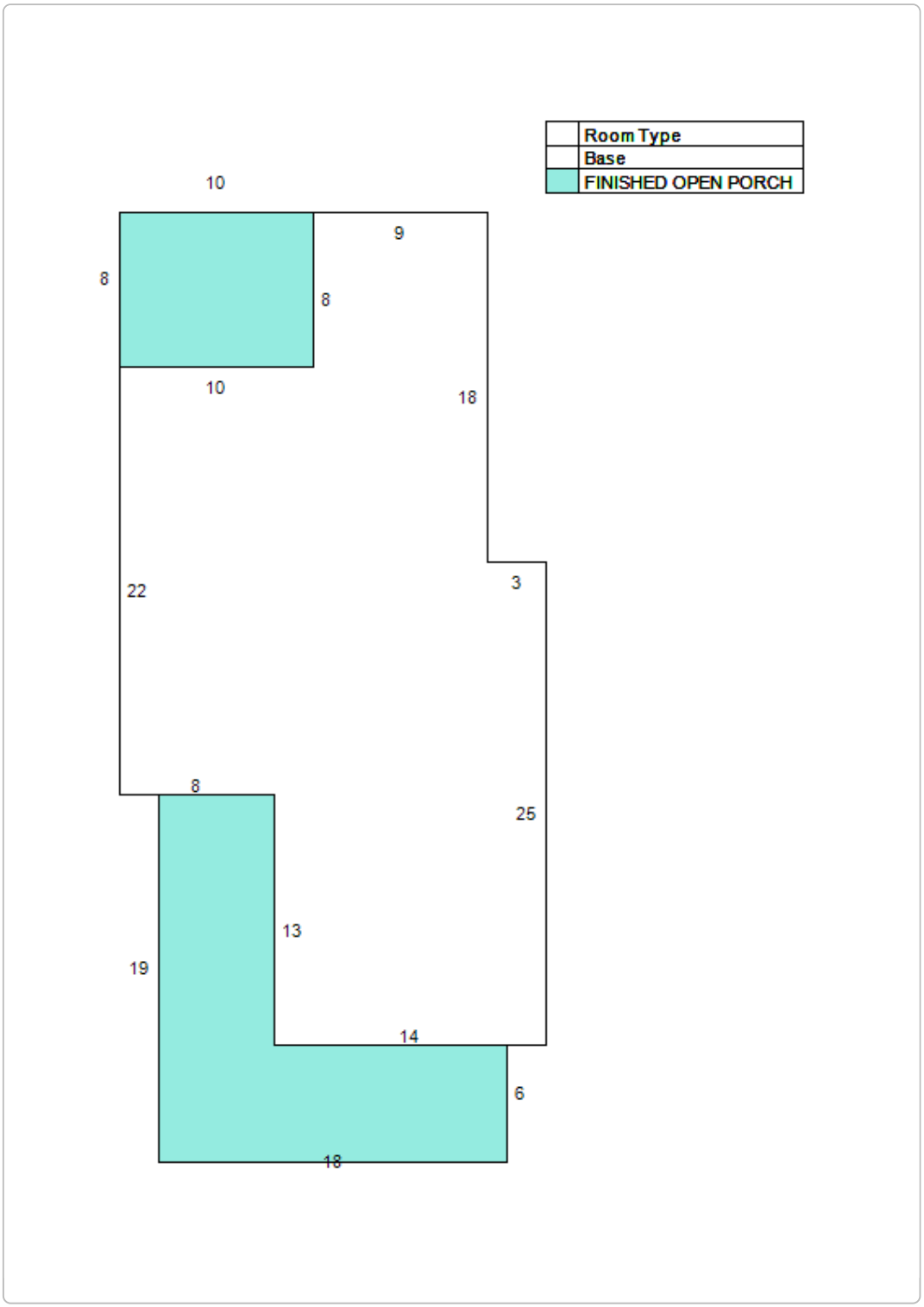
## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 32 | 100 | 32 | EF | $94,640 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 12/3/2020 | 11/30/2020 | $123,000.00 | WARRANTY DEED | 5114 | 1925 | U | I | RE PROPERTY HOLDINGS LLC | H&H REAL ESTATE INVESTING LLC |
| 12/3/2020 | 11/30/2020 | $92,500.00 | WARRANTY DEED | 5114 | 1923 | U | I | SMITH DOROTHY L | RE PROPERTY HOLDINGS LLC |
| | 4/5/1993 | $100.00 | QUIT CLAIM DEED | 986 | 318 | U | I | LOVETTE CARRIE B | SMITH DOROTHY L |

## Sketch Information




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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/19/2021, 12:20:21 AM

Version 2.3.127






# Detail by Entity Name

Florida Limited Liability Company
H&H REAL ESTATE INVESTING, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L13000156709 |
| **FEI/EIN Number** | 46-4093285 |
| **Date Filed** | 11/07/2013 |
| **Effective Date** | 11/07/2013 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC STMNT OF AUTHORITY 21 |
| **Event Date Filed** | 06/27/2018 |
| **Event Effective Date** | NONE |

**Principal Address**

9310 OLD KINGS ROAD S
SUITE 1702
JACKSONVILLE, FL 32257

Changed: 03/31/2015

**Mailing Address**

9310 OLD KINGS ROAD S
SUITE 1702
JACKSONVILLE, FL 32257

Changed: 03/31/2015

**Registered Agent Name & Address**

HAWK, CARL
9310 Old Kings Rd S
Suite 1702
Jacksonville, FL 32257

Address Changed: 01/24/2016

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

HAWK, CARL

9310 Old Kings Rd S
Suite 1702
Jacksonville, FL 32257

Title MGRM

HAYDEN, HUNTER
9310 Old Kings Rd S
Suite 1702
JACKSONVILLE, FL 32257

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 04/17/2019 |
| 2020 | 06/30/2020 |
| 2021 | 04/23/2021 |

