1. Agenda

   Documents:

   HARBAGENDA06-21-18.PDF

2. Meeting Materials

   Documents:

   HARBPACKET062118.PDF

City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, June 21, 2018 1:00 p.m.

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

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items *(To be recommended 1 week before meeting)*
6. Continued Items from the previous HARB meetings

a) Opinion of Appropriateness 2018-0042

Keith Andrews – Applicant
Keith and Tina Andrews – Owners
156 Avenida Menendez
To construct a two story porch on the front façade, to replace existing windows with porch entries and new windows, and to paint the structure using pre-approved paint colors.

b) Certificate of Appropriateness F2018-0064

Crown Castle NG East LLC – Applicant
City of St. Augustine – Owner
NE corner of Cathedral Place and Cordova Street
To construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment on the current sidewalk area.

c) Certificate of Demolition F2018-0061

Century 21 Property Group and Les Thomas Architect Inc. – Applicants
Mary Ann Cramer & Ana Filomena Macedo – Owner
155 Washington Street
To demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building to the Lincolnville Historic District. (Deemed substantially damaged by the city building official)

7. Opinion of Appropriateness
    a) F2018-0081

Harold D. Bishop – Applicant and Owner
9 Aviles Street
To alter the exterior façade to include changing the doors and windows; adding new doorways along with a window in the parapet; changing the roofline; and adding decorative details.

8. Certificate of Appropriateness
    a) F2018-0075

Marquis Latimer + Halback, Inc. – Applicant
Jalaram Hotels, Inc. – Owner
6 Castillo & 28 San Marco
To approve a color scheme for a previously approved building.

    b) 2018-0076

Ripley's Believe It or Not! – Applicant
Ripley's Entertainment, Inc. – Owner
19 San Marco Avenue
To install new exterior lighting on and around a building that abuts the HP-3 Zoning District.

    c) 2018-0078

56 St. George LLC. – Applicant
The Monk's Vineyard – Owner
56 St. George Street
To make changes to all exterior facades to include replacing the existing windows and stucco; repairing and replacing the front balcony, rear canopy, and elements of the rear stairs; repairing the existing wood fence; painting the structure; and replacing the current roof materials.

    d) 2018-0079

Len Weeks Construction Design Development, LLC – Applicant
Claude L. Weeks – Owner
62 Spanish Street
To modify a previously approved design and to install a door to the second story balcony, change the size of several windows, and convert a first story door into a window.

9. Certificate of Demolition
    a) 2018-0074

Clay Fullerton – Applicant
Clay and Dawn Fullerton – Owners
227 Riberia Street
To demolish a building constructed between 1930 and 1957 that is a contributing building to the Lincolnville Historic District and that is not listed in the Florida Master Site File.

b) 2018-0080 — Michael Mounir – Applicant
Mikma Properties LLC – Owner
20 Hypolita Street
To remove the building's chimney.

c) 2018-0083 — Arcadian Development – Applicant
David Point Enterprises, LLC – Owner
130 &132 De Haven Street
To demolish two buildings constructed on the same lot. 130 DeHaven Street was constructed in 1930, is listed in the Florida Master Site File, and is a contributing building to the Lincoln National Historic District. 132 DeHaven was constructed between 1930 and 1957 and is not listed on the Florida Master Site File or on the National Register of Historic Places.

10. Preliminary Design Approval for the Design Standards for Entry Corridors
    a) 2018-0082 — Hagos Fissehaye – Applicant & Owner
    3150 N. Ponce de Leon Blvd
    To review new construction and site development for conformance with Mixed Residential and Commercial Typology.

11. Other Business
    a) Discussion regarding the CAMP Training Workshop

12. Review of Conflict Statements from Previous Meetings

13. Adjournment

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

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CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
May 24, 2018

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

1. ROLL CALL:

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

City Staff:

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

2. General Public Comments for Items not on the Agenda

The following members of the public gave comments:

- Ed Slavin
- Robert Hall

3. Approval of Minutes

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

MOTION

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

4. Modification and approval of Agenda

(None)

MOTION

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

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

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

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

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

The Board provided their ex parte communications.

[1] Form attached to original minutes

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Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** option "B" with modifications as an Opinion of Appropriateness for the construction of new buildings at **18 St. George Street.**

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

Public hearing was opened.

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

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

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

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

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

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

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

Public hearing was closed.

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

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

The Board discussed:

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

[2] Attached to original minutes

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

MOTION

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

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

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

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

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

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

Brad Beach reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

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

MOTION

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

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

7. Opinions of Appropriateness

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

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

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To replace the rear canopy, the front balcony, the second story windows and doors (main façade), and the existing stucco (main façade); cover the low wall in the front with stucco; install a handrail on the rear stairs and balcony; remove the existing A/C unit and hood exhaust and replace with new equipment; remove existing windows on the southern façade and install new windows on the same elevation; and paint a portion of the front façade.

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** an Opinion of Appropriateness for **56 St. George Street** with the condition that the future Certificate of Appropriateness application addresses design issues to include the windows and balcony width.

Whitney Hobbes and Robert Crabtree reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Dan Holiday spoke in favor of the application citing that the building had not been drastically changed or maintained since he rented the building in 1959.

Martha Mickler spoke in favor of the application.

Public hearing was closed.

The Board discussed:

- One-over-one sash window more appropriate than proposed colonial style
- Suggestion of an alternative to proposed wood roof shingle

Nate Goldberger, architect on the project, noted that the steel windows on the side elevation were to maintain fire-rating but that the style could be changed if desired.

There was further discussion regarding maintaining historical integrity of the structure by choosing a window style and pattern more closely related to the existing historic windows.

The Board also discussed concerns for extending the balcony since, historically; the balcony would have remained at the shorter width.

MOTION

Mr. Weaver MOVED to APPROVE Opinion of Appropriateness application F2018-0066 with the conditions that the applicant consider a roofing material other than the proposed wood shingles and that the new window design be based on the historic windows that are in place by replacing the forward windows in kind, and designing the side windows to replicate the largest window opening with a one-over-one metal-type window. The motion was SECONDED by Mr. Benoit.

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

8. Certificates of Appropriateness

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

To construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment on the current sidewalk area.

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The Board provided their ex parte communications.

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 **Cordova Street** to give the applicant time to consider relocating the utility pole to an area that will allow for vertical screening.

Chris Milnes reviewed the application.

Public hearing was opened.

Ed Slavin asked that the application be continued.

Les Thomas spoke against the application and was concerned that with the installation of one tower, more would follow.

B.J. Kalaidi spoke against the application.

Public hearing was closed.

The Board discussed:

- Reasons that necessitate installation of the tower including providing cellular signal
- Florida legislation providing a legal right to install utility poles/towers in the right-of-way
- Possibility of finding other right-of-way locations

MOTION

Mr. Weaver MOVED to CONTINUE application F2018-0064 to the June 21, 2018 meeting to allow the applicant time to consider other right-of-way locations and appropriate finishes. The motion was SECONDED by Ms. Duncan.

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

MOTION CARRIED UNANIMOUSLY

9. Certificates of Demolition

9. (a) F2018-0060 – Century 21 Property Group and Les Thomas Architect Inc. – Applicant
Robert F. and Barbara Carberry – Owner
10 Beacon Street

To demolish a building constructed in 1956 that is recorded on the Florida Master Site File and is not located in a 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 **10 Beacon Street**.

Irene Arriola and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

B.J. Kalaidi asked that the comments submitted against the application be read into the record.

Public hearing was closed.

Ms. Wallace and Mr. Weaver briefly read the certified notice comments.

The Board discussed the fact that there was no legal basis to deny the demolition.

MOTION

Mr. Weaver MOVED to APPROVE demolition application F2018-0060 for 10

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Beacon Street on the basis that the structure was not an existing or potential historic building eligible for the National Register or individual landmark, or potentially contributing to a local or national register historic district. The motion was SECONDED by Ms. Wingo.

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

9. (b) F2018-0061 – Century 21 Property Group and Les Thomas Architect Inc. – Applicant
Mary Ann Cramer & Ana Filomena Macedo – Owner
155 Washington Street

To demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building to the Lincolnville Historic District. (Deemed substantially damaged by the city building official).

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 **155 Washington Street** with the following condition:

- Recording of the structure for archival purposes prior to demolition to include photographs and measured drawings that will be submitted by the applicant to the Florida Master Site File with a courtesy copy provided to staff.

Irene Arriola and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 1 were returned in favor, 1 were returned opposed and 1 had comments.

Public hearing was opened.

B.J. Kalaidi appreciated that the Board read written comments submitted prior to the meeting.

Candace Carroll, owner of a neighboring property, mentioned the flooding in the area. She said her house was terra cotta and could not be lifted, but she had success with a tide wall until the recent hurricanes. She said the subject house was built by a notable architect. She invited the owner of the house to join a tide wall with hers to help protect the property. She also noted that eaves of the subject house encroached on her property. She felt that demolition by neglect was not a reason to demolish the home.

Dan Holiday felt that the house was not well-maintained and should be preserved.

Ed Slavin spoke against the application saying the tide wall and possibly a local landmark designation should be considered. He wanted more details on the effort to preserve the property.

Ms. Arriola addressed public comment by describing the efforts to preserve the house and noted poor workmanship and advice to protect the house as well as a low elevation that made selling the house as-is difficult.

Public hearing was closed.

The Board discussed:

- Variance from FEMA elevation requirements possible, but would make flood insurance costs exorbitant
- Building Official's letter deeming the structure substantially damaged which meant that the structure was required to be brought into

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compliance with building code and flood regulations
- Concern for losing a contributing building
- Meeting FEMA flood requirements through mitigation without raising the structure
- Effects of low-lying houses on community flood insurance ratings
- Desire for further research regarding the history of the structure, particularly whether it was designed by F.A. Hollingsworth

MOTION

Mr. Weaver MOVED to CONTINUE application F2018-0061 to the June 21, 2018 meeting to allow for further time to research the history of the structure and to consider mitigation possibilities. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:
AYES: Weaver, Wingo, Duncan
NAYES: Benoit, Wallace
MOTION CARRIED 3/2

Ms. Arriola asked for clarification regarding the Board's request for more information.

9. (c) F2018-0062 – Tracy Vandusen – Applicant
Roger and Tracy Vandusen – Owner
9 Milton Street

To demolish a garage built in 1930 that is not listed on the Florida Master Site File but that is a contributing building in the Nelmar Terrace Historic District.

Ms. Duncan recused herself as an architect on the project.

The Board provided their ex parte communications.

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 **9 Milton Street**.

Tracy Vandusen reviewed the application.

19 certified notices were sent, 2 were returned in favor.

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

The Board discussed information indicating that the garage was a more recent construction than originally believed and there appeared to be no historic reason to deny the application.

MOTION

Mr. Weaver MOVED to APPROVE application F2018-0062 based on the evidence provided that the building was not historic, there were structural issues, and the building was flood-prone. The motion was SECONDED by Ms. Wingo.

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

9. (d) F2018-0065 – St. Johns Law Group – Applicant
Sale Vita LLC – Owner
841 Anastasia Boulevard

To demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is not located in a National Register Historic District. (Deemed Substantially Damaged by the Building Official).

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 **841 Anastasia Boulevard**.

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James Whitehouse reviewed the application.

Ex Parte Communication:

(None)

15 certified notices were sent, 3 were returned in favor, 1 was returned opposed and 3 had comments.

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

The Board discussed a brief history of the building's ownership.

MOTION

Mr. Benoit MOVED to APPROVE Demolition application F2018-0065. The motion was SECONDED by Ms. Duncan.

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

10. Other Business

10. (a) Discussion regarding grant applications for three proposals being submitted to the Florida Division of Historical Resources by the City of St. Augustine

Ms. Wolfe asked that the Board allow Ms. Wallace to sign letters of support for three grant applications to be submitted to the Division of Historic Resources for continued work on the waterworks building, a publication of resilient heritage in the Nation's Oldest City which included a case study on the aftermath of Hurricane's Matthew and Irma and flooding vulnerability of historic resources, and St. Augustine Survey phase four to update West Augustine west of the San Sebastian River.

Ms. Wallace asked for details regarding consultants for hurricane response analysis.

The Board reached consensus to the support letters for each grant.

10. (b) Staff update regarding the status of the Historic Preservation Master Plan

Ms. Wolfe provided a brief update, noting that she had worked on glossary language, graphics, and historical information. She noted that they requested input from practicing professional architects, contractors, realtors, and design professionals in the area and expect comments from the St. Augustine Historical Society as well. She expected to provide a clean draft version of the plan in August.

There was brief discussion regarding Hazard Mitigation, particularly regarding flood-prone historic structures and there was board consensus to include a discussion at the next meeting regarding the topic.

10. (c) Reminder of National Historic Preservation Month open house at the historic Waterworks in Davenport Park

(Not discussed)

10. Review of Conflict Statements from Previous Meetings

11. Adjournment

There being no further business, the meeting was adjourned at 5:41 P.M.[4]

Antoinette Wallace, Chairperson

[4] Transcribed by Candice Seymour

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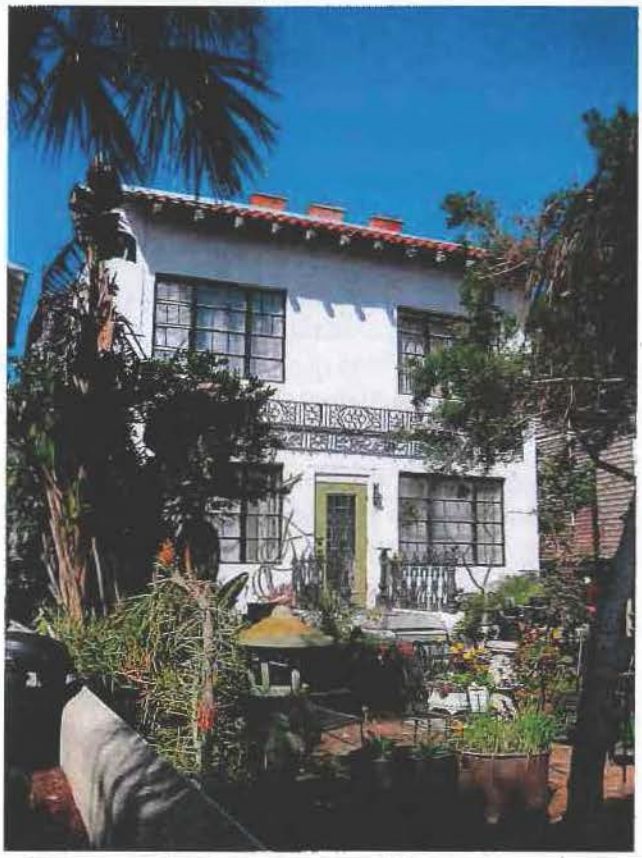
CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0042 Address: 156 Avendia Menendez

Keith Andrews, Applicant
Keith and Tina Andrews, Owners

Project description: To construct a two story porch on the front façade, to replace existing windows with porch entries, and to paint the structure using pre-approved paint colors.

NO NEW INFORMATION PROVIDED, NO CHANGE TO STAFF REPORT

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ00201
National Register:	St. Augustine Town Plan	Construction date:	1930
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984800000		
Agenda Item:	6(a)	Previous Action(s):	OOA, COA 2005

STAFF SUMMARY AND ANALYSIS:

The applicant is submitting an Opinion of Appropriateness to construct a two story porch on the front façade, to replace existing windows with porch entries/doors, and to paint the structure using pre-approved paint colors. 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.

- The proposed porch is not appropriate as there is no evidence that a porch existed on the front elevation. Such an element will go against the third Secretary of Interior Standard (for Rehabilitation), which states that "changes that create false sense of historical development...shall not be undertaken." The porch in this case is more reminiscent of a colonial revival building and does not reflect the Mediterranean Revival style.
- Removing the existing windows and replacing them with doors will not be appropriate. Original materials and those that have been added later but have gained their own significance should be retained. If replacing the current doors and windows is necessary, the new windows and doors should be compatible with the style of the building.
- The fiberglass shingles are inappropriate for the porch roof since clay tiles are currently used on the shed roof.
- The proposed foundation for the porch is made of concrete masonry units covered in stucco. For a certificate, specifications or photographs of the stucco should be provided.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Deny** an **Opinion of Appropriates** for **156 Avenida Menendez** as the proposed design does not meet Secretary of Interior Standards 2 and 3.

Kelli Mitchell
Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Remove second story iron work and first story stoop
- Install two story wood porch with brackets and wood railing
- Add new concrete steps
- Construct a CMU stem wall covered in stucco
- Install fiberglass roof shingles on the roof element
- Replace the existing door and windows with new doors and windows

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation:

Accessory Buildings including porches

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- 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.
- 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.

Don't...

- 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.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.

Do... [Cont.]

- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

Foundation and Infill

Do...

- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- 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.
- 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.

Mediterranean Influence foundations are continuous brick or masonry.

Roofs and Roofing

Do...

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

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Mediterranean Influence roofs are gable, hip, or flat with a parapet. Pitched roofs are covered with composition shingles, barrel tile or interlocking tile. Flat roofs are built-up. Chimneys are brick.

Mediterranean Influence Styles (1885-1940)

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Secretary of Interior Standards for Rehabilitation

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

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

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]

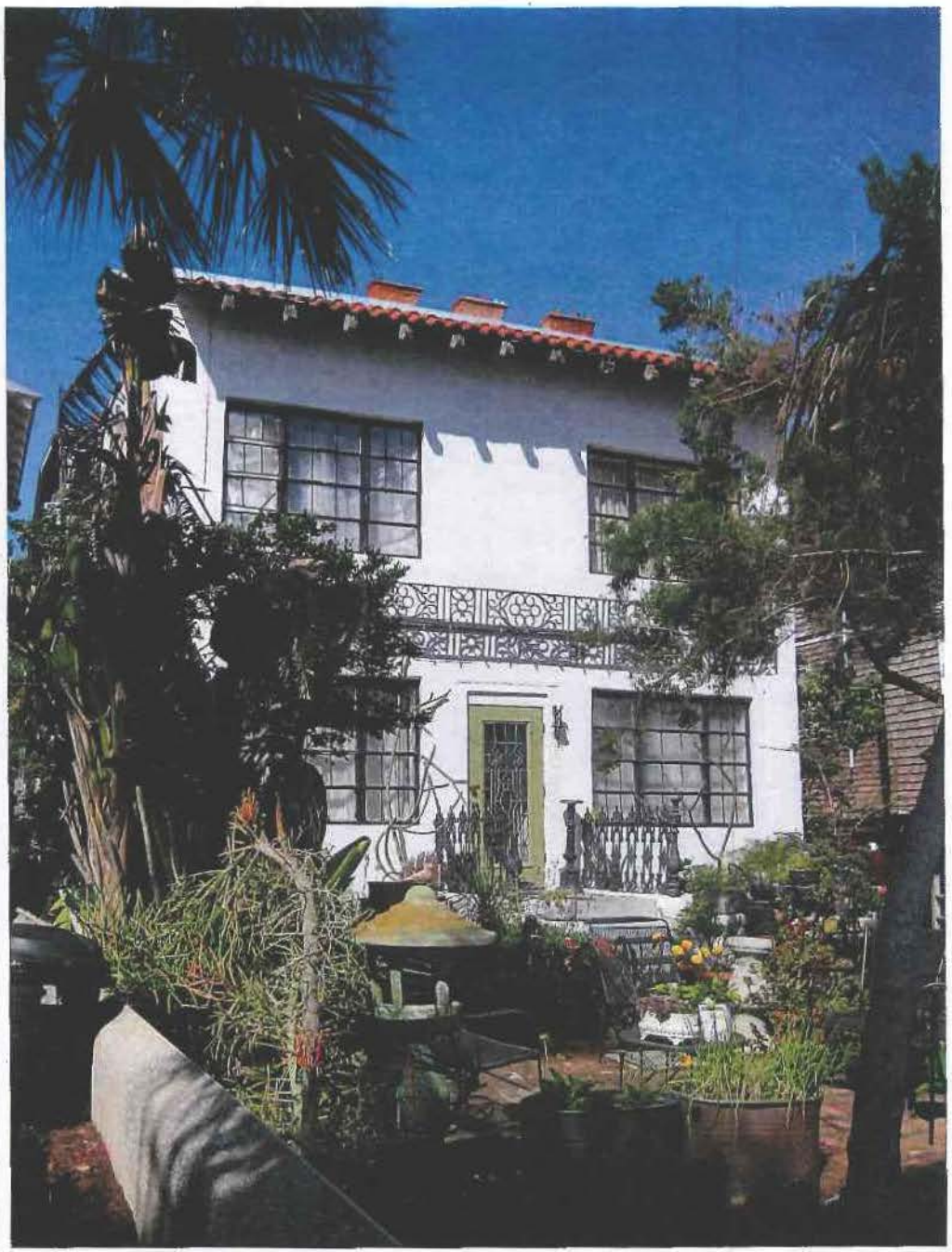
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

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

LIST OF ATTACHMENTS:

1. Staff photos

















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. 2018-0042

Receipt No. 1323319 Meeting Date: 4/19/18

Advertising Costs $ 111 Paid on 3/12/18 Receipt No. _____

1. NAME OF APPLICANT Keith Andrews

   Business (if applicable) _____

   Address 156 Avenida Menendez

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 904/349-8408 Other phone/email 904/349-0688

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

2. NAME OF PROPERTY OWNER Keith and Tina Andrews

   Business (if applicable) same as above

   Address _____

   City _____ State _____ Zip Code _____

   Daytime telephone (required) 904/349-8408 Other phone 904/349-0688

3. PROJECT STREET ADDRESS 156 Avenida Menendez

4. LEGAL DESCRIPTION: Lot 6 Block 22 Subdivision City of St. A Parcel 198480-0000

5. EXISTING USE Multi-family PROPOSED USE Multi-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)

RECEIVED
MAR 16 2018
Planning / Building Dept

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

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☑ New porch/deck/balcony Construct first and second floor porches
- ☐ New awning/canopy
- ☑ New entrances replace existing windows with porch entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☐ New parking/walkways/other site features
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

Construction of first and second floor porches attached to building and converting existing window openings to porch entrances

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 Keith Andrews

SIGNATURE OF APPLICANT Keith Andrews DATE 3/12/18

PRINT OWNER'S NAME Keith Andrews

SIGNATURE OF OWNER Keith Andrews DATE 3/12/18

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.

COMPLETENESS REVIEW CHECKLIST

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

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

LGH INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Information on the proposed paint used

Project number: _____ Project Address: _____

Reviewed by: Kelli Mitchell Date: 3/16/14

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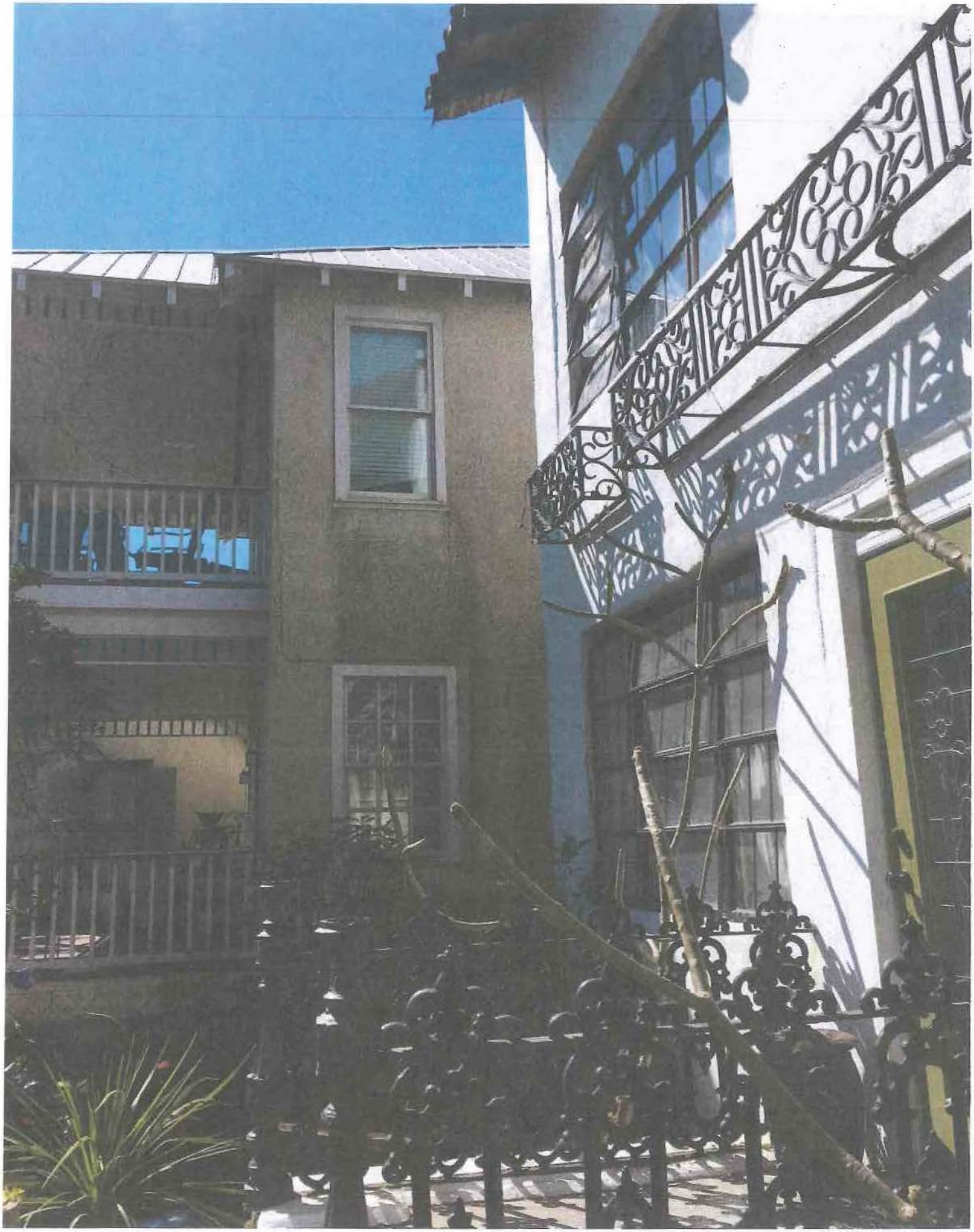
MAR 16 2018

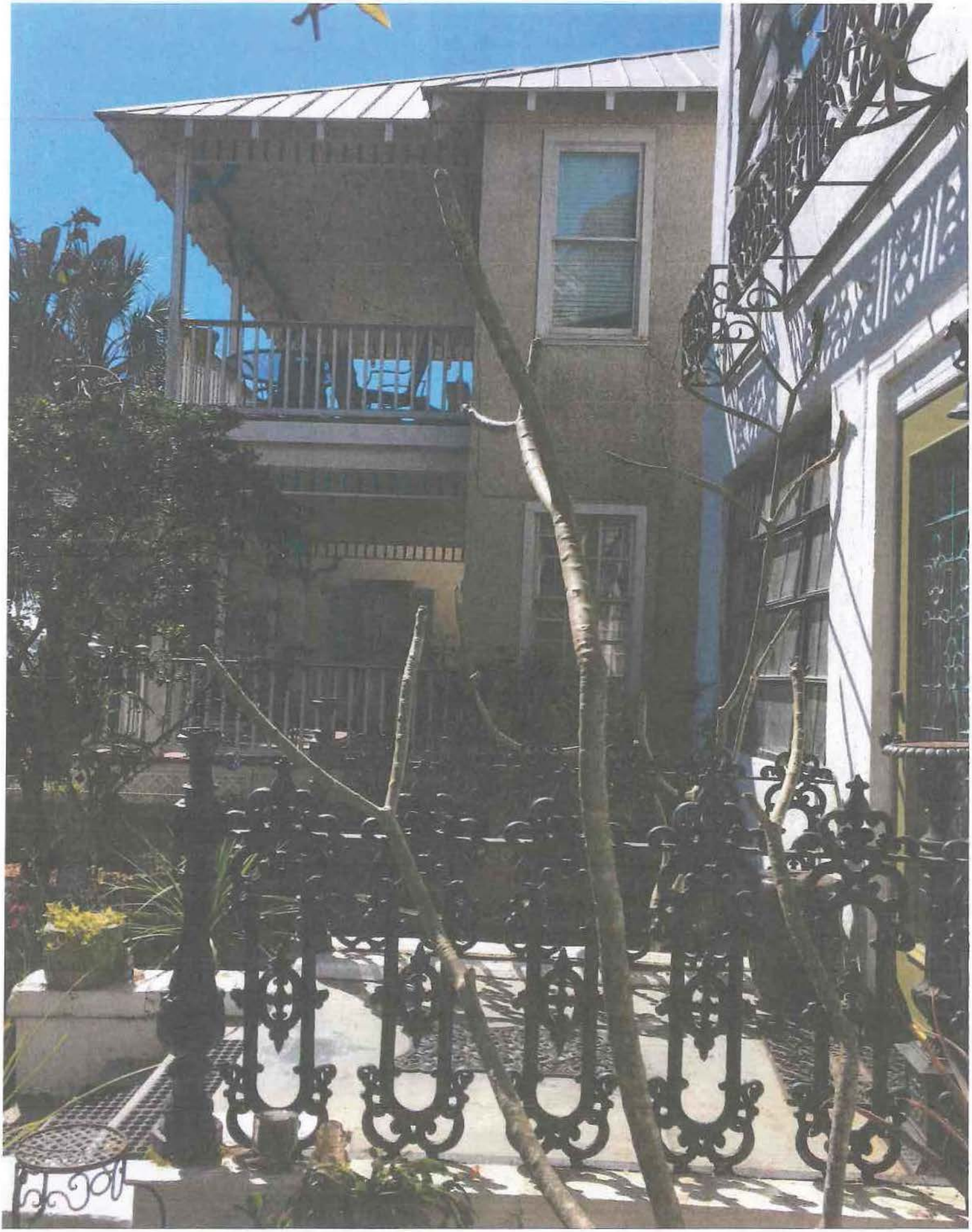
















PROPERTY APPRAISER

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1984800000
Location Address	156 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	CITY/BAYFRONT/RES (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 6 BLK 22 OR3427/613 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.080
Homestead	Y

View Map

Owner

Owner Name	Andrews Keith G,Tina M 100% Andrews Tina M 100%
Mailing Address	156 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Valuation

	2018
Building Value	$149,079
Extra Features Value	$391
Total Land Value	$295,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$445,270**
Total Deferred	$207,529
Assessed Value	**$237,741**
Total Exemptions	$50,000
Taxable Value	**$187,741**

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	$152,391	$391	$295,800	$0	$0	$448,582	$232,851	$265,731	$182,851
2016	$159,017	$391	$295,800	$0	$0	$455,208	$228,062	$277,146	$178,062
2015	$129,864	$391	$247,950	$0	$0	$378,205	$226,477	$201,728	$176,477
2014	$127,214	$391	$225,330	$0	$0	$352,935	$224,680	$178,255	$174,680
2013	$77,019	$0	$225,330	$0	$0	$302,349	$189,191	$163,158	$139,191
2012	$90,294	$0	$225,330	$0	$0	$315,624	$186,029	$179,595	$136,029
2011	$117,382	$0	$250,560	$0	$0	$367,942	$367,942	$0	$367,942
2010	$117,884	$0	$278,400	$0	$0	$396,284	$396,284	$0	$396,284

Exemptions

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

Building Information

Building	1	Roof Structure	Flat
Actual Area	3432	Roof Cover	Metal
Conditioned Area	4274	Interior Flooring	Pine Wood
Actual Year Built	1839	Interior Wall	Drywall
Use	Duplex	Heating Type	Forced Air
Style	01	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Wood Shingle, Stucco	Baths	4

Category	Type	Pct
Exterior Wall	Wood Shingle	50%
Exterior Wall	Stucco	50%
Roofing Structure	Flat	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	16 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
BASE AREA	1700	1700
F OPN PRCH	0	16
POINTER	0	0
1.5 STORY	2574	1716
Total SqFt	4274	3432

Extra Features

Code Description	BLD	Length	Width	Height	Units
MS/CB WALL	0	0	0	0	58

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	29	120	3480	SF	$295,800

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2011	4/8/2011	$325,000.00	WD	3427	613	Q	I	STACKLUM DR MARGARET M TRUST	ANDREWS KEITH G,TINA M
12/10/2009	4/17/2009	$100.00	WD	3267	46	U	I	STACKLUM MARGARET M	STACKLUM DR MARGARET M TRUST
	5/31/2000	$106,100.00	WD	1501	234	U	I	GRAUBARD ROBERT M	STACKLUM MARGARET M
	4/20/2000	$0.00	OI	1490	286	U	I	GRAUBARD ROBERT M ETAL	GRAUBARD ROBERT M ETAL & STACKLUM MARGARET
	4/6/1992	$100.00	QC	935	577	U	I	GRAUBARD ROBERT M	GRAUBARD ROBERT M
	6/1/1991	$0.00		898	303	U	I		GRAUBARD ROBERT M
	12/1/1989	$0.00		842	592	U	I		
	2/1/1989	$0.00		811	1182	U	I		
	2/1/1987	$0.00		734	250	U	I		
	2/1/1987	$130,000.00		734	250	Q	I		
	2/1/1987	$130,000.00		734	250	Q	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

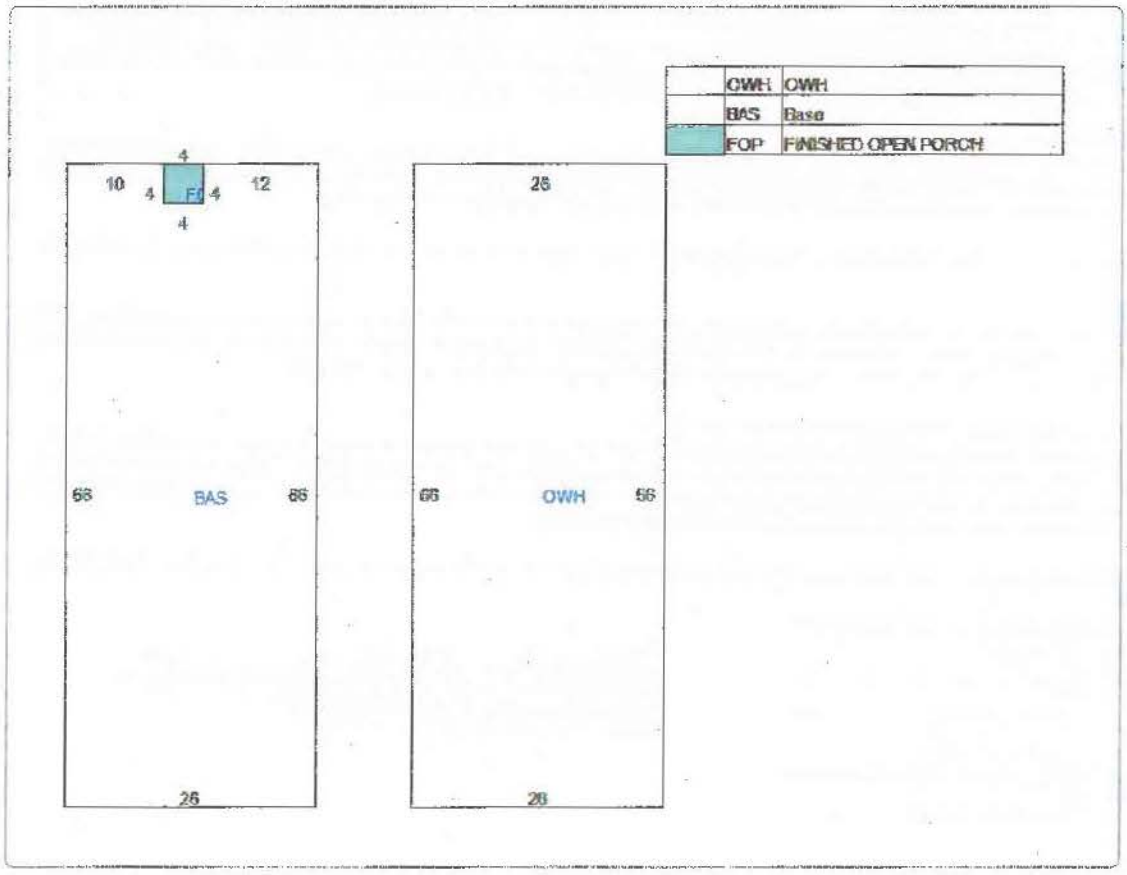
Tax Estimator

Tax Estimator

Map



Sketches



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

Last Data Upload: 3/16/2018, 10:50:28 PM

Schneider
Developed by
The Schneider
Corporation

Public Records of St. Johns County, FL Clerk # 2011018717, O.R. 3427 PG 613,
04/13/2011 at 11:30 AM REC. $5.00 SUR. $5.00 Doc. D $2275.00

Prepared by and after recording, please send to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:10-6361
Consideration: $325,000.00 (Three Hundred Twenty Five Thousand dollars & no cents)

This Warranty Deed

Made this April 8, 2011 A.D. By
Mandee McAloon, as Successor Trustee of the Dr. Margaret Stacklum Revocable Trust of April 17, 2009 hereinafter called the grantor, to Keith G. Andrews and Tina M. Andrews, husband and wife, whose post office address is: 3024 St. Johns Ave, Jacksonville, FL 32205, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of $325,000.00 (Three Hundred Twenty Five Thousand dollars & no cents) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

In the City of ST. AUGUSTINE and being bounded on the North by Property of Jackson and measuring thereon 100 feet, more or less, on the South by Property of Manucy and measuring thereon 100 feet, more or less; on the East by Bay Street and measuring thereon 29 feet 6 inches, more or less, and on the West by Marine Street and measuring thereon 19 feet 6 inches, more or less, and being known and designated as Lot 6 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.

Parcel ID Number: 198480-0000
Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

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

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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

[1] _____
Witness Printed Name: Craig M. Herzog

[2] _____
Witness Printed Name: Jennifer F. Brown

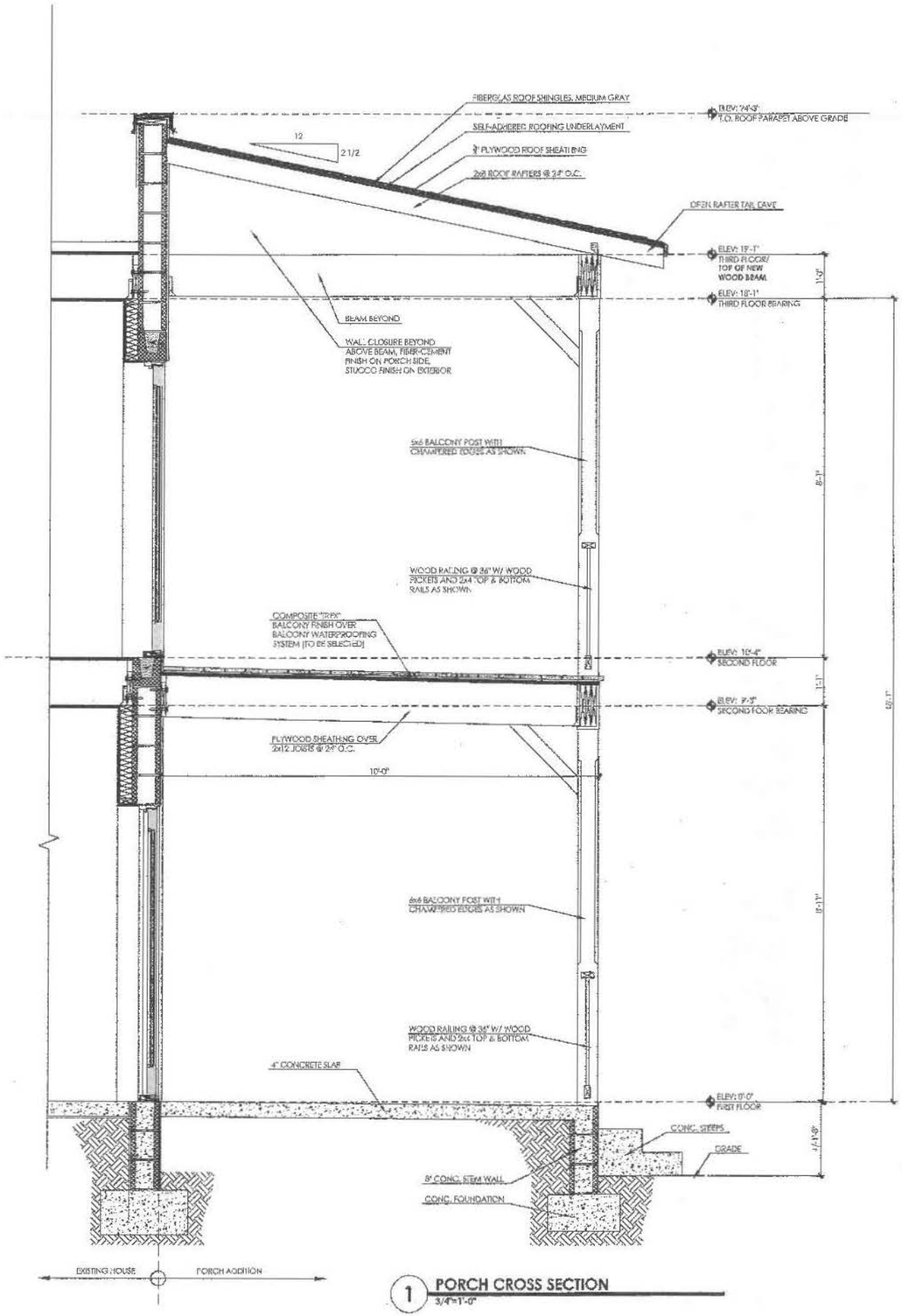
_____ (Seal)
Mandee McAloon, as Successor Trustee of the Dr. Margaret Stacklum Revocable Trust of April 17, 2009
Address: P.O. Box 601, Wurtsboro, NY 12790

State of FLORIDA
County of ST. JOHNS

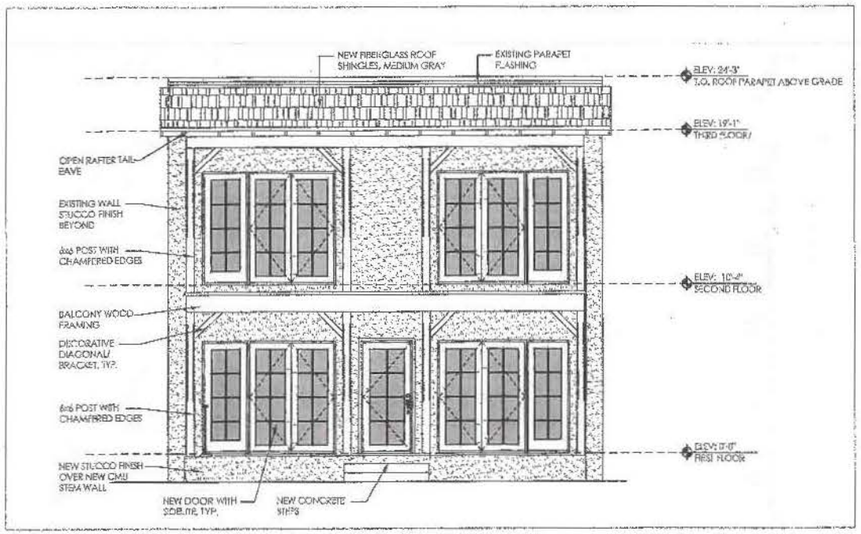
The foregoing instrument was acknowledged before me this April 08, 2011, by Mandee McAloon, as Successor Trustee of the Dr. Margaret Stacklum Revocable Trust of April 17, 2009, who is/are personally known to me or who has produced A VALID DRIVER'S LICENSE(S) as identification.

_____
Notary Public
Print Name: Craig M. Herzog
My Commission Expires: 1/27/2014

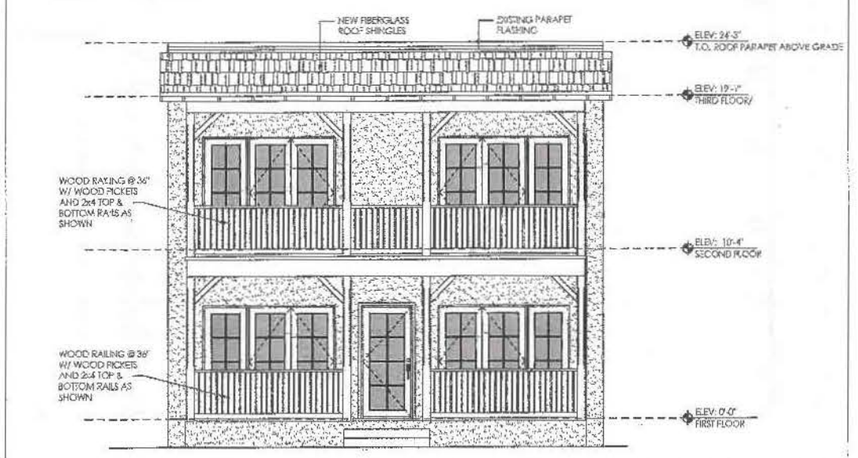
[NOTARY SEAL]
NOTARY PUBLIC-STATE OF FLORIDA
Craig M. Herzog
Commission # DD947765
Expires: JAN. 27, 2014
BONDED THRU ATLANTIC BONDING CO., INC.



1 **PORCH CROSS SECTION**
3/4"=1'-0"



FRONT ELEVATION VIEW WITHOUT RAILING
1/4"=1'-0"



FRONT ELEVATION VIEW WITH RAILING
1/4"=1'-0"

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904-716-6335
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Consultant
Address
Address
Address
Phone

No.	Description	Date

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MAR 16 2018
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Tina & Keith Andrews Porch Addition

156 Avedina Menendez,
Saint Augustine, FL 32084

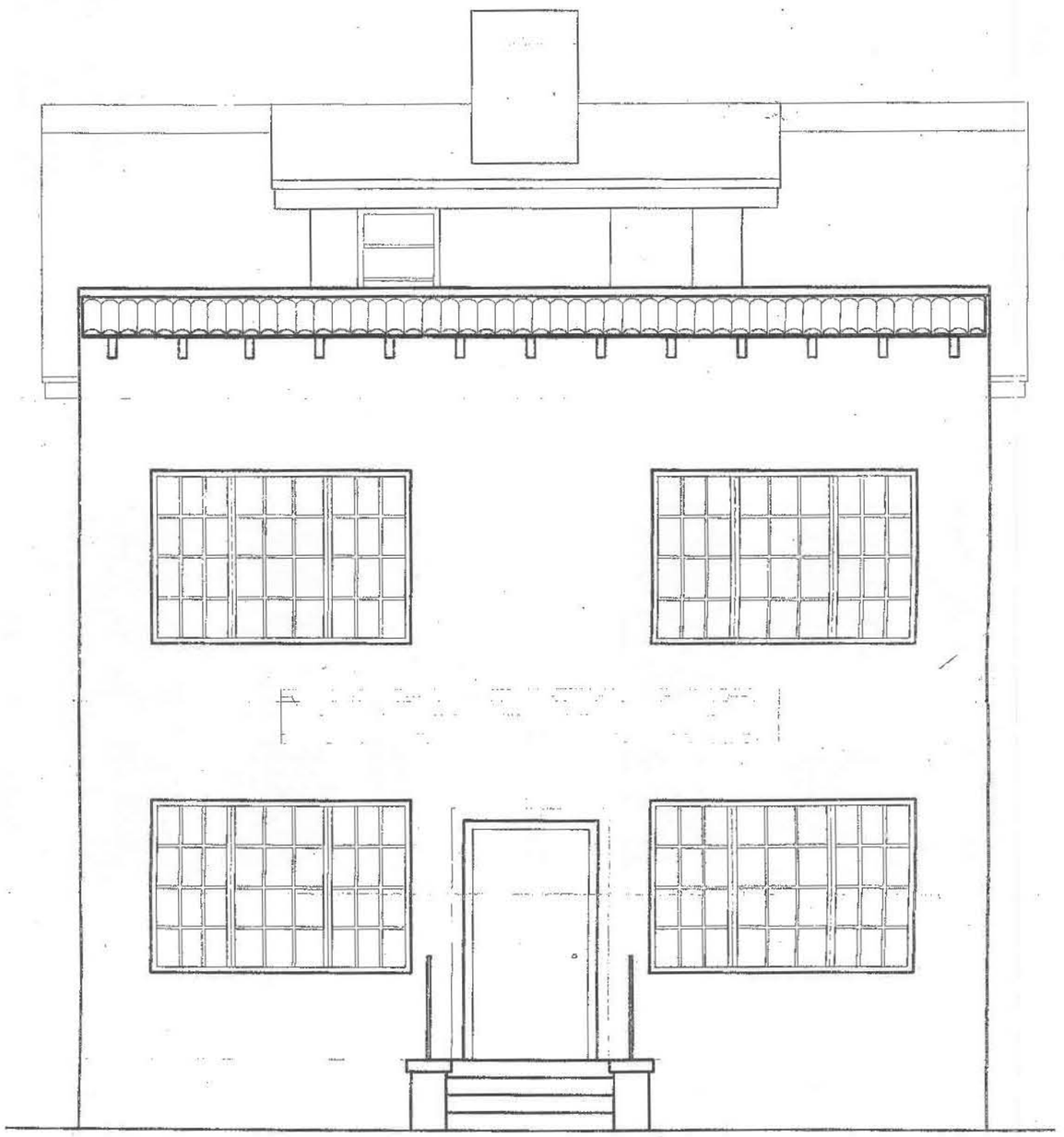
FRONT ELEVATION & PORCH SECTION

Project Number	016318
Date	03/15/18
Drawn By	OV
Checked By	OV

A200

Scale

15'6 Avenida Menendez



FRONT (EAST) EXISTING ELEVATION

1/4" = 1'-0"

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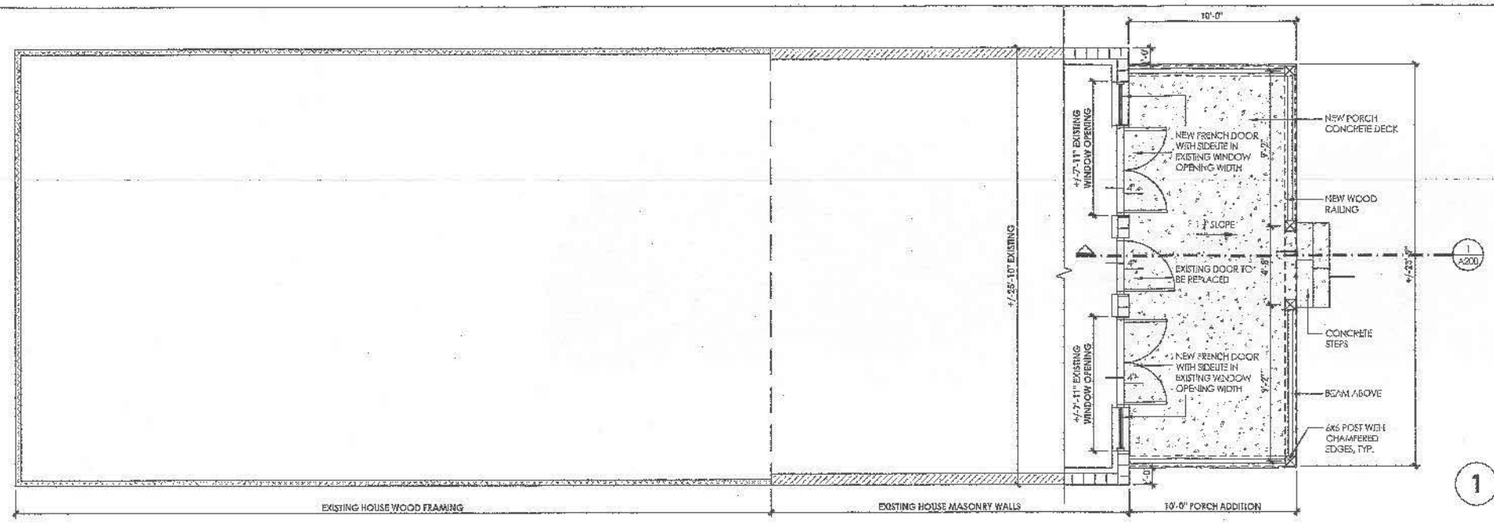
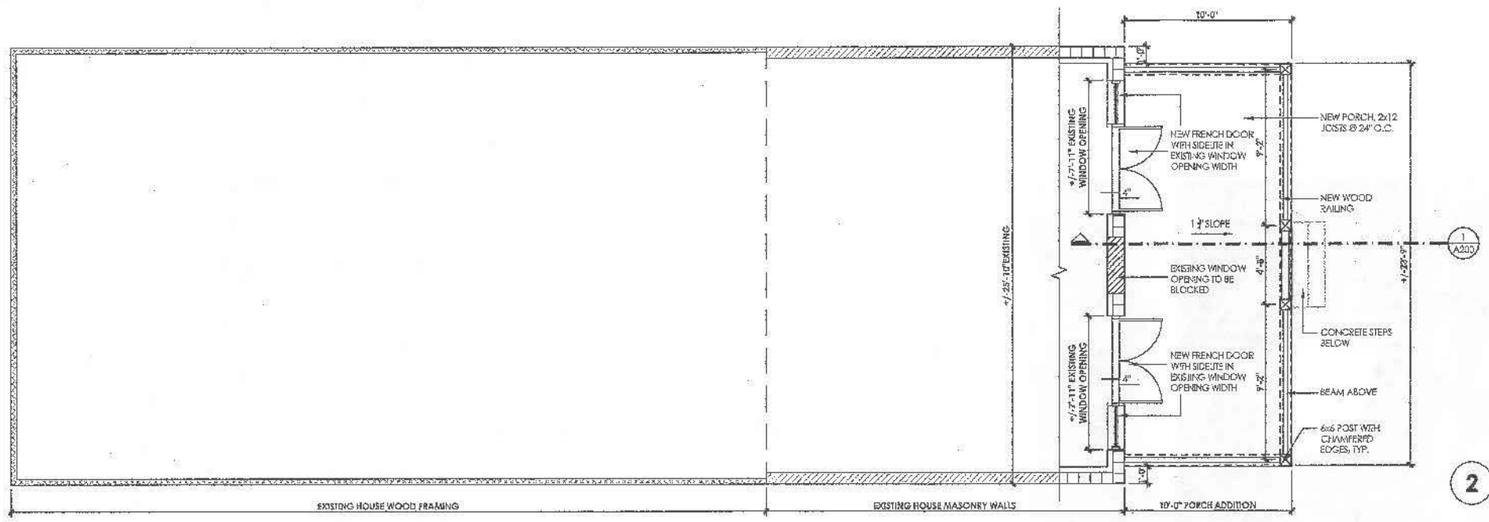
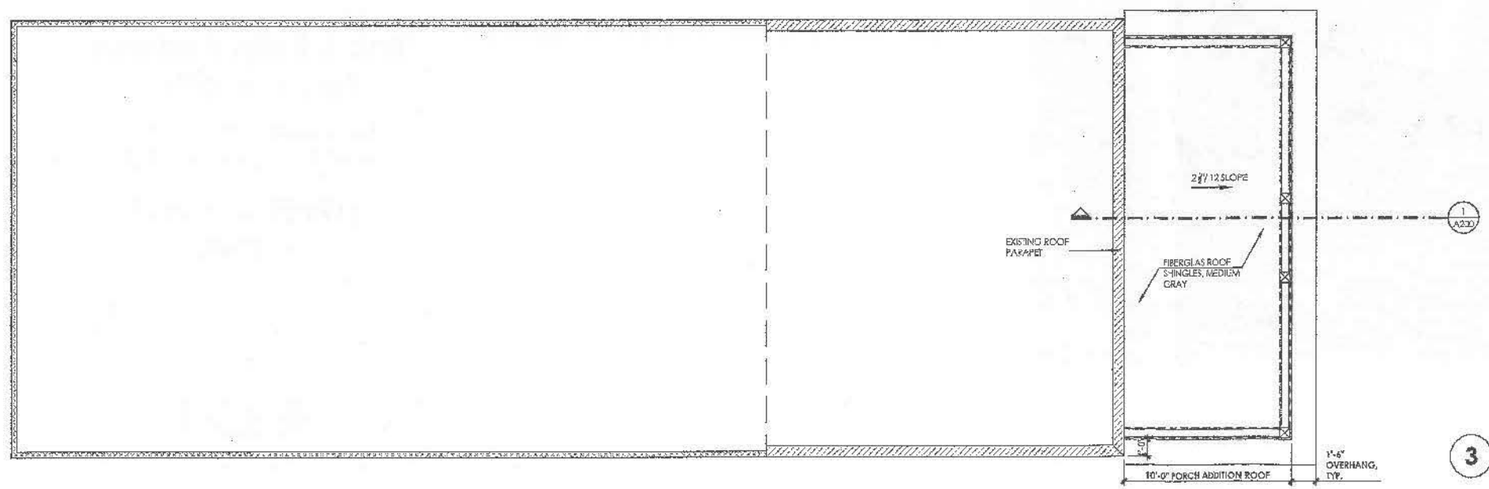


1 EXISTING FIRST FLOOR PLAN OUTLINE/ FIRST FLOOR PORCH ADDITION PLAN
1/4"=1'-0"



2 EXISTING SECOND FLOOR PLAN OUTLINE/ SECOND FLOOR PORCH ADDITION PLAN
1/4"=1'-0"



3 EXISTING THIRD FLOOR OUTLINE/ PORCH ADDITION ROOF
1/4"=1'-0"

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Tina & Keith Andrews Porch Addition

156 Avenida Menendez,
Saint Augustine, FL 32084

PORCH ADDITION PLAN

Project Number	016318
Date	03/15/18
Drawn By	OV
Checked By	OV

A100

Scale



162
existing house

160
existing house

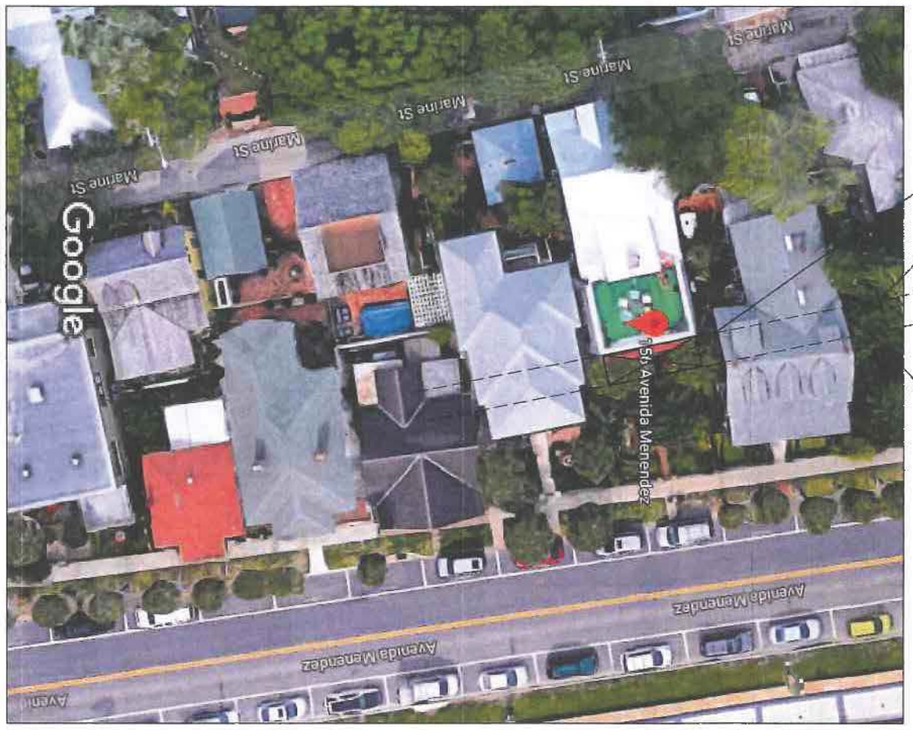
156
Avenida Menendez
PORCH ADDITION

154
existing house

53 Marine Street
existing house

146
existing house

AVENIDA MENENDEZ



156 porch addition

156 current alignment with neighboring houses

156 proposed alignment with neighboring houses

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No.	Description	Date

Tina & Keith Andrews
Porch Addition

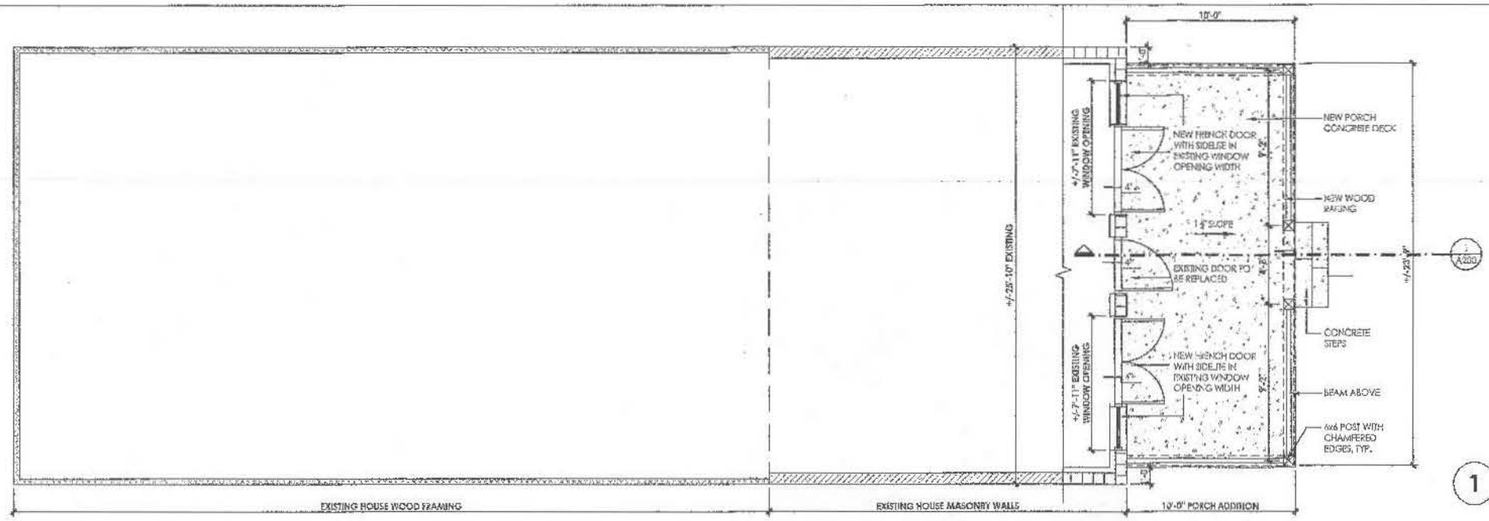
156 Avedina Menendez,
Saint Augustine, FL 32084

STREET & ROOF VIEWS

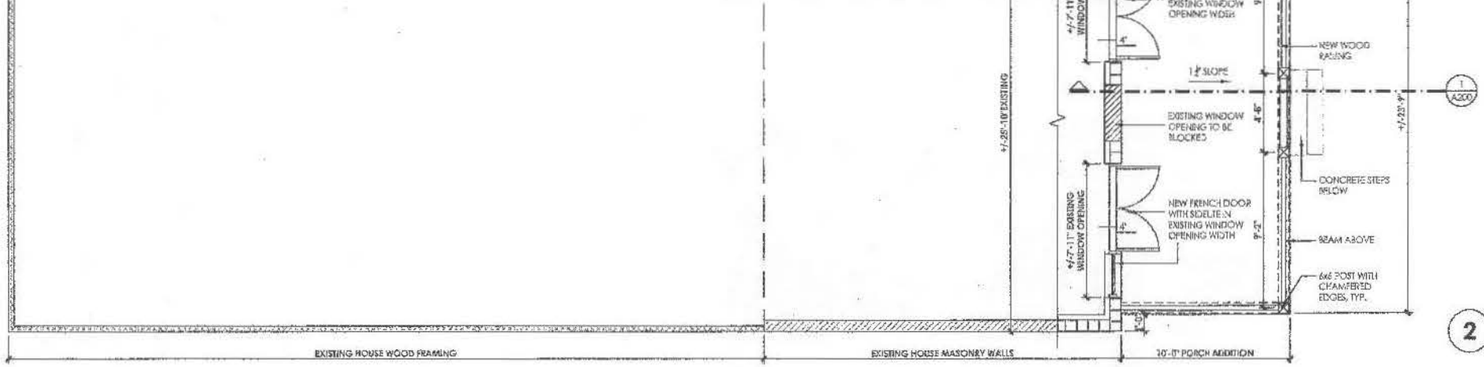
Project Number	016318
Date	03/15/18
Drawn By	OV
Checked By	OV

A300

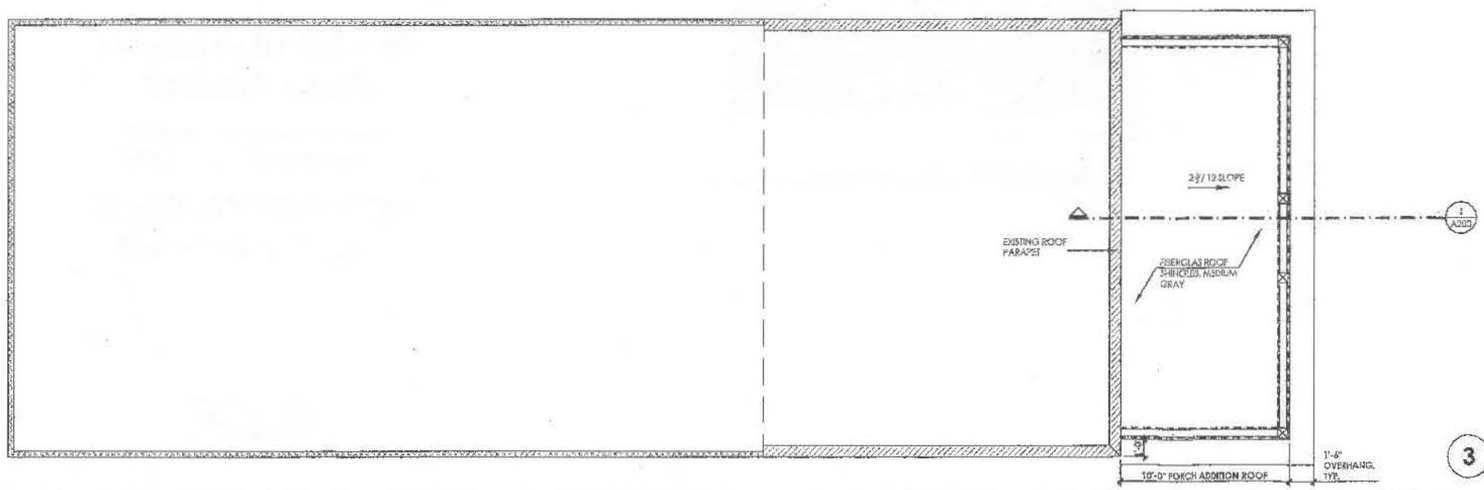
Scale



1 EXISTING FIRST FLOOR PLAN OUTLINE/ FIRST FLOOR PORCH ADDITION PLAN
1/4"=1'-0"



2 EXISTING SECOND FLOOR PLAN OUTLINE/ SECOND FLOOR PORCH ADDITION PLAN
1/4"=1'-0"



3 EXISTING THIRD FLOOR OUTLINE/ PORCH ADDITION ROOF
1/4"=1'-0"

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Tina & Keith Andrews Porch Addition

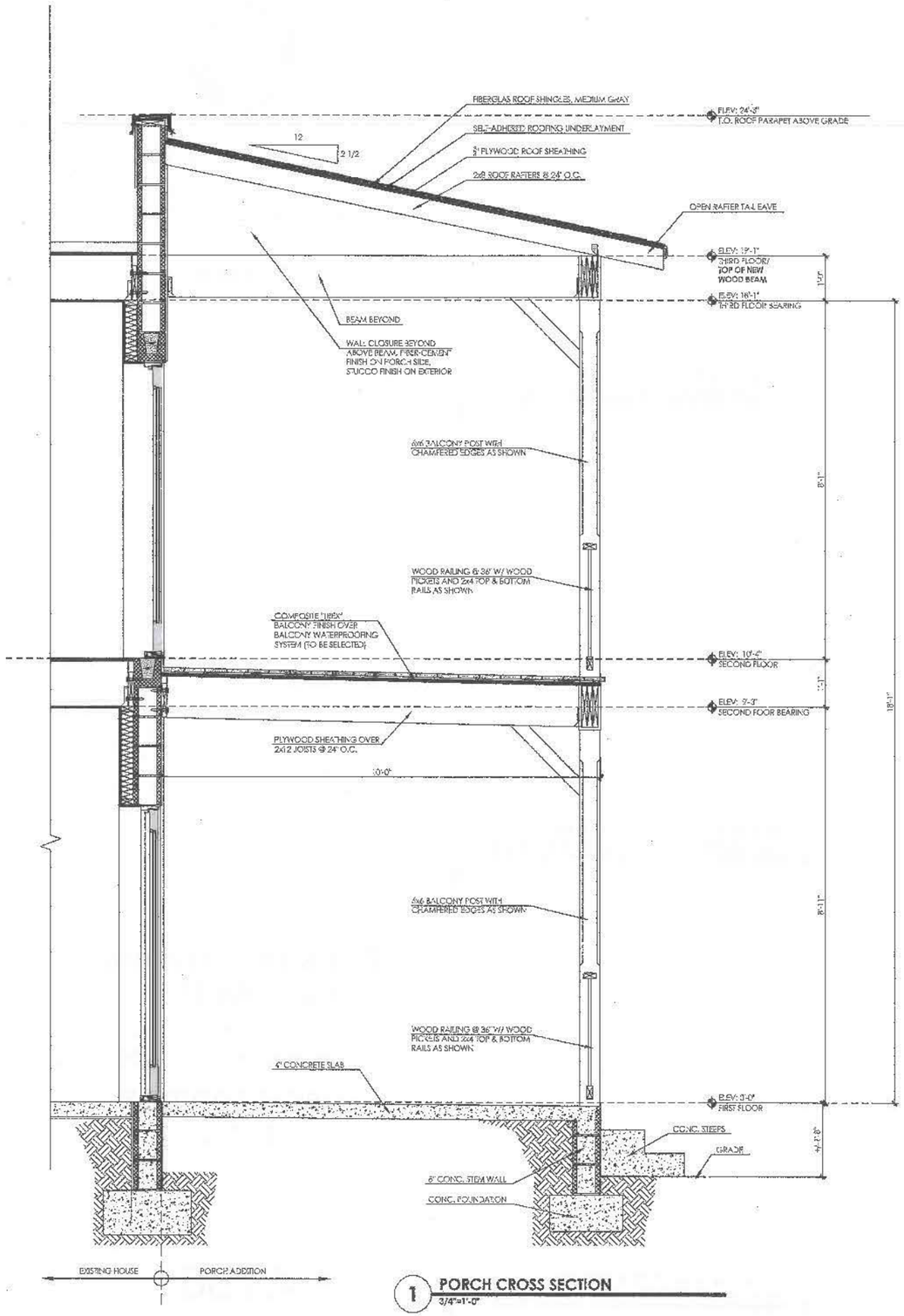
156 Avenida Menendez,
Saint Augustine, FL 32084

PORCH ADDITION PLAN

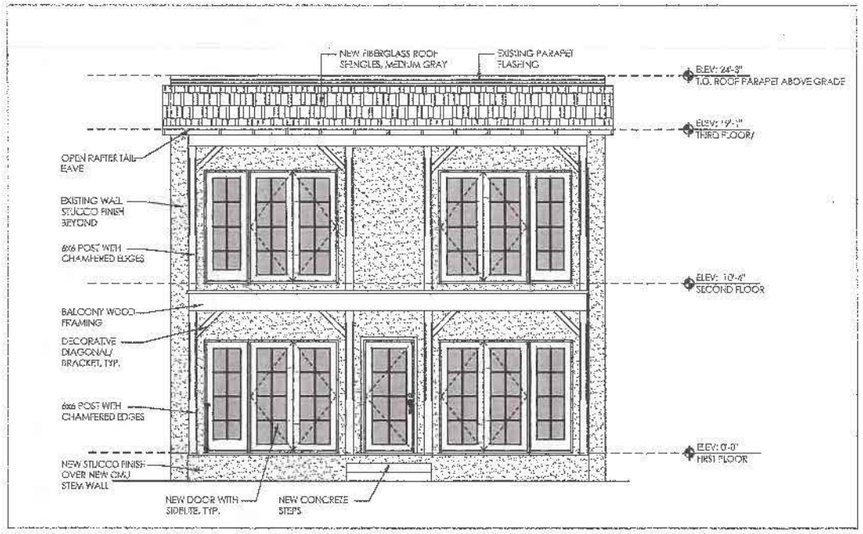
Project Number	016318
Date	03/15/18
Drawn By	OV
Checked By	OV

A100

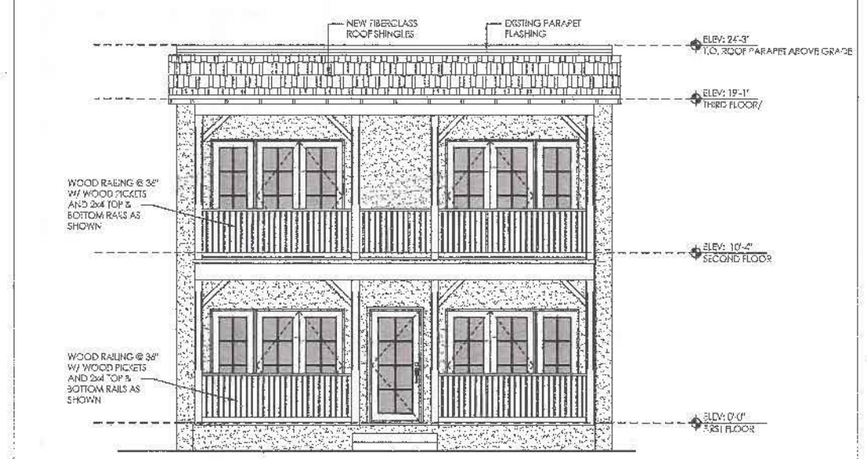
Scale



1 **PORCH CROSS SECTION**
3/4"=1'-0"



FRONT ELEVATION VIEW WITHOUT RAILING
1/4"=1'-0"



FRONT ELEVATION VIEW WITH RAILING
1/4"=1'-0"

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No.	Description	Date

Tina & Keith Andrews Porch Addition

156 Avedina Menendez,
Saint Augustine, FL 32084

FRONT ELEVATION & PORCH SECTION

Project Number	016318
Date	03/15/18
Drawn By	OV
Checked By	OV

A200

Scale

existing parapet height @ +/-22'-0" to remain



162
existing house

160
existing house

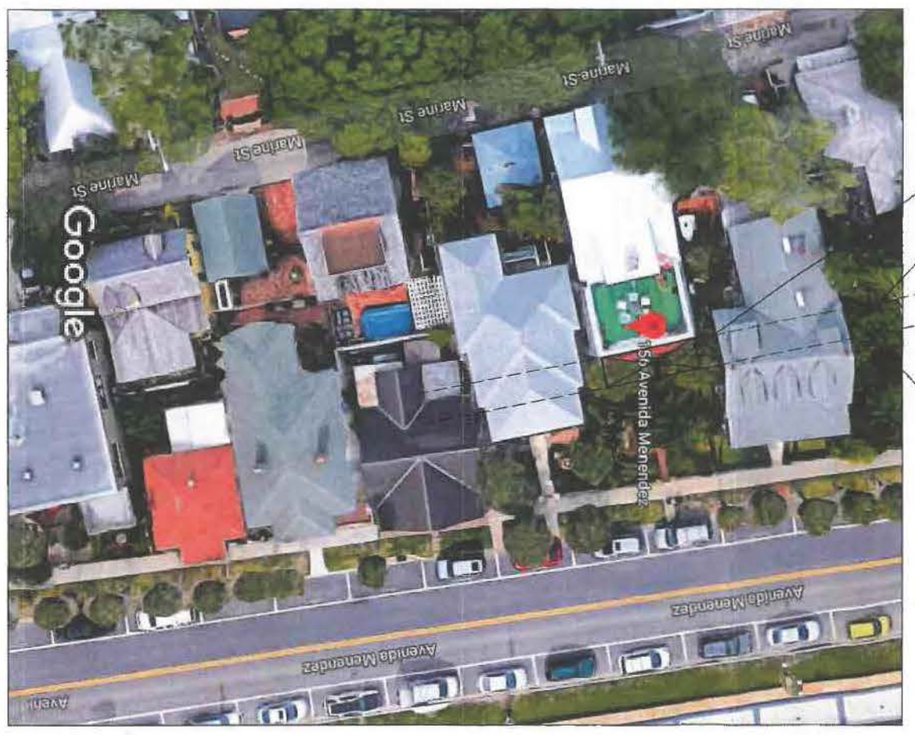
156
Avenida Menendez
PORCH ADDITION

154
existing house

53 Marine Street
existing house

146
existing house

AVENIDA MENENDEZ



156 porch addition

156 current alignment with neighboring houses

156 proposed alignment with neighboring houses

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Phone

No.	Description	Date

Tina & Keith Andrews
Porch Addition
156 Avedina Menendez,
Saint Augustine, FL 32084

STREET & ROOF VIEWS

Project Number	016318
Date	03/15/18
Drawn By	OV
Checked By	OV

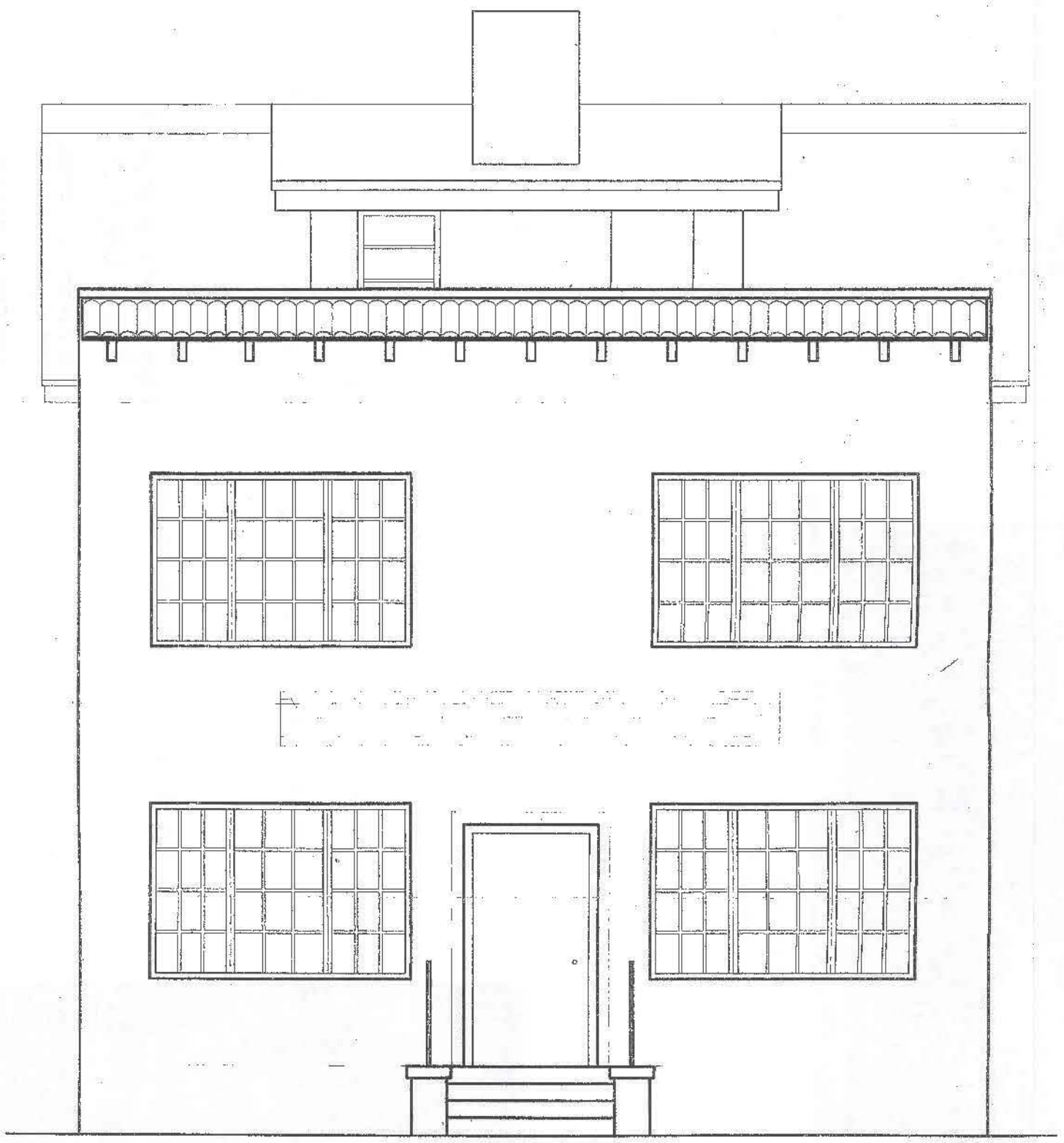
A300

Scale

HIRD FLOOR 19'-1"

ND FLR. 10'-4"

T FLR. 0'-0"
1.40' N.G.V.D.)



FRONT (EAST) EXISTING ELEVATION

1/4" = 1'-0"

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MAR 19 2018
Planning/Building Dept.

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0064
Address: Northeast corner of Cathedral Pl. and Cordova St.

Crown Castle NG East LLC, Applicant
City of St. Augustine, Owner

Project description: To construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment

NO NEW INFORMATION PROVIDED, NO CHANGE TO STAFF REPORT

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Noncontributing to the St. Augustine Town Plan	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1961500001		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment.

- The scale of the utility pole should be taken into consideration. While in scale with the Bellsouth/Comcast Building and another nearby utility pole, it will overshadow the Bank of America building, which sits immediately beside it.
- The applicant should consider changing the finish of the pole and utility elements to allow the utility pole to be more compatible with the surrounding buildings.
- The AGHP suggests that new electrical equipment should be screened or covered to make it as inconspicuous as possible. This may not be feasible given the proposed site for the equipment. The applicant should consider moving the utility pole to the corner where it can be screened by the palm trees or move it to an area where screening can be provided.
- The site is located in Archaeology Zone IA. Any work should be coordinated with the city archaeologist.
- An email was sent to the applicant as a reminder that there was a deadline for submitting additional information. Also, no appointment was set to discuss the project.

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 Appropriates** for **Cordova Street** to give the applicant time to consider relocating the utility pole to an area that will allow for vertical screening.

Kelli Mitchell
Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Construct a 40' tall concrete utility pole
- Install an antenna and telecommunications equipment

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Electrical and Mechanical Equipment

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

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.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- 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.
- 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.

Post-1821

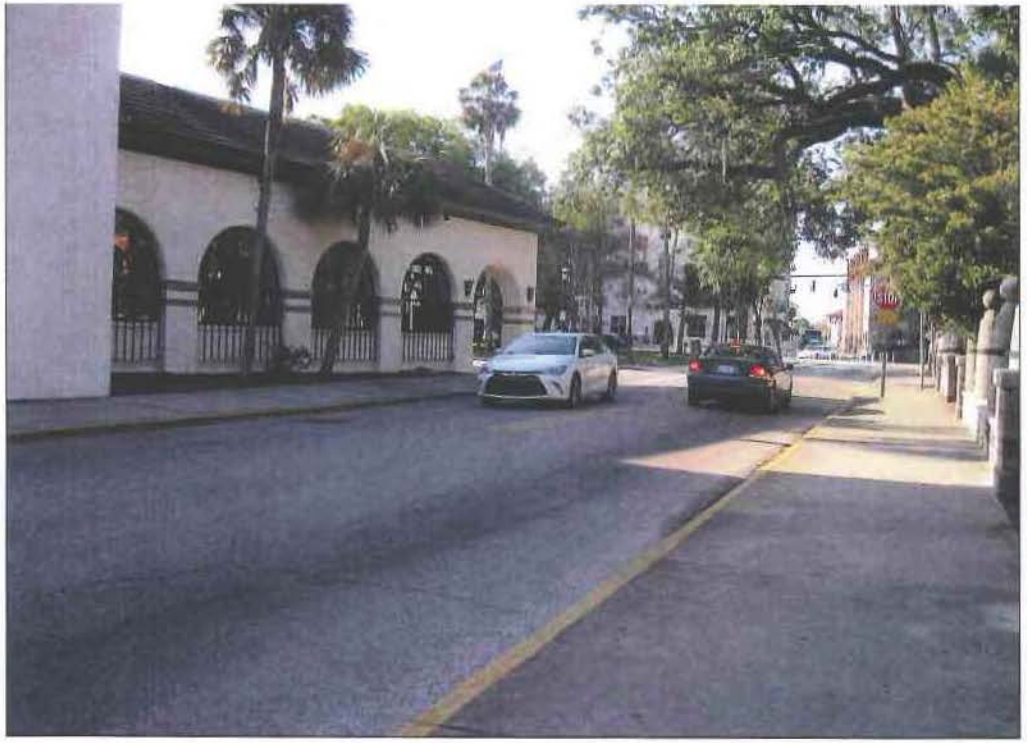
Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Secretary of Interior Standards for Rehabilitation

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]

LIST OF ATTACHMENTS:

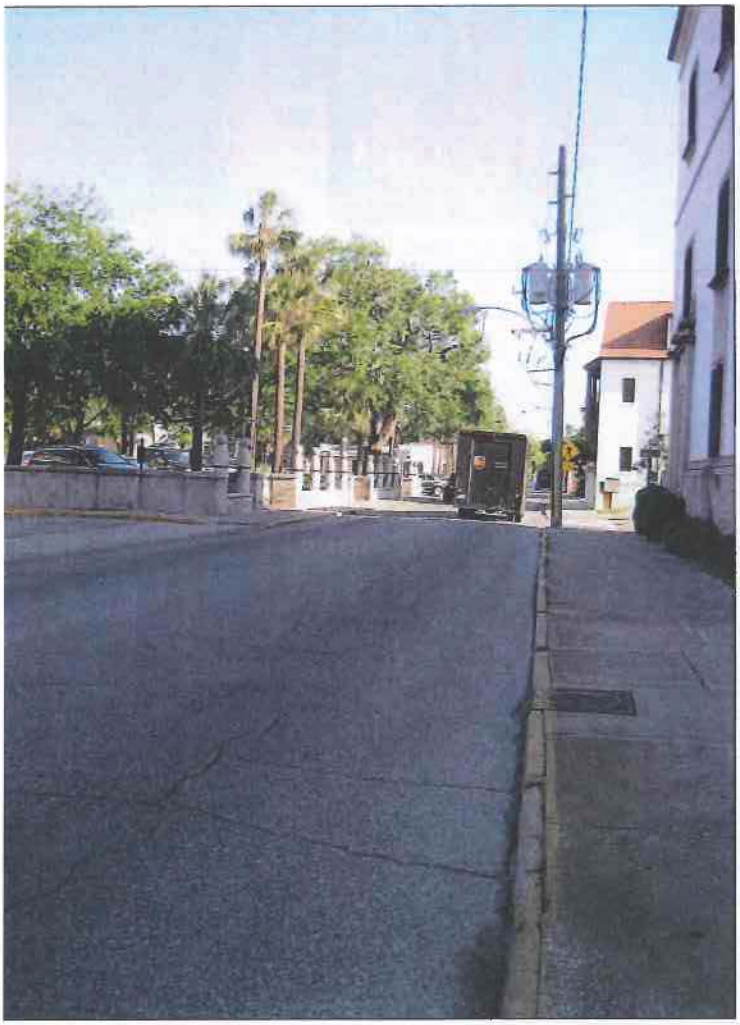
1. Staff Photos











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APR 18 2018

Planning & Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2018-0064

Receipt No. 1348934

Meeting Date: May 24, 2018

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Ann Bradley

   Business (if applicable) Crown Castle NG East LLC

   Address 1142 Celebration Blvd

   City Celebration State FL Zip Code 34747

   Daytime telephone 941-536-6525 Other phone/email ann.bradley@crowncastle.com

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

2. NAME OF PROPERTY OWNER City of St Augustine

   Business (if applicable) _____

   Address 75 King St (City Hall)

   City St Augustine State FL Zip Code 32085-0210

   Daytime telephone (required) 904-825-1001 Other phone _____

3. PROJECT STREET ADDRESS 70 Cordova St – ? 196150-0001

4. LEGAL DESCRIPTION: Lot ____ Block ____ Subdivision _____ Parcel 1976600000

5. EXISTING USE _____ PROPOSED USE install a New 40' Concrete Pole and attach telecommunications equipment to it.

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 install a new pole in the sidewalk

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 install a new concrete pole in the right of way

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)

Install a New 40' Concrete pole in the right of way and attach an antenna and telecommunications equipment to it.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME _____

SIGNATURE OF APPLICANT _____ DATE 4-6-18

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.

City of St. Augustine

St. Augustine, Florida — Planning/Building

April 23, 2018

Crown Castle NG East LLC
1142 Celebration Blvd.
Celebration, Florida 34747

RE: Project Street Address Cordova Street

To Whom It May Concern:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for May 24, 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

Kelli Mitchell
Historic Preservation Planner

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

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: 2018-0064 Project Address: Cordova St.

Reviewed by: Kelli Mitchell Date: 4/23/19



Detail by Entity Name

Foreign Limited Liability Company
CROWN CASTLE NG EAST LLC

Filing Information

Document Number	M14000000404
FEI/EIN Number	51-0437800
Date Filed	01/15/2014
State	DE
Status	ACTIVE

Principal Address

1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Mailing Address

1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Executive Advisor and Counsel

HAWK, E. BLAKE
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title President and Chief Executive Officer

BROWN, JAY A
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Executive Vice Chairman

MORELAND, W. BENJAMIN
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Assistant Secretary

Howell, Lynn
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Member

Crown Castle NG Networks LLC
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Secretary

Reid, Donald J
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Senior Vice President and Chief Operating Officer

Young, Jim
2000 Corporate Drive
Canonsburg, PA 15317

Title Senior Vice President- Corporate Development and Strategy

Kelley, Phil
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Vice President - Legal and Assistant Secretary

Gambino, Monica
2000 Corporate Drive
Canonsburg, PA 15317

Title Vice President- Tax

Bone, Thomas
2000 Corporate Drive
Canonsburg, PA 15317

Title President-Small Cell Networks

Ward, Rob
2000 Corporate Drive
Canonsburg, PA 15317

Title Senior Vice President and General Counsel

Simon, Kenneth J.
1220 AUGUSTA DRIVE, SUITE 600

HOUSTON, TX 77057

Title Vice President/General Manager

Blaser, Paul
1200 Northmeadow Parkway
Suite 180
Roswell, GA 30076

Title Senior Vice President and Chief Commercial Officer

Kavanagh, Michael J.
1505 Westlake Ave. North
Suite 800
Seattle, WA 98109

Title Tax Officer

Kelly, Deborah
2000 Corporate Dr.
Canonsburg, PA 15317

Title Tax Officer

Crawford, Mike
2000 Corporate Dr.
Canonsburg, PA 15317

Title Director, Senior Vice President and Chief Financial Officer

Schlanger, Daniel K
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Vice President - Corporate Finance and Treasurer

Nguyen, Son
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Title Vice President - Small Cell Business Process Management and Report

Timney, John
2000 Corporate Dr.
Canonsburg, PA 15317

Title Vice President - Small Cell Assets & Network Operations

Barnett, William
2000 Corporate Dr.
Canonsburg, PA 15317

Title Tax Officer

Klein, Jim
2000 Corporate Dr.
Canonsburg, PA 15317

Title Vice President and Controller

Collins, Robert
2000 Corpoprate Dr.
Canonsburg, PA 15317

Title Vice President - Litigation

Adams, Jr. , Edward B.
1220 AUGUSTA DRIVE, SUITE 600
HOUSTON, TX 77057

Annual Reports

Report Year	Filed Date
2015	04/30/2015
2016	04/29/2016
2017	04/25/2017

Document Images

04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- Foreign Limited	View image in PDF format

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

Summary

Parcel ID	1961500001
Location Address	SAINT AUGUSTINE 32084-0000
Neighborhood	CTY ST AUG (610)
Tax Description*	CITY OF ST AUGUSTINE SUB ROWS ARE COMMON ELEMENTS DEDICATED FOR PUBLIC USE PER F.S. 177.081(3) *The Description above is not to be used on legal documents.
Property Use Code	Residential Common Elements (0900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	43.560
Homestead	N

View Map

Owner

Owner Name	City Of St Augustine Sub 100%
Mailing Address	.

Valuation

	2018
Building Value	$0
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$0**
Total Deferred	$0
Assessed Value	**$0**
Total Exemptions	$0
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	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0
2012	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
ROWs, Roads, Irrigation Channels, Ditches etc	0	0	43.56	AC	$0

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2014	7/22/2014	$0.00	FJ	3907	677	U	V	SAN SEBASTIAN RETAIL LLC	CITY OF ST AUGUSTINE SUB
5/15/2013	5/13/2013	$0.00	OI	3731	21	U	V	CITY OF ST AUGUSTINE SUB	CITY OF ST AUGUSTINE SUB

Area Sales Report

Recent Sales in Area

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

May 24, 2018

City of St. Augustine
Crown Castle NG East, LLC
1142 Celebration Boulevard
Celebration, FL 34747

Re: Certificate of Appropriateness –
NE corner of Cathedral Place and Cordova Street – F2018-0064

To Whom It May Concern:

On Thursday, May 24, 2018, the Historic Architectural Review Board (HARB) met and discussed your application to construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment on the current sidewalk area at NE corner of Cathedral Place and Cordova Street.

Specifically, the HARB **continued** your application until the June 21, 2018 meeting.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

DB:sp

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

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

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☒ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2018-0064
Applicant: Crown Castle NG East LLC
Owner: City of St. Augustine
Address: Northeast corner of Cathedral Pl. & Cordova Street
Parcel Number: 196150-0001

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 24, 2018, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the May 24, 2018 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation two (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES/ CONTINUES** the Applicant's request to construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment.

Subject to the following conditions:

- June 21, 2018 HARB meeting
-
-
-
-

DONE AND ORDERED, at a public hearing on the 24th day of MAY, A.D., 2018, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2018-0064 **REQUEST APPROVED / DENIED/CONTINUES**

A.M. Wallace
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Toni Wallace who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 24th day of May, A.D., 2018.

Notary Public, State of Florida

Notary Public State of Florida
Candice J Seymour
My Commission GG 179521
Expires 08/13/2022

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for May 24, 2018 Meeting



Application F2018-0064
Address: Northeast corner of Cathedral Pl. and Cordova St.

Crown Castle NG East LLC, Applicant
City of St. Augustine, Owner

Project description: To construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	198540 0000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment.

- The scale of the utility pole should be taken into consideration. While in scale with the Bellsouth/Comcast Building and another nearby utility pole, it will overshadow the Bank of America building, which sits immediately beside it.
- The applicant should consider changing the finish of the pole and utility elements to allow the utility pole to be more compatible with the surrounding buildings.
- The AGHP suggests that new electrical equipment should be screened or covered to make it as inconspicuous as possible. This may not be feasible given the proposed site for the equipment. The applicant should consider moving the utility pole to the corner where it can be screened by the palm trees or move it to an area where screening can be provided.
- The site is located in Archaeology Zone IA. Any work should be coordinated with the city archaeologist.

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 Appropriates** for **Cordova Street** to give the applicant time to consider relocating the utility pole to an area that will allow for vertical screening.

Kelli Mitchell
Historic Preservation Planner



SAD004 Proposed Node Location

SUMMARY SCOPE OF WORK:

- Construct a 40' tall concrete utility pole
- Install an antenna and telecommunications equipment

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Electrical and Mechanical Equipment

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

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.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- 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.
- 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.

Post-1821

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

Secretary of Interior Standards for Rehabilitation

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]

CROWN CASTLE

ST. AUGUSTINE DOWNTOWN
SAD004B

70 CORDOVA ST
ST. AUGUSTINE, FL 32084

NEW CCI 40' CONCRETE POLE

REV	DATE	DESCRIPTION
A	01/12/18	PRELIMINARY CDs
0	03/15/18	ISSUED FOR PERMIT
1		
2		
3		
4		
5		
6		

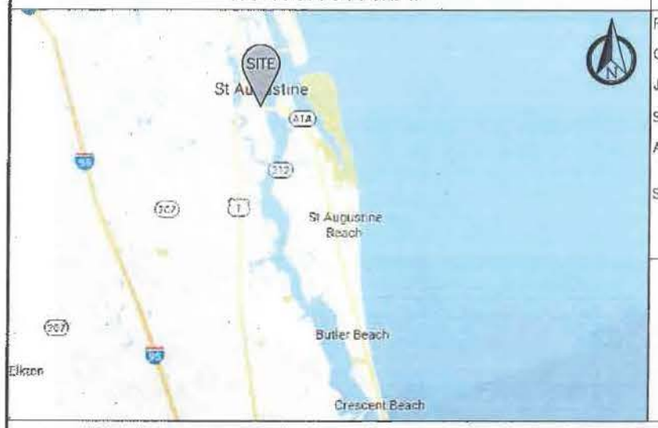
USA ENG PROJECT NO.: INTEROFFICE

DRAWN BY:	CHECKED BY:
CC	MV

CROWN CASTLE
1142 CELEBRATION BLVD,
CELEBRATION, FL 34747

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD.
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 591-1976
COA# 31705

LOCATION MAP

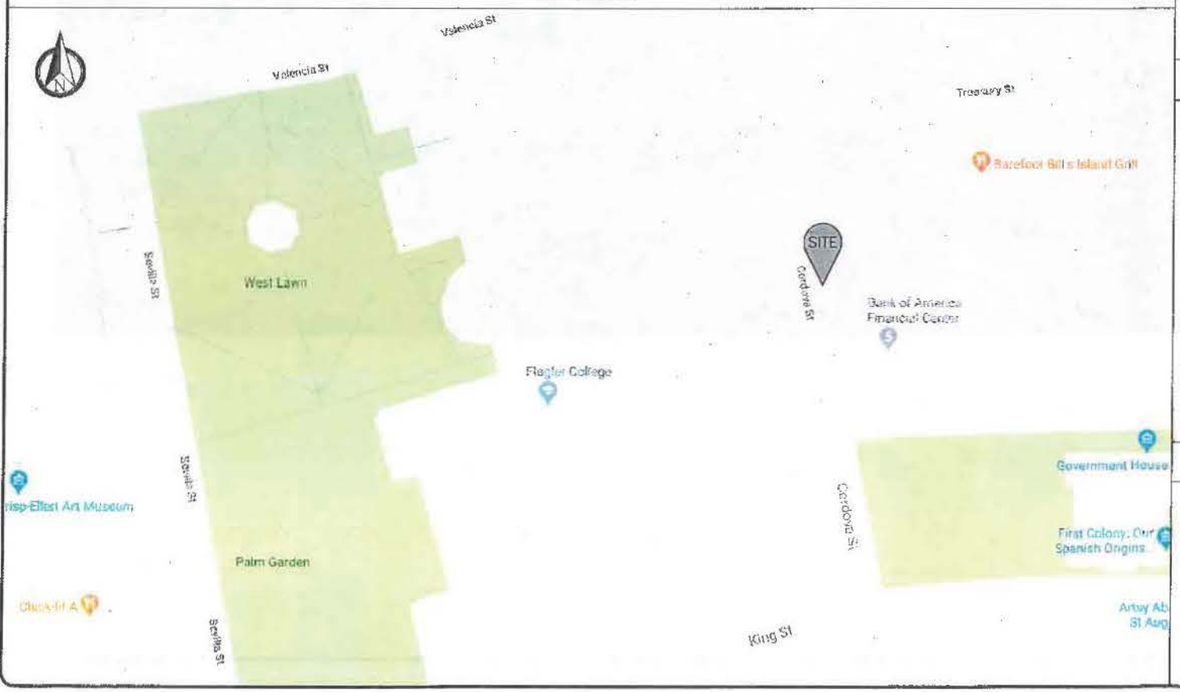


PROJECT SUMMARY

POLYGON:	ST. AUGUSTINE DOWNTOWN
COUNTY:	ST. JOHNS
JURISDICTION:	CITY OF ST. AUGUSTINE
STRUCTURE TYPE:	NEW CCI 40' CONCRETE POLE
ADDRESS:	70 CORDOVA ST ST. AUGUSTINE, FLORIDA 32084
SITE COORDINATES:	29.893023° -81.314076°

UNDERGROUND SERVICE ALERT
ALWAYS CALL 811
48 HOURS BEFORE YOU DIG
SUNSHINE811.COM

KEY MAP



DESIGN CRITERIA

- FLORIDA BUILDING CODE, 6th EDITION (2017)
  ANSI/EIA/TIA-222-G (ALLOWED PER EXEMPTION #5 OF 1609.1.1)
  ASCE 7-10
  Vult = 132 MPH (ULTIMATE 3 SECOND GUST)
  Vasd = 102 MPH (NOMINAL 3 SECOND GUST)
  RISK CATEGORY= II
  EXPOSURE= C
  IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2014 EDITION (NFPA 70-2014)
- FLORIDA FIRE PREVENTION CODE 6th EDITION
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITHIN OET 65 BULLETIN & AS PER AT&T GUIDELINES

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
3. THIS PROJECT CONSISTS OF THE INSTALLATION OF:
   (1) WIRELESS SMALL CELL

CONTACTS

APPLICANT:
CROWN CASTLE
1142 CELEBRATION BOULEVARD
CELEBRATION, FL 34747

ENGINEER:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD.
SUITE 110
WESLEY CHAPEL, FL 33544
CONTACT: DARRYL KROEZE, P.E.
PHONE: 813-591-1976

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
CIVIL PLANS		
C-1	OVERALL SITE PLAN	0
DETAILS		
S-1	ELEVATION	0
E-1	ELECTRICAL DETAIL	0
E-2	POWER ROUTING CONDUIT PLAN	0
NOTES		
GN-1	GENERAL NOTES	0
GN-2	GENERAL NOTES	0
GN-3	GENERAL NOTES	0

PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. CROWN CASTLE CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY CROWN CASTLE EMPLOYEES AND SUBCONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

RECEIVED
APR 18 2018
Planning/Building Dept.

DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

ST. AUGUSTINE
SAD004B

70 CORDOVA ST
ST. AUGUSTINE, FL 32084

SHEET DESCRIPTION
TITLE SHEET

SHEET NUMBER
T-1

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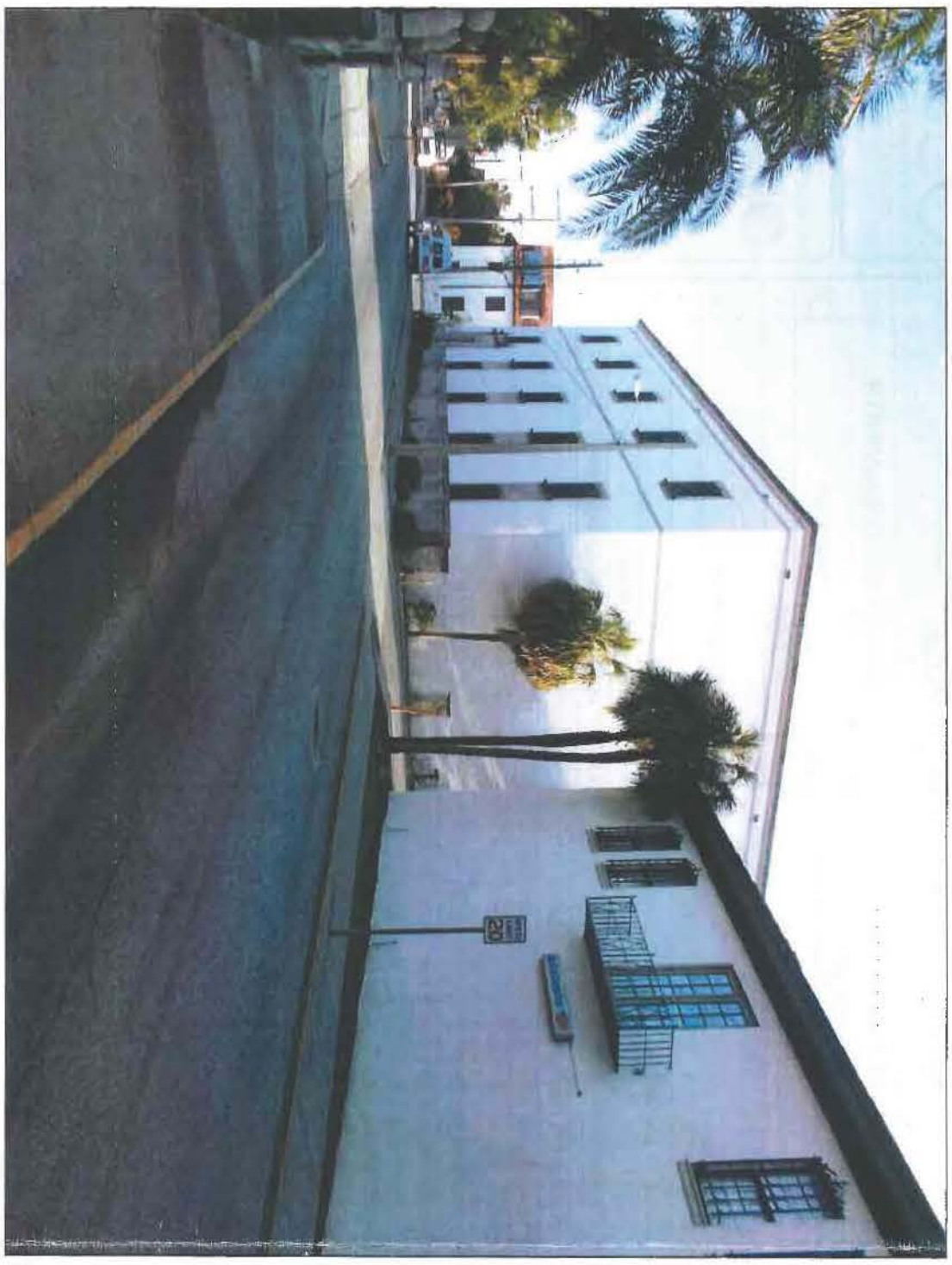
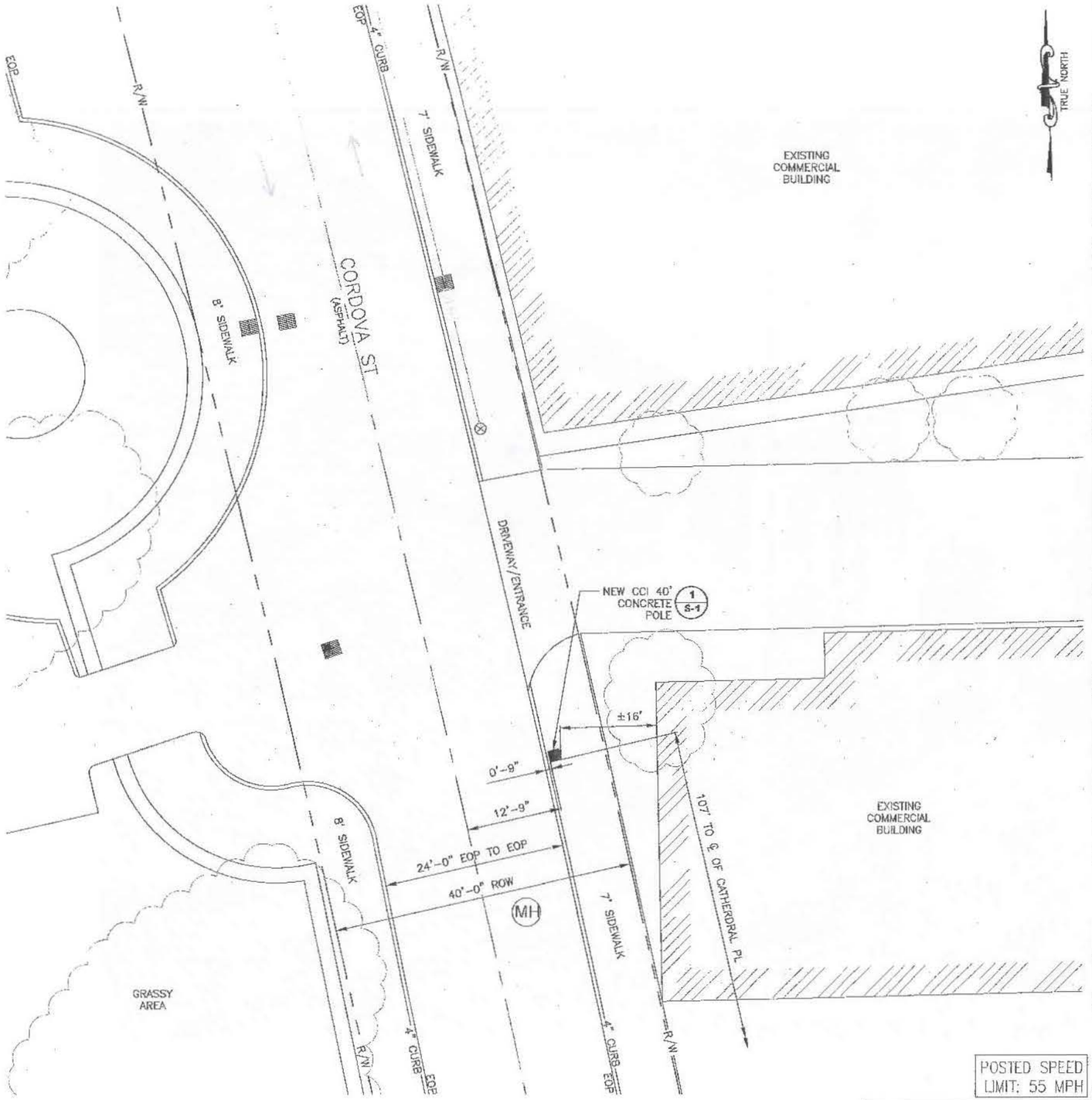



DO NOT
BLOCK

USA ENGINEERING



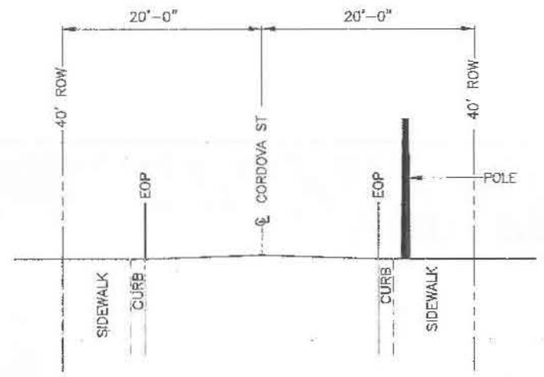
SAD004 Proposed Node Location



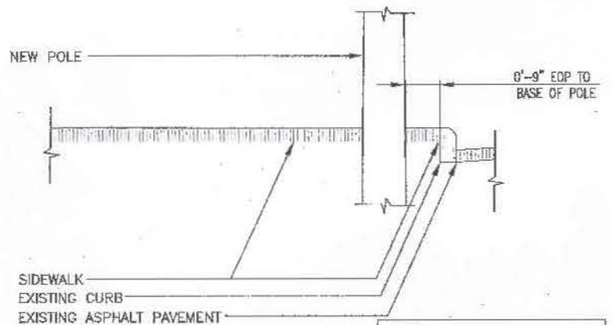
1 C-1 **PLAN VIEW**
SCALE: NTS

POSTED SPEED
LIMIT: 55 MPH

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



2 C-1 **TYPICAL PROFILE**
SCALE: NTS



3 C-1 **CURB ELEVATION**
SCALE: NTS

NOTE:
UNDERGROUND LOCATION AND FIELD VERIFICATION OF EXISTING UTILITIES TO BE COMPLETED PRIOR TO STARTING CONSTRUCTION.

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-432-4770
48 HOURS BEFORE YOU DIG

SYMBOL LEGEND

—E—	POWER CONDUIT
—T—	TELCO CONDUIT
	PROPOSED FIBER CONDUIT
—OHE—	OVERHEAD CONDUCTORS
—GAS—	GAS
—X—	FENCE
—WTR—	WATER
—SS—	SEWER
— — —	CENTERLINE OF ROAD
—ST—	STORM
(MH)	MANHOLE
	HYDRANT
⊗	EXISTING/REPLACEMENT UTILITY POLE
●	PROPOSED WOOD UTILITY POLE
○	PROPOSED METAL UTILITY POLE
■	PROPOSED CONCRETE UTILITY POLE

NOTES:
1. CONTRACTOR SHALL MAINTAIN UNINTERRUPTED ACCESS TO ALL DRIVEWAYS, SIDE STREETS AND WALKWAYS AT ALL TIMES UNLESS OTHERWISE PERMITTED.
2. CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN FOR PEDESTRIAN TRAFFIC AND WORK WITHIN THE RIGHT-OF-WAY, INCLUDING VEHICLE PARKING AND EQUIPMENT STAGING.
3. CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER.
4. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY THAT THE PROPOSED WORK IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND REPAIR OF ANY CONSTRUCTION PERFORMED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

REV	DATE	DESCRIPTION
A	01/12/18	PRELIMINARY CDs
0	03/15/18	ISSUED FOR PERMIT
1		
2		
3		
4		
5		
6		

USA ENG PROJECT NO.: INTEROFFICE

DRAWN BY:	CHECKED BY:
CC	MV

CROWN CASTLE
1142 CELEBRATION BLVD,
CELEBRATION, FL 34747

PREPARED BY:
USA ENGINEERING
2618 CYPRESS RIDGE BLVD.
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 591-1976
COA# 31705

DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

ST. AUGUSTINE
SAD004B

70 CORDOVA ST
ST. AUGUSTINE, FL 32084

SHEET DESCRIPTION
SITE PLAN

SHEET NUMBER
C-1

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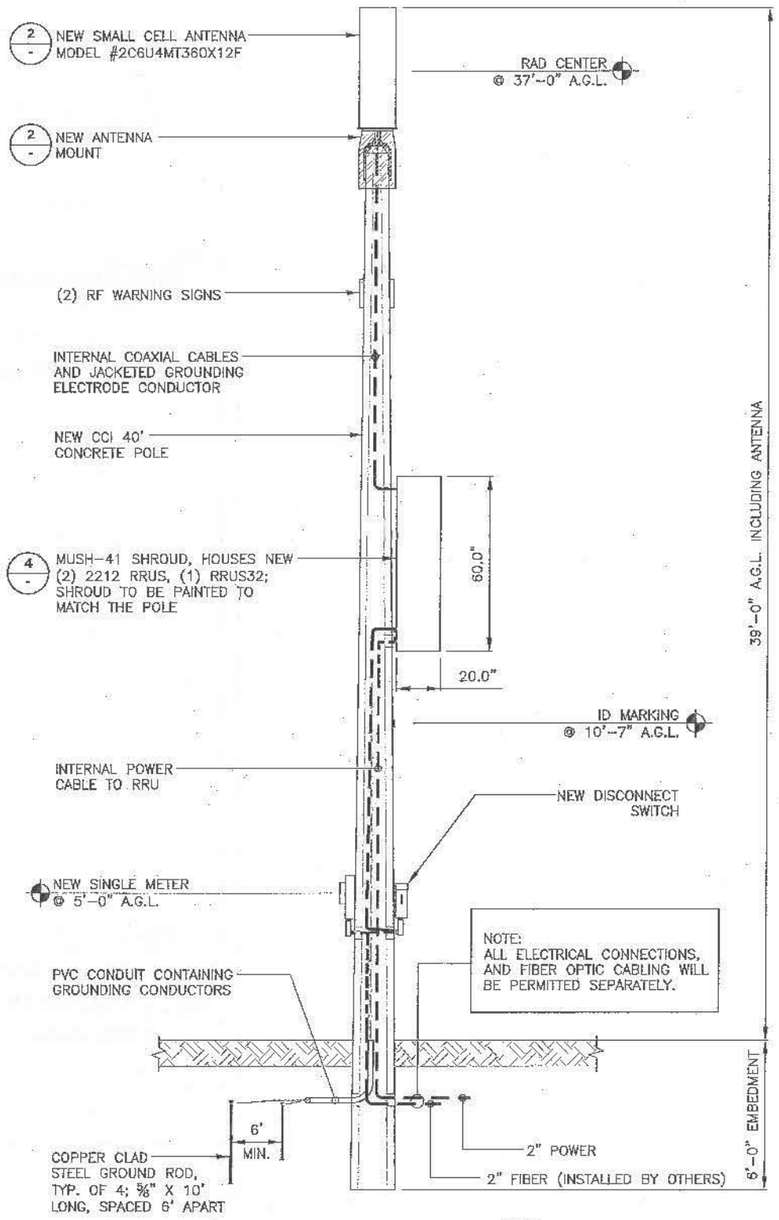


NOTE:
EMBEDMENT DEPTH SHOWN FOR REFERENCE ONLY. VERIFY WITH POLE MANUFACTURER.

1 / S-1 40' CONCRETE POLE ELEVATION
SCALE: NTS

2C6U4MT360X12Fxys0

MULTI-BAND | OMNI | CANISTER ANTENNA | X-POL | FIXED TILT | 1219 MM (48.0 IN)

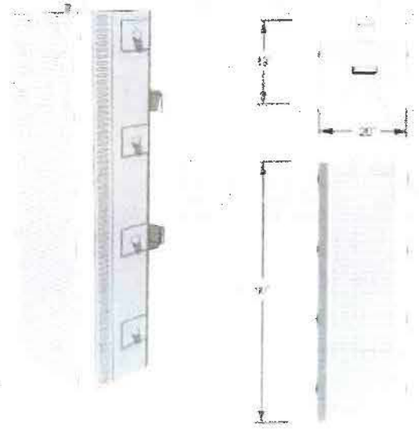
Features

- Omni configuration with 24 connectors
- Ideal for Small Cell / DAS applications
- Available with 4.3-10 connectors
- Four unique mounting options
- Available with a gray or brown radome

Mechanical Characteristics

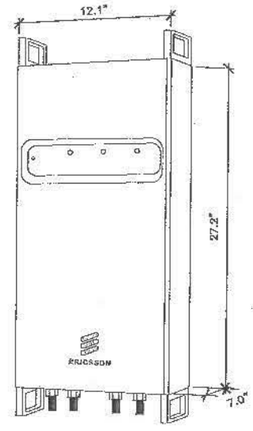
Antenna Dimensions (Height x Diam)	1219 x 457 mm	48.0 x 18.0 in
Weight without Mounting Bracket Kit	25.4 kg	56 lbs
Antenna Volume	0.20 m^3	7.1 ft^3
Survival Wind Speed	241 km/hr	150 mph
Wind Area	0.56 m^2	6.0 ft^2
Wind Load (160 km/hr or 100 mph)	466 N	106 lbf

2 / S-1 SMALL CELL ANTENNA AND MOUNT KIT
SCALE: NTS



NOTES
- FINAL RRU CONFIGURATION TO BE DETERMINED
- DIMENSIONS NOT TO EXCEED 28" IN HEIGHT

RRU 2212 MODEL



RRUS 32 MODEL

3 / S-1 MUSH-41 SHROUD AND EQUIPMENT DETAILS
SCALE: NTS

REV	DATE	DESCRIPTION
A	01/12/18	PRELIMINARY CDs
0	03/15/18	ISSUED FOR PERMIT
1		
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6		

USA ENG PROJECT NO.: INTEROFFICE

DRAWN BY:	CHECKED BY:
CC	MV

CROWN CASTLE
1142 CELEBRATION BLVD,
CELEBRATION, FL 34747

PREPARED BY:
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COA# 31705

DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

ST. AUGUSTINE
SAD004B

70 CORDOVA ST
ST. AUGUSTINE, FL 32084

SHEET DESCRIPTION
POLE ELEVATION

SHEET NUMBER
S-1

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120V, 1ø, 3W
60A BUS, 65 KAIC

PANEL "A" SCHEDULE

CKT. NO.	CKT BKR AMPS	CKT BKR POLES	DESCRIPTION	LOAD (KVA) L1	LOAD (KVA) L2	LOAD (KVA) L1	LOAD (KVA) L2	DESCRIPTION	CKT BKR AMPS	CKT BKR POLES	CKT. NO.
1	20	1	(N) RRUS-32 B2/B25	1.5	--	--	--	SPARE	–	1	2
3	20	1	(N) RRUS-2212	--	1.5	--	--	SPARE		1	4
5	20	1	(N) RRUS-2212	--	1.5	--	--	SPARE		1	6
7	–	2	SPARE	--	--	--	--	SPARE	–	1	8
TOTAL CONTINUOUS @ 125% (KVA)				1.9	1.9						
TOTAL NON-CONTINUOUS @ 100% (KVA)				–	–						
TOTAL CONNECTED (KVA)				3.8							
TOTAL CONNECTED (AMPS)				32							

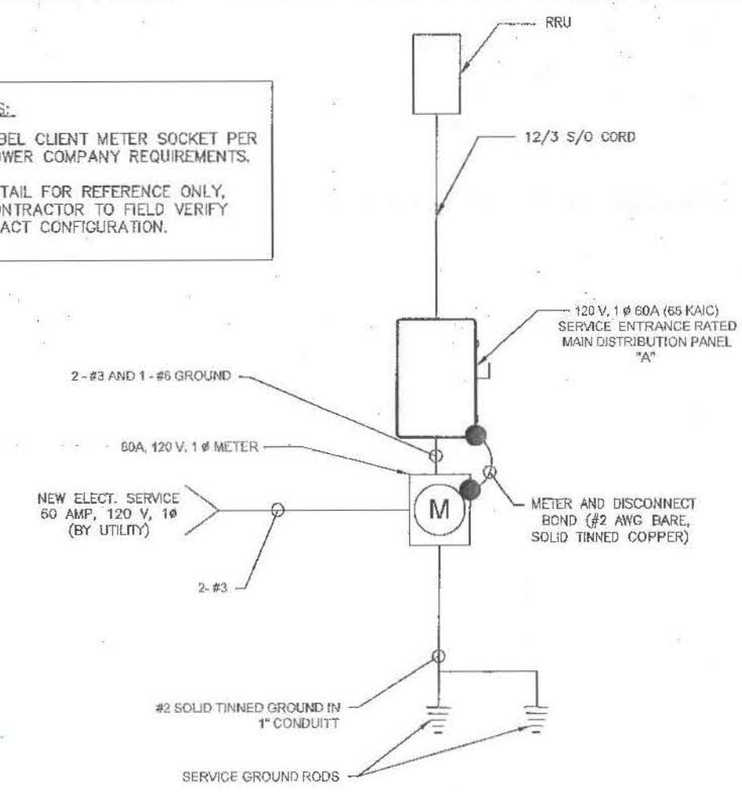
NOTE:

CKT #3 & 5 IS FOR FUTURE RRU INSTALLATION.

1 E-1 **PANEL SCHEDULE**
SCALE: N.T.S.

NOTES:

1. LABEL CLIENT METER SOCKET PER POWER COMPANY REQUIREMENTS.
2. DETAIL FOR REFERENCE ONLY, CONTRACTOR TO FIELD VERIFY EXACT CONFIGURATION.



2 E-1 **ELECTRICAL ONE-LINE DIAGRAM**
SCALE: N.T.S.

REV	DATE	DESCRIPTION
A	01/12/18	PRELIMINARY CDs
0	03/15/18	ISSUED FOR PERMIT
1		
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6		

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CC	MV

CROWN CASTLE
1142 CELEBRATION BLVD,
CELEBRATION, FL 34747

PREPARED BY:
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PROFESSIONAL ENGINEER LIC. # 53092

ST. AUGUSTINE SAD004B

70 CORDOVA ST
ST. AUGUSTINE, FL 32084

SHEET DESCRIPTION
ELECTRICAL DETAIL

SHEET NUMBER
E-1

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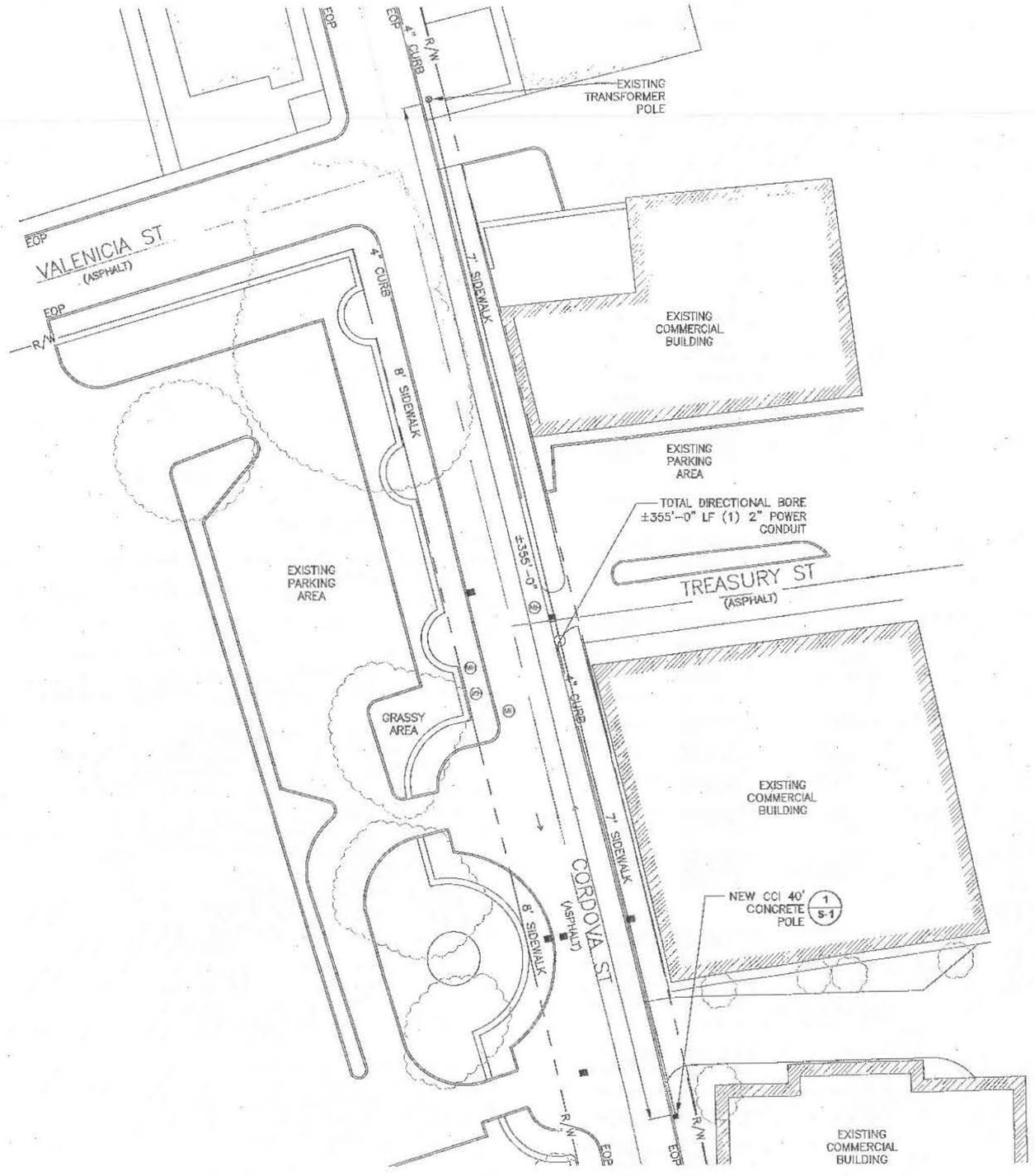

1 E-2 **POWER ROUTING CONDUIT PLAN**
SCALE: NTS

TRUE NORTH

REV	DATE	DESCRIPTION
A	01/12/18	PRELIMINARY CDs
0	03/15/18	ISSUED FOR PERMIT
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USA ENG PROJECT NO.: INTEROFFICE

DRAWN BY:	CHECKED BY:
CC	MV

CROWN CASTLE
1142 CELEBRATION BLVD.
CELEBRATION, FL 34747

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PROFESSIONAL ENGINEER LIC. # 53092

ST. AUGUSTINE
SAD004B

70 CORDOVA ST
ST. AUGUSTINE, FL 32084

SHEET DESCRIPTION
POWER ROUTING CONDUIT PLAN

SHEET NUMBER
E-2

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1 – GENERAL PROVISIONS

1.1 – CONTRACT OVERVIEW

1. THE INTENTION OF THE DOCUMENTS IS TO SHOW THE COMPLETE INSTALLATION AND TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY, WHETHER OR NOT SPECIFICALLY INDICATED, FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT. THE INTENT OF THIS DOCUMENT IS NOT TO DESIGNATE THE MEANS AND METHODS OF PROCEDURE OF THE WORK. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES, STANDARDS AND SUPPLEMENTS:
   - FBC – FLORIDA BUILDING CODE 2017
   - AISC – AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS
   - IEEE – INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
   - NEC – NATIONAL ELECTRICAL CODE
   - NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
   - UL – UNDERWRITERS LABORATORIES
   - NSPC – NATIONAL STANDARD PLUMBING CODE
   - IMC – INTERNATIONAL MECHANICAL CODE
   - NFPA – NATIONAL FIRE PROTECTION ASSOCIATION
   - OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
   - ANSI/TIA – TELECOMMUNICATIONS INDUSTRY ASSOCIATION 222-G STANDARD
   - ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND ORDINANCES

   THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
3. THE ENGINEERING DRAWINGS SHOW PROPOSAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ENGINEERING DRAWINGS DUE TO CHANGES AFFECTING EXISTING ELECTRICAL OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT THOSE AREAS AND ASCERTAIN WHAT IS NEEDED TO DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
4. DO NOT SCALE DRAWINGS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE.
5. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK HOWEVER, NO CHANGE THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT A CHANGE ORDER.
6. GENERAL CIVIL, STRUCTURAL, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS, AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. THE MOST RESTRICTIVE NOTES SPECIFIED ARE TO TAKE PRECEDENCE. CERTAIN SECTIONS OF THE GENERAL NOTES MAY NOT APPLY TO EVERY SITE. THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE GENERAL NOTES IN ALL RESPECTS.
8. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENT TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
9. REPRESENTATION OF TRUE NORTH OTHER THAN THOSE FOUND ON THE PLOT OF THE SURVEY DRAWING SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF THE TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF THE SURVEY DRAWING AND ANY SURVEYOR'S MARKING AT THE SITE FOR THE ESTABLISHMENT OF THE TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
10. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS, AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
11. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD THE DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS SUCH AS OSHA COMPLIANCE DURING THE PROGRESS OF THE WORK. THE ENGINEER WILL NOT ADVISE NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
13. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY OF THE SECURITY OF THE SITE UNTIL COMPLETION OF THE CONSTRUCTION.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
15. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT TO AVOID DELAYS IN THE CONTRACT SCHEDULE OR OTHER WORK PERFORMED IN THE VICINITY OF THE CONSTRUCTION AREA.
16. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE PROPERTY OWNER WELL IN ADVANCE OF THE STARTING DATE OF THE WORK. THE OWNER SHALL ALSO BE NOTIFIED OF A CHANGE IN THE CONSTRUCTION SCHEDULE.
17. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
18. EACH CONTRACTOR IS RESPONSIBLE FOR PULLING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND SHALL PROVIDE THE JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS THE CONTRACTOR IN THIS JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATIONS, ETC. PRIOR TO BEGIN THE WORK.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 48 HOURS OF NOTICE SHOULD BE GIVEN TO AUTHORITIES. AN EXTENSION IN THE CONTRACT SCHEDULE WILL NOT BE GRANTED DUE TO DELAY CAUSED BY INSPECTIONS.
20. EACH CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES, BONDS AND INSURANCES. DOCUMENTATION SHALL BE PROVIDED TO THE OWNER PRIOR TO THE WORK.
21. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILTS CHANGES, REVISIONS, ADDENDA, OR CHANGES ORDERS.
22. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH A FULL SET OF RECORD DRAWINGS WITH ACTUAL DIMENSIONS, ROUTING AND CIRCUITS UPON COMPLETION OF CONSTRUCTION.
23. THE CONTRACTOR IS TO CONTACT BOTH LOCAL POWER AND TELEPHONE UTILITY COMPANIES BEFORE CONSTRUCTION BEGINS TO ORDER SERVICE, OBTAIN AND PAY ALL FEES ASSOCIATED WITH CONSTRUCTION, SCHEDULE INSTALLATION OF SERVICE, COORDINATE CONDUIT RUN/TERMINATION POINT AND OBTAIN ANY FIELD MATERIALS THAT MAY BE SUPPLIED BY THE UTILITY COMPANIES AND INSTALLED BY THE CONTRACTORS.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK AND THE PROTECTION OF ALL WORK DURING CONSTRUCTION TO AVOID DAMAGE, COLLAPSE, DISTORTION, MISALIGNMENT AND ALTERATION OF ROOFING WARRANTIES.
25. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
26. THE CONTRACTOR SHALL MONITOR ALL EXISTING STRUCTURES DURING CONSTRUCTION.
27. THE CONTRACTOR SHALL COORDINATE THE FINAL DIMENSIONS OF ANY TYPE OF BEAM LAYOUT WITH THE FOOTPRINT OF THE NEW EQUIPMENT BEFORE ORDERING ANY MATERIALS.
28. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN SAFE CONDITIONS PRIOR TO INSTALLATIONS, AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT.
29. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK RELATED OR NOT TO THIS CONTRACT. ANY EQUIPMENT OR MATERIAL STORAGE MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER. THE CONTRACTOR SHALL INSPECT THOROUGHLY ALL MATERIALS AND EQUIPMENT PRIOR TO FINAL INSTALLATION. DAMAGED EQUIPMENT OR MATERIALS SHALL NOT BE INSTALLED PERMANENTLY.
30. ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURERS' INSTRUCTIONS.
31. EXCEPT FOR WARNING SIGNS SUCH AS "NO TRESPASSING" AND SIGNS THAT STATE OWNERSHIP AND EMERGENCY TELEPHONE NUMBERS, NO SIGN SHALL BE LOCATED ON THE TOWER.
32. ALL EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB.

1.2 EXISTING CONDITIONS AND STRUCTURES

1. BEFORE BEGINNING WORK AT THE SITE, THE CONTRACTOR SHALL INSPECT THE EXISTING COMPOUND OR BUILDING AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, EQUIPMENT AND OTHER ITEMS WHICH MUST BE REMOVED AND REINSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
2. BY SUBMITTING A BID FOR THIS WORK, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY REVIEWED AND UNDERSTOOD THE CONSTRUCTION DOCUMENTS, VISITED THE SITE AND IS FAMILIAR WITH THE CONDITIONS ENCOUNTERED AT THE SITE.
3. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING WHICH SUCH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.
4. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED WILL BE ACCEPTED AS A REASON FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
5. IT IS UNDERSTOOD BY THE OWNER THAT THE CONTRACTOR IN SUBMITTING HIS BID, WARRANTS THAT HE HAS CAREFULLY EXAMINED THE SITE OF THE PROJECT TO ACQUAINT HIMSELF WITH THE SURROUNDING PROPERTIES, THE MEANS OF APPROACH TO THE SITE, THE CONDITIONS OF THE ACTUAL JOB SITE, THE FACILITIES FOR DELIVERING, STORING, PLACING, HANDLING AND THE REMOVAL OF MATERIALS AND EQUIPMENT AND ANY AND ALL DIFFICULTIES THAT MAY BE ENCOUNTERED DURING THE EXECUTION OF THE ALL WORK IN ACCORD WITH THE CONTRACT DOCUMENTS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED THE CONTRACTOR FAILURE TO LOCATE ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
7. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK MUST MAKE MENTION OF THE SAME TO THE ENGINEER AND OWNER FOR PROPER ADJUSTMENT AND IN NO CASE PROCEED WITH THE WORK IN UNCERTAINTY OR WITH INSUFFICIENT DRAWINGS.
8. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ENGINEER AND THE OWNER REPRESENTATIVE FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER OR ITS REPRESENTATIVE.
9. TRADE, PRODUCT NAMES OR MANUFACTURER'S NAMES OR CATALOG NUMBERS AND INDICATIONS OF EXISTING PRODUCT TYPES SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE. IF THEY ARE DISCOVERED TO BE INACCURATE, NOTIFY ENGINEERS IMMEDIATELY AND DO NOT PROCEED WITHOUT INSTRUCTIONS.
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGES TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE COST OF REPAIRING OR REPLACING ANY DAMAGES AREAS.
11. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES AND EFFORTS TO PROTECT THE STRUCTURAL INTEGRITY OF EXISTING STRUCTURES. WHEN WORK IS PERFORMED IN THE VICINITY OF EXISTING STRUCTURE, THE STRUCTURAL INTEGRITY AND STABILITY SHALL BE MONITORED AT ALL TIMES DURING EVERY PHASE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
13. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
14. WHERE INDICATED ON THE PLANS, THE CONTRACTOR SHALL PAINT ALL NEW ANTENNAS SHROUDS AND RELATED MOUNTING HARDWARE TO MATCH THE EXISTING ADJACENT SURFACES, THE CONTRACTOR SHALL NOT USE A METAL BASED PAINT FOR ANTENNAS. ALL SURFACE CONTAMINATION SHALL BE REMOVED PRIOR TO PAINTING NEW SURFACES.
15. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED, IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. BEFORE YOU DIG, DRILL OR BLAST, CALL THE UNDERGROUND SERVICES ALERT NUMBER ON SHEET T1 AT THE REQUIRED TIME.
16. ALL EXISTING ACTIVE SEWER, WATER GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES, WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.
17. IF AN INACTIVE ELECTRICAL, TELEPHONE, SEWER, WATER OR ANY OTHER UTILITY ARE ENCOUNTERED AND INTERFERE WITH THE EXECUTION OF THE WORK, THE CONTRACTOR IS TO REMOVE THE UTILITY AND CAP, PLUG OR OTHERWISE TERMINATE THE UTILITY AT A POINT WHERE IT NO LONGER CONFLICT WITH THE WORK. THE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANIES RECOMMENDATIONS AND PER LOCAL AUTHORITY HAVING JURISDICTION.
18. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY OWNER BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
19. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
20. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
21. PROTECT FINISHED SURFACES INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.
22. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.
23. MAINTAIN FINISHED SURFACES CLEAN, UNMARKED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY THE OWNER.
24. IN THE EVENT OF DAMAGE TO AN EXISTING STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ITS REPRESENTATIVE IMMEDIATELY, AND THEN PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS TO THE SATISFACTION OF THE OWNER. THE OWNER MAY ELECT TO USE A THIRD PARTY CONTRACTOR TO PERFORM THE REPAIRS. ALL EXPENSES ASSOCIATED WITH THE REPAIRS AND REPLACEMENTS SHALL BE PAID BY THE GENERAL CONTRACTOR SELECTED FOR THIS CONTRACT.
25. ADDITIONAL TIME REQUIRED TO SECURE REPLACEMENT AND MAKE REPAIRS WILL NOT BE CONSIDERED BY THE OWNER TO JUSTIFY AN EXTENSION IN THE CONTRACT TIME FOR COMPLETION.
26. THE RIGHT-OF-WAY LOCATION IS NOT BASED ON AN OFFICIAL SURVEY, BUT HAS BEEN DETERMINED FROM DOCUMENT RESEARCHES AND INQUIRIES OF PUBLIC RECORDS AT THE AUTHORITY HAVING JURISDICTION. THE RIGHT-OF-WAY LOCATIONS ARE SUBJECT TO CHANGE WITH TIME AND COULD VARY FROM THE INFORMATION OBTAINED FROM PUBLIC RECORDS AT THE TIME OF DESIGN. PRIOR TO ANY CONSTRUCTION OR INSTALLATION ACTIVITIES, THE CONTRACTOR SHALL VERIFY THAT THE PROPOSED WORK LOCATION IS WITHIN THE RIGHT-OF-WAY AND THAT ALL DIMENSIONS SHOWN ON THE PLANS ARE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL LOCATION OF THE STRUCTURES AND RELATED EQUIPMENT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FROM THE INFORMATION LISTED IN THE PLANS. ANY RELOCATION COST ASSOCIATED TO MISPLACEMENT OF THE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE THE CAUSE OF ADDITIONAL CHARGES TO CROWN CASTLE OR THE ENGINEER.

