

1. Agenda

Documents:

[HARBAGENDA12-20-18.PDF](#)

2. Meeting Materials

Documents:

[HARBPACKET122018.PDF](#)



# City of St. Augustine

## Historic Architectural Review Board



### A G E N D A

**Thursday, December 20, 2018 1:00 p.m. \*Amended**

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

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week prior)
6. Continued Items from the previous HARB meetings
  - a) Opinion of Appropriateness  
2018-0111  
(Continued from September 20, 2018)  
City of St. Augustine – Owner and Applicant  
**20 Spanish Street**  
To make alterations to an existing parking lot to include adding landscaping, constructing a masonry wall, and installing paving material, lighting, and signage.
  - b) Certificate of Appropriateness  
2018-0121  
(Continued from September 20, 2018)  
Don Crichlow & Associates – Applicants  
Steven and Linda Lohrke – Owners  
**320 Charlotte Street**  
To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.  
***\*Requested a Continuance to January 17th\****
  - c) Certificate of Appropriateness  
2018-0134  
(Continued from November 15, 2018)  
Don Crichlow & Associates – Applicant  
18 St. George Street LLC – Owner  
**18 St. George Street**  
To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.  
***\*Requested a Continuance to January 17th\****

7. Certificate of Appropriateness

a) 2018-0160

Dixon Design Group – Applicant  
Maguire Land Corporation – Owner  
[45 Cordova Street](#)

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

b) 2018-0159

Les Thomas Architect – Applicant  
Dilara and Hamid Hafiz – Owner  
[164 Avenida Menendez](#)

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

8. Certificate of Demolition

a) 2018-0151

Sabio Marketing, LLC – Applicant and Owner  
[48 Grove Avenue](#)

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

b) 2018-0162

Mathew Pennington – Applicant  
Lincolnvill Properties LLC – Owner  
[241 West King Street](#)

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

9. Other Business

10. Review of Conflict Statements from Previous Meetings

11. Adjournment

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**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).



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**CITY OF ST. AUGUSTINE**

Historic Architectural Review Board Regular Meeting  
October 18, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 18, 2018, in the Alcazar Room at City Hall, St. Augustine, Florida. Barbara Wingo, Acting-Chairperson, called the regular meeting to order, and the following were present:

**1. ROLL CALL:**

Barbara Wingo, Acting Chairperson  
Jon Benoit  
Paul Weaver  
H. Randal Roark

**Absent:**

Toni Wallace, excused  
Catherine Duncan, excused

**City Staff:**

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

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

(None)

**3. Approval of Minutes**

**MOTION**

Mr. Benoit **MOVED** to **APPROVE** the September 13, 2018 joint meeting minutes and the September 20, 2018 regular meeting minutes as presented. The motion was **SECONDED** by Mr. Weaver and **APPROVED BY UNANIMOUS VOICE VOTE.**

**4. Modification and approval of Agenda**

**MOTION**

Mr. Weaver **MOVED** to **APPROVE** the Agenda with no modifications. The motion was **SECONDED** by Mr. Benoit and **APPROVED BY UNANIMOUS VOICE VOTE.**

**5. Expedited Hearing items**

**5. (a) 2018-0127 - Michael Davis - Applicant**  
**Len Tucker - Owner**  
**30 St. George Street**

**To install four 8' by 8" posts to support the second story balcony.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **30 St. George Street** with the following conditions:

- The applicant provides a paint sample for the columns to staff
- The applicant obtains a license agreement if needed.

Mike Davis agreed to the staff's recommendations.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for clarification of the address which was determined to be 30 St. George Street.

Public hearing was closed.

### MOTION

**Mr. Weaver MOVED to APPROVE application 2018-0127. The motion was SECONDED by Mr. Roark.**

There was a brief discussion regarding the condition of previously existing posts to support balcony which staff stated was unclear, though historic documents did note the previous existence of a two-story front porch.

### VOTE ON MOTION:

**AYES: Weaver, Roark, Benoit, Wingo**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

### 6. Continued Items from Previous Meetings

6. (a) 2018-0117 - Pete Peaver - Applicant  
Pete and Jan Peaver - Owner  
19 Rohde Avenue

**To demolish a building constructed in 1904 that is a contributing building to the North City Historic District and is listed on the Florida Master Site File.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **19 Rohde Avenue** with the following condition:

- Recording of the structure for archival purposes prior to demolition to include photographs and scaled measured drawings that will be submitted by the applicant to the

Florida Master Site File with courtesy copy provided to staff

Pete and Jan Peaver were available for questions.

Ex Parte Communication:

(None)

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

The Board discussed:

- Additional information regarding the condition of the building and the engineer's resume had been provided per previous Board requests
- Report was thorough in detailing issues with structural condition
- Architecture of the replacement structure which was intended to be similar in style to other homes in the area
- Clarifying that the applicant was amenable to the condition of recording the structure as recommended by staff
- Adding the condition that the applicant not be issued a demolition permit until they have submitted drawings sufficient to receive a building permit
- Certificates of demolition expired after one year with an additional 6 month extension at the applicant's request

### MOTION

**Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0117 with the conditions that the structure be recorded for archival purposes prior to demolition to include photographs and scaled measured drawings that will be submitted by the applicant to the Florida Master Site File**

with courtesy copy provided to staff and that a demolition permit no be issued until documents sufficient for a building permit are submitted to staff. The motion was **SECONDED** by Mr. Benoit.

**VOTE ON MOTION:**

**AYES: Weaver, Benoit, Roark, Wingo**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**6. (b) 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner 160 Oneida Street**

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

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Demolition for **160 Oneida Street** to provide the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged.

Charles Sapp was available for questions and gave a brief history of his search for an engineer to provide a condition assessment report.

Ex Parte Communication:

(None)

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

The Board discussed the following:

- Condition assessment report was not dated and Mr. Sapp clarified that the final inspection had been October 8, 2018 and the inspection process had begun after the previous meeting

- Important historical associations and structural integrity
- Assessment did not address or describe a lack of structural integrity in the building

Mr. Sapp stated that second floor joists were not properly supported and that renovations to the structure had caused structural deficiencies. He stated that costs to restore the home were outside their financial means.

The Board continued discussing the following:

- Substantial improvement requirements in the code may require that the structure be raised if the applicant restored the home
- Proof of economic hardship if the applicant wished to go that route including the estimated costs of rehabilitating the structure versus constructing a replacement

**MOTION**

**Mr. Weaver MOVED to CONTINUE application 2018-0118 to the January 17, 2018 meeting. The motion was SECONDED by Mr. Benoit.**

**VOTE ON MOTION:**

**AYES: Weaver, Benoit, Roark, Wingo**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. Certificates of Demolition**

**7. (a) 2018-0126 – Carolyn Moore and Troy Blevins – Applicant Carolyn Moore – Owner 91 Coquina Avenue**

**To demolish a building constructed in 1959 that is listed in the Florida Master Site File and not listed in a National Register Historic District.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **91 Coquina Avenue**.

Troy Blevins and Carolyn Moore provided pictures that illustrated the waterlines within the structure created by Hurricanes Matthew and Irma.<sup>1</sup>

Ex Parte Communication:

(None)

11 certified notices were sent and 2 were returned in favor.

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

The Board discussed the fact that the structure did not meet conditions for denial.

#### **MOTION**

**Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0126, 91 Coquina Avenue. The motion was SECONDED by Mr. Benoit.**

#### **VOTE ON MOTION:**

**AYES: Weaver, Benoit, Roark, Wingo**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **8. Other Business**

Ms. Wolfe advised the Board that elections for Chair and Vice-chair would be held next month.

#### **10. Review of Conflict Statements from Previous Meetings**

(None)

#### **11. Adjournment**

There being no further business, the meeting was adjourned at 1:57 P.M.<sup>2</sup>

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**Antoinette Wallace, Chairperson**

<sup>1</sup> Attached to original minutes

<sup>2</sup> Transcribed by Candice Seymour

**CITY OF ST. AUGUSTINE**

Historic Architectural Review Board Regular Meeting  
November 15, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 15, 2018, in the Alcazar Room at City Hall, St. Augustine, Florida. Antoinette (Toni) Wallace, Chairperson, called the regular meeting to order, and the following were present:

**1. ROLL CALL:**

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

**City Staff:**

Kelli Mitchell, Historic Preservation Planner  
David Birchim, Director, Planning and Building  
Isabelle Lopez, City Attorney  
Candice Seymour, Recording Secretary

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

James Philcox, applicant for item 8(e), came forward to ask that the Board consider moving the item forward in the agenda as he had a conflict that would require him to leave by 3:00p.m.

**3. Approval of Minutes**

(None)

**4. Modification and approval of Agenda**

Ms. Wallace announced that item 6(a) had requested Continuance to the December meeting

**MOTION**

**Mr. Weaver MOVED to CONTINUE application 2018-0111 to the December 20, 2018 meeting. The motion was SECONDED by Mr. Benoit and APPROVED BY UNANIMOUS VOICE VOTE.**

**MOTION**

**Mr. Weaver MOVED to APPROVE the Agenda as modified to move item 8(e) to be heard prior to item 8(a). Motion SECONDED by Mr. Benoit and APPROVED BY UNANIMOUS VOICE VOTE.**

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

**5. (a) Certificate of Appropriateness 2018-0147 – A to Z Custom Homes, Inc. – Applicant Harold E. Fethe and Frances G. Charlson – Owner 71 Marine Street**

**To replace a copper metal roof with a coated aluminum roof in a medium bronze finish.**

Frances Charlson and Harold Fethe waived their presentation and agreed with the Staff recommendation.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness to replace a copper metal roof with a coated aluminum

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

Ex Parte Communication:

(None)

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

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

#### **MOTION**

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

#### **VOTE ON MOTION:**

**AYES: Benoit, Weaver, Wingo, Duncan, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **6. Continued Items from Previous Meetings**

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

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

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

##### **6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates**

**– Applicant**

**Steven and Linda Lohrke – Owner**

**320 Charlotte Street**

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

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

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

Ex Parte Communication:

(None)

Public hearing was opened.

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

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

Public Hearing was closed.

The Board discussed the following:

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

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

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

#### MOTION

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

#### VOTE ON MOTION:

**AYES: Weaver, Benoit, Wingo, Duncan, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### 7. Certificates of Appropriateness

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

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

Mr. Weaver recused himself as a consultant for the property owner.<sup>1</sup>

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

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

Ex Parte Communication:

(None)

Public hearing was opened.

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

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

<sup>1</sup> Form attached to original minutes

historic structure and the historic neighborhood.

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

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

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

Public hearing was closed.

The Board discussed:

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

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

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

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

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

## MOTION

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

### VOTE ON MOTION:

**AYES:** Benoit, Wingo, Duncan, Wallace

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

## 8. Certificate of Demolition

8. (a) 2018-0144 – Sarah Ryan, Architect – Applicant

Dave and Lynn McKee – Owner  
329 St. George Street

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

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

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition to remove windows, chimney, roof, and siding for **329 St. George Street** with the following condition:

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

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

18 certified notices were sent, 8 were returned in favor, 1 was returned opposed and 5 had comments.

Public hearing was opened.

B.J. Kalaidi asked that any comments in opposition be read into the record.

Public hearing was closed.

The Board discussed the structure's extensive renovations with little historic fabric left and very little left for salvage.

**MOTION**

**Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0144 based on the evidence presented that the structure does not meet the requirements under the code to be considered a historic building and it has been substantially altered over the years. The motion was SECONDED by Ms. Wingo.**

**VOTE ON MOTION:**

**AYES: Weaver, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY<sup>2</sup>**

**8. (b) 2018-0135 – R.L. Bailey – Applicant and Owner 101 South Street**

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

<sup>2</sup> Brief recess from 2:50p.m. to 2:56p.m.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **101 South Street.**

John Valdes reviewed the application.

Ex Parte Communication:

(None)

22 certified notices were sent, 4 were returned in favor and 2 had comments.

Public hearing was opened.

Melinda Hakoncay asked whether any of the structure was old coquina concrete block to which the applicant responded in the negative.

Public hearing was closed.

**MOTION**

**Mr. Benoit MOVED to APPROVE application 2018-0135 without any conditions. The motion was SECONDED by Ms. Duncan.**

**VOTE ON MOTION:**

**AYES: Benoit, Duncan, Weaver, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**8. (c) 2018-0139 – Steven Binninger – Applicant Green Family Investment LTD – Owner 55 Masters Drive**

**To demolish a building constructed in 1910 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff

finds that the Board can **APPROVE** a Certificate of Demolition for **55 Masters Drive** with the following conditions:

1. The applicant shall provide as-built drawings of all existing exterior elevations and provide a copy to the Florida Master Site File and City staff
2. The applicant shall salvage reusable, historic materials and features, including the wood windows

Steven Binninger reviewed the application.

Ex Parte Communication:

(None)

13 certified notices were sent; however, there were no responses.

Public hearing was opened.

Melinda Rakoncay noted that she could not locate minutes in the folder referencing why the demolition had previously been approved. She was concerned with the replacement structure as a commercial structure rather than another small residential-type structure.

Public hearing was closed.

The Board discussed:

- Structure did not meet criteria to be eligible as a historic landmark or designated historic structure and the Board could not deny a demolition without evidence of such
- Existing structure condition was poor

**MOTION**

**Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0139, 55 Masters Drive with the following conditions:**

1. The applicant shall provide as-built drawings of all existing exterior elevations and provide a copy to the Florida Master Site File and City staff
2. The applicant shall salvage reusable, historic materials and features, including the wood windows

The motion was **SECONDED** by Ms. Wingo.

**VOTE ON MOTION:**

**AYES:** Weaver, Wingo, Benoit, Duncan, Wallace

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**8. (d) 2018-0140 – Shawn and Renee Aunchman – Applicant and Owner 478 Arricola Avenue**

**To demolish a building constructed in 1955 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **478 Arricola Avenue**.

Shawn and Renee Aunchman reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Flooding of the structure in both Hurricane Matthew and Hurricane Irma
- Structural damage in home from flooding that was not properly repaired

#### MOTION

Mr. Benoit **MOVED** to **APPROVE** Certificate of Demolition application 2018-0140 for 478 Arricola Avenue without conditions. The motion was **SECONDED** by Ms. Wingo.

#### VOTE ON MOTION:

**AYES:** Benoit, Wingo, Weaver, Duncan, Wallace

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

#### 8. (e) 2018-0143 – James Philcox – Applicant and Owner 111 Zoratoa Avenue

To demolish a building constructed in 1922 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.

Heard before item 8(a) as reflected in the motion to amend the agenda.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **111 Zoratoa Avenue**.

James Philcox reviewed the application.

Ex Parte Communication:

(None)

14 certified notices were sent, 3 were returned in favor 1 had a comment.

Public hearing was opened; however there was no response.

The Board discussed:

- Multiple flooding incidents
- No architectural or historical reason to preserve the structure

#### MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application 2018-0143, 111 Zoratoa Avenue based on the evidence presented that the building was not historically significant under the city code nor did it appear to have the potential to be significant. The motion was **SECONDED** by Ms. Duncan.

#### VOTE ON MOTION:

**AYES:** Weaver, Duncan, Benoit, Wingo, Wallace

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

#### 8. (f) 2018-0141 – Muscetta Custom – Applicant BETA Three of Alachua LLC – Owner 28 Magnolia Avenue

For partial demolition of a building constructed in 1917 that is recorded in the Florida Master Site File and not located in a National Register District to include removal of windows, doors, exterior walls, and a portion of the roof (after-the-fact) .

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **28 Magnolia Avenue** with the following condition:

- Remaining materials be salvaged in accordance with Sec. 28-29(2)d.6.

Joe Muscetta reviewed the application and the application for item 8(g).

Ex Parte Communication:

(None)

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

Public hearing was opened for items 8(f) and 8(g).

Melinda Rackoncay felt that the replacement structure had no character. She was also concerned that the proposed guest house would be rented out.

Public hearing was closed.

The Board discussed:

- After-the-fact demolition application was due to initial permit being an interior demolition
- Existing heart pine was being salvaged and utilized for interior and exterior trim
- Only original materials remaining from 28 Magnolia will be some framing and interior floor joists
- Archeological survey may be required
- No evidence that the structure was architecturally or historically significant

**MOTION**

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application 2018-0141, 28 Magnolia Avenue based on the fact that it is not located in a National Register District or individually listed and there is no evidence that the building meets the City's Local Landmark criteria. The motion was **SECONDED** by Mr. Benoit.

**VOTE ON MOTION:**

**AYES:** Weaver, Benoit, Wingo, Duncan, Wallace

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**8. (g) 2018-0149 – BETA Three of Alachua LLC – Applicant and Owner 28 ½ Magnolia Avenue**

**To demolish a guest house constructed in 1935 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **28 ½ Magnolia Avenue** with the condition that the remaining building materials be salvaged if possible.

Ex Parte Communication:

(None)

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

Public Hearing and Board Discussion held in conjunction with item 8(f).

**MOTION**

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application 2018-0149, 28 ½ Magnolia Avenue, based on the same findings as the previous item. The motion was **SECONDED** by Ms. Wingo.

**VOTE ON MOTION:**

**AYES:** Weaver, Wingo, Benoit, Duncan, Wallace

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**9. Appeal of Staff Interpretation of the Design Standards for Entry Corridors**

**9. (a) 2018-0146 – Antigua Veterinary Practice – Applicant Eric Searcy Rentals LLC – Owner 195 San Marco Avenue**

**To appeal the staff interpretation of the Design Standards that a metal roof is not a compatible replacement roof material to maintain the character of the legacy building as per 6.4.1.c.**

Ms. Mitchell read the staff report and said HARB may take the following actions:

- Based upon the application for appeal and such other information that was filed, the HARB may **AFFIRM** the staff determination if no basis for reversal was demonstrated; or,
- Based upon the application for appeal and such other information that was filed, the HARB may **REVERSE** the staff determination with one of the following findings:
  - The metal roof is a compatible roof material
  - The applicant demonstrated a technical or economic infeasibility of using a compatible roof material and removal of the historic roof material is deemed necessary

Eric Searcy reviewed the application.

The Board provided their ex parte communications.

15 certified notices were sent, 6 were returned in favor.

Public hearing was opened.

John Valdes testified that if asphalt shingle was used as a replacement shingle, the original wood shingle roof would have to be removed. He recommended utilizing the metal roof as it would maintain the original fabric of the house and was historically used with the existing architecture.

Renee Aunchman spoke in favor of the application noting that the metal roof was

used in the architectural period of the structure

Melinda Rakoncay spoke in favor of the application citing her own personal experience with metal roofing on her historic home.

Public hearing was closed.

The Board discussed:

- Saving the historic fabric of the property was a positive aspect of the application
- Building materials on surrounding properties included metal roofing

Carl Claypool, contractor on the project, reviewed the specs on the proposed roof as a five-v crimp in a bronze color.

There was further discussion regarding saving the original historic roof under the proposed metal roof.

#### **MOTION**

**Mr. Benoit MOVED to APPROVE application 2018-0146 to REVERSE staff determination such that the metal roof is a compatible roof material for the era of the house and the applicant has demonstrated a technical infeasibility of using the asphalt shingle: i.e. the intent to preserve the original shake or cedar shingle roof and the purlins underneath which will make up the substrate the new roof will be applied to. The motion was SECONDED by Ms. Wingo.**

#### **VOTE ON MOTION:**

**AYES: Benoit, Wingo, Weaver, Duncan, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **10. Incomplete Items**

**10. (a) Certificate of Appropriateness 2018-0145 – Martin Gould – Applicant**

**EMA Inc. – Owner**  
**36 Charlotte Street**

**To construct a trellis over the front seating area and to convert the front fence into a wall.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for the Certificate of Appropriateness for **36 Charlotte Street**:

1. **APPROVE** the proposal to construct a stucco wall with the condition that the stucco texture and finish color will be provided
2. **CONTINUE** the proposal to construct a pergola on the front of the building to provide the applicant an opportunity to consider design alternatives that are compatible and which take into consideration zoning requirements and architectural character of the building

Martin Gould reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Trellis not intended to be covered
- Other examples of trellises and pergolas in town.
- Purpose of project was for sun protection and aesthetics
- Appropriateness of trellis in the front of the building was questionable as they were usually located on the side or rear
- Pergola could be designed to not impact the exiting historic structure

- Possibility of a covered porch as previously existed on the structure
- Proposed stucco wall

**MOTION**

**Mr. Benoit MOVED to APPROVE application 2018-0145, Certificate of Appropriateness for 26 Charlotte Street, for constructing the stucco wall as proposed and the proposed pergola with the condition that the pergola remains an independent structure that could be removed without affecting the existing historic building and the expectation that the paint colors match the existing building, or be pre-approved colors within the AGHP, or that the applicant return to the Board if the colors do not meet the first two criteria for approval. The motion was SECONDED by Ms. Duncan.**

**VOTE ON MOTION:**

**AYES: Benoit, Duncan, Weaver, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**11. Preliminary Design Approval for the Design Standards for Entry Corridors**

**11. (a) 2018-0148 – City of St. Augustine Police Department – Applicant**  
**City of St. Augustine – Owner**  
**151 King Street**

**To install color LED lighting on the exterior of the building.**

Ms. Mitchell read the staff report and said the Preliminary Design Approval does not include a staff recommendation because the purpose is to direct staff in subsequent administrative reviews.

David Birchim, Director, Planning and Building Department, reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Rakoncay noted that up-lighting and color changing lights were concerning and could set a negative precedent.

B.J. Kalaidi spoke against the application.

Charles Pappis felt that the application could open up the possibility of color-changing up-lighting to other commercial development along King Street.

Public hearing was closed.

The Board discussed:

- Whole front façade of building intended to be lit
- Possibility of limiting the lit space to small architectural feature such as front portico and/or columns
- Current guidelines may not allow approval of the application

#### **MOTION**

**Mr. Benoit MOVED to DENY application 2018-0148 at 151 King Street for the proposed LED light fixtures with the concern that it may not be in keeping with the Entry Corridor Guidelines as they exist today or as they are envisioned existing in the future. The motion was SECONDED by Ms. Duncan.**

#### **VOTE ON MOTION:**

**AYES: Benoit, Duncan, Weaver, Wing,  
Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **12. Other Business**

#### **12. (a) Selection of Chair & Vice-Chair for Fiscal Year 2018-2019**

#### **MOTION**

**Ms. Wingo MOVED to NOMINATE Ms. Duncan for Board Chair. The motion was SECONDED by Mr. Weaver.**

#### **VOTE ON MOTION:**

**AYES: Wingo, Weaver, Benoit, Duncan,  
Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **MOTION**

**Mr. Weaver MOVED to NOMINATE Ms. Wingo for Board Vice-Chair. The motion was SECONDED by Ms. Duncan.**

#### **VOTE ON MOTION:**

**AYES: Weaver, Duncan, Benoit, Wingo,  
Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **12. (b) Review annual meeting schedule**

Ms. Wallace noted that the May meeting date conflicted with the Florida Trust Conference and there was a recommendation from staff to meet on the fourth Thursday of that month which would be May 23, 2019. She also noted that there would be many workshops scheduled for the year including:

- Joint Workshop with the Planning and Zoning Board (PZB) for the preservation plan
- City Commission Workshop on the preservation plan and budget
- CAMP training in first half of the year which may be combined with CLG workshops
- Workshop on King Street Design Standards

- Comprehensive Plan Historic Preservation Element workshop with the PZB.

**13. Review of Conflict Statements from Previous Meetings**

(None)

**14. Adjournment**

There being no further business, the meeting was adjourned at 4:38 P.M.<sup>3</sup>

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**Antoinette Wallace, Chairperson**

DRAFT

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<sup>3</sup> Transcribed by Candice Seymour



CITY OF  
**ST. AUGUSTINE.**  
EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for December 20, 2018 Meeting



Application: F2018-0111

Address: 20 Spanish Street, 5 and 9 Cordova Street (Tolomato Parking Lot)  
City of St. Augustine, Applicant and Owner

Project description: To make alterations to an existing parking lot to include removing and adding additional landscaping; constructing a masonry wall around the lot, recycler, and compactor; repaving the lot; and removing and adding new curbing.

Architectural Style: N/A	Florida Master Site File: N/A
National Register: Located in the St. Augustine Town Plan National Register District	Construction date: N/A
Archaeology Zone: IA	Zoning District: HP-3
Parcel number: 197970 0000, 197780 0000, 197810 0000	
Agenda Item: 6(a)	Previous Action(s): N/A

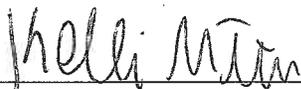
**STAFF SUMMARY AND ANALYSIS:**

The applicant is submitting an Opinion of Appropriateness to make alterations to an existing parking. An Opinion application is a determination by HARB that the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the AGHP but that the information submitted is insufficient to meet the requirements for a COA or building permit. This application was continued from the September 20<sup>th</sup> HARB Meeting.

- Coquina concrete is an appropriate paving material. The shell adda pave is not listed, however, and a sample was not provided. The applicant should consider another more compatible material.
- The number of entrances into the lot was reduced from two in the original plan to one in the current plan. The proposed entrance is located in the same location as the existing driveway on Cordova Street. The size of the driveway does exceed the 20 foot width described in the AGHP, however.
- The interpretation of the Rosario Line Define will be maintained. The applicant will need to provide a list of the proposed plants to verify that they are appropriate.
- The Cordova Street side of the property will be shielded by a wall and landscaping. The height of the wall and a list of the proposed plants need to be provided.
- The plans do not show if there will be walls around the waste compactor.
- More details are needed to evaluate the interpretive markers.
- This project will require an A14 Archaeological Review Application and will likely involve extensive archaeological testing. Please coordinate a testing schedule with the City Archaeologist prior to beginning work.

**STAFF RECOMMENDATION:**

*Staff does not provide recommendations for city projects and looks to HARB for review and comment on this proposed city project.*



Kelli Mitchell, Historic Preservation Planner

OOA F2018-0111  
20 Spanish Street, 5 and 9 Cordova Street  
December 20, 2018

**SUMMARY SCOPE OF WORK:**

---

- Construct a wall on the Tolomato Lane and Spanish Street side of the lot
- Repave the existing parking lot and add necessary sidewalks and curbing
- Plant new landscaping
- Install additional signage

## CITY CODES/DESIGN GUIDELINES:

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### Parking, Landscaping and Site Features

#### Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- 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.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- 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...

- 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.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- 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.

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

OOA F2018-0111  
20 Spanish Street, 5 and 9 Cordova Street  
December 20, 2018

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.

#### **Secretary of Interior Standards of Rehabilitation**

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

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

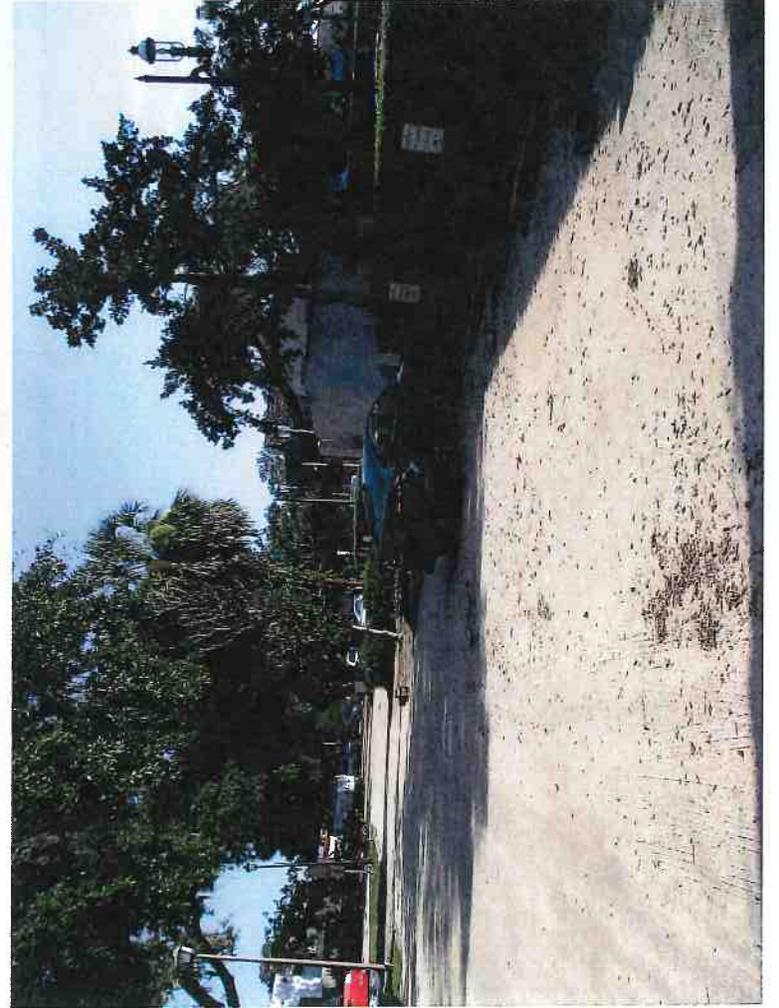
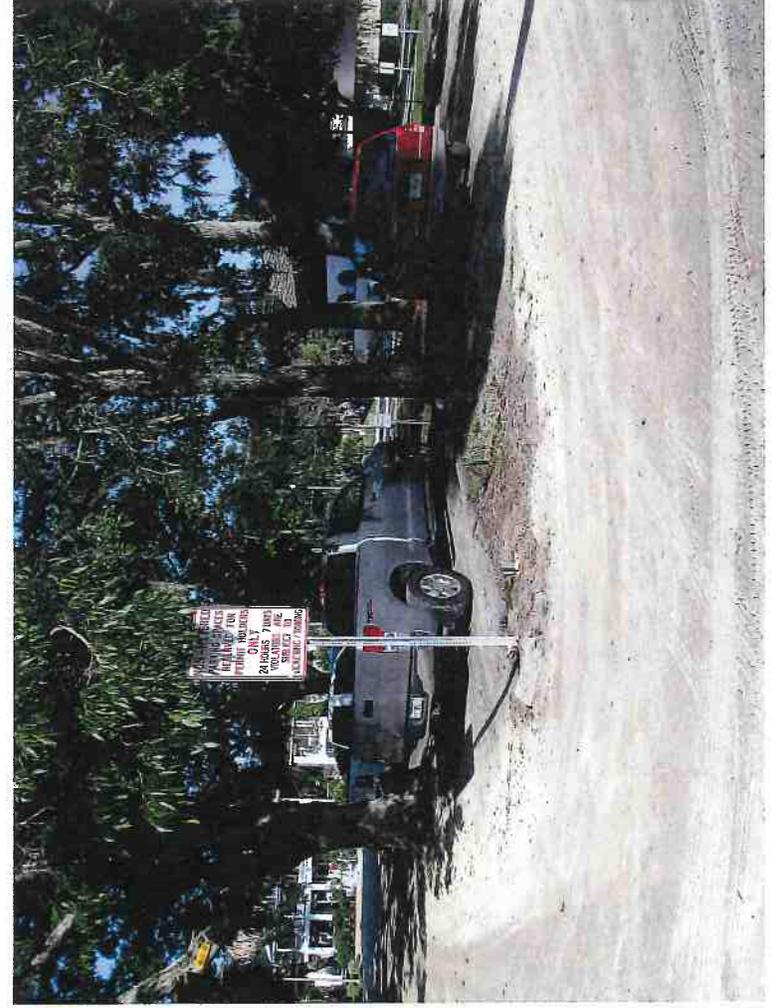
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

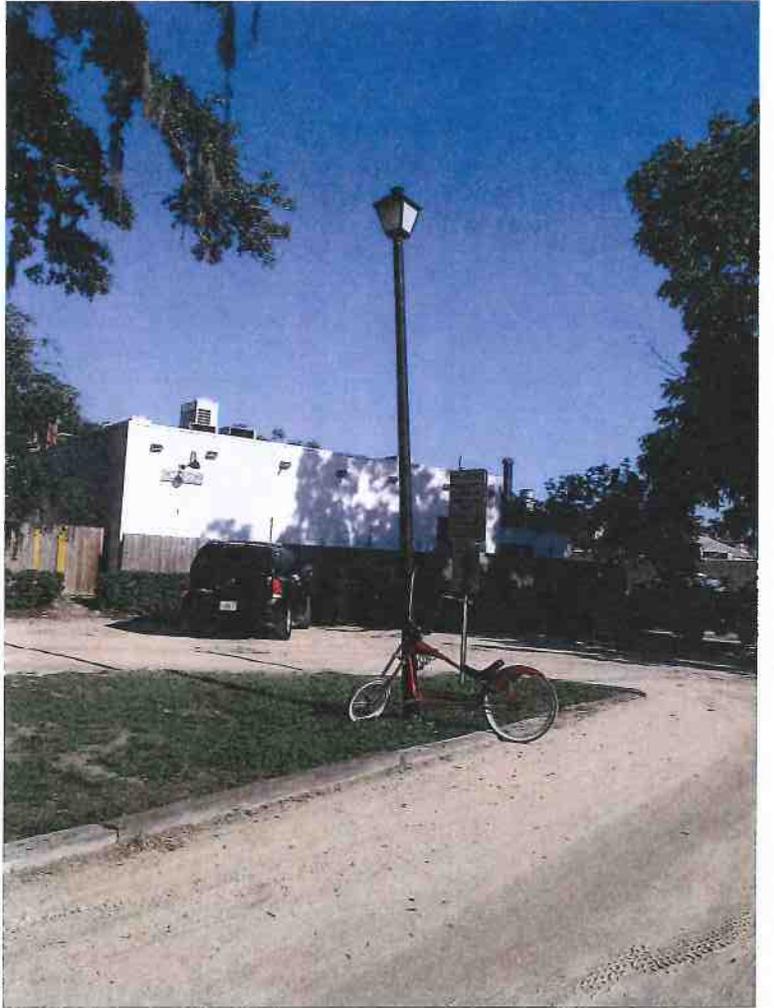
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

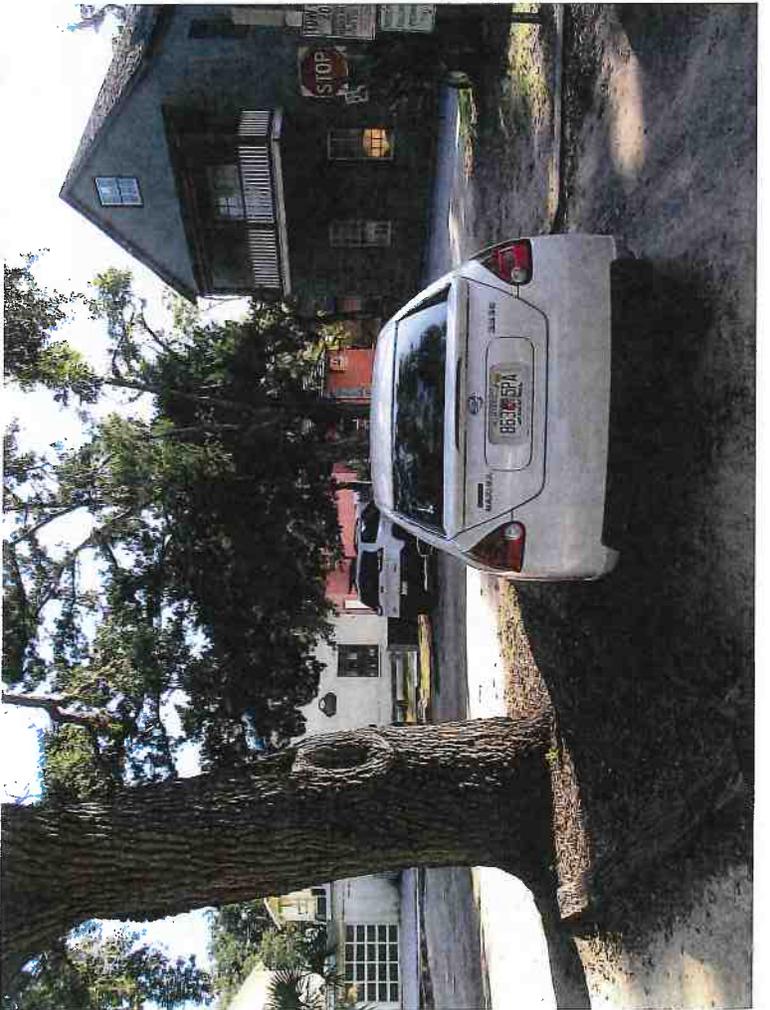
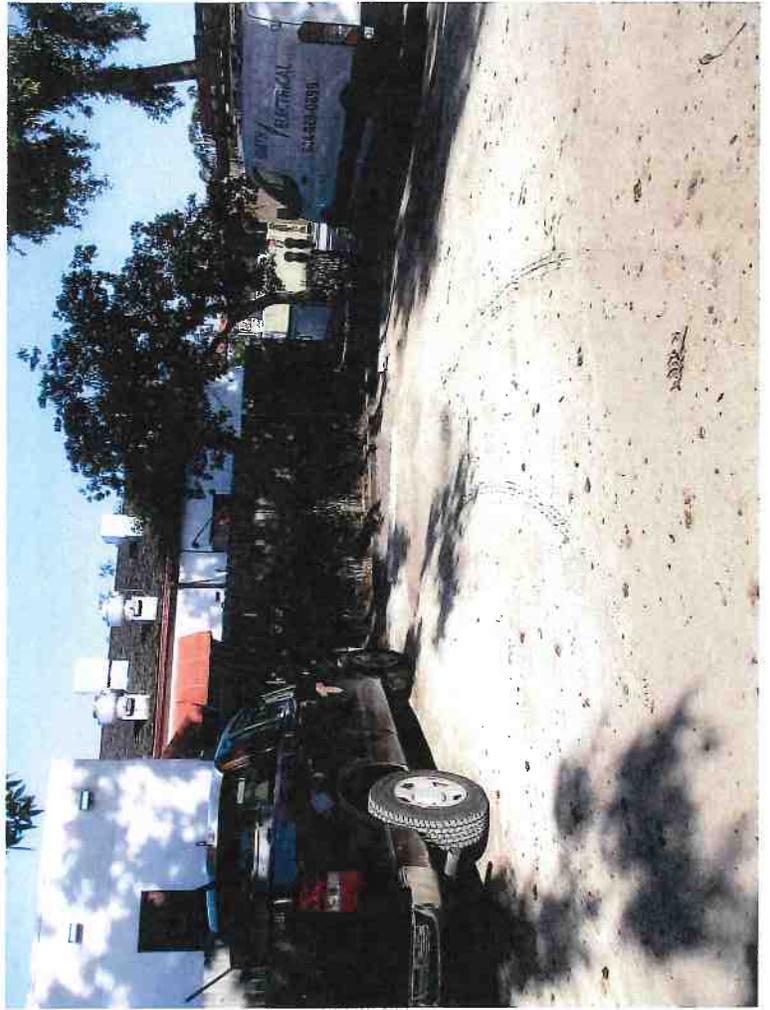
OOA F2018-0111  
20 Spanish Street, 5 and 9 Cordova Street  
December 20, 2018

**LIST OF ATTACHMENTS:**

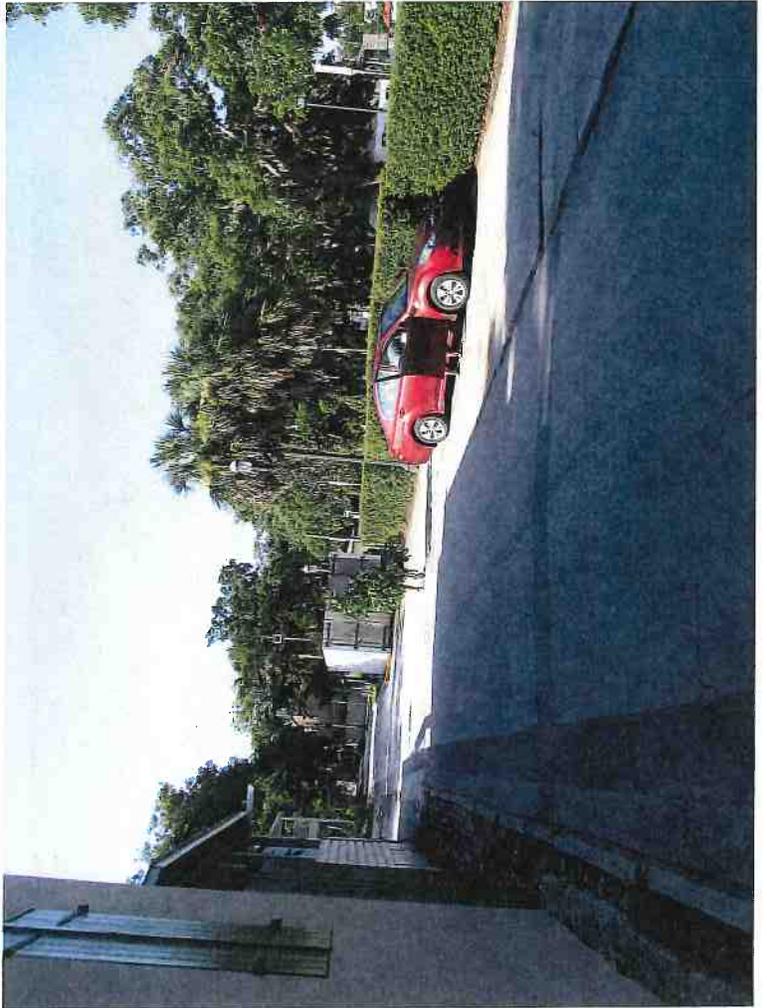
1. Staff photos
2. Sanborn Maps

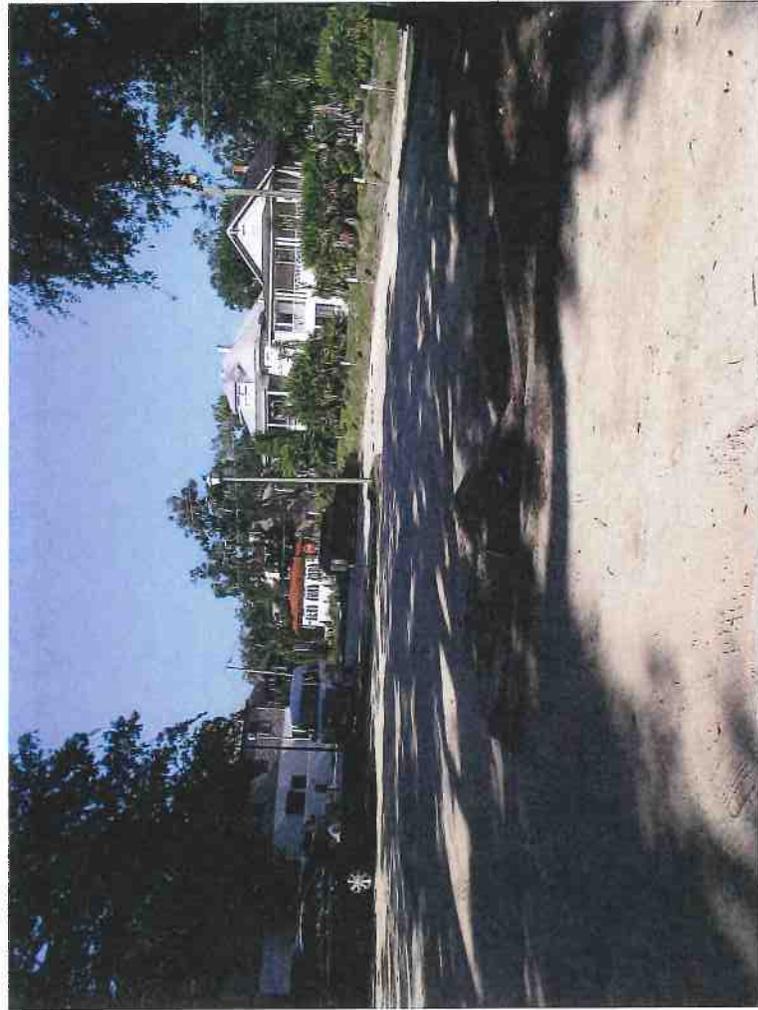
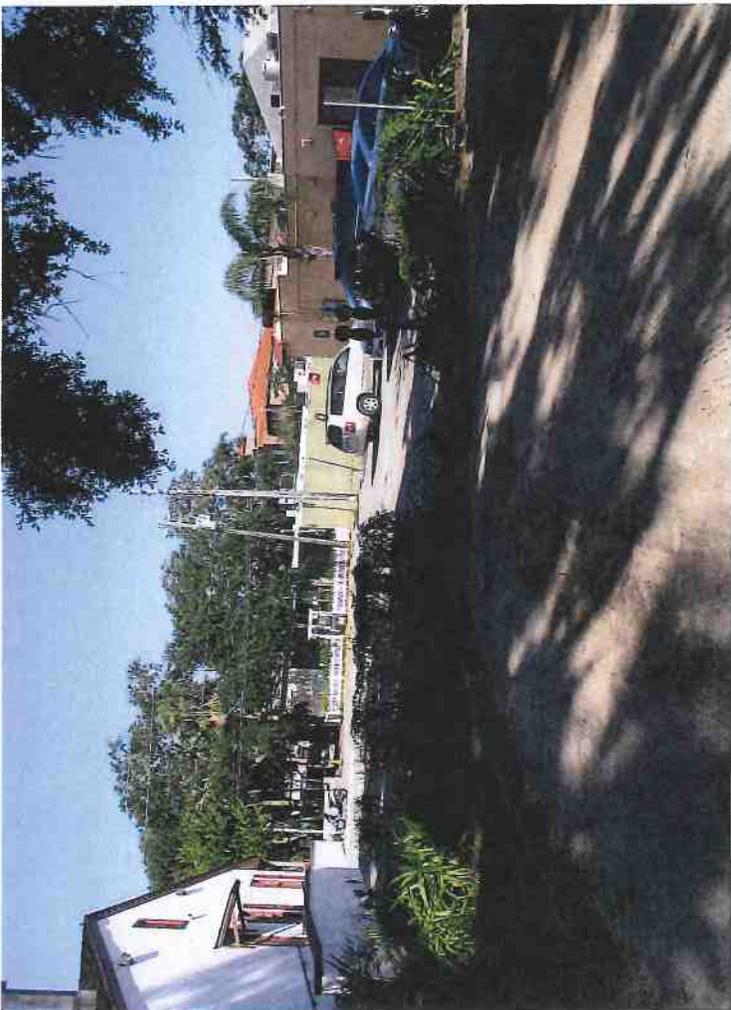


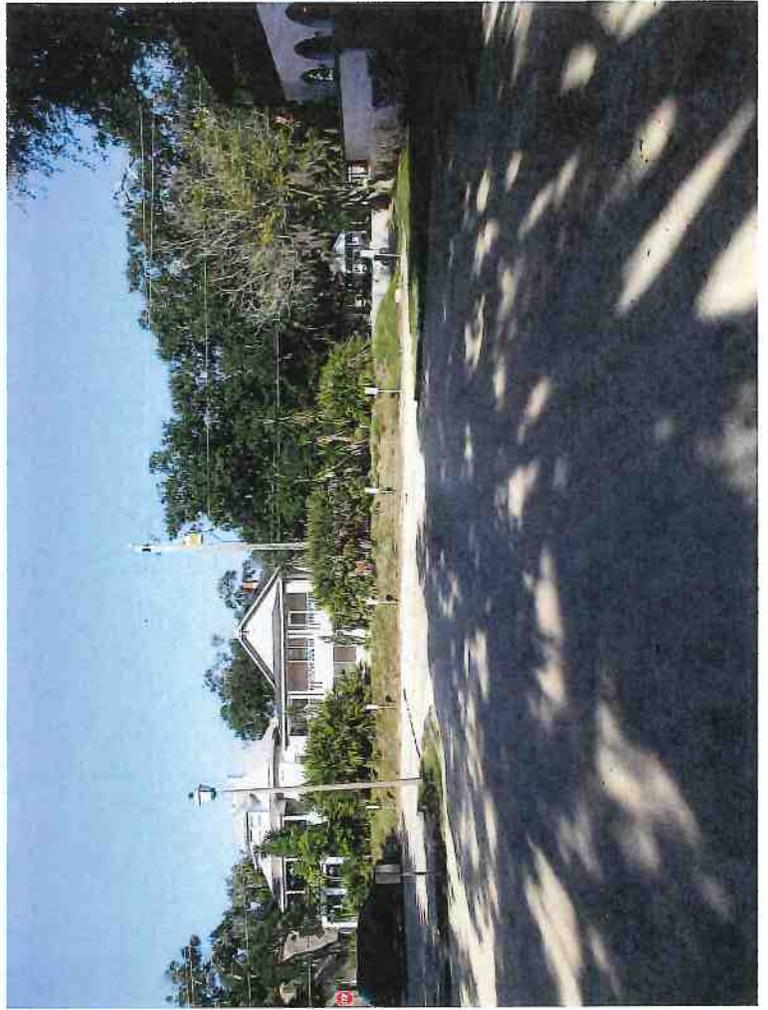
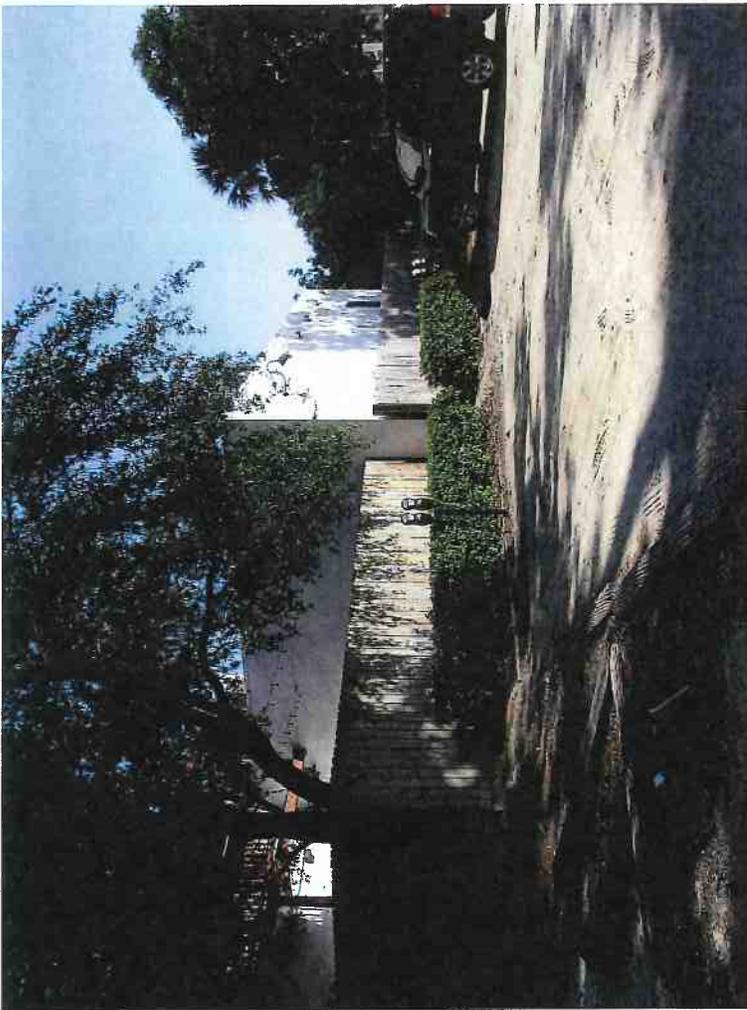


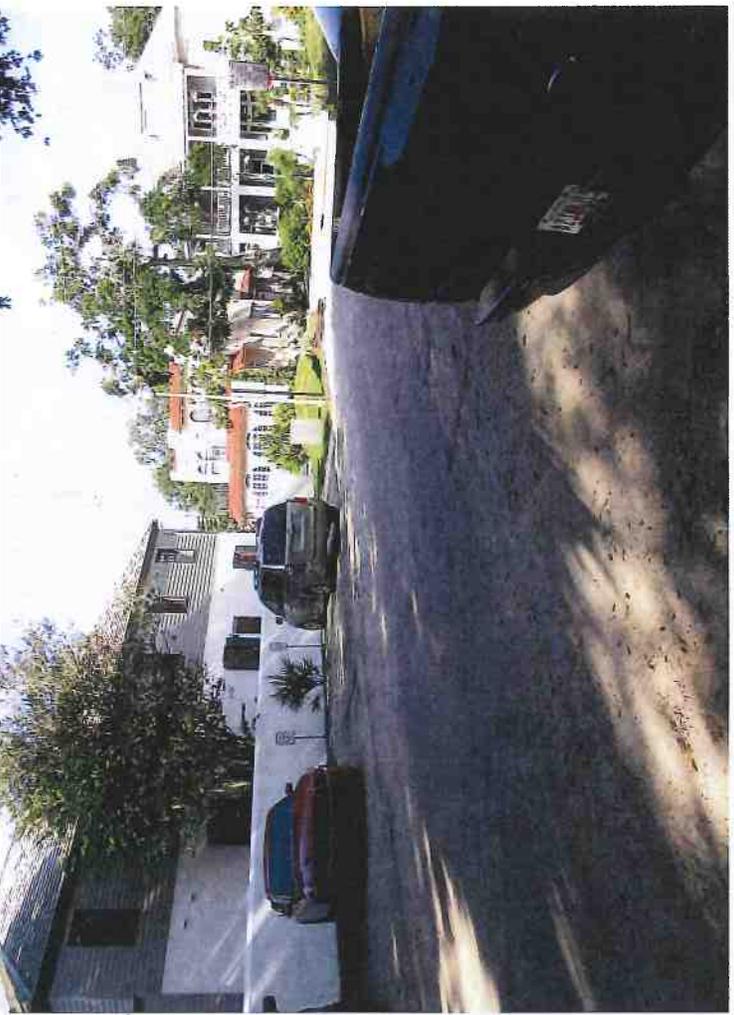






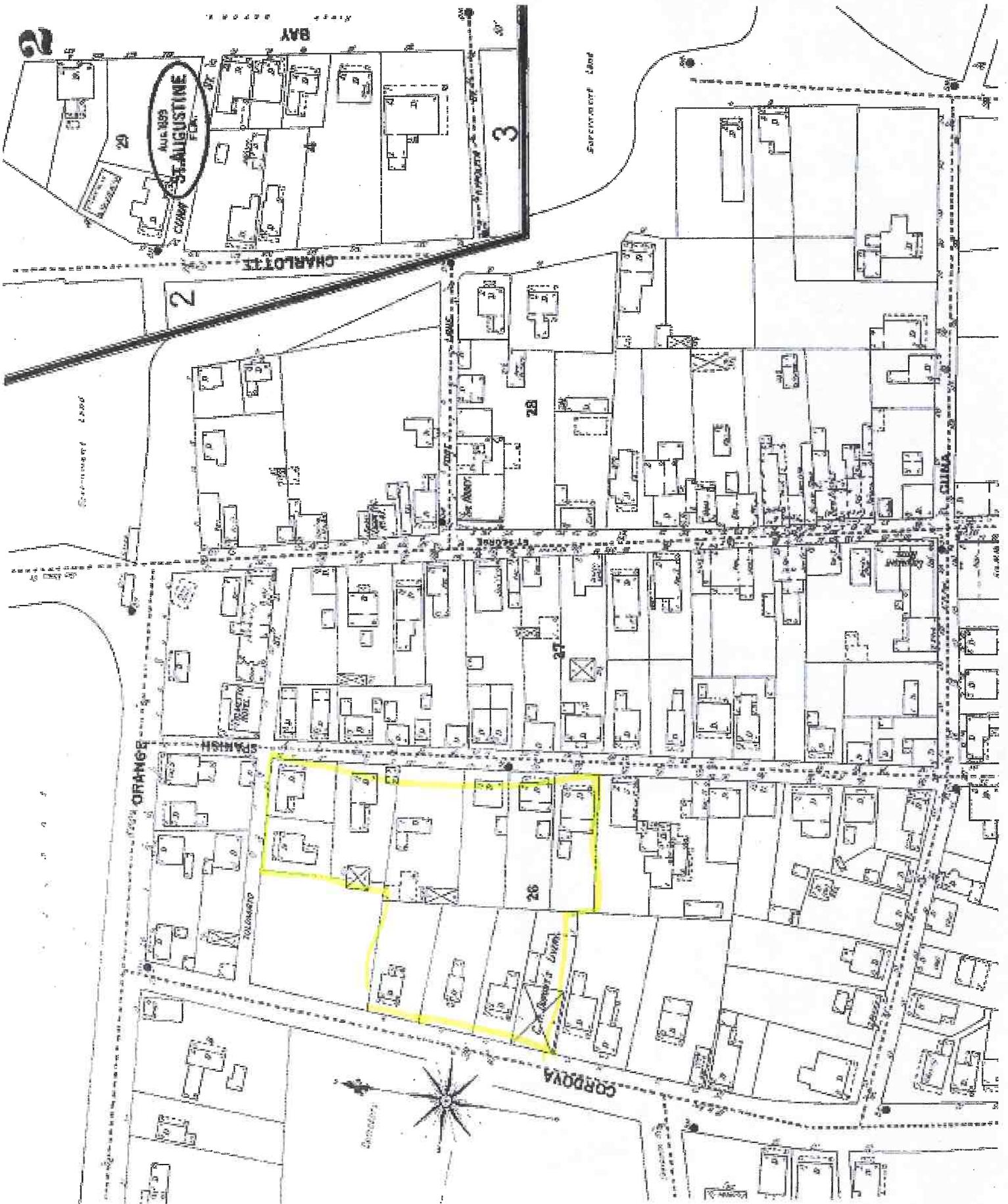








899 - General boundaries of lot (General area)





notes from  
previous HARB  
meeting

appear to reflect the character of the corridor.

Melinda Rakoncay thought that the Guidelines discouraged parking lots along San Marco Avenue and agreed that the proposed fence was not appropriate.

Public hearing was closed.

The Board discussed:

- Applicants positive response to previous Board comment
- Fence design which was integrated with the building
- Efforts from applicant to incorporate San Marco Avenue characteristics into the design of the building
- Larger scale of the building
- Landscape plan along San Marco
- Recommendation of lowering the fence to allow landscaping to interact more with San Marco Avenue
- Four inch caliper oak trees (approximately 15 feet tall) proposed
- Color Palette which was similar to approved colors
- Proposed white finish for aluminum store front windows

#### MOTION

**Mr. Weaver MOVED to APPROVE Preliminary Design Approval application 2018-0082 for 3150 N. Ponce de Leon Boulevard with the findings that the applicant meets the intent of the design guidelines by complying with the landscaping, the overall design of the San Marco Avenue corridor and the details that are found in that area, the project meets the standards of a mixed residential/commercial typology that reflects a traditional two-part commercial block with the parapet details, architectural detailing, and the overall horizontal expression of the building, which complies with the design typology**

**of the corridor, and the project meets the character of the specific corridor where the project is located as expressed through the fencing, landscaping, and architectural design and details.; and, with the condition that the aluminum storefront material be a dark color and with the clarification that the site plan as detailed on sheet S3 govern the approval. The motion was SECONDED by Ms. Wingo.**

#### VOTE ON MOTION:

**AYES: Weaver, Wingo, Benoit, Duncan, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

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

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

Ms. Mitchell read the staff report and said staff does not provide recommendations for City projects.

Reuben Franklin, City of St. Augustine Mobility Program Manager, and Jason Hall reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Rakoncay stated that the main concern was getting traffic off Spanish Street; however, she was also concerned that the area was one of the few opened spaces in the historic district left. She wanted to see the replica Rosario line and Spanish bayonet retained. She felt that the trash collection and entrances off of

Spanish Street was an improvement and recommended adding a wall along Spanish Street to allow for a more colonial look.

Martha Mickler was pleased that there was an effort to get the big trucks off of Spanish Street. She hoped that the trees would be maintained, and that possibly pavers could be used rather than concrete for the paving material. She was in favor of the wall along Spanish Street. She noted that the area residents were considering making a request that the traffic along Spanish Street and Cuna be reversed to allow for better egress.

Public hearing was closed.

The Board discussed:

- Tree removal would retain existing oak trees; however, two cedar trees adjacent to the trash compactor were proposed for removal as well as some palm trees
- Reduction of approximately twenty parking spaces
- Storm water retention plan would be similar to existing
- Paving materials
- Possible alternative sites for heavy trucks including Toques Place parking lot, Hypolita Street closures for drop-offs
- Concern with use and change of character
- Wall along Spanish Street
- Preference for coquina style surface material
- Concern for removal of Rosario Defense Line replica
- Goal to create more structured, time limited commercial delivery zone system
- Possibility of compromise that would retain some of the existing coquina surface, retain replica Rosario line, and soften the wall along Spanish Street
- Lighting plan

## MOTION

Mr. Weaver **MOVED** to **CONTINUE** application 2018-0111 to the November 15, 2018 meeting. Motion **SECONDED** by Ms. Wingo.

### VOTE ON MOTION:

**AYES:** Weaver, Wingo, Benoit, Duncan, Wallace

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

## 7. Certificates of Appropriateness

7. (a) 2018-0119 – Les Thomas – Applicant  
Historic Fraser Properties – Owner  
14 St. George Street (Parcel ID: 197290 0000)

**To make alterations to a previously approved Certificate of Appropriateness to include adding fences, pavers, and a walkway; altering the configuration of the buildings on the property; and altering design elements and size of the buildings.**

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 Appropriateness for **14 St. George Street** with the following conditions:

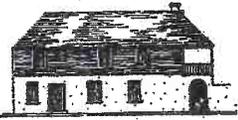
- The second story connector is removed
- A paint palette for the project is provided to staff
- The owner obtains a License for Use from the City if the balcony extends in St. George Street

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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



**OPINION**  **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2018-0111

Receipt No. N/A

Advertising Costs \$ \_\_\_\_\_

Paid on N/A

Meeting Date: Aug. 16, 2018

Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT Reuben Franklin, P.E., Mobility Program Manager

Business (if applicable) City of St. Augustine

Address P.O. Box 210

City St. Augustine State FL Zip Code 32085-0210

Daytime telephone 904-209-4279 Other phone/email rfranklin@citystaug.com

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

2. NAME OF PROPERTY OWNER John Regan, P.E., City Manager

Business (if applicable) City of St. Augustine

Address P.O. Box 210

City St. Augustine State FL Zip Code 32085-0210

Daytime telephone (required) 904-825-1015 Other phone jregan@citystaug.com

3. PROJECT STREET ADDRESS 20 Spanish Street, 5 Cordova Street, 9 Cordova Street

4. LEGAL DESCRIPTION: Lot 21-30 Block 16 Subdivision City of St. Augustine Parcel \_\_\_\_\_

5. EXISTING USE Municipally Owned (8900) - Parking PROPOSED USE Municipally Owned (8900) - Parking

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 Remove Crushed Coquina construct paved parking.

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)

This project is to rehabilitate the Tolomato Parking area. This includes removing the existing crushed coquina parking surface and constructing a paved parking surface. Included with the rehabilitation is the use of best management practices in the form of pervious pavement in appropriate areas, providing additional specified ADA accessible and delivery parking spaces as well as changing the orientation of the compactor to remove heavy vehicle trips from Spanish Street. Additional features include a Colonial style masonry wall along Spanish Street and Colonial Style masonry walls shielding the compactor and recycling dumpsters. To the greatest extent practical the existing trees are to remain and additional complementary plantings will be included to complete the parking area.

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 REUBEN FRANKLIN JR.  
 SIGNATURE OF APPLICANT [Signature] DATE 7/24/18  
 PRINT OWNER'S NAME \_\_\_\_\_  
 SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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

## COMPLETENESS REVIEW CHECKLIST

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

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

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### AWNING/CANOPY

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s)   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new openings, a scaled wall section with proposed window   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building                   |

**FENCES/WALLS/GATES**

- |                                     |                                     |                          |  |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)

- |                                     |                                     |                          |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing   |

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

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

❖ Other details necessary for review:

~~Is the character going to be screened?~~ Keeping the same light? Location of pavement vs. Coquina?

Project number: 2018-0111 Project Address: \_\_\_\_\_

Reviewed by: Kelli Mitchell Date: July 14, 2018

## 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](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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing roof and affected features
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing surface or feature including close-up and full building perspective
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing awning/canopy or location of proposed awning/canopy
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing door(s) or location of proposed new door opening(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> For new openings, a scaled wall section
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s)   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new openings, a scaled wall section with proposed window   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected foundation in detail and in context of whole building and adjacent buildings   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building                   |

**FENCES/WALLS/GATES**

- |                                     |                                     |                          |  |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)

- |                                     |                                     |                          |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing   |

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

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

❖ Other details necessary for review:

~~Is the computer print to be screened?~~ Keeping the same lights? Location of pavement vs. Coquina?

Project number: 2018-0111 Project Address: \_\_\_\_\_

Reviewed by: Kelli Mitchell Date: July 14, 2018

## Kelli Mitchell

---

**From:** Jeremy Marquis <jeremy@halback.com>  
**Sent:** Monday, December 10, 2018 4:41 PM  
**To:** Kelli Mitchell  
**Cc:** Reuben Franklin; HallJ@etminc.com; Fremont Latimer; Elijah George  
**Subject:** Re: 18.38.0 COSA Tolomato Delivery Hub: HARB submittal package for your review

Kelli,

Great question. No, this is provided for context only, as it is part of the City's capital improvement plan (CIP). The streetscapes guidelines are already HARB approved (final design would also come through for certificate review at a later date).