**Document Images**

| | |
|---|---|
| 04/23/2021 -- ANNUAL REPORT | View image in PDF format |
| 06/30/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/17/2019 -- ANNUAL REPORT | View image in PDF format |
| 06/27/2018 -- CORLCAUTH | View image in PDF format |
| 01/16/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/08/2017 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2016 -- ANNUAL REPORT | View image in PDF format |
| 03/31/2015 -- ANNUAL REPORT | View image in PDF format |
| 06/16/2014 -- LC Amendment | View image in PDF format |
| 01/26/2014 -- ANNUAL REPORT | View image in PDF format |
| 11/07/2013 -- Florida Limited Liability | View image in PDF format |




Previous on List . Next on List . Return to List

Fictitious Name Search
Submit

**No Filing History**

# Fictitious Name Detail

## Fictitious Name

SYNERGY CONSTRUCTION & MAINTENANCE

## Filing Information

| | |
|---|---|
| **Registration Number** | G19000033605 |
| **Status** | ACTIVE |
| **Filed Date** | 03/13/2019 |
| **Expiration Date** | 12/31/2024 |
| **Current Owners** | 1 |
| **County** | MULTIPLE |
| **Total Pages** | 1 |
| **Events Filed** | NONE |
| **FEI/EIN Number** | NONE |

## Mailing Address

1100 CARR ST
PALATKA, FL 32177

## Owner Information

SYNERGY FABRICATIONS, LLC
1100 CARR ST
PALATKA, FL 32177
**FEI/EIN Number:** 59-3700409
**Document Number:** L01000002804

## Document Images

03/13/2019 -- Fictitious Name Filing View image in PDF format

Previous on List . Next on List . Return to List

Fictitious Name Search
Submit

**No Filing History**






# Detail by Entity Name

Florida Limited Liability Company
SYNERGY FABRICATIONS, L.L.C.

**Filing Information**

| | |
|---|---|
| **Document Number** | L01000002804 |
| **FEI/EIN Number** | 59-3700409 |
| **Date Filed** | 02/21/2001 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC AMENDMENT |
| **Event Date Filed** | 11/07/2007 |
| **Event Effective Date** | NONE |

**Principal Address**

2510 Crill Ave
PALATKA, FL 32177

Changed: 03/20/2020

**Mailing Address**

2510 Crill Ave
PALATKA, FL 32177

Changed: 03/20/2020

**Registered Agent Name & Address**

RAWLS, JEFFREY H
2510 Crill Ave
PALATKA, FL 32177

Name Changed: 04/28/2008

Address Changed: 03/20/2020

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

RAWLS, JEFFREY H
2510 Crill Ave
PALATKA, FL 32177

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 03/20/2019 |
| 2020 | 03/20/2020 |
| 2021 | 03/08/2021 |

**Document Images**

| | |
|---|---|
| 03/08/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/20/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/20/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/08/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/20/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/09/2014 -- ANNUAL REPORT | View image in PDF format |
| 02/15/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/18/2011 -- ANNUAL REPORT | View image in PDF format |
| 02/16/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2008 -- ANNUAL REPORT | View image in PDF format |
| 11/07/2007 -- LC Amendment | View image in PDF format |
| 11/05/2007 -- Reg. Agent Change | View image in PDF format |
| 02/05/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2005 -- ANNUAL REPORT | View image in PDF format |
| 03/17/2004 -- ANNUAL REPORT | View image in PDF format |
| 02/06/2003 -- LIMITED LIABILITY CORPORATION | View image in PDF format |
| 06/05/2002 -- ANNUAL REPORT | View image in PDF format |
| 02/21/2001 -- Florida Limited Liabilites | View image in PDF format |

# CITY OF ST AUGUSTINE

## MEMORANDUM

To: Historic Architectural Review Board

Date: July 15, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of June 2021, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

**REPAIR, MAINTENANCE, AND NEW CONSTRUCTION**

**75 King Street** (Upgrade AV equipment in the Commission Room, Enlarge the AV Room w/new finishes)

**331 St. George Street** (Elevate House, New Pier Foundation, Interior and Exterior Renovation Partial Demo approved by HARB May 18, 2021)

**260 St. George Street** (Remove/repair stucco, Repair siding, New windows, Painting - body & trim, Repair/Replace the sheetrock as needed, Repair/Replace interior doors and trim as needed, Repair/Replace cabinets, Install new flooring, Paint, Install new electric fixtures as needed. COA approved by HARB April 15, 2021)

**41 King Street** (HVAC installation)

**17 King Street** (HVAC change-out)

**35 Hypolita Street** (HVAC change-out)

**40 Charlotte Street** (Installation of 2 new grease traps)

**20 Avenida Menendez** (Tile re-roof)

**20 S Castillo Drive** (Cedar shake re-roof replacement in-kind)

**262 St. George Street** (Shingle re-roof)

**DEMOLITION**

**35 Magnolia Avenue** (Demo of current garage to be the place of the new living area as per HARB approval dated July 16, 2020)

**SIGNS**

**46 Charlotte Street** (1 new 2’ x 2.75’ bracket sign and 1 new 2.25’ x 3’ freestanding sign)

**52 St. George Street** (1 new 34” x 36” bracket sign)



Jenny Wolfe, Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: July 15, 2021

**RE: Agenda item 9(a) Discussion and recommendation regarding proposed lighting on FDOT San Sebastian Bridge as a representative of the Certified Local Government.**

The HARB provided feedback to the FDOT staff in July 2020 regarding the San Sebastian bridge between Malaga and U.S.1/Ponce de Leon Blvd. Additional feedback is being requested regarding the proposed light fixtures. The bridge is not located in a local or national historic district but this is a state project that may have an impact on the adjacent historic resources and in those cases it is typical for the state to contact the certified local government for comments. St. Augustine is designated as a certified local government because it meets criteria including Please refer to the materials provided by the FDOT and the following guidance from the AGHP:

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.

**Do...**

- ✓ Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- ✓ Base new site work on documentation or physical evidence. Avoid conjectural changes to the site
- ✓ 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…**

- ✓ Install street lighting, benches, new plant materials, fencing, walkways, and paving material that are out of scale or are inappropriate to the historic district.
- ✓ Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development
- ✓ Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Staff has provided related night-time photos of existing lights fixtures referenced by FDOT to represent the aspects of color and intensity identified by the AGHP for reference.