1.3 ACCESS

1. USE MOST DIRECT ROUTE FROM PUBLIC STREET AS AGREED TO BY COMPOUND OR BUILDING OWNER. FOR ACCESS TO AN EXISTING BUILDING INTERIOR, USE LOADING DOCK AS AGREED TO BY BUILDING OWNER.
2. COORDINATE WITH SITE OWNER CONSTRUCTION SCHEDULE & SITE ACCESS. ENSURE THAT THE OWNER OF PARENT PARCEL IS NOTIFIED IN WRITING OF CONSTRUCTION ACTIVITIES.
3. A LIST OF WORKERS INVOLVED IN THIS PROJECT SHALL BE PROVIDED TO THE PROPERTY OWNER OR ITS REPRESENTATIVE.
4. THE CONTRACTOR SHALL COORDINATE ALL SPECIAL CONSIDERATIONS OF CONSTRUCTION SUCH AS NOISY OPERATION, INTERRUPTION OF ANY MECHANICAL AND/OR ELECTRICAL SERVICES, MATERIAL DELIVERIES AND STORAGE, STAGING AREA, CRANE LIFTS WITH THE OWNER PRIOR TO THE START OF THE WORK.
5. CONTRACTOR SHALL COORDINATE WITH AN OWNER REPRESENTATIVE, THE TEMPORARY REMOVAL OF FENCE, LANDSCAPING & ANY EXPECTED DAMAGE TO ACCESS ROAD OR ADJACENT REPAIR OF PROPERTY PRIOR TO COMMENCING THE WORK.
6. THE CONTRACTOR SHALL COORDINATE WORK HOURS & STAGING AREAS WITH OWNER.
7. CONTRACTOR TO NOTIFY PROPERTY OWNER OF CONSTRUCTION START DATE WELL IN ADVANCE OF CONSTRUCTION.

1.4 SITE MAINTENANCE

1. REMOVE STAINING OR REMOVE MATERIALS FROM NEW AND EXISTING SURFACES IMMEDIATELY. REMOVE HAZARDOUS ACCUMULATIONS OF DEBRIS PROMPTLY, AT LEAST DAILY. CONFINE DUST PRODUCING OPERATIONS DURING CUTTING, DRILLING, PAINTING AND FINISHING. THERE SHOULD BE NO OVER SPRAYING PAINT IN PARKING AREA. VACUUM IMMEDIATELY AFTER COMPLETION.
2. THERE SHALL NOT BE ANY CREATION OF NOISE OUTSIDE THE NORMAL HOURS OF 7 AM TO 6 PM, UNLESS OTHERWISE AGREED UPON WITH THE OWNER. NOISE SHOULD BE KEPT TO A MINIMUM THROUGHOUT CONSTRUCTION.
3. NOISE AND EXISTING BUILDING STRUCTURE VIBRATION GENERATED BY CONSTRUCTION PROCEDURES, EQUIPMENT, TOOL AND OPERATIONS ARE TO BE KEPT TO A PRACTICABLE MINIMUM. WHERE USE OF HIGH NOISE LEVEL EQUIPMENT IS UNAVOIDABLE, AND CAN BE HEARD, CONFINE TO HOURS BEFORE 7 A.M. AND AFTER 6 P.M. MONDAY THROUGH FRIDAY OR AS AGREED TO BY BUILDING OWNER.
4. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2 ABC WITHIN 75FT OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY SITE, YARD AND GROUNDS, REMOVE AND DISPOSE LEGALLY OFF SITE ALL RUBBISH, WASTE MATERIALS, LITTER, AND ALL FOREIGN SUBSTANCES. REMOVE PETROCHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS TO A SMOOTH EVEN-TEXTURED SURFACE.
6. AT PROJECT COMPLETION, REMOVE TEMPORARY SERVICES, CONSTRUCTION EQUIPMENT, TOOLS AND FACILITIES, MOCKUPS, TEMPORARY STRUCTURES, SURPLUS MATERIALS, DEBRIS, AND RUBBISH FROM BUILDING OWNERS PROPERTY. PUT SITE IN NEAT, ORDERLY CONDITION, READY FOR USE. LEAVE ROOF AREAS, PIPE SPACES AND OTHER SPACES CLEAN AND FREE FROM DEBRIS ON A DAILY BASIS.
7. THE SITE AND/OR BUILDING SECURITY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION IN ORDER TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE PREMISES. EXISTING AND NEW EQUIPMENT AND MATERIALS REMAIN THE CONTRACTOR'S RESPONSIBILITY AT ALL TIME DURING CONSTRUCTION.
8. THE TENANT'S INGRESS AND EGRESS OF THE SITE AND/OR BUILDING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL TAKE ALL MEASURE NECESSARY TO MAINTAIN POLLUTION CONTROL, COMPLY WITH ALL GOVERNING REGULATION PERTAINING TO ENVIRONMENTAL PROTECTION, AND PROMPTLY REMOVE ALL DEBRIS AND ACCUMULATION OF MATERIALS RESULTING FROM THE WORK.

1.5 TEMPORARY FACILITIES

1. THE CONTRACTOR SHALL CONSIDER THAT WATER, POWER AND LIGHT ARE NOT AVAILABLE AT THIS SITE. WHEN PERMANENT POWER IS ESTABLISHED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FURNISHED BY THE CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.

2 – DEMOLITION AND EXISTING STRUCTURAL ALTERATION

2.1 DEMOLITION SPECIFICS

1. GENERAL CONTRACTOR IS TO DEMOLISH AND REMOVE FROM SITE (AND DISPOSE OF APPROPRIATELY) ALL ITEMS NOTED FOR DEMOLITION IN THE ARCHITECTURAL, CIVIL, ELECTRICAL AND/OR STRUCTURAL DRAWINGS, INCLUDING BELOW GRADE FOUNDATION AND STRUCTURES. CONTRACTOR SHALL COORDINATE WITH THE OWNER REPRESENTATIVE THE DISPOSAL OF EQUIPMENT & MATERIALS.
2. GENERAL CONTRACTOR IS TO EXERCISE UTMOST CARE DURING DEMOLITION AND PROMPTLY INFORM THE ENGINEER OF ANY DEVIATION TO THE EXISTING STRUCTURE FROM WHAT IS SHOWN IN THESE PLANS PRIOR TO PROCEEDING WITH THE WORK.
3. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SHORING, BRACING, PROVIDING LATERAL SUPPORT, AND FOR MAINTAINING THE INTEGRITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF THE DEMOLITION AND CONSTRUCTION AND SHALL PROVIDE, IF REQUIRED, SIGNED & SEALED SHOP DRAWINGS, BY A REGISTERED PROFESSIONAL ENGINEER, FOR THE SHORING OF ALL WALLS, BEAMS, SLABS, ROOF JOISTS, OR OTHER ELEVATED STRUCTURAL ITEMS, THAT ARE HAVING THE SUPPORT BELOW NOTED FOR DEMOLITION.
4. ANY DAMAGE DUE TO DEMOLITION, OR OTHER CONSTRUCTION ACTIVITIES, DONE TO ANY EXISTING SURFACE TO REMAIN SHALL BE REPAIRED TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.

2.2 CUTTING & PATCHING

1. DO NOT DRILL OR CUT EXISTING FLOOR JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. DRILL SLABS WHERE APPROVED. CORE DRILL CIRCULAR OPENINGS THROUGH CONCRETE SLAB. LINE DRILL FOR RECTANGULAR OPENINGS. MAKE OPENINGS OF PROPER SIZE FOR CONDUIT, DUCTS, PIPES AND OTHER ITEMS PASSING THROUGH OPENINGS. MAKE ALL NEW HOLES OR OPENINGS BE WEATHER TIGHT OR FIRE SAFE AS REQUIRED BY LOCAL BUILDING CODES & ORDINANCES.
2. PREPARE, SUBMIT AND RECEIVE APPROVAL OF SLEEVES AND OPENING DRAWINGS BEFORE LOCATING SLEEVES AND OPENINGS IN NEW CONSTRUCTION AND BEFORE DRILLING EXISTING STRUCTURE. SHOW EACH OPENING AND SLEEVE IN THE ENTIRE PROJECT.
3. SEAL WATER TIGHT AND PROTECT WITH FIRE PROOFING MATERIALS NEW SLEEVES AND OPENINGS THROUGH ROOFS, FLOORS AND INVERTICAL CHASES AS REQUIRED BY CODE AND INDUSTRY STANDARDS. ALL FLOOR AND WALL PENETRATIONS SHALL BE SEALED WITH FIRE RETARDANT COMPOUND MEETING UL CAL5345.
4. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
5. WHERE CUTTING OF EXISTING SURFACES OR REMOVAL OF EXISTING FINISHES IS REQUIRED TO PERFORM THE WORK UNDER THIS CONTRACT AND A NEW FINISH IS NOT INDICATED, FILL RESULTING OPENINGS AND PATCH THE SURFACE AFTER DOING THE WORK AND FINISH TO MATCH ADJACENT EXISTING SURFACES.
6. EXCEPT IN SPACE WHERE NO WORK UNDER THIS CONTRACT IS REQUIRED, ENCLOSE EXISTING AND NEW CONDUITS, DUCTS, PIPES AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED.
7. ALL CONCRETE AND MAS

4 – CONCRETE

4.1 GENERAL

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES:
   ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
   ACI 318 – BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
   ACI 544.1R – FIBER REINFORCED CONCRETE (IF SPECIFIED)
   ACI 544.2R – MEASUREMENT OF PROPERTIES OF FIBER REINFORCED CONCRETE (IF SPECIFIED)
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (+-1.5%) WITH A MAXIMUM OF 4" SLUMP, AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
4. MAXIMUM AGGREGATE SIZE SHALL BE 1".
5. THE FOLLOWING MATERIALS SHALL BE USED:
   - PORTLAND CEMENT: ASTM C 150, TYPE I
   - REINFORCEMENT: ASTM A 185 & A 615
   - NORMAL WEIGHT AGGREGATE: ASTM C 33
   - WATER: DRINKABLE
   - ADMIXTURES: NON-CHLORIDE CONTAINING
   - FIBEROUS REINFORCEMENT: ASTM C1116 (IF SPECIFIED)
6. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED WIRE FABRIC UNLESS OTHERWISE NOTED. SPLICES SHALL BE CLASS 'B' AND ALL HOOKS SHALL BE STANDARD, U.N.O.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   - CONCRETE CAST AGAINST EARTH: 3 IN.
   - CONCRETE EXPOSED TO EARTH OR WEATHER:
   - #6 AND LARGER: 2 IN.
   - #5 AND SMALLER AND WWF: 1 ½ IN.
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
   - SLABS AND WALL: ¾ IN.
   - BEAMS AND COLUMNS: 1 ½ IN.
9. A CHAMFER OF ¾ IN SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
10. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.
11. CURING COMPOUNDS SHALL CONFORM TO ASTM C–309.
12. ADMIXTURE SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI–301.
13. DO NOT WELD OR TACKWELD REINFORCING STEEL.
14. ALL DOWELS, ANCHORS BOLTS, EMBEDMENT STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
15. LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO THE ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
16. REINFORCEMENT SHALL BE COLD BENT WHEN BENDING IS REQUIRED.
17. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANE OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATOR TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
18. DO NOT PLACE CONCRETE IN PONDING WATER, ICE, OR ON FROZEN GROUND.
18. FOR COLD WEATHER AND HOT WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
20. FIBER REINFORCED CONCRETE MIX, IF SPECIFIED, SHALL INCLUDE 1 ½ LBS OF FIBER PER CUBIC YARD.

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5 – FOUNDATION

5.1 GENERAL

1. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTIONS AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
2. PRIOR TO INITIATING EARTHWORK OPERATIONS, GROUND WATER AND SURFACE WATER CONTROL MEASURES NEED TO BE TAKEN.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE SLOPING, SHORING, AND BRACING FOR ALL EXCAVATION TO PROTECT ADJACENT STRUCTURES AND COMPLY WITH LOCAL CODES, ORDINANCES, OSHA AND ANSI REQUIREMENTS.
4. PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURE, THE SITE SHALL BE STRIPPED OF ALL SURFACE VEGETATION, TOP SOIL, AND ORGANIC MATERIAL; ALL WET, SOFT, LOOSE FROZEN, OR OTHERWISE UNDESIRABLE SOIL SHALL BE REMOVED.
5. THE CONTRACTOR IS TO PREVENT SURFACE WATER FROM ENTERING EXCAVATIONS, PUDDLE AND FROM FLOODING ADJACENT PROPERTIES DURING CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR PREVENTING SETTLING OF THE FOUNDATION SOILS PRIOR TO PLACING CONCRETE.
6. THE EXPOSED SUB GRADE SHALL BE PROOFED–ROLLED WITH MEDIUM WEIGHT ROLLERS OR OTHER APPROVED EQUIPMENT TO DETERMINE IF ANY POCKETS OF SOFT, COMPRESSIBLE SOIL EXISTS BELOW THE EXPOSED SUB GRADE. WHEREVER SUCH MATERIALS IS ENCOUNTERED, THE AREA SHALL BE UNDERCUT TO SUITABLE SOIL, AS DIRECTED BY A QUALIFIED ENGINEER.
7. ALL STRUCTURAL FILL EXTENDING FROM SUITABLE SUB GRADE TO BOTTOM OF FOUNDATIONS OR FLOOR SLABS SHALL CONSIST OF GRANULAR MATERIAL AND WITH 3% TO 10% BY DRY WEIGHT PASSING THE U.S. STD #200 SIEVE SIZE, COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 IN LAYERS NOT EXCEEDING 8".
8. THE SOIL PREPARATION, INCLUDING FOOTING EXCAVATION, FILL, BACK FILL AND COMPACTING SHALL BE DONE FOLLOWING THE RECOMMENDATION CONTAINED IN FBC 2014.
9. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO ANTICIPATED AGGRESSIVE ACTIONS IN THE VICINITY OF THE FOUNDATION. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (20.7 MPa) IN 28 DAYS.
10. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
11. WELDING IS PROHIBITED ON REINFORCING STEEL EMBEDMENTS.
12. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES (76 MM) UNLESS OTHERWISE NOTED. APPROVED SPACERS SHALL BE USED TO INSURE A 3 INCH (76 MM) MINIMUM COVER ON REINFORCEMENT.
13. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF REINFORCEMENT SHALL NOT EXCEED 3 INCHES (76 MM) NOR BE LESS THAN 2 INCHES (51 MM).
14. FOOTING IS DESIGNED TO BEAR ON EXISTING NATURALLY OCCURRING NON–EXPANSIVE SOILS OR ENGINEERED FILL CAPABLE OF SAFELY SUSTAINING 2000 PSF.
15. IF SOIL PROPERTIES WERE NOT AVAILABLE, THE FOUNDATION DESIGN HAS BEEN DEVELOPED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRINCIPLES AND PRACTICES WITHIN THE LIMITS OF THE SUBSURFACE DATA PRESCRIBED BY GOVERNING CODE. FOUNDATION DESIGN IS BASED ON SOIL PARAMETERS FROM THE ABOVE REFERENCED BUILDING CODE AS FOLLOWS:
   - ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
   - ALLOWABLE SLIDING RESISTANCE = 150 PSF/FT.
16. FOUNDATION SHALL BE FORMED WITH PLYWOOD OR METAL PANELS SUFFICIENT FOR STRUCTURAL AND VISUAL REQUIREMENTS. FORMS SHALL BE STRUCTURALLY ADEQUATE TO WITHSTAND UNIBURSED CONCRETE PRESSURE. FORMS SHALL BE REMOVED ONCE CONCRETE HAS ATTAINED 75% OF ITS ULTIMATE STRENGTH.
17. THE CONTRACTOR SHALL EXPECT SUBMERGED DRILLING CONDITIONS FOR BEEP FOUNDATION CONSTRUCTION SUCH AS DRILLED PIERS OR DEADMAN ANCHORS AND SHALL MOBILIZE ACCORDINGLY.
18. FOUNDATION INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITHIN THE PROPOSED FOUNDATION TYPE CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICES.
19. FOUNDATION DESIGN ASSUMES FIELD INSPECTIONS WILL BE PERFORMED TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON CONDITIONS EXISTING AT THE SITE.
20. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS. INFILTRATION OF WATER OR SOIL AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
21. TREE FALL CONCRETE MAY BE USED PROVIDED FALL IS VERTICAL DOWN WITHOUT HITTING SIDES OF EXCAVATION, FORM WORK, REINFORCING BARS, FORM TIES, OR OTHER OBSTRUCTIONS. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
22. FOUNDATION DESIGN ASSUMES CONTINUOUS CONCRETE PLACEMENT WITHOUT CONSTRUCTION JOINTS.
23. TOP OF FOUNDATION OUTSIDE LIMITS OF ANCHOR BOLTS SHALL BE SLOPED TO DRAIN WITH A FLOATED FINISH. AREA INSIDE LIMITS OF ANCHOR BOLTS SHALL BE LEVEL WITH A SCRATCHED FINISHED.
24. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4"x3/4" (19MM x 19MM) MINIMUM.
25. INTIMATE CONTACT BETWEEN CONCRETE AND SOIL–WALLS OF PAD IS ESSENTIAL FOR ADEQUATE FOUNDATION PERFORMANCE. THE CONCRETE SHOULD BE APPROPRIATELY VIBRATED DURING CONSTRUCTION.
26. THE CONTRACTOR MIGHT HAVE TO BUILD THE FOUNDATION WITH SUBMERGED CONDITIONS AND SHALL MOBILIZE ACCORDINGLY.
27. ALL EXISTING GROUNDING RINGS AND DEVICES EXPOSED BY EXCAVATION OR REGRADING SHALL BE REPLACED AND PROPERLY CONNECTED TO EXISTING SYSTEM PER NEC OR LOCAL JURISDICTION REQUIREMENTS.

5.2 FOOTING FOUNDATION

1. THE BOTTOM BEARING SURFACE OF FOOTING SHOULD BEAR AGAINST UNDISTURBED SOIL. IF THIS CONDITION CANNOT BE MET BACK FILL MATERIAL MUST BE THOROUGHLY COMPACTED IN 8" LAYERS.
2. THE ANCHOR RODS MUST BE INSTALLED AS SHOWN AND SECURED IN SPECIFIED POSITION BEFORE CONCRETE IS POURED.
3. FOOTING MUST BE PROPERLY BACK FILLED PRIOR TO BEGINNING OF PLATFORM ERECTION.
4. THE FOUNDATION SHOWN SHALL BE CONSTRUCTED AS A MASS MEMBER. MEASURES SHALL BE TAKEN TO COPE WITH THE GENERATION OF HEAT AND ATTENDANT VOLUME CHANGE SO AS TO MINIMIZE CRACKING.

5.3 ANCHOR BLOCK FOUNDATION

1. THE ANCHOR ORIENTATION AND LOCATION WITH RESPECT TO TOWER MUST BE LAID OUT AS SHOWN ON PLAN.
2. THE BOTTOM AND FRONT BEARING SURFACES OF THE ANCHOR BLOCK SHOULD BEAR AGAINST UNDISTURBED SOIL. IF THIS CONDITION CANNOT BE MET AND FORMS ARE USED, FORMS MUST BE REMOVED AND BACK FILL MATERIAL THOROUGHLY COMPACTED IN 8" LAYERS.
3. THE ANCHORS RODS MUST BE INSTALLED AS SHOWN AND SECURED IN SPECIFIED POSITION BEFORE CONCRETE IS POURED. BACK FILL COMPLETELY WITH ANCHOR ROD SECURED IN POSITION.
4. ANCHORS MUST BE PROPERLY BACK FILLED PRIOR TO BEGINNING OF TOWER ERECTION.
5. 5.THE FOUNDATION SHOWN SHALL BE CONSTRUCTED AS A MASS MEMBER. MEASURES SHALL BE TAKEN TO COPE WITH THE GENERATION OF HEAT AND ATTENDANT VOLUME CHANGE SO AS TO MINIMIZE CRACKING.
6. FOR ANCHOR BLOCK TYPE FOUNDATIONS, THE PORTION OF ALL STEEL ANCHORS, FROM TOP OF ANCHOR BLOCK TO GROUND LEVEL, SHALL BE COATED WITH BITUMEN. DESIGN ASSUMES PERIODIC INSPECTIONS WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE TO DETERMINE IF ADDITIONAL ANCHOR CORROSION PROTECTION MEASURES MUST BE IMPLEMENTED BASED ON OBSERVED SITE–SPECIFIC CONDITIONS.
   NO FILL SHALL BE REMOVED FROM THE COMPRESSION SIDE OF EXISTING ANCHORS IN A RADIUS OF 40 FT.

5.4 DRILLED SHAFT

1. REINFORCING CAGES SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING AND THROUGHOUT PLACEMENT OF CONCRETE. WHEN TEMPORARY CASES ARE UTILIZED, BRACING SHALL BE ADEQUATE TO RESIST FORCES OCCURRING FROM THE FLOWING CONCRETE DURING CASING EXTRACTION.
2. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES (76 MM) NOR BE LESS THAN 2 INCHES (51 MM).
3. SPACERS SHALL BE ATTACHED INTERMITTENTLY THROUGHOUT THE ENTIRE LENGTH OF VERTICAL REINFORCING CAGES TO INSURE CONCENTRIC PLACEMENT OF CAGES IN EXCAVATIONS.
4. FOUNDATION DESIGN HAS BEEN BASED ON THE FBC 2014. THE PROJECT MANAGER SHALL OBSERVE AND APPROVE DRILLING OF PIER AND POURING OF CONCRETE. CONTRACTOR SHALL PROVIDE ADEQUATE ASSISTANCE AND NOTIFICATION TO ACCOMPLISH THIS REQUIREMENT. IF SOILS CONTAIN COHESIVE MATERIALS (CL, ML, MH, AND CH) OR VEGETATION AND ORGANIC MATTER, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
5. FOUNDATION DESIGN MODIFICATIONS MAY BE REQUIRED IN THE EVENT OF THE FOLLOWING DESIGN PARAMETERS ARE NOT APPLICABLE FOR THE SUBSURFACE CONDITIONS ENCOUNTERED.
6. FOR FOUNDATION AND ANCHOR TOLERANCES REFER TO TOWER MANUFACTURER DRAWINGS FOR SPECIFIC JOB NUMBER AND DATE. IN ABSENCE OF MORE SPECIFIC INFORMATION, THE CONTRACTOR MAY USE THE FOLLOWING:
   POLE FOUNDATIONS:
   –LOCATION: 1/24 OF SHAFT DIAMETER (MAX.)
   –OUT OF PLUMB: 1.5% OF SHAFT LENGTH NOT TO EXCEED 12.5% OF SHAFT DIAMETER OR 12".
   –CONCRETE CUT OFF ELEVATION: +/– ½"
7. FOUNDATION DESIGN ASSUMES CASING, IF USED, WILL NOT BE LEFT IN PLACE. EQUIPMENT, PROCEDURES AND PROPORTIONS OF CONCRETE MATERIALS SHALL INSURE CONCRETE WILL NOT BE ADVERSELY DISTURBED UPON CASING REMOVAL.
8. DRILLING FLUID, IF USED, SHALL BE FULLY DISPLACED BY CONCRETE AND SHALL NOT BE DETRIMENTAL TO CONCRETE OR SURROUNDING SOIL. CONTAMINATED CONCRETE SHALL BE REMOVED FROM TOP OF FOUNDATION AND REPLACED WITH FRESH CONCRETE. — — —
9. INTIMATE CONTACT BETWEEN CONCRETE AND SOIL–WALLS OF DRILLED SHAFT IS ESSENTIAL FOR ADEQUATE FOUNDATION PERFORMANCE. THE CONCRETE SHOULD BE APPROPRIATELY VIBRATED DURING CONSTRUCTION.
10. FOUNDATION DESIGN HAS BEEN BASED ON FBC PRESUMPTIVE VALUES AS FOLLOWS:
    A. AXIAL (GROSS) COMPRESSION (SUPERIMPOSED POLE DOWNLOAD PLUS PILE SELF WEIGHT) IS WITHIN ALLOWABLE PILE COMPRESSIVE CAPACITY BASED ON THE COMBINED ACTION OF THE PILE END ULTIMATE BEARING AND THE PILE ULTIMATE SKIN FRICTION WITH THEIR RESPECTIVE SAFETY FACTORS.
    B. LATERAL STABILITY IS BASED ON AN ALLOWABLE SOIL PASSIVE SOIL WITH A MINIMUM SAFETY FACTOR OF 2 OF THE REPORT SOIL STRATA TO RESIST THE INDICATED BASE SHEAR AND OVERTURNING MOMENT.
11. TOWER BASE REACTIONS ARE GIVEN BY TOWER MANUFACTURER FOR TOWER SIZE, TYPE, AND SPECIFIC JOB NUMBER LISTED.
12. FOR ANCHOR BOLTS AND TEMPLATES, SEE TOWER MANUFACTURER. DRAWINGS PROVIDED BY THE TOWER MANUFACTURER REPRESENTATIVE.
13. THE SHAFT CASING SHALL BE A STEEL PIPE ASTM A252, GRADE 2 OR ASTM A36.

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6 – STEEL

6.1 STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE A–36
2. ALL PIPE SHALL BE A–53 GRADE B (F_y=35KSI)
3. ALL W SHAPES SHALL BE ASTM A992 (F_y=50KSI)
4. ALL HSS SHALL BE A500 GRADE C (F_y=46KSI)
5. BOLTS SHALL BE A–325 OR A490 AS INDICATED ON PLANS WITH THREADS EXCLUDED FROM THE SHEAR PLANE UNLESS OTHERWISE NOTED.
6. ALL A–325/A490 BOLTS, NUTS, AND WASHERS SHALL BE AMERICAN MADE. THE MANUFACTURER SHALL PROVIDE CERTIFICATION THAT THEY ARE AMERICAN MADE. THREADS SHALL BE EXCLUDED FROM THE SHEAR PLANE FOR ALL BOLT CONNECTIONS.
7. TO AVOID HYDROGEN EMBRITTLEMENT, A490 BOLTS SHALL NOT BE GALVANIZED. A490 BOLTS SHALL BE COATED WITH A DIMETERIC COMPOUND MADE OF METALLIC ZINC AND ALUMINUM FLAKES (DACROMET OR APPROVED EQUAL).
8. WELDING SHALL BE DONE WITH E60XX, LOW HYDROGEN ELECTRODES IN ACCORDANCE WITH THE LATEST A.W.S. D1.1 WELDING CODE. THE MINIMUM WELD IS 3/16 FILLET ALL AROUND, U.N.O.
9. ALL STRUCTURAL STEEL AND PIPE, EXCEPT A490 BOLTS, TO BE HOT DIPPED GALVANIZED PER ASTM A123. ALL NUTS AND WASHERS SHALL BE GALVANIZED PER ASTM A153. A490 BOLTS SHALL BE CADMIUM PLATED PER ASTM B766 WITH BAKING PROCESS PRIOR TO PLATING. PLATED A490 BOLTS SHALL CONFORM TO ASTM F1940–01 TO PREVENT HYDROGEN EMBRITTLEMENT.
10. ALL PIPES SHALL BE GALVANIZED INSIDE AND OUTSIDE.
11. EDGE DISTANCE SHALL BE AT LEAST 1 1/4" UNLESS OTHERWISE NOTED. HOLES SHALL BE PUNCHED OR DRILLED 1/16" LARGER THAN THE DIAMETER OF THE BOLTS THEY WILL RECEIVE UNLESS OTHERWISE NOTED.
12. ALL FIELD DRILLED HOLES AND FIELD CUT ENDS SHALL BE GIVEN TWO (2) COATS OF ZINC. GALVILITE GALVANIZING REPAIR COMPOUND OR APPROVED EQUIVALENT. TOUCH UP AND REPAIR OF GALVANIZED SURFACES SHALL BE PERFORMED PER THE REQUIREMENTS OF ASTM A–780.
13. ALL U–BOLTS SHALL HAVE 2 NUTS PER U–BOLT OR ONE ANCO LOCK NUT.
14. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS APPROVED IN WRITING BY THE ENGINEER.

6.2 MISCELLANEOUS STEEL – TRANSMISSION CABLE SUPPORTS

1. ALL SECTIONS SHOWN MANUFACTURED BY 'UNISTRUT' AND DISTRIBUTED BY RECOMMENDED MANUFACTURER NEMTON OR EQUAL.
2. NO FIELD CUTS OF GALVINIZED MATERIALS SHALL BE ALLOWED WITHOUT THE AUTHORIZATION FROM THE OWNER.
3. NUTS SHALL BE INSTALLED ON BOTTOM OF HORIZONTAL RUN ASSEMBLIES OR TOWARDS WALL ON VERTICAL ASSEMBLIES.
4. STRUCTURAL STEEL ASSOCIATED HARDWARE SHALL BE HOTDIP GALVANIZED IN CONFORMANCE WITH ASTM A123. THREADED PRODUCTS SHALL BE GALVANIZED IN CONFORMANCE WITH ASTM A153 GRADE C.
5. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL FROM THE ENGINEER AS TO LOCATION AND TYPE OF SPLICE TO BE MADE. ANY MEMBER HAVING A SPLICE NOT SHOWN AND DETAILED ON SHOP DRAWINGS WILL BE REJECTED.
6. BOLTS AND RODS SHALL CONFORM TO ASTM A307. HIGHER STRENGTH BOLTS MAY BE USED. BOLTS SHALL BE SNUG TIGHT, UNLESS OTHERWISE NOTED. SHORT SLOTTED HOLES SHALL BE PERMITTED PROVIDED WASHERS ARE INSTALLED IN ACCORDANCE WITH AISC REQUIREMENTS. WASHERS SHALL BE HARDENED WHERE A325 BOLTS ARE UTILIZED.
7. CABLE LADDER END SUPPORT SHALL BE USED FLOOR SUPPORT ON VERTICAL CABLE LADDERS AND EARTHQUAKE END SUPPORT ON CABLE TRAYS.
8. ALL COMPONENTS TO BE INSTALLED PER CONSTRUCTION DOCUMENTS AND/OR MANUFACTURER'S INSTRUCTIONS.
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11 – ELECTRICAL

11.1 GENERAL

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, TRANSPORTATION, CONSTRUCTION TOOLS, ETC., FOR THE INSTALLATION OF COMPLETE AND PROPERLY OPERATING SYSTEMS.
2. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS AND ORDINANCES OF ALL AUTHORITIES HAVING JURISDICTION AND WITH ALL ASSOCIATED UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS. INSTALLATION WILL ALSO COMPLY WITH THE LATEST EDITIONS OF ALL CODES AND STANDARDS OF THE ENTITIES LISTED ON SHEET SP1, NOTE 2. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE EQUIREMENTS.
3. THE CONTRACTOR SHALL SECURE ALL NECESSARY ELECTRICAL PERMITS AND PAY ALL REQUIRED FEES.
4. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
5. ALL BROCHURES, OPERATION MANUALS, CATALOGS, SHOP DRAWINGS, SPECIFICATIONS, ETC., SHALL BE TURNED OVER TO THE CARRIER AT THE COMPLETION OF THE PROJECT.
6. GUARANTEE/WARRANTY: GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUND, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIAL AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY. IF, AFTER THIRTY (30) DAYS THE CORRECTIONS ARE NOT COMPLETE, THE OWNER RESERVES THE OPTION OF ARRANGING FOR THE NECESSARY REPAIRS AND BACKCHARGING THE CONTRACTOR FOR THE WORK.
7. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES, AS NECESSARY.
8. DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER OF THAT SERVICE AND WRITTEN PERMISSION OF THIS INSTALLATION'S CARRIER.
9. CHANGES: NO ADDITIONAL COSTS FOR LABOR OR MATERIALS WILL BE ALLOWED FOR CHANGES OR MODIFICATIONS MADE UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT, ENGINEER OR OWNER IN THE FORM OF A CHANGE ORDER.
10. DRAWINGS: ELECTRICAL DRAWINGS ARE DIAGRAMATIC IN NATURE, AND ARE NOT TO BE SCALED.
11. DISCREPANCIES: DISCREPANCIES ON THESE PLANS, SPECIFICATIONS, ETC., MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
12. SURVEY AND CONDITIONS: VISIT THE JOB SITE PRIOR TO SUBMITTING BID, AND MAKE A SURVEY OF EXISTING CONDITIONS WHICH MAY AFFECT THE WORK TO BE PERFORMED. NO OTHER ALLOWANCES WILL BE GIVEN FOR THE SITE CONDITION.
13. CO–OPERATION: CO–OPERATE WITH OTHER CONTRACTORS AND SUBCONTRACTORS ON SITE. ARRANGE AND EXECUTE WORK IN SUCH A MANNER AS REQUIRED FOR THE SATISFACTORY AND EFFICIENT CONSTRUCTION OF THIS PROJECT BY ALL TRADES CONCERNED.
14. TEMPORARY POWER: ARRANGE AND PAY FOR THE CARRIER'S TEMPORARY POWER DURING CONSTRUCTION.
15. INSTALLATION SHALL COMPLY SPECIFICALLY WITH ENGINEERING STANDARDS MANUAL. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACT MANAGER PRIOR TO COMMENCEMENT OF WORK.
16. PROCUREMENT VERIFICATION: PROVIDE AN ITEMIZED CERTIFICATION TO THE PROJECT MANAGER THAT EQUIPMENT AND RELATED HARDWARE HAVE BEEN ORDERED WITHIN 24 HOURS OF NOTICE TO PROCEED.
17. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

11.2 INSPECTIONS

1. GENERAL: DURING AND UPON COMPLETION OF WORK, ARRANGE AND PAY ALL ASSOCIATED INSPECTIONS OF ALL ELECTRICAL WORK INSTALLED UNDER THIS CONTRACT IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.
2. INSPECTIONS REQUIRED: AS PER THE LAWS AND REGULATIONS OF THE LOCAL AND/OR STATE AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.
3. INSPECTION AGENCY: APPROVED BY THE LOCAL AND/OR STATE AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.
4. CERTIFICATES: SUBMIT ALL REQUIRED INSPECTION CERTIFICATES TO THE CARRIER AND UTILITY.

11.3 HANGERS AND SUPPORTS

1. MATERIALS: ALL HANGERS, SUPPORTS, FASTENERS AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY AND SHALL BE MANUFACTURED PRODUCTS DESIGNED FOR THE APPLICATION. PRODUCTS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.
2. TYPES: HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U–CHANNEL, THREADED RODS, ETC., AS INDICATED OR REQUIRED.
3. INSTALLATION: RIGIDLY SUPPORT AND SECURE ALL MATERIAL, RACEWAY AND EQUIPMENT TO BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE ON MATERIALS AND LOADS ENCOUNTERED. PROVIDE ALL NECESSARY HARDWARE. PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
4. STRUCTURAL MEMBERS: DO NOT CUT, DRILL OR WELD ANY STRUCTURAL MEMBER EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.
5. MISCELLANEOUS SUPPORTS: PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.
6. ONE–HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

11.4 ENCLOSURES / WIREWAYS

1. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY–COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND BE RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
2. WIREWAYS SHALL BE EPOXY–COATED (GRAY) AND INCLUDE A HINGED COVER AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
3. JUNCTION BOXES: JUNCTION BOXES SHALL BE A MINIMUM SIZE OF 4 INCHES SQUARE BY 1–1/4 INCHES DEEP.

11.5 HOLES, SLEEVES AND OPENINGS

1. GENERAL: PROVIDE ALL HOLES, SLEEVES AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL DAMAGED SURFACES TO MATCH SURROUNDING SURFACES.
2. CONDUIT PENETRANCES: SIZE CORE–DRILLED HOLES SO THAT AN ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN USE OF CORE–DRILLED, PROVIDE SLEEVE IN ROUGH OPENING. SIZE SLEEVES TO PROVIDE AN ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND SLEEVE TO MATCH SURROUNDING SURFACE.
3. PROVIDE APPROPRIATE WEATHERPROOFING MATERIALS FOR PENETRATIONS NEEDING TO BE SEALED FROM POTENTIAL WATER INTRUSION. PROVIDE FIREPROOF MATERIALS FOR PENETRATIONS REQUIRING A FIRE RATED SEAL. REFER TO CUTTING AND PATCHING NOTES UNDER SECTION 1 – GENERAL.
4. IF ANY ROOFTOP WORK IS TO BE PERFORMED, THE CONTRACTOR SHALL USE THE BUILDING OWNER'S APPROVED ROOFING CONTRACTOR TO PREVENT VOIDING ANY EXISTING ROOFING WARRANTIES. ANY DAMAGE TO THE EXISTING ROOFING MEMBRANE SHALL BE REPAIRED IMMEDIATELY TO AVOID MOISTURE INTRUSION INTO THE BUILDING SHELL.
5. GENERAL: PROVIDE ALL CUTTING, DRILLING, FITTING AND PATCHING NECESSARY FOR ACCOMPLISHING THE WORK. THIS INCLUDES REMOVAL AND REPLACEMENT OF DEFECTIVE WORK AND WORK NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
6. REPAIRS: REPAIR ANY AND ALL DAMAGE TO WORK OF OTHER TRADES CAUSED BY CUTTING AND PATCHING OPERATIONS, USING SKILLED MECHANICS OF THE TRADES INVOLVED.
7. DO NOT CUT MA

11.13 TRANSIENT VOLTAGE SURGE SUPPRESSION (TVSS)

1. TVSS DEVICES FOR AC POWER SHALL BE INSTALLED IN ALL EXISTING FACILITIES THAT ARE MISSING TVSS DEVICES OR HAVE UNSUITABLE TVSS DEVICES.
2. THE AC POWER COMMON MODE SURGE SUPPRESSOR SHALL BE CONNECTED TO THE COMMERCIAL POWER INPUT SIDE OF THE MANUAL TRANSFER SWITCH.
3. IN MARKETS WITH LIGHTNING ZONE > OR = TO 4, RF TVSS DEVICE SHALL BE INSTALLED AT THE ENTRANCE TO THE SHELTER OR AS CLOSE AS POSSIBLE TO THE BTS CABINET FOR OUTDOOR SITES, TO PROTECT AGAINST LIGHTNING AND TRANSIENT VOLTAGES.
4. A T1 TRANSPORT TVSS DEVICE SHALL BE INSTALLED AT ALL SITES BETWEEN THE NIU AND THE BTS.

12 – GROUNDING

12.1 GENERAL GROUNDING MATERIALS AND NOTES

1. THE SUBCONTRACTOR SHALL VERIFY THAT THE SYSTEM IS EFFECTIVELY GROUNDED, MEETS NEC ARTICLE 250 REQUIREMENTS, IS ACCEPTABLE TO THE LOCAL UTILITY AND THE LOCAL AUTHORITY HAVING JURISDICTION, AND MEETS THE CARRIER'S ELECTRICAL AND GROUNDING SPECIFICATIONS. FOLLOWING COMPLETION OF WORK, CONDUCT GROUND TEST. OWNER'S REPRESENTATIVE WILL INSPECT CADWELDS AND REVIEW GROUND TEST PRIOR TO BURIAL. USE CLEAN SAND AND CLAY BACKFILL FOR BURIED GROUND CONDUCTORS.
2. ALL DETAILS SHOWN ARE DIAGRAMMATICAL. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
3. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING THE GROUND SYSTEM DUE TO SITE/SOIL CONDITIONS.
4. GROUND CONNECTIONS: WHERE GROUND CONNECTIONS ARE MADE, THE CONTACT POINTS SHALL BE THOROUGHLY CLEANED AND MADE FREE OF FOREIGN MATERIAL SUCH AS PAINT, GALVANIZATION, AND CORROSION, TO ENSURE ABSOLUTE BOND. REFER TO EXOTHERMIC WELD, LUGS, AND ANTI-OXIDATION COMPOUND NOTES FOR FURTHER DETAILS.
5. GROUND WIRE: OUTSIDE / UNDERGROUND: MINIMUM NO. 2 AMERICAN WIRE GAUGE (AWG) BARE, SOLID, ANNEALED, TINNED COPPER WIRE (BTCW) BUT SIZED IN ACCORDANCE WITH NEC TABLE 250.66. UNDER NO CIRCUMSTANCES IS STRANDED WIRE ACCEPTABLE. ALL BURIED WIRE SHALL BE INSTALLED TO MEET MINIMUM BEND RADIUS. SHARP BENDS AND KINKS ARE NEVER ACCEPTABLE. WHEN ANY GROUNDING OR BONDING WIRE RUNS THROUGH CONCRETE, IT SHALL BE SLEEVED IN PVC. GROUND WIRES SHALL NOT BE INSTALLED OR ROUTED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS.
6. GROUND WIRE – INSIDE: WIRE SHALL BE NO. 2 AWG THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° WC (WET AND DRY) OPERATION, GREEN INSULATED (A HIGH-STRAND COUNT WIRE IS PREFERRED).
7. BURIED GROUND RING: THE EQUIPMENT/SHELTER PAD OR PLATFORM SHALL HAVE A BURIED GROUND RING (BGR) THAT CONSISTS OF A RING OF NO. 2 AWG BARE, SOLID, ANNEALED, TINNED COPPER WIRE AND EXOTHERMICALLY WELDED GROUND RODS. THE BGR DESIGN SHOULD RESULT IN 10 OHMS OR LESS WITH SOIL RESISTIVITIES OF UP TO 50,000 OHM-CM. SOIL RESISTIVITIES HIGHER THAN THIS WILL REQUIRE FURTHER AUGMENTATION. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS, INCLUDING COPPER GROUND RODS, CHEMICAL GROUND ROD ATTACHMENTS, AND GROUND LEADS FROM EQUIPMENT, TOWER, AND COAX SHALL BE MADE BY AN EXOTHERMIC WELD. THE GROUND RING SHALL BE BETWEEN A MINIMUM OF TWO FEET FROM THE SHELTER FOUNDATION, BTS PAD, OR PLATFORM PERIMETER AT A MINIMUM DEPTH OF TWO FEET, SIX INCHES, AND WITH NO BEND HAVING A RADIUS OF LESS THAN TWO FEET. THE TRENCH SHALL BE DUG 6 INCHES BELOW THE REQUIRED WIRE DEPTH. GROUND RODS SHALL BE INSTALLED, AT A MINIMUM, AT EACH CORNER OF THE BGR, OR PER NFPA 70, ARTICLE 250-56. EVERY EFFORT SHALL BE MADE TO ENSURE THAT ALL GROUND PATHS TO THE BGR ARE INSTALLED SO THAT ANY POTENTIAL DISCHARGE OF ELECTRICITY WILL BE DOWNWARD, OR, IF NECESSARY, FLAT. AT NO POINT SHOULD ANY GROUND PATH GO UPWARD.
8. EXOTHERMIC WELDING: EXOTHERMIC WELDS SHALL BE CADWELD, A REGISTERED TRADEMARK OF ERICO PRODUCTS, INC. OF CLEVELAND, OHIO, OR THERMOWELD, A DIVISION OF CONTINENTAL INDUSTRIES, INC. OF TULSA OKLAHOMA OR EQUIVALENT.
9. GROUND ROD: 5/8" X 8-FEET (MINIMUM LENGTH) STEEL WITH PURE COPPER JACKET NOT LESS THAN 0.0012 INCHES THICK. GROUND RODS SHALL BE SPACED NO GREATER THAN 15 FT O.C. AND NO LESS THAN 6 FT. O.C.
10. GROUND ROD COUPLING: 5/8" GROUND ROD COUPLING MADE OF THE SAME MATERIAL AS THE GROUND ROD TO PREVENT DISSIMILAR METAL HIGH OXIDATION POINTS.
11. CHEMICAL GROUND ROD: COMPRISED OF A HOLLOW COPPER GROUND ROD, A GROUND TEST WELL, A 4'-0" EXOTHERMICALLY WELDED PIGTAIL, AND CONDUCTIVE BACKFILL MATERIAL. THE CHEMICAL GROUND ELECTRODE SHALL BE MADE OF A MINIMUM 2 INCH I.D. TYPE K COPPER TUBE WITH A MINIMUM WALL THICKNESS OF 0.083 INCH AND SHALL BE A MINIMUM OF 8 FEET IN LENGTH. THE CHEMICAL GROUND ROD COPPER TUBE SHALL BE FILLED WITH NON-HAZARDOUS METALLIC SALTS. CHEMICAL GROUND ROD SHALL BE UL LISTED. IN SITUATIONS WHERE DRILLING VERTICALLY IS TOO DIFFICULT OR COSTLY, HORIZONTAL L-SHAPE CHEMICAL GROUND RODS ARE ACCEPTABLE.
12. GROUND BARS: GROUND BARS SHALL BE MANUFACTURED EXACTLY AS SPECIFIED, NO DEVIATIONS ARE ALLOWED. DIMENSIONS SHALL BE ACCURATE WITHIN 1/32 INCH. HOLE DIAMETERS SHALL BE ACCURATE WITHIN 1/64 INCH. BARS SHALL BE 1/4 INCH THICK SOLID ELECTRICAL GRADE COPPER MANUFACTURED BY HARGER OR APPROVED EQUAL. GROUND BARS SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. COAXIAL CABLE GROUND BARS SHOULD BE MECHANICALLY CONNECTED TO THE TOWER STRUCTURAL STEEL. HOWEVER, DO NOT DRILL HOLES OR USE EXOTHERMIC WELDS TO CONNECT GROUND LEADS TO A STEEL TOWER EXCEPT ON STEEL TABS OR FLANGES SPECIFICALLY DESIGNED FOR THAT PURPOSE. HOLES AND/OR EXOTHERMIC WELDING CAN NEGATIVELY IMPACT THE STRUCTURAL INTEGRITY OF THE TOWER AND INCREASE CHANCES OF CORROSION.
13. INSULATORS: POLYESTER FIBERGLASS, 15 KV MINIMUM DIELECTRIC STRENGTH, FLAME RESISTANT PER UL 94 V0 CLASSIFICATION.
14. CLIPS: WHEN SECURING ANY GROUND WIRES, SOLID OR STRANDED, INSULATED OR UNINSULATED, NEVER USE ANY CLIPS OR OTHER DEVICES THAT ARE CONDUCTIVE AND FORM A CLOSED LOOP. METALLIC CLIPS ARE ACCEPTABLE IF THEY DO NOT FORM A CLOSED LOOP.
15. GROUND CLAMP: BURNDY GAR STYLE UL CLAMP WITH TWO-HOLE PROVISIONS FOR LONG BARREL MULTIPLE CRIMP TWO-HOLE LUGS. –
16. COAX GROUNDING KIT: COAX GROUND KITS SHALL BE FROM THE SAME MANUFACTURER AS THE COAX. GROUND KITS SHALL BE SOLID STRAP TYPE WITH NO. 6 AWG WIRE AND 2-HOLE COMPRESSION CRIMPED LUGS (INSTALLED USING THE PROPER UL TOOL AND CIRCUMFERENTIAL HEXAGON DIE). BRAID OR HOSE CLAMP TYPE SHALL NOT BE USED. SOLID COPPER STRAP TYPE WITH SINGLE HOLE LUGS SHALL NOT BE USED. ALL COAX CABLES ARE TO BE GROUNDED AT THEIR SECTOR CGB, THE COLLECTOR CGB, MIDPOINT CGB (IF REQUIRED), BOTTOM CGB, WAVEGUIDE BRIDGE CGB (IF REQUIRED), AND AT THE SHELTER WALL. A MIDPOINT CGB IS ONLY REQUIRED IF THE COAX LENGTH EXCEEDS 200'. A WAVEGUIDE BRIDGE CGB IS ONLY REQUIRED WHEN THE LENGTH OF CABLE (FROM TOWER TO EQUIPMENT) IS GREATER THAN 15 FEET.
17. WEATHERPROOFING: ALL COAX GROUND KITS SHALL BE WEATHERPROOFED. ONLY GROUND KITS APPROVED BY THE COAX MANUFACTURER SHALL BE USED.
18. METALLIC CONDUIT: ANY GROUND WIRES, SOLID OR STRANDED, THAT PASS THROUGH CONDUIT, METALLIC SLEEVE, OR CABLE COVER, SHALL BE BONDED AT BOTH ENDS.
19. ANTENNA GROUNDING – ALL ANTENNAS (INCLUDING THE GPS ANTENNAS) ARE GROUNDED BY THEIR MOUNTS/MASTS AND BY THE GROUND KITS ON THE COAXIAL CABLE CONNECTED TO THE COAX GROUND BARS. DO NOT INSTALL SEPARATE ANTENNA GROUND CONNECTIONS UNLESS SPECIFIED BY THE ANTENNA'S MANUFACTURER. THE GPS ANTENNA(S) MUST BE INSTALLED AND CONNECTED TO THE COAX GROUND BAR AT THE END OF THE WAVEGUIDE BRIDGE.
20. MICROWAVE ANTENNA GROUNDING: TOWERS THAT HAVE MICROWAVE ANTENNAS SHALL HAVE GROUND KITS AND A COAX GROUND BAR INSTALLED BELOW AT EACH DISH ELEVATION. INSTALL GROUND KITS ON ALL MICROWAVE LINES AT ALL OTHER COAX GROUND BAR LOCATIONS.
21. WAVEGUIDE BRIDGE GROUNDING: BOND THE STEEL SUPPORTING STRUCTURE FOR THE WAVEGUIDE BRIDGE TO THE BGR AT EACH END OF THE SUPPORT STRUCTURE WITH A NO. 2 AWG BTCW CONDUCTOR AND EXOTHERMIC WELDS AT 6 INCHES ABOVE GRADE OR FOUNDATION, WHICHEVER IS HIGHER. COLD-GALV AFTER EXOTHERMICALLY WELD OTHER END TO GROUND. THE WAVEGUIDE BRIDGE/CABLE TRAY SHALL BE BONDED TOGETHER WITH SPLICE PLATES OF SIMILAR METAL OR WITH NO. 2 AWG BTCW OR #2 AWG STRANDED INSULATED WIRE, BONDING EACH SECTION TOGETHER AT EACH JOINT.
22. PERIMETER FENCE GROUNDING: WHERE THE NEW BTS EQUIPMENT, OTHER NEW CABINETS, OR A SHELTER ARE LOCATED WITHIN 6 FEET OF METAL FENCING, THE BGR SHALL BE CONNECTED TO THE FENCE POSTS NEAREST THE EQUIPMENT USING BURIED RUNS OF NO. 2 AWG BTCW EXOTHERMICALLY WELDED AT BOTH ENDS. THE VERTICAL FENCE POSTS OF ANY RUN OF FENCE WITHIN 6' OF COMPANY BTS EQUIPMENT, PPC, CABLE TRAY, OR ANTENNA SUPPORT STRUCTURE MUST BE BONDED TO THE BGR USING #2 SOLID TINNED COPPER WIRE.
23. GENERATOR GROUNDING: INSTALL A MINIMUM OF TWO GROUND RODS ADJACENT TO THE FUEL TANK SO THAT THE BOTTOM PORTION OF THE RODS ARE AT LEAST TWO FEET LOWER THAN THE BOTTOM OF THE FUEL TANK AND THE TOP OF THE GROUND RODS ARE A MINIMUM OF TWO FEET-SIX INCHES BELOW THE FINAL GRADING OR BELOW FROST LINE, WHICHEVER IS DEEPER. TWO-HOLE COMPRESSION LUGS SHALL BE USED FOR BONDING TO THE GENERATOR AND TO THE LEGS OF THE FUEL TANK. MATING SURFACES SHALL BE PROPERLY PREPARED (PAINT REMOVED AND ANTI-OXIDATION COMPOUND APPLIED) BEFORE BEDDING THE LUGS. CONNECT THE GROUND RODS TO THE FUEL TANK AND GENERATOR TO THE BGR USING NO. 2 AWG BTCW. BOND METAL FUEL LINES TO THE BGR IF THEY CROSS WITHIN SIX FEET OF THE BGR TO PREVENT LIGHTNING ARCS AND THE RESULTING FUEL LINE PUNCTURE. NO OPEN FLAMES OR ELECTRICAL SPARKS SHALL BE PERMITTED AROUND THE FUEL TANK DUE TO FUEL FLAMMABILITY. DO NOT EXOTHERMICALLY WELD NO. 2 AWG CONDUCTOR TO THE FUEL TANK.
24. LUGS: ALL LUGS SHALL BE 2-HOLE, LONG BARREL, TINNED SOLID COPPER UNLESS OTHERWISE SPECIFIED, INSTALLED USING THE PROPER UL TOOL AND CIRCUMFERENTIAL HEXAGON DIE. LUGS SHALL BE THOMAS AND BETTS, BURNDY, ERICO OR EQUIVALENT. BOLT HOLE DIAMETER AND SPACING ON ALL GROUND LUGS SHALL MATCH HOLE DIAMETER AND SPACING OF THE GROUND BAR. TAG ALL GROUND LUGS THAT ARE ATTACHED TO ANY PUBLICALLY ACCESSIBLE GROUND POINT (I.E. WATER PIPES, BUILDING STEEL, ETC). THE TAGS SHALL READ, "DO NOT DISCONNECT." OUTDOOR SITES THAT ARE LOCATED INSIDE A LOCKED TELECOMMUNICATIONS COMPOUND ARE NOT CONSIDERED PUBLICALLY ACCESSIBLE. PROVIDE STAINLESS STEEL HARDWARE AND LOCK WASHERS ON ALL MECHANICAL CONNECTIONS.
25. ANTI-OXIDATION COMPOUND: ANTI-OXIDATION COMPOUND SHALL BE THOMAS AND BETTS KOPR-SHIELD (TM OF JET LUBE, INC.) OR BURNDY PENETROX – E. ANTI-OXIDATION COMPOUND SHALL BE APPLIED BETWEEN LUG AND GROUND BAR ONLY. DO NOT COVER THE LUG.
26. SERVICE DISCONNECT GROUNDING: IF THERE IS A SERVICE DISCONNECT SEPARATE FROM THE PPC MAIN CIRCUIT BREAKERS, THE NEUTRAL TO GROUND BOND SHALL BE MADE AT THE SERVICE DISCONNECT SWITCH LOCATED SEPARATELY AND ON THE SUPPLY SIDE OF THE PPC CABINET AND NO NEUTRAL TO GROUND CONNECTION SHOULD BE IN THE PPC. IT IS CRITICAL THAT ONLY ONE NEUTRAL TO GROUND BOND BE MADE AT THE SERVICE ENTRANCE EQUIPMENT AS DEFINED BY THE NATIONAL ELECTRIC CODE.

13 – RF AND TOWER APPURTENANCE INSTALLATION RELATED NOTES

13.1 COAXIAL CABLE REQUIREMENTS:

1. GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, INSTALLING, TESTING, AND ADJUSTING ANTENNA CABLES FROM THE ANTENNA TO THE CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENT SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM. ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS.
2. CABLE HANGERS SHALL BE INSTALLED AT A MAXIMUM 4' SPACING.
3. INSTALLATION
   - A. COAXIAL CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY CARRIER PRIOR TO PURCHASE OF CABLE OF THE OVERALL LENGTH REQUIRED.
   - B. COAXIAL CABLE TYPE AND DIAMETER SHALL BE VERIFIED WITH CARRIER.
   - C. COAXIAL CABLES SHALL BE LABELED IN ACCORDANCE WITH CARRIER ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS. ALL MAIN CABLES WILL BE COLOR CODED AT FOUR LOCATIONS: A) AT ANTENNA PRIOR TO JUMPER, B) AT THE BOTTOM OF THE TOWER, C) EXTERIOR PART OF THE WAVE GUIDE ENTRY PORT (AT THE SHELTER/CABINET WALL), D) INTERIOR OF THE SHELTER/CABINET.
   - D. PROVIDE AT LEAST 6' OF SLACK IN THE MAIN COAXIAL CABLES AT THE ANTENNA END TO PROVIDE FOR FUTURE CONNECTOR REPLACEMENT.
   - E. INSTALL CONNECTORS TO COAXIAL CABLE AT BOTH ENDS (ANTENNA END AND BTS LOCATION).
   - F. UPON SUCCESSFUL COMPLETION OF THE SWEEP TEST, THE CONTRACTOR SHALL PROVIDE A WEATHERTIGHT SEAL ON THE COAX CABLES.
   - G. THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1-5/8"	20"	28"

4. CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBER OF BENDS. CABLE SHALL NOT BE LEFT UNTERMINATED IN THE FIELD.
5. GROUNDING
   - A. ALL MAIN CABLES WILL BE GROUNDED AT: A) THE ANTENNA, B) MIDDLE OF THE CABLE RUN IF OVER 200', C) PRIOR TO ENTERING EQUIPMENT SHELTER/CABINET (WITHIN 1' OF ENTRY).
   - B. GROUNDING KITS – AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.

13.2 ANTENNA REQUIREMENTS:

1. AZIMUTHS ARE ORIENTED CLOCKWISE FROM TRUE NORTH.
2. CONTRACTOR SHALL VERIFY ANTENNA TYPE, AZIMUTHS, AND BOWTIES WITH THE CARRIER PRIOR TO CONSTRUCTION.
3. THE MINIMUM DISH RAD CENTER HEIGHT ABOVE THE ROOF SHALL BE 6'-8".

13.3 TOWER CLIMBING SAFETY GUIDELINES:

1. TOWER CLIMBERS MUST HAVE COMPLETED A NATE CERTIFIED CLIMBING TRAINING COURSE PER CONTRACT SPECIFICATIONS PRIOR TO WORK ON THIS STRUCTURE.
2. CONTRACTOR MUST COMPLY WITH THE STANDARD "RF POWER AND LOCKOUT/TAGOUT" PROCEDURES BEFORE ALLOWING CLIMBERS ON THIS STRUCTURE.
3. TOWER CLIMBERS WILL NOT BE ALLOWED TO ACCESS TOWER IN ADVERSE WEATHER CONDITIONS, INCLUDING HIGH WINDS, LIGHTNING, RAIN, SNOW ICE OR DURING NIGHT TIME.
4. CONTRACTOR OR CLIMBERS SHALL IMMEDIATELY REPORT ANY CLIMBING EQUIPMENT OR CONDITIONS JUDGED INADEQUATE OR UNSAFE.
5. EMERGENCY NUMBERS SHALL BE POSTED ON SITE AND ADVANCED TO CLIMBERS BEFORE THE BEGINNING OF THE WORK.
6. SAFETY MEETINGS SHALL TAKE PLACE EVERY MORNING BEFORE THE WORK DAY BEGINS.

REV	DATE	DESCRIPTION
A	01/12/18	PRELIMINARY CDs
0	03/15/18	ISSUED FOR PERMIT
1		
2		
3		
4		
5		
6		

USA ENG PROJECT NO.: INTEROFFICE

DRAWN BY:	CHECKED BY:
CC	MV

CROWN CASTLE
1142 CELEBRATION BLVD,
CELEBRATION, FL 34747

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BLVD.
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 591-1976
COA# 31705

DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

ST. AUGUSTINE
SAD004B

70 CORDOVA ST
ST. AUGUSTINE, FL 32084

SHEET DESCRIPTION

GENERAL NOTES

SHEET NUMBER

GN-3

USA Engineering - T:\10-2017 PROJECTS\01-Crown\Small Cells\St. Augustine\SAD STITES\SAD004A\SAD004A.dwg March 15, 2018 12:42:46 PM by chelsea.charters

CENTURY 21 Saltwater Property Group
FINE HOMES & ESTATES

19 June 2018

Jenny Wolfe and Kelli Mitchell
City of St Augustine
75 King Street
St Augustine FL 32084

Re: 155 Washington Street HARB agenda item

Dear Jenny and Kelli,

Please consider this letter written authorization from me as the applicant on behalf of Mary Ann Cromer and Ana Macedo, to withdraw the demolition request scheduled to be heard for a second time on the 20th of June.

Ms Cromer and Ms Macedo have entered into a private agreement with an investor group out of Jacksonville and the property will be sold before the end of the month. I have withdrawn from my employment to them and have no involvement with the investors or the pending sale.

As a courtesy and time-saver, I will let Dan Holiday and Candace Carroll know of the withdrawl so they don't take time off to come to tomorrow's meeting.

Respectfully,

Irene Arriola
Broker/Associate, GRI
904.669.0691
arriola.irene@gmail.com

Cc: Mary Ann Cromer and Ana Macedo, Les Thomas

City of St. Augustine

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0061 Address: 155 Washington Street

Century 21 Property Group and Les Thomas Architect Inc., Applicants
Mary Ann Cramer and Ana Filomena Macedo, Owners

Project description: To demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building to the Lincolnville Historic District. (Deemed substantially damaged by the city building official)

Architectural Style:	Bungalow	Florida Master Site File:	SJ2362
National Register:	Contributing Building in the Lincolnville District	Construction date:	1930
Archaeology Zone:	IIB	Zoning District:	RS-2
Parcel number:	200260-0000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building in the Lincolnville Historic District.

- A condition assessment was provided by the applicant. The assessment states that the building was flooded during both Hurricane Matthew and Irma. It also states that the building could be lifted, but the current clay tiles would break and crumble during a lift. Also, the building could not be brought up to code without meeting the required finish floor elevation.
- According to the building official, the building was substantially damaged by Hurricane Irma.
- An additional letter was provided by the applicant that further explains the alternatives to demolition and why demolition is the best option.
- Sections of several interior walls have been removed, likely in response to the flooding caused by Hurricane Irma.
- Based on Sanborn Maps, it appears that the footprint of the building has changed very little.
- According to the historical society, there is no known connection between the property and F.A. Hollingsworth. There are no other known historical connections.
- Demolition could meet the ground disturbance criteria outlined in the APO. Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended.

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 **155 Washington Street** with the following condition:

- Recording of the structure for archival purposes prior to demolition to include photographs and measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.

Kelli Mitchell, Historic Preservation Planner

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

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

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

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

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

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

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

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

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

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

The structure was built in 1930 according to the Florida Master Site File. The building is recorded on the FMSF, and it is a contributing structure in the Lincolnville Historic District

Application requirements were satisfactorily met.

DEMOLITION REVIEW CRIERIA (AGHP):

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

2. ***The contribution of the structure to the mass and scale of the streetscape.*** The building has a similar scale and mass to the surrounding buildings.

3. ***The impact of the loss of the structure on the streetscape.*** Demolition of the structure will reduce the visual continuity of 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 drawings for a replacement building was provided, and there is no indication that a new structure will be built. Having an empty lot will have a negative impact on the area since there are few vacant lots on the street.

5. ***The historical or cultural merit of the structure.*** The structure first appears on the 1930 Sanborn map, and it appears to have a similar footprint to the current structure. According to the City Directories, the building has had at least seven owners since it was first listed in 1930. These owners include Abraham Kass (1930 City Directory), Isidone Usdin (1937 City Directory), Max Baer (1951. 1955, 1960, 1965, and 1970 City Directories), Mrs. Helen Baer (1979-80 and 1984-1985 City Directories), Theodore Long (1995 City Directory), and Theresa Sallas (2000 City Directory). There appears to be no connection to a significant figure, but the building contributes to the Lincolnville Historic District.

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is a contributing in the Lincolnville Historic District. Demolition of the building will negatively impact the district as it will contributing buildings in the area.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The home is an example of the Bungalow style though it is missing some of the common features of the style such as the prominent columns on the porch.

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 Bungalow style, which is a common style in St. Augustine.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** There is not a high degree of craftsmanship that would make reproduction of the building difficult.

10. ***The justification for the proposed demolition.*** The building was flooded during both Hurricane Matthew and Irma.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

May 24, 2018

Mary Ann Cromer, Etal
Century 21 Property Group and Les Thomas
81 King Street, Suite B
St. Augustine, FL 32084

Re: Certificate of Demolition – 155 Washington Street - F2018-0062

To Whom It May Concern:

On Thursday, May 24, 2018, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a building constructed in 1930 that is recorded on the Master Site File and is a contributing building to the Lincolnville Historic District located at 155 Washington Street. (Deemed substantially damaged by the Building Official)

Specifically, the HARB **continued** your application until the June 21, 2018.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

DB:sp

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

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

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☐ Certificate of Appropriateness
- ☒ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2018-0061
Applicant: Century 21 Property Group and Les Thomas Architect Inc.
Owner: Mary Ann Cramer and Ana Filomena Macedo
Address: 155 Washington Street
Parcel Number: 200260-0000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to demolish a building constructed in 1930 that is recorded on the Master Site File and is a contributing building to the Lincolnville Historic District. (Deemed by the Building Official to be substantially damaged.)

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 24, 2018, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the May 24, 2018 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential Single Family two (RS-2).
4. The above-described Certificate of Demolition is subject to Section 28-89-92 of the Code of the City of St. Augustine.

ORDER:

Certificate of Demolition
155 Washington Street
HARB Case No. 2018-0061

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89-92, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a building constructed in 1930 that is recorded on the Master Site File and is a contributing building to the Lincolnville Historic District. (Deemed by the city building official to be substantially damaged.)

Subject to the following conditions:

- This Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- June 21, 2018
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 24th day of MAY, A.D., 2018, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2018-0061 **REQUEST APPROVED / DENIED / CONTINUES**

A. Wallace
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Toni Wallace who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 24th day of May, A.D., 2018.

Notary Public, State of Florida

Notary Public State of Florida
Candice J Seymour
My Commission GG 175521
Expires 05/13/2022

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for May 24, 2018 Meeting



Application F2018-0061 Address: 155 Washington Street

Century 21 Property Group and Les Thomas Architect Inc., Applicants
Mary Ann Cramer and Ana Filomena Macedo, Owners

Project description: To demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building to the Lincolnville Historic District. (Deemed substantially damaged by the city building official)

Architectural Style:	Bungalow	Florida Master Site File:	SJ2362
National Register:	Contributing Building in the Lincolnville District	Construction date:	1930
Archaeology Zone:	IIB	Zoning District:	RS-2
Parcel number:	200260-0000		
Agenda Item:	9(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building in the Lincolnville Historic District.

- A condition assessment was provided by the applicant. The assessment states that the building was flooded during both Hurricane Matthew and Irma. It also states that the building could be lifted, but the current clay tiles would break and crumble during a lift. Also, the building could not be brought up to code without meeting FEMA and city floor elevations.
- According to the building official, the building was substantially damaged by Hurricane Irma.
- An additional letter was provided by the applicant that further explains the alternatives to demolition and why demolition is the best option.
- Sections of several interior walls have been removed, likely in response to the flooding caused by Hurricane Irma.
- Based on Sanborn Maps, it appears that the footprint of the building has changed very little.
- The building does not appear to have any historical connections.
- Demolition could meet the ground disturbance criteria outlined in the APO. Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended.

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 **155 Washington Street** with the following condition:

- Recording of the structure for archival purposes prior to demolition to include photographs and measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.

Kelli Mitchell. Historic Preservation Planner

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

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

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

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

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

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

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

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

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

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

The structure was built in 1930 according to the Florida Master Site File. The building is recorded on the FMSF, and it is a contributing structure in the Lincolnville Historic District

Application requirements were satisfactorily met.

DEMOLITION REVIEW CRIERIA (AGHP):

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

2. ***The contribution of the structure to the mass and scale of the streetscape.*** The building has a similar scale and mass to the surrounding buildings.

3. ***The impact of the loss of the structure on the streetscape.*** Demolition of the structure will reduce the visual continuity of 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 drawings for a replacement building was provided, and there is no indication that a new structure will be built. Having an empty lot will have a negative impact on the area since there are few vacant lots on the street.

5. ***The historical or cultural merit of the structure.*** The structure first appears on the 1930 Sanborn map, and it appears to have a similar footprint to the current structure. According to the City Directories, the building has had at least seven owners since it was first listed in 1930. These owners include Abraham Kass (1930 City Directory), Isidone Usdin (1937 City Directory), Max Baer (1951, 1955, 1960, 1965, and 1970 City Directories), Mrs. Helen Baer (1979-80 and 1984-1985 City Directories), Theodore Long (1995 City Directory), and Theresa Sallas (2000 City Directory). There appears to be no connection to a significant figure, but the building contributes to the Lincolnville Historic District.

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is a contributing in the Lincolnville Historic District. Demolition of the building will negatively impact the district as it will contributing buildings in the area.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The home is an example of the Bungalow style though it is missing some of the common features of the style such as the prominent columns on the porch.

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 Bungalow style, which is a common style in St. Augustine.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** There is not a high degree of craftsmanship that would make reproduction of the building difficult.

10. ***The justification for the proposed demolition.*** The building was flooded during both Hurricane Matthew and Irma.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

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 MAY 24, 2018**. THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

RECEIVED
MAY 22 2018
Planning & Building Dept

CERTIFICATE OF DEMOLITION

To request a Certificate of Demolition to demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building to the Lincolnville Historic District. (Deemed by the the city Building Official to be substantially damaged) for a property located at 155 Washington Street and described by the St. Johns County Property Appraiser by legal description as 3-72 City of St. Aug Lot 27 of Sub of Lot 3 Blk 38-B OR850/1087 PIN 200260-0000.

APPLICANT'S NAME: **Irene Arriola**
APPLICATION NUMBER: **2018-0061**

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 May 23, 2018.**

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION ✓ OPPOSED TO APPLICATION

COMMENTS: We believe the house at 155 Washington St. to have important historical significances to Lincolnville. It was built (1930) 6 years after 159 Washington St. with the same construction (mediterranean Revival): made of terricota and plastered on the inside. We believe the

Candace Carroll
SIGNATURE

Candace Carroll
PRINT NAME

157 Washington St.
ADDRESS

2018-0061 155 Washington Street

architect was F. A. Hollingsworth. The reason it is in disrepair is that the current owners made no attempt @ repair after Hurricane Irma. After Irma the owners said, they would remove the tree leaning over

RECEIVED
MAY 22 2018
Planning/Building Dept

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The house at 157 Washington Street is a fine example of the Mediterranean Revival style of architecture popular during the Florida Boom of the 1920's. The house was built in 1924 on the plans of architect F. A. Hollingsworth by contractor Charles Leyvraz of St. Augustine. It is the only Mediterranean Revival style house in this distinctive block. This house has also used the address of 54 Venancio.

The area along the west side of Maria Sanchez Lake is one of the most distinctive 20th century residential neighborhoods in St. Augustine. Layout, planning, landscaping, and natural beauty combine to give the area its uniqueness. The development dates from the 1920's in an area then called Water Park. The most singular feature is that the road runs behind the houses and the only thing between the front of the houses and the lake is a walkway called Venancio. The houses have had addresses on both Washington Street and Venancio over the years. The houses are mostly one-story and wood frame (though there are larger ones at the south end of the block) and owe their influence to the Bungalow and Colonial Revival styles popular at the time. Most of the houses have (or have acquired over the years) porches or a great deal of glass overlooking Maria Sanchez Lake. Many have garages or outbuildings facing Washington Street. Some of the houses have foundations of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. This area sits on the borderline of traditional White and Black neighborhoods and is within walking distance from the downtown area.

HISTORY

Until the late 19th century, this block fronting Maria Sanchez Lake formed the western bank of the Creek bearing the same name. After the Civil War, the community of Africa, later called Lincolnville, soon developed along the northern part of the marshes as newly-freed Blacks began renting the property from the city.(1) In the early 1890's the St. Augustine Water Park Association, a local subsidiary of Heth Canfield's St. Augustine Improvement Company, acquired the marshlands and began converting the area south of St. Francis Street into a waterfront park. By 1897 the creek was widened and deepened, and the dredged earth was used to build a high bank around the lake. The plan to make three lakes, surrounded by a broad driveway and tropical plants, crossed by

(over)

V. BIBLIOGRAPHY

1. St. Johns County Courthouse, Deed Records, Book R. p. 298; 1885 and 1894 Birds-Eye Views; Constance Fennimore Woolson, "The Ancient City," Harper's New Monthly Magazine, CCXCV (1874-75), pp. 1-23, 165-185.

2. Tatler, January 27, 1894, p. 2; April 7, 1894, p. 4; January 12, 1895, p. 18; January 26, 1895, p. 20; February 13, 1897, p. 16; Sanborn Fire Insurance Maps, 1910-1958.

3. St. Augustine City Directory, 1924-25, 1927-28, 1930.

4. St. Augustine Evening Record, June 7, 1924, p. 8.

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APPLICANT'S NAME: **Irene Arriola**
APPLICATION NUMBER: **2018-0061**

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: I support whatever the owners want to do. It is their property, they are the ones who should decide

Renate Quigley — Renate Quigley
SIGNATURE — PRINT NAME

153 Washington St. St. Augustine FL
ADDRESS

2018-0061 155 Washington Street

CENTURY 21 Saltwater Property Group

FINE HOMES & ESTATES

RECEIVED
APR 13 2018
Planning/Building Dept.

13 April 2018

Jenny Wolfe
Historic Preservation Office
City of St Augustine
PO Box 210
St Augustine FL 32085

Re: HARB Application for demolition of 155 Washington Street

Dear Ms Wolfe,

The circa 1930 single-story residence at 155 Washington Street suffered significant flooding during Hurricane Matthew with over 2' of water intrusion throughout the structure. The detached garage which sits below grade had standing water in it for several weeks after the storm had passed.

Working with the FEMA team and flood insurance adjustors, the owners elected to save the oak floors but went ahead and did the interior demo on the walls and other work necessary to clean, remediate and restore.

The property went up for sale in August of 2017 after the cleanup from Matthew had been completed. With 35 days Hurricane Irma hit St Augustine and the house was both flooded again and this time the roof suffered wind damage as well.

The oak flooring which had withstood the waters of Matthew did not survive the waters of Irma and they buckled throughout the house. The kitchen and bathroom cabinets were saturated again as were the wooden doors which split at the bottom.

I contacted Larry LaRue with LaRue House Movers and he came out to give a quote to elevate the house. When he saw the hollow tile construction through the exposed interior walls he told me he would not attempt it as the house would not survive the lift. This was corroborated by John Valdes of John Valdes & Associates and then again by Vernon Keith with Construction Debris Removal.

The building value of the house according to the SJCPA is $64,427 meaning that any repairs in excess of $32,213.50 would trip the 50% threshold. The house is in need of complete rewiring because the underside of the house and the interior receptacles were soaked twice. The plumbing is original galvanized and cast iron and it is compromised by both age and sitting in water. The roof needs to be replaced (it is presently leaking in the hallway) and so does the

HVAC system because the outside condenser no longer works and the interior air handler is no longer compatible with the new standards.

Those improvements alone would far and away exceed the $32,213.50 so we would have to bring the rest of the building up to code and that means elevating it and we have three expert opinions that say this cannot be done.

The owners have had this investment property for over 30 years without incident but two storms is more than they can handle financially and emotionally – especially from a distance as they are moving to Portugal to care for elderly family.

No one is interested in acquiring the property with the existing building on it because it is clear that it will flood again and again. The FFE is 6.9' and Lake Maria Sanchez creeps higher and further up the sidewalk during ordinary high tides.

The only viable solution is to remove the existing improvements and find someone interested in building a house to today's codes and to our freeboard FFE so as to have a storm resilient house return to the tax rolls.

Many thanks for your consideration –

Irene Arriola
Broker/Associate, GRI
904.669.0691
arriola.irene@gmail.com

LES THOMAS
ARCHITECT

RECEIVED
APR 13 2018
Planning/Building Dept.

April12, 2018

Jenny Wolfe
Historic Preservation Officer
City of St. Augustine
P.O. Drawer 210
St. Augustine, FL 32085

Re: 155 Washington Street

The one story house at 155 Washington Street in the Lincolnville area and accompanying one story garage were constructed between 1924 and 1930. The house is listed on the master site file.

During a walk-through and visual inspection of the property on April 9, 2018 at 4:00 p.m., I noted that the height of the flood damage to be about 17" above the floor from Irma and over 24" above the floor from Matthew. The house is constructed of stuccoed hollow clay tile walls with a wood frame off grade floor system with a crawl space. The one car garage is unreinforced concrete block with a slab on grade.

The surrounding property is on Maria Sanchez Lake and has been flooded during both hurricanes. The floor elevation in the house is 6.55" NGVD and sustained flooding of 17+ inches during Irma and 24" plus during Matthew. The house has a crawl space and appears that it could be lifted. Unfortunately the clay tile walls would be unstable during the lift and the clay tile itself tends to break apart and crumble. Because of this house movers will not lift this type of wall. Since it can not be brought up to code without meeting the current FEMA and city floor elevation of 10', I do not think it can be saved.

As a registered Architect in the State of florida I would recommend that this house at 155 Washington and accompanying garage be razed.

Thank you,

Les Thomas

LT/jmc

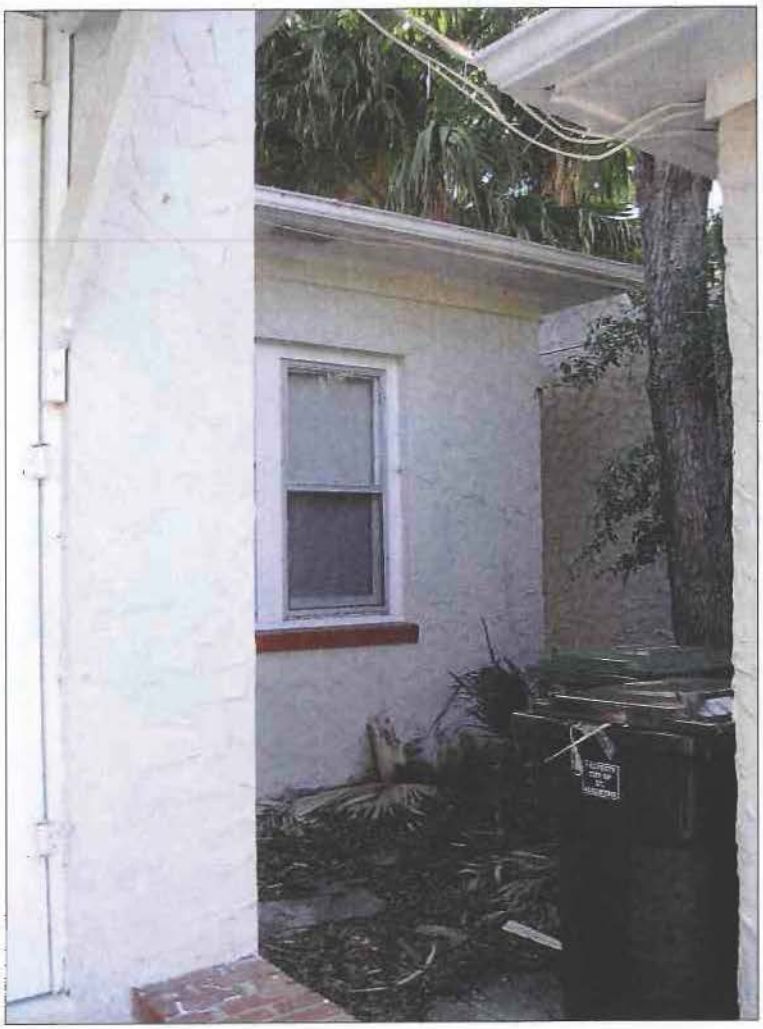
32 CORDOVA ST. ■ ST. AUGUSTINE ■ FL 32084 ■ 904-824-9508 ■ FAX: 904-824-6667
EMAIL: LTA@LESTHOMASARCHITECT.COM
STATE LIC.#AR9242

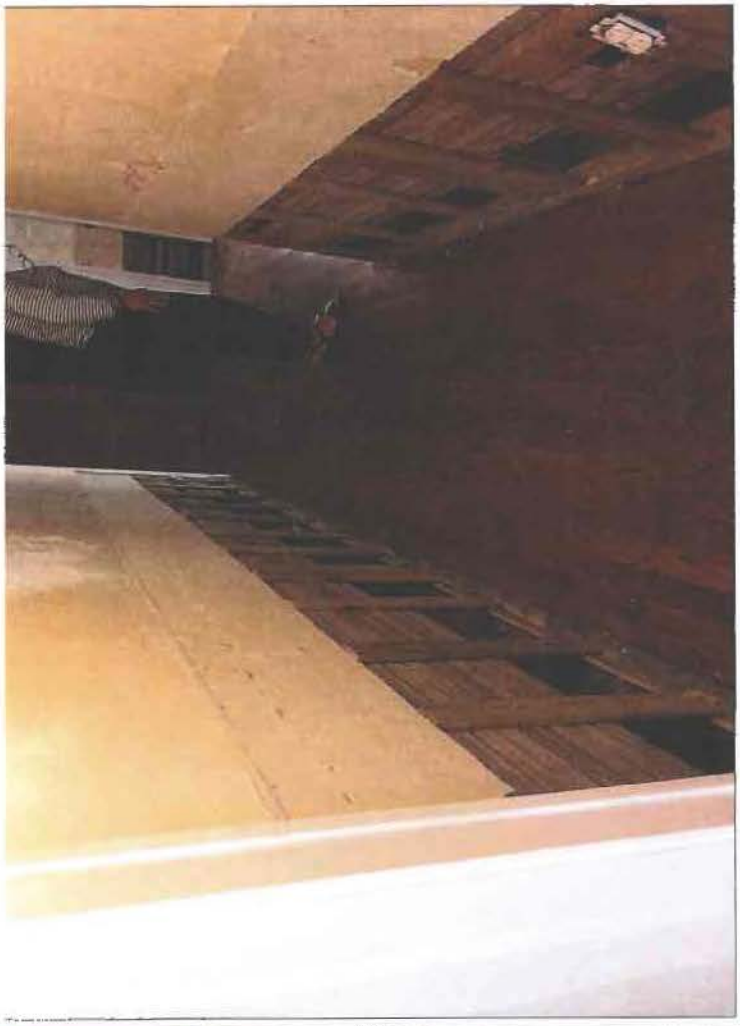






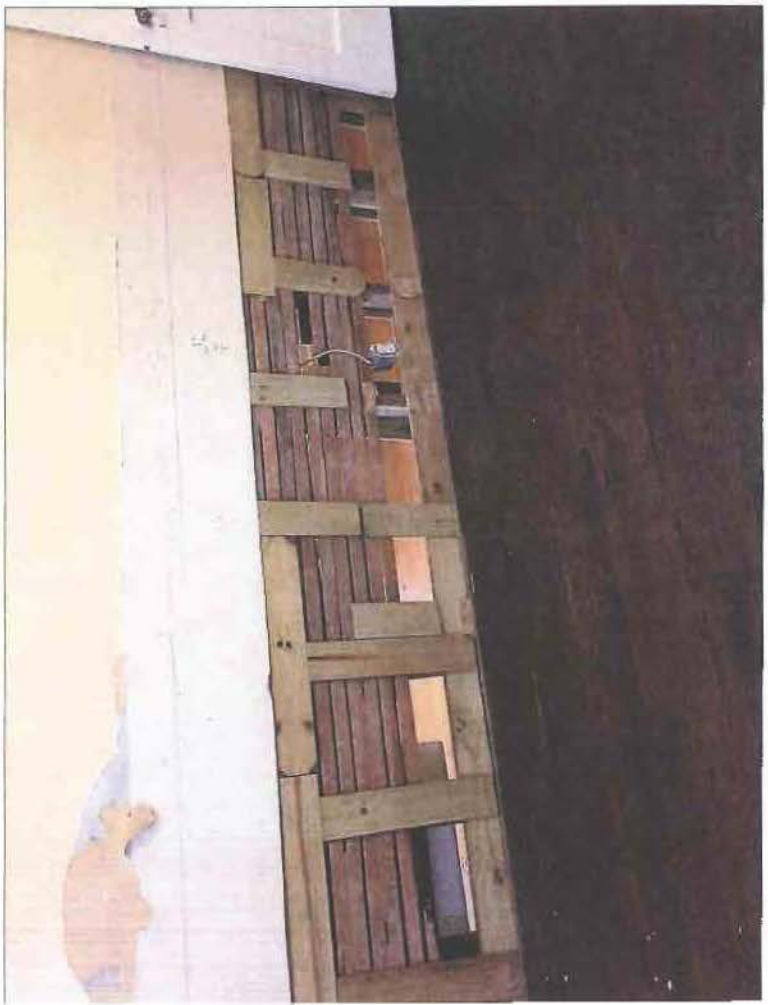




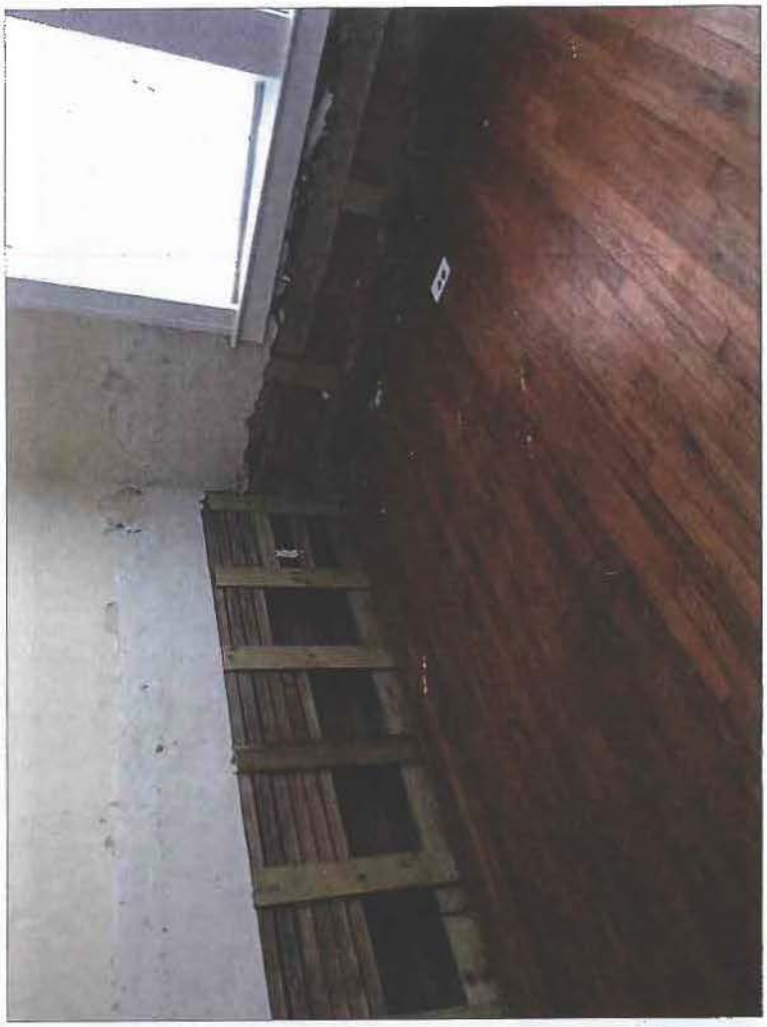


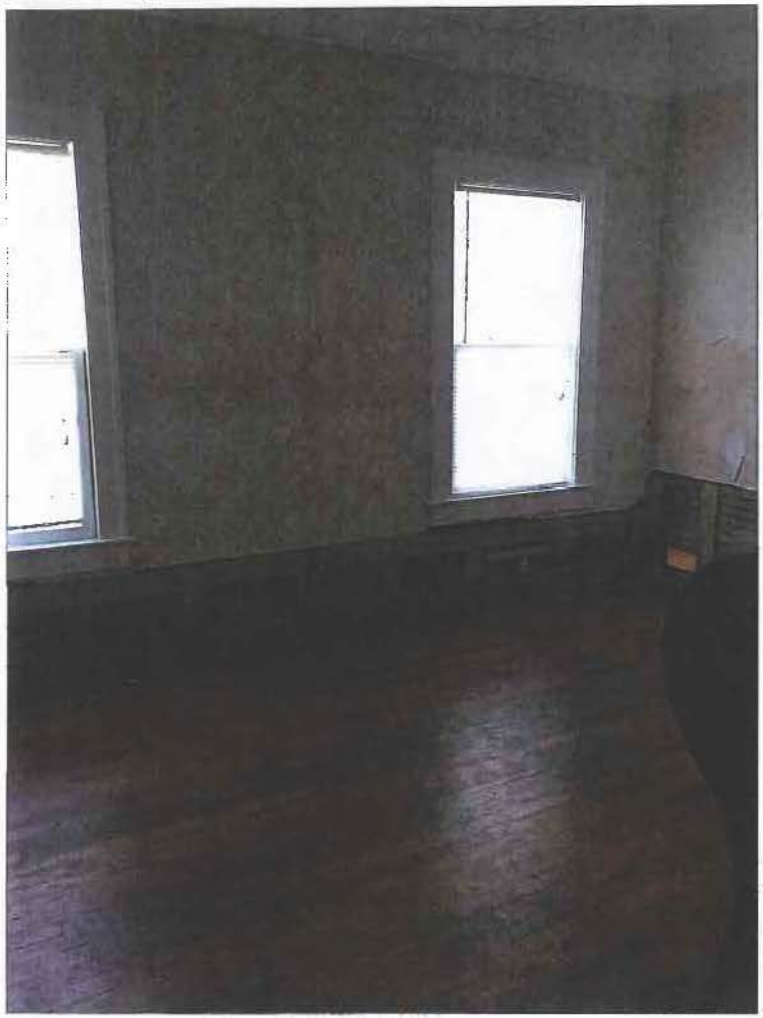


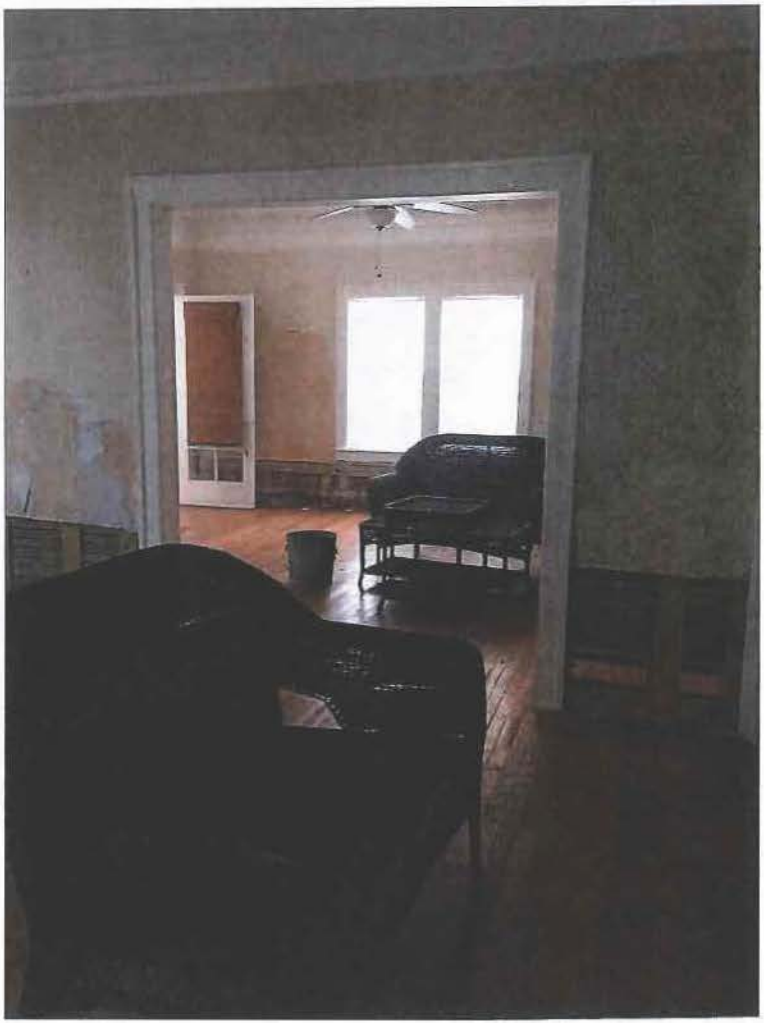


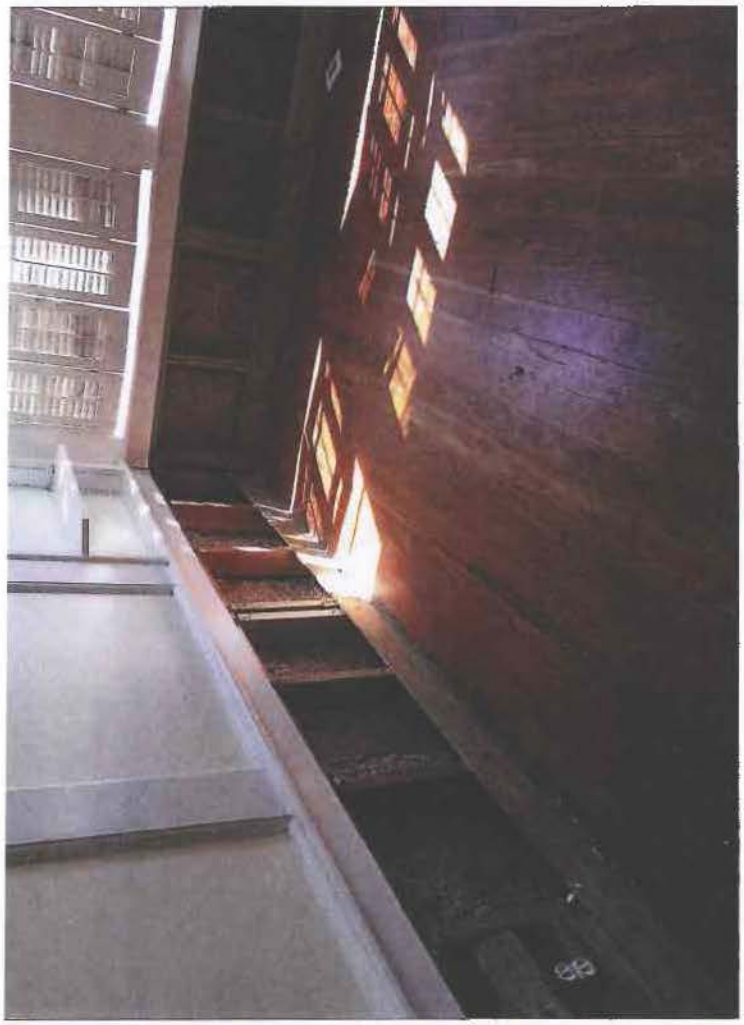


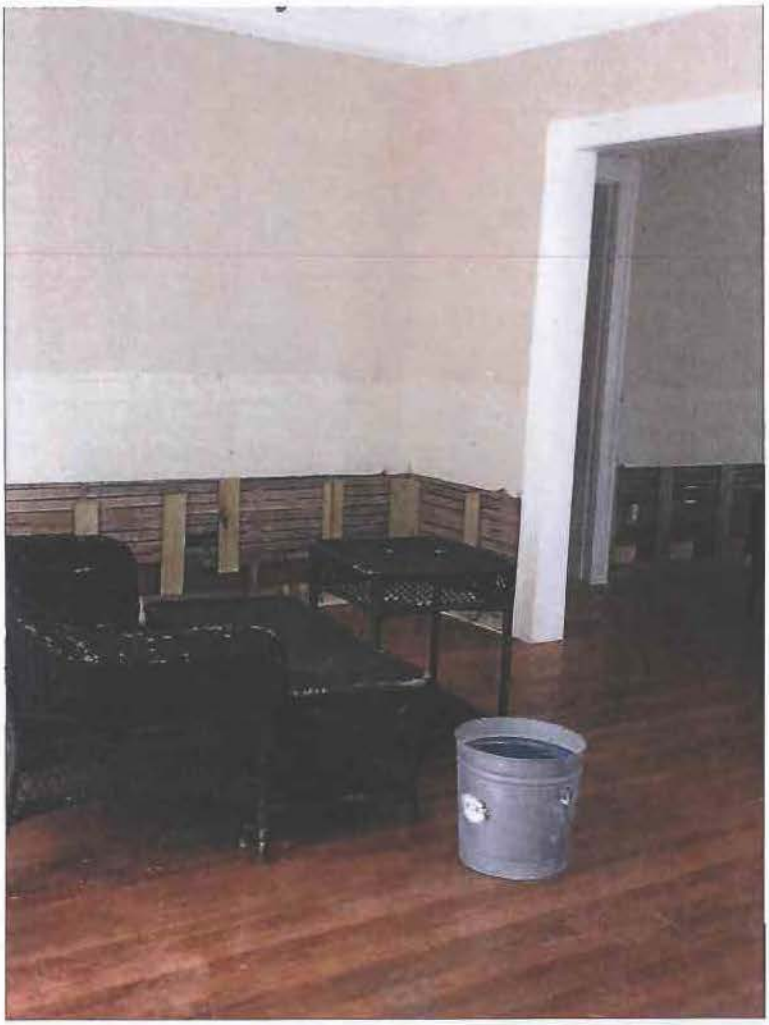


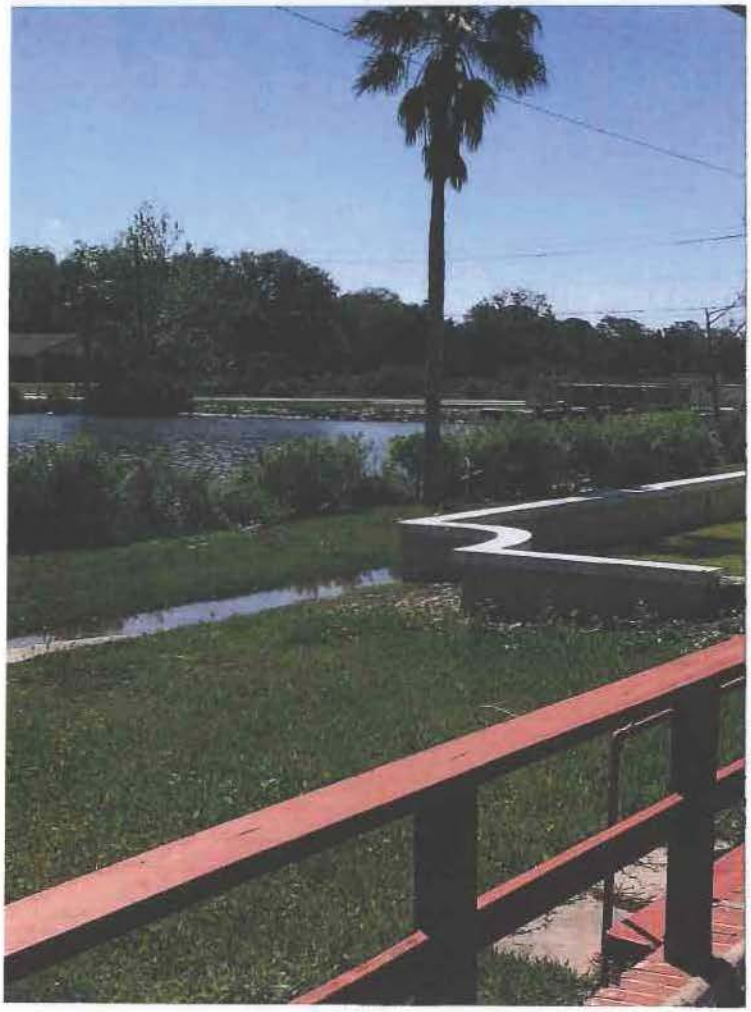




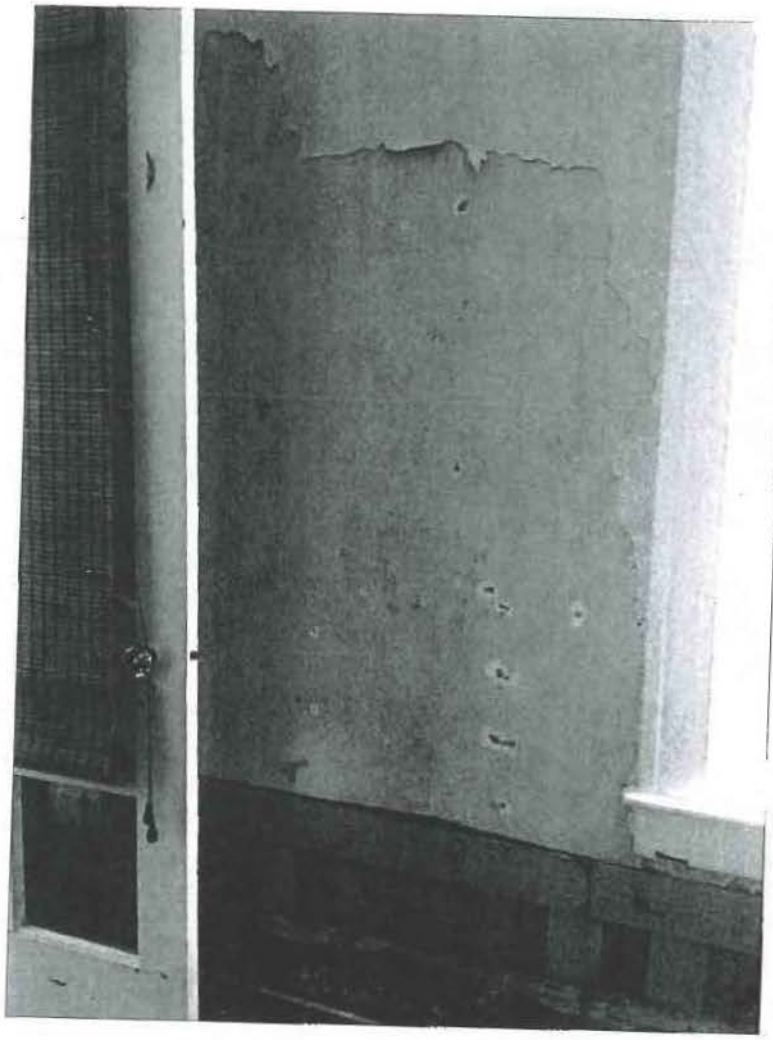


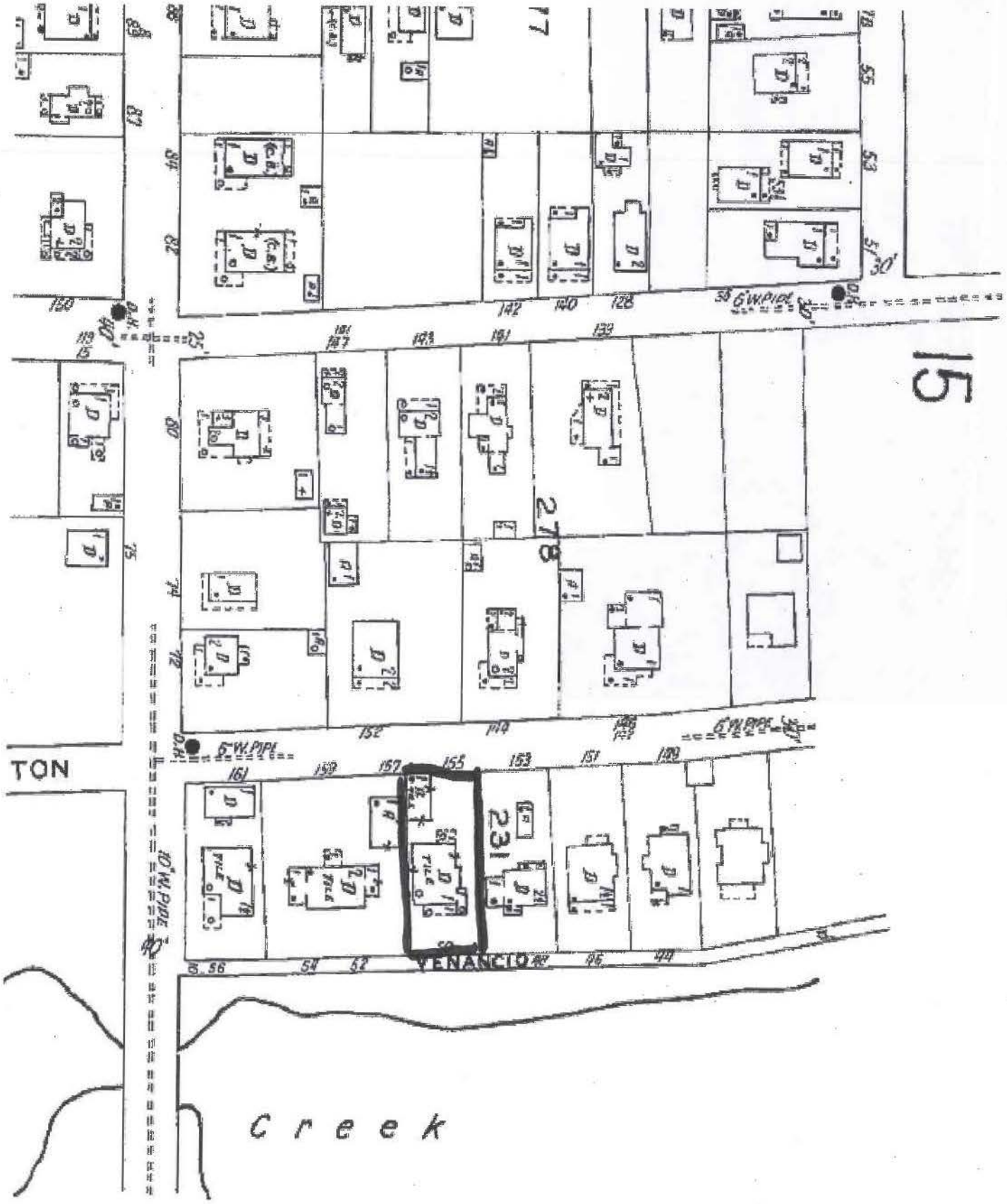












1930

SAHS POLK CITY DIRECTORY RESEARCH

155 Washington

DATE(S)	NAME	SYMBOLS	PROFESSION
1927	Address Not Listed		
1930	Abraham Kass		
1937	Isidone Usdin		
1945	LeRoy Betha		
1951	Max Baer		
1955	Max Baer		
1960	Max Baer		
1965	Max Baer		
1970	Max Baer		
1979-80	Mrs. Helen H. Baer		
1984-85	Mrs. Helen H. Baer		
1990	No Return		
1995	Theodore Long		
2000	Theresa Sallas		

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

RECEIVED
APR 13 2018
Planning/Building Dept.

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2362 1009==

Site Name: 155 Washington Street 830== Survey Date: 7808 820==

Address: 155 Washington Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine 38B 27 868==
(subdivision) (block) (lot)

Merrill 80 SJ3248 868==

Owner of Site: Name: Baer, Helen ;

Address: 155 Washington Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS-2

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

UTM: 17 469960 3305680 890== Location: T97S R30E N19 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:

( ) Excellent 863==
( ) Good 863==
(X) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco textured, wood, dropsiding, with cornerboards 854==

Structural Systems: Hollow clay tile stuccoed 856==

Features of Structure: (942)

Window Type: DHS, 2/2, (metal), DHS, 1/1 942==

Foundation: Clay tile wall 942==

Roof Type: Hip, intersecting 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 942==

Chimney Location: End, exterior, lateral slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Fronts on Maria Sanchez Lake 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story L-shaped Bungalow style residence at 155 Washington Street was constructed between 1924 and 1930 and fronts on Maria Sanchez Lake.

The area along the west side of Maria Sanchez Lake is one of the most distinctive 20th century residential neighborhoods in St. Augustine. Layout, planning, landscaping, and natural beauty combine to give the area its uniqueness. The development dates from the 1920's in an area then called Water Park. The most singular feature is that the road runs behind the houses and the only thing between the front of the houses and the lake is a walkway called Venancio. The houses have had addresses on both Washington Street and Venancio over the years. The houses are mostly one-story and wood frame (though there are larger ones at the south end of the block) and owe their influence to the Bungalow and Colonial Revival styles popular at the time. Most of the houses have (or have acquired over the years) porches or a great deal of glass overlooking Maria Sanchez Lake. Many have garages or outbuildings facing Washington Street. Some of the houses have foundations of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. This area sits on the borderline of traditional White and Black neighborhoods and is within walking distance from the downtown area.

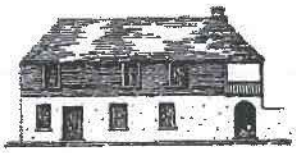
HISTORY

Until the late 19th century, this block fronting Maria Sanchez Lake formed the western bank of the Creek bearing the same name. After the Civil War, the community of Africa, later called Lincolnville, soon developed along the northern part of the marshes as newly-freed Blacks began renting the property from the city.(1) In the early 1890's the St. Augustine Water Park Association, a local subsidiary of Heth Canfield's St. Augustine Improvement Company, acquired the marshlands and began converting the area south of St. Francis Street into a waterfront park. By 1897 the creek was widened and deepened, and the dredged earth was used to build a high bank around the lake. The plan to make three lakes, surrounded by a broad driveway and tropical plants, crossed by several bridges, and lined with "handsome villas" was not fully implemented, although the Improvement Company subdivided the embankment and generally modest residences were constructed between 1917 and 1940.(2)

V. BIBLIOGRAPHY

1. St. Johns County Courthouse, Deed Records, Book R. p. 298; 1885 and 1894 Birds-Eye Views; Constance Fennimore Woolson, "The Ancient City," Harper's New Monthly Magazine, CCXCV (1874-75), pp. 1-23, 165-185.

2. Tatler, January 27, 1894, p. 2; April 7, 1894, p. 4; January 12, 1895, p. 18; January 26, 1895, p. 20; February 13, 1897, p. 16; Sanborn Fire Insurance Maps, 1910-1958.



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. 2018-0061

Receipt No. N/A Meeting Date May 24, 2018

Advertising Costs $ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT IRENE ARRIOLA AND LES THOMAS
   Business (if applicable) C21 SALTWATER PROPERTY GROUP & LES THOMAS ARCHITECT, INC
   Address 81 KING ST, STE B, ST AUG FL 32084 & 32 CORDOVA ST, ST AUG FL
   City ST AUG State FL Zip 32084
   Daytime telephone (904) 669.0691 Other phone/email (L) 829.6269

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

2. NAME OF PROPERTY OWNER MARY ANN CRAMER & ANA FILOMENA MACEDO
   Business (if applicable) N/A
   Address 33 HIGHLAND RD
   City SOMERVILLE State MA Zip 02144
   Daytime telephone (required) 857.389.0460 Other phone _____

3. PROJECT STREET ADDRESS 155 WASHINGTON ST

4. LEGAL DESCRIPTION OF PROPERTY 3-72 CITY OF ST AUG, LOT 27 OF SUB OF LOT 3
   Lot ____ Block 38-B Subdivision CITY OF ST AUG Parcel Number 200260-0000

5. DATE OF CONSTRUCTION 1924 Source: SJCPA

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☑ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☑ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☑ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME IRENE ARRIOLA DATE 11 APRIL 2018

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME MARY ANN CROMER DATE 12 APRIL 2018

SIGNATURE OF 1st PROPERTY OWNER Mary Ann Cromer

PRINT 2nd OWNER'S NAME ANA FILOMENA MACEDO DATE 12 APRIL 2018

SIGNATURE OF 2nd PROPERTY OWNER Ana Filomena Macedo

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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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 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

CITY OF
ST. AUGUSTINE
EST. 1565

Owner's Authorization For Agent

IRENE ARRIOLA / LES THOMAS is/are hereby authorized TO ACT ON BEHALF OF CROMER & MACEDO, 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: Mary Ann Cromer
Signature of Owner

MARY ANN CROMER
Print Name of Owner

857.389.0460
Telephone Number

State of MA

County of Middle Sex

Signed and sworn before me on this 12 day of April, 2018.

By Kenneth B Santos

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: [signature]

My Commission expires: _____

KENNETH B. SANTOS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 3, 2024

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CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
P.O. BOX 210
ST. AUGUSTINE, FL 23085
PHONE: 904-825-1065

April 18, 2018

Mary Ann Cromer
155 Washington Street
St. Augustine, FL 32084

Dear Property Owner:

The City of St. Augustine participates in the National Flood Insurance Program (NFIP). All communities that participate in the NFIP have adopted locally enforced flood hazard area regulations. These regulations contain standards for new, substantially damaged and/or substantially improved structures in identified Special Flood Hazard Areas (SFHA, or the 1% annual chance floodplain, commonly known as 100-year floodplain). In accordance with these regulations, the City of St. Augustine conducted substantial damage determinations for all structures built in the SFHA. **Based on this inspection, your property has been determined to be substantially damaged by the Hurricane Irma flooding event that occurred on September 11, 2017.**

A substantially damaged structure is one that has damage that equals or exceeds 50 percent of the market value of the structure. The damage estimate would be made regardless of the repairs and improvements that may be planned at this time. **To maintain our community's participation in the NFIP, and ensure that your future flood risk is reduced, your structure must be brought into compliance with local flood hazard area regulations.** Please contact me to discuss options for bringing the structure into compliance and to obtain a building permit for this work. If you choose to contest this determination, please provide an Elevation Certificate showing the finished floor is above the Base Flood Elevation, a Florida state licensed contractor's estimate of all repairs and improvements and/or a recent appraisal of the market value of your structure from the past.

There are several funding sources that may be available to help pay for the cost of bringing your structure into compliance. If you have a flood insurance policy and your structure is located in a SFHA, your structure may be eligible for Increased Cost of Compliance (ICC) funds. ICC provides up to $30,000 to relocate, elevate or demolish structures or dry-floodproof non-residential structures that must comply with local flood hazard regulations after substantial damage determination. Please contact your flood insurance agent to learn more about whether or not your structure may be eligible for ICC funds.

If the event that damaged your structure results in a Presidential disaster declaration, Hazard Mitigation Grant Program (HMGP) funds may become available to mitigate flood-prone structures. Other FEMA mitigation grants programs may also be available, including: Flood Mitigation Assistance (FMA), Pre-Disaster Mitigation (PDM), and Repetitive Flood Claims (RFC).

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Failure to bring this structure into compliance is a violation of local flood hazard area regulations. Section 8-458 contains possible ramifications for failure to comply. Failure to comply will also result in much higher flood insurance premiums for you and/or future owners of the property.

Please contact me at 904.825.1060 to discuss this matter further. Thank you for your cooperation during this difficult recovery period.

Respectfully,

Richard "Buddy" Schauland, CBO, CFM
Building and Code Enforcement Manager
City of St. Augustine
Planning and Building Department
75 King St. P.O. Box 210
St. Augustine, FL 32085
(904)825-1065

Substantial Damage Estimator

Subdivision

ubdivision	Elev. of Lowest Floor
arcel # 2002600000	1.75 ft.
ot Number	Datum

Community

NFIP Community Name	St Augustine, City of
NFIP Community ID #	125145
Latitude 29.8833979	Longitude -81.3109895

Building Address

wner's Name	Cromer, Mary Ann Etal
treet Address	155 Washington Street
ity	Saint Augustine
ounty	St. Johns
tate	Florida
ip	32084
hone	
dditional Owner(s)	N/A



Building Information

ear of Construction	1924
ype	Single Family Residence
uality	Average

Damage Information

Date of Inspection 04/18/2018	Date of Damage 9/11/2017	Residence Information
nspected by Richard Schauland	Cause of Damage Flood	
Inspector Phone (904) 209-4327	Duration of Flood 6 Hours	
	Est. depth above lowest floor 1.5	

NFIP Information

Firm Panel #	Suffix	Date of FIRM Panel	Firm Zone	BFE	Regulatory Floodway
12109C0318H	H	9/2/2004	AE	9.0	No

Percent Damaged

Value of Building	Percent Damaged	Cost of Repairs/Improvements
$130,126.50	51.6 %	$67,178.86
Computed Actual Cash Value	Substantially Damaged	Computed Damages

Damage Summary

eplacement Cost	$212,625.00	Computed Damages	$67,178.86
epreciation %	38.8 %	Percent of Existing Improvements and Repairs Pre-Disaster	0 %
omputed Actual Cash Value*	$130,126.50	Repair/Reconstruction %	51.6 %

* Per FEMA Publication 213, Actual Cash Value may be used as Market Value.

Optional User Entered Data

rofessional Appraisal		Contractor's Estimate of Repairs/Improvements
ax Assessment	$0.00	
actor Adjustment	0	Community's Estimate of Repairs/Improvements
djusted Tax Assessed Value		

Authorized Local Official : _____ (Signature)

Authorized Local Official : Richard E. Schauland, Jr. (Printed Name)

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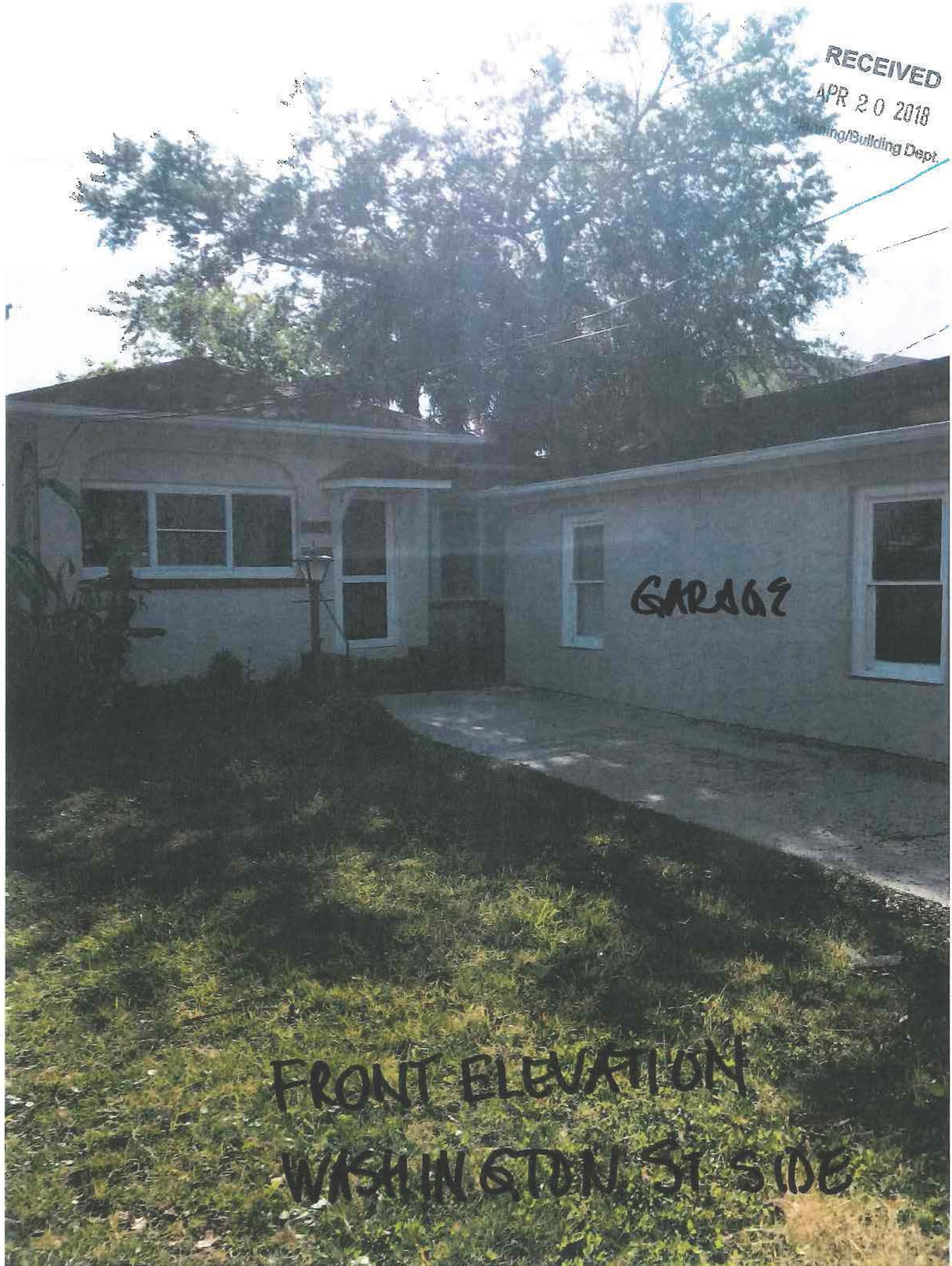
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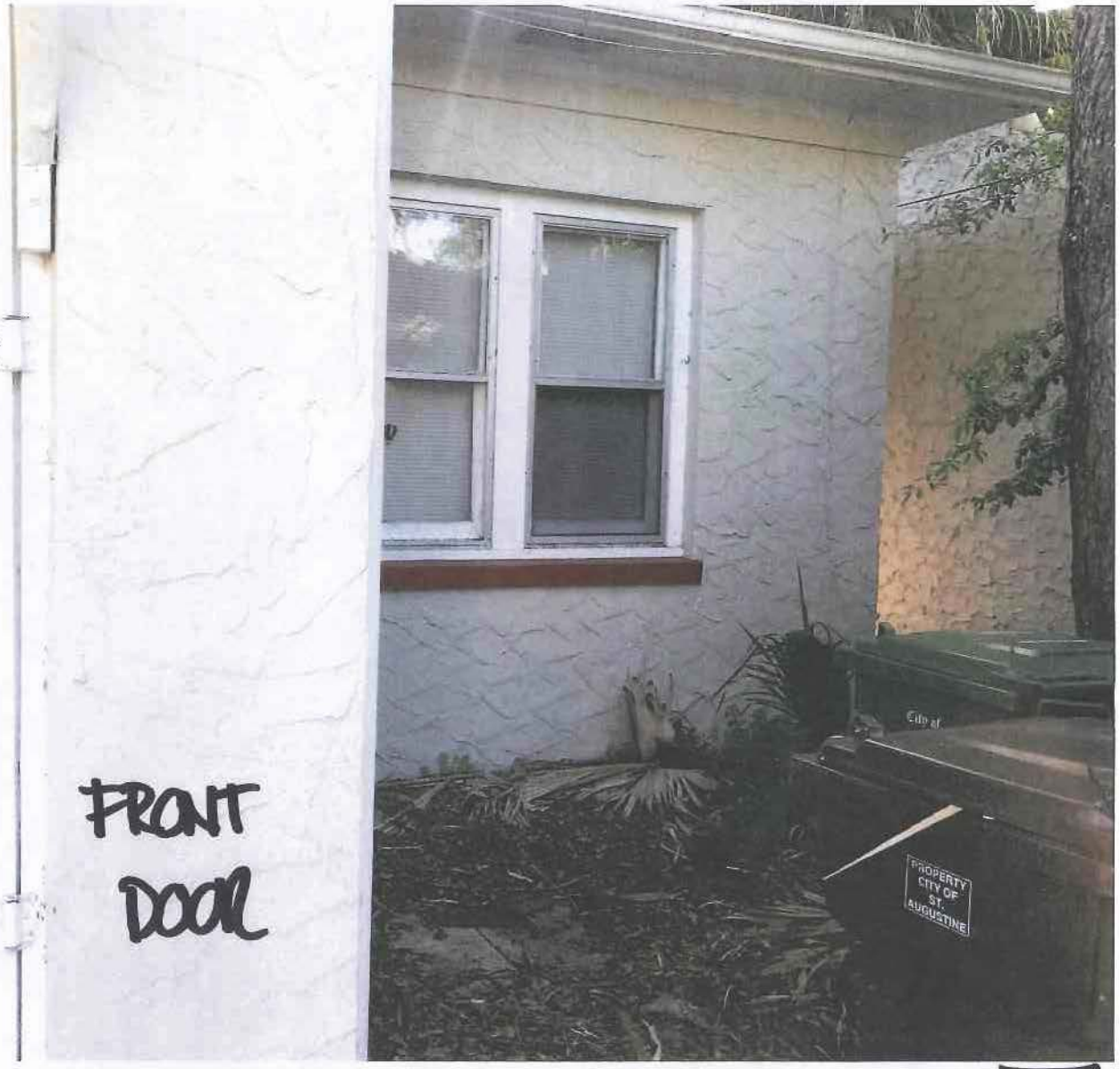
GARAGE
FRONT ELEVATION
WASHINGTON ST SIDE







GARAGE

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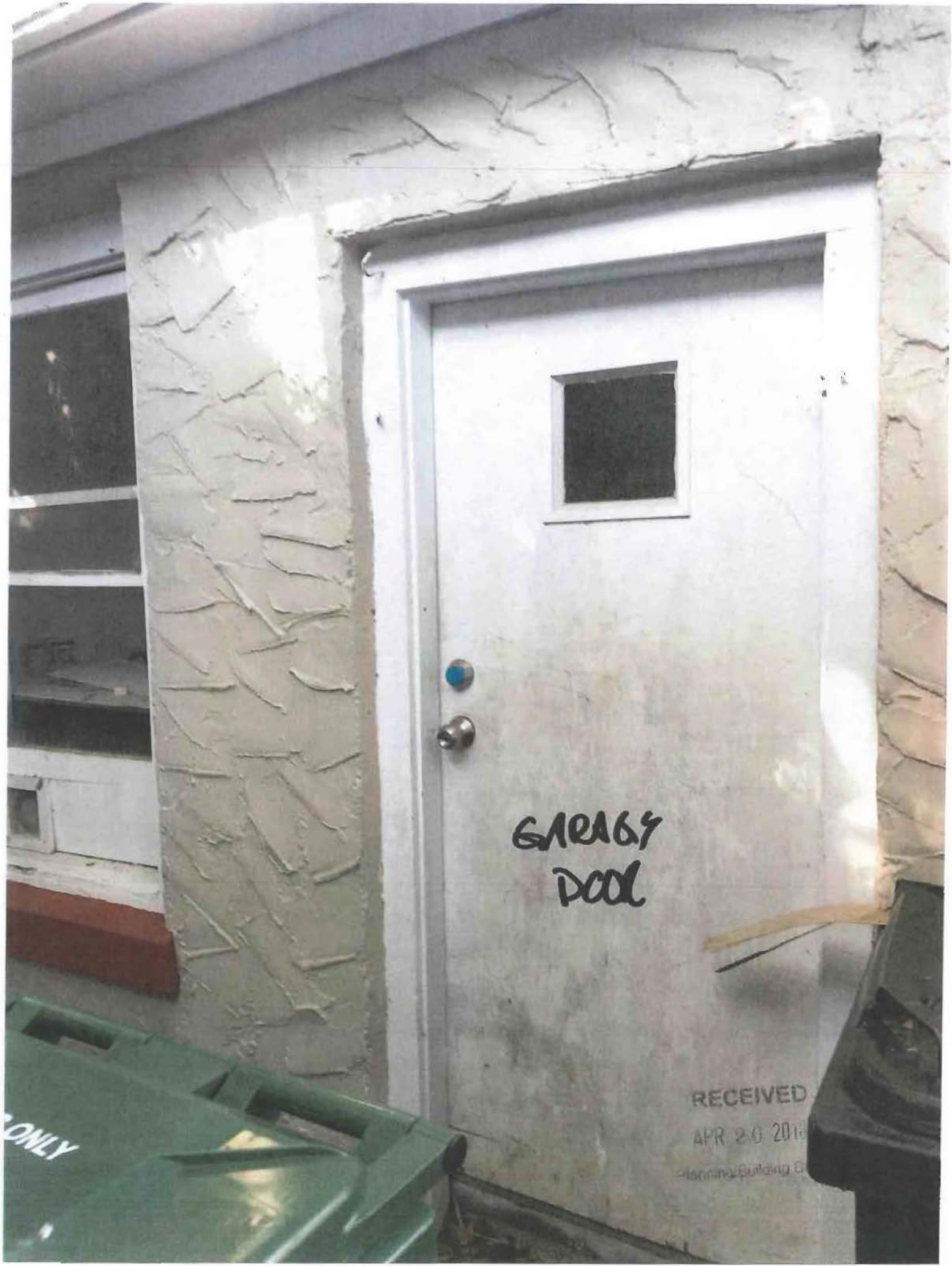
GARAGE
DOOR
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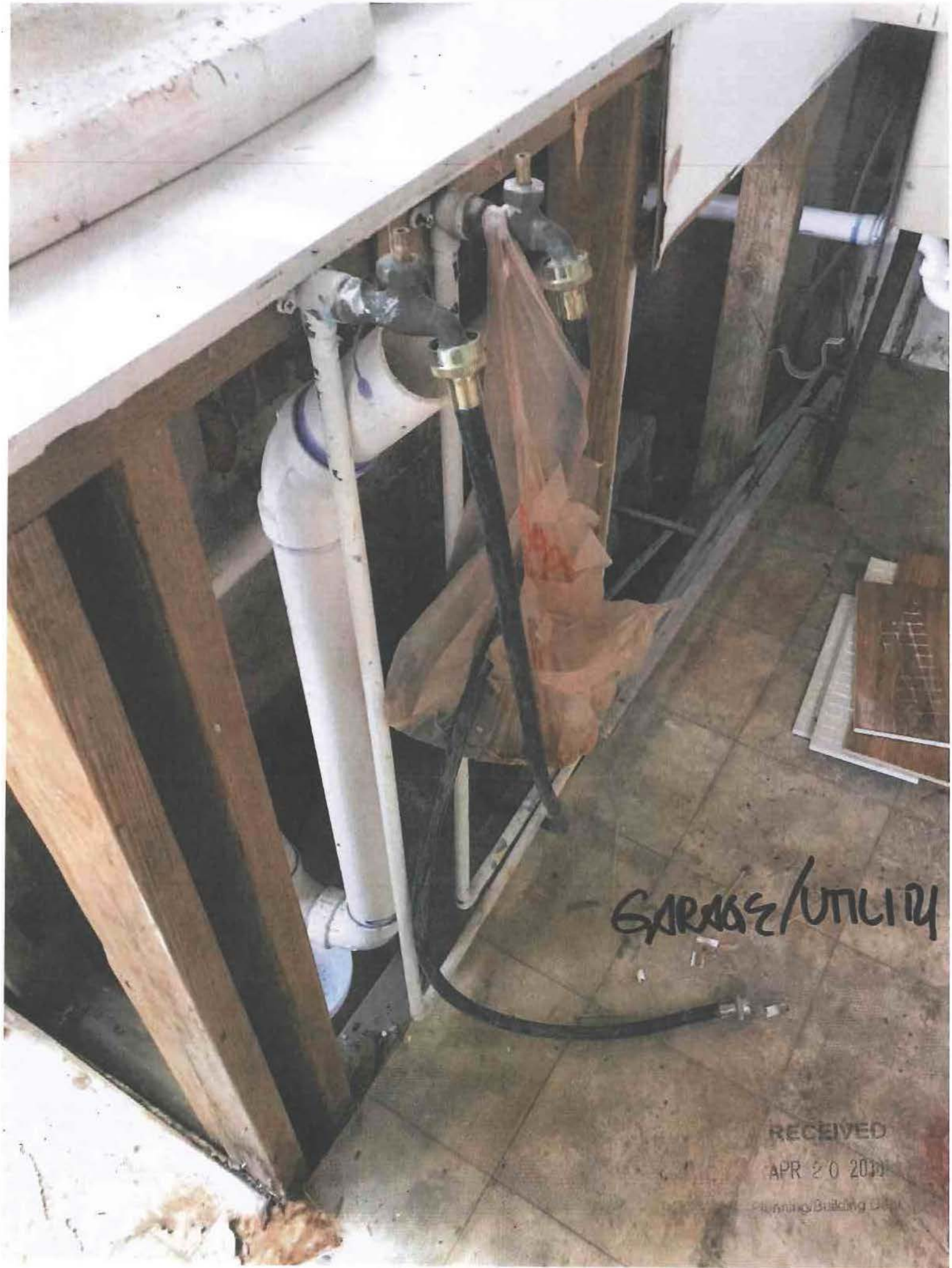
APR 2 0 201
ONLY


GARAGE/UTILITY
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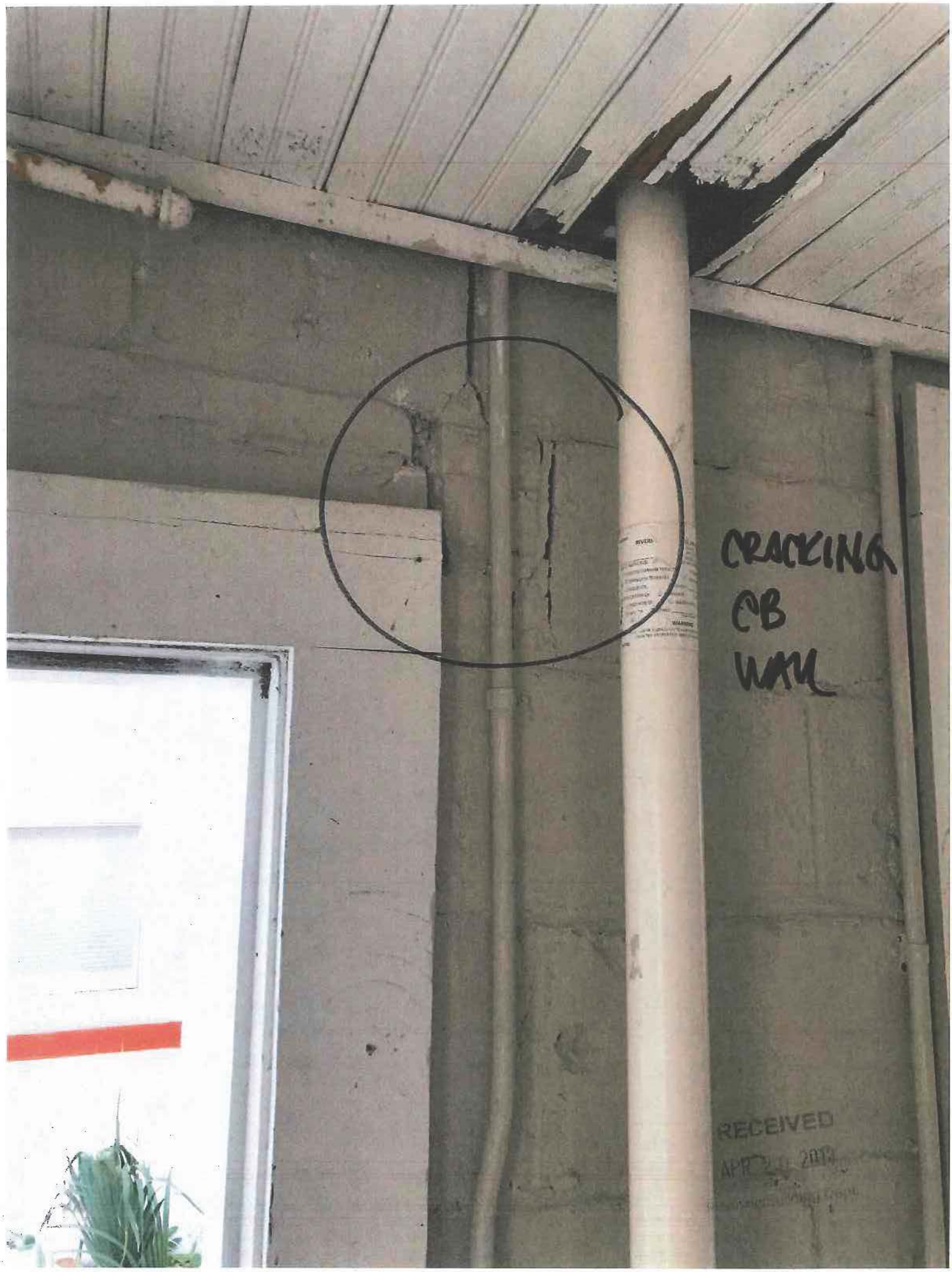
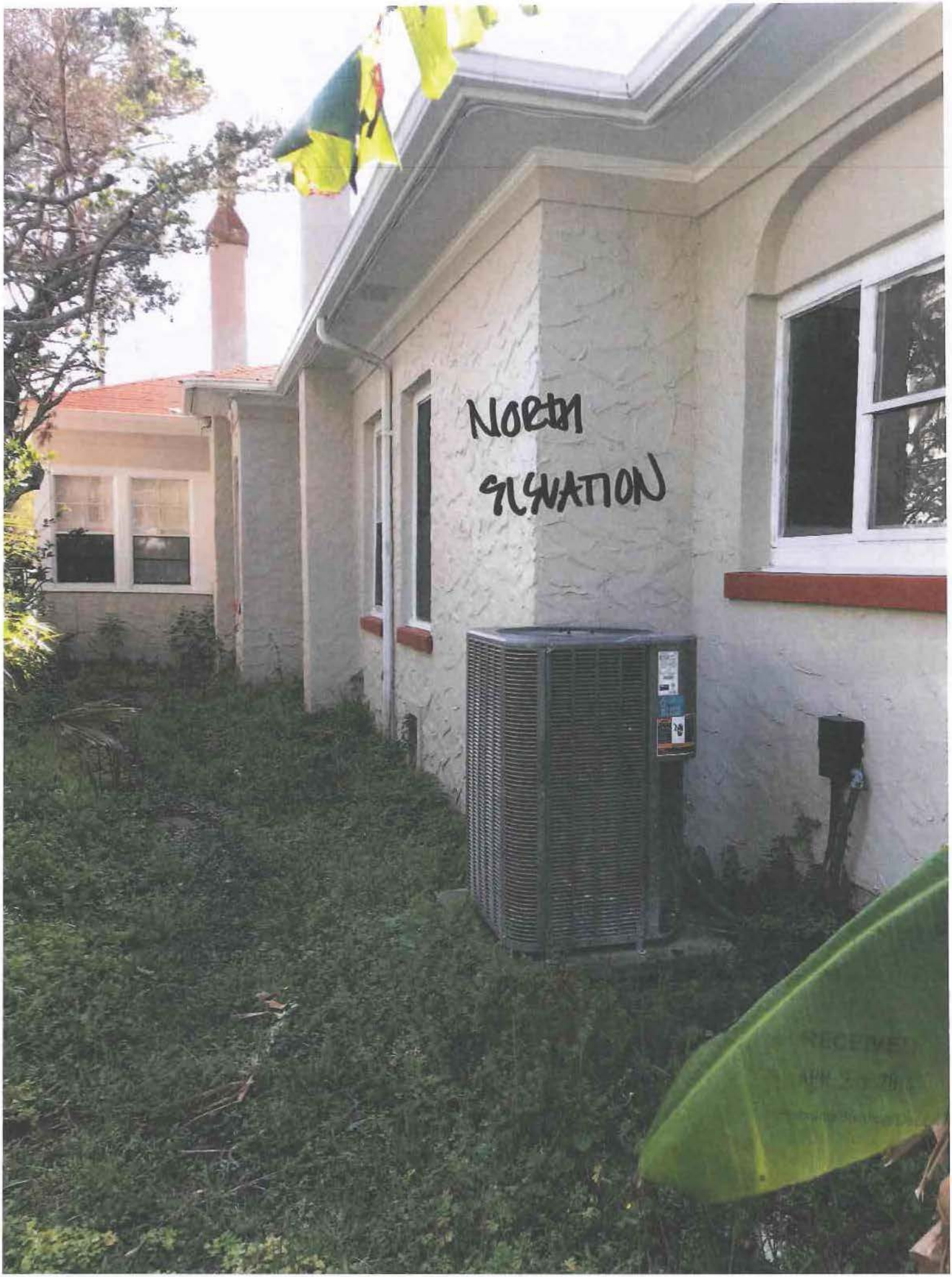