**Jeremy Marquis, RLA**, Principal  
ASLA, LEED AP BD+C  
Marquis Latimer + Halback, Inc.  
34 Cordova Street, Suite A  
St. Augustine, FL 32084  
[904.540.6940](tel:904.540.6940) (c)  
[904.825.6747](tel:904.825.6747) (o)

**RECEIVED**

DEC 10 2018

**Planning / Building Dept.**

Sent from my iPhone

On Dec 10, 2018, at 3:22 PM, Kelli Mitchell <[kmitchell@citystaug.com](mailto:kmitchell@citystaug.com)> wrote:

I have a quick question. Are the improvements to Spanish Street being considered as part of this application? I know that the Riberia House Courtyard and related parking lot were part of a previous COA.

**Kelli Mitchell**  
**Historic Preservation Planner**

City of St. Augustine  
PO Box 210  
St. Augustine, FL 32085

P: (904)209-4283  
F: (904)209-4335  
E: [kmitchell@citystaug.com](mailto:kmitchell@citystaug.com)

---

**From:** Jeremy Marquis [<mailto:jeremy@halback.com>]  
**Sent:** Monday, December 10, 2018 2:29 PM  
**To:** Kelli Mitchell  
**Subject:** Re: 18.38.0 COSA Tolomato Delivery Hub: HARB submittal package for your review

Sorry about that! I resent about 5 minutes ago. Please let me know if it works now.

**Jeremy Marquis, RLA**, Principal  
ASLA, LEED AP BD+C  
Marquis Latimer + Halback, Inc.  
34 Cordova Street, Suite A

St. Augustine, FL 32084

[904.540.6940](tel:904.540.6940) (c)

[904.825.6747](tel:904.825.6747) (o)

Sent from my iPhone

On Dec 10, 2018, at 2:25 PM, Kelli Mitchell <[kmitchell@citystaug.com](mailto:kmitchell@citystaug.com)> wrote:

Hey Jeremy,

The attachment is not opening. It came as a website link, but nothing is showing up when I open the link. Can you resend it?

**Kelli Mitchell**  
**Historic Preservation Planner**

City of St. Augustine  
PO Box 210  
St. Augustine, FL 32085

P: (904)209-4283

F: (904)209-4335

E: [kmitchell@citystaug.com](mailto:kmitchell@citystaug.com)

---

**From:** Jeremy Marquis [<mailto:jeremy@halback.com>]

**Sent:** Monday, December 10, 2018 2:16 PM

**To:** Jennifer Wolfe; Kelli Mitchell

**Cc:** Reuben Franklin; [HalJ@etminc.com](mailto:HalJ@etminc.com); Fremont Latimer; Elijah George; Andrew Castanheira

**Subject:** 18.38.0 COSA Tolomato Delivery Hub: HARB submittal package for your review

Jenny and Kelli,

We have been retained by ETM and the City to guide the landscape architectural elements for the *Tolomato Mobility / Delivery Hub* for the historic district.

For the December 20 opinion of appropriateness application, please see attached for the following:

- Illustrative site plan (minor edits)
- before/after elevation of the Rosario Line (main entry) – Cordova Street
- perspective of the Spanish Street streetscape extension / wall along the Tolomato Lot

Please let me know if you have any questions or need anything further. Please note that Fremont Latimer or Elijah George will be available on December 20 for the presentation, as I have a conflicting appointment in Brunswick that afternoon.

We look forward to your review. Thanks so much,

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DEC 10 2018

Planning / Building Dept.

Jeremy

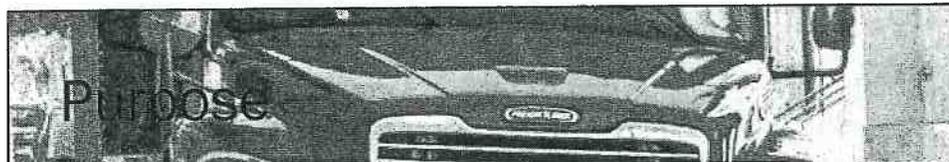
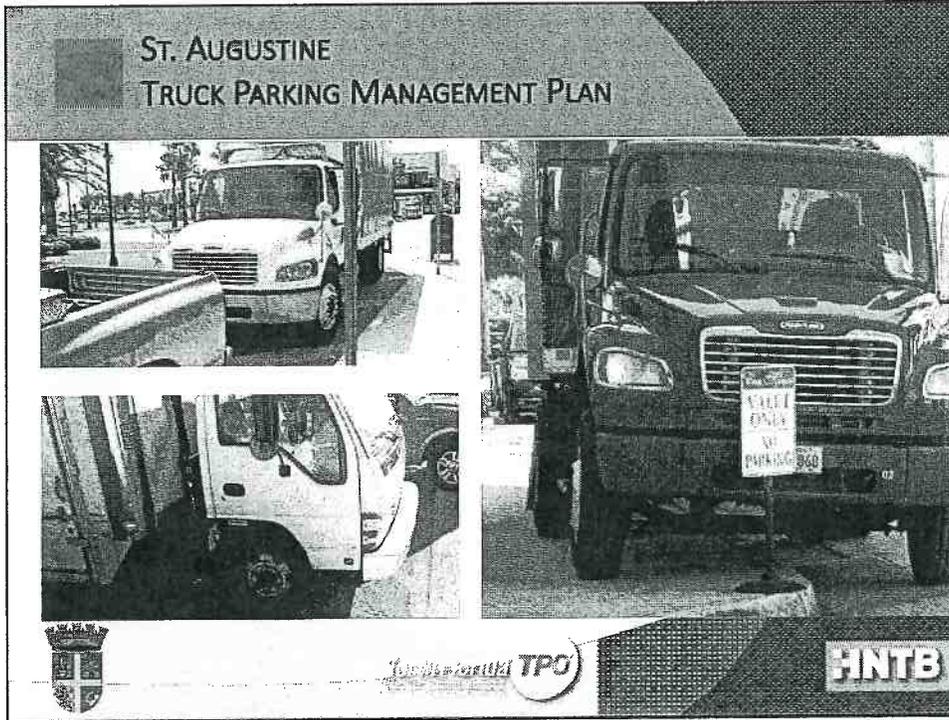
**Jeremy Marquis, RLA, Principal**  
ASLA, LEED AP BD+C  
Marquis Latimer + Halback, Inc.  
34 Cordova Street, Suite A  
St. Augustine, FL 32084  
**904.540.6940 (c)**  
904.825.6747 (o)

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**Purpose**

- Develop a commercial vehicle management plan for the City of St. Augustine
  - Propose strategies to reconfiguring parking spaces to balance truck and automobile parking needs
  - Parking management plan
  - Policies and procedures

**Need**

- ⊙ Meet truck parking demand
  - Demand exceeds capacity today
  - Trucks circulate causing congestion
  - Unneeded wear on pavements
- ⊙ Serve businesses
- ⊙ Preserve historic resources
- ⊙ Reduce congestion
- ⊙ Enhance safety

**Study Area**

- ⊙ Priority corridors
  - Cathedral Place
  - Orange Street
  - Charlotte Street
  - Spanish Street
- ⊙ Parking inventory



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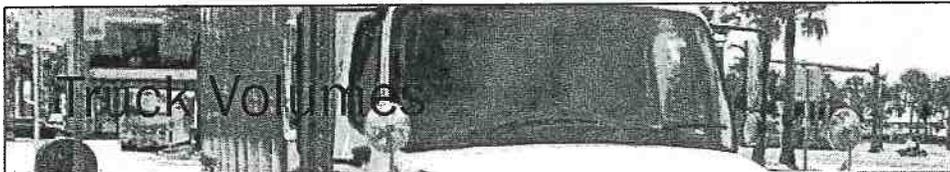
## Data Collection

- Traffic counts
- Truck parking use and occupancy
- Truck routes use
- Survey needs of business owners, residents and delivery companies
- Case studies

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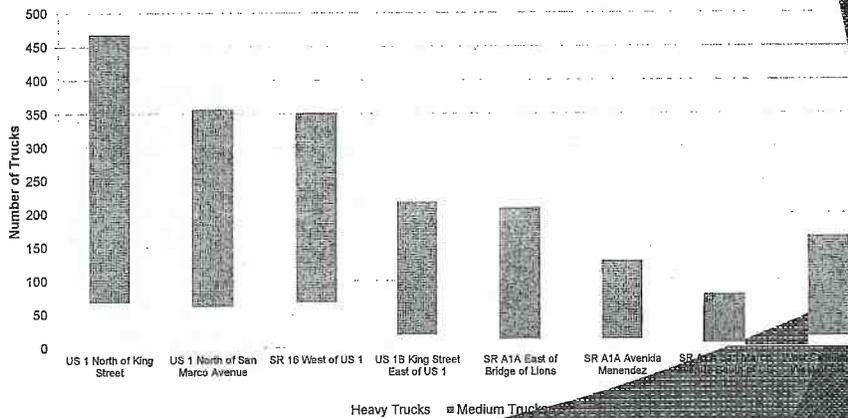
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## Truck Volumes

Average Daily Truck Volumes



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**41 parking areas**

**538 spaces**

- 520 automobile
- 2 delivery vehicles
- 21 medium truck
- 4 heavy trucks

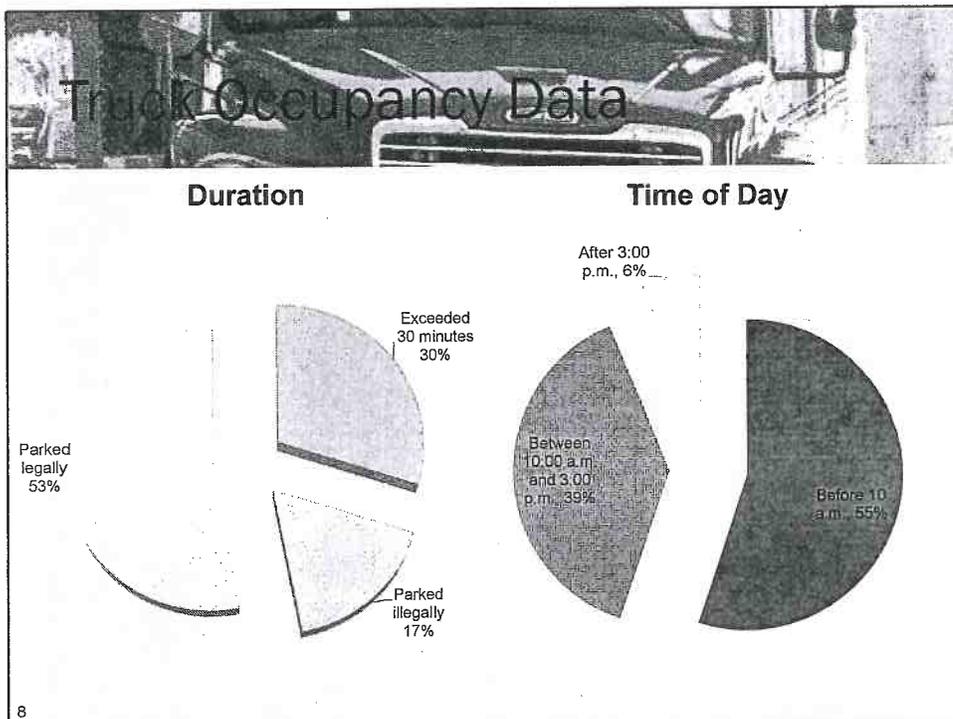
Delivery truck (under 20-ft long)



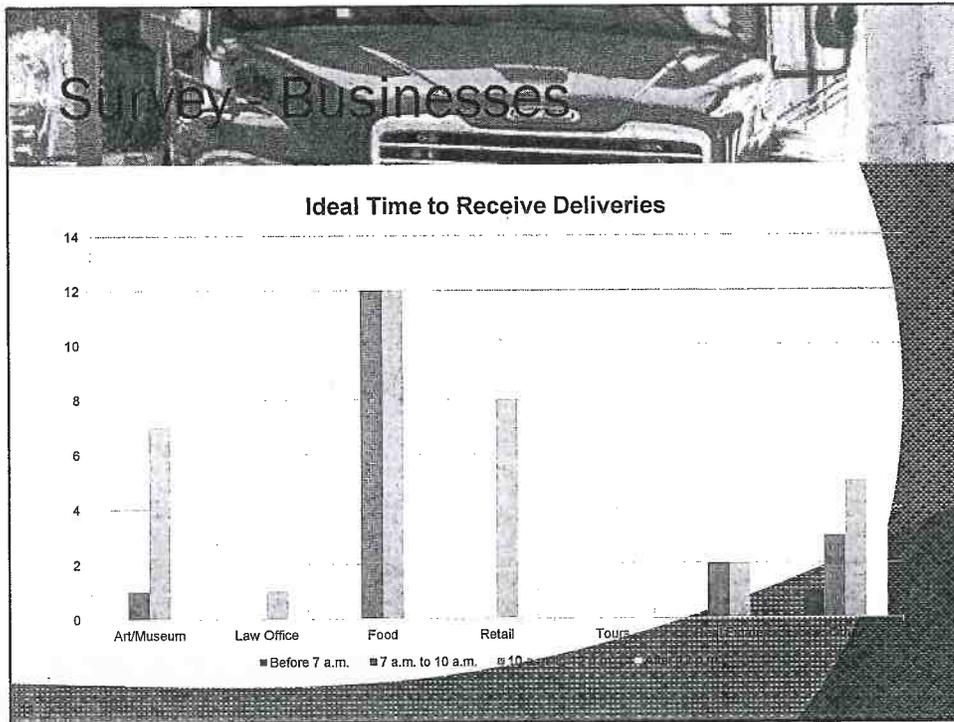
Medium truck (20-ft to 30-ft long)



Heavy truck (30-ft or longer)





### Case Studies

Area	Permits	Pay Meter	Time Limits	Tickets
Chicago	By property owner \$220 per space	-	15-30 minutes	\$60
Houston	By vehicle \$1,284 - \$160	-	30-120 minutes	\$80
Miami Beach	By vehicle \$182-\$364	-	30-60 minutes	\$18-\$42
New York	Construction vehicles only	Varies by time of day, duration and borough	30-360 minutes	\$65 - \$115
Orlando	By vehicle \$70 + \$30 for each additional	-	30 minutes 24 hours	\$30
Portland	By vehicle by time of year \$45-\$180	-	30 minutes	\$90

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## Case Studies

Area	Permits	Pay Meter	Time Limits	Tickets
Bloomington, IN	By vehicle \$100 per year	-	Varies by area from 9:00 a.m. to 5:00 p.m. (15-min, 30-min or 2-hr)	\$20
Key West, FL	-	-	15-min, 6:00 a.m. to 6:00 p.m.  (30-min for hotels, restaurants, etc.)	\$30
Nantucket, MA	\$25 local \$400 off-island for overnight parking	-	15-min, 20-min or 30-min from 8:00 a.m. to 7:00 p.m. Some 1-hour zones.	\$50
Savannah, GA	\$160 per year	-	30-min typical, 2-hrs with permit	\$40

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## Alternatives

### Considered but eliminated

- ⦿ Alternative 1 – Truck Waiting Areas
- ⦿ Alternative 2 – Central Distribution Center
- ⦿ Alternative 3 - Centralized Loading Zones for Extended Times

### Recommended

- ⦿ Alternative 4 – Time Restrictions in Loading Zones
- ⦿ Alternative 5 – Smart Parking Management Systems
- ⦿ Alternative 6 – Redesign of Existing Lots
- ⦿ Alternative 7 – Restructuring Permits, Fines and Fees
- ⦿ Alternative 8 – Truck Routes



Smart Parking Systems

Parking Sensors and Parker Pay-by-Phone Application  
Ft. Lauderdale, FL

Single Space Smart Parking Meter  
MacKay Meters

T-2 Smart Parking Enforcement System  
T-2 Systems

Parking Pay Station  
MacKay Meters

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- Tolomato
- Spanish Street
- Toques
- The Court

HNTB Proposed Redevelopment of Tolomato Lot

HNTB Proposed Redevelopment of Spanish Street Lot

HNTB Proposed Redevelopment of Toques Lot

HNTB Proposed Redevelopment of Court Lot

18

## Proposed Permits

Types of Permits	Payment Type	Annual Permit Fee	Meter Fee
<b>Medium and Heavy Trucks</b>			
Use of truck loading zones during permitted times (5:00 a.m. to 10:00 a.m. or 5:00 a.m. to 5:00 p.m. depending on the loading zone)	Annual fee	\$150	
Use of truck loading zones between 10:00 a.m. and 5:00 p.m.	Annual fee plus pay meter	\$275	\$5 per 30 minutes
Use of truck loading zones after 5:00 p.m.	Free		\$5 per 30 minutes
Hypollita Street (between 5:00 a.m. and 8:00 a.m. only)	Annual fee	\$275	
Togues Lot and Court (between 5:00 a.m. and 8:00 a.m. only)	Annual fee	\$275	
Cuna Street Unloading (between 5:00 a.m. and 8:00 a.m. only)	Annual fee	\$275	
<b>Delivery Vehicles</b>			
Use of delivery truck loading zones during permitted times (5:00 a.m. To 10:00 a.m.)	Annual fee	\$150	
Use of delivery loading zones between 10:00 a.m. and 5:00 p.m.	Annual fee plus pay meter fee	\$150	\$5 per 30 minutes
Use of delivery truck loading zones after 5:00 p.m.	Free	Free	
<b>Historic District</b>			
Permit for vehicles Artillery Lane, Aviles Street, Bravo Lane, Bridge Street, Dadiz Street, Charlotte Street, Avenida Menendez, Cuna Street, and Fort Lane (Ordinance 247)	Permit plus all other applicable fees	\$150	\$5 per 30 minutes

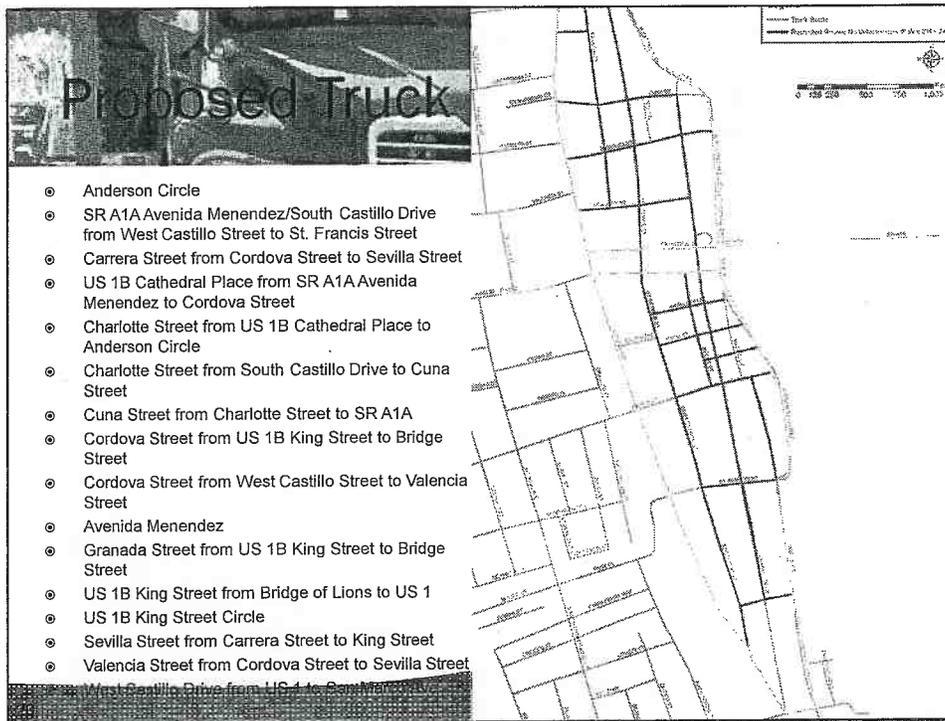
## Proposed Fines

Violation Type	Fine
Violation of truck route restrictions	\$300
Blocking traffic	\$300
Parking of car in loading zone	\$125
Exceeding time limit of loading zone	\$125
Parking in loading zone outside allowed time period without a permit	\$125
Each additional offense add	\$50

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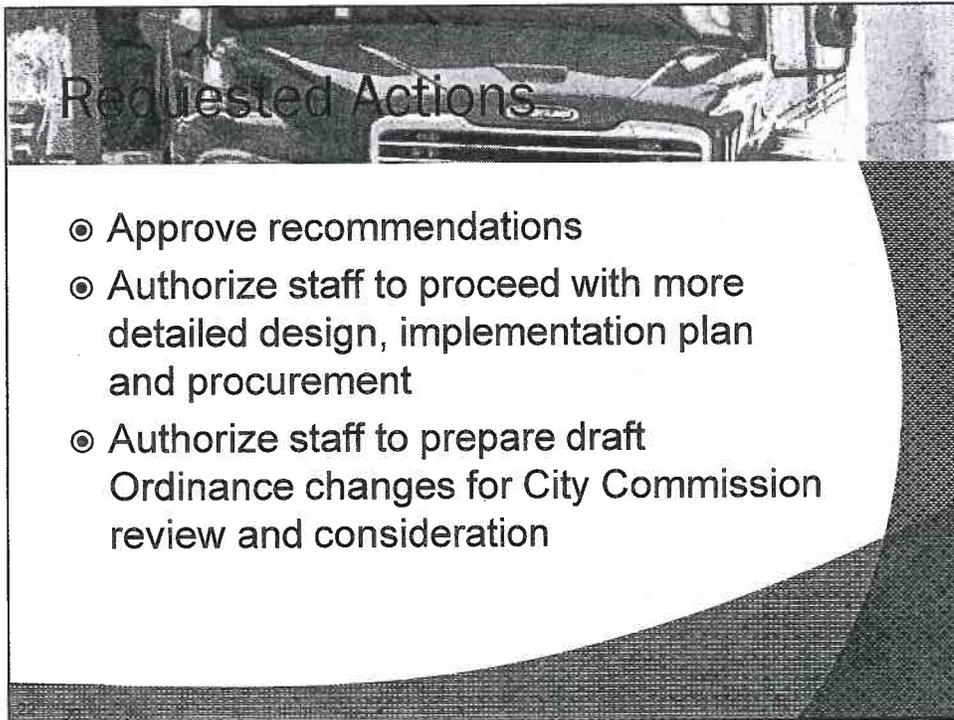
Alternative	Costs
Time Restrictions	\$12,500
Smart Parking Systems	\$347,800
Repave Parking Lots	\$120,000
Restructure Permits and Fines	\$0
Truck Routes	\$12,500

Does not include administrative costs, enforcement costs or operations and maintenance

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## Requested Actions

- ◎ Approve recommendations
- ◎ Authorize staff to proceed with more detailed design, implementation plan and procurement
- ◎ Authorize staff to prepare draft Ordinance changes for City Commission review and consideration

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# St. Johns County, FL

## Quick Links

- [My Tax Bill](#)
- [Tax Estimator](#)
- [Proposed Hx](#)

## TRIM Notice

- [TRIM Notice](#)

## Summary

**Parcel ID** 1979700000  
**Location Address** 20 SPANISH ST  
 SAINT AUGUSTINE 32084-0000  
**Neighborhood** CITY COMM/HISTORICAL (610.03)  
**Tax Description\*** CITY OF ST AUGUSTINE BLK 16 LOTS 21 THRU 26 & N30FT OF LOT 20 334.5FT ON SPANISH ST OR991/730  
 \*The Description above is not to be used on legal documents.  
**Property Use Code** Municipally Owned (8900)  
**Subdivision** City of St Augustine  
**Sec/Twp/Rng** 18-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 20.4933  
**Acreage** 0.770  
**Homestead** N

## View Map

## Owner

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

## Valuation

	<b>2018</b>
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$571,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
<b>Just (Market) Value</b>	<b>\$571,200</b>
Total Deferred	\$0
<b>Assessed Value</b>	<b>\$571,200</b>
Total Exemptions	\$571,200
<b>Taxable Value</b>	<b>\$0</b>

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	\$0	\$0	\$571,200	\$0	\$0	\$571,200	\$571,200	\$571,200	\$0
2016	\$0	\$0	\$571,200	\$0	\$0	\$571,200	\$571,200	\$571,200	\$0
2015	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2014	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2013	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2012	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2011	\$0	\$0	\$604,800	\$0	\$0	\$604,800	\$604,800	\$604,800	\$0
2010	\$0	\$0	\$672,000	\$0	\$0	\$672,000	\$672,000	\$672,000	\$0

## Exemptions

Exemption Type	Amount
City	\$571,200

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	336	100	33600	SF	\$571,200

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/12/1993	\$800,000.00	WD	991	730	U	V	ST AUG FOUNDATION INC	CITY OF ST AUGUSTINE

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

Tax Estimator

[Tax Estimator](#)

Map



No data available for the following modules: Building Information, Extra Features, Sketches.

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# St. Johns County, FL

## Quick Links

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- [Tax Estimator](#)
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## TRIM Notice

- [TRIM Notice](#)

## Summary

Parcel ID 1977800015  
 Location Address 5 CORDOVA ST  
 7 CORDOVA ST  
 SAINT AUGUSTINE 32084-0000  
 Neighborhood CITY COMM/HISTORICAL (610.03)  
 Tax Description\* CITY OF ST AUG BLK 16 PTS OF LOTS 1 2 3 & 4 - 166.31FT ON CORDOVA ST & LYING 2FT S OF S'LY R/W OF TOLOMATO LANE DEED PARCELS A & B OR3018/1393  
 \*The Description above is not to be used on legal documents.  
 Property Use Restaurants & Cafeterias (2100)  
 Code  
 Subdivision City of St Augustine  
 Sec/Twp/Rng 18-7-30  
 District City of St Augustine (District 452)  
 Millage Rate 20.4933  
 Acreage 0.360  
 Homestead N

## View Map

## Owner

Owner Name 5 Cordova Street LLC 100%  
 Mailing Address 44 AVENIDA MENENDEZ  
 SAINT AUGUSTINE, FL 32084-3645

## Valuation

	2018
Building Value	\$888,273
Extra Features Value	\$15,309
Total Land Value	\$349,008
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,065,600
Total Deferred	\$245,660
Assessed Value	\$819,940
Total Exemptions	\$0
Taxable Value	\$819,940

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	\$839,600	\$14,912	\$349,008	\$0	\$0	\$745,400	\$745,400	\$0	\$745,400
2016	\$719,025	\$16,084	\$349,008	\$0	\$0	\$745,400	\$745,400	\$0	\$745,400
2015	\$741,149	\$17,255	\$317,280	\$0	\$0	\$745,400	\$745,400	\$0	\$745,400
2014	\$449,011	\$18,291	\$317,280	\$0	\$0	\$784,582	\$784,582	\$0	\$784,582
2013	\$462,026	\$19,456	\$317,280	\$0	\$0	\$798,762	\$798,762	\$0	\$798,762
2012	\$15,691	\$0	\$272,909	\$0	\$0	\$288,600	\$288,600	\$0	\$288,600
2011	\$15,691	\$0	\$303,232	\$0	\$0	\$318,923	\$318,923	\$0	\$318,923
2010	\$15,691	\$13,820	\$336,925	\$0	\$0	\$366,436	\$366,436	\$0	\$366,436

## Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	10360	Roof Cover	Wood Shingle
Conditioned Area	7566	Interior Flooring	Concrete Finish, Ceramic Tile

Actual Year Built	1970	Interior Wall	Drywall
Use	Restaurants & Cafeterias	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	22 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3224	3224
MASN ADDI	136	136
MASN ADDI	1746	1746
CANOPY COM	0	360
PATIO	0	1054
POINTER	0	0
BASE AREA	1230	1230
CANOPY COM	0	144
PATIO	0	576
CANOPY COM	0	234
POINTER	0	0
F UP STORY	1230	1230
CANOPY COM	0	72
CANOPY COM	0	354
Total SqFt	7566	10360

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
Asphalt Paving	0	0	0	0	5225
Wood Fence (Commercial)	0	0	0	0	270
MS/CB WALL	0	0	0	0	888
CONC PAV 4	0	0	0	0	196
Handicap Ramp	0	0	0	0	110

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	155	95	15864	SF	\$349,008

**Sales**

Recording Date	Sale Date	Sale Price	Instrument				Vacant/Improved	Grantor	Grantee
			Type	Book	Page	Qualification			
	11/26/2007	\$1,500,000.00	WD	3018	1393	Q	I	CATCH LLC	5 CORDOVA STREET LLC
	5/25/2004	\$975,000.00	WD	2235	1008	Q	I	AUGLINK COMMUNICATIONS INC	CATCH LLC
	1/26/1999	\$550,000.00	WD	1381	76	Q	I	CANEVARI FREDERICK J TRUSTEE	AUGLINK COMMUNICATIONS INC

**Area Sales Report**

Recent Sales in Area

**Clerk of Court**

Clerk of Court

**Tax Collector**

[My Tax Bill](#)

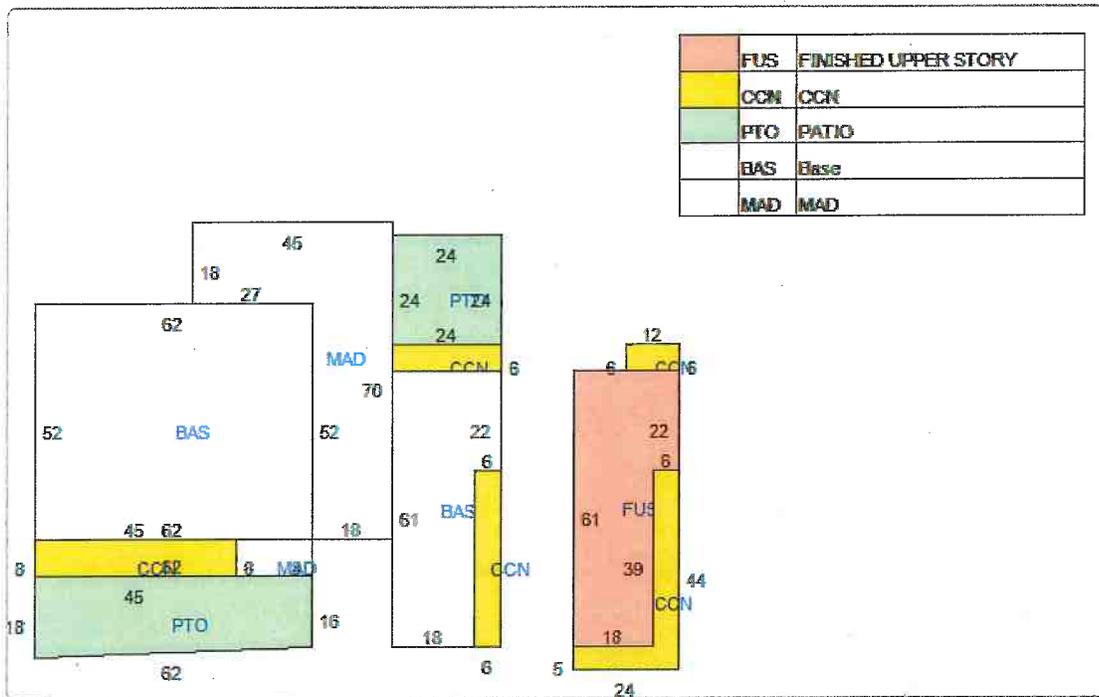
**Tax Estimator**

[Tax Estimator](#)

**Map**



**Sketches**



No data available for the following modules: Exemptions.

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# St. Johns County, FL

## Quick Links

- My Tax Bill
- Tax Estimator
- Proposed Hx

## TRIM Notice

- TRIM Notice

## Summary

Parcel ID: 1978100000  
 Location Address: 9 CORDOVA ST  
 SAINT AUGUSTINE 32084-0000  
 Neighborhood: CITY COMM/HISTORICAL (610.03)  
 Tax Description\*: CITY OF ST AUG BLK 16 LOTS 5 6 & 7 115FT ON CORDOVA ST OR991/730  
 \*The Description above is not to be used on legal documents.  
 Property Use Code: Municipally Owned (8900)  
 Subdivision: City of St Augustine  
 Sec/Twp/Rng: 18-7-30  
 District: City of St Augustine (District 452)  
 Millage Rate: 20.4933  
 Acreage: 0.360  
 Homestead: N

## View Map

## Owner

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

## Valuation

	<b>2018</b>
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$341,550
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$341,550
Total Deferred	\$0
Assessed Value	\$341,550
Total Exemptions	\$341,550
Taxable Value	\$0

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	\$0	\$0	\$341,550	\$0	\$0	\$341,550	\$341,550	\$341,550	\$0
2016	\$0	\$0	\$341,550	\$0	\$0	\$341,550	\$341,550	\$341,550	\$0
2015	\$0	\$0	\$310,500	\$0	\$0	\$310,500	\$310,500	\$310,500	\$0
2014	\$0	\$0	\$310,500	\$0	\$0	\$310,500	\$310,500	\$310,500	\$0
2013	\$0	\$0	\$310,500	\$0	\$0	\$310,500	\$310,500	\$310,500	\$0
2012	\$0	\$0	\$314,381	\$0	\$0	\$314,381	\$314,381	\$314,381	\$0
2011	\$0	\$0	\$349,312	\$0	\$0	\$349,312	\$349,312	\$349,312	\$0
2010	\$0	\$0	\$388,125	\$0	\$0	\$388,125	\$388,125	\$388,125	\$0

## Exemptions

Exemption Type	Amount
City	\$341,550

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	115	135	15525	SF	\$341,550

**Sales**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/12/1993	\$800,000.00	WD	991	730	U	V	ST AUG FOUNDATION INC	CITY OF ST AUGUSTINE
	3/1/1983	\$70,000.00		578	621	Q	I		ST AUG FOUNDATION INC

**Area Sales Report**

Recent Sales in Area

**Clerk of Court**

[Clerk of Court](#)

**Tax Collector**

[My Tax Bill](#)

**Tax Estimator**

[Tax Estimator](#)

**Map**



No data available for the following modules: Building Information, Extra Features, Sketches.

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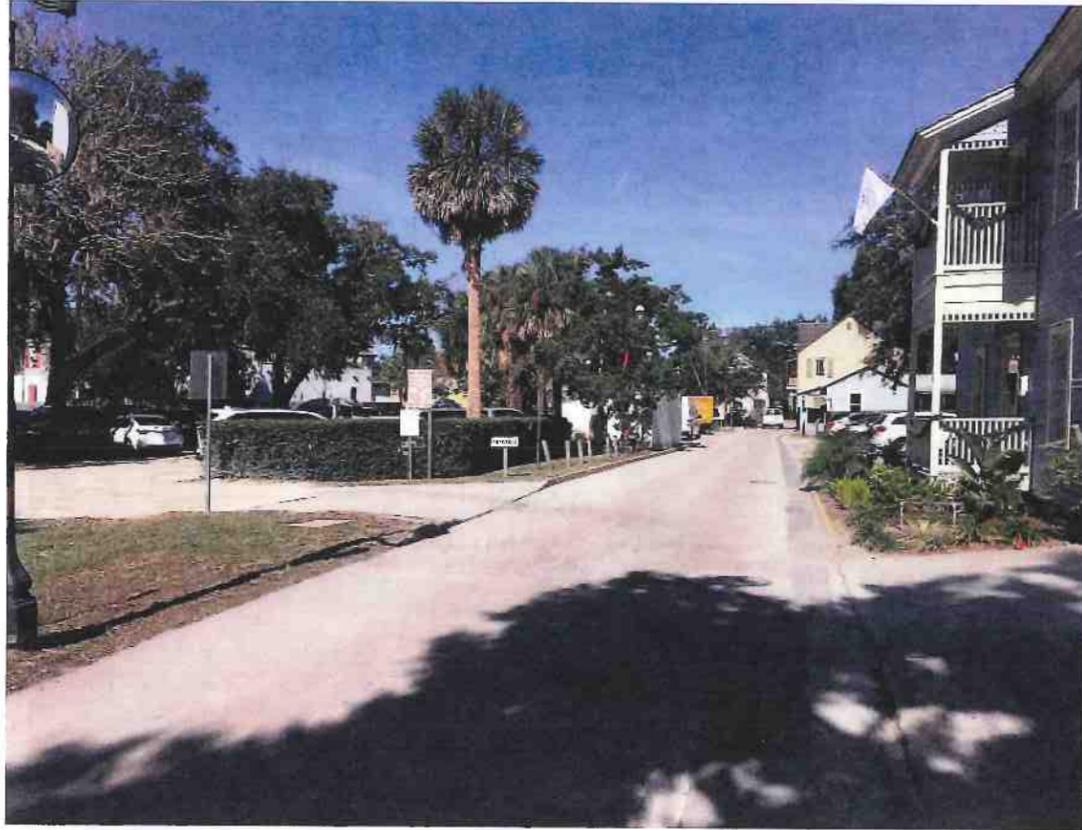
# Illustrative Master Plan

COSA Tolomato Lot | Saint Augustine, Florida  
 ML+H Project No. 18.38.0 | 12.10.18

Dec 10 2018

Planning / Building Dept.





BEFORE



AFTER

**RECEIVED**

DEC 10 2018

Planning / Building Dept.

## Illustrative Perspective from Spanish Street

COSA Tolomato Lot | Saint Augustine, Florida  
ML+H Project No. 18.38.0 | 12.10.18





BEFORE



AFTER

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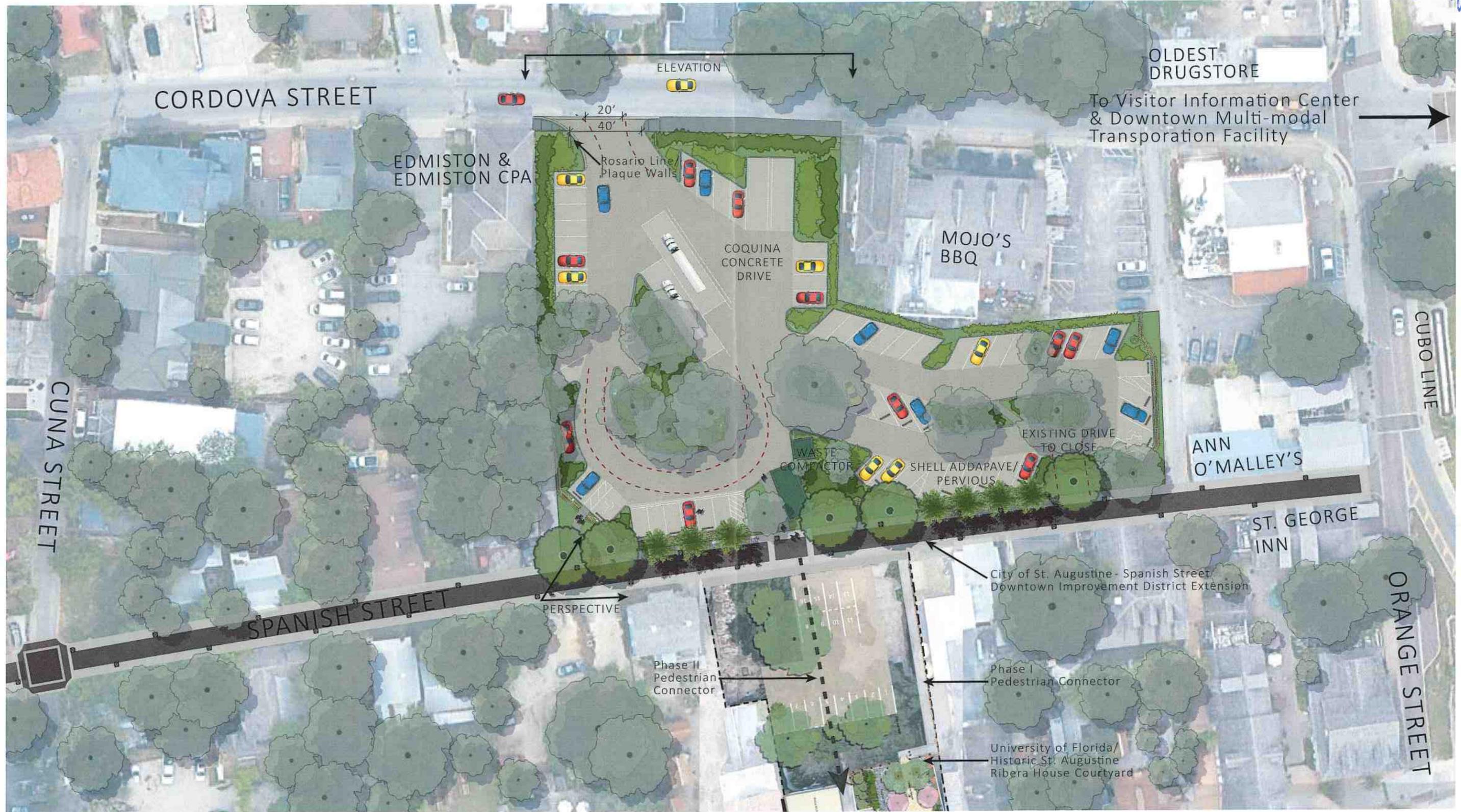
# Illustrative Elevation from Cordova Street

COSA Tolomato Lot | Saint Augustine, Florida

ML+H Project No. 18.38.0 | 12.10.18

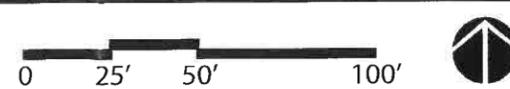


Dec. 20, 2018  
Rece. @ meeting



# Illustrative Master Plan

COSA Tolomato Lot | Saint Augustine, Florida  
ML+H Project No. 18.38.0 | 12.10.18





BEFORE

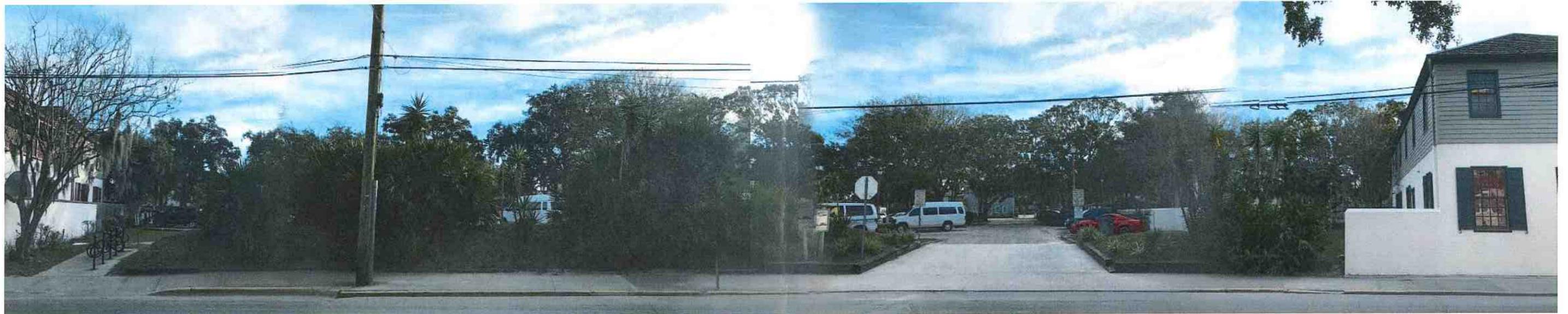


AFTER

## Illustrative Perspective from Spanish Street

COSA Tolomato Lot | Saint Augustine, Florida  
ML+H Project No. 18.38.0 | 12.10.18





BEFORE



AFTER

## Illustrative Elevation from Cordova Street

COSA Tolomato Lot | Saint Augustine, Florida  
ML+H Project No. 18.38.0 | 12.10.18



**Kelli Mitchell**

---

**From:** Jennifer Wolfe  
**Sent:** Tuesday, December 04, 2018 10:26 AM  
**To:** Don Crichlow  
**Cc:** Kelli Mitchell  
**Subject:** RE: 320 Charlotte St. - COA #2018-0121

Don, I received your email below and we will ask the HARB to continue this item.  
Merry Christmas to you as well!  
Jenny

**Jenny Wolfe**  
Historic Preservation Officer

City of St. Augustine  
PO Box 210  
St. Augustine, FL 32085

P: (904)209-4326  
F: (904)209-4335  
E: [jwolfe@citystaug.com](mailto:jwolfe@citystaug.com)

**From:** Don Crichlow [<mailto:crichlow@comcast.net>]  
**Sent:** Tuesday, December 04, 2018 10:17 AM  
**To:** Jennifer Wolfe <[jwolfe@citystaug.com](mailto:jwolfe@citystaug.com)>  
**Subject:** 320 Charlotte St. - COA #2018-0121

Jenny,

The owner is requesting a continuance until the January 17<sup>th</sup> meeting for COA #2018-0121, 320 Charlotte St. Please confirm that you received this. Thanks. Merry Christmas.

Don Crichlow

**RECEIVED**  
DEC 04 2018  
Planning / Building Dept.

**Kelli Mitchell**

---

**From:** Jennifer Wolfe  
**Sent:** Friday, November 30, 2018 2:46 PM  
**To:** Don Crichlow  
**Cc:** Kelli Mitchell  
**Subject:** RE: Cert. of Appropriateness #2018-0134. 18 St. George St.

Don, I received your message. Please note the deadline for any revisions would be January 7<sup>th</sup> then. Let me know if you have any questions in the meantime.

Regards,  
Jenny

**Jenny Wolfe**  
Historic Preservation Officer

City of St. Augustine  
PO Box 210  
St. Augustine, FL 32085

P: (904)209-4326  
F: (904)209-4335  
E: [jwolfe@citystaug.com](mailto:jwolfe@citystaug.com)

---

**From:** Don Crichlow [<mailto:crichlow@comcast.net>]  
**Sent:** Friday, November 30, 2018 2:40 PM  
**To:** Jennifer Wolfe <[jwolfe@citystaug.com](mailto:jwolfe@citystaug.com)>  
**Subject:** Cert. of Appropriateness #2018-0134. 18 St. George St.

Jenny,

I have been advised by the Owner that he would like to continue Cert. of App. #2018-0134, 18 St. George St., until the January HARB meeting. Please confirm that you received this message. Thanks.

Don Crichlow

**RECEIVED**

NOV 30 2018

Planning / Building Dept.



**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for December 20, 2018 Meeting



Application F2018-0160

Address: 45 Cordova Street

Dixon Design Group, Applicant

Maguire Land Corporatio, Owner

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ000687
National Register:	Contributing to the St. Augustine Town-Plan National Register District	Construction date:	1894
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	198060 0000		
Agenda Item:	7(a)	Previous Action(s):	COA 2003, 2013

**STAFF SUMMARY AND ANALYSIS:**

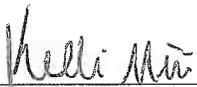
The applicant is presenting a Certificate of Appropriateness to make alterations to a previously approved COA.

- The two story side addition, two-over-two windows with shutters, and the paneled doors were approved as part of a previous Certificate of Appropriateness
- The rear of the property was damaged by fire, and the plans show that it will be rebuilt to match what was existing.
- The newly proposed doors and windows have the same design as those that were previously approved.
- The proposed addition in the corner where the larger addition meets the main structure carries the same characteristics as the rest of the building. The applicant stated that the same materials will be used as the rest of the building. Specifications will be required to verify this information.
- In the revised plans, a portion of the porch is enclosed for an addition. As a result, the second story porch on the new addition connects to an enclosed space rather than the porch, which, if left open, would have created an "L"-shaped porch. Having such a porch design is not compatible with the style.
- The building is located in an archaeological zone and could require archaeological review if the ground disturbance meets the APO criteria.

**STAFF RECOMMENDATION:**

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for the Certificate of Appropriateness for **45 Cordova Street**:

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



Kelli Mitchell, Historic Preservation Planner

F2018-160  
45 Cordova Street  
December 20, 2018

**SUMMARY SCOPE OF WORK:**

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- To replace the proposed garage door with a door and two-over-two window
- To install a door on the second floor of the addition beside the window
- To build an addition under a section of the existing porch

## CITY CODES/DESIGN GUIDELINES:

### Architectural Guidelines for Historic Preservation

#### Secretary of the Interior's Standards for Rehabilitation

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

#### Frame Vernacular

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

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

Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

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

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

#### Additions

##### Do...

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

**Don't**

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.

**Post-1821**

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

**Doors and Entrances**

**Do...**

- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Place new entrances on secondary elevations away from the main elevation.

**Don't...**

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.

**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.

**Exterior Finishes**

**Wood**

**Do...**

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Protect and maintain wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate on decorative features.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

F2018-160  
45 Cordova Street  
December 20, 2018

**Don't...**

- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved" appearance.

***Windows and Window Treatments***

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

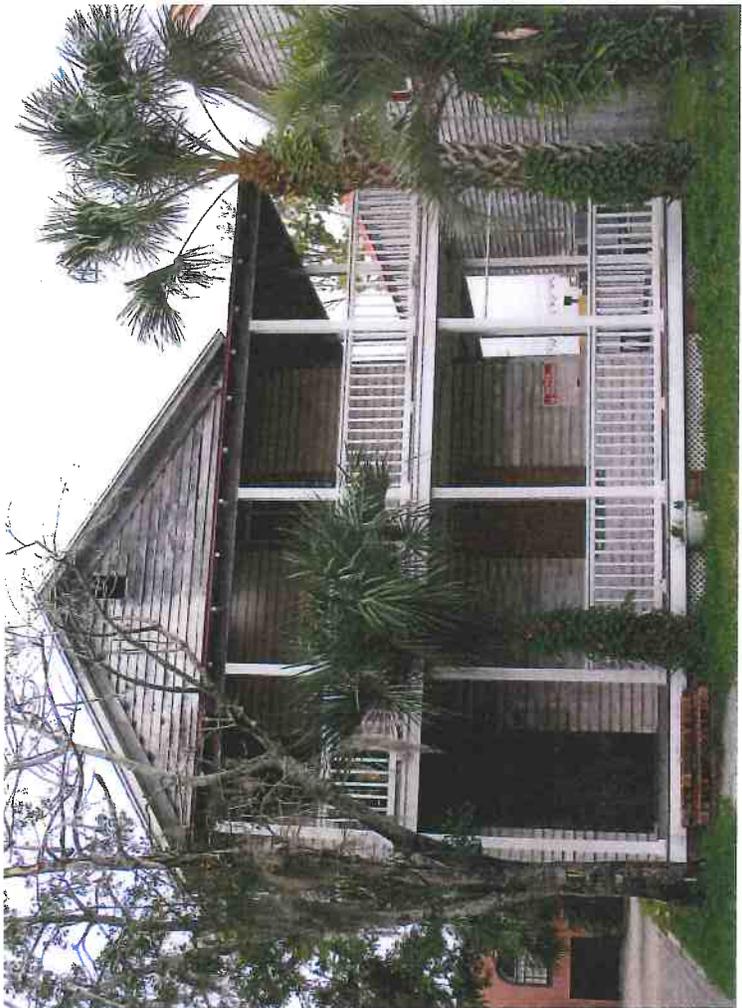
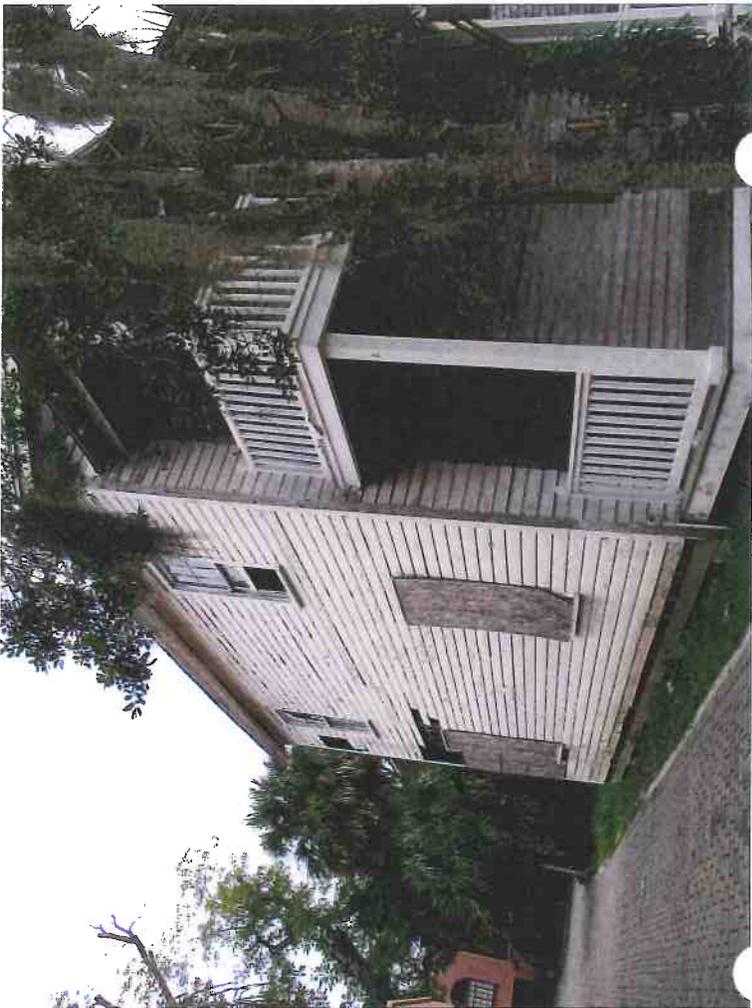
**Post-1821**

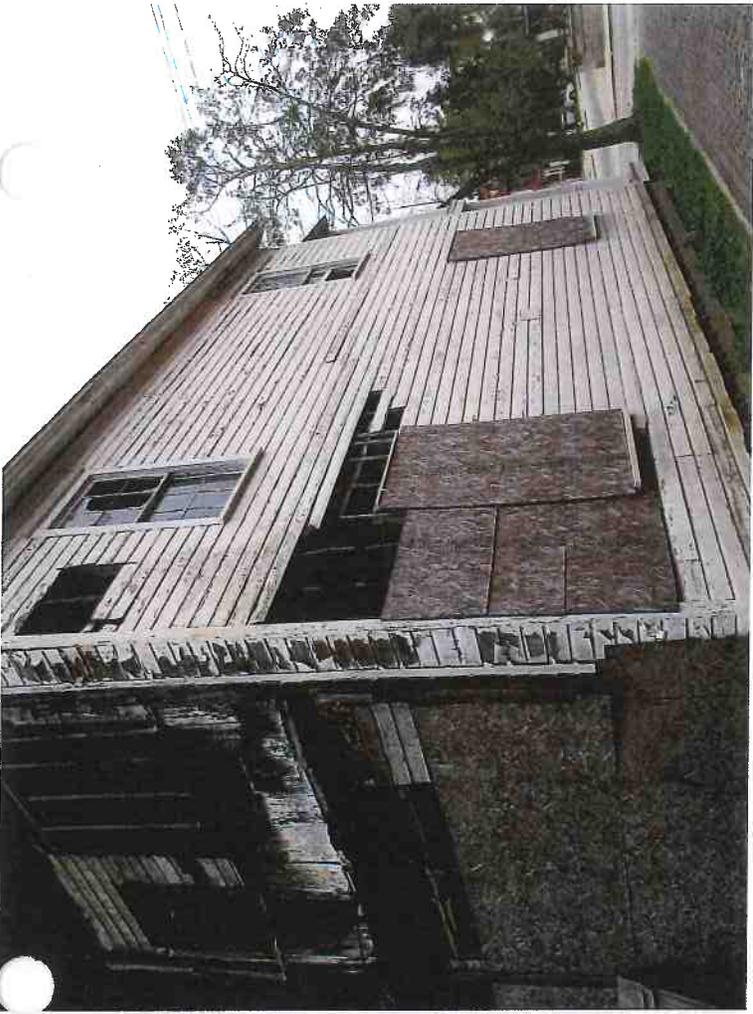
Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century,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

F2018-160  
45 Cordova Street  
December 20, 2018

**LIST OF ATTACHMENTS:**

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





**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. 8 SJ 687 1009==  
 Site Name: 45 Cordova Street 830== Survey Date: 7808 820==  
 Address: 45 Cordova Street, St. Augustine, FL 32084 905==  
 Instructions for Locating: \_\_\_\_\_  
 \_\_\_\_\_ 813== County: St. Johns 808==  
 Location: City of St. Augustine 17 7 868==  
           (subdivision) (block) (lot)  
 \_\_\_\_\_ 868==  
 Owner of Site: Name: Phillips, Marguerita c/o Mrs. Vernon F. Huppi ;  
                   Address: 285 S. Matanzas Boulevard  
                               St. Augustine, FL 32084 902==  
 Occupant or Manager: \_\_\_\_\_ 904==  
 Type of Ownership: Private 848== Zoning: HP-3  
 NR Classification Category: Building 916== Recording Date: \_\_\_\_\_ 832==  
 UTM: 17 469610 3306980 890== Location: T07S R30E N18 812==  
       (zone) (easting) (northing) (T) (R) (S)  
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==  
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;  
                   Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==  
 Date: +1894 844== Period: 19th cent. 845== Culture: American 840==  
 Architect: \_\_\_\_\_ 872==  
 Builder: \_\_\_\_\_ 874==  
 Style: Frame Vernacular 964==  
 Plan Type: L-shape 966==  
 Exterior Fabrics: Wood drop siding with cornerboards  
 \_\_\_\_\_ 854==  
 Structural Systems: Wood frame 856==  
 Features of Structure: (942)  
 Window Type: DHS 2/2, blinds moveable louvers, attic louvers, transom 942==  
 Foundation: Brick piers stuccoed 942==  
 Roof Type: Gable 942==  
 Secondary Roof Structures: Porch, hip 942==  
 Porches & Balconies: Two-story, open, wrap around  
 \_\_\_\_\_ 942==  
 Chimney Location: Offset, lateral slope 942==  
 Materials: (882)  
 Chimney: Brick 882==  
 Roof Surfacing: Composition shingles 882==  
 Ornament Exterior: Chamfered posts, jigsaw brackets, decorative porch railing. 882==  
 Quantitative Data: (950-954)  
 Chimneys: 1 952== Dormers: \_\_\_\_\_ 954== Stories: 2 950==  
 Other: \_\_\_\_\_ 956==  
 Surroundings: Mixed Commercial/Residential 864==  
 Relationship to Surroundings: Corner lot on lane. Facing street marking former western boundary of the colonial city.  
 \_\_\_\_\_ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: \_\_\_\_\_ 860==  
 Contact Prints

#### IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Commerce, Banking, Politics/  
Government, Transportation, Tourism, Minorcans, Art, Literature 920==

Statement of Significance: (911==)

##### ARCHITECTURE

This two-story Frame Vernacular residence at 45 Cordova Street was constructed between 1885 and 1894. The 1899 Sanborn Fire Insurance Map depicts a rectangular shaped structure with an eastern wing. A two-story wrap around porch extends from the front and the south sides to include the wing extension. No major modifications are apparent until after 1924 when a staircase was added to the south side of the wing. Victorian elements on the two-story open porch include chamfered posts, jigsaw brackets, and a decorative porch railing. There is a transom over the first floor entrance and a door above leads out onto the second story porch. A photograph taken around 1890 shows the house painted in contrasting colors with posts and porch roof darker than the railing and brackets. The dwelling is located on a street that marks the former western boundary of the colonial city. A lane runs the length of approximately three lots on the north side. The name of Minden Street first appears for the lane on the 1917 Sanborn Map at which time a one-story shed replaces two smaller outbuildings in the southeast corner of the lot. The Sanborn maps show a house and livery stable at the rear of the lot facing the lane. The stable disappeared by 1910 and the house by 1924.

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

(over)

#### V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustín de la Florida, y sus contornos," August 8, 1740; Juan José Elixio de la Puente, "Plano de la . . . Plaza de San Agustín," January 22, 1764; Mariano de la Roque, "Plano Particular de la Ciudad de San Agustín 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;

tial 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 siege 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, Rodríguez-Sánchez, 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 Agustín 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 Menéndez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This residence at 45 Cordova Street housed numerous occupants over the years. In 1899 and 1904 M. J. Lopez, city tax collector and merchant, is listed as residing in the house. He is also shown as owner of the livery stable behind the house, facing the lane. At this same time William Banks, George Colee, and winter resident M. Miller occupied the dwelling.(4) The house was owned by Virginia Colee in 1905.(5) M. J. Lopez was still living in the house in 1911 when C. J. Norman and L. J. Capella join him. Mamie A. Capella remained until 1930 after which time the sole occupant for several years is Jay A. Gould. The Colee name appeared again in 1920 when Ester and Ambrose B., a clerk at the First National Bank of St. Augustine resided there.(6) Members of the Capella family descend from Italian colonists who migrated to St. Augustine from New Smyrna in 1777. Lopez family members descend from Minorcan members of that group or early Spanish settlers in the city. The Colee family has been associated with the livery and carriage business since the 1800's when Lewis A. Colee founded the St. Augustine Transfer Company. The company, one of the oldest family businesses in town, now provides carriages for tourists and festivals.(7)

For many years it was used as a residence and shop by Mr. Marguerita Phillips, an artist and writer who died in 1978.

#### 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.

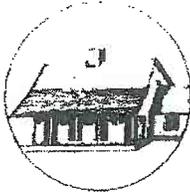
4. City Directory, 1899, 1904.