Jenny Wolfe
jwolfe@citystaug.com
904.209.4326
Historic Preservation Officer
Planning and Building Department

Project Description

FDOT project 437428-1 is a bridge replacement project for structure number 780003 on SR 5A (King Street) over the San Sebastian River. This project proposes to replace the existing three-lane bridge with a new three-lane bridge. The existing bridge has three 11-foot lanes, sidewalks on each side of the bridge, and no shoulders. The proposed structure will have three 11-foot lanes, one 6-foot sidewalk along the southern side of the bridge, one 10-foot sidewalk along the northern side of the bridge, curb and gutter, and sharrows.

FDOT is seeking an opinion from the City of St Augustine regarding two lighting recommendations. Currently, the exact position of the light fixtures is unknown and will be developed during further design. Lighting intensity in lumens will be determined by standard lighting and safety specifications. Light fixture finish color and light source will match existing lighting.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

# B R I D G E  R E C O R D



## ELEVATION VIEW FROM THE SOUTH

SECTION # 78010027 SR # 5A US # 1 BUS. DESIGN 4 MS 18 (H 20)

## BRIDGE NUMBER 780003
PARALLEL BRIDGE N/A

## BRIDGE NAME/LOCATION US-1 BUS. (SR-5A) OVER SAN SEBASTIAN RIVER

UPDATE INSPECTION DATE: 08/23/18

BRIDGE RECORD CONTENTS

I. Inspection Reports – This section contains periodic bridge inspection reports, bridge repair work orders, and accident reports.

II. Inventory – Contained in this section is the following bridge information: photographs; location map; data files and reports; load capacity information; bridge history; inspection preparation; description and drawings; fracture critical procedures; and channel and scour information.

III. Communications – Correspondence such as letters, memorandums and notices directly related to this bridge are contained in this section.