CRACKING
CB
WALL
RECEIVED
APR


NORTH
ELEVATION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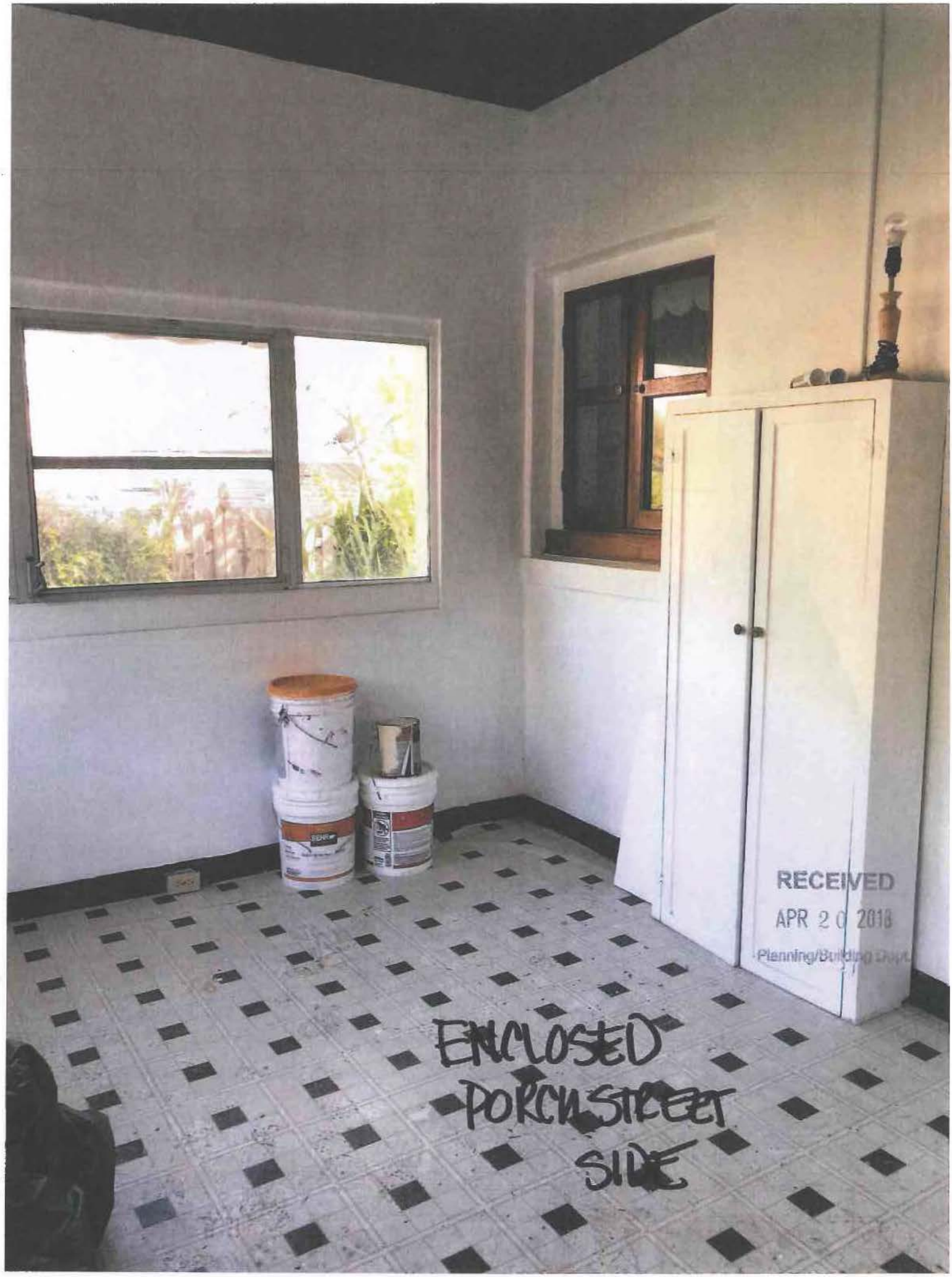
APR 20 2018
MATHIEW
LEFT
STANDING
WATER
FOR WEEKS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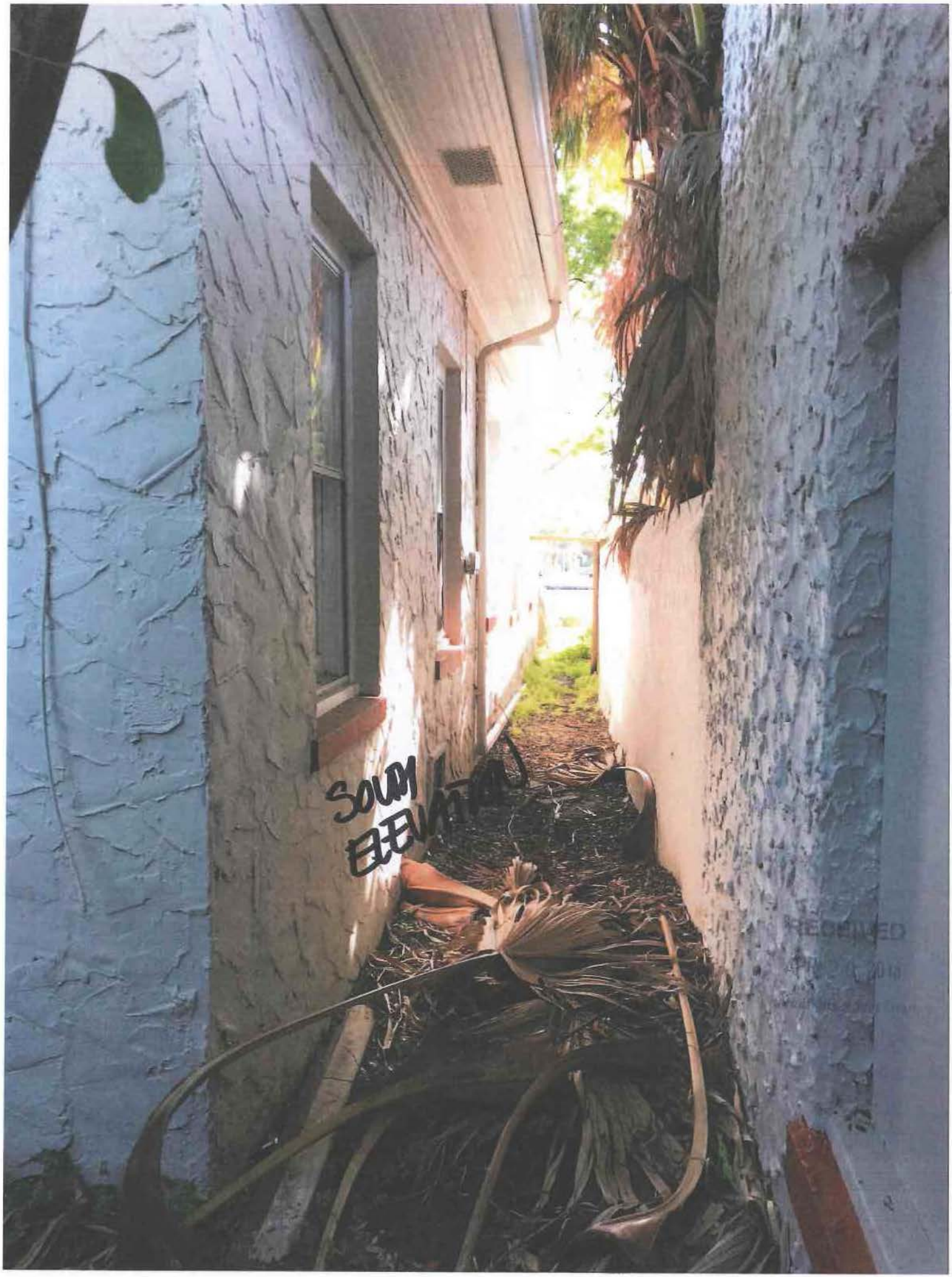
ENCLOSED
PORCH STREET
SIDE


LAKE
SIDE
BEDROOM
DEBRIS
FROM
ROOF
LEAK


SOUTH
ELEVATION



CEIVED
2018
uilding Dept



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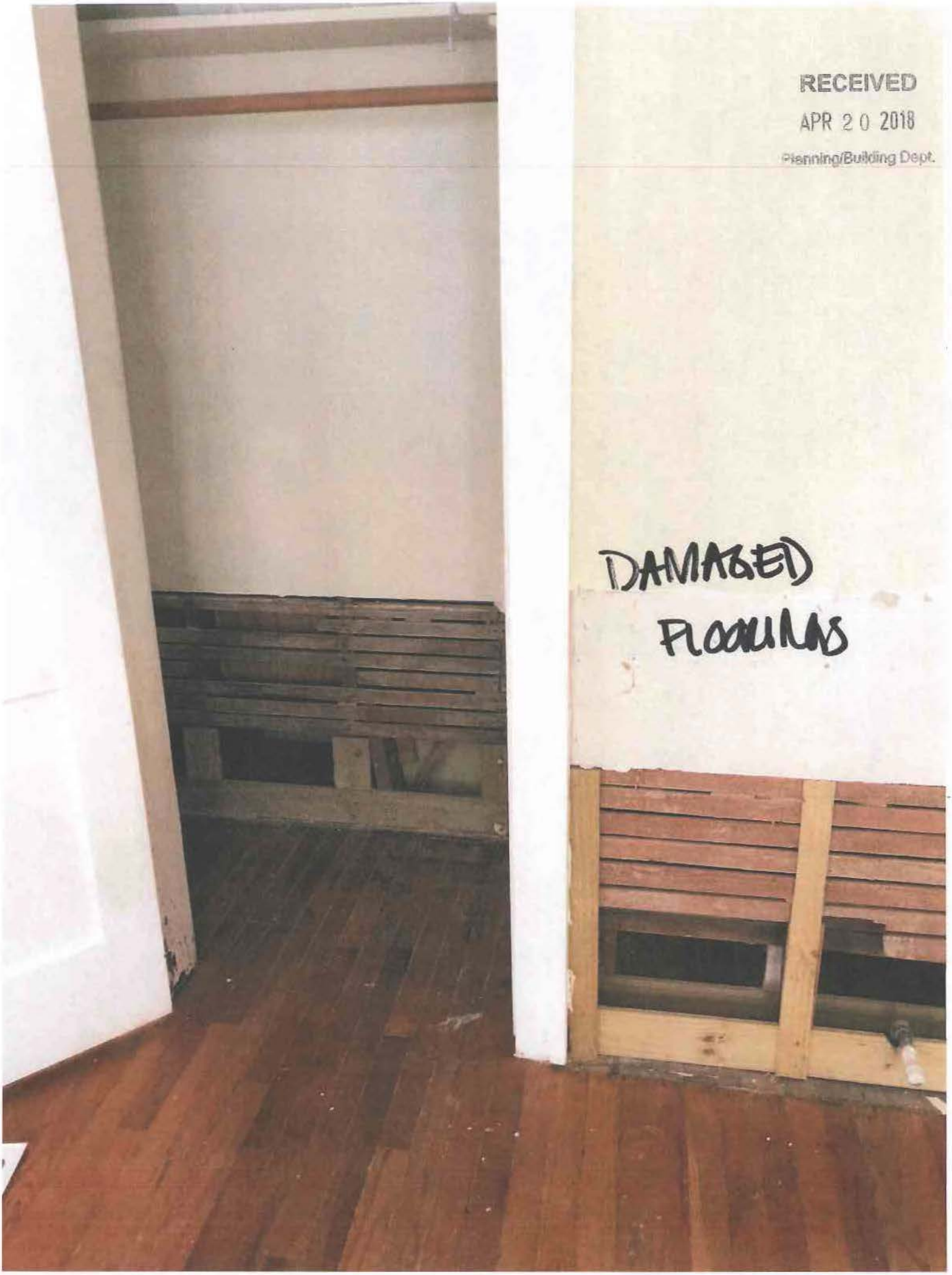

LAKESIDE
BEDROOM


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HOLLOW TILE


HALLWAY



HOLLANTILE

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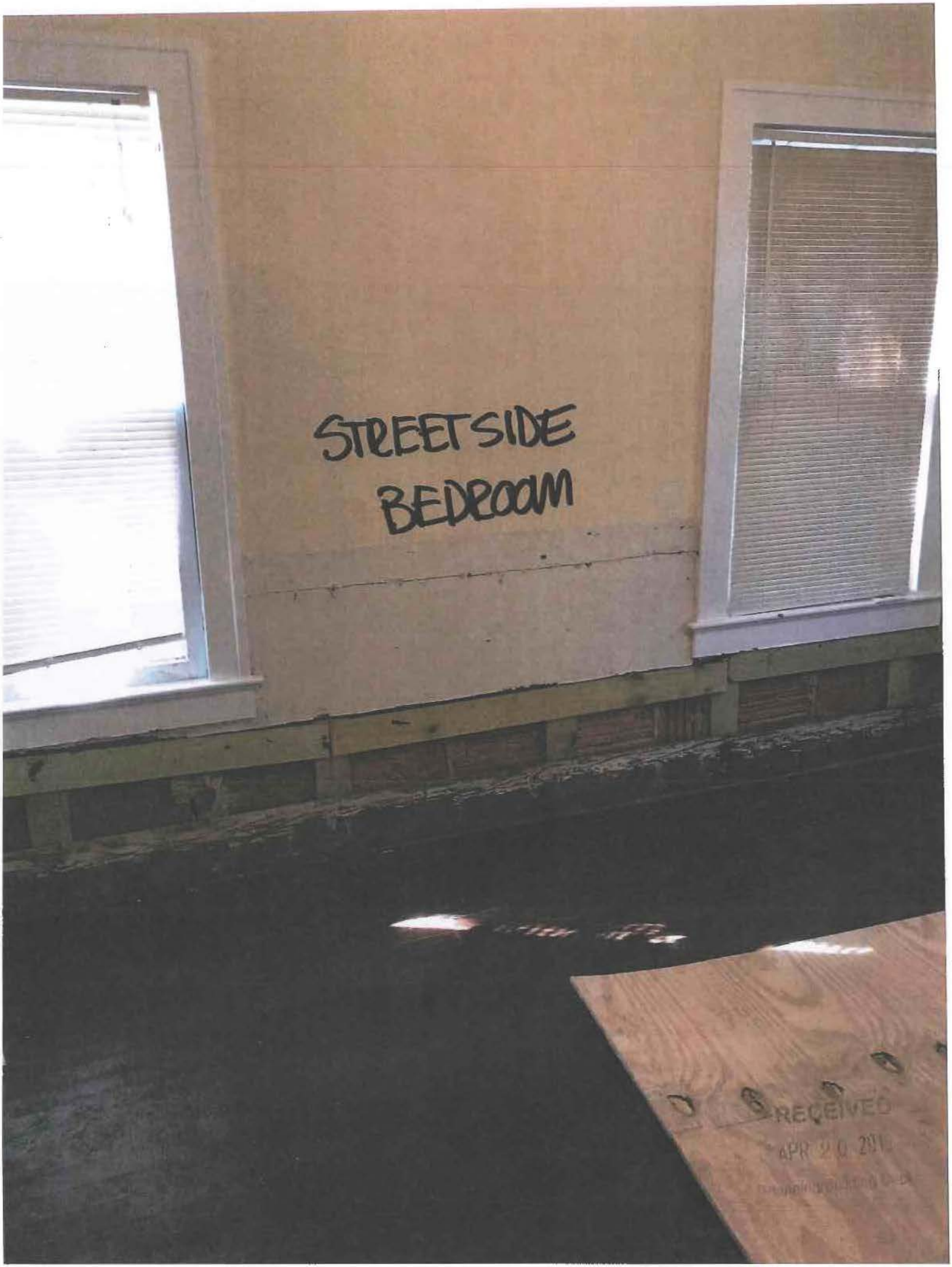
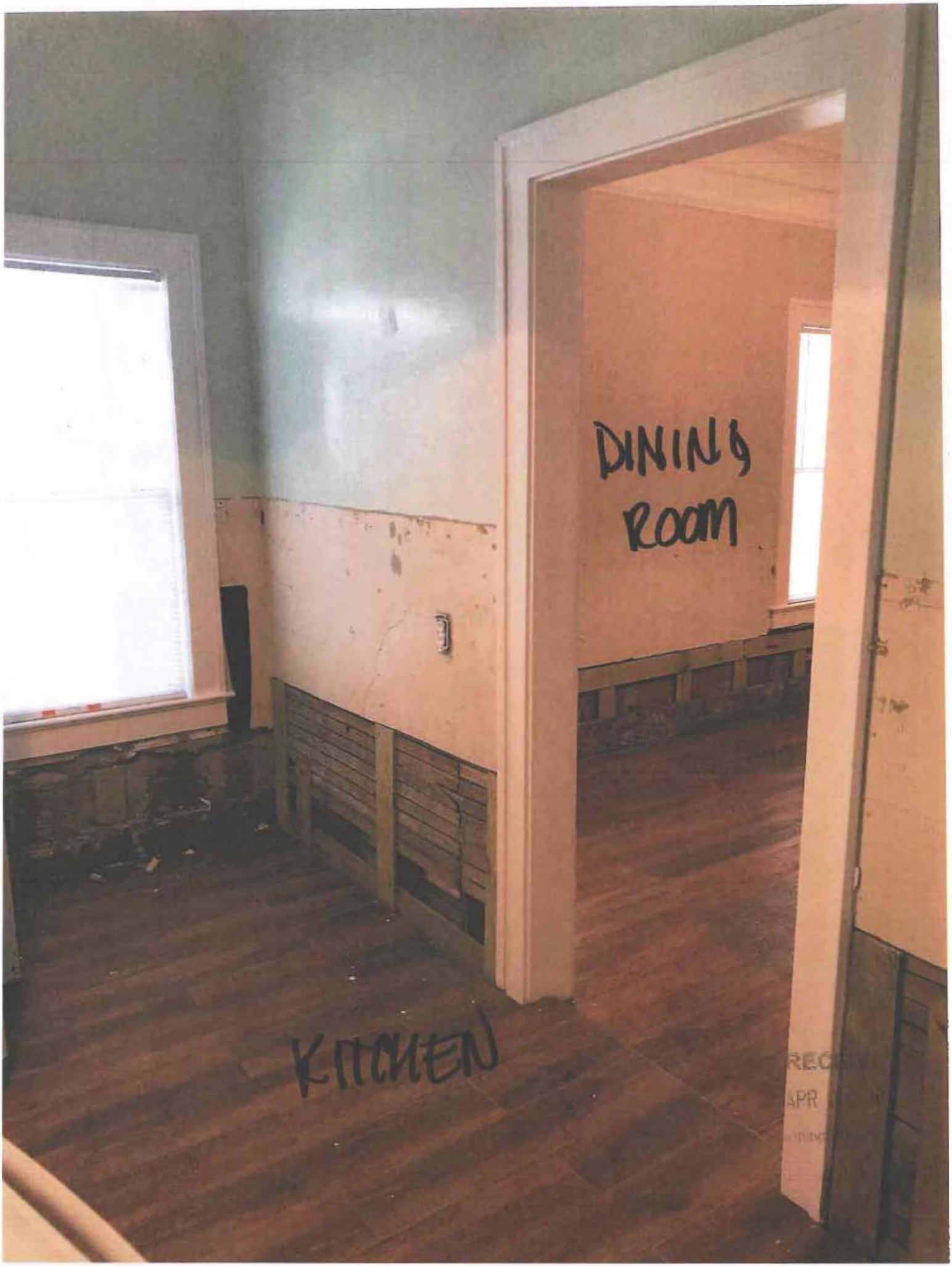
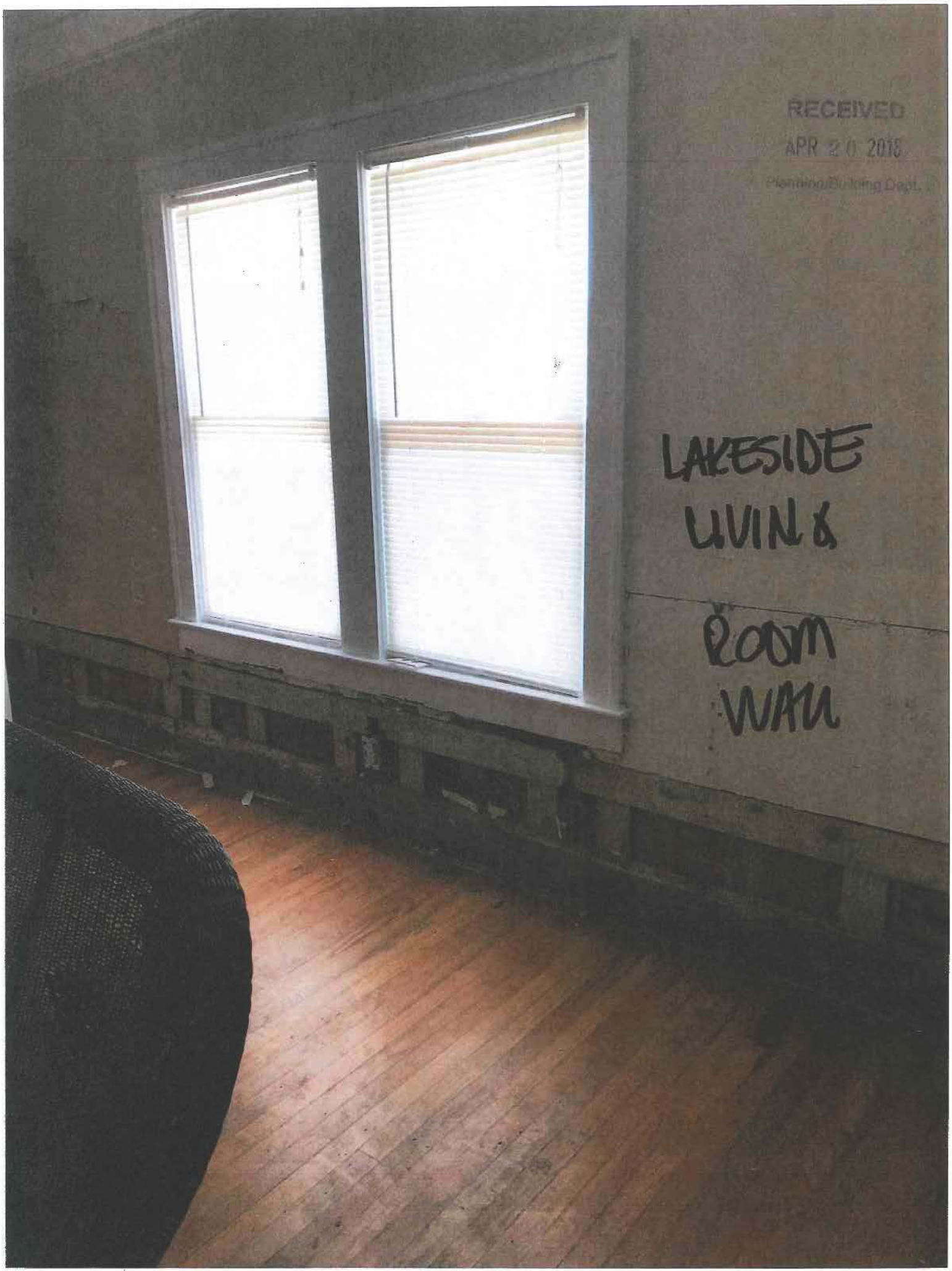

STREET SIDE
BEDROOM
RECEIVED
APR 20 201


LIVING ROOM


DINING
ROOM
KITCHEN


DINING
ROOM


LIVING
Room
RECEIVED
APR 20 2018
Planning/Building Dept.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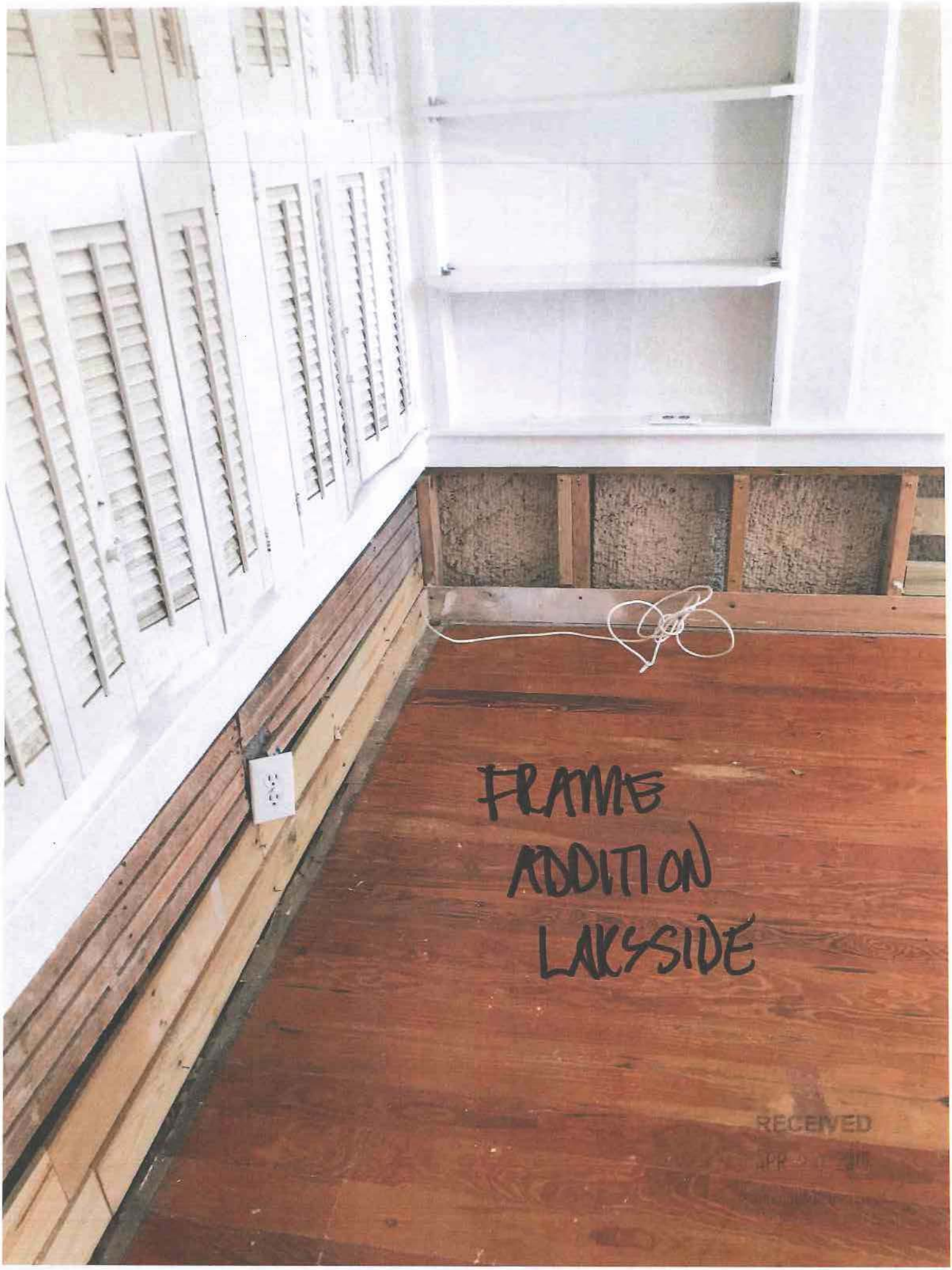
APR 20 2018
Planning/Building Dept.
LAKESIDE
LIVIN &
ROOM
WAH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FRAME
ADDITION



LAKESIDE VIEW

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APR 20 2018
Planning/Building Dept.



CEMENT PORCH HAS CRACKED/SHI

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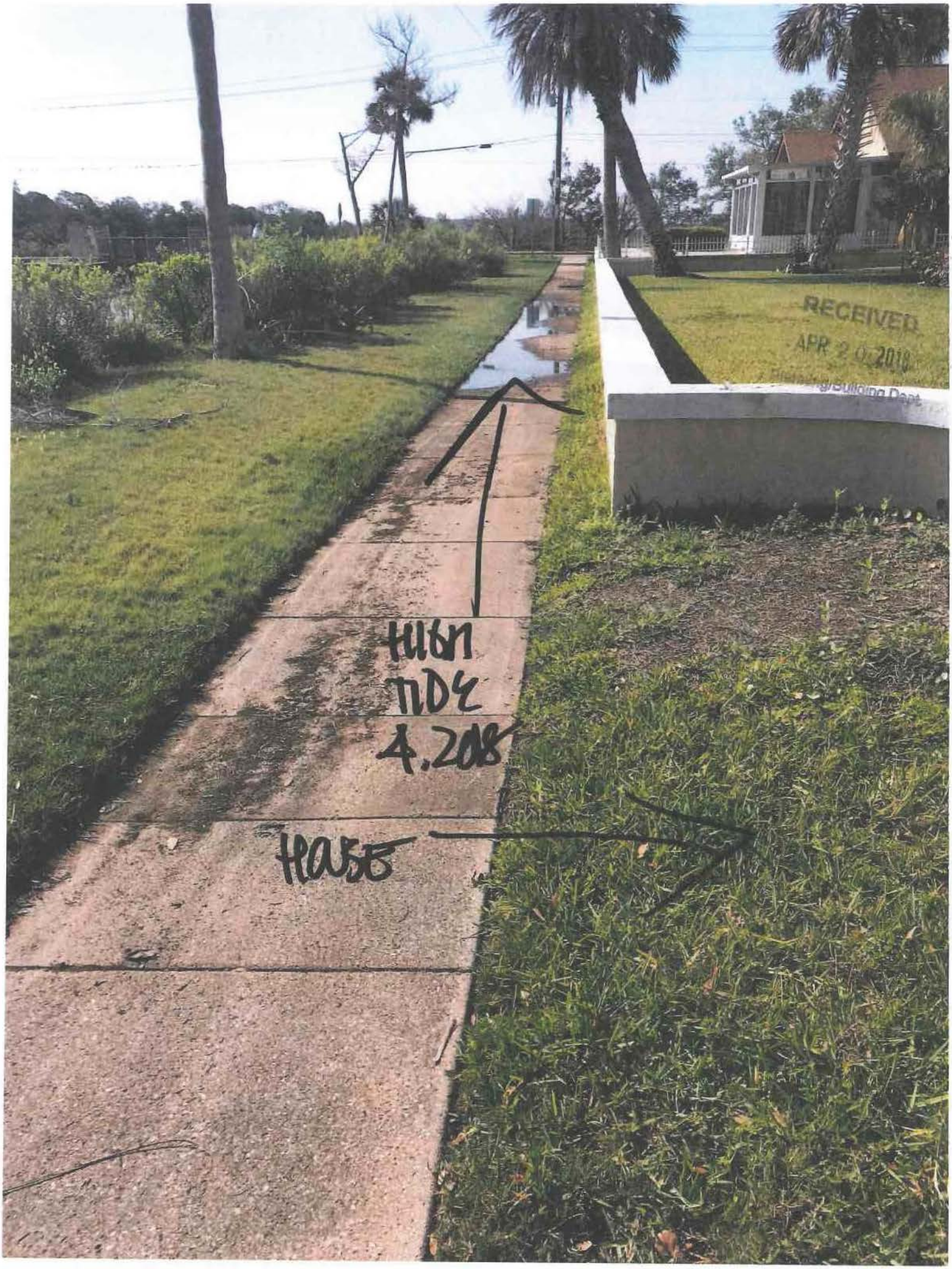
APR 2 0 2(
Planning/Building


RECEIVED
APR 2 0 2018
HIGH
TIDE
4.208
BASE

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

RECEIVED
APR 13 2018
Planning/Building Dept.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
155 WASHINGTON STREET

Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
PID #2002600000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.883423 Long. -81.311011 Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1,520 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 24

c) Total net area of flood openings in A8.b 1,971 sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage 0 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF ST. AUGUSTINE 125145	ST. JOHNS	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12109C 0318	H	07/18/2011	09/02/2004	AE	9'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☐ No
Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 155 WASHINGTON STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SJC 29 Vertical Datum: NGVD 29

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

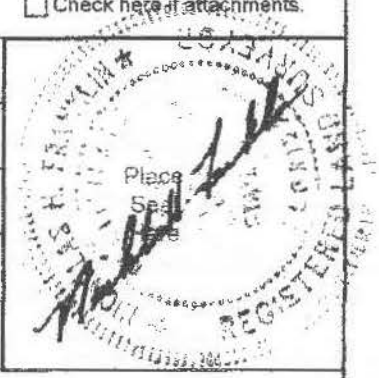
		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.9	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	5.7	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.2	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	5.5	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.2	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name NICHOLAS H. FRANKLIN	License Number LS 4620	
Title VICE-PRESIDENT		
Company Name LANDTECH ASSOCIATES, INC.		
Address 4475 US HWY 1 SUITE 202		
City ST. AUGUSTINE	State Florida	ZIP Code 32080
Signature Nicholas H. Franklin	Date 08/08/2017	Telephone (904) 471-6877



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
EQUIPMENT TYPE: A/C
LAT. & LONG. OBTAINED FROM :www.latlong.net
ELEVATIONS IF CONVERTED FROM NAVD88 TO NGVD29 ARE CONVERTED USING CORPSCOM.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 155 WASHINGTON STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Properly Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 155 WASHINGTON STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ . _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 155 WASHINGTON STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW DATE: 08/02/2017



Photo Two

Photo Two Caption REAR VIEW DATE: 08/02/2017

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 155 WASHINGTON STREET			Policy Number:
City ST. AUGUSTINE	State Florida	ZIP Code 32084	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



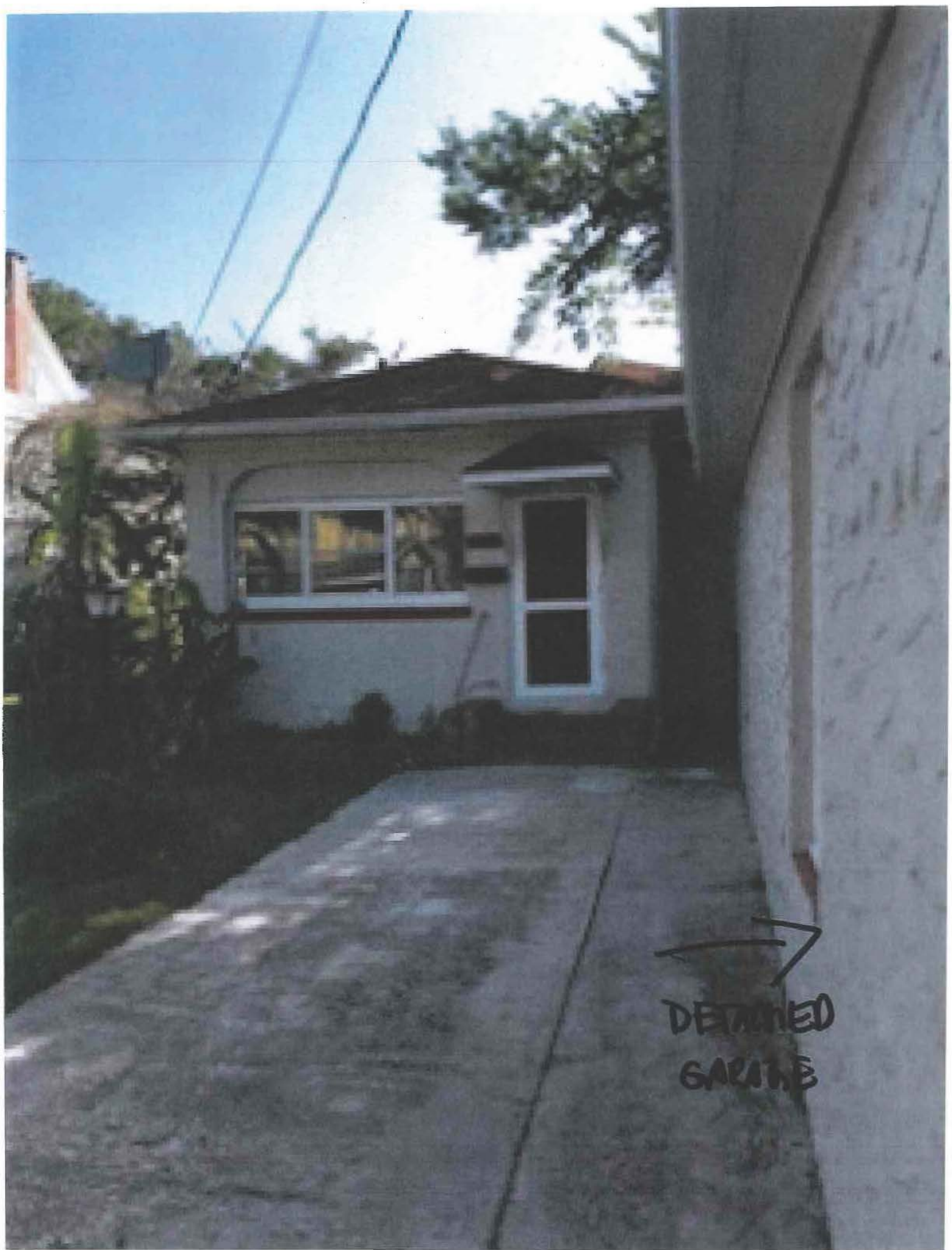
Photo One

Photo One Caption LEFT SIDE VIEW DATE: 08/02/2017

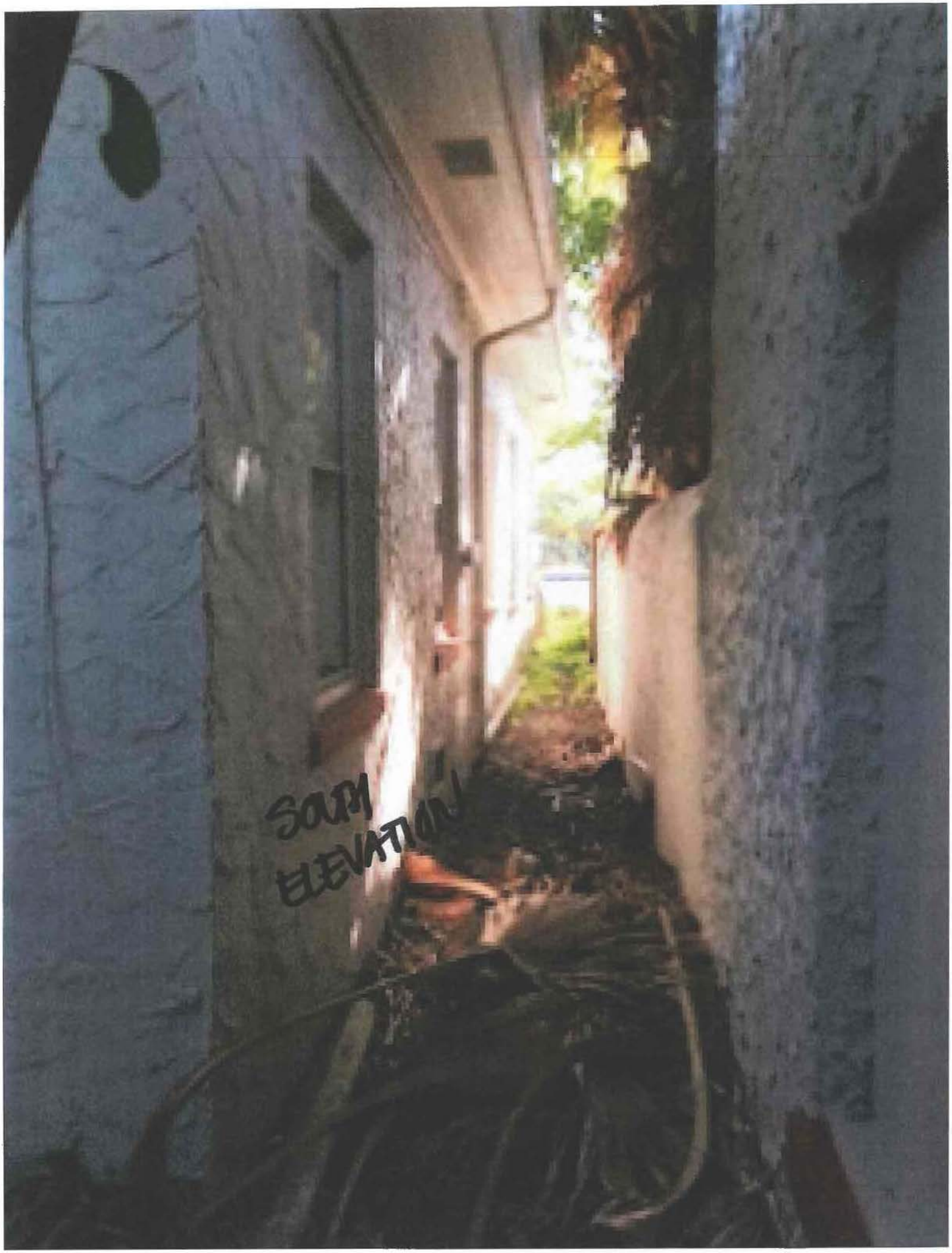


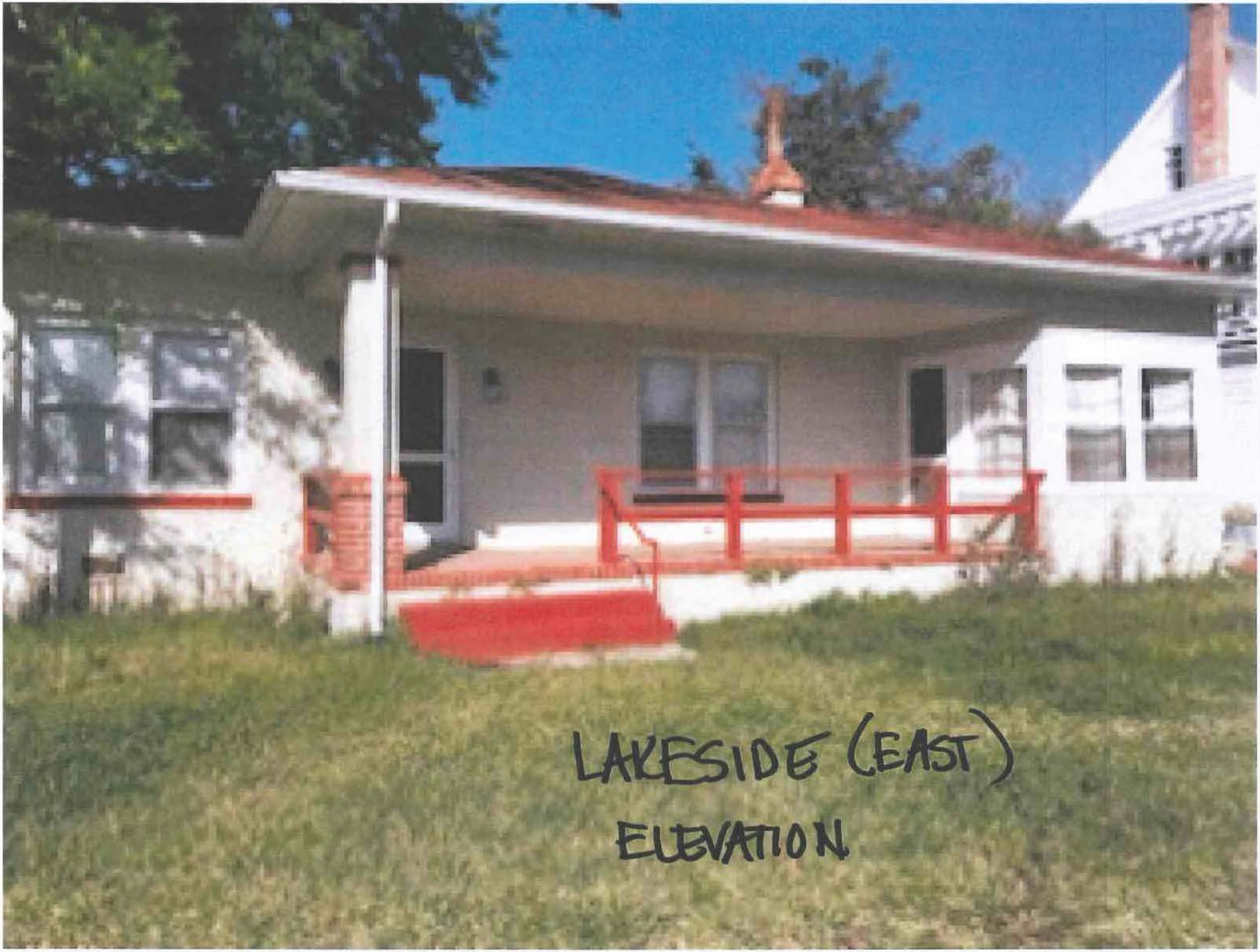
Photo Two

Photo Two Caption RIGHT SIDE VIEW DATE: 08/02/2017

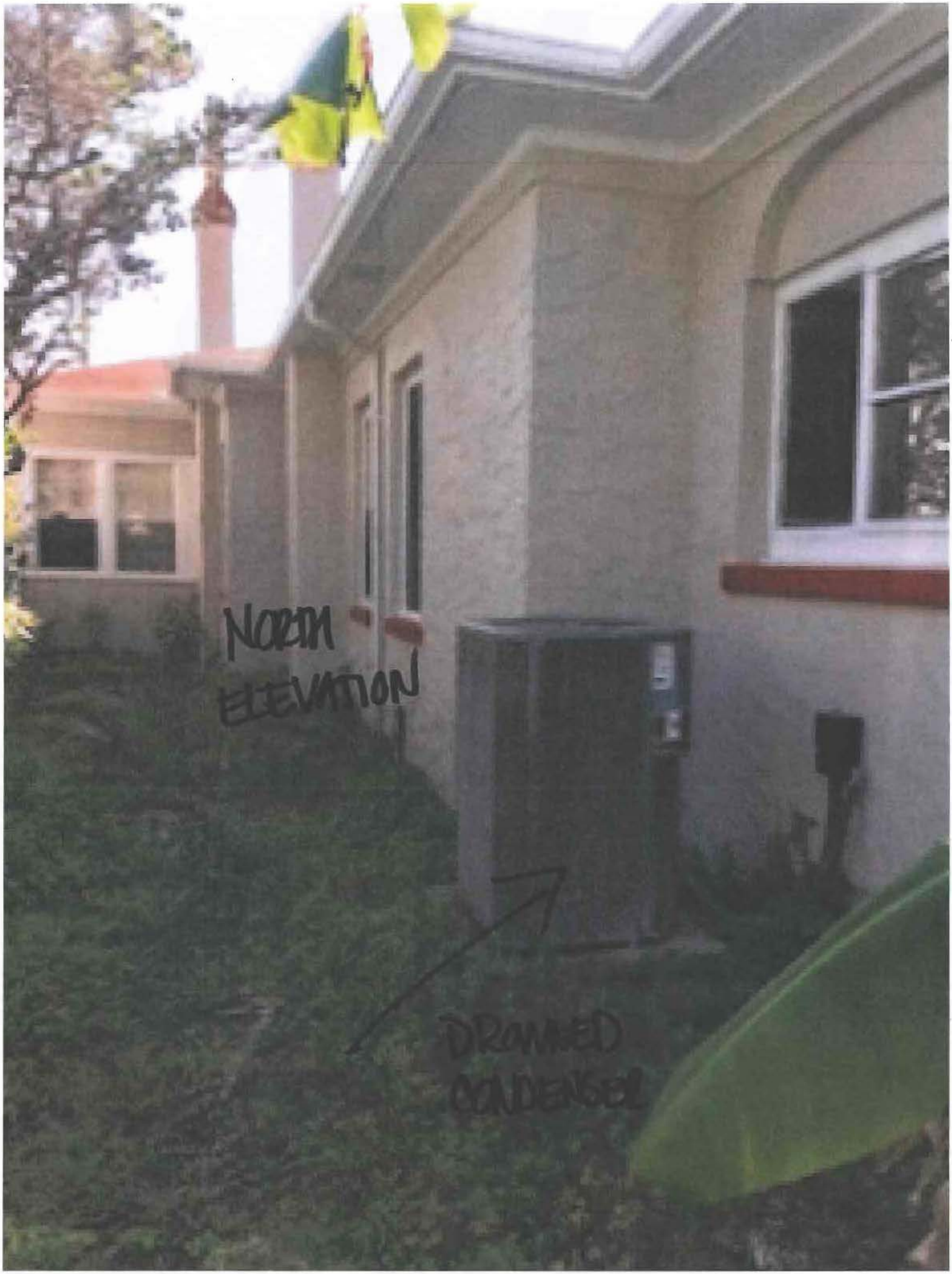

DETACHED
GARAGE

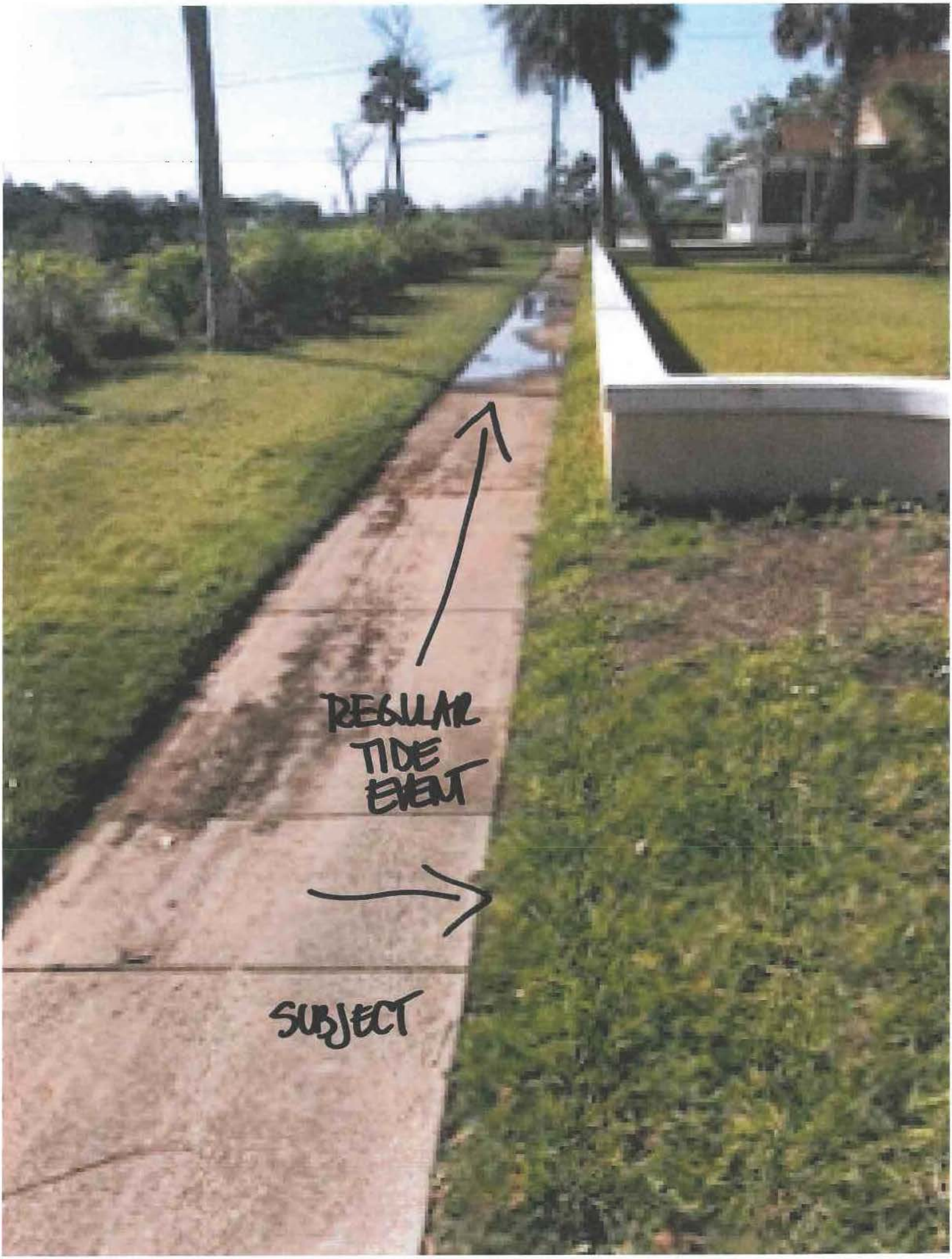

FRONT
DOOR
STREET
SIDE

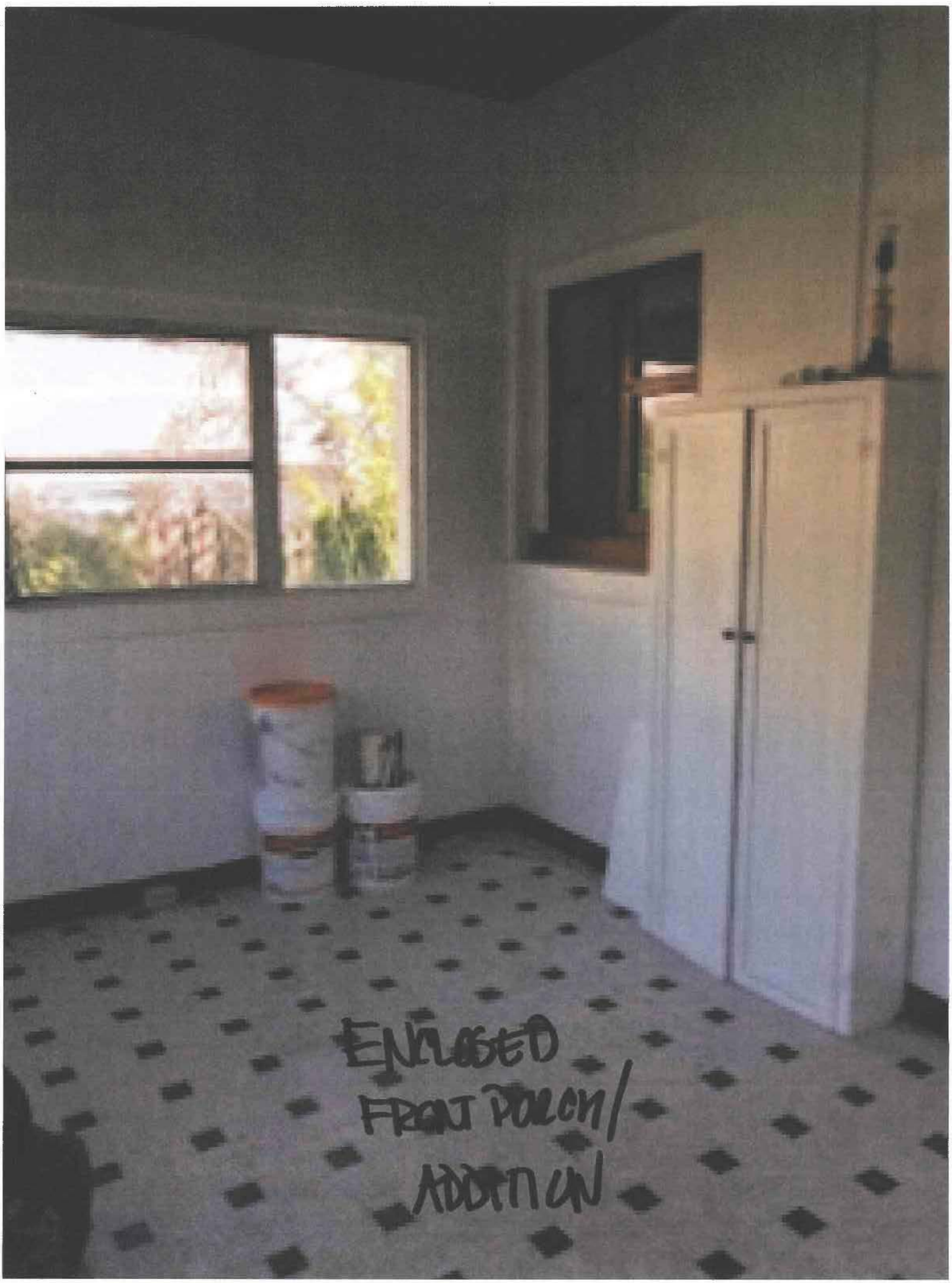

SOUTH
ELEVATION


LAKESIDE (EAST)
ELEVATION


DAMAGE
FROM
SETTLING


NORTH
ELEVATION
DRAINED
CONDENSER


REGULAR
TIDE
EVENT
SUBJECT

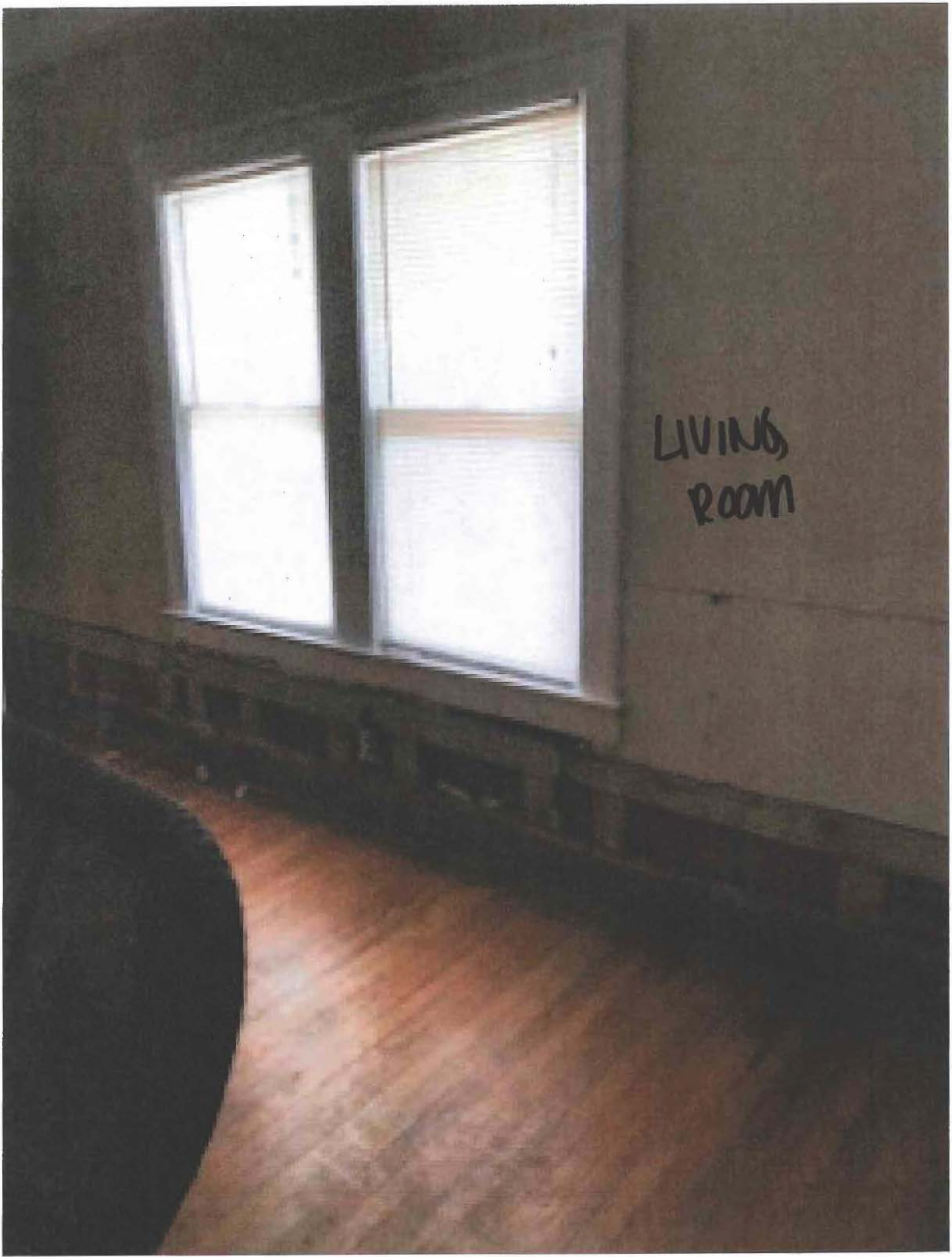

ENLOSED
FRONT PORCH/
ADDITION

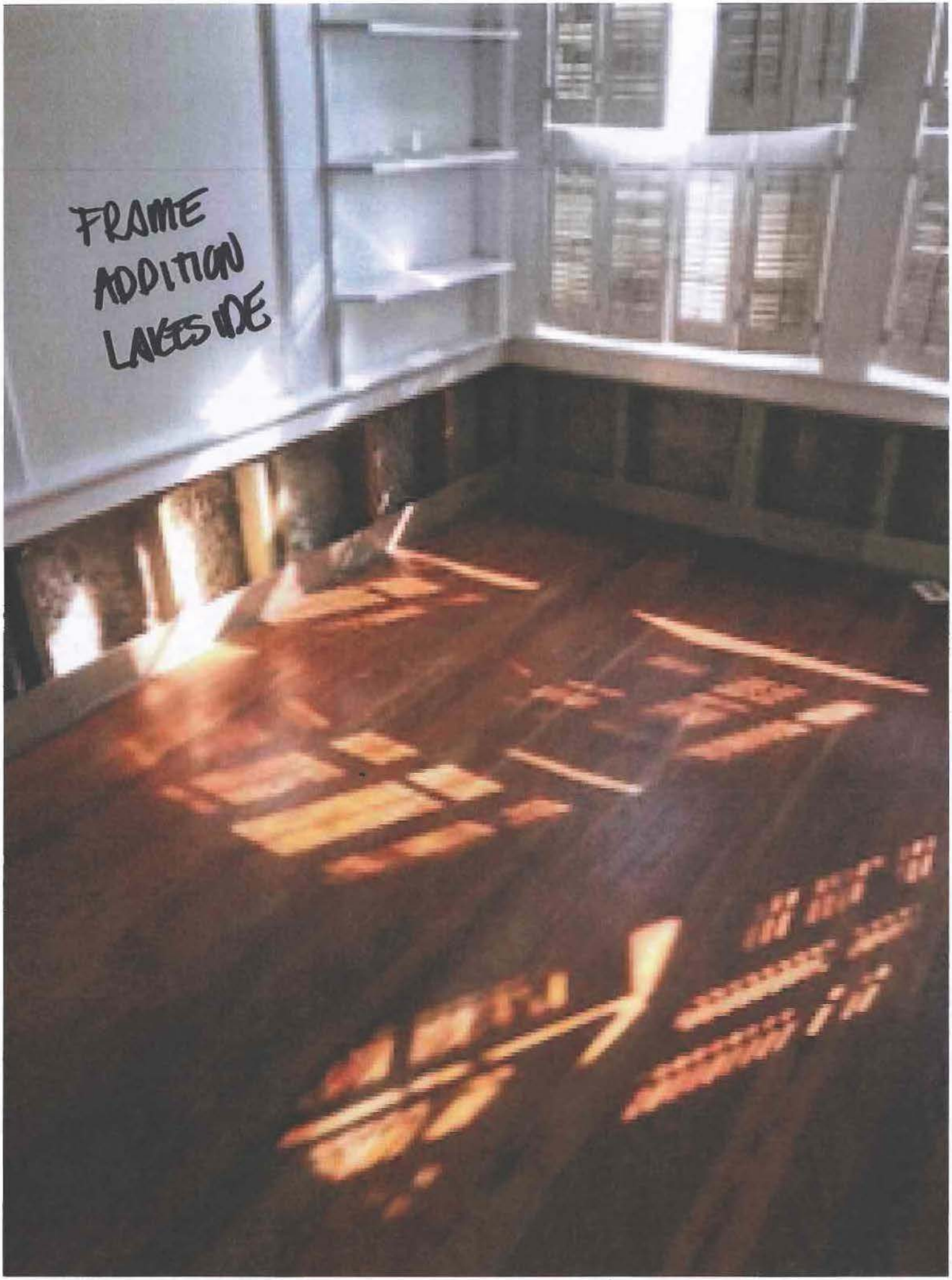

→
STREET
SIDE
ENTRY

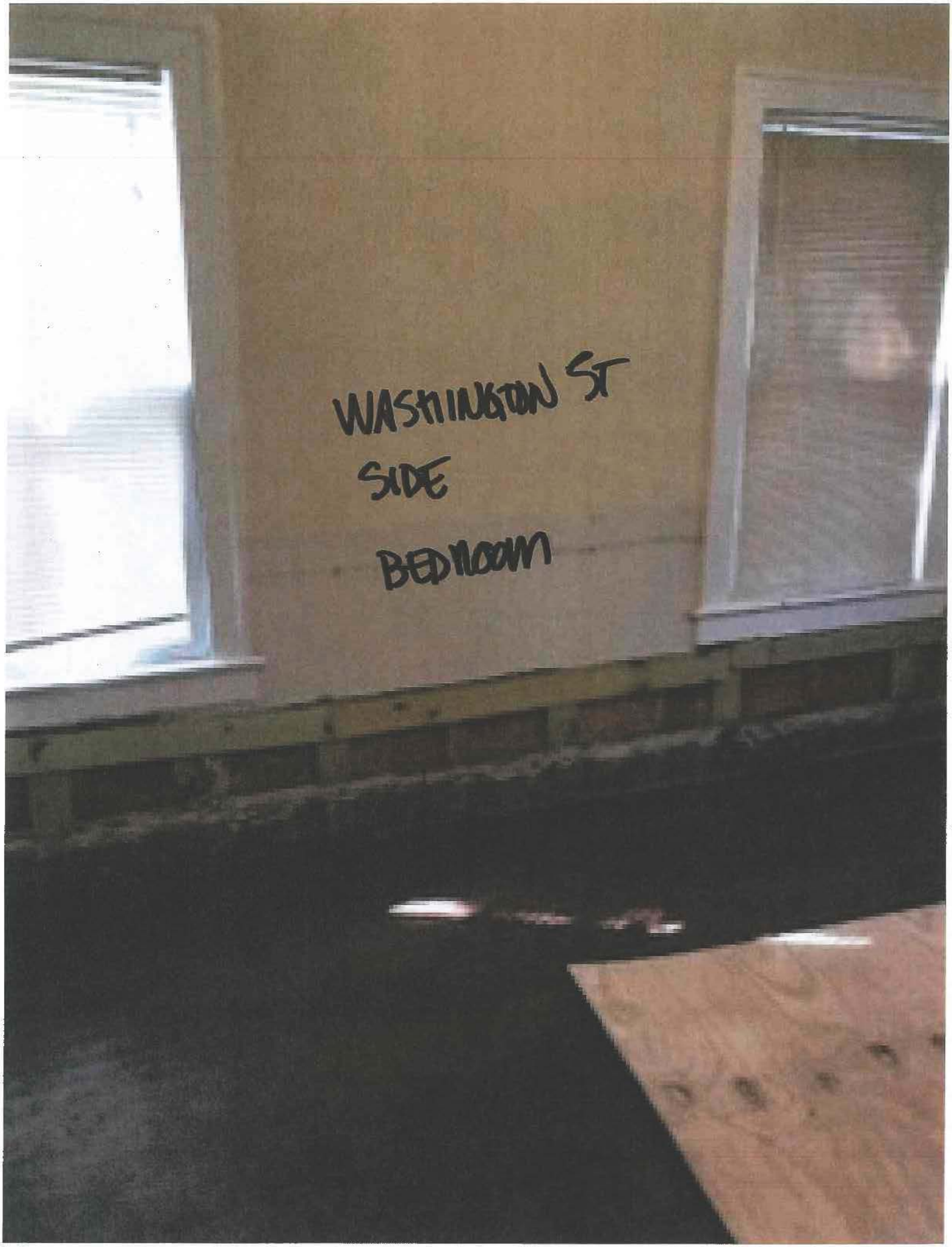

KITCHEN
DINING ROOM


DINING ROOM
LIVING ROOM


LIVING Room
SINKING

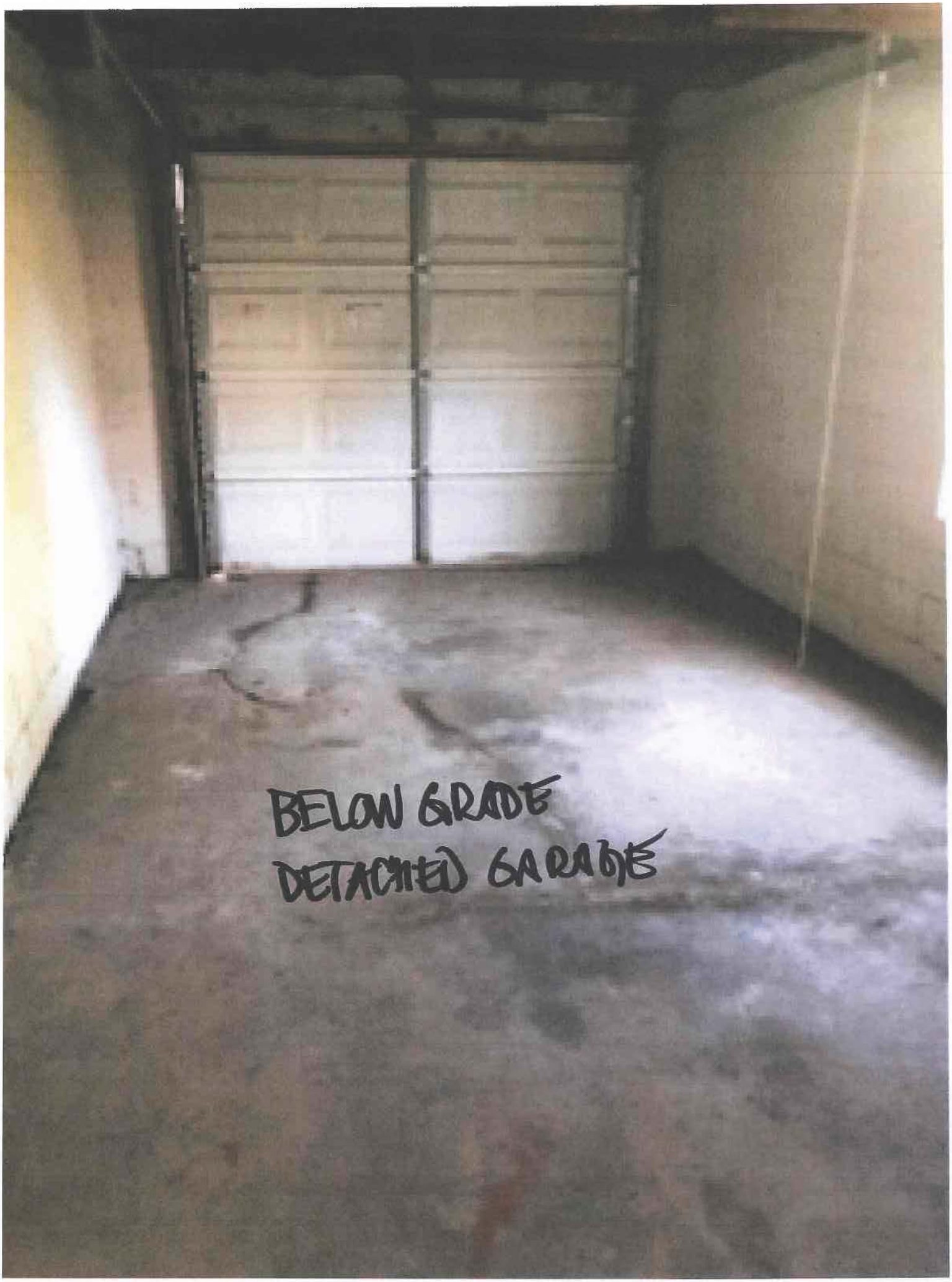

LIVING
ROOM

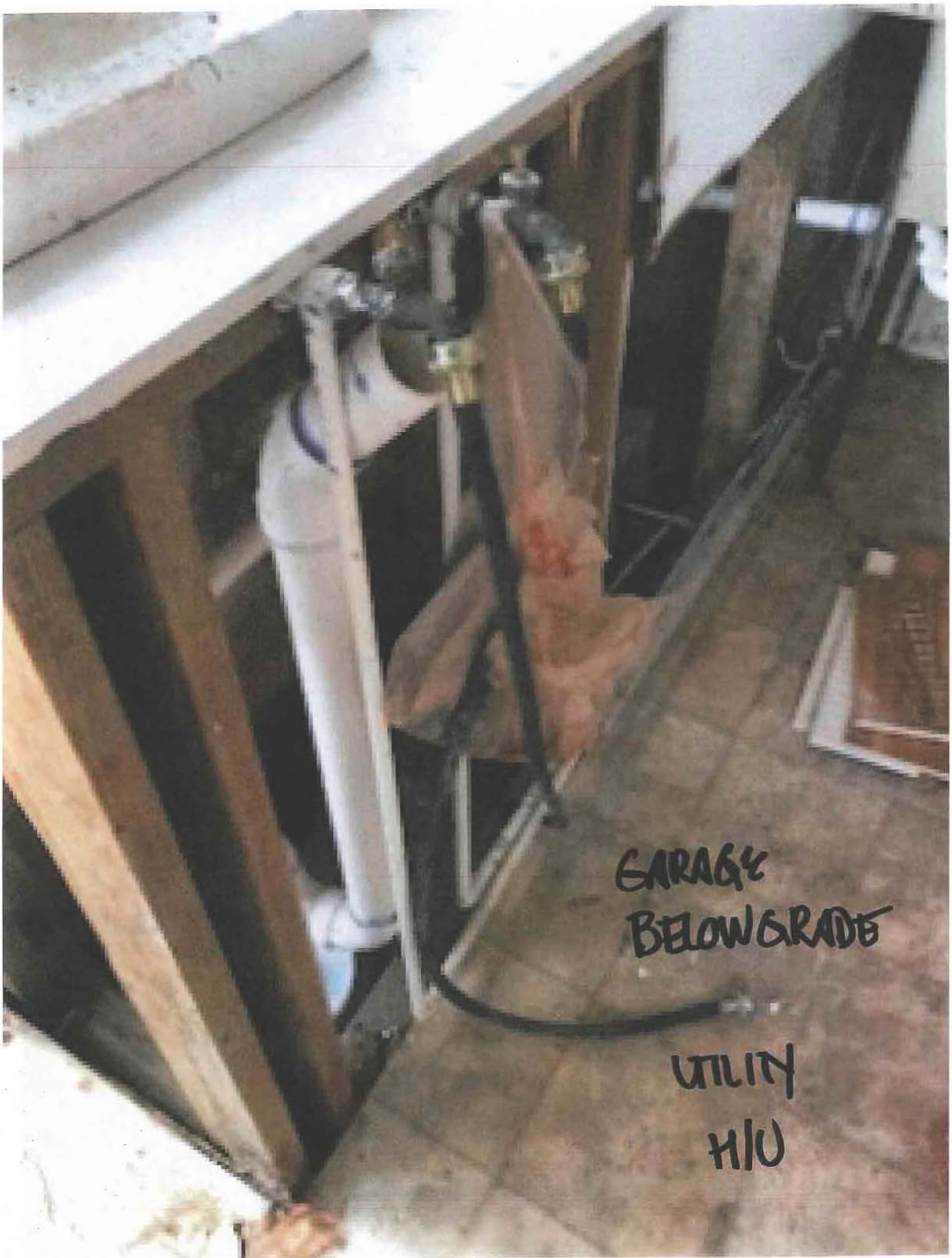

FRAME
ADDITION
LAKESIDE


WASHINGTON ST
SIDE
BEDROOM


BATHROOM


LAKESIDE
BEDROOM


BELOW GRADE
DETACHED GARAGE


GARAGE
BELOW GRADE
UTILITY
H/U


SETTLING
OF
LINTEL

PROPERTY APPRAISER

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	2002600000
Location Address	155 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Cty St Aug Washington St (610.42)
Tax Description*	3-72 CITY OF ST AUG LOT 27 OF SUB OF LOT 3 BLK 38-B OR850/1087 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.140
Homestead	N

View Map

Owner

Owner Name	Cromer Mary Ann Etal 100% Macedo Ana Filomena 100%
Mailing Address	33 HIGHLAND RD SOMERVILLE, MA 02144-2310

Valuation

	2018
Building Value	$64,427
Extra Features Value	$2,827
Total Land Value	$199,920
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$267,174
Total Deferred	$16,623
Assessed Value	$250,551
Total Exemptions	$0
Taxable Value	$250,551

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	$67,056	$3,341	$199,920	$0	$0	$270,317	$227,774	$42,543	$227,774
2016	$92,914	$3,341	$154,938	$0	$0	$251,193	$228,166	$23,027	$228,166
2015	$96,421	$3,341	$134,946	$0	$0	$234,708	$207,424	$27,284	$207,424
2014	$77,769	$3,341	$107,457	$0	$0	$188,567	$188,567	$0	$188,567
2013	$80,498	$3,341	$107,457	$0	$0	$191,296	$191,296	$0	$191,296
2012	$81,862	$3,341	$101,210	$0	$0	$186,413	$186,413	$0	$186,413
2011	$84,590	$3,341	$112,455	$0	$0	$200,386	$200,386	$0	$200,386
2010	$85,954	$3,341	$124,950	$0	$0	$214,245	$214,245	$0	$214,245

Building Information

Building	1
Actual Area	1752
Conditioned Area	1520
Actual Year Built	1924
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Sheet Vinyl	20%
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	1408	1408
F OPN PRCH	0	184
ENC MT PRC	112	160
Total SqFt	1520	1752

Extra Features

Code Description	BLD	Length	Width	Height	Units
GAR UNF AV	0	0	0	0	390

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	120	51	EF	$199,920

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/1/1990	$0.00		850	1087	U	I		CROMER MARY ANN
	11/1/1987	$0.00		765	763	U	I		
	10/1/1985	$0.00		686	1028	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

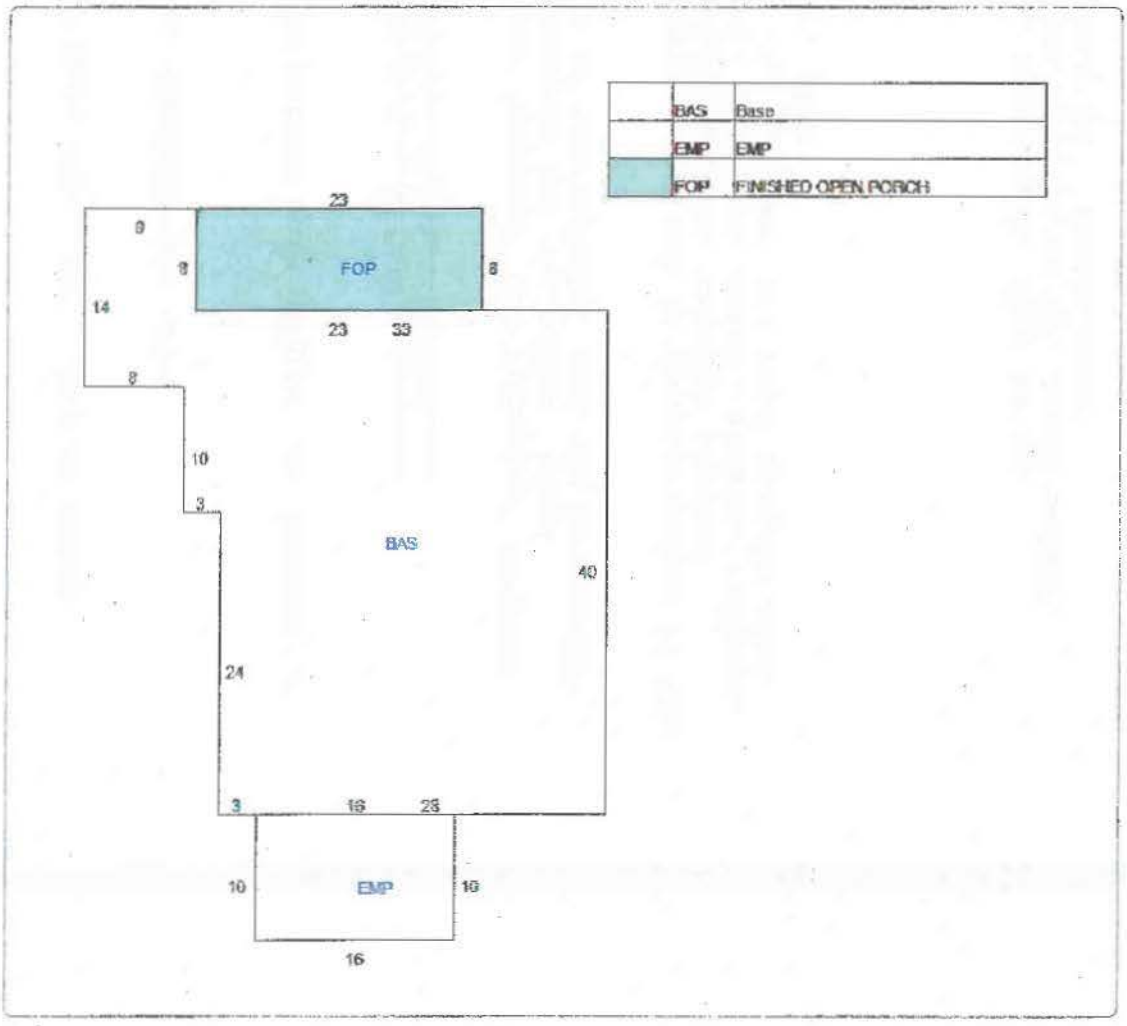
Tax Estimator

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: 4/21/2018, 12:07:07 AM

Schneider

Developed by
The Schneider
Corporation

90 7560 O.R. 850 PG 1087

4675

THIS WARRANTY DEED Made the 28 day of MARCH A.D. 1990 by

RICHARD T. VREELAND and FAITH W. VREELAND his wife

hereinafter called the grantor, to

MARY ANN CROMER and ANA FILOMENA MACEDO both single, as Tenants in Common

whose postoffice address is 15 Virginia Street
Somerville, mass 02145

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

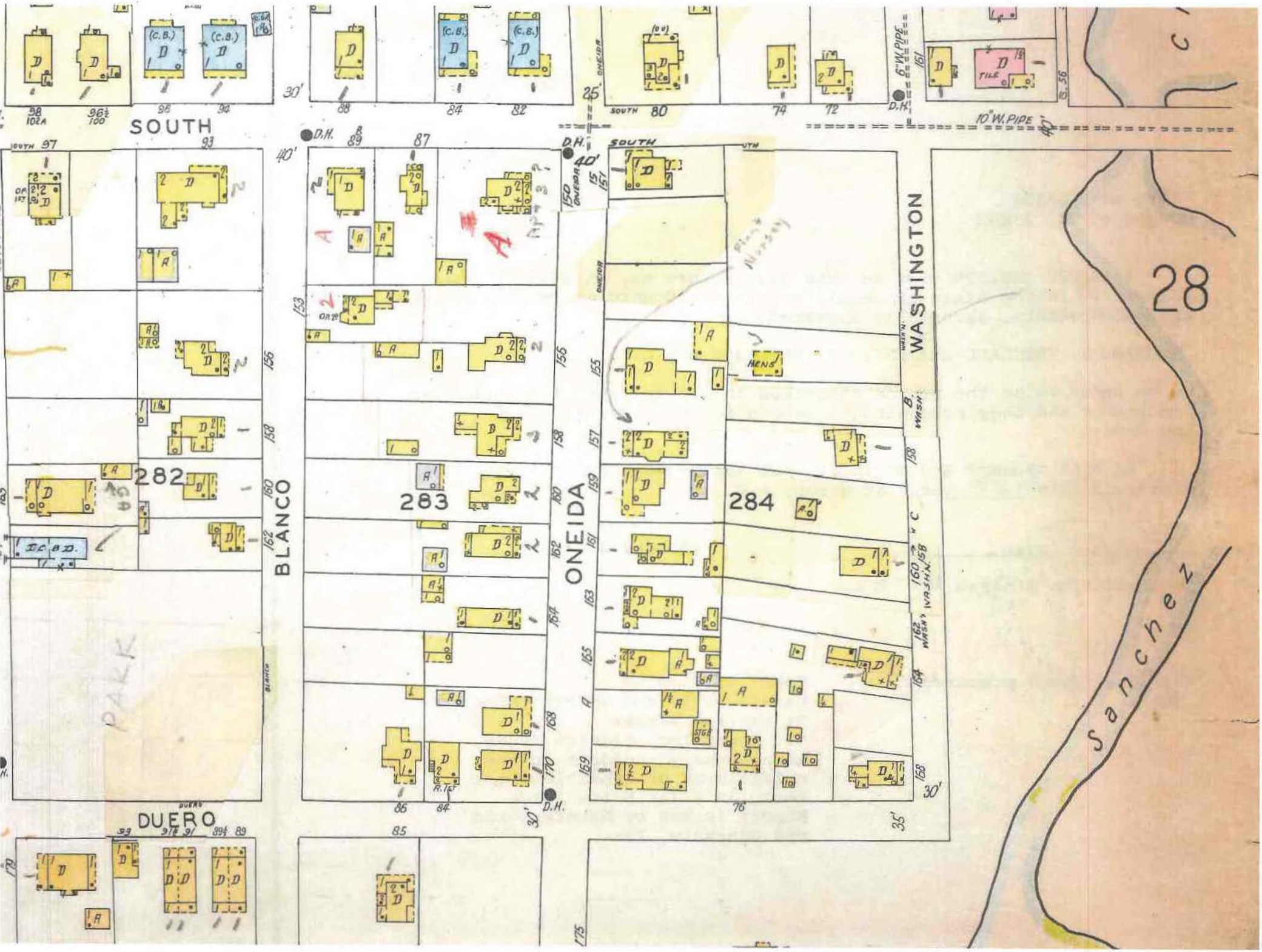
WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida,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

COPY

LOT 27, SUBDIVISION OF LOTS 1 AND 3, BLOCK 38-B, CITY OF ST. AUGUSTINE AS RECORDED AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA IN MAP BOOK 2, PAGE 72. Parcel No. 200260-0000

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

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


SOUTH
BLANCO
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WASHINGTON
DUERO
282
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Sanchez
10" W. PIPE
6" W. PIPE
D.H.
HENS
TILE
PARK

State of FLORIDA
County of ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

RICHARD T. VREELAND and FAITH W. VREELAND his wife

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

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of March, A.D. 1990.

(Notary Seal)

Notary Public
My commission Expires: 4-17-92

This instrument prepared by:

TAMMY L. CAINION
Estate Title and Guaranty Inc.
71 Carrera Street
St. Augustine, Florida 32084
as necessary incident to the fulfillment of conditions set forth in a Title Insurance Binder issued by Estate Title and Guaranty, Inc.

COPY

CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0081 Address: 9 Aviles Street

Harold D. Bishop, Owner and Applicant

Project description: To alter the exterior façade to include changing the doors and windows; adding new doorways along with a window in the parapet; changing the roofline; and adding decorative details.

Architectural Style:	Mediterranean Influence/Revival	Florida Master Site File:	8SJ219
National Register:	St. Augustine Town Plan, contributing	Construction date:	1911
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989300000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting an Opinion of Appropriateness to alter the exterior façade to include changing the doors and windows; adding new doors and a window; changing the roofline; and adding decorative details. 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.

- While some of the character defining features of the Mediterranean Influenced style are maintained, the new arched windows on the main façade, the new doors and doorways on both the front and side elevations, and the new roofline on the side elevation do not replicate or reflect the current features of the structure. Many of these features have gained significance in their own right and should be maintained or repaired.
- The roof design is not compatible with the style. Roofs are commonly hipped, gabled, or flat with a parapet, but the AGHP does not suggest that gable or hipped roofs can be mixed with flat roofs. The applicant also needs to specify the type of tiles used on the roof.
- Based on historic photographs, the building appears to have had awnings on the façade, but they had different designs to the one proposed.
- The multi-paned casement windows are appropriate, but the single pane windows are not. Also, combining windows and doors into one entryway and utilizing paneling within window frames are not appropriate.
- The applicant needs to specify what materials will be used in the windows and doors to determine if they are compatible.
- The pilasters and the arch motif on the main façade reflect some of the decorative elements currently on the structure, but they are not identical to the current elements.
- Paint colors can be approved by staff if they are listed on the pre-approved paint color list for the architectural style and time period.
- Based on historic photographs of the structure, it did not gas lights on the main façade, and new gas lights would not be compatible.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Deny** an **Opinion of Appropriateness** for **9 Aviles** as the proposed design does not meet Secretary of Interior Standards 2, 3, and 5.

Kelli Mitchell, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

The following is based on the current building being rehabilitated.

- Install new windows and doors on the main façade and side elevation
- Add five lights or decorative lights on the main façade and two on the southern elevation
- Change the design of the parapet, of the shed type roof on the main façade, and of the roof line of the side elevation.
- Install an awning over the window on the southern elevation
- Alter the arched motif and the pilasters on the main façade
- Paint the structure using preapproved colors

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation:

Secretary of Interior Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
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]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
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]

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.

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.

Paint Colors and Placement

Do...

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

Don't...

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

Post-1821

Proper use of paint is perhaps the most important and highly visible method of illustrating the architectural style and details of post-1821 buildings. Paint colors should be appropriate for both the historical period and architectural style of the building. Building walls constructed of coquina, coquina concrete or poured concrete should not be painted, but should be left natural.

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

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.

Don't Cont.

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Fail to reuse intact slate or tile when only the roofing substrate needs replacement.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.
- Construct additional stories so that the historic appearance of the building is radically changed.

Post-1821

Mediterranean Influence roofs are gable, hip, or flat with a parapet. Pitched roofs are covered with composition shingles, barrel tile or interlocking tile. Flat roofs are built-up. Chimneys are brick.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- 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.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

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

- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.

Don't Cont.

- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

Post-1821

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

Fabric and canvas awnings are permitted if the design is representative of the style and period of the building. The awning should not conceal important architectural features. The design, color, edging and hardware should reflect the style and period of the building.

Only post-1850 buildings may use canvas to cover wood decking. Such canvas decking cover should be installed so as to prevent rotting and mildew of wood members, and should not interfere with the appearance of the balcony from the street.

LIST OF ATTACHMENTS:

1. Staff photos
2. Florida Master Site File
3. Historic Photographs


CAFE


amiro
art & found
CAFE
AVILES

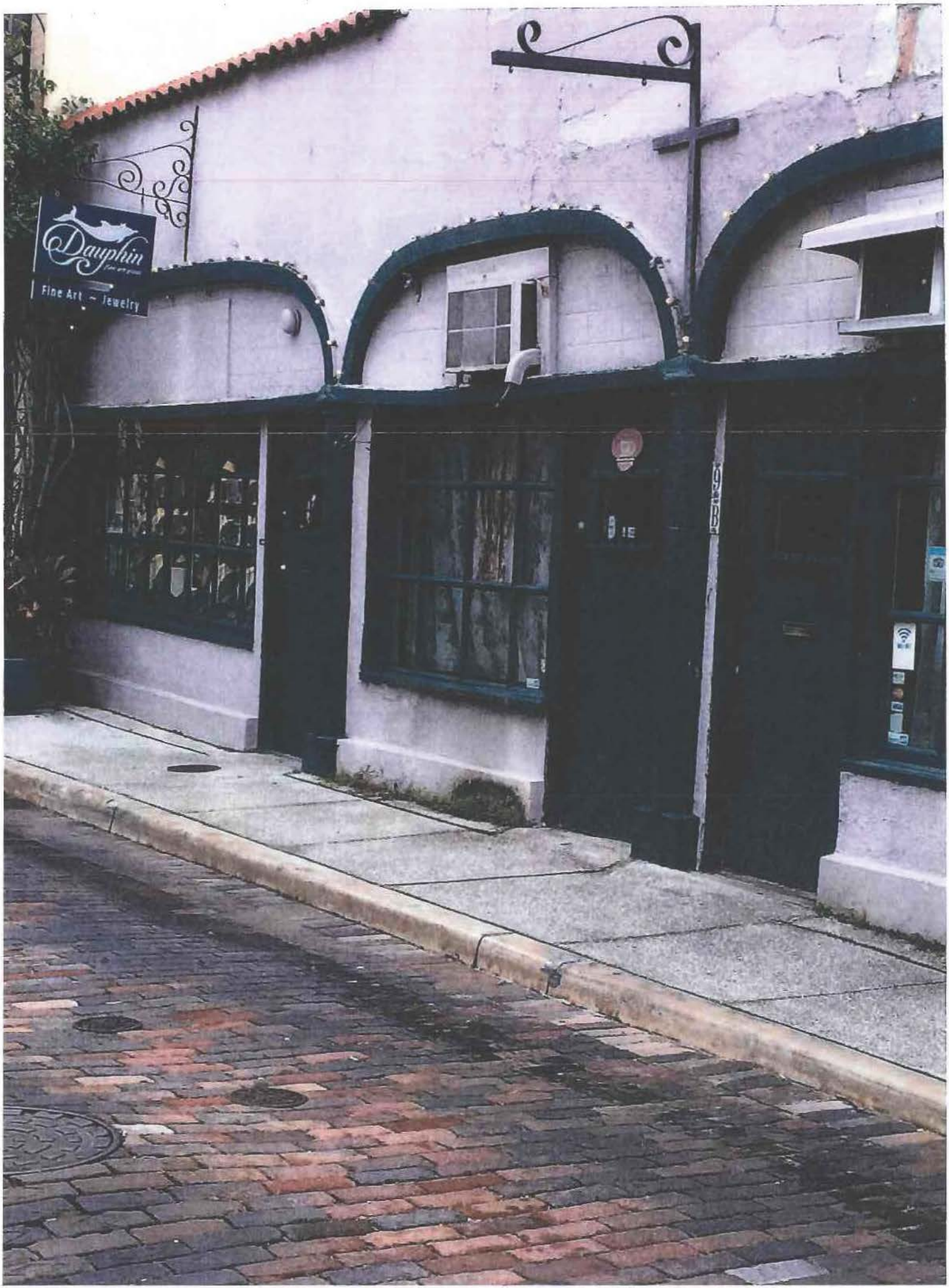

amiro
art & found


Dauphin


9C


9C


ARCADIAN
904.6 7.3893


Dauphin
Fine Art ~ Jewelry
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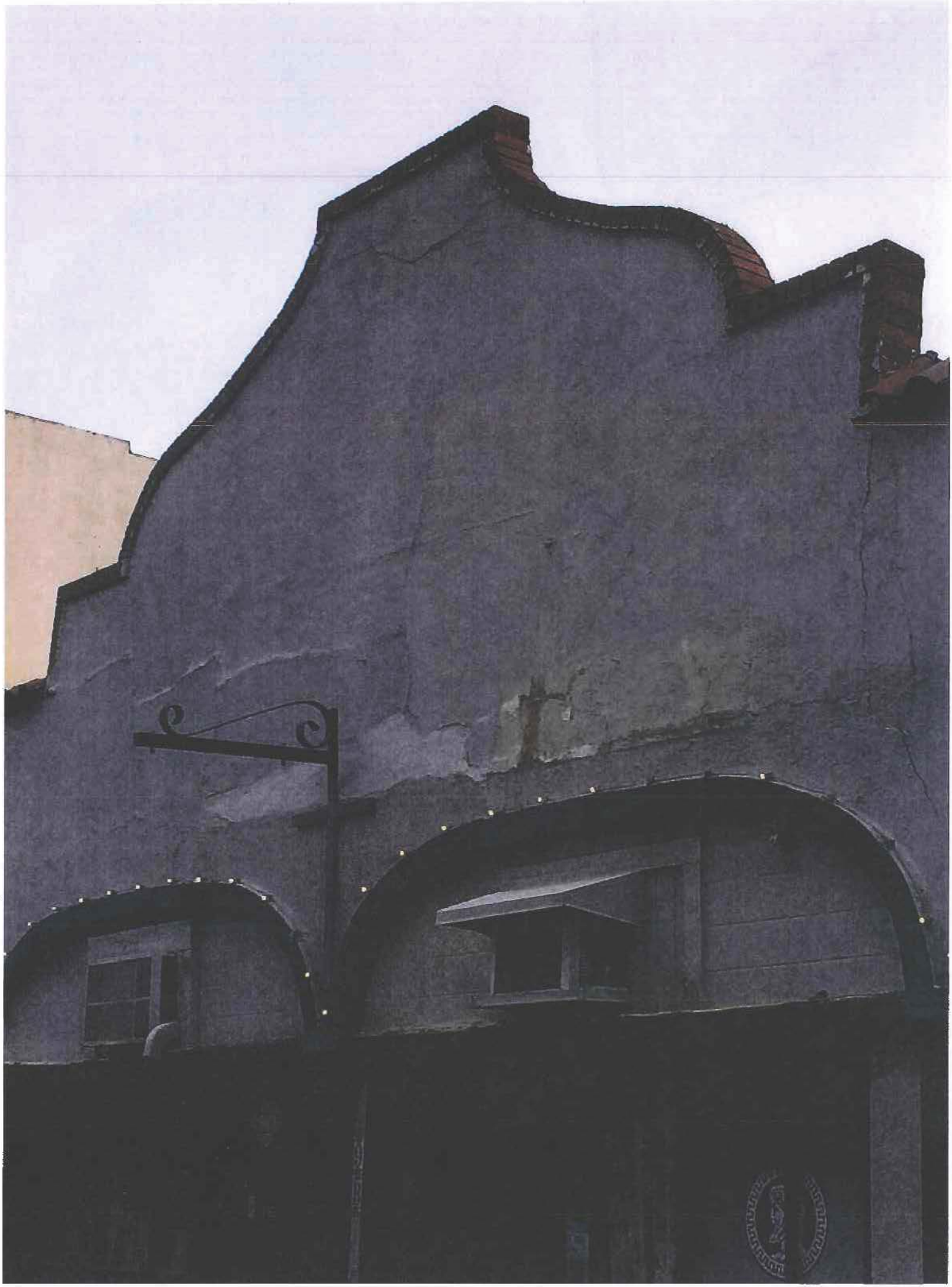

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ219 1009==

Site Name: 9 Aviles Street 830== Survey Date: 7808 820==

Address: 9 Aviles Street, St. Augustine FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 28 (block) South 62' of lot 2 in or 6/ (lot) 868==

536, 62' on Aviles Street x 42' on Artillery Lane 868==

Owner of Site: Name: Burke, B.L. & Ruth E.;

Address: 410 Theodore Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-2

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469900 (easting) 3306600 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(X) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1911 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Fixed sheet (multipane) 942==

Foundation: Poured concrete 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up 882==

Ornament Exterior: Clay tile cornice, rounded p9lasters, arches over windows, mission parapet. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On narrow brick road in one of the oldest sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Education, Transportation

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Mediterranean Revival building at 9 Aviles Street was constructed in 1911. Mediterranean elements include the stucco finish, clay tile cornice, rounded pilasters, and arches over the window. A mission parapet rises from the center. The building is located on a narrow brick street in one of the oldest sections of town.

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

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although den-

(over)

V. BIBLIOGRAPHY

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

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

sity was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This commercial building at 9 Avilés Street has always functioned as a business enterprise. From 1917 until 1930 the Sanborn Maps list it as a "garage" and "auto-repairs". Early Sanborn Maps show a two-story frame "Engine House" and "Police Headquarters" with a 50 foot tower. By 1893 a "Pulbic School Annex" occupied the ground and by 1904 the buildings were nonexistant.(4) Numerous shops now operated from the building.

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Sanborn, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930.

Page 1

☐ Original
☒ Update

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

Site # 8 SJ00219
Field Date 5-11-2016
Form Date 5-11-2016
Recorder # _____

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

Site Name(s) (address if none) 9 Aviles Street Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	9		Aviles	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
Township 7S Range 30E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 19893000000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☒ 17 Easting [ ][ ][ ][ ][ ] Northing [ ][ ][ ][ ][ ][ ]
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1911 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial From (year): _____ To (year): _____
Current Use Commercial From (year): _____ To (year): _____
Other Use Shops, restaurant From (year): _____ To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Storefront changes
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 Mediterranean Revival Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s): 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. parapet
Roof Material(s): 1. Built-up 2. _____ 3. Brick cap
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Fixed sheet (multipane)

Distinguishing Architectural Features (exterior or interior ornaments) Parapet style- large flat arched bays w/ round segmented concrete columns - pilasters

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

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ00219

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. Slab
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) Single wood plank doors w/ rectangular light

Porch Descriptions (types, locations, roof types, etc.) none

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

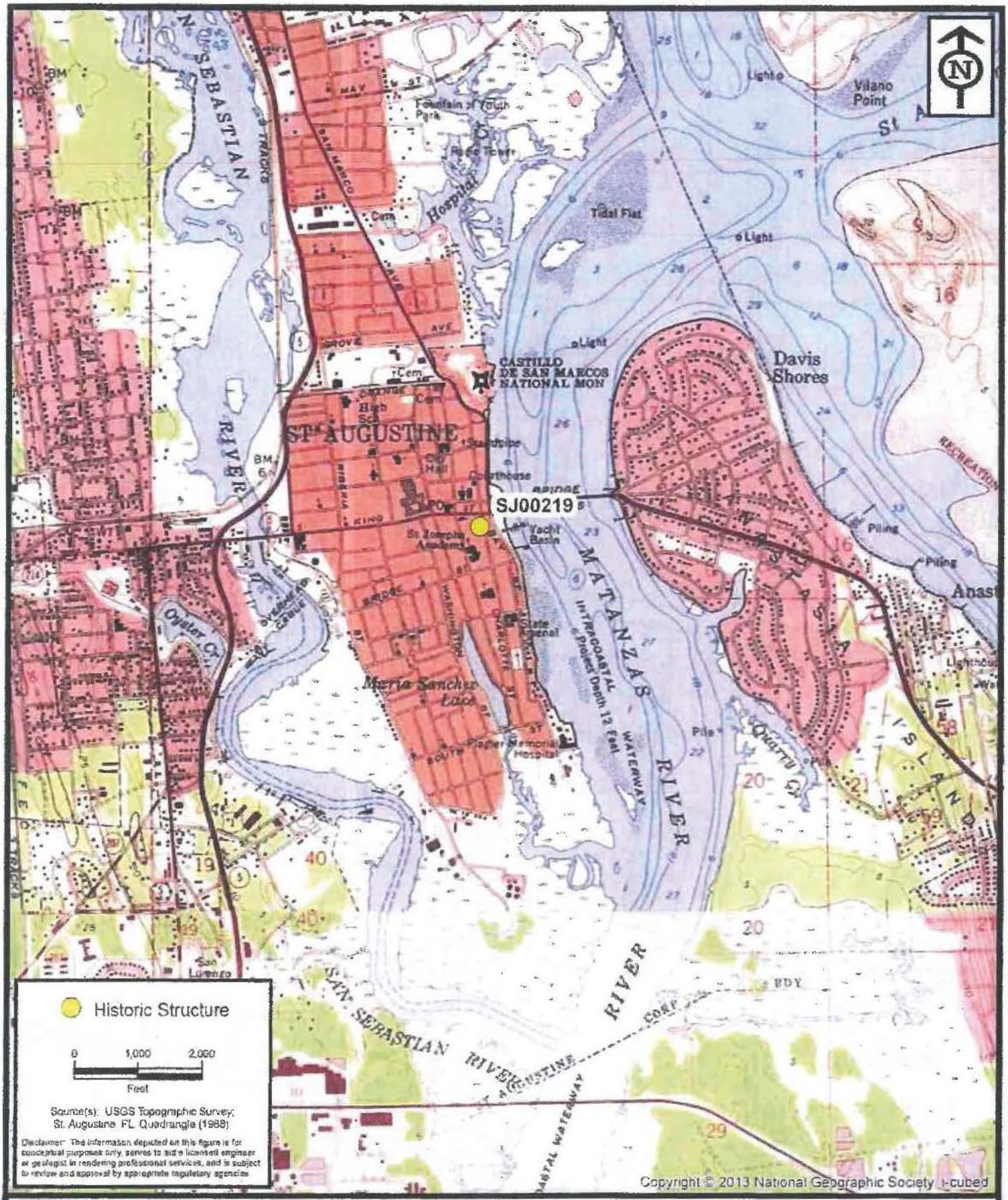
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ00219

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

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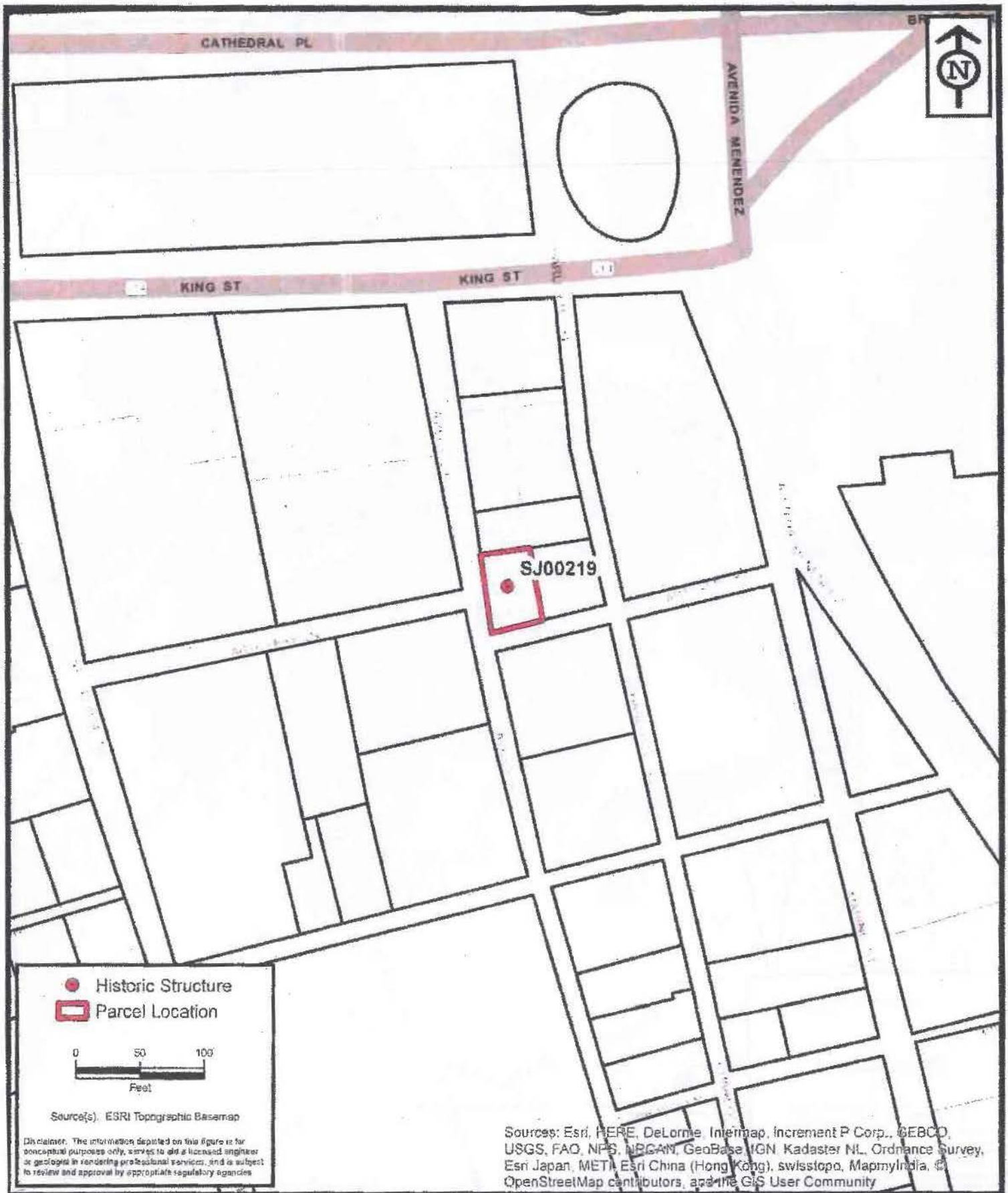

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2209
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ00219

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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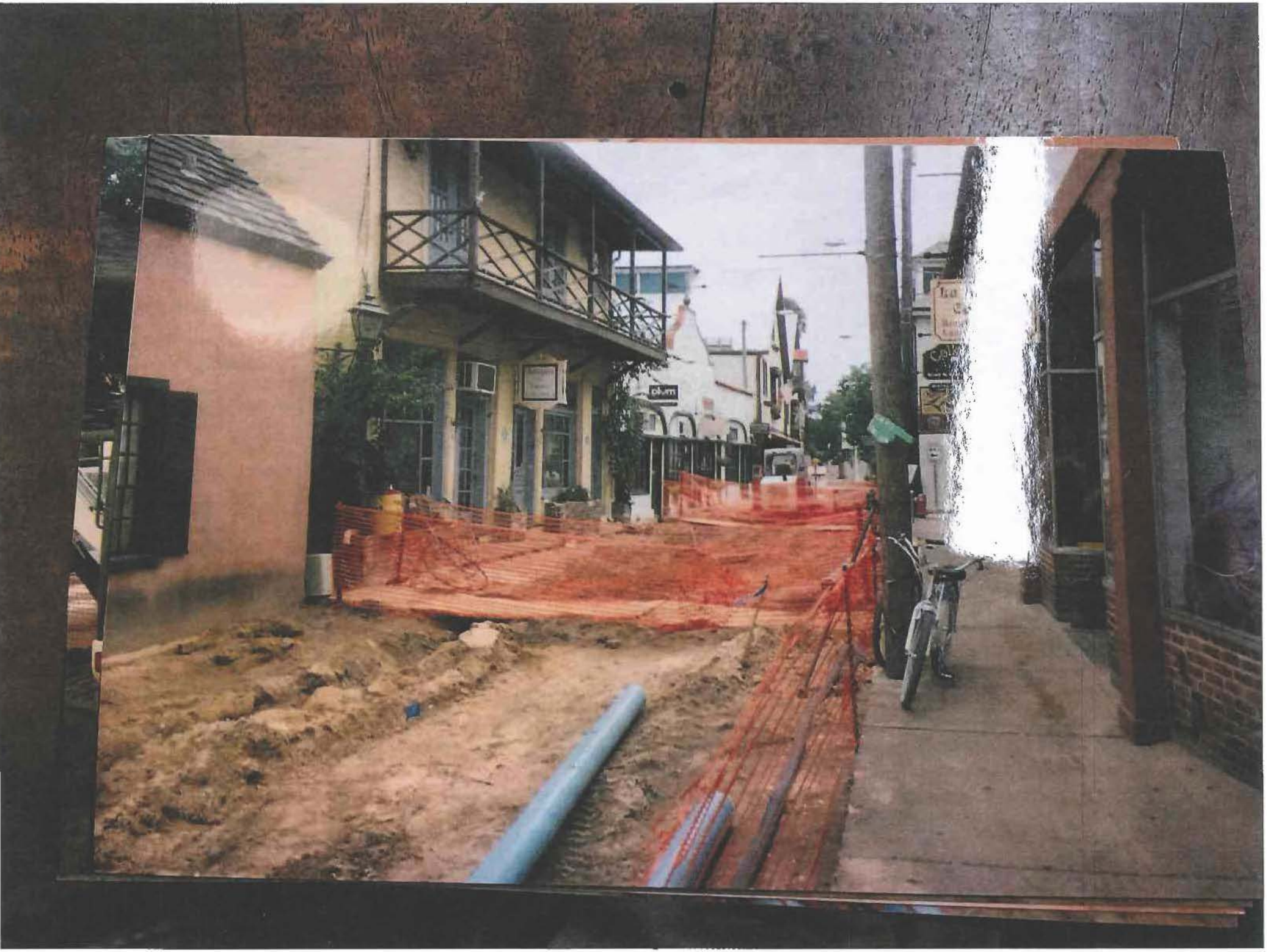


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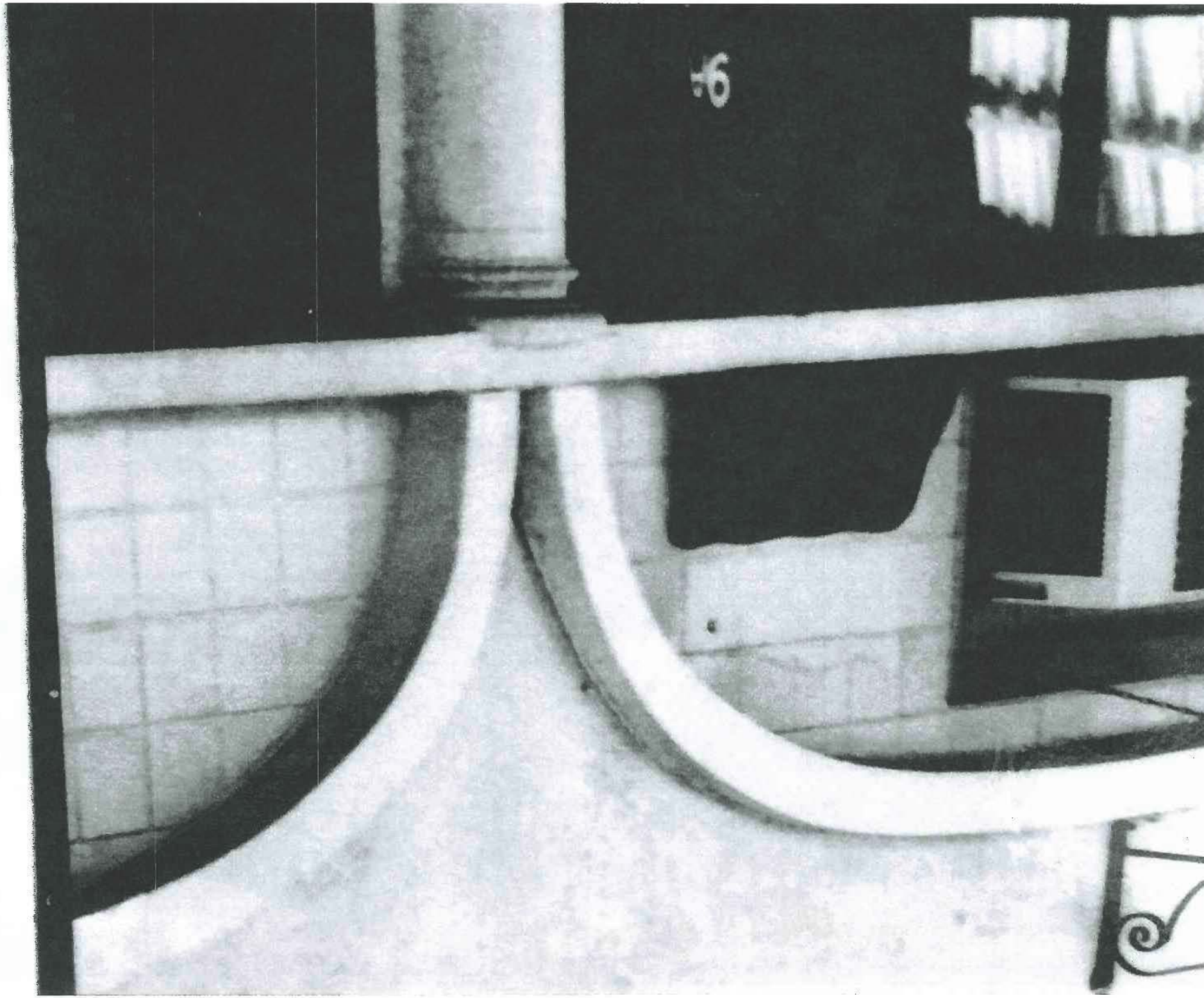

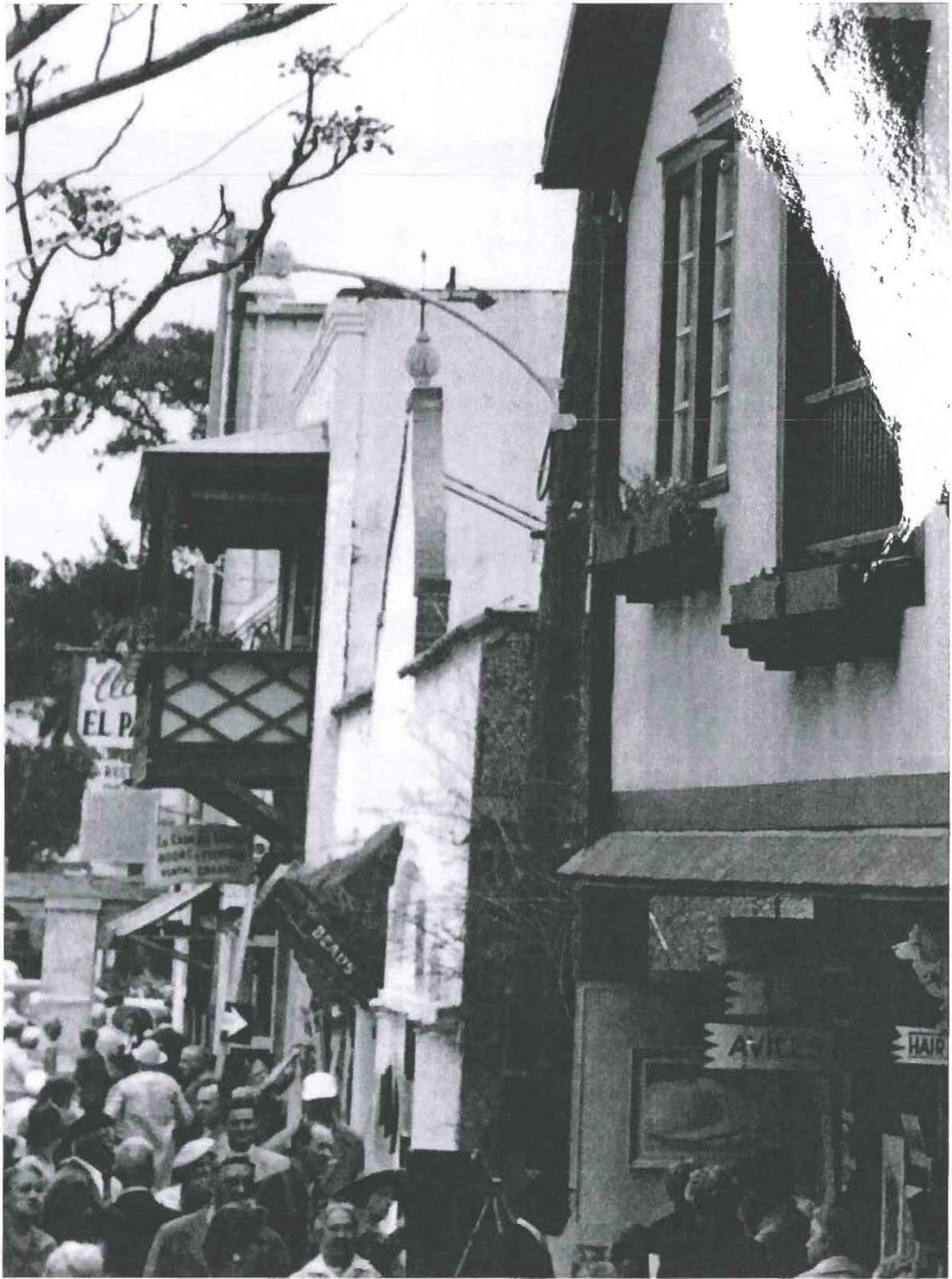
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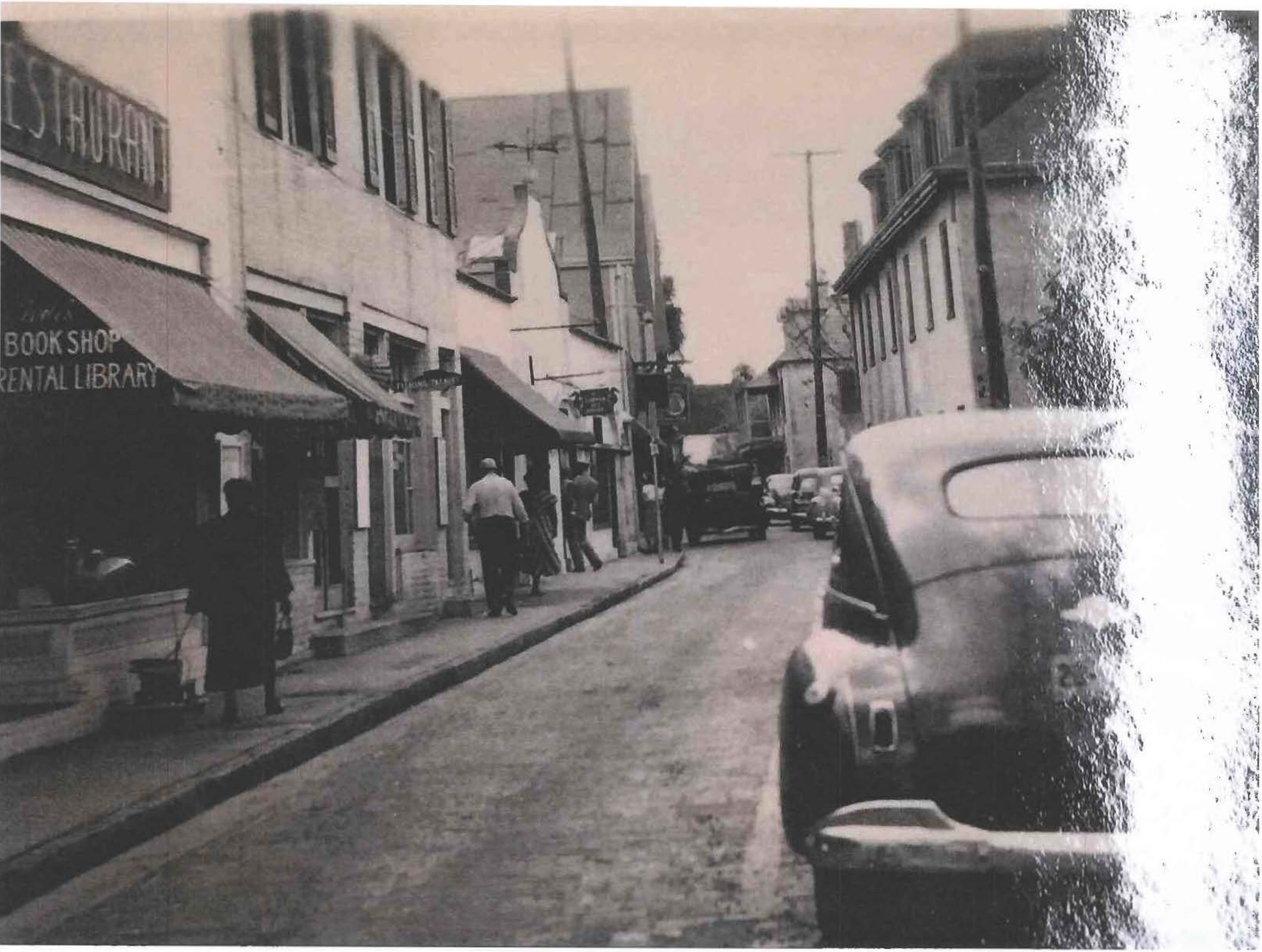
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RENTAL LIBRARY


ROAD
CLOSED
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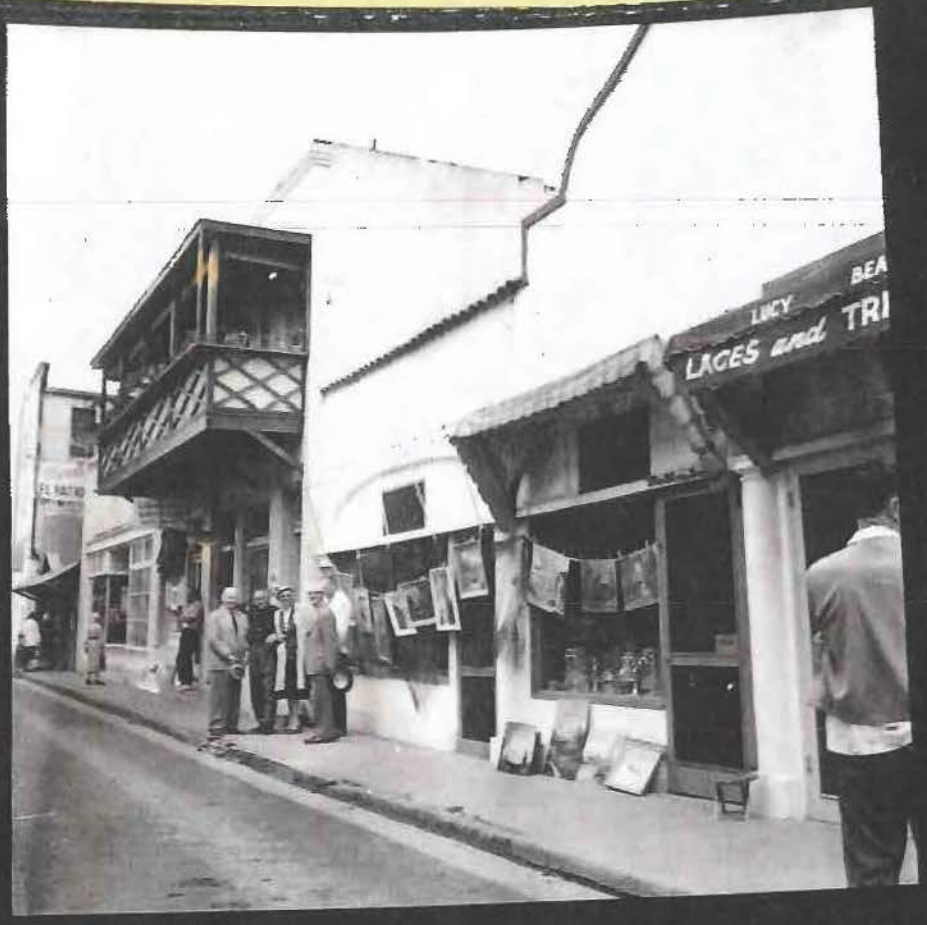
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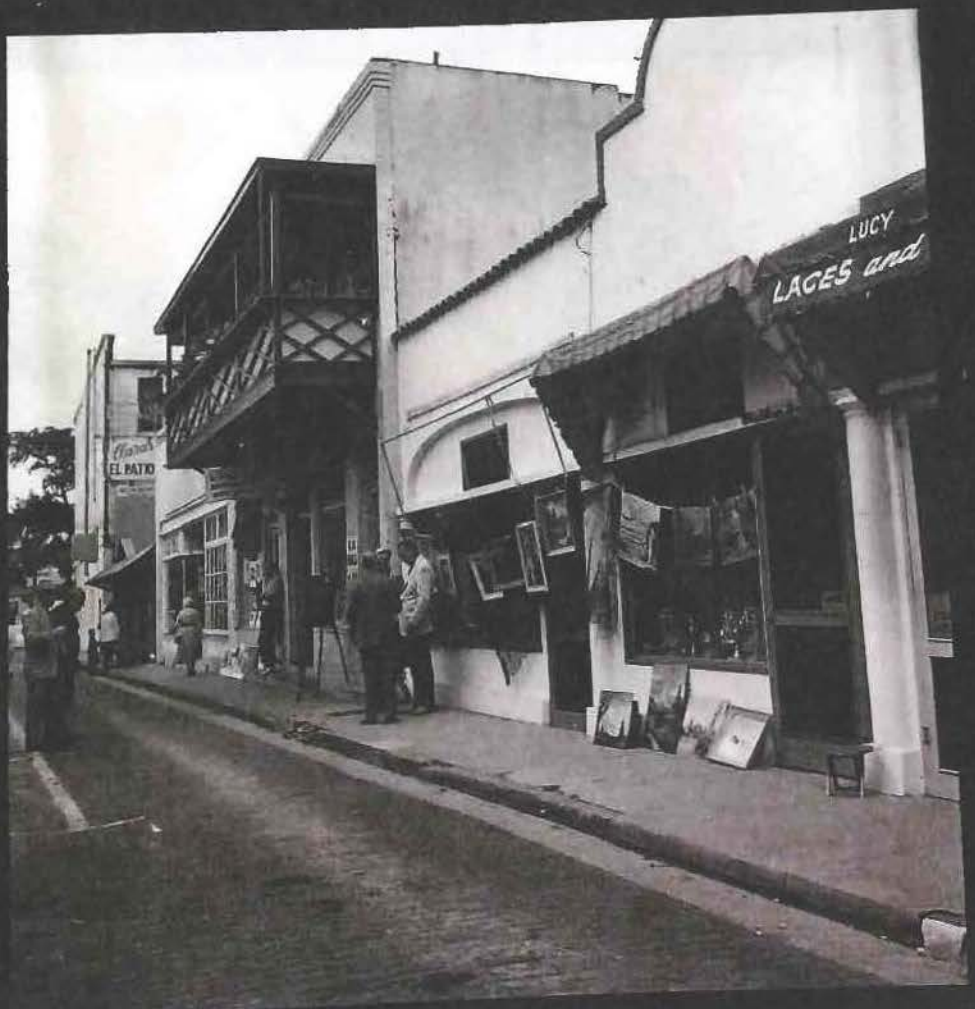
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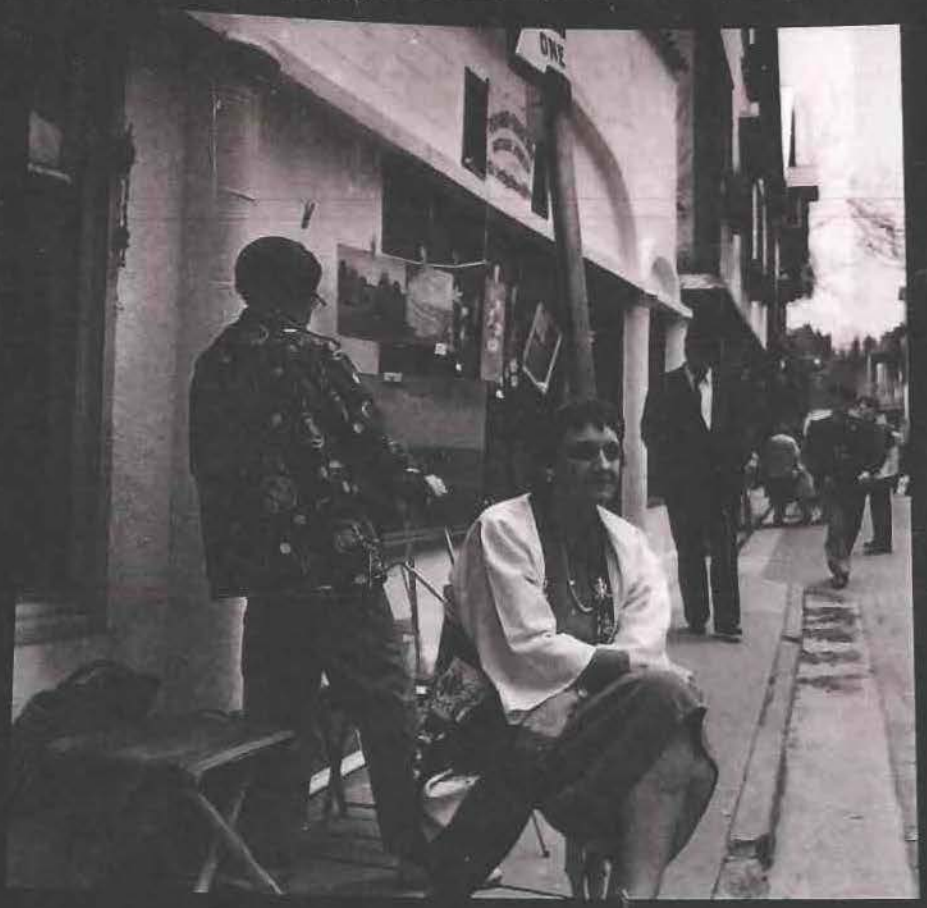