5. C. D. Manucy and R. Ransom, Supplement to Official City Map (St. Augustine, 1905), p. 26.

6. City Directory, 1911-12 through 1937.

7. Record, October 21, 1934.

Original  
 Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # SJ00687  
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) 45 Cordova ST 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 45 Direction \_\_\_\_\_ Street Name Cordova Street Type Street Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) \_\_\_\_\_  
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map \_\_\_\_\_  
City / Town (within 3 miles) St. Augustine In City Limits?  yes  no  unknown County St. Johns  
Township 7S Range 30E Section 18 1/4 section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 1980600000 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 1894  approximately  year listed or earlier  year listed or later  
Original Use Private Residence (House/Cottage/Cabin) From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Current Use Abandoned/Vacant From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature Fire; renovations  
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 L-shaped Number of Stories 2  
Exterior Fabric(s) 1. Drop siding 2. \_\_\_\_\_ 3. cornerboards  
Roof Type(s) 1. Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof Material(s) 1. Composition shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. porch, hip  
Windows (types, materials, etc.) wood DHS 2/2 blinds moveable louvers, attic louvers, transom  
Distinguishing Architectural Features (exterior or interior ornaments) chamfered posts, jigsaw brackets, decorative double story wrap porch  
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) moderate setback; side drive and rear parking

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2.
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Brick 2. stuccoed
Main Entrance (stylistic details) single wood door with two arched windows and two panels

Porch Descriptions (types, locations, roof types, etc.) two-story, open, wrap around; chamfered wood supports hip roof with exposed rafters

Condition (overall resource condition): [ ] excellent [ ] good [ ] fair [x] deteriorated [ ] ruinous
Narrative Description of Resource Fire damage. See original form by David Nolan for additional history

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [x] FMSF record search (sites/surveys) [ ] library research [ ] building permits [x] Sanborn maps
[ ] FL State Archives/photo collection [x] city directory [x] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [x] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[x] cultural resource survey (CRAS) [x] 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 [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [x] yes [ ] no [ ] insufficient information

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) retains integrity and could contribute to a district

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

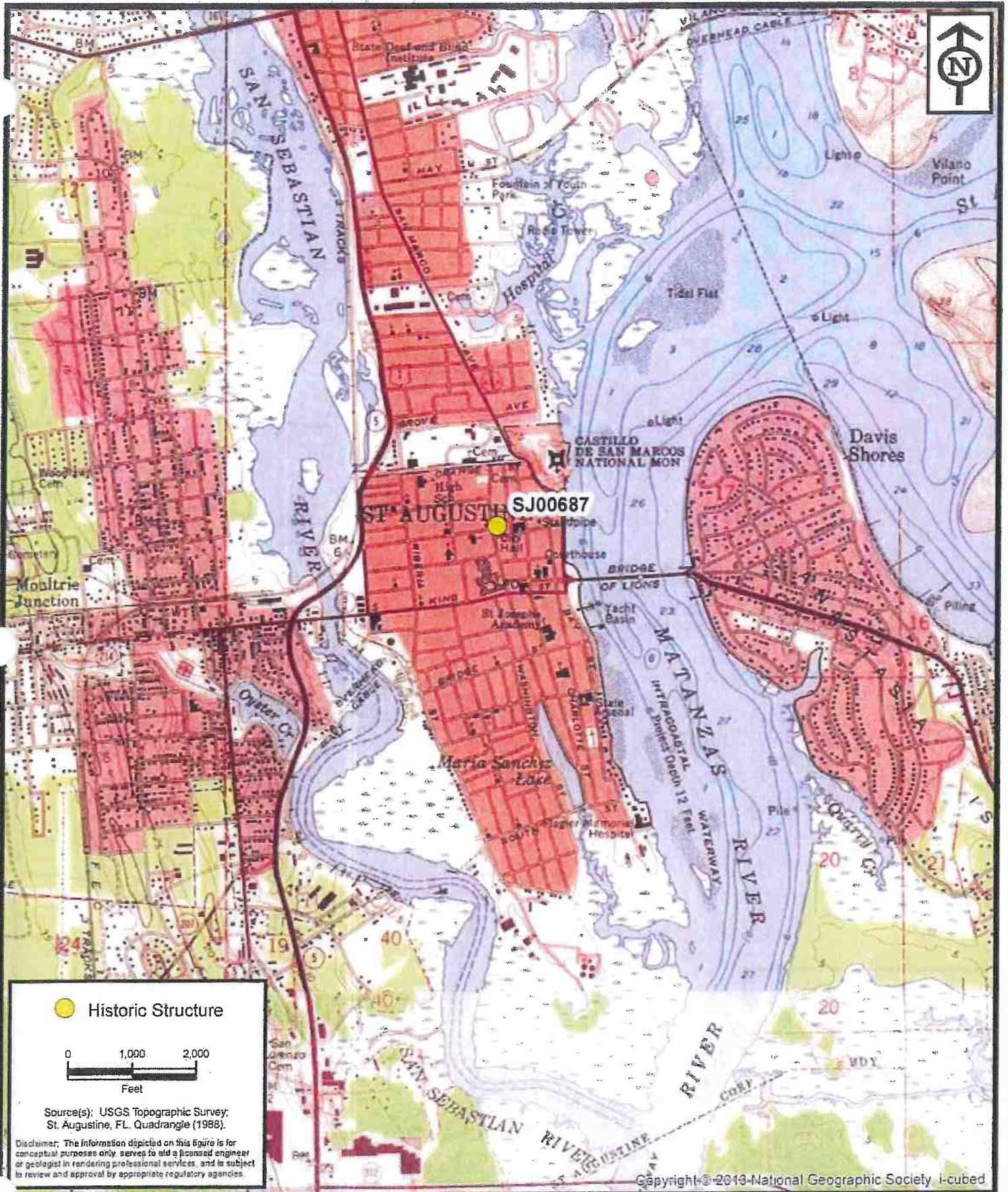
DOCUMENTATION

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

RECORDER INFORMATION

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

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



**ENVIRONMENTAL SERVICES, INC.**

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

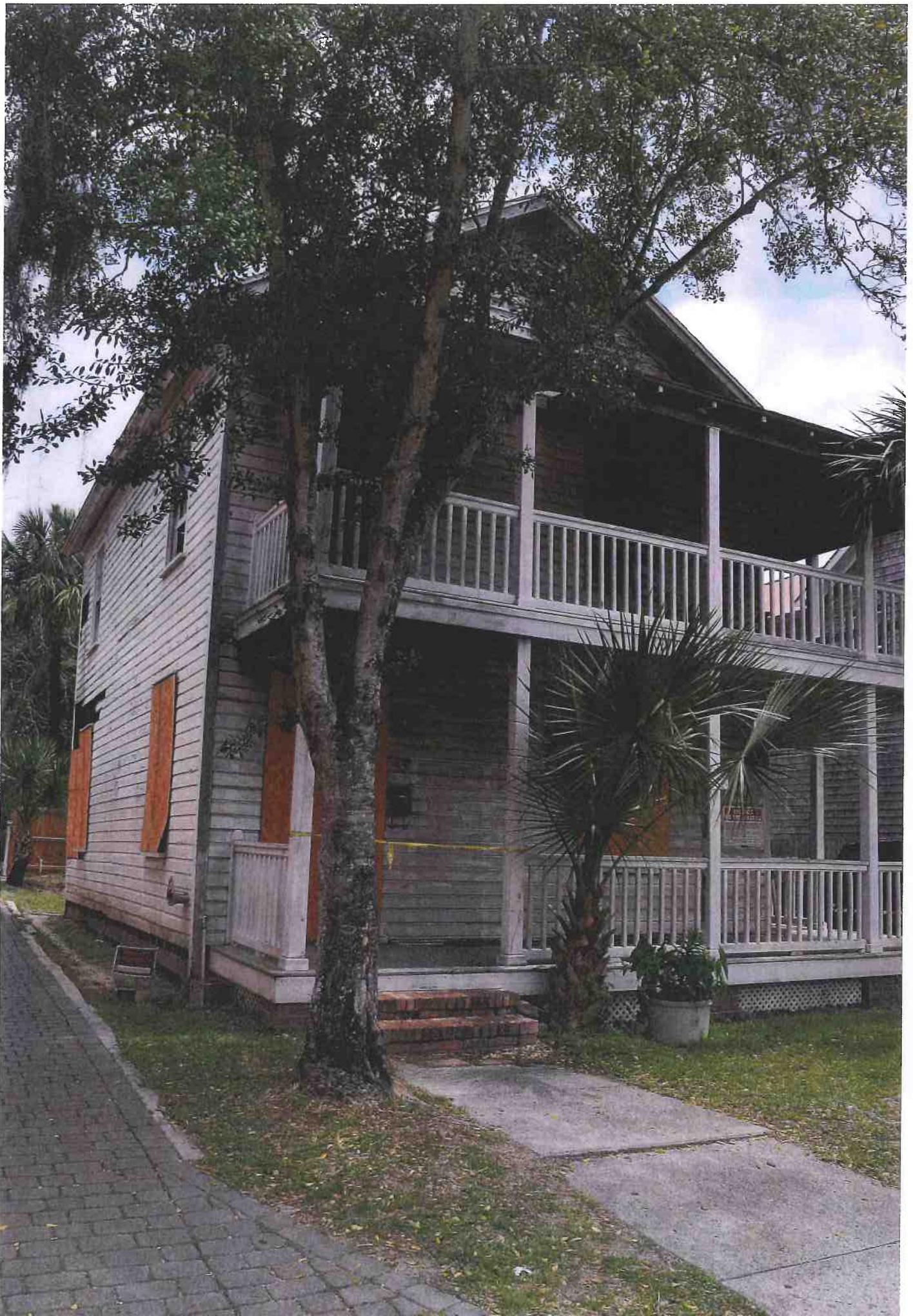
www.environmentalservicesinc.com

Project Location - SJ00687  
**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







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

- New building \_\_\_\_\_
- New addition \_\_\_\_\_
- New roof structures (dormers, chimneys, etc.) 7% \_\_\_\_\_
- New porch/deck/balcony Remove GARAGE, CHANGE TO PORCH \_\_\_\_\_
- New awning/canopy \_\_\_\_\_
- New entrances Remove GARAGE, CHANGE TO DOOR ENTRY \_\_\_\_\_
- 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)

Minor modifications to the approved application: Remove Garage and relocate stairs.

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.*

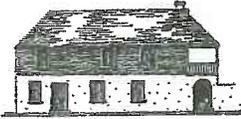
PRINT APPLICANT'S NAME Gerald Dixon  
SIGNATURE OF APPLICANT [Signature] DATE 11/14/18  
PRINT OWNER'S NAME MABUDE Land Corp.  
SIGNATURE OF OWNER [Signature] DATE 11/14/18

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

NOV 15 2018

CITY OF ST. AUGUSTINE  
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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. 2018-0160

Receipt No. 1487720

Meeting Date: 12-20-18

Advertising Costs \$ \_\_\_\_\_

Paid on \_\_\_\_\_

Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT Gerald Dixon

Business (if applicable) Dixon Design Group

Address 64c Hypolita Street

City St. Augustine State FL Zip Code 32084

Daytime telephone 904-829-9277 Other phone/email jdixon@dixondg.com

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

2. NAME OF PROPERTY OWNER Maguire Land Corp.

Business (if applicable) \_\_\_\_\_

Address 499 International Golf Pkwy

City St. Augustine State FL Zip Code 32095

Daytime telephone (required) 904-824-1639 Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 45 Cordova Street

4. LEGAL DESCRIPTION: Lot 7 Block 17 Subdivision City of St. Aug Parcel 1980600000

5. EXISTING USE Mixed Use PROPOSED USE Mixed Use

6. PROPOSED PROJECT WORK

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

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

REPAIR      REPLACE

Roof \_\_\_\_\_

Roof structures (dormers, chimneys, etc.) \_\_\_\_\_

Exterior finishes (stucco, masonry, siding) \_\_\_\_\_

Porch/Deck/Balcony \_\_\_\_\_

Awning/Canopy \_\_\_\_\_

Exterior Doors \_\_\_\_\_

Windows \_\_\_\_\_

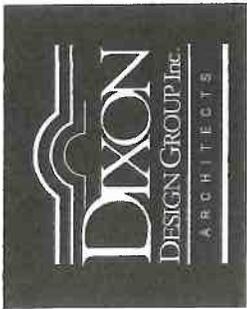
Shutters \_\_\_\_\_

Foundation (including infill) \_\_\_\_\_

Exterior lighting & other appurtenances \_\_\_\_\_

Existing fences, walls & gates \_\_\_\_\_

Existing parking, walkways & other site features \_\_\_\_\_



# Proposed Perspective Modifications

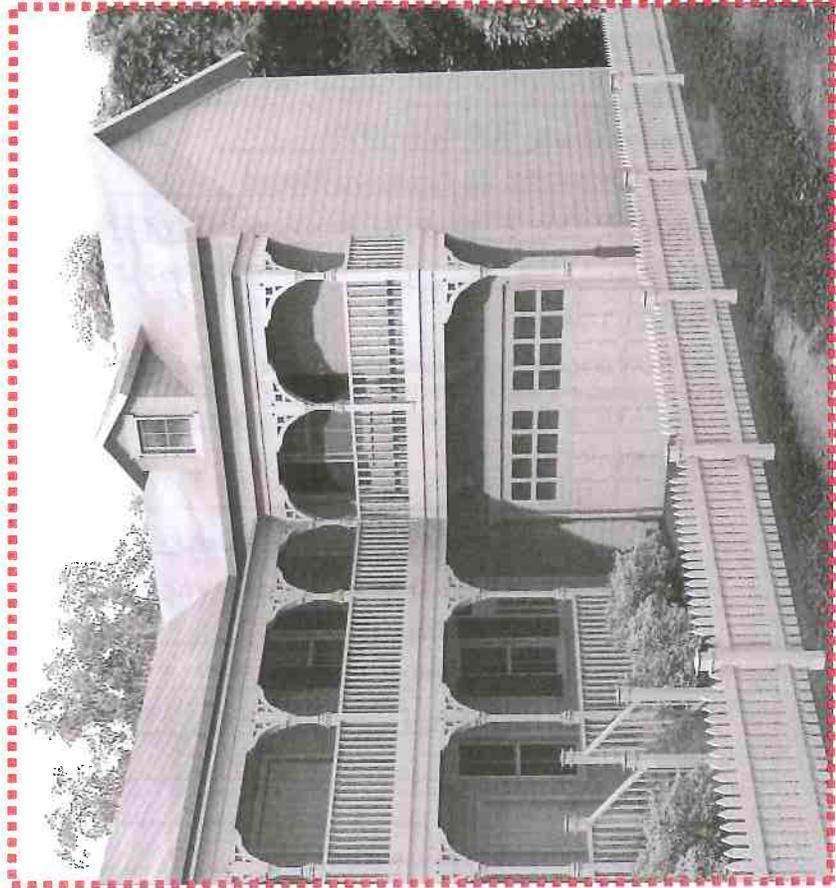
RECEIVED

NOV 15 2011

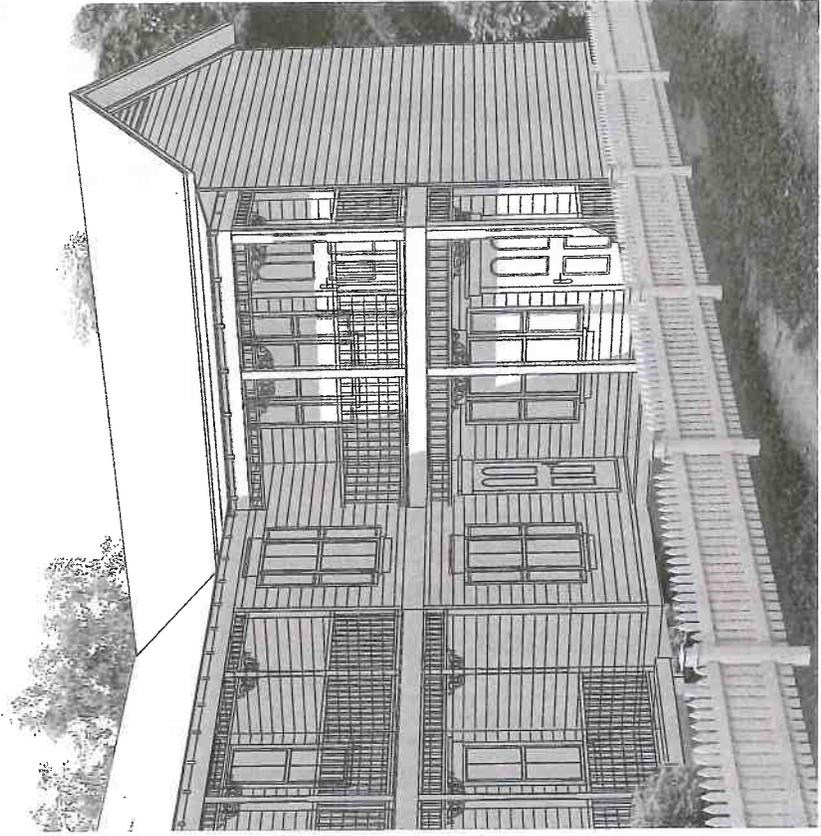
Planning/Building Dept.

45 CORDOVA STREET

Previous



Revised





# Proposed Elevation Modifications

RECEIVED  
NOV 15 2010  
Planning/Building Dept.

45 CORDOVA STREET





RECEIVED

NOV 15 2018

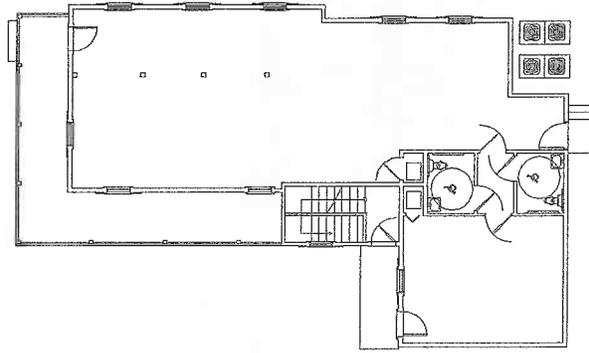
Planning/Building Dept.

# Proposed

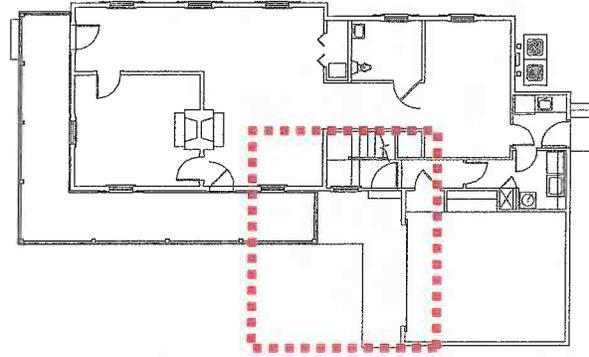
## Floor Plan Modifications:

- Garage revised into office space
- Stair relocated

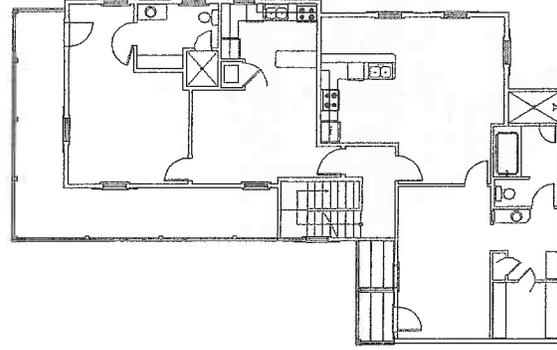
45 CORDOVA STREET



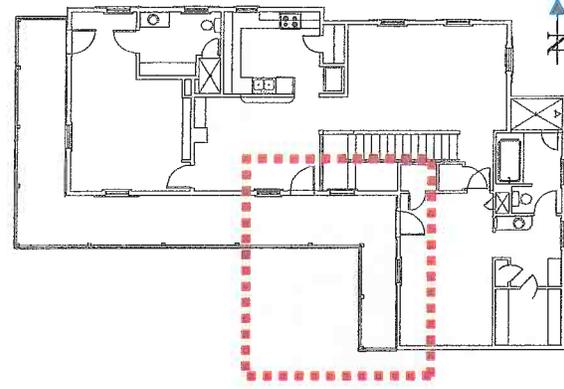
Revised Level 1



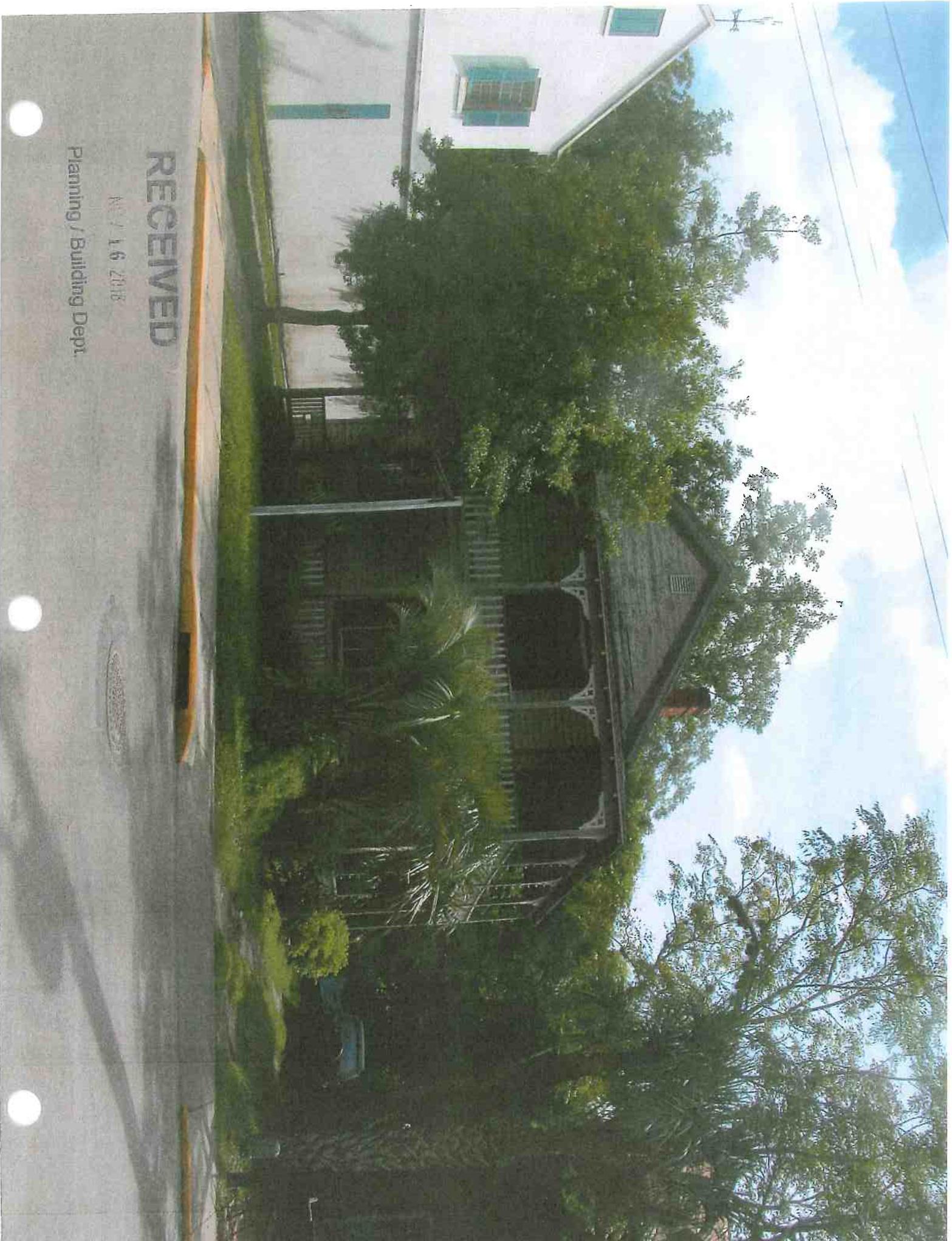
Level 1



Revised Level 2



Level 2



**RECEIVED**

NOV 16 2018

Planning / Building Dept.

h o

**RECEIVED**

NOV 16, 2018

Planning / Building Dept.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation  
MAGUIRE LAND CORP.

### Filing Information

<b>Document Number</b>	H59798
<b>FEI/EIN Number</b>	59-2556217
<b>Date Filed</b>	05/30/1985
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	09/30/1991
<b>Event Effective Date</b>	NONE

### Principal Address

499 INTERNATIONAL GOLF PKWY  
ST. AUGUSTINE, FL 32095

Changed: 04/27/2004

### Mailing Address

P.O. BOX 3741  
ST. AUGUSTINE, FL 32085

Changed: 04/26/1995

### Registered Agent Name & Address

BAILEY, JOHN D. ESQUIRE  
790 NORTH PONCE DELEON BLVD.  
ST. AUGUSTINE, FL 32084

Name Changed: 04/25/2002

Address Changed: 04/25/2002

### Officer/Director Detail

#### **Name & Address**

Title STVP

MAGUIRE, BRUCE A  
1 DOLPHIN DRIVE  
ST AUGUSTINE, FL 32080

Title PD

MAGUIRE, GARY R  
 499 International Golf Parkway  
 SAINT AUGUSTINE, FL 32095

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	03/02/2016
2017	02/23/2017
2018	04/05/2018

### **Document Images**

<a href="#">04/05/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

<a href="#">02/23/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

<a href="#">03/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/09/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/18/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/15/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/18/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/25/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/28/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/16/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/18/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/25/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/27/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/28/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/25/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/06/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">05/04/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">05/06/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/17/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/11/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">06/03/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

<a href="#">04/26/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
---	--

Instr #2018063125 BK: 4604 PG: 1745, Filed & Recorded: 8/30/2018 10:24 AM #Pgs:2  
 Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$3,500.00

Prepared by and return to:

Seth D. Corneal  
 The Corneal Law Firm  
 509 Anastasia Boulevard  
 St. Augustine, FL 32080  
 (904) 819-5333  
 File No 18-030

Parcel Identification No 198060-0000

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of August, 2018 between Gerald D. Dixon, as Trustee of the Gerald D. Dixon Living Trust Agreement dated December 13, 2007, whose post office address is 45 Cordova Street, St. Augustine, FL 32084, of the County of St. Johns, State of Florida, Grantor, to Maguire Land Corp., a Florida Corporation, whose post office address is 499 International Golf Parkway, St. Augustine, FL 32095, of the County of St. Johns, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 St. Johns, Florida, to-wit:

Lot 7, Block 17 of the City of St. Augustine, according to the Official Map of June 12, 1923, filed October 4, 1923, Public Records of St. Johns County Florida; being further described as follows:  
 Commencing on Cordova Street (formerly Tolomato Street) and the Northwest corner of Lot formerly owned by Stephen I. Pacetti, and run on the East line of said Cordova Street, Northerly 46 feet more or less to the Southwest corner of a Lane; thence Eastwardly along the South side of said Lane, 87 feet 8 inches more or less to lot now or formerly of M. Lopez; thence Southerly along the Westerly line of the said lot of said Lopez, 46 feet more or less to lot formerly of Pacetti; thence Westerly along North line of said lot formerly of Pacetti, 87 feet more or less to the Point of Beginning on the West side of Cordova Street.

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

Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any; this reference to which shall not operate to reimpose the same.

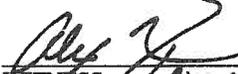
**TO HAVE AND TO HOLD** the same in fee simple forever.

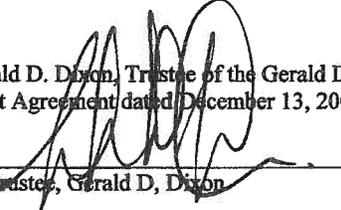
And Grantor hereby covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

BK: 4604 PG: 1746

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

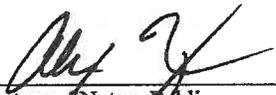
Signed, sealed and delivered in our presence:

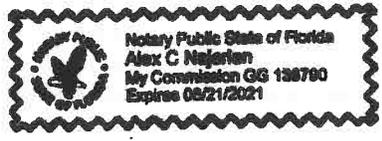
  
 WITNESS Alex Nejarian  
  
 WITNESS SETH D. CORNEAL

Gerald D. Dixon, Trustee of the Gerald D. Dixon Living Trust Agreement dated December 13, 2007  
 By:   
 Its Trustee, Gerald D. Dixon

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 2018, by Gerald D. Dixon, Trustee of Gerald D. Dixon Living Trust Agreement dated December 13, 2007  who is personally known to me or  who produced a Driver's License as identification.

  
 Signature of Notary Public  
 Print, Type/Stamp Name of Notary



COPY



# Property Maintenance

## City of St. Augustine

2018-0160

### Property Information

Street #: 45 Street Name: CORDOVA Unit #:

Zip Code: 320840000 Sign Zone:

Parcel #: 198060 0000

Section/Township/Range: 180730 Archaeological District: 1A Zoning: HP3

Use Code: 000100 Tax District:  Impact Zone:

Legal Description: CITY OF ST AUGUSTINE LOT 7 BLK 17 OR989/202 & 3436/1893

Adjacent Area: 2076 Heated/Cooled Area: 1380 Landuse: 2C

Building Count: 1 Year Built: 1900

Flood Zone: AE Panel #:

### Property Values

Amend 10 Cap:	<input type="text"/>
Agricultural Value:	\$ 0.00
Assessed Value:	\$ 140,553.00
Building Value:	\$ 20,683.00
Class:	\$ 0.00
Extra Feature Value:	\$ 190.00
Exempt Value:	<input type="text"/>
Just Value:	\$ 140,553.00
Land Value:	\$ 119,680.00
Taxable Value:	\$ 90,553.00
Total Land Value:	\$ 119,680.00

### Owner Information

Name: DIXON GERALD DENNIS TRUST

Address: 45 CORDOVA ST

City: SAINT AUGUSTINE

State: FL Zip Code: 32084-3628

### Transfers

03/01/1989	Date:	03/01/1989
09/16/2010	Adjusted Price:	\$ 0.00
04/23/1993	Book/Page:	875/1378
	Type of Deed:	<input type="text"/>
	Qualified/Unqualified:	Qualified
	Vacant/Improved:	Improved



# St. Johns County, FL

## Quick Links

- [My Tax Bill](#)
- [Tax Estimator](#)

## 2018 TRIM Notice

- [2018 TRIM Notice](#)

## 2017 TRIM Notice

- [2017 TRIM Notice](#)

## Summary

**Parcel ID** 1980600000  
**Location Address** 45 CORDOVA ST  
 SAINT AUGUSTINE 32084-0000  
**Neighborhood** Model Land/City (610.3)  
**Tax Description\*** CITY OF ST AUGUSTINE LOT 7 BLK 17 OR4604/1745  
 \*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** 18-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 20.2171  
**Acreage** 0.090  
**Homestead** N

## View Map

## Owner

**Owner Name** Maguire Land Corp 100%  
**Mailing Address** 499 INTERNATIONAL GOLF PKWY  
 SAINT AUGUSTINE, FL 32095-0000

## Valuation

	<b>2019</b>
Building Value	\$25,549
Extra Features Value	\$0
Total Land Value	\$172,040
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$197,589
Total Deferred	\$0
Assessed Value	\$197,589
Total Exemptions	\$0
Taxable Value	\$197,589

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$25,549	\$0	\$172,040	\$0	\$0	\$197,589	\$147,544	\$100,045	\$97,544
2017	\$25,549	\$158	\$172,040	\$0	\$0	\$197,747	\$144,509	\$103,238	\$94,509
2016	\$23,116	\$190	\$149,600	\$0	\$0	\$172,906	\$141,537	\$81,369	\$91,537
2015	\$20,683	\$190	\$119,680	\$0	\$0	\$140,553	\$140,553	\$50,000	\$90,553
2014	\$94,030	\$221	\$119,680	\$0	\$0	\$213,931	\$172,634	\$91,297	\$122,634
2013	\$50,150	\$253	\$119,680	\$0	\$0	\$170,083	\$170,083	\$50,000	\$120,083
2012	\$65,006	\$95	\$121,550	\$0	\$0	\$186,651	\$186,651	\$50,000	\$136,651
2011	\$66,109	\$95	\$134,640	\$0	\$0	\$200,844	\$200,844	\$0	\$200,844
2010	\$68,312	\$95	\$149,600	\$0	\$0	\$218,007	\$218,007	\$0	\$218,007

## Building Information

**Building** 1  
**Actual Area** 2076  
**Roof Structure** Gable Hip  
**Roof Cover** Composite Shingle

Conditioned Area	1380	Interior Flooring	Pine Wood
Actual Year Built	1900	Interior Wall	
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	3

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	11 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Poor	100%

Description	Conditioned Area	Actual Area
BASE AREA	690	690
FINISHED OPEN PORCH	0	348
POINTER	0	0
FINISHED UPPER STORY	690	690
FINISHED OPEN PORCH	0	348
Total SqFt	1380	2076

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	48

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	44	85	3740	SF	\$172,040

**Sales**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/30/2018	8/23/2018	\$500,000.00	WD	4604	1745	Q	I	DIXON GERALD DENNIS TRUST	MAGUIRE LAND CORP
5/16/2011	9/16/2010	\$100.00	WD	3436	1893	U	I	DIXON GERALD D	DIXON GERALD DENNIS TRUST
	4/23/1993	\$165,000.00	WD	989	202	Q	I	TIBERIO FAITH KURT	DIXON GERALD D
	3/1/1989	\$0.00		875	1378	U	I		TIBERIO FAITH KURT
	9/1/1982	\$0.00		557	659	U	I		

**Area Sales Report**

Recent Sales in Area

**Clerk of Court**

[Clerk of Court](#)

**Tax Collector**

[My Tax Bill](#)

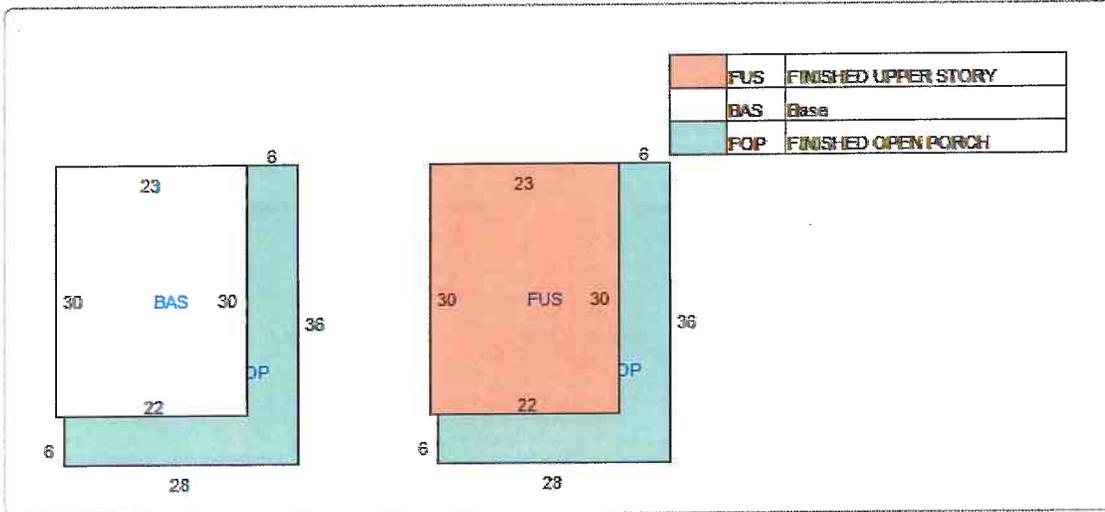
**Tax Estimator**

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions.

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.

Last Data Upload: 11/16/2018, 12:00:41 AM



# City of St. Augustine



St. Augustine, Florida  
Nation's Oldest City

Planning/Building

November 21, 2018

Dixon Design Group  
64c Hypolita Street  
St. Augustine, Florida 32084

RE: Project Street Address 45 Cordova Street

Mr. Dixon:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for December 20, 2018. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

Additionally, this letter notifies you of the sufficiency of your application. The application form includes a checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the course of the public hearing.

**Additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting as per Resolution 2010-09. After that, the HARB has the discretion whether or not to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.**

I look forward to reviewing your application in more detail. A copy of the staff report will be mailed to you at the address provided on the application and if you do not receive it before the week of the meeting please contact our department to obtain a copy.

Sincerely,

Kelli Mitchell

Historic Preservation Planner

**IMPORTANT NOTICE:** Now that the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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                                 |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> Photographs of affected window(s) or location(s) of proposed new window opening(s)   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> For new openings, a scaled wall section with proposed window   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> 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  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> 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                      |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Photographs of affected foundation in detail and in context of whole building and adjacent buildings   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> 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                      |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing details and context of affected site area within view of the proposed project          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> For new equipment, scaled drawing showing proposed project with context site and/or building                   |

**FENCES/WALLS/GATES**

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> 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) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> 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)

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Photographs of existing site area within view of proposed feature and detail photo of any existing affected features  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> 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) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Plant material list with identification, quantity, size at planting and maturity, spacing   |

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

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

❖ Other details necessary for review:

*Mainly need material information to verify that any new materials will meet the ~~existing~~ previously approved materials*

Project number: 2018-0160 Project Address: 45 Cordova St.  
 Reviewed by: Helli Mitchell Date: 11/21/18

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

CITY OF ST AUGUSTINE  
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560  
AD# 0003120154-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 45 Cordova Street** was published in said newspaper on **12/10/2018**.

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

DEC 10 2018

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_

by Melissa Rhinehart who is personally known to me or who has produced as identification

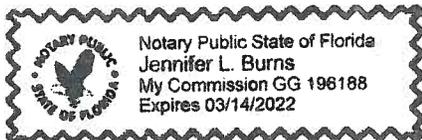
Jennifer L. Burns  
(Signature of Notary Public)



NOTICE OF  
PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at 1:00 PM, Thursday, December 20, 2018, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:  
CERTIFICATE OF APPROPRIATENESS TO MAKE ALTERATIONS TO AN ALREADY APPROVED CERTIFICATE OF APPROPRIATENESS TO INCLUDE REMOVING THE PROPOSED FIRST FLOOR GARAGE AND ADDING A WINDOW AND DOOR, TO INSTALL A DOOR ON THE SECOND STORY PORCH, AND TO CONSTRUCT AN ADDITION WITH NEW WINDOWS AND A DOOR; CITY OF ST AUGUSTINE LOT 7 BLK 17 OR4604/1745; also known as 45 Cordova Street.  
APPLICANT'S NAME: Dixon Design Group  
SUBMITTED BY CITY CLERK'S OFFICE

0003120154 December 10, 2018





**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for December 20, 2018 Meeting



Application F2018-159

Address: 164 Avenida Menendez

Les Thomas Architect – Applicant, Applicant  
Dilara and Hamid Hafiz, Owner

Project description: To raise the building to a finish floor elevation of 14 feet above sea level, to install new rear and front stairways and rear ramp and deck, and to rework existing coquina wall.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ204
National Register:	Contributing to the St. Augustine Town Plan National Register Historic District	Construction date:	1885
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	198520 0000		
Agenda Item:	7(b)	Previous Action(s):	N/A

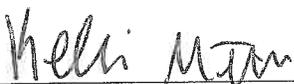
#### STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to raise the building to a finish floor elevation of 14 feet above sea level, to install new rear and front stairways and rear ramp and deck, and to rework existing coquina wall.

- 154 and 166 Avenida Menendez are both being raised to a base flood elevation of 10 feet while this building is being raised to 14 feet. Currently, there are no design standards that address elevating buildings, but the new Sectary of Interior Standards provides some reference (see attached). HARB will need to address compatibility on a case-by-case basis, and SOIS 2, 9, and 10 should be evaluated by HARB.
- The applicant needs to address the inconsistency in the plans. The elevation drawings show two windows on the second story balcony. These are not shown on the floorplan. If the former is the intended design, it does not match the known historic fenestration of the home.
- The applicant should address if the shutters will be changed and if the garage will be impacted by the project.
- While it is unclear if the coquina wall is original to the property, it was constructed by 1961. Given its age, it has gained significance in its own right and altering its appearance will negatively impact its integrity.
- The front paneled door, second story balcony, brick and pier foundation, and rear porch are compatible with the style. Detailed drawings of the lattice work and of the foundation should be provided to further determine their compatibility.
- According to the application, pre-approved colors will be used in this project. While the exact colors were not provided, they can be approved administratively if they fall within the pre-approved color list.
- The project is located in an archaeological zone and will require an A14 Archaeological Review Application. The city archaeologist should be contact before work begun.

#### STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Continue** a **Certificate of Appropriateness** for **164 Avenida Menendez** to give the applicant time to address the comments in the staff report.



Kelli Mitchell, Historic Preservation Planner

## CITY CODES/DESIGN GUIDELINES:

### Architectural Guidelines for Historic Preservation

#### ***Secretary of the Interior's Standards for Rehabilitation***

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]  
rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

#### **Frame Vernacular**

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

#### ***Accessory Buildings including porches***

##### **Do...**

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

F2018-0159  
164 Avenida Menendez  
December 20, 2018

**SUMMARY SCOPE OF WORK:**

---

- To raise the home to a finish floor elevation of 14 feet and place the home on a brick veneer pier foundation with lattice work
- To install a porch, ramp, and staircase in the rear of the home as well as a new door and, possibly, shutters on the front of the home
- To add new banisters on the first and second floor front porch and install new staircases on the front elevation
- To rework and rebuild the existing knee wall
- To add new openings on the second story of the front façade.

**Don't...**

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color

**Post-1821**

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

***Fences, Walls and Gates***

**Do...**

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

**Don't...**

- Remove historic fences and walls.

***Foundations and Infill***

**Do...**

- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

**Don't...**

- Remove historic foundation enclosures unless they are deteriorated and unrepairable.
- Enclose a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

**Post-1821**

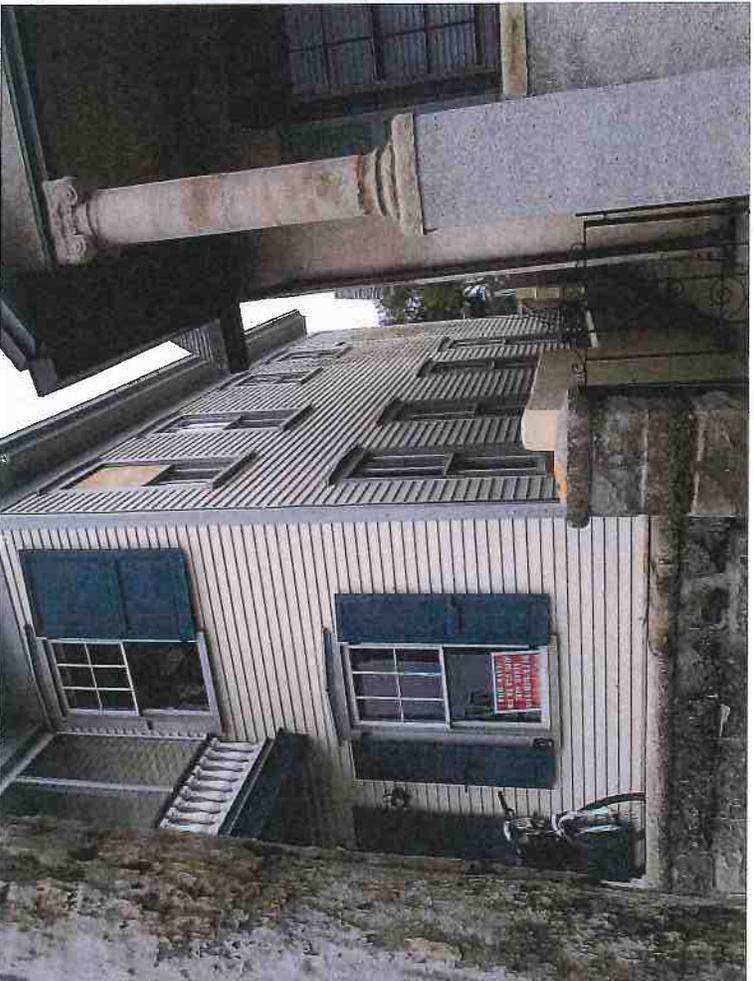
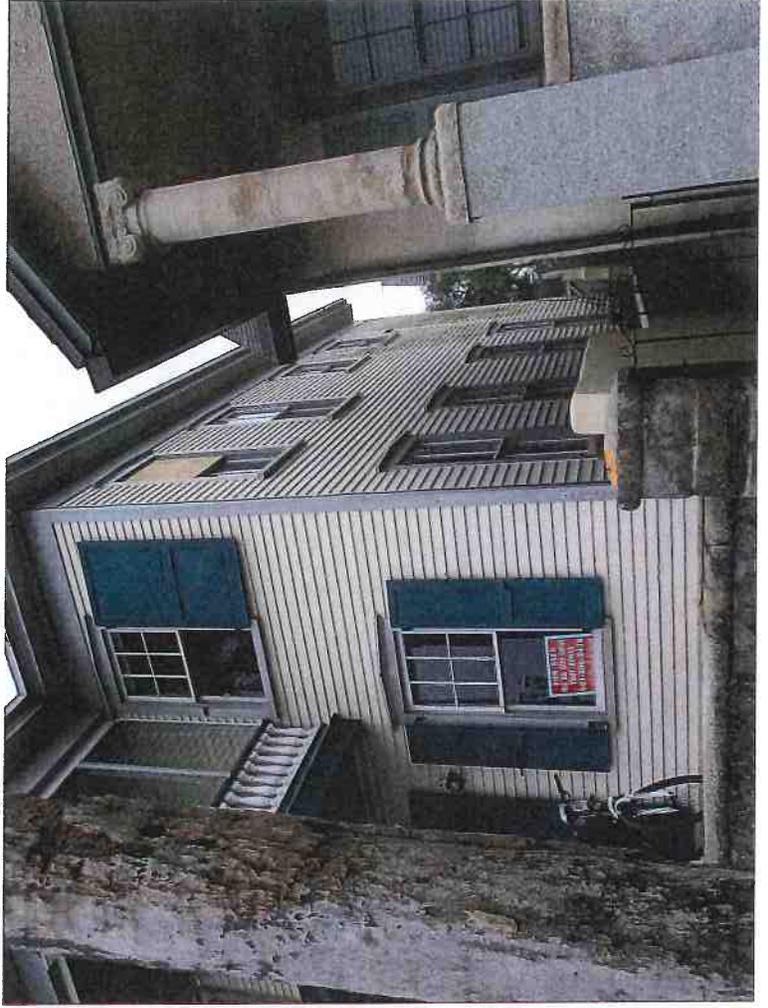
Foundation types and materials depend on the architectural style of the building.

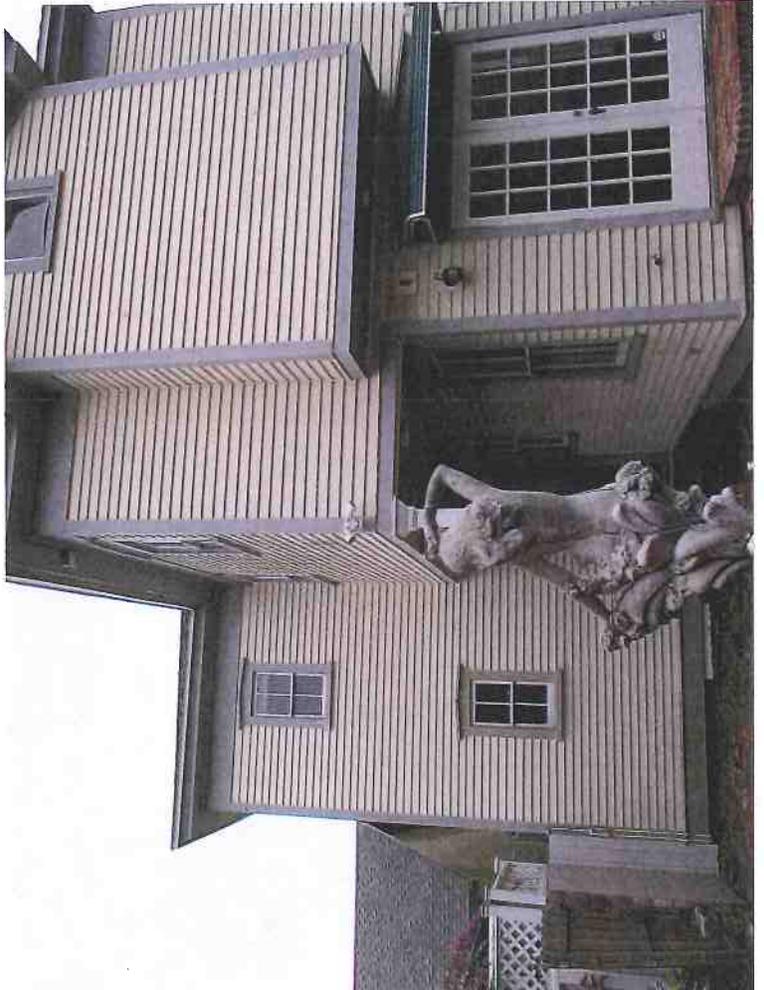
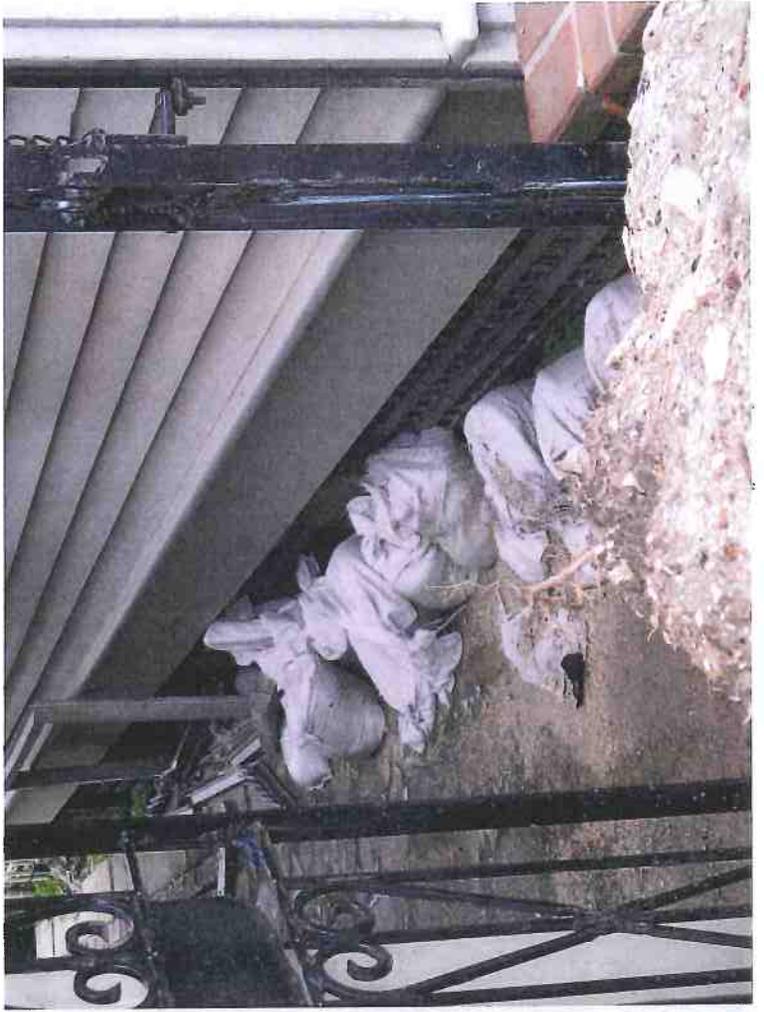
Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common. Beginning in the 1920s brick, coquina and concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

F2018-0159  
164 Avenida Menendez  
December 20, 2018

LIST OF ATTACHMENTS:

1. Staff Photos
2. Section on Resilience to Natural Hazards from the Secretary of Interior Standards
3. Sanborn Maps
4. Florida Master Site File
5. 1961 Photograph of the Building







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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of affected window(s) or location(s) of proposed new window opening(s)   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new openings, a scaled wall section with proposed window   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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                                 |  |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Photographs of affected foundation in detail and in context of whole building and adjacent buildings   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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                      |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Photographs of existing details and context of affected site area within view of the proposed project          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For new equipment, scaled drawing showing proposed project with context site and/or building                   |

**FENCES/WALLS/GATES**

- |                                     |                                     |                          |  |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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)

- |                                     |                                     |                                     |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 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) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Plant material list with identification, quantity, size at planting and maturity, spacing   |

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

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

❖ Other details necessary for review:

*Need photographs of the site; Need some clarification on the lattice work (color, ~~width~~ will it only be found on the main elevation foundation or entire foundation) & the brick for the*

Project number: 2019-0159 Project Address: 164 Avenida Menendez

Reviewed by: Kelli Mitchell

Date: 11/21/19

*press  
(match  
existing)*



# City of St. Augustine



St. Augustine, Florida  
Nation's Oldest City

Planning/Building

November 21, 2018

Les Thomas Architect  
32 Cordova Street  
St. Augustine, Florida 32084

RE: Project Street Address 164 Avenida Menendez

Mr. Thomas:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for December 20, 2018. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

Additionally, this letter notifies you of the sufficiency of your application. The application form includes a checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the course of the public hearing.

**Additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting as per Resolution 2010-09. After that, the HARB has the discretion whether or not to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.**

I look forward to reviewing your application in more detail. A copy of the staff report will be mailed to you at the address provided on the application and if you do not receive it before the week of the meeting please contact our department to obtain a copy.

Sincerely,

Kelli Mitchell

Historic Preservation Planner

IMPORTANT NOTICE: Now that the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

BK: 4643 PG: 1796

Executed by the undersigned on 10.24, 2018:

**NRZ REO X LLC BY NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING AS ATTORNEY IN FACT**

By: [Signature]

Name: Shawn Garrison  
AVP

Its: \_\_\_\_\_

Signed, Sealed and Delivered  
in the presence of these Witnesses  
(one of whom may be the Notary):

<u>[Signature]</u> Witness (signature on above line)	<u>Kristina Powell</u> Printed Name
<u>[Signature]</u> Witness (signature on above line)	<u>Daysheanna Watkins</u> Printed Name

STATE OF SC  
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on 10.26, 2018 by Shawn Garrison its AVP on behalf of **NRZ REO X LLC BY NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING AS ATTORNEY IN FACT** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]  
Notary Public



This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**BK: 4643 PG: 1795**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

COPY

Instr #2018083733 BK: 4643 PG: 1794, Filed & Recorded: 11/21/2018 8:20 AM #Pgs:3  
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$27.00 Doc. D \$3,524.50

File Number: 18142-SMSR

After Recording Return To:  
Avenue 365 Lender Services, LLC  
401 Plymouth Road, Suite 420  
Plymouth Meeting, PA 19462

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**198520-0000**

---

**LIMITED WARRANTY DEED**

NRZ REO X LLC, whose mailing address is C/O NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 55 BEATTIE PLACE SUITE 110, GREENVILLE, SC 29601, hereinafter grantor, for \$503,500.00 (Five Hundred Three Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **Hamid Hafiz** and **Dilara Hafiz**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **252 Saint George St., St. Augustine, FL 32084**, the following real property in St. Johns County, Florida:

**In the City of St. Augustine, Being Lot 10 of Block 22 of the City of St. Augustine, According to the Official Map of said city dated June 12, 1923 and filed October 4, 1923, in the Office of the clerk of the Circuit Court of St. Johns County, Florida.**  
**Property Address is: 164 Avenida Menendez, St. Augustine, FL 32084**

**GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.**

Prior instrument reference: **2018059669, Official Records Book 4598, Page 865**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Last Data Upload: 12/7/2018, 10:49:47 PM



Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

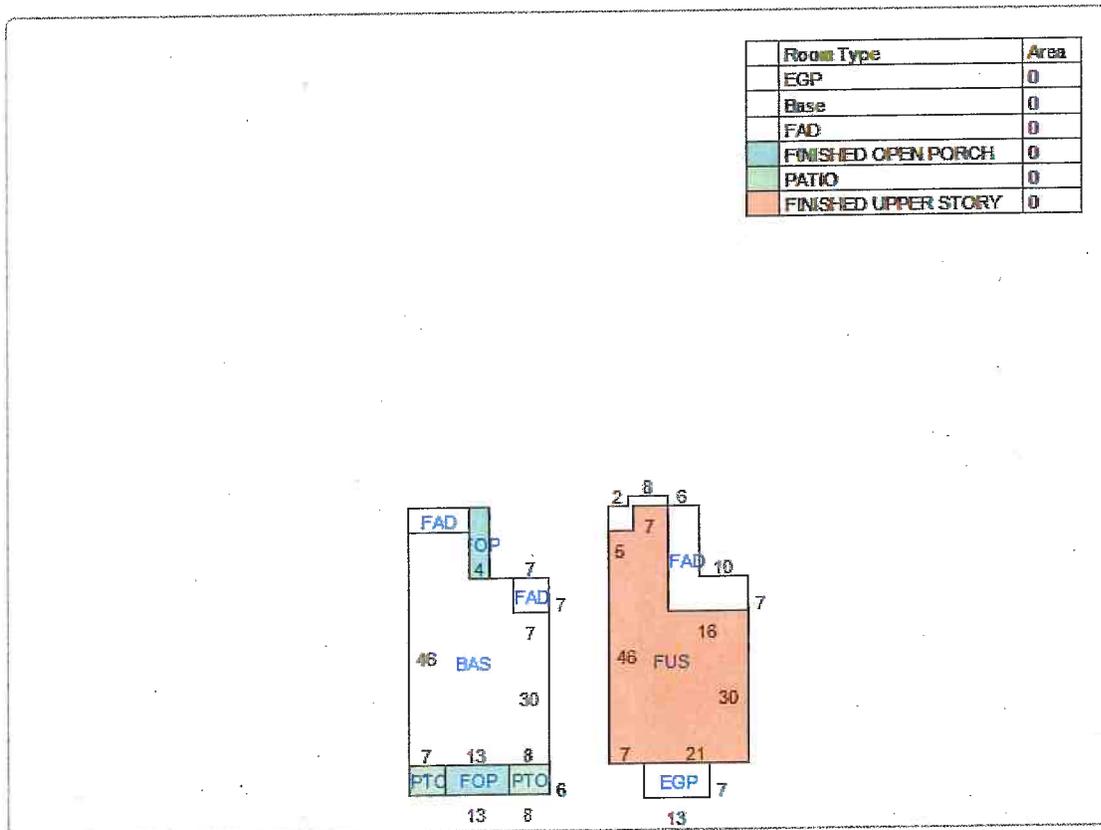
Tax Estimator

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions.

Actual Area 2823  
 Conditioned Area 2508  
 Actual Year Built 1880  
 Use Single Family Residence  
 Style 01  
 Class N  
 Exterior Wall Wood

Roof Cover Composite Shingle  
 Interior Flooring Hardwood  
 Interior Wall Drywall  
 Heating Type Air Duct  
 Heating Fuel  
 Air Conditioning Central  
 Baths 2.5

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	14 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	1067	1067
PATIO	0	42
FINISHED OPEN PORCH	0	78
PATIO	0	48
FRAME ADDITION	237	237
FRAME ADDITION	60	60
FINISHED OPEN PORCH	0	56
BASE AREA	1095	1095
FRAME ADDITION	49	49
ENCLOSED GLASS PORCH	0	91
Total SqFt	2508	2823

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	176
Masonry Wall	0	0	0	0	156
Elevator - Residential (48"x48" - 3 Passenger)	0	0	0	0	1
Garage Finished (High)	0	20	15	0	300
Residential Fence	0	0	0	0	15

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	33	103	3399	SF	\$288,915

**Sales**

Recording Date	Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
			Type	Book Page				
11/20/2018	10/26/2018	\$503,500.00	WD	4643 1794	U	I	NRZ REO X LLC	HAFIZ HAMID,DILARA
8/16/2018	8/7/2018	\$653,600.00	WD	4598 865	U	I	HARMON CHARLES R,SANDRA	NRZ REO X LLC
2/26/2015	2/24/2015	\$0.00	LP	3992 55	U	I	US BANK NATIONAL ASSN	HARMON CHARLES R,SANDRA
	4/29/2005	\$960,000.00	WD	2427 1596	Q	I	ZIERFUSS GUNTER,MARGARET	HARMON CHARLES R,SANDRA
	12/31/1993	\$210,000.00	WD	1030 877	U	I	HESSER BETTY	ZIERFUSS GUNTER,MARGARET L
	9/17/1993	\$100.00	PR	1011 1240	U	I	NESSLER CHARLES E ESTATE	HESSER BETTY
	5/4/1993	\$0.00	OI	990 231	U	I	NESSLER CHARLES E ESTATE,LETTER OF AD BETTY H	NESSLER CHARLES E ESTATE
	5/4/1993	\$0.00	OI	990 227	U	I	NESSLER CHARLES E ESTATE,LAST WILL & TESTAMEN	NESSLER CHARLES E ESTATE,LETTER OF AD BETTY H



# St. Johns County, FL

## Quick Links

- [My Tax Bill](#)
- [Tax Estimator](#)

## 2018 TRIM Notice

- [2018 TRIM Notice](#)

## 2017 TRIM Notice

- [2017 TRIM Notice](#)

## Summary

**Parcel ID** 1985200000  
**Location Address** 164 AVENIDA MENENDEZ  
 SAINT AUGUSTINE 32084-0000  
**Neighborhood** City/Bayfront (RES) (612)  
**Tax Description\*** CITY OF ST AUG LOT 10 BLK 22 OR4643/1794  
\*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** 17-7-30  
**District** City of St Augustine (District 452)  
**Millage Rate** 20.2171  
**Acreage** 0.080  
**Homestead** N

## View Map

## Owner

**Owner Name** Hafiz Hamid,Dilara 100%  
 Hafiz Dilara 100%  
**Mailing Address** 252 SAINT GEORGE ST  
 SAINT AUGUSTINE, FL 32084-0000

## Valuation

	2019
Building Value	\$132,464
Extra Features Value	\$29,432
Total Land Value	\$288,915
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
<b>Just (Market) Value</b>	<b>\$450,811</b>
Total Deferred	\$0
<b>Assessed Value</b>	<b>\$450,811</b>
Total Exemptions	\$0
<b>Taxable Value</b>	<b>\$450,811</b>

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$132,464	\$29,923	\$288,915	\$0	\$0	\$451,302	\$451,302	\$0	\$451,302
2017	\$225,189	\$28,801	\$288,915	\$0	\$0	\$542,905	\$542,905	\$0	\$542,905
2016	\$230,488	\$29,249	\$288,915	\$0	\$0	\$548,652	\$476,722	\$121,930	\$426,722
2015	\$233,136	\$29,696	\$242,179	\$0	\$0	\$505,011	\$473,408	\$81,603	\$423,408
2014	\$219,422	\$30,144	\$220,085	\$0	\$0	\$469,651	\$469,651	\$50,000	\$419,651
2013	\$221,916	\$30,591	\$220,085	\$0	\$0	\$472,592	\$472,592	\$50,000	\$422,592
2012	\$224,410	\$31,038	\$220,085	\$0	\$0	\$475,533	\$475,533	\$50,000	\$425,533
2011	\$226,903	\$31,485	\$244,728	\$0	\$0	\$503,116	\$503,116	\$50,000	\$453,116
2010	\$229,397	\$31,933	\$271,920	\$0	\$0	\$533,250	\$533,250	\$50,000	\$483,250

## Building Information

Building 1 Roof Structure Gable Hip



# Property Maintenance

## City of St. Augustine

2018-0159

### Property Information

Street #: 164 Street Name: AVENIDA MENENDEZ Unit #:

Zip Code: 320840000 Sign Zone:

Parcel #: 198520 0000

Section/Township/Range: 170730 Archaeological District: 1B

Zoning: HP1

Use Code: 000100 Tax District:

Impact Zone:

Legal Description: CITY OF ST AUG LOT 10 BLK 22 OR2427/1596

Adjacent Area: 2823 Heated/Cooled Area: 2508

Landuse: 2S

Building Count: 1 Year Built: 1880

Flood Zone: AE Panel #:

### Property Values

Amend 10 Cap:	
Agricultural Value:	\$ 0.00
Assessed Value:	\$ 487,610.00
Building Value:	\$ 230,488.00
Class:	\$ 0.00
Extra Feature Value:	\$ 29,249.00
Exempt Value:	
Just Value:	\$ 501,916.00
Land Value:	\$ 242,179.00
Taxable Value:	\$ 437,610.00
Total Land Value:	\$ 242,179.00

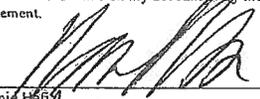
### Owner Information

Name: HARMON CHARLES R,SANDRA  
 Address: 164 AVENIDA MENENDEZ  
 City: SAINT AUGUSTINE  
 State: FL Zip Code: 32084-0000

### Transfers

02/24/2015	Date:	02/24/2015
12/31/1993	Adjusted Price:	\$ 0.00
04/29/2005	Book/Page:	3992/0055
	Type of Deed:	LP
	Qualified/Unqualified:	Qualified
	Vacant/Improved:	Improved

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

	<u>11/20/18</u>
Hamid Hafiz	
	<u>11/20/18</u>
Dilara Hafiz	

NRZ REO X LLC by New Penn Financial, LLC dba Shellpoint Mortgage Servicing as Attorney in Fact

By \_\_\_\_\_  
 Daysha Bonner  
 Watkins  
 2018-11-15 17:38:46

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent	_____	Date	_____
------------------	-------	------	-------

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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NOV 20 2018

Planning/Building Dept.

Charges That Cannot Increase		HUD-1 Line Number
Origination charge		# 801
Your credit or charge (points) for the specific rate chosen		# 802
Your adjusted origination charges		# 803
Transfer taxes		# 1203

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
\$0.00	\$27.00
\$27.00	\$27.00
	or
	100%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$0/day
Homeowner's insurance	# 903

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

### Loan Terms

Your initial loan amount is	
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of % . The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than %
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to . The maximum it can ever rise to is
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of due in years on
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance . You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of that results in a total initial monthly amount owed of . This includes principal, interest, any mortgage insurance and any items checked below <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

RECEIVED

NOV 20 2013

Planning/Building Dept.

Charges That Cannot Increase		HUD-1 Line Number
Our origination charge		# 801
Your credit or charge (points) for the specific rate chosen		# 802
Your adjusted origination charges		# 803
Transfer taxes		# 1203

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

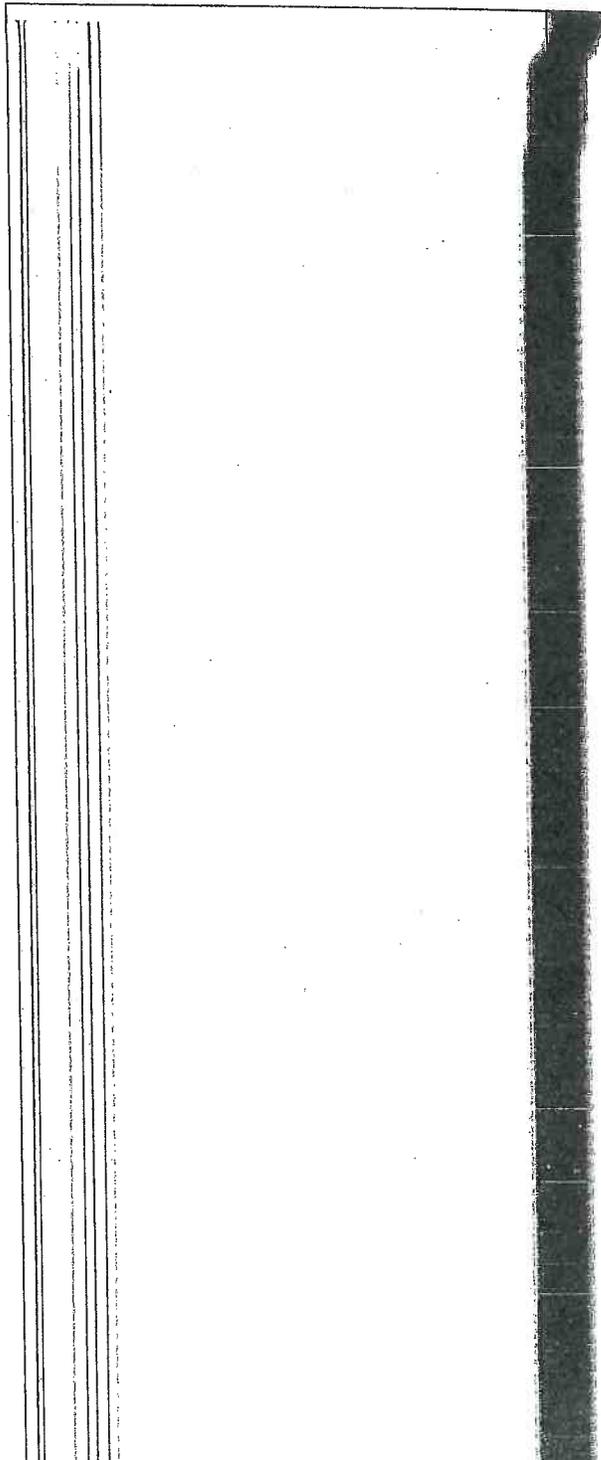
Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
\$0.00	\$27.00
	\$27.00
\$27.00	or 100%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$0/day
Homeowner's insurance	# 903

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00

**Loan Terms**



RECEIVED  
 NOV 20 2010  
 Planning/Building Dept.