BRIDGE NUMBER: 780003 LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

# PHOTO INVENTORY

UPDATE INSPECTION DATE: 08/23/18



ELEVATION VIEW FROM THE NORTH




TYPICAL VIEW OF HANDRAIL BARRIERS

BRIDGE NUMBER: 780003 LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

# PHOTO INVENTORY

UPDATE INSPECTION DATE: 08/23/18



VIEW OF STRUCTURE FROM THE WEST APPROACH



WEST APPROACH TAKEN FROM THE STRUCTURE

BRIDGE NUMBER: 780003 LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

# PHOTO INVENTORY

UPDATE INSPECTION DATE: 08/23/18



EAST APPROACH TAKEN FROM THE STRUCTURE



VIEW OF STRUCTURE FROM THE EAST APPROACH

BRIDGE NUMBER: 780003 LOCATION: US-1 BUS. (SR-5A) OVER SAN SEBASTIAN

# PHOTO INVENTORY

UPDATE INSPECTION DATE: 08/23/18

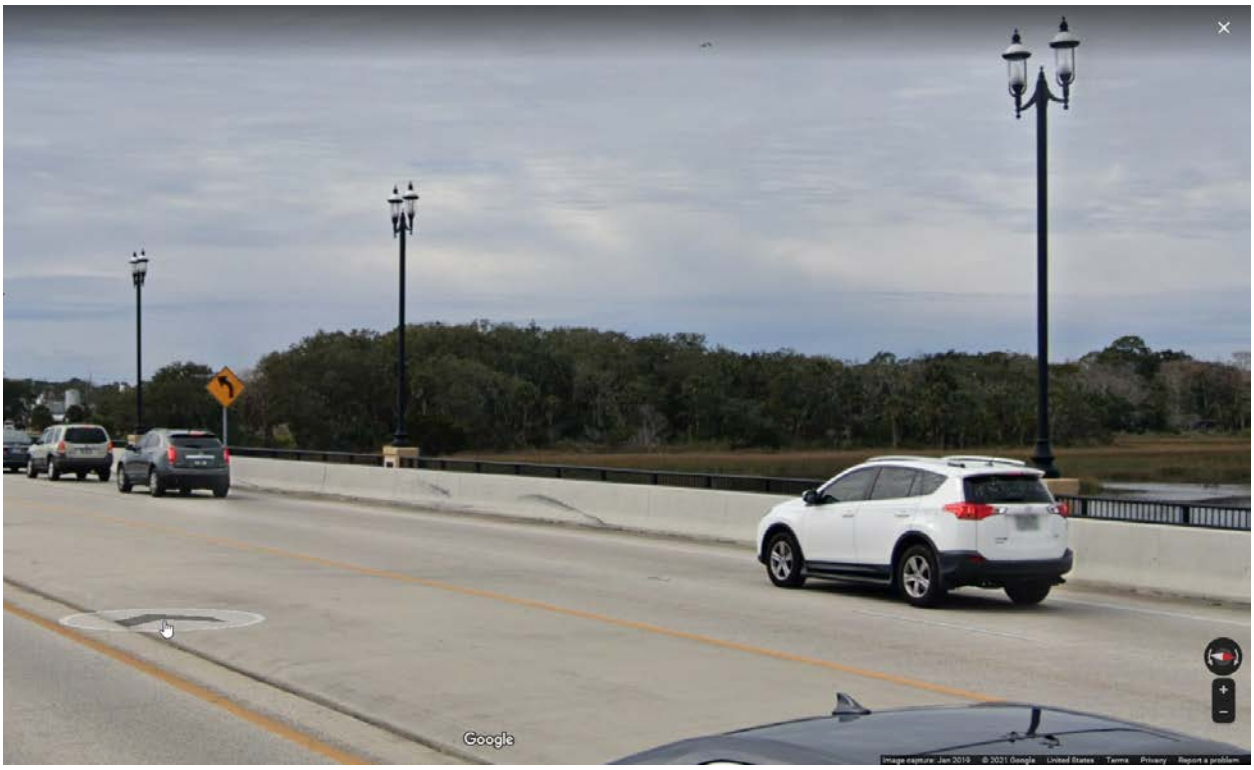


TYPICAL VIEW OF INTERMEDIATE BENT CONFIGURATION

Recommendation #1

Match existing lighting on N Ponce De Leon Boulevard/US 1 over San Sebastian




Google

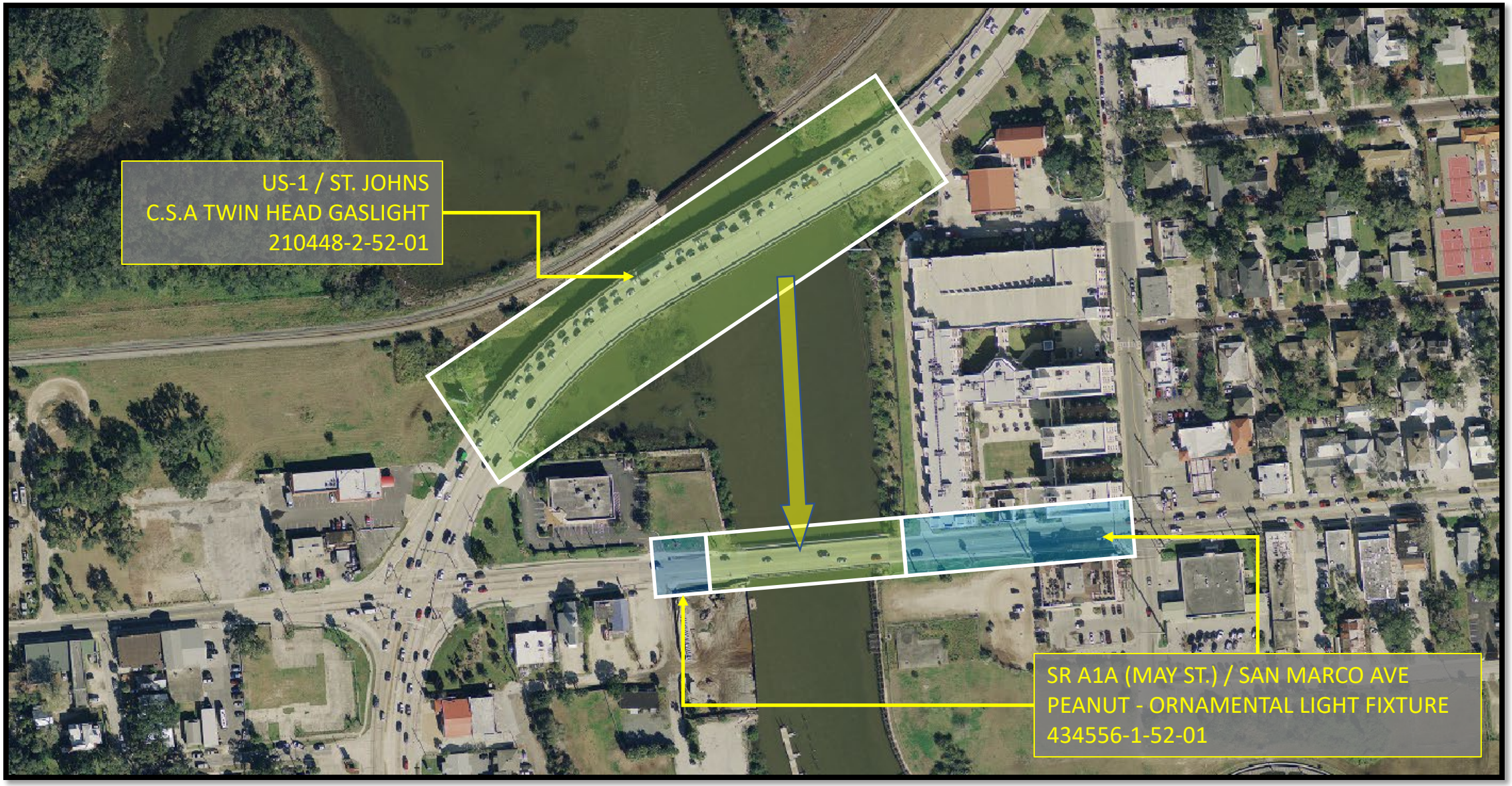
Recommendation #2

Match Existing Lighting at May Street/San Marco Avenue

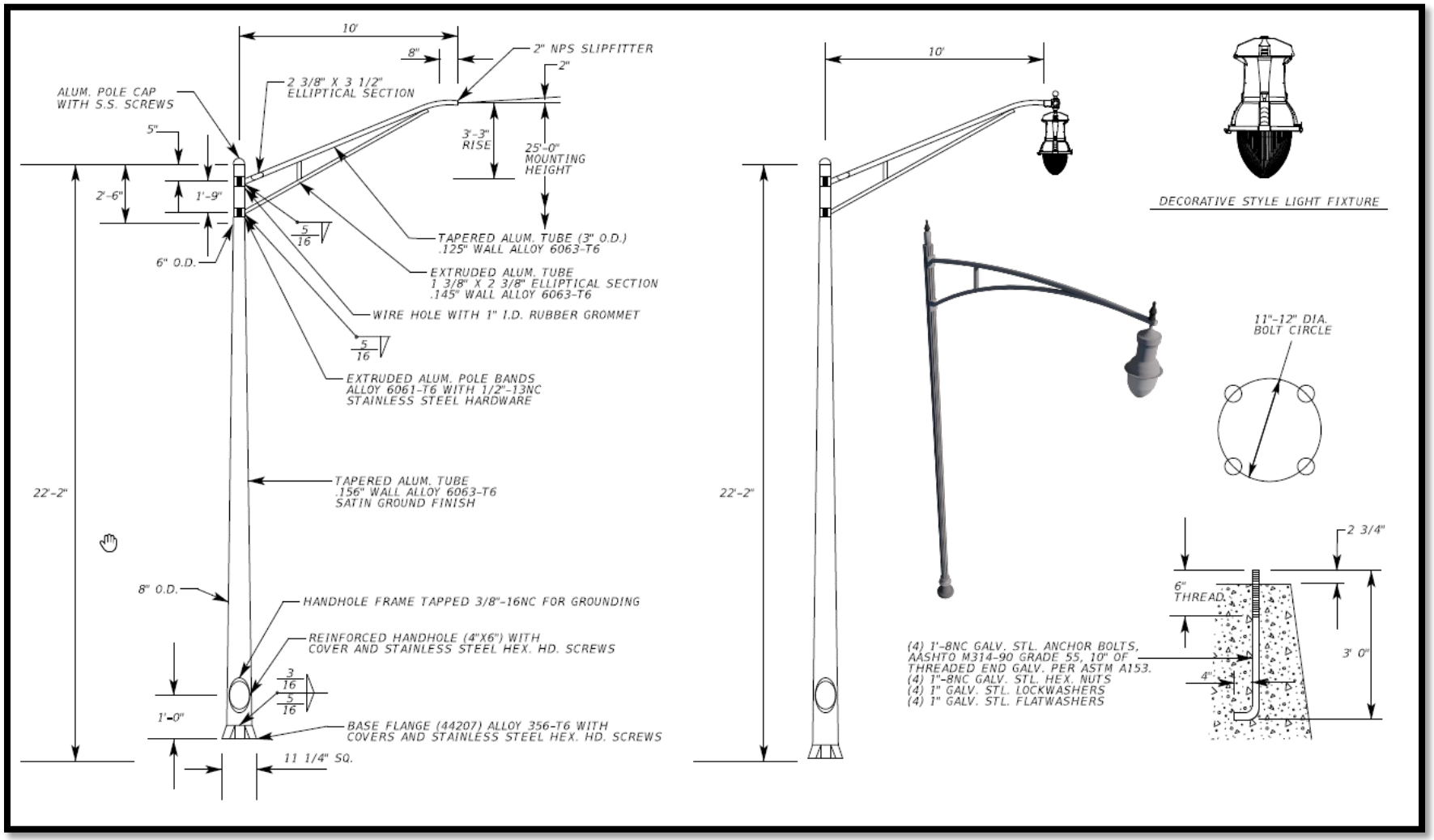



A1A Scenic & Historic
Coastal Byway
NORTH
MARCO
SAN
TO
Google

# *Recommended lighting concept*



# ROADWAY LIGHTING DETAILS
# SR A1A / MAY ST. - SAN MARCO AVE

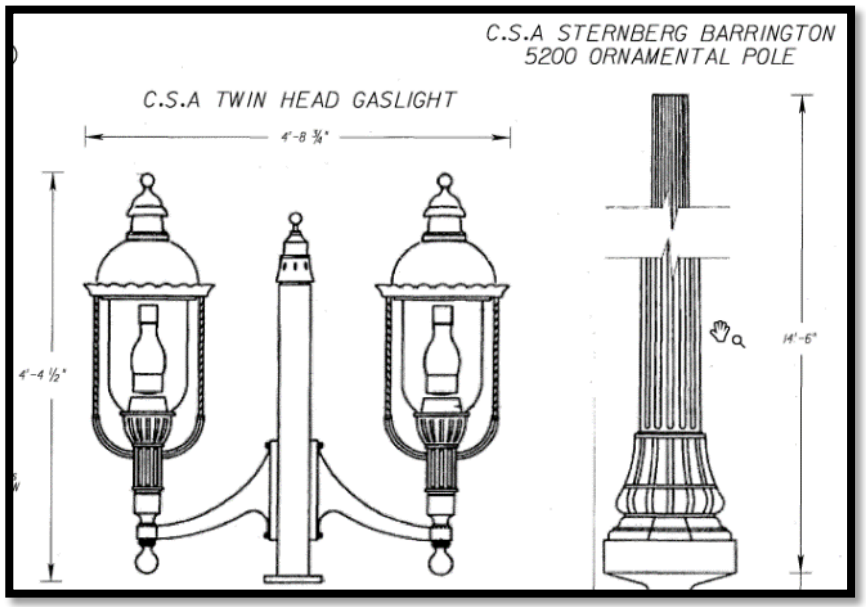




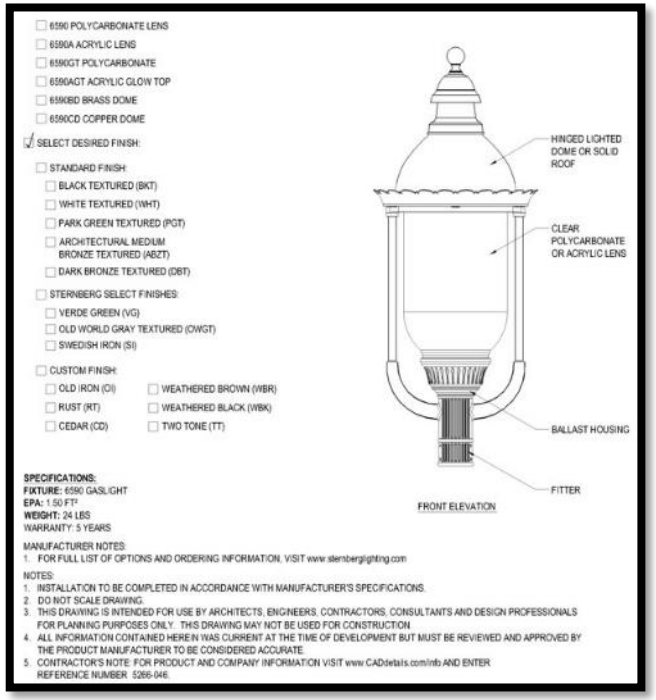




# BRIDGE LIGHTING DETAILS
# US-1 / ST. JOHNS - C.S.A TWIN HEAD GASLIGHT




*From SR 5 / 210448-2-52-01 As Built-Built Plans*












CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: July 15, 2021

**RE: Agenda item 9(b) HARB Rules and Procedures including submittal deadlines and revised application materials.