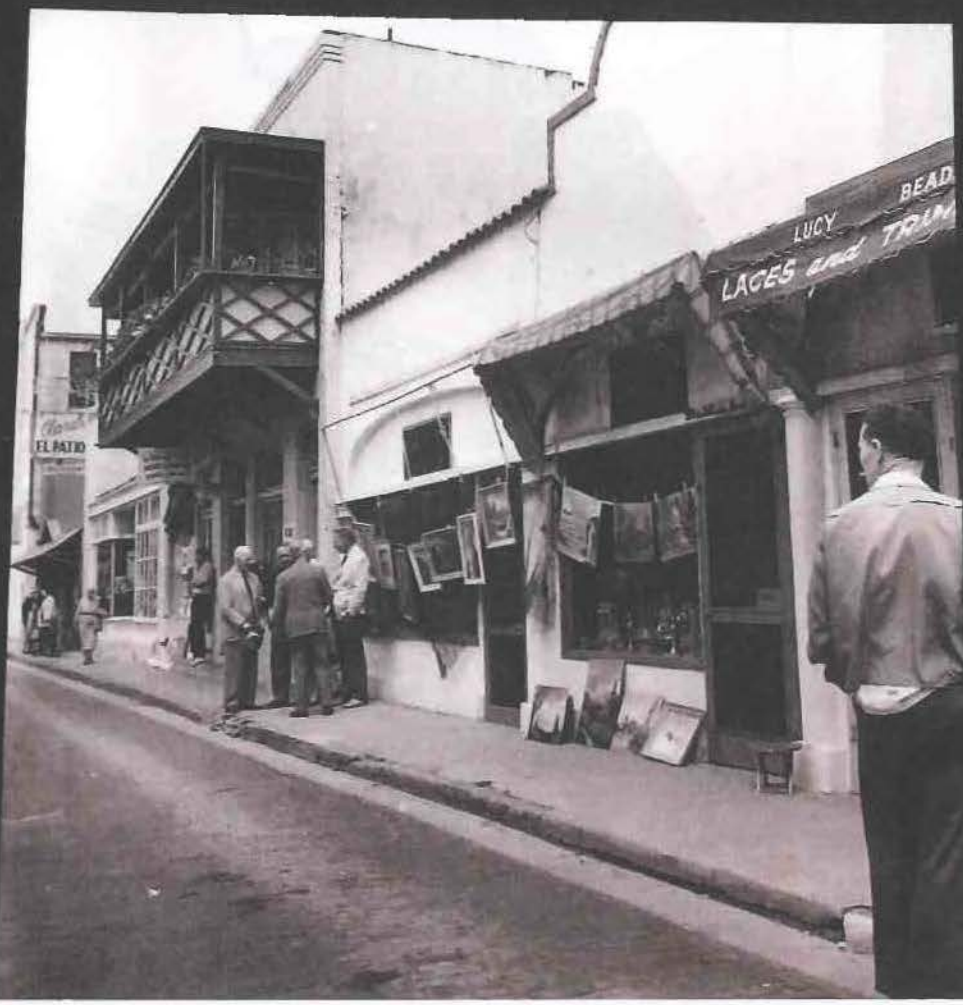
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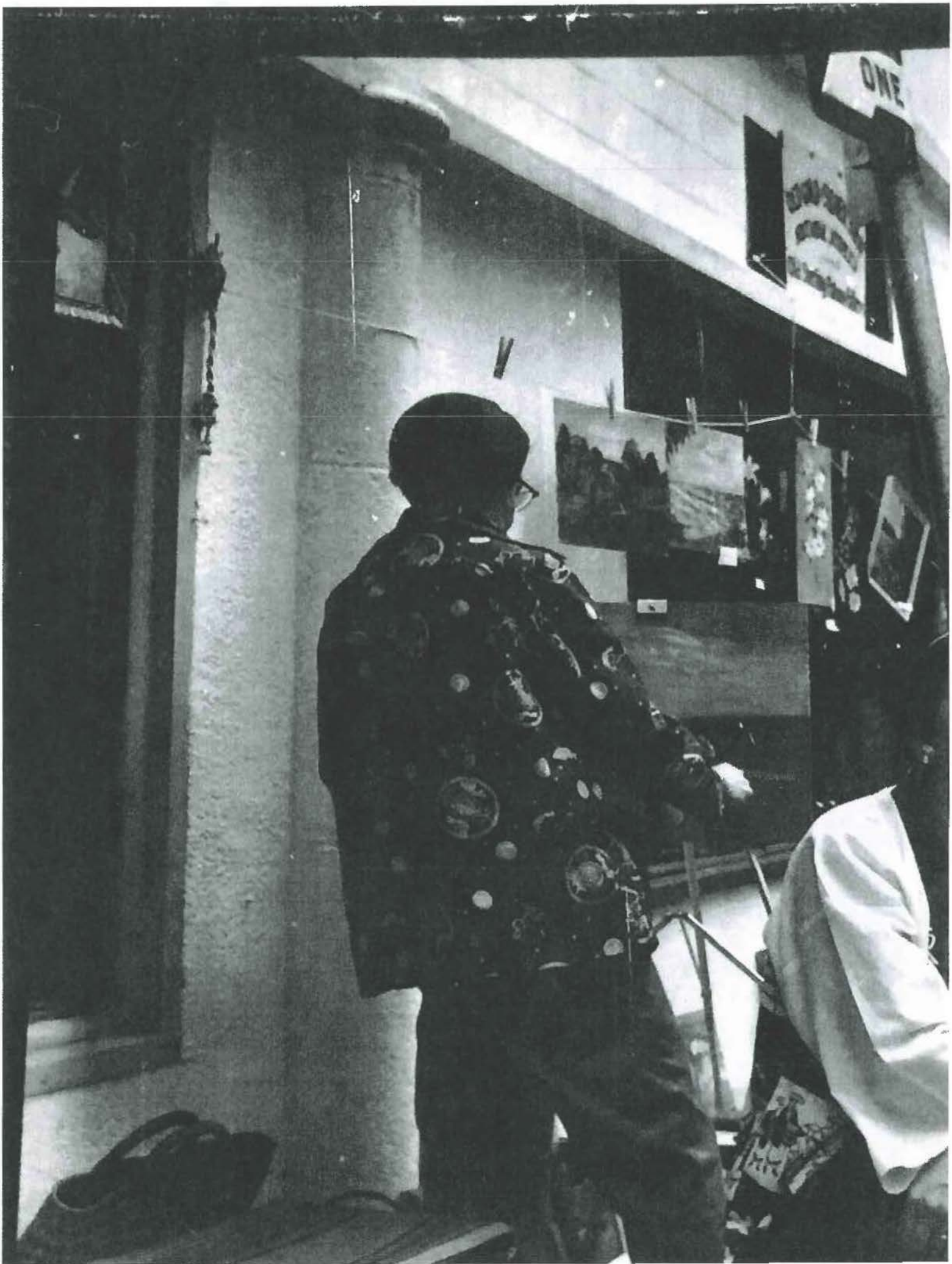
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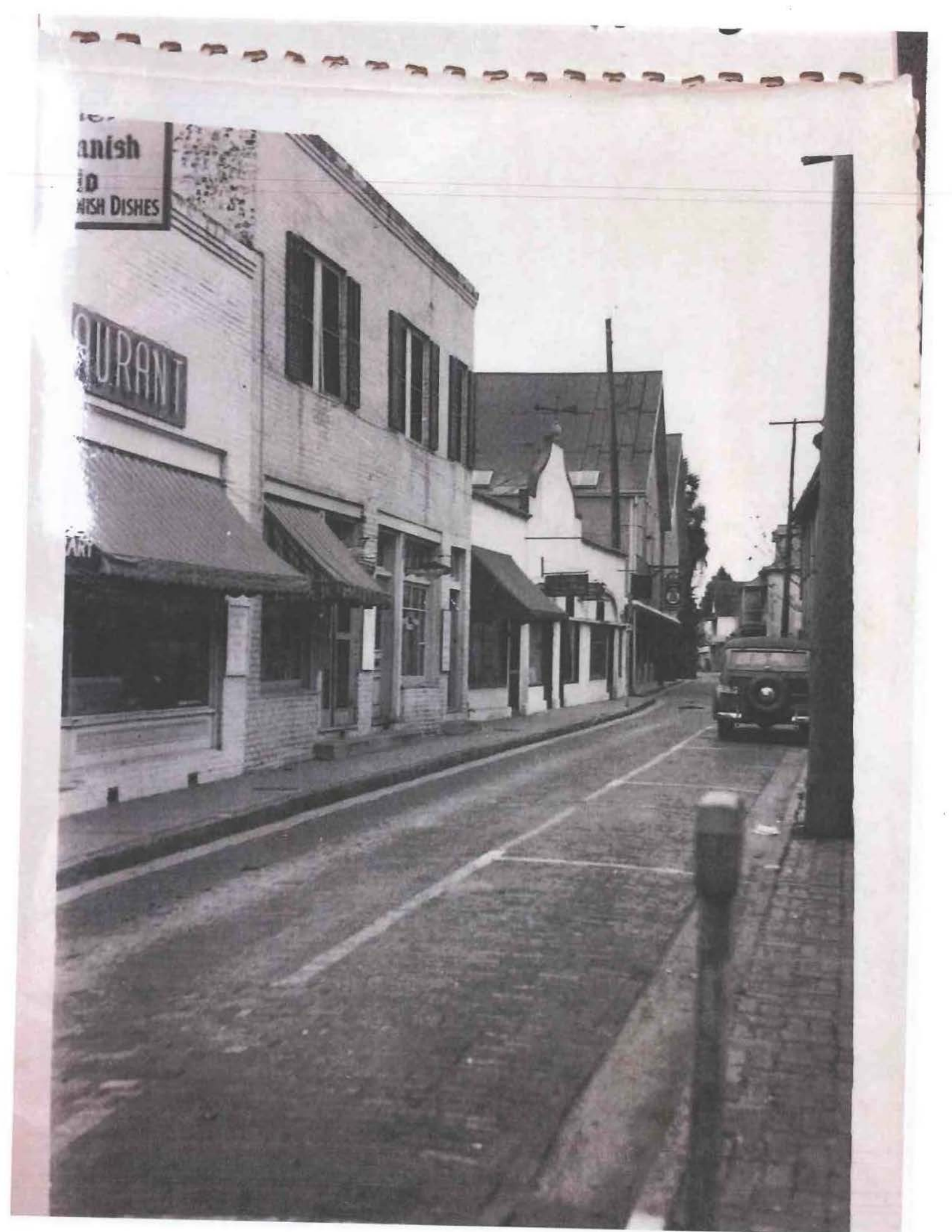
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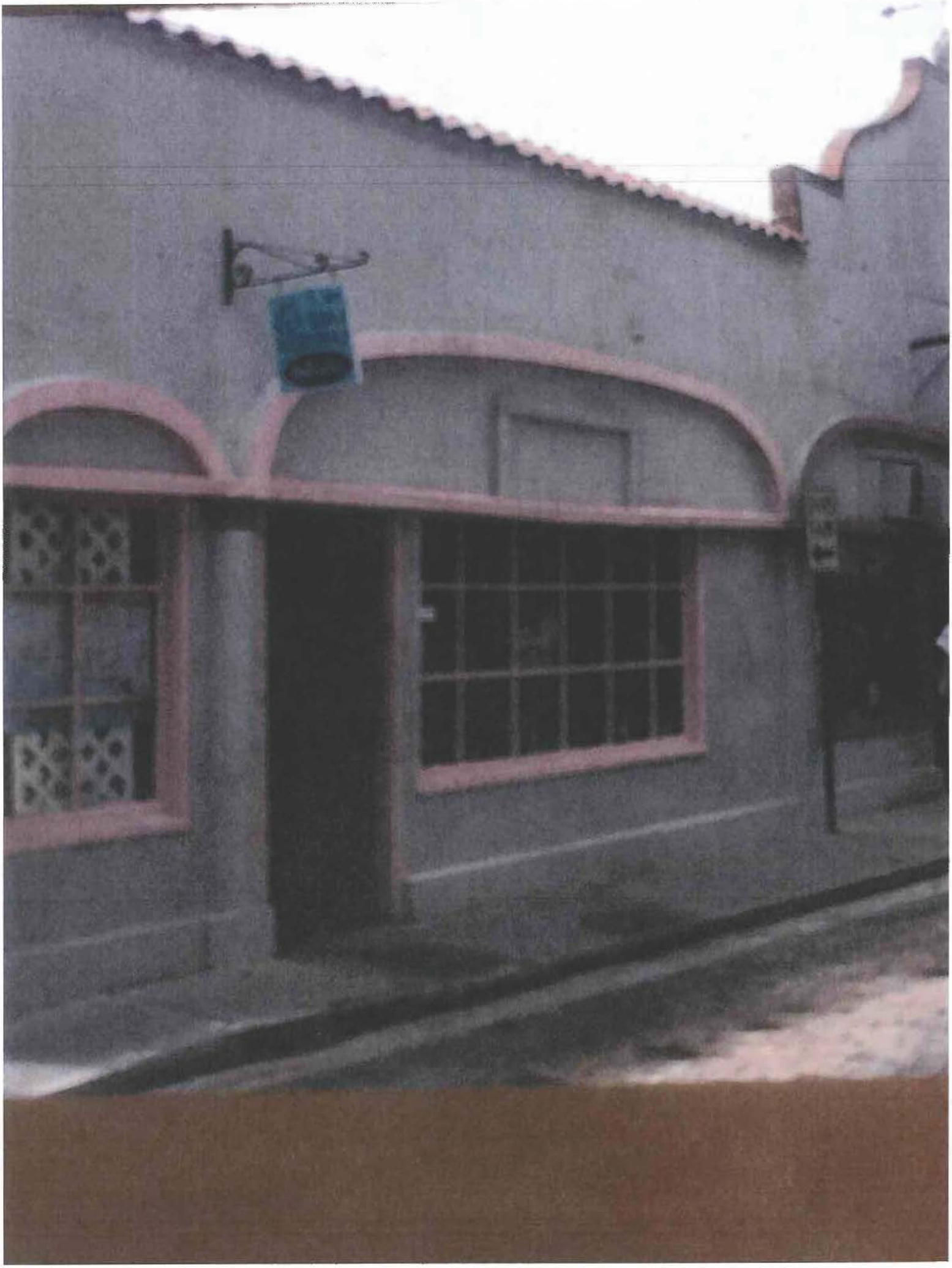
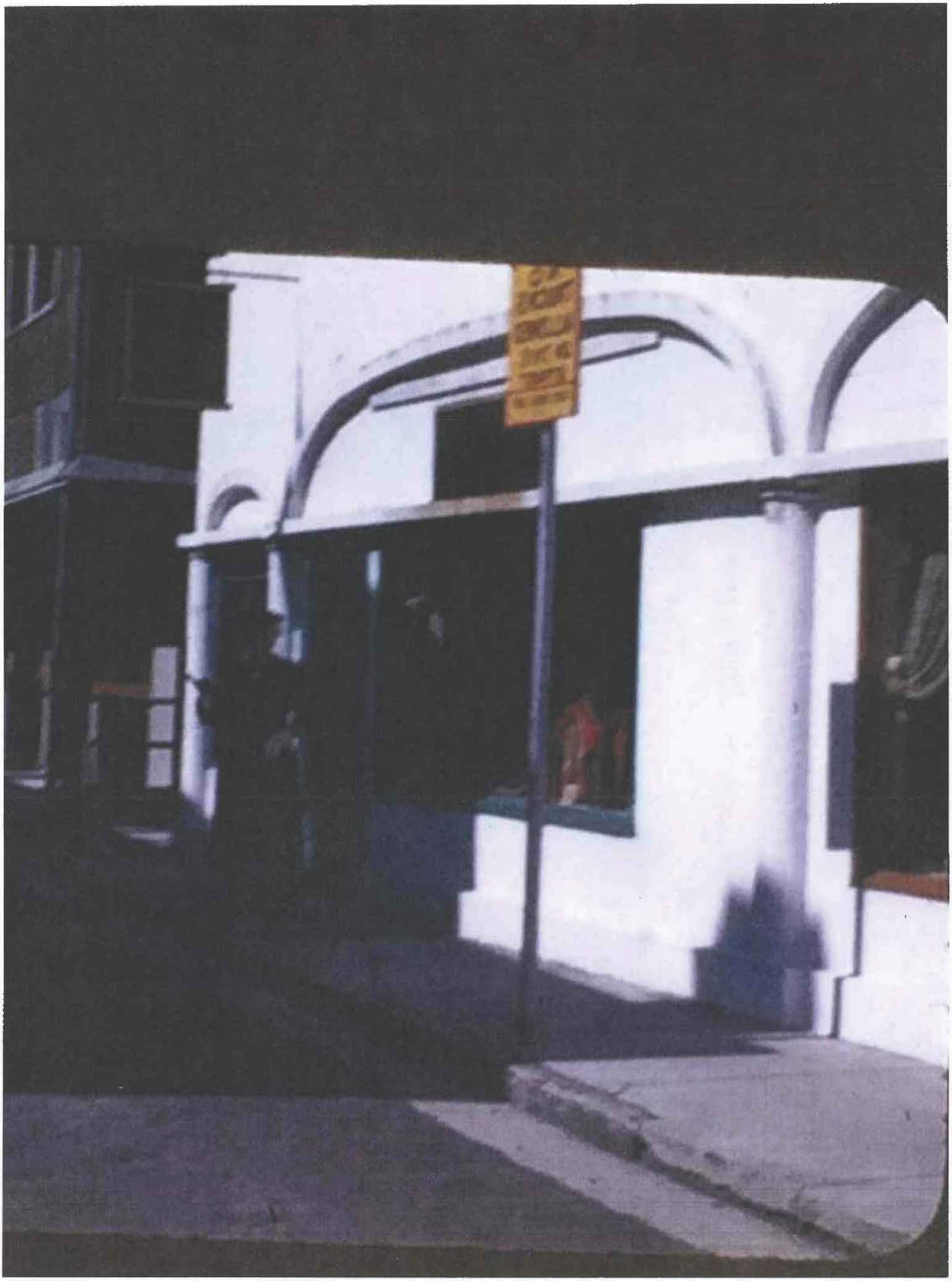
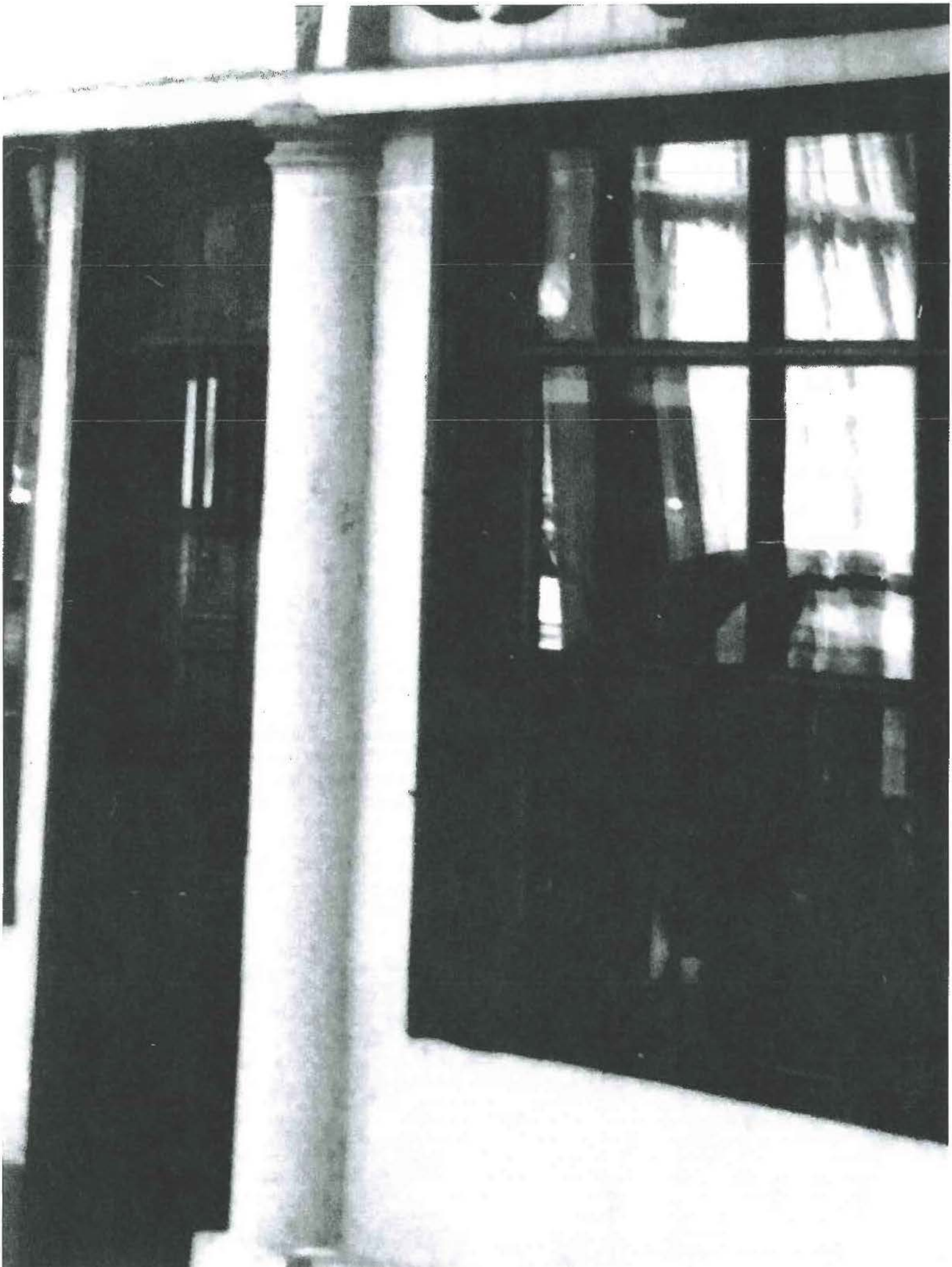






City of St. Augustine

St. Augustine, Florida — Planning/Building

June 1, 2018

Harold D. Bishop
9 Aviles Street
St. Augustine, Florida 32084

RE: Project Street Address 9 Aviles Street

Mr. Bishop:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for June 21, 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

Kelli Mitchell
Historic Preservation Planner

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

COMPLETENESS REVIEW CHECKLIST

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

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the following 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.*

- General information:

OK	Need	N/A	
☑	☑	☐	A clear and detailed description of all proposed construction
☑	☑	☐	Floor plans and elevations for all proposed construction
☑	☑	☐	Wall sections
☑	☑	☐	Paint colors not pre-approved (include paint chips or samples) and locations
☑	☑	☐	Photographs of existing conditions before construction begins

- Complete site plan of the property showing the locations of:

OK	Need	N/A	
☐	☑	☐	All structures and buildings
☐	☑	☐	Required yards
☑	☑	☐	Walkways
☑	☑	☐	Fences/Walls/Gates
☑	☑	☐	Landscaping areas (both perimeter and interior)
☐	☐	☑	Location of exterior mechanical equipment and screening, if needed
☐	☐	☑	Storm drainage and retention areas
☐	☐	☑	Trees to be removed or retained (3 inches or larger at d.b.h. by species)

- Detailed drawings and/or specifications for the following:

OK	Need	N/A	
☑	☑	☐	Roofs and roofing
☑	☑	☐	Roof structures
☑	☑	☐	Exterior finishes, trim, and other ornamentation
☐	☐	☑	Porch/Deck/Balcony
☑	☑	☐	Awning/Canopy
☑	☑	☐	Doors including hardware
☑	☑	☐	Windows including hardware
☐	☐	☑	Shutters including hardware
☐	☐	☑	Foundation including infill
☑	☑	☐	Exterior lighting
☑	☑	☐	Fence/Wall/Gate
☑	☑	☐	New construction: streetscape elevation and footprint plan of context area

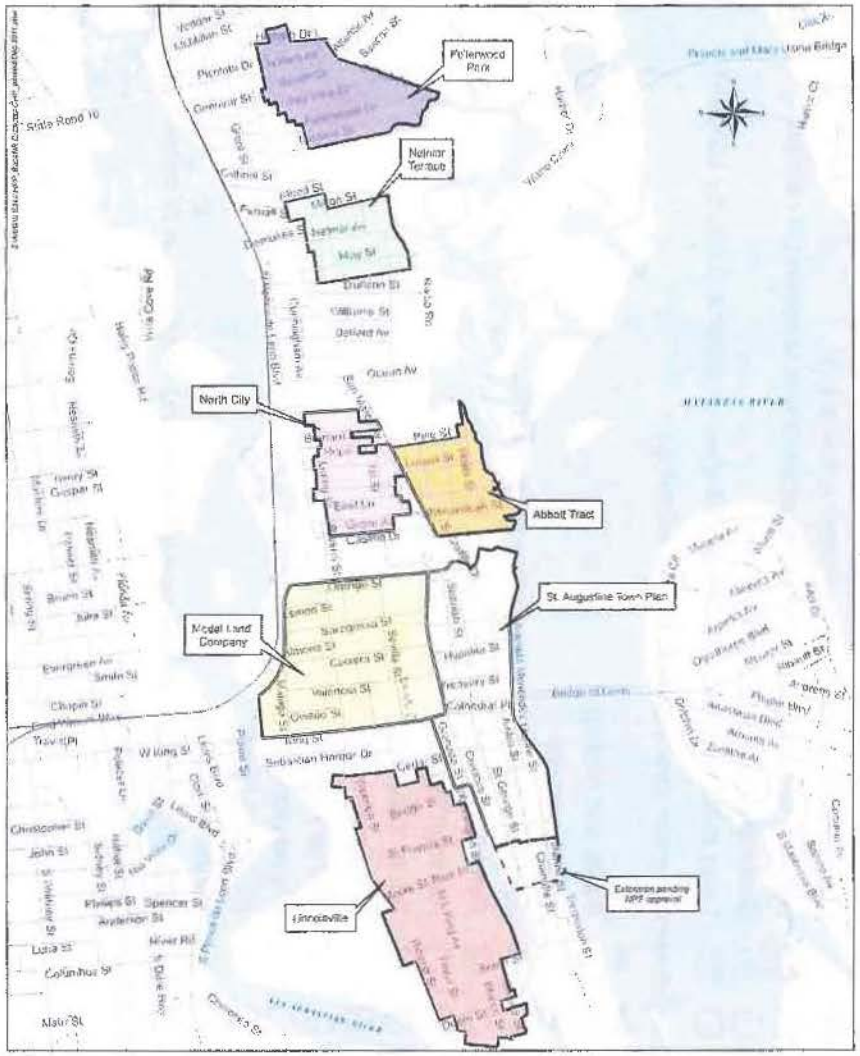
- Other details necessary for review:

_____

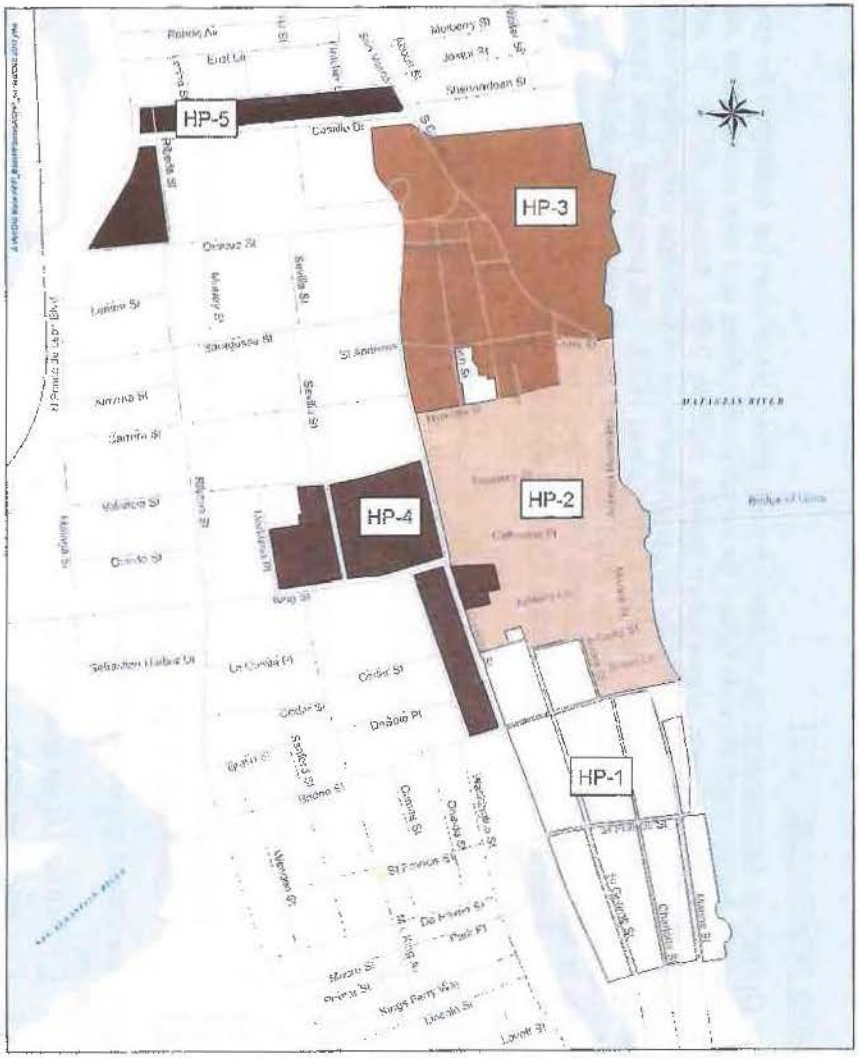
_____

Reviewed by: _____ Date: _____

July 2012



St. Augustine National Register Historic Districts



St. Augustine Historic Preservation Zones

Maps are shown for informational purposes only. Data used on these maps are gathered from various sources with varying degrees of accuracy.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☒ **OPINION OF APPROPRIATENESS**

☐ **CERTIFICATE OF APPROPRIATENESS**

Application Fee: ~~$30.00~~ $100.00

BDAC Project No. 2018-0081

Receipt No. 1372797

Meeting Date: 6/21/18

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT HAROLD D. BISHOP

   Business (if applicable) —

   Address 9 AVILES STREET

   City ST. AUGUSTINE State FL Zip Code 32084

   Daytime telephone (required) _____ Other phone _____

2. NAME OF PROPERTY OWNER HAROLD D. BISHOP

   Business (if applicable) 9 AVILES STREET

   Address " " " "

   City ST. AUGUSTINE State FL Zip Code 32084

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 9 AVILES STREET

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

5. EXISTING USE RETAIL PROPOSED USE RETAIL

6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application)

   ☒ YES ☐ NO

   RECEIVED
   MAY 25 2018
   Planning/Building Dept.

   B. REHABILITATION (check and specify all work items that apply)

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

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

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

D. PAINT COLORS (check one)

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

7. OTHER INFORMATION FOR ACTION REQUESTED (attach additional pages if necessary)

SEE ATTACHMENTS

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.

PRINT APPLICANT'S NAME Harold D Bishop

SIGNATURE OF APPLICANT [signature] DATE 5/23/2018

PRINT OWNER'S NAME Harold D Bishop

SIGNATURE OF OWNER [signature] DATE 5/23/2018

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

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Sufficient for opinion but will need additional information & material @ the COA Certificate level (ex. material information & plant information if applicable)

Project number: 2018-0081 Project Address: 9 Avila St.

Reviewed by: Kelli Mitchell Date: May 30/2018

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

Instr #2017087698 BK: 4483 PG: 35, Filed & Recorded: 12/28/2017 11:23 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $3,430.00

Prepared by and return to:
Stephen Difato, Esq.
Timeshare Title, LLC
308 Oakhaven Court
St. Augustine, FL 32092
File Number: **2017-40**

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Warranty Deed

This Warranty Deed made this **27th day of December, 2017** between **Shawn D. Griffin and Gina M. Griffin, husband and wife**, of **555 Theodore Street, St. Augustine, FL 32084**, "grantor", and **Red Moon Properties LLC, a Limited Liability Company**, of **6377 Putnam Street, St. Augustine, FL 32080**, hereinafter referred to as "grantee" or "Purchaser":

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Johns County, FL** to-wit:

For a Point of Beginning, commence at a point on the North line of Artillery Lane, 49 feet West of the Southeast corner of Block 28, of the City of St. Augustine, Florida, which Southeast corner of said Block 28 is 16 feet 7 inches West of the East line of Charlotte Street and which point of beginning is 61 feet 4 inches East of the East side of the Library Building on the West side of Aviles Street. From said Point of Beginning run thence Northerly 55 feet 3 inches to a point 46 feet 8 inches Westerly from the Northeast corner of Lot Three (3) of said Block 28, thence run Easterly 2 feet 6 inches to the East line of said Lot 2, of said Block 28, thence run Northerly along the East line of said Lot 2, 7 feet, more or less, to the South side of a brick wall, thence run Westerly along the South side of said brick wall to the East line of Aviles Street, thence run Southerly along the East line of Aviles Street 62 feet, more or less to the North line of Artillery Lane thence run Easterly along the North line of Artillery Lane 42 feet, more or less to the Point of Beginning.

Parcel Identification Number: 198930-0000

Subject to taxes for **2017**, and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

St. Johns County, FL

Recent Sales

Recent Sales in Area | Recent Sales in Neighborhood | Recent Sales in Subdivision

Summary

Parcel ID	1989300000
Location Address	9 AVILES ST SAINT AUGUSTINE 32084-0000
Neighborhood	CITY COMM/HISTORICAL (610.03)
Tax Description*	LANE BLK 28 OR4483/35 CITY OF ST AUGUSTINE S62FT OF LOT 2 IN OR6/536 62FT ON AVILES ST X 42FT ON ARTILLERY *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.060
Homestead	N

View Map

Owner

Owner Name	RED MOON PROPERTIES LLC
Mailing Address	6377 PUTNAM ST SAINT AUGUSTINE, FL 32080-0000

Valuation

	2018 Value Summary
Building Value	$74,964
Extra Features Value	$0
Total Land Value	$208,320
Agricultural (Market) Value	$0
Agricultural (Assessed) Value	$0
Just (Market) Value	**$283,284**
Total Deferred	$112,135
Assessed Value	**$171,149**
Total Exemptions	$0
Taxable Value	**$171,149**

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	$78,910	$0	$208,320	$0	$0	$287,230	$155,590	$131,640	$155,590
2016	$56,815	$0	$84,630	$0	$0	$141,445	$141,445	$0	$141,445
2015	$56,815	$0	$84,630	$0	$0	$141,445	$141,445	$0	$141,445
2014	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2013	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2012	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2011	$33,422	$0	$93,744	$0	$0	$127,166	$127,166	$0	$127,166
2010	$33,422	$0	$104,160	$0	$0	$137,582	$137,582	$0	$137,582

Building Information

Building	1	Use	Stores (Retail)
Actual Area	2520	Style	04
Conditioned Area	2520	Class	N
Actual Year Built	1900	Baths	

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%

Category	Type	Pct
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	2520	2520
Total SqFt	2520	2520

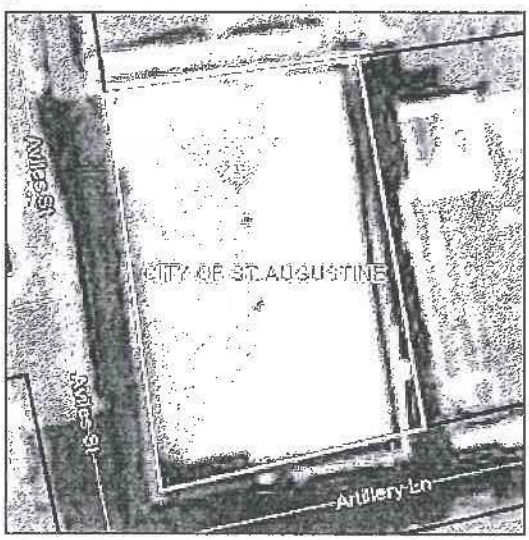
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	62	42	2604	SF	$208,320

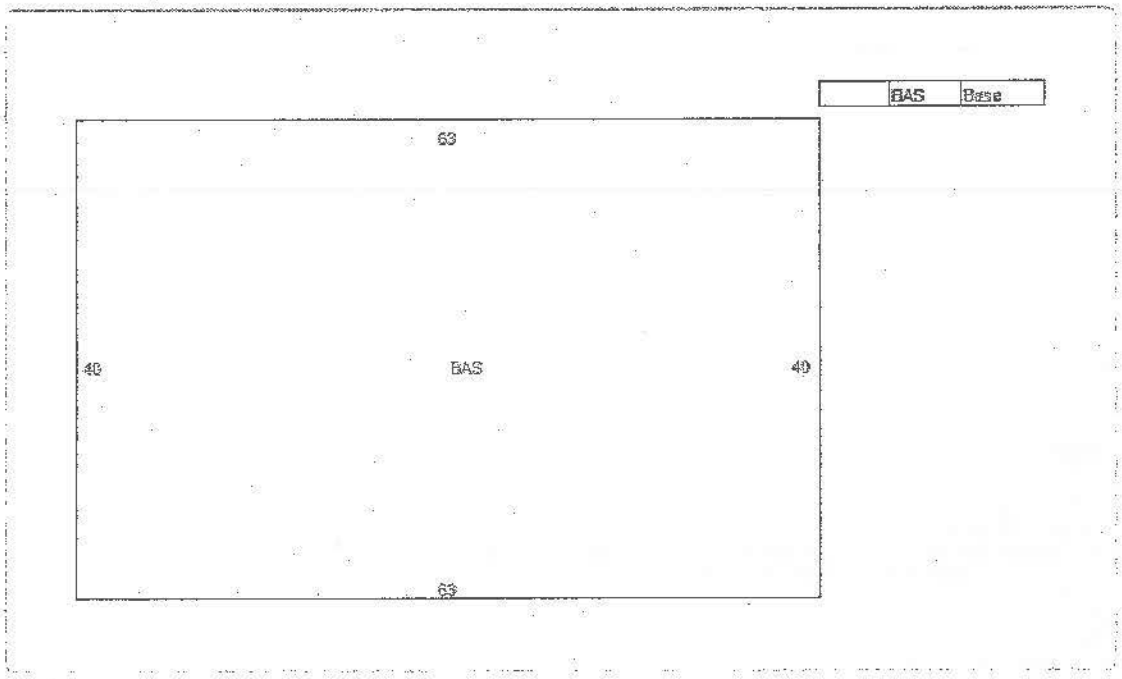
Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/15/2014	12/11/2014	$0.00	WD	3964	1300	U	I	BURKE RUTH E INDIV & TRSTEE	GRIFFIN SHAWN D,GINA M
10/14/2010	10/6/2010	$100.00	WD	3365	680	U	I	BURKE BILLY LEE,RUTH E	BURKE FAMILY TRUST

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.

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Schneider

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The Schneider
Corporation

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1989300000
Location Address	9 AVILES ST SAINT AUGUSTINE 32084-0000
Neighborhood	CITY COMM/HISTORICAL (610.03)
Tax Description*	CITY OF ST AUGUSTINE S62FT OF LOT 2 IN OR6/536 62FT ON AVILES ST X 42FT ON ARTILLERY LANE BLK 28 OR4483/35 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.060
Homestead	N

View Map

Owner

Owner Name	Red Moon Properties LLC 100%
Mailing Address	6377 PUTNAM ST SAINT AUGUSTINE, FL 32080-0000

Valuation

	2018
Building Value	$166,257
Extra Features Value	$0
Total Land Value	$208,320
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$374,577**
Total Deferred	$0
Assessed Value	**$374,577**
Total Exemptions	$0
Taxable Value	**$374,577**

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	$78,910	$0	$208,320	$0	$0	$287,230	$155,590	$131,640	$155,590
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2015	$56,815	$0	$84,630	$0	$0	$141,445	$141,445	$0	$141,445
2014	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
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2012	$33,422	$0	$84,630	$0	$0	$118,052	$118,052	$0	$118,052
2011	$33,422	$0	$93,744	$0	$0	$127,166	$127,166	$0	$127,166
2010	$33,422	$0	$104,160	$0	$0	$137,582	$137,582	$0	$137,582

Building Information

Building	1
Actual Area	2520
Conditioned Area	2520
Actual Year Built	1900
Use	Stores (Retail)
Style	04
Class	N
Exterior Wall	Stucco
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	Window
Baths	

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Good	100%
Insulation	4" Fiberglass	100%

Description	Conditioned Area	Actual Area
BASE AREA	2520	2520
Total SqFt	2520	2520

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	62	42	2604	SF	$208,320

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/28/2017	12/27/2017	$490,000.00	WD	4483	35	Q	I	GRIFFIN SHAWN D,GINA M	RED MOON PROPERTIES LLC
12/15/2014	12/11/2014	$0.00	WD	3964	1300	U	I	BURKE RUTH E INDIV & TRSTEE	GRIFFIN SHAWN D,GINA M
10/14/2010	10/6/2010	$100.00	WD	3365	680	U	I	BURKE BILLY LEE,RUTH E	BURKE FAMILY TRUST
7/15/1974	7/15/1974	$0.00	WD	258	319	U	I	HYDEN EDNA N	BURKE B L,RUTH ELIZABETH

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

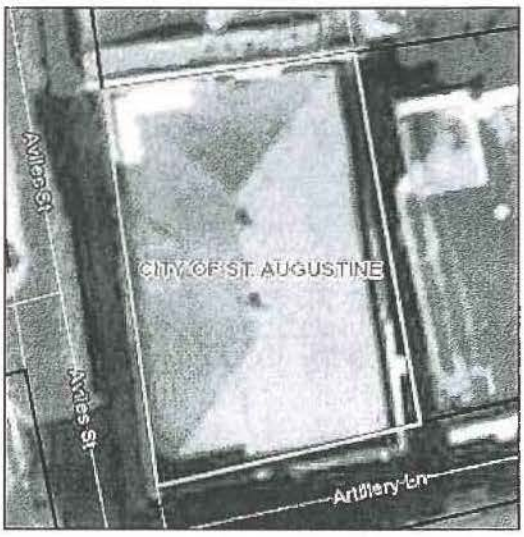
Tax Collector

My Tax Bill

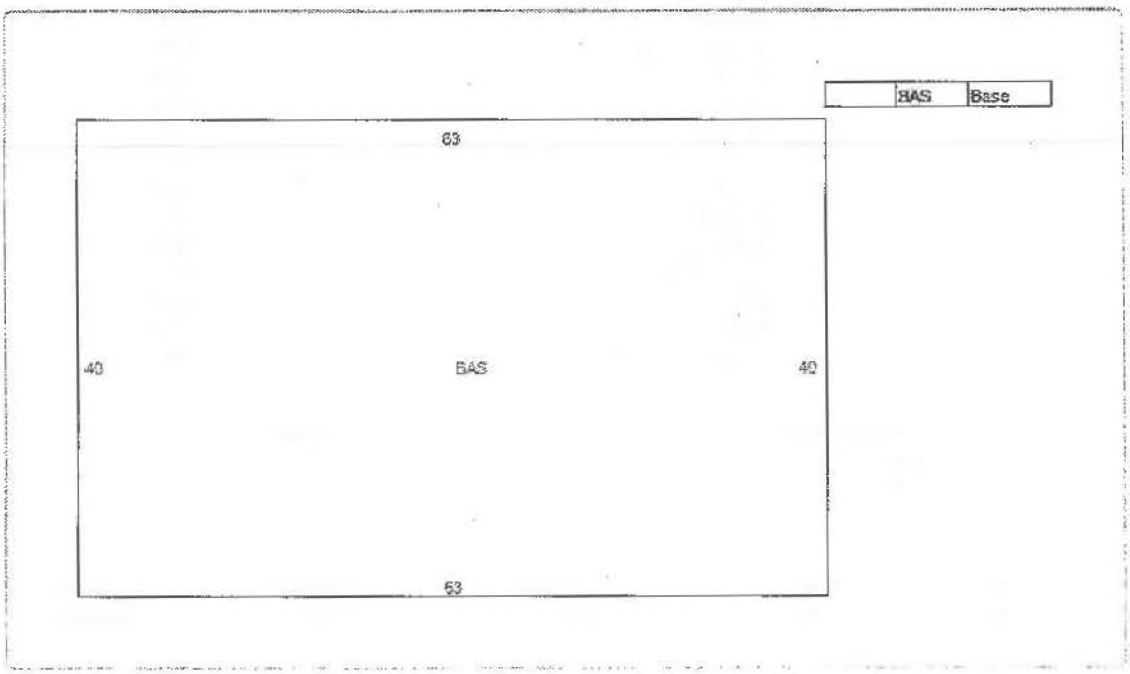
Tax Estimator

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.

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Instr #2017087698 BK: 4483 PG: 35, Filed & Recorded: 12/28/2017 11:23 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $3,430.00

Prepared by and return to:
Stephen Difato, Esq.
Timeshare Title, LLC
308 Oakhaven Court
St. Augustine, FL 32092
File Number: 2017-40

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Warranty Deed

This Warranty Deed made this 27th **day of December,** 2017 between **Shawn D. Griffin and Gina M. Griffin, husband and wife,** of 555 **Theodore Street, St. Augustine, FL 32084,** "grantor", and **Red Moon Properties LLC, a Limited Liability Company,** of 6377 **Putnam Street, St. Augustine, FL 32080,** hereinafter referred to as "grantee" or "Purchaser":

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Johns County, FL** to-wit:

For a Point of Beginning, commence at a point on the North line of Artillery Lane, 49 feet West of the Southeast corner of Block 28, of the City of St. Augustine, Florida, which Southeast corner of said Block 28 is 16 feet 7 inches West of the East line of Charlotte Street and which point of beginning is 61 feet 4 inches East of the East side of the Library Building on the West side of Aviles Street. From said Point of Beginning run thence Northerly 55 feet 3 inches to a point 46 feet 8 inches Westerly from the Northeast corner of Lot Three (3) of said Block 28, thence run Easterly 2 feet 6 inches to the East line of said Lot 2, of said Block 28, thence run Northerly along the East line of said Lot 2, 7 feet, more or less, to the South side of a brick wall, thence run Westerly along the South side of said brick wall to the East line of Aviles Street, thence run Southerly along the East line of Aviles Street 62 feet, more or less to the North line of Artillery Lane thence run Easterly along the North line of Artillery Lane 42 feet, more or less to the Point of Beginning.

Parcel Identification Number: 198930-0000

Subject to taxes for **2017**, and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

BK: 4483 PG: 36

Grantor, Shawn D. Griffin and Gina M. Griffin, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it Grantor's spouse's homestead, nor is it contiguous to or a part of Grantor's homestead property. Grantor's residence and homestead address is: **555 Theodore Street, St. Augustine, FL 32084.**

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016.**

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

Signed, sealed and delivered in our presence:

Witness

Print Name

Witness

Print Name

Shawn D. Griffin

Gina M. Griffin

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 21 day of December, 2017 by **Shawn D. Griffin and Gina M. Griffin** who [ ] is/are personally known or [X] has/have produced a driver's license as identification.

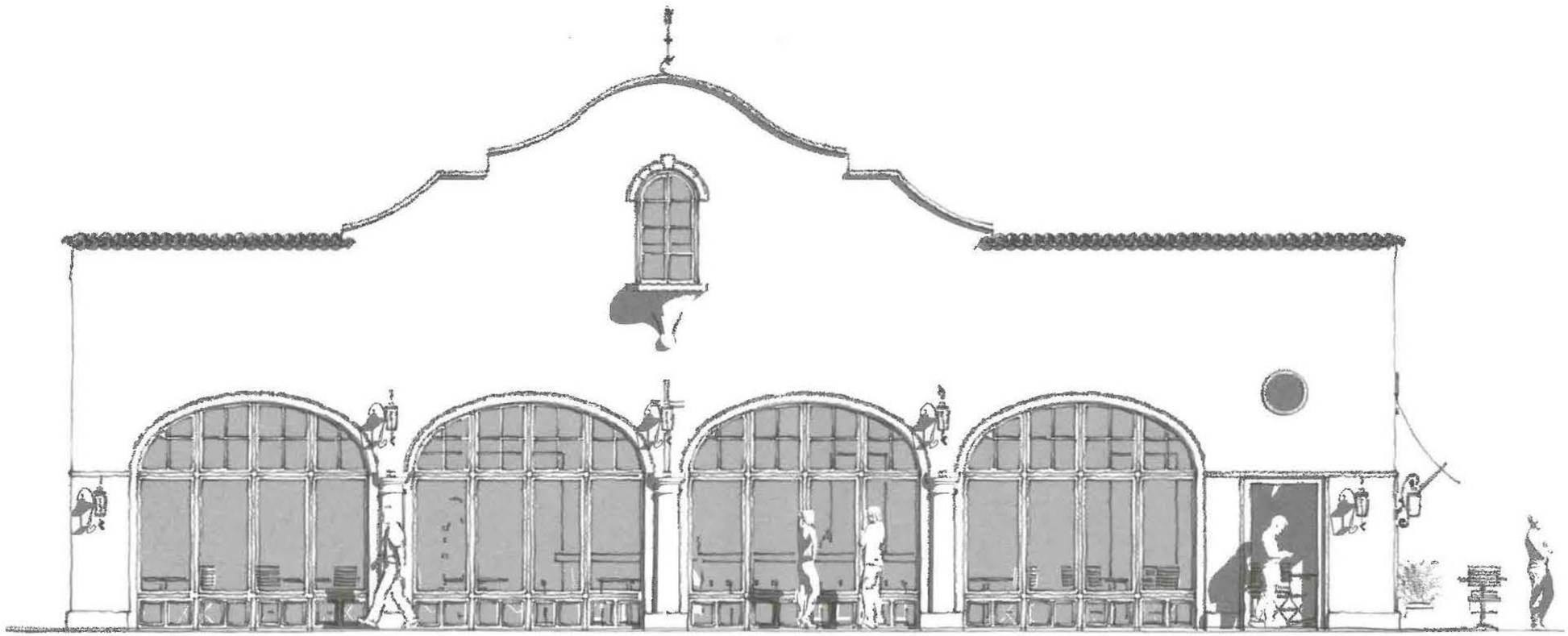
[Notary Seal]

STEPHEN DIFATO
MY COMMISSION EXPIRES
MARCH 29, 2020
FF 976464
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

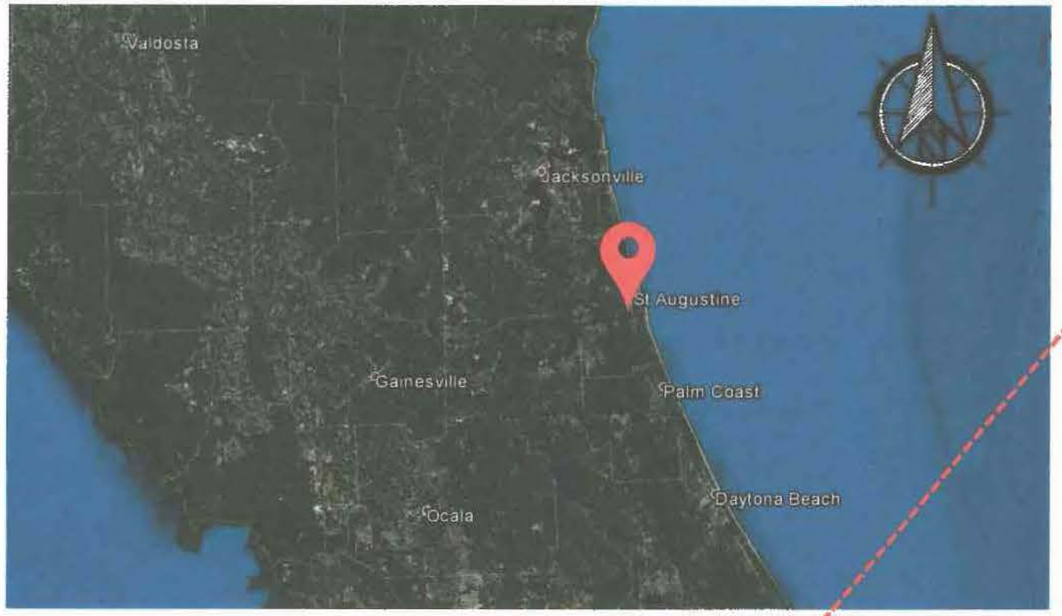
Notary Public

CAFÉ AVILES

9 AVILES ST. SAINT AUGUSTINE, FL 32084



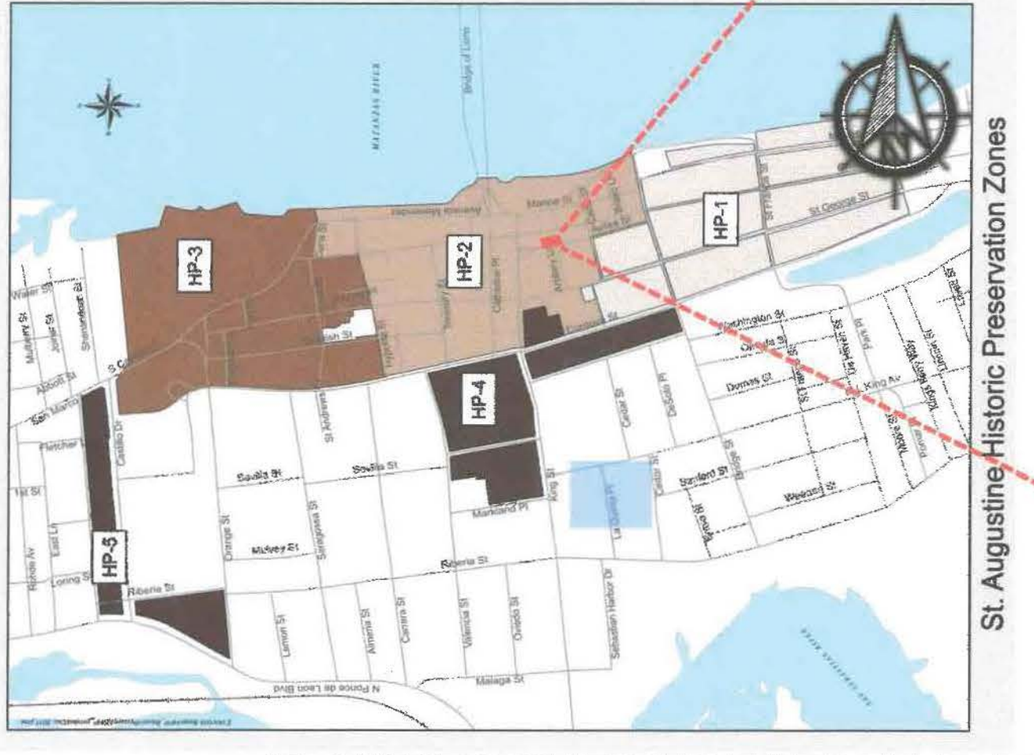
CRONK DUCH
ARCHITECTURE



REGIONAL AERIAL



9 AVILES ST
ST. AUGUSTINE, FL 32084

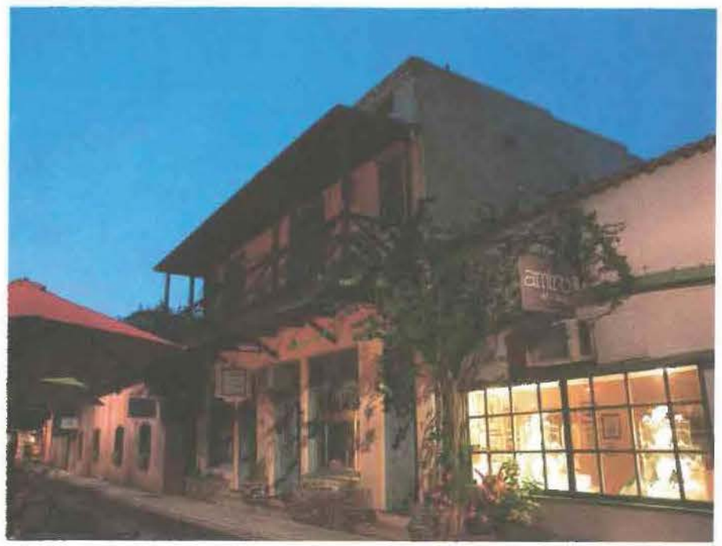


ST. AUGUSTINE HISTORIC PRESERVATION ZONES

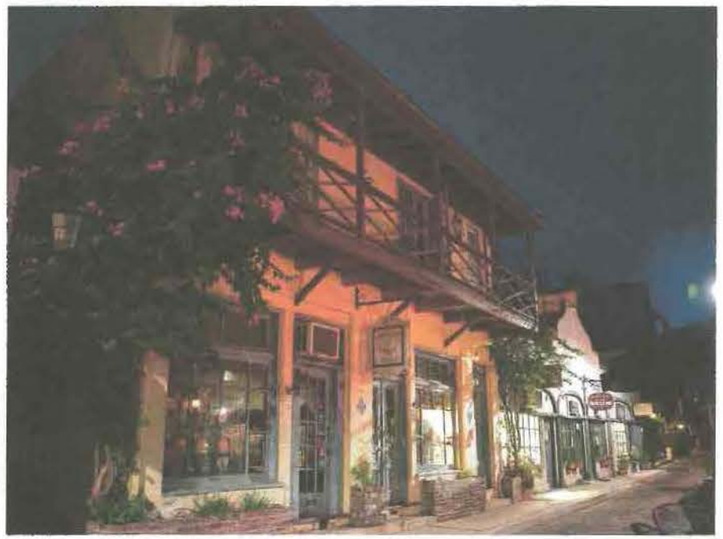
CRONK DUCH
ARCHITECTURE





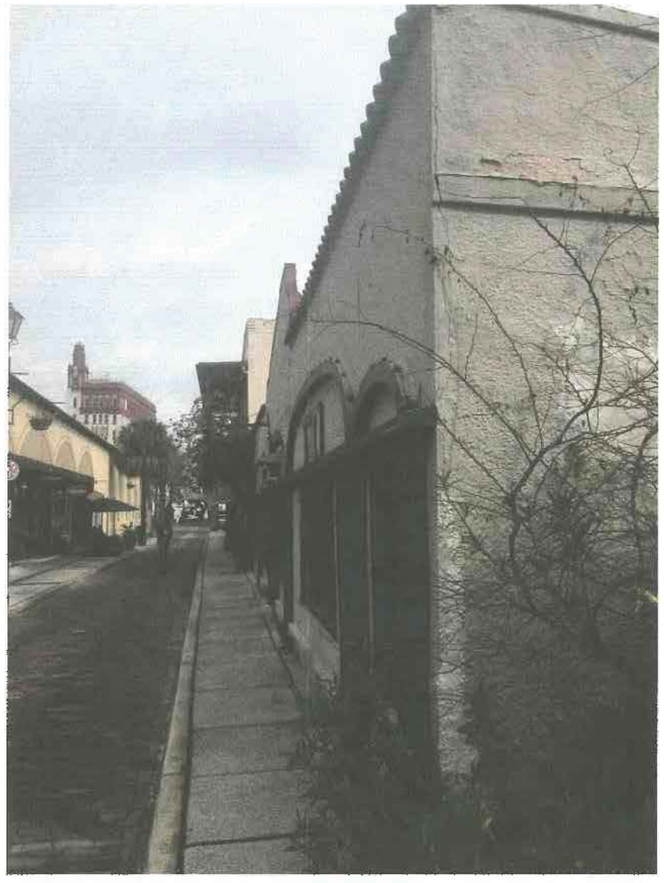


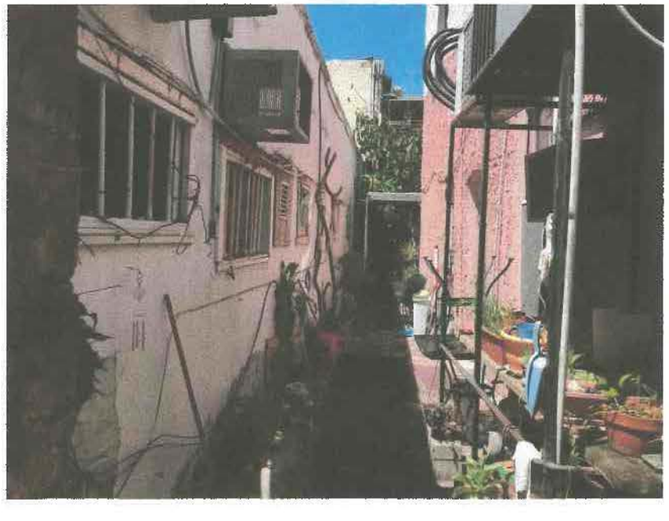




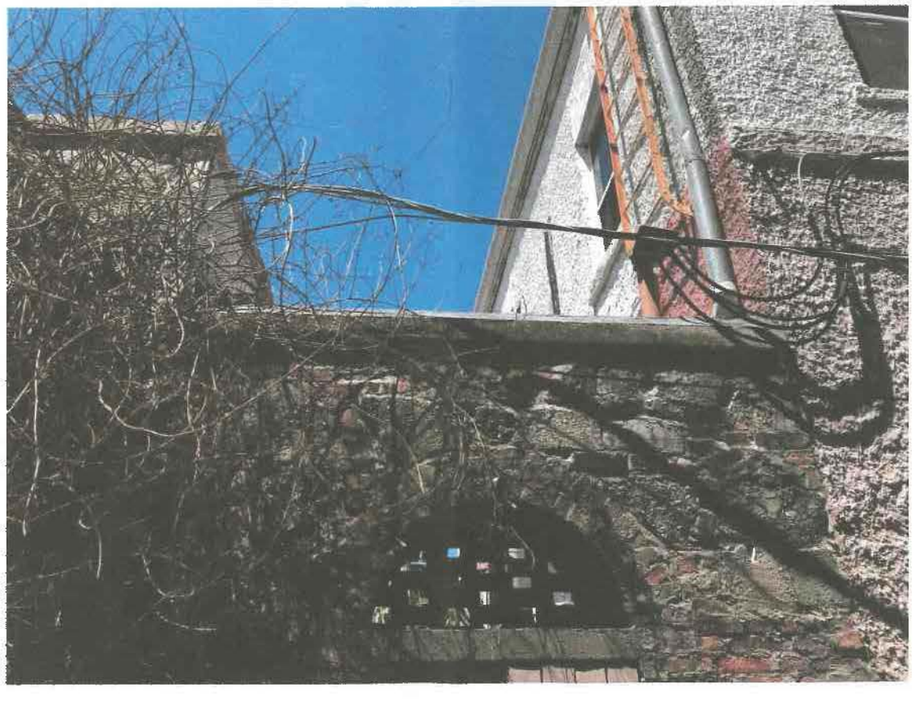
EXISTING BUILDING. CHARACTER

CRONK DUCH
ARCHITECTURE





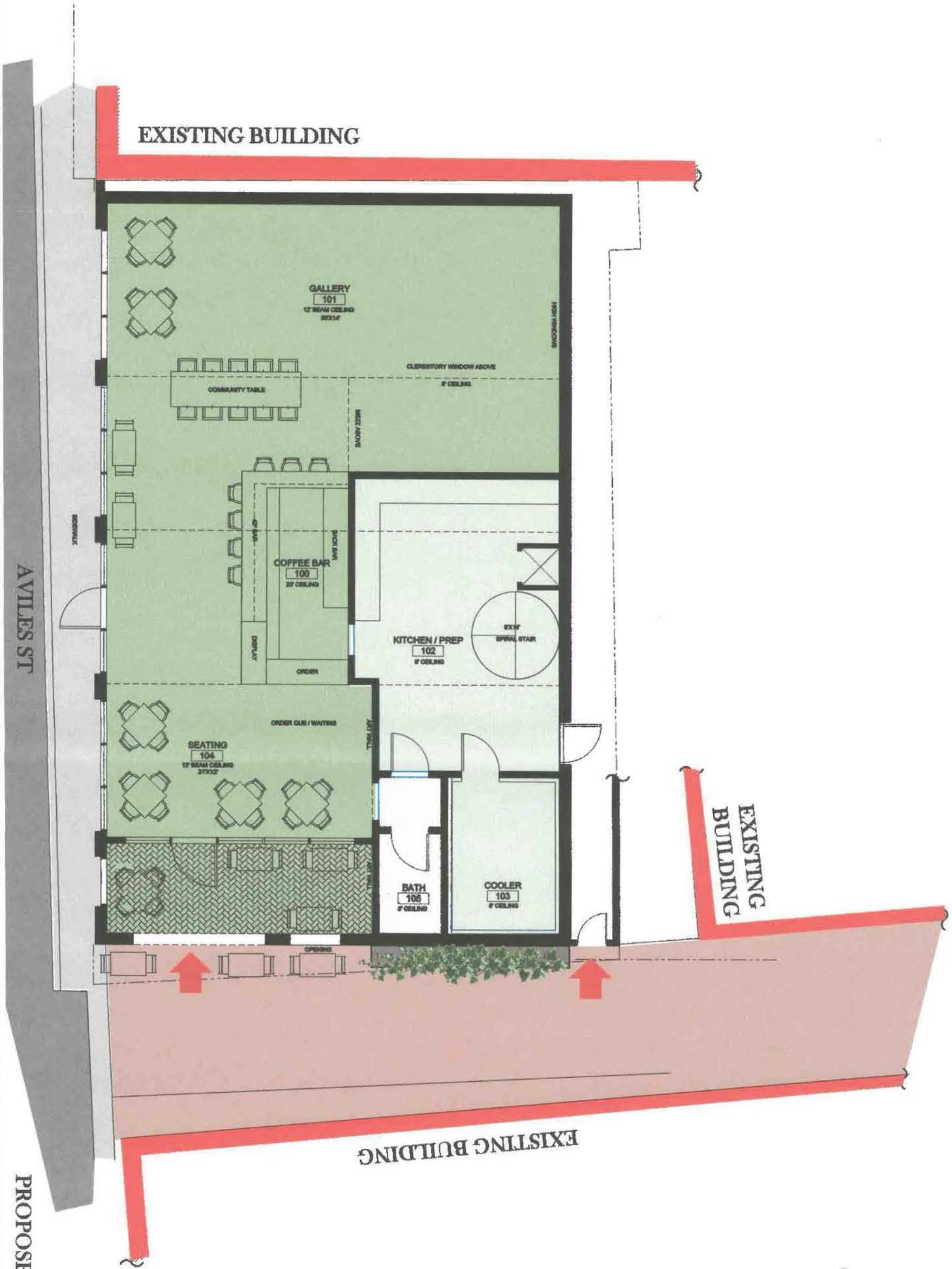




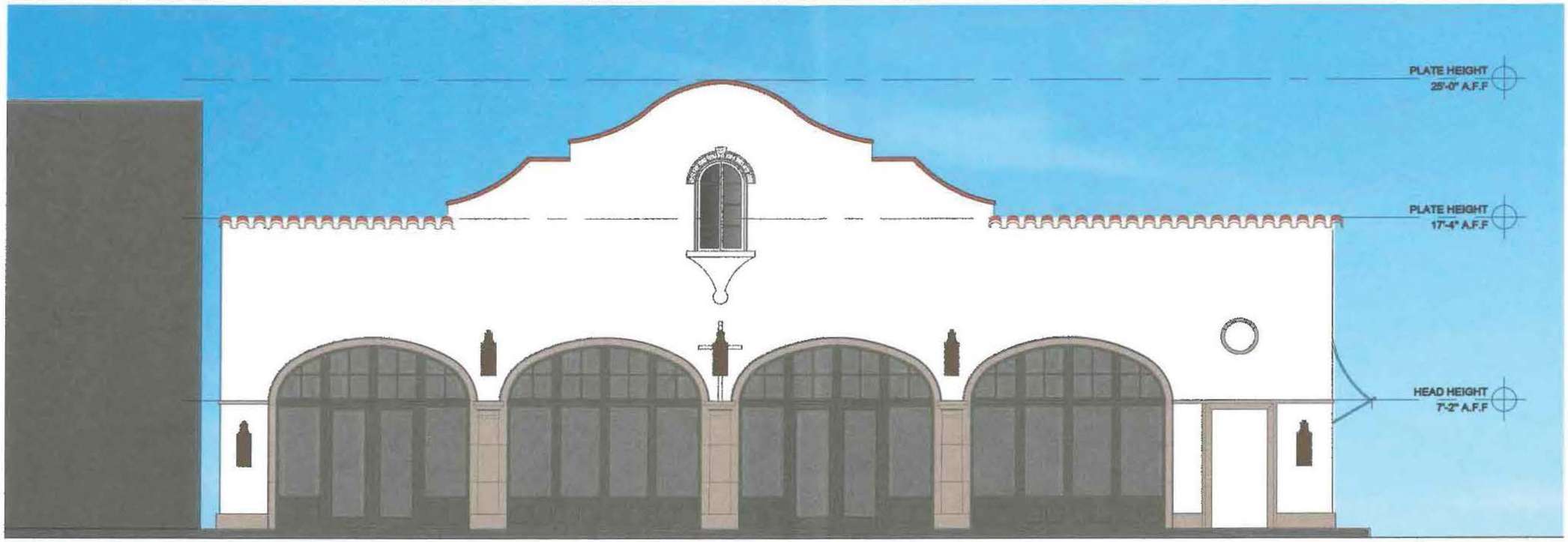


EXISTING BUILDING. CHARACTER

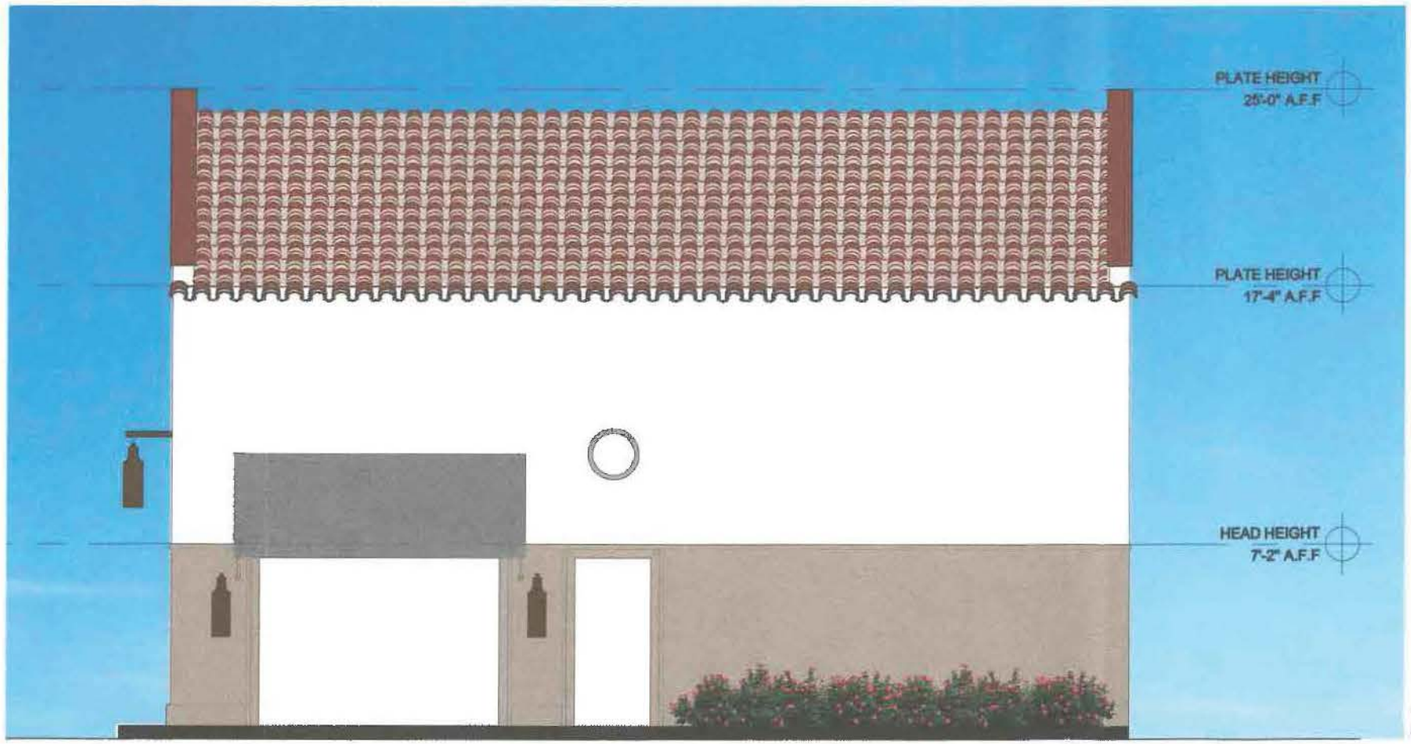
CRONK DUCH
ARCHITECTURE



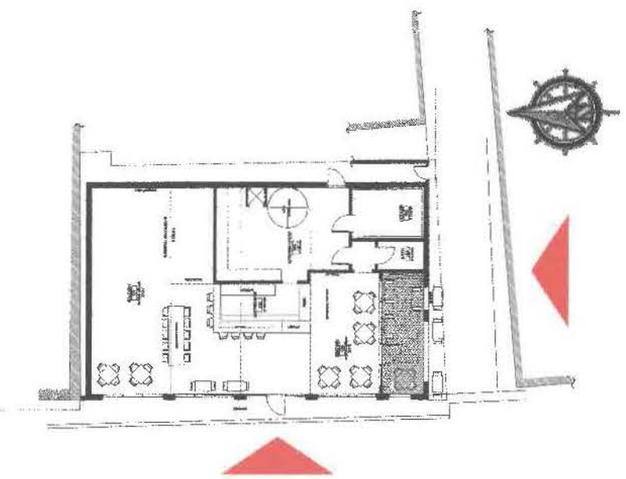
CRONK DUCH
ARCHITECTURE



PROPOSED FRONT ELEVATION

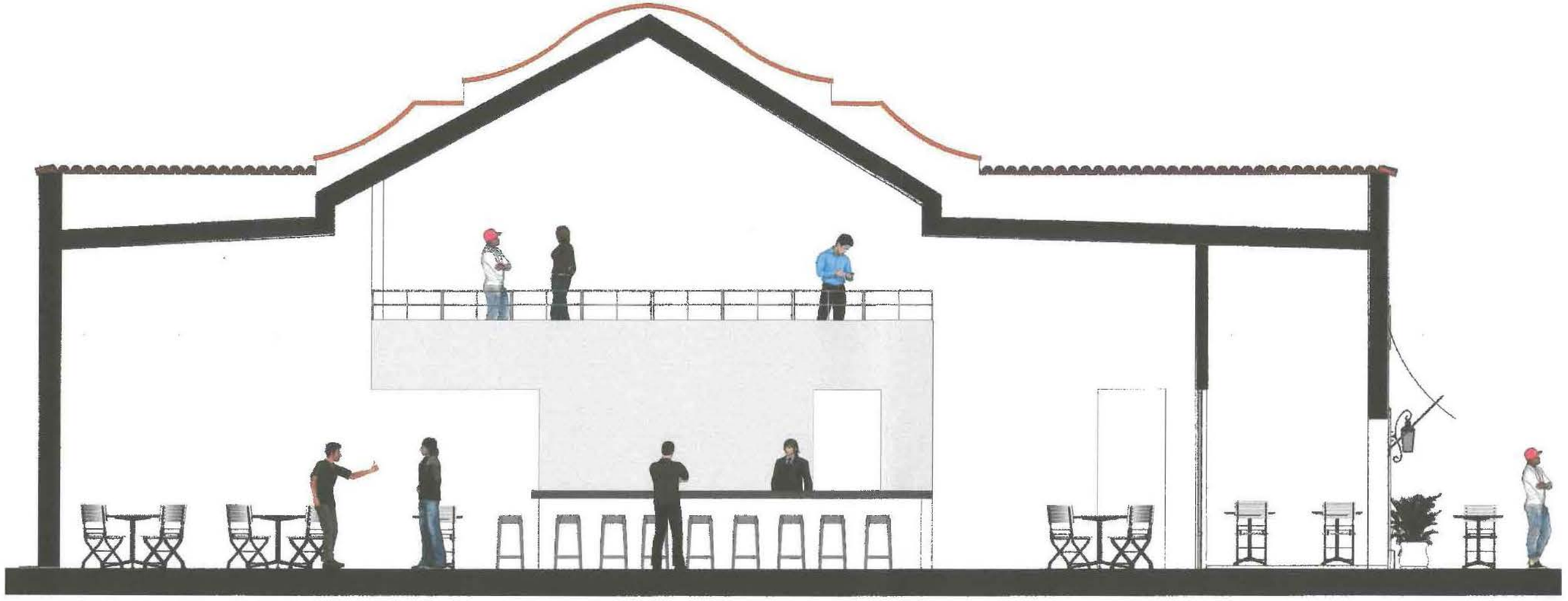


PROPOSED RIGHT ELEVATION

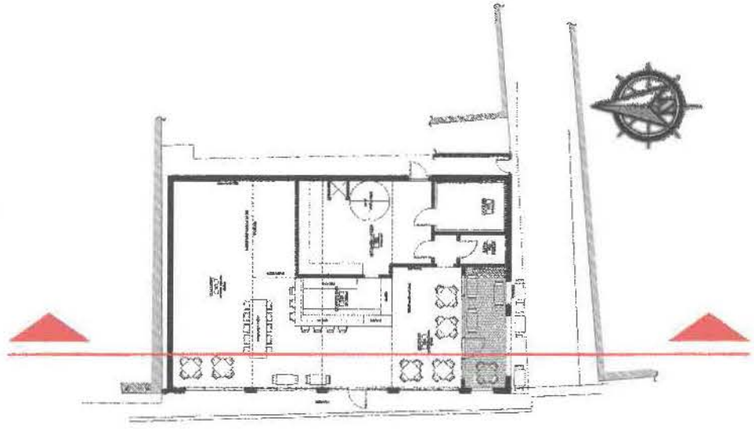


DUCH
ARCHITECTURE

CRONK







CRONK DUCH
ARCHITECTURE

CRONK DUCH
ARCHITECTURE

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053918-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 9 AVILES ST** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 2018**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

OPINION OF APPROPRIATENESS TO ALTER THE EXTERIOR FAÇADE TO INCLUDE CHANGING THE DOORS AND WINDOWS; ADDING NEW DOORWAYS ALONG WITH A WINDOW IN THE PARAPET; CHANGING THE ROOFLINE; AND ADDING DECORATIVE DETAILS; CITY OF ST AUGUSTINE S62FT OF LOT 2 IN OR6/536 62FT ON AVILES ST X 42FT ON ARTILLERY LANE BLK 28 OR4483/35; also known as **9 Aviles Street.**

APPLICANT'S NAME: **Harold D. Bishop**

SUBMITTED BY CITY CLERK'S OFFICE

0003053918 June 11, 2018

RECEIVED
JUN 14 2018
PURCHASING DIV.

Sworn to and subscribed before me this _____ day of **JUN 11 2018**

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

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

Jennifer L. Burns
(Signature of Notary Public) (Seal)

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



(Renderings as provided by applicant for reference only)

Application F2018-0075 Address: 6 Castillo Drive, 28 San Marco

Marquis Latimer + Halback, Inc., Applicant
Jalaram Hotels, Inc., Owner

Project description: To approve the paint pallet for a previously approved building design.

Architectural Style:	New construction	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	N/A	Zoning District:	PUD
Parcel number:	Multiple		
Agenda Item:	8(a)	Previous Action(s):	OOA 2005, COA 2007

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to paint the previously approved hotel building in compliance with the previous condition assigned by HARB.

- The building styles include Queen Anne, Carpenter Gothic, Italianate, Folk Victorian, Classical Revival, and Second Empire
- The color palette is compatible with the general Victorian period of architecture, however, some combinations should be re-evaluated with consideration of paint combinations presented in historical documentation which may alter trim versus base colors and use of distinguishing colors on individual building features like the turret
- For reference and additional details beyond the AGHP, there are a few books that illustrate examples of color and use during the Victorian Period (ex. Century of Color by Roger Moss)

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 paint colors at **6 Castillo Drive and 28 San Marco Avenue** to allow the applicant to provide historical documentation supporting the colors selected and how they are applied to base and trim details in addition to providing actual color samples.

Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

- Unique paint palette as per original design approval from 2008 HARB review:
  - Queen Anne: Downing Straw, Kings Bakery Black, Bunglehouse Gray, White
  - Folk Victorian: Dark Slate, Medium Slate, Rockwood Red, White
  - Classical Revival: White, Colonial Revival Ivory, Rockwood Dark Red, Light Gray Stone
  - Carpenter Gothic: Roycroft Brass, Roycroft Bronze Green, Rockwood Antique Gold, White
  - Italianate: Peace Yellow, Rockwood Red, Renwick Olive, White
  - Second Empire: Renwick Rose Beige, Rockwood Terracotta, Avocado, Colonial Revival Ivory, Rockwood Antique Gold, White

F2018-0075
6 Castillo Drive
June 21, 2018

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Paint Colors and Placement

The Secretary of the Interior's Standards for Rehabilitation 2 and 5 apply.

2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship

Do...

- Choose colors appropriate to the period and style of the building.
- Generally, the use of one base color and a maximum of three trim colors is appropriate.
- All paints used on masonry should be semi-gloss. Paints used on wood trim should be either flat or semi-gloss. High gloss paints are inappropriate.
- All of the units in a multiple unit building should be painted using the same base color and trim colors. Different base colors or trim colors should not be used to differentiate the units.

Don't...

- Use bright or gaudy colors, radically different types or colors of paints, or colors without historical basis.

See also Resolution 2005-05 for reference where HARB recommended that all properties with more than one main building in the Historic Preservation zones obtain approval for master paint schemes.

Post-1821

Proper use of paint is perhaps the most important and highly visible method of illustrating the architectural style and details of post-1821 buildings. Paint colors should be appropriate for both the historical period and architectural style of the building.

Greek Revival (1830-1870) buildings typically have a white base with green shutters.

Gothic and Italianate (1840-1920) buildings feature pale earth tones for both base and trims, especially yellow, gray, tan and pink. Colors became darker late in the nineteenth century, with an increased emphasis on contrasts.

Queen Anne (1880-1910) and other later Victorian period vernacular styles feature medium gray, dark red, dark blue or dark green base colors. Trims are dark gray, dark brown, olive green and dark red. Doors are unpainted, varnished or grained. Except as noted above, following the turn of the century, most other styles use lighter and brighter paint colors. Paint colors and usage during this period are not as intricate or flamboyant as during earlier periods, but the use of color to call attention to architectural elements is still evident. As a general rule, trim elements and recessed surfaces, such as door panels and shutter louvers are "picked out" in a different color from the base color of the building. Window sashes are usually the darkest color so that windows appear to be recessed. Changes in material, such as bands of shingles or novelty siding, are highlighted by paint color. Paint colors are often different for each story and inside gable ends. The intent is for the building to appear as a box within a frame, and for the architectural features to be further differentiated.

RECEIVED
MAY 18 2018
Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2018-0075

Receipt No. 136774 Advertising Costs $ _____ Paid on May 18, 2018 Meeting Date: June 21 Receipt No. _____

1. NAME OF APPLICANT Fremont Latimer
   Business (if applicable) Marquis Latimer + Halback, Inc.
   Address 34 Cordova Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-825-6747 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Kanti Patel
   Business (if applicable) Jalaram Hotels, Inc.
   Address 32 Avenida Menendez
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 6 Castillo Drive & 28 San Marco Ave
4. LEGAL DESCRIPTION: Lot ____ Block ____ Subdivision _____ Parcel _____
5. EXISTING USE Various PROPOSED USE Hotel
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

This application provides additional information for the San Marco Hotel application Case # F2007-0344 and addresses paint colors.

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 Fremont Latimer

SIGNATURE OF APPLICANT _____ DATE 05/17/18

PRINT OWNER'S NAME Kanti Patel

SIGNATURE OF OWNER _____ DATE _____

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

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

_____

_____

Project number:_____ Project Address:_____

Reviewed by: _____ Date: _____

Public Records of St. Johns County, FL Clerk # 2013080448, O.R. 3824 PG 494,
12/12/2013 at 02:47 PM REC. $9.00 SUR. $9.50 Doc. D $6528.90

(1)
Record 18.50
Doc. Stamps 6528.90
Int.Tax
Total 6547.40

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
4041 N.W. 37th Place, Suite B
Gainesville, FL 32606
PAD: **13-1839**

Sales Price - $
Recording Fee - $27.00

[Space Above This Line For Recording Date)

Special Warranty Deed

This Special Warranty Deed made this **11th** day of **December, 2013,** between **Kantibhai M. Patel and Kalavati K. Patel, husband and wife conveying non-homestead commercial property** whose address is **32 Avenida Menendez, Saint Augustine, FL 32084** , Grantor, and

San Marco Hotel, Inc., a Florida corporation whose address is **32 Avenida Menendez, Saint Augustine, FL 32084,** Grantee:
(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida,** to-wit:

Parcel 2 Tax Parcel Number 193860-0000:
PARCEL ONE: Lot Four (4) of KINGSLAND ADDITION to St. Augustine, Florida, as per official map on St. Augustine, Florida dated January 1, 1905, now on record in County Clerk's Office, St. Johns County, Florida, said Lot measuring 50 feet East and West and 150 feet North and South and is the East part of Lot conveyed to Fitzpatrick by Kate L. Humphreys by deed dated June 24, 1893, and recorded in Deed Book "V", page 329, St. Johns County, Florida Records. Also the West Four (4) feet of Lots One (1) and Two (2) of the KINGSLAND ADDITION to the City of St. Augustine, Florida, as per plat filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida, being a part of land deeded to Susan B. Beech, as per deed recorded in Deed Book Z, page 273, St. Johns County, Florida Records.

PARCEL TWO: The East fifty (50) feet of Lot Five (5) of a subdivision of KINGSLAND TRACT, as platted, said plat being on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, in Plat Book 1, page 92, said property being the West 50 feet of the property conveyed by Kate Humphreys to Daniel Fitzpatrick by deed dated June 24, 1893, recorded in Deed Book "VV", page 329, public records of St. Johns County. Florida.

DoubleTimes

OR BK 3824 PG 495

Special Warranty Deed

Page 2

PARCEL THREE: According to the plat of KINGSLAND SUBDIVISION in the City of St. Augustine, recorded in Map Book No. 1, at page 92, in the Office of the Clerk of the Circuit Court, for St. Johns County, Florida, as the West part of Lot Five (5); Commencing at a point in the South line of Grove Avenue, at the Northwest corner of Lot of Fitzpatrick, and thence West along the South line of Grove Avenue, Fifty (50) feet to the Northeast corner of Lot of Wm. J. Copp; thence South along the East line of Wm. J. Copps' Lot, One Hundred Thirty-eight (138) feet to the Southeast corner thereof; thence East continuing Wm. J. Copp's south line Twenty-one (21) feet to a point Twelve (12) feet North of the Extreme Southwest corner of Lot Five; thence South Twelve (12) feet, more or less, to said extreme Southwest corner; thence East along the South line of Lot Five, Twenty-four (24) feet, more or less, to the Southwest corner of the Fitzpatrick Lot; thence North along the West line of the Fitzpatrick Lot One Hundred Fifty (150) feet, to the point of beginning in the South line of Grove Avenue, bounded North by Grove Avenue, South by Cruft, East by Fitzpatrick Lot and West by Lot of Wm. J. Copp and land of Cruft.

All of the foregoing being the same property described as Parcel A in Official Records Book 773, Page 248, Official Records of St. Johns County, Florida.

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

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

Grantor hereby fully warrants title to the above described property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

In Witness Whereof, The Grantor has caused thee presents to be executed by its proper officer therunder duly authorized, and its seal affixed, on the day and year first above written.

Signed, sealed and delivered in our presence:

P McRoberts
Witness Signature
Patricia McRoberts
Printed Name

Matt E Brady
Witness Signature
Matthew E. Braddy
Printed Name

Kantibhai M. Patel

Kalavati K. Patel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of **December, 2013**, by **Kantibhai M. Patel and Kalavati K. Patel**, who ( ) is/are personally known to me or (X) who produced a drivers license as identification and who executed the above instrument.

(NOTARY SEAL)

Notary Public

MATTHEW ERVIN BRADDY
MY COMMISSION # EE867083
EXPIRES May 06, 2017
(407) 398-0153 FloridaNotaryService.com

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1938400000
Location Address	28 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	CLASS C OFFICE (202.03)
Tax Description*	CITY OF ST AUG KINGSLAND ADDN LOTS 1 & 2 (EX W4FT) & LOT 3 (EX TRI IN SE COR TO CITY FOR SIDEWALK IN OR77/168) OR2585/1398 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (1Story) (1700)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.590
Homestead	N

View Map

Owner

Owner Name	San Marco Hotel Inc 100% St Augustine Information Cntr 100% Red Train Tour Stop 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Valuation

	2018
Building Value	$101,533
Extra Features Value	$40,283
Total Land Value	$637,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$779,316**
Total Deferred	$143,508
Assessed Value	**$635,808**
Total Exemptions	$0
Taxable Value	**$635,808**

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	$102,802	$40,297	$637,500	$0	$0	$780,599	$578,007	$202,592	$578,007
2016	$77,164	$40,297	$408,000	$0	$0	$525,461	$525,461	$0	$525,461
2015	$85,286	$40,297	$408,000	$0	$0	$533,583	$533,583	$0	$533,583
2014	$76,449	$35,656	$408,000	$0	$0	$520,105	$520,105	$0	$520,105
2013	$81,226	$35,656	$408,000	$0	$0	$524,882	$524,882	$0	$524,882
2012	$82,819	$35,656	$408,000	$0	$0	$526,475	$526,475	$0	$526,475
2011	$84,751	$35,656	$573,750	$0	$0	$694,157	$694,157	$0	$694,157
2010	$257,170	$35,656	$637,500	$0	$0	$930,326	$930,326	$0	$930,326

Building Information

Building	1
Actual Area	6296
Conditioned Area	4766
Actual Year Built	1997
Use	Office Buildings
Style	04
Class	N
Roof Structure	Wood Truss
Roof Cover	Clay Tile
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central

Exterior Wall Concrete Stucco Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Condition	Average	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	4500	4500
FIN MEZZ	266	484
CANOPY COM	0	1312
Total SqFt	4766	6296

Extra Features

Code Description	BLD	Length	Width	Height	Units
CONC PAV 4	0	0	0	0	3966
CONC PAV 4	0	0	0	0	6654
Pole Light	0	72	0	0	72
MS/CB WALL	0	0	0	0	1071
Fountain (Good)	0	0	0	0	2
Fountain (Good)	0	0	0	0	1
Curb	0	0	0	0	460

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	150	170	25500	SF	$637,500

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/16/2005	$1,700,000.00	WD	2585	1398	Q	I	ST AUGUSTINE ENTERTAINMENT CONCEPTS LTD	SAN MARCO HOTEL INC
	6/24/1999	$700,000.00	WD	1420	882	Q	I	PALMER J D,CLEO A	ST AUGUSTINE ENTERTAINMENT CONCEPTS LTD
	10/30/1992	$270,000.00	WD	974	1869	Q	I	SERVICE STATION REALTY INC	PALMER J D
	12/1/1989	$0.00		841	1061	U	I		SERVICE STATION REALTY INC
	1/1/1985	$0.00		666	274	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

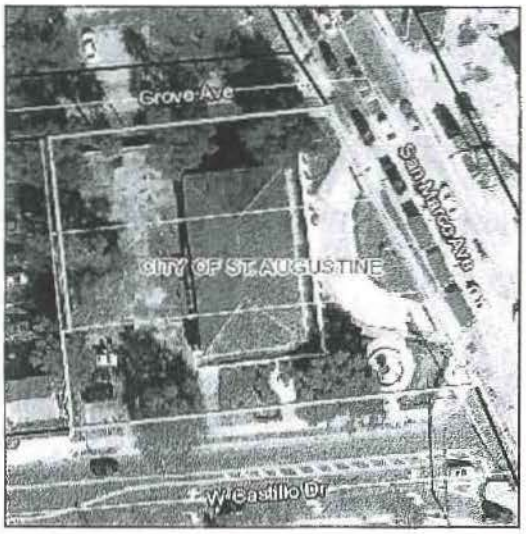
Tax Collector

My Tax Bill

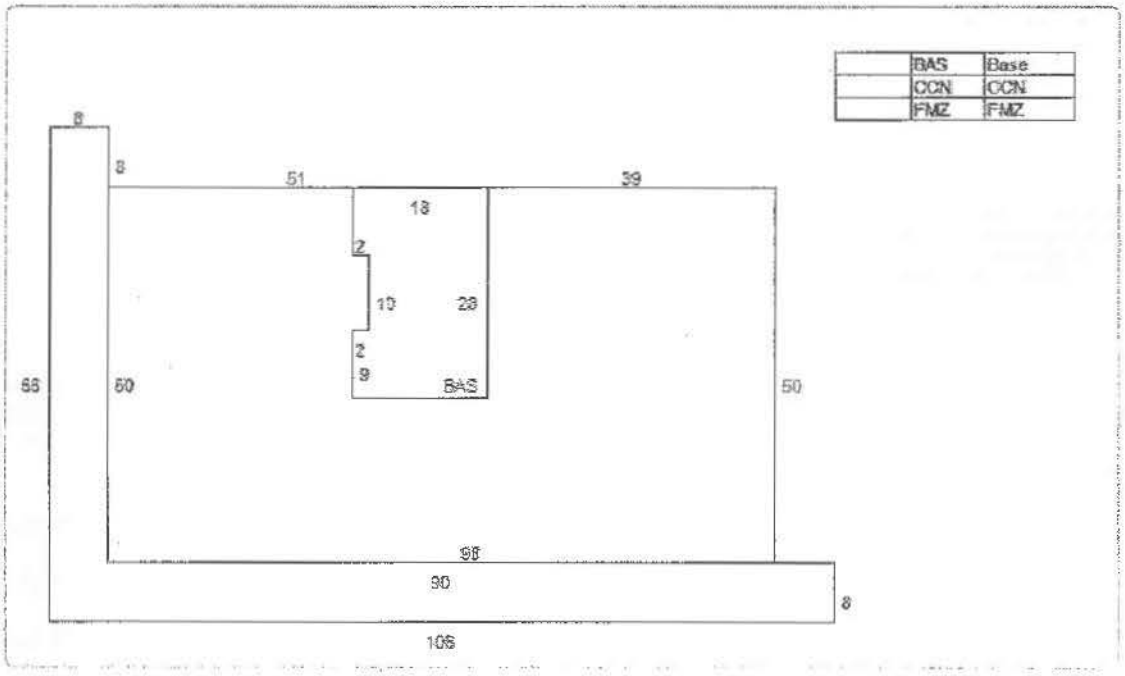
Tax Estimator

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.

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Schneider

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The Schneider
Corporation

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1938600000
Location Address	6 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	SAN MARCO HOTEL/MOTEL (MID TO UPPER MIDSCALE) (601.03)
Tax Description*	KINGSLAND ADDN CITY W4FT LOTS 1 & 2 & ALL LOTS 4 5 & 6 OR3824/494 (40 UNITS) *The Description above is not to be used on legal documents.
Property Use Code	Hotels & Motels (3900)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.550
Homestead	N

View Map

Owner

Owner Name	San Marco Hotel Inc 100% Best Western Spanish Quarters 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Valuation

	2018
Building Value	$971,625
Extra Features Value	$58,434
Total Land Value	$595,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$1,625,059
Total Deferred	$0
Assessed Value	$1,625,059
Total Exemptions	$0
Taxable Value	$1,625,059

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	$798,045	$53,211	$595,000	$0	$0	$1,954,600	$1,512,388	$442,212	$1,512,388
2016	$1,177,394	$52,324	$145,180	$0	$0	$1,374,898	$1,374,898	$0	$1,374,898
2015	$1,210,560	$52,324	$145,180	$0	$0	$1,408,064	$1,408,064	$0	$1,408,064
2014	$1,170,566	$52,324	$145,180	$0	$0	$1,368,070	$1,368,070	$0	$1,368,070
2013	$1,201,686	$52,324	$145,180	$0	$0	$1,399,190	$806,144	$593,046	$806,144
2012	$535,354	$52,324	$145,180	$0	$0	$732,858	$732,858	$0	$732,858
2011	$550,871	$52,324	$160,650	$0	$0	$763,845	$763,845	$0	$763,845
2010	$638,659	$54,346	$178,500	$0	$0	$871,505	$871,505	$0	$871,505

Building Information

Building	1
Actual Area	17940
Conditioned Area	12480
Actual Year Built	1973
Use	Hotel
Style	07
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Rigid Frame
Roof Cover	Built Up
Interior Flooring	Carpet, Hardtile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	130 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY COM	0	1368
BASE AREA	12480	12480
CANOPY COM	0	1104
CANOPY COM	0	540
CANOPY COM	0	1344
POINTER	0	0
POINTER	0	0
CANOPY COM	0	1104
POINTER	0	0
Total SqFt	12480	17940

Extra Features

Code Description	BLD	Length	Width	Height	Units
2 ASPH 2BS	0	0	0	0	10853
Pool (Concrete)	0	0	0	0	540
Spa / Hot Tub	0	0	0	0	1
Kool Deck	0	0	0	0	1013
MS/CB WALL	0	0	0	0	1950
Pole Light	0	0	0	0	100
Curb	0	0	0	0	125

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	170	140	23800	SF	$595,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/12/2013	12/11/2013	$932,700.00	WD	3824	494	U	I	PATEL KANTI M,KALAVATI K	SAN MARCO HOTEL INC
	1/31/1995	$942,800.00	WD	1093	944	Q	I	DESAI SOMABHAI L,SHARDABEN S	PATEL KANTI M,KALAVATI K
	11/1/1988	$0.00		804	29	U	I		DESAI SOMABHAI L,SHARDABEN S
	9/1/1982	$1,140,000.00		551	152	U	I		
	1/1/1977	$504,000.00		339	563	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

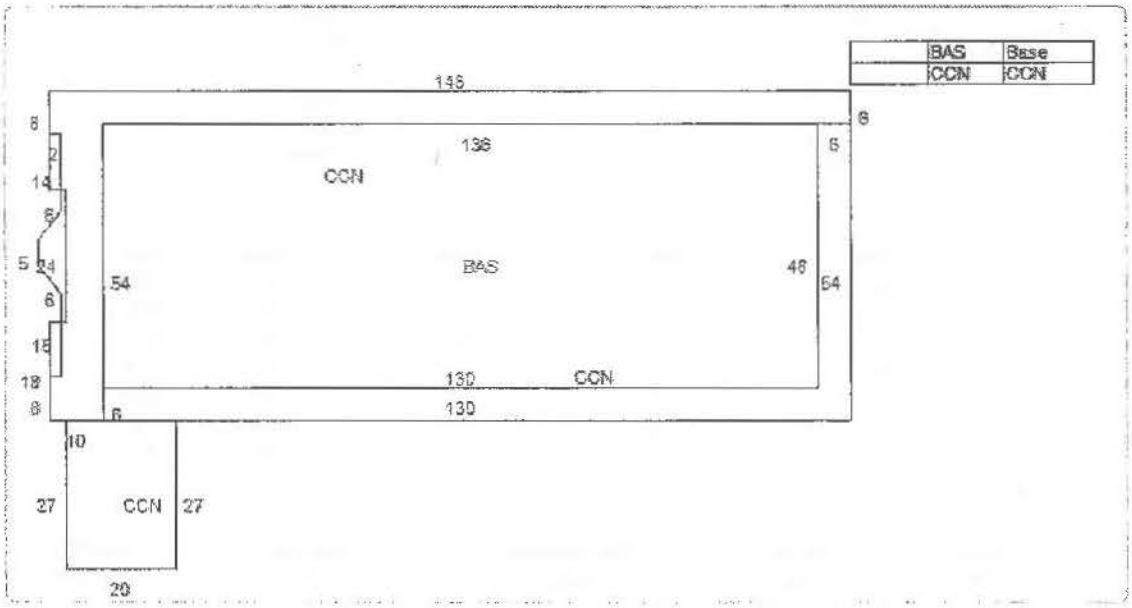
Tax Estimator

Tax Estimator

Map



Sketches



No data available for the following modules: Exemptions.

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Last Data Upload: 5/24/2018, 12:15:10 AM

Schneider

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The Schneider
Corporation

Public Records of St. Johns County, FL Clerk # 2005096056, O.R. 2585 PG 1398,
11/17/2005 at 04:12 PM REC. $9.00 SUR. $9.50 Doc. D $11900.00

(1)
(2)

This instrument prepared by
John L. Whiteman, Esquire
Rogers Towers, P.A.
170 Malaga Street, Suite A
St. Augustine, FL 32084

WARRANTY DEED

THIS DEED, made effective this 16 day of November 2005, by **ST. AUGUSTINE ENTERTAINMENT CONCEPTS, LTD, a Florida limited liability partnership** whose statement of qualification has been administratively revoked under Section 620.9003(3), Florida Statutes, but which maintains its status as a partnership pursuant to Section 620.9003(4), Florida Statutes, whose address is 3044 Shepherd of the Hills Expressway, Ste. 307, Branson, MO 65616, hereinafter called Grantor, to **SAN MARCO HOTEL, INC., a Florida corporation** whose address is 32 Avenida Menendez, St. Augustine, FL 32084, hereinafter called Grantee:

WITNESSETH:

Grantor, in consideration of Ten Dollars ($10.00) and other good and valuable considerations to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the aforesaid Grantee, his heirs, devisees, successors and assigns forever, the following described land situate, lying and being in St. Johns County, Florida:

All of Lots 1 and 2 except the West 4.0 feet, and all of Lot 3 of Kingsland Tract, a subdivision, as recorded in Plat Book 1, page 93, of the public records of St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Southerly right of way line of Grove Avenue and the Westerly right of way line of San Marco Avenue; thence run South 83 degrees 45 minutes 04 seconds West, a distance of 146.0 feet to a poinr; thence run South 8 degrees 20 minutes 41 seconds East a distance of 100 feet to an iron pipe; thence run South 81 degrees 39 minutes 19 seconds West a distance of 4.0 feet to an iron pipe; thence run South 8 degrees 20 minutes 41 seconds East a distance of 52.32 feet to an iron pipe; thence run North 83 degrees 57 minutes 14 seconds East a distance of 210.10 feet to an iron pipe in the Westerly right of way of San Marco Avenue; thence run North 29 degrees 29 minutes 11 seconds West a distance of 166.60 feet to the point of beginning.
Except part thereof conveyed to the City of St. Augustine by Deed recorded in Official Records Book 77, page 168.

Parcel Identification Number 193840-0000.

OR BK 2585 PG 1399

Subject to easements, covenants, and restrictions of record, which shall not be reimposed by this reference.

Subject to real estate taxes for the year 2006 and subsequent years;

And Grantor, for itself, its successors and assigns, covenants with the Grantee, his heirs, devises, successors and assigns that it has the right to convey the estates hereby conveyed; that the same are free from encumbrances except as herein set forth; and that it will warrant and defend the title to the same against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its proper officer, effective as of the date first above written.

ST. AUGUSTINE ENTERTAINMENT CONCEPTS, LTD.,
By ST. AUGUSTINE ENTERTAINMENT G.P., INC., its General Partner

By: _____
Name: Kenneth R. Kresge
Its :President

Signed sealed and delivered in our presents:

_____
Name: John L. Whiteman

_____
Name: Linda Logan Bryan

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me personally appeared Kenneth R. Kresge, the individual described in and who executed the foregoing instrument as President of ST. AUGUSTINE ENTERTAINMENT G.P., INC., the General Partner of ST. AUGUSTINE ENTERTAINMENT CONCEPTS, LTD., and he acknowledged to and before me that he executed such instrument as such officer of said corporation and that said instrument is the free act and deed of said corporation. Kenneth R. Kresge is personally known to me or produced a Florida Driver's License as identification.

WITNESS my hand and official seal this 16 day of November, 2005.

_____
Notary Public, State and County Aforesaid
My Commission Number is _____
My Commission Expires: _____

John L. Whiteman
MY COMMISSION # DD297666 EXPIRES
April 11, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation
MARQUIS LATIMER + HALBACK, INC.

Filing Information

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

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

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

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title Secretary, Treasurer

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

Title VP

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

Annual Reports

Report Year	Filed Date
2016	04/15/2016
2017	01/30/2017
2018	03/07/2018

Document Images

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

Florida Department of State, Division of Corporations

RECEIVED
MAY 18 2018
Planning / Building Dept.



Queen Anne Style | *Folk Victorian Style* | *Classic Revival Style* | *Carpenter Gothic Style*

Elevations are shown for the purposes of color selection only.
Drawings and details are provided by the Architect of Record

Queen Anne Style

- Color 1/Downing Straw SW2813
- Color 4/Downing Straw SW2813
- Color 2/Kings Bakery Black SW1657
- Color 5/St. Augustine White
- Color 3/Bunglehouse Gray SW7845

Folk Victorian Style

- Color 1/Dark Slate SW7075
- Color 4/St. Augustine White
- Color 2/Medium Slate SW7074
- Color 3/Rockwood Red SW2802

Classic Revival Style

- Color 1/St. Augustine White
- Color 4/Light Gray Stone SW7016
- Color 2/Colonial Revival Ivory SW29833
- Color 3/Rockwood Dark Red

Carpenter Gothic Style

- Color 1/Roycroft Brass SW2843
- Color 4/St. Augustine White
- Color 2/Roycroft Bronze Green SW2846
- Color 3/Rockwood Antique Gold SW2814

RENAISSANCE Marriott

San Marco Hotel Color Scheme

Grove Street Elevation

May 18, 2018

MLH Project 05.29.9

0' 60' 120' 240'

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



Italianate Style

Queen Anne Style

Elevations are shown for the purposes of color selection only. Drawings and details are provided by the Architect of Record

Italianate Style

- Color 1/Renwick Rose Beige SW7804
- Color 2/Rockwood Terracotta SW2803
- Color 3/Avocado SW2861
- Color 4/Colonial Revival Ivory SW29833
- Color 5/Rockwood Antique Gold SW2814
- Color 6/St. Augustine White

Queen Anne Style

- Color 1/Downing Straw SW2813
- Color 2/Kings Bakery Black SW1652
- Color 3/Bunglehouse Gray SW2845
- Color 4/Downing Straw SW2813
- Color 5/St. Augustine White

RENAISSANCE Marriott

San Marco Hotel Color Scheme

San Marco Avenue Elevation

May 18, 2018

MLH Project 05.29.9

0' 60' 120' 240'

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



Second Empire (French) Style

Italianate Style

Elevations are shown for the purposes of color selection only.
Drawings and details are provided by the Architect of Record

Second Empire (French) Style

- Color 1/Renwick Rose Beige SW2804
- Color 2/Rockwood Terracotta SW2803
- Color 3/Avocado SW2861
- Color 4/Colonial Revival Ivory SW29833
- Color 5/Rockwood Antique Gold SW2814
- Color 6/St. Augustine White

Italianate Style

- Color 1/Peace Yellow SW2857
- Color 2/Rockwood Red SW2802
- Color 3/Renwick Olive SW2813
- Color 4/St. Augustine White

RENAISSANCE Marriott

San Marco Hotel Color Scheme

West Castillo Drive Elevation

May 18, 2018

MLH Project 05.29.9

0' 60' 130' 260'

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



Carpenter Gothic Style

Second Empire (French) Style

Elevations are shown for the purposes of color selection only. Drawings and details are provided by the Architect of Record

Carpenter Gothic Style

- Color 1/Roycroft Brass SW2843
- Color 2/Roycroft Bronze Green SW2846
- Color 3/Rockwood Antique Gold SW2814
- Color 4/St. Augustine White

Second Empire (French) Style

- Color 1/Renwick Rose Beige SW2801
- Color 2/Rockwood Terracotta SW2803
- Color 3/Avocado SW2863
- Color 4/Colonial Revival Ivory SW29833
- Color 5/Rockwood Antique Gold SW2514
- Color 6/St. Augustine White

RENAISSANCE Marriott

San Marco Hotel Color Scheme

West Elevation

May 18, 2018

MLH Project 05.29.9

0' 60' 120' 240'

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053923-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 6 W CASTILLO DR** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 2018**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF APPROPRIATENESS TO APPROVE A COLOR SCHEME FOR A PREVIOUSLY APPROVED BUILDING; KINGSLAND ADDN CITY W4FT LOTS 1 & 2 & ALL LOTS 4 5 & 6 OR3824/494 (40 UNITS); and; CITY OF ST AUG KINGSLAND ADDN LOTS 1 & 2 (EX W4FT) & LOT 3 (EX TRI IN SE COR TO CITY FOR SIDEWALK IN OR77/168) OR2585/1298; also known as **6 West Castillo Drive & 28 San Marco Avenue.**

APPLICANT'S NAME: **Marquis Latimer + Halback, Inc.**

SUBMITTED BY CITY CLERK'S OFFICE

0003053923 June 11, 2018

RECEIVED
JUN 14 2018
PURCHASING DIV.

Sworn to and subscribed before me this _____ day of JUN 11 2018

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

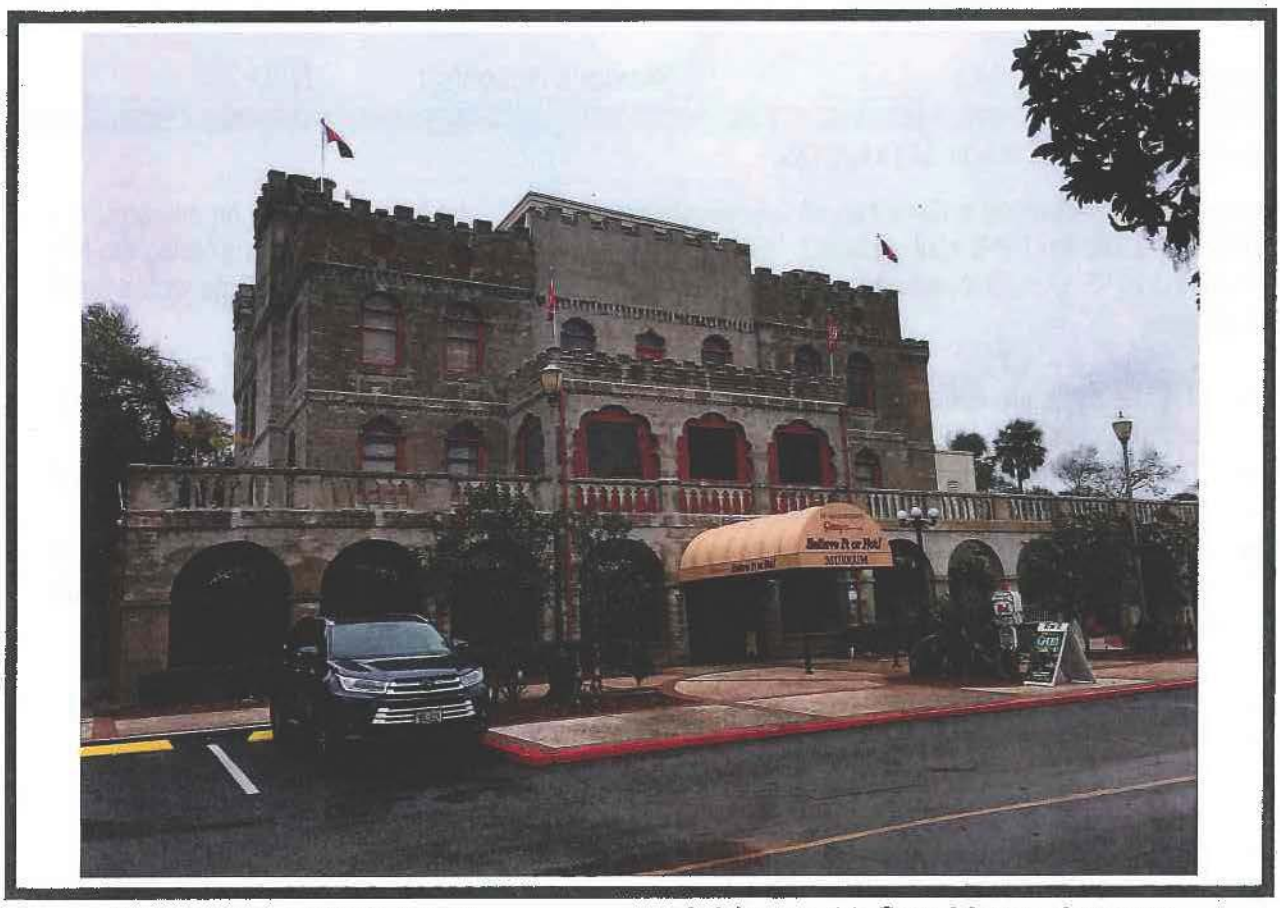
Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

Jennifer L. Burns
(Signature of Notary Public)

(Seal)

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0076 Address: 19 San Marco Avenue

Ripley's Believe It or Not!, Applicant
Ripley Entertainment, Inc., Owner

Project description: To install new exterior lighting on and around a building that abuts the HP-3 zoning district.

Architectural Style:	Moorish Revival	Florida Master Site File:	8SJ2014
National Register:	Contributing to Abbott Tract	Construction date:	1887
Archaeology Zone:	IA	Zoning District:	CL-1
Parcel number:	1946000000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to install new exterior lighting on and around a building that abuts the HP-3 zoning district. HARB reviews applications for property abutting/facing the HP-1, HP-2, and HP-3 districts to ensure reasonable compatibility of the facades of such buildings visible within such districts.

- Colored lights are not appropriate according to the AGHP. Soft white is the most appropriate color for lighting on post-1821 structures.
- The current color temperature of the lights is 4000 Kelvin. The temperature should be rated between 2800 to 3000 Kelvin in keeping with the AGHP requirement for soft lighting.
- More clarification is needed to determine where on the banister and porch the lighting will be located (ex. on the vertical element of the porch or behind the balustrade). The location will determine if the lights are properly screened and if the current lights and design are appropriate.

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 **19 San Marco Avenue** to give the applicant time to clarify the location of the proposed lights and to address the color temperature.

Kelli Mitchell
Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Install spot lighting, which can provide white or colored light, on and around the building

F2018-0076
19 San Marco Avenue
June 21, 2018

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Secretary of Interior Standards for Rehabilitation

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

Electrical and Mechanical Equipment

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights.
- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Repair mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.
- Replace in kind with compatible substitute materials those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switch plates, radiators, grilles or plumbing fixtures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Replace a mechanical system or its functional parts when it could be upgraded and retained.
- Install a replacement feature that does not convey the same visual appearance.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

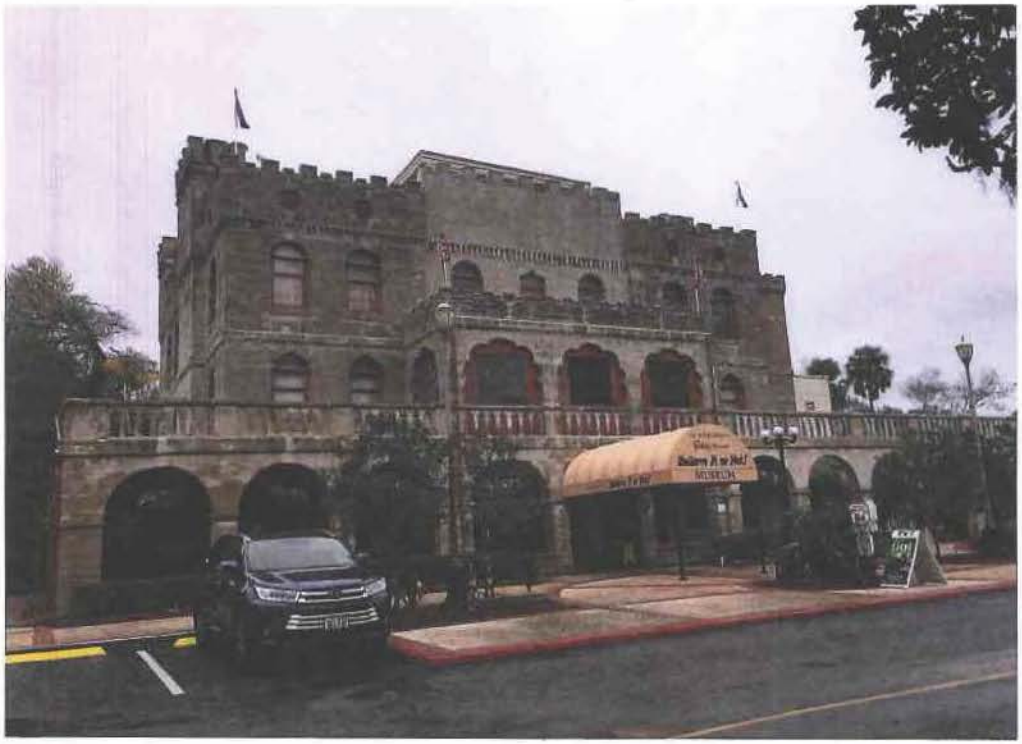
Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

LIST OF ATTACHMENTS:

1. Staff Photos
2. Florida Master Site File









FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2014 1009==

Site Name: Castle Warden 830== Survey Date: 7808 820==

Address: 19 San Marco Avenue 905==

Instructions for Locating: 813==

County: St. Johns 808==

Location: Abbott Tract (subdivision) A (block) East 92' of Lot 1 (lot) 868==

& West 19' of Lot 2, Block A 868==

Owner of Site: Name: Drew, George Frank, et al. c/o Ripley International ;

Address: 10 Price Street

Toronto, Ontario M4W124 902==

Occupant or Manager: 904==

Type of Ownership: Commercial 848== Zoning: CTA

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

UTM: 17 (zone) 469660 (easting) 3307500 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator) ;

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

(x) Zoning 878==

(x) Development 878==

( ) Deterioration 878==

(x) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1887 844== Period: 19th Cent. 845== Culture: American 840==

Architect: 872==

Builder: St. Augustine Imporvement Company 874==

Style: Moorish Revival 964==

Plan Type: Irregular 966==

Exterior Fabrics: Poured concrete 854==

Structural Systems: Poured concrete 856==

Features of Structure: (942)

Window Type: DHS 1/1, Plate glass 942==

Foundation: Concrete continuous wall 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Flat parapet porches 942==

Porches & Balconies: 1 story enclosed porch on west side, 2 story enclosed porch on south side 942==

Chimney Location: End lateral & rear 942==

Materials: (882)

Chimney: Poured concrete 882==

Roof Surfacing: Flat-built up 882==

Ornament Exterior: Cast iron work, Moorish and Roman arches, Filigree balastrades, Castellated parapet 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 4½ 950==

Other: 956==

Surroundings: Mixed commercial/cultural 864==

Relationship to Surroundings: Commercial structure, originally a private residence, adjacent to to the Castillo de San Marcos. Only Moorish Revival poured concrete structure in this neighborhood. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Community Planning, Education, Blacks, Military, Hotels, Literature, Politics/Government, Women, Tourism 920==

Statement of Significance: (911==)

ARCHITECTURE

Warden Castle at 19 San Marco Avenue was built in 1887 by the St. Augustine Improvement Company. It is the largest private residence designed in the Moorish Revival style, and the largest private residential building of poured concrete construction in St. Augustine. Both the style and the building material were prominent features of the Flagler era.

The Moorish Revival style was introduced to St. Augustine by Franklin W. Smith in 1883 with the building of winter residence, Villa Zorayda. Smith was a wealthy Boston merchant and amateur architect whose hobby was reproducing - either full scale, or as models - famous buildings from other countries. The inspiration for Villa Zorayda came from the Alhambra in Spain, and Smith felt that the Moorish Style was particularly well suited to Florida's warm climate. He was also the pioneer experimenter in poured concrete construction in St. Augustine. Henry Flagler was impressed with these experiments, and had his great hotels and churches built of the same material.

The Moorish style was continued by Franklin Smith in his Casa Monica (later Cordova) hotel, and was also adopted by the St. Augustine Improvement Company for a number of buildings they constructed. It was a prominent feature of St. Augustine in the 1880's and 1890's, but died out about the time that wealthy winter residents began heading further south to Palm Beach. The dozen or so surviving Moorish buildings are one of the great architectural treasures of St. Augustine as well as period pieces of the early, optimistic years of the Flagler Era.

Warden Castle is topped with battlements and massive chimneys, with a series of rose windows below. It has decorative string courses of dentils. The windows and loggia have arched heads in Tuscan and Moorish patterns. The concrete balustrade has a trefoil pattern.

There have been a number of changes in the building over the years. The loggia was added at the turn of the century. A three story wing on the east side, containing bathrooms, was also an early addition. The building originally had a four story section over the main door, with two rose and two arched windows. This was removed by the 1940's. Sections of the porch and loggia have been enclosed over the years. A modern addition of concrete block on the east side now houses a gift shop.

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.

2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143: III, 53; III, 13.

3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.

4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F, p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida,

Perhaps the greatest change is in the surroundings. Originally the building could be seen by looking directly through the City Gates. The growth of foliage, changes in the street pattern, and later construction have obscured this view. The second floor porch of Warden Castle originally overlooked the San Marco Hotel (which burned in 1897), the City Gates, the Castillo de San Marcos, and the Harbor. The view of all these surviving sites is now obscured. Warden Castle today is usually seen from the side rather than the front.

This building has one of two surviving Moorish Revival fences in St. Augustine.

Many of the elegant interior features of Warden Castle remain. The floor of the lobby is marble, set in a black and white tile pattern. A central court opens through two stories to a skylight of stained glass. The court and staircases have ornate brought iron balustrades. There is extensive fine wood work, including wainscoting, corner block mouldings with a flower pattern, and carved transoms over interior doors.

Originally built as a winter residence, it later became a hotel, and for the past 30 years has been Ripley's Believe It or Not Museum.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The porperty was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Gracia, Jaun Gianopoly, Pedro Estopa, and Jaun Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3) North of Smith's property was Davis' Range, land comprised of the three remaining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Lo-

cust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black Community.(6)

Prior to 1890 San Marco Avenue was known as Shell Road or the Public Road to Jacksonville. Originally a residential street it has become primarily commercial.(7)

The 1885 Birds-Eye View map of St. Augustine shows several small dwellings occupying this site. William G. Warden purchased the property in 1887 and had these earlier buildings removed in preparation for the construction of his elegant winter home on the Fort Green, which was called Warden Castle. The Florida Times Union reported in April 1887:

> "The St. Augustine Improvement Company is preparing to commence several new buildings, one, that of the president of the St. Augustine Gas and Electric Light Company, W.G. Warden, Esp., is the cost $40,000. This will be built immediatley in front of the San Marco Hotel, and have a southerly frontage of the Fort Marion grounds. It is to be of the improved concrete veneering, of which the company are their own manufacturers, together with several other specialties, used in their extensive building operations. . . . With Mr. Worden as the Financial Director in the improvement company, and with his board views upon the best methods of improvements, such work and improvements that this company are carrying out will be of a character that will be lasting, and the results will be a living monument to their liberality and enterprise."(8)

William Warden was a partner of Henry Flagler and John D. Rockefeller in Standard Oil. He also played an important role in the development of St. Augustine as the founder of the local Gas and Electric Light Company. He also provided for a school, called Warden Academy, which was destroyed by fire in 1900. The newspaper reported:

> "The colored public school, known as the Warden Academy, was partially destroyed by fire last night. . . . By the time the fire companies arrived, the building was a burning mass. . . . The interior of the building was completely gutted. What remains consist of crumbling charred wood."(9)

Warden had a large family, and their comings and goings were regulary reported in the newspapers of the times. In 1891:

> "Mr. W.G. Warden, wife and family of beautiful daughters and fine lookings sons are enjoying their handsome home beyond the City Gates. There are few arrivals in the city looked forward to with more pleasure than that of these agreeable people, whose home is one of the social centres of the city and its hospitality enjoyed by both young and old."(10)

In 1892, Warden was not opened. The Tatler, the society newspaper of the Flagler era, reported:

"Mr. W.G. Warden is now living in Paris, having taken up his residence there for the winter. Mrs. Warden, Miss Warden, Misses Mary and Edith are with him. A letter reached this city Thursday from Miss Mary Warden conveying the welcome intelligence of his improvement in health, and that the family would return to America in the spring. They are now living at 6 Rue Chrestophe Colombo, Paris. It is a matter of universal regret that the home of these charming people will remain closed this season, especially as it is the illness of Mr. Warden that makes it necessary. Mr. Warden's bright, sunny nature, his charities and his desire to advance the interests of the city has won for him many warm friends, who, while regretting his absence from the city, will rejoice to learn of his improvement in health.

"The Misses Warden will be missed from the many social functions, where they were always prominent, having gentle, gracious manners that surrounded them with friends and admirers."(11)

Later that year one of their daughters married:

"Mr. and Mrs. William G. Warden announced the marriage of their daughter, Anne, to Mr. James J. O'Donnell, on Tuesday, the 15th of March, at their home in Germantown. Every habitue of St. Autustine will recall Miss Warden, the eldest unmarried daughter, with pleasure, her bright face and kindly manner winning friends for her everywhere. Mr. O'Donnell is one of the substaintial business men of his native city, where he is a member of the banking firm of Holmes & Co., and trustee for several large estates. Mr. O'Donnell is to be congratulated on securing a wife of whom it may be truthfully be said, 'she openeth her mouth with wisdom, and in her tongue is the law of kindness.'"(12)

In 1893 they returned to St. Augustine:

"Mr. and Mrs. W.G. Warden are guests of the San Marco while their house on the Fort Green is put in perfect order for them. Miss Barbara accompanies them. It is now two years since these good people spent the season here, much to the regret of their friends last winter they spent in Paris."(13)

Some of their children arrived a little later:

"Mr. McLean, who was well known and greatly admired as Miss Sarah Burd Warden, is at her father's, Mr. William G. Warden, arriving last Saturday with her sister, Mrs. Donnell of Pittsburg. Mrs. Donnel will be pleasantly remembered as Miss Annie Warden."(14)

The family entertained in their elegant home:

"Mrs. W.G. Warden and her daughters also receive their friends Mondays. Their house is one of the handsomest in the city. Its court, where the ladies greet their friends, a beautiful room the height of two floors. Around it extends a gallery at the height of the ceiling, hear are beautiful tapestries and hangings. The large room is filled with beautiful bric-a-brac, pictures handsome cabinets and draperies, the furniture beautiful and cosy. Mrs. Warden has with her her daughter, Mrs. Donnel, Mrs. McLean, Miss Warden and Miss Edith Warden, Miss Bushnell, her niece, and Miss Pardee."(15)

The same pattern was repeated for the 1894 season:

"Mr. and Mrs. William G. Warden of Germantown, arrived at their beautiful home on the Fort Green in season to begin the New Year with St. Augustine friends. Mr. Warden, apparently improved in health, and happy in greeting old friends. With them comes their youngest daughter, Miss Barbara, and Messrs. Clarence and Nelson Warden, who are spending the holidays here. The return of Mr. and Mrs. Warden and their family, opens a beautiful home, where 'hospitality sits with gladness' to social life in this city, where all who enter the charmed circle, and particularly fortunate and happy."(16)

Other children arrive later:

"Miss Edith Warden and her cousin, Miss Bushnell, arrived at the Warden home last Friday. They are two cleaver, handsome young gentlewomen who aid in making social life gay and bright."(17)

And in March:

"Mr. and Mrs. J.L. Ketterlinus of Germantown, and Miss Davis of Philadelphia, are guests of Mr. and Mrs. William G. Warden in their beautiful home of San Marco Avenue. Mrs. Ketterlinus is the second daughter of Mr. and Mrs. Warden, a stately, graceful woman, whose annual visits brings much pleasure to family and friends. Miss Davis, who is in mowning, is a neice of Mrs. W.G. Warden."(18)

As the winter ended, departures were announced:

"Mr. Bushnell of Morristown, N.J., who was a guest of Mr. and Mrs. W.G. Warden, left for his home on Tuesday. Miss Bushnell whose bright presence and winning manner made her one of the belles of the season, accompanying him, Mrs. Ketterlinus, who had been a guest at her father's for the past month, leaving for her home at the same time."(19)

The house was closed for the season in April:

"Mr. and Mrs. W.G. Warden have have closed their beautiful home on the Fort Green and are journeying toward Germantown, Pa., their Northern home, both improved in health since their arrival nearly three months ago, Miss Edith and Mr. Nelson Warden accompanying them. Nelson Warden has been an active member of the social circle here this winter, a bright young man whose return will be eagerly looked for. Miss Barbara, the youngest daughter, also accompanies them."(20)

The Tatler ran this parting tribute to two of the Warden daughters:

"One of the most attractive gentlewomen attending the various social functions this winter is Miss Warden, the eldest unmarried daughter of Mr. and Mrs. Wm. G. Warden, whose Northern home is Germantown, Pa. Her sweet, spirituelle face, clear, honest eyes and tall, graceful figure, makes a picture to linger in the memory, while her gentle manners and sweet graciousness makes her, indeed, one of nature's noble women. Her sister Edith is a beautiful girl of entirely different type, very attractive and charming, with dark eyes and hair and regular features. She is equally a favorite in society. Both young women dress in exquisite taste, their gowns rich and handsome, but quite. Their departure on Monday last breaks up a delightful coterie of young people that have made the season a brilliant one."(21)

The 1895 season was the last that found the family intact. In January it was announced:

"Mr. William G. Warden and family are now occupying their handsome residence facing the fort green. Mr. and Mrs. Warden, with Mr. Clarence and Miss Barbara arriving early in the season, Miss Warden and Miss Edith coming the first of the week. The welcoming of Mr. and Mrs. Warden with their son and daughters is a great pleasure, their presence here adding greatly to the enjoyment of the season."(22)

They went for a visit to Palm Beach that year:

"Mr. and Mrs. W.G. Warden, with their family, including Mr. and Mrs. S.T. Bodine, Master Bodine, Miss Warden, Miss Edith and Miss Barbara and Mr. Henry Warden, have gone to the royal Poinciana for a short visit, journeying thither in a private car."(23)

They left St. Augustine early that season:

"Mr. W.G. Warden and family have closed their beautiful home here and returned to Germantown their Northern

Home owing to Mr. Warden's continued ill health. This is a matter of deep regret to their host of friends who sympathise deeply with the gentleman in his illness. The young people are participants in all the social affairs and their absence will be deeply felt."(24)

The children took care of the final closing of the house that year:

"Mrs. Samuel F. Bodine, Miss Edith Warden, Miss Bushnell and Mrs. Nelson Warden closed the Warden Mansion in the Fort Green and spent the night at the Ponce de Leon before departing for their home at Germantown, Pa."(25)

William G. Warden's health did not improve: He died later in 1895. During the next decades Warden Castle would be used by his widow and their children.

The first report on the Warden family in the Tatler for 1896 deals with an engagement:

"Miss Warden is receiving the congratulations of her friends on her engagement to Mr. Charles W. Harkness, very charmingly. Miss Warden is well known as greatly loved here and her friends are rejoicing in her happiness and congratulating the young gentleman on his good fortune."(26)

The Harknesses were related to Henry Flagler, and also involved in the Standard Oil Company.

Mrs. Warden's brother, who handled business affairs for the family, came to visit in 1896:

"Mr. Joseph Bushnell of Morristown, N.J., is visiting Mrs. W.G. Warden, his sister, in her beautiful home on Fort Green. Mr. Bushnell has been an occasional visitor to this city for many years, and has many friends here, who are greatly pleased at this visit. he is now in charge of the vast estate left by Mr. W.G. Warden."(27)

Two of the Warden sons came for a while, then went on to Palm Beach:

"Mr. W.G. Warden, Jr., Mr. Nelson B. Warden, with their friends, Mr. H. Castain and J.H. Harding, who have been visiting Mrs. W.G. Warden in her beautiful home in St. Augustine, have arrived at the Royal Poinciana."(28)

One of the married daughters also came:

"Mrs. Bodine, eldest daughter of Mrs. W.G. Warden, with her family of little ones and their governess, are visiting Mrs. Warden in her beautiful home of the Fort Green."(29)

Finally, after a quiet season, Warden Castle was closed before Easter:

"Mrs. William B. Warden, who, with her family, had occupied her elegant home on Fort Green since December, left for Germantown, Pa., on Tuesday wishing to have her magnificent home there open at Eastertide, when her youngest son Clarence and daughter Barbara returned for their Easter holidays. Miss Warden accompanied her mother and the household, Miss Edith and Mr. William Warden spending a fortnight at intervening points, expecting to reach home about the fifteenth. Mrs. Warden and her daughters are delightful people, generous and kindly, entertaining in the most charming manner members of their own family and friends. Their life here the past season has been a very quiet one, owing to the recent death of Mr. Warden, who had been devoted to the interests of St. Augustine for ten years previous to his death."(30)

A major addition was made to Warden Castle in time for the 1897 Season:

"The handsome home of Mrs. W.G. Warden, facing the fort grounds, has recently had added to it a broad arched loggia extending across the entire west front and around the south to the main entrance. it is constructed of coquina similar to the house itself, and adds greatly to the architectural effect. Mrs. Warden and family have not quite decided whether to spend the season here or in Bermuda. Mrs. Kitelineus, the second daughter, will probably spend February and March here."(31)

Mrs. Warden arrived in February, later than usual:

"Mrs. W.G. Warden is occupying her elegant home on the Fort Green, arriving a week ago. Miss Warden is with her mother, and Mr. Clarence Warden, who has been at the Alcazar for some time past, is now at home."(32)

Other family members and guests arrived:

"Mrs. William G. Warden is now entertaining her second daughter, Mrs. J.L. Ketterlinus of Germantown, Pa., her brother, Mr. Joseph Bushnell of Morristown, N.J., and his daughter, Miss Alice Bushnell, a frequent and always welcome visitor to the city. Mr. Charles Morgan of Morristown is also a visitor. Miss Barbara Warden returns with her relatives, and Mr. Clarence Warden, who has been in the city for some weeks, departing to the regret of a large circle of young people. Mr. Warden returns to Yale, having entirely recovered his health."(33)

The Harknesses also visited in 1897:

"Mr. and Mrs. Charles W. Harkness of New York City,

are visiting Mrs. W.G. Warden. This is Mrs. Harkness first visit since her marriage, but none the less welcome, every one who knew Miss Mary Worden was impressed with her charming manner, her grace and beautiful high bred face. The warm welcome accorded her is shared by her husband who has been an annual and very welcome visitor. Mrs. Warden has also been enjoying a visit from her sons, Mr. William G. Warden and Mr. Clarence B. Warden, the latter to especially a forvorite here, having spent several seasons at home."(34)

The 1898 season also saw many of the family members visiting:

"Mrs. W.G. Worden is now entertaining several of her daughters with their husbands, and her son C. Nelson Worden. Miss Barbara, the only unmarried daughter came down with her mother and has with her Miss Brooks, a very pretty young girl from Philadelphia. Mr. and Mrs. James Donnel, of Pittsburg, have been here several weeks. Mrs. Donnell will be remembered as Miss Annie Worden. Mr. and Mrs. C.W. Harkness arrived late last week, Mrs. Harkness had been suffering from an attack of grippe but is now rapidly improving. Mrs. Harkness until two years ago was Miss Mary Worden and greatly beloved here, her friends will be very pleased to have her with them again."(35)

An article on "Cottage Life in St. Augustine" in 1898 paid this tribute to Castle Warden:

"The stateliest cottage in the city is the winter home of Mrs. W.G. Worden, of Germantown, Pa., facing the 'Fort Green,' and with magnificent views of the bay and ocean. This house was built about ten years ago, is of coquina, three stories high, standing in handsome grounds with a broad flight of stairs leading to a beautiful court occupying the entire center of the building and opening to the roof, a broad staircase leads to the third floor with a balcony around it. The dining room and a number of private sitting rooms with kitchen and laundry occupying the ground floor, parlor music room, library, and bed rooms are on the east and west of the second and third. The house is replete with art treasures and beautiful appointments. The late Mr. Warden built it for a large family; since the first occupying of it four daughters and a son have married, leaving the youngest daughter. Miss Barbara, with her mother. The sons are occupied with business pursuits, and are no longer here the entire winter. Mrs. and Miss Warden have been on residence since January. Mrs. Donnel, of Pittsburg, the third daughter with her husband and Mrs. Charles W. Harkness, of New York, with Mr. Harkness and Mr. Nelson Warden, have spent some weeks in their old home, one notable for charming hospitality"(36)

The 1899 season continued in much the same pattern, with Mrs. Warden and her unmarried daughter arriving just, in January:

> "Mrs. W.G. Warden and Miss Warden are occupying their beautiful home on the Fort Green. Miss Warden has been greatly admired in Philadelphia, where she has gone out this season."(37)

Then the other children began to arrive:

> "Mr. Herbert G. Warden is visiting his mother, Mrs. W.G. Warden, accompanied by his wife and two children, who arrived Wednesday expecting to remain some weeks. Mr. W.G. Warden and Mr. Nelson Warden, who have been here frequently in former years were among the young men enlisting for the war between the United States and Spain. They were both members of Troop A of Philadelphia, who, with Troop A of New York, and Troop C of Brooklyn, went to Porto Rico and were in line of battle when the news reached the command that peach had been declared. These gallant soldiers were not exempt from the dreadful fevers that attacked the entire army but were both ill in Porto Rico, and have had several relapses since."(38)

Nelson Warden, home from the Spanish-American War, came in February.

> "Mr. Nelson Warden arrived at the beautiful Warden home last week and will remain the guest of his mother during the season. Mr. and Mrs. Kitterlinus are also guests of Mrs. Warden. Mrs. Kitterlinus is Mrs. Warden's second daughter, a beautiful woman, who, unfortunatley, has not visited St. Augustine for several years. Mr. W.G. Warden is also expected to make a visit soon."(39)

The Harknesses arrived in March:

> "Mrs. W.G. Warden will welcome her daughter, Mrs. Charles W. Harkness, of New York, to-day. Mr. Harkness accompanies his wife and they will spend several weeks. Miss Corning, of Cleveland, and Miss Helen G. Bushnell, of Plainfield are coming with Mr. and Mrs. Harkness and will also be guests of Mrs. Warden, Mr. and Mrs. Herbert W. Warden who have been here for the past month returned to their Philadelphis home Wednesday the eighth, and Mr. and Mrs. J.L. Kitterlinus who have been here a fortnight, returned to their home in Germantown to-day. Miss Busher who is visiting Miss Warden is a rival of Miss Handy for the belleship of Richmond, Va., with a bright, sweet face, and charm of manner. Her beauty and fascination is greatly commented on here."(40)

They stayed until the middle of the next month, as the Tatler announced on April 1:

> "Mrs W.G. Warden expects to keep her beautiful home open another fortnight, and Mr. and Mrs. Charles W. Harkness will remain with her. They are thoughly enjoying St. Augustine, yachting and golf occupying most of their days."(41)

The Wardens came back to St. Augustine in November 1899 to look at the work being done on their house. The Tatler reported just before Christmas:

> "Mrs. W.G. Warden and her daughter, Miss Warden spent a week in the city last month guests of the Alcazar, coming to inspect the changes in progress in their elegant home on the Fort Green. These improvements have been in progress some time, and will not be completed until next month, when Mrs. Warden and family will occupy the house and have a number of her married children with her. Miss Warden had just been bridemaid for a friend, and returned home to fill social engagements."(42)

One of the improvements was described in the local newspaper in January, 1900 when it was reported:

> "The largest single pane of plate glass ever set in the city was yesterday placed in the court of the Warden Mansion, of North City. The dimensions were seven by ten feet, and it is a flawless production of the glassmakers art."(43)

The Wardens returned that month to stay in their home for the season:

> "Mrs. W.G. Warden and her youngest daughter, Miss Warden, are occupying their handsome home of the 'Fort Green,' arriving early in the week. Mrs. Warden has been quite ill with a severe cold, contracted before Christmas that confined her to her room for some time. She is improving, her friends hoping for her speedy recovery. Her home here has been in the hands of workmen for several months, extensive improvements are being made and will it is hoped, soon be completed. Mr. and Mrs. Herbert Warden are expected to arrive on the forth of February for an extended visit. They will bring their two children with them."(44)

The Tatler reported the engagement of another one of the children

> "The engagement of Mr. Clarence Warden, of Philadelphia, and Miss Corning, of Cleveland, has been announced. Mr. Warden is well known in this city and Miss Corning was a guest of Mrs. Warden and Miss Warden last winter, a very clever, attractive young girl. Both she and Mr. Warden are to be congratulated."(45)

Other guests came later in the season:

> "Mrs. W.G. Warden is entertaining her daughter, Mrs. Charles W. Harkness, of New York, and her husband, who are now making their annual visit to the State. They have just returned from a short visit to the Royal Poinciana and will remain several weeks. Miss Bushnell, a niece of Mrs. Warden, is also a guest and Mr. and Mrs. Herbert W. Warden are remaining on to the delight of a host of friends and admirers."(46)

The Wardens owned the property north of their castle, between shenandoah and joyner street. Here they had their stables, green house and tennis courts. One of the popular past·times introduced to St. Augustine during the Flagler era was golf, which was played on the Fort Green. The St. Augustine Golf Club also had a croquet ground, and for tennis they made use of the Warden Castle, as the Tatler reported in 1901:

> "The courtesy of Mrs. W.G. Warden in giving the club the use of her fine tennis court near her home makes it unnecessary for it to have one constructed. The Warden Court is a very fine one, and tennis players in the club are enjoying it."(47)

The Warden's 1901 arrival in St. Augustine was noted:

> "Mrs. W.G. Warden arrived here a week ago, accompanied by her daughter, Miss Barbara Warden, and her son, Mr. William G. Warden. They are occupying their beautiful home on the Fort Green. Another son and his family Mr. and Mrs. Herbert W. Warden and their two children came yesterday and will make a visit of some length. Mr. Herbert Warden is Vice-president of the St. Augustine Golf Club and greatly interested in its welfare. Mrs. Warden and Miss Warden are enthusiastic members."(48)

The Harknesses came to visit in March of that year:

> "Mr. and Mrs. Charles W. Harkness, who have been at Palm Beach for the past month, came up early in the week and are guests of Mrs. Harkness' mother Mrs. W.G. Warden. Miss Warden, who was with her sister at Palm Beach, returned with them, Mr. W.H. Warden coming at the same time. Mr. and Mrs. W.L. Harkness, who are now residing in new York, arrived from Palm Beach yesterday and are the Ponce de Leon with their two children. The youngest, a son, is now making his first visit to St. Augustine. Mrs. B.M. York, of Cleveland, and her daughter, Mrs. J.D. Maclennan, of Cleveland, came up with the Harkness party and will remain at the Ponce de Leon until that house closes. The entire party are frequent and very welcome vistors to St. Augustine, although this is their first visit in two years, Mrs. York and Mrs. Maclennan spending last

winter in Egypt. Mr. Maclennan, who was at the Royal Poinciana with the party, passed through here a few days ago en route home."(49)

The first three decades of the 20th century saw the rise of the younger generation of the Warden family. William C. Warden Jr. and Clarence A. Warden served for many years as president and vice-president of the St. Augustine Improvement Company that their father had founded. Their mother continued to make St. Augustine her winter residence until her death. Warden Castle eventually became the home of Elizabeth Warden and John Louis Ketterlinus.

In 1924 Mrs. Ketterlinus donated land at the corner of Orange and Mulvey Streets to the county to build Ketterlinus High School. The St. Augustine Evening Record reported:

"As a site for the new St. Augustine Senior High School, Elizabeth Ketterlinus has made a generous gift to the St. Johns County Board of Public Instruction of a piece of land on Orange Street including 188 feet frontage by 335 feet deep, involving an expenditure of $18,800.

"For the site she has purchased the Mulvey lot on the corner of Orange Street and Santa Rosa Street, which measures 120 feet front and the Bassett property adjoining it, which measures 68 feet frontage.

"The offer of the gift of land for the New High School building was made to the board by Mrs. Ketterlinus, thru County Judge George W. Jackson, and this particular site was selected by the Board of Public Instruction as the location most suited to the needs of the new building. Mrs. Ketterlinus then purchased the property and has made over the deeds to the County for the High School building.

"Architect F.A. Hollingsworth is drawing the plans for the building, and it is expected that as soon as these are completed, the contract will be given and work begun almost immediately.

"Negofiations for the transfer of this property have been pending for some time, and final papers have just been signed. Members of the school board, as well as residents of St. Johns county are very appreciative of this gift which makes possible the placing of the new high school building to great advantage, and also preserves the idea of the school center, with all buildings grouped on Orange Street."(50)

The next day the Evening Record praised Mrs. Ketterlinus in an editoral entitled 'Another generous Friend':

"School of St. Augustine are fortunate in having another generous friend in Mrs. J. Louis Ketterlinus, who has deeded two beautiful pieces of property to the St. Johns County School Board as the site for the new and modern school building, which is to be a part of the school construction plan in this community.

These pieces of property adjoin, being the Bassett and Mulvey lots on Orange and Santa Rosa Streets, and combined, they give a wonderful site for what is to be one of the handsomest school buildings in the State of Florida.

"Not only is this property large enough to accomodate a building of the most modern and improved type, but it has frontage on two streets. This is a great factor in providing adequate exists and entrances to the school building.

"Had it not been for the generous gift of Mrs. Ketterlinus the school board would probably have been forced to erect the new high school building on the moat property west of the present high and graded school. Members of the Board of Trustees, and architects who were called upon to draw plans, have contested that this piece of property, seventy feet in width, is too narrow to accomodate a building of modern plan and construction, which will give the right lighting effects for the school rooms. The moat property affords splendid space for play grounds, or for the erection of such smaller buildings as the school board may need to erect in future to take care of the growing needs of the community's schools. The gift of the valuable Orange Street property by Mrs. Ketterlinus makes it possible to keep the school buildings all grouped together and maintain in satisfactory fashion the school center, which was the main argument put forth by those who advocated construction on the school's moat property."(51)

John Louis Ketterlinus served as president of the St. Augustine Public Library Association.(52)

Warden Castle stood vacant thru the 1930's until it was purchased in 1941 by Norton Baskin, who opened it the next year as Castle Warden Hotel. That same year Baskin married Pulitzer prize winning novelist Marjorie Kinnan Rawlings (1896-1953), who wrote The Yearling and Cross Creek. In January, 1942, Rawlings wrote to her friend and fellow novelist Ellen Glasgow about her new husband:

"He is a hotel man, and loves it, and this summer he bought a charming old gray stone show place in St. Augustine and will open it next week as a small good hotel. We will have an apartment on the top floor, overlooking the bay and ocean. The place has large grounds filled with huge old live oaks and magnolias and is everything attractive."

She enclosed a promotional brochure which said, in part:

"Castle Warden was this year converted into a modern steam heated hotel from the palatial home of the late William Warden. . . .

"Everything has been done to preserve its charming old world atmosphere and within and without the air and grace of another era are apparent.