**L. Settlement Charges**

<b>700. Total Real Estate Broker Fees</b>		<b>\$24,825.00</b>	
Division of Commission (line 700) as follows:			
701. \$12,412.50	to Prime Real Estate Company	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$12,412.50	to Prime Real Estate Company		
703. Commission Paid at Settlement		50.00	\$24,825.00
704. Referral Fee to Shellpoint Mortgage Services			\$5,035.00

<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge		\$0.00	(from GFE #1)
802. Your credit or charge (points) for the specific rate chosen		\$0.00	(from GFE #2)
803. Your adjusted origination charges	to		(from GFE A)
804. Appraisal Fee	to		(from GFE #3)
805. Credit report	to		(from GFE #3)
806. Tax service	to		(from GFE #3)
807. Flood certification	to		(from GFE #3)

<b>900. Items Required by Lender To Be Paid in Advance</b>			
901. Daily interest charges from 11/20/2018 to 12/1/2018 @ \$0/day			(from GFE #10)
902. Mortgage Insurance Premium for months	to		(from GFE #3)
903. Homeowner's insurance for years	to		(from GFE #11)

<b>1000. Reserves Deposited With Lender</b>			
1001. Initial Deposit for your escrow account			(from GFE #9) \$0.00
1002. Homeowner's insurance	months @	per month	
1003. Mortgage insurance	months @	per month	
1004. City property taxes	months @	per month	
1005. County property taxes	months @	per month	
1006. Assessment Taxes	months @	per month	
1007. School property taxes	months @	per month	
1008. MUD taxes	months @	per month	
1009. Other taxes	0 months @		
1010. Other taxes	0 months @		
1011. Aggregate Adjustment			

<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	to Avenue 365		(from GFE #4) \$350.00
1102. Settlement or closing fee	to Avenue 365	\$350.00	
1103. Owner's title insurance	to Avenue 365		(from GFE #5) \$800.00
1104. Lender's title insurance	to Avenue 365	\$0.00	
1105. Lender's title policy limit \$	\$0.00/\$0.00		
1106. Owner's title policy limit \$	\$503,500.00/\$2,592.50		
1107. Agent's portion of the total title insurance premium	to Avenue 365	\$1,814.75	
1108. Underwriter's portion of the total title insurance premium	to WFG National Title	\$777.75	
1109. Deed Prep Fee	to ROSENBERG LPA		\$50.00

<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges			(from GFE #7) \$27.00
1202. Deed \$27.00 ; Mortgage , Release \$0.00	to St. Johns County Clerk of the Circuit		
1203. Transfer taxes			(from GFE #8)
1204. City/County tax/stamps	Deed \$0.00 ; Mortgage \$0.00		
1205. State tax/stamps	Deed \$3,524.50 ; Mortgage \$0.00	to St. Johns County Clerk of the Circuit	\$3,524.50
1206. POA Recording	to St. Johns County Clerk of the Circuit Court		\$35.50

<b>1300. Additional Settlement Charges</b>			
1301. Required services you can shop for (from GFE #6)			
1302. Municipal Lien Search	to Avenue 365		\$120.00
1303. 2018 Real Estate Taxes	to St. Johns County Tax Collector	\$8,906.03	
1304. Offer Management Fee	to Pyramid Platform		\$175.00
1305. Technology Fee	to Pyramid Platform		\$175.00

<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$9,283.03</b>	<b>\$37,332.50</b>
--	--	-------------------	--------------------

POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender

RECEIVED

NOV 20 2018

Permitting/Building Dept.

Previous editions are obsolete



# A. Settlement Statement (HUD-1)

OMB No. 2502-0265

<b>B. Type of Loan</b>			6. File Number 18142-SMSR	7. Loan Number	8. Mortgage Ins Case Number
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv Unins			
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Fin			
7. <input checked="" type="checkbox"/> Cash Sale.					
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
<b>D. Name &amp; Address of Borrower</b> Hamid Hafiz and Dilara Hafiz 252 Saint George St St. Augustine, FL 32084		<b>E. Name &amp; Address of Seller</b> NRZ REO X LLC		<b>F. Name &amp; Address of Lender</b>	
<b>G. Property Location</b> St Johns County 164 Avenida Menendez St. Augustine, FL 32084		<b>H. Settlement Agent Name</b> Avenue 365 Lender Services, LLC 401 Plymouth Rd Ste 420  Plymouth Meeting, PA 19462 877-365-2836 Underwritten By: WFG National Title Insurance Company  Place of Settlement Prime Real Estate Company 2746 US Hwy 1 South St. Augustine, FL 32086		<b>I. Settlement Date</b> 11/20/2018 Fund: 11/20/2018	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract sales price	\$503,500.00	401. Contract sales price	\$503,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower	\$9,283.03	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. School property taxes		409. School property taxes	
110. MUD taxes		410. MUD taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	\$512,783.03	<b>420. Gross Amount Due to Seller</b>	\$503,500.00
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money	\$10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$37,332.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507. (EMD \$10,000 Disbursed as Proceeds)	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/18 thru 11/20/18	\$7,905.63	511. County property taxes 01/01/18 thru 11/20/18	\$7,905.63
212. Assessment Taxes		512. Assessment Taxes	
213. School property taxes		513. School property taxes	
214. MUD taxes		514. MUD taxes	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	\$17,905.63	<b>520. Total Reduction Amount Due Seller</b>	\$45,238.13
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	\$512,783.03	601. Gross Amount due to seller (line 420)	\$503,500.00
302. Less amounts paid by/for borrower (line 220)	\$17,905.63	602. Less reductions in amt. due seller (line 520)	\$45,238.13
303. Cash From Borrower	\$494,877.40	603. Cash To Seller	\$458,261.87

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

POC (B) - Paid Outside of Closing by Borrower. POC (S) - Paid Outside of Closing by Seller. POC (L) - Paid Outside of Closing by Lender.

RECEIVED  
 NOV 20 2018  
 Planning/Building Dept.

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)

RAISE THE EXISTING HOUSE TO 14.5' NGVD  
 REWORK EXISTING ENTRY PORCH, STAIR &  
 WALL  
 BUILT NEW WOOD DECK @ REAR, ADD  
 HANDICAP RAMP @ REAR

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME \_\_\_\_\_  
 SIGNATURE OF APPLICANT [Signature] DATE 11-15-18  
 PRINT OWNER'S NAME HAMID HAFIZ  
 SIGNATURE OF OWNER [Signature] DATE 11-15-18

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

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



OPINION  **CERTIFICATE OF APPROPRIATENESS**

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

Receipt No. 1488058

BDAC Project No. 2018-0159

Meeting Date: 12-20-18

Advertising Costs \$ \_\_\_\_\_

Paid on \_\_\_\_\_

Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT LES THOMAS Architects  
 Business (if applicable) LES THOMAS Architects  
 Address 32 CORONA ST.  
 City ST. AUG State FL Zip Code 32084  
 Daytime telephone 824-9508 Other phone/email \_\_\_\_\_

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

2. NAME OF PROPERTY OWNER DILARA + HAMID HAFIZ  
 Business (if applicable) \_\_\_\_\_  
 Address 252, ST GEORGE ST  
 City ST AUGUSTINE State FL Zip Code 32084  
 Daytime telephone (required) 602 579 1279 Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 164, AVE MENENDEZ

4. LEGAL DESCRIPTION: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ Parcel \_\_\_\_\_

5. EXISTING USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

6. PROPOSED PROJECT WORK

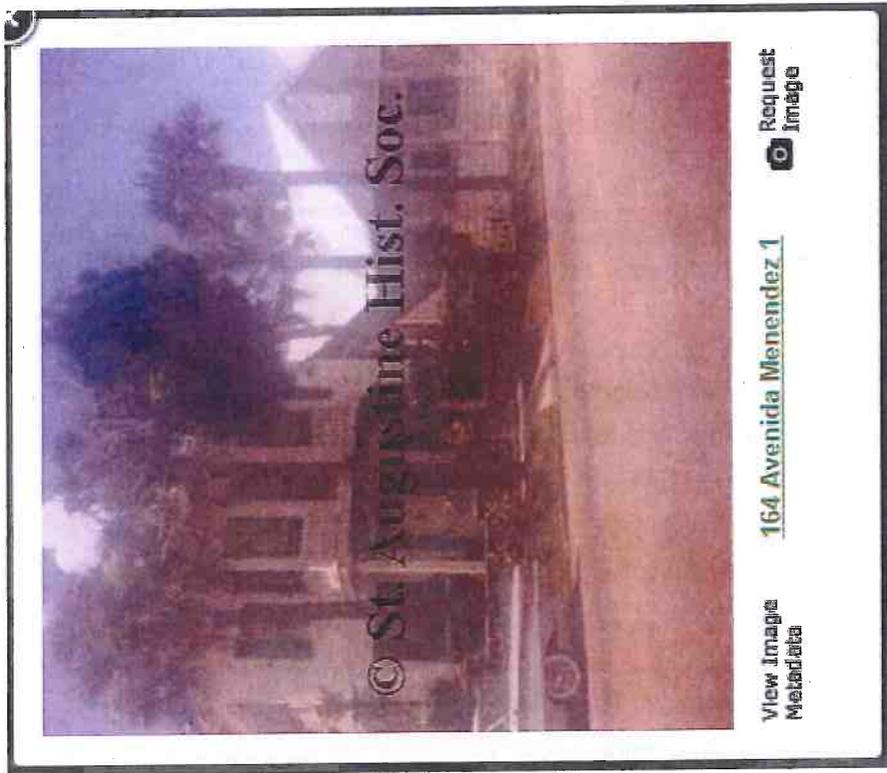
A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application)  YES  NO

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 \_\_\_\_\_

1961 photograph

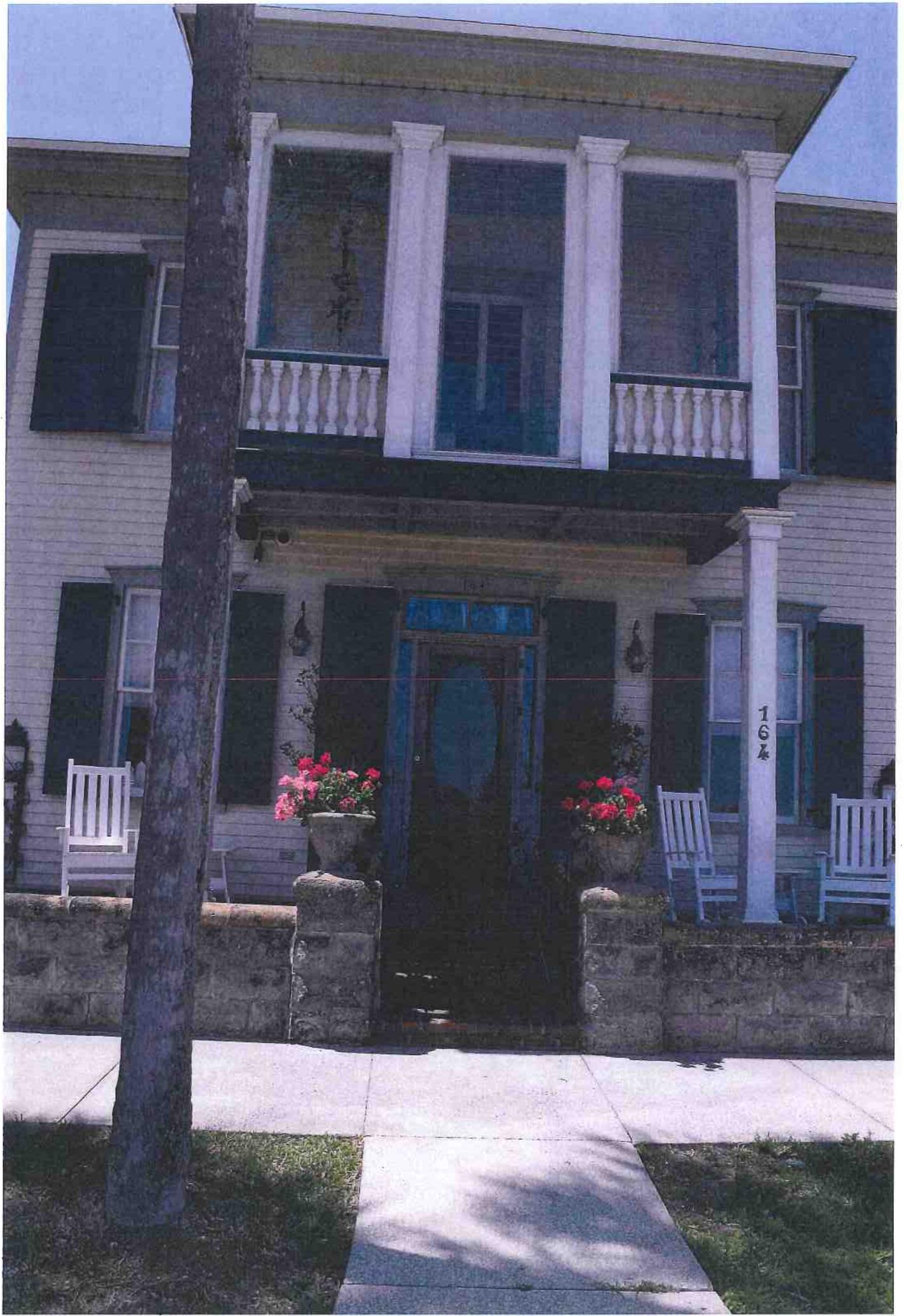




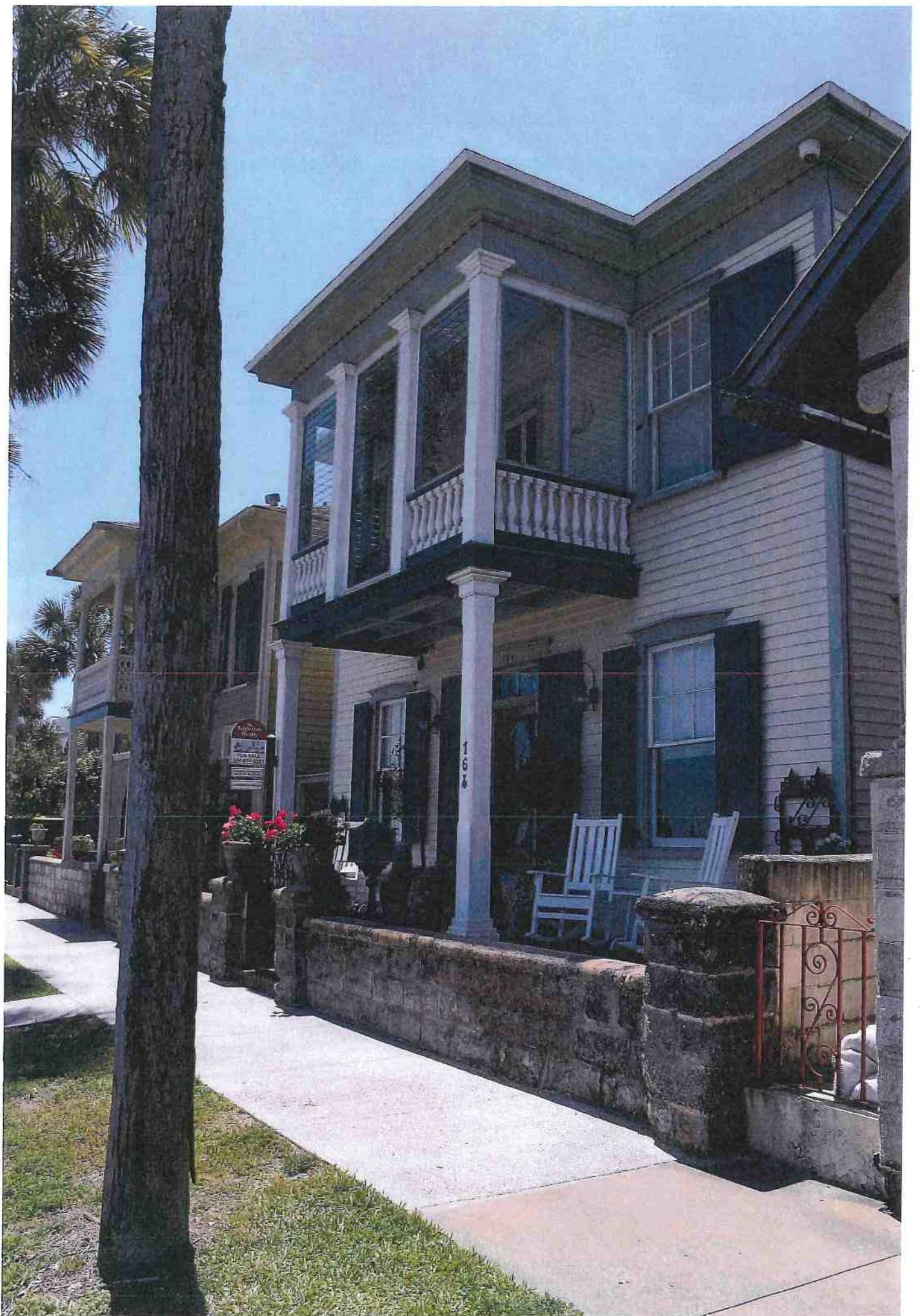
St. Augustine Realty  
FOR SALE \$412,000  
Home Design  
www.staugustinerealty.com

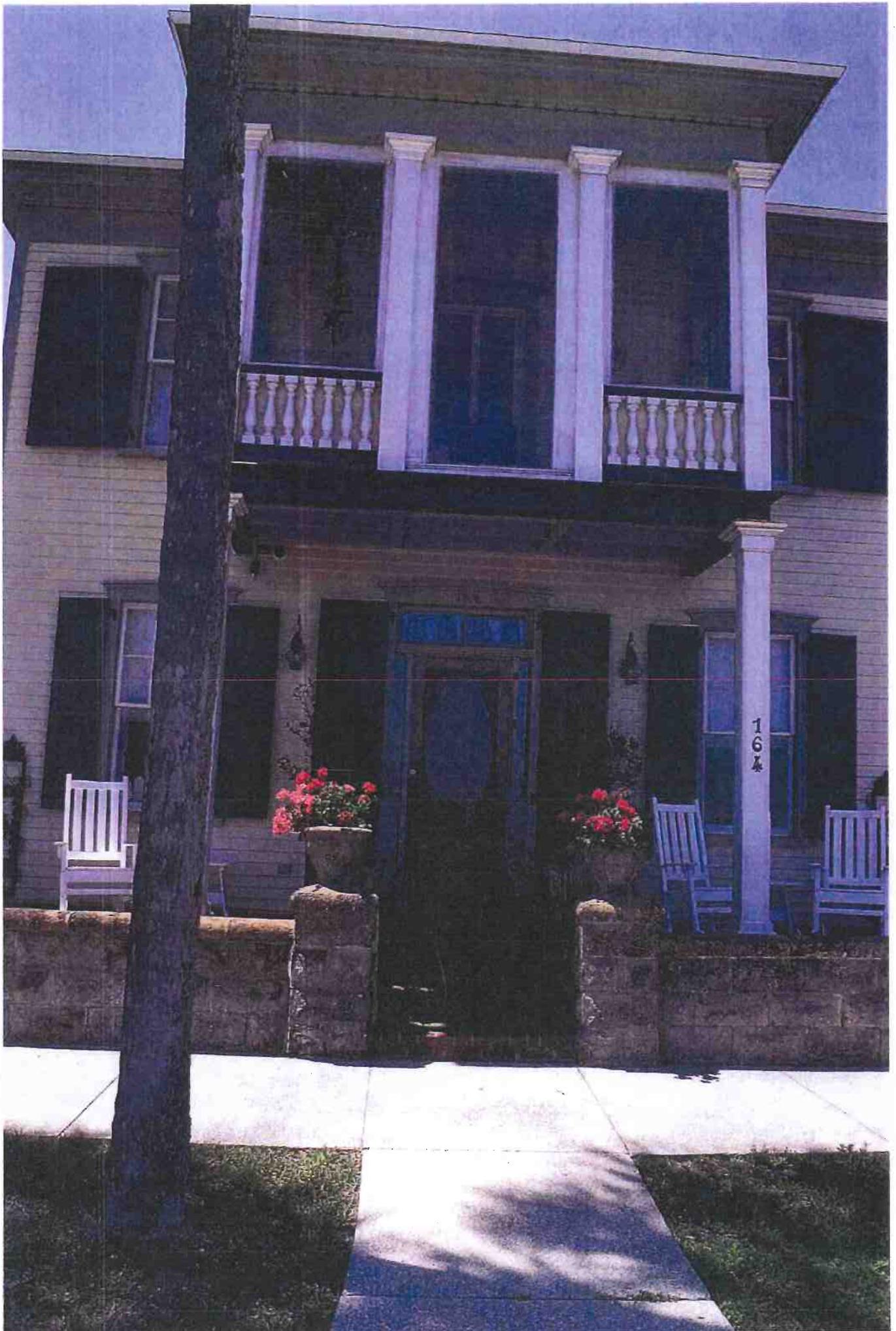
164

164



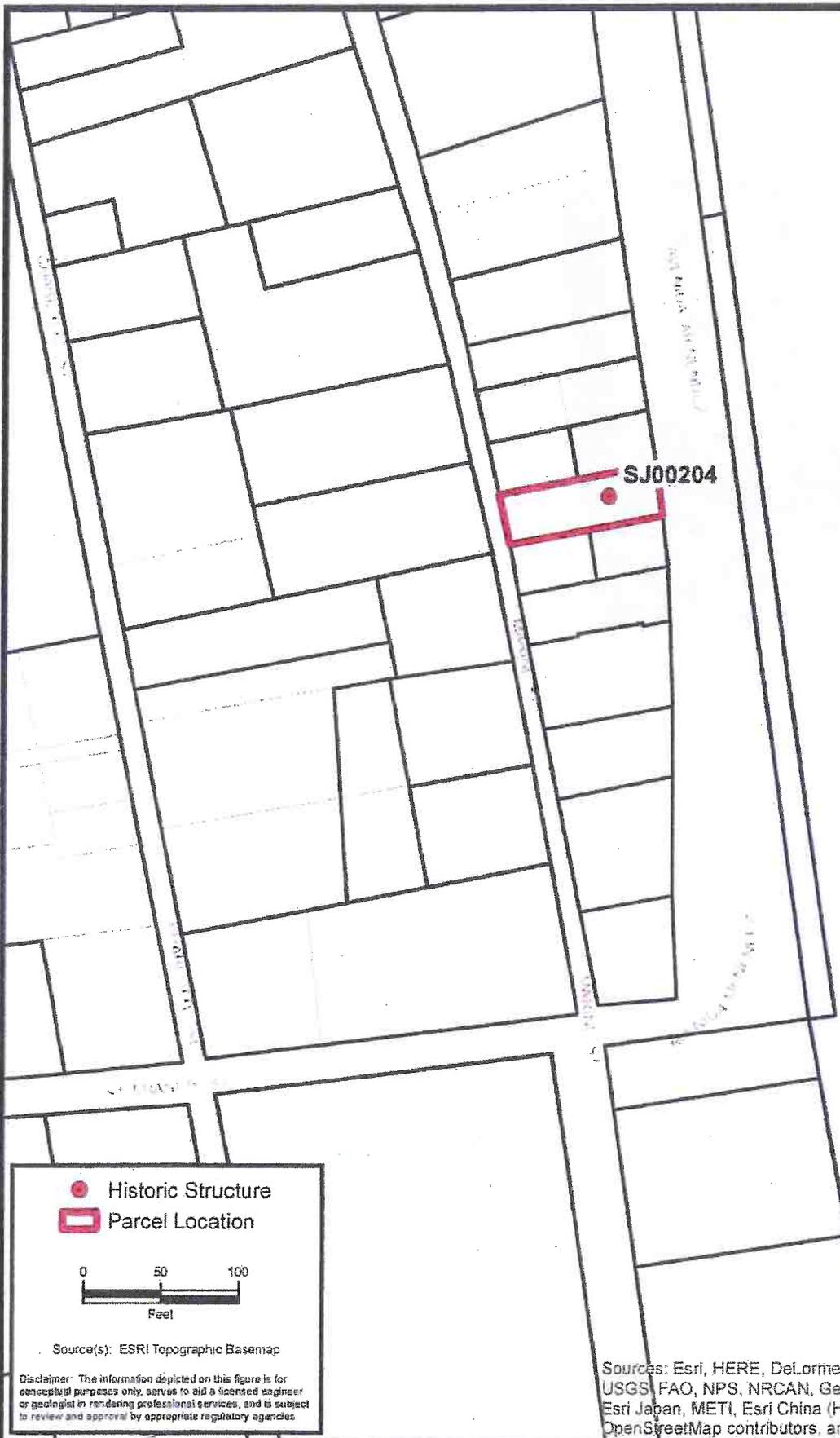
164





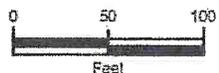
SJ000000





SJ00204

-  Historic Structure
-  Parcel Location



Source(s): ESRI Topographic Basemap

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

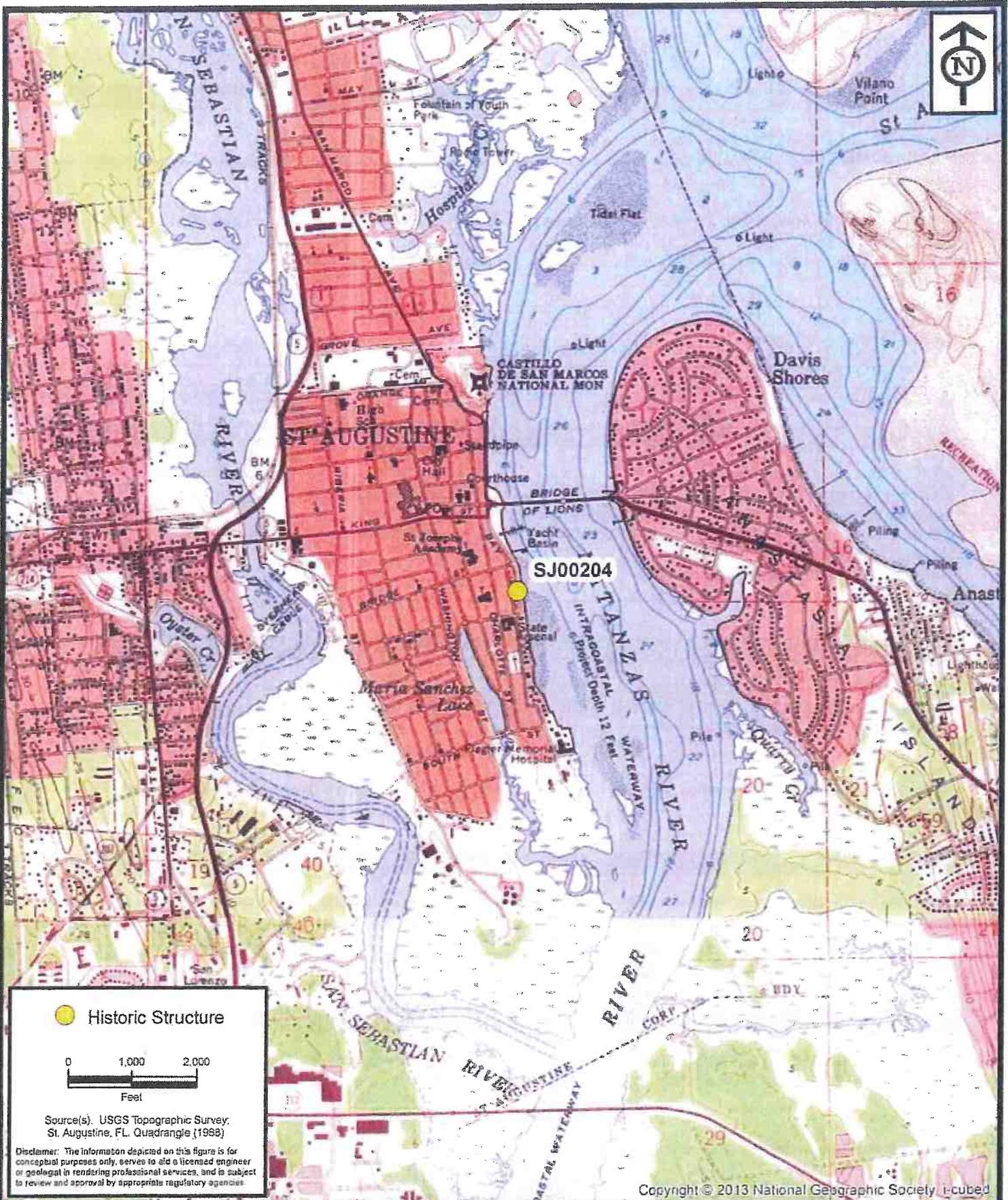
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**ENVIRONMENTAL SERVICES, INC.**  
 7220 Financial Way, Suite 100  
 Jacksonville, Florida 32256  
 (904) 479-2200  
 (904) 479-2112 Fax  
 www.environmentalservicesinc.com

Parcel Location - SJ00204  
**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



 Historic Structure

0      1,000      2,000  
 Feet

Source(s): USGS Topographic Survey,  
 St. Augustine, FL. Quadrangle (1988)

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

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Project Location - SJ00204  
**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

SJ00204

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stuccoed, w/metal caps
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2. continuous
Foundation Material(s): 1. Brick 2. masonry general
Main Entrance (stylistic details) single wood door with oval light; thin decorative sidelights with panels and decorative divided transom
Porch Descriptions (types, locations, roof types, etc.) two-story front porch enclosed second story; centrally located and flanked by windows;

Condition (overall resource condition): [ ] excellent [x] good [ ] fair [ ] deteriorated [ ] ruinous
Narrative Description of Resource

Archaeological Remains [ ] Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [x] FMSF record search (sites/surveys) [x] library research [ ] building permits [x] Sanborn maps
[ ] FL State Archives/photo collection [x] city directory [x] occupant/owner interview [ ] plat maps
[x] property appraiser / tax records [x] newspaper files [ ] neighbor interview [ ] Public Lands Survey (DEP)
[x] cultural resource survey (CRAS) [x] 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 [x] no [ ] insufficient information
Appears to meet the criteria for National Register listing as part of a district? [x] yes [ ] no [ ] insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

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

- 1. 3. 5.
2. 4. 6.

DOCUMENTATION

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

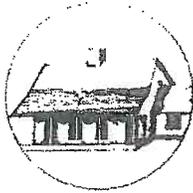
- 1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

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

Required Attachments

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



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

Site #8 SJ00204
Field Date 5-18-2016
Form Date 5-18-2016
Recorder #

Original
Update

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) 164 Avenida Menendez
Survey Project Name Inv. of Structures within the St. Augustine NRHD
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: 164 Avenida Menendez
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map
City / Town (within 3 miles) St. Augustine In City Limits? yes no unknown County St. Johns
Township 7S Range 30E Section 18 1/4 section: NW SW SE NE Irregular-name:
Tax Parcel # 1985200000 Landgrant
Subdivision Name Block Lot
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1885 approximately year listed or earlier year listed or later
Original Use: Private Residence (House/Cottage/Cabin) From (year): To (year):
Current Use: Private Residence (House/Cottage/Cabin) From (year): To (year):
Other Use: From (year): To (year):
Moves: yes no unknown Date: Original address
Alterations: yes no unknown Date: Nature enclosed 2nd story porch, windows
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 L-shaped Number of Stories 2
Exterior Fabric(s) 1. Wood siding 2. Weatherboard 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3. (diamond shaped)
Roof secondary strucs. (dormers etc.) 1. 2. Porch, hip
Windows (types, materials, etc.) single wood DHS 6/1 with pediments, metal jalousie, blinds, moveable louvers

Distinguishing Architectural Features (exterior or interior ornaments) Turned spindle railing, square wood posts

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) shallow set back with masonry knee wall

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

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

This house is on the site of property once owned by Alexander Hamilton, Jr.(3) Early residents include Godfrey W. Foster, Cigar Maker at the Sollacarcaba Cigar Factory who later manufactured cigars through his own company, Foster Cigar Factory. A later occupant was Fred J. Thomas Jr., President and Manager of Thomas Motor Company.(4)

- 
3. St. Johns County Courthouse Deed Records, Book B and L, p. 92.
  4. St. Augustine City Directory, 1899 through 1927-28.

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#### IV. SIGNIFICANCE

Areas of Significance: Architecture, Tobacco, Commerce.

920==

Statement of Significance: (911==)

##### ARCHITECTURE

This two-story Frame Vernacular residence at 164 Avenida Menendez was constructed between 1865 and 1885. The two-story front porch was turned spindle railing and square wood posts is enclosed on the second floor. The Structure overlooks the waterfront and is located in one of the oldest sections of the city.

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

##### HISTORY

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

(over)

---

#### V. BIBLIOGRAPHY

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==  
 Date: +1885 844== Period: 19th cent. 845== Culture: American 840==  
 Architect: \_\_\_\_\_ 872==  
 Builder: \_\_\_\_\_ 874==  
 Style: Frame Vernacular 964==  
 Plan Type: L-shape 966==  
 Exterior Fabrics: Wood, weatherboard, with cornerboard  
 \_\_\_\_\_ 854==  
 Structural Systems: Wood frame 856==  
 Features of Structure: (942)  
 Window Type: DHS 6/1, metal jalousie, blinds, moveable louvers 942==  
 Foundation: \_\_\_\_\_ 942==  
 Roof Type: Hip 942==  
 Secondary Roof Structures: Porch, hip 942==  
 Porches & Balconies: Two-story front porch enclosed second story.  
 \_\_\_\_\_ 942==  
 Chimney Location: Offset, lateral slope 942==  
 Materials: (882)  
 Chimney: Brick, one stuccoed, metal caps 882==  
 Roof Surfacing: Composition shingles (diamond shape) 882==  
 Ornament Exterior: Turned spindle railing, square wood posts  
 \_\_\_\_\_ 882==  
 Quantitative Data: (950-954)  
 Chimneys: 2 952== Dormers: \_\_\_\_\_ 954== Stories: 2 950==  
 Other: \_\_\_\_\_ 956==  
 Surroundings: Residential 864==  
 Relationship to Surroundings: Faces waterfront.  
 \_\_\_\_\_ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: \_\_\_\_\_ 860==  
 Contact Prints

**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. 85J204 \_\_\_\_\_ 1009==  
 Site Name: 164 Avenida Menendez \_\_\_\_\_ 830== Survey Date: 7808 \_\_\_\_\_ 820==  
 Address: 164 Avenida Menendez, St. Augustine, FL 32084 \_\_\_\_\_ 905==  
 Instructions for Locating: \_\_\_\_\_  
 \_\_\_\_\_ 813== County: St. Johns \_\_\_\_\_ 808==  
 Location: City of St. Augustine \_\_\_\_\_ 22 \_\_\_\_\_ 10 \_\_\_\_\_ 868==  
                     (subdivision)                      (block)                      (lot)  
 \_\_\_\_\_ 868==  
 Owner of Site: Name: Nessler, Charles E. & Gertrude M. \_\_\_\_\_ ;  
                     Address: 164 Avenida Menendez \_\_\_\_\_  
                                     St. Augustine, FL 32084 \_\_\_\_\_ 902==  
 Occupant or Manager: \_\_\_\_\_ 904==  
 Type of Ownership: Private \_\_\_\_\_ 848== Zoning: HP-1 \_\_\_\_\_  
 NR Classification Category: Building \_\_\_\_\_ 916== Recording Date: 8010 \_\_\_\_\_ 832==  
 UTM: 17 470105 3306320 \_\_\_\_\_ 890== Location: T07S R30E S17 \_\_\_\_\_ 812==  
             (zone)      (easting)      (northing)                      (T)      (R)      (S)  
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) \_\_\_\_\_ 809==  
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) \_\_\_\_\_ ;  
                     Address: H.S.A.P.B. \_\_\_\_\_ 818==

II. SITE DESCRIPTION

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



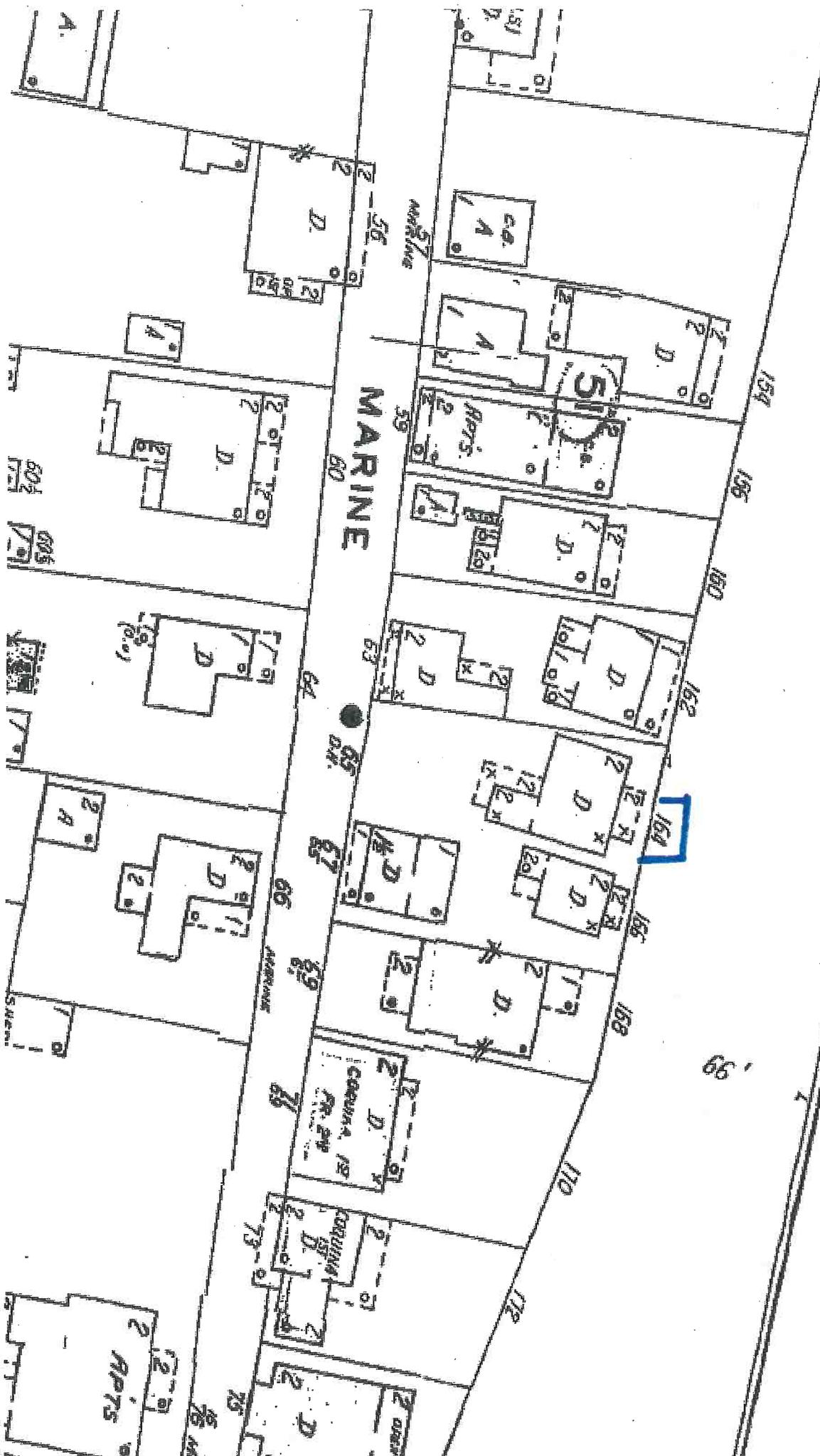
M a t a n z a s R (T i d e w a t e r)

ST. A. AP

14561

T I D E W A T E R

BAY



100'

5/1/71

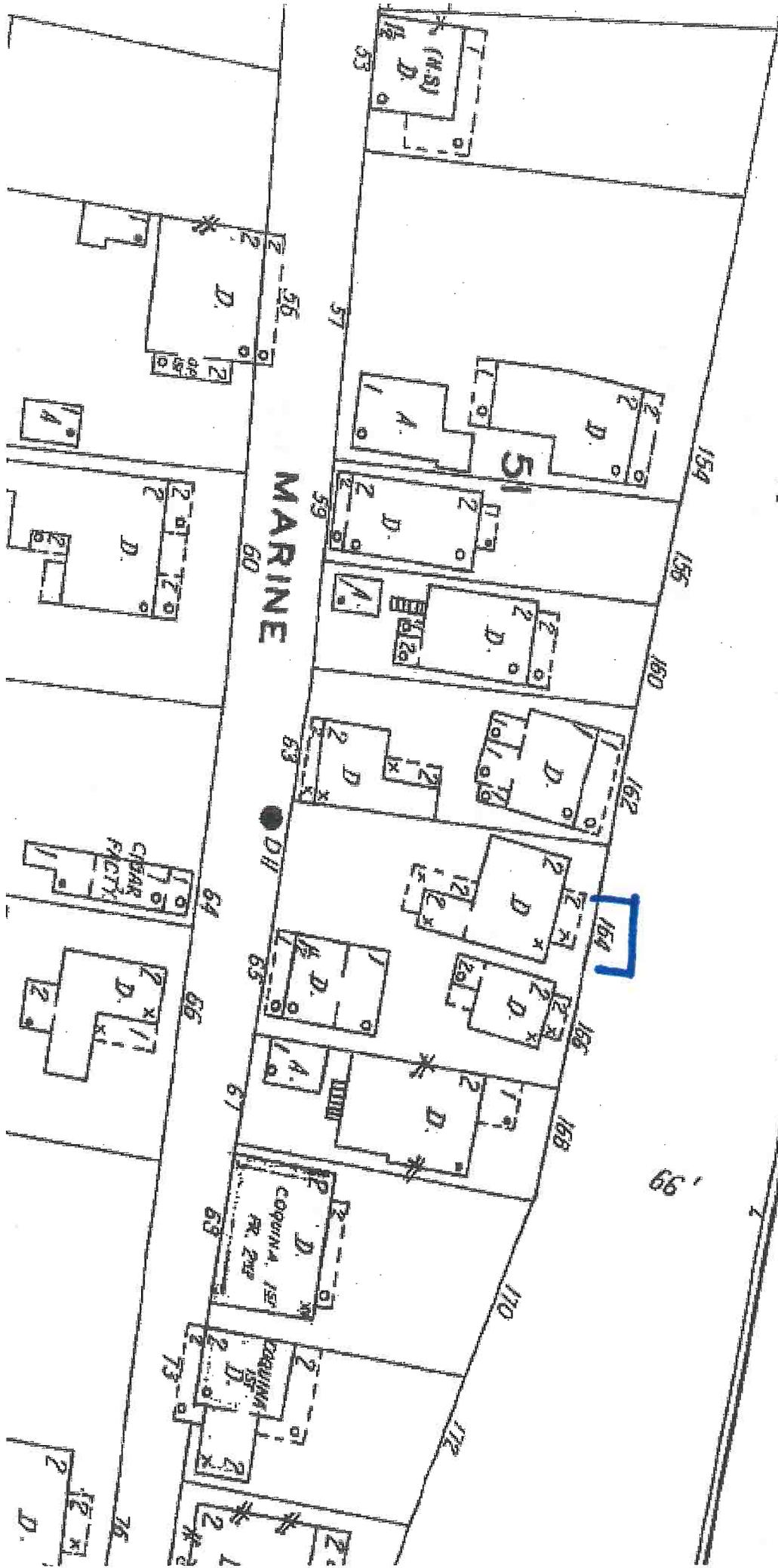


M a t a n z a s

(T i d e w a t

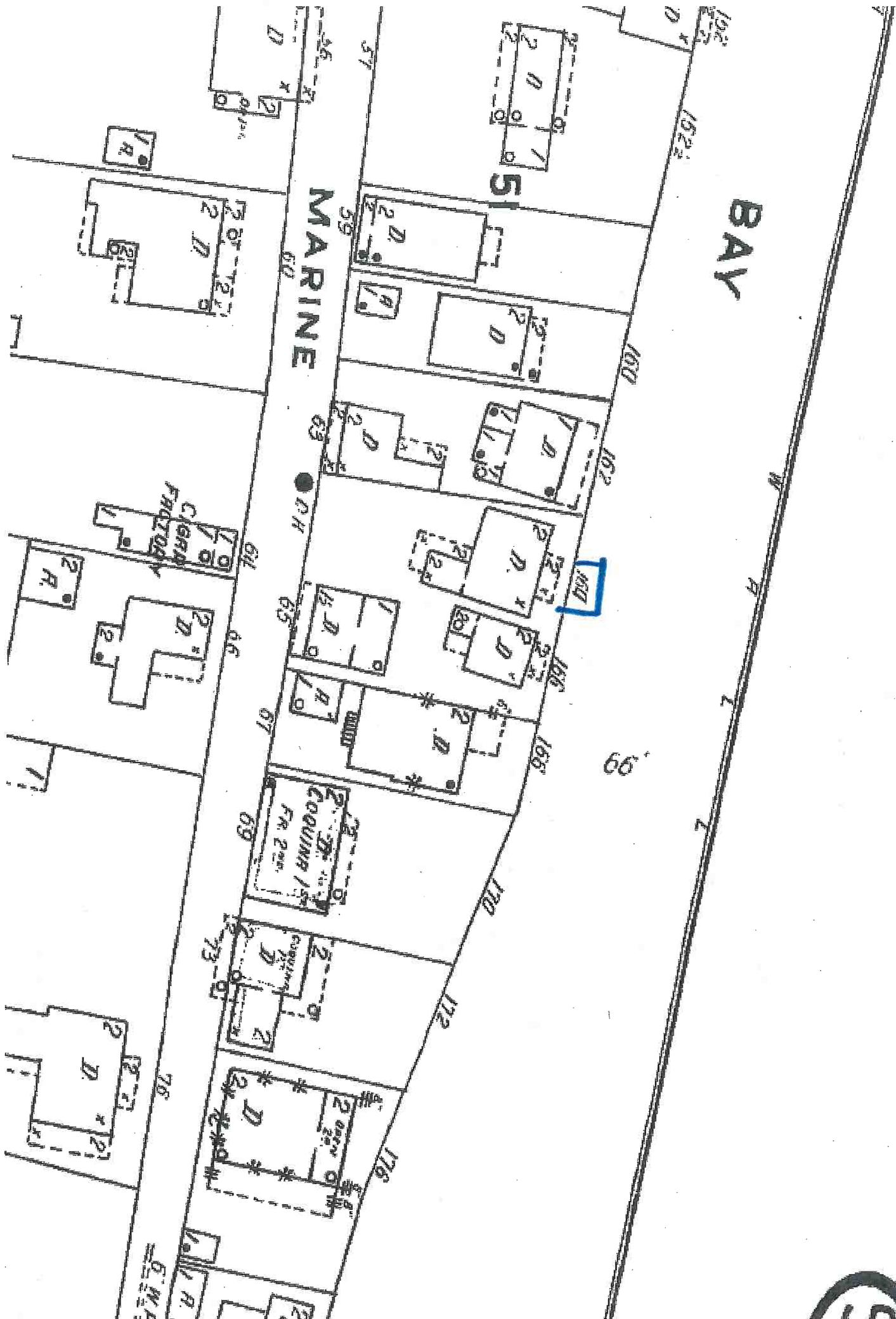
1930

BAY



(T i d e W a t e r)

1924





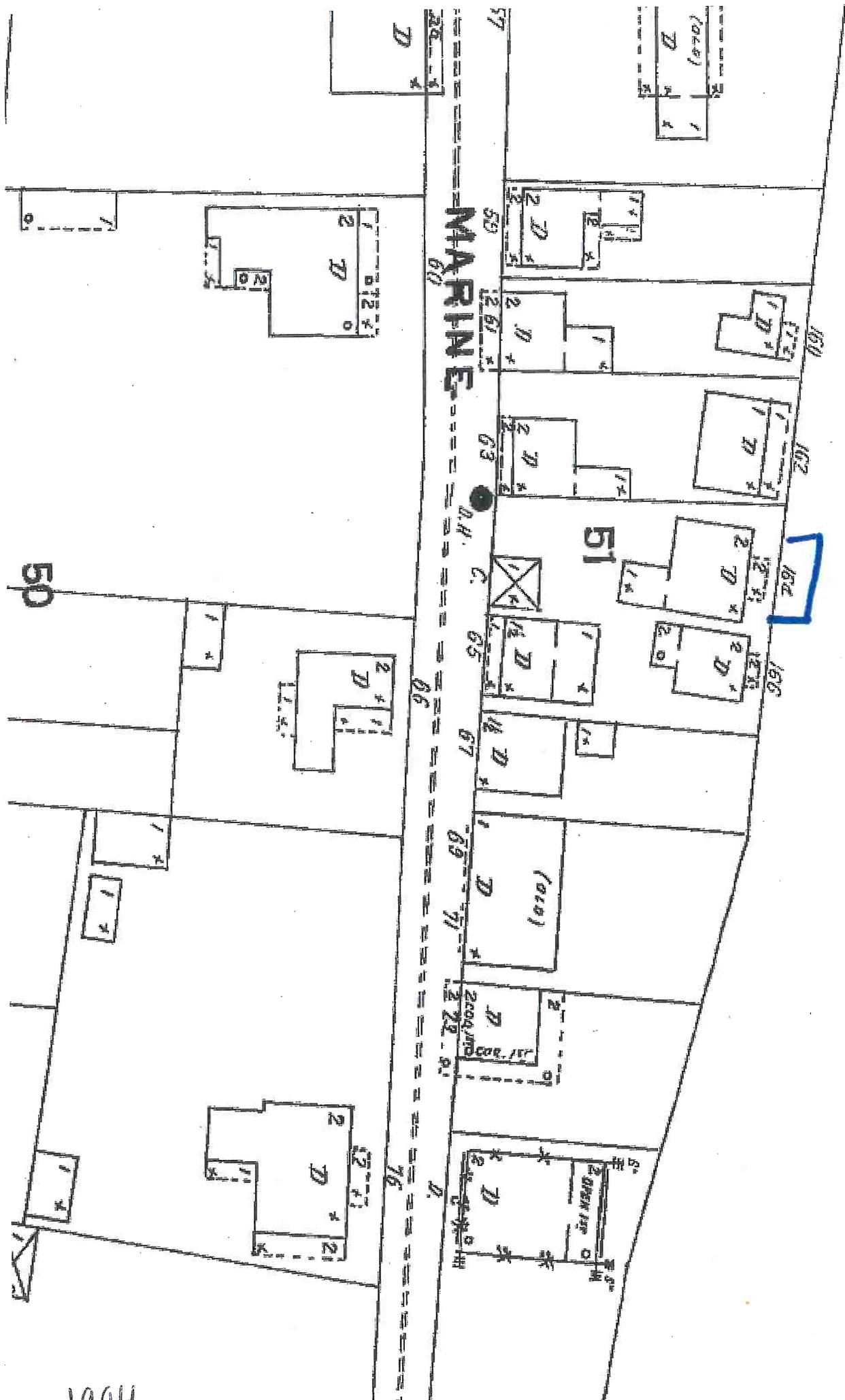


S E R

W R L L

# BAY

## MARINE



50

1000



RESILIENCE TO NATURAL HAZARDS

**RECOMMENDED**

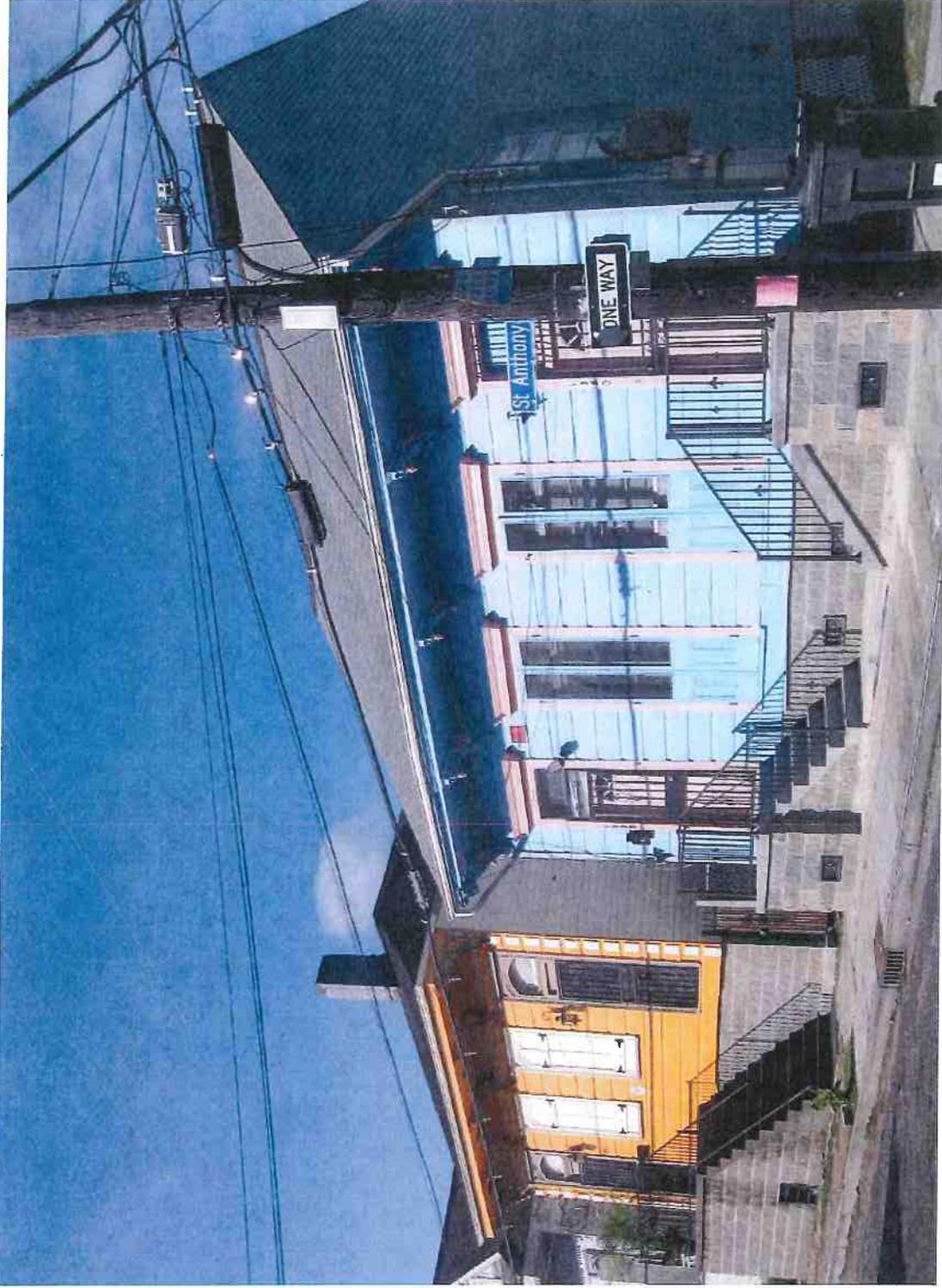
<p>Ensuring that, when planning work to adapt for natural hazards, all feasible alternatives are considered, and that the options requiring the least alteration are considered first.</p>	
<p>Implementing local and regional traditions (such as elevating residential buildings at risk of flooding or reducing flammable vegetation around structures in fire-prone areas) for adapting buildings and sites in response to specific natural hazards, when appropriate. Such traditional methods may be appropriate if they are compatible with the historic character of the building, its site, and setting.</p>	<p>Implementing a treatment traditionally used in another region or one typically used for a different property type or architectural style which is not compatible with the historic character of the property.</p>
<p>Using special exemptions and variances when adaptive treatments to protect buildings from known hazards would otherwise negatively impact the historic character of the building, its site, and setting.</p>	
<p>Considering adaptive options, whenever possible, that would protect multiple historic resources, if the treatment can be implemented without negatively impacting the historic character of the district, or archeological resources, other cultural or religious features, or burial grounds.</p>	

**NOT RECOMMENDED**

**Sustainability**

Sustainability is usually a very important and integral part of the treatment Rehabilitation. Existing energy-efficient features should be taken into consideration early in the planning stages of a rehabilitation project before proposing any energy improvements. There are numerous treatments that may be used to upgrade a historic building to help it operate more efficiently while retaining its character.

The topic of sustainability is addressed in detail in The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.



[60] In some instances, it may be necessary to elevate a historic building located in a floodplain to protect it. But this treatment is appropriate only if elevating the building will retain its historic character, including its relationship to the site, and its new height will be compatible with surrounding buildings in a historic district. The house on the right, which has been raised only slightly, has retained its historic character. The house on the left has been raised several feet higher, resulting in a greater impact on the historic character of the house and the district.