**

The HARB requested an opportunity to discuss the application review schedule and submittal process at the end of the June 2021 meeting. Provided for your reference is a review calendar, sample sufficiency review that is sent to the owner/applicant within a week of the application deadline, and the rules of procedure. The following are staff suggestions for your consideration. Direction from the HARB will then be presented in a subsequent meeting as revisions to the rules of procedure where applicable:

1. The amended agenda presented in the board packets can be re-ordered in accordance with staff recommendations, project complexity, and project completeness.
2. Staff reports can include in the analysis table whether the application was complete or required additional materials. Additional materials will be noted provided with submittal dates or an indication that no additional materials were provided.
3. The beginning of the meeting can include an introductory statement by the chair or staff regarding the procedures of application review and established time limits with reference to the adopted rules of procedure.
4. If an applicant wishes to provide new evidence during their hearing, the applicant can be asked to describe the substantive changes to be presented, and the HARB can vote on whether to allow those additional materials to be provided. In a vote to allow the new materials, the Board should find that the materials are not a substantial or complex change to the project outcome.
5. If the staff report recommends a continuance, the HARB can vote whether or not to allow the applicant to make their presentation in the allotted presentation time or vote to continue the item. If the applicant indicates that the staff concerns can be addressed within their allotted presentation time, the applicant should make their presentation and the HARB shall allow the public hearing.
6. The HARB shall distinguish between a) the time period for dialogue and questions with the applicant and b) board deliberations.