"Castle Warden has twenty-five sleeping rooms with baths and ample living space. Excellent meals prepared by an

experienced chef are served in an English ash panelled dining room."(53)

She wrote again to Ellen Glasgow in April 1942 with this update:

"We have been using one hotel room until our apartment should be ready. . . .

"We can move into our apartment on top of Castle Warden in another week or ten days and I shall feel much less like a wildcat in a cage. The pull of Cross Creek is still strong and I have to go back every week or two. It would be so sensible to wean myself away from it altogether, but after you've read the book I think you will understand the almost unreasonably deep roots there."(54)

In May she gave this further report:

"St. Augustine has not sunk into its usual summer lethargy, because the men from Camp Blanding and the Naval Air Station at Jacksonville vacation here. A good many of the officers are coming to Norton's place. Tell James (Novelist James Branch Cabell, who was a neighbor of Glasgow's in Richmond and a winter resident of St. Augustine) that Norton is putting in a cocktail lounge. The kind of people who come here will keep it from being rowdy. Norton tells an amusing story of two privates coming in from Sunday dinner, but going out as soon as they had been given the menu. He asked them why, and one of them said, 'We were looking for fried 'possum, and they didn't have it.'"(55)

One distinguished early visitor to the hotel was Brigadier General Theodore Roosevelt, Jr. (1887-1944), eldest son of the 26th president.

Marjorie Kinnan Rawlings' presence at the hotel attracted many celebrity-seekers, of whom some interesting stories are told. Family Circle magazine reported in 1943:

"As you can well imagine, Mrs. Baskin, as she is known in St. Augustine, is an object of some curiosity. Not only among the local citizens but among visitors passing through. Many of them stop off at Castle Warden for a meal in the hope of getting a peek at the noted authoress. The other day a man and woman who had been hanging around the lobby at noontime finally went into the dining room and ordered two ham sandwiches and a pot of tea. When the waitress brought their order the gentleman said, 'I wonder if I might speak to the proprietor, Mr. Baskin.' The girl went out and found Norton, who introduced himself to the couple. 'Er-Mr. Baskin,' said the man rather nervously, 'I was wondering if there was a-er-chance that my wife might-er-possibly get an opportunity to-to look at-that is, to see your wife?' Norton stared coldly at the two sandwiched for a moment. 'I'm afraid not, sir,' he replied. 'That comes with the dollar-and-a-quarter lunch.'"(56)

Margaret Widdemer, a Pulitzer prize winning poet, wrote to Rawlings after she had been a guest at Castle Warden:

> "I think the way you handle being Florida's personal (and on-the-spot in more ways than one) celebrity is simply wonderful.
>
> "I was straying through the streets, trying to find a post card with alligators for my little nephew, when a woman spoke to me. She said 'I saw you at the Castle Warden. Do you know if there are any post cards of it with her on it?' No name. No introduction. One touch of walking on the same floor with Marjorie Kinnan Rawlings made the whole world kin. I said I hadn't seen any with her. So she did. And I escaped with my shameful alligator."(57)

Then this story was told:

> "An interior decorator from New York was visiting in St. Augustine. She had heard about Castle Warden and paid the hotel a visit. Mr. Baskin was conducting her through one of the suites when the woman exclaimed, 'How lovely! I see the fine hand of Marjorie Kinnan Rawlings in this place! To which Norton replied politely, 'No, madam. You do not see Mrs. Rawlings' fine hand in this place. Nor will you see my big foot in her next book. That's our agreement. She writes. I run a hotel.'"(58)

Castle Warden Hotel became a popular local meeting place. The Rotary, Lions, Kiwanis and Pilot Clubs all met there. It also became a literary center. The Florida Authors Luncheon was held there in 1942, with the guest of honor being the woman who lived in the hotel. The newspaper reported:

> "Marjorie Kinnan Rawlings Baskin was honored with a Florida Authors luncheon at Castle Warden Friday marking the publication on March 16th of her latest book,'Cross Creek,' a book-of-the-month selection for April.
>
> "The luncheon, a notable social feature of the program of the convention of the Florida Historical Society, was co-sponsored by the St. Augustine Branch of the National League of American Pen Women, and the state history body. Miss Nina Hawkins, editor of the St. Augustine Record and local Pen Women's branch president; Mrs Nina Oliver Dean, Sanford journalist; and Dr. Kathryn T. Abbey (Mrs. A.J. Hanna) of Winter Park, were the speakers, with Mrs. Baskin, at the luncheon.
>
> "Dr. Abbey, historian-author, made a charming toastmaster; Miss Hawkins gave a cordial and heartwarming welcome in the name of the Pen Women, to the 100 present, (60 of whom were writers who had published their works); and Nina Oliver Dean captivated the entire assembly with her tribute to Florida and to the author of the Pulitzer prize-winner,'The Yearling.'

"Mrs. Baskin spoke sincerely her appreciation to all for their 'consistent kindness', and stated that she and her husband came to St. Augustine, 'of choice and stayed through affection.' The luncheon assembly was privileged to hear the author read two excerpts of the book to be published this month, 'Cross Creek', which she stated was the story of he community at Cross Creek in central Florida. The first story from the chapter titled 'Residue' was about one of the people whom 'Life has knocked down and sat down on'---Marsh Turner, the 'gentleman drunkard' of Cross Creek, whom nonetheless the inherently snobbish colored folk call respectfully, 'Mr. Marsh Turner.' This delightful character, whose death at the hands of the Sheriff is told, is adroitly pictured.

"The other short incident in the book, 'Cross Creek,' which Mrs. Baskin read, concerned the proudthough-poor family of Mr. and Mrs. Bernie Bass, and the relation of how Mrs. Bass, paid the writer a year-old debt of a borrowed dime touched the hearts of all present at the luncheon, Friday.

"Nina Oliver Dean, member of a well-known Florida newspaper family, is truly the spontaneous and interesting person that her friend, Dr. Abbey, stated, in introducing her to the luncheon guests.

"'The Florida of the cracker, the Florida of the deep woods is the Florida of which Mrs. Baskin writes,' exclaimed Nina Oliver Dean. First, she took her hearers on a tour of Florida's sections-'the doll with the hibiscus flower is her hair-Miami,' the bejeweled society dame of her many resorts, and the homespun frontier woman of her backwoods, were metaphors employed by Mrs. Dean in extolling the virtues of Florida-'with its newest gay large city and its mellowest oldest city.'

PERSONALITY SKETCH

"Turning to a personality sketch of the author, Mrs. Dean told of hearing that Mrs. Rawlings served 'four and twenty blackbirds, baked in a pie' to guests one time, that Mrs. Rawlings shot the birds for the pie and that Mrs. Rawlings baked the pie. She said that it took the originality and imagination of Mrs. Rawlings, a Floridian by adoption, 'to show us the beauty in our own back yard' when she wrote 'The Yearling.' In sincere fashion, Mrs. Dean said of Mrs. Baskin that 'she can cook better, shoot better and write better' than any woman in Florida.

"The guests were seated at long tables which were placed in the lounge on the second floor of the hotel. lace cloths covered the tables. Roses in bubble bowls, and in bud vases were used to decorate. An all Florida menu was served consisting of grapefruit halves, vegetables salad, deviled crabs, baked potatoes, carrots and peas, rolls and muffins, individual lemon cream pies and coffee. Olives and watermelon and grapefruit preserves also were on the tables.

"Dr. Abbey, before introducing the speakers on the program, said that she had noticed Florida has been rediscovered of recent years by writers, and that now, as always, in war time the people

are especially aware of their heritage in this state and in other states of the nation. She said that the cultural problem of the American people today is to find some way of saving those things which are valuable to us, and 'if we do our work well, we may rise purified, and come to a new evaluation of the stuff of which we are made.'

"Introducing only two authors present other than those scheduled to speak, because they have recently published books on Florida subjects, Mrs. hanna presented to the assembly James Branch Cabell, author of 'The First Gentleman of America,' and Ruby Leech Carson of Miami, author of 'Fabulous Florida.' Also seated at the speaker's table in addition to those above were Professor A.J. Hanna of Winter Park; Dr. J.J. Tigert of Gainesville; Meredith Nicholson; and Mrs. Wm.C. Bowers.

"Pen Women in charge of the luncheon were Mrs. Verle A. Pope, chairman of arrangements, assisted by Mrs. Vivian Collins and Mrs. J.M.T. Reid.

"After the luncheon, and until the afternoon session of the historical society convened Friday, those present were invited to examine the original sketches made by Edward Shenton for the drawings illustrating 'Cross Creek.' One of these, it was pointed out, was a portrait of a Mr. Fairbanks, a descendant of the noted Florida historian, the second president of the Florida Historical Society, George Fairbanks."(59)

In 1943 Norton Baskin volunteered for service overseas, and Marjorie Rawlings wrote to a friend:

"I am rather desolate at the moment, as my wonderful husband of only a little over a year is now on his way overseas. He was past the draft age, but wasn't comfortable about things, and volunteered as an ambulance driver with the American Field Service. In the last war their casualties were twice the ratio of regular Army casualties, so i'm not happy about it. But it is what he wanted, so more power to him."(60)

Her editor, the legendary Maxwell Perkins, commented:

"I suppose it is just impossible to keep a Southerner out of a war if he can qualify to get into it somehow. I hope the hotel will go on all right."(61)

One sunday in April 1944 there was a fire at the hotel that left two people dead:

"Tragedy struck swiftly at the fashionable Castle Warden Hotel on San Marco Avenue yesterday morning when fire swept part of the third and fourth floors and in but a few minutes caused the death of two women--one a well known St. Augustinian and the other the operator of a women's shop in Jacksonville.

"The dead are:

"Mrs. Ruth Hopkins Pickering, 49, nee Ruth Hopkins of Duluth, Minnesota, but a St. Augustine resident since childhood; former wife of Jack Pickering, newspaperman whom she met in Paris, now with the Chicago Sun;

"Miss Betty Neville Richeson graduate of Duval High School and former student of Florida State College for Women. She was said to be in her twenties.

"The fire started in Miss Richeson's room-No.17 on the third floor—about 11 a.m., only an hour and a half after she had arrived in a car she drove presumably from Jacksonville.

"Miss Richeson, according to hotel employers, rang for the bell-boy, Bernard Young, colored, when she discovered the fire, believed to have been started by a dropped cigarette, although the burned-out condition of the room prevented first inspections from confirming this.

"Young ran for a fire-extinguisher when he saw flames coming from under the No. 17 door, while a floor maid, Anne McGill, colored, ran to the desk clerk, Miss Hazel Brinkett, who phoned the fire department. That was 11:25.

"Meanwhile the fire had spread so rapidly that young, upon using the first extinguisher and returning with a second, found flames blocking his way in the hall way. Mrs. Pickering, who lived in a penthouse directly above Miss Richeson's room, was heard to scream from a window. The stairway leading to the third-floor roof from her apartment was ablaze and belching thick, black smoke.

"When firemen, let by chief W.B. Parkhill, broke into the rooms with large hoses, both women were found dead of suffocation, with signs of intense heat but not actual burns on the bodies. Miss Richeson was found doubled over her empty bathtub, and Mrs. Pickering, in night attire, on the floor of her bathroom. It was believed by firemen that the victims had sought to ward off the deadly fumes and heat with wet towels, and so had perished. The blaze spread with awazing rapidity, fireman said. . . .

". . . Damage by fire, smoke and water was serious on the third and fourth floors-Miss Richeson's room and the upper stairway being completly gutted. Doug Thompson, manager of the hotel, said today he could not yet estimate the amount of loss, and was awaiting the arrival of appraisers. As the electric power was cut and so much damage had been done on lower floors by water seeping through, guests were obliged to seek other quarters yesterday afternoon. There were about 20 guests at the hotel at the time, but most of these were at church or at the beach, Thompson said. He added that he thought some of the rooms will be ready for occupancy in about two weeks, but that the dining room will not be serviceable for at least a month. . . .

". . . The pent-house occupied by Mrs. Pickering was formerly the St. Augustine home of Mr. and Mrs. Norton Baskin, owners of the

hotel. Mrs. Baskin, an intimate friend of the victim, who lives on an estate near Ocala, is better known as Marjorie Kinnan Rawlings, author of the Pulitzer Prize-winning novel 'The Yearling,' 'Cross Creek,' and other best-sellers. Her husband is at present in Burmuda, with the American Field Services, and Thompson is managing the hotel in his absence.

"Mrs. Baskin, advised by wire of the disaster, sped by car to the Castle Warden and was said to be grief-stricken by her friend's loss."(62)

In 1946 Baskin sold the Castle Warden Hotel. Marjorie Rawlings wrote to a friend:

". . . he sold his hotel in St. Augustine, and seems very happy running the two restaurants and bar at nearby Marineland, paying Marineland a certain percentage of his gross, and really cleaning up financially. I should loathe it, but he is so sociable and has such a talent for people, that he loves it."(63)

The Castle Warden was purchased by Daniel Crawford, Jr. of Philadelphia, who continued to operate it as a hotel. A local tourist publication gave this sketch of Crawford in 1948:

"The Southland gained an enterprising gentleman when Daniel 'Bud' Crawford appeared on the scent.

"Mr. Crowford entered the hotel field in 1923. Later that same year, he joined the staff of the Hotel Philadelphian (then Pennsylvania) which his father had opened. In 1937, he succeeded his father to the presidency of the Hotel Company. The depression had hit hard at the hotel business and Dan, Jr., found himself faced with the task of salvaging the loss of his father's investment. He went after business by analyzing the reservations for the preceding 3 years to find where the guests came from. Then he went after more business from these areas in various ingenious ways and encouraged the whole staff in sales promotion tactics. Before selling the 'Philadelphian' last year, he had almost recaptured the family fortune.

"Bud has served his profession nobly. Some of his activities include: Presidency of the Philadelphia Hotel Association, and Pennsylvania Hotel Association, member of the executive committee of the American Hotel Association, President of the Philadelphia Convention and Visitors Bureau, International President of Hotel Greeters of America and many other activities too numerous to mention.

"As President of the Hotel Philadelphian, his normal day started early in the morning and ended sometime around midnight, leaving him absolutely no time for family or fun. Now 2 years later he hasrealized the dream of all big hotel operators. He has purchased a beautiful hotel in Florida (St. Augustine's

Castle Warden) in 1946, and has found time to settle back and enjoy life with his wife and two young sons—Alan Lee, aged 9 and John David, aged 7½.

"Since acquiring the Castle Warden, he has purchased the General Lee Motor Court in Waycross, Ga., and Buzzards Bay Lodge in Buzzards Bay, Mass. Recently, Mr. Crawford was elected chairman of the 1948 Red Cross Campaign Drive. He is President of the St. Augustine Business and Professional Men's Association and was, of late, elevated to the presidency of the Beach Association. Wisely, however, he has not lost sight of the value of the happy, leisurely way of life which he is still enjoying in St. Augustine and which he has so richly earned."(64)

The 1949 City Directory lists Crawford as president of the City Electric & Supply, Inc. and Edwin F. Schwartz as the owner of Castle Warden. There was an advertisment in that directory for:

"Castle Warden Hotel. Adjoining Historical Castillo San Marco. Open all year. Miniature cocktail bar and lounge. Restaurant catering to Weddings, teas and Bridge parties."

Finally, in 1950, the Warden Castle became Ripley's BELIEVE IT OR NOT Museum. A press release at the time of its opening gave this Description:

"St. Augustine, Fla.--Dec. 8 (1950) Robert L. Ripley lived in a world of strangeness, surrounded most of his life by carved human skulls, uncanny freaks of Nature, religious treasures, totem poles, mummy cases and shrunken heads. With pen and brush he became the P.T. Barnum of the world's printed pages--differing from Barnum in that his oddities were astonishingly real. Bob Ripley himself was a cheerful fellow who, intending to entertain, actually accomplished one of the greatest mass education jobs in history. Ripley was the kind of man who enjoyed opening his mail with a sharpened piece of human bone, handling such questionable treasure with friendly disdain. Throughout his life he sought the unusual, the unorthodox, the exoctic, the queer, the ugly and the beautiful things of the world. He made one of journalism's most brilliant careers ferreting out the world's weirdness, yet led a normal happy life among millions of friends and readers.

"Ripley's famed challenging phrase, BELIEVE IT OR NOT, has become an integral unit of our American language. In late years the phrase is almost a symbol of America itself. Americans don't boast. They state astounding facts and statistics, adding, BELIEVE IT OR NOT!

"During the New York World's Fair, an exhibit of Ripley oddities and curiosities was exhibited to audiences that set institutional attendance records for that exposition, but

not until today in St. Augustine, Florida, has there been a perpetual memorial to the nation's best-known artist-journalist.

"Under the supervision of John Arthur, President of John Arthur Exhibitions, Inc., of New York City, tons of Ripley's incredibilia have been shipped from New York to the new Ripley BELIEVE IT OR NOT Museum of Oddities and Curiosities in St. Augustine which, in true Ripley fashion, is a municipal oddity, the oldest city in the United States, founded by Spaniards in 1565, 55 years before the landing of the Pilgrims. The Museum is housed in ancient Castle Warden, former home of novelist Marjorie Kinnan Rawlings. The Castle is a fabulously ornamented building in the Moorish tradition which stands alongside U.S. One, a highway carrying a stream of 2,000,000 tourists annually to and through Florida. In addition to previously known Ripley collections, the new museum contains a huge inventory of strange and beautiful objects from Robert Ripley's estates at Mamaroneck, New York, and Palm Beach, Florida, objects never before shown to the public. Official opening will take place tomorrow.

"Ripley was well known as a frequent visitor to Old St. Augustine where he invariably arrived aboard a flaming red Chinese junk, the 'Mon Lei,' a 50-foot craft which spanned the Pacific in 86 days. He particularly delighted in inviting guests into the ship's engine room to gasp at a mighty Diesel engine in its hold-an engine painted to look like a dragon--with eyes, teeth and whiskers! The 'Mon Lei' also carried a gold-plated anchor.

"Some of the fresh living flavor of the Ripley BELIEVE IT OR NOT features is preserved in the Ripley Room of the Museum where stands Bob Ripley's working desk, a well-worn but well-cherished rather ornate and shapeless affair that was silent host to thousands of his famed cartoon features. Some of the original artwork of these features is scattered about the desk and the room more or less as the artist would have left it, say, to go out for a cup of coffee. Two of Ripley's most prized possessions stand at either side of the desk--a faithfully executed bust of himself done entirely by touch by the blind sculptor Mark Shoesmith of New York, and the world's largest gavel, a Gulliver-sized instrument 7 feet tall presented to Ripley by ex-Vice-President John Nance Graner. Smelling faintly of tobacco, though no one is sure Bob Ripley ever smoked it, is a 5-foot cherry wood pipe with a bowl the size of a tea kettle.

"A preview tour of the Ripley Museum produces mixed emotions. One minute you laugh. One minute you shudder. A moment later you just wonder. Greeting you near the entrance is a bowl made from the skull of a Saint. An ante room contains opium pipes made from human bones. A long row of glass cases contains (in this order) such absurdities as

Flowers made from fish scales, earrings made of beetles, a necklace of apple seeds, a slightly stained beheading axe (official!), triple hazel nuts and unbroken glass bottles with nails driven through them. Giant-size enlargements of Ripley features adorn every wall of the extensive museum which covers two full floors of the rambling Castle structure.

"An archway off the marble entrance hall leads one from the ridiculous into the sublime--into the richly ornamented Oriental Room containing invaluable objects d'art from Far East--and in Orientalia, Robert L. Ripley was the undisputed connoisseur of connoisseurs. There is a king's sedan chair, a priceless equestrain figure of a Japanese warrior and a parade of puzzling mirables in ivory, gold and jade.

"A religious room presents spiritual art treasures of nearly all the world's religious and an exact minature replica of the Cathedral of Milan, a lifetime work of its devoted creator.

"Americana is plentiful in Ripley's collection: a tramp chair from old New England used for hauling vagrants beyond city limits, oddities in wood, an ear of corn shaped like a hand, doll heads made of dried apples, a letter written on a human hair, a string of 832 buttons found in the streets (by a collector who spend 20 years looking down his nose) and a perfectly worthless though incredible assortment of fragmentized dollar bills found by another lifetime collector.

"Nothing of couriosity every escaped Bob Ripley's attention, from a necklace of seaweed and polar bear fur to the handkerchief Mrs. Abraham Lincoln carried to her husband's presidential inauguration or an early Italian chastity belt--but of even more amazing interest are the attentions paid to Ripley himself by thousands of correspondents who tested the ingenuity of the the U.S. Post Office Department by addressing letters to him in such normally dead-letter procedures as braille, deaf hand signal drawings, tic-tac-toe conundrums and sentential algebraic formulas. One letter from Europe addressed simply, 'Rip, U.S.A.,' came to the artist without delay--proof of the great public power of his feature. It became a by-word in the post office of the workd where addresses were in question to advise, 'Take it to Ripley!' Bob Ripley is still getting mail. His BELIEVE IT OR NOT feature is not only being perpetuated, but has gained momentum, being carried in 325 papers to 80,000,000 daily readers.

"Everywhere in the new Museum there is a feeling of personality--a sense of kinship with the man who made us believe the unbelievable. There is none of the hushded dusty duskiness of the antiquarian's museum. All of the vast exhibits bear the stamp of theman who gathered them.

"As if mutely obeying a standing order from the man who treasured them about all things, two priceless Oriental monumental bronze figures stand guard at the gate to the Ripley Museum. They are named 'Halt All Evil' and 'Chase All Evil.'

These figures are placed to face the busy highway past the Museum and already have stopped long strings of cars.

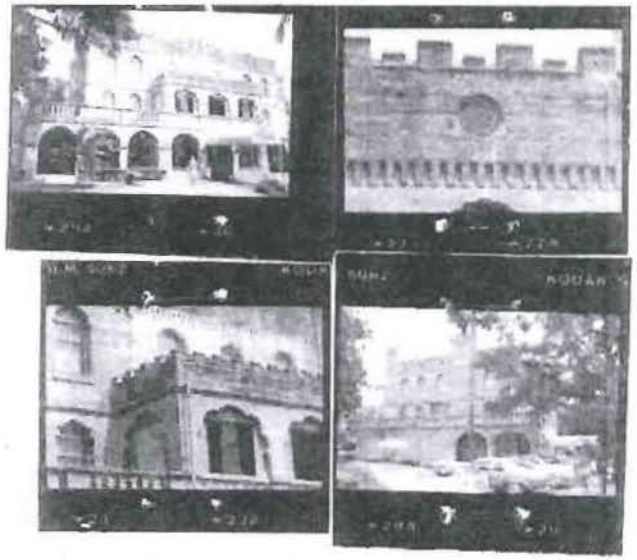
"Tomorrow's opening when be attended by officials of Florida's government and a long list of personalities of newspapers and radio. Present plans are to keep the Museum open day and night. Administrating the permanent show will be Ray S. Ettel, veteran motion picture exhibitor, and Edward Douglas, former manager of Loew's State and the Capitol Theatre in New York."(65)

Ripley's Museum has been for many years one of the most popular tourist attractions in St. Augustine. The current manager of the museum, retired Lieutenant Colonel Robert E. Barclay, served as Mayor of St. Augustine from 1971-1973.(66)

III, 13

5. Deed Records, Book W. pp. 355-357.
6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."
7. St. Augustine City Directory, 1911-12.
8. Florida Times-Union, (Jacksonville), Saturday, April 9, 1887, p. 2.
9. St. Augustine Evening Record, March 30, 1900, p. 1.
10. St. Augustine News, Sunday, February 1, 1891, p. 7.
11. Tatler, January 23, 1892, p. 11.
12. Ibid., March 26, 1892.
13. Ibid., January 28, 1893, p. 11.
14. Ibid., February 18, 1893, p. 4.
15. Ibid., February 25, 1893, p. 6.
16. Ibid., January 13, 1894, p. 9.
17. Ibid., January 20, 1894, p. 4.
18. Ibid., March 10, 1894, p. 5.
19. Ibid., March 31, 1894, p. 4.
20. Ibid., April 7, 1894, p. 8.
21. Ibid., April 7, 1894, p. 13.
22. Ibid., January 19, 1895, p. 10.
23. Ibid., February 2, 1985, p. 8.
24. Ibid., March 9, 1895, p. 20.
25. Ibid., March 16, 1895, p. 10.
26. Ibid., January 25, 1896, p. 10.
27. Ibid., February 8, 1896, p. 4.
28. Ibid., March 7, 1896, p. 13.
29. Ibid., March 7, 1896, p. 5.
30. Ibid., April 4, 1896, p. 7.
31. Ibid., January 23, 1897, p. 6.
32. Ibid., February 13, 1897, p. 19.
33. Ibid., February 27, 1897, p. 6.
34. Ibid., March 27, 1897, p. 6.
35. Ibid., March 5, 1898, p. 4.
36. Ibid., March 19, 1898, pp. 2-3.
37. Ibid., January 13, 1899, p. 16.
38. Ibid., January 28, 1899, p. 9.
39. Ibid., February 18, 1899, p. 11.

40. Ibid., March 11, 1899, p. 8.
41. Ibid., April 1, 1899, p. 18.
42. Ibid., December 23, 1899, p. 9.
43. Evening Record, January 13, 1900.
44. Tatler, January 27, 1900, p. 12.
45. Ibid., January 27, 1900, p. 12.
46. Ibid., March 10, 1900, p. 21.
47. Ibid., January 19, 1901, p. 9.
48. Ibid., February 2, 1901, p. 4.
49. Ibid., March 23, 1901, p. 6.
50. Evening Record, Tuesday, July 22, 1924, p. 1.
51. Evening Record, Wednesday, July 23, 1924, p. 2.
52. City Directory, 1930.
53. Majorie Kinnan Rawlings to Ellen Glasgow, January 17, 1942, Letter in Rawlings Paper at University of Florida Library.
54. Rawlings to Glasgow, April 14, 1942, Rawlings Papers.
55. Rawlings to Glasgow, May 11, 1942, Rawlings Papers.
56. "Marjorie Kinnan Rawlings" By Harry Evans, The Family Circle (May 7, 1943), p. 19.
57. Widdemer to Rawlings, January 15, 1943, Rawlings Papers.
58. Circle, May 7, 1943, p. 10.
59. St. Augustine Record, March 8, 1942.
60. Rawlings to Mr. Mixon, August 13, 1943, Rawlings Papers.
61. Perkins to Rawlings, June 21, 1943, Rawlings Papers.
62. Record, Monday, April 24, 1944, p. 1.
63. Margorie Rawlings to Sigrid (Arne), May 24, New York (Probably 1946 or 1947), Rawlings Papers.
64. Visitors Weekly Guide of St. Augustine, Florida, January 25, 1948, p. 2.
65. "Detailed narrative release for columnists, commentators and friends of Robert L. Ripley" (December 8, 1950)--copy in "Ripley Museum" file, St. Augustine Historical Society Library.
66. Thomas Graham, The Awakening of St. Augustine (St. Augustine 1978), p. 268.



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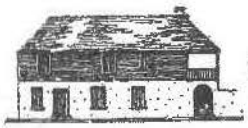
CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2018-0076

Receipt No. 136735 CC Meeting Date: 6-21-18
Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Ripley's - Kimberly Kiff
   Business (if applicable) Ripley's Believe It or Not!
   Address 19 San Marco Ave
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-824-1606 Other phone/email 904-377-2607
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Ripley Entertainment, Inc
   Business (if applicable) Ripley Entertainment, Inc
   Address 7576 Kingspointe Pkwy Suite 188
   City Orlando State FL Zip Code 32819
   Daytime telephone (required) 407-345-8010 Other phone _____
3. PROJECT STREET ADDRESS 19 San Marco Ave
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE_____ PROPOSED USE _____
6. PROPOSED PROJECT WORK

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

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

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

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

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

D. PAINT COLORS (check one)

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

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

Addition of Anolis lighting fixtures to upper exterior of building. Fixtures are Anolis Arcpod 48. Fixtures to go inside of concrete and will not be visible.

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 Kimberly Kiff

SIGNATURE OF APPLICANT [signature] DATE 5/4/18

PRINT OWNER'S NAME Kimberly Kiff (Owner Representative)

SIGNATURE OF OWNER [signature] DATE 5/4/18

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

St. Augustine, Florida — Planning/Building

June 1, 2018

Kimberly Kiff
19 San Marco Ave.
St. Augustine, Florida 32084

RE: Project Street Address 19 San Marco Ave.

Ms. Kiff:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for June 21, 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.

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COMPLETENESS REVIEW CHECKLIST

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

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

YAV INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need photographs of existing site + lights (if applicable)

Project number: 2018-0076 Project Address: 19 San Marco

Reviewed by: Kelli Mitchell Date: 5/30/18

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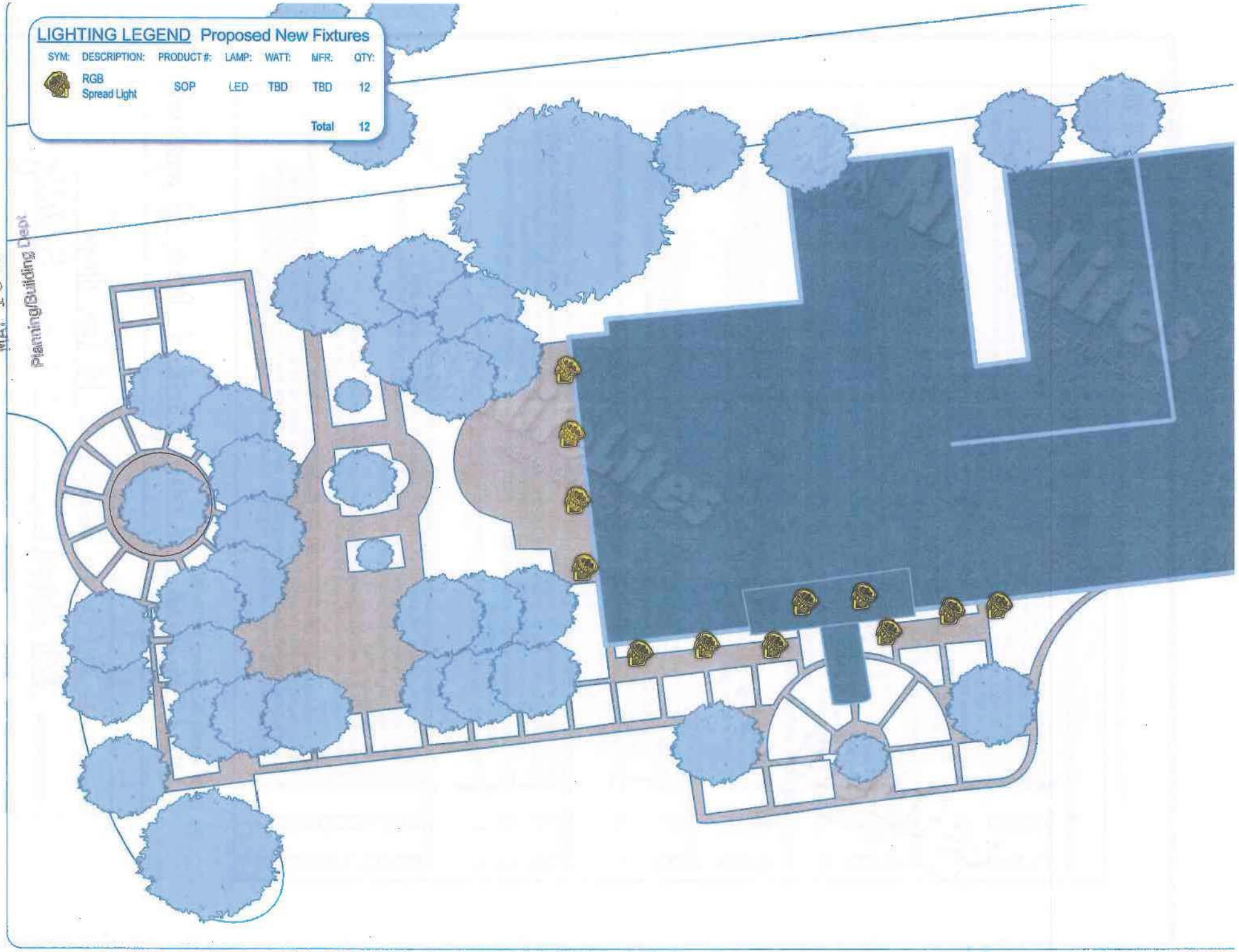
LIGHTING LEGEND Proposed New Fixtures

SYM:	DESCRIPTION:	PRODUCT #:	LAMP:	WATT:	MFR:	QTY:
	RGB Spread Light	SOP	LED	TBD	TBD	12
					Total	12



5/18/18

To: Jennifer Wolfe

From: Kim Kiff

Re: Lighting

I have attached the packet as well as all of the specs for the lighting, a diagram of where the lights will be and examples of what they look like when completed. These lights have the ability to be both white, and colored. Here are our three preferences in order:

1) The ability to use softer colored lighting
2) The ability to use the white lights, and change to colored during the holidays (Kind of like the white house does)
3) Just white lights

While we feel that the soft colored lighting would be very pretty here, we do understand that might not be approved. It would be phenomenal if we could at least do it during the holidays. The diagram attached shows the colored lights going up in beams, but in reality, it would be more of a soft washing of the building.

If you have any questions, please let me know. Thank you!

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traxon

Date: _____ Quantity: _____

Company: _____

Project: _____



Quattro AC Data Injector

The Quattro AC Data Injector is used in conjunction with Quattro AC XB RGBW / DW high brightness fixtures, allowing simple connections of an AC daisy-chain system with DMX512 control with universal voltage.

IP66

Accessories

Model No.	Description	Item Code
XB.AC.4000000	Quattro AC XB Data Injector (ETL Lighting / CE IT)	AB389160055
XB.AC.4000100	Quattro AC XB Data Injector (CE Lighting)	AB444880055

Product Specifications

	XB.AC.4000000	XB.AC.4000100
Power Input	AC line (100-277V AC 50/60Hz)	AC line (220-240V AC 50/60Hz)
Data Input / Output	DMX512 / DMX512 (with programmable offset)	
Power / Data Output	AC + Data	
Power Consumption	2W max.	
Current Rating	15A max.	9.9A max.
Housing	Aluminium	
Size (L x W x H)	200 x 118 x 59mm 7.9" x 4.7" x 2.3"	
Weight	0.9kg/2lbs	
Regulatory Listing & Safety Approval	cETLus (Lighting), CE (IT)	CE (Lighting)
Operating Temperature	-30°C to +50°C / -22°F to +122°F	
Storage Temperature	-40°C to +70°C / -40°F to +158°F	
Environment	Outdoor (IP66)	
Humidity	90% max. non-condensing	

Connector Specifications

POWER IN	3-pin male connector
DATA IN	RJ45
DATA OUT	RJ45
POWER / DATA OUT	5-pin female connector

LED CHARACTERISTICS: Because LEDs are semiconductor devices, their performances are subject to inherent variability commonly found in semiconductor industry. To improve consistency in performance across the same product, LED manufacturers "sort" LEDs into bins according to different preset parameters, such as forward driving voltage, illumination, etc. Whereas binning is a sorting function, it is not a corrective process. Inherent variability in the manufacturing process results always in different binning distributions according to different production lots. Traxon uses extensively binned LEDs on its products, thereby minimizing output variations within the product range.

As with all dynamic devices, LED output degrades over time - a term called lumen depreciation. This also explains why it is nearly impossible to expect photometric performances of two LED products with different service life spans to be the same. The rate of LED degrade is a complex function of many factors such as operating efficiency, duration of continuous operation, and more significantly, environmental conditions (ambient temperature for example). If allowed working under optimal operating temperature range and with good ventilation, LED devices enjoy long service lives over conventional light sources. When using/installing LED devices, care should be taken to assure that the devices will operate within the operating conditions specified in respective product literature.

Double insulation is maintained between LV circuit and SELV circuit.
Data Injector is compatible to Field General Purpose Luminaire LED Lamp Type.

www.traxontechnologies.com

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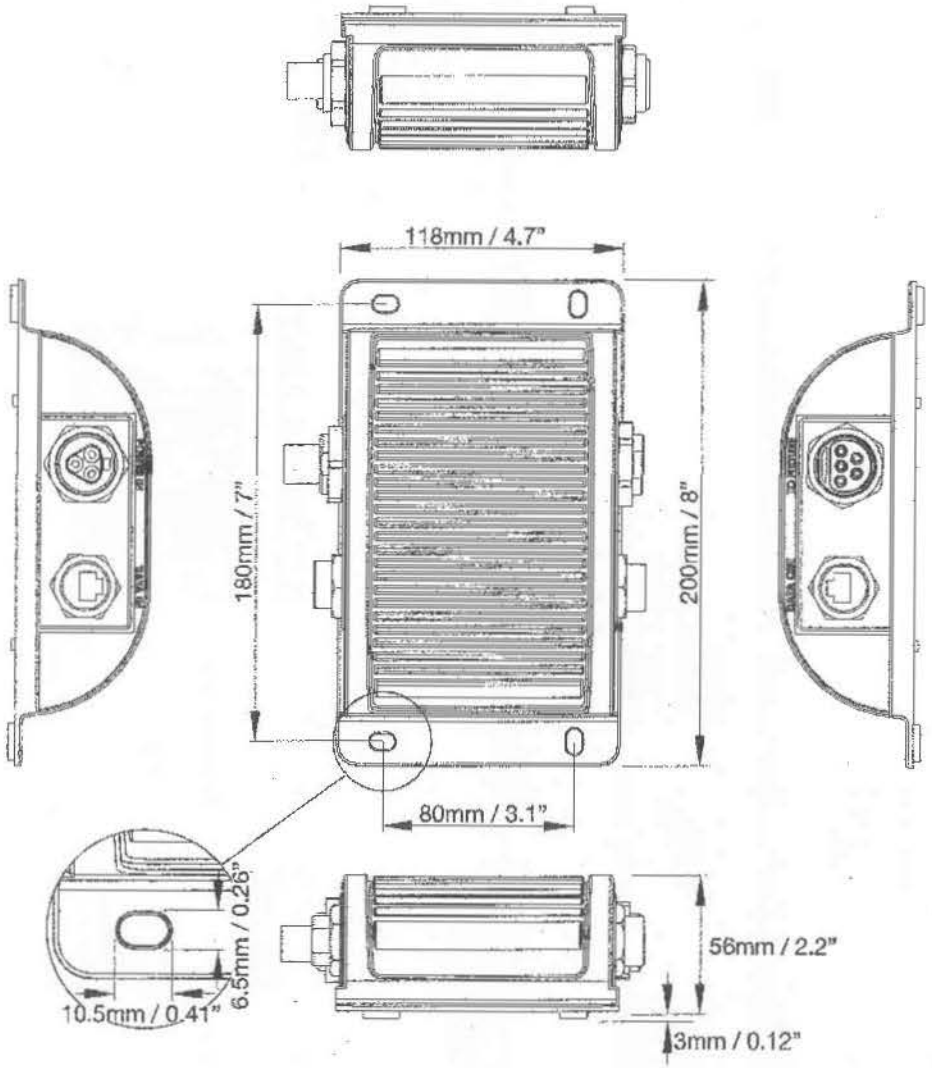
Quattro AC Data Injector

Dimensions



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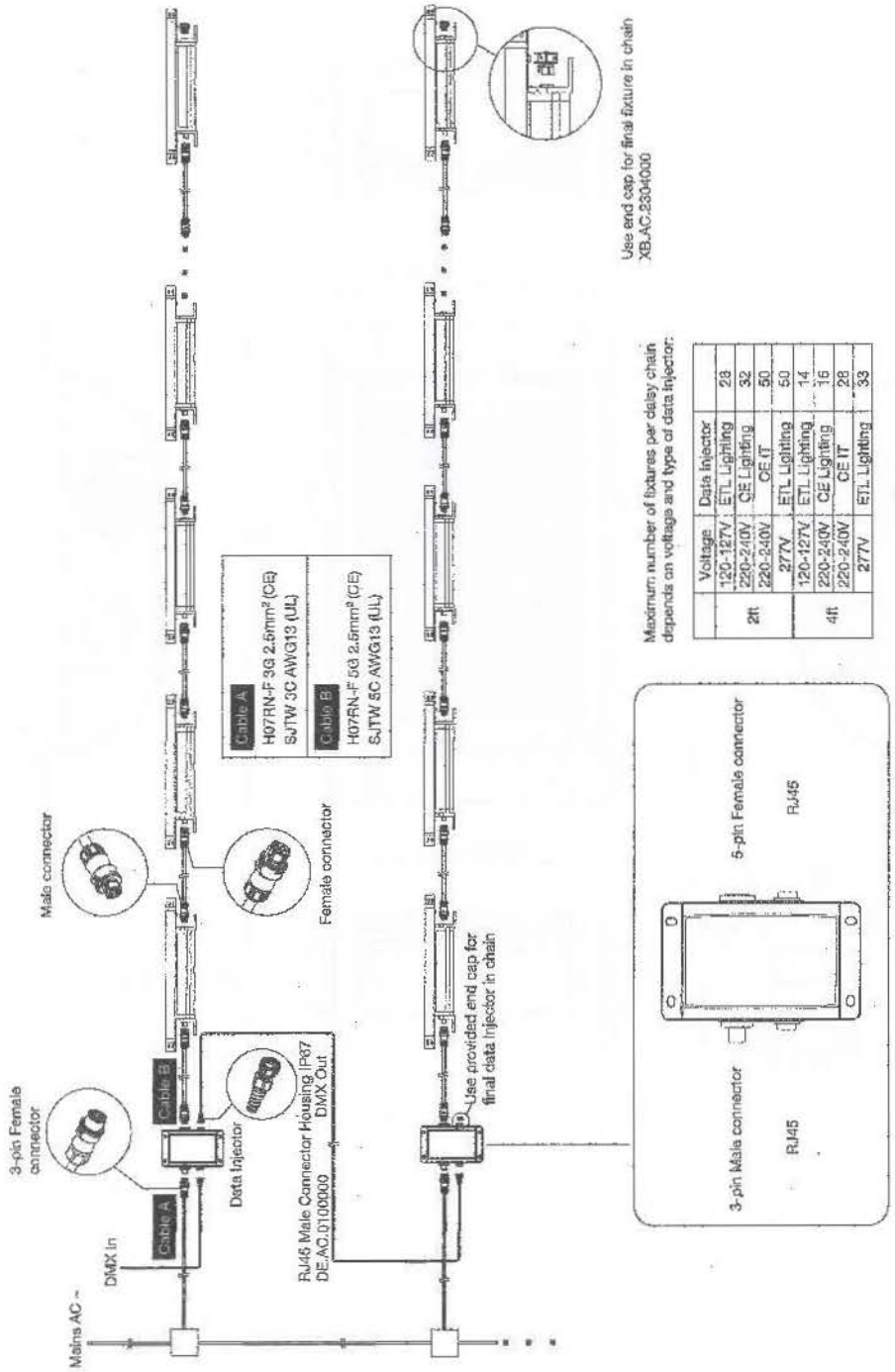
Quattro AC Data Injector

System Diagram



Maximum number of fixtures per daisy chain depends on voltage and type of data injector:

	Voltage	Data Injector	
2ft	120-127V	ETL Lighting	28
	220-240V	CE Lighting	32
	220-240V	CE IT	50
	277V	ETL Lighting	50
4ft	120-127V	ETL Lighting	14
	220-240V	CE Lighting	16
	220-240V	CE IT	28
	277V	ETL Lighting	33

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Date: _____ Quantity: _____

Company: _____

Project: _____



Washer Quattro AC XB RGBW

The Washer Quattro AC XB RGBW is an AC line powered, high brightness luminaire. The luminaire is controllable via DMX512 with auto-addressing for easy configuration. The system is connected using a daisy chain topology, allowing easy installation to form long run lengths. Remote Device Management (RDM) circuits are built into each luminaire that enables extensive control and monitoring of the entire lighting installation.

CE c ETL us IP66

Product Specifications

Light Source	4-in-1 LED cluster × 18
Color Range	RGBW (White CCT 4000K)
Beam Angle	13°, 30°, 40°, 60°
Luminous Flux	3212 lm (13°)
Efficacy	44 lm/W
Lumen Maintenance	L70 @25°C - 80,000hrs
Cover Lens	Tempered glass cover
Housing	Aluminium
Adjustment Options	360° horizontal, 220° vertical
Size (W × H × D)	291mm × 291mm × 218mm 11.5" × 11.5" × 8.6"
Weight	8.3kg / 18.3lbs
Regulatory Listing & Safety Approval	CE, cETLus
Operating Temperature	–30°C to +50°C / –22°F to +122°F (–20°C / –4°F starting)
Storage Temperature	–40°C to +70°C / –40°F to +158°F
Environment	Outdoor (IP66)
Humidity	85%, non-condensing

Electrical Specifications

Input Voltage[1]	100-277V AC 50/60Hz
Power Consumption	85W
Power Factor	≥ 0.9

System Specifications

Power	AC line
Control	DMX512 with auto-addressing, Remote Device Management (RDM)
Power Supply	Built-in

1. Auto-switching. Single phase (line, neutral, and ground).

LED CHARACTERISTICS Because LEDs are semiconductor devices, their performances are subject to inherent variability commonly found in semiconductor industry. To improve consistency in performance across the same product, LED manufacturers "sort" LEDs into bins according to different preset parameters, such as forward driving voltage, illumination, etc. Whereas binning is a sorting function, it is not a corrective process. Inherent variability in the manufacturing process results always in different binning distributions according to different production lots. Traxon uses automatically binned LEDs on its products, thereby minimizing output variations within the model range.

As with all electronic devices, LED output degrades over time – a term called lumen depreciation. This also explains why it is nearly impossible to expect photometric performances of two LED products with different service life specs to be the same. The rate of LED degradation is a complicated function of many factors such as operating efficiency, duration of continuous operation, and more significantly, environmental conditions (ambient temperature for example). If elevated working under optimal operating temperature range but with good ventilation, LED devices enjoy long service lives over conventional light sources. When using/installing LED devices, care should be taken to ensure that the devices will operate within the operating conditions specified in respective product literature.

Lumen measurement complies with LM-79-08 standard.
Lumen maintenance is calculated based on LM-80 compliant luminescent.

www.traxontechnologies.com

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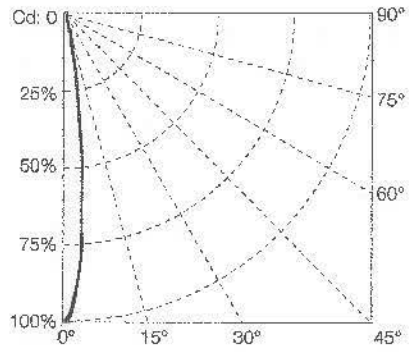
Washer Quattro AC XB RGBW

Photometrics

Source Specifications

LED Source	4-in-1 LED clusters
Beam Angle	13°

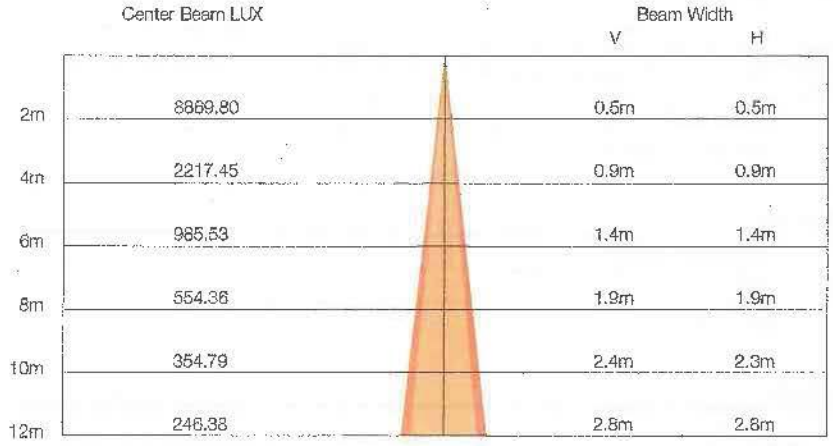
Candela Distribution



Light Output

Color	Luminous Flux (lm)	Candela Distribution @100%	Efficacy (lm/W)
White (full on)	3212.32	35479.21	43.50
White (RGB off)	1791.46	20068.63	58.22
RGB	1502.16	16221.28	30.59
Red	369.01	3871.815	29.47
Green	1066.45	11719.53	37.33
Blue	92.98	989.538	5.25

Illuminance at a Distance



For feet multiply by 3.28

For fc divide by 10.7

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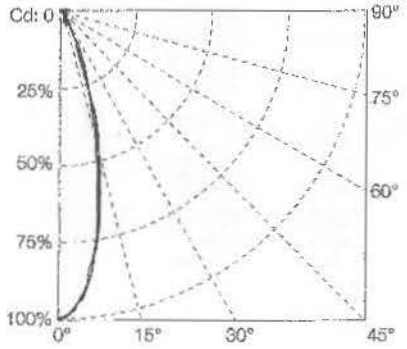
Washer Quattro AC XB RGBW — Photometrics

Source Specifications

LED Source	4-in-1 LED clusters
Beam Angle	30°

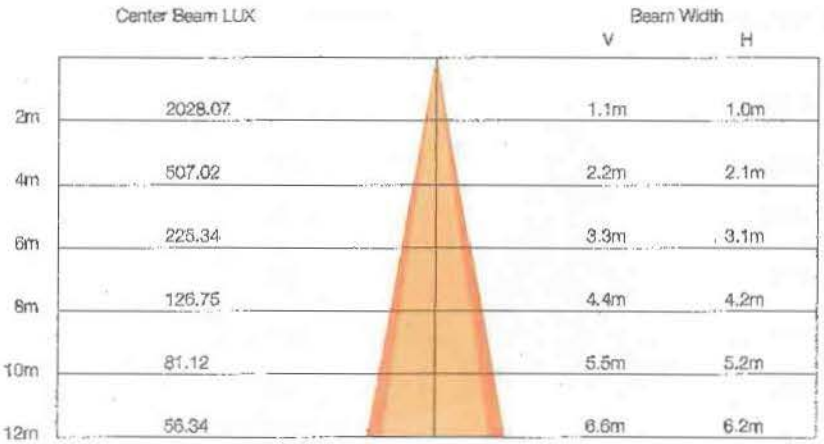
Candela Distribution



Light Output

Color	Luminous Flux (lm)	Candela Distribution @100%	Efficacy (lm/W)
White (full on)	2931.38	8112.26	39.7
White (RGB off)	1633.76	4543.98	53.1
RGB	1354.69	3723.67	27.58
Red	346.23	947.72	27.65
Green	970.62	2662.60	33.97
Blue	84.59	222.96	4.78

Illuminance at a Distance



For feet multiply by 3.28

For fc divide by 10.7

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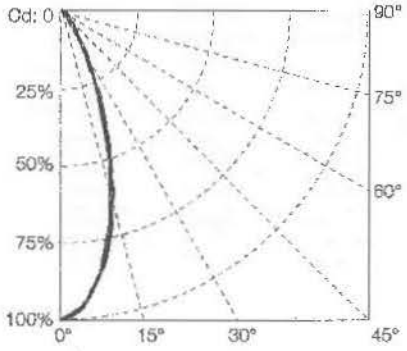
Washer Quattro AC XB RGBW

Photometrics

Source Specifications

LED Source	4-in-1 LED clusters
Beam Angle	40°

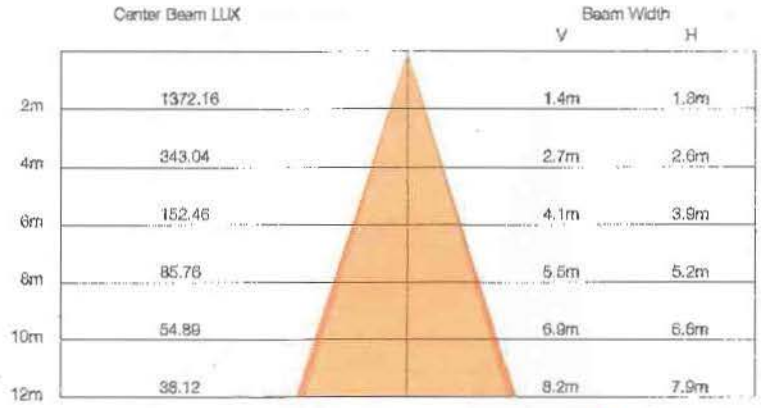
Candela Distribution



Light Output

Color	Luminous Flux (lm)	Candela Distribution @100%	Efficacy (lm/W)
White (full on)	2895.92	5488.632	39.22
White (RGB off)	1610.9	3217.008	52.35
RGB	1351.95	2660.115	27.53
Red	337.75	670.243	26.86
Green	960.79	1885.462	33.63
Blue	83.49	156.98	4.71

Illuminance at a Distance



For fc divide by 10.7

For fc multiply by 3.26

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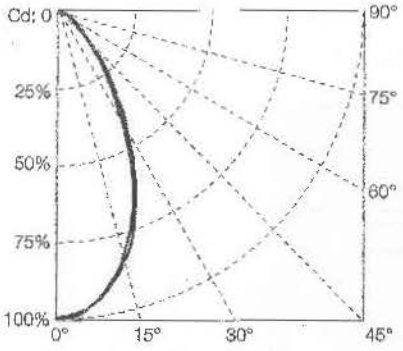
Washer Quattro AC XB RGBW

Photometrics

Source Specifications

LED Source	4-in-1 LED clusters
Beam Angle	60°

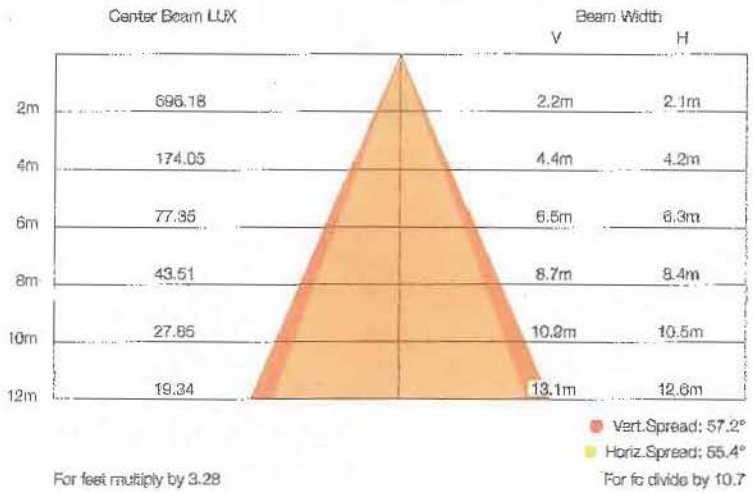
Candela Distribution



Light Output

Color	Luminous Flux (lm)	Candela Distribution @100%	Efficacy (lm/W)
White (full on)	2845.25	2788.23	38.53
White (RGB off)	1592.87	1562.855	51.77
RGB	1332.38	1310.367	27.13
Red	332.48	330.717	26.56
Green	947.08	929.712	33.15
Blue	82.51	78.437	4.66

Illuminance at a Distance



For feet multiply by 3.28

For fc divide by 10.7

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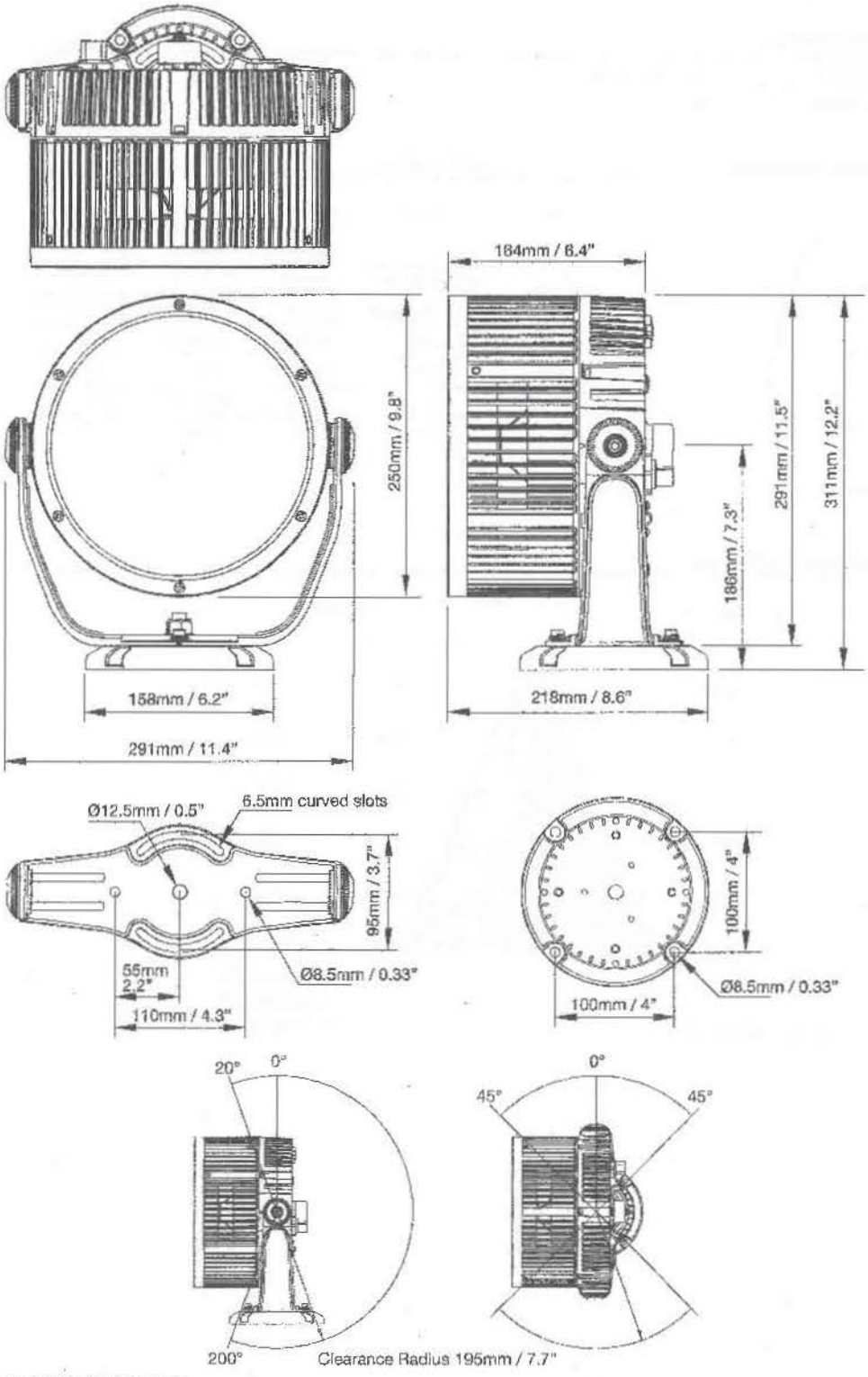
Washer Quattro AC XB RGBW

Dimensions



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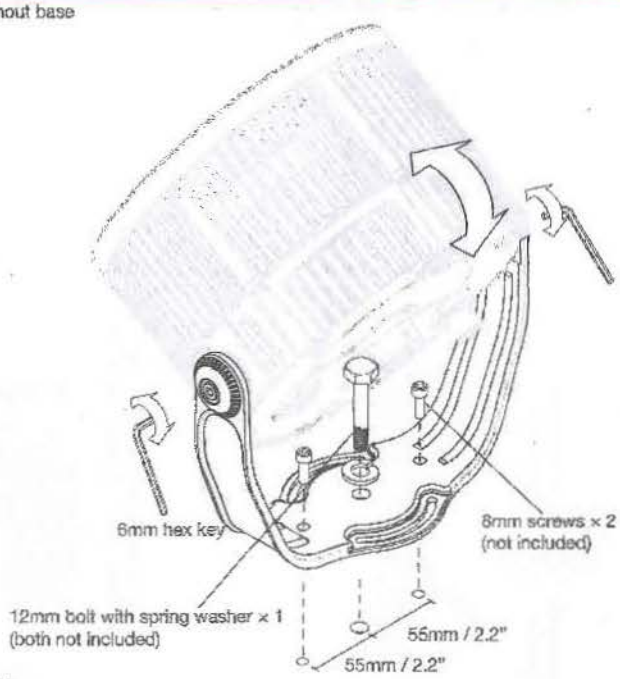
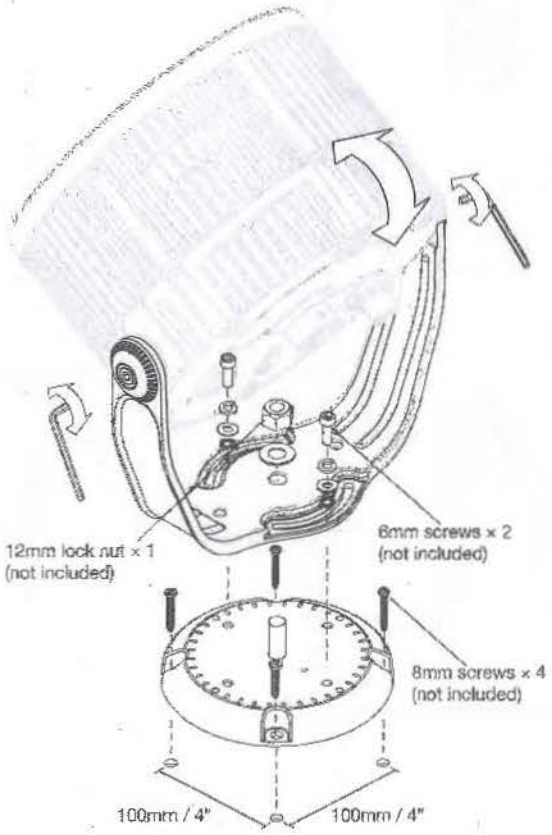
Washer Quattro AC XB RGBW

Mounting

Mounting without base



Mounting with base



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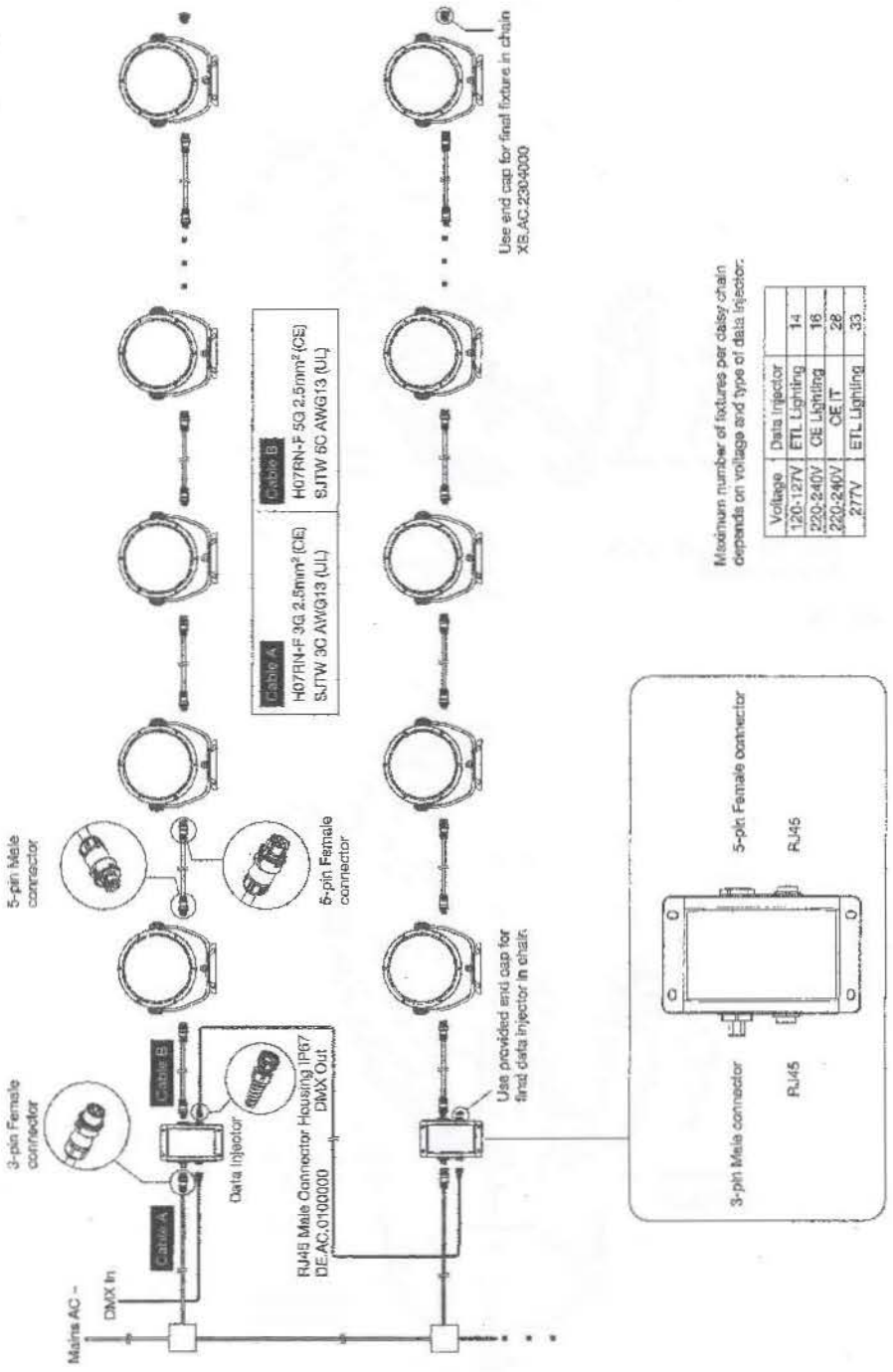
Washer Quattro AC XB RGBW

System Diagram



Maximum number of fixtures per daisy chain depends on voltage and type of data injector:

Voltage	Data Injector	
120-127V	ETL Lighting	14
220-240V	CE Lighting	16
220-240V	CE IT	28
277V	ETL Lighting	33

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Washer Quattro AC XB RGBW

Ordering

Model Number

XB	.	W5	.	9	3	1	N	1	0	0
					Ingress Protection	Color	Beam Angle	Cover Lens		
					3: IP66	1: RGBW	1: 13°	1: Clear		
							3: 30°			
							6: 40°			
							8: 60°			

Fixtures

Model No.	Description	Item Code
XB.W5.9311100	Washer Quattro AC XB4.18 RGBW 13°	AB486980055
XB.W5.9313100	Washer Quattro AC XB4.18 RGBW 30°	AB487130055
XB.W5.9316100	Washer Quattro AC XB4.18 RGBW 40°	AB487100055
XB.W5.9318100	Washer Quattro AC XB4.18 RGBW 60°	AB487060055

Accessories

Model No.	Description	Item Code
XB.AC.4000000	Quattro AC XB Data Injector (ETL Lighting / CE IT)	AB389160055
XB.AC.4000100	Quattro AC XB Data Injector (CE Lighting)	AB444880055
XB.AC.2302000	5-pin Field Installable AC Male Connector IP66	AA438580235
XB.AC.2303000	5-pin Field Installable AC Female Connector IP66	AA438570235
XB.AC.4006000	3-pin Field Installable AC Female Connector IP66	AB389040035
XE.ID.0204000	AC XB Interconnection Cable, 5-wire, CE (2m)	AB389130055
XE.ID.0204001	AC XB Interconnection Cable, 5-wire, UL (6.5ft)	AB389120055
XE.ID.0074000	AC XB Interconnection Cable, 5-wire, CE (0.7m)	AB389100055
XE.ID.0074001	AC XB Interconnection Cable, 5-wire, UL (2.33ft)	AB389070055
XE.IF.0104000	AC XB Power Cable, 3-wire, CE (1m)	AB389060055
XE.IF.0104001	AC XB Power Cable, 3-wire, UL (3.25ft)	AB389050055
DE.AC.0100000	RJ45 Male Connector Housing IP67	AA556100155
XB.AC.2304000	5-pin Connector Socket End Cap IP66	AA508870335

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e:cue
LIGHTING CONTROL

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Butler XT2

e:cue Engines

e:cue engines are the perfect platform for building dynamic, effective and reliable lighting applications. These engines are the functional backbone of lighting installations controlling fixtures, interacting with user terminals and executing shows. e:cue engines are built for steadiness, long-term use and flexibility. They are feature-rich and benefit from many years pioneering work in the field of lighting control.



Butler XT2

Similar to the Butler but with more connectivity options and RDM capability, the Butler XT2 is a DMX/RDM engine that can be used in standalone mode to replay and loop previously uploaded lighting shows, programmed using a PC running the e:cue software suite. The Butler XT2 is also used as a DMX/RDM device controlled by another e:cue engine. In standalone mode, one DIN-rail mountable Butler XT2 controls up to 1024 DMX/RDM channels. The DMX/RDM channel control can be increased to 65,536 channels by clustering more Butler XT2. This engine has many connectivity options used to control the lighting show running on the device. Connectivity options include direct connection to Glass Touch User Terminals, RS-232, digital inputs and Ethernet.

Main features

- Controls up to 1024 DMX/RDM channels
- Scalable up to 65,536 channels
- Supports RDM protocol for bidirectional communication
- Internal real-time and astronomical clock
- Standalone configuration via web browser
- Control via web browser or iOS and Android apps with Action Pad
- 100 MBit e:net
- Serial input port (RS-232) for connecticity to 3rd party systems
- Eigh freely configurable (optically isolated) digital inputs
- MicroSD card for show upload/configuration file storage (included in delivery)
- Freely configurable actions for standalone mode (e.g. play, pause, resume, stop, previous and next cuelist, intensity up/down), plays up to eight cuelist in parallel
- Master intensity dimmable
- Cuelist download from e:cue Lighting Application Suite

Delivery scope

	Item code
• Butler XT2	AA557270131
MicroSD card	AA6137401HA
Setup Manual English/German	

Optional accessories

	Order numbers
• Butler XT2 Garage	AA556660031
• Accessory pack (including power supply, network cable, RS-232 to open wire adaptor, CAT5e cross cable 1m, e:cue software CD)	AA556690035

Technical data

Model number	EN.BX.0000001
Dimensions (W x H x D)	177 x 60 x 75 mm/ 7 x 2.4 x 3 inch
Weight	0.4 kg/0.88 lbs
Power	12 ... 24 V DC, >= 1,3 A with e:bus 24 V DC
Operating/storage temp.	0 ... 40 °C/32 ... 104 °F
Operating/storage hum.	0 ... 80% non-condensing
Protection class	IP20
Materials	Aluminium, Polyamide 6.6
Mounting	on 35 mm DIN rail
Certification	CE, ETL

Interfaces

User interface	3 Buttons
System link	e:bus (clamp terminals) e:net (RJ45)
Outputs	DMX (RJ45, clamp terminals)
Inputs	RS-232 (clamp terminals) RDM (RJ45, clamp terminals) 8 optically isolated digital inputs
Display	7-segment LED

CE ETL LISTED c us
Intertek

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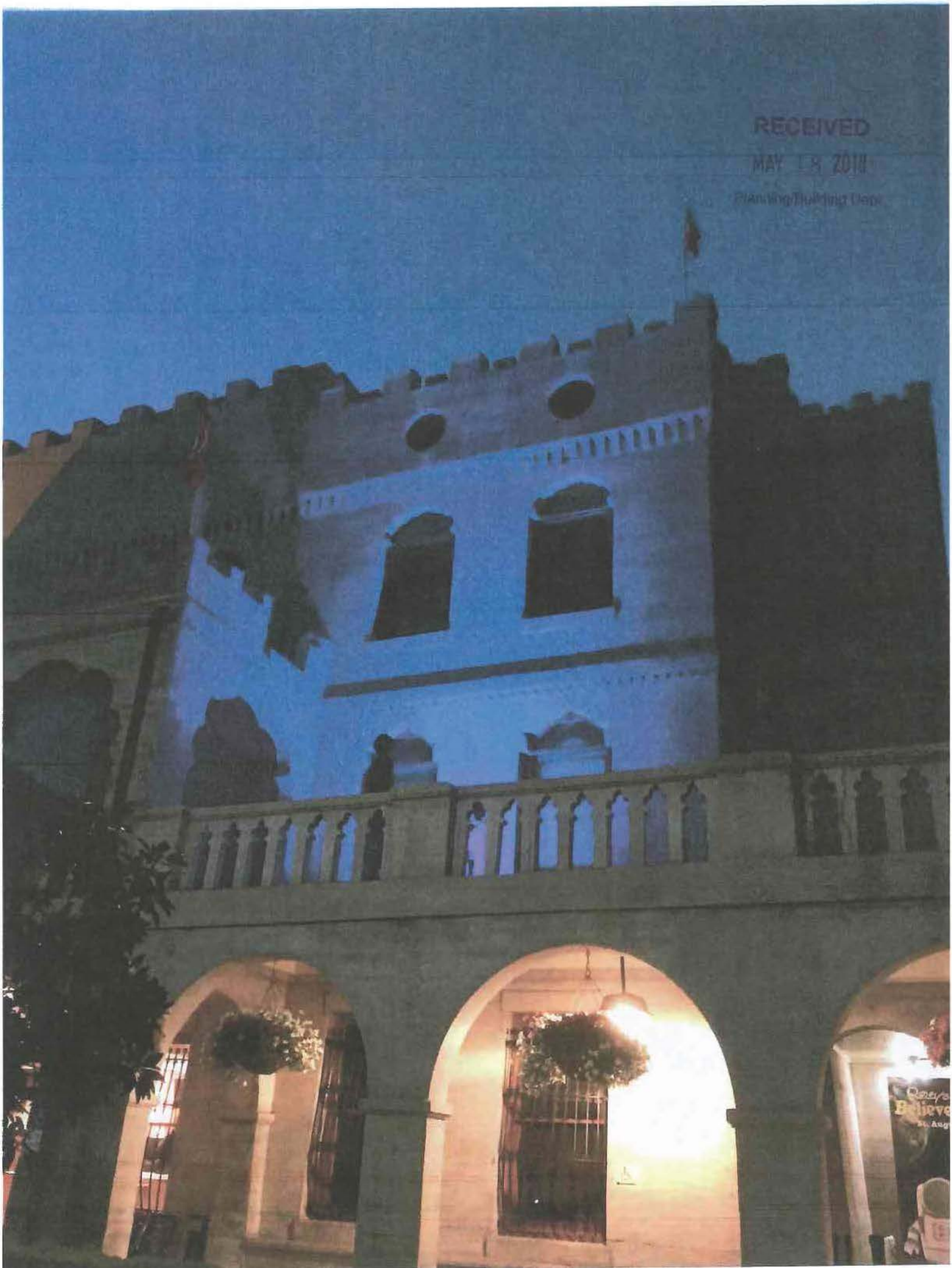
Karl-Schurz-Strasse 38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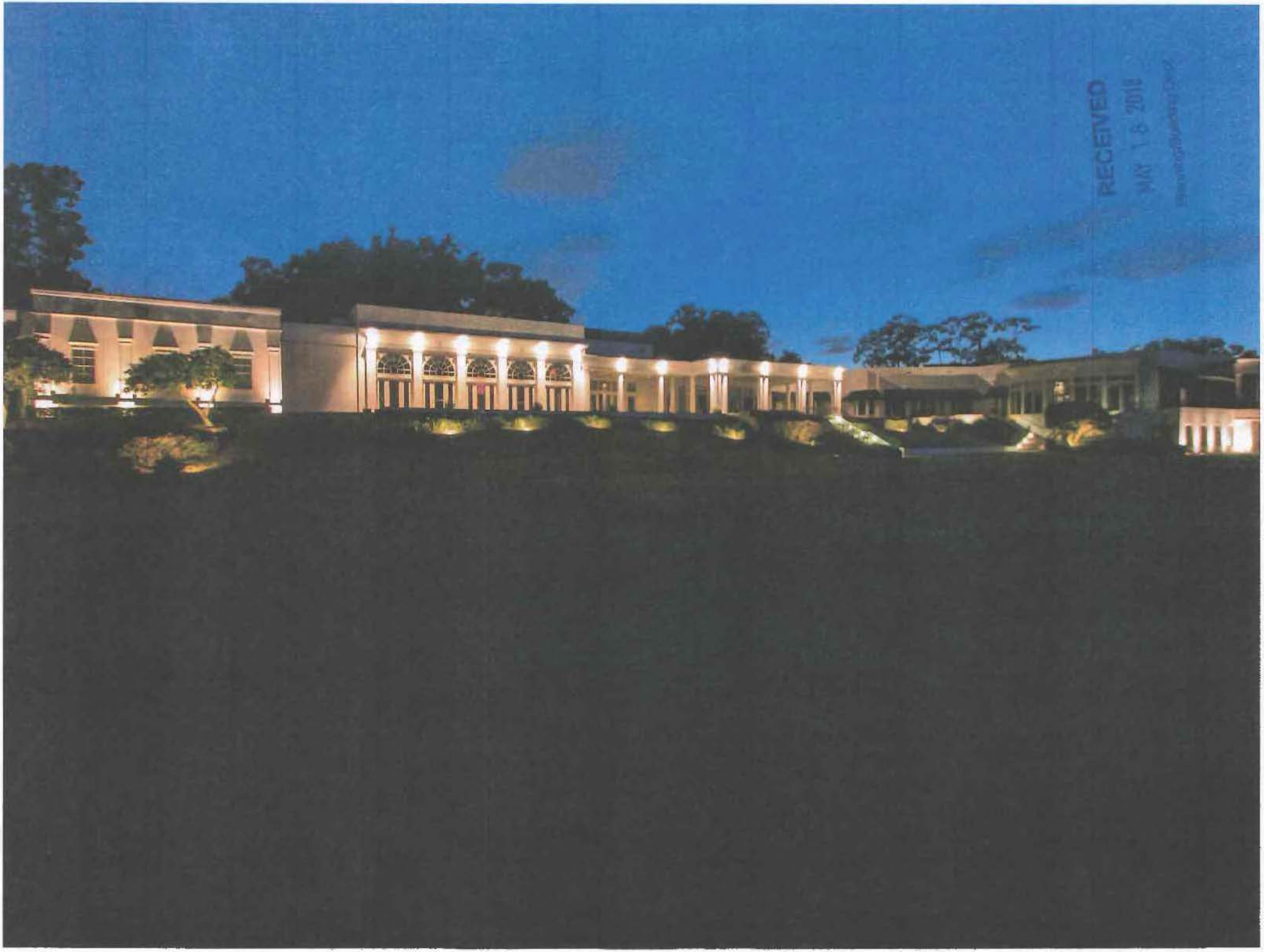

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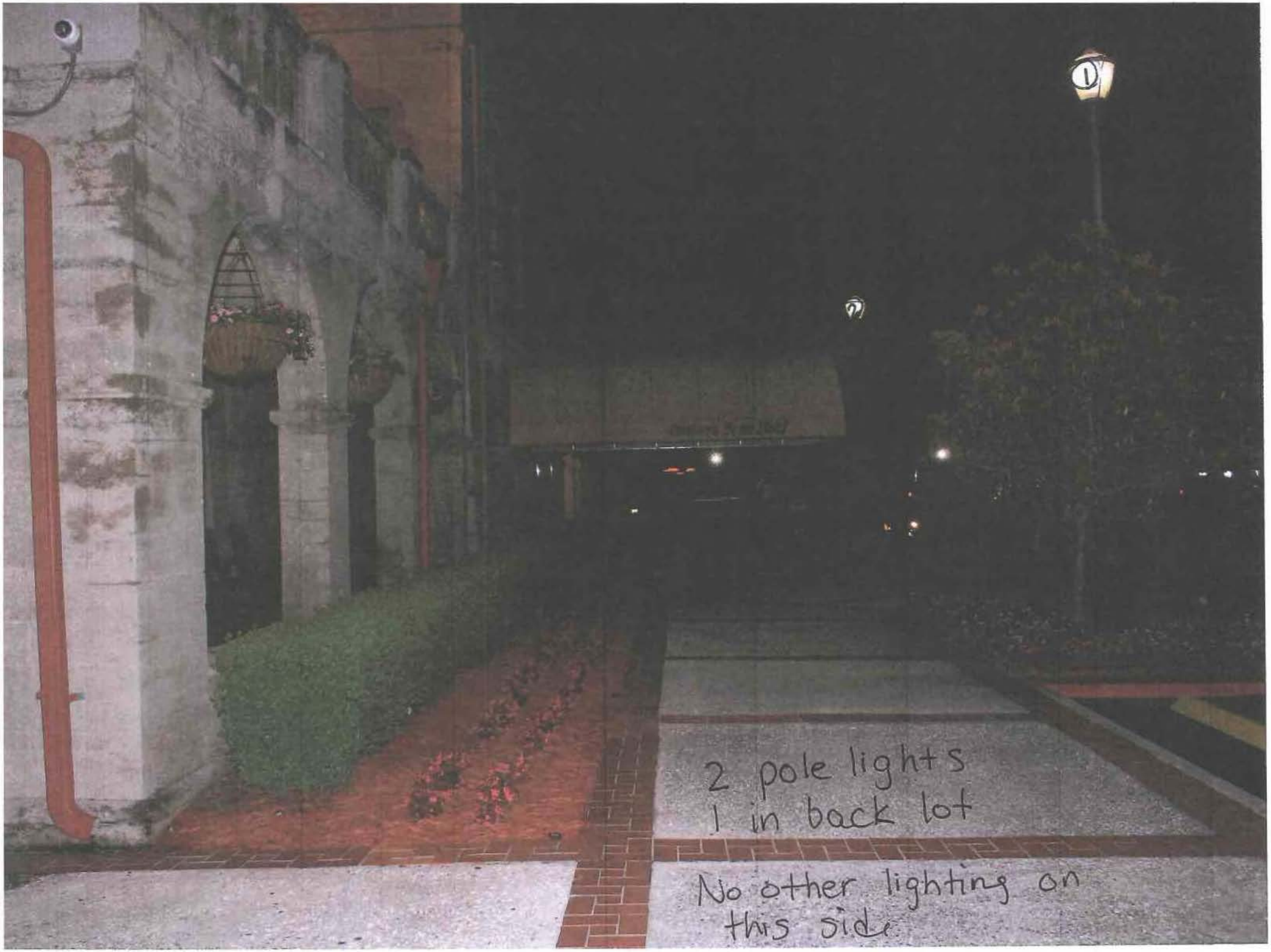
Jennifer,

Sorry, there was just no good way to take these. Without flash, you couldn't see anything. With flash, it washed out a little. Basically, there are a few lights on the balcony of the front. There are five light poles – three in front and two in the garden. One light pole doesn't actually serve as a light, it is a snow machine. I have labeled them the best that I can, but they aren't good. Thank you!

Kim Kiff


2 pole lights
1 in back lot
No other lighting on
this side


light
Light


Garden Area
No lighting


light
light
FOR YOUR SAFETY
Please Stay On
Sidewalks
1 little light for trip hazard

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1946000000
Location Address	19 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	UPTOWN SAN MARCO (602.52)
Tax Description*	ABBOTT TRACT CITY LOT 1 BLK A (EX E92FT FRONT ON SHENANDOAH ST) OR490/45 & 821/1959 *The Description above is not to be used on legal documents.
Property Use Code	Tourist Attraction (Owner Occupied) (3505)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	1.700
Homestead	N

View Map

Owner

Owner Name	Jim Pattison Usa Inc 100%
Mailing Address	19 SAN MARCO AVE SAINT AUGUSTINE, FL 32084-3278

Valuation

	2018
Building Value	$762,007
Extra Features Value	$91,791
Total Land Value	$814,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$1,667,798
Total Deferred	$0
Assessed Value	$1,667,798
Total Exemptions	$0
Taxable Value	$1,667,798

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	$725,721	$76,506	$814,000	$0	$0	$1,616,227	$1,616,227	$0	$1,616,227
2016	$774,107	$76,757	$666,000	$0	$0	$1,516,864	$1,516,864	$0	$1,516,864
2015	$812,812	$77,115	$666,000	$0	$0	$1,555,927	$1,555,927	$0	$1,555,927
2014	$762,433	$77,313	$710,400	$0	$0	$1,550,146	$1,550,146	$0	$1,550,146
2013	$800,598	$77,668	$710,400	$0	$0	$1,588,666	$1,588,666	$0	$1,588,666
2012	$826,013	$78,024	$710,400	$0	$0	$1,614,437	$1,614,437	$0	$1,614,437
2011	$851,429	$78,487	$795,500	$0	$0	$1,725,416	$1,725,416	$0	$1,725,416
2010	$876,845	$78,734	$888,000	$0	$0	$1,843,579	$1,843,579	$0	$1,843,579

Building Information

Building	1
Actual Area	14812
Conditioned Area	13067
Actual Year Built	1886
Use	Tourist Attraction
Style	04
Class	N
Exterior Wall	Concrete Block
Roof Structure	Rigid Frame
Roof Cover	Built Up
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Flooring	Ceramic Tile	10%
Interior Flooring	Hardwood	90%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	37 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Condition	Average	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	12423	12423
F UP STORY	500	500
FRAME ADDI	144	144
CANOPY COM	0	1254
CANOPY COM	0	161
POINTER	0	0
ENC MT PRC	0	330
Total SqFt	13067	14812

Building	2	**Roof Structure**	Rigid Frame
Actual Area	8720	**Roof Cover**	Built Up
Conditioned Area	7660	**Interior Flooring**	Carpet
Actual Year Built	1975	**Interior Wall**	Drywall
Use	Stores (Retail)	**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	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	26 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	5000	5000
BASE AREA	2660	2660
CANOPY COM	0	1044
CANOPY COM	0	16
POINTER	0	0
Total SqFt	7660	8720

Extra Features

Code Description	BLD	Length	Width	Height	Units
CONC PAV 4	0	16	6	0	96
2 ASPH 2BS	0	0	0	0	26500
CONC PAV 4	0	0	0	0	2070
Brick Pavers (500-1000)	0	0	0	0	3666
Patio	0	0	0	0	1293
CONC PAV 4	0	160	8	0	1280

Code Description	BLD	Length	Width	Height	Units
Curb	0	0	0	0	285
Elevator (Residential) (36"x36" - 2 Passenger)	0	0	0	0	1
Storage Building	0	8	16	0	128
SPRNKL WET	0	0	0	0	13190
MS/CB WALL	0	168	10	0	1680
MS/CB WALL	0	60	3	0	180
Wood Fence (3' - 4')	0	0	0	0	494
MS/CB WALL	0	0	0	0	212
Pole Light	0	20	0	0	20
Wood Fence (Commercial)	0	0	0	0	206

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Tourist Attractions	200	200	74000	SF	$814,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	3/1/1989	$0.00		821	1959	U	I		RIPLEY INTERNATIONAL INC
	4/1/1981	$100,000.00		490	45	U	I		
	1/1/1980	$0.00		485	474	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

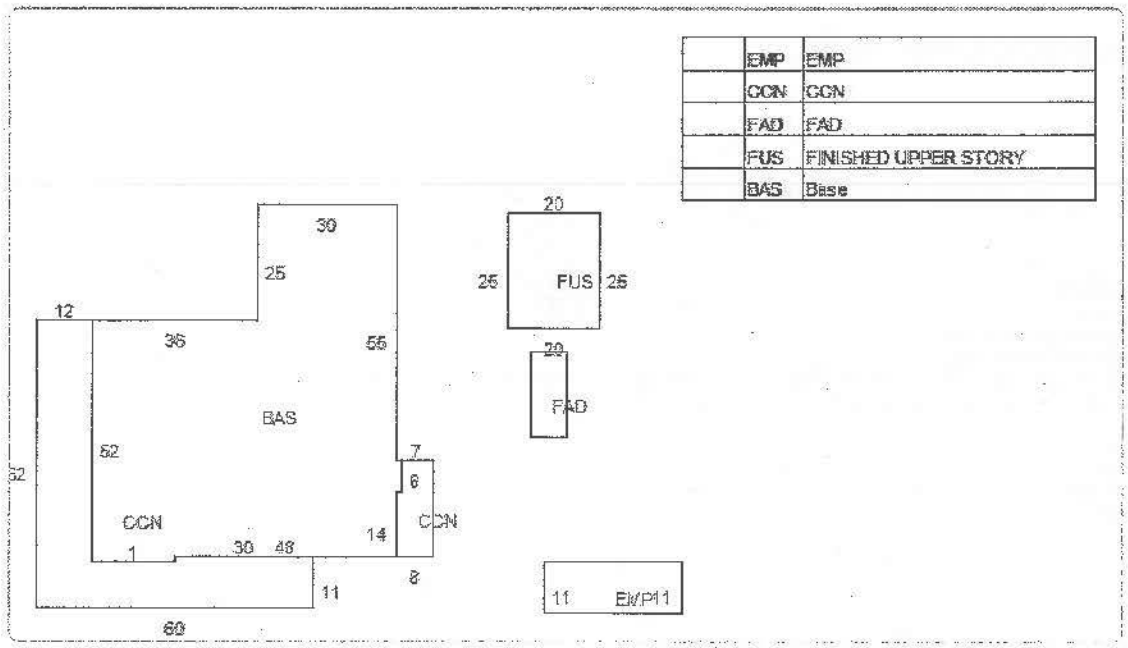
Tax Estimator

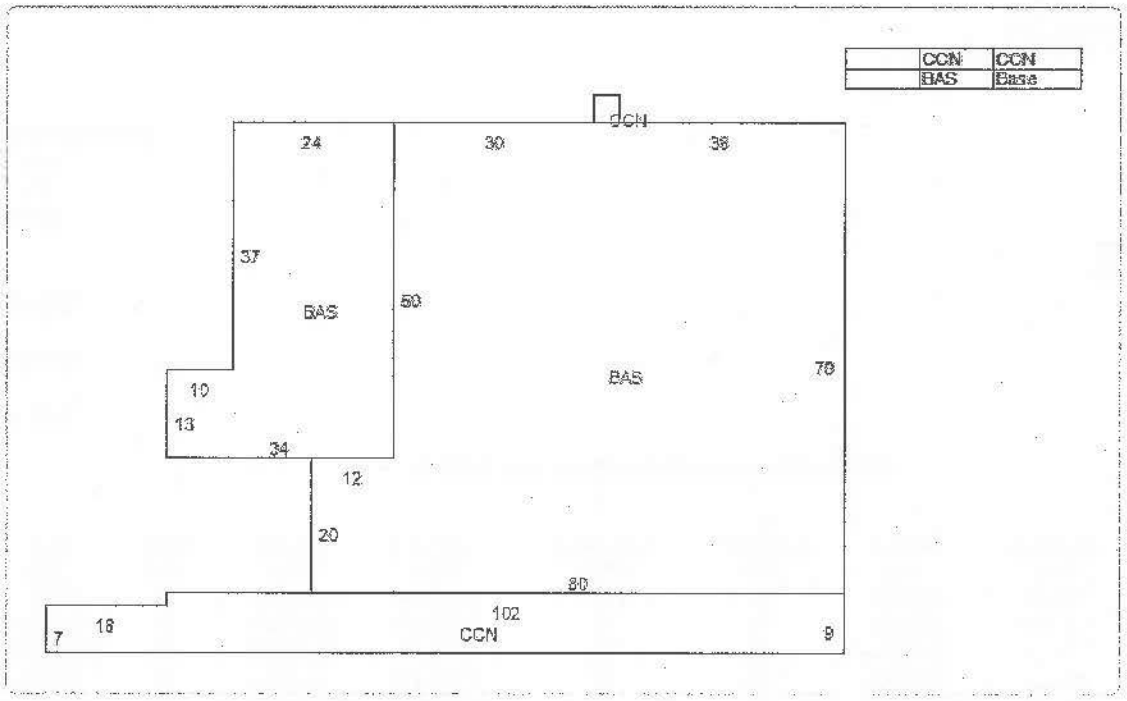
Tax Estimator

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: 5/24/2018, 12:15:10 AM

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ST. JOHNS COUNTY PROPERTY APPRAISER

St. Johns County, FL

Recent Sales

Recent Sales in Area | Recent Sales in Neighborhood | Recent Sales in Subdivision

Summary

Parcel ID	1946000000
Location Address	19 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	UPTOWN SAN MARCO (602.52)
Tax Description*	ABBOTT TRACT CITY LOT 1 BLK A (EX E92FT FRONT ON SHENANDOAH ST) OR490/45 & 821/1959 *The Description above is not to be used on legal documents.
Property Use Code	N/A
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	1.700
Homestead	N

View Map

Owner

Owner Name	JIM PATTISON USA INC
Mailing Address	19 SAN MARCO AVE SAINT AUGUSTINE, FL 32084-3278

Valuation

	2018 Value Summary
Building Value	$762,007
Extra Features Value	$90,146
Total Land Value	$814,000
Agricultural (Market) Value	$0
Agricultural (Assessed) Value	$0
Just (Market) Value	**$1,666,153**
Total Deferred	$0
Assessed Value	**$1,666,153**
Total Exemptions	$0
Taxable Value	**$1,666,153**

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
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2013	$800,598	$77,668	$710,400	$0	$0	$1,588,666	$1,588,666	$0	$1,588,666
2012	$826,013	$78,024	$710,400	$0	$0	$1,614,437	$1,614,437	$0	$1,614,437
2011	$851,429	$78,487	$795,500	$0	$0	$1,725,416	$1,725,416	$0	$1,725,416
2010	$876,845	$78,734	$888,000	$0	$0	$1,843,579	$1,843,579	$0	$1,843,579

Building Information

Building	1	Use	Tourist Attraction
Actual Area	14812	Style	04
Conditioned Area	13067	Class	N
Actual Year Built	1886	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Flooring	Ceramic Tile	10%
Interior Flooring	Hardwood	90%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Tourist Attractions	200	200	74000	SF	$814,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
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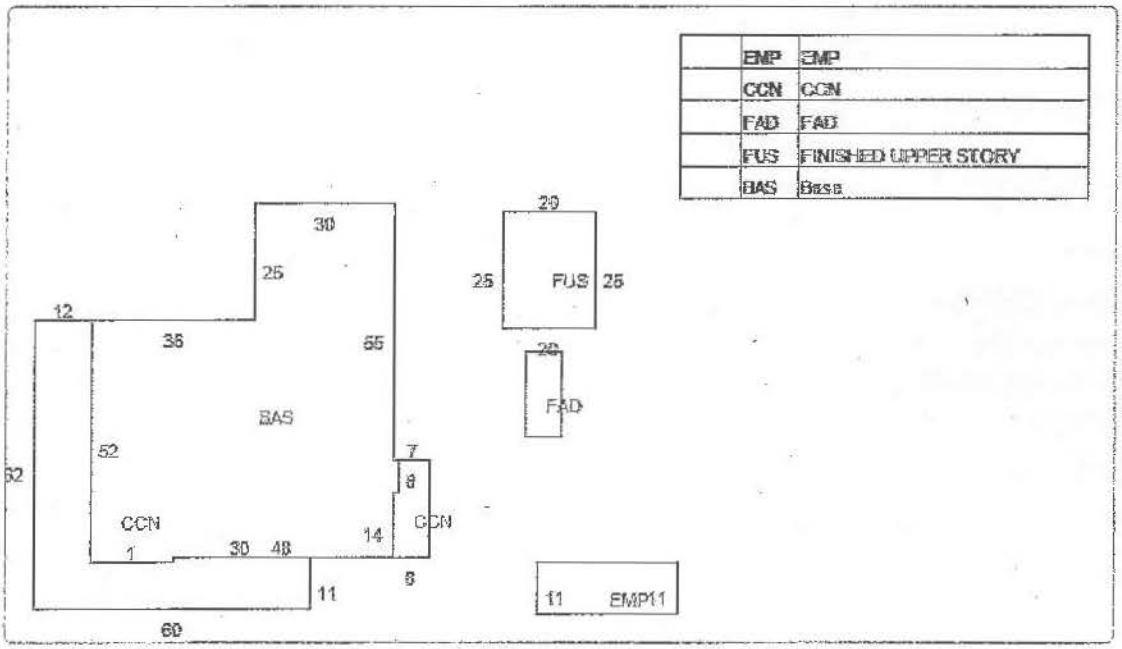
	4/1/1981	$100,000.00		490	45	U	I		
	1/1/1980	$0.00		485	474	U	I		

Map



Sketches



DIVISION OF CORPORATIONS



Detail by Entity Name

Foreign Profit Corporation
RIPLEY'S ATTRACTIONS INC.

Filing Information

Document Number	F93000004017
FEI/EIN Number	98-0111792
Date Filed	09/01/1993
State	DE
Status	ACTIVE

Principal Address

1067 WEST CORDOVA STREET
SUITE 1800
VANCOUVER, BC V6C 1C7 CA

Changed: 03/16/2017

Mailing Address

1067 WEST CORDOVA STREET
SUITE 1800
VANCOUVER, BC V6C 1C7 CA

Changed: 03/16/2017

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title DIRECTOR

Loblaw, Darren
7576 KINGSPOINTE PKWY
Suite 188, Box 9
ORLANDO, FL 32819

Title DIRECTOR, SECRETARY, General Counsel, Managing Director of Legal Affairs

Desmarais, Nick
1067 WEST CORDOVA STREET

06/08/1999 -- ANNUAL REPORT	View image in PDF format
02/25/1998 -- ANNUAL REPORT	View image in PDF format
03/06/1997 -- ANNUAL REPORT	View image in PDF format
03/07/1996 -- ANNUAL REPORT	View image in PDF format
03/13/1995 -- ANNUAL REPORT	View image in PDF format

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Document Information

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Book/Page	OR 821 / 1959
Record Date	06/05/1989 12:00:00 AM
Book Type	OR
Doc Type	DEED
Number of Pages	2
Direct Name	HAYNES MARTHA JEAN E ELLYSON ROBERT CLINN
Reverse Name	RIPLEY INTERNATIONAL INC
Number of Names	-1
Consideration	($1.00)
Legal Description	SEE DOCUMENT SEE DOCUMENT
DocLink	
Comments	SEE DOCUMENT
Name	
Address1	
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THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053925-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 19 SAN MARCO** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 2018**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW EXTERIOR LIGHTING ON AND AROUND A BUILDING THAT ABUTS THE HP-3 ZONING DISTRICT; ABBOTT TRACT CITY LOT 1 BLK A (EX E92FT FRONT ON SHENANDOAH ST) OR490/45 & 821/1959; also known as **19 San Marco Avenue.**

APPLICANT'S NAME: **Ripley's Believe It or Not!**

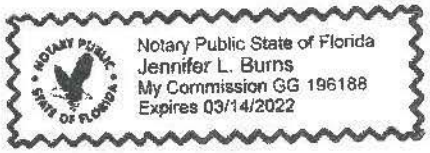
SUBMITTED BY CITY CLERK'S OFFICE

0003053925 June 11, 2018



Sworn to and subscribed before me this _____ day of JUN 11 2018

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

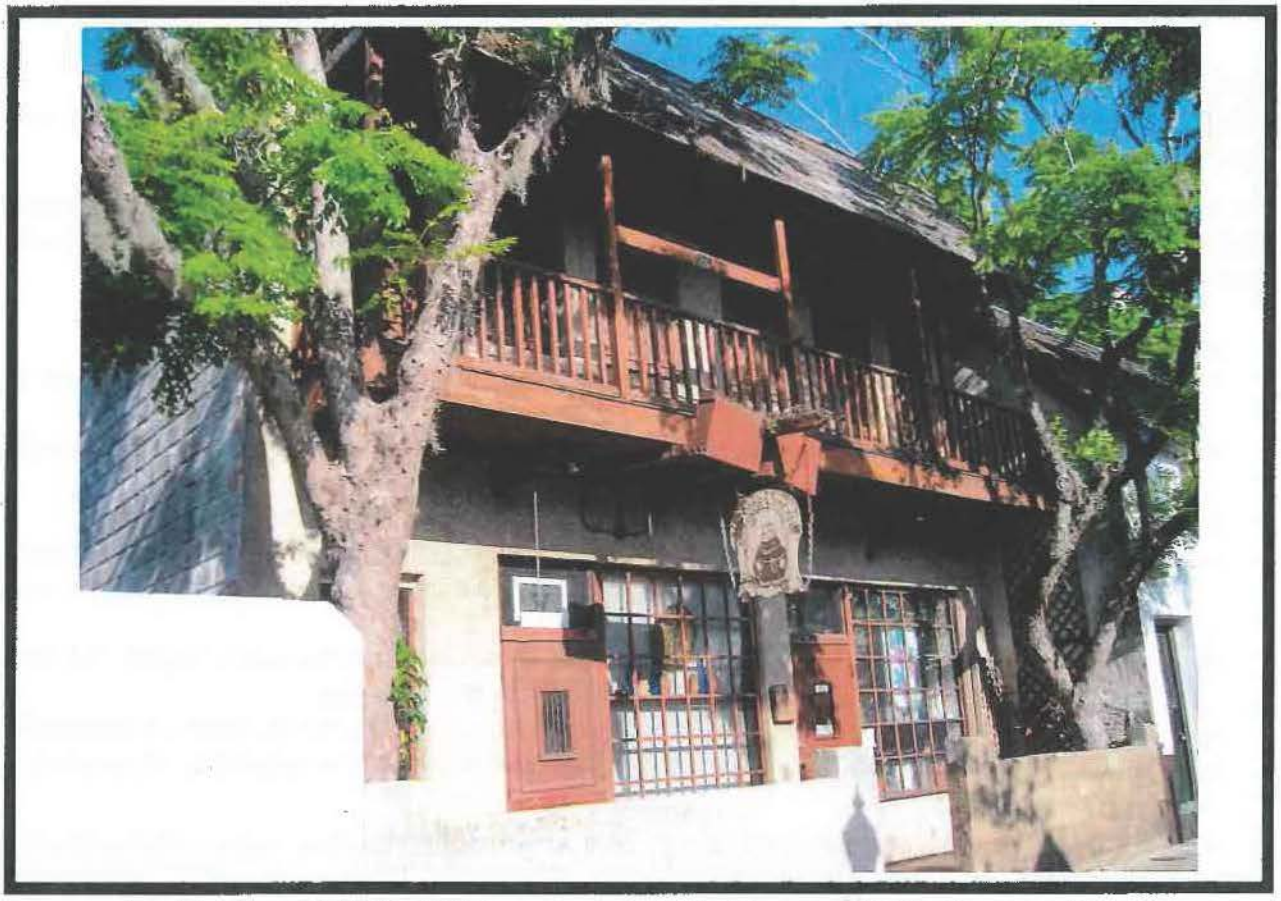


Jennifer L. Burns
(Signature of Notary Public)

(Seal)

CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0078 Address: 56 St. George Street

56 St. George LLC, Applicant
The Monk's Vineyard, Owner

Project description: To make changes to all exterior facades to include replacing the existing windows and stucco; repairing and replacing the front balcony, rear canopy, and elements of the rear stairs; repairing the existing wood fence; painting the structure; and replacing the current roof materials.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	SJ1893
National Register:	Contributing to the St. Augustine Town Plan	Construction date:	1930
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974500000		
Agenda Item:	8(c)	Previous Action(s):	COA 2015, OOA 2018

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make changes to all exterior facades to include replacing the existing windows and stucco; repairing and replacing the front balcony, rear canopy, and elements of the rear stairs; repairing the existing wood fence; painting the structure; and replacing the current roof materials.

- The proposed composite shingles on the front shed roof are appropriate for the style.
- The board approved the proposed width of the balcony in the Opinion of Appropriateness. The applicant should provide documentation on the ownership of the area under the balcony.
- According to the building official, the handrail for the balcony does not meet code and should be at least 42" tall. The applicant should address this accordingly.
- The proposed balcony doors have a single glass panel, which are similar to the current door design.
- The one-over-one windows were recommended by the board in the Opinion of Appropriateness. Wood is an appropriate material for the windows, but steel is not. The applicant should consider wood alternatives or methods to mimic the appearance of wood.
- The material for the proposed handrail on the back stairs is compatible with the current handrail. The applicant needs to provide the exact height of the railing to verify that it complies with code.
- The mechanical equipment on the roof should be screened to limit its visibility from the street and walkway below.
- The applicant needs to provide further information on the current roof material to verify that the replacement material is appropriate.
- The building is currently covered in shell dash stucco. It is unclear if the material is original to the structure or if it is a later addition, which may have gained significance in its own right. This has to be considered if the stucco is going to be replaced with another type of stucco. The appropriateness of the paint scheme will be dependent on the stucco approved for this project. If the shell dash stucco is maintained, it should be left exposed, but if the smooth sand finish stucco is approved, the paint scheme maybe appropriate.

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 **56 St. George Street** to allow the applicant time to address issues raised in the staff summary.

Kelli Mitchell, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- Install a new canopy to replace the existing rear canopy and install a new 42"/36" handrail on the rear stairs to replace the existing handrail
- Install a new A/C unit and hood exhaust on the roof and remove existing equipment on the rear of the building
- Remove the three windows on the southern façade and install eight steel fire-rated windows. The smaller window on the first floor and part of a second story window will be bricked in. The bricked-in section of the first floor window will be painted.
- Remove and replace the second story balcony in-kind and replace the asbestos shingles on the roof with composite shingles
- Extend the new balcony from four feet to six feet
- Remove and replace the second story porch windows (from three-over-one wood windows to one-over-one wood windows) and doors
- Replace existing shell dash stucco with smooth sand stucco
- Finish the front low wall with smooth sand stucco
- Paint the low wall to match the building.
- Paint the structure using King's Bakery Black (zocalo and trim), San Augustine White (body), and Paredes House Gray (trim)
- Repair existing fence using naturally weathered cypress that are six to eight inches wide. The fence will be five feet tall, and the gate will be 4'-0" wide.

F2018-0078
56 St. George St.
June 21, 2018

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Secretary of Interior Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
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]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
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]

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.
- 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.

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.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- 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.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...

- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.

Post-1821

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

Electrical and Mechanical Equipment

Do...

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Exterior Finishes – Masonry

Do...

- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...

- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.
American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

Paint Colors and Placement

Do...

- Preserve painted and unpainted surfaces as they traditionally existed on the building.
- Apply compatible paint coating following proper surface preparation.
- Paint historically unpainted masonry only if it has been previously painted, or as a protective measure to prevent further deterioration caused by poor quality materials or prior abrasive cleaning.
- Attempt to discover the historic paint colors and finishes of the building and use this information to repaint with colors that illustrate the distinctive character of the property.
- Choose colors appropriate to the period and style of the building.
- Generally, the use of one base color and a maximum of three trim colors is appropriate.

Don't...

- Paint a traditionally unpainted surface or remove paint from a traditionally painted surface.
- Fail to follow the manufacturer's product and application instructions when repainting.
- Strip historically painted surfaces to bare wood, and then apply clear finishes or stains to create a "natural" look.
- Use bright or gaudy colors, radically different types or colors of paints, or colors without historical basis.

Post-1821

St. Augustine Colonial Revival (Post-1850) buildings should be painted in the style of pre-1821 buildings using paint colors contained in *the Historic Colors of Spanish St. Augustine* brochure. 168

Other buildings constructed between 1850 and 1900 feature darker and more subdued colors. White paint is appropriate only for fences and outbuildings.

Pre-1821
The majority of buildings were originally painted with a whitewash or limewash. The most appropriate paint color for masonry is San Augustin White. Larger and more detailed buildings may also be painted De Mesa House Pink, Fatio House Pink, King's Bakery Coral, Light Ochre or Ochre Tan.

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

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

Roofs and Roofing
Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Fail to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Fail to reuse intact slate or tile when only the roofing substrate needs replacement.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Post-1821
St. Augustine Colonial Revival roofs are gable, hip or flat with a parapet. Pitched roofs are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, clay tile, wood shakes or wood shingles. Flat roofs are built-up. Chimneys may be brick or coquina, with or without a metal cap, and may be finished with stucco.

Windows and Window Treatments
Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.
- Design and install 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.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install awnings that obscure architecturally significant detailing or features.

Post-1821
St. Augustine Colonial Revival windows may be double hung sash twelve-over-twelve, six-over-six, two-over-two, fixed multi-pane, or less commonly, sixteen-over-sixteen, nine-over-nine, nine-over-six or eight-over-eight. Fixed sheet (plate glass) windows are often used on commercial buildings. Attic louvers, sidelights, fanlights, transoms, metal jalousies and moveable blinds are occasionally used. Windows are sometimes covered with iron grillwork or rejas. Functional exterior wood shutters are common. Wood or iron balconies are common.

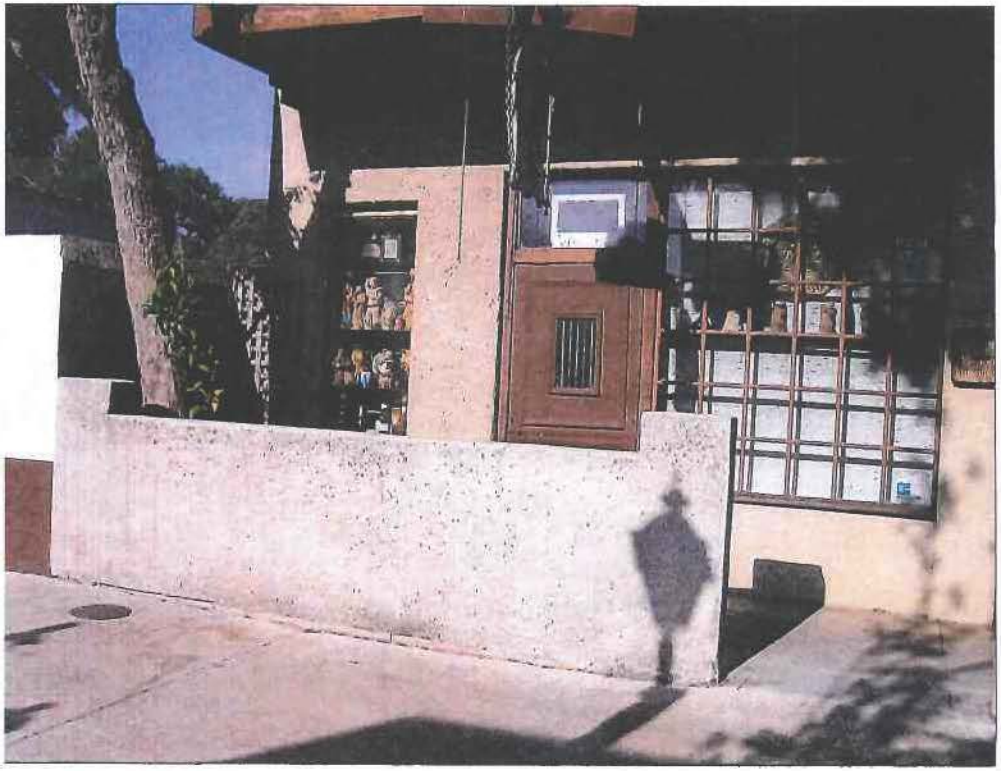
Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

LIST OF ATTACHMENTS:

1. Staff Photos
2. Sanborn Maps
3. Excerpts from Manucy's *The Houses of St. Augustine, 1565-1821*
4. Florida Master Site File

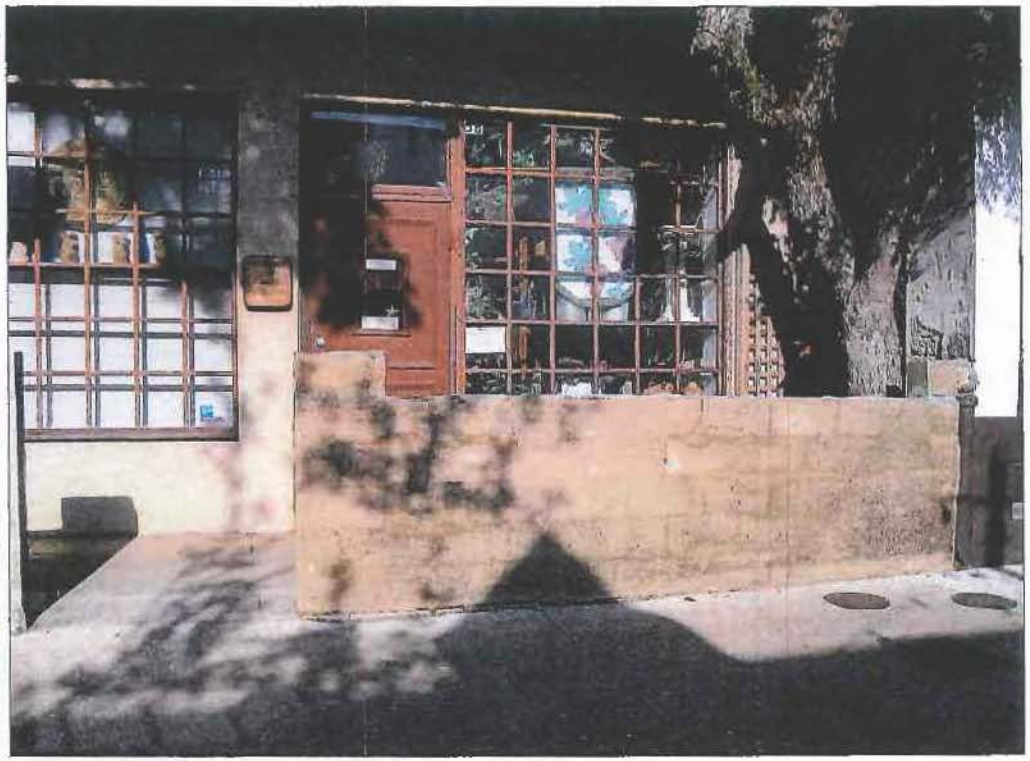






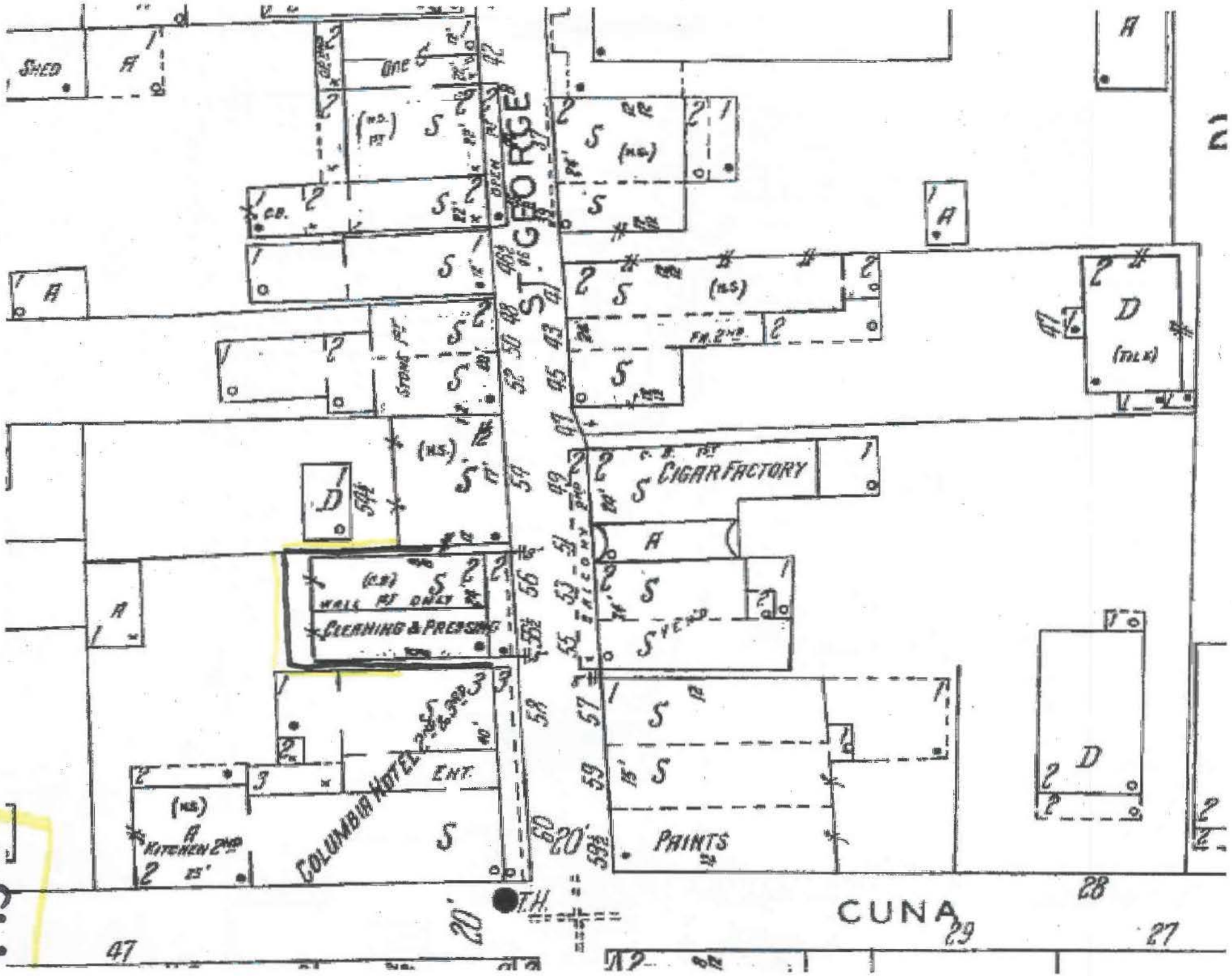








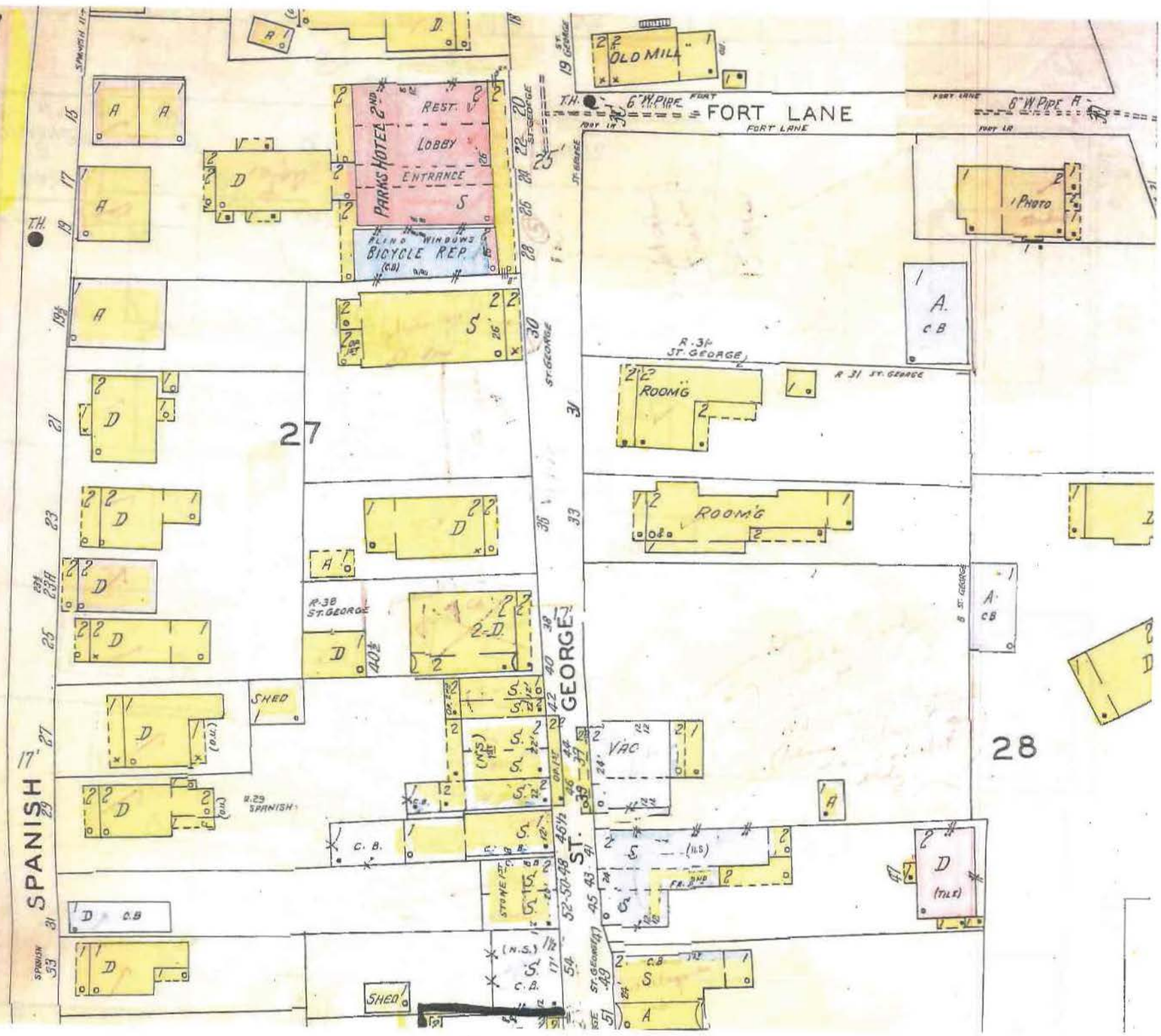


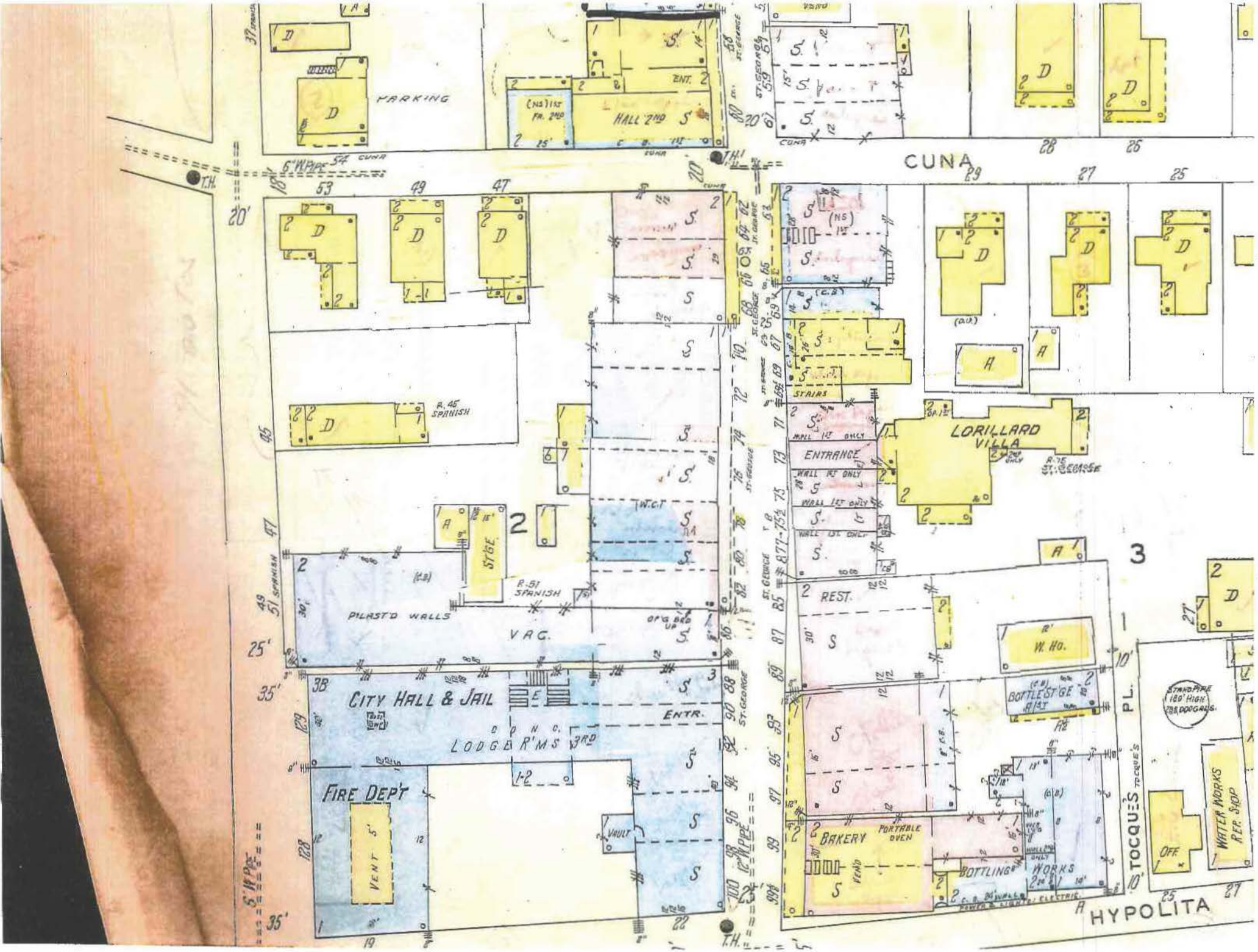


SHED
ONE
ST. GEORGE
CIGAR FACTORY
CLEANING & PRESSING
COLUMBIA HOTEL 2ND & 3RD
ENT.
KITCHEN 2ND
PAINTS
T.H.
CUNA

1930

1930 w/
1956/57
Edits





CUNA
HYPOLITA
TOCQUE'S PL.
PARKING
HALL 2ND
ENT.
CITY HALL & JAIL
LODGE R'MS 3RD
FIRE DEP'T
VENT 5'
VAULT
ENTR.
PILAST'D WALLS
VAC.
R. 45 SPANISH
R. 51 SPANISH
ST'GE
W.C.T.
STAIRS
ENTRANCE
LORILLARD VILLA
REST.
W. HO.
BOTTLE ST'GE
BAKERY
PORTABLE OVEN
BOTTLING WORKS
STANDPIPE 180' HIGH 288,000 GALS.
WATER WORKS REP. SHOP
OFF.
ST. GEORGE
6" W. PIPE
12" W. PIPE
T.H.

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1893 1009==

Site Name: The Monks Vineyard 830== Survey Date: 7902 820==

Address: 56 St. Geroge Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 12 (block) pt 19 (lot) 868==

868==

Owner of Site: Name: Williams, Morton & Morton & Fern Williams;

Address: 56 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: The Monk's Vineyard (restaurant) 904==

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

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

UTM: 17 (zone) 469720 (easting) 3307100 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: St. Augustine Colonial Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Cornerboards (rusticated) brick, stucco (shell dash) wood weatherboard, BEC ceiling board. 854==

Structural Systems: Masonry concrete block. 856==

Features of Structure: (942)

Window Type: DHS 2/2, fixed sheet 942==

Foundation: Concrete block wall 942==

Roof Type: Flat 942==

Secondary Roof Structures: Porch, shed 942==

Porches & Balconies: Balcony on front 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up; composition shingles 882==

Ornament Exterior: Corbeled balcony, brick quoins, chamfered posts decorative front doors. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential. 864==

Relationship to Surroundings: on restored St. George Street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story St. Augustine Colonial Revival structure was constructed between 1924 and 1930. Recent remodeling of the masonry structure has brought it to the St. Augustine Colonial Revival appearance. Spanish elements include the corbelled balcony with chamfered posts and a stucco shell dash finish. Original elements include the coquina concrete block walls with decorative brick quoins. Decorative front doors accent the facade of this structure which conforms to the St. Augustine Colonial Revival look.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns; though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

V. BIBLIOGRAPHY

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

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

This structure at 56 St. George Street functioned as Key's Chile Parlor in 1930.(4) Operations over the years include a fish market, gift shop, and accounting office. The structure now functions as a restaurant and lounge.(5) Sanborn Fire Insurance Maps indicate that a previous one-story structure located on the site served a variety of functions to include: "grocery", "candy shop", "bike shop", "fruit stand", and "tin shop". After 1930 this two-story structure appears on the lot. The building, divided into two sections, contained a cleaning and pressing establishment.(6)

ARCHAEOLOGY

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

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

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. City Directory, 1930.
5. Ibid., 1934 through 1978.
6. Sanborn Fire Insurance Map, 1888, 1893, 1899, 1917, 1924.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 56 ST. GEORGE ST Block & Lot BL 12

CARTOGRAPHIC

prior to existing structure
+1888 1 story rect. frame "Grs."
+1893 "Candy"
+1899 "Bike Shop"
+1917 "Fruits"
+1924 "Tin Shop" nonexistent in 1930

existing structure { +1930 2 storied C.B. building sectioned into two stores: N1/2 "S." S1/2 "Cleaning and Pressing"

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

56 St. George Street 8SJ1893

Historic St. Augustine Property

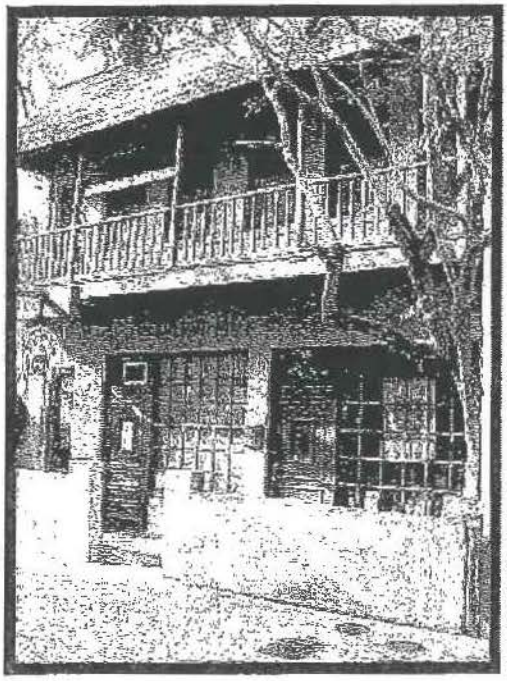
SALE OFFERING

Property Features

Restaurant, wine shop, real estate, commercial property, for sale, in St. Augustine, Florida

HOME
INTRODUCTION
DEMOGRAPHICS
FEATURES
SALE OFFERING
FLOOR PLANS
First Floor
Second Floor
EQUIPMENT LIST
AREA LINKS
DATA SHEET

Built in 1934, the property at 56 St. George Street is one of the more modern buildings. The city was founded in 1565 by the Spanish, and the majority of the commercial and private downtown buildings reflect the influence of diverse cultures throughout its long history. The central air-conditioned and heated, two-story, 2,688 square-foot building seats 88. The slab foundation sits on a 34X58 lot. The exterior is cinderblock with a coquina finish on the facade. A block wall bordering the front of the property, additionally finished with a coquina surface, separates the patio from the main street. This area provides extra space for the buyer to creatively develop. There is a main entry door and one double-hatched entry, which could be adapted as a second entrance, on the front of the structure. Large windows and a shelved display window add to the overall character and marketing possibilities of the property.



Upon entering the building, a custom-made spiral staircase winds its way to the upstairs level and offices, storage, and bathroom facilities. There is also a spacious room that opens onto the balcony. A roof made of cedar-shake protects the second-story balcony and makes this is an ideal venue from which to observe the festive, historically-inspired parades and events held throughout the year. (It was even the site of two customers' marriage ceremony!) If guests prefer not to ascend the spiral stairs, a second set of stairs to the rear of the building will take them to the upper floor.

Should the spiral staircase not be taken, then entry through the front door and beyond will lead to the lounge area, dining room, kitchen, and the additional stairway. Stained glass panels are hung and backlit throughout the building, while a large piece is naturally illuminated by the window on the traditional stairway's landing.

A downstairs rear door provides access directly to the kitchen area for deliveries. An exterior stairway also leads to an upstairs storage/office area. Deliveries are made through both the front and back entrances. The building

does not have its own private parking, but spaces are available for rent. As with all St. George businesses, patrons may park in any of the surrounding lots for a reasonable fee or on neighboring streets.

The local hotel, motels, and B &B inns are within walking distance of 56 St. George Street, and additional transportation may be provided by taxis, limousines, sightseeing trains, or courtesy shuttles. Special arrangements can also be made to reach a destination by horse and carriage.

The buyer of this property will receive the current business and liquor licenses. The liquor license, 4COP (consumption on premises), allows for the sale of alcohol by the drink or in sealed containers for consumption on or off premises where sold. Listed equipment and wares are included to allow for an immediate opening.

Note: 1031 Exchange Property - Although obtained from sources considered reliable, we are not responsible for misstatements of fact of the information herein. Our offering is subject to errors, omissions, prior sale, withdrawal from the market or change in price without notice

Property For Sale
46 SPANISH STREET

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Historic St. Augustine Property

SALE OFFERING

First Floor

Restaurant, wine shop, real estate, commercial property, for sale, in St. Augustine, Florida

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EQUIP. LIST
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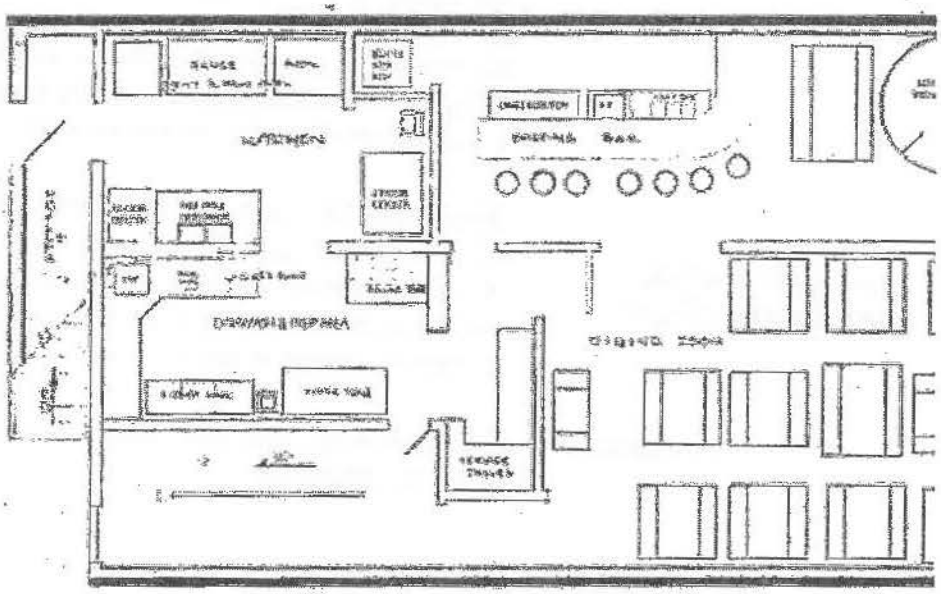
Property For Sale
46 SPANISH
STREET

Floor Plans



Level 1: 1344 Square Feet (not including patio)
Site Dimensions: 28X58

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Historic St. Augustine Property

SALE OFFERING

Second Floor

Restaurant, wine shop, real estate, commercial property, for sale, in St. Augustine, Florida

HOME
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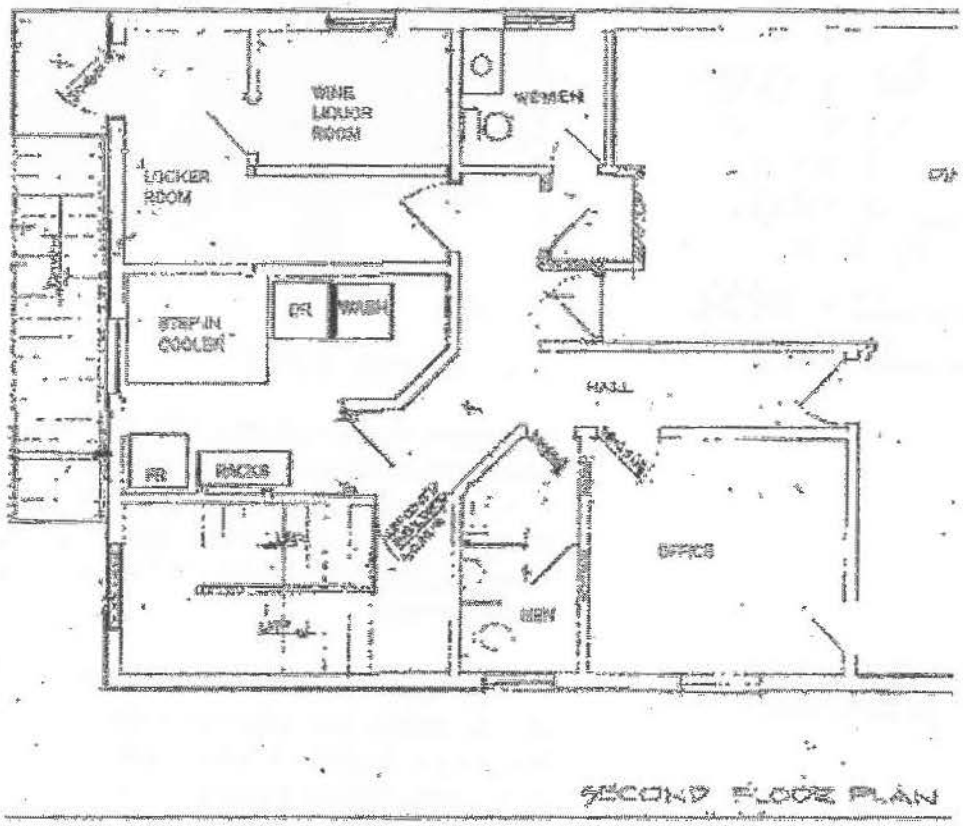
FLOOR PLANS
First Floor
Second Floor
EQUIP. LIST
AREA LINKS
DATA SHEET

Property For Sale
46 SPANISH
STREET

Floor Plans



Level 2 : 1344 Square Feet (not including porch)

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Restaurant, wine shop, real estate, commercial property, for sale, in St. Augustine, Florida

Historic St. Augustine Property
SALE OFFERING

Commercial Property on Historic St. George Street

Restaurant, wine shop, real estate, commercial property, for sale, in St. Augustine, Florida

HOME
INTRODUCTION
DEMOGRAPHICS
FEATURES
SALE OFFERING
FLOOR PLANS
First Floor
Second Floor
EQUIPMENT LIST
AREA LINKS
DATA SHEET



56 ST. GEORGE STREET

For nearly three decades, this two-story commercial property has been the home of The Monk's Vineyard, a successful restaurant, lounge, and wine shop. Located in the pedestrian area of the nation's oldest city, the property is well-suited for a variety of business endeavors and development.

Property For Sale
46 SPANISH STREET

Surrounded by quaint streets dotted with specialty shops and galleries, this address in the historic district (HP 3) has the unique quality of being near many carefully preserved and reconstructed historic buildings. The atmosphere has a distinctive European flair with a twist of Southern hospitality. The building is approximately three blocks from the bayfront, offering the city's guests the advantage of a casual stroll after a day of dining and shopping. Also within easy walking distance of 56 St. George Street is the Castillo de San Marcos National Monument (the fort), Lightner Museum, and Flagler College. These points of interest combine history, education, and art along with the natural beauty of this coastal community, to form one of the greatest getaways in Florida.

Note: 1031 Exchange Property - Although obtained from sources considered reliable, we are not responsible for misstatements of fact of the information herein. Our offering is subject to errors,

Historic St. Augustine Property
SALE OFFERING

Demographics

Restaurant, wine shop, real estate, commercial property, for sale, in St. Augustine, Florida

HOME
INTRODUCTION
DEMOGRAPHICS
FEATURES
SALE OFFERING
FLOOR PLANS
First Floor
Second Floor
EQUIPMENT LIST
AREA LINKS
DATA SHEET

ST. AUGUSTINE AND THE SURROUNDING AREA

St. Augustine is situated in Northeast Florida, approximately 30 minutes from Jacksonville and 1 ½ hours from Orlando. Approximately 12,000 residents live in the city which sees over 3 million visitors each year. The area attracts people from around the world who come for its charm, history, and abundance of outdoor recreational activities. Surrounded by beaches and opportunities for boating, fishing, golf, tennis and other sports all year long. St. Augustine is fast becoming the place for a diverse group of travelers.