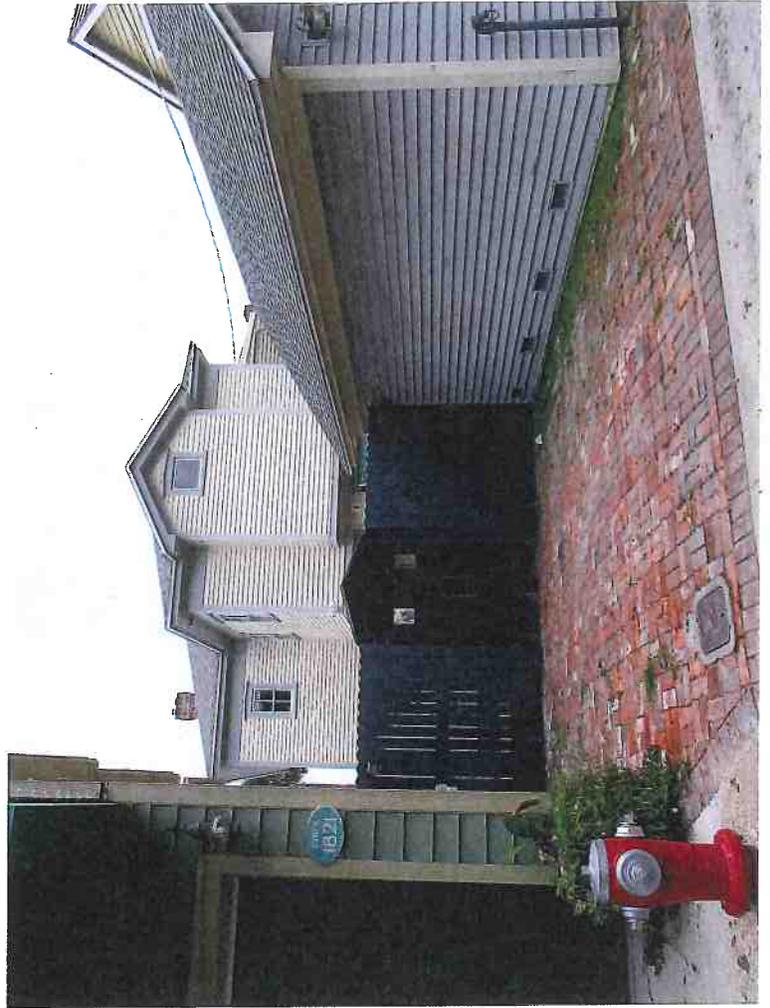
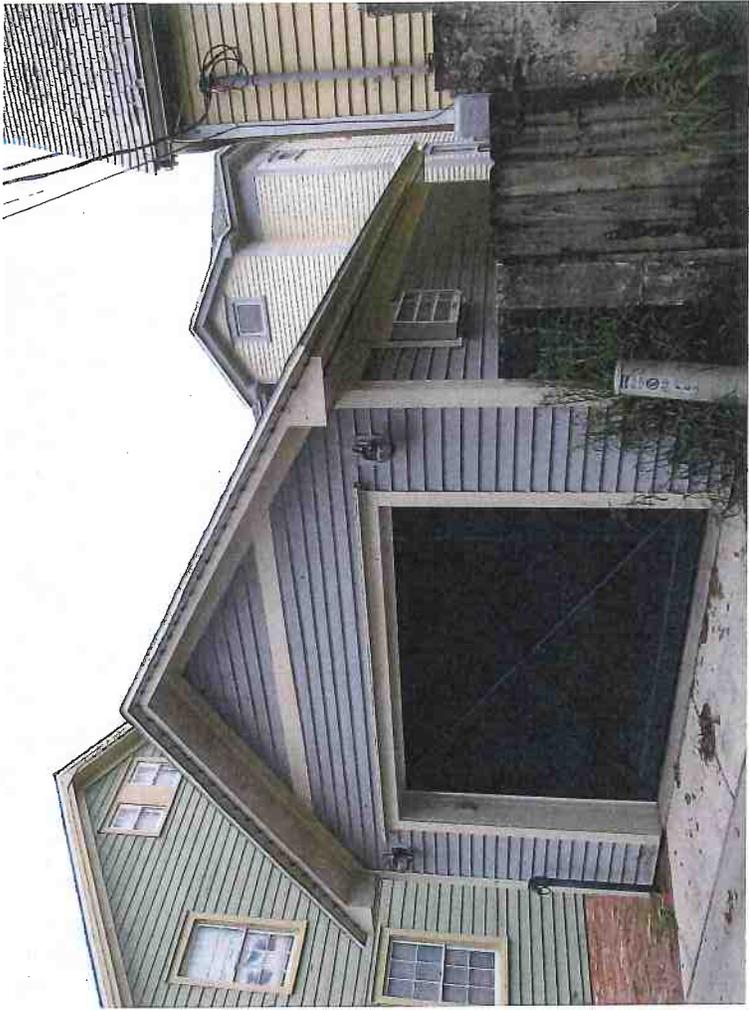
**RESILIENCE TO NATURAL HAZARDS**

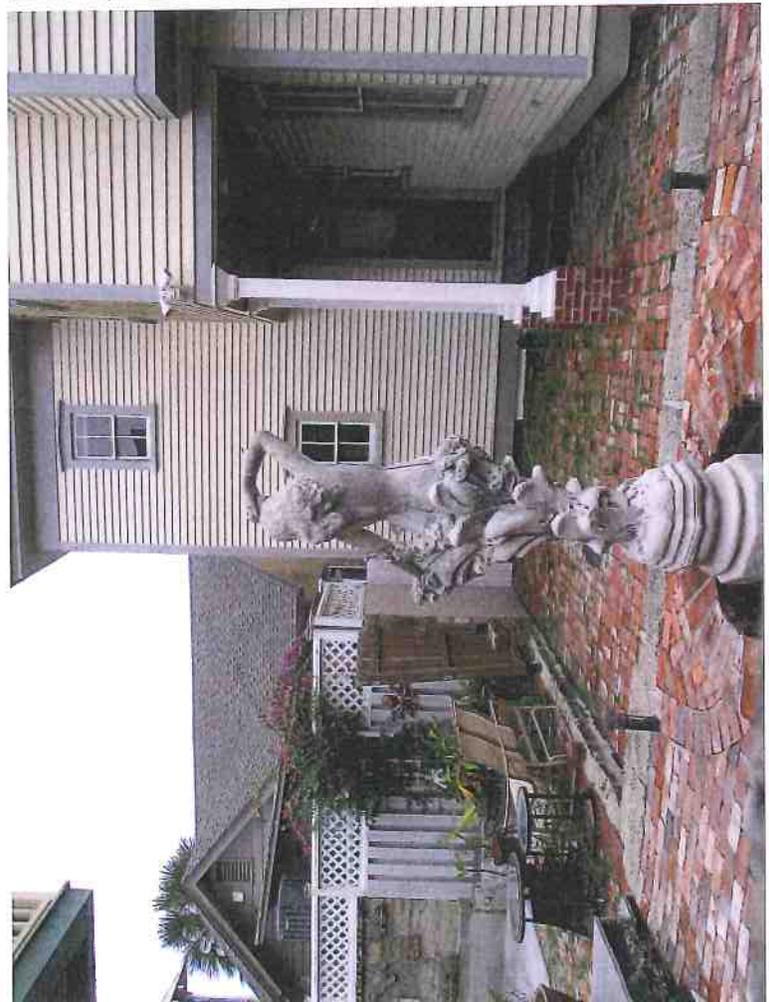
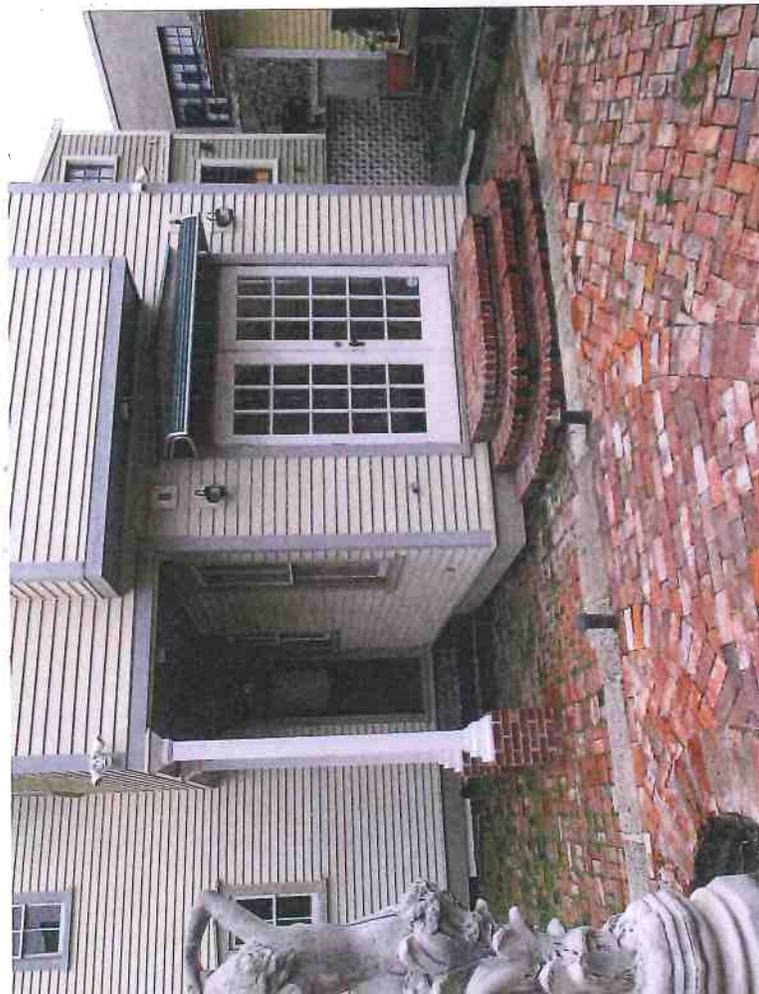
**RECOMMENDED**

**NOT RECOMMENDED**

*Resilience to natural hazards should be addressed as part of the treatment Rehabilitation. A historic building may have existing characteristics or features that help address or minimize the impacts of natural hazards. These should be used to best advantage and should be taken into consideration early in the planning stages of a rehabilitation project before proposing any new treatments. When new adaptive treatments are needed they should be carried out in a manner that will have the least impact on the historic character of the building, its site, and setting.*

<p>Identifying the vulnerabilities of the historic property to the impacts of natural hazards (such as wildfires, hurricanes, or tornadoes) using the most current climate information and data available.</p>	<p>Failing to identify and periodically reevaluate the potential vulnerability of the building, its site, and setting to the impacts of natural hazards.</p>
<p>Assessing the potential impacts of known vulnerabilities on character-defining features of the building, its site, and setting; and reevaluating and reassessing potential impacts on a regular basis.</p>	
<p>Documenting the property and character-defining features as a record and guide for future repair work, should it be necessary, and storing the documentation in a weatherproof location.</p>	<p>Failing to document the historic property and its character-defining features with the result that such information is not available in the future to guide repair or reconstruction work, should it be necessary.</p>
<p>Ensuring that historic resources inventories and maps are accurate, up to date, and accessible in times of emergency.</p>	
<p>Maintaining the building, its site, and setting in good repair, and regularly monitoring character-defining features.</p>	<p>Failing to regularly monitor and maintain the property and the building systems in good repair.</p>
<p>Using and maintaining existing characteristics and features of the historic building, its site, setting, and larger environment (such as shutters for storm protection or a site wall that keeps out flood waters) that may help to avoid or minimize the impacts of natural hazards</p>	<p>Allowing loss, damage, or destruction to occur to the historic building, its site, or setting by failing to evaluate potential future impacts of natural hazards or to plan and implement adaptive measures, if necessary to address possible threats.</p>
<p>Undertaking work to prevent or minimize the loss, damage, or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building, its site, and setting.</p>	<p>Carrying out adaptive measures intended to address the impacts of natural hazards that are unnecessarily invasive or will otherwise adversely impact the historic character of the building, its site, or setting.</p>





MAP SHOWING SURVEY OF A PARCEL  
IN THE CITY OF ST. AUGUSTINE, BEING  
LOT 10, BLOCK 22,  
CITY OF ST. AUGUSTINE,  
ACCORDING TO THE OFFICIAL MAP OF THE CITY OF  
ST. AUGUSTINE, FLORIDA, DATED JUNE 12, 1923,  
AND FILED OCTOBER 4, 1923, IN THE OFFICE OF THE CLERK  
OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

LEGEND:  
Δ - DENOTES CENTRAL ANGLE  
R - DENOTES RADIUS  
T - DENOTES TANGENT DISTANCE  
L - DENOTES LENGTH OF ARC  
C.B. - DENOTES CHORD BEARING  
C.D. - DENOTES CHORD DISTANCE  
C.L. - DENOTES CENTERLINE

STRUCTURAL NOTES

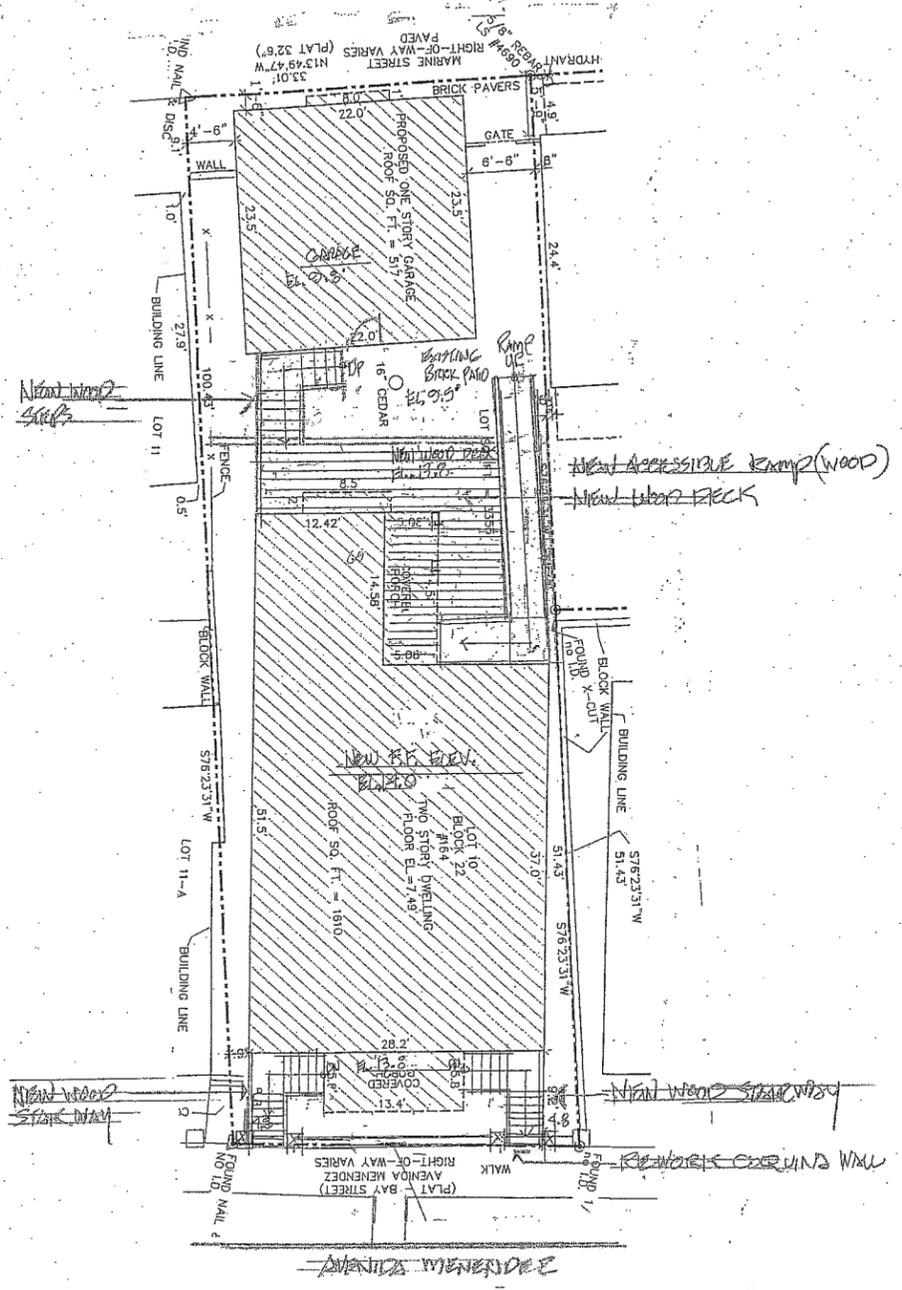
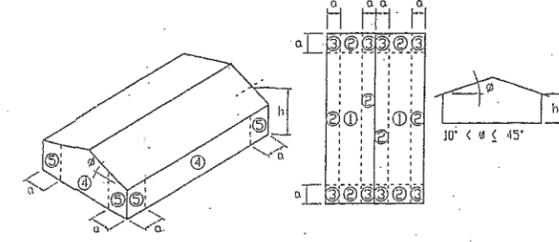
- DESIGN LOADS:
  - A. ROOF LIVE LOADS: 16. P.S.F.
  - B. FLOOR LIVE LOAD: 40. P.S.F.
  - C. WIND LOADS: FLORIDA BUILDING CODE 2017 <sup>6</sup> 130 M.P.H. SEE NOTES 9 & 10.
  - D. SOIL BEARING: 2,500. P.S.F. SEE NOTE 3.
- MATERIALS:
  - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-89 ITEM COMPRESSIVE STRENGTH MIN. @ 28 DAYS.
    - FOUNDATION 3,000. P.S.I.
    - SLABS ON GRADE 3,000. P.S.I.
    - CONCRETE COLUMNS 3,500. P.S.I.
  - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GRADE 60.
  - C. WELDED WIRE FABRIC: CONFORM TO ASTM A-185.
  - D. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
    - 1. SHAPES AND PLATES CONFORM TO ASTM A-36.
    - 2. WELDING CONFORM TO AWS D1.1, STRUCTURAL WELDING CODE AND ELECTRODES CONFORM TO ASTM A-233 CLASS E70.
    - 3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
    - 4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
  - E. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
    - 1. SAWN LUMBER SHALL BE SOUTHERN PINE NO. 2 @ 19% H.C.
    - 2. WALL NON-BEARING STUDS SHALL BE SPRUCE-PINE-FIR NO. 2
    - 3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400. P.S.I.
    - 4. 6x6 AND LARGER SHALL BE SOUTHERN PINE II @ 19% H.C.
  - F. PLYWOOD ROOF AND WALL SHEATHING: CONFORM TO THE AMERICAN PLYWOOD ASSOCIATION STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
  - G. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE SIMPSON 'STRONG-TIE' OR EQUAL.
- SOIL BEARINGS: STRUCTURE IS DESIGN FOR A UNIFORM SOIL BEARING OF 2500 P.S.F. RECOMMENDED OWNER HAVE SOIL ON SITE INVESTIGATED BY A ENGINEERING SOIL CONSULTANT TO VERIFY BEARING CAPACITY. S K ENGINEERING ASSUMES NO RESPONSIBILITY FOR FOUNDATION FAILURE DUE TO ACTUAL SOIL BEARING OF LESS THAN 2500. PSF AT FOUNDATION ELEVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
- ALL STRUCTURAL WORK AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT BEFORE PROCEEDING WITH STRUCTURAL WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND SITE THAT ARE AFFECTED BY THE NEW WORK BEFORE PROCEEDING WITH FABRICATION AND CONSTRUCTION.

- WIND SHEAR WALL (SWR) SHALL BE SHOWN ON THE PLANS AND NAILED IN CONFORMANCE WITH THE FOLLOWING:
  - SWR6 - 8d NAILS @ 6' O.C. @ PANEL EDGE SUPPORTS.
  - SWR4 - 8d NAILS @ 4' O.C. @ PANEL EDGE SUPPORTS.
  - SWR3 - 8d NAILS @ 3' O.C. @ PANEL EDGE SUPPORTS.
- SHEATHING NAILING:
  - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
    - 8d NAILS @ 6' O.C. AT PANEL EDGES.
    - 8d NAILS @ 9' O.C. AT ALL INTERMEDIATE SUPPORTS.
    - 8d NAILS @ 4' O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGE
  - B. PORCH ROOF/CEILING WITH RING SHANK NAILS:
    - 8d NAILS @ 4' O.C. AT PANEL EDGES.
    - 8d NAILS @ 6' O.C. AT PANEL INTERMEDIATE SUPPORTS.
  - C. GABLE WALL SHEATHING:
    - 8d NAILS @ 4' O.C. AT PANEL EDGES.
    - 8d NAILS @ 8' O.C. AT PANEL INTERMEDIATE SUPPORTS.
- ALL EXTERIOR DOOR AND WINDOWS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.
- FLORIDA BUILDING CODE 2017 - WIND
  - 1. BASIC WIND SPEED: 130 MPH
  - 2. IMPORTANCE FACTOR: I=1.0
  - 3. EXPOSURE: B
  - 4. INTERNAL PRESSER COEFFICIENT: +.18 or -.18

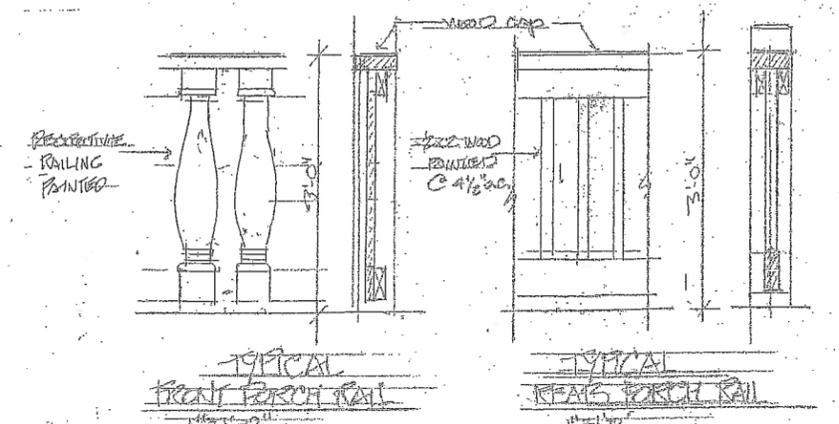
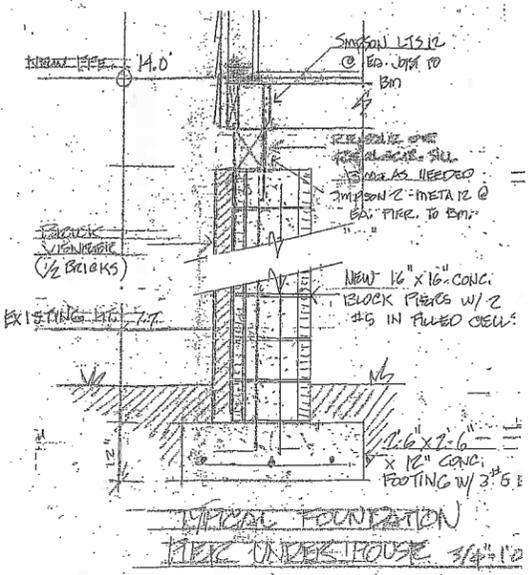
5. COMPONENT AND CLADDING WIND LOADS Lbs./Sq.Ft.  
a = 3'-0"

ROOF	EFFECTIVE WIND AREA Sq.Ft.			
	10.	20.	50.	100.
1	23.7 -25.9	23.0 -24.6	22.2 -22.8	21.5 -21.5
2	23.7 -30.3	23.0 -29.0	22.2 -27.2	21.5 -25.9
3	23.7 -30.3	23.0 -29.0	22.2 -27.2	21.5 -25.9
WALL				
4	25.9 -28.1	24.7 -26.9	23.2 -25.4	22.0 -24.2
5	25.9 -34.7	24.7 -32.4	23.2 -29.3	22.0 -26.9
ROOF OVERHANG				
2		10. -43.9	20. -42.6	100. -39.5
3		-43.9	-42.6	-39.5

Notes: 1. For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.  
2. See Figures for location of zones.  
3. Plus and Minus signs signify pressures acting toward and away from the building surfaces.



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



LES THOMAS ARCHITECT  
AR-000240  
800.924.5005  
PHONE  
800.924.5007  
FAX  
32 CORONA STREET  
ST. AUGUSTINE, FLORIDA  
32084

BASE AND REMODEL  
HAFLZ RESIDENCE  
ST. AUGUSTINE, FLORIDA 32084  
164 AVENIDA HENDEZ AVE.

11-15-18

A-1

RECEIVED  
NOV 15 2018  
Planning / Building Dept.



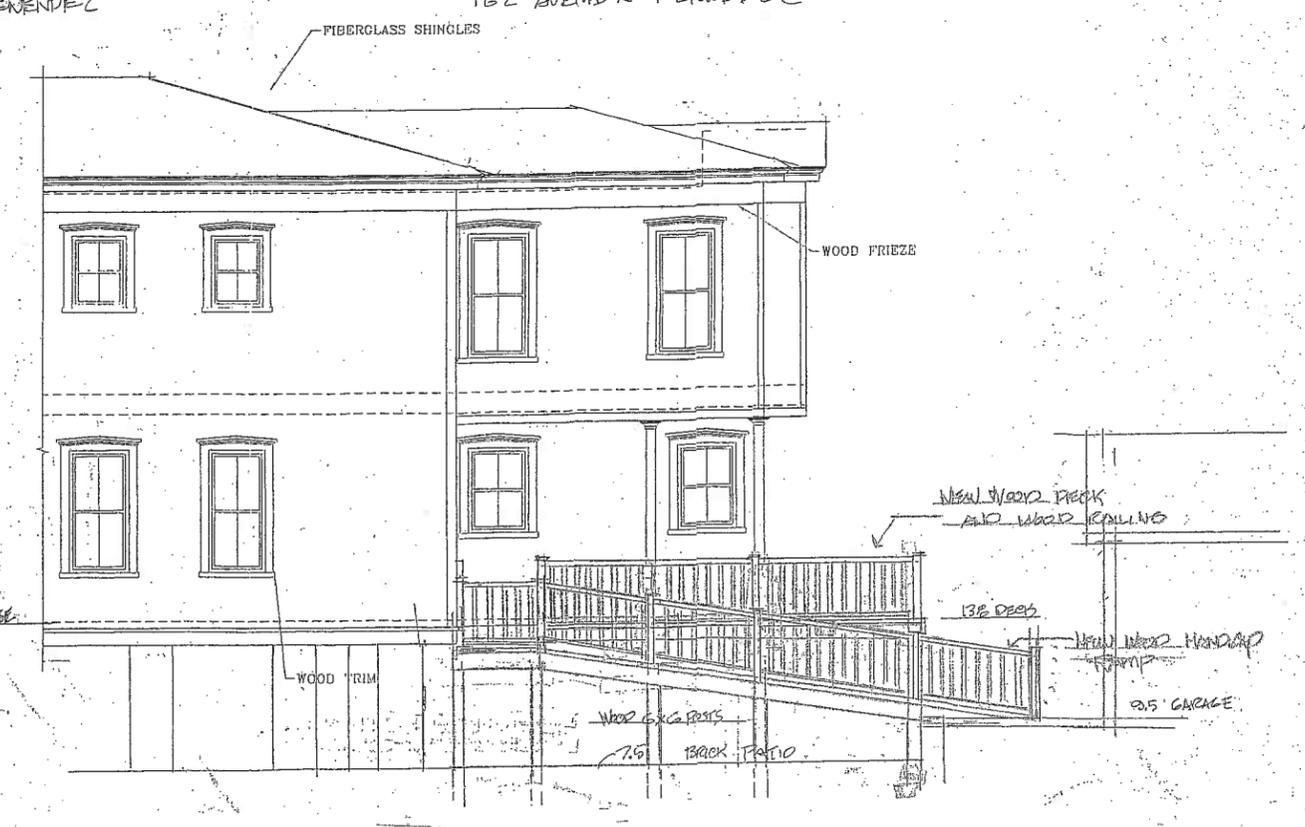
166 AVENIDA MENEDEZ

REPAIR AND REBUILD EXISTING CONCRETE WALL  
124 AVENIDA MENEDEZ

162 AVENIDA MENEDEZ



WEST ELEVATION



RECEIVED

NOV 15 2018

Planning / Building Dept.

LES THOMAS ARCHITECT  
32 CORDOVA STREET  
ST. AUGUSTINE, FLORIDA 32084  
PHONE: 904.824.1575  
FAX: 904.824.1567

BASE AND GENOPEL  
HAFLY RESIDENCE  
162 AVENIDA MENEDEZ ST AUGUSTINE, FL

11-15-18

A-3

RECEIVED

NOV 15 2018

Planning / Building Dept.

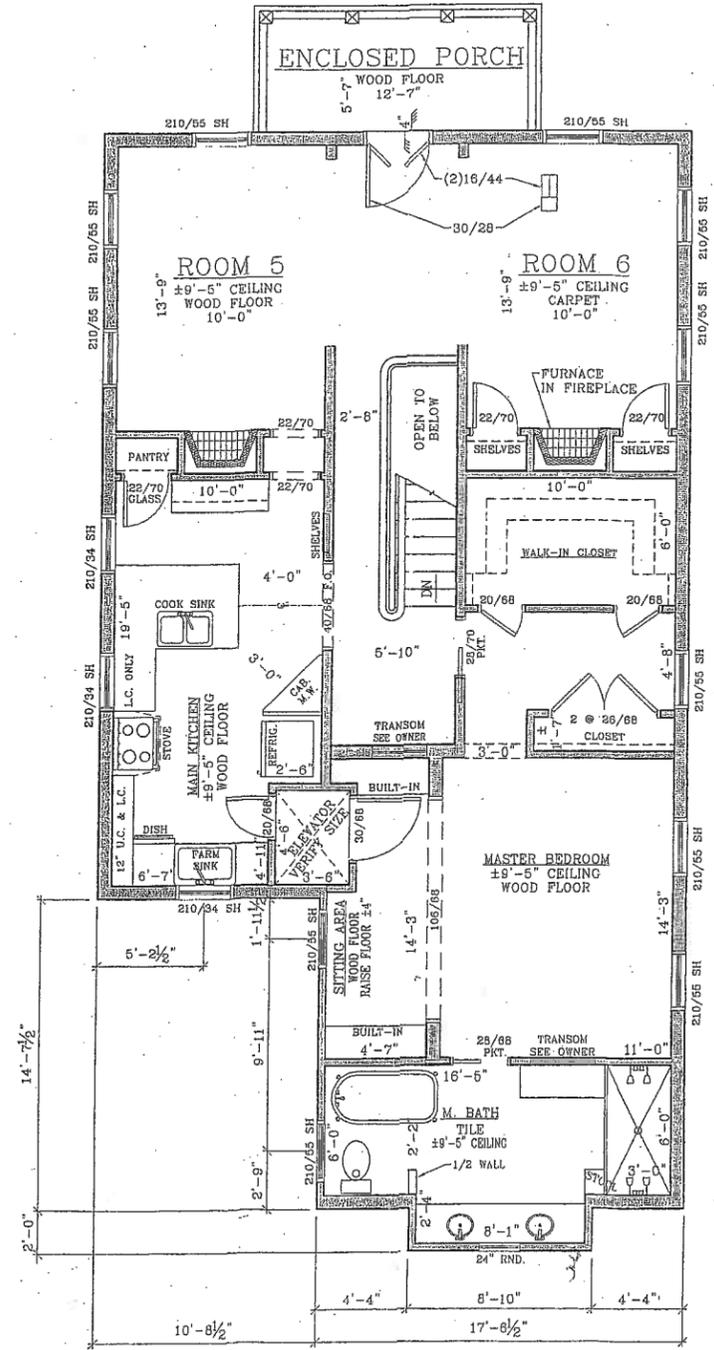
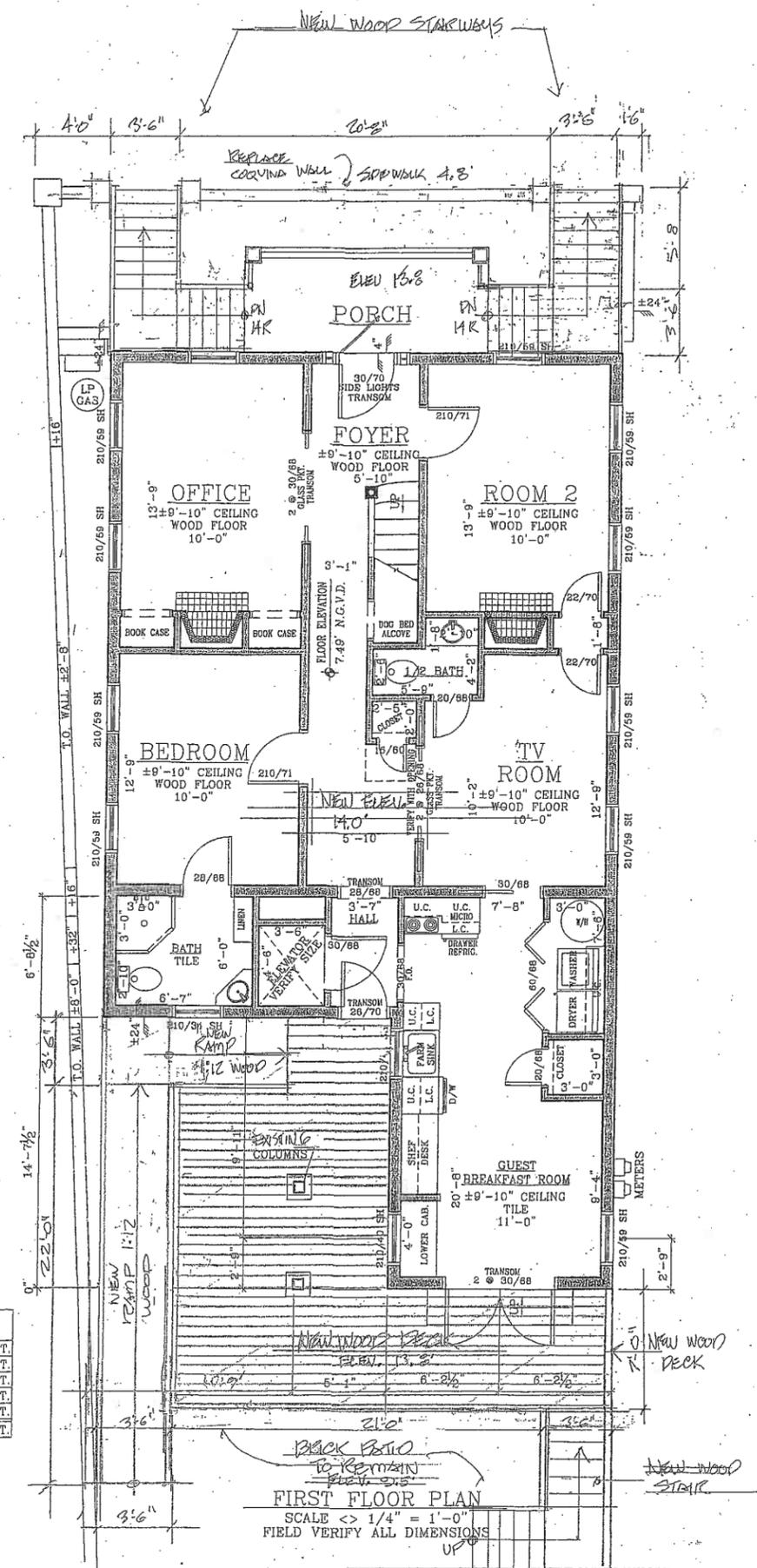
**LES THOMAS ARCHITECT**  
 AF-0009242  
 82 CORDOYA STREET  
 ST. AUGUSTINE, FLORIDA 32084  
 PHONE 854 824-9508  
 FAX 854 824-9567

RAISE AND RENOVATE  
**HAFIZ RESIDENCE**  
 IZABELA MENENDEZ ST. AUGUSTINE, FL.

11-15-18

A-2

AREA CHART	
FIRST FLOOR HEAT & COOLED	1223 SQ. FT.
FIRST FLOOR PORCH	79 SQ. FT.
SECOND FLOOR HEAT & COOLED	1315 SQ. FT.
SECOND FLOOR PORCH	86 SQ. FT.
GARAGE	462 SQ. FT.
<b>TOTAL</b>	<b>3165 SQ. FT.</b>



# Designing for Flood Levels Above the BFE

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION

Technical Fact Sheet No. 1.6

GENERAL

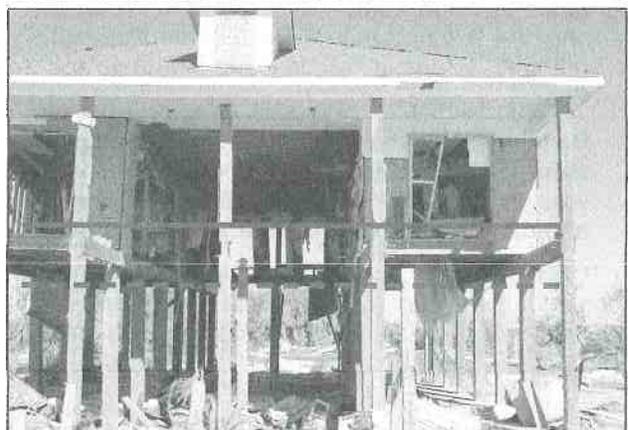
**Purpose:** *To recommend design and construction practices that reduce the likelihood of flood damage in the event that flood levels exceed the Base Flood Elevation (BFE).*

## Key Issues

- BFEs are established at a flood level, including wave effects, that has a 1-percent chance of being equaled or exceeded in any given year, also known as the 100-year flood or base flood. Floods more severe and less frequent than the 1-percent flood can occur in any year.
- Flood levels during some recent storms have exceeded BFEs depicted on the Flood Insurance Rate Maps (FIRMs), sometimes by several feet. In many communities, flooding extended inland, well beyond the 100-year floodplain (Special Flood Hazard Area [SFHA]) shown on the FIRM (see Figure 1).
- Flood damage increases rapidly once the elevation of the flood extends above the lowest floor of a building, especially in areas subject to coastal waves. In V Zones, a coastal flood with a wave crest 3 to 4 feet above the bottom of the floor beam (approximately 1 to 2 feet above the walking surface of the floor) will be sufficient to substantially damage or destroy most light-frame residential and commercial construction (see Figure 2).
- There are design and construction practices that can eliminate or minimize damage to buildings when flood levels exceed the BFE. **The most common approach is to add freeboard to the design (i.e., to elevate the building higher than required by the FIRM).** This practice is outlined in American Society of Civil Engineers (ASCE) 24-05, *Flood Resistant Design and Construction*.
- There are other benefits of designing for flood levels above the BFE: reduced building damage and maintenance, longer building life, reduced flood insurance premiums, reduced period of time in which the building occupants may need to be displaced in the event of a flood disaster (and need for temporary shelter and assistance), reduced job loss, and increased retention of tax base.



**Figure 1.** Bridge City, Texas, homes were flooded during Hurricane Ike, even though they were constructed outside the SFHA and in Zone B. The flood level was approximately 4' above the closest BFE.



**Figure 2.** Bolivar Peninsula, Texas, V Zone house constructed with the lowest floor (bottom of floor beam) at the BFE (dashed line). The estimated wave crest level during Hurricane Ike (solid line) was 3' to 4' above the BFE at this location.



# FEMA

1.6: DESIGNING FOR FLOOD LEVELS ABOVE THE BFE

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION

1 of 8

12/10

## How High Above the BFE Should a Building be Elevated?

Ultimately, the building elevation will depend on several factors, all of which must be considered before a final determination is made:

- **The accuracy of the BFE shown on the FIRM:** If the BFE is suspect, it is probably best to elevate 3 or more feet above the BFE; if the BFE is deemed accurate, it may only be necessary to elevate a couple of feet above the BFE.
- **If historical high water levels are above the BFE,** the historical high water levels should be considered in building elevation decisions.
- **Availability of preliminary Digital Flood Insurance Rate Maps (DFIRMs):** As new Flood Insurance Studies (FISs) are completed, preliminary DFIRMs will be produced and available for use, even before they are officially adopted by those communities.
- **Future conditions:** Since the FIRM reflects conditions at the time of the FIS, some owners or jurisdictions may wish to consider future conditions (such as sea level rise, subsidence, wetland loss, shoreline erosion, increased storm frequency/intensity, and levee settlement/failure) when they decide how high to elevate.
- **State or local requirements:** The state or local jurisdiction may require a minimum freeboard through its floodplain management requirements or building code.
- **Building code requirements:** The International Building Code (IBC) requires buildings be designed and constructed in accordance with ASCE 24. ASCE 24 requires between 0 and 2 feet of freeboard, depending on the building importance and the edition of ASCE 24 referenced.<sup>1</sup> The 2009 International Residential Code (IRC) requires 1 foot of freeboard in V Zones and in Coastal A Zones.
- **Building owner tolerance for damage, displacement, and downtime:** Some building owners may wish to avoid building damage and disruption, and may choose to elevate far above the BFE.

In V Zones and A Zones, FEMA 499 recommends considering elevation of residential structures to the 500-year flood elevation, or to the requirements of ASCE 24-05, whichever is higher.

<sup>1</sup> The 1998 edition of ASCE 24 is referenced by the 2003 edition of the IBC, and requires between 0 and 1 foot of freeboard. The 2005 edition of ASCE 24 is referenced by the 2006 and 2009 editions of the IBC, and require between 0 and 2 feet of freeboard.

If the 500-year stillwater elevation (feet North American Vertical Datum of 1988 [NAVD] or feet National Geodetic Vertical Datum of 1929 [NGVD]) is not available, a rule of thumb can be used to approximate it as 1.25 times the 100-year stillwater elevation (feet NAVD or feet NGVD).

The 500-year wave crest elevation **can** be approximated as 1.25 times the BFE.

## Flood Insurance Rate Maps and Flood Risk

Hurricanes Ivan (2004), Katrina (2005), Rita (2005), and Ike (2008) have demonstrated that constructing a building to the minimum National Flood Insurance Program (NFIP) requirements—or constructing a building outside the SFHA shown on the FIRMs—is no guarantee that the building will not be damaged by flooding.

This is due to two factors: 1) flooding more severe than the base flood occurs, and 2) some FIRMs, particularly older FIRMs, may no longer depict the true base flood level and SFHA boundary.

Even if the FIRM predicted flood levels perfectly, buildings constructed to the elevations shown on the FIRM will offer protection only against the 1-percent-annual-chance flood level (BFE). Some coastal storms will result in flood levels that exceed the BFE, and buildings constructed to the minimum elevation could sustain flood damage. The black line in Figure 3 shows the probability that the level of the flood will exceed the 100-year flood level during time periods between 1 year and 100 years; there is an 18 percent chance that the 100-year flood level will be exceeded in 20 years, a 39 percent chance it will be exceeded in 50 years, and a 51 percent chance it will be exceeded in 70 years. As the time period increases, the likelihood that the 100-year flood will be exceeded also increases.

Figure 3 also shows the probabilities that floods of other severities will be exceeded. For example, taking a 30-year time period where there is a 26 percent chance that the 100-year flood level will be exceeded and a 6 percent chance that a flood more severe than the 500-year flood will occur.

### Elevation Recommendation

FEMA 499 recommends new and reconstructed residential buildings be elevated above the effective BFEs with freeboard equal to that specified in ASCE 24-05, plus 3 feet. When new DFIRMs are available and adopted, 499 additionally recommends new and reconstructed residential buildings be elevated to or above the freeboard elevation specified by ASCE 24-05.

FIRMs depict the limits of flooding, flood elevations, and flood zones during the base flood. As seen in Figure 3, buildings elevated only to the BFEs shown on the FIRMs have a significant chance of being flooded over a period of decades. Users should also be aware that the flood limits, flood elevations, and flood zones shown on the FIRM reflect ground elevations, development, and flood conditions at the time of the FIS.<sup>2</sup>

**FIRMs do not account for the following:**

- Shoreline erosion, wetland loss, subsidence, and relative sea level rise
- Upland development or topographic changes
- Degradation or settlement of levees and floodwalls
- Changes in storm climatology (frequency and severity)
- The effects of multiple storm events

Thus, what was once an accurate depiction of the 100-year floodplain and flood elevations may no longer be so.

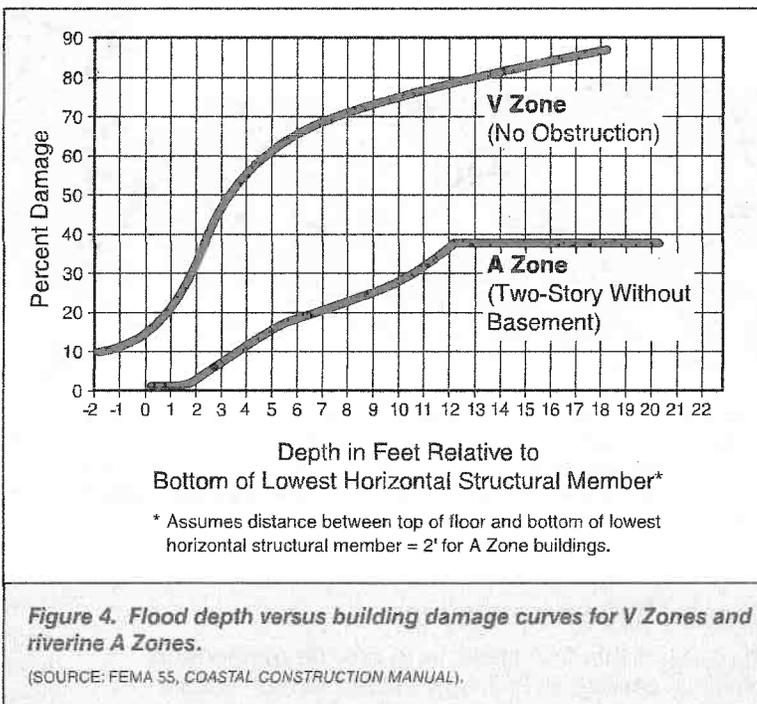
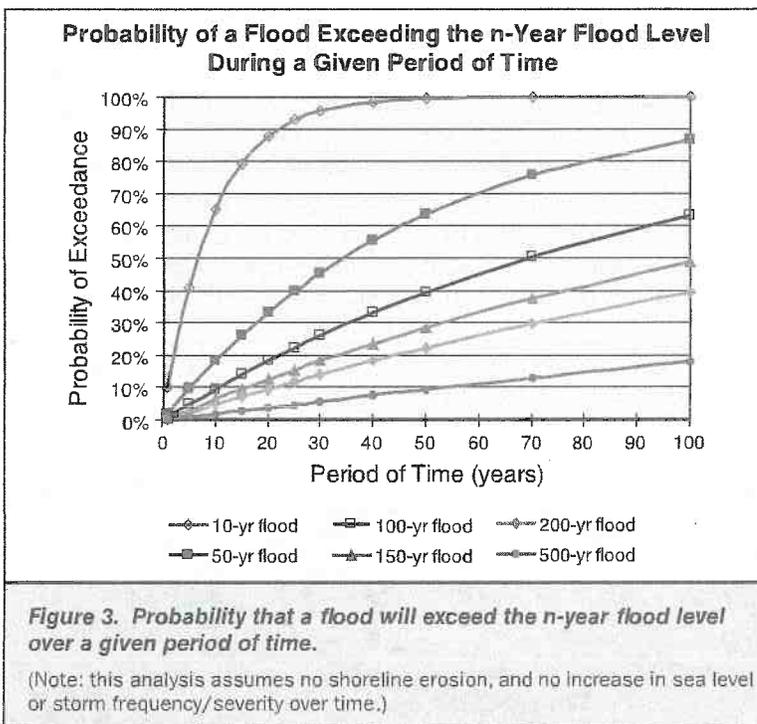
**Consequences of Flood Levels Exceeding the BFE**

Buildings are designed to resist most environmental hazards (e.g., wind, seismic, snow, etc.), but are generally designed to avoid flooding by elevating the building above the anticipated flood elevation. The difference in design approach is a result of the sudden onset of damage when a flood exceeds the lowest floor elevation of a building. Unlike wind—where exposure to a wind speed slightly above the design speed does not generally lead to severe building damage—occurrence of a flood level even a few inches above the lowest floor elevation generally leads to significant flood damage. Therefore, the recommendation is to add freeboard.

This is especially true in cases where waves accompany coastal flooding. Figure 4 illustrates the expected flood damage (expressed as a percent of a building's pre-damage market value) versus flood depth above the bottom of the lowest horizontal structural member supporting the lowest floor (e.g., bottom of the floor beam), for a building in a V Zone and for a building in a riverine A Zone.<sup>3</sup>

2 Sections 7.8.1.3 and 7.9 of FEMA's *Coastal Construction Manual* (FEMA 55, 2000 edition) provide guidance on evaluating a FIRM to determine whether it still provides an accurate depiction of base flood conditions, or whether it is obsolete.

3 Since the normal floor reference for A Zone buildings is the top of the lowest floor, the A Zone curve was shifted for comparison with the V Zone curve.



One striking difference between the two curves is that a flood depth in the V Zone (wave crest elevation) 3 to 4 feet above the bottom of the floor beam (or approximately 1 to 2 feet above the top of the floor) is sufficient to cause substantial (>50 percent) damage to a building. In contrast, A Zone riverine flooding (without waves and high velocity) can submerge a structure without causing substantial damage. This difference in building damage is a direct result of the energy contained in coastal waves striking buildings—this type of damage was identified in Texas and Louisiana following Hurricane Ike (see Figure 5).

In cases where buildings are situated behind levees, a levee failure can result in rapid flooding of the area. Buildings near a levee breach may be exposed to high velocity flows, and damages to those buildings will likely be characterized by the V Zone damage curve in Figure 4. Damages to buildings farther away from the breach will be a result of inundation by floodwaters, and will likely resemble the A Zone curve in Figure 4.



*Figure 5. Hurricane Ike damage to buildings. The upper left and upper right photos are of buildings that were close to the Gulf of Mexico shoreline and subjected to storm surge and large waves above the lowest floor. The lower left photo is of a building close to Galveston Bay shoreline and subjected to storm surge and small waves. The lower right photo is of a Cameron Parish, Louisiana, school that was approximately 1.3 miles from the Gulf shoreline, but subjected to storm surge and small waves.*

## General Recommendations

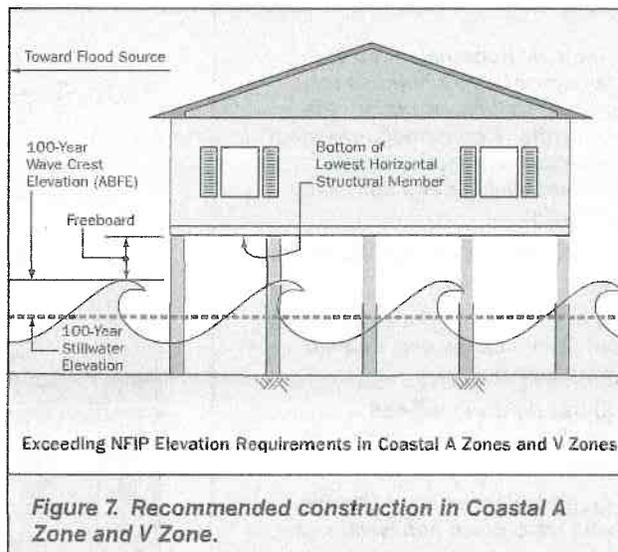
The goal of this fact sheet is to provide methods to minimize damage to buildings in the event that coastal flood levels rise above the BFE. Achieving this goal will require implementation of one or more of the following general recommendations:

- In all areas where flooding is a concern, inside and outside the SFHA, elevate the lowest floor so that the bottom of the lowest horizontal structural member is at or above the Design Flood Elevation (DFE). Do not place the top of the lowest floor at the DFE, since this guarantees flood damage to wood floor systems, floor coverings, and lower walls during the design flood, and may lead to mold growth and contamination damage (see Figure 6).
- In V Zones and A Zones, use a DFE that results in freeboard (elevate the lowest floor above the BFE) (see Figure 7).
- In V Zones and A Zones, calculate design loads and conditions (hydrostatic loads, hydrodynamic loads, wave loads, floating debris loads, and erosion and scour) under the assumption that the flood level will exceed the BFE.

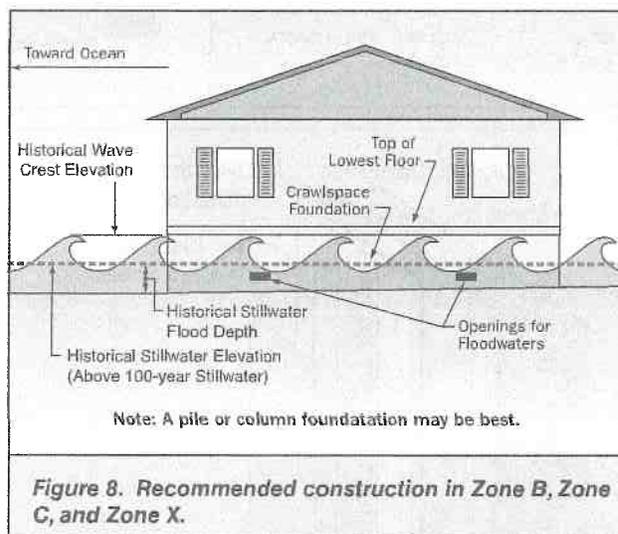


**Figure 6. Mold and biological/chemical contamination are also concerns when flood levels rise above the lowest floor. Contamination may result in the building being irreparable or, at least, make the cleanup, restoration, and repairs more expensive and time-consuming.**

- In an A Zone subject to moderate waves (1.5 to 3.0 feet high) and/or erosion (i.e., Coastal A Zone), use a pile or column foundation (see Figure 7).
- Outside the SFHA (in Zone B, Zone C, and Zone X), adopt flood-resistant design and construction practices if historical evidence or a review of the available flood data shows the building could be damaged by a flood more severe than the base flood (see Figure 8).
- Design and construct buildings in accordance with the latest model building code (e.g., IRC or IBC), ASCE 7-10, *Minimum Design Loads for Buildings and Other Structures* and ASCE 24-05, *Standard for Flood Resistant Design and Construction* as applicable.
- Use the pre-engineered foundations, as applicable, which are shown in FEMA 550, *Recommended Residential Construction for the Gulf Coast: Building on Strong and Safe Foundations*.
- Use strong connections between the foundation and the elevated building to prevent the building from floating or washing off the foundation, in the event that flood levels do rise above the lowest floor.
- Where additional freeboard is prohibited or not provided use flood damage-resistant building materials and methods above the lowest floor. For example, consider using drainable, dryable interior wall assemblies (see Figure 9). This allows interior walls to be opened up and dried after a flood above the lowest floor, minimizing damage to the structure.



**Figure 7. Recommended construction in Coastal A Zone and V Zone.**



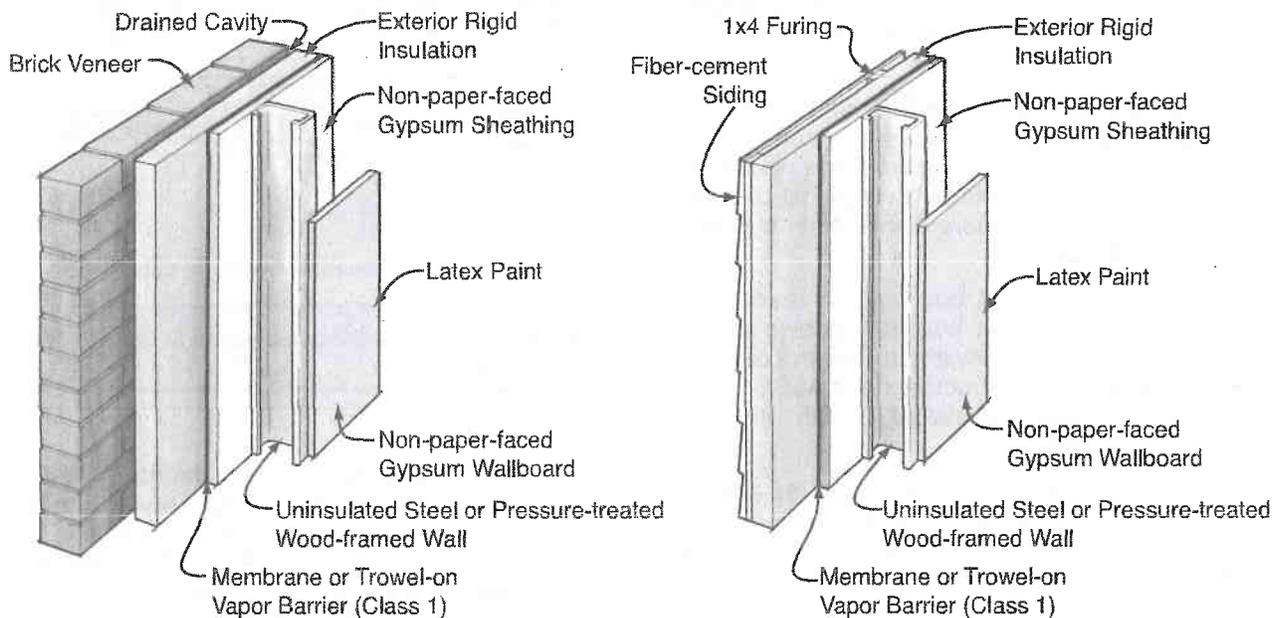
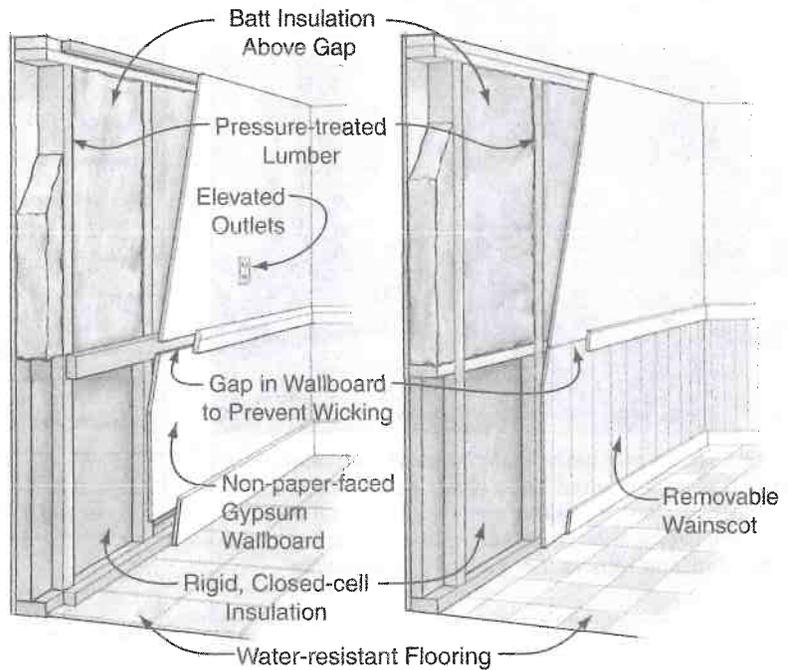
**Figure 8. Recommended construction in Zone B, Zone C, and Zone X.**

- New and replacement manufactured homes should be installed in accordance with the provisions of the 2009 edition of the National Fire Protection Association (NFPA) 225, *Model Manufactured Home Installation Standard*. The standard provides flood, wind, and seismic-resistant installation procedures. It also calls for elevating manufactured homes in A Zones with the bottom of the main chassis frame beam at or above the BFE, not with the top of the floor at the BFE. FEMA P-85, *Protecting Manufactured Homes from Floods and Other Hazards* provides additional guidance on proper manufactured home siting and installation.

**Figure 9. Recommended wet floodproofing techniques for interior wall construction. The following flood damage-resistant materials and methods will prevent wicking and limit flood damage:**

- 1) construct walls with horizontal gaps in wallboard;
- 2) use non-paper-faced gypsum wallboard below gap, painted with latex paint;
- 3) use rigid, closed-cell insulation in lower portion of walls;
- 4) use water-resistant flooring with waterproof adhesive; and
- 5) use pressure treated wood framing

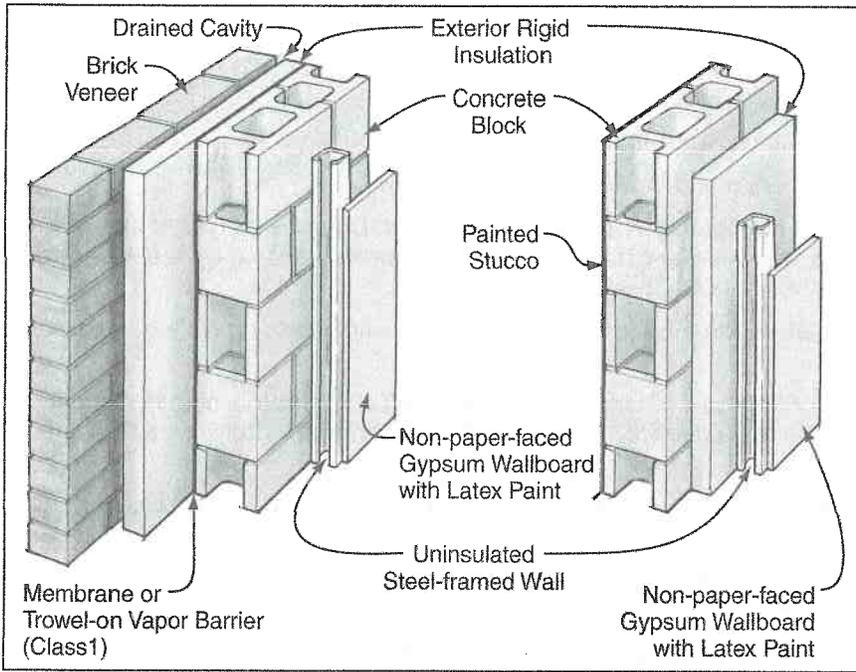
(SOURCE: LSU AGCENTER AND COASTAL CONTRACTOR MAGAZINE).



**Figure 10. Recommended flood-resistant exterior cavity wall construction. The following materials and methods will limit flood damage to exterior cavity walls:**

- 1) use brick veneer or fiber-cement siding, with non-paper-faced gypsum sheathing (vinyl siding is also flood-resistant but is less resistant to wind damage);
- 2) provide cavity for drainage;
- 3) use rigid, closed-cell insulation;
- 4) use steel or pressure-treated wood studs and framing; and
- 5) use non-paper-faced gypsum wallboard painted with latex paint

(SOURCE: COASTAL CONTRACTOR MAGAZINE AND BUILDING SCIENCE CORPORATION).



**Figure 11. Recommended flood-resistant exterior mass wall construction. The following materials and methods will limit flood damage to exterior mass walls:**

- 1) use concrete masonry with stucco or brick veneer (provide drainage cavity if brick veneer is used);
  - 2) use rigid, closed-cell insulation;
  - 3) use steel framing; and 4) use non-paper-faced gypsum wallboard painted with latex paint
- (Source: Coastal Contractor Magazine and Building Science Corporation).

**Other Considerations**

As previously stated, in addition to reduced building damage, there are other reasons to design for flood levels above the BFE:

- Reduced building maintenance and longer building life.
- Reduced flood insurance premiums.
- Reduced displacement and dislocation of building occupants after floods (and need for temporary shelter and assistance).

Until flooded, many homeowners and communities do not think about these benefits. However, one of the most persuasive (to homeowners) arguments for elevating homes above the BFE is the reduction in annual flood insurance premiums. In most cases, flood

premiums can be cut in half by elevating a home 2 feet above the BFE, saving several hundred dollars per year in A Zones, and \$2,000 or more per year in V Zones. In V Zones, savings increase with added freeboard.

A comprehensive study of freeboard (American Institutes for Research, 2006) demonstrated that adding freeboard at the time of house construction is cost-effective. Reduced flood damage yields a benefit-cost ratio greater than 1 over a wide range of scenarios, and flood insurance premium reductions make adding freeboard even more beneficial to the homeowner. Reduced flood insurance premiums will pay for the cost of incorporating freeboard in a house in a V Zone in 1 to 3 years; for a house in an A Zone, the payback period is approximately 6 years.

**Flood Insurance Premium Reductions Can Be Significant**

Example 1: V Zone building, supported on piles or piers, no below-BFE enclosure or obstruction. \$250,000 building coverage, \$100,000 contents coverage.		Example 2: A Zone building, slab or crawlspace foundation (no basement). \$200,000 building coverage, \$75,000 contents coverage.	
Floor Elevation Above BFE	Reduction in Annual Flood Premium*	Floor Elevation Above BFE	Reduction in Annual Flood Premium*
1 foot	25%	1 foot	39%
2 feet	50%	2 feet	48%
3 feet	62%	3 feet	48%
4 feet	67%	4 feet	48%

\* Compared to flood premium with lowest floor at BFE

## Additional Resources and References

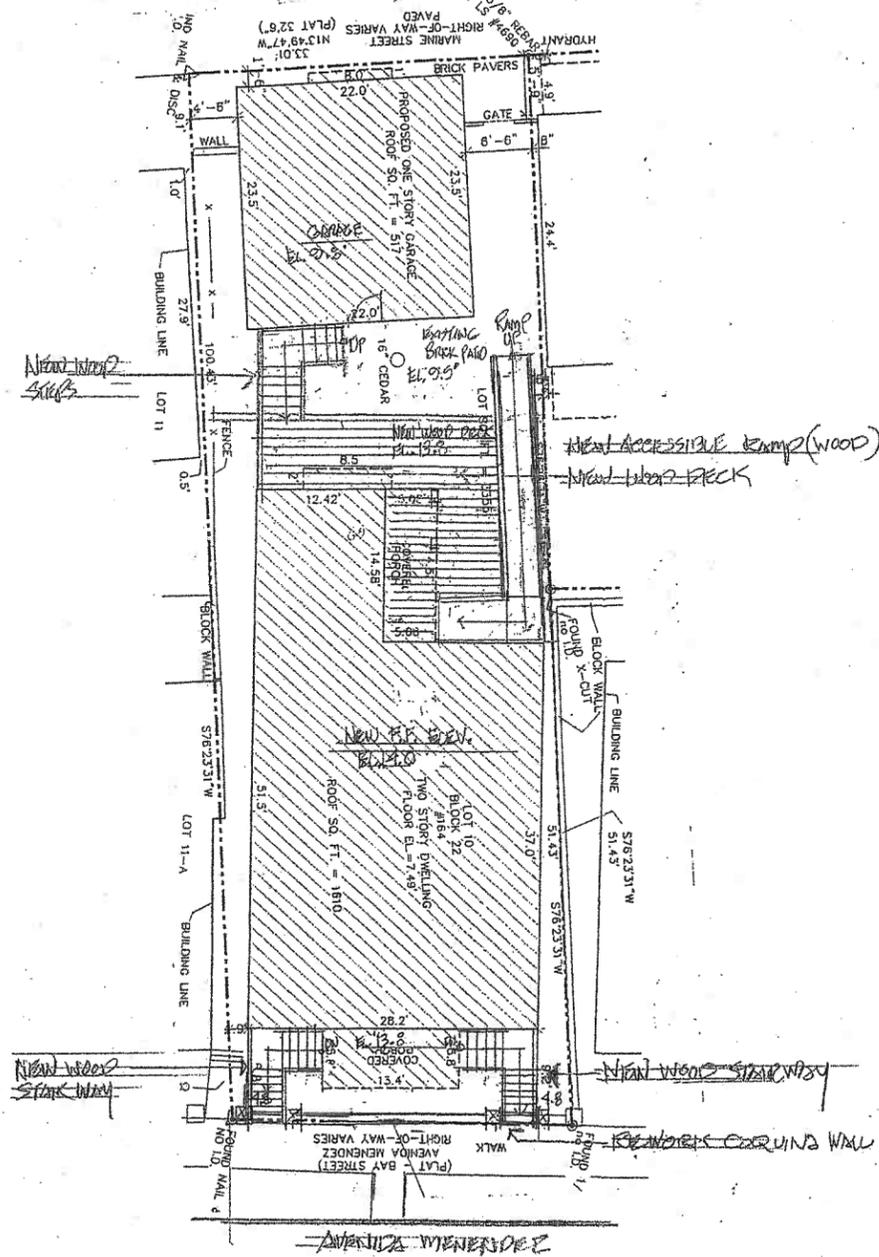
- American Institutes for Research. 2006. *Evaluation of the National Flood Insurance Program's Building Standards*, (<http://www.fema.gov/library/viewRecord.do?id=2592>)
- ASCE. 2005. *Minimum Design Loads for Buildings and Other Structures*. ASCE 7-05.
- ASCE. 2005. *Standard for Flood Resistant Design and Construction*. ASCE 24-05.
- Coastal Contractor Magazine. July 2006. *Low Country Rx: Wet Floodproofing. Drainable, dryable assemblies made with water-tolerant materials help speed recovery from deeper than-expected floods*, by Ted Cushman, (<http://www.coastalcontractor.net/cgi-bin/issue.pl?issue=9>)
- FEMA. 2000. *Coastal Construction Manual*. FEMA 55. (ordering information at: [http://www.fema.gov/pdf/plan/prevent/nhp/nhp\\_fema55.pdf](http://www.fema.gov/pdf/plan/prevent/nhp/nhp_fema55.pdf))
- FEMA. 2009. *Mitigation Assessment Team Report, Hurricane Ike in Texas and Louisiana: Building Performance Observations, Recommendations, and Technical Guidance*. FEMA P-757. (available at: <http://www.fema.gov/library/viewRecord.do?id=3577>)
- FEMA. 2009. *Protecting Manufactured Homes from Floods and Other Hazards*. FEMA P-85, (<http://www.fema.gov/library/viewRecord.do?fromSearch=fromsearch&id=1577>)
- FEMA. 2010. *Recommended Residential Construction for the Gulf Coast, Building on Strong and Safe Foundations*. FEMA 550, (<http://www.fema.gov/library/viewRecord.do?id=1853>)
- LSU AgCenter. 1999. *Wet Floodproofing. Reducing Damage from Floods*. Publication 2771, (<http://www.lsuag-center.com/NR/rdonlyres/B2B6CDEC-2B58-472E-BBD9-0BDEB0B29C4A/26120/pub2771Wet6.pdf>)
- NFPA. 2009. *Model Manufactured Home Installation Standard*. NFPA 225, ([http://www.nfpa.org/about-the-codes/AboutTheCodes.asp?DocNum=225&cookie\\_test=1](http://www.nfpa.org/about-the-codes/AboutTheCodes.asp?DocNum=225&cookie_test=1))

Developed in association with the National Association of Home Builders Research Center



MAP SHOWING SURVEY OF A PARCEL  
IN THE CITY OF ST. AUGUSTINE, BEING  
LOT 10, BLOCK 22,  
CITY OF ST. AUGUSTINE,  
ACCORDING TO THE OFFICIAL MAP OF THE CITY OF  
ST. AUGUSTINE, FLORIDA, DATED JUNE 12, 1923,  
AND FILED OCTOBER 4, 1923, IN THE OFFICE OF THE CLERK  
OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

LEGEND:  
△ - DENOTES CENTRAL ANGLE  
R - DENOTES RADIUS  
T - DENOTES TANGENT DISTANCE  
L - DENOTES LENGTH OF ARC  
C.B. - DENOTES CHORD BEARING  
C.D. - DENOTES CHORD DISTANCE  
C - DENOTES CENTERLINE



PROPOSED SITE PLAN  
SCALE 1/8" = 1'-0"

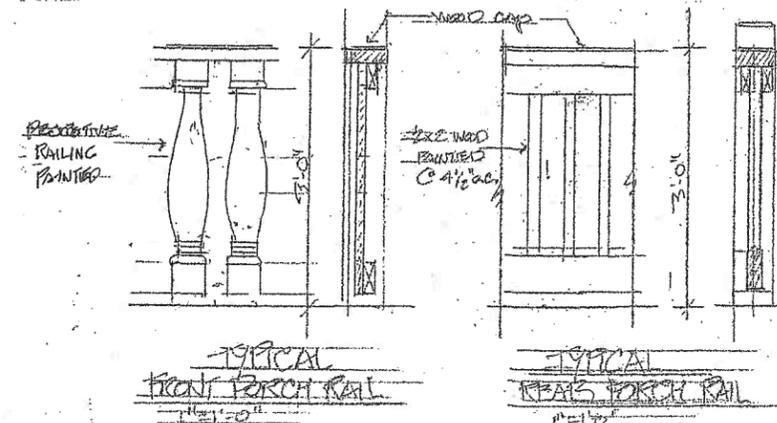
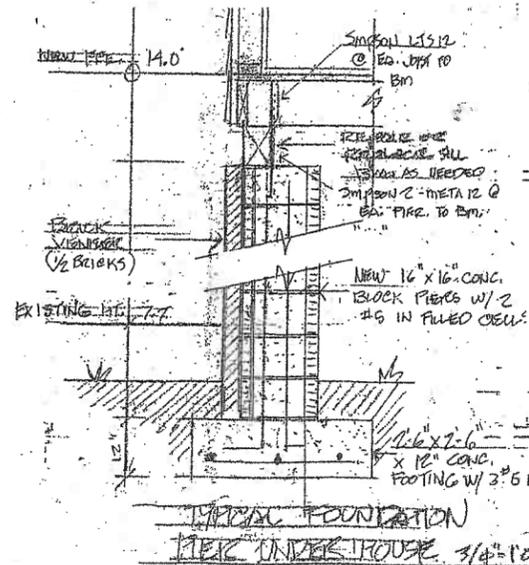
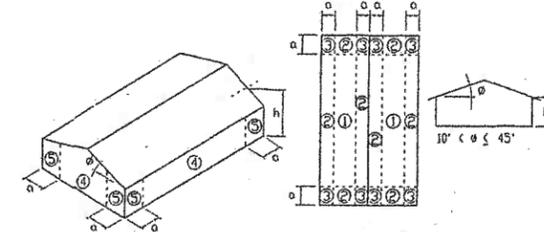
STRUCTURAL NOTES

- DESIGN LOADS:
  - A. ROOF LIVE LOADS: 16 P.S.F.
  - B. FLOOR LIVE LOAD: 40 P.S.F.
  - C. WIND LOADS: FLORIDA BUILDING CODE 2017 130 MPH. SEE NOTES 9 & 10.
  - D. SOIL BEARING: 2,500 P.S.F. SEE NOTE 3.
- MATERIALS:
  - A. CONCRETE DESIGN AND CONSTRUCTED PER A.C.I. 318-89. COMPRESSIVE STRENGTH MIN. @ 28 DAYS.
    - FOUNDATION: 3,000 P.S.I.
    - SLABS ON GRADE: 3,000 P.S.I.
    - CONCRETE COLUMNS: 3,500 P.S.I.
  - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GRADE 60.
  - C. WELDED WIRE FABRIC: CONFORM TO ASTM A-185.
  - D. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
    - 1. SHAPES AND PLATES CONFORM TO ASTM A-36.
    - 2. WELDING CONFORM TO "AWS" D11. STRUCTURAL WELDING CODE AND ELECTRODES CONFORM TO ASTM A-233 CLASS E70.
    - 3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307.
    - 4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
  - E. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
    - 1. SAW LUMBER SHALL BE SOUTHERN PINE NO. 2 @ 19% MC.
    - 2. WALL NON-BEARING STUDS SHALL BE SPRUCE-PINE-FIR NO. 2.
    - 3. LVL BEAMS SHALL BE SOUTHERN PINE F6=2400 P.S.I.
    - 4. 6x6 AND LARGER SHALL BE SOUTHERN PINE #1 @ 19% MC.
  - F. PLYWOOD ROOF AND WALL SHEATHING: CONFORM TO THE AMERICAN PLYWOOD ASSOCIATION STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
  - G. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE SIMPSON "STRONG-TIE" OR EQUAL.
- SOIL BEARINGS: STRUCTURE IS DESIGN FOR A UNIFORM SOIL BEARING OF 2500 P.S.F. RECOMMENDED OWNER HAVE SOIL ON SITE INVESTIGATED BY A ENGINEERING SOIL CONSULTANT TO VERIFY BEARING CAPACITY. S K ENGINEERING ASSUMES NO RESPONSIBILITY FOR FOUNDATION FAILURE DUE TO ACTUAL SOIL BEARING OF LESS THAN 2500 PSF AT FOUNDATION ELEVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
- ALL STRUCTURAL WORK AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT BEFORE PROCEEDING WITH STRUCTURAL WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND SITE THAT ARE AFFECTED BY THE NEW WORK BEFORE PROCEEDING WITH FABRICATION AND CONSTRUCTION.