Please contact me for any questions or to discuss this in advance of the meeting.

Jenny Wolfe
jwolfe@citystaug.com
904.209.4326
Historic Preservation Officer
Planning and Building Department

# 2021 BOARD MEETINGS

**Planning and Zoning Board**
(*1st Tuesday, 2:00 p.m., Alcazar Room)*

| Application Deadline | Meeting Date |
|---|---|
| December 4 | January 5 |
| January 8 | February 2 |
| February 5 | March 2 |
| March 8 | April 6 |
| April 9 | May 4 |
| May 7 | June 1 |
| June 7 | July 6 |
| July 9 | August 3 |
| August 9 | September 7 |
| September 10 | October 5 |
| October 8 | November 2 |
| November 8 | December 7 |

**Historic Architectural Review Board**
*(3rd Thursday, 1:00 p.m., Alcazar Room)*

| Application Deadline | Meeting Date |
|---|---|
| December 18 | January 21 |
| January 22 | February 18 |
| February 19 | March 18 |
| March 19 | April 15 |
| April 16 | May 20 |
| May 21 | June 17 |
| June 18 | July 15 |
| July 16 | August 19 |
| August 20 | **September 16 |
| September 17 | October 21 |
| October 22 | November 18 |
| November 19 | December 16 |

**Code Enforcement, Adjustments and Appeals Board**
(*2nd Tuesday, 3:00 p.m., Alcazar Room)*

| Application Deadline | Meeting Date |
|---|---|
| December 11 | January 12 |
| January 15 | February 9 |
| February 12 | March 9 |
| March 12 | April 13 |
| April 16 | May 11 |
| May 14 | June 8 |
| June 11 | July 13 |
| July 16 | August 10 |
| August 13 | September 14 |
| September 17 | October 12 |
| October 15 | November 9 |
| November 12 | December 14 |

**Corridor Review Committee**
(*Meets only on call, 2nd Thursday, 2:00 p.m., Alcazar Room)*

| Application Deadline | Meeting Date |
|---|---|
| December 11 | January 14 |
| January 15 | February 11 |
| February 12 | March 11 |
| March 12 | April 8 |
| April 9 | May 13 |
| May 14 | June 10 |
| June 11 | July 8 |
| July 9 | August 12 |
| August 13 | September 9 |
| September 10 | October 14 |
| October 15 | TBD* |
| November 12 | December 9 |

* Schedule altered due to Holiday

**Scheduled revised

# HARB Review Cycle: Month 1

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|---|---|---|---|---|---|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21<br>**HARB meeting** | 22<br>**Application deadline for next month's HARB meeting** | 23 |
| 24 | 25 | 26 | 27 | 28 | 29<br>Staff sends Sufficiency Review Notices to applicants (see form) | 30 |
| 31 | | | | | | |

# Month 2

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|---|---|---|---|---|---|
| | 1 | 2 | 3<br>Staff submits agenda to newspaper | 4 | 5<br>Staff mails demolition legal notices | 6 |
| 7 | 8<br>**Deadline for applicant to submit additional materials (per ordinance)** | 9 | 10 | 11<br>Staff posts demolition signs<br>**Staff reports due** | 12<br>**All application and staff reports must be copied/delivered/ posted on website** | 13 |
| 14 | 15 | 16<br>**Staff and applicant presentations due** | 17<br>Mailed notices collected by staff | 18<br>**HARB meeting** | 19<br>*Application deadline for next HARB meeting* | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |
| | | | | | | |

Note: If the HARB continues an application, the applicant does not have the same deadline as a new application. Rather, they must submit their revisions or supplemental materials by the deadline for additional materials which is 10 days prior to the HARB meeting.

(cover letter to sufficiency checklist)

RE: Project Address _____

Dear Mr. or Ms. Applicant/Owner,

Please accept this email as acknowledgment of your Certificate of Appropriateness application to the Historic Architectural Review Board meeting, **currently scheduled (meeting date) as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).**

Additionally, this email notifies you of the sufficiency of your application. The application form includes the attached checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

*Please be aware that our staff will need to photograph the project area as photos were taken of this building before the recent modifications, so plan to photograph the exterior of the site in the next week. Should we work with you to coordinate a date/time or someone else?*

**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 to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

IMPORTANT NOTICE: Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

Thank you,
(staff person)

Planning & Building Department
(contact information)

## 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:

This is the space for additional notes by staff related to the application's sufficiency and/or items that need more explanation. This form is mailed or emailed to the applicant with a cover letter, see sample.

Project number:_____ Project Address:_____

Reviewed by: _____ Date: _____

# City of St. Augustine

## Historic Architectural Review Board

### Regular Conduct of the HARB Meetings

Adopted on: April 21, 2016

Amended: March 21, 2019

## I. Introduction

a. Administrative policies and procedures including board membership and board responsibilities are outlined in the City of St. Augustine Code of Ordinances, Article II, Division 3. This document does not supersede the Code and rather is the exercise of the Board's power to adopt rules and procedures necessary to implement its duties consistent with the Code.

b. The purpose of establishing a program of regular conduct for the meetings is to provide a framework for efficient meetings for the benefit of the applicants, the public, the board, and staff. These rules of procedure are adopted pursuant to Sec. 28-87(9) and Sec. 28-88(1) and are consistent with Resolution 2018-44.

c. All hearings held by the Board shall be conducted in accordance with the Sunshine Law of the Florida Statues, as amended.

## II. Decorum

a. Resolution 2015-36 Notice: Disruptive Behavior establishes rules of decorum for public forum with the City of St. Augustine and all speakers shall adhere to this notice. A copy is posted in the Alcazar Room of City Hall and on the city website.