Located in St. Johns County in Ponte Vedra Beach, approximately 20 minutes from St. Augustine, are the PGA and ATP headquarters. The World Golf Village, also minutes away, provides visitors with an 18-hole golf course, the Golf Hall of Fame, and the PGA Tour productions headquarters. In addition to golf and tennis, St. Augustine attracts drivers and fans with its million-dollar raceway.

St. Augustine is easily accessible off of I-95. Enormous growth has occurred on SR 16, US 1, and Highway 207, the main roads leading to town. Two outlet malls are now open featuring internationally-recognized stores. The city has attracted popular food and lodging businesses, both indicators of the growing interest in the economic opportunities of St. Augustine.

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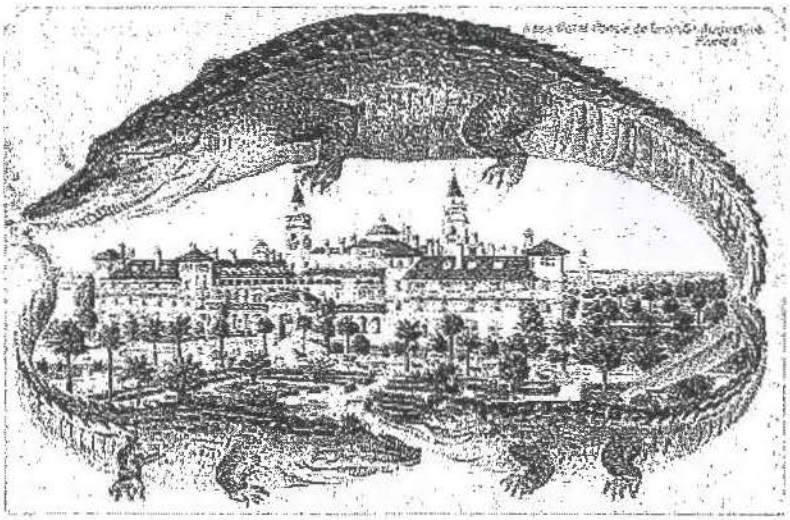
Property For Sale
46 SPANISH STREET



Copyright 1996-2003 Willco Inc. dba The Monk's Vineyard
All Rights Reserved

The fence boards were probably hung on trenails. Although iron nails are mentioned, they are so few in number and so expensive that they must have been used only to secure the rails to the posts.

The posts, and sometimes the rails, were cedar. A 94-foot fence used 12 or 14 posts, so the maximum spacing was about 8 feet.[191]

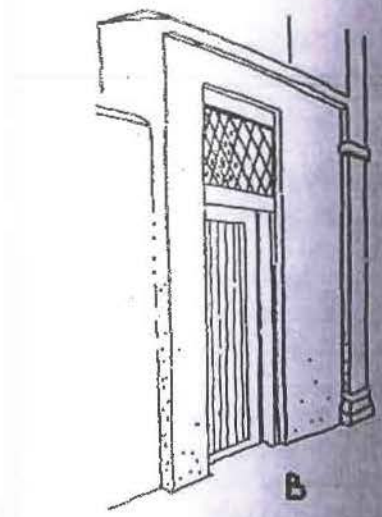
The 19th century photographs preserve only two kinds of wooden fences: vertical-board and narrow dressed pickets. Their construction was of course 19th century, but they are not far from the old tradition.

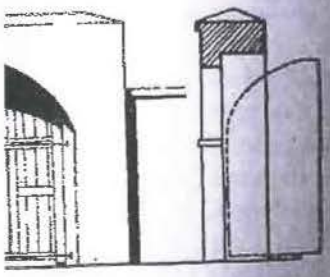
If wooden fences were usual behind the house, masonry walls held their own on the street. A few of the better-off families might even enclose an entire lot with them. Bartram said that most of the garden and yard walls were built of "oyster shells and mortar" (tabby). Many of them were lost during the wholesale destruction of tabby houses in the 1760's, and the only known survivor is on the south line of 214 St. George. Stone walls have fared better. The tax appraisals of the latter 1700's describe a number of stone walls (*mamposteria*), and a few examples are still preserved. Evidence indicates that without exception, masonry walls were plastered.[192]

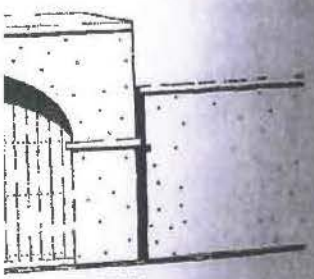
Gateways received special treatment (Fig. 80). Here I do not consider the monumental façade of the Governor's House wall with its huge portal flanked by columns, since this was unique; but 19th century photographs have preserved many examples of the massively simple stone lintel over the gate. The height of the wall is increased 2 or 3 feet in the gateway section. Most examples were flat-arched and wide enough only for single-leaf doors, but occasionally the records mention a big door or gate (*portón*) and we know the gate to the Customs House was a good 6 feet wide with folding leaves.[193]

Paint

Among the numerous Spanish appraisals I have seen, only one mentions paint. In this case the paint was on a balcony in 1763. Whether the rare mention was due to the virtual absence of oil paint until the 1800's, or whether paint was common enough to be ignored by the appraisers we may never know. I suspect the latter is true, particularly for the 18th century and the better houses. Certainly the British brought their own paints when their time came.[194]









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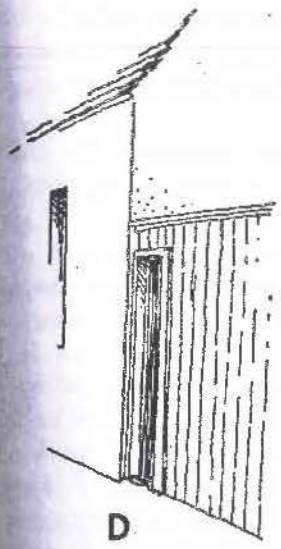
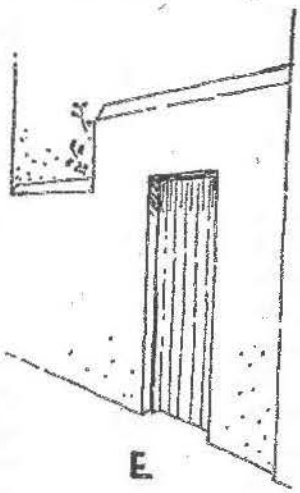




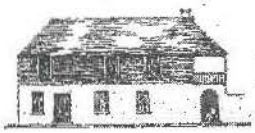
80. GATEWAYS

Colors would not be different than those found elsewhere in European countries — white, ochre, red, brown and green possibly predominant. Traces of a characteristic olive green were found on the clapboards of the Oldest House. The color of the "New Red House," an inn completed in 1773, could have been nothing but red. Blue paint was specified for a privy in 1832. Since the colors were probably dry pigments, they could be used in plaster. At the Castillo, crushed red brick was used to color plaster. An attractive ochre-like yellow is known to have been used on some houses now gone.[195]

The most common paint was whitewash. It was ordinary practice on colonial frontiers to whitewash houses inside and out. So it was done at Santa Elena in 1580 and St. Augustine was no exception. There is ample evidence of its use as an all-purpose finish on both wood and masonry.[196]

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. 13735a

Advertising Costs $ ____

Paid on ____

BDAC Project No. 2018-0078

Meeting Date: 6/21/18

Receipt No. ____

1. NAME OF APPLICANT ROBERT CRABTREE & WHITNEY HOBBS

   Business (if applicable) 56 ST GEORGE, LLC

   Address 415 N OCEAN GRANDE DR, PH1

   City PONTE VEDRA BEACH State FL Zip Code 32082

   Daytime telephone 305-491-0834 Other phone/email ROBCRAB@GMAIL.COM

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

2. NAME OF PROPERTY OWNER HENRY DE SOLA WILLIAMS

   Business (if applicable) THE MONK'S VINEYARD

   Address 56 ST GEORGE STREET

   City ST AUGUSTINE State FL Zip Code 32084

   Daytime telephone (required) 904-824-5888 Other phone ____

3. PROJECT STREET ADDRESS 56 ST GEORGE STREET

4. LEGAL DESCRIPTION: Lot 19 Block 12 Subdivision CITY OF ST AUGUSTINE Parcel 197450-0000

5. EXISTING USE RESTAURANT/BAR PROPOSED USE RESTAURANT/BAR

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	Replace existing flat roof w/ new flat roof to match existing.
☐	☐	Roof structures (dormers, chimneys, etc.)	
☐	☒	Exterior finishes (stucco, masonry, siding)	Remove shell dash stucco; replace with smooth stucco
☐	☒	Porch/Deck/Balcony	Front balcony & roof replaced w/ 6ft balcony to match existing
☐	☒	Awning/Canopy	Replace rear canopy w/ new canopy to match existing
☐	☐	Exterior Doors	
☐	☒	Windows	Replace existing front 2nd floor windows with similar - see drawing
☐	☐	Shutters	
☐	☐	Foundation (including infill)	
☐	☒	Exterior lighting & other appurtenances	Replace metal rear railing with similar to code
☒	☐	Existing fences, walls & gates	Front low wall finished w/ smooth stucco; Repair existing wooden fence
☐	☐	Existing parking, walkways & other site features	

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☒ New window opening/sashes New windows on south wall - see drawing
- ☐ 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)

Renovation of the existing Monk's Vineyard for new restaurant/bar concept to meet safety standards and improve appearance.

See attached drawings for details.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME ROBERT CRABTREE

SIGNATURE OF APPLICANT _____ DATE 05/29/2018

PRINT OWNER'S NAME HENRY DE SOLA WILLIAMS

SIGNATURE OF OWNER _____ DATE 05/29/2018

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

COMPLETENESS REVIEW CHECKLIST

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

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

RC INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need check sections that are stated

Project number: _____ Project Address: 56 St. George

Reviewed by: Kelli Mitchell Date: May 29


PROPOSED
PROPOSED BALCONY PLAN
NORTH
NEW HOOD EXHAUST FAN LOCATION ON ROOF
NEW AIR CONDITION LOCATION ON ROOF
REPLACE EXISTING ROOF WITH NEW ROOF MEMBRANE / ROLL ROOFING AND FLASHING
REPAIR / REPLACE EXISTING METAL ROOF AND WOOD STRUCTURE CANOPY WITH SAME
NEW 42"/36" HIGH ALUMINUM HAND RAIL TO MEET CODE INTO EXIST. CONCRETE STEPS - SUPERIOR ALUMINUM PRODUCTS, 5000 SERIES, MATTE BLACK
REPAIR EXISTING FENCE W/ NATURALLY WEATHERED CYPRESS 6" AND 9" RANDOM BOARD FENCE
AR-20M38
AR-20M18
HARDWARE BY VAN DYKES RESTORERS OR ARCHITECT APPROVED EQUAL. ALL FINISHES TO BE BLACK POWDER COATED.
ALL NAILS TO BE USED FOR FENCE AND GATE CONSTRUCTION ARE TREMONT SQUARE NAILS.
REPLACE EXISTING
COMPOSITE SHINGLE TO MATCH EXIST. STYLE
4x6 WOOD RAFTERS @ 32" O.C.
4x4 WOOD POST (CHAMFERED)
REPAINT AND REINSTALL EXIST. SIGN POST
NEW PREVIOUS WINDOW WITH BRICK AND PAINT
SOUTH
SOUTH ELEVATION
NEW & REPLACEMENT WINDOW TYPE
OPTIMUM WINDOWS, FR 1650 TDH, DOUBLE HUNG, FIRE RATED
TO MATCH SIZE OF EAST ELEVATIONS WINDOWS
EAST ELEVATION WINDOW TYPE
NEW AND REPLACEMENT WINDOWS
STERLING
WOOD DOUBLE HUNG, 1 OVER 1
COMPOSITE SHINGLE TO MATCH EXIST. STYLE
NEW 1 / 1 DOUBLE HUNG KOLBE WINDOWS
NEW 1 LITE 32"Wx81" DOOR
36" HIGH WOOD RAILING
NEW WOOD DECK
Paradise House Grey #HC-108
REMOVE EXISTING SHELL DASH STUCCO AND REPLACE WITH SMOOTH SAND FINISH STUCCO
EAST
Zocalo
- King's Bakery Black #657 (Benjamin Moore set 9)
- Areas: front (both building & low wall), southside & rear of building
- Height to match building to North @ 3ft
Body
- San Augustin White #OC-151
- Areas: front, southside & rear of building
Trim
- Paradise House Grey #HC-108
- Areas: Lindsay & door trim Balcony
- Finish: Oily gloss, as specified in document
- King's Bakery Black #657
- Window & southern elevation
- Entry doors and trim & eastern elevation
EXISTING
EXISTING BALCONY PLAN
NORTH
EXIST. WINDOW BOARDED UP
REMOVE EXISTING HOOD EXHAUST
RELOCATE AIR CONDITION TO ROOF
REMOVE EXIST. WINDOW AND BARS
SOUTH
EXIST. (ASBESTOS) ROOF SHINGLES
EXIST. CMU WALL TO REMAIN - REMOVE SHELL DASH STUCCO AND REPLACE WITH SMOOTH STUCCO FINISH - PAINT TO MATCH BUILDING COLORS AND LINE BEYOND
EXIST. GARDEN WALL
EAST
ELEVATIONS
1/4"=1'-0"
Planning / Building Dept.
RECEIVED
JUN 07 2018
ELEVATIONS
BALCONY MODIFICATION
56 ST GEORGE STREET
St. AUGUSTINE BEACH, FLORIDA 32080
Nathan Goldberger
SHEET
A1

RECEIVED
JUN 07 2018
Planning / Building Dept.

June 6, 2018

56 St. George St - HARB Details for Application # F2018-0066

1. **Roofs & Roofing**
   a. Description: Replace existing roof with new membrane (roll roofing) & flashing. The existing roof is flat and not visible from the street level.
   b. Justification: The existing roof is in disrepair, and requires replacement. Changes will be done in kind.
   c. Supporting Materials:
      i. Picture(s): Appendix I - Image 1: Roofs & Roofing - Existing Roof View from SW

2. **Exterior Finishes**
   a. Description: Replace existing shell dash stucco and replace with smooth stucco on eastern facade. Paint smooth stucco and window/door trim - see drawing for details.
   b. Justification: Shell dash stucco is cracking. Smooth stucco will match surrounding buildings, while providing a more attractive, less rough, cleanable surface.
   c. Supporting Materials:
      i. Drawing: Drawing - 56 St George HARB version 2 A1.pdf
      ii. Material: St. Augustine Colonial Revival Approved Colors
      iii. Pictures:
         1. Appendix I - Image 2: Existing Shell Dash Stucco (left). Existing Low Wall Facade (right).
         2. Appendix I - Image 3: Adjacent Smooth Stucco - Wall (Southern Neighbor) & Building (Northern Neighbor)

3. **Porches, Decks, Balconies**
   a. Description: Front balcony and associated awning replaced and extended to property line. Replacement balcony will match existing style. See drawing for additional details.
   b. Justification: The existing balcony is no longer usable for safety reasons. A balcony extension would extend to the property line and the building line of the neighboring property to the North. The extension would be useful for business purposes.
   c. Supporting Materials:
      i. Drawing: Drawing - 56 St George HARB version 2 A1.pdf
      ii. Material: Wood construction to match existing style. Paint color detailed in drawing.
      iii. Pictures:
         1. Appendix 1- Image 4: Existing Eastern (front) View - Balcony & Facade

2. Appendix I - Image 5: Existing Balcony View from South

4. Awning/Canopy

a. Description: There are existing two awnings - eastern side over the balcony and western side over the rear fire escape stairway. The eastern awning is wooden structure with composite shingles. The western awning is wooden structure with metal roof.

b. Justification: Both awnings are in disrepair and require replacement. The eastern awning will be replaced with a wooden structure and composite shingles to match existing style. The western awning will be replaced with a wooden structure and metal roof to match existing. Both awning replacements will be done in kind.

c. Supporting Materials:

i. Drawing: Drawing - 56 St George HARB version 2 A1.pdf

ii. Material:

1. Eastern Awning - Wood construction and composite shingles to match existing style.
2. Western Awning - Wood construction and metal roof to match existing style.

iii. Pictures:

1. Appendix I - Image 5: Existing Balcony View from South
2. Appendix I - Image 6: Rear (Western) Awning View from South
3. Appendix I - Image 7: Front (Eastern) Awning Over Balcony

5. Exterior Doors

a. Description: There are two existing doors located on the 2nd floor front (Eastern) balcony. The existing doors are wooden framed with a full length single glass pane.

b. Justification: Both doors have extensive water and termite damage, as well as cracked/broken glass panes. Both doors will be replaced with new doors to match existing size and style. The changes will be done in kind.

c. Supporting Materials:

i. Drawing: Drawing - 56 St George HARB version 2 A1.pdf

ii. Material:

1. Kolbe Heritage Series 1 Lite Wood Door to match existing style as well as Kolbe Heritage Series windows
    a. Spec: East-Door-Spec-KolbeHeritageCommercialDoor-OutswingEntranceDoorOneWideActive134DoorPanel6916â€_JambsDoublePaneGlass.pdf

iii. Pictures:

1. Image 7: Front (Eastern) Awning Over Balcony

6. Windows

a. Description: There are four existing double hung windows on the 2nd floor balcony (East-facing). There are three existing windows of different styles along the South-facing wall of the structure.
b. Justification: The windows on both the East and South sides have missing and/or broken panes, as well as, water and termite damage to their wooden frames. The windows on the East side will be replaced with new double hung 1/1 wooden windows to match existing style and will be done in kind. Seven new window openings will be made on the South side of the building, while one existing window opening will be reused for a total of eight window openings - see drawing. The new windows installed in those openings will be double hung steel, fire rated 1/1 windows to match the new windows on the East side. The existing window openings on the South side, which are not used, will be filled with brick and painted.
c. Supporting Materials:
    i. Drawing: Drawing - 56 St George HARB version 2 A1.pdf
    ii. Material:
        1. East Side: Kolbe Sterling Heritage Series Wood 1/1 Double Hung Windows, to match existing
            a. Spec: East-Window-Spec-KolbeHeritageSterlingDoubleHung-SterlingDoubleHungImpactOperatingUnitDoublePaneImpactGlass.pdf
        2. South Side: Optimum Window FR7650TDH 1/1 Double Hung Windows, to match East side window style
            a. Spec: South-WindowSpec-Optimum.FR7650TDH.75-INCH-GLASS.pdf
    iii. Pictures:
        1. Appendix I - Image 4: Existing Eastern (front) View - Balcony & Facade
        2. Appendix I - Image 1: Roofs & Roofing - Existing Roof View from SW

7. Fences/Walls/Gates

a. Description: The existing wooden fence and gate on the southwest side of the building is in disrepair.
b. Justification: The existing fence and gate will be replaced with a new wooden fence and gate done in kind. See drawing for details
c. Supporting Materials:
    i. Drawing: Drawing - 56 St George HARB version 2 A1.pdf

8. Handrail

a. Description: The existing metal handrail along the rear (West) fire escape stairs is beyond repair and it no longer meets code.

b. Justification: The existing metal handrail will be replaced with a new black matte finish 42"/36" aluminum handrail to meet code.
c. Supporting Material:
    i. Drawing: Drawing - 56 St George HARB version 2 A1.pdf
    ii. Materials:
        1. Superior Aluminum Products, 9000 Series, Matte Black
            a. Spec: Handrail-SuperiorAluminumSeries-9000-Brochure.pdf
    iii. Pictures:
        1. Appendix I - Image 8 - Rear (West) Handrail

APPENDIX I



Image 1: Roofs & Roofing - Existing Roof View from SW



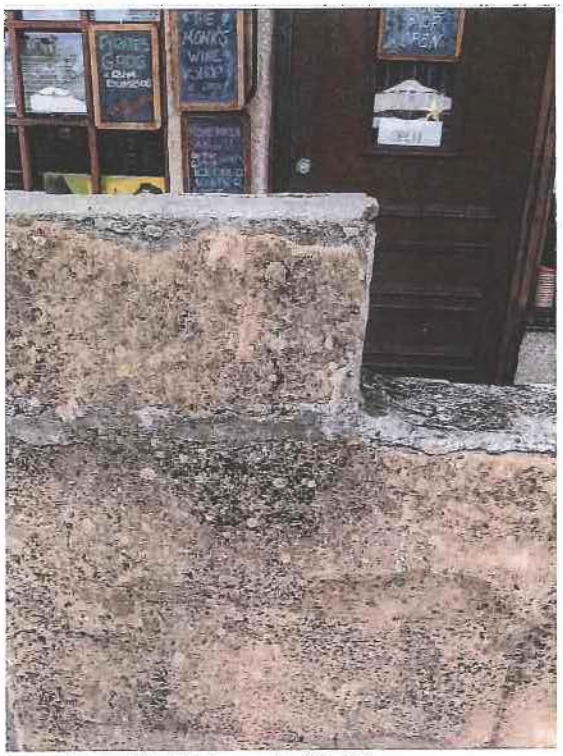
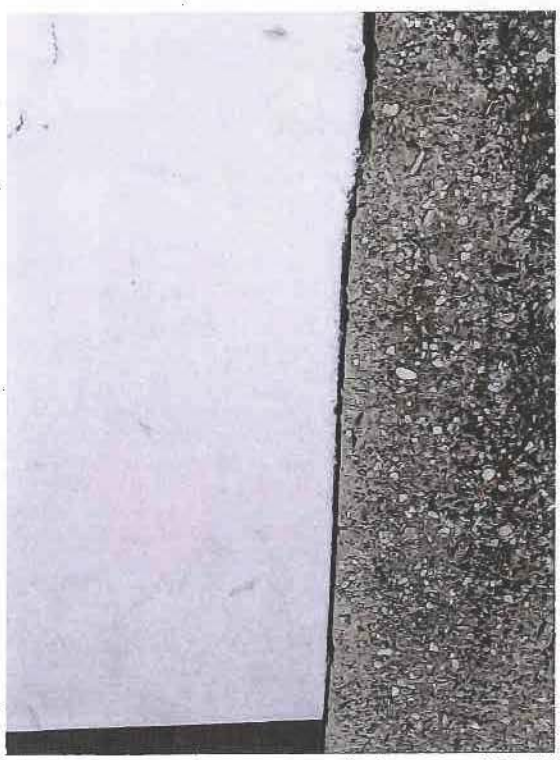


Image 2: Existing Shell Dash Stucco (left). Existing Low Wall Facade (right).



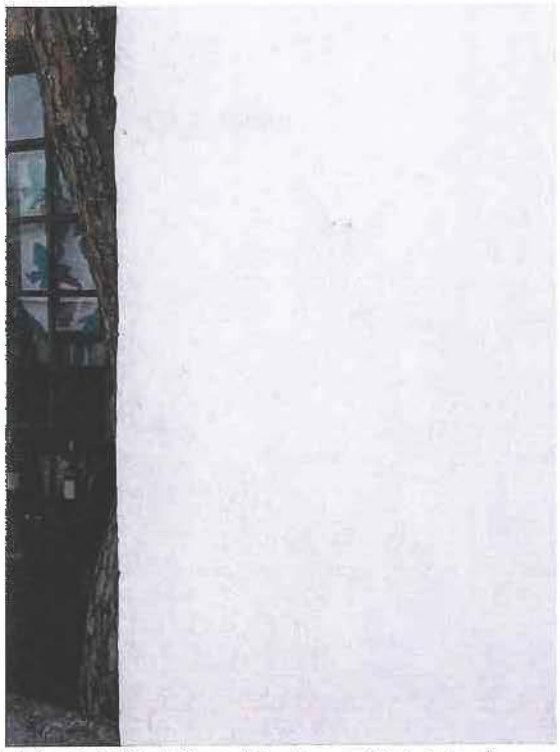


Image 3: Adjacent Smooth Stucco - Wall (Southern Neighbor) & Building (Northern Neighbor)



Image 4: Existing Eastern (front) View - Balcony & Facade

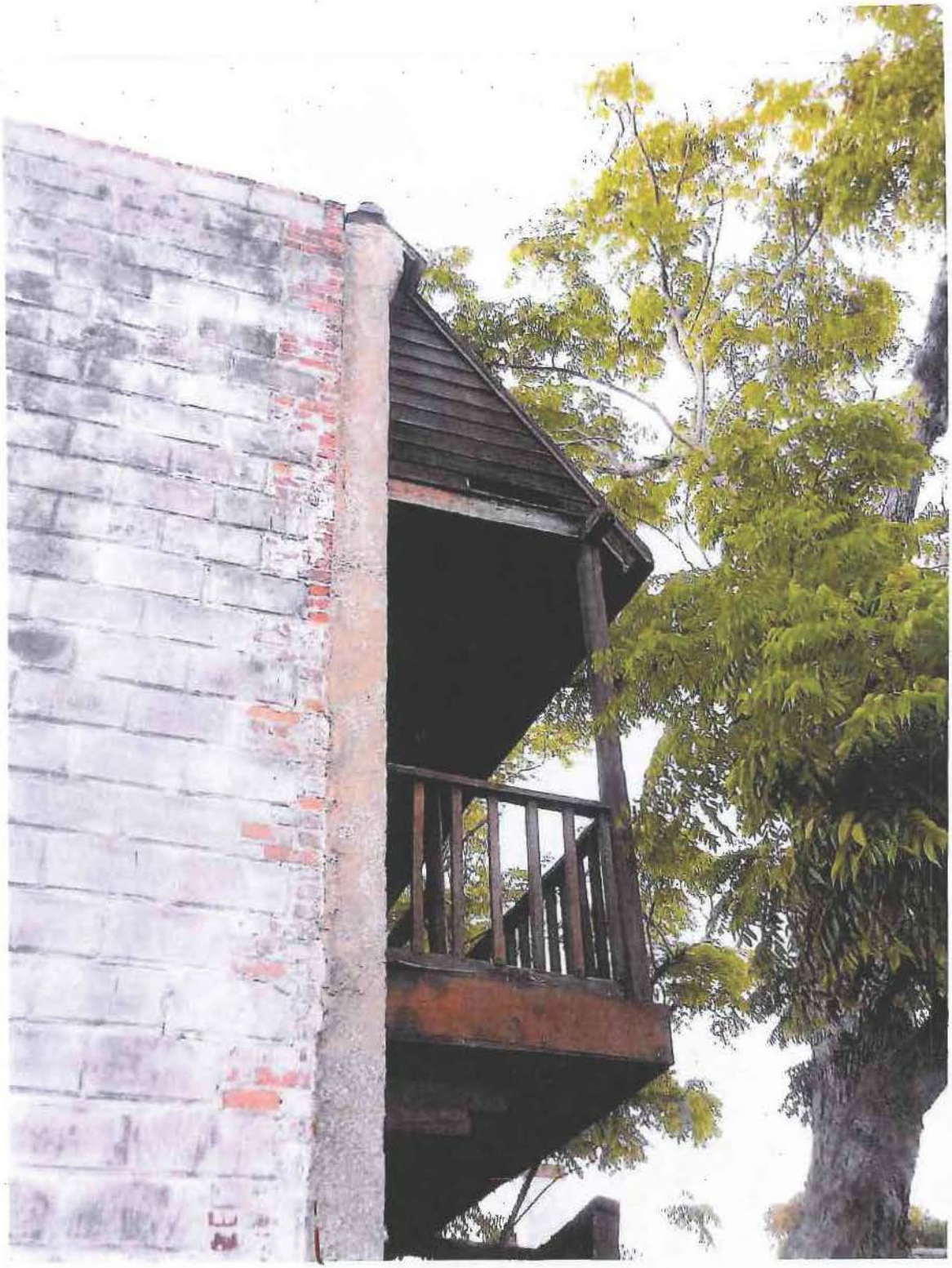


Image 5: Existing Balcony View from South



Image 6: Rear (Western) Awning View from South

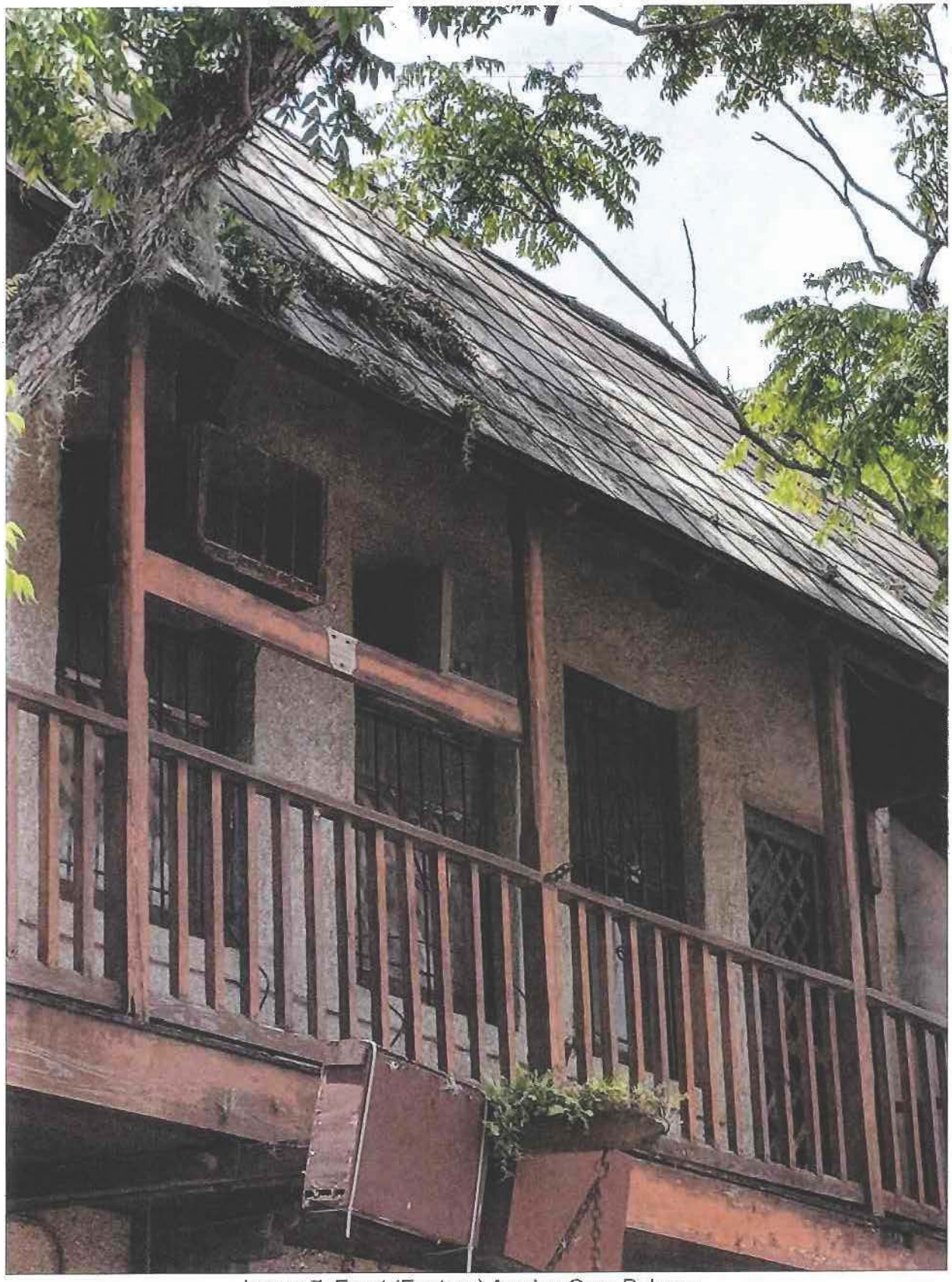


Image 7: Front (Eastern) Awning Over Balcony



Image 8 - Rear (West) Handrail

KOLBE
WINDOWS & DOORS

HERITAGE SERIES
STERLING DOUBLE HUNG
VENTING - 4 9/16" JAMBS
INSULATED IMPACT GLASS
HORIZONTAL CROSS SECTION

08/25/17

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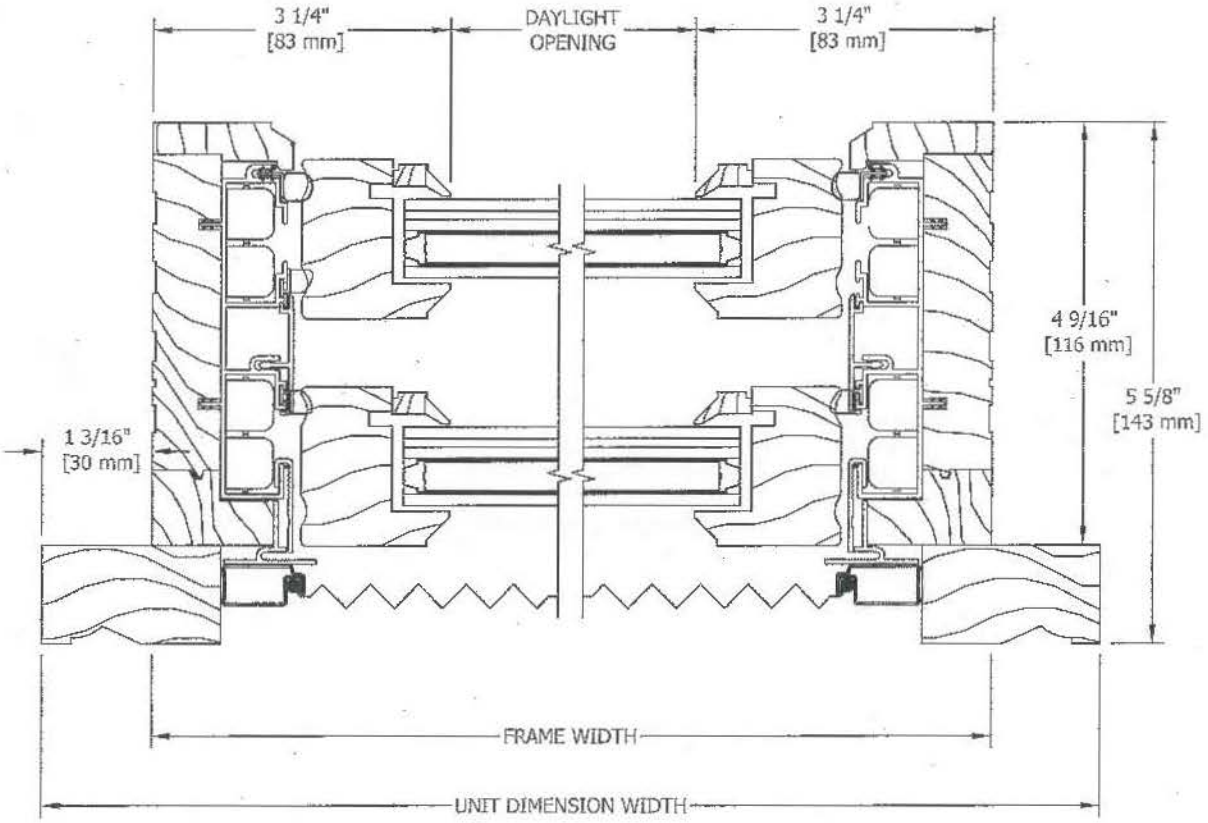

QLBE
WINDOWS & DOORS

HERITAGE SERIES
OUTSWING ENTRANCE DOOR
ONE WIDE - ACTIVE - 1 3/4" DOOR PANEL - 6 9/16" JAMBS
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION

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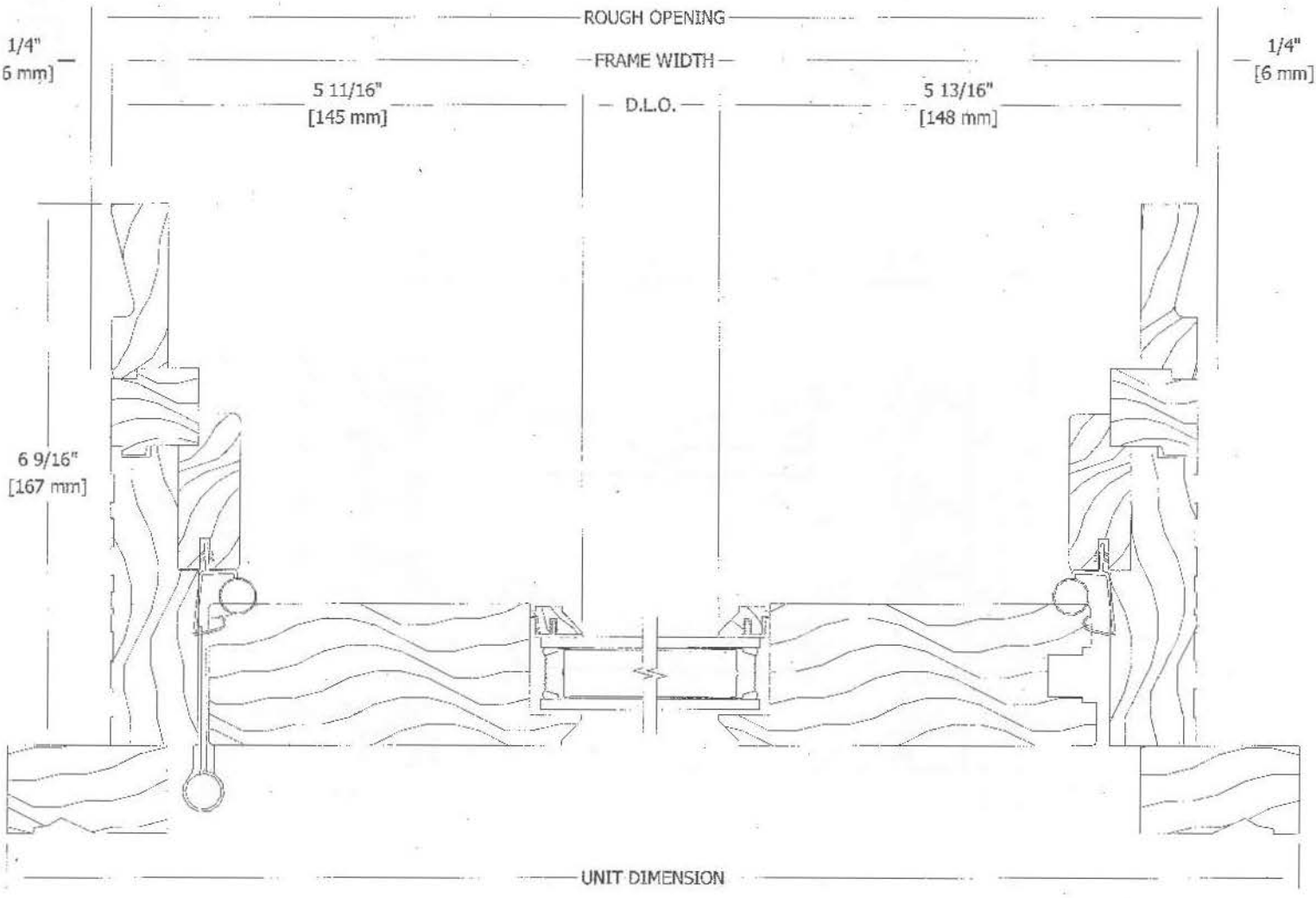


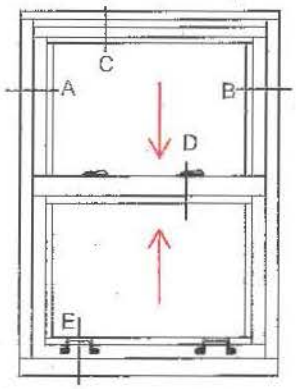
FIRE

TYPICAL INTERIOR ELEVATIONS

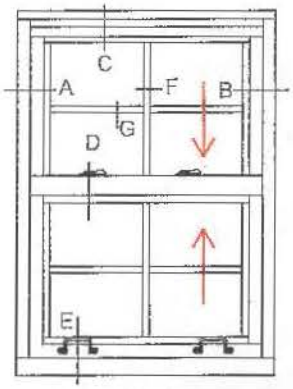
7650 TDH SERIES

Scale: Not To Scale

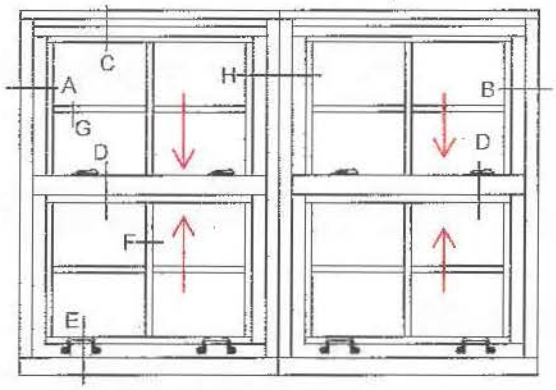
UL APPROVED AND CERTIFIED
SELF-CLOSING DOUBLE HUNG
3/4 HOUR FIRE RATED WHEN GLAZED WITH 1/4" WIRE GLASS
1 1/2 HOUR FIRED RATED WHEN GLAZED WITH 3/16" CERAMIC &
FIRE RATED GLAZING TAPE



7650 TDH 1/1

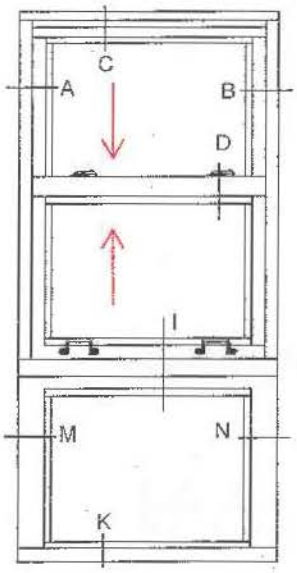


7650 TDH 2/2V



7650 TDH 4/4

7650 TDH 4/4



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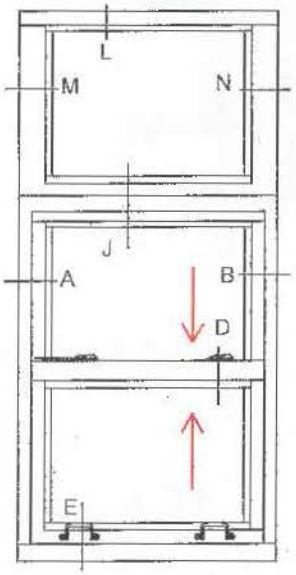

7650 TDH 1/1
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WINDOWS WITH A WIDTH OVER 24" WILL RECEIVE 2 HANDLES AND 2 SWEEP LOCKS

WINDOWS WITH A WIDTH UP TO 24" WILL RECEIVE 1 HANDLES AND 1 SWEEP LOCK

OPTIMUM WINDOW
28 Canal Street, Ellenville, NY 12428

FIRE

EY TYPICAL
ale: 1:2

7650 TDH SERIES

UL APPROVED AND CERTIFIED
SELF-CLOSING DOUBLE HUNG
3/4 HOUR FIRE RATED WHEN GLAZED WITH 1/4" WIRE GLASS
1 1/2 HOUR FIRED RATED WHEN GLAZED WITH 3/16" CERAMIC &
FIRE RATED GLAZING TAPE

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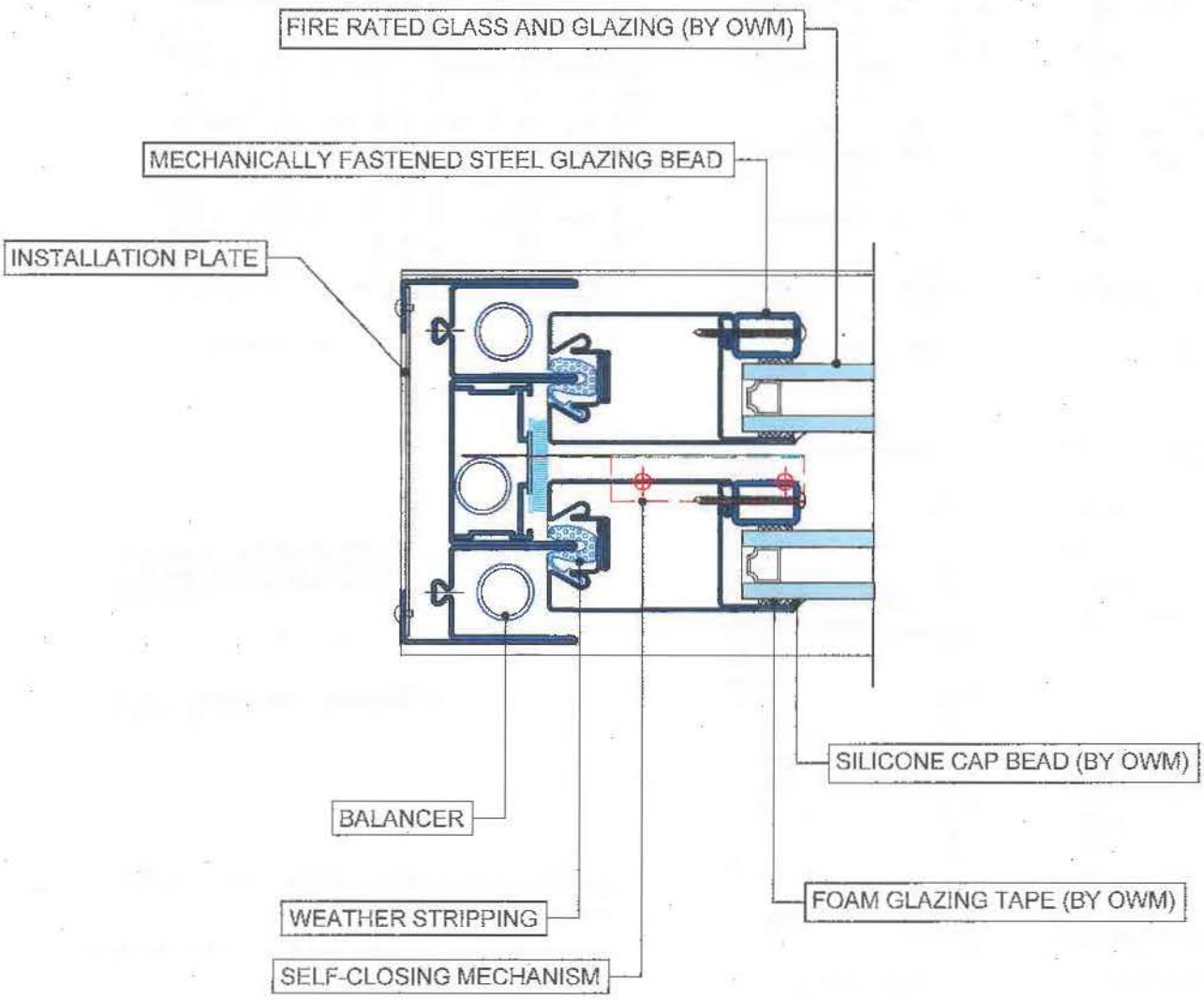
Planning / Building Dept.



OPTIMUM WINDOW
28 Canal Street, Ellenville, NY 12428

FIRE

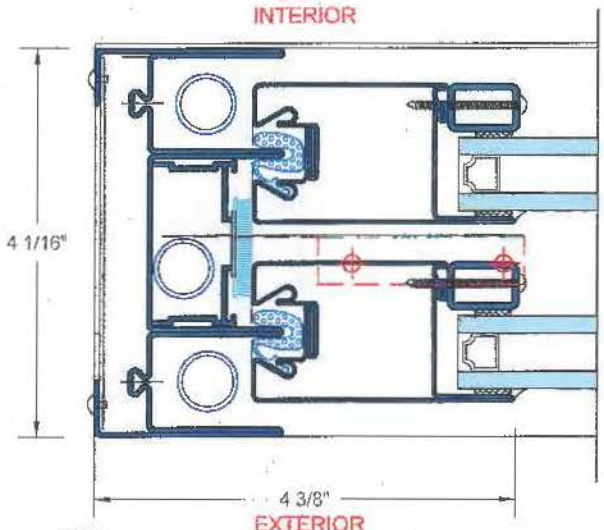
TYPICAL DETAILS

Scale: 1:2

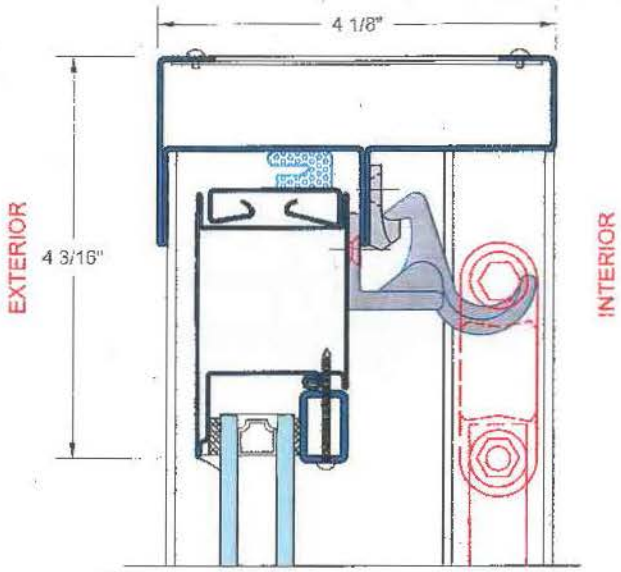
7650 TDH SERIES

RECEIVED
JUN 07 2018
Planning / Building Dept.

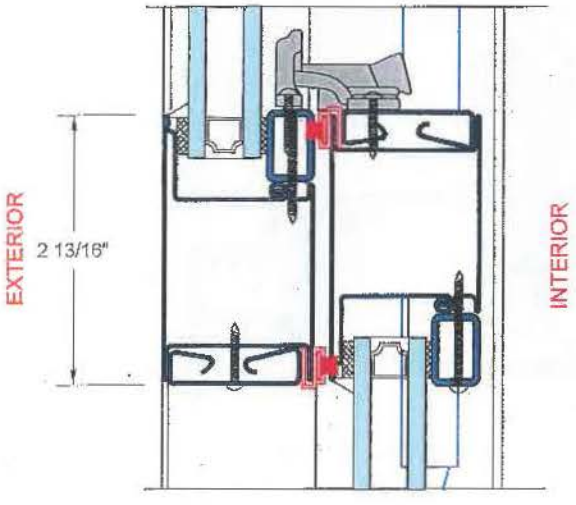
UL APPROVED AND CERTIFIED
SELF-CLOSING DOUBLE HUNG
3/4 HOUR FIRE RATED WHEN GLAZED WITH 1/4" WIRE GLASS
1 1/2 HOUR FIRED RATED WHEN GLAZED WITH 3/16" CERAMIC & FIRE RATED GLAZING TAPE



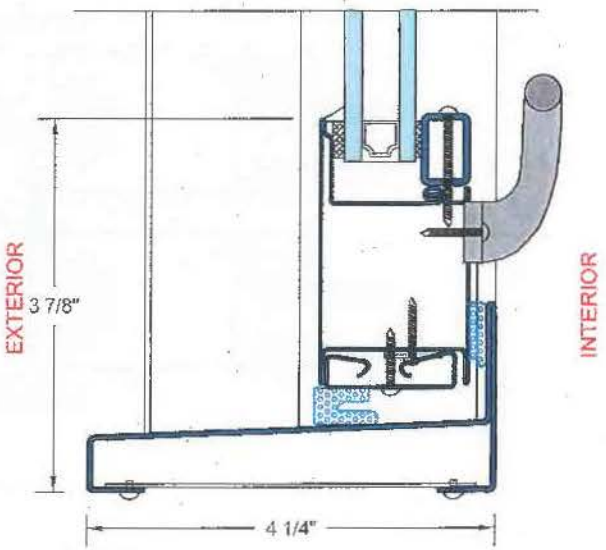
A&B TYPICAL JAMB



C TYPICAL HEAD



D TYPICAL MEETING RAIL



E TYPICAL SILL

OPTIMUM WINDOW
28 Canal Street, Ellenville, NY 12428

FIRE

YPICAL DETAILS
ale: 1:2

7650 TDH SERIES

UL APPROVED AND CERTIFIED
SELF-CLOSING DOUBLE HUNG
3/4 HOUR FIRE RATED WHEN GLAZED WITH 1/4" WIRE GLASS
1 1/2 HOUR FIRED RATED WHEN GLAZED WITH 3/16" CERAMIC &
FIRE RATED GLAZING TAPE

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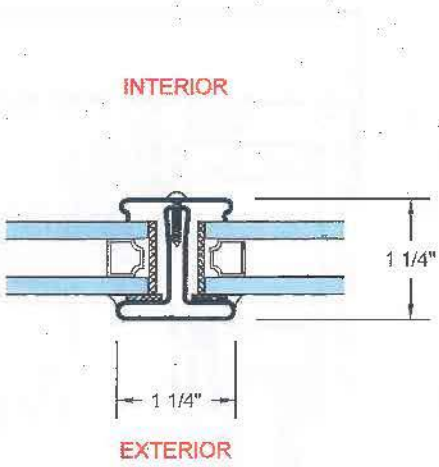
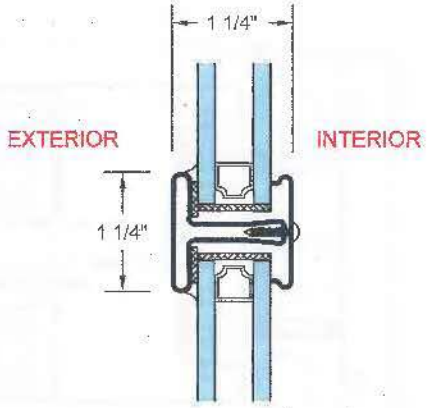
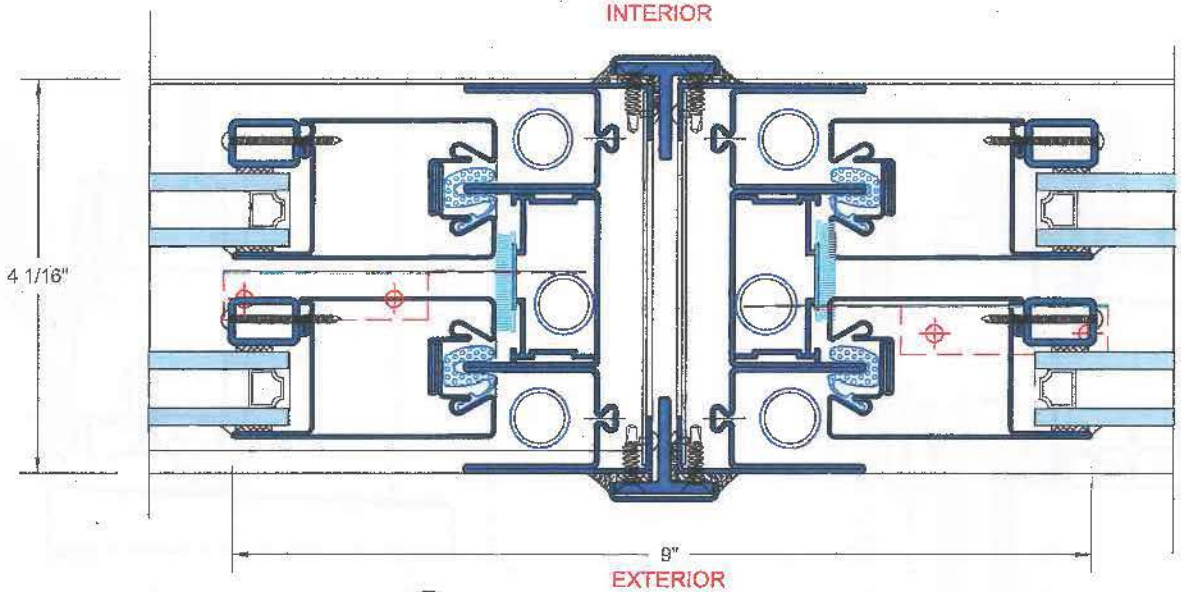


F TYPICAL VERTICAL MUNTIN



G TYPICAL HORIZONTAL MUNTIN



H TYPICAL MULLION

OPTIMUM WINDOW
28 Canal Street, Ellenville, NY 12428

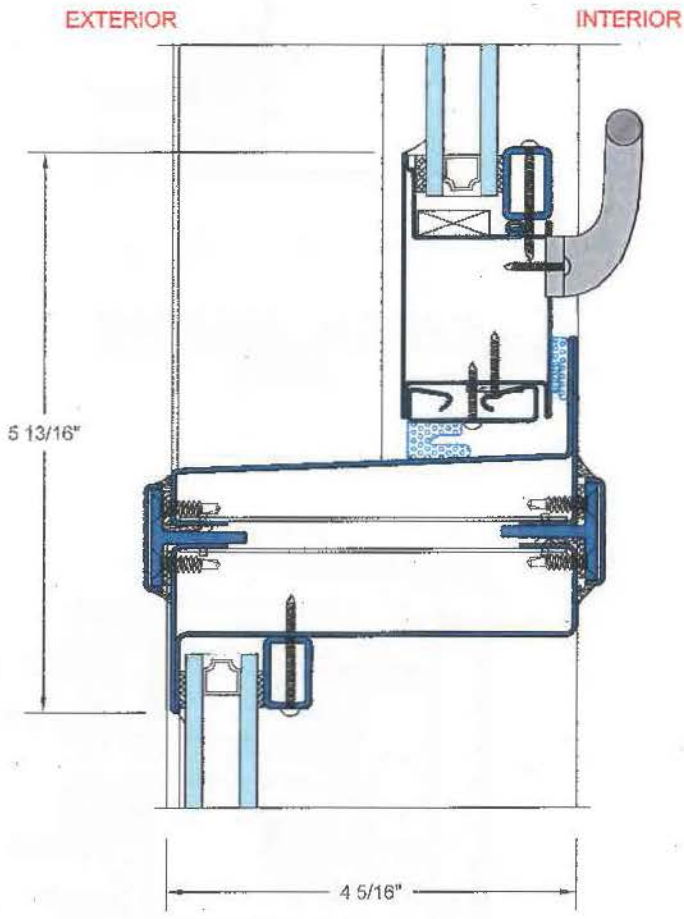
FIRE

TYPICAL DETAILS
Scale: 1:2

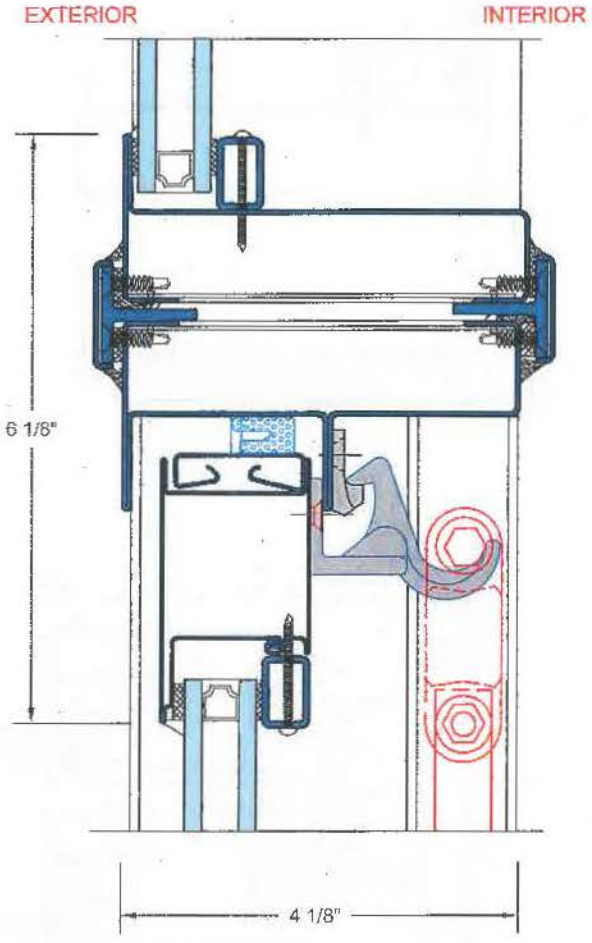
7650 TDH SERIES

UL APPROVED AND CERTIFIED
SELF-CLOSING DOUBLE HUNG
3/4 HOUR FIRE RATED WHEN GLAZED WITH 1/4" WIRE GLASS
1 1/2 HOUR FIRED RATED WHEN GLAZED WITH 3/16" CERAMIC &
FIRE RATED GLAZING TAPE

RECEIVED
JUN 07 2018
Planning / Building Dept.



I TYPICAL STACKING MULLION W/ TRANSOM BELOW



J TYPICAL STACKING MULLIO W/ TRANSOM ABOVE

OPTIMUM WINDOW
28 Canal Street, Ellenville, NY 12428

FIRE

YPICAL DETAILS
ale: 1:2

7650 TDH SERIES

UL APPROVED AND CERTIFIED
SELF-CLOSING DOUBLE HUNG
3/4 HOUR FIRE RATED WHEN GLAZED WITH 1/4" WIRE GLASS
1 1/2 HOUR FIRED RATED WHEN GLAZED WITH 3/16" CERAMIC &
FIRE RATED GLAZING TAPE

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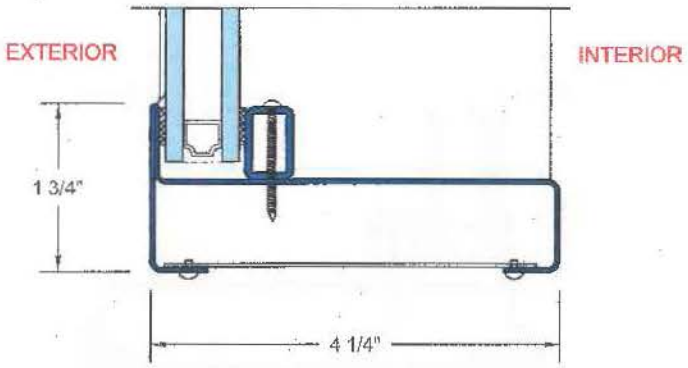
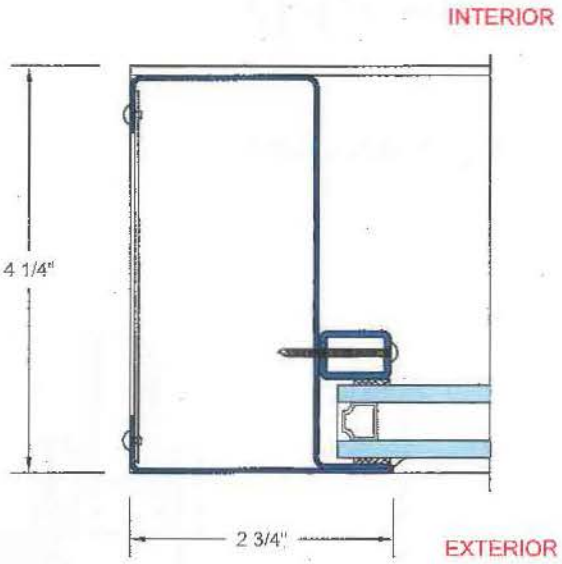
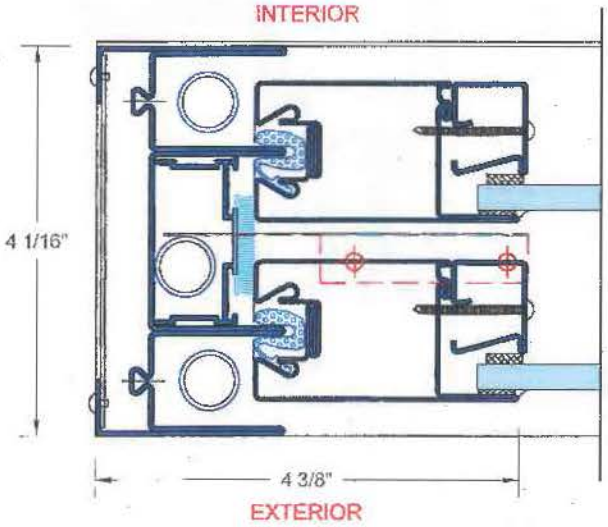


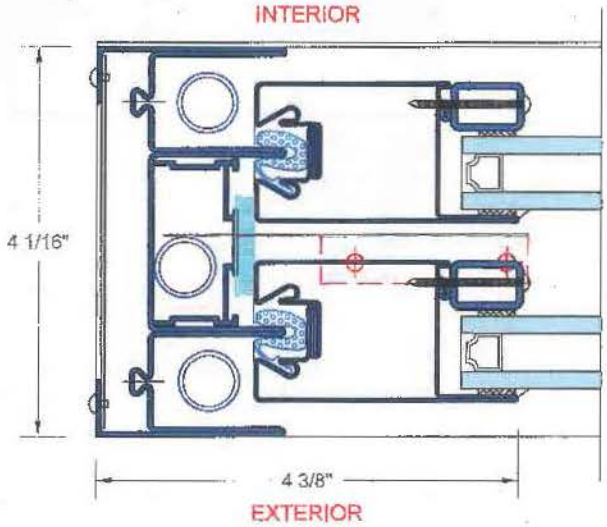
K&L TYPICAL TRANSOM HEAD & SILL



M&N TYPICAL TRANSOM JAMB

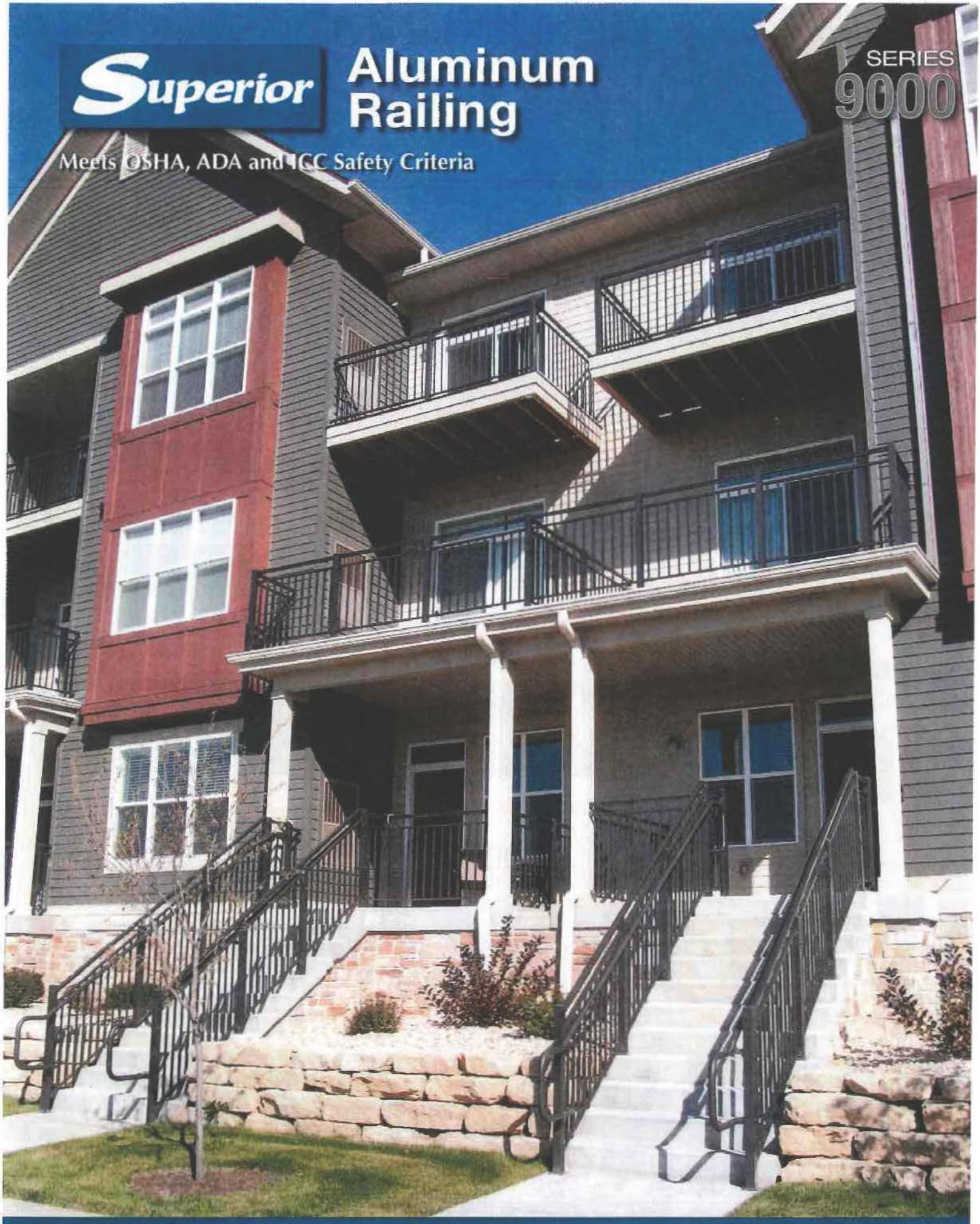


1 TYPICAL JAMB W/ 1/4" GLASS



2 TYPICAL JAMB W/ 3/4" GLASS

OPTIMUM WINDOW
28 Canal Street, Ellenville, NY 12428


Superior
Aluminum Railing
SERIES 9000
Meets OSHA, ADA and ICC Safety Criteria
Strong, Durable and Maintenance-Free Beauty!
www.superioraluminum.com

Superior Heavy-Duty Aluminum Railing

Strong, Durable, and Maintenance-Free Beauty!

Superior Series 9000 Heavy-Duty Aluminum Railing offers the finest design features available on the market today. The highest quality aluminum alloy extrusions are used to provide maximum strength and support where it is needed most – in your installation.

Superior Heavy-Duty Railing utilizes all the advantages of aluminum: strong, durable, and rust- and corrosion-free. These characteristics make it a practical, sound investment for the budget-minded buyer.

The smart, contemporary design is an added plus. Our unique, no-weld design utilizes simple, cast aluminum fittings or machined openings for a no-hassle, easy installation.

Superior Heavy-Duty Railing can be found wherever clean design and safety are a must. It is an excellent choice for condominiums, apartments, hotels, churches, schools, commercial buildings and homes.

To make our railing even more versatile, decorative columns, inserts, and scrolls are available.

Superior Railing is available in any height. Standard heights include 42″ for commercial railing, 36″ for residential railing, and 72″ for pool railing. Superior railing comes in standard 6′ lengths, as well as custom lengths, in 2-line or 3-line styles. Ordering standard 6′ lengths reduces lead times and cost.

Concealed Picket Screws



Series 9000 Heavy-Duty Railing features a screw cover to conceal picket screws on top and bottom rail assemblies for a cleaner, more streamlined look.



Finishes

Smart, decorative finishes add a distinctive touch. Whether baked-on enamel, anodized, or duranodic, these finishes are guaranteed to endure for years of continued service and maintenance-free beauty.



Series 9000

9000 and 9900 Railing



Rails are inserted into machined post openings.

Series 9000 Heavy-Duty Railing features machined post openings on level and ramp railing, eliminating the need for brackets. The result is a clean, rigid design with added strength. If railing is angled horizontally, the angle must be specified so the proper openings can be machined into the post. **Swivel brackets are required for step rail applications.** The top rail has a 2″ wide gripping surface which meets all safety criteria. The machined post openings and assembled sections (standard 6′ length or custom length) facilitate quick turn-around and overall savings for the customer.

Top Rail Selections





9000 RAILING
Features 2½″ square posts, ¾″ square pickets, and 905 top rail.



9900 RAILING
Features 2½″ square posts, 1½″ x ¾″ pickets, and 905 top rail.

Note: All top rail (901, 902, 905), posts (2″, 2½″, 4″), and pickets (¾″ square, ¾″ x 1½″) are interchangeable.

Superior 9000 and 9900 Railing meets OSHA, ICC, and ADA criteria.







Railing Style Systems

Superior offers a variety of styles to fit any application.

Style A
Standard Top Rail


9000 Railing (Style A), 905 Top Rail

Style B
Open Double Top Rail


9000 Railing (Style B), 905 Top Rail

Style C
Double Top Rail with Through Pickets

Through pickets can be spaced according to your preference. For example; every picket, every 2nd, 3rd, 4th picket, etc.


9000 Railing (Style C), 901 Top Rail

Style D
Hand Rail (with mtg. brackets)

905 top rail or Superior Series 500 Pipe Rail can be used for hand rail applications.


905 Top Rail (Style D)

Customize your look!

Top rail, bottom rail, pickets, and posts are interchangeable for a completely custom look.

Interchangeable Top & Bottom Rail

All 901, 902, and 905 top rails are interchangeable. Standard 903 bottom rail can be substituted with 902 top rail. ***See examples of 9000 Rail below.***



Option 1
905 Top Rail
903 Bottom Rail

Option 2
901 Top Rail
903 Bottom Rail

Option 3
902 Top Rail
903 Bottom Rail

Option 4
902 Top Rail
902 Bottom Rail



Option 5
905 Top Rail
903 Bottom Rail

Option 6
901 Top Rail
903 Bottom Rail

Option 7
902 Top Rail
903 Bottom Rail

Note:
3/4" sq. pickets and 3/4" x 1 1/2" pickets are also interchangeable.

Interchangeable Post

All 2" or 2 1/2" square posts can be substituted with a 4" square post.



In the 9000 rail application above, 4" square posts are used for the end posts and a 2 1/2" square post is used for the crossover post.



Machined post openings are available for 2 1/2" and 4" square posts. A 4" machined post opening is shown above.


9000 Railing, Open Triple Top Rail, 905 Top Rail and Series 500 Pipe Rail Used for Hand Rail Application

SERIES 9000

Meets ADA Regulations

9000 Railing

Well-crafted lines

Superior Series 9000 Railing features well-crafted lines and an attractive, innovative design that lends itself well to almost any commercial, industrial, or residential application. It's beauty, strength and durability will enhance the quality of your construction project.

9900 Railing

Clean, rigid design

Superior Series 9900 Railing offers all the features of Series 9000 Railing, with the addition of 1 1/2" wide pickets. This robust alternative results in a strong, rugged design with a clean, refined appearance.



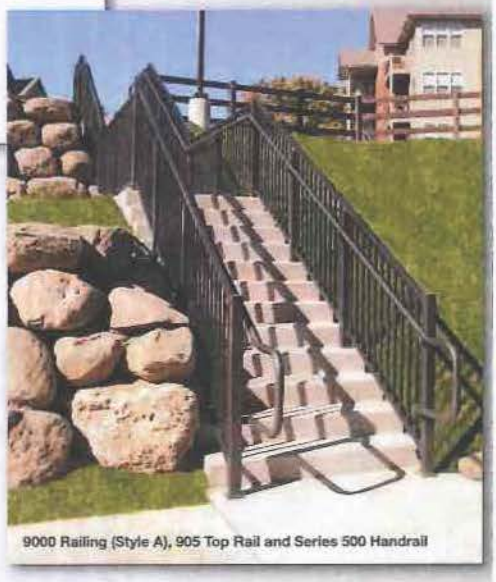
9000 Railing (Style C), 905 Top Rail



No brackets on level and ramp railing!



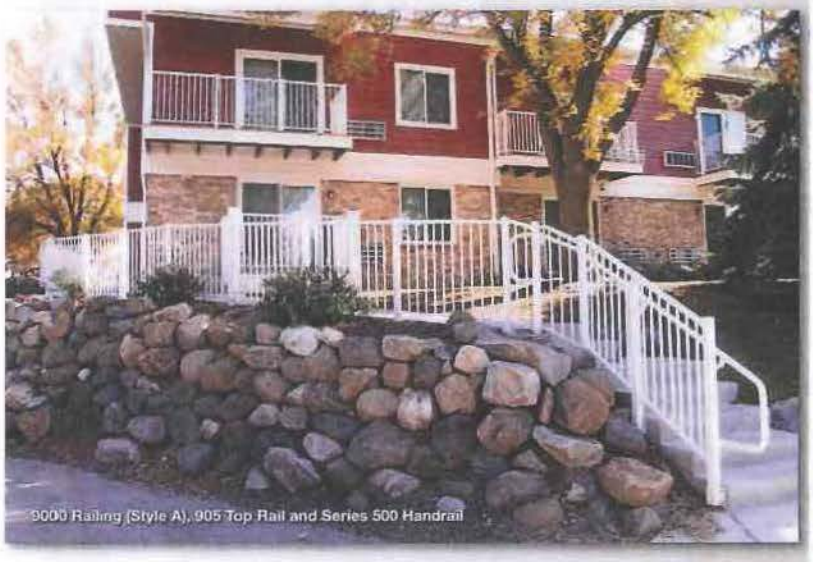
9000 Railing (Style B), 905 Top Rail



9000 Railing (Style A), 905 Top Rail and Series 500 Handrail



9900 Railing (Style A) with 902 Top Rail and Superior Aluminum Square Panel Columns



9000 Railing (Style A), 905 Top Rail and Series 500 Handrail



00 Railing (Style A), 905 Top Rail

Swivel brackets are required for all step rail applications.



9000 Railing (Style A), 902 Top Rail and Superior Aluminum Square Panel Columns



Continuous Top Rail

Unlike some other railing companies, Superior manufactures crossover posts for your rail system. The advantage of using these posts is a continuous top rail surface. Not only is this feature attractive, but it also allows for an uninterrupted gripping surface.



9000 Railing (Style A), 901 Top Rail with Square Smooth Columns and Series 7000 Fence

Easy Assembly and Installation!



View of the underside of bottom rail to show rail wedge location.



Series 9000 Railing is not only easy to assemble and install, but the machined post openings and factory assembled sections facilitate quick turn-around and cost savings.

All level and ramp posts are machined with openings to receive the top and bottom rails. As assembled railing is inserted into the openings, a rail wedge located in the bottom rail will ensure proper insertion of 1 1/4" inside the post.



View of the top rail without post cap to show rail tabs.



Predrilled rail tabs are provided with the post to connect the top rails. If a railing section or sections need to be shortened, simply saw an equal amount from each railing end with the use of a miter or circular saw. Reinstall and tighten the rail wedge using an 1/8" Allen Wrench on the bottom rail so 1 1/4" protrudes through the post openings. Next, connect the two top rails together with a rail tab, and drive the post cap in place with a rubber mallet.



9000 Railing (Style A), 905 Top Rail and Series 500 Handrail

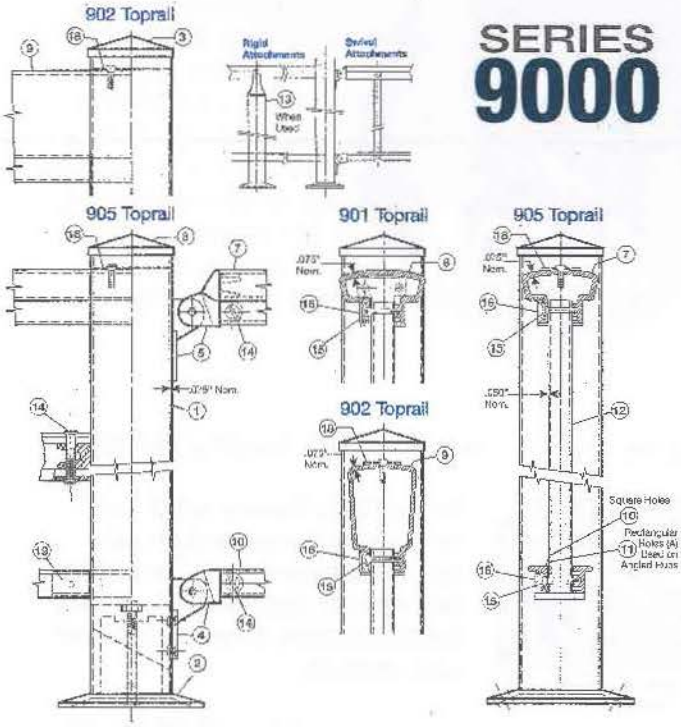


9000 Railing (Style B), 905 Top Rail



9000 Railing (Style B), 905 Top Rail with Custom Gate

Assembly Identification

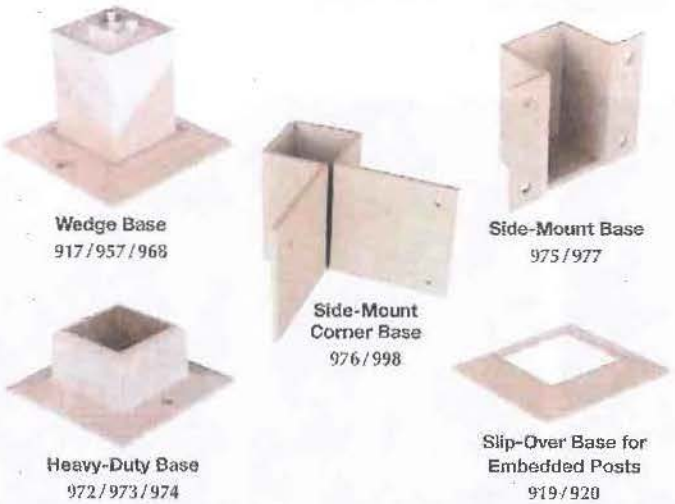


SERIES **9000**

1. 990 2½" Tube .075" Wall
2. 957 Base Assembly
3. 950 Cap
4. 956 Bottom Rail Swivel Assem.
5. 955 Top Rail Swivel Assem.
6. 940 Top & Bottom Rigid Attachment
7. 905 Top Rail 2" w x 1⅝" h
8. 901 Top Rail 2½" w x 1⅝" h
9. 902 Top Rail 2" w x 4" h
10. 903 Bottom Rail
11. 904 Bottom Rail (A)
12. 9B ¾" Square Picket
13. 93M Crossover Post
14. 912 8-32 Binder Bolt
15. 911 Picket Screws
16. 907 Screw Cover
17. 915 5/32" Dia. Rivets
18. 924 Rail Tab
19. 923 Rail Wedge

Base Options

A variety of base options are available to fit any installation requirements. Series 9000 Railing can be base mounted with wedge-type or heavy-duty bases, side mounted with brackets, or embedded into concrete using an elongated post with a slip-over base.



Wedge Base
917/957/968

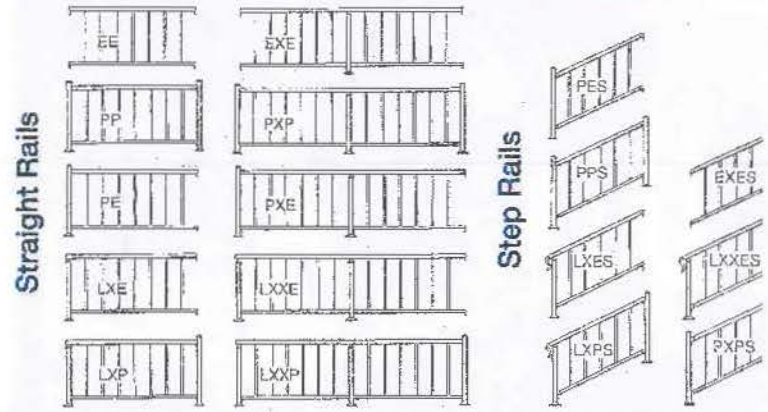
Side-Mount Base
975/977

Side-Mount Corner Base
976/998

Heavy-Duty Base
972/973/974

Slip-Over Base for Embedded Posts
919/920

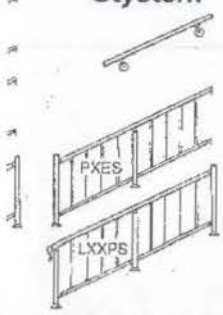
Design Selections



Component Parts



Hand Rail Stystem







Parts Description

RAILS

901	Top Rail - 2½" w x 1⅝" h 18' & 24' Lgths.
902	Top Rail - 2" w x 4" h 18' & 24' Lgths.
903	Bottom Rail (Sq. Hole) 1⅝" w x ¾" h, 18' Lgths.
904	Bottom Rail (Rect. Hole) 1⅝" w x ¾" h, 18' Lgths.
905	Top Rail - 2" w x 1⅝" h 18' & 24' Lgths.
907	Screw Cover (For Top & Bott. Rail) 18' Lgths.
909	Bottom Rail (1½" w Hole), 18' Lgths.

FASTENERS

310	Rail Tab Screw
911	Picket Screws
912	Rail Bracket Binder Bolt
915	Post Bracket Rivet ⅜2"

POSTS & PICKETS

9B	__ Picket ¾" Sq.- 4½" Centers
9C	__ Picket ¾" Sq.- 6" Centers
9D	__ Picket ¾" x 1½"
90	__ Wall Plate
91	__ End Post (Brackets)
91M	__ End Post (Machined Openings)
92	__ Swivel Post
93	__ Crossover Post (Brackets)
93M	__ Crossover Post (Machined Openings)
94	__ Bottom Step Post
95	__ Section Post (Brackets)
95M	__ Section Post (Machined Openings)
96	__ Top Step Straight Post (Brackets)
96M	__ Top Step Straight Post (Machined Openings)
97	__ Intermediate Step Post
98	__ Corner Post (Brackets)
98M	__ Corner Post (Machined Openings)
99	__ Top Step Corner Post (Brackets)
99M	__ Top Step Corner Post (Machined Openings)

Specify Railing Height: 32", 36", 42" or 48"

BASES

917	Wedge Base for 4" Post
919	2" Slip Over Base
920	2½" Slip Over Base
957	Wedge Base for 2½" Post
968	Wedge Base for 2" Post
972	Heavy-Duty Base for 4" Post
973	Heavy-Duty Base for 2½" Post
974	Heavy-Duty Base for 2" Post
975	Side Mount Brkt. for 2½" Post
976	Corner Side Mount Brkt. for 2½" Post
977	Side Mount Bracket for 2" Post
998	Corner Side Mount Brkt. for 2" Post

TUBING

990	2½" Sq. - 16' white only & 18' Lgths.
377	2" Sq. - 16' white only & 18' Lgths.
380	4" Sq. - 16' Length

CAST FITTINGS

730	Cap for 4" Post
906	17" Heart Scroll
908	Picket Collar
913	Internal splice for #905 Top Rail
914	Post Ball Cap for 4" Post with 4" Diameter Ball
921	¾" Square Picket Base
922	¾" x 1½" Picket Base
923	Rail Wedge
924	Rail Tab
929	Cast "X" Insert (4" Opening)
930	Cast Picket Spear - 4" High
933T	2-Way Swivel Bracket - 2"
935	3¾" OD Double Ring
936	Hanging Rail "L" Brackets
937	3¾" Cast Diamond
938	Angle Crossover Cap for 2" Step Post
939T	Adj. End Fitting (for 905)
940	End Brkt. for Top & Bottom Rail
940B	End Brkt. for #903 Bottom Rail
940C	End Brkt. for 901 Top Rail Only
941	17" Cast "Fleur De-Lis" Insert
942	Cap for 2" Post
943	Post Ball Cap for 4" Post with 2½" Diameter Ball
946	Adj. End Brkt. Top (for 902)
947T	Adj. End Fitting Top (for 901)
947B	Adj. End Fitting Bottom
949	End Bracket for #902
950	Cap for 2½" Post
951	Post Ball Cap for 2½" Post
952	Top Rail Hinge 2½" w
953T	2-Way Swivel Bracket - 2½"
953B	2-Way Swivel Bottom
954T	Horiz. Swivel Brkt. Top - 2½"
954B	Horiz. Swivel Brkt. Bottom
955	Vertical Swivel Top 2½" w
956	Vertical Swivel Bottom
958	Angle Ramp Plate
959	Vertical Swivel Top 2" w
960	Crossover Cap for 2" Post
962	Top Rail Hinge 2" w
963	Top Rail Corner 2" w
964	Top Rail Corner 2½" w
965	Crossover Cap for 2½" Post
966	Crossover Cap for 2½" Post (Flat)
969T	Horiz. Swivel Brkt. Top - 2" w
970	Angle Crossover Cap for 2½" Step Post
971	Crossover Cap for 4" Post
978L	Wall Return - LH for #905 Top Rail
978R	Wall Return - RH for #905 Top Rail
979	End Cap for #905 Top Rail
980	End Cap for #901 Top Rail
981	End Cap for Bottom Rail
982	End Cap for #902 Top Rail
983	Lambs Tongue for #901 Top Rail
984T	Horizontal Swivel for #902
985	Wall Brkt. for Handrail
986	Lambs Tongue for #905 Top Rail
988	90° Double Swivel for #905 Top Rail
989	Post Ball Cap for 2" Post
992	Post Finial for 2½" Post
993	Cast Rose Snap-on Picket Insert
994	Cast Grape Snap-on Picket Insert
995	Cast Oak Snap-on Picket Insert
997	Cast "X" Insert (6" Opening)


9000 Railing (Style A), 905 Top Rail, and Series 500 Pipe Rail

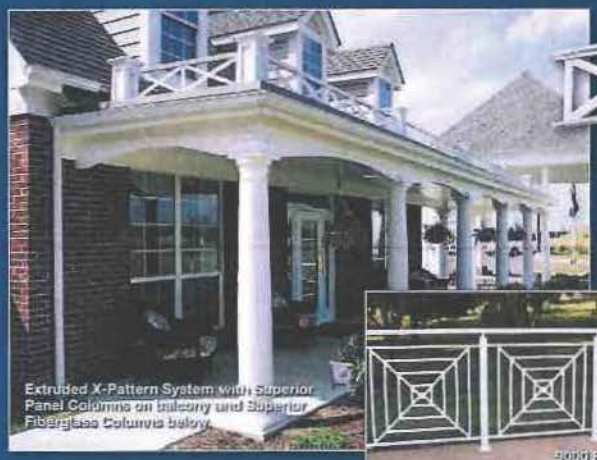

9000 Railing, Open Triple Top Rail, 905 Top R

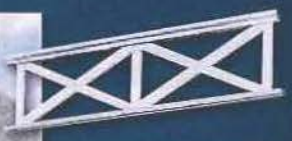

9000 Railing (Style B), 901 Top Rail



Custom Applications

Superior Aluminum offers a variety of custom applications. These include, but are not limited to, attractive gates with custom locks, cast aluminum X-Inserts, an extruded X-Pattern System, and custom rail lengths and heights. Call Superior Aluminum to discuss your needs.


Extruded X-Pattern System with Superior Panel Columns on balcony and Superior Fiberglass Columns below.


Ask about our extruded X-Pattern System (shown above and to the left) and cast aluminum X-Inserts (shown below).

9000 Railing with Cast Aluminum X-Inserts


Cast Aluminum X-Inserts

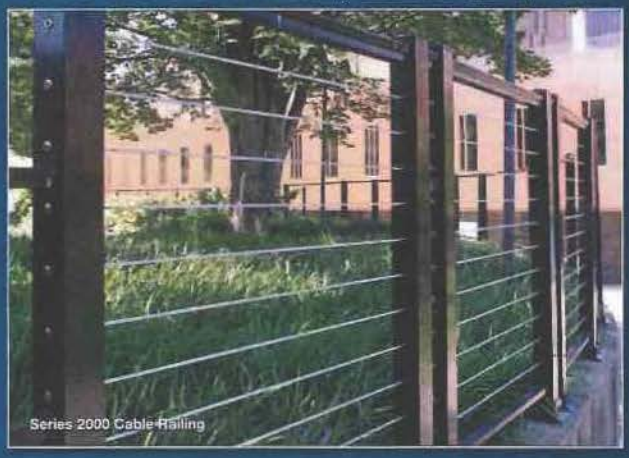

9000 Railing with Custom Gate and Lock

Superior Aluminum manufactures attractive gates with custom locks upon request.


9000 Railing with Custom Gate and Lock


9000 Railing with Custom Gate and Lock

Ask about Series 2000 Cable Railing for a contemporary look.


Series 2000 Cable Railing

MATERIALS -

For 9000, 9900 Railing)

All rails, posts, and pickets shall be formed from 6063-T5 & 6063-T6 extruded aluminum alloys. All railing accessories shall be cast from industry standard aluminum alloys according to the requirements of the application. All exposed fasteners used in the system shall be aluminum or stainless steel.

INSTALLATION -

The railing system can be either base mounted, side mounted or embedded into concrete. Pickets shall run between the top and bottom rail.

(For 9000 Railing)
Pickets shall be 3/4" square on 4 1/2" centers.

(For 9900 Railing)
Pickets shall be 1 1/2" x 3/4" on 5 1/4" centers.

The railing system will adapt to step railing requirements by providing the riser and tread dimensions of the steps and specifying a rectangular hole in the bottom rail.

SCOPE OF WORK -

Aluminum railings as shown on drawings shall be Superior Series 9000 Heavy-Duty Aluminum Railings, as manufactured and supplied by Superior Aluminum Products, Inc., Russia, Ohio 45363.

Series 9000 Railing meets federal safety requirements as determined by an independent testing laboratory. Test results available upon request. Superior Series 9000 Railing is protected by US Patent #3707276.



Shown in both photos above: Superior Series 500 Non-Welded Aluminum Pipe Railing and Superior Series 550 Non-Welded Aluminum Pipe Picket Railing.

Superior Aluminum Products, Inc.

555 East Main • P.O. Box 430 • Russia, OH 45363
937-526-4065 • Fax: 937-526-3904
info@superioraluminum.com • www.superioraluminum.com

Ask about our complete line of

Superior Aluminum Products:

- Aluminum Columns – Round (Fluted) & Square (Fluted, Smooth, Panel)
- Fiberglass Columns – Round & Square
- Series 2000 Aluminum Cable Railing
- Series 500 Non-Welded Aluminum Pipe Railing
- Series 550 Non-Welded Aluminum Pipe Picket Railing
- Series 600 Custom Residential Railing & Columns
- Series 7000 Aluminum Picket Fence & Custom Gates
- Series 9100 Architectural Aluminum Railing

Form No. 8101
January 2017

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1974500000
Location Address	56 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	ST GEORGE STREET (610.07)
Tax Description*	CITY OF ST AUG S28.3FT OF E 57.9FT OF LOT 19 BLK 12 OR691/1236 (Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.040
Homestead	N

View Map

Owner

Owner Name	Williams Henry DE Sola 100%
Mailing Address	PO BOX 576 SAINT AUGUSTINE, FL 32085-0576

Valuation

	2018
Building Value	$218,916
Extra Features Value	$665
Total Land Value	$141,440
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$361,021**
Total Deferred	$62,603
Assessed Value	**$298,418**
Total Exemptions	$0
Taxable Value	**$298,418**

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	$259,050	$665	$141,440	$0	$0	$401,155	$271,289	$129,866	$271,289
2016	$191,552	$665	$78,676	$0	$0	$270,893	$246,626	$24,267	$246,626
2015	$200,673	$665	$78,676	$0	$0	$280,014	$224,205	$55,809	$224,205
2014	$124,482	$665	$78,676	$0	$0	$203,823	$203,823	$0	$203,823
2013	$128,774	$665	$78,676	$0	$0	$208,115	$208,115	$0	$208,115
2012	$154,746	$665	$72,268	$0	$0	$227,679	$227,679	$0	$227,679
2011	$170,218	$665	$80,388	$0	$0	$251,271	$251,271	$0	$251,271
2010	$175,298	$665	$89,320	$0	$0	$265,283	$265,283	$0	$265,283

Building Information

Building	1
Actual Area	2916
Conditioned Area	2688
Actual Year Built	1800
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Concrete Block, Concrete Stucco
Roof Structure	Rigid Frame
Roof Cover	Built Up
Interior Flooring	Hardwood
Interior Wall	Wall Board
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	80%
Exterior Wall	Concrete Stucco	20%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Wall Board	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	14 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Fair	100%

Description	Conditioned Area	Actual Area
BASE AREA	2688	2688
CANOPY COM	0	60
CANOPY COM	0	104
POINTER	0	0
OTSDSTAIRF	0	64
Total SqFt	2688	2916

Extra Features

Code Description	BLD	Length	Width	Height	Units
MS/CB WALL	0	0	0	0	104

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	34	52	1768	SF	$141,440

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
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Area Sales Report

Recent Sales in Area

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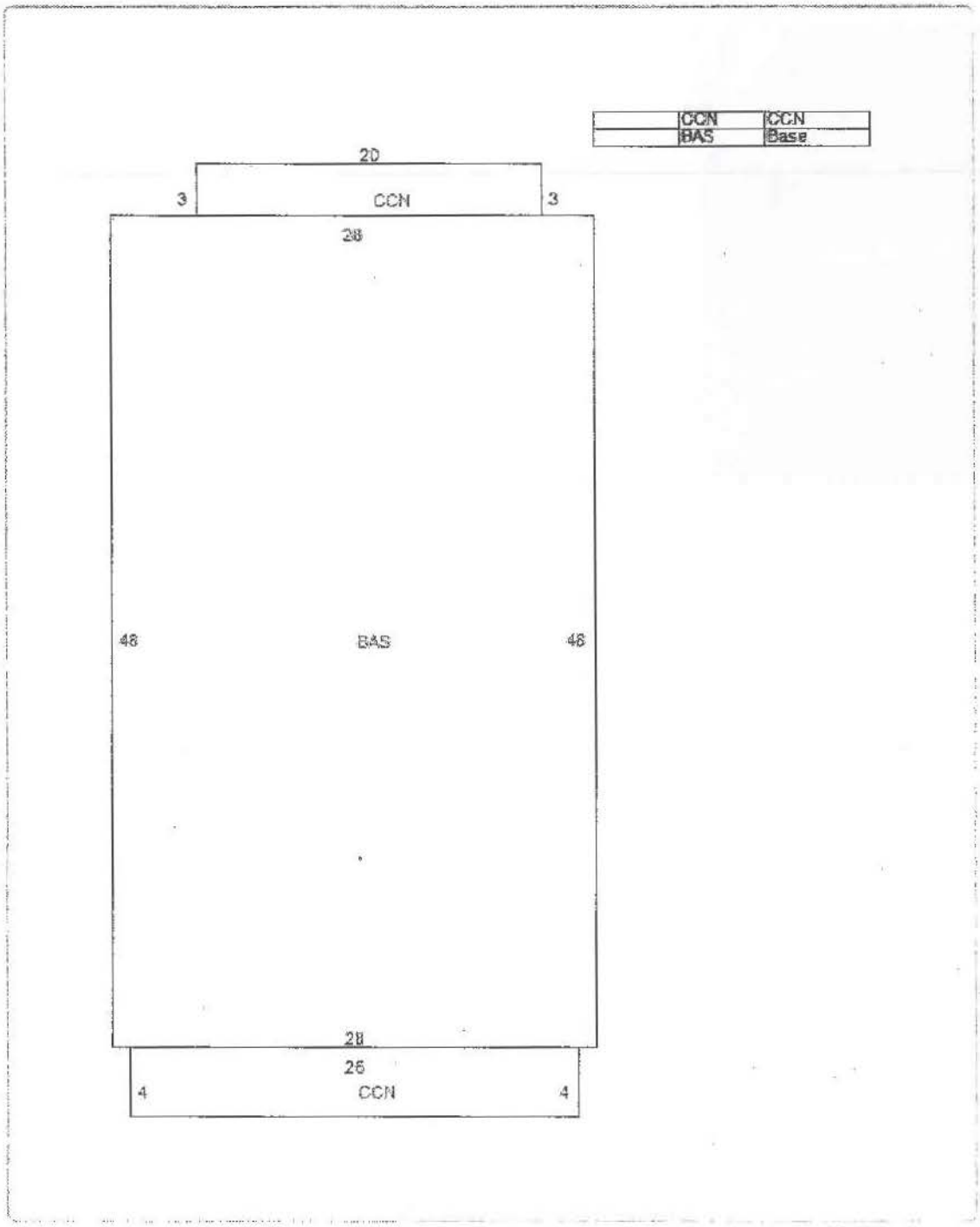
Map



Sketches



No data available for the following modules: Exemptions.

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Detail by Entity Name

Florida Limited Liability Company
56 ST. GEORGE, LLC

Filing Information

Document Number	L18000056728
FEI/EIN Number	NONE
Date Filed	03/05/2018
Effective Date	03/05/2018
State	FL
Status	ACTIVE

Principal Address

220 NORTH SERENATA DR.
UNIT 631
PONTE VEDRA BEACH, FL 32082

Mailing Address

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Registered Agent Name & Address

HOBBS, CHARLES S
220 NORTH SERENATA DR.
UNIT 631
PONTE VEDRA BEACH, FL 32082

Authorized Person(s) Detail

Name & Address

Title MGR

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PONTE VEDRA BEACH, FL 32082

Title MGR

HOBBS, WHITNEY L
415 N. OCEAN GRAND DRIVE, UNIT PH1
PONTE VEDRA BEACH, FL 32082

Annual Reports

No Annual Reports Filed

Document Images

03/05/2018 – Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

PROPERTY APPRAISER

St. Johns County, FL

TRIM Notice

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Conditioned Area	2688	Interior Flooring	Hardwood
Actual Year Built	1800	Interior Wall	Wall Board
Use	Restaurants & Cafeterias	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block, Concrete Stucco	Baths	

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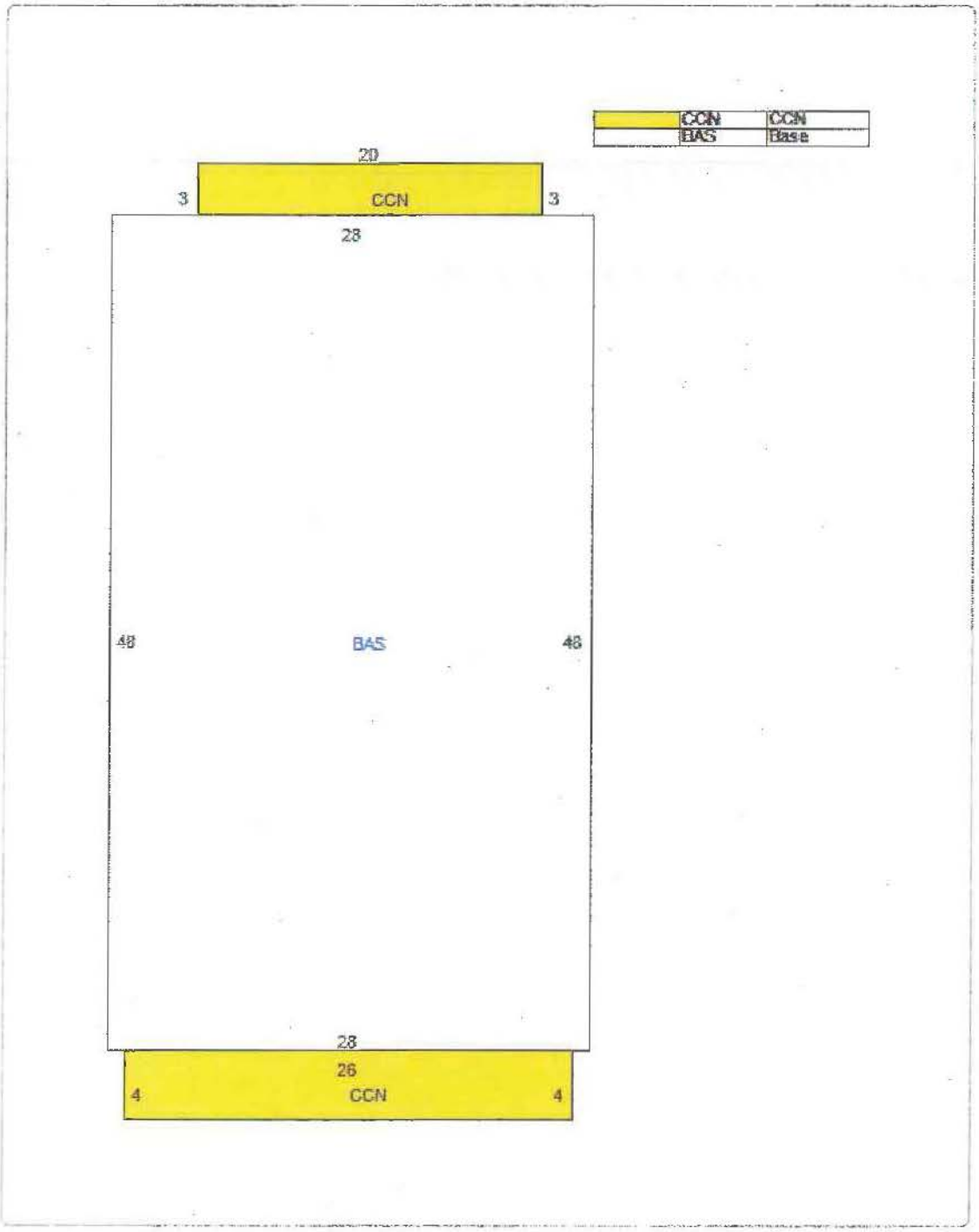

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Schneider

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The Schneider
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Division of
Corporations

Detail by Entity Name

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Document Images

03/05/2018 -- Florida Limited Liability View image in PDF format

HARB Presentation
56 St George St

June 21, 2018

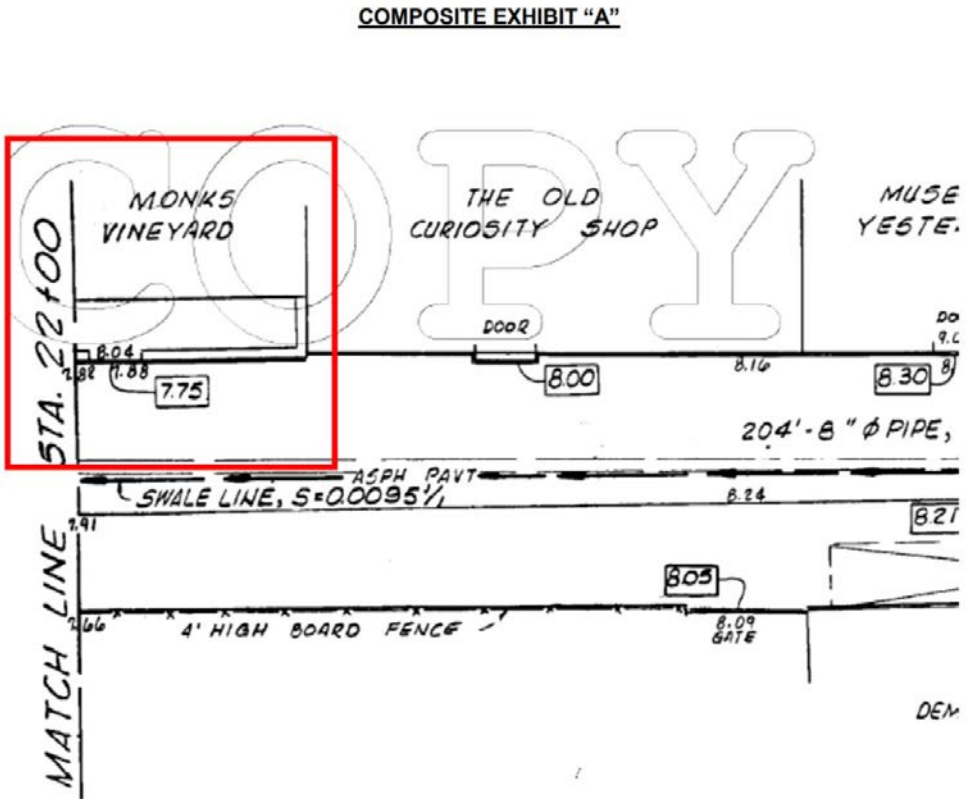
East Balcony Width Extension

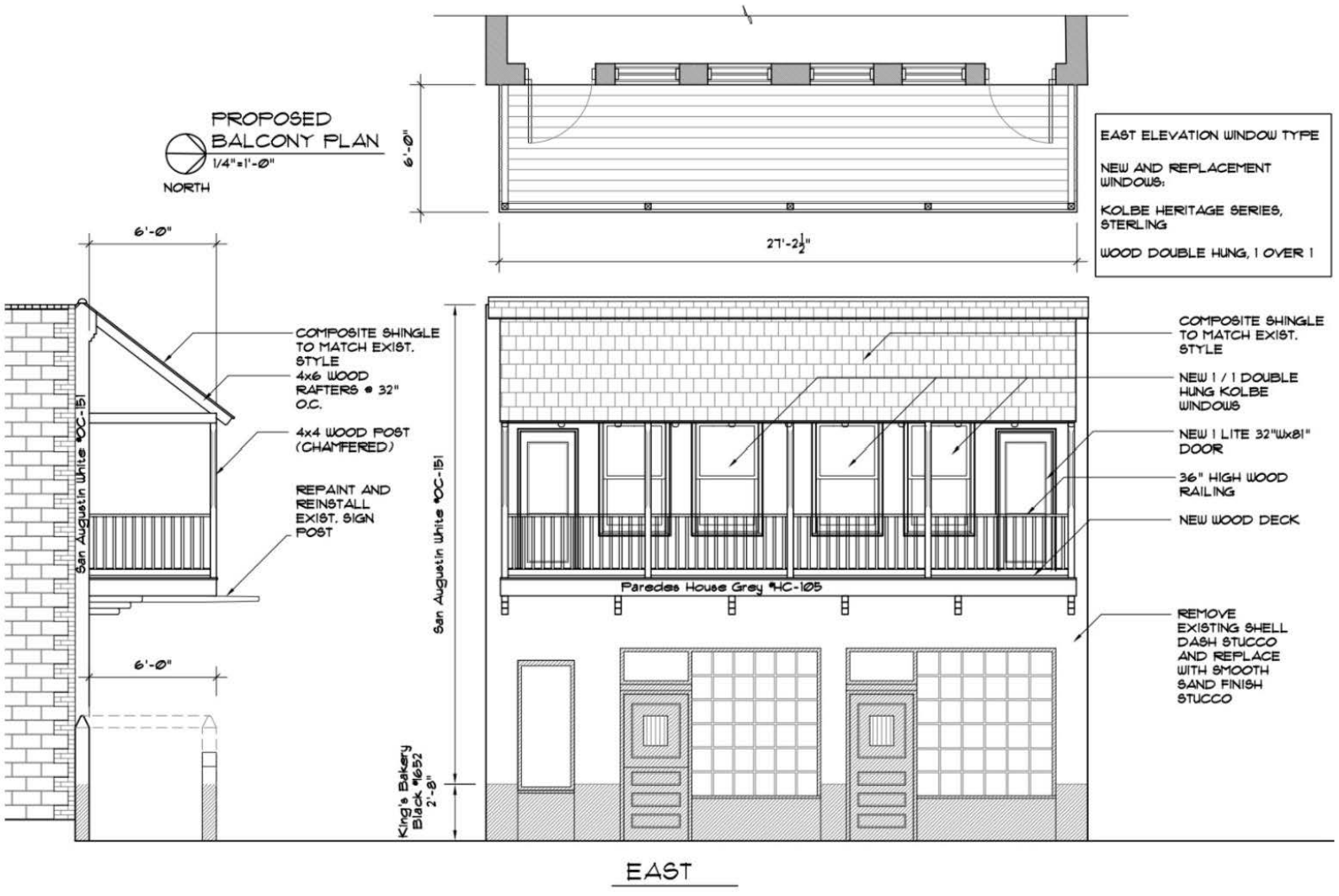
Source:

Air Rights Easement Agreement

City of St. Augustine

Isabelle Lopez, City Attorney




PROPOSED
BALCONY PLAN
1/4"=1'-0"
NORTH
6'-0"
27'-2½"
EAST ELEVATION WINDOW TYPE
NEW AND REPLACEMENT WINDOWS:
KOLBE HERITAGE SERIES, STERLING
WOOD DOUBLE HUNG, 1 OVER 1
6'-0"
COMPOSITE SHINGLE TO MATCH EXIST. STYLE
4x6 WOOD RAFTERS @ 32" O.C.
4x4 WOOD POST (CHAMFERED)
REPAINT AND REINSTALL EXIST. SIGN POST
San Augustin White *OC-151
6'-0"
San Augustin White *OC-151
King's Bakery Black *1652
2'-8"
COMPOSITE SHINGLE TO MATCH EXIST. STYLE
NEW 1 / 1 DOUBLE HUNG KOLBE WINDOWS
NEW 1 LITE 32"Wx81" DOOR
36" HIGH WOOD RAILING
NEW WOOD DECK
Paredes House Grey *HC-105
REMOVE EXISTING SHELL DASH STUCCO AND REPLACE WITH SMOOTH SAND FINISH STUCCO
EAST

Proposed Balcony Doors

Kolbe Heritage Series 1 Lite Wood Doors

- To match existing style
- To match Kolbe Heritage Series windows
- All-Wood door panels & frames





Proposed Balcony Windows

Kolbe Sterling Heritage Series Wood 1/1 Double Hung

- To match existing style and sizing
- To match Kolbe Heritage Series balcony doors
- All-Wood door panels & frames





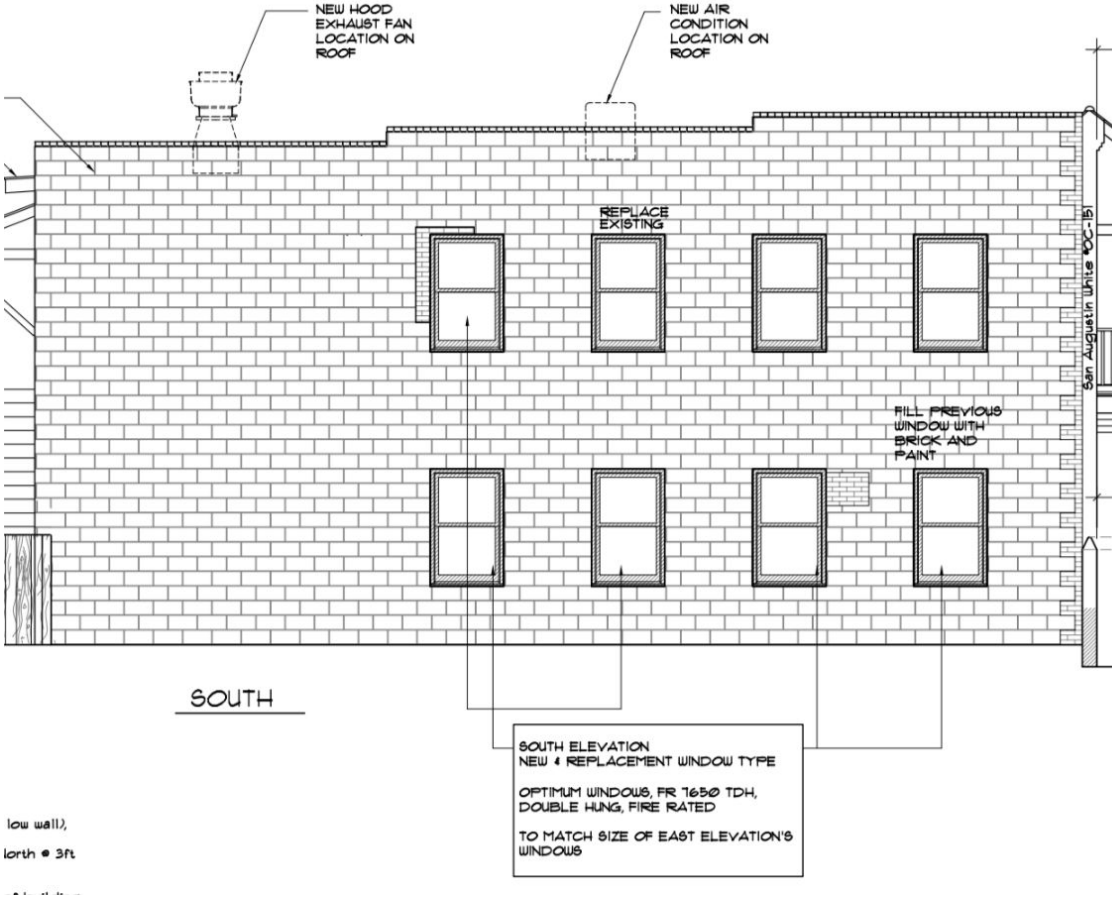
Proposed South Windows

Optimum Window FR7650TDH

1/1 Double Hung Windows

- To match balcony window size & style
- Fire-rated steel frames
- Painted to match balcony windows





South Windows - Existing

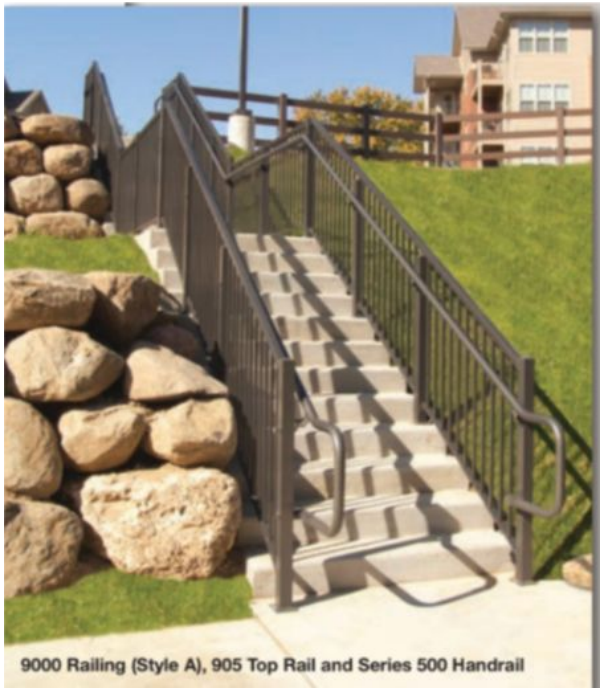


Rear (West) Stairway Handrail

Superior Aluminum Products

- 9000 Series
- 42” Guardrail / 36” Handrail
- To Comply w/ Building Code
- Matte Black Finish



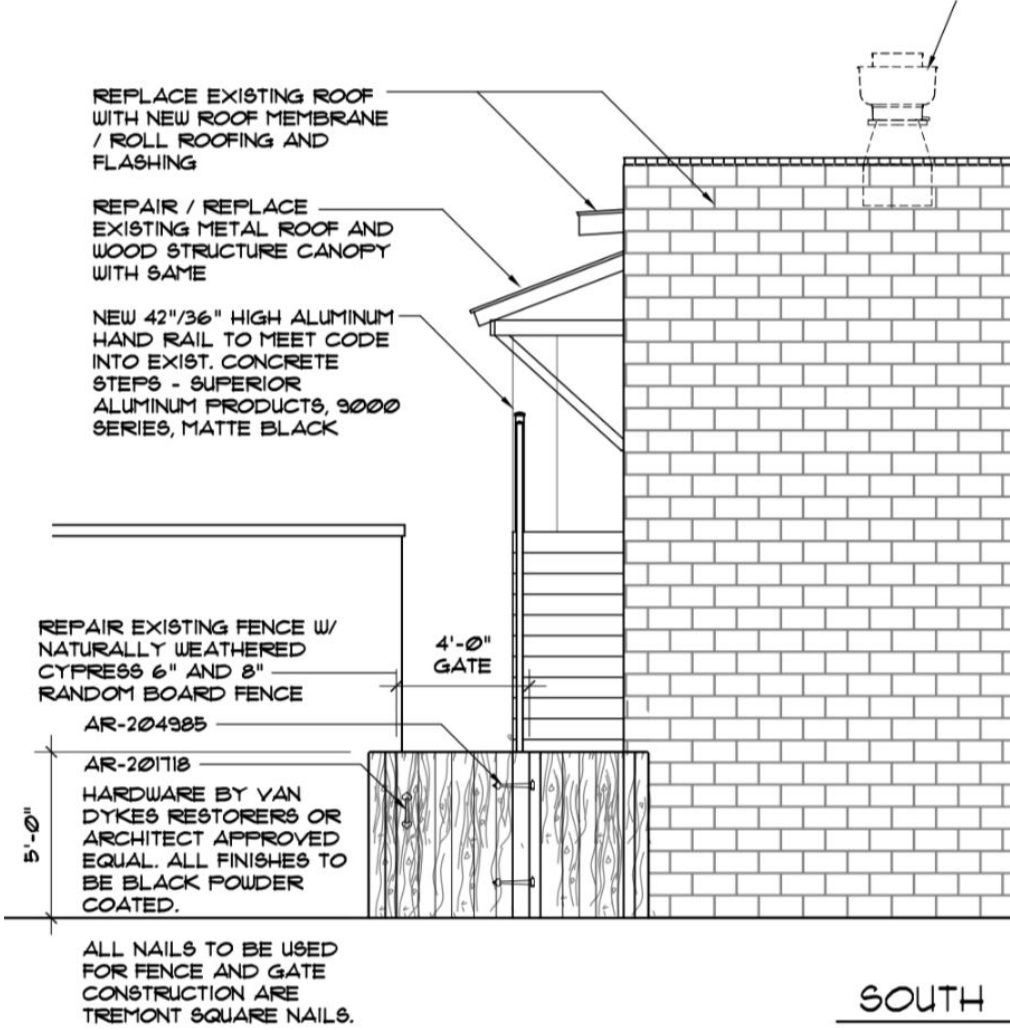


Existing Roof

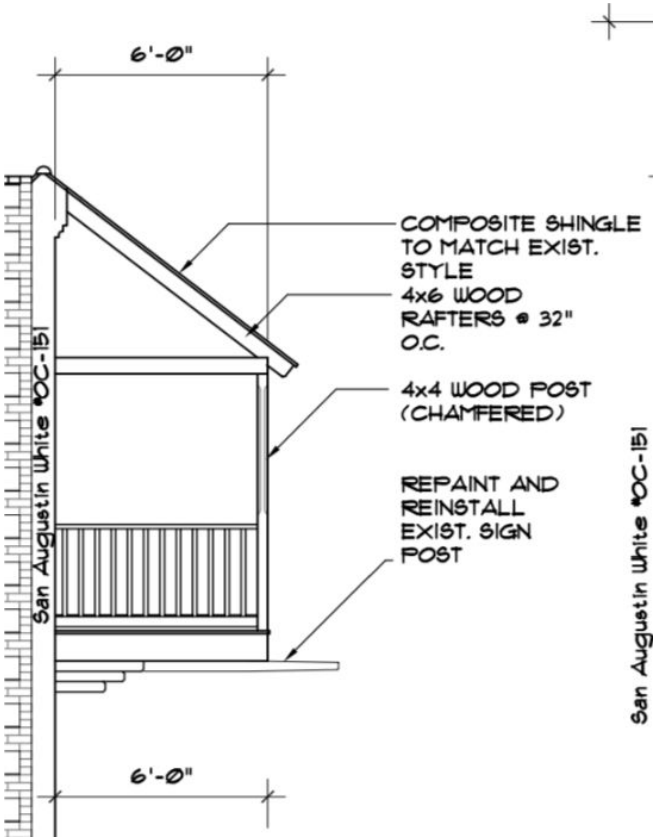


Existing Roof and Rear Canopy





Front (East) Canopy





Front (East) Facade - Existing







Front (East) Facade

Adjacent Wall to South



Adjacent Building to North



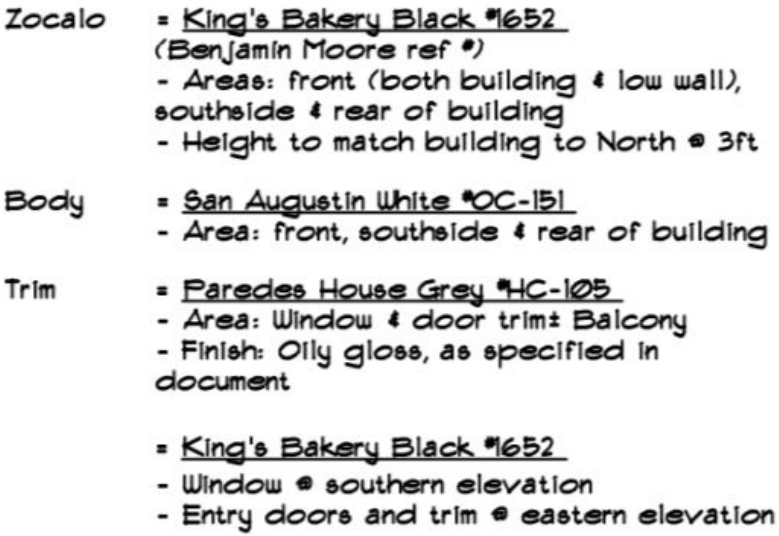
Front (East) Facade - Existing

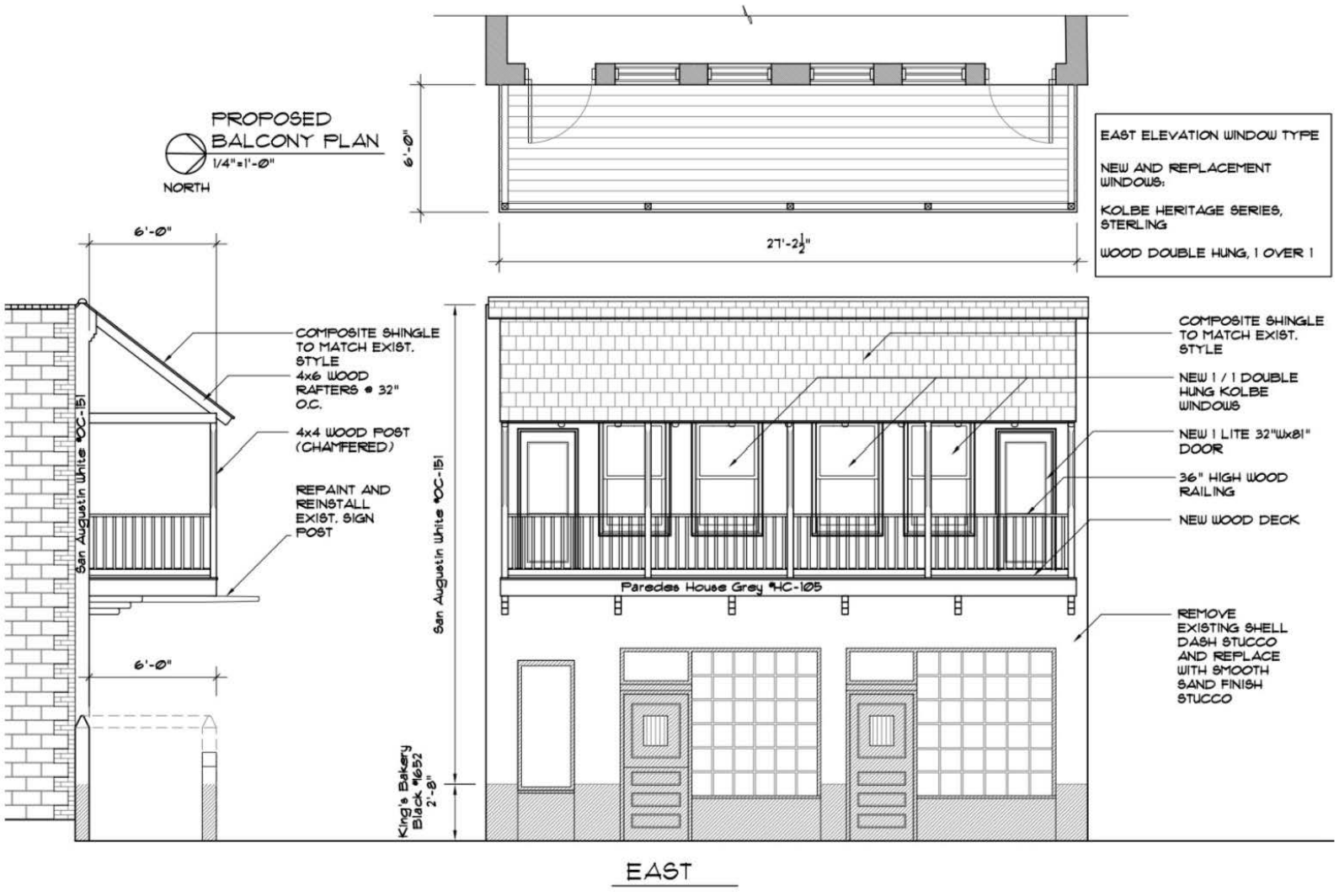
Shell Dash Stucco

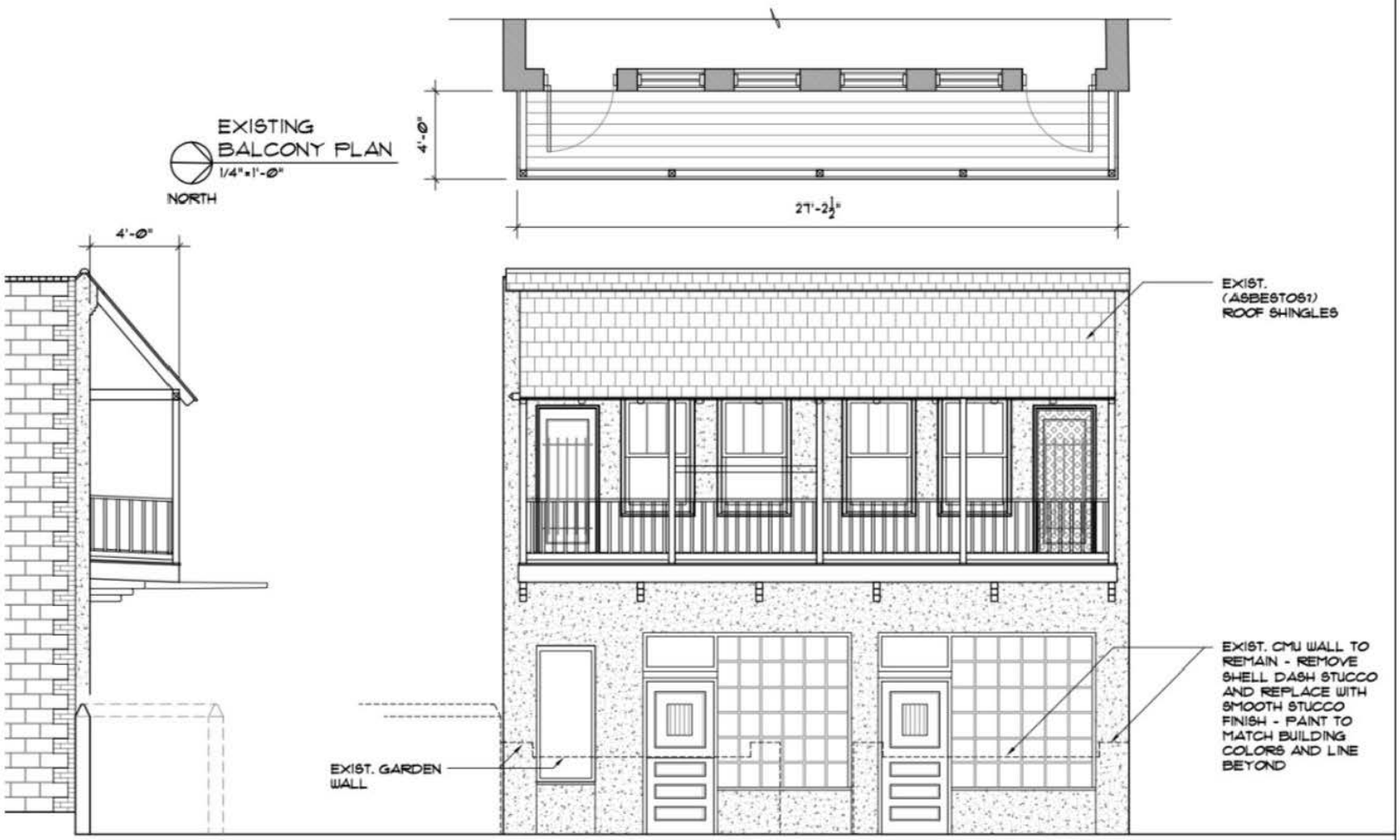
- Not original to building,
- Installed early-mid 60's w/ opening of Beef and Bourbon Lounge
  - Per current owner, Hank Williams

Smooth Sand Stucco

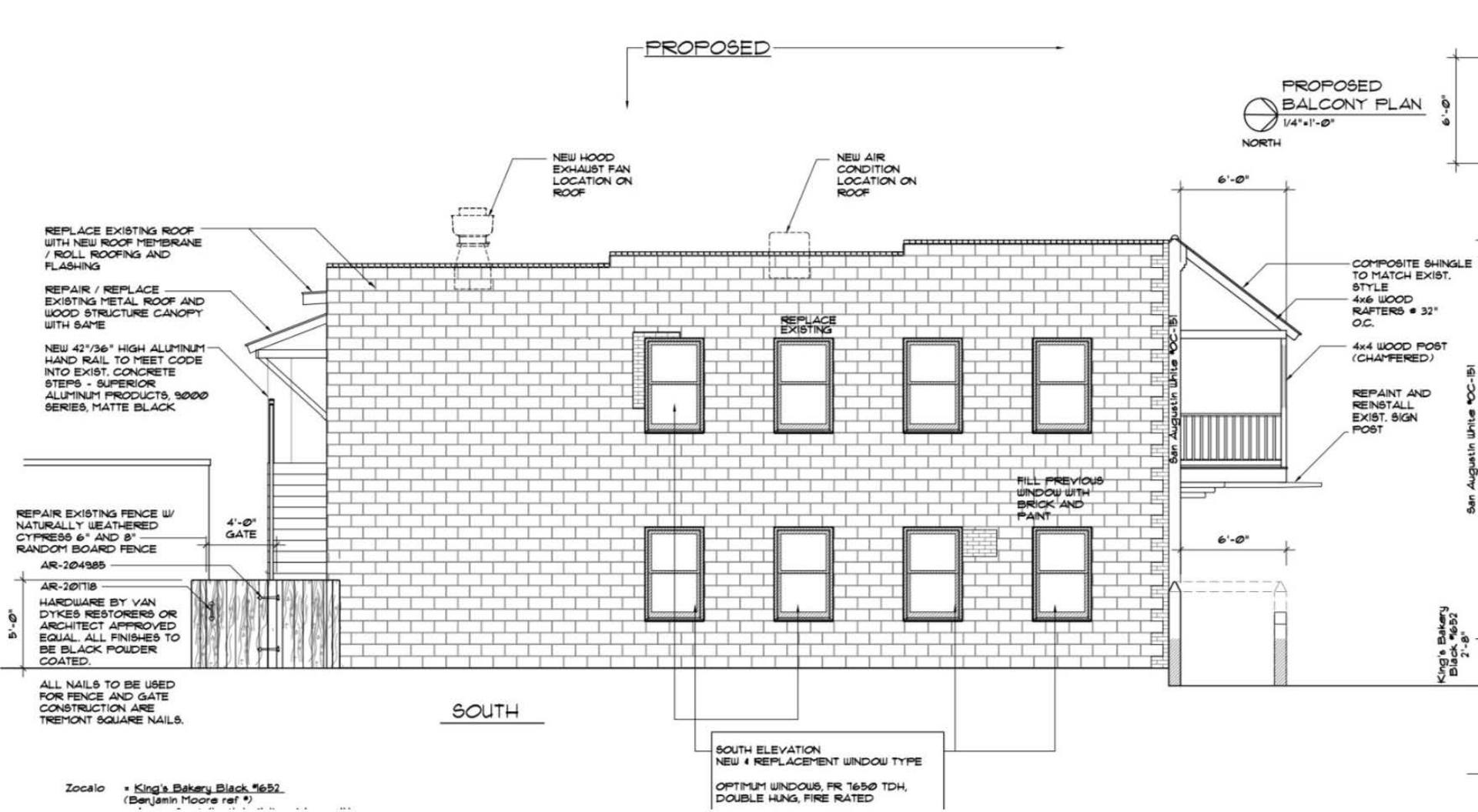
- To match stucco of adjacent properties
- St. Augustine Colonial Revival Colors
  -




PROPOSED
BALCONY PLAN
1/4"=1'-0"
NORTH
6'-0"
27'-2½"
EAST ELEVATION WINDOW TYPE
NEW AND REPLACEMENT WINDOWS:
KOLBE HERITAGE SERIES, STERLING
WOOD DOUBLE HUNG, 1 OVER 1
6'-0"
COMPOSITE SHINGLE TO MATCH EXIST. STYLE
4x6 WOOD RAFTERS @ 32" O.C.
4x4 WOOD POST (CHAMFERED)
REPAINT AND REINSTALL EXIST. SIGN POST
San Augustin White *OC-151
6'-0"
San Augustin White *OC-151
King's Bakery Black *1652
2'-8"
COMPOSITE SHINGLE TO MATCH EXIST. STYLE
NEW 1 / 1 DOUBLE HUNG KOLBE WINDOWS
NEW 1 LITE 32"Wx81" DOOR
36" HIGH WOOD RAILING
NEW WOOD DECK
Paredes House Grey *HC-105
REMOVE EXISTING SHELL DASH STUCCO AND REPLACE WITH SMOOTH SAND FINISH STUCCO
EAST

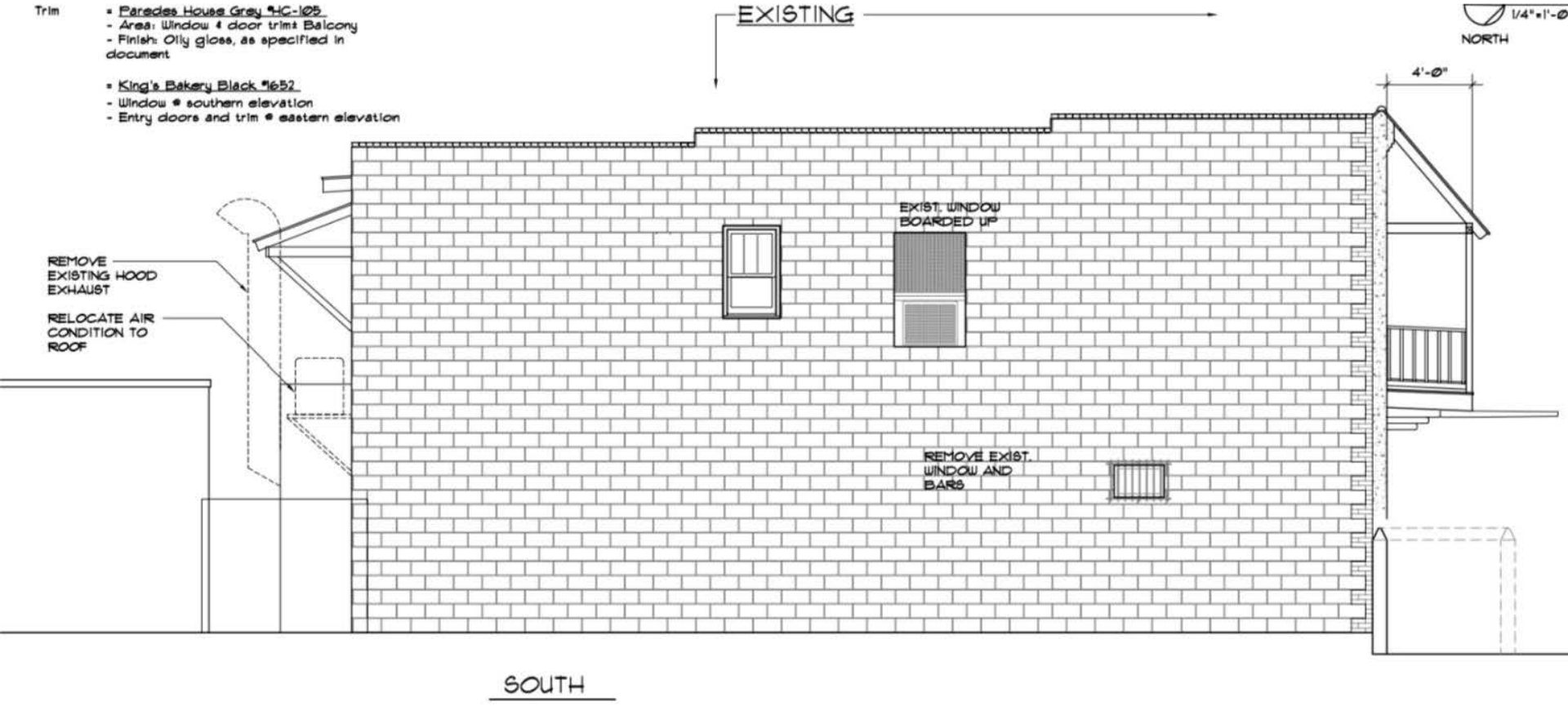

EXISTING
BALCONY PLAN
1/4"=1'-0"
NORTH
4'-0"
27'-2½"
4'-0"
EXIST.
(ASBESTOS?)
ROOF SHINGLES
EXIST. CMU WALL TO
REMAIN - REMOVE
SHELL DASH STUCCO
AND REPLACE WITH
SMOOTH STUCCO
FINISH - PAINT TO
MATCH BUILDING
COLORS AND LINE
BEYOND
EXIST. GARDEN
WALL

EAST


PROPOSED
PROPOSED BALCONY PLAN
1/4"=1'-0"
NORTH
6'-0"
NEW HOOD EXHAUST FAN LOCATION ON ROOF
NEW AIR CONDITION LOCATION ON ROOF
REPLACE EXISTING ROOF WITH NEW ROOF MEMBRANE / ROLL ROOFING AND FLASHING
REPAIR / REPLACE EXISTING METAL ROOF AND WOOD STRUCTURE CANOPY WITH SAME
NEW 42"/36" HIGH ALUMINUM HAND RAIL TO MEET CODE INTO EXIST. CONCRETE STEPS - SUPERIOR ALUMINUM PRODUCTS, 9000 SERIES, MATTE BLACK
REPLACE EXISTING
COMPOSITE SHINGLE TO MATCH EXIST. STYLE
4x6 WOOD RAFTERS @ 32" O.C.
4x4 WOOD POST (CHAMFERED)
REPAINT AND REINSTALL EXIST. SIGN POST
San Augustin White #OC-151
FILL PREVIOUS WINDOW WITH BRICK AND PAINT
REPAIR EXISTING FENCE W/ NATURALLY WEATHERED CYPRESS 6" AND 8" RANDOM BOARD FENCE
4'-0" GATE
AR-204985
AR-201718
HARDWARE BY VAN DYKES RESTORERS OR ARCHITECT APPROVED EQUAL. ALL FINISHES TO BE BLACK POWDER COATED.
5'-0"
ALL NAILS TO BE USED FOR FENCE AND GATE CONSTRUCTION ARE TREMONT SQUARE NAILS.
King's Bakery Black #652
2'-8"
SOUTH
SOUTH ELEVATION
NEW & REPLACEMENT WINDOW TYPE
OPTIMUM WINDOWS, FR 7650 TDH, DOUBLE HUNG, FIRE RATED
Zocalo = King's Bakery Black #652
(Benjamin Moore ref #)

Trim

- Paradise House Grey #HC-105
  - Area: Window & door trim: Balcony
  - Finish: Oily gloss, as specified in document
- King's Bakery Black #1652
  - Window @ southern elevation
  - Entry doors and trim @ eastern elevation



SOUTH

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053927-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 56 ST. GEORGE ST** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 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 CHANGES TO ALL EXTERIOR FACADES TO INCLUDE REPLACING THE EXISTING WINDOWS AND STUCCO; REPAIRING AND REPLACING THE FRONT BALCONY, REAR CANOPY, AND ELEMENTS OF THE REAR STAIRS; REPAIRING THE EXISTING WOOD FENCE; PAINTING THE STRUCTURE; AND REPLACING THE CURRENT ROOF MATERIALS; CITY OF ST AUG 828.3FT OF E 57.9FT OF LOT 19 BLK 12 OR691/1236 (Q/C); also known as **56 St. George Street .**

APPLICANT'S NAME: **56 St. George LLC.**

SUBMITTED BY CITY CLERK'S OFFICE

0003053927 June 11, 2018

RECEIVED
JUN 14 2018
PURCHASING DIV.