- WIND SHEAR WALL (SWL) SHALL BE SHOWN ON THE PLANS AND NAILED IN CONFORMANCE WITH THE FOLLOWING:
  - SW#6 - 8d NAILS @ 6" O.C. @ PANEL EDGE SUPPORTS.
  - SW#4 - 8d NAILS @ 4" O.C. @ PANEL EDGE SUPPORTS.
  - SW#3 - 8d NAILS @ 3" O.C. @ PANEL EDGE SUPPORTS.
  - ALL WALL SHEATHING PANEL INTERMEDIATE SUPPORTS WITH 8d NAILS @ 12" O.C.
- SHEATHING NAILING:
  - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
    - 8d NAILS @ 6" O.C. AT PANEL EDGES.
    - 8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
    - 8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGE.
  - B. PORCH ROOF/CEILING WITH RING SHANK NAILS:
    - 8d NAILS @ 4" O.C. AT PANEL EDGES.
    - 8d NAILS @ 6" O.C. AT PANEL INTERMEDIATE SUPPORTS.
  - C. GABLE WALL SHEATHING:
    - 8d NAILS @ 4" O.C. AT PANEL EDGES.
    - 8d NAILS @ 8" O.C. AT PANEL INTERMEDIATE SUPPORTS.
- ALL EXTERIOR DOOR AND WINDOWS SHALL MEET 130 MPH WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.
- FLORIDA BUILDING CODE 2017- WIND
  - 1. BASIC WIND SPEED: 130 MPH
  - 2. IMPORTANCE FACTOR: 1=1.0
  - 3. EXPOSURE: B
  - 4. INTERNAL PRESSER COEFFICIENT: +.18 or -.18

	EFFECTIVE WIND AREA Sq.Ft.			
	10.	20.	50.	100.
ROOF				
1	23.7 -25.9	23.0 -24.6	22.2 -22.8	21.5 -21.5
2	23.7 -30.3	23.0 -29.0	22.2 -27.2	21.5 -25.9
3	23.7 -30.3	23.0 -29.0	22.2 -27.2	21.5 -25.9
WALL				
4	25.9 -28.1	24.7 -26.9	23.2 -25.4	22.0 -24.2
5	25.9 -34.7	24.7 -32.4	23.2 -29.3	22.0 -26.9
ROOF OVERHANG				
2		10. -43.9	20. -42.6	100. -39.5
3		-43.9	-42.6	-39.5

Notes: 1. For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.  
2. See Figures for location of zones.  
3. Plus and Minus signs signify pressures acting toward and away from the building surfaces.



REVISIONS

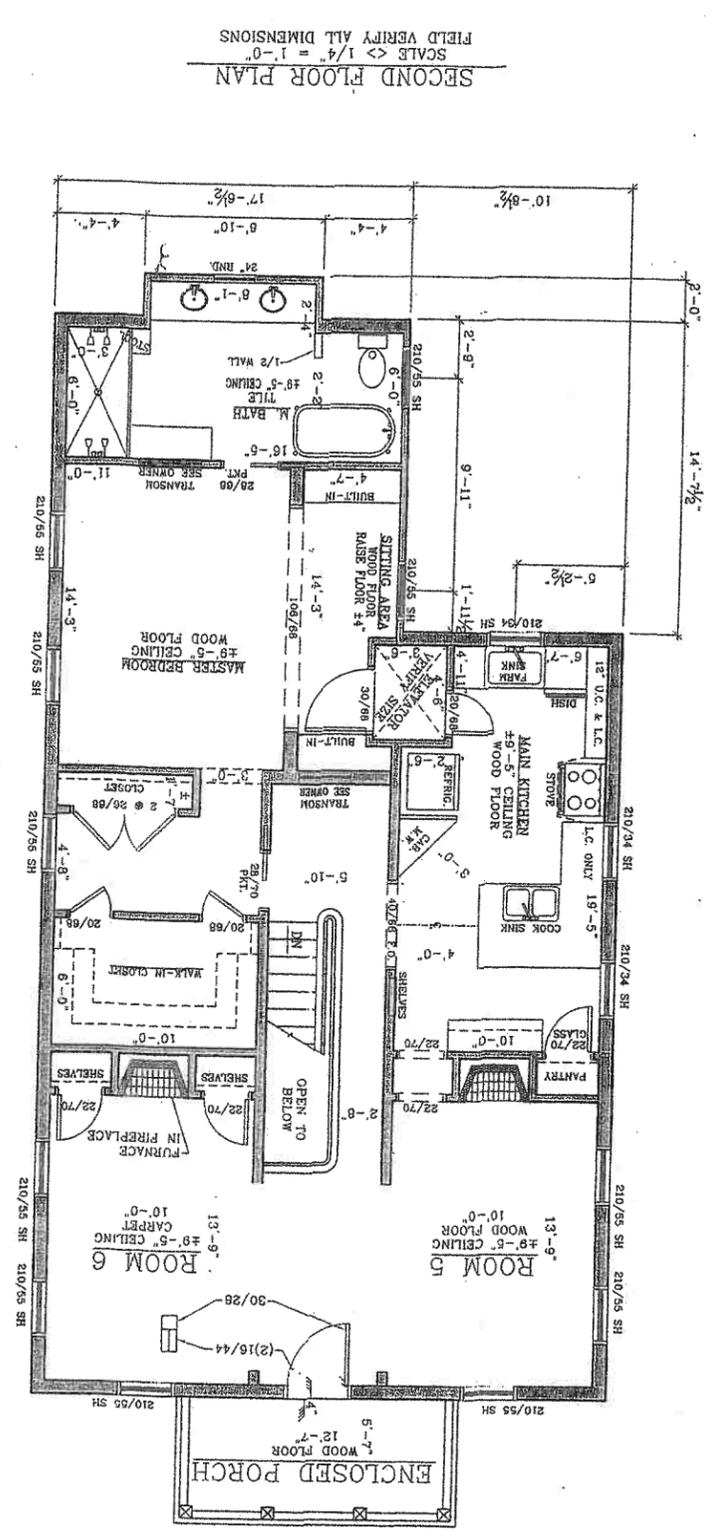
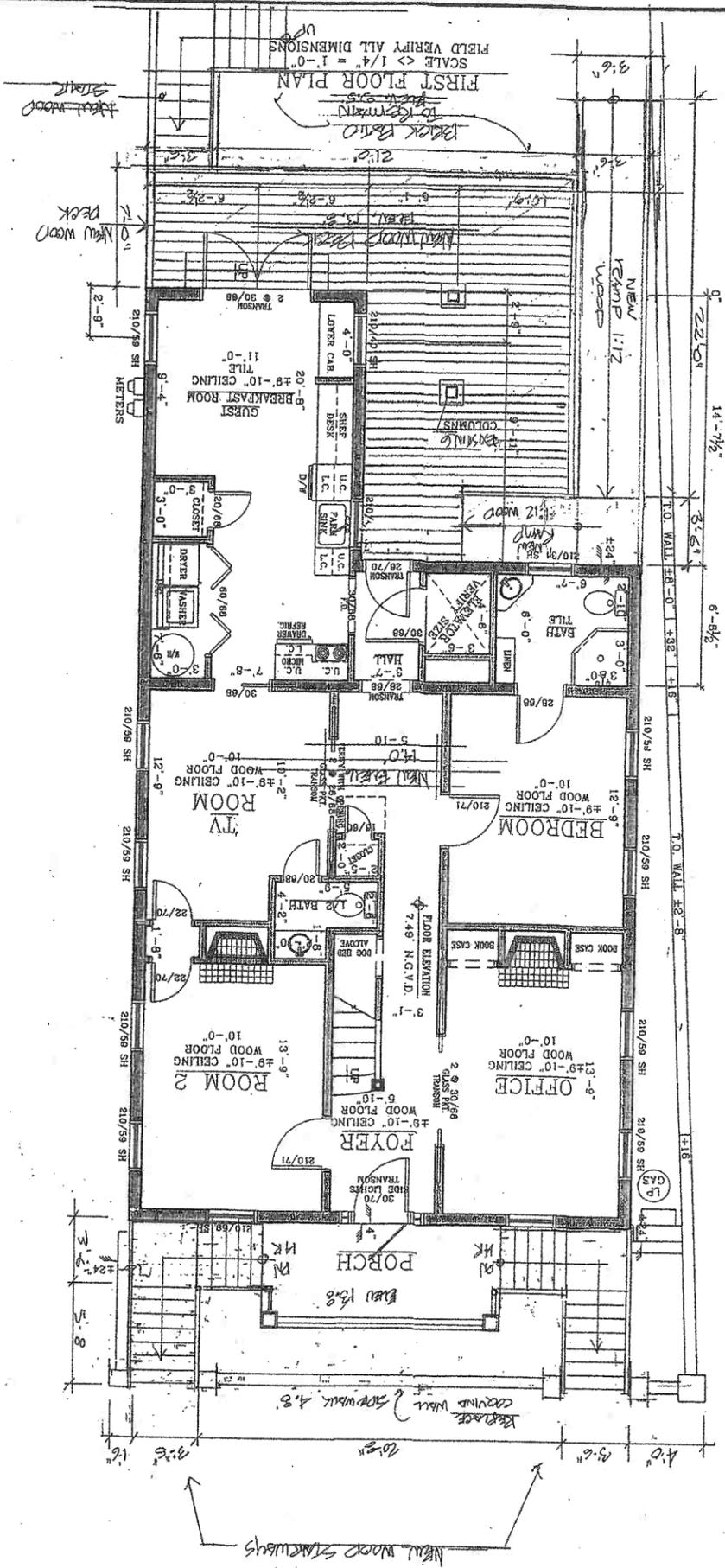
LES THOMAS ARCHITECT  
AT: 00622  
ST. AUGUSTINE, FLORIDA  
PHONE: 800.824.2227  
FAX: 800.824.2227

RAISE AND REMODEL  
HAFLZ RESIDENCE  
164 AVENIDA HENENDEZ AVE.  
ST. AUGUSTINE, FLORIDA 32084

11-15-18

A-1

AREA CHART	
FIRST FLOOR HEAT & COOLED	1223 SQ. FT.
FIRST FLOOR PORCH	79 SQ. FT.
SECOND FLOOR HEAT & COOLED	1315 SQ. FT.
SECOND FLOOR PORCH	86 SQ. FT.
GARAGE	482 SQ. FT.
TOTAL	3165 SQ. FT.



SECOND FLOOR PLAN  
SCALE < 1/4" = 1'-0"  
FIELD VERIFY ALL DIMENSIONS

FIRST FLOOR PLAN  
SCALE < 1/4" = 1'-0"  
FIELD VERIFY ALL DIMENSIONS

A-2

11-15-18

*Raise and remodel  
HAFFZ RESIDENCE*

*REF: AURANDA MONTENAPPEZ  
ST. AUGUSTINE, FL.*

**LES THOMAS**  
ARCHITECT

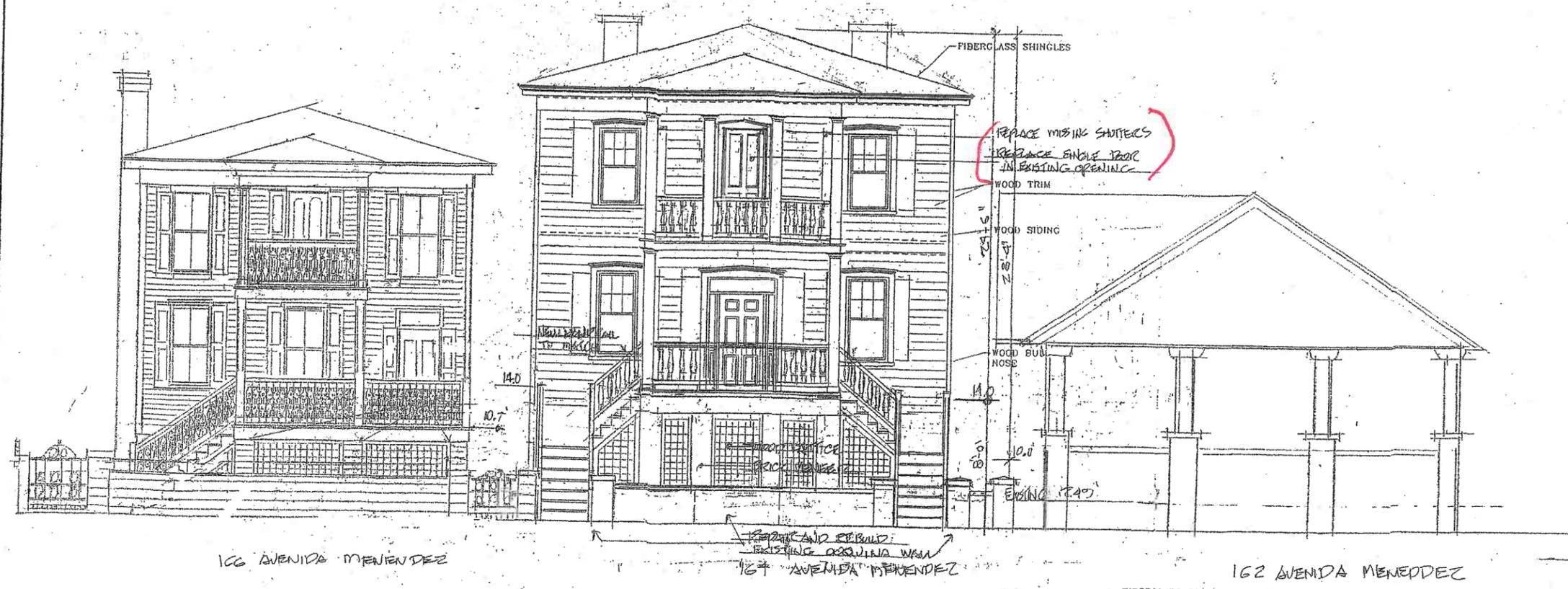
33 CORBOVA STREET  
ST. AUGUSTINE, FLORIDA 32084

PHONE 904.828.4677  
FAX 904.828.4677

REVISIONS

LES THOMAS ARCHITECT  
AR-000242  
32 CORDOVA STREET  
ST. AUGUSTINE, FLORIDA 32081  
PHONE 904.824.5288  
FAX 904.824.5667

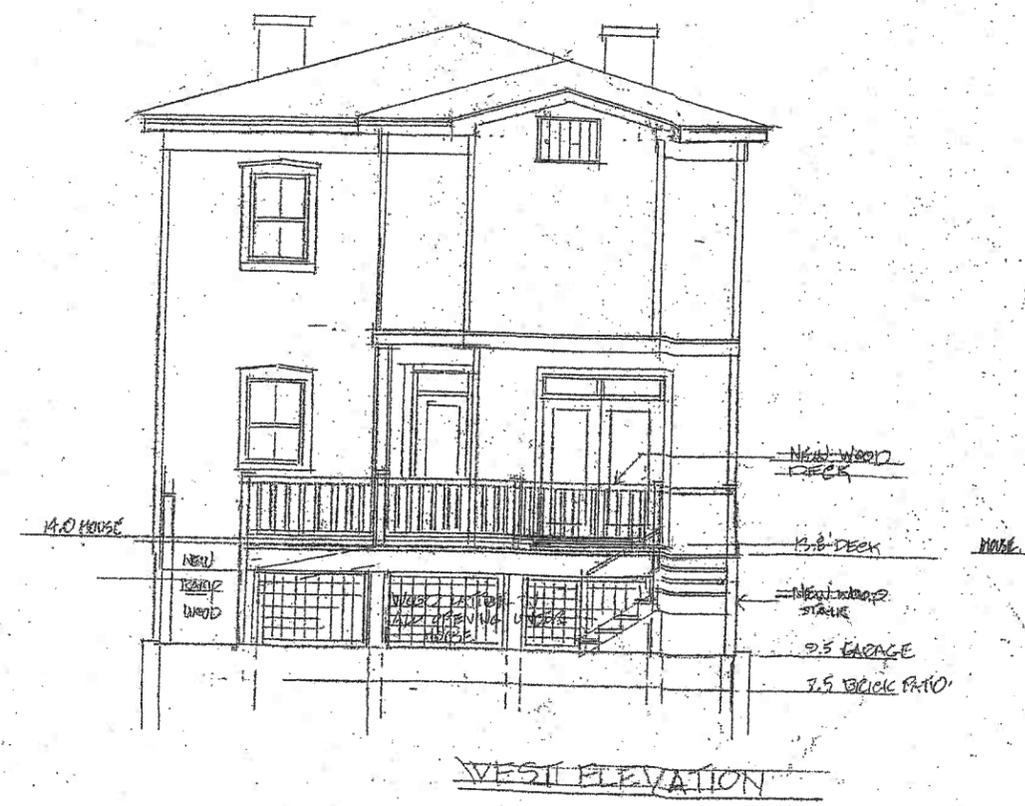
BAISF AND KENDDEL  
HAFFNER RESIDENCE  
162 AVENIDA MENENDEZ



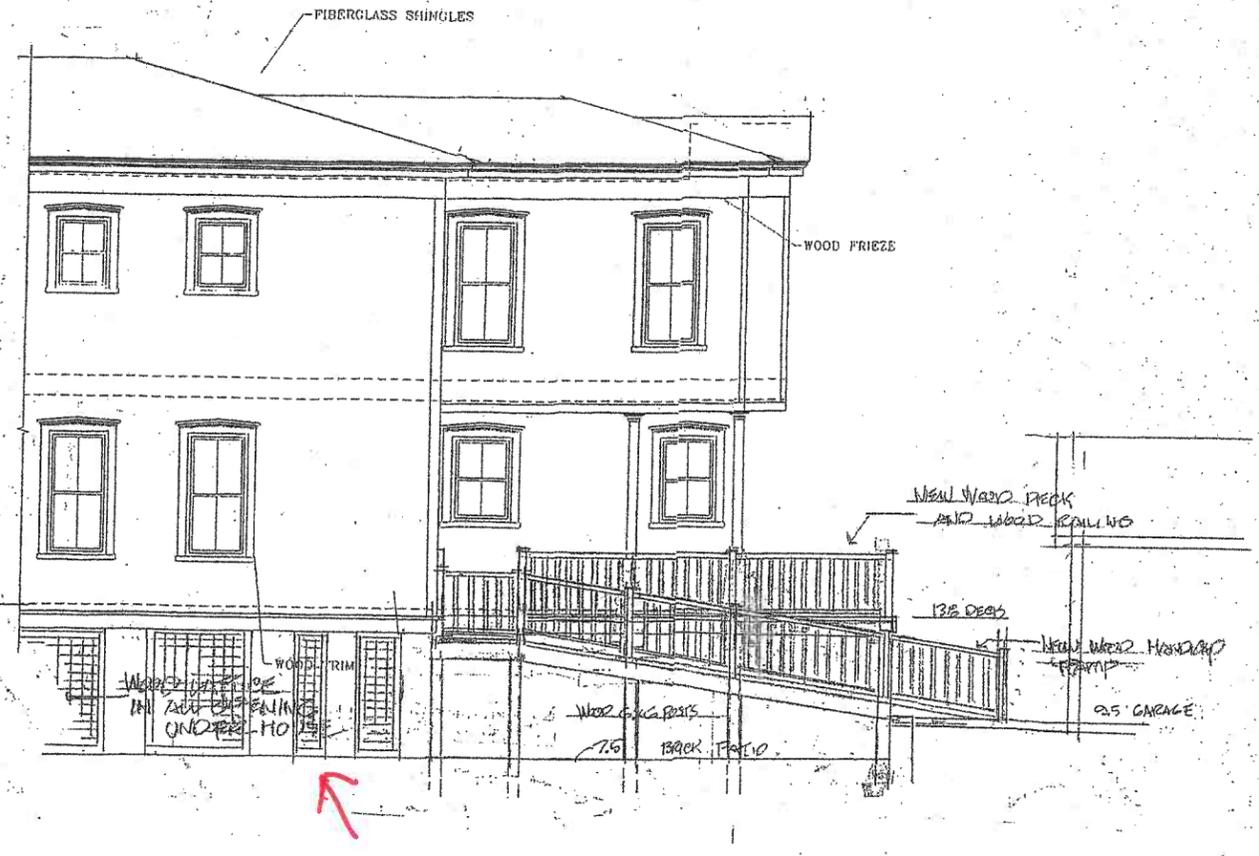
166 AVENIDA MENENDEZ

REPAIR AND REBUILD EXISTING ORIGINAL WALL  
167 AVENIDA MENENDEZ

162 AVENIDA MENENDEZ

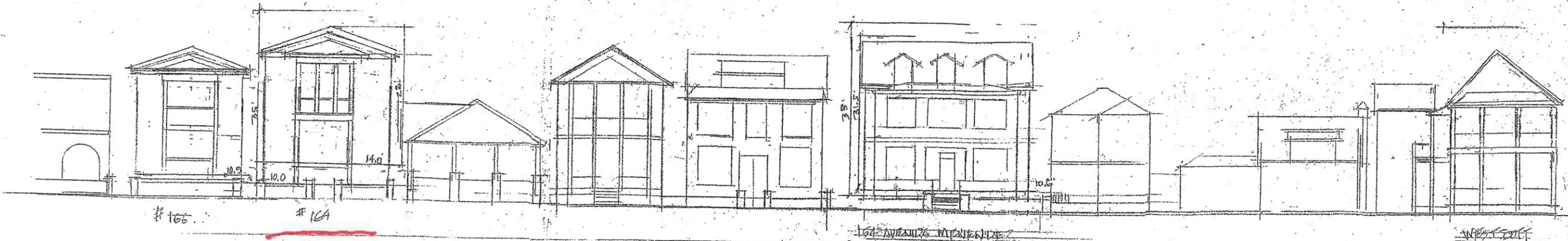


REAR ELEVATION

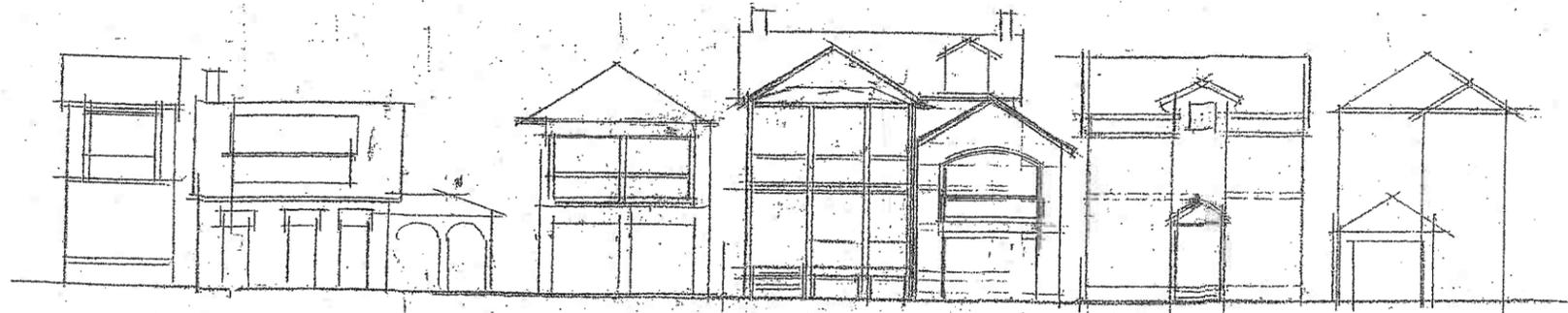


11-15-18

A-3



AVENIDA MENÉNDEZ STREET PROFILE  
SHOWING RAISED HOUSES @ 154 + 166



MARINE STREET PROFILE  
SHOWING RAISED HOUSE @ 154  
AND NEW CHICAGO WEST HOUSE

REVISIONS	

RAISE RESIDENTS  
 AVENIDA MENÉNDEZ  
 SOUTH - SUSAN DEBOSKY - ST. AUGUSTINE, FL.

**LES THOMAS**  
 ARCHITECT  
 32 CORDOVA ST., ST. AUGUSTINE, FL.

Date:	
Plot Size:	
Drawn:	
File: DWG/	

SHEET

A-

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

CITY OF ST AUGUSTINE  
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560  
AD# 0003120158-01  
PO#

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

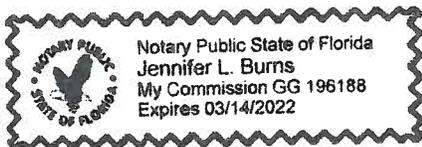
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 164 Avenida Menendez** was published in said newspaper on **12/10/2018**.

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

Sworn to and subscribed before me this DEC 10 2018 day of \_\_\_\_\_  
by Jessica Schubert who is personally known to me  
or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)



NOTICE OF  
PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at 1:00 PM, Thursday, December 20, 2018, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:  
CERTIFICATE OF APPROPRIATENESS TO RAISE THE BUILDING TO A FINISH FLOOR ELEVATION OF 14 FEET ABOVE SEA LEVEL, TO INSTALL NEW REAR AND FRONT STAIRWAYS AND A REAR RAMP AND DECK, AND TO REPAIR AND REPLACE EXISTING FRONT WALL; CITY OF ST AUG LOT 10 BLK 22 OR4598/865 also known as 164 Avenida Menendez.  
APPLICANT'S NAME: Les Thomas Architect  
SUBMITTED BY CITY CLERK'S OFFICE

0003120158 December 10, 2018



CITY OF ST. AUGUSTINE  
**ST. AUGUSTINE**  
EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for December 20, 2018 Meeting



Application F2018-0151

Address: 48 Grove Avenue

Sabio Marketing, LLC – Owner and Applicant

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

Architectural Style:	Masonry Vernacular	Florida Master Site File:	8SJ5152
National Register:	Noncontributing to the North City National Register Historic District	Construction date:	1956
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	194160 0000		
Agenda Item:	8(a)	Previous Action(s):	N/A

#### STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1956 that is recorded in the Florida Master Site File and that does not contribute to the North City National Register District.

- A condition assessment was not provided but is not required since the building does not contribute to the North City National Register District. No justification was given for the demolition.
- The home is located in the North City National Register District but is not a contributing building to the district since it does not fit in with the character or architecture of the district. According to the Florida Master Site File, the building is also not eligible for individual listing on the National Register.
- The applicant provided a sample of the proposed building replacement. While the building faces HP-5, HARB will not regulate the replacement structure as it only reviews projects facing HP-1, -2, and -3.
- The side garage and rear porch type element appear to be additions. The original side porch has since been filled in. The home also has several different types of windows, and at least two were present when the Site File was completed.
- No known significant historic connection was found.

#### STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve a Certificate of Demolition for 48 Grove Avenue.**



Kelli Mitchell, Historic Preservation Planner

## APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

### **Eligibility for Demolition Review** (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

### **National Register Status** (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

### **Local Landmark Designation** (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures... for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

### **Conditions for Demolition Approval** (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage - *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

According the Master Site File, the building was constructed in 1956. The home is recorded on the Florida Master Site File and is a non-contributing building in the North City National Register District.

The application requirements have been sufficiently met.

**DEMOLITION REVIEW CRITERIA (AGHP):**

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** The home faces HP-5 but is not located within a HP Zone.
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building contributes to the streetscape since it has a similar mass and scale to surrounding buildings.
- 3. The impact of the loss of the structure on the streetscape.** By demolishing the structure, the neighborhood will lose one of its post-World War II buildings. The building is not a contributing building to the National Register District, however, and the demolition will not impact the district.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** The proposed new construction has a similar mass and scale to the existing buildings on the street.
- 5. The historical or cultural merit of the structure.** The building is listed on the Florida Master Site File but is not a contributing building to the North City Historic District. Former residents include Flossie Manucy, Bessie M. Vaughn, Drayton Manucy, Tim Conner, Kevin Perry, Thomas M. McCarter, and Ryan Hughes.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is listed in the Florida Master Site File but is a non-contributing building to the North City National Register District, and according to the Florida Master Site File, it is not eligible to be listed on the National Register individually.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The home is an example of Masonry Vernacular architecture. This is a common style in St. Augustine.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The home is an example of a Masonry Vernacular home, which is common in St. Augustine.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The home does not have unique architectural elements and is not an example of a unique construction method. Reproducing the home would not be difficult.
- 10. The justification for the proposed demolition.** No justification given.

COD F2018-0151  
48 Grove Avenue  
December 20, 2018

**UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:**

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

Is applicant entitled to a Certificate of Demolition independent of any hardship?  Yes  No  
Did applicant submit evidence of undue economic hardship?  Yes  No

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

(Materials submitted by applicant noted with a checked box)

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

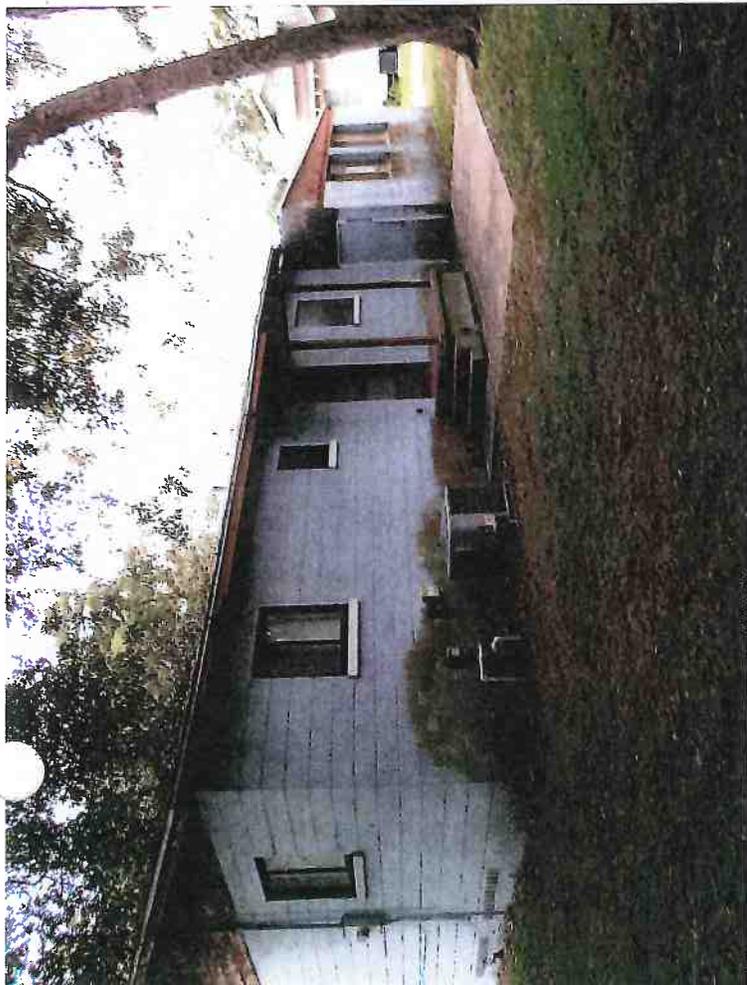
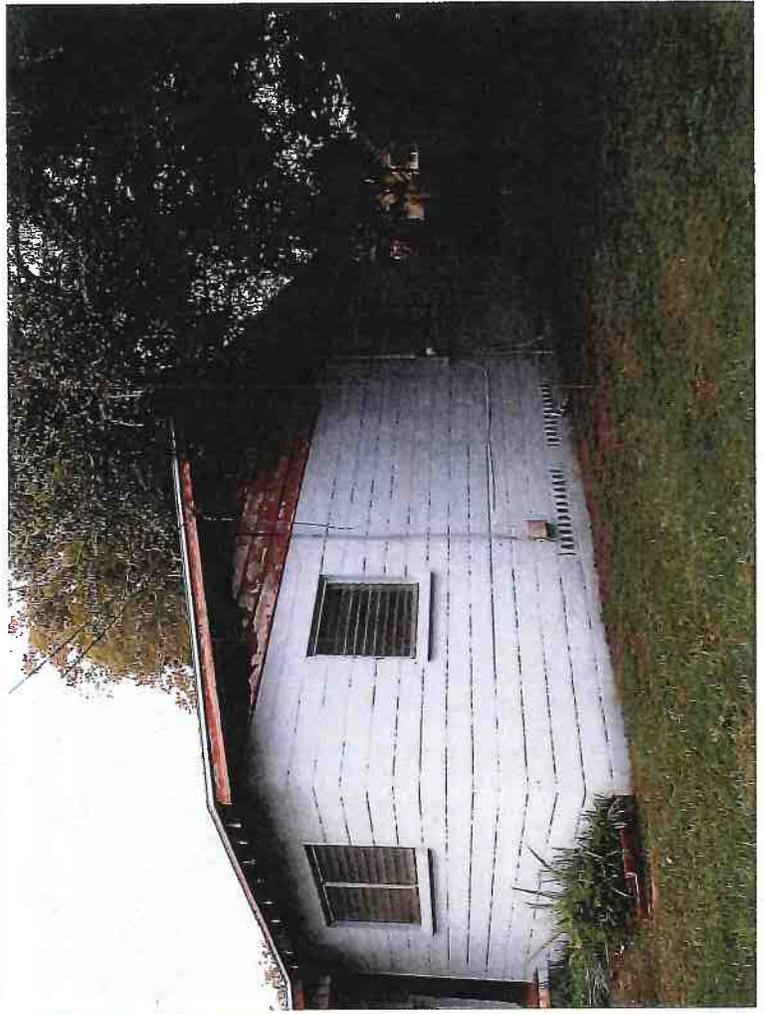
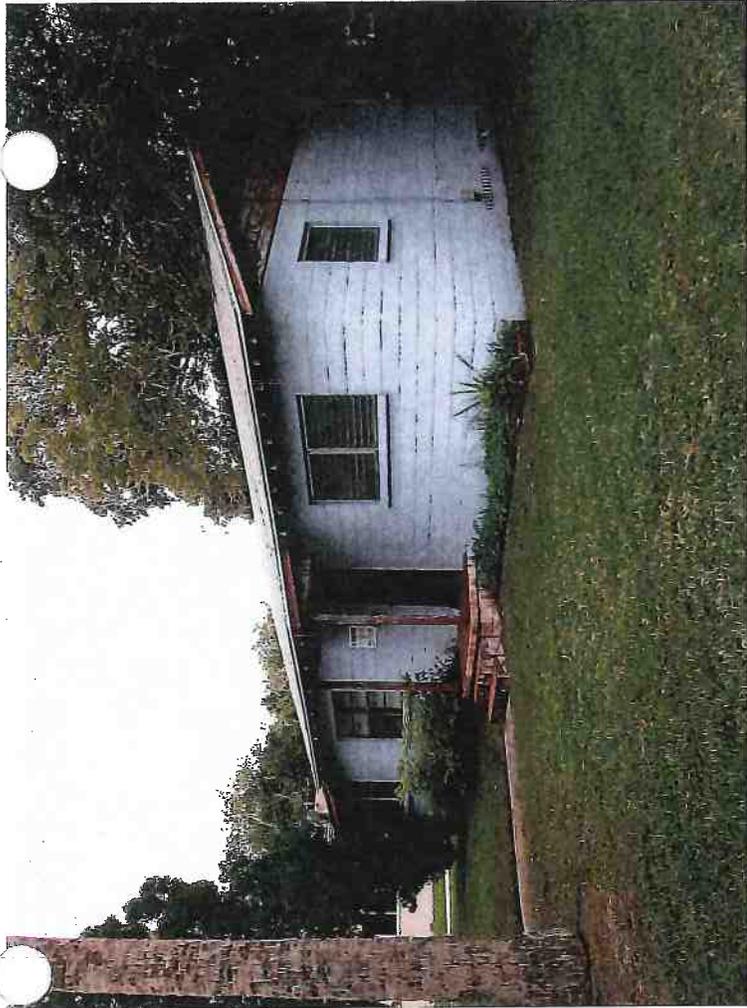
Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination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

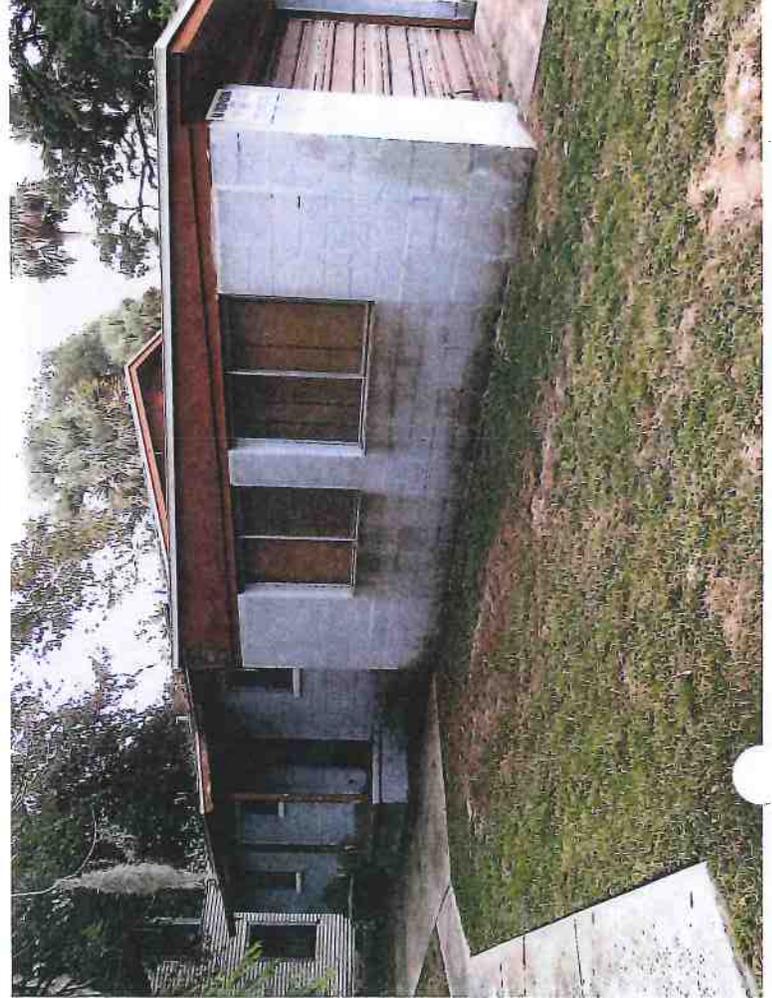
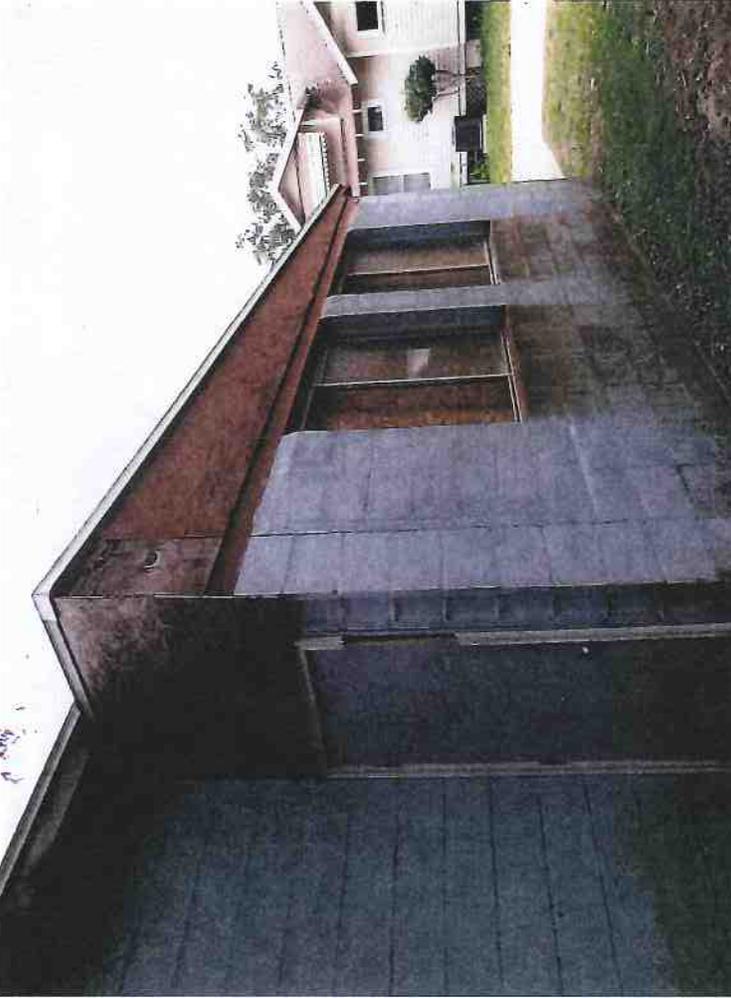
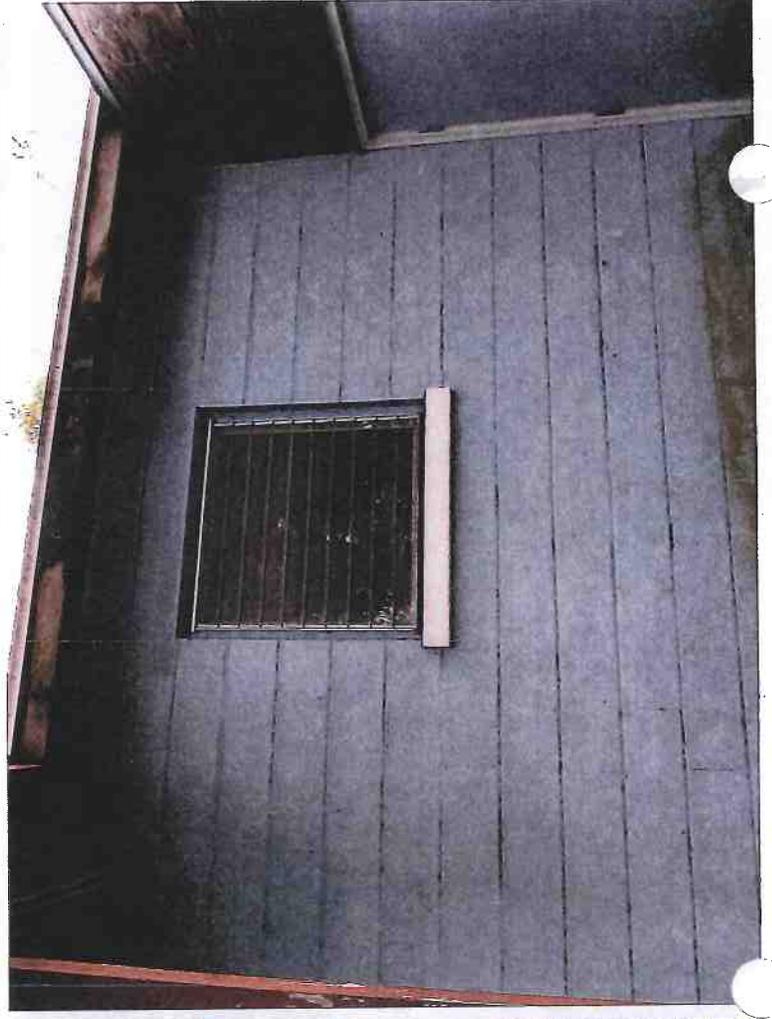
Additional information requested by HARB as per above:

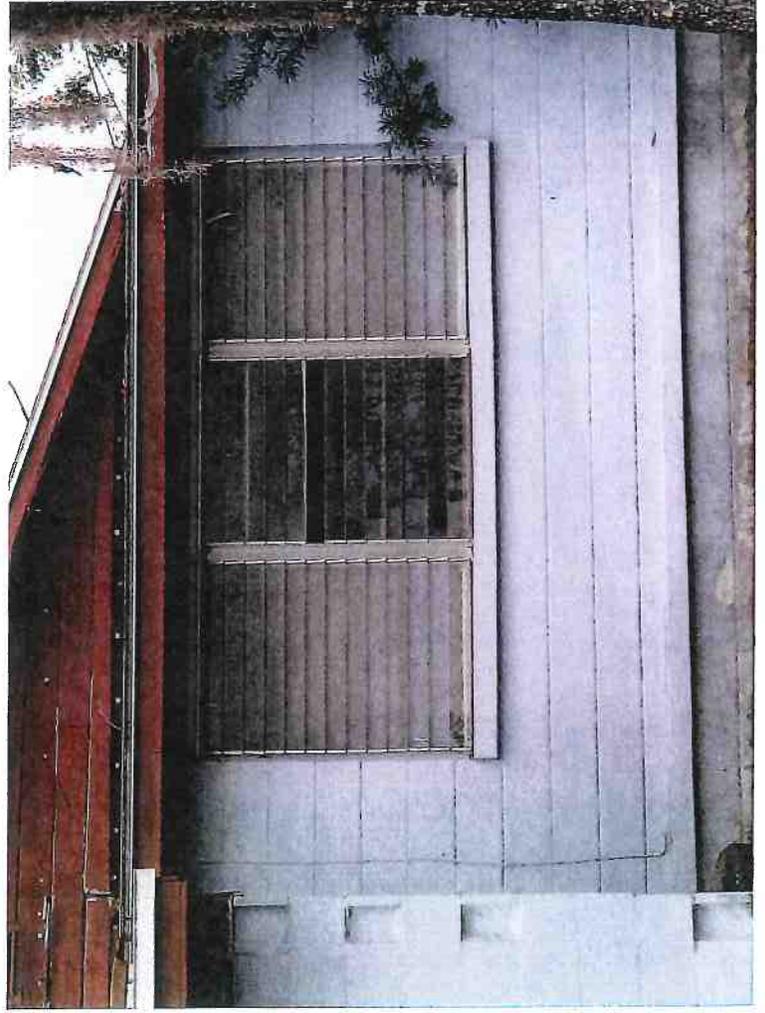
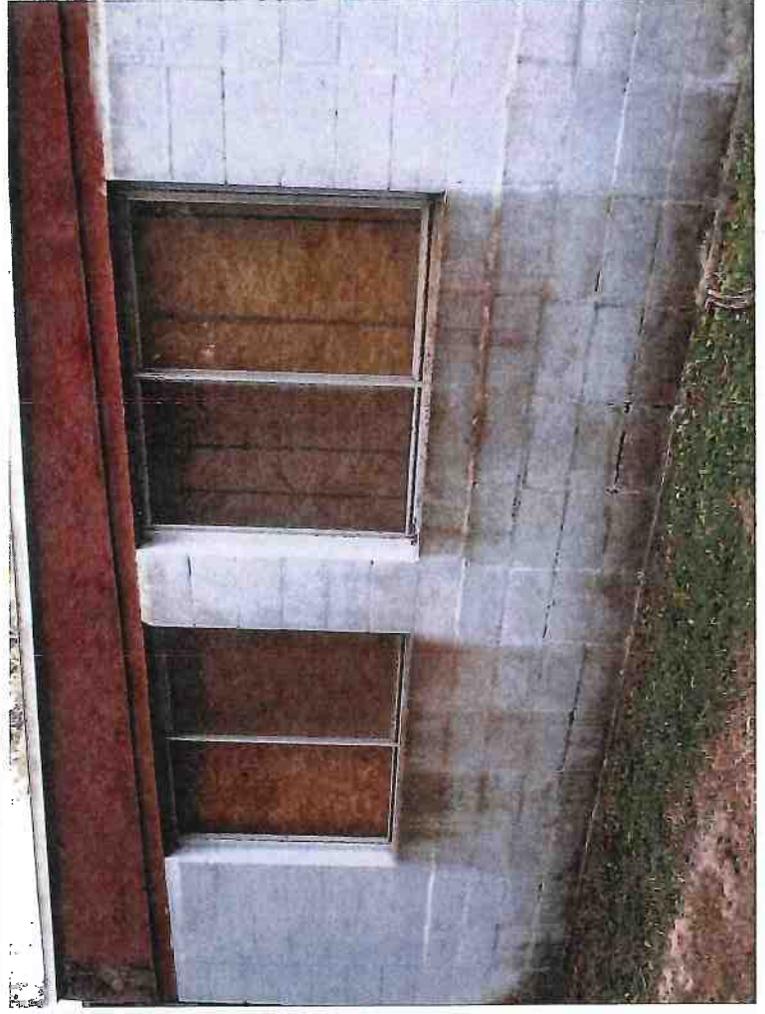
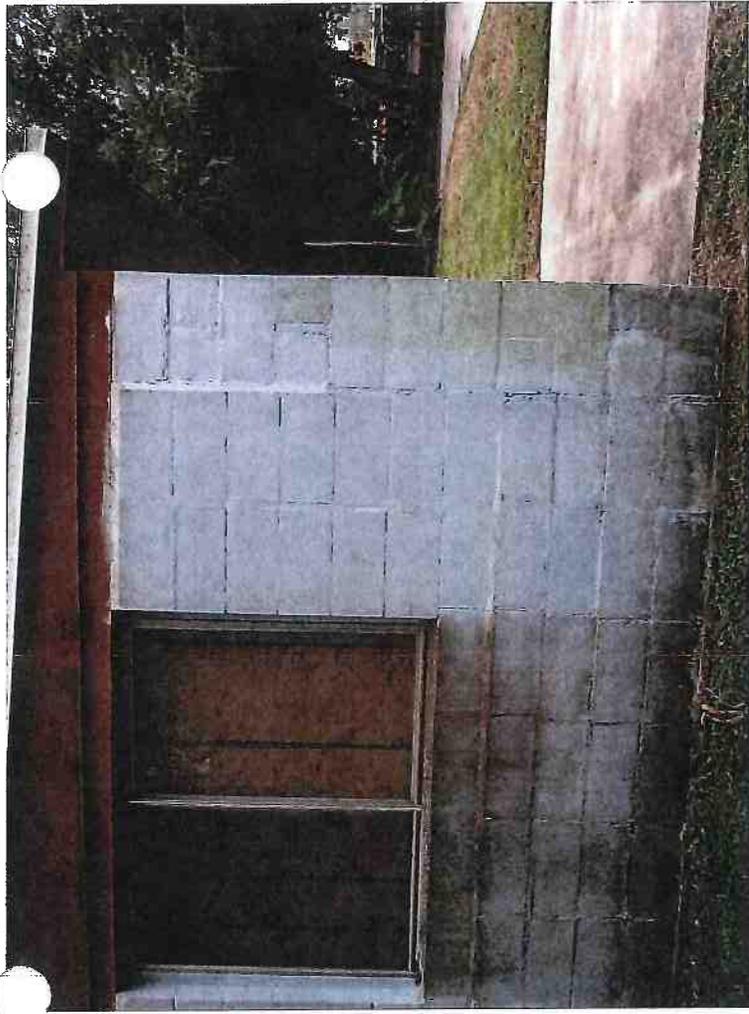
COD F2018-0151  
48 Grove Avenue  
December 20, 2018

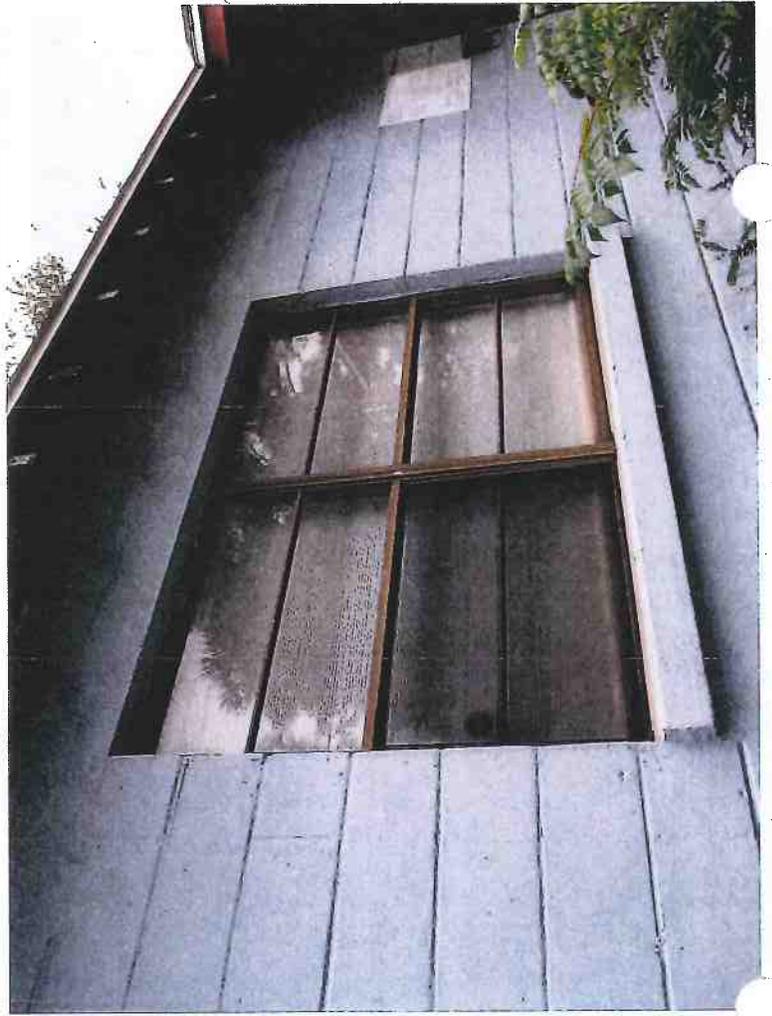
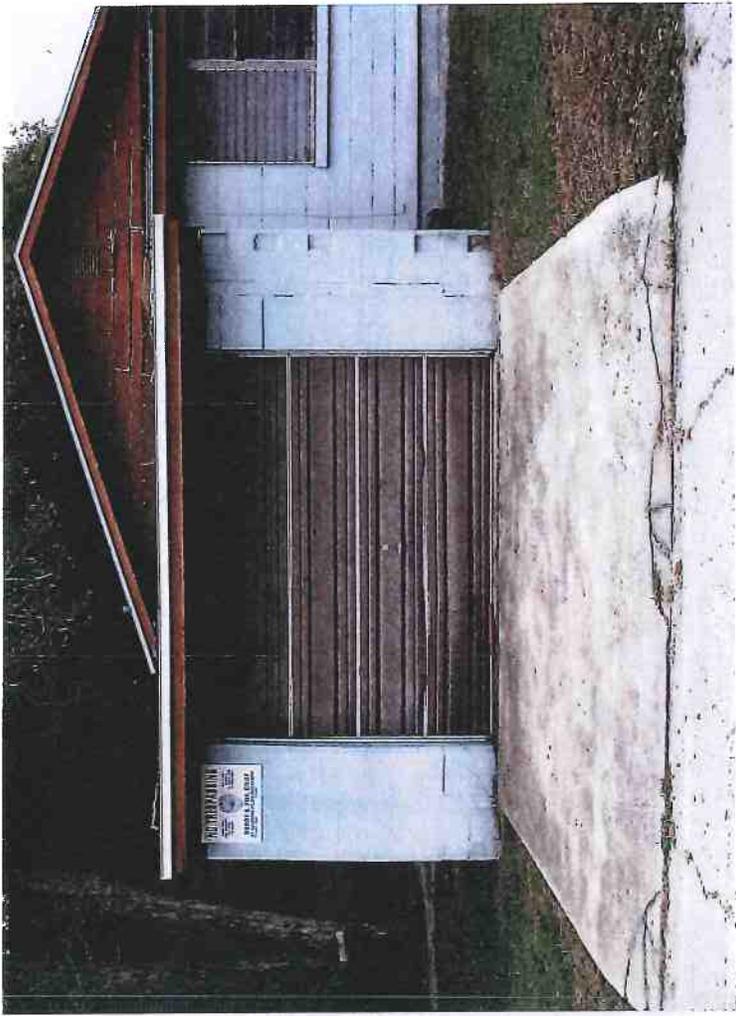
**LIST OF ATTACHMENTS:**

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











SAHS POLK CITY DIRECTORY RESEARCH

48 Grove Avenue

DATE(S)	NAME	PROFESSION
1955	Flossie Manucy	
1960	Mrs. Bessie M. Vaughn	
1965	Drayton Manucy	
1970	Drayton Manucy	
1975	Mrs. Flossie Manucy	
1979/1980	Mrs. Flossie Manucy	Retired
1984/1985	Tim Conner	Insurance agent
1990	Kevin Perry	
1995	Timothy Conner	
2000	Thomas M. McCarter	Upper management
Dec. 2006	Ryan D. Hughes	



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 BJ05152  
Recorder # \_\_\_\_\_  
Field Date 8/15/2006  
Form Date 9/18/2006  
FormNo 200608  
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

## GENERAL INFORMATION

Site Name (address if none) 48 Grove Avenue Multiple Listing (DHR only) \_\_\_\_\_  
Other Names \_\_\_\_\_ >> \_\_\_\_\_  
Survey or Project Name North City 2006 Suvey Survey# \_\_\_\_\_  
National Register Category Building(s)

## LOCATION & IDENTIFICATION

Address \_\_\_\_\_  
Street No. 48 Direction \_\_\_\_\_ Street Name Grove Street Type Avenue Direction Suffix \_\_\_\_\_

Cross Streets (nearest/ between) Loring/Dupont Ln.  
City / Town (within 3 miles) St. Augustine In Current City Limits? YES  
County St. Johns Tax Parcel #(s) \_\_\_\_\_  
Subdivision Name Kingsland Add. Block N/A Lot 33-34  
Ownership Private Individual  
Name of Public Tract (e.g., park) N/A  
Route to (especially if no street address) N/A

## MAPPING

USGS 7.5' Map Name \_\_\_\_\_ Publication Date \_\_\_\_\_ >> ST. AUGUSTINE;1988  
Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 7S ;30E ;18;UNSP  
Irregular Section Name: N/A  
Landgrant Mil y Quientas  
UTM: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_  
Plat or Other Map (map's name, location) St. Augustine

## DESCRIPTION

Style Masonry Vernacular Other Style N/A  
Exterior Plan Irregular Other Exterior Plan N/A  
Number of Stories 2  
Structural System(s) \_\_\_\_\_ >> Masonry - General  
Other Structural System(s) N/A  
Foundation Type(s) \_\_\_\_\_ >> Slab  
Other Foundation Types N/A  
Foundation Material(s) \_\_\_\_\_ >> Poured Concrete Footing  
Other Foundation Material(s) \_\_\_\_\_  
Exterior Fabric(s) \_\_\_\_\_ >> Block-concrete  
Other Exterior Fabric(s) N/A  
Roof Type(s) \_\_\_\_\_ >> Gable  
Other Roof Type(s) N/A  
Roof Material(s) \_\_\_\_\_ >> Composition shingles  
Other Roof Material(s) N/A  
Roof of Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> Not applicable  
Other Roof Secondary Structure(s) \_\_\_\_\_  
Number of Chimneys 0  
Chimney Material \_\_\_\_\_  
Other Chimney Material(s) N/A  
Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

89705152

## DESCRIPTION (continued)

Window Descriptions Jalousie, 2/2-LightMain Entrance Description (stylistic details) Central, Solid CorePorches: #open 1 #closed      #incised      Location(s) Main (South)Porch Roof Types(s) ShedExterior Ornament NoneInterior Plan UnknownOther Interior Plan N/ACondition Pair

### Structure Surroundings

Commercial:      Residential: MOSTly this categoryInstitutional:      Undeveloped:     Ancillary Features (Number / type of outbuildings, major landscape features)     Archaeological Remains (describe):     If archaeological remains are present, was an Archaeological Site Form completed?     Narrative Description (optional)     

## HISTORY

Construction year 1956Architect (last name first): UnknownBuilder (last name first): Unknown

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> <u>Unspecified;;;</u>			

### Structure Use History

Use      Year Use Started      Year Use Ended      >> Residence--private;1956;Other Structure Uses Continuation SheetOwnership History (especially original owner, dates, profession, etc.) Continuation Sheet

## RESEARCH METHODS

Research Methods      >> Examine local property recordsOther research methods     

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NOName of Local Register if Eligible     Individually Eligible for National Register? NOPotential Contributor to NR District? NOArea(s) of historical significance     >> Community planning & developmentOther Historical Associations See continuation sheetExplanation of Evaluation (required) See continuation sheet

# HISTORICAL STRUCTURE FORM

8SJ05152

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents:

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name (Last, First) Marder, Walt

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation \_\_\_\_\_

Is a Text-Only Supplement File Attached (Surveyor Only)? YES

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHPO's Evaluation of Resource

Date

FMSF Staffer:

Computer Entry Date:

### **REQUIRED PAPER ATTACHMENTS**

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

## **SJ05152-**

### **Supplementary Printout**

- > **USGS map name/year of publication or revision:**  
ST. AUGUSTINE;1988
  
- > **Township/Range/Section/Qtr:**  
7S ;30E ;18;UNSP
  
- > **Structural system(s):**  
Masonry - General
  
- > **Foundation types:**  
Slab
  
- > **Foundation materials:**  
Poured Concrete Footing
  
- > **Exterior fabrics:**  
Block-concrete
  
- > **Roof types:**  
Gable
  
- > **Roof materials:**  
Composition shingles
  
- > **Roof secondary structures (dormers etc):**  
Not applicable
  
- > **Change status/year changed/date noted/nature:**  
Unspecified;;;
  
- > **Original, intermediate, present uses/year started/year ended:**  
Residence—private;1956;
  
- > **Research methods:**  
Examine local property records
  
- > **Area(s) of historical significance:**  
Community planning & development
  
- > **Repositories: Collection/Housed/Accession#/Describe**
  
- > **[Other name(s)]:**

*GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION*

Opposite the Abbott Tract on the west side of San Marco is another historic neighborhood. The neighborhood extends from the south side of Grove Avenue to the south side of Old Mission (formerly St. Louis Avenue) between San Marco Avenue and US 1. It is composed of five historic subdivisions—Kingsland Addition, D.H. Cherry and Rohde subdivisions, the Masters Tract, and the Garnett Addition. According to the 1980 Historic Sites and Buildings Survey, this neighborhood has one of the highest concentrations of 19<sup>th</sup> century buildings in St. Augustine outside the colonial city.