## III. Applications

a. HARB is the reviewing body for the following applications:

1. Opinion of Appropriateness
2. Certificate of Appropriateness
3. Certificate of Demolition (partial and full demolition)
4. Certificate of Relocation
5. Certificate of Appropriateness with Historic Property Tax Exemption

b. HARB is the also the reviewing body for local landmark designations and matters related to the Certified Local Government Program

c. The application requirements are available to all applicants either on the application form, City Code, and/or the associated planning document (Architectural Guidelines for Historic Preservation).

d. A sufficiency review of the application is performed by staff after all applications have been submitted for the next board meeting. Applications must be sufficiently complete in accordance with the scope of work and associated requirements listed on the application. Pre-application conferences are available to discuss the process and requirements.

e. Applications that are sufficiently complete will be included on the advertised agenda for the meeting. These applications may require a minor level of additional material that can be submitted up to 10 days prior to the meeting. Refer to Ordinance 2010-09.

f. Applications that are insufficient will be included on the advertised agenda for the meeting as an Incomplete Application at the end of the agenda. These applications do not have the minimum application requirements for the scope of work and/or the application and required attachments are incomplete. Applicants will be notified through the sufficiency review process that the application is deficient. Refer to City Code Section 28-31. Legal advertising requirements and associated administrative processing time provides a minimal window for the applicant to remedy the deficiency prior to the agenda being published.

g. Application materials should be organized in a manner that the Board and staff can easily understand the scope and substance of the proposed project.

## IV. Order of Business

a. At each regular meeting, the order of business shall be:

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and Approval of Agenda as applicable
5. Expedited Hearing Items
6. Continued Items from Previous Meeting(s)
7. New Business Items
8. Incomplete Applications
9. Planning and Building Staff Approved Permit Report
10. Other Business
11. Adjournment

b. The order of business may be changed by the Chair or by a majority of the members present and voting. Expedited Hearing Items may be added or moved to the regular agenda as needed.

## V. Hearing

a. All testimony may be under oath. When applicable, many speakers can be sworn in by the Recording Secretary at the same time. Following the oath, when speakers first address the Board each will state their name and address. Failure to state their name or address may affect their ability to establish standing in future proceedings.

b. Robert's Rules of Order shall facilitate the parliamentary procedure when it does not constrict the Board's ability to be flexible and accessible to the applicant and public, nor shall it be used in violation of Florida law regarding quasi-judicial hearings.

c. Ex-parte communications shall be disclosed by each board member. Board members may refer any inquiries to the unified HARB email address rather than communicate directly with applicants or the public regarding matters that fall under the board's purview. The email address is: harb@citystaug.com.

d. Expedited Hearing Items: These are applications that are identified by staff to be clearly compatible with the AGHP ~~or DSEC~~ and will likely include a recommendation for approval without conditions or with minor conditions. In order to benefit the applicant and increase the efficiency of the meeting these items shall be offered an expedited review at the beginning of the meeting. ~~Certificates of Demolition are not eligible for the expedited hearing.~~

    1. Staff will read the application address and an abbreviated report into the record
    2. Public comment for each application will be heard during one public comment period
    3. The applicant will be asked to waive a presentation and agree to the staff recommendation and any conditions, if not the item will be placed on the regular agenda for a complete hearing.
    4. The board will vote on each item.
    5. Upon a vote by the Board, applications may be removed from the Expedited Hearing for the following reasons:
        a) If the applicant requests to make a presentation, beyond brief answers to any public or board questions
        b) If the applicant does not agree to the staff recommendation and/or conditions
        c) If the Board identifies the need for more discussion

e. Regular Hearing Items (Continued Items, New Items, Incomplete Items)

    1. All time limits are subject to adjustment by the Chair in order to preserve the parties' due process rights.
    2. The Chair will read the agenda item and call the applicant to the podium to be sworn in.
    3. The staff will read an abbreviated staff report with the recommendation and conditions as applicable. The complete staff report is available to the public and provided to the applicant and Board in advance of the meeting.

4. The applicant may present a summary of the application and address the staff report in an allotted time of 10 minutes for general applications and 15 minutes for demolition/relocation and/or new construction.
    a) All application materials are provided to the Board in advance of the meeting and additional materials must be received at least 10 days prior to the meeting.
    b) Materials presented in the application should be sufficient to stand alone as evidence to clearly describe the scope and substance of the project.
    c) The Board may choose not to accept any new evidence during the hearing based upon the scope of work for the project and the significance of the evidence to allow ample time for the Board, staff, and the public to review such evidence.
    d) New evidence presented at the meeting should relate to comments provided in the staff report or otherwise minor level of details that serve to clarify the project rather than major project revisions or major application deficiencies.
    e) A specified time extension may be given to the applicant upon a vote by the Board
5. Public comment speakers will be offered 3 minutes per speaker and minutes shall not be "given" from one speaker to another.
6. Testimony providing competent, relevant, and substantial evidence will be taken into consideration during the hearing
7. Upon completion of all testimony, the Chair shall close the public comment period.
8. Applicant may offer rebuttal comments (limited to 3 minutes with discretion of the chair to extend this time)
9. The Chair shall close rebuttal period with the applicant and entertain board member questions to the applicant.
10. The Chair shall close the question and comment period with the applicant and begin board deliberation. The Board shall discuss the application based upon the application's merits with respect to the City Code Section 28-89 and Section 28-353 including their related administration provisions and definitions, the Architectural Guidelines for Historic Preservation, and the Design Standards for Entry Corridors as applicable. Material facts of the case will include the application materials, the staff report, and any evidence and testimony provided at the hearing that the Board deems as competent, relevant, and substantial. The Board should discuss any conditions to be imposed.
11. The Chair shall call for a motion on the application. Motions may include Approval, Approval with Conditions, Continuance, and Denial as provided in the City Code. The motion shall include the justification for the decision and any associated conditions.
    a) Applications that are "Continued" multiple times will incur additional advertising costs to the applicant if the continuance is due to the applicant's error or omission. If the error or omission continues to be

unresolved at future meeting(s) the Board may vote to deny the application for insufficiency. The applicant may file a new application at any future time.

b) Conditions shall be clearly stated and sufficiently detailed to ensure the applicant understands the requirement(s) and can be monitored administratively by staff.
c) Applications for Certificate of Demolition which include a request for consideration of economic hardship shall include a distinct motion regarding the merits of the economic hardship.