Sworn to and subscribed before me this _____ day of JUN 11 2018

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

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

Jennifer L. Burns
(Signature of Notary Public) (Seal)

CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for May 24, 2018 Meeting



Application F2018-0079 Address: 62 Spanish Street

Len Weeks Construction Design Development, LLC, Applicant
Claude L. Weeks, Owner

Project description: To modify a previously approved design and to install a door to the second story balcony, change the size of several windows, and convert a first story door into a window.

Architectural Style:	Spanish Colonial Interpretation	Florida Master Site File:	N/A
National Register:	New Construction	Construction date:	2017+
Archaeology Zone:	IA	Zoning District:	HP2
Parcel number:	1983500000		
Agenda Item:	8(d)	Previous Action(s):	COA 2013, 2014, 2017; OOA 2012

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to modify a previously approved design and to install a door to the second story balcony, change the size of several windows, and convert a first story door into a window.

- The AGHP states that nine-over-nine windows were common in the Second Spanish Period though there is no mention of three-over-three windows. Tongue and grove shutters are also common in this style. Similar doors, windows, and shutters to what is being proposed have been approved by HARB in previous Certificates of Appropriateness.
- Though balcony doors are common, neither the AGHP nor Albert Manucy's book *The Houses of St. Augustine 1565-1821* mention doors leading to rooftop areas. However, French doors leading to the rooftop area have been approved for this project in a previous Certificate of Appropriateness for the adjacent building.
- Based on information provided by the applicant, the addition of the second floor door is required to meet fire and life safety codes.
- The applicant needs to verify the materials used on the second story of the western elevation as there is a discrepancy with the proposed plans and the previously approved plans.
- A future Certificate of Appropriateness may be required for evaluation of any roof top or site features that are not a part of the current application. Any features in rooftop and other site areas such as objects that are visible on the roof top must meet the AGHP or determined by HARB to be visually compatible to avoid conjectural features and a false historic appearance which alters historic site patterns or vistas.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve** a **Certificate of Appropriateness** for **62 Spanish Street** with the following condition:

1. The applicant verifies there are no changes to the materials used on the western elevation.

Kelli Mitchell
Historic Preservation Planner

SUMMARY SCOPE OF WORK:

- To convert a door on the first floor of the eastern façade on the southern building into a nine-over-nine window and a nine-over-six window on the southern façade of the northern building into a door with nine window panes.
- To remove 1 six-over-six window on the western façade of the southern building and replace it with two smaller three-over-three windows
- To remove 1 three-over-three window on the southern elevation of the southern building with a six-over-six window replace 2 second story windows with a different windows
- To remove a three-over-three window and a six-over-six window and replace them with a single six-over-six window
- To remove a door on the southern elevation of the northern building

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation:

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

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

Local Standards for Rehabilitation

3. Exterior features on Colonial Period buildings shall conform with the definition of "St. Augustine Architecture" as described in the book The Houses of St. Augustine 1565-1821 by Albert Manucy, and by documented evidence of pre-1821 structures in the City or its environs. Manucy's book, including additional evidence documented by the St. Augustine Historical Society or other professional sources, shall be the final source in matters of design, proportion, scale, colors, materials, exterior fabric and texture.
8. All modifications, alterations and additions must reflect the historical era of the building and be compatible with the original architectural design.

Colonial (1565-1821)

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

Second Spanish Period (1784-1821)

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

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.

Pre-1821

British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

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

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

Windows and Window Treatments

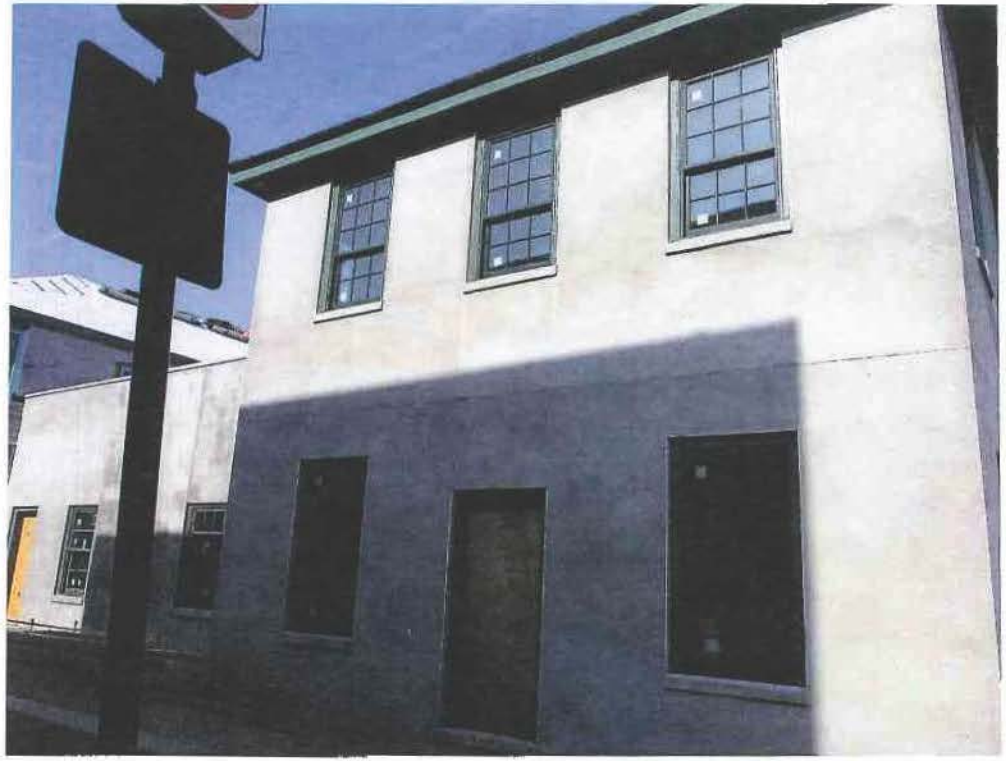
Pre-1821

Windows on British Period and Second Spanish Period buildings may be nine-over-nine, nine-over-six or six-over-six wood double hung sash. A common arrangement is nine-over-six on the ground floor and six-over-six on upper floors. Window and pane proportions must follow the historic models. Rejas are not appropriate.

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

LIST OF ATTACHMENTS:

1. Staff Photos

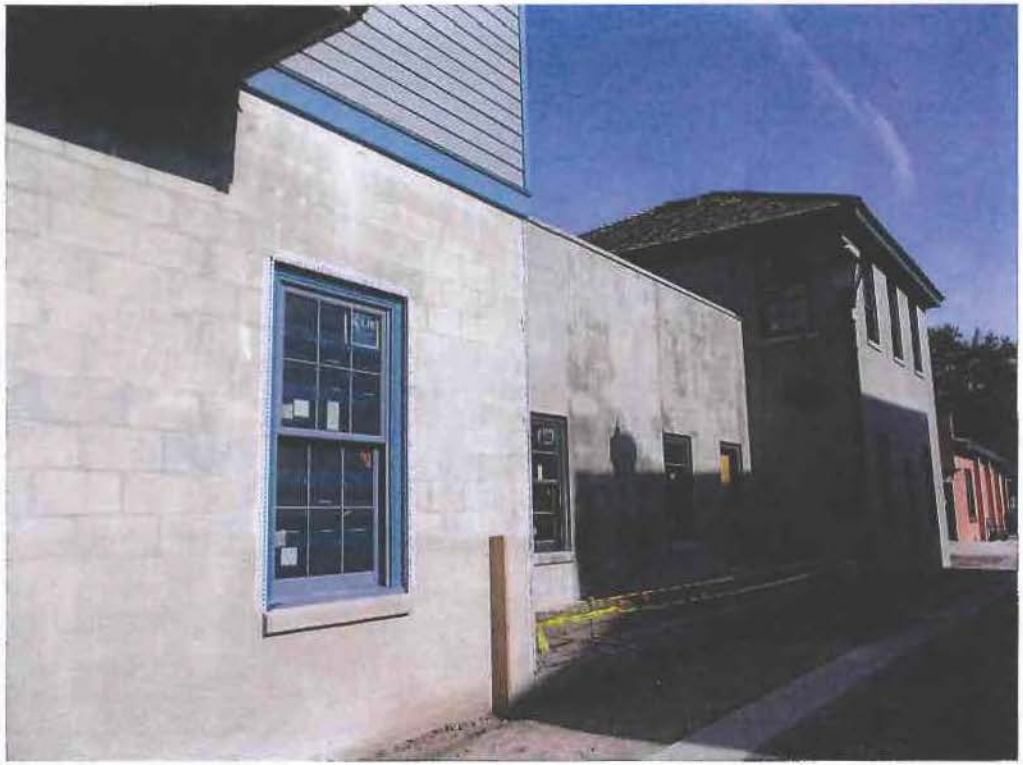












CITY OF ST. AUGUSTINE

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. 137 1959 BDAC Project No. 2018-0079

Advertising Costs $_____ Paid on _____ Meeting Date: 6/21/18

Receipt No. _____

1. NAME OF APPLICANT Claude L. Weeks, Jr

   Business (if applicable) Len Weeks Construction Design Development, LLC

   Address PO Box 3225

   City St. Augustine State FL Zip Code 32085

   Daytime telephone 904-824-1626 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Claude L. Weeks, Jr.

   Business (if applicable) _____

   Address PO Box 3225

   City St. Augustine State FL Zip Code 32085

   Daytime telephone (required) 904-824-1626 Other phone _____

3. PROJECT STREET ADDRESS 62 Spanish Street

4. LEGAL DESCRIPTION: Lot 8&9 Block 18 Subdivision City of St. Augustine Parcel 198350-0000

5. EXISTING USE Vacant PROPOSED USE Retail/Restaurant

6. PROPOSED PROJECT WORK

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

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

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

RECEIVED
MAY 25 2018
Planning / Building Dept.

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

- [X] New building CHANGE A WINDOW INTO A DOOR
- [ ] New addition
- [ ] New roof structures (dormers, chimneys, etc.)
- [ ] New porch/deck/balcony
- [ ] New awning/canopy
- [X] 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)

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

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

Change a window into a door - See attached memo

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 Claude L. Weeks, Jr.

SIGNATURE OF APPLICANT Claude L. Weeks, Jr. DATE 5/25/18

PRINT OWNER'S NAME Claude L. Weeks, Jr.

SIGNATURE OF OWNER Claude L. Weeks, Jr. DATE 5/25/18

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need window brochure / sample / drawing if new design is being installed

Project number: _____ Project Address: 62 Spanish

Reviewed by: Kelli Mitchell Date: 5/25/18

NEPTUNE
FIRE PROTECTION ENGINEERING LLC

June 4, 2018

Captain Robert Growick
City of St. Augustine Fire Department
101 Malaga Street
Saint Augustine, Florida 32084

RECEIVED
JUN 05 2018
Planning / Building Dept.

Capt. Growick,

Please accept this signed and sealed letter for consideration of formal acceptance of the equivalency approach detailed below.

1.0 Overview

Neptune Fire Protection Engineering was contracted by Len Weeks (Owner) to complete an evaluation of the egress issues within the existing building located at 62 Spanish Street. The existing building is proposed to be used as a new restaurant in the heart of Saint Augustine's historic district. The building in its current form does not meet the egress requirements set forth in the Florida Fire Prevention Code 6th Edition (FFPC), in that it does not contain two (2) code-compliant exits from the second floor that are remote from each other. While the second floor is equipped with two (2) exits, both are open unprotected stairs and too close to each other to satisfy the egress/exiting requirements of the FFPC.

The following sections of this letter detail a proposed equivalent design, as allowed by the FFPC, to provide an equally safe approach that accommodates both the building's existing configuration, as well as the desire of the owner to preserve the historical appearance of the building by avoiding the addition of exterior stairs into the surrounding alleys.

2.0 Applicable Codes and Standards

The following codes were applied and are currently applicable for this project:

- Florida Building Code, 6th Edition
- Florida Fire Prevention Code, 6th Edition
- NFPA 13 – Standard for the Installation of Sprinkler Systems, 2013 Edition
- NFPA 101 – Life Safety Code, 2015 Edition

3.0 Findings and Equivalent Approach

On May 17, 2018, I conducted a site visit to survey the existing building and met with the building owner Len Weeks. Upon completion of the survey, we developed a proposed equivalent design, as allowed by the FFPC, to provide an equally safe approach that accommodates both the building's existing configuration, as well as the desire of the owner to preserve the historical appearance of the building by avoiding the addition of exterior stairs into the surrounding alleys. This equivalent design includes the following additional fire protection features above base code requirements to account for the shortcomings of the existing construction in the spirit of an equivalency approach:

1. **Sprinkler Protection** - Although the building is below the area threshold requiring sprinkler protection and the architect of record has designated it as an unsprinklered building, a complete NFPA 13 compliant fire sprinkler system will be added throughout the building to provide rapid fire control using the historically most effective method of fire protection in assembly spaces - automatic sprinklers.
2. **Addition of a Third Exit on the Second Floor** - The owner will add another exit from the second floor restaurant space to be located on the open rooftop deck, which will exit horizontally through a masonry wall into an adjacent tenant space, which in turn has a separate interior stairway exit. This new door will be installed and maintained with a crashbar to accommodate an occupancy of over 50 people on the second floor, as required by code. Furthermore, the new exit door will be equipped with permanent exit signage, not equipped with locking hardware, clearly indicated on the life safety plan, and written into the tenant leases for the building that the door must always remain unlocked and cannot be blocked. Although this door does not constitute a truly code-compliant horizontal exit, it will provide adequate fire separation to allow safe exiting through this adjacent space, provided that it is maintained in an open, unlocked, and unobstructed condition at all times, as promised by the building owner, and that the bottom levels of both adjacent spaces are maintained separately so that a fire (or smoke from a fire) originating in the restaurant space cannot readily impact the stair exiting the adjacent tenant space. In other words, this third exit will also not be fully code compliant, but the combination of three independent exits from this relatively small second floor space will provide equivalent protection to two fully compliant exists in a sprinklered building in my professional opinion.

The remainder of the building was not thoroughly evaluated as part of this analysis, and the original permitting documents will need to be updated to take this design change into account, as well as to verify that all other code requirements are satisfied for the new proposed building and interior upfit projects by the architect of record.

Please feel free to contact me with any questions or concerns.

Sincerely,

Steve Kowkabany, P.E.
FL PE License #61295
Principal Fire Protection Engineer
Neptune Fire Protection Engineering LLC



Stephen Kowkabany, P.E.

Digitally signed by Stephen Kowkabany, P.E.
DN: cn=Stephen Kowkabany, P.E., o=Neptune Fire Protection Engineering, ou, email=steve@neptunefpe.com, c=US
Location: This item has been electronically signed and sealed by Stephen F. Kowkabany, PE. using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.
Date: 2018.06.06 10:02:25 -04'00'

Invoice

Date	Invoice #
5/31/2018	2202

Neptune Fire Protection Engineering LLC

60 Ocean Boulevard, Suite 6
Atlantic Beach, FL 32233
904-652-4200 (ph)
904-212-0868 (fax)

Bill To
Len Weeks Construction Design Development LLC PO Box 3225 St. Augustine, FL 32085-3225

Terms
Net 30

Description	Amount
100% Completion of the site visit, code review, and preparation of a letter of findings related to the 2nd floor egress for the new restaurant located at 62 Spanish Street in St. Augustine, Florida	3,300.00
	Total $3,300.00

Len Weeks

From: Len Weeks <lweeks@aug.com>
Sent: Tuesday, June 05, 2018 2:29 PM
To: Len Weeks
Subject: Letter of Request - 62 Spanish Street Equivalency

Mr. Kowkabany,

I met with Mr Weeks this morning and discussed your equivalency approach you submitted outlining your evaluation of the egress issues at 62 Spanish Street. Mr Weeks and I discussed your approach and the applicable fire code and standards sections of the fire code you provided identifying the deficiencies for the egress requirements. I will accept your survey addressing the proposed equivalent design as allowed by the Florida Fire Prevention Code.

The equivalent approach includes a third exit door on the second floor to the ajoining building during business hours allowing the use of the stairs to exit the occupants to a safe exterior discharge. This approval for the third exit will provide a higher degree of fire and life safety protection for all occupants and will be mandatory for approval of the submittal.

If you have any questions, please contact me.

Robert J Growick,
Division Chief/Fire Marshal
St Augustine Fire Department
101 Malaga Street
St Augustine Florida 32084
P-904 825-1098Spanish Street
F-904 825- 1093
C-954 651-5856

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

HERSCHEL E. SHEPARD 1661 BEACH AVENUE ATLANTIC BEACH, FLORIDA 32233 904-249-9040

October 25, 2017

St. Augustine Historical Society
271 Charlotte Street
St. Augustine, FL 32084
Attn: Ms. Megan Wilson, Executive Director

Re: Residence Under Construction at 62 Spanish Street

Dear Megan:

I am writing at the request of Mr. Len Weeks, builder and owner of the referenced project. I understand that the Society must approve any changes to the historic appearance of the residence. I have reviewed photographs of the residence forwarded to me by Mr. Weeks, and I also visited the site this morning.

This project began and essentially remains the rehabilitation of a colonial building, although the project now includes elements of reconstruction. The Secretary of the Interior's Standards and Guidelines for Rehabilitation are helpful in reviewing this project (Weeks and Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* U. S. Department of the Interior, National Park Service, Washington, D.C., 1995). The Guidelines state, "Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include...cutting new entrances or windows on secondary elevations...installing an entirely new mechanical system..." (65). The Standards state, "The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment" (62).

In my opinion the proposed substitution of a door for a window in the second floor south wall of the residence is in keeping with the Guidelines and Standards. The substitution will not affect the historic appearance of the building from ground level because neither the window nor the proposed door will be visible.

Although the window or proposed door can be seen from the second floor of neighboring buildings, this view is much less accessible to the public. The view will be partially blocked by the parapet wall around the roof of the one-story building that adjoins the south side of the residence, and again, in my opinion the substitution of door for window is in accordance with the Guidelines and Standards.

Finally, I wish to certify that I have not been nor will be compensated by anyone for providing this opinion.

Sincerely yours,

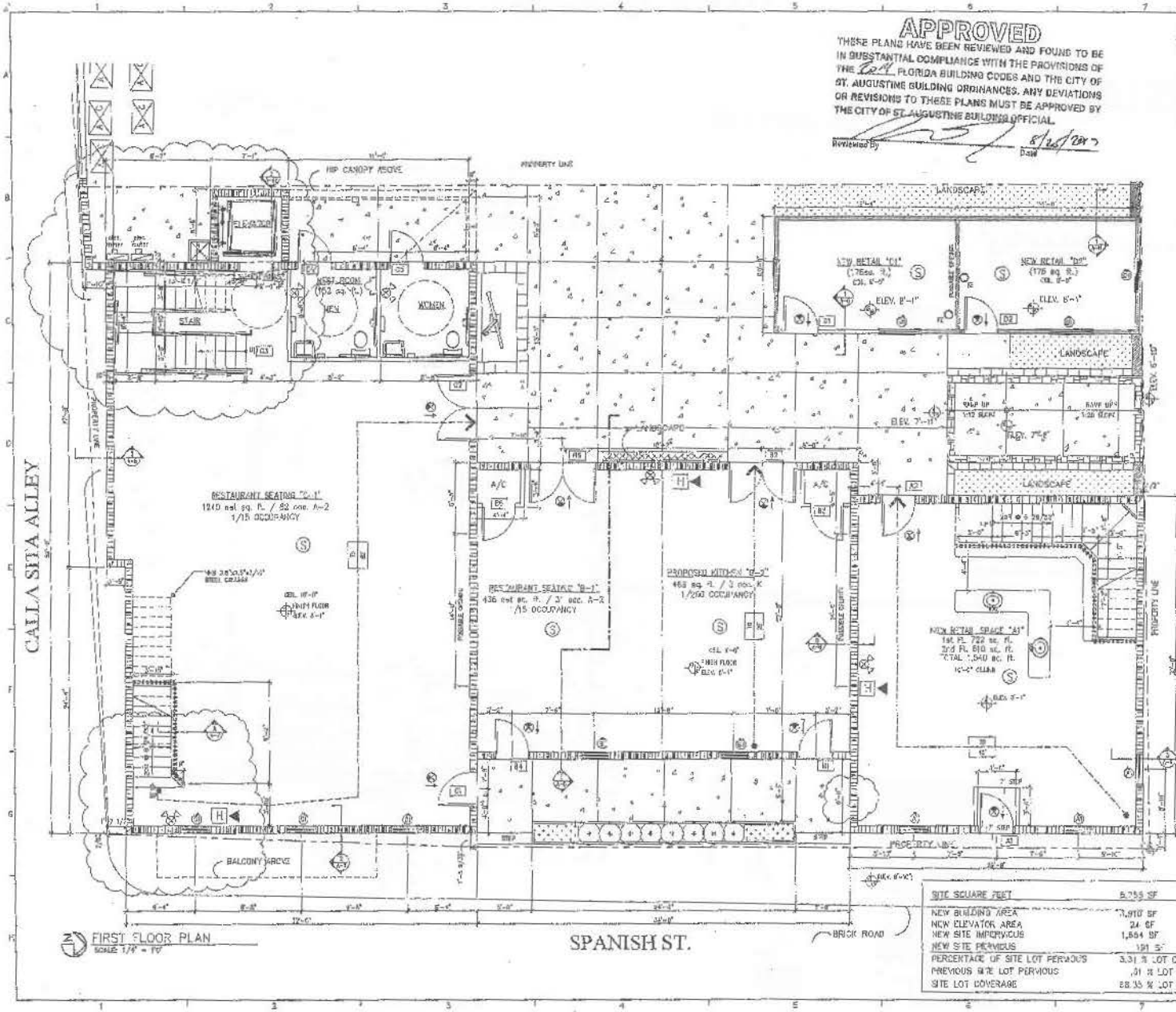
Herschel E. Shepard, FAIA Emeritus
Professor Emeritus, UF School of Architecture

Planning / Building Dept.
MAY 25 2018
RECEIVED

APPROVED

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE 2014 FLORIDA BUILDING CODES AND THE CITY OF ST. AUGUSTINE BUILDING ORDINANCES. ANY DEVIATIONS OR REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CITY OF ST. AUGUSTINE BUILDING OFFICIAL.

Reviewed By _____ Date 5/24/2018



1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

SITE SQUARE FEET	8,755 SF
NEW BUILDING AREA	1,910 SF
NEW ELEVATOR AREA	24 SF
NEW SITE IMPERVIOUS	1,864 SF
NEW SITE PERVIOUS	121 SF
PERCENTAGE OF SITE LOT PERVIOUS	3.31 % LOT COVERAGE
PREVIOUS SITE LOT PERVIOUS	.31 % LOT COVERAGE
SITE LOT COVERAGE	88.35 % LOT COVERAGE

LIFE SAFETY GRAPHIC SYMBOLS

GENERAL NOTES

A. NEW WINDOW AND DOOR TO MATCH EXISTING STYLE AND MEET 122 MPH ZONE

THE DESIGNATION BELOW INDICATES ONE HOUR RATED PARTITION/SEPARATION

ALL DOORS AND PENETRATIONS HORIZONTALLY THRU SEPARATION SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING EXCEPT AT STAIRS & SHAFTS. ALL DOORS AND PENETRATIONS INTO STAIRS AND SHAFTS SHALL HAVE A 30-MINUTE FIRE RESISTANCE RATING. ACCIDENTAL PENETRATION OF STAIR SHAFTS IS NOT PERMITTED EXCEPT AS SPECIFICALLY EXCEPTED.

THE PARTITION/SEPARATION DESIGNATION AS INDICATED ON THE PLAN REPRESENTS A ONE HOUR PARTITION SEPARATING EXIT ACCESS CORRIDORS FROM OTHER AREAS OF THE BUILDING. ANY PENETRATIONS OF THESE WALLS BY DOORS, WINDOWS, DUCTING OR OTHER DEVICES IS TO BE DONE USING APPROVED EQUIPMENT AND DEVICES THAT SATISFIES THE REQUIREMENTS OF SECTION 712 FOR FIRE PENETRATION RATED PARTITIONS. ANY OPENINGS, HOLES OR PENETRATIONS REQUIRED FOR EQUIPMENT AND DUCTS PASSING IS TO BE SEALED WITH APPROVED FIRE STOPPING.

REVISION

RECEIVED
AUG 22 2017
Planning/Building Dept.

JOB SET

RSG Design Group Inc.
45 Cordova Street
Suite B
St. Augustine, FL 32084
(904) 827-2257
AR0010465

62 Spanish Street
New Retails / Apartment
St. Augustine, FL 32084

Weeks General Contractors

DRAWING

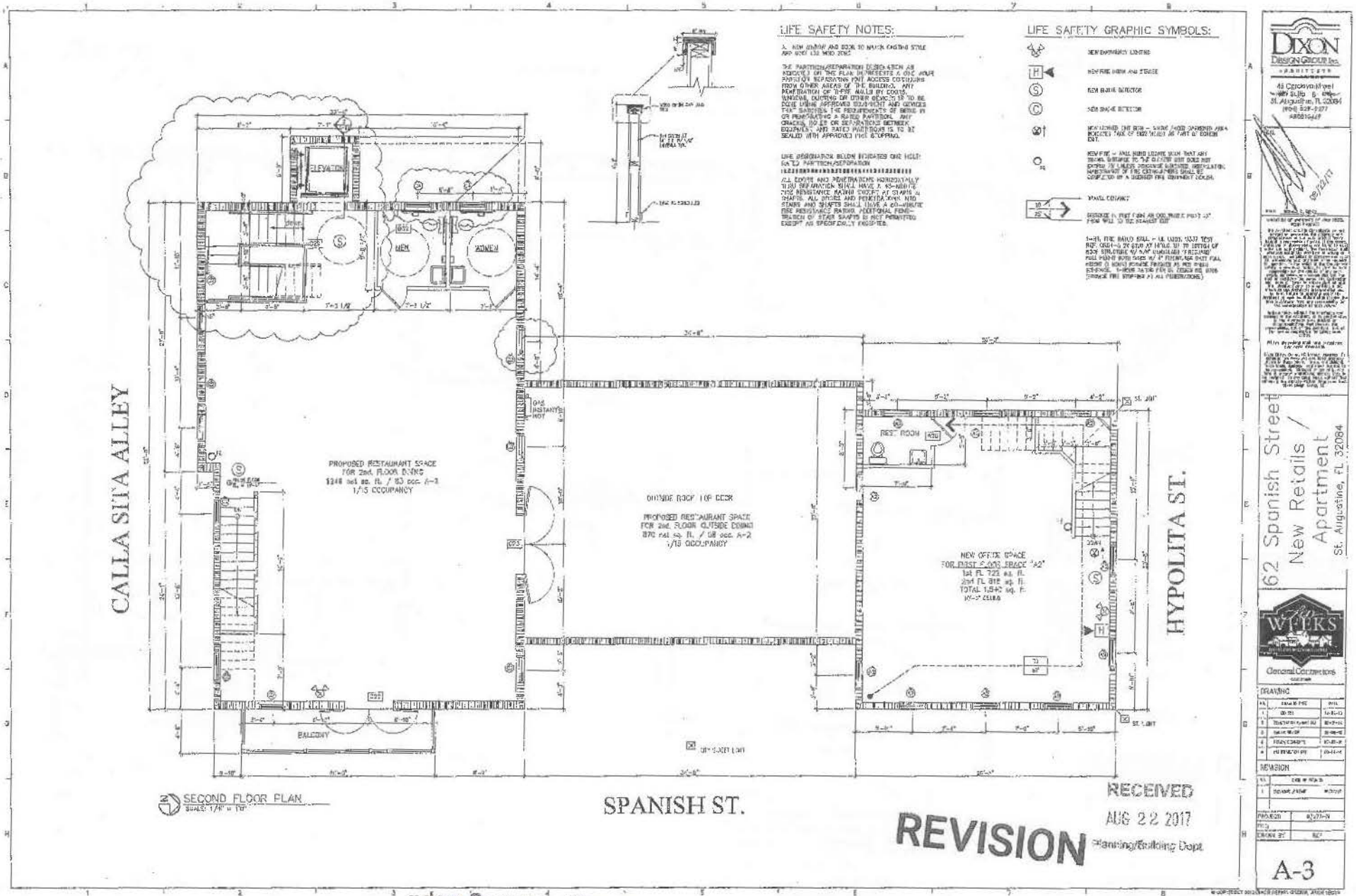
NO.	DESCRIPTION	DATE
1	CITY	08-22-17
2	PLANNING REVIEW SET	07-19-17
3	PERMIT SET	05-25-18
4	PERMIT REVISIONS	07-17-18
5	PERMIT REVISIONS	08-17-18

REVISION

NO.	DESCRIPTION	DATE
1	PERMIT REVISIONS	10-15-18

PROJECT: 17017-M
FILE:
DRAWN BY: BCT

A-2



RECEIVED
AUG 22 2017
Planning/Building Dept.

REVISION

RECEIVED
MAY 25 2018
Planning / Building Dept.

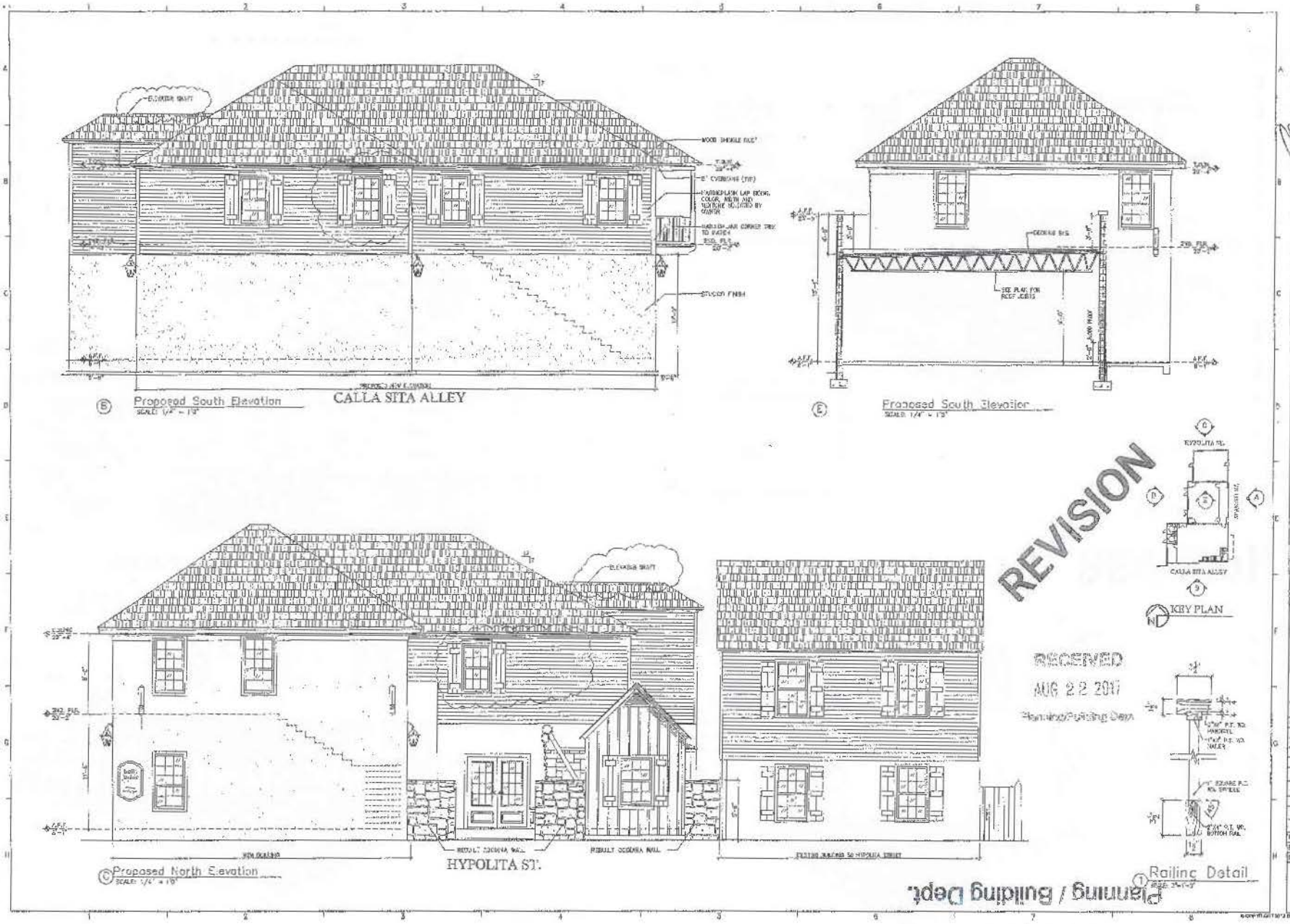


Proposed East Elevation

New Retail Elevation

Proposed West Elevation

Planning / Building Dept.
MAY 25 2018



DIXON DESIGN GROUP INC.
ARCHITECTS
45 Cordova Street
St. Augustine, FL 32084
(904) 829-9232
AR0013447

62 Spanish Street
New Retails / Apartment
St. Augustine, FL 32084

WEEKS General Contractors

GRAWING

REVISION

A-5

Planning / Building Dept.

MAY 25 2018

RECEIVED

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
BUILDING AND CODE ENFORCEMENT DIVISION
Development Review Comment Sheet

1/21/18

Site Address: 62 Spanish Street

Business Name: _____ **Business Owner:** Claude L. Weeks

Business email: lweeks@aug.com **Business phone number:** 904.824.1626

Proposed Use: _____

Project Description: Revision of plans

Reviewer: Richard "Buddy" Schauland, CBO, CFM
904.209.4327
rschauland@citystaug.com

COMMENTS:

1. Project was permitted under the 2010 FBC. These comments are from that code version.

2. Plans indicate the design occupant load for the second floor, interior and balcony, is 141 occupants.

Section 1021.1 Exits from stories, requires two exits unless the occupant load for the Assembly is less than 49. These can be either exterior or interior exit stairways.

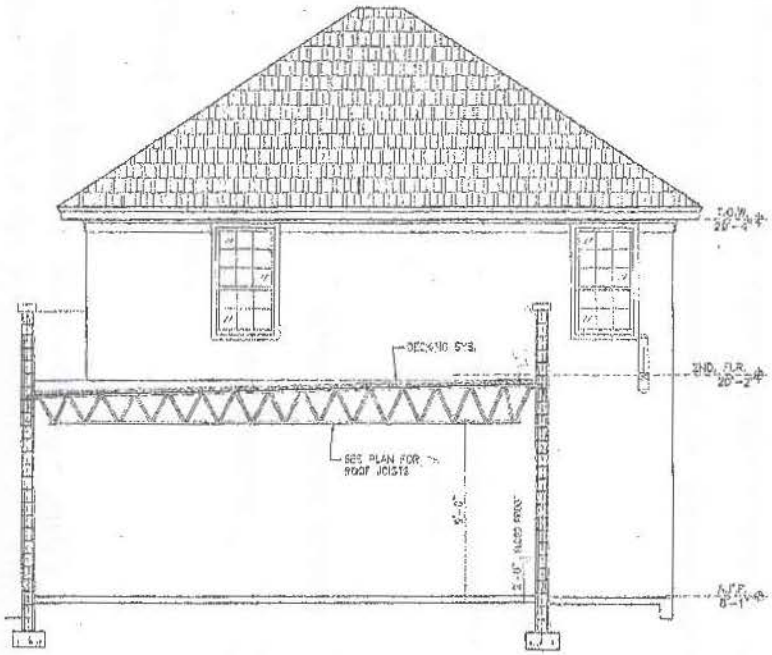
Section 1022.1 Enclosures required, states that interior exit stairways, which both of these have to be, shall be enclosed with fire barriers with a fire-resistance rating of not less than 1-hour. None of the Exception apply to this case.

Section 1022.2 Termination, states that the exit enclosures shall terminate at an exit discharge or a public way.

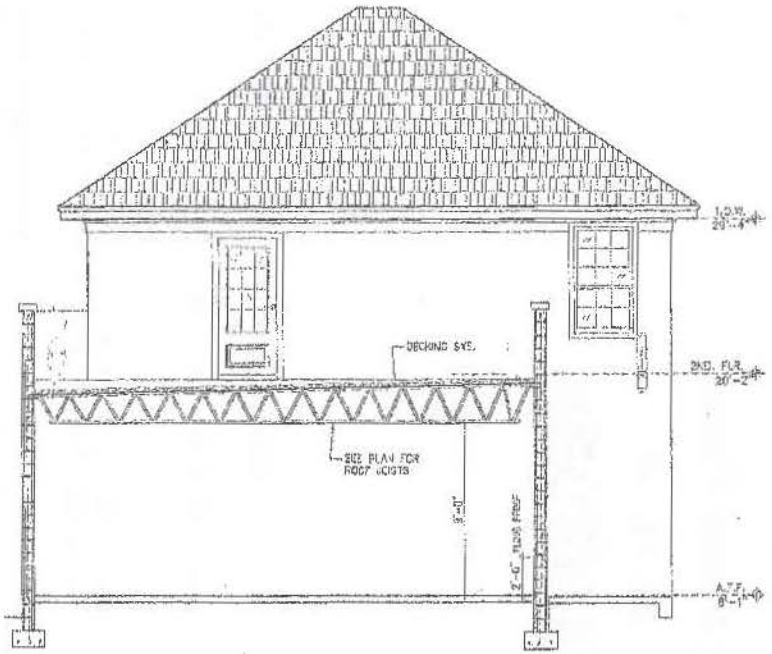
Any other stairways from these spaces would not have to be enclosed.

RECEIVED
MAY 25 2018
Planning / Building Dept.

RECEIVED
MAY 25 2018
Planning / Building Dept.



Existing South Elevation



Proposed South Elevation

DIXON DESIGN GROUP Inc.
40 Cordova Street
Suite B
St. Augustine, FL 32084
(904) 999-0277

62 Spanish Street
New Retails / Apartment
St. Augustine, FL 32084

WEEKS
Clement Architecture

DRAWING

REVISION

A-5

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011556

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: lweeks@aug.com

August 14, 2017

To: City of St. Augustine Planning and Building Department
Re: Plan Revisions for 62 Spanish St. Project
Building Permit # 2015-0952-001

Dear Building Department Staff,

I have been working on the building at 62 Spanish St. for about a year, permitted on 9/26/16. During that time, and after delays from Hurricane Matthew, I have made a decision make some changes in the use of the 2nd floor of the South 2 story section of the building.

Originally planned as an apartment, I have now decided to build the shell of the building to hopefully accommodate a new restaurant in that part of the building.

This has necessitated some changes to the exterior, which have been approved by HARB.

I now need to revise the building permit to reflect these changes and move forward. The most important changes include the addition of a 2nd set of interior stairs for the required egress, and the addition of an elevator to meet the ADA requirements.

Several other minor changes which I hope can be approved at the staff level are a few changes in the locations and sizes of several windows on the 2nd floor and the removal of one door onto Spanish St. and replacing it with a window to match the others. The door will be replaced with a window, as there will no longer need to be a separate entrance for the 2nd floor apartment, and I believe that the window looks better on the street in this case.

I am submitting the revised plans, signed and sealed by Gerald Dixon, AIA. I am also submitting additional information about the elevator specifications for your review.

Thanks for your assistance. If you have any questions, please give me a call.

Len Weeks

RECEIVED
MAY 25 2018
Planning / Building Dept.

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT

APPLICATION FOR REVISION OF APPROVED PLANS

RECEIVED
MAY 25 2018
Planning / Building Dept.

PERMIT No. 2015 - 0952 - 002

CONTRACTOR NAME Len Weeks Construction ADDRESS PO Box 3225

CITY St. Augustine STATE FL ZIP 32085 PH. 904-824-1626

OWNER NAME Claude L. Weeks, Jr ADDRESS 38 Magnolia Dunes Circle

CITY St. Augustine STATE FL ZIP 32080 PH.

JOB ADDRESS 62 Spanish Street DIRECT WORK VALUTION $ 60,000.00

DESCRIPTION OF PROPOSED REVISION:

STRUCTURAL: Add elevator and shaft, add column for opening and bar joist for second set of stairs.

ELECTRICAL: Modify electrical to accommodate elevator as needed.

PLUMBING: N/A

RECEIVED
AUG 15 2017
Planning/Building Dept

MECHANICAL: N/A

APPLICATION IS HEREBY MADE TO REVISE OR MODIFY THE WORK APPROVED BY THE ABOVE REFERENCED BUILDING PERMIT. I CERTIFY THAT THE PROPOSED REVISIONS HAVE BEEN REVIWED BY THE ENGINEER OR ARCHITECT OF RECORD AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE. I FUTHER CERTIFY THAT THE PROPOSED REVISIONS DO NOT VIOLATE ANY CODES OR ORDINANCES ADOPTED BY THE CITY OF ST. AUGUSTINE.

SIGNATURE Claude L. Weeks, Jr. DATE 08/15/2017
APPLICANT

STAFF USE ONLY

FEES:

BUILDING	$	300 3450
PLAN CHECK	$	150 3
MECHANICAL	$	
PLUMBING	$	5% Surcharge
ELECTRICAL	$	13.50
TOTAL FEES	$	463.50

PERMIT ISSUED BY Shelby Clayton

APPROVALS:

ZONING		DATE
FIRE MARSHAL		DATE
UTILITIES		DATE
ARCHAEOLOGY		DATE
STORM WATER		DATE
PUBLIC WORKS		DATE
BUILDING OFFICIAL		DATE 8/28/2017

HP DATE 8/28/17 8/22/17

2/15/11

RECEIVED
MAY 25 2018
Planning / Building Dept.

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: lweeks@aug.com

May 25, 2018

RE: Proposed change of a 2nd floor window into a door to allow for an additional fire exit at 62-A Spanish St., St. Augustine, Florida 32084

Dear HARB Members,

I have been working on the new building for 62 Spanish St. for the past several years. This building was designed to be a flexible space that could be used for retail, a restaurant, or residential use, to name a few possible uses, all of which are allowed by the current zoning in HP-2. The building was permitted as a shell building, and the interior spaces are to be completed after being leased to suitable tenants. During this time, I have come back to HARB requesting several revisions.

On May 25, 2017, I came before HARB to request the addition of an elevator, the relocation of several windows and the change of an exterior door into a window on Spanish St. These were all requested so that I could use the 2nd floor of the building for a restaurant. This application was approved.

I then submitted the approved plans to the City Building Department and received a building permit on August 22, 2017. I built the elevator shaft, cut an opening in the 2nd story concrete floor for a 2nd set of interior stairs, and made the changes to the windows and doors as permitted.

Then, on January 21, 2018, I requested a Friday review to go over the plans to try and avoid any surprises, as I moved forward with the completion of the Cedar Shakes, exterior siding, stucco, installation of the doors and windows, exterior shell of the building, etc. I also wanted to discuss my options for a commercial exhaust hood system to ensure that I could locate it in as inconspicuous location as possible, and to try and avoid having to build a huge platform and ladder on the roof surrounding it.

Unfortunately, at this meeting, I was informed that some of the codes were in conflict with the plans that had been approved and built. The fire marshal's code required that I enclose both of the interior stairs and open them to the exterior. This would essentially close in a good portion of the interior space, and require me to modify the exterior of the building to add additional openings, and/or a new set of exterior stairs from a new 2nd floor door on the rear of the building next to the elevator.

I do not think that any of those options look as good, or are as compatible with the HARB guidelines, as the building plans that have been approved, but they could work.

As per the Life Safety Code, there is an option to have an engineer research and recommend an equivalency safety plan, which could possibly allow me to keep the 2 sets of permitted interior stairs. Neptune Fire Protection Engineers developed a plan and is working with the fire marshal for final approval in the very near future. This plan requires a 3rd exit from the 2nd floor and the addition of a fire sprinkler system.

I have tried to comply with all of the building plans up to this point, and was totally surprised to learn that the existing stairs, as permitted, did not meet some codes. While I do not like to have to modify the approved plans and alter the construction, at a great additional expense of time and funds, I believe that this is the best solution, with the least negative visual impact.

On December 17, 2017, I came to HARB and requested that I be allowed to convert a window into a door on the 2nd floor deck to allow the tenant in 62-A to access the deck without crawling through a window. This was denied, however, I am not sure why.

I am now asking HARB to once again consider this option, as it is the option that meets the life safety requirements, and makes the least amount of changes to the exterior of the building.

I am resubmitting most of the same information as was presented in December of last year, along with some updated photos taken today, in hopes that you will approve this minor modification and allow me to proceed with the completion of this new building.

This request is to change one 2nd floor window into a door, on the flat roofed/deck area between the 2 buildings. It has always been planned as a roof top deck and has 2 doors (French Doors) coming from the 62-C 2nd floor onto the deck. This door will barely be seen by the public, unless they are in the rear yard next door to this project. Prior to last year's request, I was asked to speak to Herschel Sheppard to get his opinion for the St. Augustine Historical Society. I did and he agreed that this change would be in keeping with the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Please see his attached letter referencing this very minor change.

The colors of the exterior paint will remain as previously approved, "Under the Sea" green. The door will look the virtually the same as the true divided 12 lite doors that have been approved for the rest of the building.

I appreciate your consideration of this minor change to my previously approved applications.

If you have any additional questions, please feel free to contact me anytime.

Sincerely,

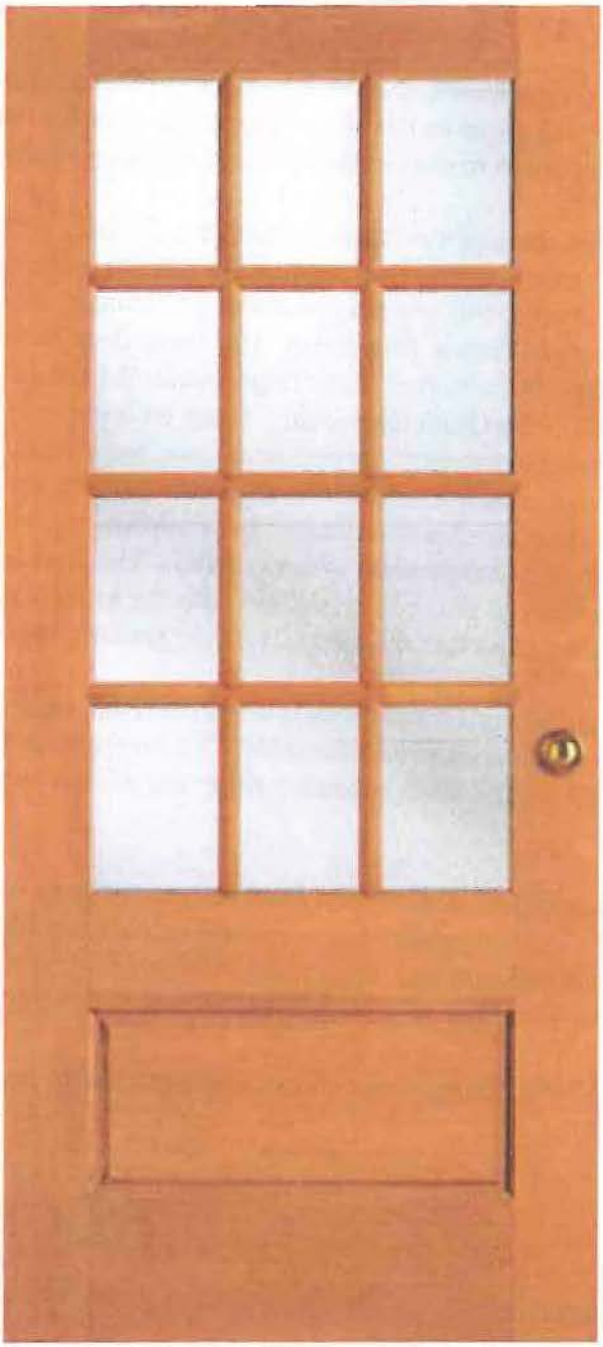
Len Weeks

Len Weeks

62 Spanish St.

– Proposed new Door on the 2nd floor to match the other 1st and 2nd floor doors in this project.

- Door will be painted "Under the Sea", to match the other doors and trim on this portion of the building.



RECEIVED
MAY 25 2016
Planning / Building Dept.

HERSCHEL E. SHEPARD 1661 BEACH AVENUE ATLANTIC BEACH, FLORIDA 32233 904-249-9040

October 25, 2017

St. Augustine Historical Society
271 Charlotte Street
St. Augustine, FL 32084
Attn: Ms. Megan Wilson, Executive Director

Re: Residence Under Construction at 62 Spanish Street

Dear Megan:

I am writing at the request of Mr. Len Weeks, builder and owner of the referenced project. I understand that the Society must approve any changes to the historic appearance of the residence. I have reviewed photographs of the residence forwarded to me by Mr. Weeks, and I also visited the site this morning.

This project began and essentially remains the rehabilitation of a colonial building, although the project now includes elements of reconstruction. The Secretary of the Interior's Standards and Guidelines for Rehabilitation are helpful in reviewing this project (Weeks and Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* U. S. Department of the Interior, National Park Service, Washington, D.C., 1995). The Guidelines state, "Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include...cutting new entrances or windows on secondary elevations...installing an entirely new mechanical system..." (65). The Standards state, "The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment" (62).

In my opinion the proposed substitution of a door for a window in the second floor south wall of the residence is in keeping with the Guidelines and Standards. The substitution will not affect the historic appearance of the building from ground level because neither the window nor the proposed door will be visible.

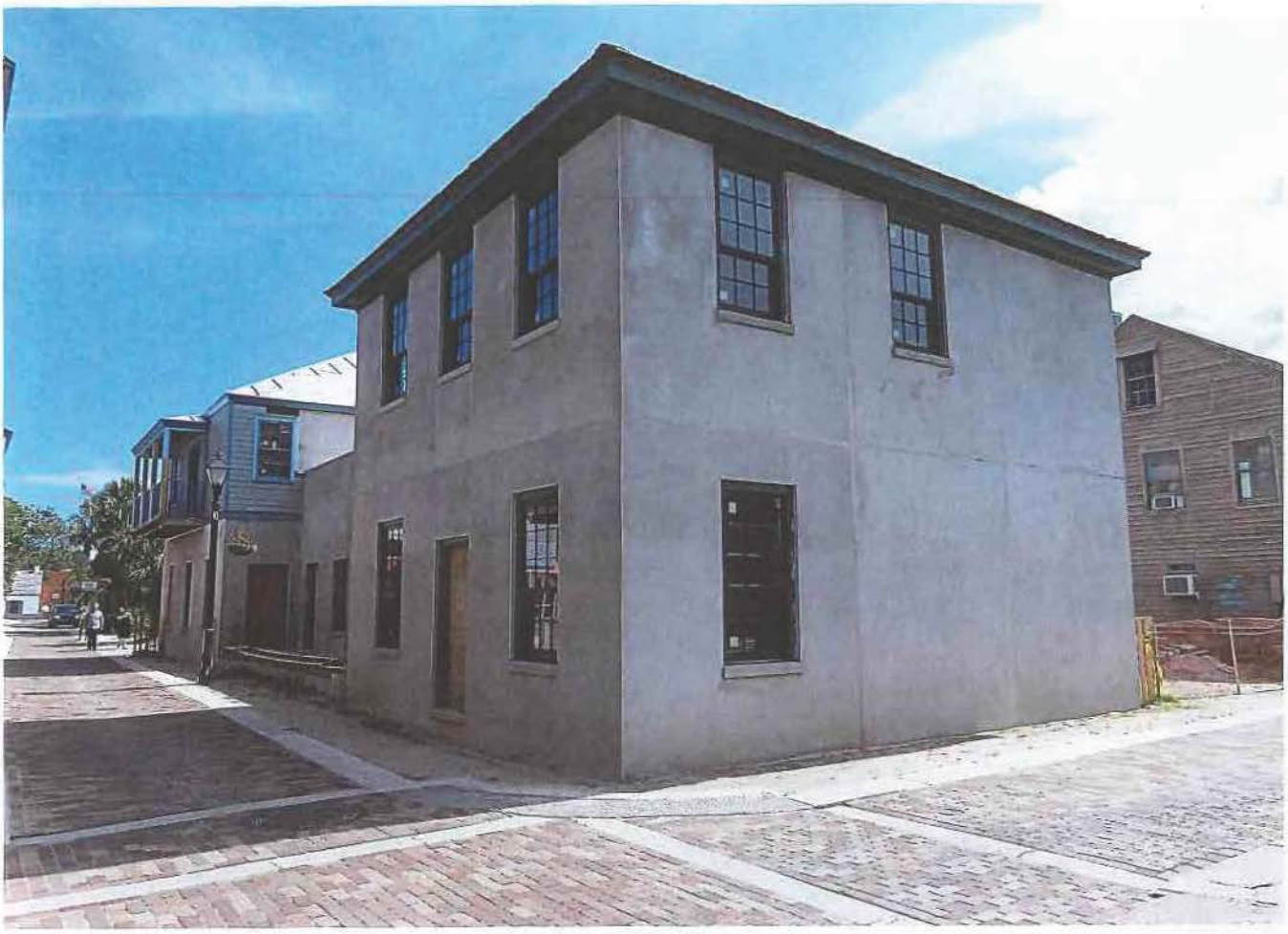
Although the window or proposed door can be seen from the second floor of neighboring buildings, this view is much less accessible to the public. The view will be partially blocked by the parapet wall around the roof of the one-story building that adjoins the south side of the residence, and again, in my opinion the substitution of door for window is in accordance with the Guidelines and Standards.

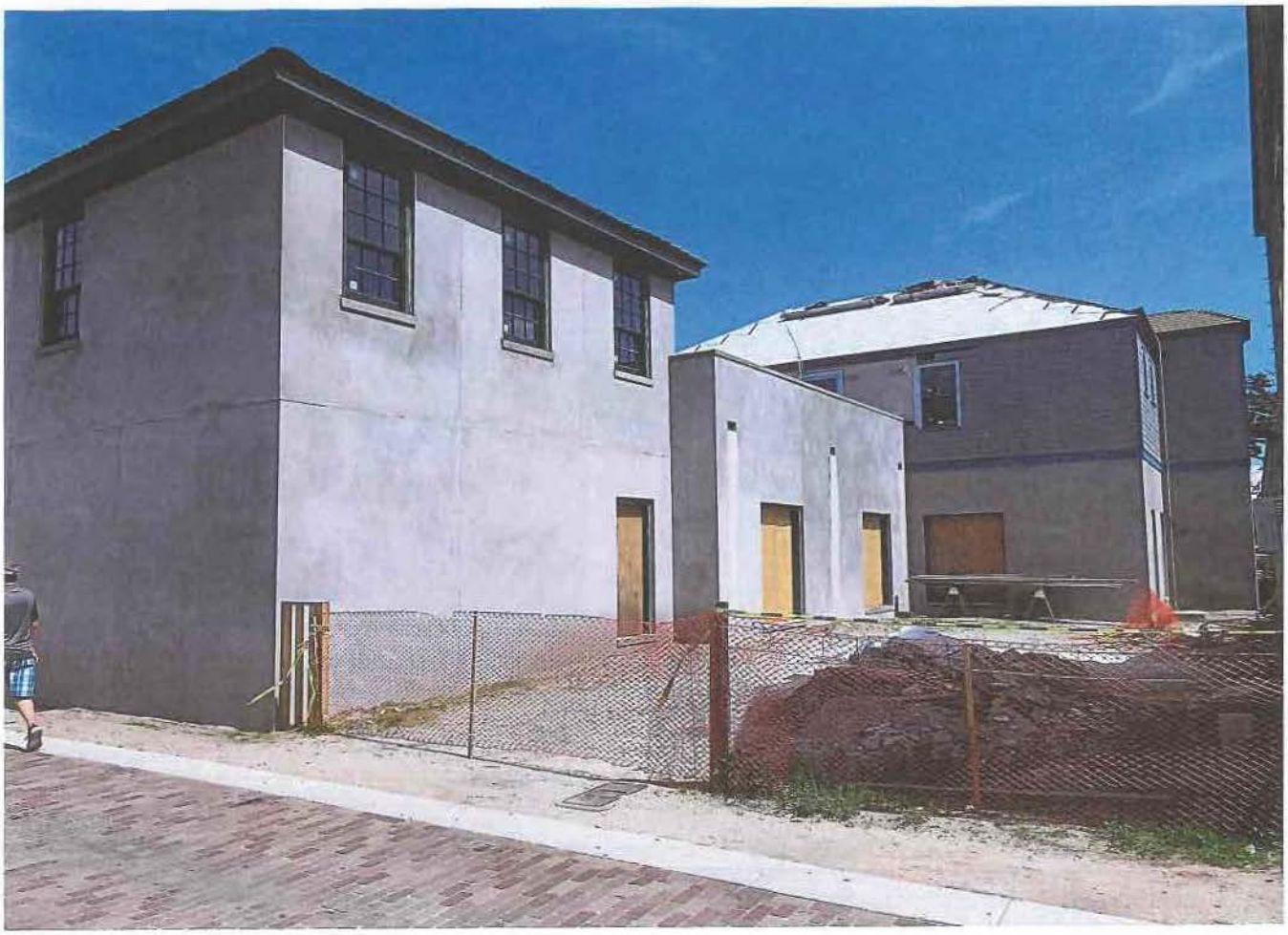
Finally, I wish to certify that I have not been nor will be compensated by anyone for providing this opinion.

Sincerely yours,

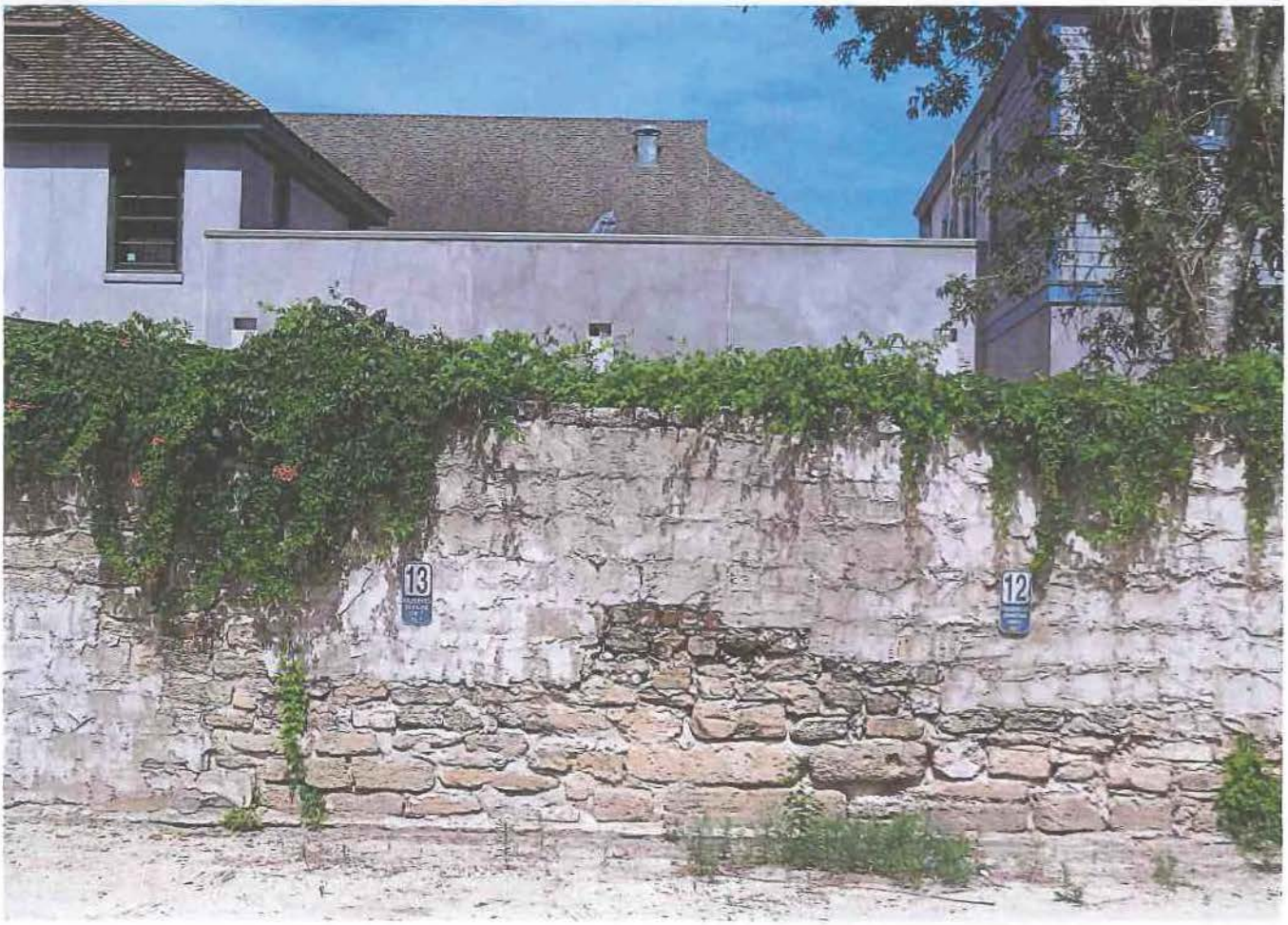
RECEIVED
MAY 25 2018
Planning / Building Dept.

Herschel E. Shepard, FAIA Emeritus
Professor Emeritus, UF School of Architecture








13
12





(3)

Public Records of
St. Johns County, FL
Clerk# 03-033952
O.R. 1955 PG 1593
01:16PM 05/19/2003
REC $13.00 SUR $2.00
Doc Stamps $3,427.90

IN: ESTATE (13848) DOC: 3427.90 REC: $15.00
WARRANTY DEED
INDIVID. TO INDIVID.
Return to: (enclosed self-addressed stamped envelope)
Name: GRANTEE
Address:

This Instrument Prepared by: Carol A. Lagasse'; an employee of Estate Title & Guaranty, Inc.
Address: 71 Carrera Street
St. Augustine, FL. 32084

Property Appraisers Parcel Identification (Folio) Number(s):
198350-0000
Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 16th day of May A.D. 2003 by FREDERICK EUGENE WILLIAMS, III, unmarried hereinafter called the grantor, to CLAUDE L. WEEKS, JR. AND KRISTINA G. WEEKS, HIS WIFE whose post office address is PO Box 3225 ST. AUGUSTINE FL 32085 **hereinafter called the grantee:**

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

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

In the City of St. Augustine, being described as being the house at the corner of Spanish and Hypolita Streets and is bounded North by said Hypolita Street and measures sixty one (61) feet on said Street; on the South by Old Dragoon Lot, on the East by Spanish Street, measuring thereon sixty one feet five inches (61' 5") and on the West by lot formerly of John Pacetti or which he formerly occupied. This is Lot Nine (9) of Block Eighteen (18) of the City of St. Augustine, Florida, as per map or plat on file in the office of the Clerk of the Circuit Court for St. Johns county, Florida, dated January 1, 1905

ALSO: Part of Lot Eight (8) of Block Eighteen (18) of the City of St. Augustine according to the official map of the City of St. Augustine, Florida, dated January 1, 1905; being more fully described as follows: Beginning at a point in the West line of Spanish Street, which is also the Northeast corner of a lot sold to Albert Lewis and which point is one hundred ninety two (192) feet five (5) inches North from a United States Monument, in the West line of Spanish Street, thence North along the West line of Spanish Street, twenty two (22) feet ten (10) inches; thence West sixty (60) feet; thence South Twenty four (24) feet ten (10) inches; thence East fifty nine (59) feet six (6) inches to the point of beginning.

ALSO: Commencing at an iron marker on the East line of Cordova Street and 181.4 feet Northerly along the East line of Cordova Street from a marble U.S. Monument; thence North 81 degrees, 46 minutes East 189.4 feet to the point of beginning; thence North 81 degrees, 46 minutes East 59.6 feet to a point on the West line of Spanish Street, which point is 192.43 feet Northerly along the West line of Spanish Street from a United States monument on the West side of Spanish Street, and being the Northeast corner of the property formerly of Thompson and Ryman; thence South 4 degrees, 42 minutes East, 10 feet to a point on the West line of Spanish Street; thence South 81 degrees, 46 minutes West 59.8 feet to a point; thence North 5 degrees, 33 minutes West 10 feet to the point of beginning.

Legal verified: cl & gml

GRANTOR HEREIN RESERVES UNTO HIMSELF FOR AND DURING HIS NATURAL LIFE A LIFE ESTATE INTEREST IN THAT PORTION OF THE ABOVE DESCRIBED PROPERTY OUTLINED (CROSSHATCHED) & REFERRED TO AS "OWNERS PERSONAL RESIDENCE" ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN. RESERVING THE RIGHT TO OCCUPY AND ENJOY, WITHOUT INTERUPTION, THE USE OF SAID PREMISES AND AGREEING TO PAY ALL UTILITIES IN CONNECTION WITH SAID PREMISES DURING THE TERM OF HIS NATURAL LIFE.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

OR1955PG1594

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

Carol A Lagasse
Witness :

CAROL A Lagasse
Print Witness Signature:

Witness:

MARLENE Lagasse
Print Witness Signature:

Frederick Eugene Williams III
Signature FREDERICK EUGENE WILLIAMS, III

P.O. Address: 62 Spanish ST
St. Augustine FL 32084

Signature

P.O. Address:

Signature

P.O. Address:

Signature

P.O. Address:

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 16th day of May, 2003 by FREDERICK EUGENE WILLIAMS, III, unmarried who produced drivers license **as identification and who take an oath.**

Notary Public, State and County Aforesaid

Carol A Lagasse
Notary Signature

SEAL

Printed Notary Signature
My Commission Expires:

CAROL A. LAGASSE
MY COMMISSION # CC 950362
EXPIRES: Jul 21, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1983500000
Location Address	62 SPANISH ST SAINT AUGUSTINE 32084-0000
Neighborhood	CITY COMM/HISTORICAL (610.03)
Tax Description*	CITY OF ST AUGUSTINE N32.1 OF E59.8FT OF LOT 8 & ALL OF LOT 9 BLK 18 OR1955/1593 (LIFE EST AS TO EXHIBIT B ONLY) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.130
Homestead	N

View Map

Owner

Owner Name	Weeks Claude L Jr,Kristina G 100% Weeks Kristina G 0%
Mailing Address	C/O CLAUDE L & KRISTINA G WEEKS PO BOX 3225 SAINT AUGUSTINE, FL 32085-3225

Valuation

	2018
Building Value	$0
Extra Features Value	$0
Total Land Value	$161,280
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$161,280**
Total Deferred	$0
Assessed Value	**$161,280**
Total Exemptions	$0
Taxable Value	**$161,280**

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	$161,280	$0	$0	$161,280	$161,280	$0	$161,280
2016	$0	$0	$161,280	$0	$0	$161,280	$161,280	$0	$161,280
2015	$0	$0	$148,320	$0	$0	$148,320	$148,320	$0	$148,320
2014	$26,448	$5,955	$148,320	$0	$0	$180,723	$180,723	$0	$180,723
2013	$62,877	$6,087	$148,320	$0	$0	$217,284	$199,087	$18,197	$199,087
2012	$26,448	$6,220	$148,320	$0	$0	$180,988	$180,988	$0	$180,988
2011	$61,964	$4,361	$165,600	$0	$0	$231,925	$211,073	$45,852	$186,073
2010	$61,964	$4,361	$184,320	$0	$0	$250,645	$224,564	$76,081	$174,564

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	1426	SF	$39,928
Vacant Commercial	70	61	4334	SF	$121,352

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/27/2016	9/26/2016	$0.00	OI	4277	213	U	V	CITY OF ST AUGUSTINE	WEEKS CLAUDE L JR,KRISTINA G
	5/16/2003	$489,700.00	LE	1955	1593	U	I	WILLIAMS FREDERICK E 3RD	WEEKS CLAUDE L JR,KRISTINA G

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: Exemptions, Building Information, Extra Features, Sketches.

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

Developed by

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PROPERTY APPRAISER

St. Johns County, FL

Quick Links

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TRIM Notice

TRIM Notice

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Developed by

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THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053928-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 62 SPANISH ST** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 2018**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF APPROPRIATENESS TO MODIFY A PREVIOUSLY APPROVED DESIGN AND TO INSTALL A DOOR TO THE SECOND STORY BALCONY, CHANGE THE SIZE OF SEVERAL WINDOWS, AND CONVERT A FIRST STORY DOOR INTO A WINDOW; CITY OF ST AUGUSTINE N32.1 OF E59.8FT OF LOT S & ALL OF LOT 9 BLK 18 OR1955/1693 (LIFE EST AS TO EXHIBIT B ONLY); also known as **62 Spanish Street.**

APPLICANT'S NAME: **Len Weeks Construction Design Development, LLC**

SUBMITTED BY CITY CLERK'S OFFICE

0003053928 June 11, 2018

RECEIVED
JUN 14 2018
PURCHASING

Sworn to and subscribed before me this _____ day of JUN 11 2018

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

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

Jennifer L. Burns
(Signature of Notary Public) (Seal)

CITY OF
STAUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0074 Address: 227 Riberia Street

Clay Fullerton, Applicant
Clayton and Dawn Fullerton, Owners

Project description: To demolish a building constructed between 1930 and 1957 that is a contributing building to the Lincolnville Historic District and that is not listed in the Florida Master Site File.

Architectural Style:	Masonry/Frame Vernacular	Florida Master Site File:	N/A
National Register:	Contributing to the Lincolnville Historic District	Construction date:	Between 1930 and 1947
Archaeology Zone:	IIA	Zoning District:	RG-1
Parcel number:	2100800000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed between 1930 and 1957 that is a contributing building to the Lincolnville Historic District and that is not listed in the Florida Master Site File.

- Based on Sanborn Maps and City Directories, the building may have been constructed between 1937 and 1940. 225 Riberia Street appears on Sanborn Maps as early as 1899 while 227 Riberia appears as early as 1917. In 1947 and 1956/1957 maps, the two lots appear as one and are listed as both 225 and 227 Riberia. The building represented on this map has a similar shape as the current structure. 225 Riberia appears in the 1937 City Directory but not the 1940 Directory though 227 Riberia appears in both. This suggests that the current building was constructed between 1937 and 1940.
- Based on the 1947 and 1956/1957 Sanborn Maps, the footprint of the building has been altered over time. This includes adding an enclosed porch and an addition on the rear of the property or changing the rear of the building to include an enclosed back porch. The front porch was also shortened and enclosed. Currently, half of the front of the original front porch remains. Part of the original porch has been converted into an interior room.
- According to the application, a new structure will be built on the property in the future.
- A condition assessment was provided. It states that the home was flooded during both Hurricane Irma and Matthew, faces rot and termite damage, and is not up to code in some areas. It also states that the building may collapse if it is raised to fit the foundation and that there is nothing salvageable in the home.
- The property is located in Archaeology Zone IIA. Any work should be coordinated with the City Archeologist.

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 **227 Riberia Street** with the following condition:

- Recording of the structure for archival purposes prior to demolition to include photographs and measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

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

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

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

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

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

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

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

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

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

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

Based on Sanborn Maps, the structure was built between 1930 and 1957. The building is not recorded on the FMSF but is a contributing structure in the Lincolnville National Register Historic District.

Application requirements were satisfactorily met.

DEMOLITION REVIEW CRIERIA (AGHP):

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

2. ***The contribution of the structure to the mass and scale of the streetscape.*** Most of the buildings immediately surrounding 227 Riberia Street are one- and two-story structures. The building is not out of scale with the surrounding buildings.

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

4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The application states that the building will be replaced in the future.

5. ***The historical or cultural merit of the structure.*** 227 Riberia Street is a contributing building to the Lincolnville Historic District. The structure has had multiple owners to include Cullar Raufield (1937, 1940, 1945, 1947, 1951, 1960, and 1965 City Directories), Elizabeth Henley (1955 City Directory), Holly Henry (1960 and 1965 City Directory), Obie Bryant (1970 and 1975 City Directories), Louise H. Bryant (1980, 1985, and 1990 City Directories), Harriet L. Bryant (1995 City Directory), L. Bryant (2000 City Directory), and Janie L. Santillsasha (Dec. 2006 City Directory).

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is a contributing building in the Lincolnville Historic District and demolishing the building can negatively impact the district as it will reduce the overall amount of contributing buildings in the area.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is likely a masonry or frame vernacular structure. Both styles are seen throughout St. Augustine.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** This structure is not constructed with a unique construction method nor does it exhibit unique architectural materials for this style of building.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** There is not a high degree of craftsmanship that would make reproduction of the building difficult.

10. ***The justification for the proposed demolition.*** According to the condition assessment, the building was flooded during both Hurricane Matthew and Irma and has termite and water damage. The foundation is not up to code, and the flooring is compromised. The roof structure is also caving. The engineer believes that the building will collapse if it is lifted to repair the foundation.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Maps
3. City Directory Research



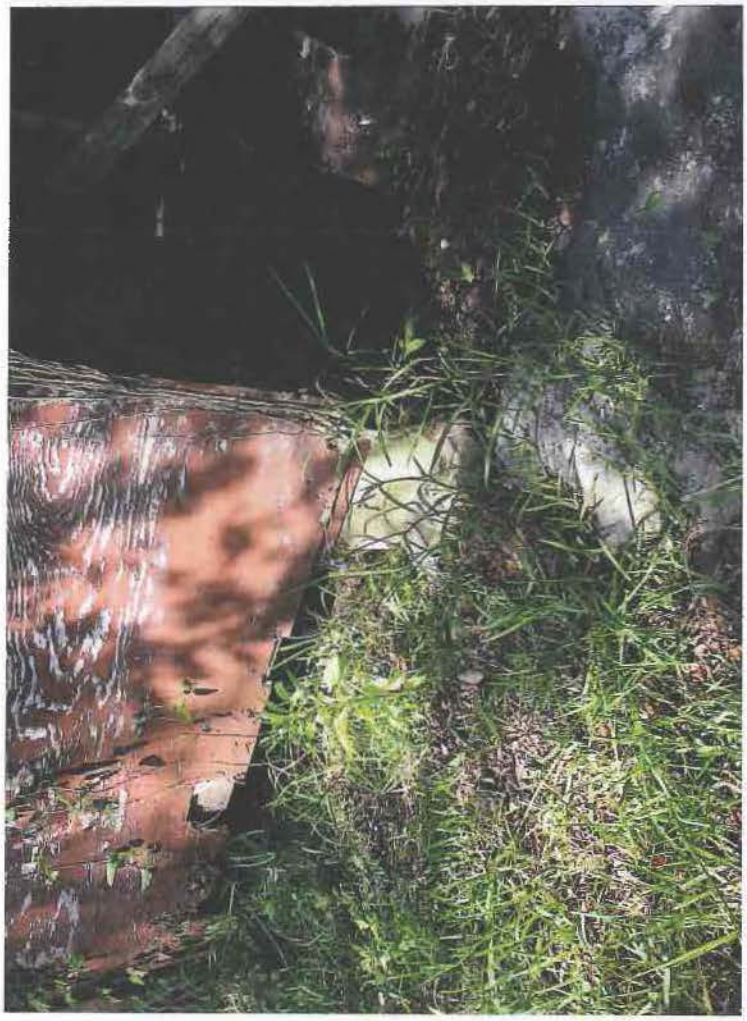














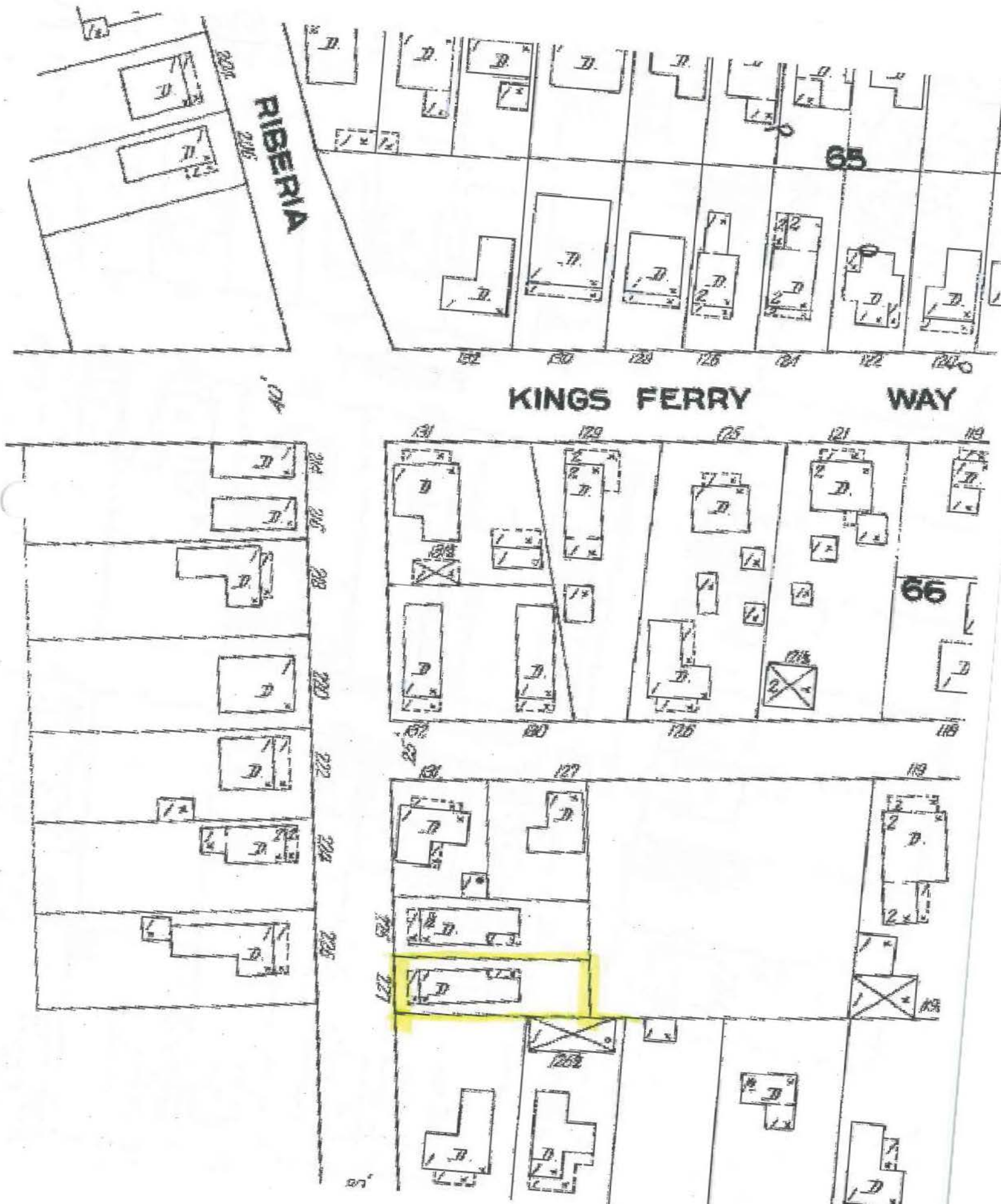




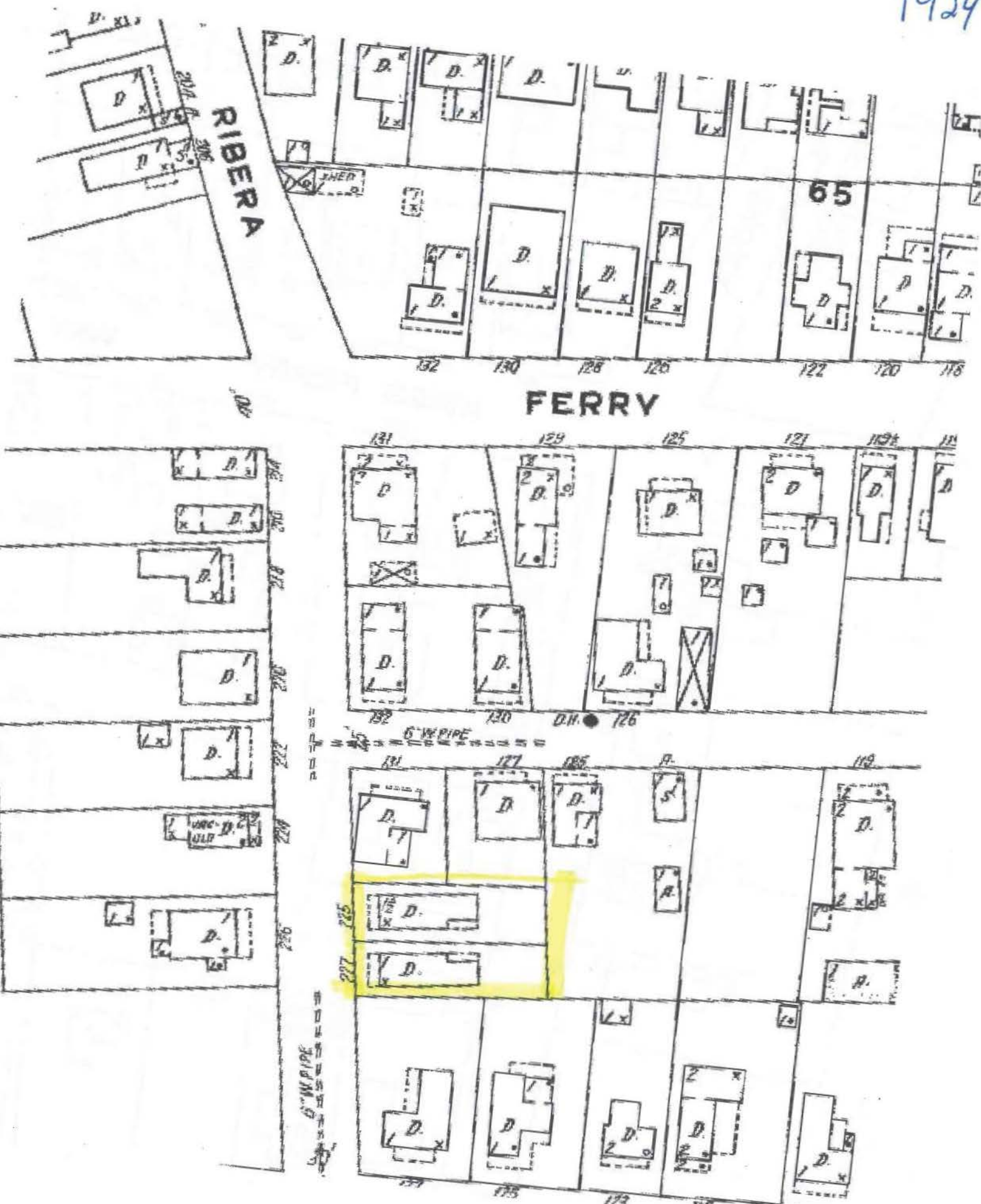

ST. PAUL'S
A.M.E. CHURCH
POMAR
WAY
KINGS FERRY
LINCOLN
64
65
66
67
68
RIBERIA
RIBERIA

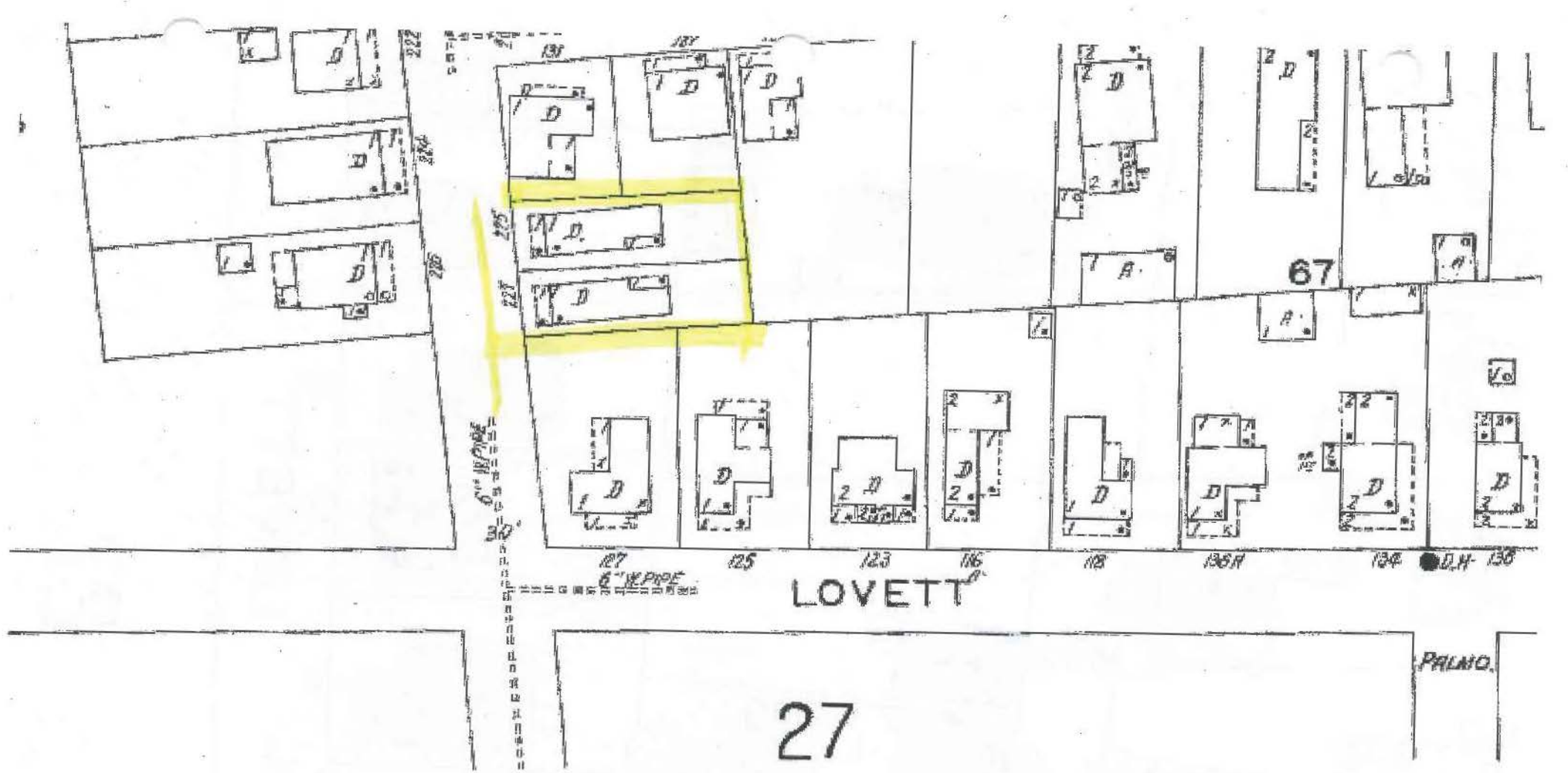
1899

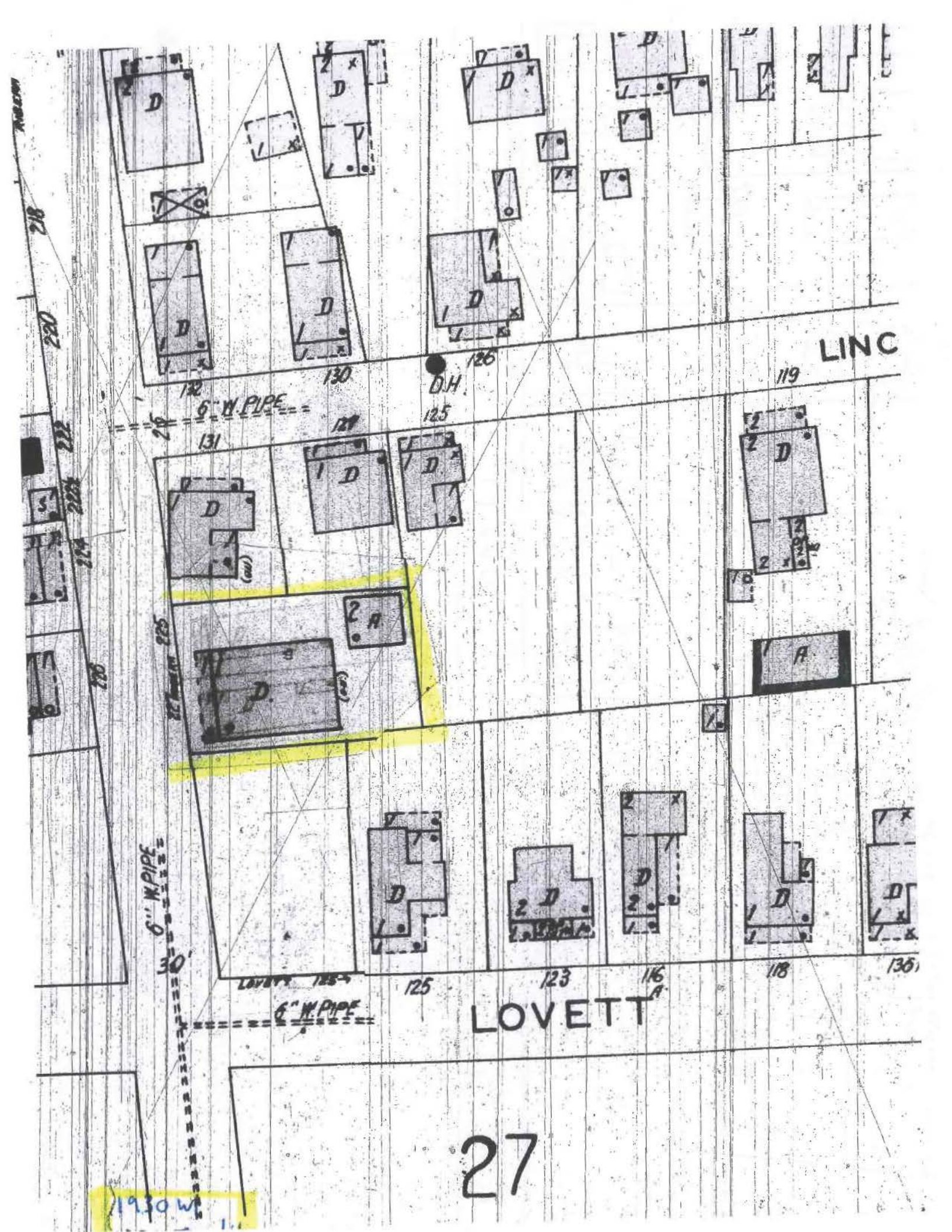
1910



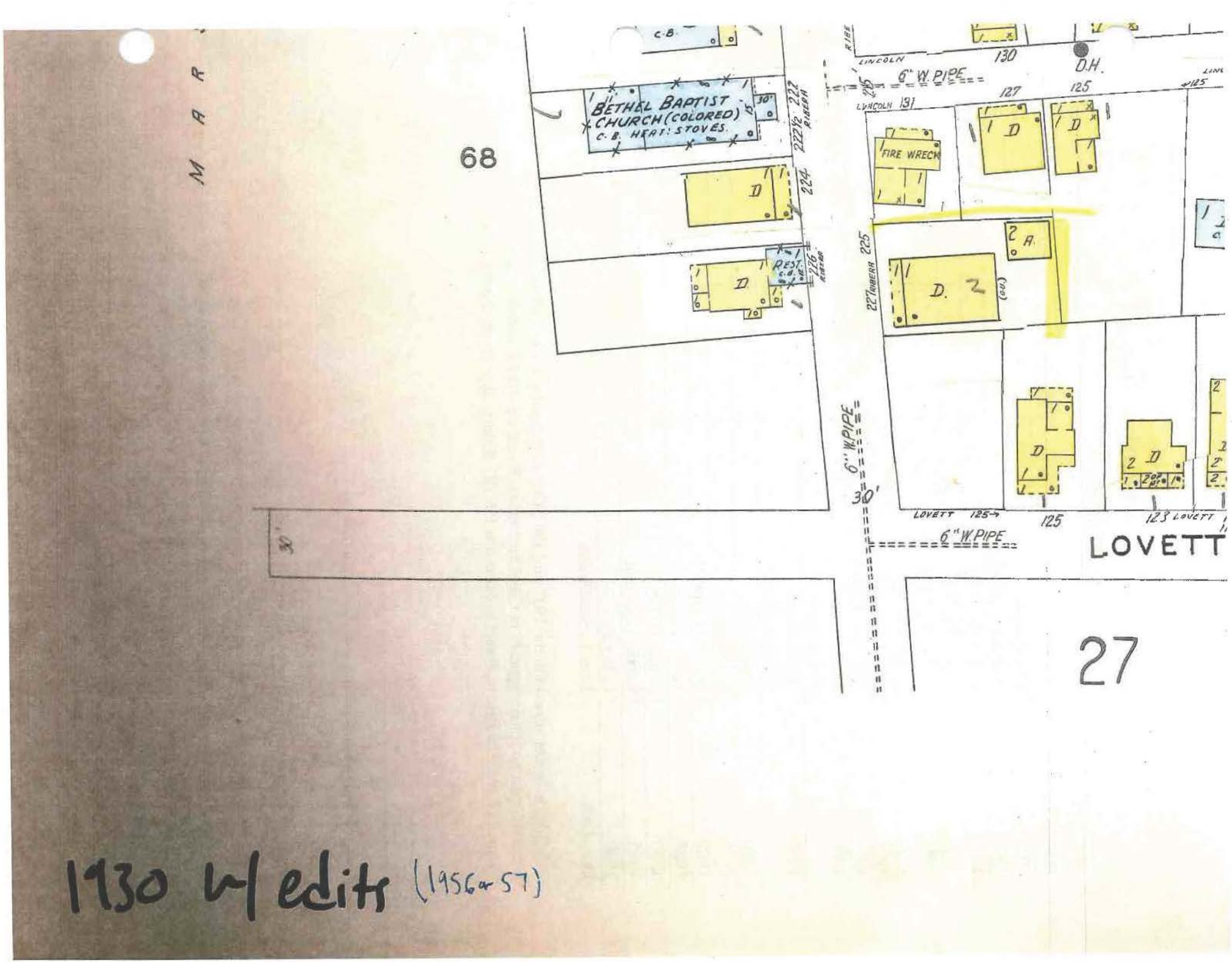
1924




67
LOVETT
PALMO
27
1930


LINC
LOVETT
6" W. PIPE
6" W. PIPE
6" W. PIPE
D.H.
132
130
126
119
131
127
125
125
123
116
118
136
30'
218
220
222
224
226
225
1930 W

27



1930 w/ edits (1956 or 57)

SAHS POLK CITY DIRECTORY RESEARCH

227 Riberia St.

DATE(S)	NAME	SYMBOLS	PROFESSION
1927	Ella Copeny		
1930	William Tunstall		
1937	Cullar Rayfield		
1940	Cullar Rayfield		
1945	Cullar Rayfield		
1947	Cullar Rayfield		
1951	Cullar Rayfield		
1955	Mrs. Eliz. Henley		
1960	Holley Henry Cullar Rayfield		
1965	Holley Henry Cullar Rayfield		
1970	Obie Bryant		
1975	Obie Bryant		
1980	Louise H. Bryant		
1985	Louise H. Bryant		
1990	Louise H. Bryant		
1995	Harriet L. Bryant		
2000	L. Bryant		
Dec. 2006	Janie L. Santillsaha		

225 Riberia Street appears in the 1937 and 1940 City Directories. From 1940 onwards, 225 Riberia Street no longer appears in City Directories. Based on what is shown in the Sanborn Maps, 227 and 225 Riberia Street became one lot. 227 Riberia appears on this lot today.

RECEIVED

MAY 17 2018

Planning/Building Dept.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2018-0074

Receipt No. 131e7032 Meeting Date June 21, 18

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Clay Fullerton

   Business (if applicable) _____

   Address 80 Ferrol Rd

   City St. Augustine State FL Zip 32084

   Daytime telephone 904-501-6036 Other phone/email 904-501-8117

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

2. NAME OF PROPERTY OWNER Clayton + Dawn Fullerton

   Business (if applicable) _____

   Address 80 Ferrol Rd.

   City St. Augustine State FL Zip 32084

   Daytime telephone (required) 904-501-6036 Other phone 904-501-8117

3. PROJECT STREET ADDRESS 227 Riberia St. St. Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 12 Block F Subdivision Genovar Addn Parcel Number 210080-0000

5. DATE OF CONSTRUCTION 1936 Source: MLS Listing

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: N/A at this time
   Will build on in the future (1-2 years)

RECEIVED
MAY 17 2018
Planning/Building Dept

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
  - 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:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Clay Fullerton DATE 5/16/18

SIGNATURE OF APPLICANT Clay Fullerton

PRINT 1st OWNER'S NAME Clayton Fullerton DATE 5/16/18

SIGNATURE OF 1st PROPERTY OWNER Clayton Fullerton

PRINT 2nd OWNER'S NAME Dawn Fullerton DATE 5/16/18

SIGNATURE OF 2nd PROPERTY OWNER Dawn Fullerton

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

LaFlam Design Group, Inc.
3125 U.S. 1 South, Suite B
St. Augustine, Florida 32086
(904) 797-3749

RECEIVED
JUN 11 2018
Planning/Building Dept.

INSPECTION LETTER

June 11, 2018

City of St. Augustine
75 King Street
St. Augustine, FL 32085

REGARDING: 227 Riberia Street.

Owner: Clayton and Dawn Fullerton
80 Ferrol Rd
Saint Augustine, FL 32084

An on-site inspection of the above property was made this morning.

This home looks to have been flooded during Hurricanes Irma and Matthew. The floor system is rotted from water damage and termites. The Pier and Post foundation has been compromised by water damage and is not up to current building codes. The roofing structure is falling in on the home on the south facing wall and causing the wall to fall away from the home. The flooring system inside the home is compromised in all areas of the home and is especially bad on the south side of the home.

There is nothing that I can see that is salvageable. The pier and post system is not up to code. The home would most likely to collapse if it were jacked up in order to fix the foundation. It is of my opinion that this home should be demolished, as it is inconceivable to try to repair. It could be a hazard to anyone that may go inside or around the perimeter of the home.

Please feel free to call if you have any questions or concerns.

Sincerely,

Keith LaFlam, P.E.

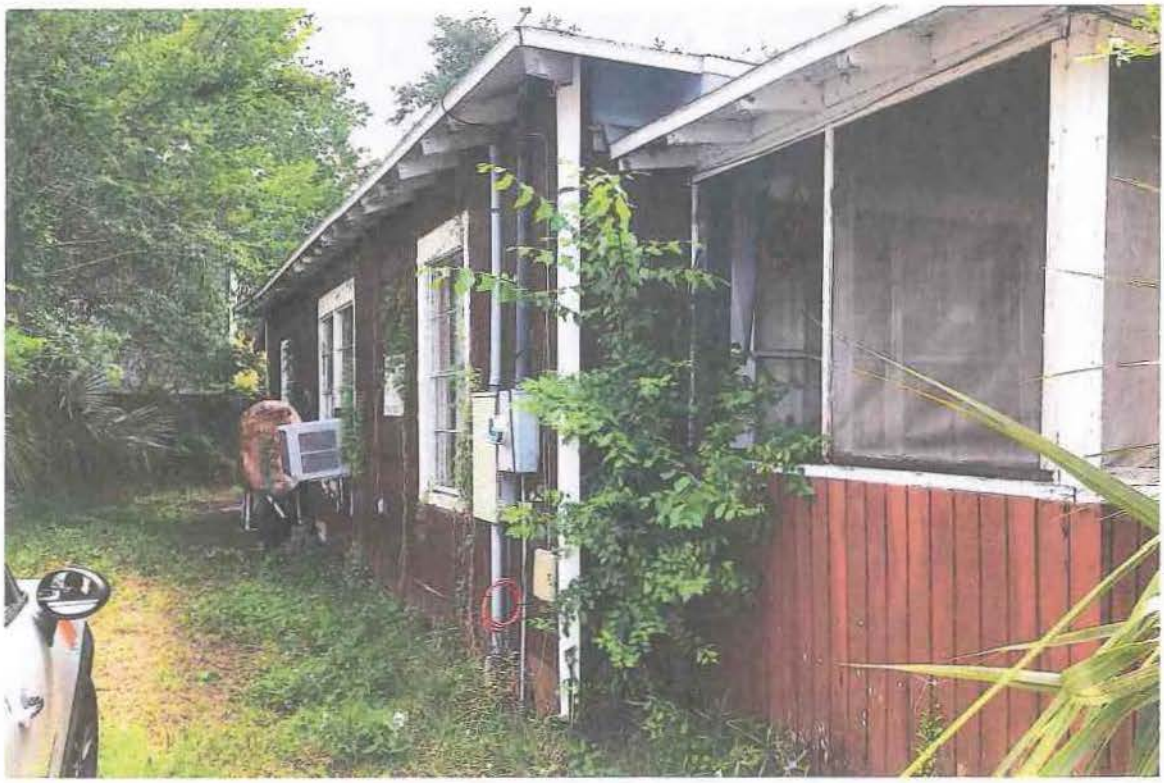
JUN 11 2018

License #: 33690



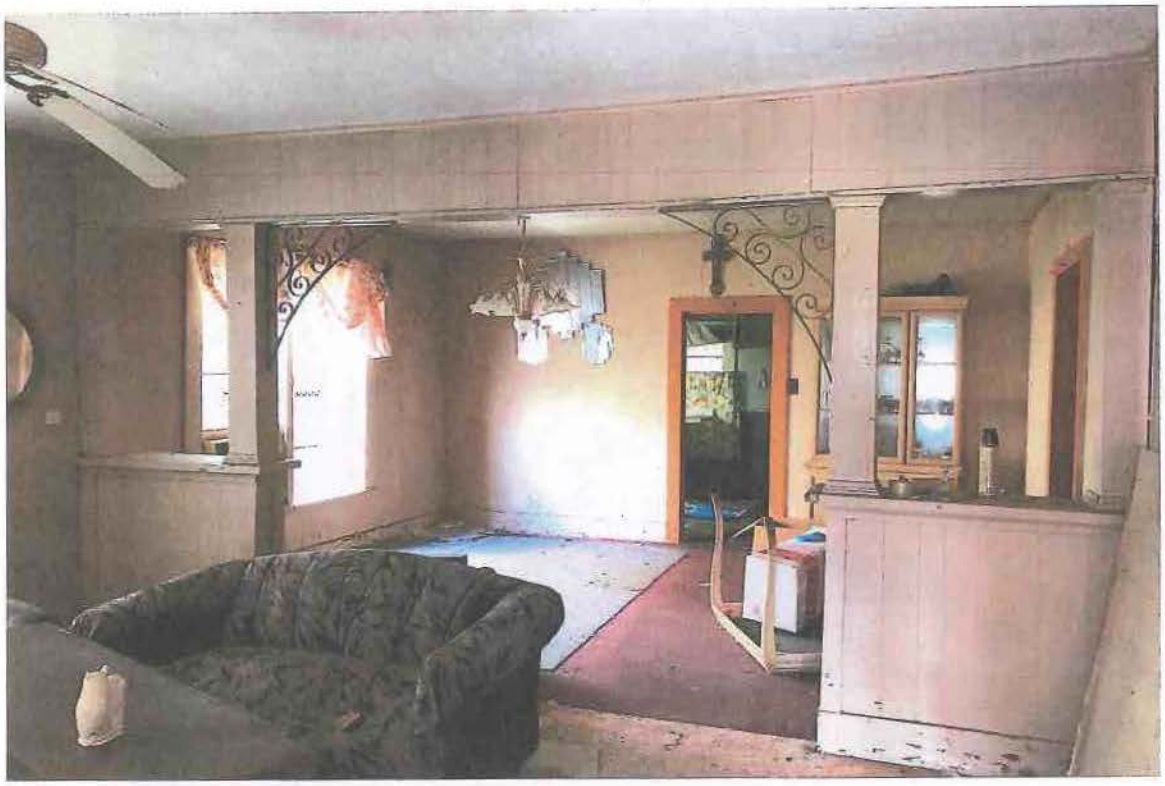




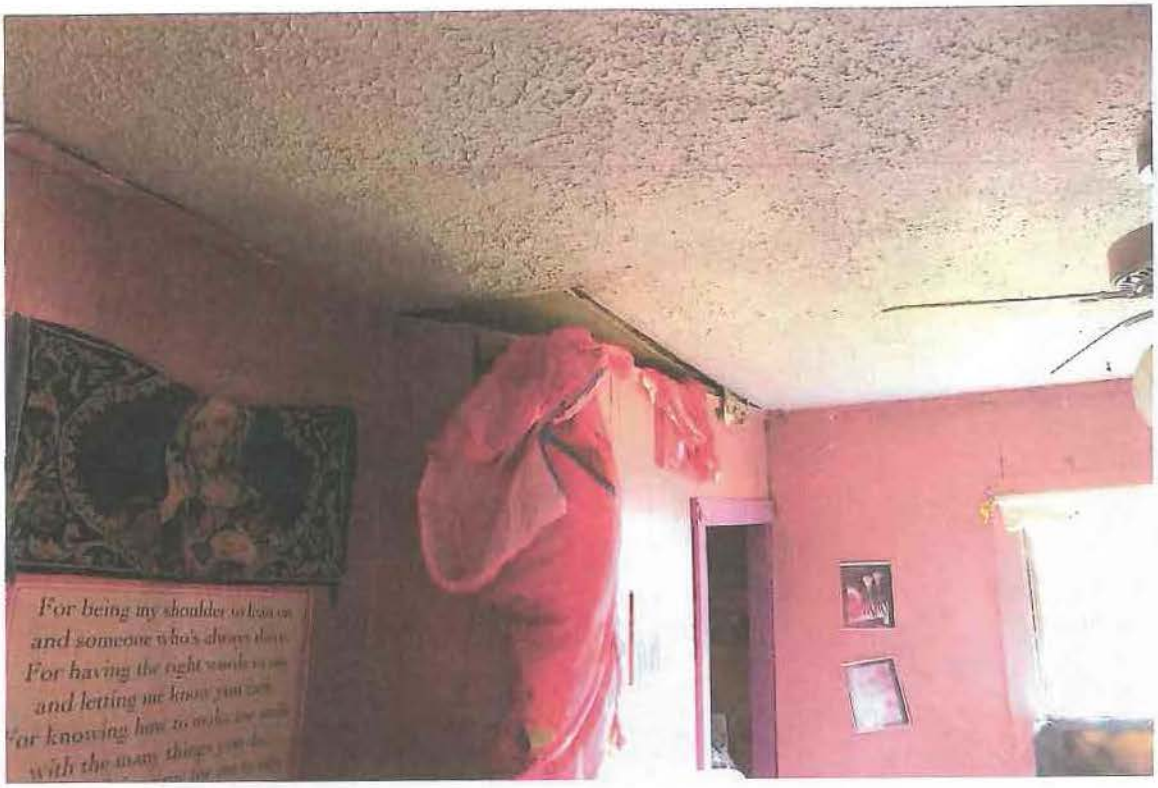


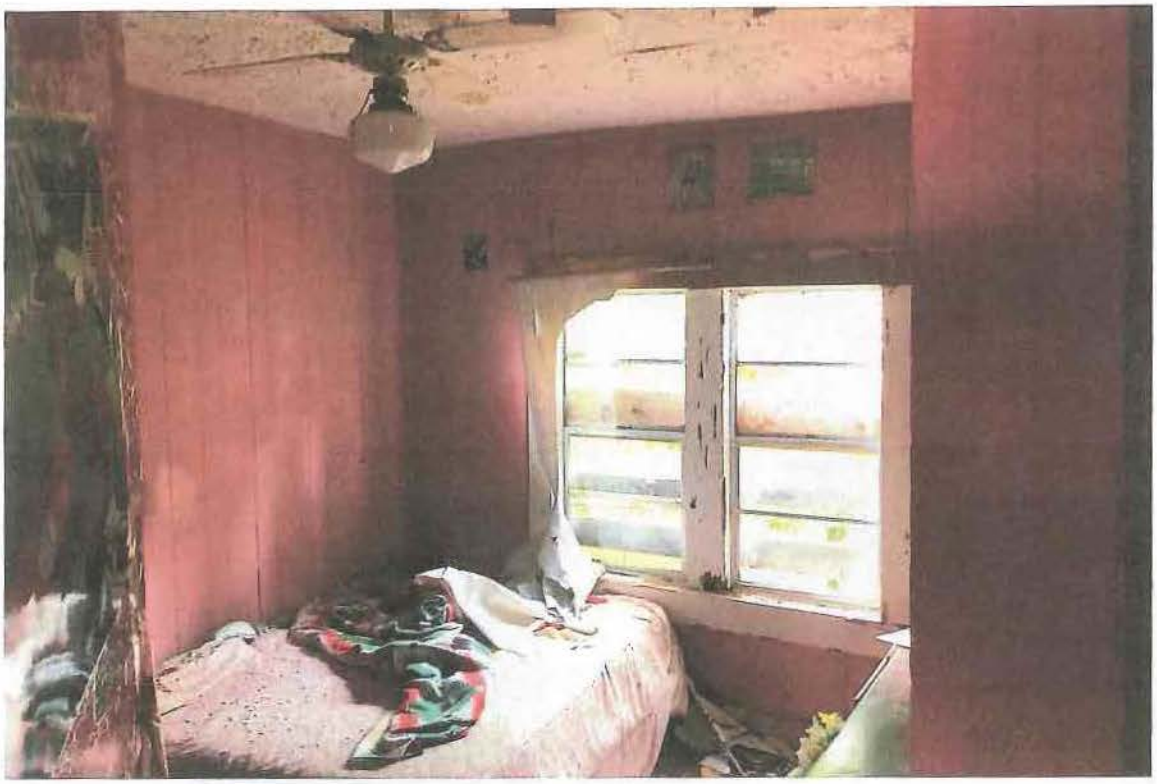


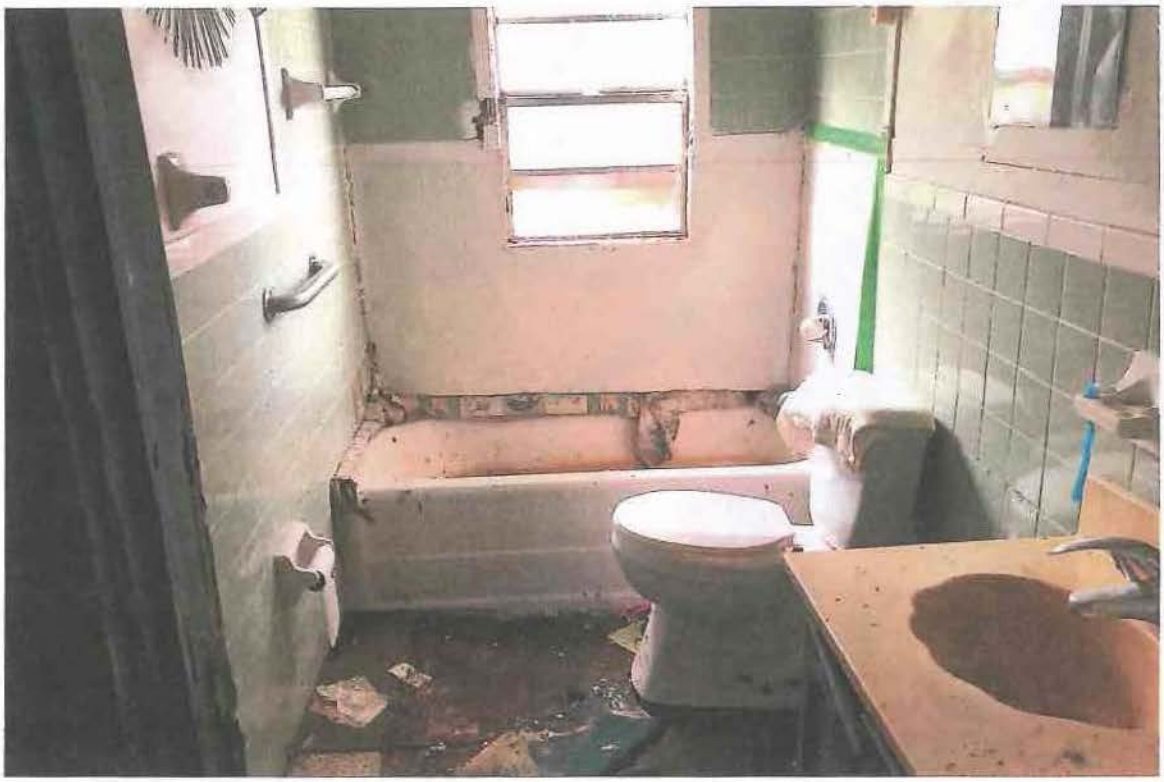







For being my shoulder
and someone who's
For having the right
and letting me know
For knowing how to
with the many








07 30 2014

City of St. Augustine

St. Augustine, Florida — Planning/Building

June 1, 2018

Clay Fullerton
80 Ferrol Road
St. Augustine, Florida 32084

RE: Project Street Address 227 Riberia

Mr. Fullerton:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for June 21, 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. A building condition assessment is required for this project because the building is a contributing structure in the Lincolnville National Historic District. The assessment must be completed by an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration or rehabilitation. The assessment must describe the structural soundness of the building and its adaptability for continued use. The board may choose to continue or deny the application if the assessment is not provided.

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.

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	2100800000
Location Address	227 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	GENOVAR AD (627)
Tax Description*	GENOVAR ADDN CITY LOT 12 BLK F OR4522/890 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.080
Homestead	N

View Map

Owner

Owner Name	Ddf Investment Trust D: 1-7-2013 100% Fullerton Dawn Darden,Clayton Trustees 0%
Mailing Address	80 FERROL RD SAINT AUGUSTINE, FL 32084-0000

Valuation

	2018
Building Value	$44,052
Extra Features Value	$643
Total Land Value	$83,246
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$127,941
Total Deferred	$0
Assessed Value	$127,941
Total Exemptions	$0
Taxable Value	$127,941

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	$44,634	$460	$83,246	$0	$0	$128,340	$128,340	$0	$128,340
2016	$44,634	$460	$72,262	$0	$0	$117,356	$117,356	$0	$117,356
2015	$44,634	$460	$57,810	$0	$0	$102,904	$23,589	$102,904	$0
2014	$35,152	$460	$46,248	$0	$0	$81,860	$23,402	$81,860	$0
2013	$36,030	$460	$35,842	$0	$0	$72,332	$23,056	$72,332	$0
2012	$37,789	$460	$31,217	$0	$0	$69,466	$22,671	$69,466	$0
2011	$39,546	$460	$34,686	$0	$0	$74,692	$22,011	$74,692	$0
2010	$40,425	$460	$38,540	$0	$0	$79,425	$21,686	$79,425	$0

Building Information

Building	1
Actual Area	1473
Conditioned Area	1290
Actual Year Built	1936
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Asbestos
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Plaster
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	Window
Baths	

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

Description	Conditioned Area	Actual Area
BASE AREA	1206	1206
HSCRN PORC	0	78
HSCRN PORC	0	105
FRAME ADDI	84	84
Total SqFt	1290	1473

Extra Features

Code Description	BLD	Length	Width	Height	Units
Patio	0	0	0	0	238

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	47	77	47	EF	$83,246

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/28/2018	3/28/2018	$105,000.00	WD	4522	890	Q	I	BRYANT RICARDO J ETAL	DDF INVESTMENT TRUST D: 1-7-2013
3/23/2016	3/23/2016	$0.00	HR	4166	191	U	I	BRYANT LOUISE ESTATE	BRYANT RICARDO J ETAL
7/15/1969	6/17/1969	$0.00	WD	151	269	U	I	HOLLY ELIZABETH CULLER	BRYANT LOUISE

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

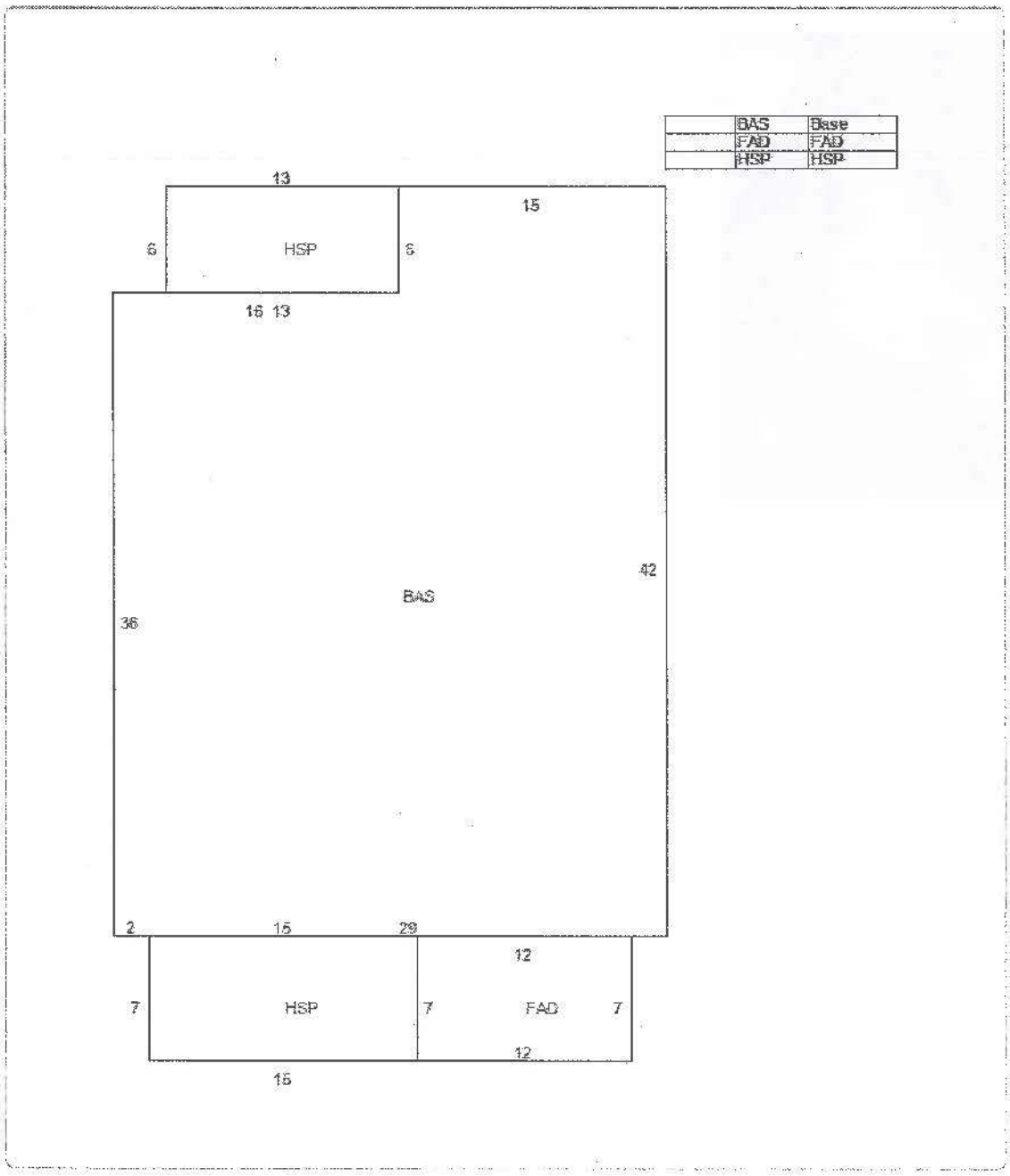
Tax Estimator

Tax Estimator

Map



Sketches



No data available for the following modules: Exemptions.

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THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053930-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 227 RIBERIA ST** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 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 BETWEEN 1930 AND 1957 THAT IS A CONTRIBUTING BUILDING TO THE LINCOLNVILLE HISTORIC DISTRICT AND THAT IS NOT LISTED IN THE FLORIDA MASTER SITE FILE; GENOVAR ADDN CITY LOT 12 BLK F OR4522/890; also known as **227 Riberia Street**
APPLICANT'S NAME: **Clay Fullerton**
SUBMITTED BY CITY CLERK'S OFFICE

0003053930 June 11, 2018

RECEIVED
JUN 14 2018
PURCHASING DIV.

Sworn to and subscribed before me this _____ day of JUN 11 2018

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

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

Jennifer L. Burns
(Signature of Notary Public) (Seal)

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0080 Address: 20 Hypolita Street

Michael Mounir, Applicant
Mikma Properties, LLC., Owner

Project description: To remove the building's chimney.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	8SJ959
National Register:	Contributing to the St. Augustine Town Plan	Construction date:	1930
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966700000		
Agenda Item:	9(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to remove the building's chimney.

- The Sanborn Maps do not reference a chimney on the structure.
- Based on photographs provided by the applicant, the chimney was covered with stucco in the past, suggesting that it has been altered over time.
- According to the Florida Master Site File, the property underwent "remodeling [that gives] the house a Spanish colonial appearance" though it does not go into detail about what work was done on the property. The chimney is visible in the Site File photograph.
- Chimneys are common in the St. Augustine Colonial Revival style.
- Previous residents include Thomas Walker, who was a local real estate agent and who resided in the house in the 1930s and 1940s, and Jack Hunter, who was a local bestselling author.

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 **20 Hypolita Street** to demolish a chimney.

Kelli Mitchell
Historic Preservation Planner

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

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

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

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

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

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

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

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

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

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

According to the Florida Master Site File, 20 Hypolita Street was constructed in 1930. The building is listed on the Florida Master Site File and is located in the St. Augustine Town Plan Historic District.

Application requirements were satisfactorily met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. ***Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** The building is located in the HP-3 Zoning District.

2. ***The contribution of the structure to the mass and scale of the streetscape.*** The building has a similar scale and mass to the surrounding buildings.

3. ***The impact of the loss of the structure on the streetscape.*** The demolition of the chimney will have a limited impact on the streetscape.

4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The chimney will not be replaced, and this will have a limited impact on the surrounding streetscape.

5. ***The historical or cultural merit of the structure.*** The structure first appears on the 1930 Sanborn Map. A chimney is not noted on either the 1930 map or the edited map, which was completed in 1957. The structure has had two notable residents. One is Thomas Walker, who was a real estate agent and who lived in the building in the 1930s and 1940s. The second is Jack Hunter, who was a national bestselling author.

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The demolition of the chimney will not impact the buildings around it.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** Not applicable since the application is a partial demolition.

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 chimney is a simple brick and mortar chimney that has no architectural significance or unique method of construction.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The chimney is a simple brick and mortar chimney that can be replicated and replaced.

10. ***The justification for the proposed demolition.*** No justification given.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

---

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

(Materials submitted by applicant noted with a checked box)

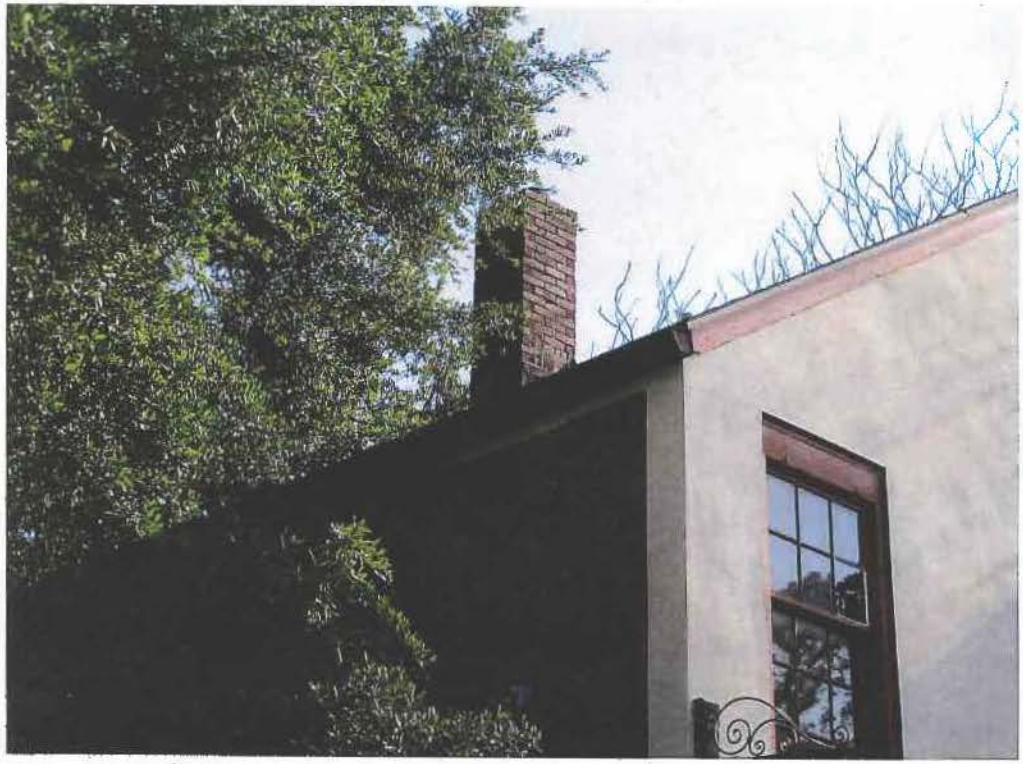
- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

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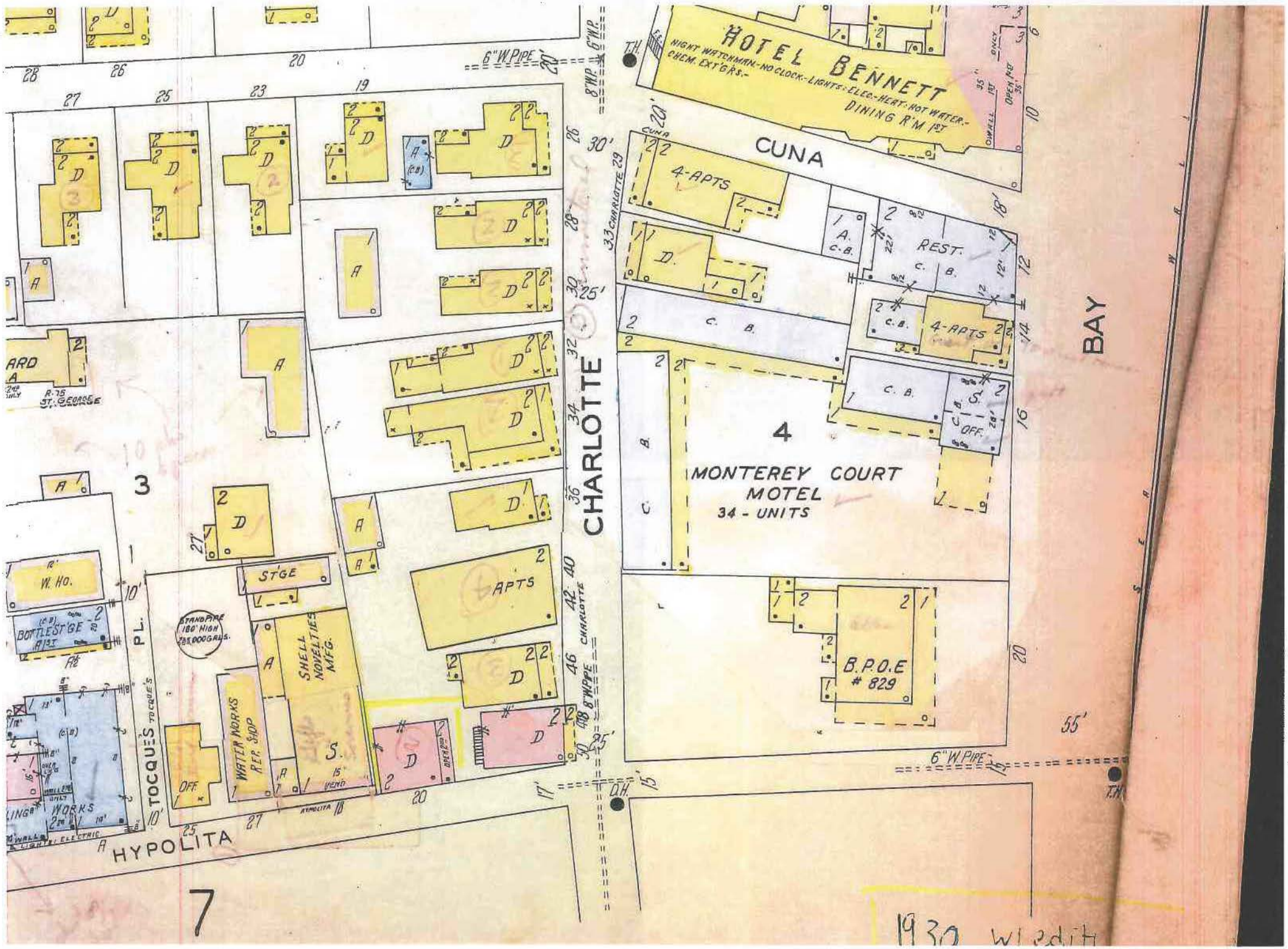
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CHEM. EXT'GRS.-
DINING R'M 1ST
CUNA
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REST.
C. B.
4
MONTEREY COURT
MOTEL
34 - UNITS
B.P.O.E
829
CHARLOTTE
BAY
HYPOLITA
TOCQUE'S PL.
STANDPIPE 180' HIGH 285,000 GALS.
SHELL NOVELTIES MFG.
WATER WORKS REP. SHOP
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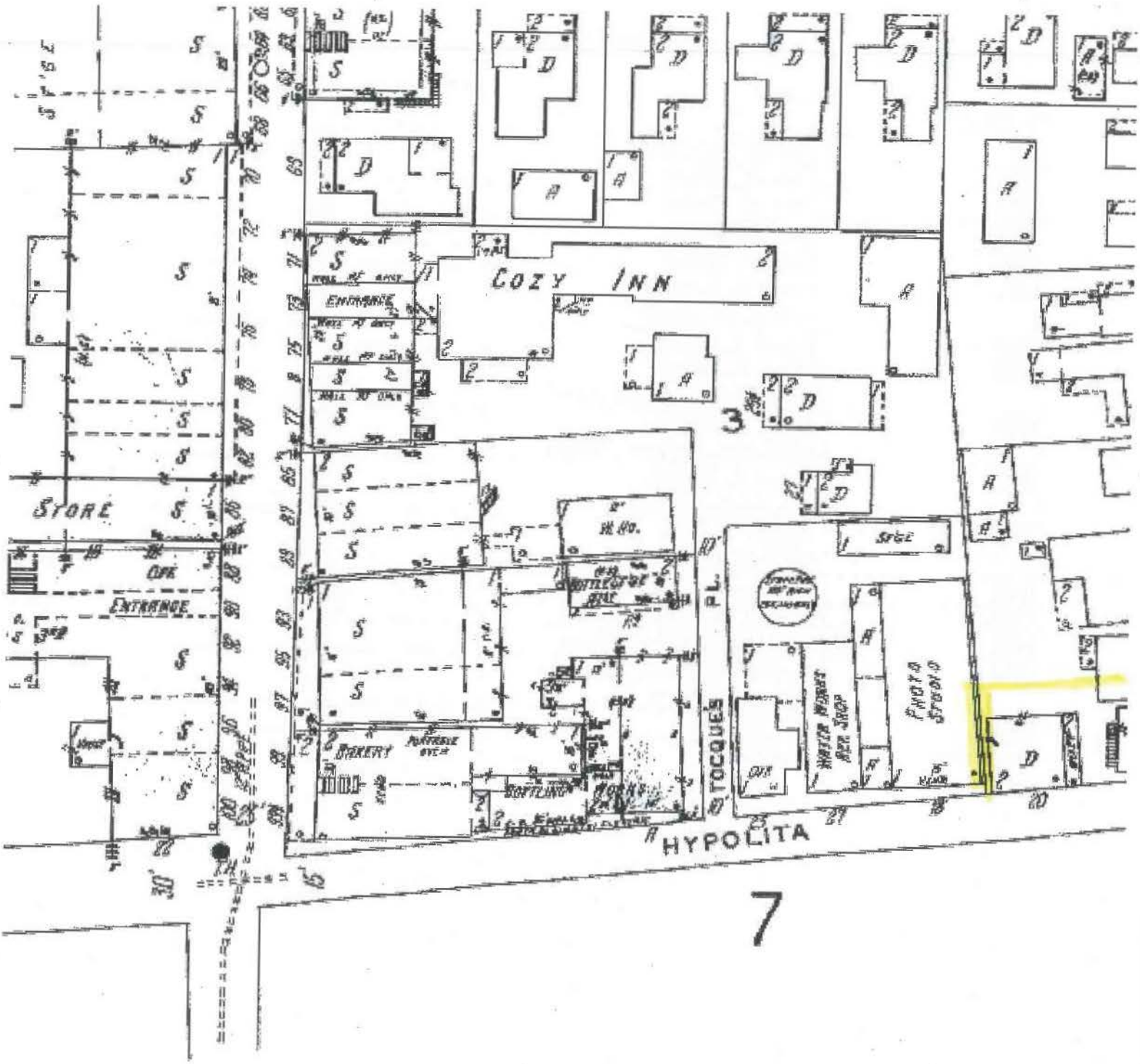
COZY INN
STORE
ENTRANCE
ENTRANCE
BAKERY
HYPOLITA
7
1930

SAHS POLK CITY DIRECTORY RESEARCH

20 Hypolita Street

DATE(S)	NAME	SYMBOLS	PROFESSION
1927	Address Not Listed		
1930	Thos. M. Walker		
1937	Thos. M. Walker		
1940	Thos. M. Walker		
1945	Thos. M. Walker		
1951	Margt. A. Herrick Arth. A. Shamrock		
1955	Margt. A. Herrick		
1960	Margt. A. Herrick (20 ½ Mrs. Augusta J. Kahn)		
1965	Margt. A. Herrick (20 ½ Mrs. Augusta J. Kahn)		
1970	Margt. A. Herrick Mrs. Augusta J. Kahn		
1975	Vacant (20 ½ Pliny Hill)		
1980	Not Listed		
1985	Jack Hunter (Guest House)		
1990	Jack Hunter (Guest House)		
1995	Jack D. and Shirley T. Hunter Jack D. Hunter Jr.		
2000	Not Verified		
Dec. 2006	Jack Hunter		

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ939 1009==

Site Name: 20 Hypolita Street 830== Survey Date: 7808 820==

Address: 20 Hypolita Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) 6 & West 45 of South 35, (lot) 868==

67 ft of lot 8 868==

Owner of Site: Name: Hunter, Jack ;

Address: 20 Hypolita Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469845 (easting) 3307000 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

IV. SIGNIFICANCE

Areas of Significance: Architecture, Literature, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story St. Augustine Colonial Revival residence was constructed between 1924 and 1930. The 1930 Sanborn Fire Insurance Map indicated that a porch extended from the east side with an enclosed second floor and open second story. The second floor is now screened and recent remodeling has given the house a Spanish colonial appearance. Rejas, shutters, and a stucco finish harmonize with the restored and reconstructed buildings in the adjacent restored area. Sidelights accent the front door and a louver ventilates the attic section. A masonry wall encircles the property which is adjacent to the restored area, this address being 20 Hypolita Street.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

Jack Hunter lives on 20 Hypolita Street

Times-Union and Journal, Jacksonville,

'Blue Max' was only the begi

By NANCY POWELL
Times-Union Staff Writer

ST.AUGUSTINE — Jack Hunter, whose first novel, "The Blue Max," propelled him to fame, has a contagious enthusiasm for almost everything.

For a man working on two new books at once, both manuscripts committed for delivery to publishers in early summer, he is unusually pleasant and relaxed.

Folks like Hunter could put the Valium people out of business.

Distractions obviously are not one of his hang-ups.

He writes above the cacophony of hammers and saws and falling boards. He and his wife, Tommie, purchased a 50-year-old house on Hypolita Street two months ago and hired a crew to give it a major facelift.