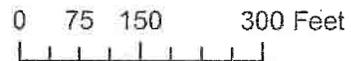
Kingsland Addition borders the San Marco Tract on the south and is concentrated along Grove Avenue. It is composed of most of a Mil y Quinientas grant conceded in 1807 by Governor Jose Coppinger to Juan Triay, a Minorcan. Captain John Masters, another Minorca and participant in the capture of Seminole Chief Osceola, subsequently acquired most of the Triay Grant. In 1875 Masters sold his holdings to Henry P. Kingsland, a banker from New York, New York. In 1887 the Kingsland Subdivision was recorded. It contains one of the greatest concentrations of 19<sup>th</sup> century buildings in the city and includes residences associated with the local cigar industry. It remains primarily residential with the exception of commercial uses along San Marco Avenue, Castillo Drive and US 1.

This one-story residence is located in the Kingsland Subdivision. It embodies the post-World War II development and architecture of the subdivision. It is an example of masonry vernacular construction. In Florida, most masonry vernacular buildings constructed before 1920 were brick. Since World War II concrete block has been the leading material used in Florida. During the 1930s Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. The mainly residential Masonry Vernacular buildings found in St. Augustine's post-World War II neighborhoods are usually one story in height and generally constructed of concrete block and less often of brick. They generally have a low pitched hip, gable or flat roof and a narrow porch or stoop.

The building's architectural features include a concrete slab foundation, a concrete block structural system and exterior finish, a gable roof and multi-light light jalousie windows. Property Appraiser records suggest a construction date of 1956. The building is not individually eligible for National Register designation. It is located in the North City Historic District which is proposed for listing as a district in the National Register but is out of character with the historical development and architecture of the district and is considered non-contributing.



North City Historic Architectural Survey  
St. Augustine, Florida  
Spring 2006



Kingsland Addition Subdivision

**48 Grove Avenue**

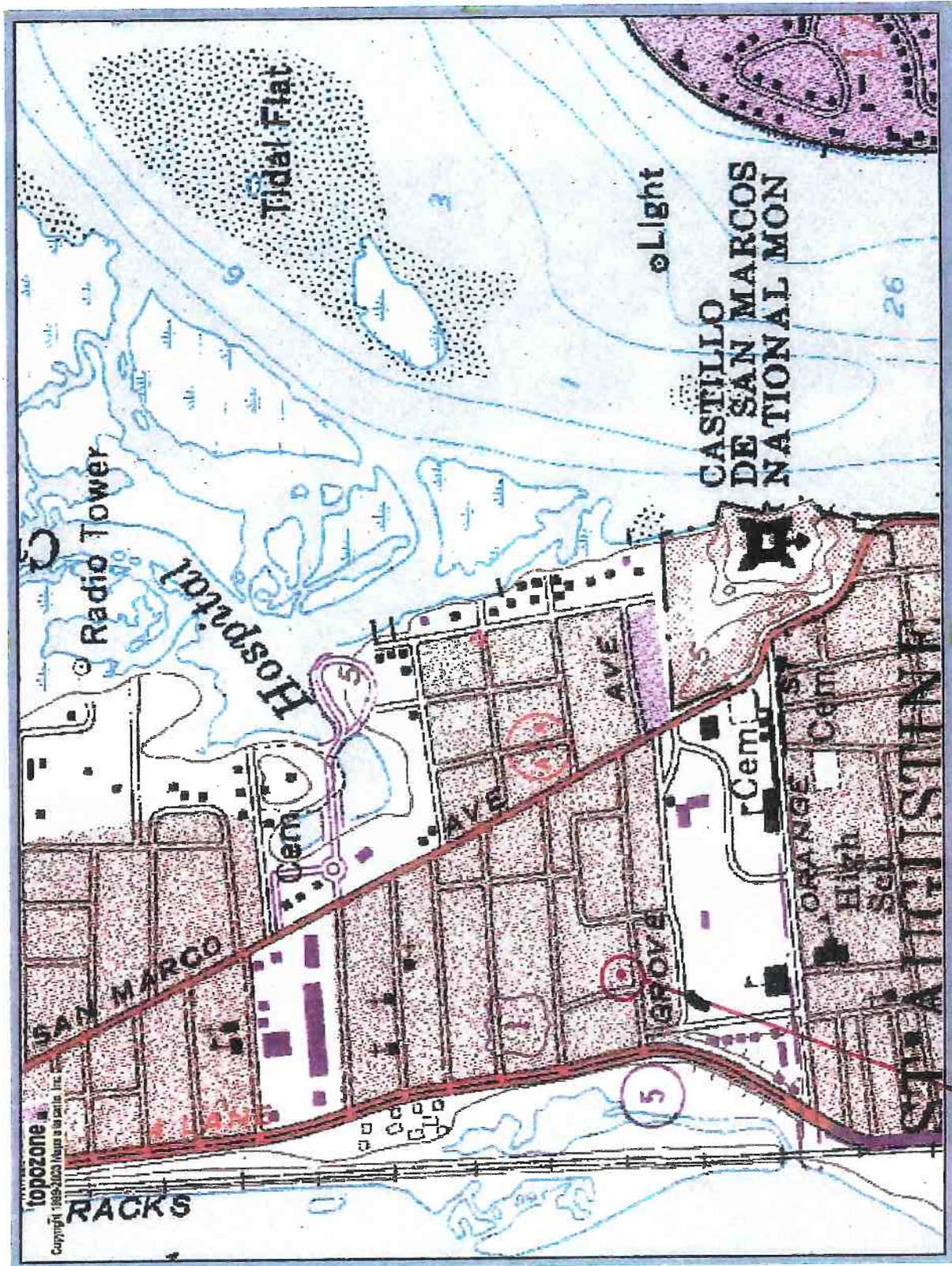
South 100 feet of Lots 33 and 34

 = Subdivision Boundary

 = Subject Property

 = Building Footprint

# NORTH CITY SURVEY AREA



FMSF NO: SJ5152  
48 GROVE AVE





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



RECEIVED  
OCT 30 2018  
Planning/Building Dept

- CERTIFICATE OF DEMOLITION**  
 **CERTIFICATE OF RELOCATION**

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2018-0157

Receipt No. 14716990 Meeting Date 12-20-18

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

1. NAME OF APPLICANT Adam Cowherd  
Business (if applicable) Sabio Marketing, LLC  
Address 7947 Juniper Dr.  
City Prairie Village State KS Zip 66208  
Daytime telephone 918-629-3032 Other phone/email 918-633-7434

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

2. NAME OF PROPERTY OWNER Adam & Noemi Cowherd  
Business (if applicable) Sabio Marketing, LLC.  
Address 9224 S. Braden Pl.  
City Tulsa State Ok Zip 74137  
Daytime telephone (required) 918-629-3032 Other phone 918-633-7434

3. PROJECT STREET ADDRESS 48 Grove Ave. St. Augustine, FL. 32084

4. LEGAL DESCRIPTION OF PROPERTY  
Lot 33,34 Block \_\_\_\_\_ Subdivision Kingsland Addn Parcel Number 194160 0000

5. DATE OF CONSTRUCTION 1956 Source: Zillow

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: New House

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building addition
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outbuilding/Accessory building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof structures (dormers, chimneys, etc.) Specify: <u>n/a</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porch/Deck/Balcony Specify: <u>n/a</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior finishes (stucco, masonry, siding) Specify: <u>n/a</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fenestration (arrangement of windows and doors)

B. Required submittals:

- Photographs and/or drawings of elevations and architectural features to be removed.
- Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

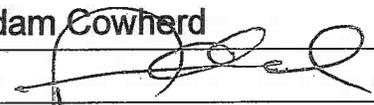
- A. Address or location where building is to be moved: n/a
- B. Estimated costs:
  - o Purchase price n/a
  - o Moving fee (prepared by a licensed and insured building mover) n/a
  - o Building rehabilitation n/a
- C. Required submittals:
  - Photographs of existing conditions including façade of the 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.)

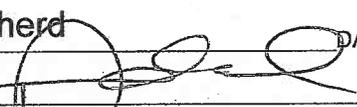
12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

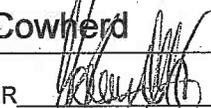
*In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.*

*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 Adam Cowherd DATE 10-24-2018  
SIGNATURE OF APPLICANT 

PRINT 1<sup>st</sup> OWNER'S NAME Adam Cowherd DATE 10-24-2018  
SIGNATURE OF 1<sup>st</sup> PROPERTY OWNER 

PRINT 2<sup>nd</sup> OWNER'S NAME Noemi Cowherd DATE 10-24-2018  
SIGNATURE OF 2<sup>nd</sup> PROPERTY OWNER 

PRINT 3<sup>rd</sup> OWNER'S NAME n/a DATE n/a  
SIGNATURE OF 3<sup>rd</sup> 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.

## 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 31<sup>st</sup> day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.



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OCT 30 2018

Planning/Building Dept.

**Owner's Authorization For Agent**

Tom Cowherd is/are hereby authorized TO ACT ON BEHALF OF Adam, Noemi Cowherd, 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] [Signature]  
Signature of Owner

Adam & Noemi Cowherd

Print Name of Owner

918-629-3032

Telephone Number

State of Kansas

County of Johnson

Signed and sworn before me on this 24<sup>th</sup> day of October, 2018.

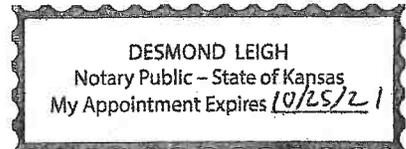
By Adam & Noemi Cowherd

Identification verified:

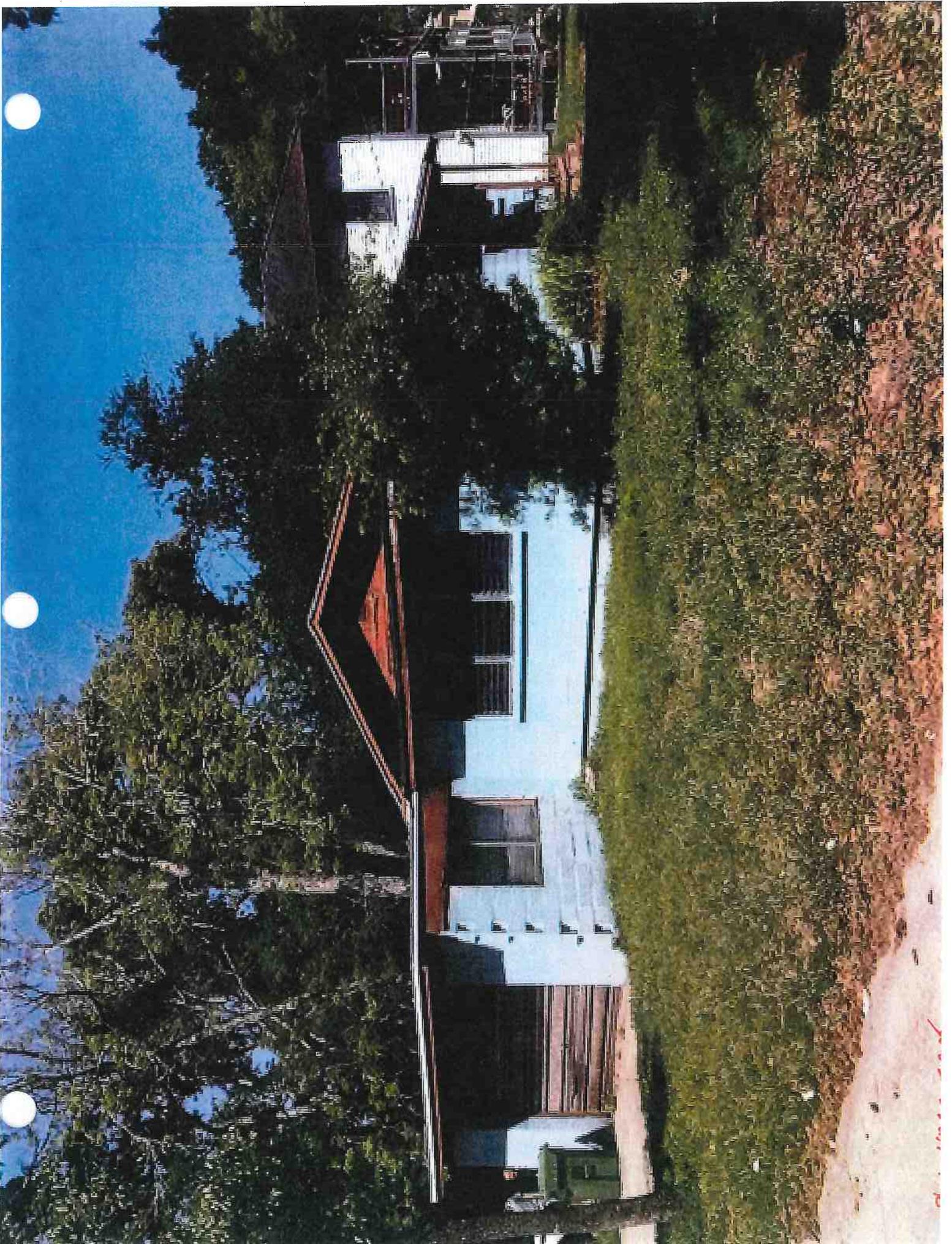
Oath sworn:  Yes  No

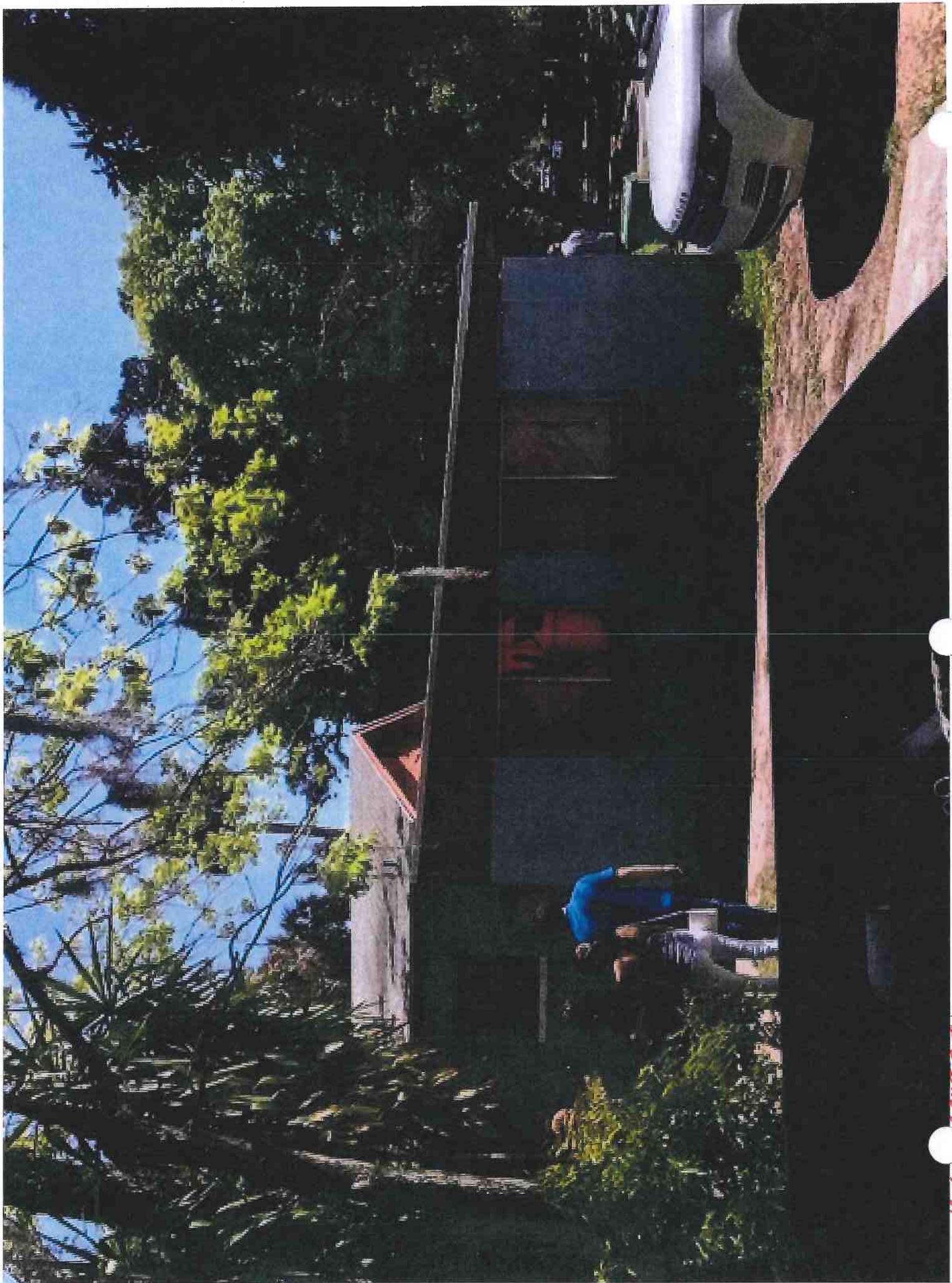
Notary Signature: [Signature]

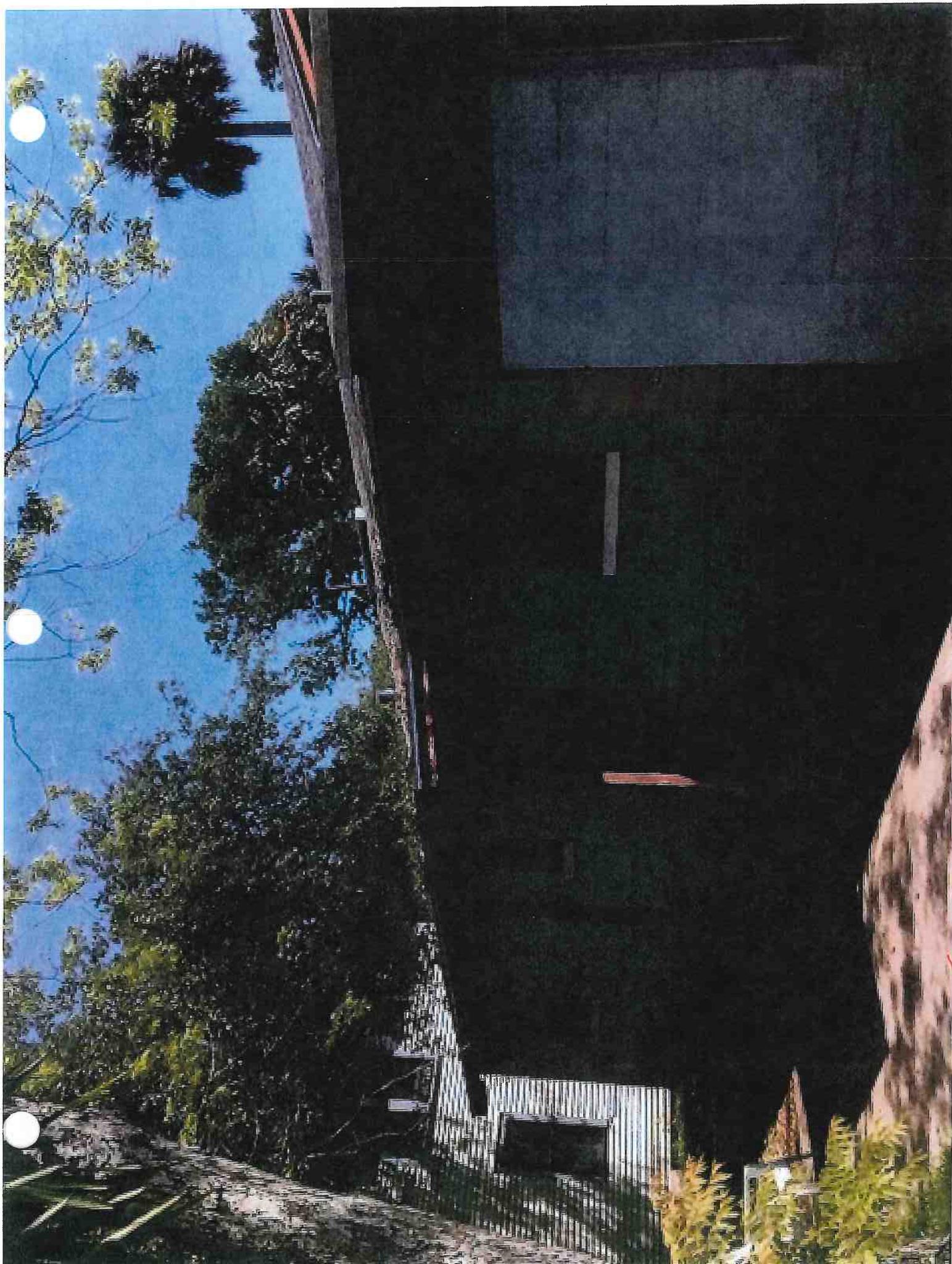
My Commission expires: 10/25/21











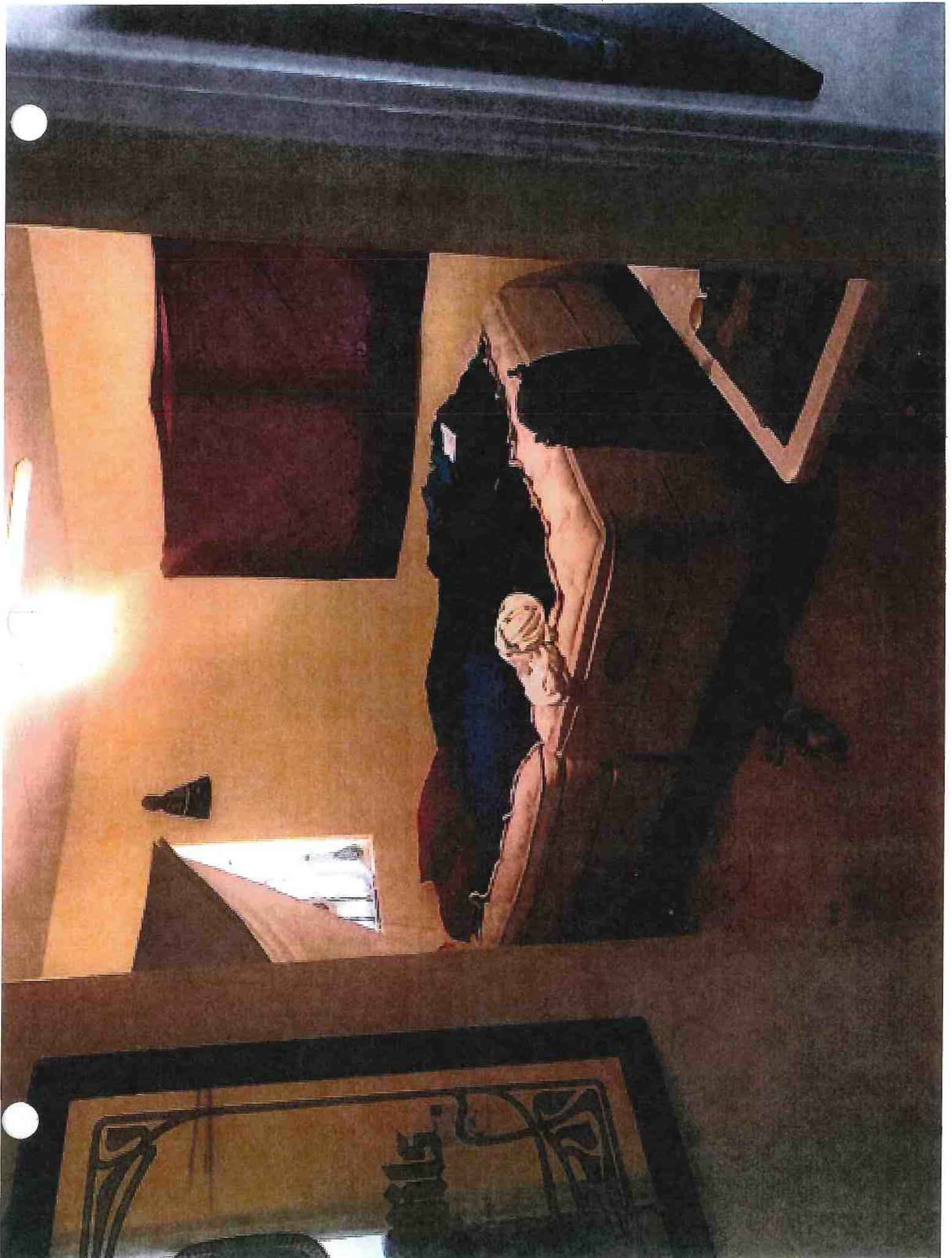


LONG ROAD 21 41





On Ascend Ave.



# familyhomeplans

*Better Living by Good Design*

Plan Number 59936 | Order Code: 00WEB  
 FamilyHomePlans.com  
 U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
[Click Here to Mirror Reverse Plan](#)



**Plan Number: 59936**

- 1540 Total Living Area
- 1640 Main Level
- 3 Bedrooms
- 2 Full Bath(s)
- 2 Car Garage
- 55' Wide x 55' Deep

**Available Foundation Types:**

- Crawlspace
- Stem Wall Slab

**Order Code: 00WEB**

- 1 Set: \$950.00
  - 5 Sets: \$1,015.00
  - Reproducible Set: \$1,200.00
  - PDF File: \$1,125.00
  - CAD File: \$1,680.00
  - Materials List: \$130.00
  - Mirror Reverse: \$55.00 per order
  - Right Reading (True) Reverse: \$150.00
- All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

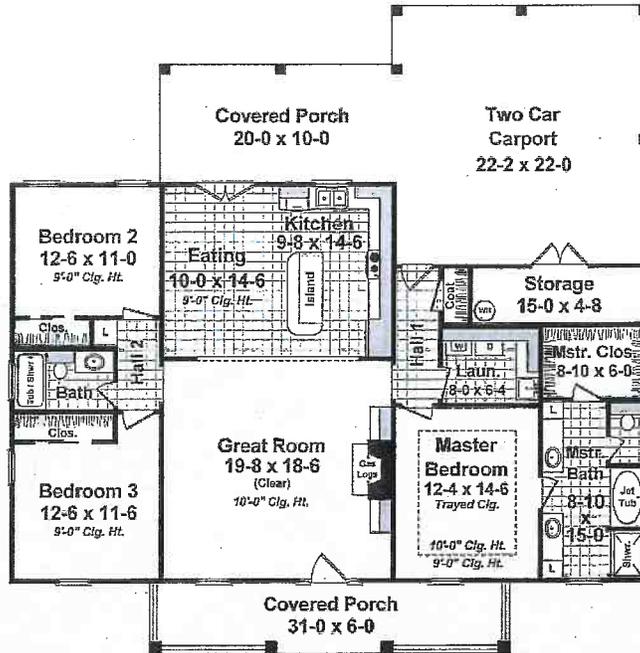
- Additional Sets: \$80.00



Plan Number 59936 | Order Code 00WEB | Front Elevation  
 FamilyHomePlans.com  
 U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
[Click Here to Mirror Reverse](#)

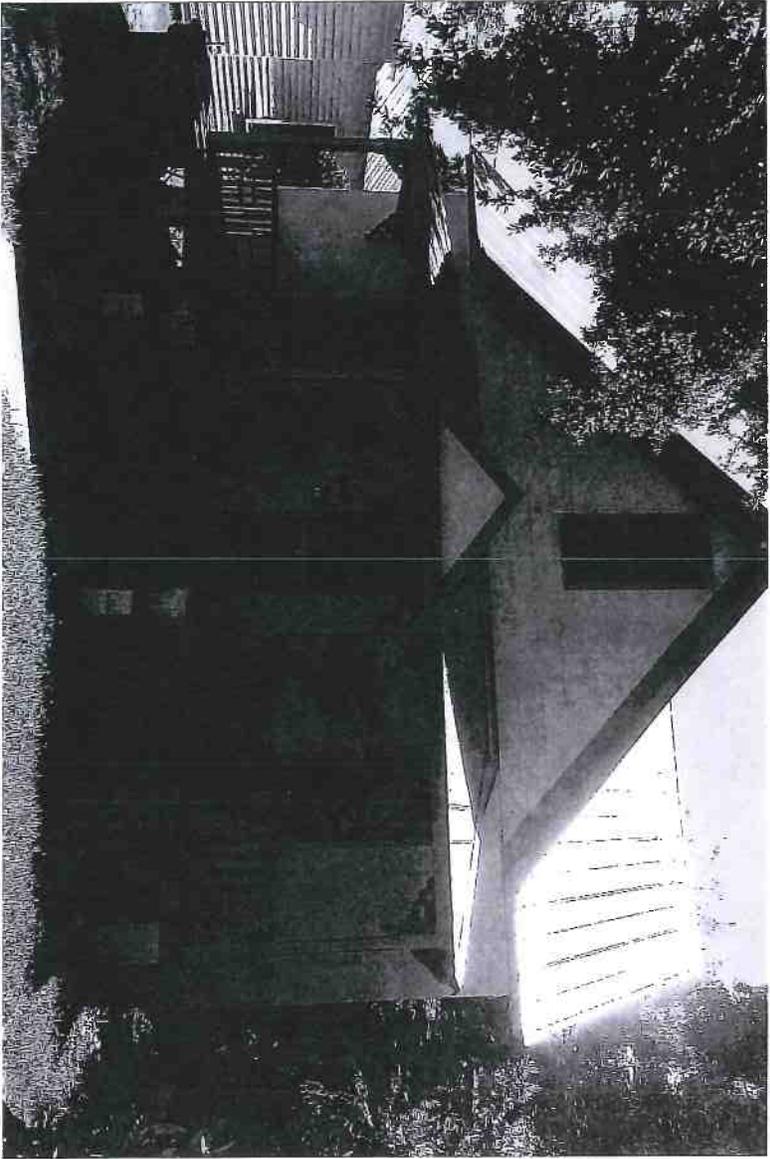
Save

*\* Sample Plan for New House we like. Similar style to house down road. (See figure 1\*)*



Plan Number 59936 | Order Code 00WEB | First Floor Plan  
 FamilyHomePlans.com  
 U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
[Click Here to Mirror Reverse](#)

*Sample Plan Cont.*



*Photo of house down road. Similar style Figure 1.*

**ARTICLES OF ORGANIZATION**  
**DOMESTIC LIMITED LIABILITY COMPANY**  
Document Number: 32101740002 Submit Date: 12/5/2016

**LIMITED LIABILITY COMPANY NAME**

The name of the Limited Liability Company is:  
SABIO MARKETING, LLC

**PRINCIPAL PLACE OF BUSINESS ADDRESS**

9224 S BRADEN PL  
TULSA, OK 74137 USA  
Email - adamtcowherd@yahoo.com

**EFFECTIVE DATE**

Effective Date:  
Same as filing date.

**DURATION**

Perpetual

**REGISTERED AGENT AND REGISTERED OFFICE ADDRESS**

Agent Name  
UNITED STATES CORPORATION AGENTS, INC.  
Address  
6400 AVONDALE DRIVE, SUITE 200  
OKLAHOMA CITY, OK 73116 USA

**ATTACHMENTS**

File Label	File Name and Path
Consent to use of name	Sabio Marketing, LLC Consent.pdf

**SIGNATURE**

I hereby certify that the information provided on this form is true and correct to the best of my knowledge and by attaching the signature I agree and understand that the typed electronic signature shall have the same legal effect as an original signature and is being accepted as my original signature pursuant to the Oklahoma Uniform Electronic Transactions Act, Title 12A Okla. Statutes Section 15-101, et seq.

Dated - 12/5/2016

Signature Names  
ADAM THOMAS COWHERD

[End Of Image]

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OCT 14 2016  
Planning/Building Dept.

RECEIVED

OCT 14 2016

Planning/Building Dept.

OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE  
OF  
LIMITED LIABILITY COMPANY**

*WHEREAS, the Articles of Organization of*

**SABIO MARKETING, LLC**

*an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.*

*NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.*

*IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.*



*Filed in the city of Oklahoma City this  
5th day of December, 2016.*

A handwritten signature in black ink, appearing to read "Mike Hunter".

*Secretary of State*



RECEIVED

OCT 14 2010

Planning/Building Dept.

# CONSENT TO USE OF NAME

TO: OKLAHOMA SECRETARY OF STATE  
421 N.W. 13th, Suite 210  
Oklahoma City, Oklahoma 73103  
(405) 522-2520

I hereby execute the following consent to the use of same name or indistinguishable name pursuant to the provisions of Title 18, Section 1141.1 or Section 2008.2b or Title 54, Section 500-108A, whichever is applicable:

1. Name of consenting business entity:  
SABIO MARKETING, INC.

2. State or jurisdiction of formation of consenting business entity: OKLAHOMA

3. Business entity is a: (PLEASE CHECK ONE)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Limited Liability Company     |
| <input type="checkbox"/> Limited Partnership    | <input type="checkbox"/> Limited Liability Partnership |
| <input type="checkbox"/> Trade Name             | <input type="checkbox"/> Other                         |

4. Name of proposed business entity to which this consent is being given:  
SABIO MARKETING, LLC.

5. State or jurisdiction of formation of business entity receiving consent: OKLAHOMA

6. In the event the consenting name is identical to the proposed name, the consenting entity is about to: (PLEASE CHECK ONE)

- |   |  |
|---|--|
| <input type="checkbox"/> Change its name        | <input checked="" type="checkbox"/> Cease to do business |
| <input type="checkbox"/> Withdraw from Oklahoma | <input type="checkbox"/> Be wound up                     |

The consent to use of name must be signed by the authorized person(s) of the consenting business entity.

Signed this 11 day of NOVEMBER, 2010 by:

\_\_\_\_\_  
Signature

ADAM T. COWHERD  
\_\_\_\_\_  
Printed Name

PRESIDENT CEO OWNER  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

ADAMT COWHERD  
\_\_\_\_\_  
Printed Name

PRESIDENT CEO OWNER  
\_\_\_\_\_  
Title

## Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

### SABIO MARKETING, LLC

#### Details

Filing Number: 3512587791  
Name Type: Legal Name  
Status: Active   
Corp type: Domestic Limited Liability Company  
Jurisdiction: Oklahoma  
Formation Date: 5 Dec 2016

#### Registered Agent Information

Name: UNITED STATES CORPORATION AGENTS, INC.  
Effective: 5 Dec 2016  
Address: 6400 AVONDALE DRIVE  
SUITE 200  
City, State , ZipCode: OKLAHOMA CITY OK 73116

[View Entity Detail](#)

[File a Document](#)

[Order Documents](#)

[New Search](#)



# St. Johns County, FL

## Quick Links

- [My Tax Bill](#)
- [Tax Estimator](#)

## 2018 TRIM Notice

- [2018 TRIM Notice](#)

## 2017 TRIM Notice

- [2017 TRIM Notice](#)

## Summary

Parcel ID 1941600000  
 Location Address 48 GROVE AVE  
 SAINT AUGUSTINE 32084-0000  
 Neighborhood Kingsland Addition (604)  
 Tax Description\* KINGSLAND ADDN S100FT OF LOTS 33 & 34 OR4543/1828  
 \*The Description above is not to be used on legal documents.  
 Property Use Code Single Family (0100)  
 Subdivision Kingsland Tract Corrected Map  
 Sec/Twp/Rng 18-7-30  
 District City of St Augustine (District 452)  
 Millage Rate 20.2171  
 Acreage 0.200  
 Homestead N

## View Map

## Owner

Owner Name Sabio Marketing LLC 100%  
 Mailing Address 9224 S BRADEN PL  
 TULSA, OK 74137-0000

## Valuation

	2019
Building Value	\$52,977
Extra Features Value	\$0
Total Land Value	\$194,376
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$247,353
Total Deferred	\$0
Assessed Value	\$247,353
Total Exemptions	\$0
Taxable Value	\$247,353

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$52,977	\$0	\$194,376	\$0	\$0	\$247,353	\$247,353	\$0	\$247,353
2017	\$52,977	\$0	\$194,376	\$0	\$0	\$247,353	\$232,650	\$14,703	\$232,650
2016	\$48,074	\$0	\$170,079	\$0	\$0	\$218,153	\$211,500	\$6,653	\$211,500
2015	\$41,205	\$0	\$153,881	\$0	\$0	\$195,086	\$192,273	\$2,813	\$192,273
2014	\$35,086	\$0	\$139,708	\$0	\$0	\$174,794	\$174,794	\$0	\$174,794
2013	\$35,962	\$0	\$139,708	\$0	\$0	\$175,670	\$165,211	\$10,459	\$165,211
2012	\$33,749	\$0	\$116,443	\$0	\$0	\$150,192	\$150,192	\$0	\$150,192
2011	\$35,318	\$0	\$129,382	\$0	\$0	\$164,700	\$164,700	\$0	\$164,700
2010	\$36,103	\$0	\$143,757	\$0	\$0	\$179,860	\$179,860	\$0	\$179,860

## Building Information

Building 1  
 Actual Area 1742  
 Roof Structure Gable Hip  
 Roof Cover Composite Shingle

Conditioned Area 1156  
 Actual Year Built 1956  
 Use Single Family Residence  
 Style 01  
 Class N  
 Exterior Wall Concrete Block

Interior Flooring Pine Wood  
 Interior Wall Plaster  
 Heating Type Air Duct  
 Heating Fuel  
 Air Conditioning Central  
 Baths 1

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1156	1156
FINISHED OPEN PORCH	0	24
UNFINISHED GARAGE	0	320
PATIO	0	218
FINISHED OPEN PORCH	0	24
Total SqFt	1156	1742

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	89	100	89	EF	\$194,376

**Sales**

Recording		Instrument						Grantor	Grantee
Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved		
5/8/2018	5/4/2018	\$216,500.00	WD	4543	1828	Q	I	CONNOR TIMOTHY R ETAL	SABIO MARKETING LLC
4/13/2018	4/6/2018	\$0.00	OI	4531	182	U	I	FEDERAL NATIONAL MORTGAGE ASSOCIATION	CONNOR TIMOTHY R ETAL
12/1/2017	12/1/2017	\$0.00	DM	4470	499	U	I	CONNOR ITMOTHY	CONNOR TIMOTHY R ETAL
1/25/2017	1/24/2017	\$0.00	LP	4321	1879	U	I	FEDERAL NATIONAL MORTGAGE ASSOCIATION	CONNOR TIMOTHY R, MELISSA T
6/10/2015	6/8/2015	\$0.00	OI	4040	397	U	I	JPMORGAN CHASE BANK NA	CONNOR TIMOTHY R, MELISSA T
4/17/2015	4/14/2015	\$0.00	LP	4014	1772	U	I	JPMORGAN CHASE BANK NA	CONNOR TIMOTHY R, MELISSA T
	5/1/1987	\$0.00		744	1113	U	I		CONNOR TIMOTHY R, MELISSA T
	5/1/1984	\$35,000.00		644	795	Q	I		
	7/1/1981	\$0.00		500	255	U	I		

**Area Sales Report**

[Recent Sales in Area](#)

**Clerk of Court**

[Clerk of Court](#)

**Tax Collector**

[My Tax Bill](#)

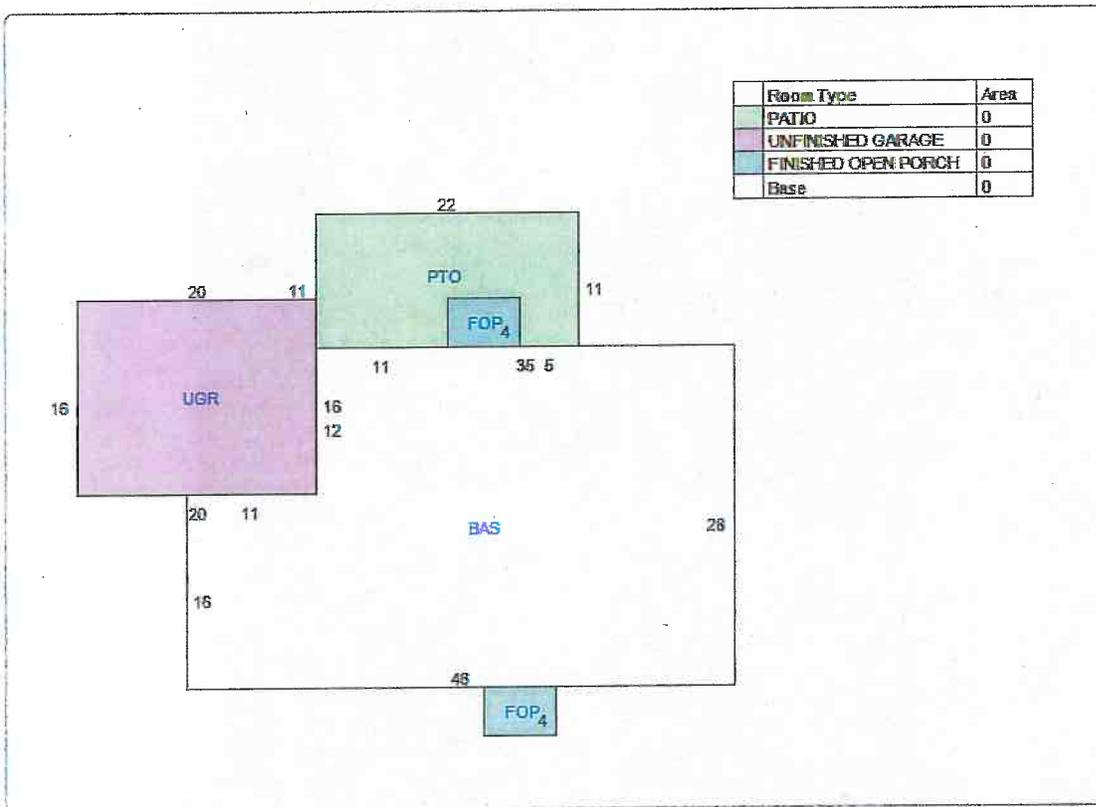
**Tax Estimator**

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions, Extra Features.

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

Last Data Upload: 11/23/2018, 10:47:00 PM



Overview



Legend

- Parcels
- Cities

Date created: 11/26/2018  
 Last Data Uploaded: 11/23/2018 10:47:00 PM

Developed by Schneider  
 GEOSPATIAL

## HARB WRITTEN RESPONSE FORM

Meeting Date: December 20, 2018

Item on Agenda: 8 (a)

Property Address: 48 Grove Street

Applicant's Name: Sabio Marketing, LLC

BDAC File Number: 2018-0151

---

Total Number Sent: 16

8 In Favor

0 Opposed

2 Had Comments



**LEGAL NOTICE OF PUBLIC HEARING**



**RECEIVED**  
**DEC 19 2018**  
Planning/Building Dept.

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE HISTORIC ARCHITECTURAL REVIEW BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **THURSDAY, DECEMBER 20, 2018.** THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM, 1<sup>ST</sup> FLOOR,** WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

**CERTIFICATE OF DEMOLITION**

To request a Certificate of Demolition to demolish a building constructed in 1956 that is recorded in the Florida Master Site File and does not contribute to the North City National Register District for a property located at 48 Grove Street and described by the St. Johns County Property Appraiser by legal description as Kingsland Addn S100FT of Lots 33 & 34 OR4543/1828 PIN194160-0000.

**APPLICANT'S NAME: Sabio Marketing LLC**  
**APPLICATION NUMBER: 2018-0151**

*In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by HARB 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 application 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; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.*

To obtain additional information regarding this application, contact the Planning and Building Department at 904-825-1065. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, **no later than Wednesday December 19, 2018.**

**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**

\_\_\_\_\_ IN FAVOR OF APPLICATION

\_\_\_\_\_ OPPOSED TO APPLICATION

COMMENTS:

*Great Idea!*

*Tear her down, put something back that ties in with the neighbor hood decor*

*Robert E. Griffin*  
SIGNATURE

*Robert E Griffin*  
PRINT NAME

*46 Grove Ave*  
ADDRESS

2018-0151 48 Grove Street



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**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**

IN FAVOR OF APPLICATION  OPPOSED TO APPLICATION

COMMENTS: In favor, but concerned about construction that will replace it. I hope they are required to build something more in keeping with the neighborhood.

Linda Trumble  
SIGNATURE

LINDA TRUMBLE  
PRINT NAME

7 Loring ST  
ADDRESS

mailing address:



Mrs. Linda C. Trumble  
1923 Cherokee Trl  
Lakeland, FL 33803

2018-0151 48 Grove Street



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Planning/Building Dept.

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**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**



IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE

Adam Lowford

PRINT NAME

(SABIO MARKETING, LLC)

48 GROVE STREET

ADDRESS

2018-0151 48 Grove Street



**LEGAL NOTICE OF PUBLIC HEARING**



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**DEC 10 2018**

Planning/Building Dept.

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**APPLICANT'S NAME: Sabio Marketing LLC**

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**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trisha Karjalainen  
SIGNATURE

Trisha Karjalainen  
PRINT NAME

54 Grove Ave St. Aug 32084  
ADDRESS

2018-0151 48 Grove Street



**LEGAL NOTICE OF PUBLIC HEARING**



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**DEC 10 2018**

Planning/Building Dept.

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE HISTORIC ARCHITECTURAL REVIEW BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **THURSDAY, DECEMBER 20, 2018**. THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM, 1<sup>ST</sup> FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:**

**CERTIFICATE OF DEMOLITION**

To request a Certificate of Demolition to demolish a building constructed in 1956 that is recorded in the Florida Master Site File and does not contribute to the North City National Register District for a property located at 48 Grove Street and described by the St. Johns County Property Appraiser by legal description as Kingsland Addn S100FT of Lots 33 & 34 OR4543/1828 PIN194160-0000.

**APPLICANT'S NAME: Sabio Marketing LLC**  
**APPLICATION NUMBER: 2018-0151**

*In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by HARB 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 application 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; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.*

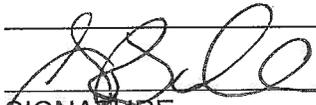
To obtain additional information regarding this application, contact the Planning and Building Department at 904-825-1065. Please mail or deliver this reponse form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, **no later than Wednesday December 19, 2018.**

**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**

IN FAVOR OF APPLICATION  OPPOSED TO APPLICATION

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
SIGNATURE  
56 GROVE AVE  
ADDRESS

Sabrina Tillman  
PRINT NAME

2018-0151 48 Grove Street



**LEGAL NOTICE OF PUBLIC HEARING**



RECEIVED

DEC 10 2018

Planning/Building Dept.

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**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**

IN FAVOR OF APPLICATION  OPPOSED TO APPLICATION

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Linda T. Brent (Hbcondes)* Linda T. Brent  
SIGNATURE PRINT NAME

39 Grove Ave  
ADDRESS

2018-0151 48 Grove Street



**LEGAL NOTICE OF PUBLIC HEARING**



NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE HISTORIC ARCHITECTURAL REVIEW BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **THURSDAY, DECEMBER 20, 2018.** THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM, 1<sup>ST</sup> FLOOR,** WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

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**RECEIVED**

**DEC 06 2018**

Planning/Building Dept.

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**APPLICATION NUMBER: 2018-0151**

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**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS: \_\_\_\_\_

*Would like the rebuilt architecture to be within the current uptown older city style, not modern.*

SIGNATURE

Robert Bronson  
PRINT NAME

*4 Loring St.*  
ADDRESS

2018-0151 48 Grove Street



**LEGAL NOTICE OF PUBLIC HEARING**



RECEIVED  
DEC 04 2018  
Planning/Building Dept

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**SURROUNDING PROPERTY OWNER**

**RESPONSE FORM**

IN FAVOR OF APPLICATION

OPPOSED TO APPLICATION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE

PRINT NAME

ADDRESS

2018-0151 48 Grove Street

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**CITY OF ST AUGUSTINE  
PO BOX 210**

**SAINT AUGUSTINE, FL 32085**

ACCT: 15560  
AD# 0003120162-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

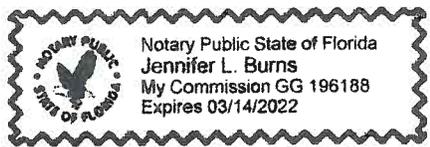
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 48 Grove Avenue**. was published in said newspaper on **12/10/2018**.

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

Sworn to and subscribed before me this DEC 10 2018 day of

by *[Signature]* who is personally known to me or who has produced as identification

*Jennifer L. Burns*  
(Signature of Notary Public)



**NOTICE OF  
PUBLIC HEARING**

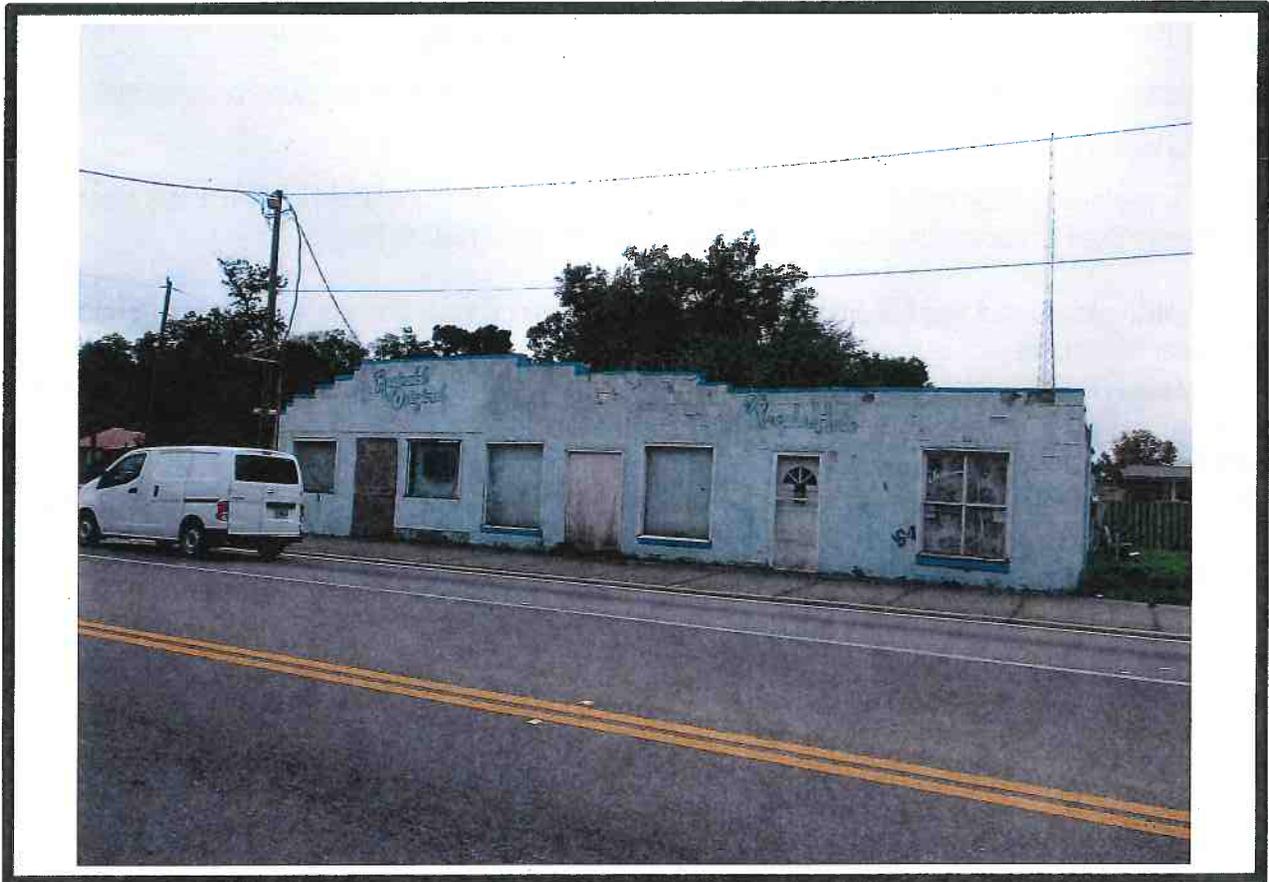
Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at 1:00 PM, Thursday, December 20, 2018, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:  
CERTIFICATE OF DEMOLITION TO DEMOLISH A BUILDING CONSTRUCTED IN 1956 THAT IS RECORDED IN THE FLORIDA MASTER SITE FILE AND DOES NOT CONTRIBUTE TO THE NORTH CITY NATIONAL REGISTER DISTRICT; KINGSLAND ADDN S100FT OF LOTS 33 & 34 OR4543/1828; also known as 48 Grove Avenue.  
APPLICANT'S NAME: Sabio Marketing, LLC  
SUBMITTED BY CITY CLERK'S OFFICE

0003120162 December 10, 2018



CITY OF  
**ST. AUGUSTINE**  
EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for December 20, 2018 Meeting



Application F2018-0162

Address: 241 West King Street

Mathew Pennington – Applicant

Lincolnville Properties LLC – Owner

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

Architectural Style: Masonry Vernacular	Florida Master Site File: 8SJ3645
National Register: N/A	Construction date: 1946
Archaeology Zone: N/A	Zoning District: CM-2
Parcel number: 111560 0010	
Agenda Item:	Previous Action(s): N/A

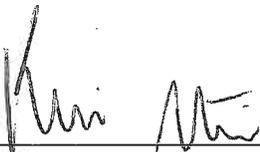
**STAFF SUMMARY AND ANALYSIS:**

The applicant is presenting a Certificate of Demolition to demolish a structure constructed in 1946 that is recorded in the Florida Master Site File but that is not listed on the National Register of Historic Places.

- A condition assessment was not provided but is not required since the building is not located in a National Register District. No information was provided on a replacement structure.
- The Master Site File states that the building could not contribute to a National Register District if one were created and could not be listed on the National Register individually. It also states that the building does not have historic or architectural significance.
- Based on the Sanborn Map, the building appears to have had a front porch and a rear addition, both of which have been removed at an unknown time. Another addition has been added, again at an unknown time.
- No known significant historic connection was found.
- The roof of the building and sections of the rear walls have collapsed.

**STAFF RECOMMENDATION:**

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve a Certificate of Demolition for 241 West King Street.**



Kelli Mitchell, Historic Preservation Planner

COD F2018-0162  
241 West King Street  
December 20, 2018

**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 appears to have been constructed in 1946. It is recorded on the Florida Master Site File and is not located in a National Register Historic District.

The application requirements have been sufficiently met.

**DEMOLITION REVIEW CRITERIA (AGHP):**

---

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** Not Applicable.
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building contributes to the streetscape and has a similar mass and scale as surrounding buildings.
- 3. The impact of the loss of the structure on the streetscape.** Demolition of the building would negatively impact the streetscape, which has no vacant lots in the immediate vicinity.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** No information was provided about a replacement structure. There are no vacant lots in the immediate vicinity and having a vacant lot could negatively impact the visual continuity of the area.
- 5. The historical or cultural merit of the structure.** The building is recorded in the Florida Master Site File but is not listed on the National Register of Historic Places. According to the Master Site File, the building would not be eligible to be listed on the National Register, either as part of a district or individually.  
  
Former tenants/owners include William Thompson, Jim's Market, Lance of Jacksonville, Earl's Laundry and Dry Cleaners, Charles Smith, Graham's Department Store, Junior League Thrift Store, Roth Palm Barber Shop, Royal Palm Game Room, Wells Barber Shop, Westside Game Room, King Street Night Club, Reginald's Originals, Peeples Designers Hats and More, and Covil. Sheila.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The Florida Master Site File states the building could not contribute to a National Register District if one were created and could not be listed individually. The file also states that the building has no historical or architectural significance.
- 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 Masonry Vernacular style, which is common in St. Augustine.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The building is an example of the Masonry Vernacular style, which is common in St. Augustine, and has no architectural details or construction method that would be difficult to replicate.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The building does not represent a unique style or design method that would be difficult to reproduce. Also, multiple walls and the roof have collapsed, suggesting that the building is in disrepair.
- 10. The justification for the proposed demolition.** No justification was given.

**UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:**

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

Is applicant entitled to a Certificate of Demolition independent of any hardship?  Yes  No  
Did applicant submit evidence of undue economic hardship?  Yes  No

---

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

(Materials submitted by applicant noted with a checked box)

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

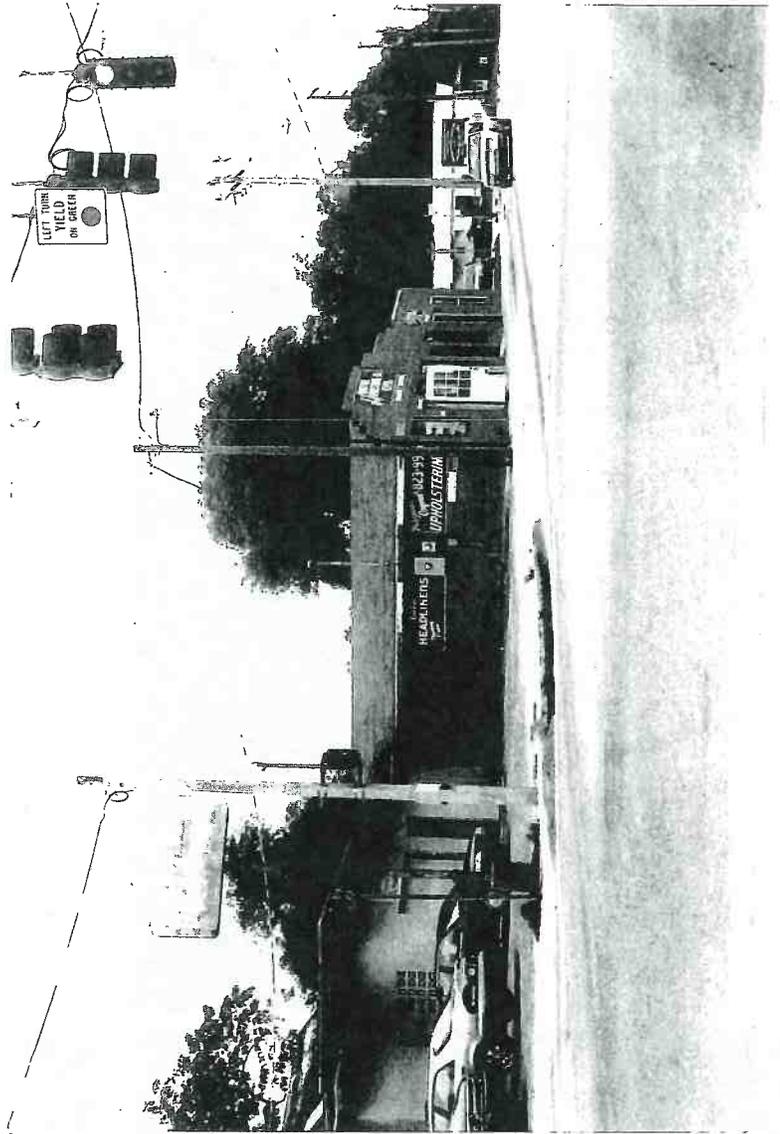
Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination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

Additional information requested by HARB as per above:

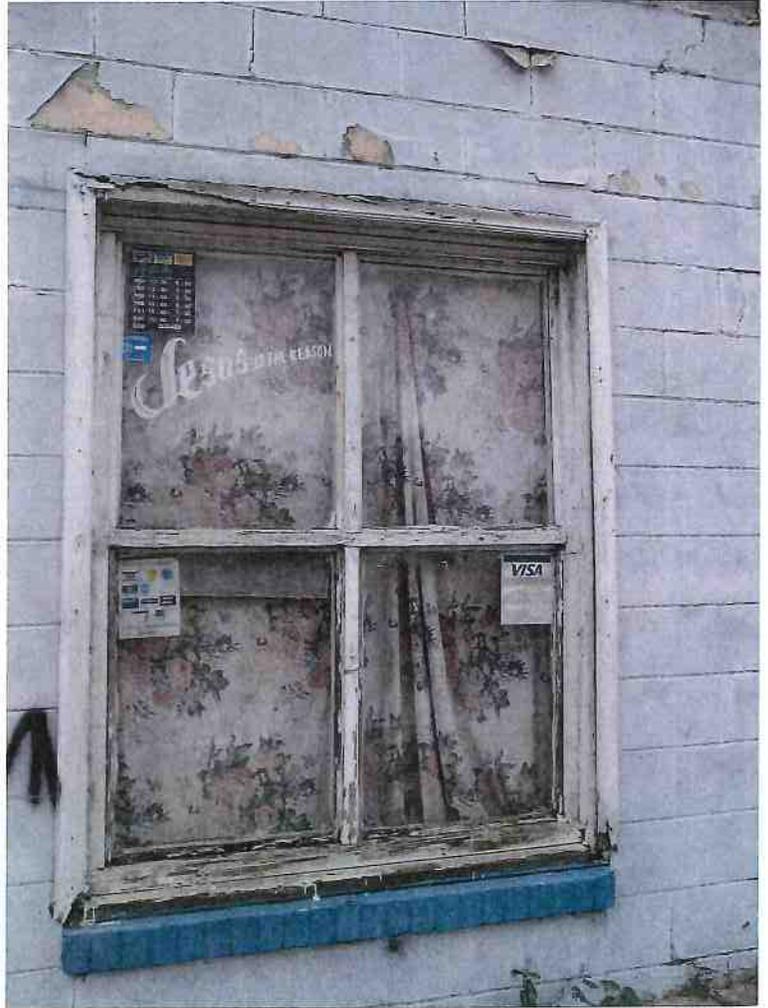
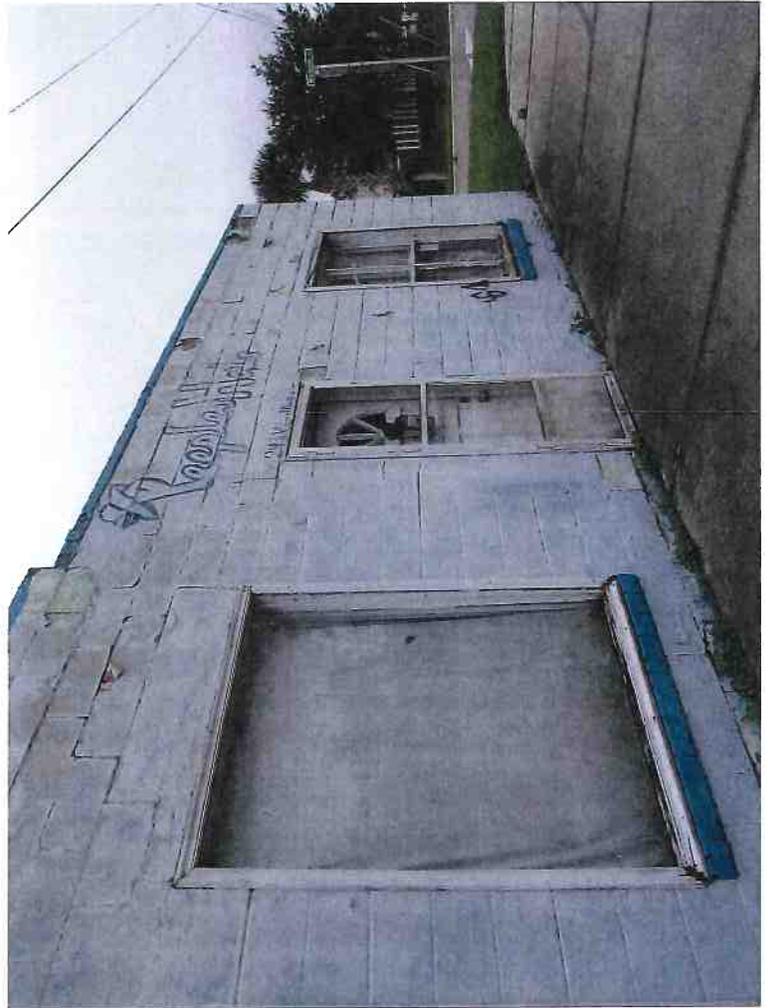
COD F2018-0162  
241 West King Street  
December 20, 2018

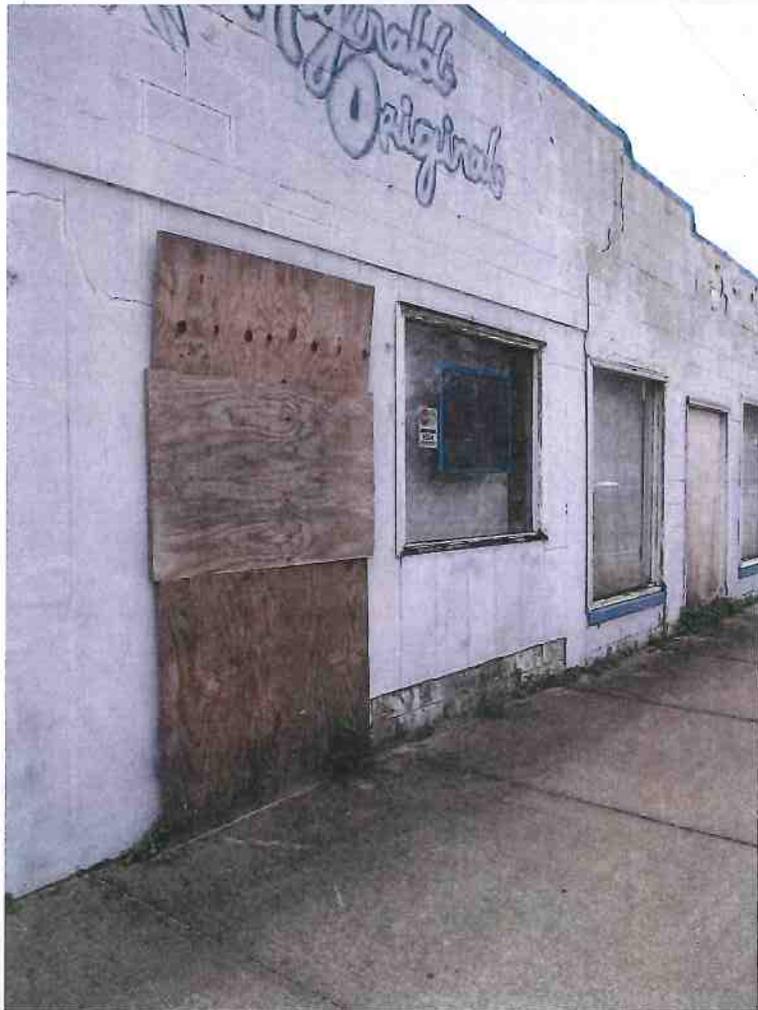
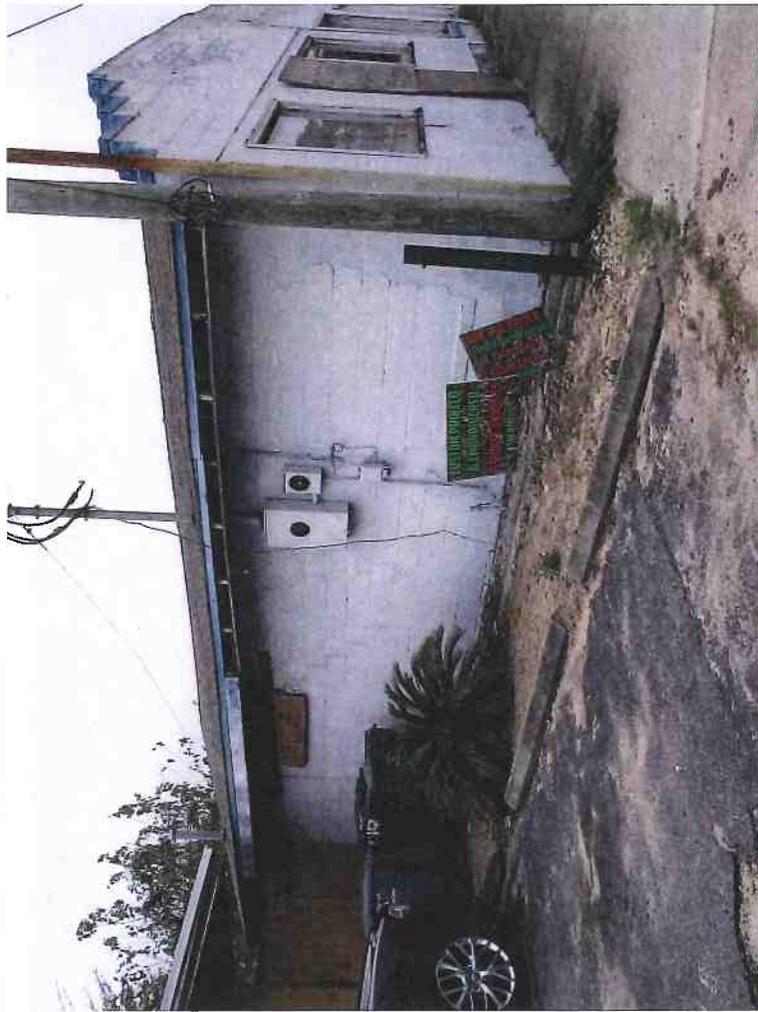
**LIST OF ATTACHMENTS:**

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











SAHS POLK CITY DIRECTORY RESEARCH

241 West King

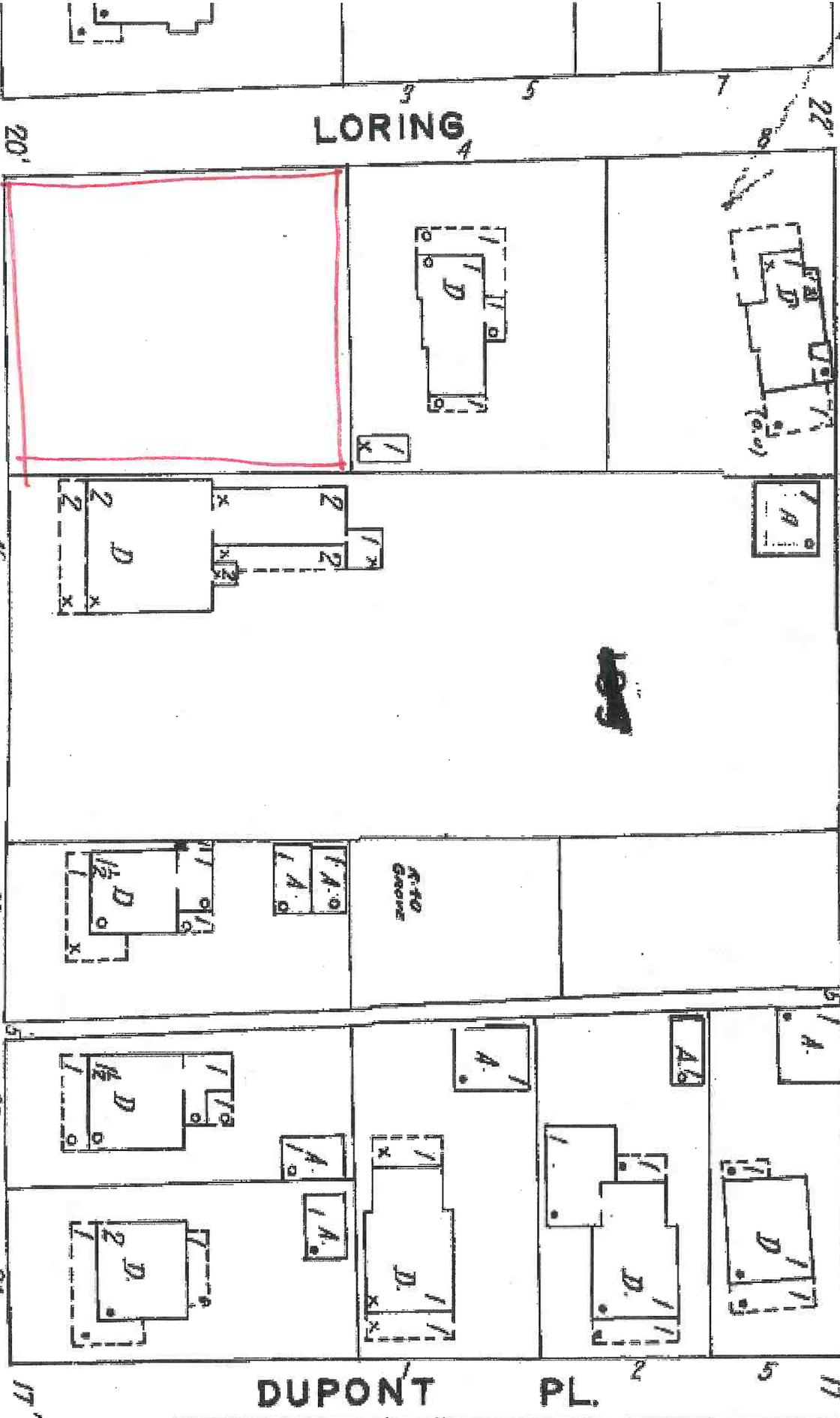
DATE(S)	NAME	PROFESSION
1945	Address Not Listed	
1947	Address Not Listed	
1949	(241) William Thompson	Grocer
1955	(241) Jim's Market	Jas. O. Carr – Grover
	(243) Not Listed	
	(243) Lance of Jacksonville	
1960	(241) Earl's Laundry and Dry Cleaners	Earl L. Green
	(243) Lance of Jacksonville	
1965	(241) Chas. Smith	
	(243) Graham's Department Store	Charles Graham
1970	(241) Not Listed	
	(243) Junior Service League Thrift Store	General Merchandise Used
1975	(241) Not Listed	
	(243) Vacant (2 HSES)	
1979/1980	(241) Not Listed	
	(243) Roth Palm Barber Shop	
1984/1985	(241) Royal Palm Game Room	
	(243) Wells Barber Shop	
1990	241(a) Westside Game Room	
	241(b) King Street Night Club	
	241(c) No Return	
1995	(241) Reginald's Originals	
	(243c) Peeples Designers Hats and More	
2000	(241) Reginald's Originals	
	(243) Peeples Designers Hats and More	
Dec. 2006	(241) Covil. Sheila Peeples Designers Hats and More Reginalds Originals Upholstering	Retail Upholsterers
	(243) Not Listed	

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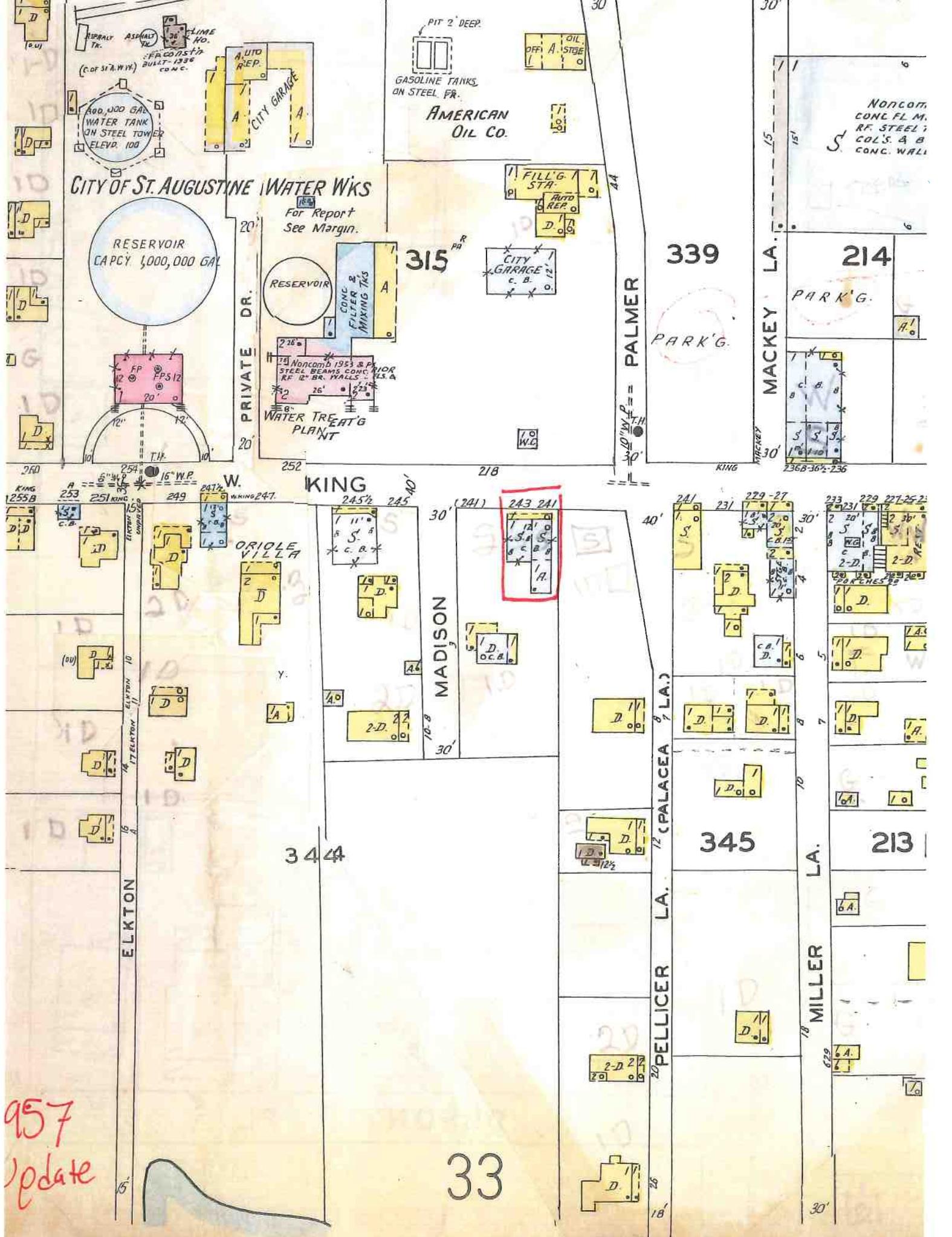
LORING

DUPONT

PL.



1946/47 Update



**CITY OF ST. AUGUSTINE WATER WKS**

RESERVOIR CAPCY 1,000,000 GAL

AMERICAN OIL CO.

For Report See Margin.

RESERVOIR  
CONC. FILTER & MIXING TKS

WATER TREAT'G PLANT  
Noncomb 1953 8' P. RIOR  
STEEL BEAMS CONC. FLS. A  
RF 12" BR. WALLS FLS. A

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PARK'G.

PARK'G.

**KING**

ORIOLE VILLA

MADISON

PELLICER LA. (PALACEA LA.)

MILLER LA.

ELKTON

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RF. STEEL  
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CONC. WALL

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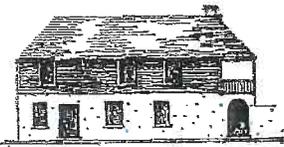
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NOV 16 2018

Building Dept.



CITY OF ST AUGUSTINE  
HISTORIC ARCHITECTURAL REVIEW BOARD  
APPLICATION



- CERTIFICATE OF DEMOLITION
- CERTIFICATE OF RELOCATION

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2018-0162

Receipt No. 1488334

Meeting Date Dec. 20th, 2018

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

1. NAME OF APPLICANT Matthew Pennington  
 Business (if applicable) \_\_\_\_\_  
 Address 830 Oak Ridge Rd  
 City St Augustine State FL Zip 32086  
 Daytime telephone 904 806 1891 Other phone/email \_\_\_\_\_

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

2. NAME OF PROPERTY OWNER Matthew Pennington  
 Business (if applicable) Lincolville Properties LLC  
 Address " "  
 City " " State " " Zip " "  
 Daytime telephone (required) " " Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 241 West King St

4. LEGAL DESCRIPTION OF PROPERTY  
Lot 1 Block 9 Subdivision Dancy tract Parcel Number 1115600010

5. DATE OF CONSTRUCTION 1946 Source: Property appraisers

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: \_\_\_\_\_

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

- | HISTORIC                 | NOT HISTORIC             | NOT SURE                 |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Building addition  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Outbuilding/Accessory building                             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof structures (dormers, chimneys, etc.) Specify: _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch/Deck/Balcony Specify: _____                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior walls   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior finishes (stucco, masonry, siding) Specify: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.

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

11. FOR RELOCATION PROJECTS ONLY

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

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

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

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

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

PRINT APPLICANT'S NAME Matthew Pennington DATE 11/16/18

SIGNATURE OF APPLICANT 

PRINT 1<sup>st</sup> OWNER'S NAME Matthew Pennington DATE 11/16/18

SIGNATURE OF 1<sup>st</sup> PROPERTY OWNER 

PRINT 2<sup>nd</sup> OWNER'S NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF 2<sup>nd</sup> PROPERTY OWNER \_\_\_\_\_

PRINT 3<sup>rd</sup> OWNER'S NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF 3<sup>rd</sup> 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.

## 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 31<sup>st</sup> 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.



**Owner's Authorization For Agent**

\_\_\_\_\_ is/are hereby authorized TO ACT ON BEHALF OF \_\_\_\_\_, the owner(s) of those lands described within  the attached application, or  described within the previously filed Application number: \_\_\_\_\_, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at:

\_\_\_\_\_

BY: \_\_\_\_\_

Signature of Owner

\_\_\_\_\_

Print Name of Owner

\_\_\_\_\_

Telephone Number

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

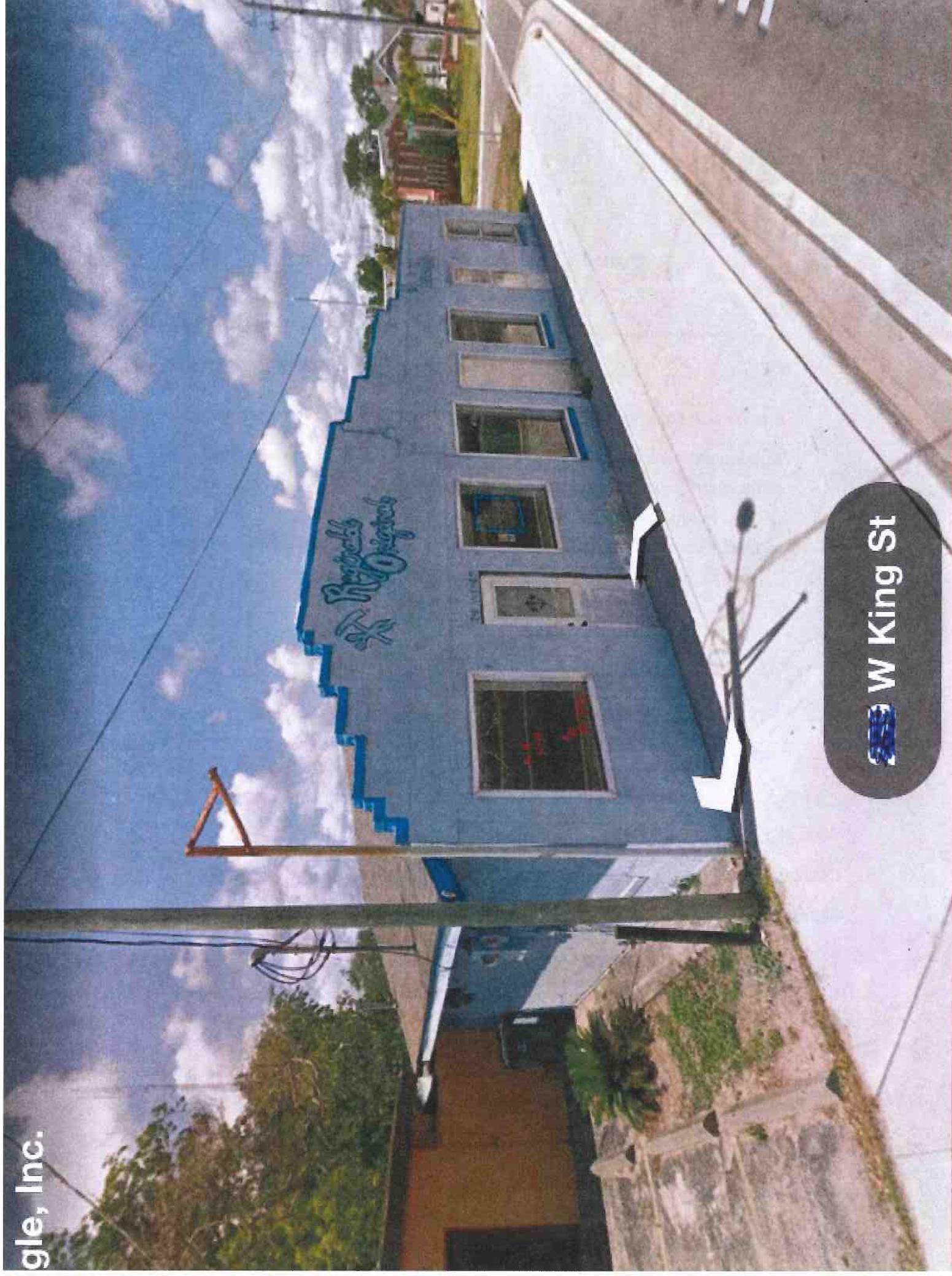
By \_\_\_\_\_

Identification verified:

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

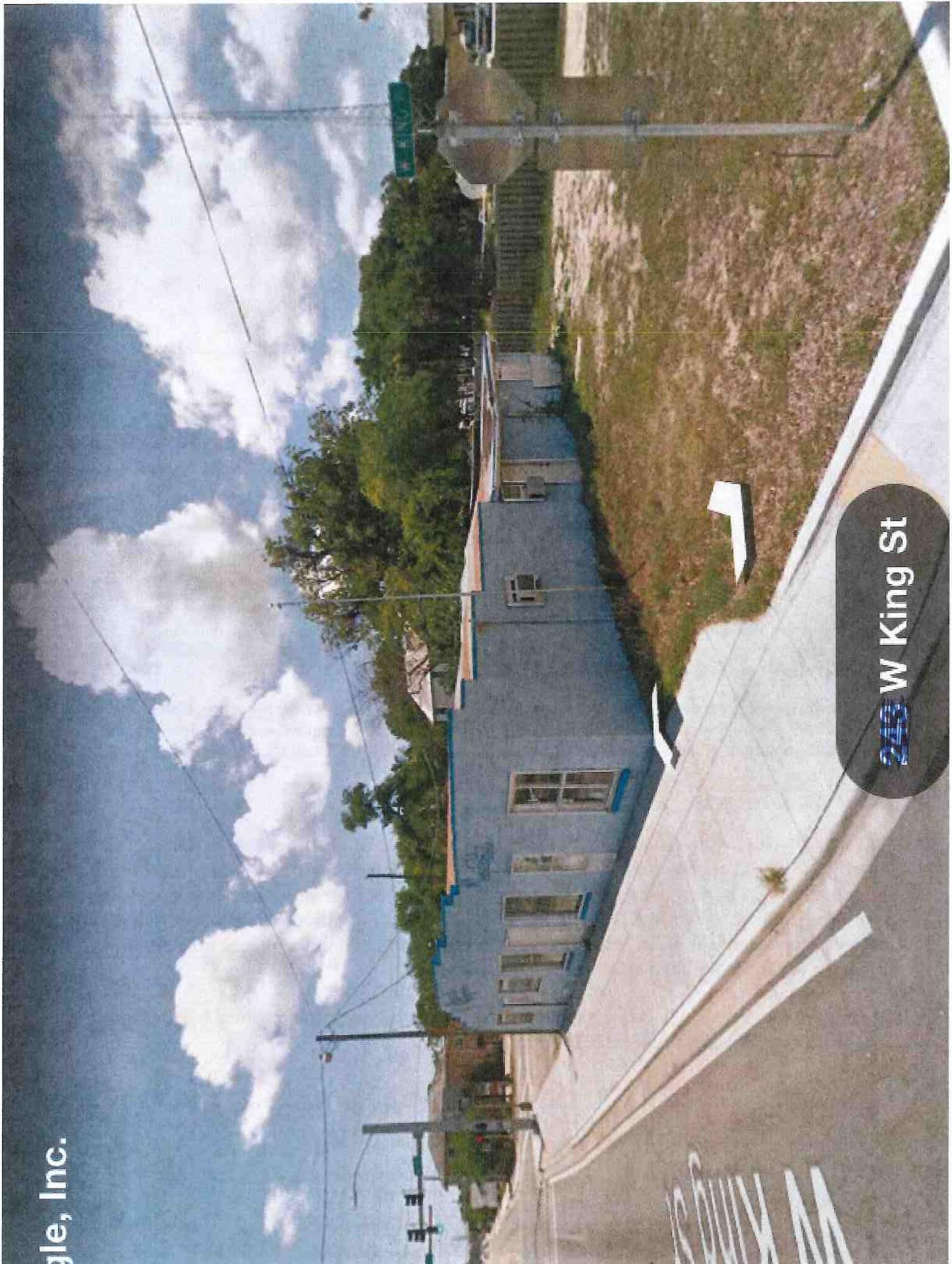
Notary Signature: \_\_\_\_\_

My Commission expires: \_\_\_\_\_



 W King St

gyle, Inc.



219 W King St

Instr #2018068887 BK: 4615 PG: 1768, Filed & Recorded: 9/24/2018 11:25 AM #Pgs:2  
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$455.00

**This instrument was prepared by:**

Craig M. Herzog, CLC  
Action Title Services of St. Johns County, Inc.  
3670 US 1 South, Suite 110, St. Augustine, Florida 32086  
File Number: 18-16102  
Consideration: \$65,000.00  
Documentary Stamps Paid: \$455.00

---

## This Warranty Deed

Made this September 24, 2018 A.D. By  
William Peebles and Malinda Peebles, husband and wife hereinafter called the grantor,  
to Lincolnville Properties, LLC, a Florida Limited Liability Company, whose post office address is: 830 Oak Ridge  
Road, Saint Augustine, Florida 32086, hereinafter called the grantee:

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

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

The North 70 feet of Lot 1, Block 9, Dancy Tract, according to the Official Map of New Augustine, Florida, dated 1918, according to the map or plat thereof, on file in the Office of the Circuit Court of St. Johns County, Florida. Being a portion of those lands described in Deed Book 146, Page 209, of said Public Records.

Parcel ID Number: 111560-0010

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at:  
6231 Armstrong Road, Elkton, FL 32033-3113

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

BK: 4615 PG: 1769

**SUBJECT TO** covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2017**.

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

**TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.**

Signed, sealed and delivered in our presence:

[1] *Dawn Davis-Frum*

*William M. Peebles* (Seal)

Witness Print Name: Dawn Davis-Frum

Address: 6231 Armstrong Road, Elkton, FL 32033-3113

[2] *Joan DeGrande*

*Malinda Peebles* (Seal)

Witness Print Name: Joan DeGrande

Address: 6231 Armstrong Road, Elkton, FL 32033-3113

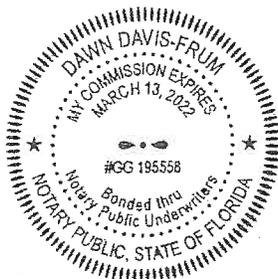
State of **FLORIDA**  
County of **ST. JOHNS**

The foregoing instrument was acknowledged before me this **September 21, 2018**, by **William Peebles and Malinda Peebles, husband and wife**, who  is | are personally known to me or  who has | have produced **DRIVER'S LICENSE(S)** as identification.

*Dawn Davis-Frum*

Notary Public  
Print Name: **Dawn Davis-Frum**  
My Commission Expires: **03/13/2022**

[NOTARY SEAL]





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
LINCOLNVILLE PROPERTIES LLC

### Filing Information

<b>Document Number</b>	L14000068999
<b>FEI/EIN Number</b>	59-4496276
<b>Date Filed</b>	04/29/2014
<b>Effective Date</b>	04/28/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	12/12/2016
<b>Event Effective Date</b>	NONE

### Principal Address

830 Oak Ridge Road  
Saint Augustine, FL 32086

Changed: 04/15/2018

### Mailing Address

830 Oak Ridge Road  
Saint Augustine, FL 32086

Changed: 04/15/2018

### Registered Agent Name & Address

PENNINGTON, MATTHEW  
830 Oak Ridge Road  
Saint Augustine, FL 32086

Address Changed: 04/15/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

PENNINGTON, MATTHEW  
830 Oak Ridge Road  
Saint Augustine, FL 32086

Title AMBR

PENNINGTON, KERRIN  
830 Oak Ridge Road  
Saint Augustine, FL 32086

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	04/29/2016
2017	03/13/2017
2018	04/15/2018

**Document Images**

<a href="#">04/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/12/2016 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2014 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



# St. Johns County, FL

## Quick Links

- [My Tax Bill](#)
- [Tax Estimator](#)

## 2018 TRIM Notice

[2018 TRIM Notice](#)

## 2017 TRIM Notice

[2017 TRIM Notice](#)

## Summary

Parcel ID 1115600010  
 Location Address 241 W KING ST  
 SAINT AUGUSTINE 32084-0000  
 Neighborhood West King St (Commercial) (487.01)  
 Tax Description\* DANCY TRACT N70FT OF LOT 1 BLK 9 OR4615/1768  
 \*The Description above is not to be used on legal documents.  
 Property Use Code Stores (1100)  
 Subdivision Dancy Tract of New Augustine Subdivision  
 Sec/Twp/Rng 41-7-29  
 District City of St Augustine (District 452)  
 Millage Rate 20.2171  
 Acreage 0.140  
 Homestead N

## View Map

## Owner

Owner Name Lincolnville Properties LLC 100%  
 Mailing Address 830 OAK RIDGE RD  
 SAINT AUGUSTINE, FL 32086-0000

## Valuation

	2019
Building Value	\$27,154
Extra Features Value	\$0
Total Land Value	\$23,625
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$50,779
Total Deferred	\$0
Assessed Value	\$50,779
Total Exemptions	\$0
Taxable Value	\$50,779

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$27,154	\$0	\$23,625	\$0	\$0	\$50,779	\$50,779	\$0	\$50,779
2017	\$24,905	\$0	\$23,625	\$0	\$0	\$48,530	\$48,530	\$0	\$48,530
2016	\$32,554	\$0	\$23,625	\$0	\$0	\$56,179	\$56,179	\$0	\$56,179
2015	\$32,554	\$0	\$23,625	\$0	\$0	\$56,179	\$56,179	\$0	\$56,179
2014	\$30,639	\$0	\$23,625	\$0	\$0	\$54,264	\$54,264	\$0	\$54,264
2013	\$30,639	\$0	\$23,625	\$0	\$0	\$54,264	\$54,264	\$0	\$54,264
2012	\$30,639	\$0	\$23,625	\$0	\$0	\$54,264	\$54,264	\$0	\$54,264
2011	\$30,639	\$0	\$26,775	\$0	\$0	\$57,414	\$57,414	\$0	\$57,414
2010	\$30,639	\$0	\$29,925	\$0	\$0	\$60,564	\$60,564	\$0	\$60,564

## Building Information

Building 1  
 Actual Area 3070  
 Roof Structure Rigid Frame  
 Roof Cover Built Up

Conditioned Area 3070  
 Actual Year Built 1946  
 Use Stores (Retail)  
 Style 04  
 Class N  
 Exterior Wall Concrete Block

Interior Flooring Concrete Finish  
 Interior Wall Minimum  
 Heating Type Forced Air  
 Heating Fuel  
 Air Conditioning Window  
 Baths

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Poor	100%
Insulation	2" Fiberglass	100%

Description	Conditioned Area	Actual Area
BASE AREA	2832	2832
MASONRY ADDITION	238	238
Total SqFt	3070	3070

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	90	70	6300	SF	\$23,625

**Sales**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/24/2018	9/24/2018	\$65,000.00	WD	4615	1768	Q	I	PEEPLS WILLIAM & MALINDA	LINCOLNVILLE PROPERTIES LLC
	5/2/2002	\$60,000.00	WD	1754	1260	Q	I	COLBERT JAMES L & DAISY S	PEEPLS WILLIAM & MALINDA

**Area Sales Report**

[Recent Sales in Area](#)

**Clerk of Court**

[Clerk of Court](#)

**Tax Collector**

[My Tax Bill](#)

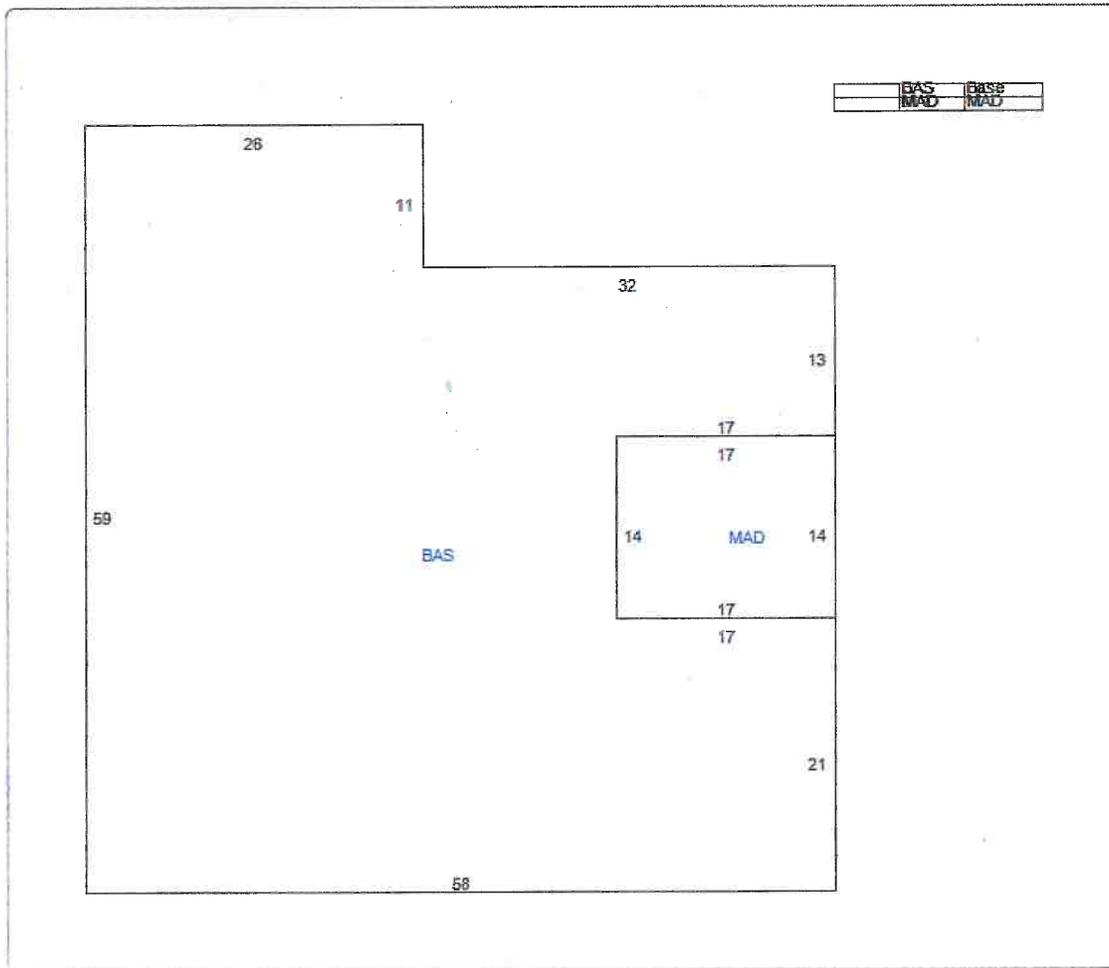
**Tax Estimator**

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions, Extra Features.

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

Last Data Upload: 11/16/2018, 12:00:41 AM

Developed by  
 Schneider  
GEOSPATIAL

# HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Site # SJ03645  
Recorder # 100  
Field Date 8/30/99  
Form Date 9/13/99

Original  
 Update

Version 3.0 11/96

Consult "Guide to Historical Structure Forms" for detailed instructions

Site Name(s) (address if none) 241 West King Street Multiple Listing (DHR only)  
Survey St. Augustine Update: S+P Survey # \_\_\_\_\_  
National Register Category Building

## LOCATION AND IDENTIFICATION

Address (Include N,S,E,W; #; Ste, Ave, etc.) 241 West King St  
Cross Streets (nearest/between) West King St. & S. Dixie Hwy.  
City /Town (within 3 miles) St. Augustine In Current City Limit  yes  no  unknown  
County St. Johns Tax Parcel #(s) 111560 0000  
Subdivision name Dancy Tract Block 9 Lot 2  
Ownership individual  
Name of Public Tract (e.g. park) \_\_\_\_\_  
Route To (especially if no street address) \_\_\_\_\_

## MAPPING

USGS 7.5' Map Name and Date St. Augustine Map Date 1988  
Township 7S Range 30E Section 18 1/4 section \_\_\_\_\_ Irregular section Yes  
Landgrant Antonio Huertas Grant UTM: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_  
Plat or other map (map's name, location) St. Johns County Property Appraiser's map

## DESCRIPTION

Style Masnry Vernacular Exterior Plan irregular Number of Stories 1  
Structural System(s) concrete block  
Foundation: Type(s) continuous Material(s) concrete block  
Exterior Fabric(s) 1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_  
Roof: Type(s) flat Material(s) asphalt shingles  
Roof secondary strucs (dormers, etc.) 1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_  
Chimney: No \_\_\_\_\_ Material(s) \_\_\_\_\_ Location(s) \_\_\_\_\_  
Windows (types, materials, etc.) Fixed pane  
Main Entrance (stylistic details) \_\_\_\_\_  
Porches: #open \_\_\_\_\_ #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) \_\_\_\_\_  
Porch roof type(s) \_\_\_\_\_  
Exterior Ornament \_\_\_\_\_  
Interior Plan unknown  
Condition good  
Surroundings (N=None, S=Some, M=Most, A=All) A commercial N residential N institutional N undeveloped  
Ancillary Features (No. type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping)  
None

Archaeological Remains None observed  Check if Arch. Form Completed

### DHR USE ONLY\*\*\*\*\*OFFICIAL EVALUATIONS\*\*\*\*\*DHR USE ONLY

NR DATE _____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____
DELIST DATE _____	SHPO-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> pot. elig <input type="checkbox"/> insuf. info	Date _____
	LOCAL DESIGNATION	Date _____
	Local-office _____	
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)		

# HISTORICAL STRUCTURE FORM

Site #8 SJ03645

Consult "Guide to Historical Structure Forms" for detailed instructions.

## HISTORY

Construction date: 1981

Architect (last name first) Unknown Builder (last name first) Unknown

Alterations	Change Status	Year	Date Noted	Nature of Chnge
1)				
2)				
3)				

Uses: 1) Commercial Date From 1981 Date To 1999

2) \_\_\_\_\_ Date From \_\_\_\_\_ Date To \_\_\_\_\_

3) \_\_\_\_\_ Date From \_\_\_\_\_ Date To \_\_\_\_\_

Other Uses \_\_\_\_\_

Ownership History (especially original owner, dates, profession, etc.)  
See continuation sheet

## RESEARCH METHODS

1) <u>exam local prop recs</u>	4) <u>local library research</u>
2) <u>FL Site File-survey</u>	5) <u>Sanborn maps</u>
3) <u>FL Site File proprty</u>	6) <u>newspaper files</u>

Other Methods (specify) \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local register? No: not eligible Name of local Register none

Individually eligible for National Register? No: not eligible

Potential contributor to Nat. Reg. district? No: not eligible

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

1) <u>Architecture</u>	4) _____
2) <u>Commerce</u>	5) _____
3) _____	6) _____

Explanation of Evaluation (required whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)  
See continuation sheet

## DOCUMENTATION (Photographs, Plans, etc.)

Bibliographic References (use Continuation Sheet, give FMSF # if relevant)  
Clerk of Court Records, SJ County CH  
St. Augustine Historical Society

Photographs (required) B + W prints(s) at least 3x5, at least one main facade)

Location of Negative Historic Property Assoc. Negative Nos. R5 F13

## RECORDER

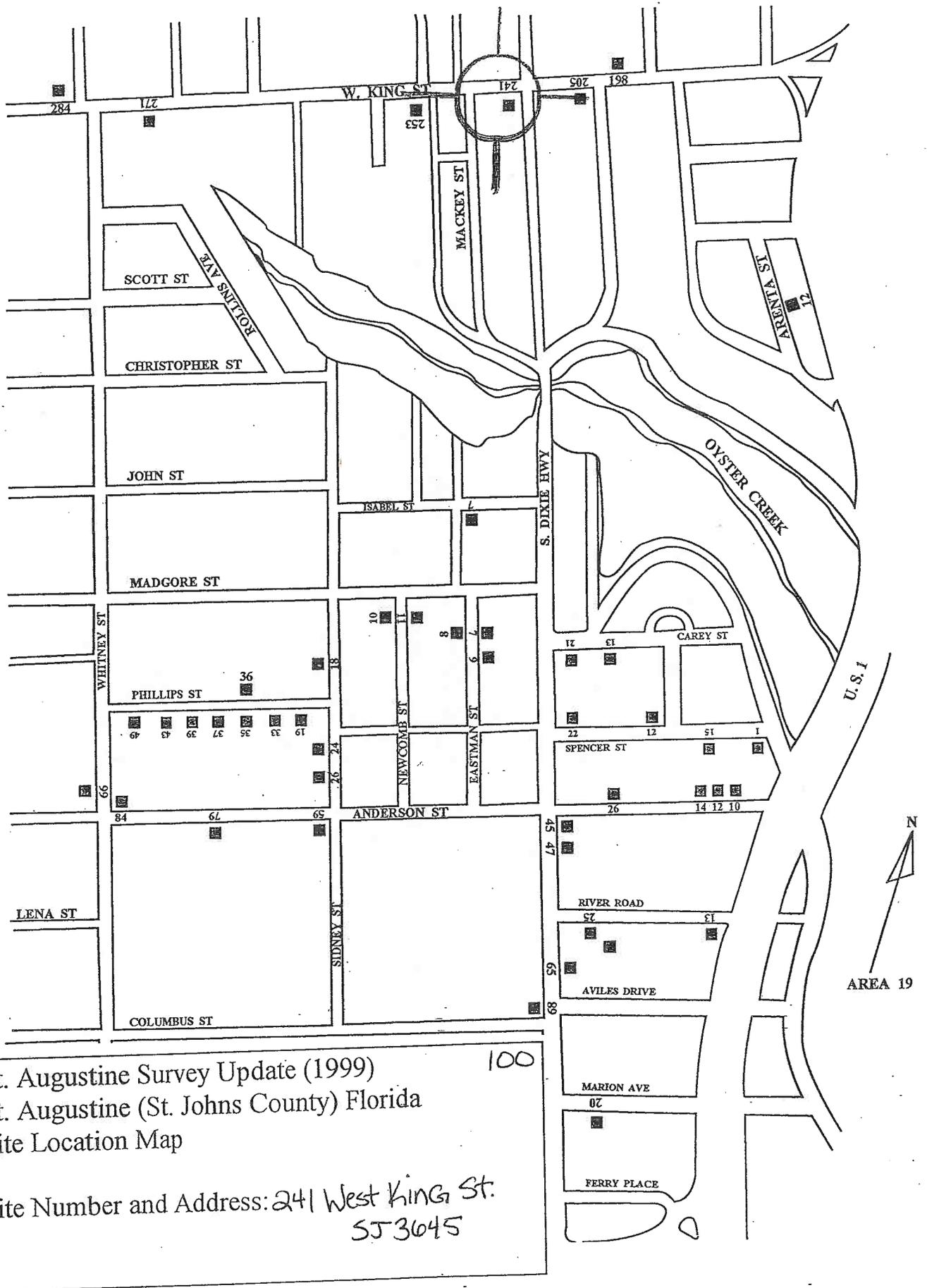
Name (last name first) Adams, William Affiliatio Historic Property Assoc.

Address and Phone No. P.O. Box 1002 St. Augustine, FL 32085 904-824-5178

Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the space above

**REQUIRED: (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED**  
**(2) LARGE SCALE STREET OR PLAT MAP**

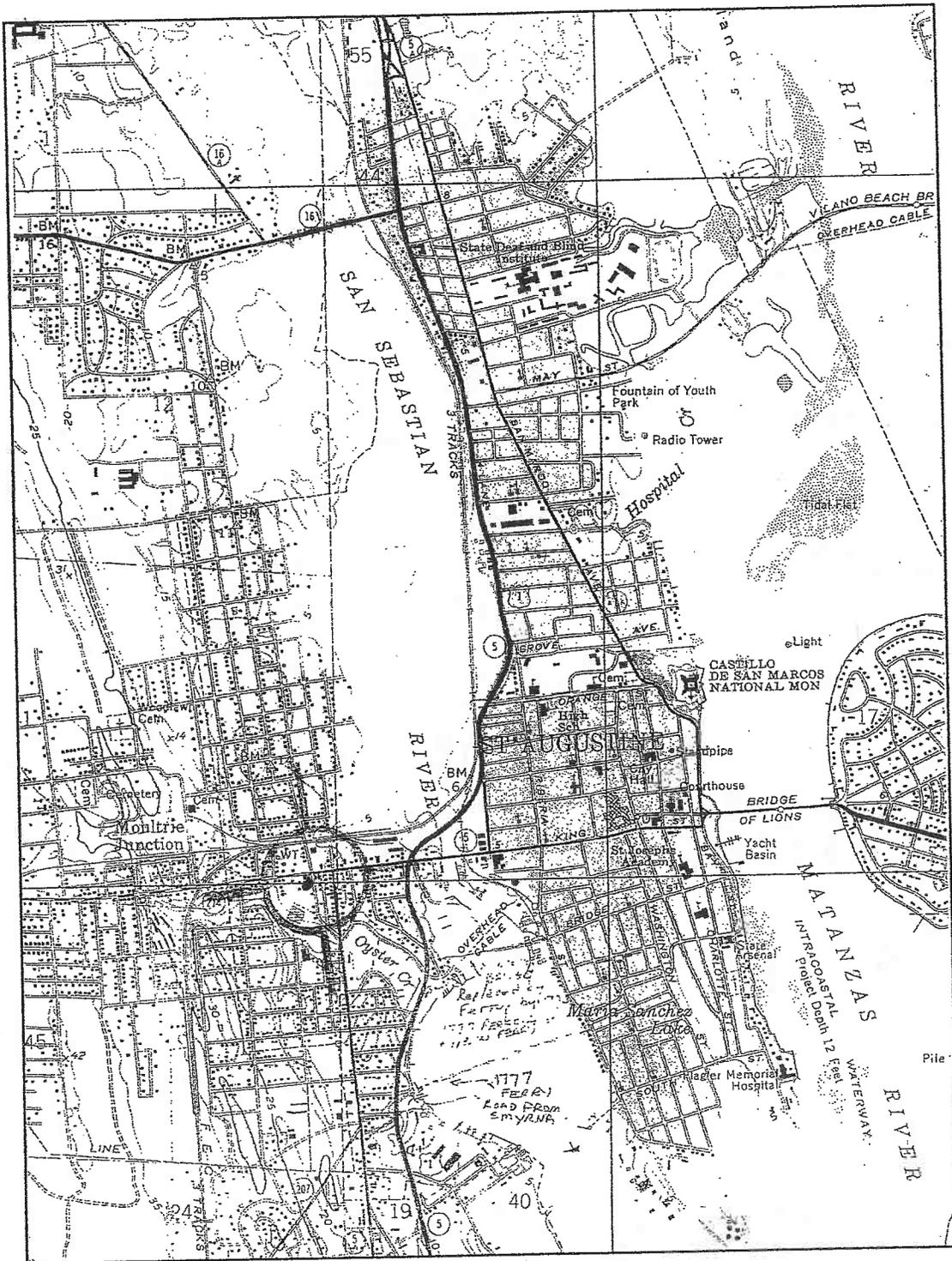
Supplementary Info Attached? Yes



St. Augustine Survey Update (1999)  
 St. Augustine (St. Johns County) Florida  
 Site Location Map

Site Number and Address: 241 West King St.  
 SJ 3045

100



Site #: S13645  
 Address: 241 West King Street  
 St. Augustine, Florida Quad  
 1:24,000 Scale      1956  
 Photo revised      1988

100



QUADRANGLE LOCATION



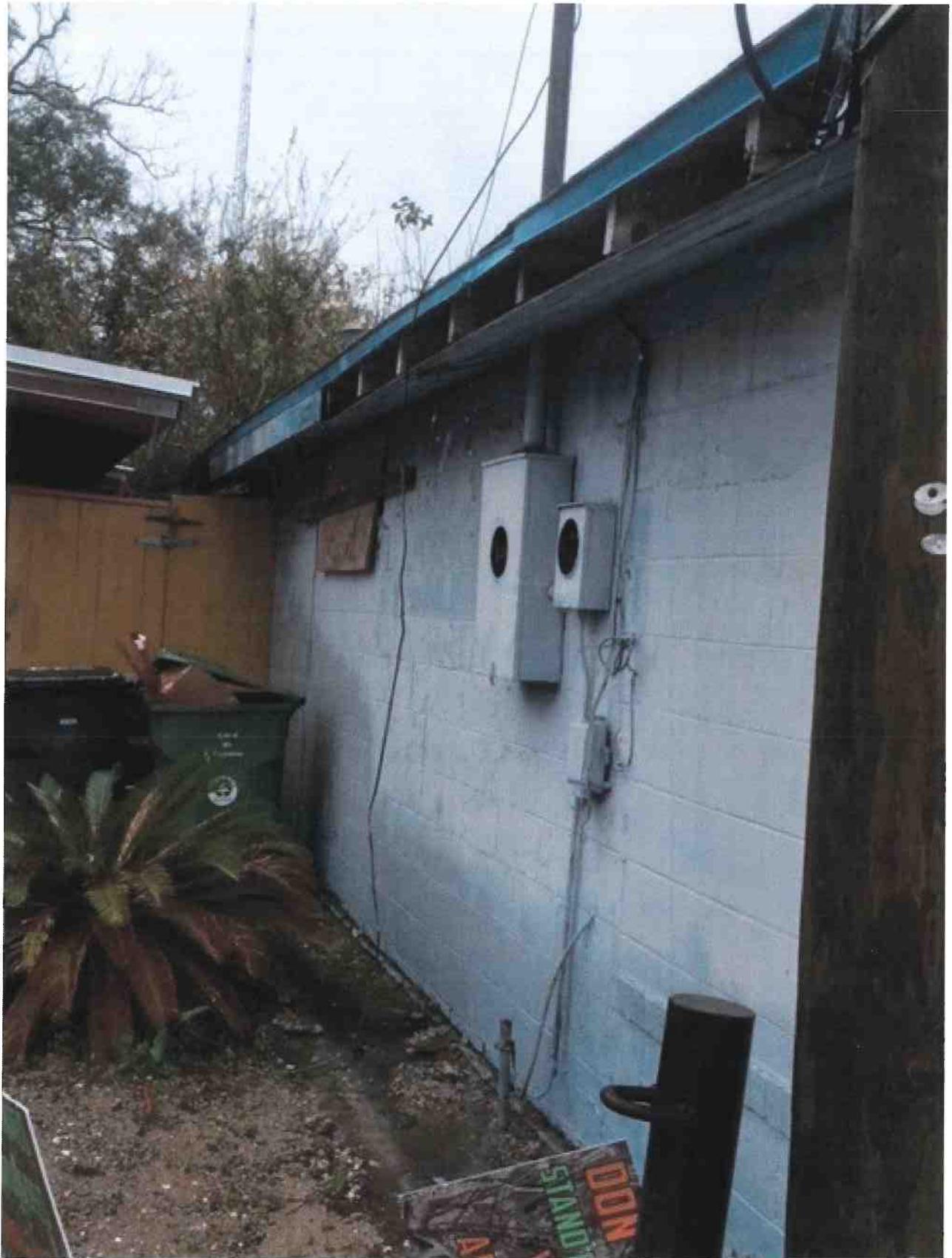
GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story commercial building is located within the Dancy Tract subdivision. It does not contribute to a potential historic district and does not in any way qualify for listing in the National Register. It has no historic or architectural distinction.

The description Masonry Vernacular defines a building style that relies upon design that is local in nature, rather than inspired by formal traditions. Masonry buildings generally employ locally produced materials. Masonry Vernacular is more commonly associated with commercial building types than with residential architecture, where wood frame houses dominate. In Florida, most masonry buildings constructed before 1920 were brick. Since World War II concrete block construction has been the leading masonry building material used in Florida. During the 1930s Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. The mainly residential Masonry Vernacular buildings found in St. Augustine's post-World War II neighborhoods are usually one story in height and generally constructed of concrete block, and less often brick. They generally have a hip or gable roof and a centered entryway, often behind a small gabled porch, not much more than a stoop.

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ1068.

Property Appraiser records suggest a construction date of 1981 . The St. Augustine City Directory provides the following information about its occupancy: W. Thompson is listed as occupant from 1949-1951.





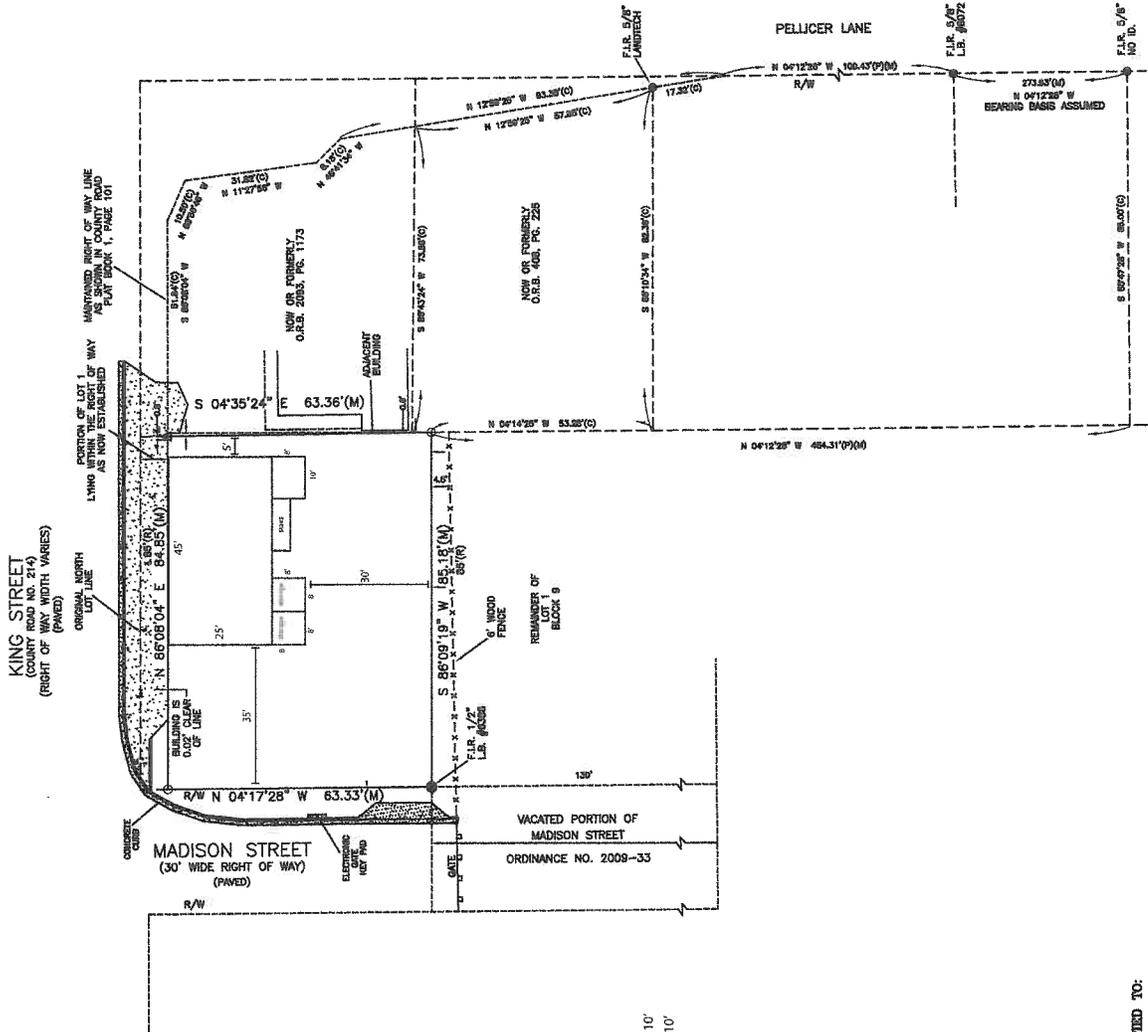




# Proposed Site Plan

## MAP OF BOUNDARY SURVEY

The North seventy (70) feet of Lot One (1), Block Nine (9), DANCY TRACT, according to the Official Map of New Augustine, Florida, dated 1918, on file in the Office of the Clerk of the Circuit Court of St. Johns County, Florida. Being a portion of those lands described in deed recorded in Deed Book 146, page 209 of said public records.



- SURVEYOR'S NOTES:**
1. THIS IS A BOUNDARY SURVEY ONLY.
  2. NO UNDERGROUND UTILITIES, IMPROVEMENTS OR INSTALLATIONS ARE SHOWN OR INTENDED TO BE SHOWN.
  3. THIS SURVEY DOES NOT DETERMINE OR AFFECT OWNERSHIP.
  4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PARCEL THAT MAY OR MAY NOT BE DEEMED AS NEGLIGENTLY NOT BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  5. THIS SURVEY WAS PREPARED FOR THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR.
  6. FOR BUILDING RESTRICTIONS, CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAO COUNTY.
  7. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT AUTHORIZED HEREIN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY WARRANTY OR GUARANTEE OF ANY KIND.
  8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN HAVE BEEN FIELD MEASURED FROM A CLOSED FIELD TRANSVERSE OR DIRECT FIELD MEASUREMENT.

FEDERAL EMERGENCY MANAGEMENT AGENCY,  
NATIONAL FLOOD INSURANCE PROGRAM  
COMMUNITY PANEL NO. 125148 0314 H  
ZONE X SHARED DATED 9-2-2004



- LEGEND**
- FOUND CORNER AS NOTED
  - SET 1/4" IRON ROD LB BIRD
  - FOUND 4"x4" CONC. MONUMENT
  - (R) REWARD
  - (M) MEASURED
  - (C) CALCULATED
  - △ SET NAIL & LB BIRD
- R/W RIGHT OF WAY  
F.L.R. FOUND IRON PIPE  
F.L.R. FOUND IRON ROD  
ID. IDENTIFICATION  
O.R.B. OFFICIAL RECORDS BOOK  
PL. PAGE

**RGS LAND SURVEYING, INC.**

EMAIL: RGS.LB100@GMAIL.COM  
(904) 472-3888 WEBSITE: RGS.LANDSURVEYING.COM  
3624 CRAZY HORSE TRAIL, ST. AUGUSTINE, FL. 32086

FIELD WORK COMPLETED DATE 06-18-2018  
MAP ORIGINALLY SIGNED DATE 06-18-2018

ROBERT F. RAFFELER, P.S.M. FLORIDA CERT. NO. 6865  
RGS LAND SURVEYING, INC. LICENSED BUSINESS NO. 8100

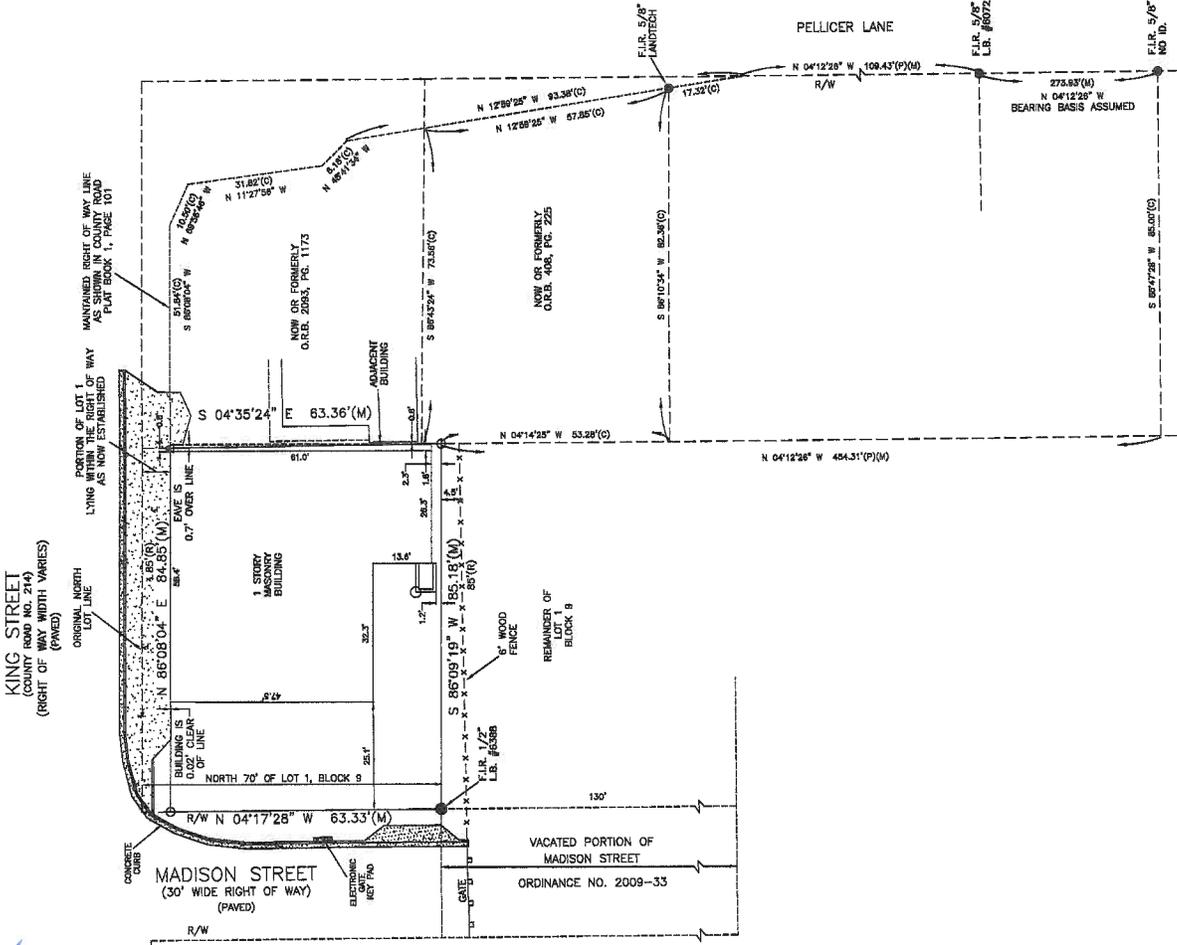
CERTIFIED TO:  
MATT PENNINGTON

PARCEL AREA  
SQ. FEET 5395.3±  
ACRES 0.12±  
241 W. KING STREET, ST. AUGUSTINE, FL. 32084  
PARCEL NO. 111800010  
FIELD BOOK : 12 PLS. 16  
CHECKED BY: RGS

**MAP OF BOUNDARY SURVEY**

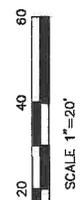
The North seventy (70) feet of Lot One (1), Block Nine (9), DANCY TRACT, according to the Official Map of New Augustine, Florida, dated 1918, on file in the Office of the Clerk of the Circuit Court of St. Johns County, Florida. Being a portion of those lands described in deed recorded in Deed Book 146, page 209 of said public records.

*Existing building*



- SURVEYOR'S NOTES:**
1. THIS IS A BOUNDARY SURVEY ONLY.
  2. NO UNDERGROUND UTILITIES, IMPROVEMENTS OR INSTALLATIONS ARE SHOWN OR REFLECTED ON THIS SURVEY.
  3. THIS SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP.
  4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PARCELS THAT MAY OR MAY NOT BE BOUNDARIES, ARE NOT BEING DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  5. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE ORIGINAL RASD SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND CALLS TO THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
  6. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED FOR IS AT THE USER'S RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEYOR HAS INTENDED TO BE BENEFICIARIES.
  7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN HAVE BEEN CALCULATED FROM A CLOSED FIELD TRAVERSE OR DIRECT FIELD MEASUREMENT.

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM	
COMMUNITY PANEL NO.	125145 0374 H
ZONE X SHADED	DATED 9-2-2004



- LEGEND**
- FOUND CORNER AS NOTED
  - SET 1/2" FROM ROD LB 8100
  - FOUND 4"x4" CONC. MONUMENT
  - (R) RECORD
  - (M) MEASURED
  - (C) CALCULATED
  - △ SET NAIL & LB 8100
  - R/W RIGHT OF WAY
  - F.L.P. FOUND IRON PIPE
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  - P.C. PAGE

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 EMAIL: RGS.LBSURV@GMAIL.COM  
 (904) 472-3868 WEBSITE: RGS.LANDSURVEYING.COM  
 3624 CRAZY HORSE TRAIL, ST. AUGUSTINE, FL. 32086

FIELD BOOK COMPLETED MAP ORIGINALLY SIGNED  
 DATE: 09-18-2018 DATE: 09-18-2018  
 MICHAEL T. ZANTZLER, P.S.M., FLORIDA CERT. NO. 0265  
 RGS LAND SURVEYING, INC. LICENSED BUSINESS NO. 8100

CERTIFIED TO:  
 MATT PENNINGTON

PARCEL AREA  
 SQ. FEET 5385.3±  
 ACRES 0.12±

241 W. KING STREET, ST. AUGUSTINE, FL. 32084  
 PARCEL NO.: 1115600010  
 FIELD BOOK: 12 PG. 18  
 CHECKED BY: RGS

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

CITY OF ST AUGUSTINE  
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560  
AD# 0003120165-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

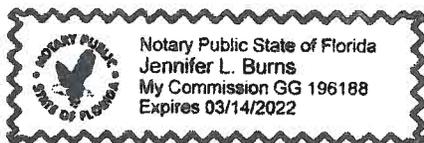
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 241 West King Street.** was published in said newspaper on **12/10/2018.**

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

Sworn to and subscribed before me this \_\_\_\_\_ day of **DEC 10 2018**

by *[Signature]* who is personally known to me or who has produced as identification

*Jennifer L. Burns*  
(Signature of Notary Public)



**NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at **1:00 PM, Thursday, December 20, 2018,** in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:  
**CERTIFICATE OF DEMOLITION TO DEMOLISH A STRUCTURE CONSTRUCTED IN 1946 THAT IS RECORDED IN THE FLORIDA MASTER SITE FILE AND IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES: DANCY TRACT N70FT OF LOT 1 BLK 9 OR4615/1768; also known as 241 West King Street.**  
APPLICANT'S NAME: **M a thew Pennington**  
SUBMITTED BY CITY CLERK'S OFFICE  
0003120165 December 10, 2018