12. Following a second on the motion, any additional Board discussion can occur.
13. If no second is offered, the motion fails and another motion may be offered.
14. The Board will vote on a valid motion. The decision is recorded in writing by staff and provided to the applicant.
15. Applications that require additional municipal board action will proceed accordingly and will adhere to posted administrative and board schedules.
16. Appeals of the Board decision is outlined in City Code Section 28-90(f)
17. The meeting shall continue with the next agenda item.

**From:** Charles Pappas
**To:** harb
**Subject:** 5/20/2021 HARB Meeting Comments
**Date:** Friday, May 21, 2021 10:21:31 AM

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Dear HARB Board Members,

Last Thursday's (5/20/2021) HARB meeting appeared to not follow the normal procedure. In more than one instance new material was furnished to the board and not made available to the public. Even if the applicant had the courtesy to leave the new information at the desk in the back of the room prior to the start, there would not have been enough time for the general public to read and understand it.

Deadlines should be strongly enforced, with common sense exceptions. In this meeting's cases the applicant is well versed in city procedure. The applicant is very knowledgeable and professional. Yes, It is good that the applicant responded to the staff suggestions, but then that should go to a continuation of the item so everyone has the chance to review and understand. The item should have never been on the Boards agenda until the public had enough time to review the new information. At most it should have ben a 15 minute discussion of opinion by the board on whether the applicant was heading the right direction with the changes and then moved on to the next item. It could be argued that what was advertised with related public documents was not what was presented.

The public can't comment on something that is not available for them to see, understand and study in advance of the meeting. Perhaps in cases where there is (minor) new or additive information due to the banter discussion between the board and the applicant, that Public Comment be re-opened after new information is discussed. (Not referring to this case because of the amount of information supplied and it was not from a discussion during a meeting.) This would allow the public to offer input to material that was not in the original packet. It would create a more open and transparent relationship with city boards and the public.

I would also like to comment on another point brought up at this meeting by the same applicant. If I may allow myself to digress here first….If an applicant admits that they didn't build something as approved and in the same meeting presents new drawings after a deadline for a new approval….isn't that a big Red Flag on the direction the application should go??? Even if it is the right "on the fly" decision, it is still the wrong means to an end. If a HARB motion to an applicant does not include in its motion the ability for staff to make specific changes, then it is required that the item be built exactly to the passed specifications. There is NO option for a field decision. If upon discovery the applicant finds that it is not possible or in the best interest to build as approved, then the proper procedure would be to bring it back to staff for a decision of whether a change can be made by the staff or whether it has to go back to HARB. It is NEVER the applicants right to make changes to an approved plan. A contractor always lives by the rule that there are no changes without a written work order from the client, well in this case the same holds true to contractor who receives a decision from a city board.

If something is built or constructed different than what is approved a public meeting, then, in my opinion, it is not in compliance with the board approval. The city should take immediate action or the applicant should re-apply to HARB for an after the fact approval. This provides a documented record of what and how was built. Often comments are made "well somebody approved it" or "somebody thought it was okay". Well maybe nobody did approve it and it

was a “field decision”. The City needs better follow up and accountability of ALL building/construction in St. Augustine.

Overall, this meeting brought to my attention that many city board meetings, not just HARB, are often held in a way, which is overly advantageous for an applicant and not the public. The public has one opportunity to speak. The public can only speak on items as presented in the packet. The applicant gets to speak, discuss and plead their case throughout the whole process. It often goes well and far beyond the opportunity of the board asking questions to the applicant to understand the proposal. It becomes often a “pleading of the case”. Yes, it is good to ask questions and understand. It is good to work out compromises with the applicant. However often things go a different direction. Items are brought up that are not in the public document packet. It can frustrate one sitting and listening to new information and items without the ability to no longer be able to offer public comment. It is even more frustrating to hear a board ask for third party comments from the applicant. If there is a question of “why” are you doing this…did the fire department ask you to do this?...do you need to be in the new code compliance? Or are you doing this for your own upgrade? These are questions to be answered directly by the proper authority, the applicant cannot answer for them. It is only normal human behavior for them to paraphrase in a manner that would be positive for them.

I guess my final comment would be to allow a little leeway in each meeting depending on the circumstances of each case and application.

Thank you,

Charles Pappas
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46 Macaris Street
St Augustine FL 32084
617-519-3017

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: July 15, 2021

**RE: Agenda item 9(c) Announcements and discussion regarding future workshops and conferences**

**Historic Preservation Design Guidelines Public Workshops for the AGHP update**
September 11, 2021 9-12p Galimore Center
September 28 or September 30 5:30-7:30 to be held virtually
These workshops will gather public input regarding the city's preservation efforts using design guidelines and will be supplemented by online surveys. The workshops and surveys will be led by trainers from the National Alliance of Preservation Commissions and open to the public.

CONFERENCES/TRAINING WORKSHOPS
**Preservation on Main Street: Reimagining the Road Ahead**
Florida Main Street and the Florida Trust for Historic Preservation annual conference
July 21-24, 2021 in New Port Richey
www.preservationonmainstreet.com

**Tidally United V**
Florida Public Archaeology Network summit on heritage at risk to sea level rise
August 20-21, 2021 (virtual, free but must register)
https://fpangoingpublic.blogspot.com/2021/05/tidally-united-summit-2021.html

**National Alliance of Preservation Commissions (NAPC) Virtual Training Workshops**
September 24, 2021: Resilience and Disaster Planning (free)
September 9-10, 2021: General Commission Training (free)
*Managed by Florida Division of Historical Resources, registration page not created yet*

**NAPC Virtual Summer Short Course**
Six webinars for historic preservation commissions, boards, and staff
$40 for NAPC members, $80 general public
August 24-25, 2021
*Managed by NAPC, registration page not created yet*

**National Trust for Historic Preservation annual conference Past Forward: Lead the Change**
November 2-5, 2021, virtual ($105-$250 depending on membership; see also scholarship opportunities for students and diversity scholars and mentors)
www.savingplaces.org/conference

Jenny Wolfe
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Historic Preservation Officer
Planning and Building Department