Busy as he is, Hunter is not a bit stingy with his time.

He often drops what he's doing to answer telephones and doorbells as cheerfully as a trained butler.

Sometimes he doesn't know the person at the door. Some just stop out of curiosity about who is doing what to the old house.

"It was pretty much of a shambles when we started but it's coming along," Hunter said in an interview. He was sitting behind a country French table, one of the antiques his wife Tommie picked up recently.

She (Mrs. Hunter) is in the business. She has an eight-room antique shop in Maryland about a half-mile from a home the Hunters own near Turkey Point on a bluff overlooking the Chesapeake Bay.

"It's a beautiful spot, but the winters are brutal. We eventually will sell that house and stay here permanently," Hunter said.

"We've lived a lot of places but St. Augustine takes it. It's a citadel of antiquity."

the more important manuscript will be the last of a trilogy about the adventures of Bruno Stachel, a German of modest birth who sets out to win Germany's higest award for bravery, Pour le Merite — "The Blue Max."

Hunter admits "I'm getting kind of tired of him," but the Germanic Sammy Glick made a professional writer out of Hunter in a hurry.

Hunter was still punching a timeclock as an industrial journalist for the DuPont Co. when he sweated out writing "The Blue Max," evenings and weekends.

He said he didn't dare give up appreciable income because "I still had college educations to buy and teeth to straighten for four children."

Hunter wrote five more books before he finally picked up the nerve to go freelance.

Truthfully, he said, "The tail had started to wag the dog. The money I was making in my spare time was more than my salary."

"The Blue Max" was so well received, Times Books asked Hunter to write two follow-ups. A sequel, "The Blood Order" was published last year.

Hunter is committed to deliver the last in the series, "The Tin Cravat" to Times Books on June 1.

The other book he's writing is what he refers to as a less literary type — a spy mystery scheduled to be published as a paperback in July.

Hunter said the "Blue Max" almost wasn't published.

"I didn't think it was so hot, but my wife thought it had merit," he said. "She likes me enough to tell me the truth so I began looking for an agent. Then, a friend of a friend found a guy, but he wanted a $15 nuisance fee to read the manuscript. Tommie and I had a conference over whether we should blow that much money."

Hunter said he took a check and the manuscript to the agent, and a



Jack Hunter, author of the best-seller, "The Blue Max," has recently moved to St. Augustine. Hunter is in the process of completing two books, one — "The Tin Cravat" — is the final installment of a trilogy which began with "The Blue Max."

thought he could sell it and returned the $15.

It wasn't easy. Hunter said the novel went to nine publishers before E. P. Dutton agreed to take a gamble.

"It was one of those deals where they expected to lose money on that particular book but thought the writer had potential," he said. "The book was about World War I — a war everybody had forgotten. Unbeknownst to all of us there was a resurgence of interest in that war. The movies were

Then, The New York Times gave the book such a good review "it blew us all out of the water," Hunter said.

Hunter said the more he writes, the tougher it gets.

"You become so severely judgmental of your work. I think for three days before I start writing a scene."

Hunter said it was lucky he had an understanding wife "who doesn't think I'm being inattentive when I sit and stare at the walls. She likes me enough to leave me alone. She reads everything I write and she likes me

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Tommie has read it."

The Hunters were
years last Halloween.

Shortly after they we
the Army sent Hunter to
a counter-intelligence off
nich during the World
served a year as a double
guise of a neutral Lithua
market operator who h
trate a plot to keep the
alive when the war ended

Hunter said it was
experience. He was pick
he spoke German fluently

But, it was that expe
made him start thinking
plot for his first book.

"As with many peop
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sitting under a tree on
Maryland when it came to
morrow is today. I went i
pad and wrote the first
"The Blue Max."

Much of the book was
tween midnight and 3 a.m
now that Hunter is free to
working hours he burns a
night oil out of pure habit

It takes discipline,
works from 8 to 12 hours

"I think of a million
to stay at it but if you wa
living writing, you have to
self."

When he gets a me
Hunter said, "I just go m
wich or take a walk."

Hunter also forces
take breaks when he's w
manuscript.

On one of his eveni
and his wife walk to the
Church downtown to a gro
the Book of Revelations.

Reading is one thing
he doesn't do as a chan
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'Max' was only the beginning

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The Hunters were married 35 years last Halloween.

Shortly after they were married, the Army sent Hunter to Germany as a counter-intelligence officer in Munich during the World War II. He served a year as a double agent in the guise of a neutral Lithuanian black-market operator who helped infiltrate a plot to keep the Nazi party alive when the war ended.

Hunter said it was a terrifying experience. He was picked because he spoke German fluently.

But, it was that experience that made him start thinking about the plot for his first book.

"As with many people who say they want to write a book, I always was going to do it tomorrow. I was 41, sitting under a tree on a farm in Maryland when it came to me that tomorrow is today. I went inside, got a pad and wrote the first chapter of "The Blue Max."

Much of the book was written between midnight and 3 a.m. and even now that Hunter is free to set his own working hours he burns a lot of midnight oil out of pure habit.

It takes discipline, but Hunter works from 8 to 12 hours every day.

"I think of a million excuses not to stay at it but if you want to earn a living writing, you have to force yourself."

When he gets a mental block, Hunter said, "I just go make a sandwich or take a walk."

Hunter also forces himself to take breaks when he's working on a manuscript.

On one of his evenings out, he and his wife walk to the Episcopal Church downtown to a group studying the Book of Revelations.

Reading is one thing Hunter said he doesn't do as a change of pace when he's writing.

He said reading other people's beautiful prose when you are struggling with a difficult chapter is "demoralizing."

When his manuscript is delivered, then "I go on a reading binge."

Hunter said he has had the urge to write since high school mainly because "composition came easier than other things. I can't count pocket change or drive a nail. Don't even know how."

The summer after he graduated from high school Hunter said he answered an ad placed by a newspaper editor looking for a cub reporter.

"I didn't even read the paper much when I applied, but I lied a lot about my qualifications and the managing editor said, 'Anybody who can lie like you can, deserves a job here.' "

The following September, Hunter went on to Penn State's School of Journalism where he earned a degree and went immediately to work in a bureau of the Chester Times. After World War II, he worked for a short time as assistant news editor for a radio station in Wilmington, Del. Then he went to the Wilmington Journal.

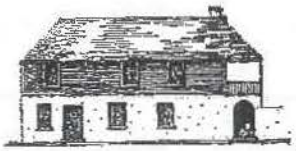
Hunter also worked 22 years as publicist for the DuPont Co. in Wilmington and then took early retirement about five years ago to give freelancing a crack.

In 1978, he accepted a job writing "issue stuff" for Sen. William V. Roth Jr., R-Del.

"The money was good but I was tired of being somebody else's employee so I resigned that summer." Hunter's "Blue Max" was made into a movie soon after it was published in 1964.

Recently, he said, Frank Sinatra bought the movie rights for another of his books, "One of Us Works for Them."

"It is a tongue-in-cheek, Sinatra-Dean Martin kind of spy novel. I haven't heard what he plans to do with it."



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2018-0088

Receipt No. 1371871 Meeting Date June 21

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT MICHAEL MOUNIR

   Business (if applicable) _____

   Address 931 OAK ARBOR CIR.

   City St. AUGUSTINE State FL Zip 32084

   Daytime telephone 904-377-5896 Other phone/email FCE3043@YAHOO.com

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

2. NAME OF PROPERTY OWNER MICHAEL MOUNIR

   Business (if applicable) MIKMA PROPERTIES, LLC

   Address 931 OAK ARBOR CIR

   City St. AUGUSTINE State FL Zip 32084

   Daytime telephone (required) 904-377-5896 Other phone _____

3. PROJECT STREET ADDRESS 20 HYPOLITA St. St. AUGUSTINE, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____ Block____ Subdivision_____ Parcel Number 196700000

5. DATE OF CONSTRUCTION _____ Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☒	Roof structures (dormers, chimneys, etc.) Specify: CHIMNEY
☐	☐	☐	Porch/Deck/Balcony Specify: _____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME MICHAEL MOUNIR DATE 05.23.18

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME MICHAEL MOUNIR DATE 05.23.18

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME MARTA HORNYAK DATE 05.23.18

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF OF _____, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

_____
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

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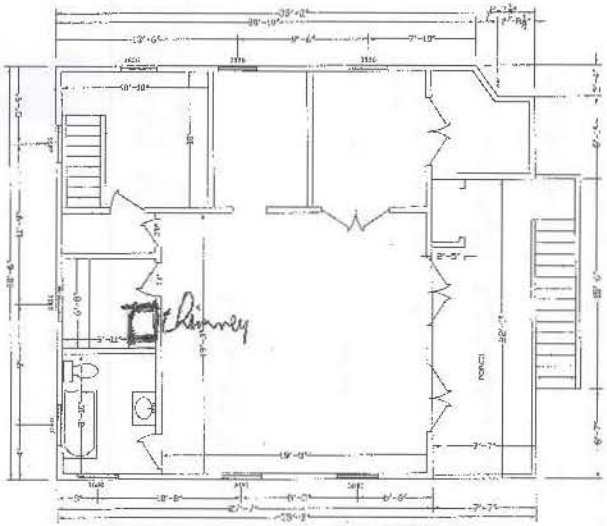
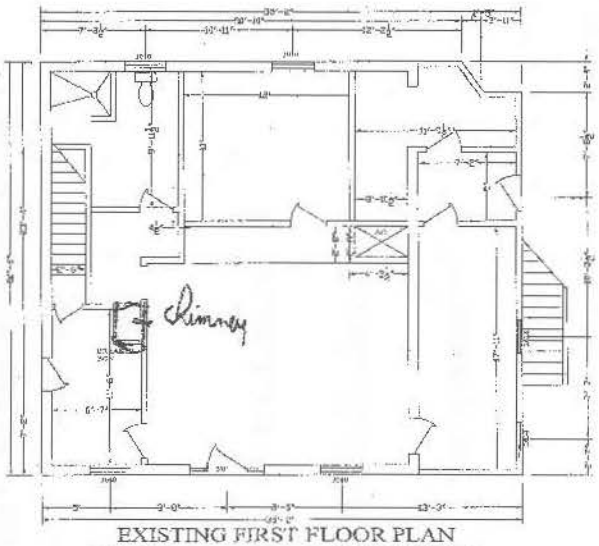
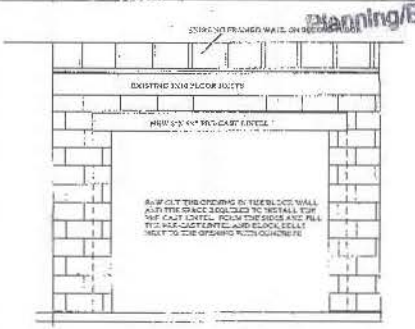


EXISTING SECOND FLOOR PLAN

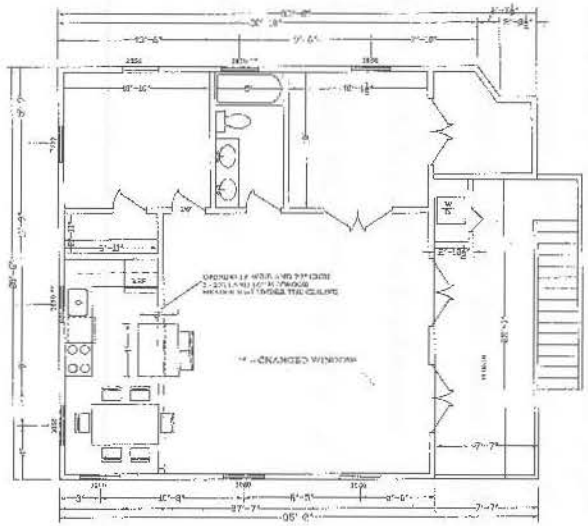


EXISTING FIRST FLOOR PLAN

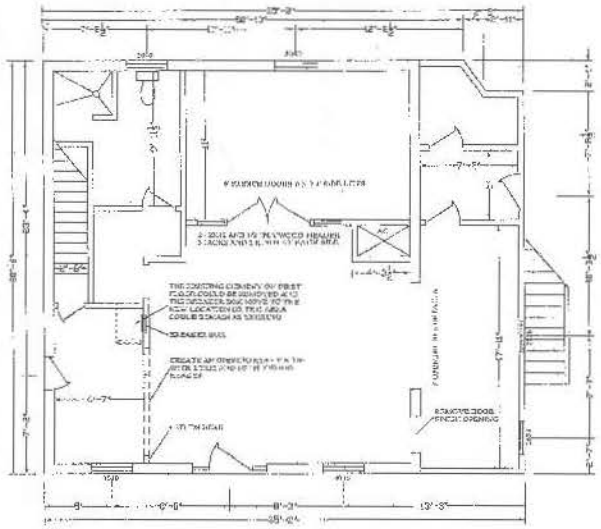


NOTES:
1. IT IS ASSUMED THAT THE TOP COURSE OF THE BLOCK WALL IS A BOND BEAM. USE THIS DRAWING ABOVE TO INSTALL A PRE- CAST LINTEL.
2. IF THERE IS A POURED CONCRETE TIE BEAM AT THE TOP OF BLOCK WALL, THEN REMOVE THE SIDE OF OPENING TO 8". THE TIE BEAM WHICH HAS 4 REBARS IN A SQUARE ARRANGEMENT FOR THE OPENING. SAW CUT FOR 6" WIDE 7" HIGH OPENING WITH THE TIE BEAM AS THE HEADER.

DETAIL A



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

GENERAL NOTES:
1. THESE PLANS ARE FOR CHANGES TO THE INSIDE OF AN EXISTING BUILDING.
2. FLORIDA BUILDING CODE, RESIDENTIAL EDITION WERE USED TO DESIGN THESE CHANGES.
2. THIS BUILDING IS IN THE HISTORICAL SECTION OF ST. AUGUSTINE AND AS SUCH THERE WILL NOT BE ANY CHANGES TO THE OUTSIDE OF THE BUILDING EXCEPT ONE WINDOW IN THE BACK WHICH WILL BE SHORTER. THIS WINDOW IS NOT VISIBLE FROM FRONT OR SIDES OF THE BUILDING. THE ONLY OTHER CHANGE IN MAKING A WINDOW ON THE SIDE OF THE BUILDING SHORTER. THIS WINDOW IS ONLY VISIBLE FROM ONE SIDE OF THE BUILDING AND NOT FROM THE FRONT. THE TOP OF THESE WINDOWS WILL STAY THE SAME AS EXISTING.
4. FOR ONLY STRUCTURAL CHANGES IN THIS UNIQUE ARE DIMENSION IN BEARING WALLS. DETAIL & ALONG WITH SPECIFICATIONS FOR THE OPENING IN THE CONCRETE BLOCK WALL.
5. THE CONTRACTOR IS RESPONSIBLE TO
5.1. VERIFY ALL DIMENSIONS IN THE FIELD
5.2. TO PROVIDE SITE PLAN TO SECURE THE LOADS ABOVE WHILE NEW OPENINGS ARE CHANGED IN THE WALLS
5.3. ASSIST THE ENGINEER OF RECORD IF ASSUMPTIONS ABOUT THE EXISTING STRUCTURE OF THE BUILDING ARE DIFFERENT THAN ACTUAL. ONCE DISCOVERED THE CONTRACTOR WILL ADVISE THE ENGINEER AND THE ENGINEER WILL MAKE NECESSARY CHANGES TO THE PLANS
6. ALL NEW OPENINGS IN THE BEARING WALLS WILL HAVE 2 2X10 AND 1 PLYWOOD HEADER, TWO JACKS AND TWO KING AT EACH END OF THE OPENINGS. IT IS SPECIFIED IF SOME JACKS ARE UNNECESSARY AT AN OPENING.
7. WHERE THE HEADER SIZE ALSO ABOVE THERE SHOULD BE ADDITIONAL BLOCKING TO PROPERLY TRANSFER THE LOADS FROM ABOVE FLOOR TO FIRST FLOOR WALL SECTIONS.
8. USE 1" STEEL STRAPPING TO ANCHOR THE HEADERS TO THE JACKS.
9. NO ELEVATION, FOUNDATION OR SITE PLAN DRAWINGS ARE PROVIDED BECAUSE THERE IS NO CHANGE TO THE PROPERTY OF THE BUILDING, OUTSIDE OF THE BUILDING OR TO THE ROOFING.
10. THE EXISTING STAIR CASE INSIDE THE BUILDING WILL BE FRAMED OVER ON THE SECOND FLOOR. THE STAIRS WILL REMAIN ON THE FIRST FLOOR AND WILL BE USED AS STORAGE.

INNOVATIVE DESIGNS
by
JOHN SHAKIB
ST. AUGUSTINE, FL 32080
PHONE: 904-461-9860

JAHANGIR SHAKIB
REGISTERED FLORIDA
ENGINEER # 24175

JOB INFORMATION: 2011 PUENTE ST, ST. AUGUSTINE, FLORIDA

Date: 1 OF 1

Corporate Warranty Deed

This Indenture, made , April 4, 2018 A.D.

Between

ERT Asset Management, LLC, a Florida limited liability company whose post office address is: 231 S. Matanzas Blvd, St Augustine, Florida 32080 a company existing under the laws of the State of Florida, Grantor and **MIKMA Properties, LLC, a Florida limited liability company** whose post office address is: 931 Oak Arbor Circle, St Augustine, Florida 32084, Grantee,

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Witnesseth, that the said Grantor, for and in consideration of the sum of [redacted] dollars & no cents ([redacted]), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

THAT PART OF LOT 8, BLOCK 8 OF THE CITY OF ST. AUGUSTINE, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF BLOCK 9 ON TREASURY STREET AND CHARLOTTE STREET; THENCE NORTHWARD ON THE WEST LINE OF CHARLOTTE STREET, 457 FEET 2 INCHES TO THE NORTHEAST CORNER OF BLOCK 9; THENCE ACROSS HYPOLITA STREET 15 FEET TO A POINT 24 FEET WESTWARD FROM THE SOUTHWEST CORNER OF BLOCK 2; THIS POINT BEING MARKED BY 1/2 INCH IRON ROD 2 FEET LONG DRIVEN IN THE GROUND; THENCE NORTH 6 DEGREES WEST ALONG CHARLOTTE STREET, 30.71 FEET TO A POINT (MARKED BY CROSS IN SIDEWALK); THENCE SOUTH 78 DEGREES 58 MINUTES WEST, 41.08 FEET TO 1/2 INCH IRON ROD; THENCE SOUTH 73 DEGREES 16 MINUTES WEST, 4.05 FEET TO A CONCRETE WALL RUNNING NORTH AND SOUTH AND THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE CONTINUE SOUTH 73 DEGREES 16 MINUTES WEST 14.40 FEET; THENCE NORTH 57 DEGREES 48 MINUTES WEST, 3.20 FEET; THENCE SOUTH 80 DEGREES 13 MINUTES WEST, 30.11 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 13 DEGREES 20 MINUTES EAST, 35.67 FEET TO THE NORTH CURB LINE OF HYPOLITA STREET; THENCE NORTH 76 DEGREES 21 MINUTES EAST, ALONG HYPOLITA STREET CURB LINE 45.0 FEET; THENCE NORTH 9 DEGREES 55 MINUTES WEST, 2.5 FEET ACROSS SIDEWALK TO THE EAST SIDE OF THE CONCRETE WALL; THENCE CONTINUE SAME COURSE ALONG EAST SIDE OF SAID CONCRETE WALL 32.17 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 2.5 FEET NOW BEING USED BY PUBLIC SIDEWALK.

TOGETHER WITH A PORTION OF 6 OF BLOCK 8 OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK NUMBER 8 OF SAID CITY OF ST. AUGUSTINE, SAID POINT BEING AT THE NORTHWEST INTERSECTION OF CHARLOTTE STREET AND HYPOLITA STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES 00 SECONDS WEST, A DISTANCE OF 89.08 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 8 OF SAID CITY OF ST. AUGUSTINE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, NORTH 13 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 76 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.00 FEET TO THE EASTERLY Y LINE OF SAID LOT 6 OF BLOCK 8 OF SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 13 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **196670-0000**

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

ERT Asset Management, LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

By: _____
W R Graybeal
Its: Managing Member

Witness Print Name: Kim Collins

Witness Print Name: SHARON REGLE

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 4th day of April, 2018, by W R Graybeal, the Managing Member of ERT Asset Management, LLC A company existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced a valid driver's license as identification.

_____ (Seal)
Notary Public
Notary Printed Name: Kimberlee Collins
My Commission Expires: June 14, 2019

Prepared by:
Kimberlee Collins, an employee of
Paradise Title of St. Augustine, LLC,
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: 18-4009
Documentary Stamps:$5,593.00

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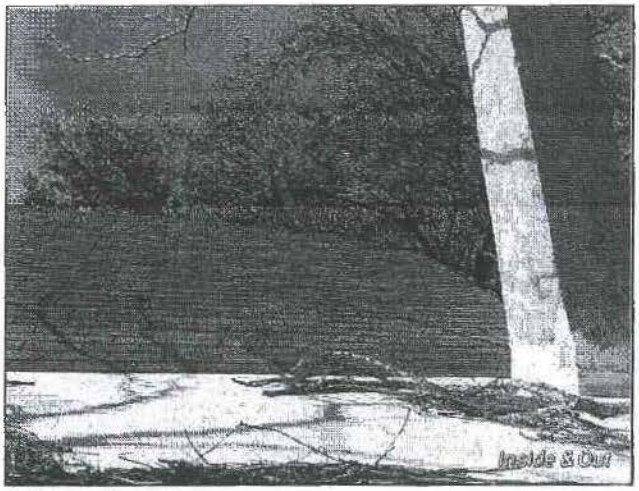


1.0 Left Elevation

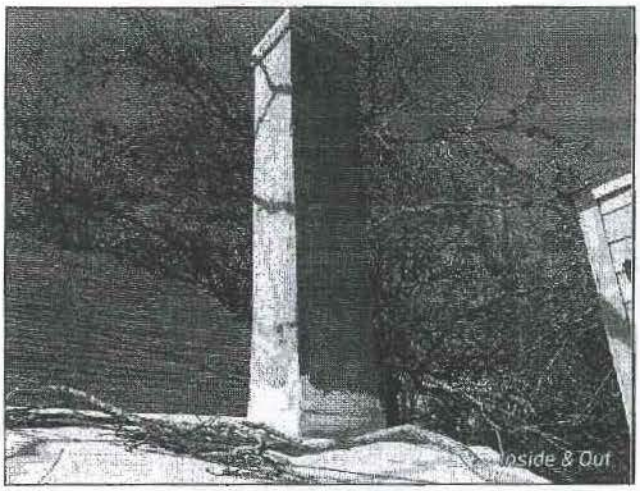


1.0

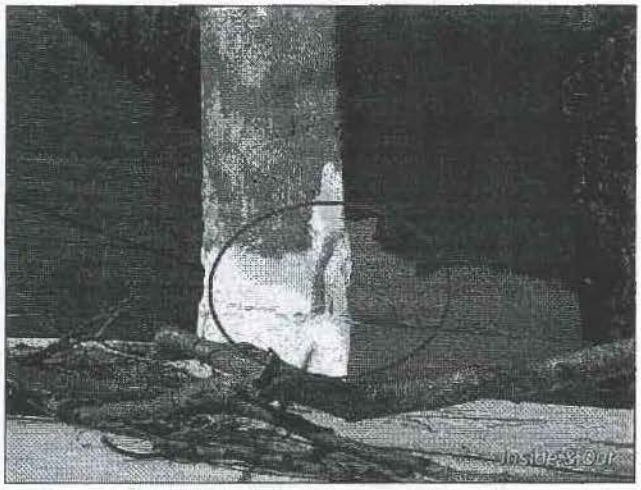
1.1 Vents, Skylights, and other Roof Penetrations

Repair or Replace

The Stucco Chimney appeared to be damaged at the time of inspection. We recommend a Qualified Contractor to inspect and repair.



1.1 Stucco Chimney



1.1 Lower Section of Chimney

1.2 Gutters and Downspouts

Repair or Replace

(2) The Gutters were bent/damaged at the time of inspection. This can allow the gutter system not to properly drain if not corrected. We recommend a Qualified Contractor to inspect and repair.

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Inside & Out Property Inspectors, Inc

52 Tuscan Way Ste 202-152
St Augustine, Fl 32092
904-395-1900



Thank you for your Business & Welcome Home!

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P. COUNTER LEFT
SA 9569
10.0.10.210

Login: pcounter
PW: Pcounter

MUNIS

Login: 1596 SCIA
PW: ~~Planner 2*~~

CONVERGE

Login: SClayton
PW: ~~Planner2#~~
Building1#


Sunbiz.org
Division of
Corporations

Detail by Entity Name

Florida Limited Liability Company
MIKMA PROPERTIES LLC

Filing Information

Document Number	L18000037743
FEI/EIN Number	NONE
Date Filed	02/12/2018
Effective Date	02/10/2018
State	FL
Status	ACTIVE

Principal Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Mailing Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Title MGR

HORNYAK, MARTA
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Annual Reports

No Annual Reports Filed

Document Images

02/12/2018 -- Florida Limited Liability View image in PDF format

PROPERTY APPRAISER

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1966700000
Location Address	20 HYPOLITA ST 22 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	CITY COMM/HISTORICAL (610.03)
Tax Description*	CITY OF ST AUG LOT 6 & W45 OF S35.67FT OF LOT 8 BLK 8 OR3520/903(Q/C) & 910(TR/D) *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (2100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.150
Homestead	N

View Map

Owner

Owner Name	Ert Asset Management LLC 100% Casa Maya Restaurant 0%
Mailing Address	231 S MATANZAS BLVD SAINT AUGUSTINE, FL 32080-0000

Valuation

	2018
Building Value	$451,147
Extra Features Value	$46,114
Total Land Value	$280,033
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$777,294**
Total Deferred	$0
Assessed Value	**$777,294**
Total Exemptions	$0
Taxable Value	**$777,294**

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	$456,628	$37,081	$280,033	$0	$0	$773,742	$773,742	$0	$773,742
2016	$469,325	$38,027	$256,971	$0	$0	$764,323	$764,323	$0	$764,323
2015	$482,022	$38,973	$243,793	$0	$0	$764,788	$764,788	$0	$764,788
2014	$469,298	$27,283	$243,793	$0	$0	$740,374	$740,374	$0	$740,374
2013	$481,248	$28,567	$243,793	$0	$0	$753,608	$753,608	$0	$753,608
2012	$201,880	$13,158	$185,657	$0	$0	$400,695	$400,695	$0	$400,695
2011	$181,414	$6,420	$207,287	$0	$0	$395,121	$395,121	$0	$395,121
2010	$185,649	$6,420	$230,720	$0	$0	$422,789	$422,789	$0	$422,789

Building Information

Building	1
Actual Area	3292
Conditioned Area	2484
Actual Year Built	1987
Use	Restaurants & Cafeterias
Style	04
Class	N
Roof Structure	Gable Hip
Roof Cover	Wood Shingle
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central

Exterior Wall Concrete Stucco, Wood **Baths**

Category	Type	Pct
Exterior Wall	Concrete Stucco	70%
Exterior Wall	Wood	30%
Roofing Structure	Gable Hip	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Ceramic Tile	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	13 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY COM	0	192
BASE AREA	1350	1350
CANOPY COM	0	224
F UP STORY	1134	1134
OTSD STAIR	0	56
CANOPY COM	0	120
CANOPY COM	0	216
Total SqFt	2484	3292

Building	2	**Roof Structure**	Gable Hip
Actual Area	2421	**Roof Cover**	Asbestos
Conditioned Area	2112	**Interior Flooring**	Hardwood, Carpet
Actual Year Built	1924	**Interior Wall**	Drywall
Use	Health Spas	**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	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1188	1188
POINTER	0	0
F UP STORY	924	924
F SCRN PCH	0	264
OTSD STAIR	0	45
Total SqFt	2112	2421

Extra Features

Code Description	BLD	Length	Width	Height	Units
MS/CB WALL	0	0	0	0	1942
STOR BUILD	0	0	0	0	324
Brick Pavers (1001-3000)	0	0	0	0	1824
SPRINKLER WET	0	0	0	0	2484
DET FOP	0	30	12	0	360

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	50	110	5319	SF	$226,058
Salon/Spa/Barber Shops	38	45	1270	SF	$53,975

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/1/2012	1/30/2012	$850,000.00	TR	3520	910	Q	I	BOLES JOSEPH L JR INDIV & SUCC TRUSTEE OF JACK D HUNTER LVG TRUST	ERT ASSET MANAGEMENT LLC
2/1/2012	1/16/2012	$100.00	QC	3520	903	U	I	HUNTER JILL D & HUNTER HIGGINS LEE,HIGGINS JOHN A & CANNON LYN HUNTER,ROBERT DANIEL & HUNTER JACK D	ERT ASSET MANAGEMENT LLC
2/1/2012	4/13/2009	$0.00	DC	3520	902	U	I	HUNTER JACK SAYTON (DECD)	HUNTER JACK D LIVING TRUST
2/1/2012	11/7/2006	$0.00	DC	3520	901	U	I	HUNTER SHIRLEY (DECD)	
	5/12/2009	$0.00	LA	3193	1887	U	I	HUNTER JACK D (DECD)	BOLES JOSEPH L JR (PERS REP)
	5/12/2009	$0.00	HR	3193	1888	U	I	HUNTER JACK D (DECD)	HUNTER JACK D LIVING TRUST
	4/13/2009	$0.00	WL	3193	1885	U	I	HUNTER JACK D (DECD)	HUNTER JACK D LIVING TRUST
	1/13/2006	$100.00	LE	2627	595	U	I	HUNTER JACK D,SHIRLEY T	HUNTER JACK D,SHIRLEY T ***
	1/1/1979	$95,000.00		411	709	U	I		HUNTER JACK D,SHIRLEY T
	1/1/1977	$0.00		359	437	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

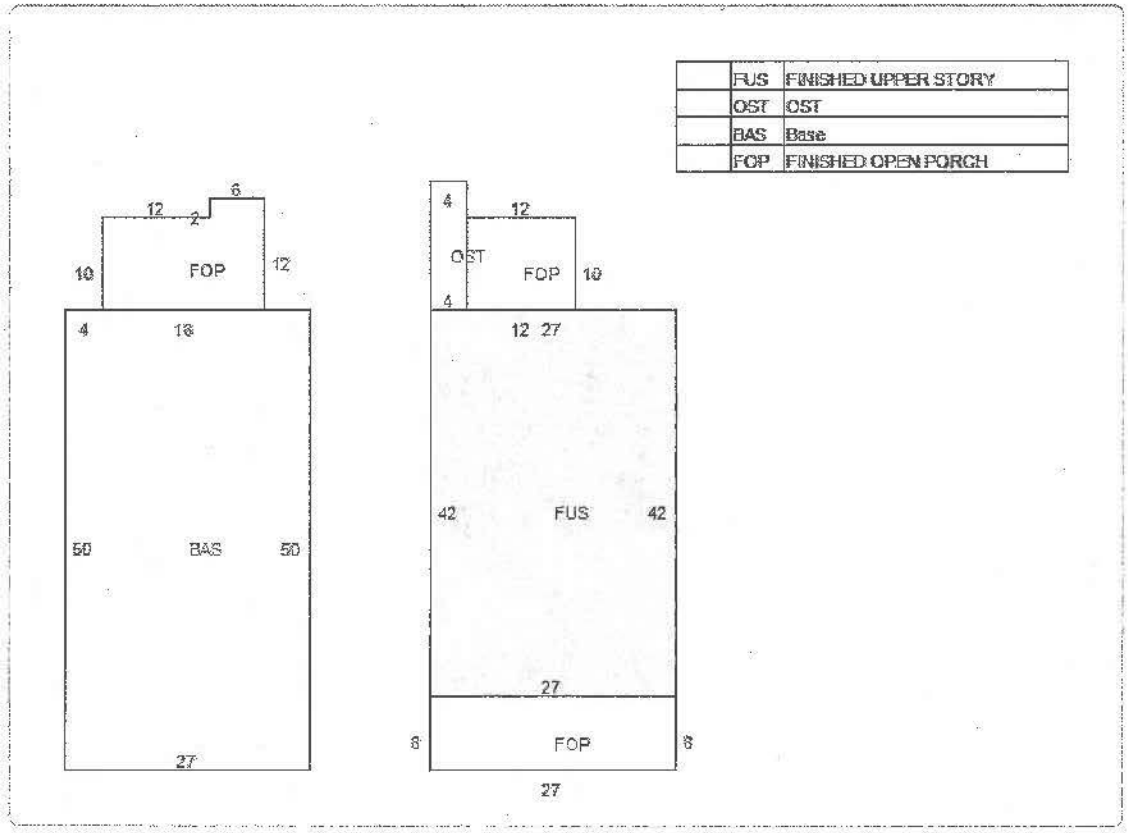
Tax Estimator

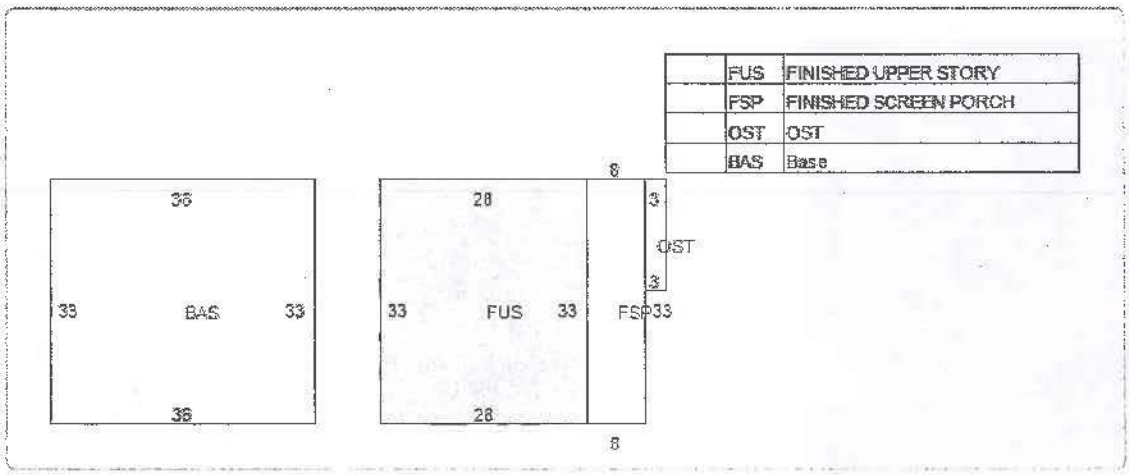
Tax Estimator

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.

Developed by

Last Data Upload: 5/29/2018, 11:58:49 PM

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053933-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 20 HYPOLIT ST** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 2018,** in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:
CERTIFICATE OF DEMOLITION TO REMOVE THE BUILDING'S CHIMNEY; CITY OF ST AUG LOT 6 & W45 OF S35.67FT OF LOT 8 BLK 8 OR3520/903(Q/C) & 910(TR/D); also known as **20 Hypolita Street.**
APPLICANTS NAME: **Michael Mounir**
SUBMITTED BY CITY CLERK'S OFFICE

0003053933 **June 11, 2018**

RECEIVED
JUN 14 2018
PURCHASING DIV.

Sworn to and subscribed before me this _____ day of JUN 11 2018

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

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

Jennifer L. Burns
(Signature of Notary Public) (Seal)

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting



Application F2018-0083 Address: 130-132 De Haven Street

Arcadian Development, Applicant
Harbor Point Enterprises, LLC, Owner

Project description: To demolish two buildings constructed on the same lot. 130 De Haven Street was constructed in 1930, is listed in the Florida Master Site File, and is a contributing building to the Lincoln National Historic District. 132 De Haven was constructed between 1930 and 1957 and is not listed on the Florida Master Site File or on the National Register of Historic Places.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00728 (130 De Haven)
National Register:	130 De Haven - Contributing Building in the Lincolnville District; 132 De Haven – Noncontributing	Construction date:	1930 (130 De Haven); Between 1930 and 1957 (132 De Haven)
Archaeology Zone:	IIIA	Zoning District:	RG-1
Parcel number:	2066900000		
Agenda Item:	9(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish two buildings constructed on the same lot. 130 De Haven Street was constructed in 1930, is listed in the Florida Master Site File, and is a contributing building in the Lincoln National Historic District. 132 De Haven was constructed between 1930 and 1957 and is not listed on the Florida Master Site File or on the National Register of Historic Places.

- The overall footprint of 130 De Haven has been altered. The rear porch was a later addition, and the front porch was enclosed and shortened. 132 De Haven has also evolved over time. The front porch has been enclosed, and the side addition was moved and/or added on to.
- No historical connections were found for either structure.
- According to the applicant, the homes sustained hurricane damage.
- No condition assessment was provided for either property. An assessment is required for 130 De Haven Street since it is a contributing structure in a National Register District. An assessment is not required for 132 De Haven Street.
- No drawings were provided for a replacement structure (or structures). The applicant did provide scaled drawings of the current buildings.
- The property is located in Archaeology Zone IIA. Any work should be coordinated with the city archaeologist.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Continue** a **Certificate of Demolition** for **130-132 De Haven Street** to provide the applicant time to submit a Condition Assessment for 130 De Haven Street.

Kelli Mitchell, Historic Preservation Planner

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

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

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

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

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

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

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

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

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

According to the Florida Master Site File, 130 De Haven was constructed in 1930, and based on Sanborn Maps, 132 De Haven was constructed between 1930 and 1957. 130 De Haven is a contributing building in the Lincolnville National Register Historic District and is listed in the Florida Master Site File. 132 De Haven Street is not listed on the National Register of Historic Places or in the Florida Master Site File.

A condition assessment is necessary for 130 De Haven Street since it is a contributing building to a National Register District. An assessment is not necessary for 132 De Haven since the building is not listed on the National Register of Historic Places.

DEMOLITION REVIEW CRIERIA (AGHP):

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

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

3. ***The impact of the loss of the structure on the streetscape.*** Demolition of the structures will reduce the visual continuity of 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 drawings were provided for a replacement structure (or structures), and there is no indication that the buildings will be replaced. Having another empty lot on the street will negatively impact the appearance of the street.

5. ***The historical or cultural merit of the structure.*** 130 De Haven Street has had several owners to include Sally Hazzard (1927 and 1930 City Directories), Tracy W. Daniels (1937, 1940, 1945, 1947, 1949, 1951, 1955, 1960, 1965, and 1970 City Directories), Janie J. Daniels (1975, 1979/1980, 1985, 1990, 1995, 2000, and Dec. 2006 City Directories), and Tracy W. Daniels (1995, 2000, and Dec. 2006 City Directories). Residents at 132 De Haven Street include Peter Garris, Jr. (1951, 1955, 1960, 1965, 1970, 1975, 1979/1980, and 1985 City Directories), Gladys Garris (1990 City Directory), and J. Garris (1995, 2000, and Dec. 2006 City Directories). Both structures appear to have undergone some minor alterations to include closing in the porches.

6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** 130 De Haven is a contributing building in the Lincolnville Historic District and demolishing the building can negatively impact the district as it will reduce the overall amount of contributing buildings in the area.

7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** Both structures are examples of frame vernacular architecture, which is common throughout St. Augustine.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** Frame Vernacular structures are 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.*** There is not a high degree of craftsmanship that would make reproduction of the building difficult.

10. ***The justification for the proposed demolition.*** According to the applicant, the structures sustained hurricane damage.

COD F2018-0083
130-132 De Haven Street
June 21, 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

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

(Materials submitted by applicant noted with a checked box)

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

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

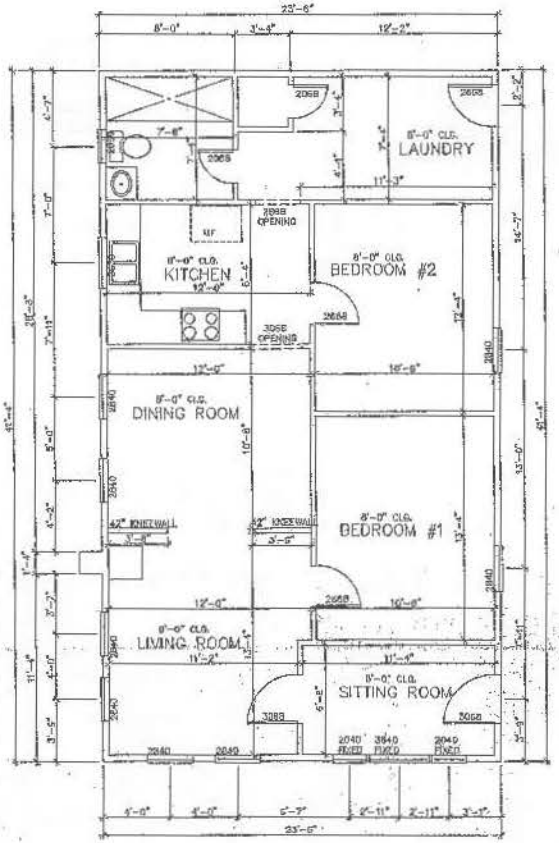
Additional information requested by HARB as per above:

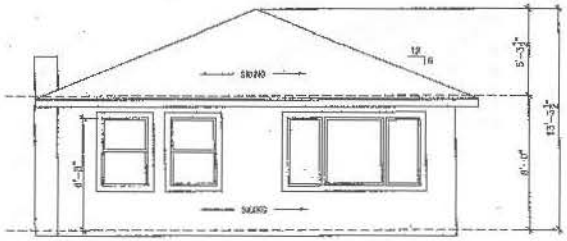
LIST OF ATTACHMENTS:

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

DRAWING SHEET INDEX
1 FLOOR & ELEVATIONS PLAN
2

SQUARE FOOTAGE TABULATION	
TOTAL LIVING	970
TOTAL COVERED	970





FRONT ELEVATION
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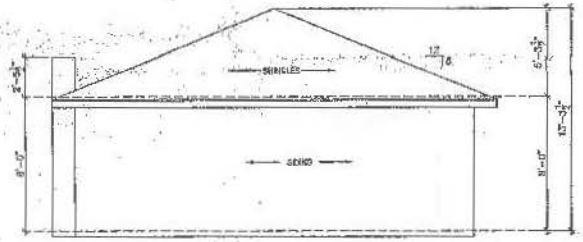

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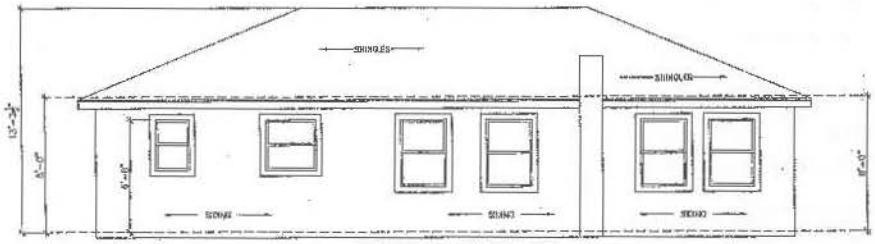

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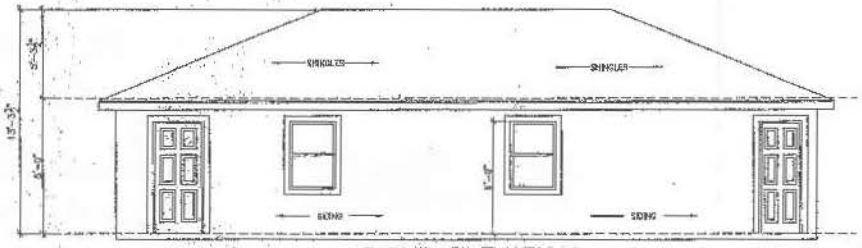

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

DRAWING SHEET INDEX
1 | FLOOR & ELEVATIONS PLAN

SQUARE FOOTAGE TABULATION	
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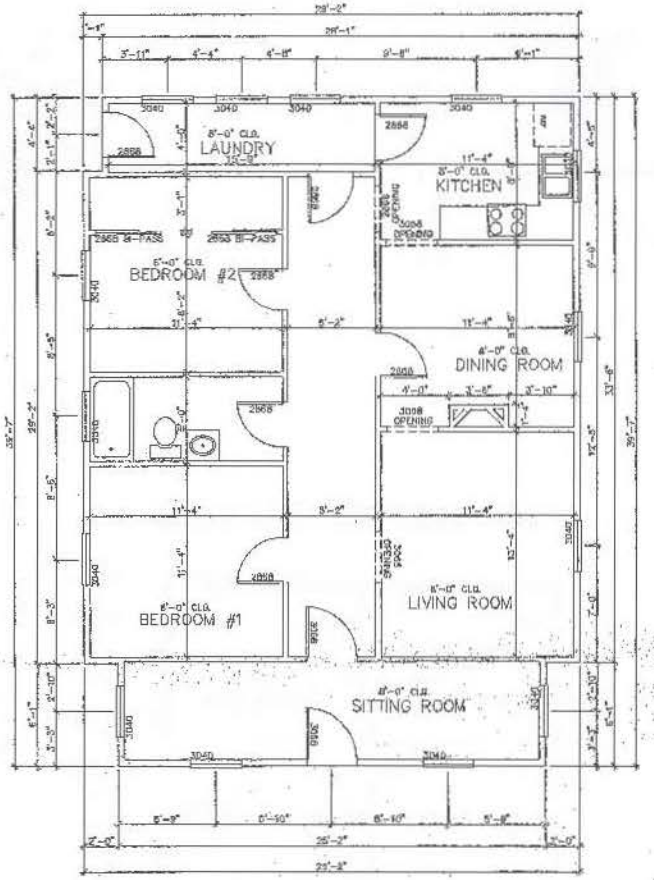
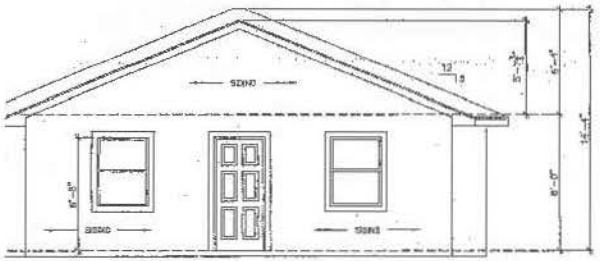
TOTAL COVERED	1,128





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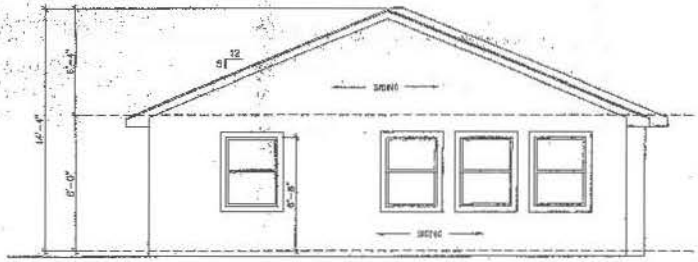

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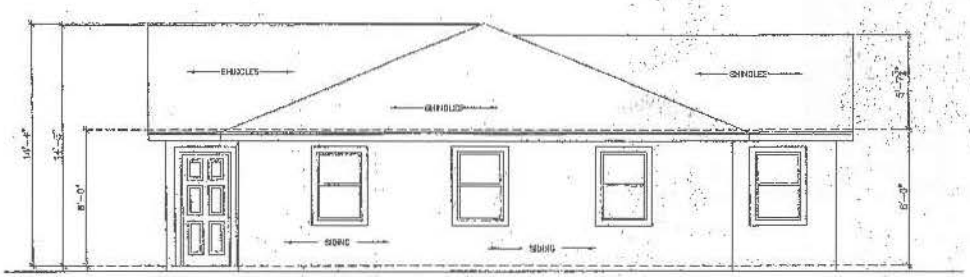

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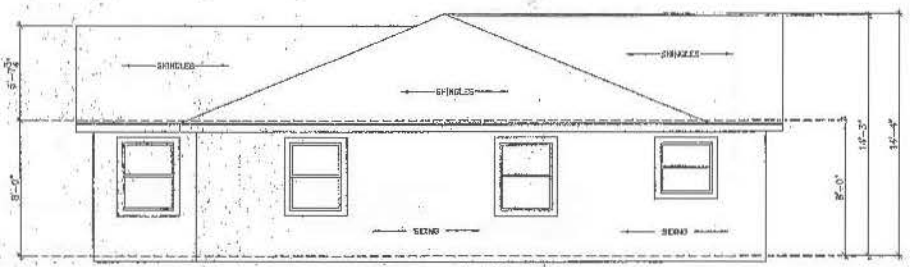


RIGHT ELEVATION
SCALE: 1/4"=1'-0"







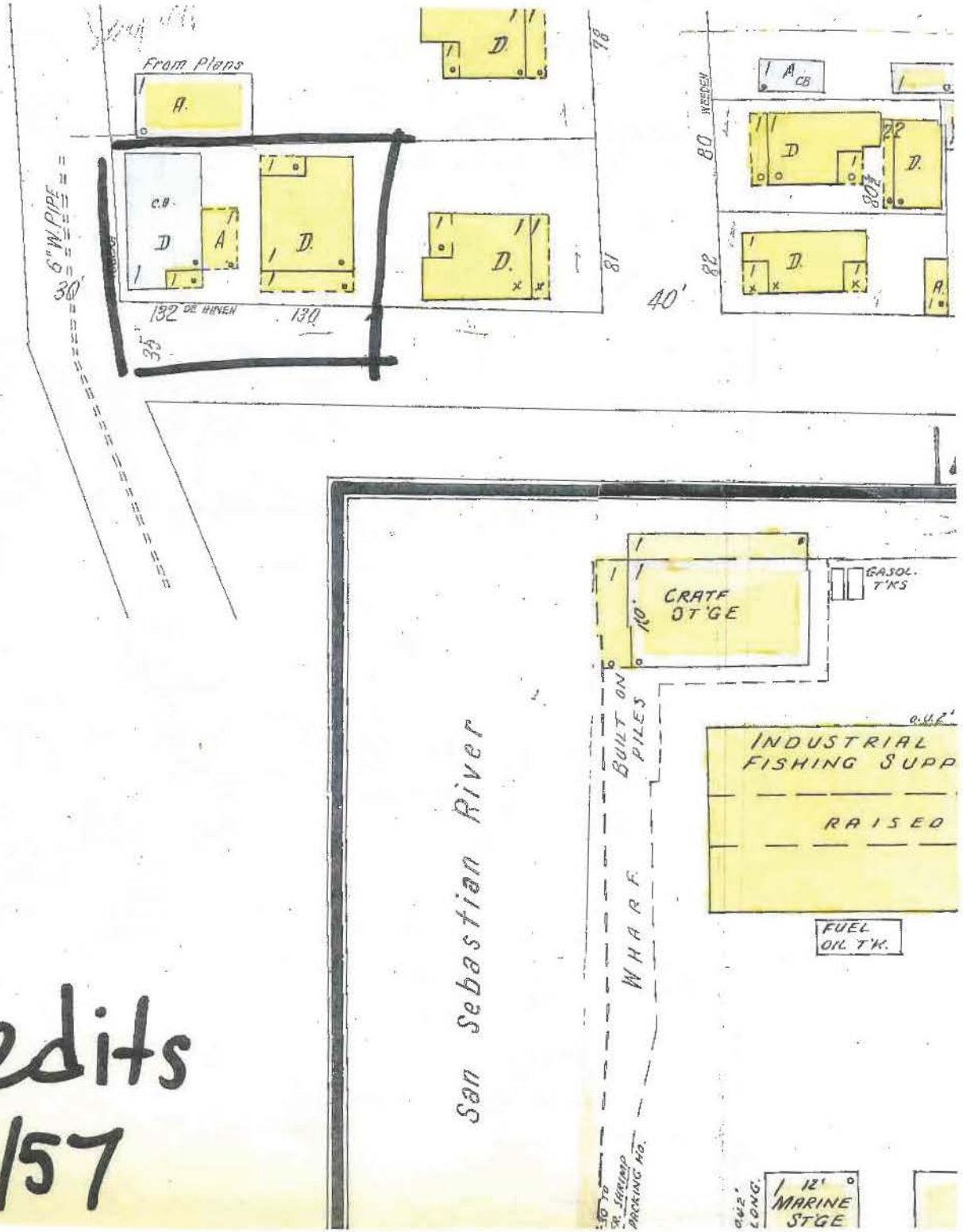




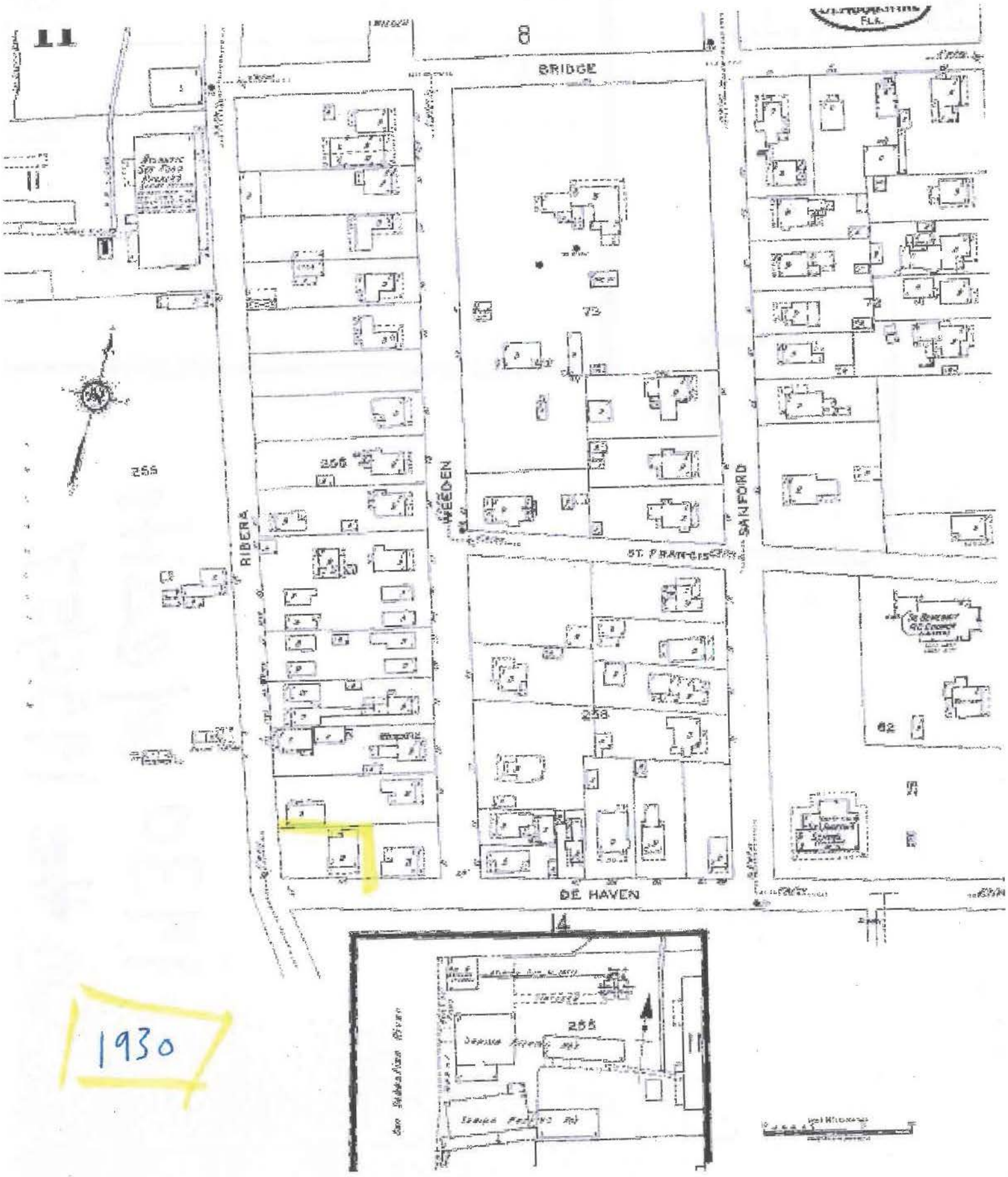

STOP







1930 w/edits in ~~the~~ 1956/57



11
8
BRIDGE
RIBERA
WEEDEN
SANFORD
ST. FRANCIS
DE HAVEN
255
256
258
62
14
255

1930

SAHS POLK CITY DIRECTORY RESEARCH

130 De Haven St.

DATE(S)	NAME	SYMBOLS	PROFESSION
1922/1923	Address Not Listed		
1924/1925	Address Not Listed		
1927	Sally Hazzard		
1930	Sally Hazzard		
1937	Tracy W. Daniels		
1940	Tracy W. Daniels		
1945	Tracy W. Daniels		
1947	Tracy W. Daniels		
1949	Tracy W. Daniels		
1951	Tracy W. Daniels		
1955	Tracy W. Daniels		
1960	Tracy W. Daniels		
1965	Tracy W. Daniels		
1970	Tracy W. Daniels		
1975	Mrs. Janie J. Daniels		
1979/1980	Mrs. Janie J. Daniels		
1985	Mrs. Janie J. Daniels		
1990	Mrs. Janie J. Daniels		
1995	Janie J. Daniels Tracy W. Daniels		
2000	Janie J. Daniels Tracy W. Daniels		
Dec. 2006	Janie J. Daniels Tracy W. Daniels		

132 De Haven St.

DATE(S)	NAME	SYMBOLS	PROFESSION
1951	Peter Garris, Jr.		
1955	Peter Garris		
1960	Peter Garris		
1965	Peter Garris		
1970	Peter Garris		
1975	Peter Garris, Jr.		
1979/1980	Peter Garris, Jr.		
1985	Peter Garris, Jr.		
1990	Mrs. Gladys Garris		
1995	J. Garris		
2000	J. Garris		
Dec. 2006	J. Garris		

SEE SITE FILE STAFF FO
ORIGINAL PHOTO(S) OR MA

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 728 1009==

Site Name: 130 DeHaven Street 830== Survey Date: 7812 820==

Address: 130 DeHaven Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St.Johns 808==

Location: Dumas Tract (subdivision) A (block) pt. 16 (W 1/2) (lot) 868==

MULTIST ST 3248 868==

Owner of Site: Name: Daniels, Tracy Estate;

Address: 130 DeHaven Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Daniels, Janie J., Mrs. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469374 (easting) 3305972 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, attic louver 942==

Foundation: Concrete block piers 942==

Roof Type: Gable, intersecting, with hip 942==

Secondary Roof Structures: 942==

Porches & Balconies: One story enclosed porch on front 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 3-v crimp 882==

Ornament Exterior: Jigsawn brackets under eaves, square wood posts with capitals 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/industrial 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Frame Vernacular residence at 130 DeHaven Street was constructed between 1924 and 1930 and is one of the later houses built in this neighborhood. The original wood siding has been covered over with asbestos shingles. It has jigsawn brackets under the eaves and there are square wood posts with capitals on the one-story enclosed front porch.

The western part of Dumas Tract was a late Victorian development on previous orange grove lands. In the late 19th century streets were cut through the area and a number of large houses were built along Central, Bridge, Sanford and Weeden Streets. It is a fairly consistent Victorian neighborhood, within walking distance of downtown. Among buildings in the area of particular interest are the old orange grove house at 115 Bridge Street, which is partly built of coquina; and the former St. Benedict School, which is one of the oldest brick buildings in town. There is an infill of smaller homes in the area from a later period of development, particularly along Riberia Street. The area is threatened generally with traffic problems along Riberia, Bridge and Central. There is also a problem of housing deterioration--though this is a neighborhood where many older homes have been fixed up in recent years.

HISTORY

In the mid-18th century, the western section of Dumas Tract Subdivision was the location of a redoubt and one of the three late colonial San Sebastian River ferry crossings, both sites being at the end of present-day Bridge Street. The area also is in the vicinity of the 18th century Indian village of Palica. The section formed by Central Avenue, Riberia, Bridge and DeHaven Streets corresponds with the early 19th century Spanish land grants of Juan Bousquet, a Spaniard and one of the royal physicians, and Gaspar Papy, a Greek and prosperous merchant who came to St. Augustine in 1777 from the ill-fated New Smyrna colony. Both men developed some of the first commercial orange groves in Florida on their properties.[1] Peter Sken Smith, St. Augustine's most ambitious land speculator in the Territorial period, purchased both tracts in 1838, renaming the groves Yallaha, the Seminole word for orange, and subdividing the land the same year. His scheme failed and in 1845 Yallaha was sold to Rose B. Dumas,

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book K, p. 34; Book B and L, p. 75.

2. Deed Records, Book N, pp. 131, 543; Book O, p. 244; Book P, pp. 43, 48; Book Z, pp. 48, 114, 182; Book NN, p. 110; Book OO, p. 291; Misc. Book E, p. 474; Map Book 1, p. 96.

3. HPI Research File.

wife of Peter Dumas, then county clerk and one of the leaders of the Florida Radical Republicans after the Civil War. The Dumas' soon built their extant plantation home, which at 115 Bridge Street is the oldest structure in the southwest peninsula and one of the few surviving pre-Civil War buildings in the city. In 1890, their daughter, Stella, sold Block D to the Catholic Church which within the next twenty-five years constructed a school and church complex for the Black Catholics of Lincolnville. With the exception of several lots along Central Avenue and the family homestead, Stella Dumas sold the estate in 1895 to J. H. Slater, a local real estate developer, who subdivided the grove the same year. Development proceeded rapidly along Sanford and Weeden Streets, the later having been extended south of Bridge Street, and the area became a White neighborhood for Florida East Coast Railway workers, merchants, and building contractors. Construction along Riberia occurred in the 1920's when the area was becoming a Black neighborhood.[2] Weeden Street was named after Dr. Frederick Weedon, mayor of St. Augustine in 1855, Osceole's physician and decapitator of the Seminole Chief. Sanford Street was named after General Henry S. Sanford, founder of the Central Florida city bearing the family surname, Florida's biggest land developer before Flagler, and, through his Florida Land and Colonization Company, a real estate promoter in the area north of Dumas Tract.[3]



Kelli Mitchell

From: Jennifer Wolfe
Sent: Monday, June 11, 2018 1:32 PM
To: Kelli Mitchell
Subject: FW: 130 & 132 DeHaven

Here's another one...thanks!

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

RECEIVED
JUN 11 2018
Planning / Building Dept.

From: denise rohdin [mailto:deniserohdin@gmail.com]
Sent: Monday, June 11, 2018 12:49 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 130 & 132 DeHaven

Dear committee members of HARB,

We live in a original Lincolnville home at 41 Weeden Street that someone else restored and and we completed. We are out of town on the day of this meeting but my husband Scott Smithner & I want you to know we do not want 130 & 132 DeHaven to be demolished. As you all know, 130 is on the Florida site master plan & is a historic home. Lincolnville doesn't need more demolished properties. So many have been removed and we are losing our beautiful historic homes.

Thank you,

Denise Rohdin

Maker & Artist

207~660~2369
deniserohdin@gmail.com

Hold something in your hands each day that was created by hand.

Kelli Mitchell

From: Jennifer Wolfe
Sent: Monday, June 11, 2018 8:55 AM
To: Kelli Mitchell
Subject: FW: 130 DeHaven Street

Please file in the folder...thanks!

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

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JUN 11 2018
Planning / Building Dept.

From: Amanda Dexheimer [mailto:brerheimer@gmail.com]
Sent: Monday, June 11, 2018 7:24 AM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 130 DeHaven Street

To Whom it may Concern,

It is my understanding that this home built in the 1930s has always had the same sweet family living in it up to the recent hurricanes when it was flooded. We are unsure of the details of how that story played out but from what we do know the homes flooded and the generational family were forced to leave. The home at that point belonged to a single mother with two boys, one which was highly autistic. The grandmother lived in and was born in the historic white home and the yellow house, which was built before 1960 and is where the mother and boys lived. We know that they made a request thru the city after the storms to begin rehab to make these homes able for them to clean up and move back in but the request was denied. At this point the family was forced to rent and move from their native Linconlnville. The homes remained vacant for about for quite some time before coming onto the market.

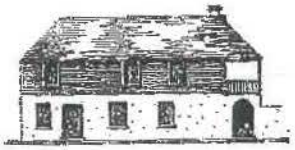
Our hope is that the historic white home can be saved. We understand that unfortunately the yellow one will likely need to come down. I know thru personal communication with Nikki's grandmother that she had a very difficult time even leaving but they had to. They drive by the house today several times a week. It is on our hearts so heavily 5hat we cannot continue to erase the Heritage and history of these generational homes. We intend to do everything within our scope to share the story in hopes of saving the important and irreplaceable history. As I have more details and facts I will keep you informed. We are only interested in getting the truth out there and putting a hault to the loss of these historic homes.

Sincerely
Amanda and Philip Dexheimer
123 DeHaven Street

--
Love One Another https://amandablairdexheimer.squarespace.com

May 25 Deadline
June 21

Storm House



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. 2018-0083

Receipt No. STORM DAMAGE Meeting Date June 21, 2018

Advertising Costs $ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Rodney Harrison
   Business (if applicable) Arcadian Development
   Address PO Box 452 Hastings
   City ~~St Augustine~~ State FL Zip 32145
   Daytime telephone 904 687 3693 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Harbor Point Enterprises LLC
   Business (if applicable) David McClymont
   Address 130 + 132 De Haven St
   City St Augustine State FL Zip 32080
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 132 De Haven Street St Augustine FL
   130 De Haven Street St Augustine FL

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 14 Block A Subdivision - Parcel Number 2066900000

5. DATE OF CONSTRUCTION 2/6/1946 Source: Tax Records

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☑ Photographs of existing conditions including façades of the building and interior features if applicable.

☑ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Rodney Harris DATE 5/20/18

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Rodney Harrison is/are hereby authorized TO ACT ON BEHALF OF HARBOR POINT ENTERPRISES, LLC, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: 130 De Haven St St Augustine FL 32084
+132 De Haven St St Augustine FL 32084

BY: David T. McClymont
Signature of Owner

David T. McClymont
Print Name of Owner

904.220.8767
Telephone Number

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State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 21 day of April, 2018.

By David McClymont

ELIZABETH M. ZIEGERT
Notary Public – State of Florida
Commission # GG 112461
My Comm. Expires Jun 7, 2021

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: June 7, 2021




CLOSE
GATE





St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	2066900000
Location Address	130 DE HAVEN ST 132 DE HAVEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	DUMAS TRCT (622)
Tax Description*	DUMAS TRACT CITY W1/2 OF LOT 16 BLK A (EX SW'LY CORNER TO CITY IN OR3563/413) OR4535/72 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.090
Homestead	N

View Map

Owner

Owner Name	Harbor Point Enterprises LLC 100%
Mailing Address	13667 LITTLE HARBOR CT JACKSONVILLE, FL 32225-0000

Valuation

	2018
Building Value	$101,258
Extra Features Value	$0
Total Land Value	$98,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$199,658
Total Deferred	$0
Assessed Value	$199,658
Total Exemptions	$0
Taxable Value	$199,658

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	$93,931	$393	$88,560	$0	$0	$182,884	$139,663	$95,123	$87,761
2016	$97,765	$393	$76,875	$0	$0	$175,033	$130,582	$95,296	$79,737
2015	$101,599	$393	$61,500	$0	$0	$163,492	$122,938	$91,049	$72,443
2014	$83,032	$393	$49,200	$0	$0	$132,625	$115,910	$66,813	$65,812
2013	$86,052	$393	$38,130	$0	$0	$124,575	$97,730	$124,575	$0
2012	$89,072	$393	$33,210	$0	$0	$122,675	$96,096	$77,079	$45,596
2011	$90,581	$393	$36,900	$0	$0	$127,874	$93,297	$85,077	$42,797
2010	$93,600	$393	$41,000	$0	$0	$134,993	$91,918	$134,993	$0

Building Information

Building	1
Actual Area	1107
Conditioned Area	1013
Actual Year Built	1920
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Asbestos, Wood
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	None
Baths	

Category	Type	Pct
Exterior Wall	Asbestos	90%
Exterior Wall	Wood	10%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	893	893
F ENC PRCH	120	150
ENC FR PRC	0	64
Total SqFt	1013	1107

Building	2	**Roof Structure**	Gable Hip
Actual Area	1238	**Roof Cover**	Composite Shingle
Conditioned Area	984	**Interior Flooring**	Hardwood
Actual Year Built	1949	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Window
Exterior Wall	Concrete Stucco	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	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
FRAME UTIL	0	54
BASE AREA	984	984
F CARPORT	0	200
Total SqFt	984	1238

Extra Features

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	130
Residential Fence	0	0	0	0	48

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	77	20	EF	$39,360
Multi-Family (Less than 10 Units)	50	77	30	EF	$59,040

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/23/2018	4/23/2018	$115,000.00	WD	4535	72	Q	I	GARRIS GLADYS L	HARBOR POINT ENTERPRISES LLC
9/29/2017	9/29/2017	$0.00	HR	4441	1004	U	I	DANIELS TRACY W JR ESTATE	GARRIS GLADYS L
	6/2/1999	$0.00	SA	1418	497	U	I	DANIELS JANIE J ESTATE (DECD 10/11/98)	DANIELS TRACY W JR & GARRIS GLADYS L
	6/19/1994	$0.00	WL	1418	493	U	I	DANIELS JANIE J	DANIELS JANIE J (WILL)
	2/8/1946	$6,300.00	OI	1406	1268	U	I	JENKINS JOSEPH,FLORENCE,CHARLES,ELIZABETH	DANIELS TRACY,JANIE

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

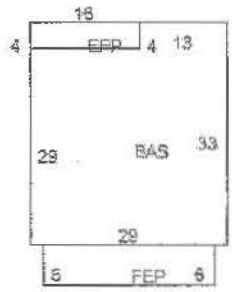
Tax Estimator

Map

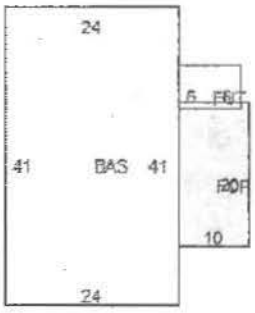


Sketches

	EFP	EFP
	FEP	FINISHED ENCLOSED PORCH
	BAS	Base



	FUT	FUT
	FCP	FINISHED CARPORT
	BAS	Base



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.

Developed by

Last Data Upload: 5/29/2018, 11:58:49 PM

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company
ARCADIAN DEVELOPMENTS LLC

Filing Information

Document Number	L15000183937
FEI/EIN Number	47-4362438
Date Filed	10/29/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/28/2016

Principal Address

4325 Susan st
Hastings, FL 32145

Changed: 05/06/2018

Mailing Address

4325 Susan st
Hastings, FL 32145

Changed: 05/06/2018

Registered Agent Name & Address

Harrison, Rodney
4325 Susan st
Hastings, FL 32145

Name Changed: 10/28/2016

Address Changed: 05/06/2018

Authorized Person(s) Detail

Name & Address

Title MGR

HARRISON, RODNEY
4325 Susan st
Hastings, FL 32145

Annual Reports

Report Year	Filed Date
2016	05/07/2016
2017	04/10/2017
2018	05/06/2018

Document Images

05/06/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
10/28/2016 -- REINSTATEMENT	View image in PDF format
05/07/2016 -- ANNUAL REPORT	View image in PDF format
10/29/2015 -- Florida Limited Liability	View image in PDF format

Instr #201802702 9 BK: 4535 PG: 72, Filed & Recorded: 4/23/2018 10:57 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $805.00

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:18-15264
Consideration: $115,000.00
Documentary Stamps Paid: $805.00

This Warranty Deed

Made this April 23, 2018 A.D. By Gladys L. Garris, a single woman hereinafter called the grantor, to Harbor Point Enterprises, LLC, a Florida Limited Liability Company, whose post office address is: 13667 Little Harbor Ct., Jacksonville, Florida 32225, 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:

That certain parcel of land known as No. 130 DeHaven Street, being the northern half of Lot No. 16 in the southern part of Block A of Dumas tract, of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, dated January 1, 1905, and bounded and measuring as follows: Fronting to the West on Riberia Street, and measuring thereon 57.1 feet, more or less; North by the northern half of Lot No. 15 on said plat, and measuring thereon 79.4 feet, more or less; East by the southern half of Lot No. 16, sold to Floyd, and measuring thereon 57.1 feet, more or less; and South by Weeden Street, and measuring thereon 79.4 feet, more or less. Being the northern half of Lot 16 on said plat.

Less and Except that portion deeded to the City of St. Augustine in Official Records Book 3563, Page 413.

Also Known As:

Portion of Lot 16, Block A, Dumas Tract, in the City of St. Augustine according to the Official Map of said City recorded in the Public Records of St. Johns County, Florida.

Less and Except right of way parcel described in Official Records Book 3563, Page 413.

Parcel ID Number: 206690-0000

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

Signed, sealed and delivered in our presence:

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.

[1] Nick Asselta

Witness Printed Name: Nick Asselta

[2] _____

Witness Printed Name: Craig M. Herzog

Gladys Garris (Seal)

Gladys L. Garris

Address: 300 Whispering Woods Ln. Apt 8.
St. Aug. FL 32084

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this April 23, 2018, by Gladys L. Garris, a single woman, who has produced DRIVER'S LICENSE(S) as identification.

Nick Asselta

Notary Public
Notary Print Name: Nick Asselta
My Commission Expires: 1/27/2020

NICK ASSELTA MY COMMISSION EXPIRES January 27, 2020 #FF 954705 NOTARY PUBLIC STATE OF FLORIDA

[NOTARY SEAL]

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053934-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 130 & 132 DEHAVEN ST** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 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 TWO BUILDINGS CONSTRUCTED ON THE SAME LOT. 130 DEHAVEN STREET WAS CONSTRUCTED IN 1930, IS LISTED IN THE FLORIDA MASTER SITE FILE, AND IS A CONTRIBUTING BUILDING TO THE LINCOLN NATIONAL HISTORIC DISTRICT. 132 DEHAVEN WAS CONSTRUCTED BETWEEN 1930 AND 1957 AND IS NOT LISTED ON THE FLORIDA MASTER SITE FILE OR ON THE NATIONAL REGISTER OF HISTORIC PLACES; DUMAS TRACT CITY W1/2 OF LOT 16 BLK A (EX SWLY CORNER TO CITY IN OR3563/413) OR4535/72; also known as **130 & 132 Dehaven Street.**

APPLICANT'S NAME: **Arcadian Development**

SUBMITTED BY CITY CLERK'S OFFICE

0003053934 June 11, 2018

RECEIVED
JUN 14 2018
PURCHASING DEPT.

Sworn to and subscribed before me this _____ day of JUN 11 2018

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

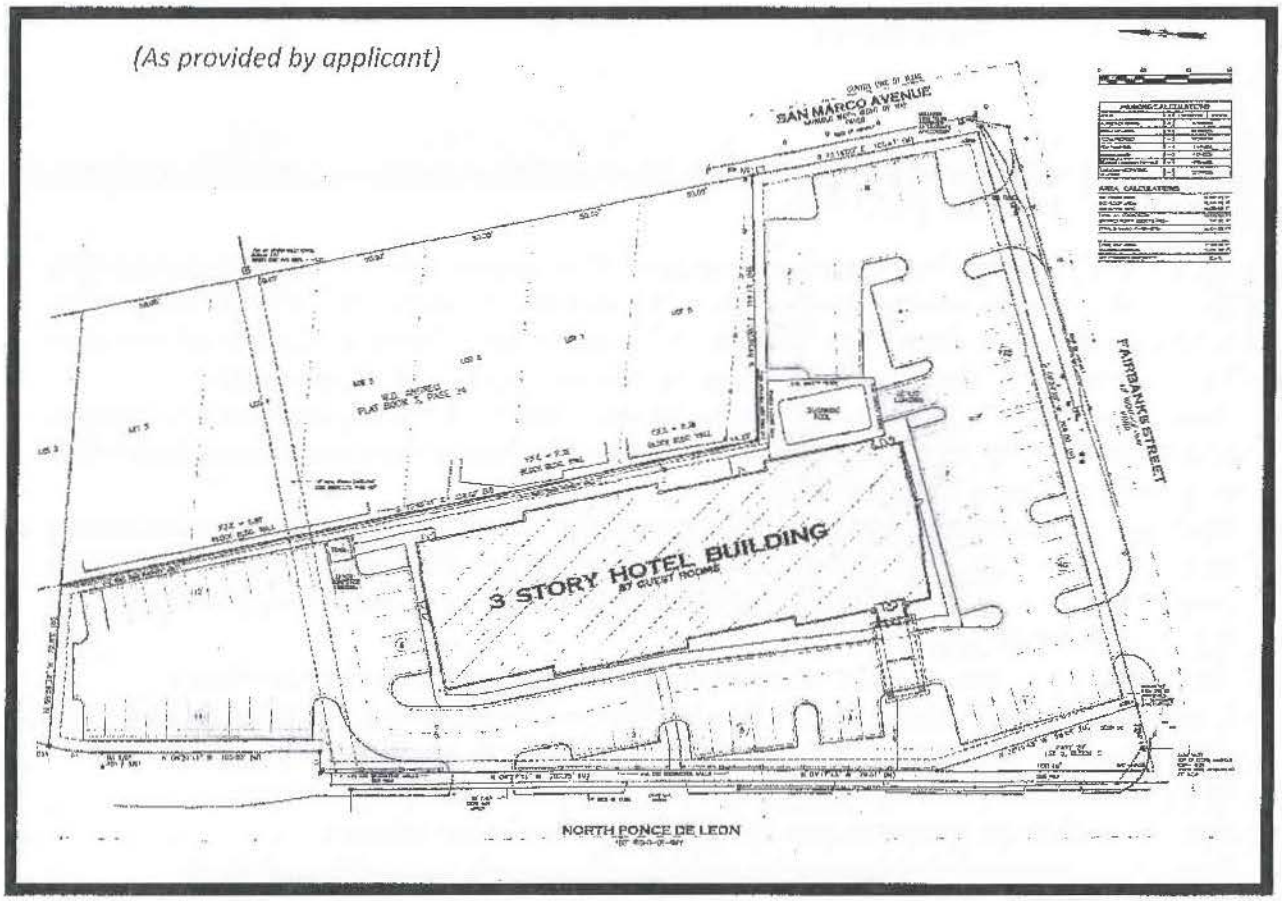
Notary Public State of Florida
Jennifer L. Burns
My Commission GG 196188
Expires 03/14/2022

Jennifer L. Burns
(Signature of Notary Public) (Seal)

CITY OF ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 21, 2018 Meeting

(As provided by applicant)



Application F2018-0082 Address: 3150 N Ponce de Leon Blvd

Hagos Fissehaye, owner and applicant

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

Architectural Style:	Vacant lot	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	155260-0000, 154880-0010	Typology:	Mixed Residential/ Commercial
Agenda Item:	10(a)	Previous Action(s):	none

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Preliminary Design Approval (PDA) application for the San Marco Avenue Entry Corridor for the property which is categorized "Mixed Residential and Commercial." The staff interpretation of this typology is that it is a mix of the "Residential Conversion" and "Traditional Commercial" typologies which are outlined in the Design Standards. These sections are copied in the following pages.

- The building does not appear to relate to the historic character of the city and does not appear to complement the character of existing architectural styles of the historic districts and the applicant should be prepared to address this design issue.
- The building face on San Marco Avenue is not situated at the front setback and parking is shown at the street front of San Marco Avenue contrary to the intent of the Design Standards. The applicant should consider relocating the building footprint so the narrow face abuts San Marco Avenue and the horizontal face abuts Fairbanks Street.
- The building is shown as 3 stories, 40' high with an additional 4' tower feature in one location
- A landscape plan was submitted and proposed plants are compatible but there may be a knee wall required to screen parking and/or a double row of hedges within the first five feet of the property.
- No glazing calculations were provided to show that glazing requirements could be met.
- There is no pedestrian connection from the right-of-way shown on the site plan.
- There is no distinction between ground floor 'storefront' windows and second floor windows.
- Exterior finish materials of stucco and brick are listed as appropriate materials.
- The use of awnings does not appear to be consistent through the whole building.

STAFF RECOMMENDATION:

The Preliminary Design Approval requires a finding by HARB and does not include a staff recommendation because the purpose is to direct staff in subsequent administrative reviews. Therefore, HARB should evaluate this application for conformance with the below and determine if the application can proceed with an administrative level of review:

1. ***The project meets the intent of the Design Standards***
2. ***The project meets the standards for the associated urban design typology***
3. ***The project meets the character of the specific corridor where the project is located***

Jenny Wolfe

Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

- construct a three story rectangular building under a flat roof with a parapet trim
- porte cochere is shown projecting from the west elevation on the southern end of the building
- rectangular block is broken with plate glass windows at regular intervals, 4' recess/projections of the main façade, and finish materials
- building footprint is situated on a piece of property that has an exposure on North Ponce de Leon Blvd, Fairbanks Street, and San Marco Avenue
- parking/paved area surrounds the building
- building material finishes are shown as horizontal scored stucco, smooth stucco, and brick veneer and metal awnings

DSEC F2018-0082
3150 N Ponce de Leon Blvd
June 21, 2018

CITY CODES/DESIGN GUIDELINES:

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc., dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards.

DESIGN STANDARDS FOR ENTRY CORRIDORS

3.1 Site Development

The character of the corridors is affected by surrounding development. Much has developed over time and lacks consistency. Several major building and site development types exist. These are commercial, residential (conversions), institutional and highway commercial.

Prior to construction one should refer to the urban typology map on page 18 to establish the category. After establishing typology, please refer to applicable standards identified in the following text. In limited cases it may be necessary to amend the assigned typology based upon the architectural or historic character of the existing building and lot configuration, the architectural character of existing historic buildings on the same site, or the historic and architectural character of the corridor. Requests for such amendments can occur with a Preliminary Design Approval presented to the Historic Architectural Review Board. Amendments will be associated only with the proposed development and will terminate after the established termination date when the development has been abandoned by failure to timely commence and complete development. An example of a qualifying case includes large parcels with frontage on multiple streets where the architectural or historic character is different than the assigned typology on the other street frontage. Compatible new development can be accomplished by maintaining the assigned typology to the street frontage immediately facing the corridor and incorporating another typology for construction not visible or highly screened from the corridor on other areas of the property. In another example, the continuity of the individual corridor's characteristics may be reinforced with an alternate typology than what was assigned to the property based upon the existing use of the property instead of the character of the corridor and the immediately adjacent properties. Preservation of historic resources on site or immediately adjacent to the site and compatibility of the new development with these resources shall take precedence in considering any amendment to the assigned site typology.

Each category is introduced with General Conditions and may be followed with specific standards to that corridor/typology. The specific standards for the corridor/typology supersede the general conditions where they conflict.

URBAN DESIGN TYPOLOGY

3.2.1 Architectural Styles and Periods

This section is a general guide to the predominant architectural styles found in the corridors. The purpose is not to direct the style of new construction, but to provide a sense of the building's relationship with the site, general features, architectural form, and building details.

To preserve our architectural heritage and protect the authenticity of historic structures, one must acknowledge each building as a product of its own place and time. The styles of existing buildings, become form givers for the development of the urban design typologies previously identified.

Residential Architectural Styles

Architectural styles include: Frame Vernacular, Masonry Vernacular and Garage Apartment to name a few

Traditional Commercial Styles

The predominant commercial architectural style is twentieth century commercial and examples are located within the King, San Marco and Anastasia corridors.

3.2.2 Site Development Patterns by Typology

Each site development type may have a respective site development pattern and architectural styles. It is the intent of the standards to use these typologies as the framework for renovation, new development and site improvements that are consistent with these character types. These are outlined.

Residential

Within San Marco Avenue and the King Street corridor lie several areas of mixed residential conversions. Many of these structures are old enough to be historic, however, their designs have been somewhat compromised by incompatible surrounding development and unsympathetic additions. Residential buildings are one to two-and-one- half stories, frame construction, placed on raised foundations, have regular window and door fenestration, include pitched hip and gable end roofs, and porches with sled roofs. The buildings are developed on sites in a manner that reserves a small front yard. Wooden fences separate the yards from the sidewalk environment.

Traditional Commercial

Buildings normally have a horizontal expression and are constructed to the front street setback/property line as well as the side property lines. They contain typical storefront commercial elements including, bulkheads, storefront glass windows covering the majority of the street frontage, transom windows, parapet walls, copings, awnings or fixed canopies. Buildings are predominantly one and two stories. Little site landscaping exists with the exception of rear parking areas or in some cases small side yards.

3.2.3 Driveways and Parking Areas

General Conditions

To provide better pedestrian access driveways, parking areas and curb cuts
shall not be encouraged on the primary street facings for the King Street and San Marco Avenue. Alternative access and cross access shall be first explored for mid block parcels. Where no opportunities exist for joint access, separate access shall be provided according to the following requirements. A single drive shall be allowed for each primary frontage. Single, one-way drives shall be no larger than 14 feet in width. Double or two-way shall be no larger than 24 feet. Turning radii shall very between 10 and 20 feet depending on application. Parking and site retention shall be allowed only to the rear sides of lots and cross access easements shall be promoted to link rear parking areas. Parking lots shall meet the city's parking lot landscaping codes. Parking exposure on Anastasia should be minimized and properly screened with landscaping to better separate pedestrians from the vehicles and reduce negative visual impacts on the sidewalk.
Parking visible to the rights-of-way and side streets must be screened by a wall at least 18 inches, but not greater than 30 inches in height. Mid block and other sites requiring curb cut access shall be approved only if it is proven that other site access, or cross-access is not possible. The city shall pursue with the FDOT Access Management Study to assess curb and access placement.

King Street and San Marco Avenue

King Street and San Marco Avenue were developed at roughly the same time and had a site development pattern that was less automobile oriented initially with fewer curb cuts and front yard parking areas.

Traditional Commercial Areas

It is the intent of commercial buildings to be constructed to the front and side property lines and landscaping is not required between the building and the front or side facing street. A landscape buffer yard with a minimum of 5 feet in width is required for the remainder of the length of properties facing front streets.

Parking Lot Landscaping

Landscape plants and planter areas shall be compatibly sized. Where parking abuts sidewalks, parking buffer shall run the length of the sidewalk and have a low knee wall with a decorative cap 18 to 30 inches in height in combination with a single row of hedge material (10 inches wide) on the street side.x If there is no wall, a minimum of a 5 foot wide buffer with a double staggered hedge row is required. The wall does not exempt the requirements as identified in the existing city landscape code.

3.3 New Building and Site construction

The varying building and site conditions necessitate creation of a more uniform and visually appealing district. To do this, several actions are necessary; and include providing consistency with the site-planning idiom; uniform sign design regulations, and improved enforcement of building and zoning code violations. In tandem with the site development regulations it is necessary to develop new building standards to better focus site and building development. Each of the corridors, especially San Marco and King, shall be recognized to have buildings that contribute to the historic character of the city representing the turn-of-the century architectural styles.

New construction shall complement the existing architectural styles of the historic districts when possible. This may be done through sensitive planning and design. Reinforcement of architecture and setbacks may strengthen the character of the corridors. Building infill and redevelopment should respect existing character giving architectural forms previously mentioned and relate new designs in height, materials, roof form, massing, setbacks, and rhythm of openings.

Buildings shall be placed on sites with respect to creating uniformity of setbacks where possible. New construction on the three corridors should not attempt to recreate, but respect historical style traditions found within the original walled city. Construction of Colonial Style Architecture (1565 to 1821) is not permitted outside the historic districts or within the entry corridors.

Prior to construction, one should refer to the urban typology map on page 18 of the DSEC to establish the category. After establishing typology, please refer to applicable standards identified in the following text. Each category is introduced with General Conditions and may be followed with specific standards to that corridor/typology. The specific standards for the corridor/typology supersede the general conditions where they conflict.

3.3.2 Site Plans and Building Setbacks

Buildings often share common front and side setbacks. Commercial buildings should be set directly on the property lines creating a unified building wall along street fronts. Many buildings in the San Marco Avenue and the King Street corridors demonstrate this placement. In general, new buildings shall maintain and reinforce this setback character.

For the most part, the King Street and San Marco Avenue corridors have a commercial character which calls for buildings to be brought up to the building setback line creating a continuous line of retail storefronts. Several exceptions are large institutional buildings, campuses or residential conversions. Both of these have landscaped setback conditions.

3.3.3 Roofing

General Conditions
Roofs are to be of three types: hip, gable, or flat roofs, with parapets. Mansard roofs are not allowed. Approved sloped roof materials are fiberglass shingles, wood shakes, clay tile, concrete tile and standing seam metal roofs. Approved flat roof materials are single ply membrane systems and tar/gravel roofs.
Roof design, pitch and detail shall be in keeping with the overall design of the building. Orientation of gabled roofs shall be with gables to side yards, not facing public rights-of-way. Undulating rooflines or crenellated parapets are not allowed.

Residential Prototype (King Street and San Marco Avenue)
- Acceptable roof profiles are gable-ended.
- Attic louvers may be incorporated in the gable ends.

Traditional Commercial (King Street and San Marco Avenue)
- Roof types are flat with a parapet

3.3.4 Plan Form and Building Heights

General Conditions
A range of plan forms is seen along the various corridors. Buildings shall be limited to the height set forth under the city zoning ordinance. In general, all buildings are to comply with FEMA (Florida Emergency Management Agency) Regulations. The maximum allowable height is 35 feet unless otherwise allowed by special zoning. Buildings with sloped roofs may have 2 and 1/2 floors with a maximum height of 35 feet. Flat roof buildings can have 3 floors to a maximum height of 35 feet. Air conditioning units and elevator shafts are not permitted to go above the standard height limit and need to be visually screened from the public right-of-way. The allowable building height for new construction shall be regulated by the individual typology listed below and subject to the above mentioned maximums. New construction will complement the height and mass of the corridor as established by surrounding buildings and the corridor characteristics described in the Appendix.

Residential Prototype (King Street and San Marco Avenue)
- Building plans shall be rectangular, L-shaped, or irregular in form.
- Buildings shall range from one to two-and-one-half stories in height but respect the scale of the surrounding architecture.
- Buildings shall be constructed on raised foundation piers of brick masonry with stucco.

Traditional Commercial (King Street and San Marco Avenue)

- Buildings shall be either one or two stories, of horizontal expression and be built to the appropriate sidewalk setback line.
- First Floor Condition: Interior first floor vertical clearance shall be between 12 and 14 feet high to allow adequate exterior street level scale and adequate room for overhead retail utilities in ground floor spaces.

3.3.5 Exterior Finishes, Details and Colors

General Conditions

Allowable exterior finishes include stucco, brick, painted wood siding, and simulated wood siding. Pre-engineered buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, high gloss metal panels and other veneers are not allowed. These materials are limited to signs. Unpainted wood siding is not allowed. Building exterior colors are to be taken from the pre-approved colors on file with the city of St. Augustine. Copies of these colors are available upon request.

Residential Prototype (King Street and San Marco Avenue)

- Lattice shall be used to infill areas between foundation piers. Diagonal latticework is discouraged.
- Exterior finish shall be wooden horizontal siding or finished shingles.
- Simple detailing including bracketing and gingerbread is permissible on or around eaves, and corbels on chimneys.

Traditional Commercial (King Street and San Marco Avenue)

- Building materials shall be brick, stucco, or concrete block finished with tile.
- Raised parapets with horizontal expression are encouraged.
- Appropriate pilasters, edging or other architectural treatments as may be necessary shall frame buildings.
- Both awning and flat canopy treatments are acceptable as long as they are uniformly applied to the same building.

3.3.6 Windows

General Conditions

The size and division of windows shall reflect the style of architecture. No unfinished aluminum window framing is allowed. Aluminum framing must be finished. Multiple pane glass is allowed up to the allowed percentages of glass for any one facade. Windows that abut a city right-of-away or street right-of-way are to be arranged to enhance the pedestrian's viewing ability. Allowable glazing types are to be clear float, gray light, and solar glazing. Reflective or heavily tinted glass is not allowed. Glass panes shall not exceed a maximum size of 6 feet by 8 feet. Windows should not be obscured by excessive signs and other attachments including neon lights, naked flourescent or incandesent lights. Display windows shall be clear of all merchandise between 4 feet and 7 feet in height and shall not exceed 25 percent of the available glass area.

The maximum percent of glazing at ground floor for windows abutting city rights-of-way shall vary between 40 and 65 % of the ground floor facade area. The percent of glazing on second floors abutting city rights-of-way shall vary between 20 and 40% and the maximum percent of glazing on third floor windows abutting city rights-of-way shall vary between 20 and 40%.

Window sills are to extend to a minimum of 24 inches above the finished floor. Window heads are to extend to a maximum of 10 feet above the finished floor. High transom windows that do not have glazing below them are not allowed.

Residential Prototype (King Street and San Marco Avenue)

- Windows shall have a vertical expression, be located at regular intervals not more than 10 feet apart on the façade, be double hung sash two-over-two, one-over-one, six-over-six, six-over-one, eight-over-one, four-over-one or three-over-one.

Traditional Commercial (King Street and San Marco Avenue)

First Story Condition

- Large, clear glass, storefront type windows shall be mounted above 18 inch bulkheads (covered with a finish material such as tile). The storefront shall have 50 to 65% glazing for the total ground floor façade area of the building. Storefront windows shall be topped with continuous transom windows that are in scale with the remainder of the building. Storefront windows shall be mounted in either wooden or finished metal frames.

Second Story Condition

- Second story windows shall be uniformly spaced, have a vertical expression and be located as to be in scale with the building and its surroundings.
- Second story windows shall at a minimum incorporate a sill and appropriately configured header.
- Second floor windows shall have a maximum of 35% glazing for the total second floor façade area.

3.4.7 Balconies and Porches

Residential Prototype (King Street and San Marco Avenue)

- Single or two story porches are required for not less than 50% of the building street face. Porches shall be covered by hip or shed roofs in a complementary pitch to that proposed for the primary building.
- Porches shall have finished turned or square banisters

Traditional Commercial (King Street and San Marco Avenue)

- Both awning and flat canopy treatments are acceptable when they are uniformly applied to the same building.

3.3.8 Doors

General Conditions

Door types shall be in keeping with the style of architecture. Entries shall be recessed from the main facade to provide for a cover. Doors may be solid or glazed. Doors with partial glazing shall have a maximum glazing of 80%. The acceptable door materials include wood, painted steel, and painted aluminum. Solid glass doors, clear aluminum, clear steel or plastic doors are not allowed.

Residential Prototype (King Street and San Marco Avenue)

- Doors may be symmetrical or asymmetrical to the façade to accommodate user needs. Entries flush with the front of the building or setback are both allowable. Entries shall be uniformly one way or the other on a single building with multiple tenants.

Traditional Commercial (King Street and San Marco Avenue)

First Story Condition

- Doors may be symmetrical or asymmetrical to the façade to accommodate user needs. Entries flush with the front of the building or setback are both allowable. Entry shall be uniformly one way or the other on a single building with multiple tenants.

3.3.9 Lighting

General Conditions

- Lighting shall be compatible with architectural design.
- No exposed exterior light is to be used. No lights are to glare directly at the right-of-way.
- Accent lighting applied for the Night of Lights celebration are to be installed and used following the same rules and regulations as required within the historic preservation district of St. Augustine. This regulation also includes the period of operation, which is from November through February.
- Permanent accent lighting designed to accentuate building details is encouraged.
- Exposed interior and exterior fluorescent bulbs that are visible from the public right-of-way are not allowed.
- No neon lighting shall be attached to the building exterior to accentuate building frame, profiles or details.
- Neon lighting shall be used as signs only.

4.3 – Preliminary Design Approval

A Preliminary Design Approval (PDA) is the determination by the architectural review official that the general concept, preliminary construction plans, details or specifications of a project meet the requirements. The information submitted shall be sufficient to meet the requirements for a final design approval or to obtain a building permit. Plan requirements for a Preliminary Design Approval are the same as for a Final Design Approval.

The following types of projects are required to present an application for Preliminary Design Approval to the Historic Architectural Review Board (HARB):

a) new construction exceeding 500 square feet of lot coverage
b) new construction which meets or exceeds the size of the existing lot coverage
c) new construction that includes parking structures or parking canopies

The HARB shall make a finding that the project meets the intent of the Design Standards, the standards for the associated urban design typology, and the character of the specific corridor where the project is located. All materials necessary to make this determination shall be included with the application package submitted for the PDA by the applicant. If the PDA is approved, the project will continue forward with administrative review typical to any other project and building permit. The HARB determination may be appealed, as per Section 4.7.

This review process will provide public notice of construction projects that occur on the Entry Corridors which may have a large impact on the architectural and historic character of the city. Additionally, this process will evaluate the standards being applied to the project by the Architectural Review Official.

The applicant may request a PDA before completing final detailed drawings. If a variance to the requirements of the zoning code is required, the applicant may request a PDA prior to applying to the planning and zoning board for the zoning variance.













CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



■ PRELIMINARY DESIGN APPROVAL FOR THE DESIGN STANDARDS FOR ENTRY CORRIDORS
☐ AMENDMENT TO ASSIGNED TYPOLOGY

Application Fee: $200.00 PDA ($250.00 with amendment) BDAC Project No. 2018-0082

Receipt No. 1372454 Meeting Date: 6/21/18

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Hagos Fissehaye

   Business (if applicable) _____

   Address 450 South Ponce de Leon Blvd

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 773-968-0330 Other phone/email fhagos@hotmail.com

2. NAME OF PROPERTY OWNER Hagos Fissehaye

   Business (if applicable) _____

   Address 450 South Ponce de Leon Blvd

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 773-968-0330 Other phone _____

3. PROJECT STREET ADDRESS 3150 N Ponce de Leon Blvd

4. LEGAL DESCRIPTION: Lot 1-4 Block C Subdivision McMillan/Robinson Grant Parcel 155260-0000, 154880-0010

5. EXISTING USE Vacant Commercial PROPOSED USE Commercial - Hotel

6. ENTRY CORRIDOR: ☐ ANASTASIA ☐ KING ■ SAN MARCO

7. TYPOLOGY: ☐ RESIDENTIAL ☐ INSTITUTIONAL ■ TRADITIONAL COMMERCIAL ☐ MIXED

8. PROPOSED PROJECT WORK:

   A. DEMOLITION: Buildings and architectural features that are 50 years old or older, listed on the Florida Master Site File, or which have been designated as an historical landmark require a Certificate of Demolition application to be filed separately.

      ☐ Yes ■ No

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   B. ■ New construction on a vacant or redeveloped site exceeding 500 square feet

      ☐ New construction on an existing site which meets or exceeds the size of the existing lot coverage

      ☐ New construction that includes parking structures or parking canopies

      ☐ Construction on Anastasia Boulevard meeting one or more criteria in Section 4.3.1

   C. PROJECT DESCRIPTION:

This project consists of an 87 room hotel with pool, and associated parking and infrastructure.

Complete #9 only if seeking an amendment to the assigned typology

9. AMENDMENTS TO THE ASSIGNED TYPOLOGY MAY BE MADE IN UNIQUE AND LIMITED CASES ONLY:

   A. PROPOSED: ☐ RESIDENTIAL ☐ INSTITUTIONAL ☐ TRADITIONAL COMMERCIAL ☐ MIXED

   B. DESCRIBE HOW THE ARCHITECTURAL OR HISTORIC CHARACTER OF THE EXISTING BUILDING AND LOT CONFIGURATION, THE ARCHTIECTURAL CHARACTER OF THE EXISTING HISTORIC BUILDING(S) ON THE SAME SITE, OR THE HISTORIC AND ARCHTIECTURAL CHARACTER OF THE CORRIDOR WILL BE ENHANCED WITH THE PROPOSED TYPOLOGY:

   _____

   _____

   _____

   _____

   C. DESCRIBE HOW THE PROJECT PRESERVES EXISTING HISTORIC RESOURCES AND IS COMPATIBLE WITH THESE RESOURCES, IF APPLICABLE:

   _____

   _____

   _____

   _____

   Note that any approved change in typology will be associated with the approved development plan (PDA) and if the development plan fails to be constructed the typology will revert to the previously assigned typology.

10. 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 approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary 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 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. 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 Hagos Fissehaye

SIGNATURE OF APPLICANT Hagos Fissehaye DATE 05/20/18

PRINT OWNER'S NAME Hagos Fissehaye

SIGNATURE OF OWNER Hagos Fissehaye DATE 05/20/18

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

COMPLETENESS REVIEW CHECKLIST

A Preliminary Design Approval/Amendment Typology application and related plans shall be submitted as required for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any property in a designated entry corridor area (Anastasia Boulevard, King Street, San Marco Avenue). All proposed work items shall be reviewed for consistency and compliance with the Design Standards for Anastasia Boulevard or Design Guidelines for Entry Corridors as applicable. Please consult our website for digital versions of these documents or visit the Planning and Building Department to view a hardcopy during business hours. Relevant information necessary for this application 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 of the Design Standards. 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

OK	Need	N/A	
☐	☐	☐	**PHOTOGRAHS OF ANY EXISTING CONDITIONS (SITE, BUILDING, FEATURES)**

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

OK	Need	N/A	
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Scaled drawing of existing and proposed conditions

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

OK	Need	N/A	
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Scaled drawing of existing and proposed conditions

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

OK	Need	N/A	
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details

AWNING/CANOPY

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

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

OK	Need	N/A	
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door
☐	☐	☐	For new openings and new construction include a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, hardware

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	For new openings and new construction include a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	Scaled elevation of existing and proposed window, a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details

CONTINUED

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

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

OK	Need	N/A	
☐	☐	☒	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☒	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

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

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

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

NEW CONSTRUCTION

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

❖ Other details necessary for review:

Need photographs of existing property, a landscape plan to inflate drawing & types of plants, drawing of streetscape, & drawings/photos/brochures of building details such as windows & plaster

Project number: 2018-0082 Project Address: 3150 Ponce Blvd.

Reviewed by: Kelli Mitchell Date: May 31

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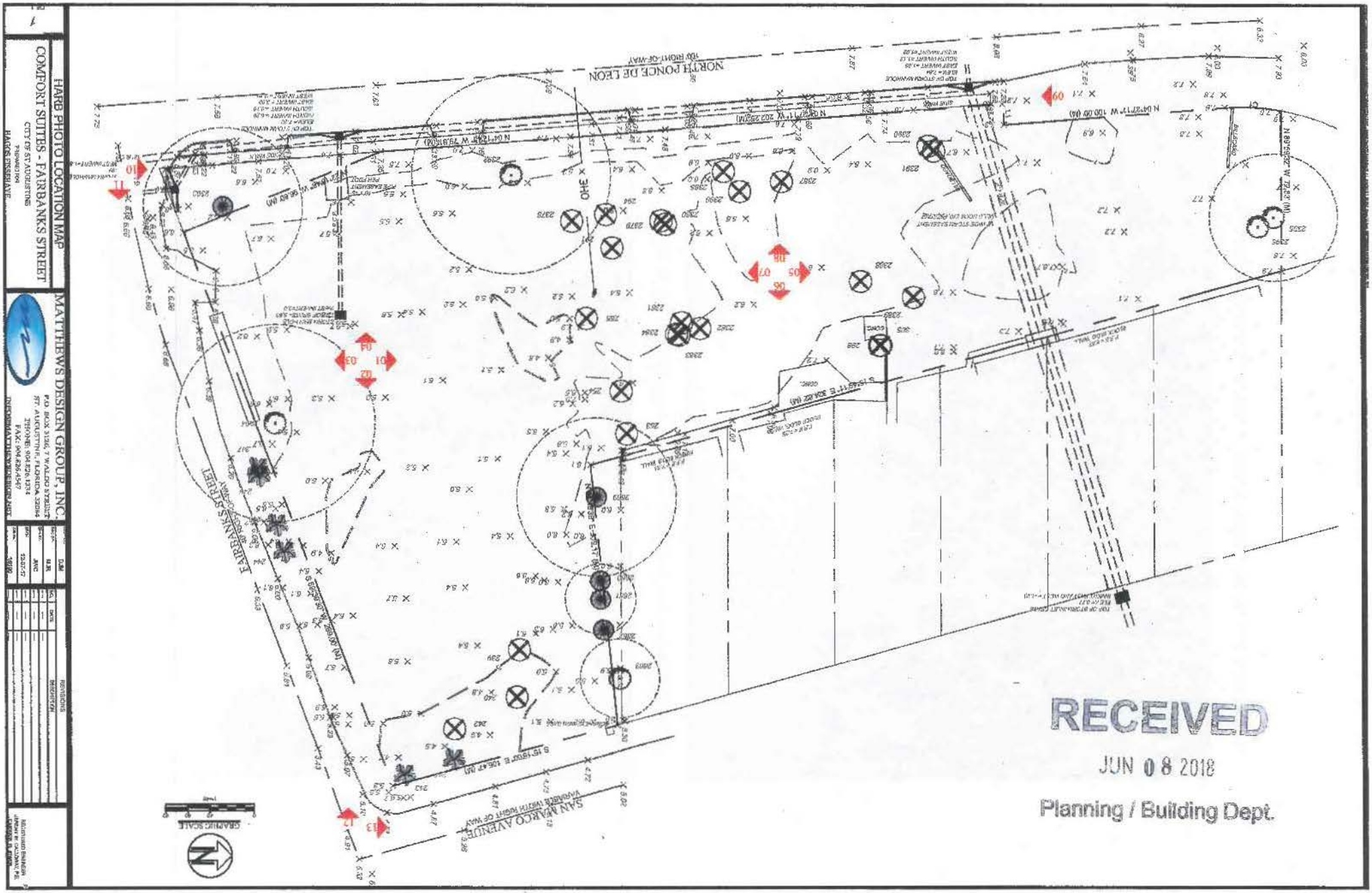
HARB PHOTO LOCATION MAP
COMFORT SUITES - FAIRBANKS STREET
CITY OF ST AUGUSTINE
PREPARED FOR
HARGS FISSEHAYE
MATTHEWS DESIGN GROUP, INC.
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE: 904.826.1334
FAX: 904.826.4547
NORTH PONCE DE LEON
FAIRBANKS STREET
SAN MARCO AVENUE
GRAPHIC SCALE
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Photo 01 – Standing in the center of the southern portion of the site looking north.



Photo 02 - Standing in the center of the southern portion of the site looking east.

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Photo 03 – Standing in the center of the southern portion of the site looking south.



Photo 04 – Standing in the center of the southern portion of the site looking west.

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Photo 05 – Standing in the center of the northern portion of the site looking north.



Photo 06 – Standing in the center of the northern portion of the site looking east.

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Photo 07 – Standing in the center of the northern portion of the site looking south.



Photo 08 – Standing in the center of the northern portion of the site looking west.

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Photo 09 -- Standing at the north end of US Highway 1 looking south.



Photo 10 – Standing at the south end of US Highway 1 looking north.

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Photo 11 – Standing at the west end of Fairbanks Street looking east.



Photo 12 – Standing at the east end of Fairbanks Street looking west.

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Photo 13 – Standing at the south end of San Marco Avenue looking north.

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City of St. Augustine

St. Augustine, Florida — Planning/Building

June 1, 2018

Hagos Fissehaye
450 South Ponce de Leon Blvd
St. Augustine, Florida 32084

RE: Project Street Address 3150 Ponce Blvd.

Mr. Fissehaye:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for June 21, 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.

Instr #2016023235 BK: 4178 PG: 157, Filed & Recorded: 4/15/2016 2:04 PM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50 Doc. D $3,465.00

This Instrument Was Prepared By and After Recording Return To:

Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Road
Suite 285
Atlanta, Georgia 30319
CT#4-05422

Property Appraiser Identification No.: 1552600000

Consideration: $495,000.00
Documentary Stamp Taxes: $3,465.00

(RESERVED)

SPECIAL WARRANTY DEED

This Special Warranty Deed is dated April 14, 2016 and is signed by **REO FUNDING SOLUTIONS III, LLC, a Georgia limited liability company ("Grantor")**, whose address is 1170 Peachtree Street, Suite 1150, Atlanta, Georgia 30309, in favor of **HAGOS H. FISSEHAYE**, ("**Grantee**"), whose address is 450 S. Ponce de Leon Boulevard, St. Augustine, Florida 32084.

For and in consideration of $10 and other good and valuable consideration, the receipt, adequacy, and sufficiency of which Grantor acknowledges, Grantor hereby grants, bargains, sells, remises, releases, aliens, conveys, and confirms unto Grantee, the land in **St. Johns** County, Florida, that is described in **Exhibit A** to this deed, together with all tenements, hereditaments, easements, rights of way, and appurtenant rights including, without limitation, riparian rights, if any, any portion of the land that is within the right of way of any publicly dedicated street, roadway or alleyway, and together with all improvements, structures, and fixtures on or attached to the land (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, in fee simple forever, subject to the matters described in **Exhibit B** to this deed.

AND Grantor agrees to warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons who claim by, through, or under Grantor, but against none other.

{SIGNATURE PAGE FOLLOWS}

BK: 4178 PG: 158

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed the day and year first above written.

GRANTOR:

REO Funding Solutions III, LLC, a Georgia limited liability company

By: _____
Name: Judd Gilats
Title: Vice President

Signed, sealed, and delivered in the presence of the following witnesses:

Ashley Rebarchek
Signature of witness

Ashley Rebarchek
Printed name of witness

_____
Signature of witness

MARK WAITE
Printed name of witness

HENNEPIN COUNTY, MINNESOTA

The foregoing instrument was acknowledged before me this 11 day of April, 2016, by Judd Gilats, the Vice President of REO Funding Solutions III, LLC, a Georgia limited liability company, on behalf of the limited liability company, who ( ) is personally known to me or ( ) has produced a driver's license as identification.

HANNAH MARIE PATZER
Notary Public - Notarial Seal
My Commission Expires
January 31, 2020

{AFFIX NOTARY SEAL}

_____
Notary Public Official Signature
Print or Type Name: Hannah Marie Patzer
Commission number: 310 71180
My commission expires: 1/31/2020

G:\FL\ORDERS-SM-08422\PROPOSED DOCS\SWD.DOCX

BK: 4178 PG: 159

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of St. Johns, State of Florida, and is described as follows:

Lots 1, 2, 3 and 4, Block "C", REVISED PLAT OF MCMILLAN PROPERTY, according to plat thereof, recorded in Map Book 3, Page 52 of the Public Records of St. Johns County, Florida, except that part thereof conveyed to the State of Florida for road purposes, as described as follows: That part of Lot 4, Block "C", REVISED PLAT OF MCMILLAN PROPERTY, according to map recorded in Map Book 3, Page 52 of the Public Records of said County, described as follows: Begin at the Northwest corner of said Lot 4 and run then Easterly along the North line of said Lot 4, a distance of 21.28 feet; run thence South 4°27'11" East along a line to its intersection with the West line of said Lot 4; run thence Northerly along said West line to the Point of Beginning.

EXHIBIT B

TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF MCMILLAN PROPERTY, as recorded April 1, 1925 in Map Book 3, Page(s) 52, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). This reference to which shall not operate to reimpose the same.

2. Bulk Cable Television Service and Easement Agreement and Easement for Cable Television and Communications Service granted to Cablevision Industries Limited Partnership recorded October 14, 1999 in Book 1447, Page 1952.

Note: All of the recording information contained herein refers to the Public Records of St. Johns County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

PROPERTY APPRAISER

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1548800010
Location	US HIGHWAY 1 N
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	ROBINSON G (709)
Tax Description*	2-82 (1-5) ROBINSON GRANT SUB PART OF LOT 55-E LYING N'LY OF THE N BOUNDARY OF THE MCMILLAN PROPERTY REVISED PLAT & S OF THE W'LY EXT OF N BOUNDARY OF LOT 4 IN THE D ANDREU SUB & E OF US 1 & W OF OF SEC 55 OR4264/451 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Estopa Grant 44 And E.S. Robinson Grant
Sec/Twp/Rng	55-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.710
Homestead	N

View Map

Owner

Owner Name	Fisschaye Hagos H 100%
Mailing Address	450 S PONCE DE LEON BLVD SAINT AUGUSTINE, FL 32084-0000

Valuation

	2018
Building Value	$0
Extra Features Value	$0
Total Land Value	$308,960
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$308,960
Total Deferred	$0
Assessed Value	$308,960
Total Exemptions	$0
Taxable Value	$308,960

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	$308,960	$0	$0	$308,960	$308,960	$0	$308,960

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	270	120	30896	SF	$308,960

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/29/2016	9/27/2016	$390,000.00	QC	4264	451	Q	V	FLORIDA EAST COAST RAILWAY LLC	FISSEHAYE HAGOS H

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: Exemptions, Building Information, Extra Features, Sketches.

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

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Last Data Upload: 6/5/2018, 2:58:13 AM

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL



Overview



Legend

- Parcels
- Cities

Parcel ID	1548800010	Physical Address	US HIGHWAY 1 N SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales			
Property Class	1000 - Vacant Commercial	Mailing Address	FISSEHAYE HAGOS H 450 S PONCE DE LEON BLVD SAINT AUGUSTINE FL 32084-0000	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine					9/27/2016	$390000	01	Q
Acres	0.71			Total Land Value	$308,960	n/a	0	n/a	n/a
				Just Value	$308,960				
				Total Deferred	N/A				
				Assessed Value	$308,960				
				Total Exemptions	N/A				
				Taxable Value	$308,960				

Date created: 6/5/2018
Last Data Uploaded: 6/5/2018 2:58:13 AM

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St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

TRIM Notice

TRIM Notice

Summary

Parcel ID	1552600000
Location Address	3150 N PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	ROBINSON G (709)
Tax Description*	3-52 MC MILLAN SUB LOTS 1 2 3 & ALL LOT 4 (EX R/W RD #5 IN DB208/145) BLK C OR4178/157 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	McMillan Property, Revised Plat Of
Sec/Twp/Rng	55-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.900
Homestead	N

View Map

Owner

Owner Name	Fissehaye Hagos H 100%
Mailing Address	450 S PONCE DE LEON BLVD SAINT AUGUSTINE, FL 32084-0000

Valuation

	2018
Building Value	$0
Extra Features Value	$0
Total Land Value	$393,840
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$393,840
Total Deferred	$0
Assessed Value	$393,840
Total Exemptions	$0
Taxable Value	$393,840

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	$393,840	$0	$0	$393,840	$393,840	$0	$393,840
2016	$0	$0	$324,918	$0	$0	$324,918	$227,443	$97,475	$227,443
2015	$0	$0	$206,766	$0	$0	$206,766	$206,766	$0	$206,766
2014	$0	$0	$206,766	$0	$0	$206,766	$206,766	$0	$206,766
2013	$0	$0	$206,766	$0	$0	$206,766	$206,766	$0	$206,766
2012	$0	$0	$206,766	$0	$0	$206,766	$206,766	$0	$206,766
2011	$0	$0	$226,458	$0	$0	$226,458	$226,458	$0	$226,458
2010	$0	$0	$255,996	$0	$0	$255,996	$255,996	$0	$255,996

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	120	160	19200	SF	$192,000
Vacant Commercial	174	116	20184	SF	$201,840

Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/15/2016	4/14/2016	$495,000.00	WD	4178	157	Q	V	REO FUNDING SOLUTIONS III LLC	FISHSEHAYE HAGOS H
10/16/2012	9/28/2012	$27,000.00	WD	3629	1265	U	V	ATLAS FL 1 SPE LLC	REO FUNDING SOLUTIONS III LLC
5/15/2012	5/14/2012	$11,000.00	CT	3561	538	U	V	KUSUMBEN SHREE INC	ATLAS FL 1 SPE LLC
4/20/2011	4/14/2011	$0.00	LP	3429	670	U	V	BRANCH BANKING & TRUST COMPANY	KUSUMBEN SHREE INC
	3/19/2002	$100.00	WD	1734	1188	U	I	TIRUPATI INC	KUSUMBEN SHREE INC
	7/16/1998	$92,000.00	WD	1335	1943	U	I	PATEL MAHENDRA M,URMILA M ETAL	TIRUPATI INC
	7/26/1993	$0.00	WD	1031	1371	U	I	PATEL MAHENDRA M,URMILA M ETAL	PATEL MAHENDRA M,URMILA M ETAL
	7/26/1993	$438,650.00	WD	1003	901	U	I	PATEL MANJULABAN K,KHANDU K	PATEL MAHENDRA M,URMILA M ETAL
	1/1/1989	$0.00		807	902	U	I		PATEL MANJULABAN K,KHANDU K
	9/1/1985	$0.00		684	1059	U	I		
	9/1/1985	$0.00		684	1052	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

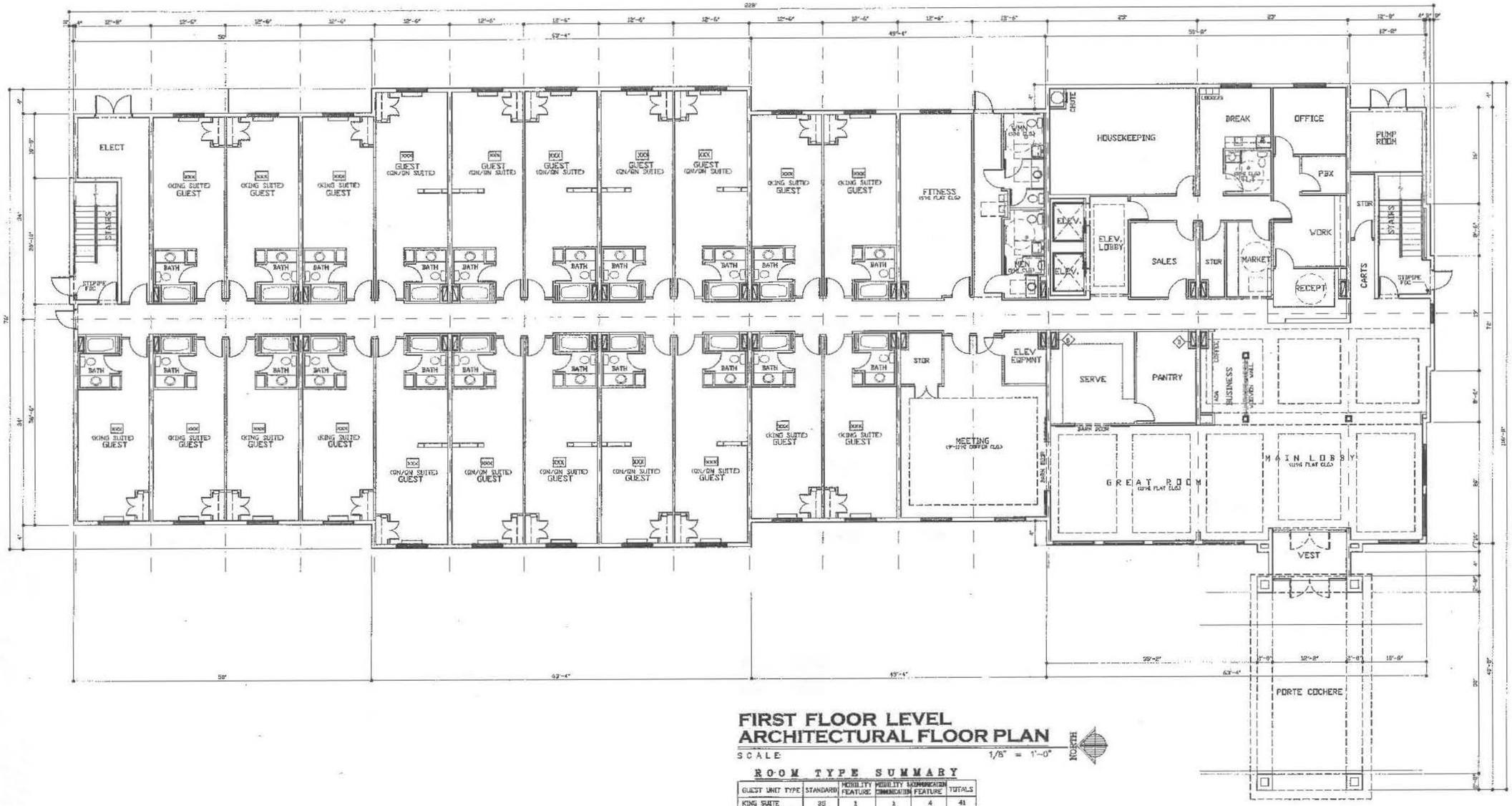


No data available for the following modules: Exemptions, Building Information, Extra Features, Sketches.

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

Developed by

Last Data Upload: 5/29/2018, 11:58:49 PM



FIRST FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

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

NORTH

ROOM TYPE SUMMARY

GUEST UNIT TYPE	STANDARD	MOBILITY FEATURE	MOBILITY COMMUNICATION	HEARING COMMUNICATION FEATURE	TOTALS
KING SUITE	35	1	1	4	41
DBL QUEEN SUITE	41	1	1	3	46
LICENSED UNITS = 87			ACTUAL TOTAL UNITS = 87		

GUEST ROOM INFORMATION:

FIRST FLOOR GUEST RMS:	31 ROOMS
SECOND FLOOR GUEST RMS:	33 ROOMS
THIRD FLOOR GUEST RMS:	33 ROOMS
TOTAL GUEST ROOMS=	97 ROOMS

FIRE PROTECTION NOTE:

(FE) FIRE EXTINGUISHER TO BE A MINIMUM 4A40BC WITH ANNUAL SERVICE TAG LOCATED @ FRONT & REAR DOR. CAB RECESSED IN WALL)

PANIC HARDWARE & EXIT SIGNAGE TO REQUIRED AT ALL EGRESS DRS LEADING TO THE EXTERIOR.

LINEN CHUTE NOTE:

1. LINEN CHUTE MUST BE EQUIPPED WITH SELF-CLOSING, SELF-LATCHING, UL ACCESS DOORS W/LEVER HANDLES
2. WHERE A HOLD OPEN DEVICE IS USED ON THE CHUTE TERMINUS DOOR, IT MUST HAVE A FUSIBLE LINK.

POOL RESTROOM NOTE:

SHARED WITH MAIN LOBBY RESTROOMS

CEILING HEIGHTS:

SEE REFLECTIVE CEILING PLAN FOR ALL CEILING HTS.

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
9008 ONE PUTT PLACE
(561) 809 - 8491
PORT ST LUCIE
FLORIDA 34986
ARCHITECT AR-7457

REVISIONS:

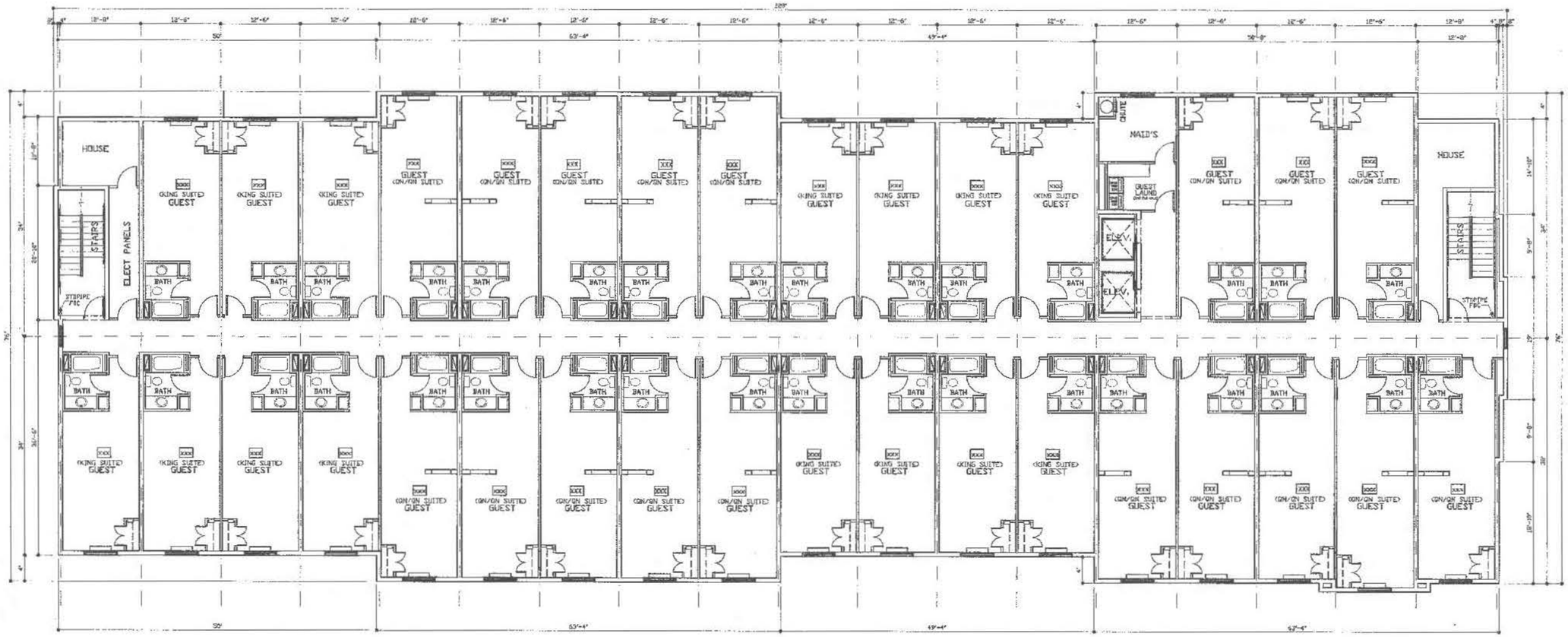
NEW 3 STORY HOTEL BUILDING

COMFORT SUITES HOTEL

FAIRBANKS STREET & NORTH PONCE DE LEON
ST AUGUSTINE, FLORIDA
JOHNS COUNTY,

DATE: 24 MAY '18
PROJECT NO: 17 - ABO
SHEET: of 4 A1

11A11-A2



2ND & 3RD FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

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

NORTH

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(561) 809 - 8491
PORT ST LUCIE
FLORIDA 34988

ARCHITECT
AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ARE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. NO WARRANTIES OR SYSTEMS ARE TO BE FABRICATED UNTIL:
4. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR.
5. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

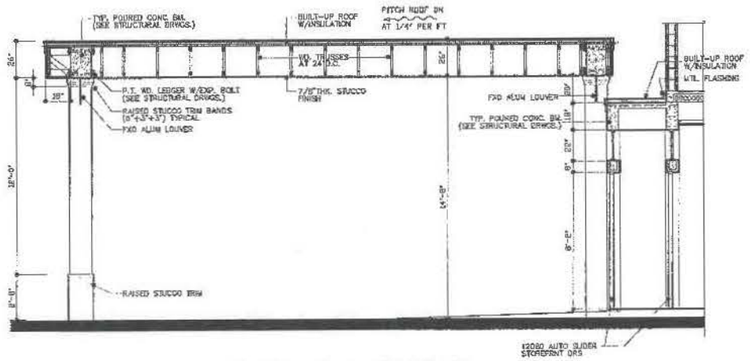
NEW 3 STORY HOTEL BUILDING

COMFORT SUITES HOTEL

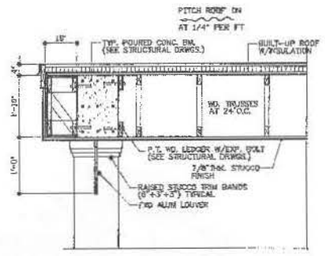
FAIRBAKS STREET & NORTH PONCE DE LEON
ST AUGUSTINE, JOHNS COUNTY, FLORIDA

DATE: 24 MAY '18
PROJECT NO: 17 - A80
SHEET: A2 of 4

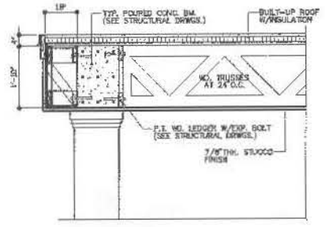
11A11-A2



CANOPY CROSS-SECTION (A/21)
SCALE 1/4" = 1'-0"



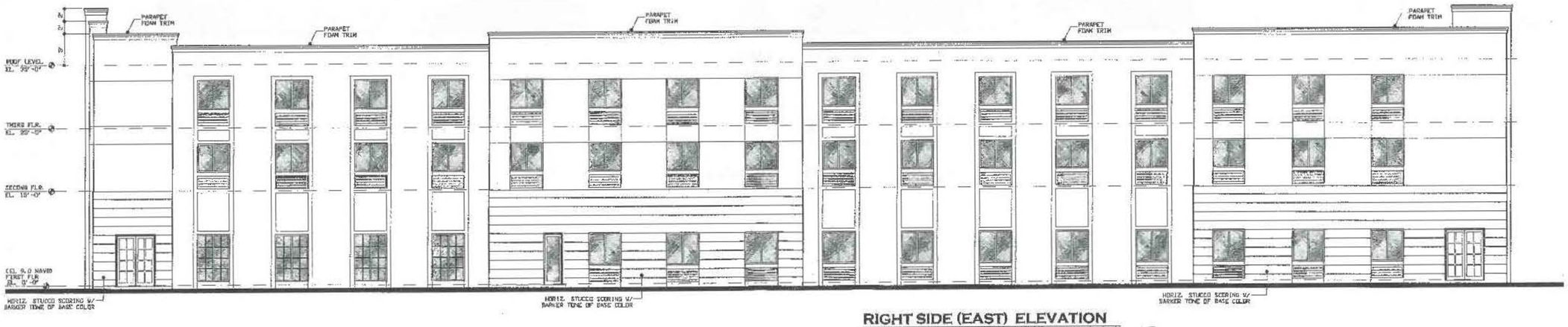
CANOPY CROSS-SECTION (C/21)
SCALE 1/2" = 1'-0"



CANOPY CROSS-SECTION (B/21)
SCALE 1/2" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE (EAST) ELEVATION
SCALE 1/8" = 1'-0"

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ARCHITECT AR-7457

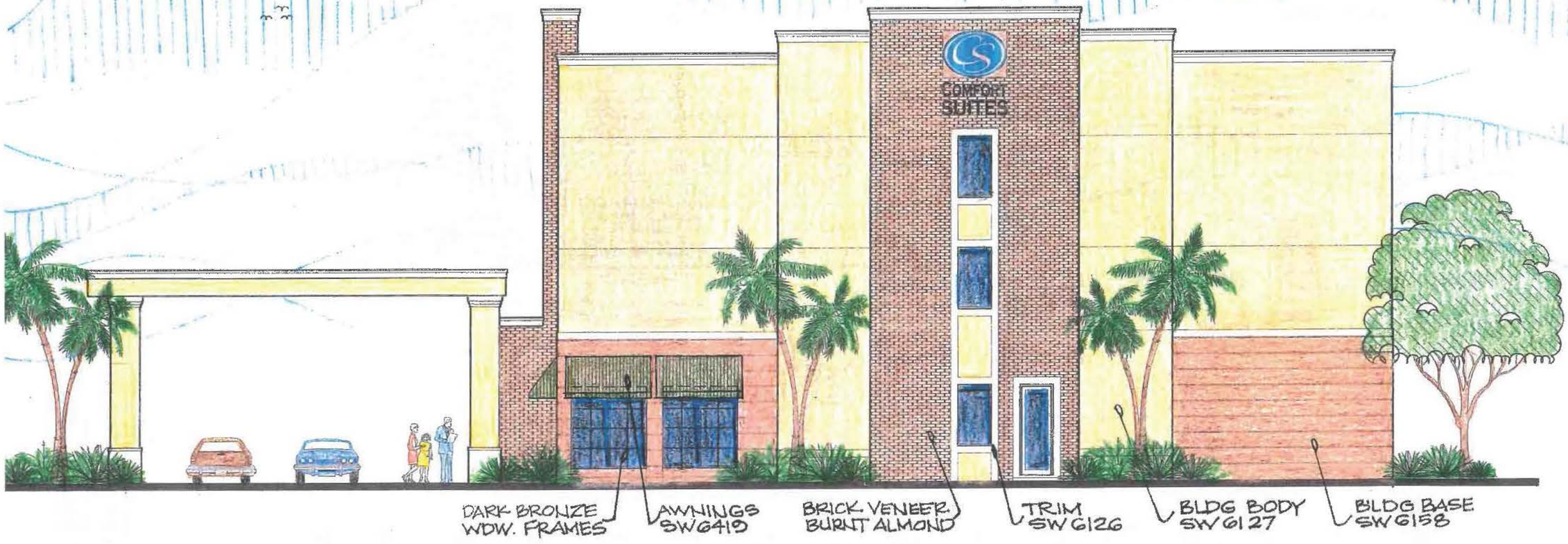
REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
4. NO MATERIALS OR SYSTEMS ARE TO BE PURCHASED UNTIL:
5. ALL DIMENSIONS SHALL BE VERIFIED AT THE CONSTRUCTION.
6. SHOP DRAWINGS SHALL BE REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW 3 STORY HOTEL BUILDING
COMFORT SUITES HOTEL
FAIRBANKS STREET & NORTH PONCE DE LEON
ST AUGUSTINE, ST JOHNS COUNTY, FLORIDA

DATE: 24 MAY '16
PROJECT NO: 17 - A80
SHEET: A3 of 4

11A11-L1



FRONT (SOUTH) ELEVATION

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

PAINT COLORS: SHERMAN WILLIAMS

GILGENBACH & PLANNING
PORT ST LUCIE FLORIDA 34986

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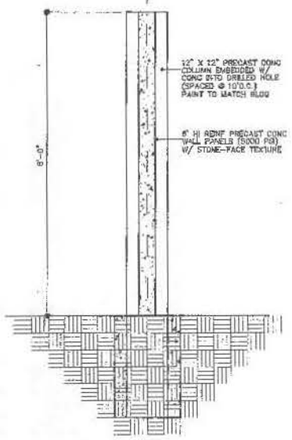
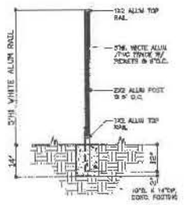
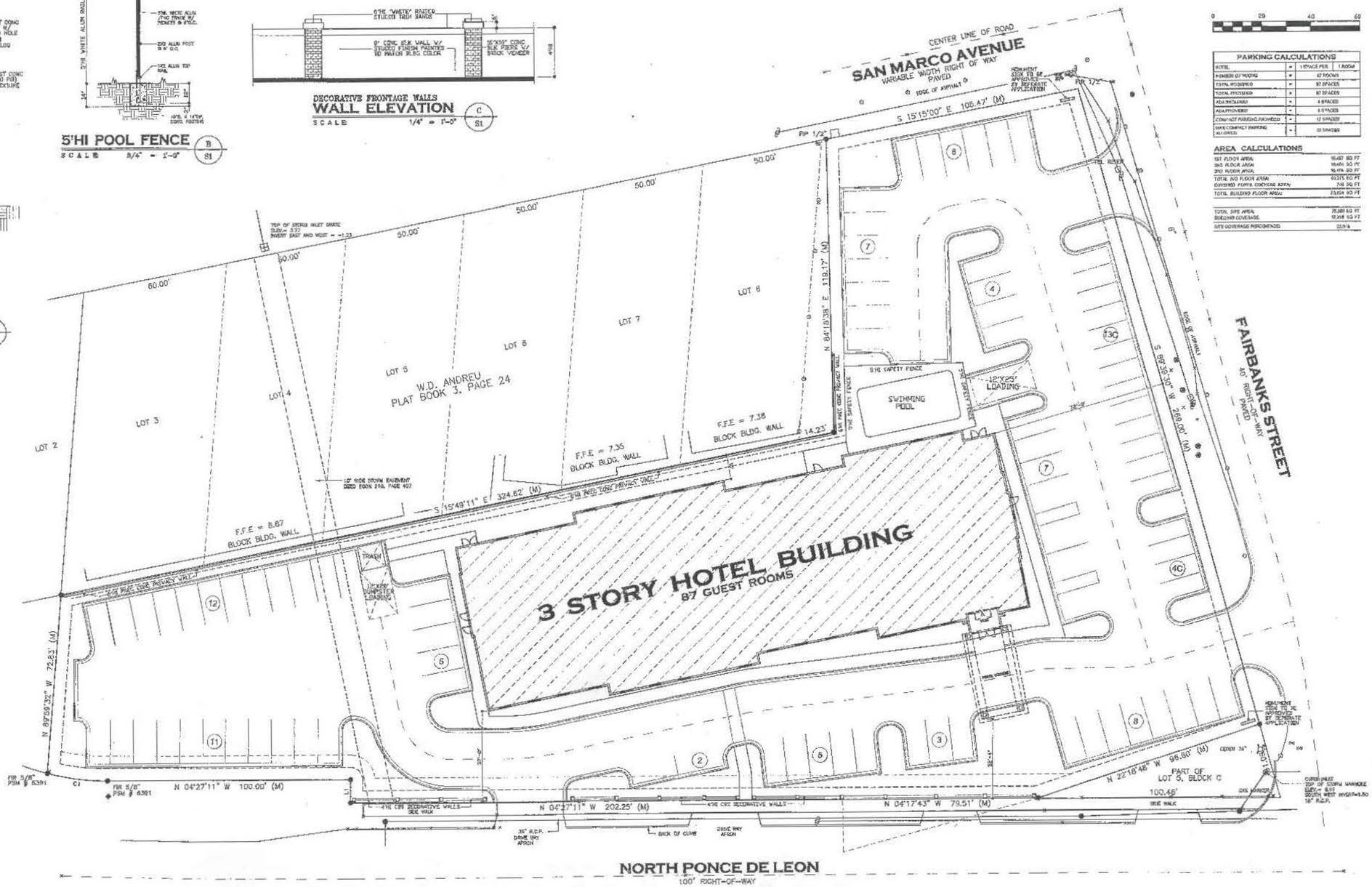


8'HI. CONC. PRIVACY WALL
WALL SECTION A/S1
SCALE 3/4" = 1'-0"



5'HI POOL FENCE B/S1
SCALE 3/4" = 1'-0"

DECORATIVE FRONTAGE WALLS
WALL ELEVATION C/S1
SCALE 1/4" = 1'-0"



PARKING CALCULATIONS			
HOTEL	=	1 SPACE PER	1 ROOM
NUMBER OF ROOMS	=	87 ROOMS	
TOTAL REQUIRED	=	87 SPACES	
TOTAL PROVIDED	=	87 SPACES	
ADA REQUIRED	=	4 SPACES	
ADA PROVIDED	=	4 SPACES	
COMPACT PARKING PROVIDED	=	12 SPACES	
MAX COMPACT PARKING ALLOWED	=	22 SPACES	

AREA CALCULATIONS	
1ST FLOOR AREA:	15,487 SQ FT
2ND FLOOR AREA:	18,451 SQ FT
3RD FLOOR AREA:	18,476 SQ FT
TOTAL AVG FLOOR AREA:	49,375 SQ FT
COVERED FOOTS, COVERED AREA:	748 SQ FT
TOTAL BUILDING FLOOR AREA:	49,694 SQ FT
TOTAL SITE AREA:	75,089 SQ FT
BUILDING COVERAGE:	12,018 SQ FT
SITE COVERAGE PERCENTAGE:	22.5%

WOOD POWER POLE
GATE VA.
PALM TREE
GUY WIRE

75028.8 SQ. FT.
1.72 ACRES

LINE	BEARING	DISTANCE
L1	N 95°32'49" E	9.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	25.15'	25.09'	N 02°45'16" E	14°24'41"

SITE PLAN
SCALE: 1" = 20'-0"

NORTH

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
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(561) 809 - 8491
PORT ST LUCIE
FLORIDA 34986

ARCHITECT
AR-7457

REVISIONS:

NEW 3 STORY HOTEL BUILDING
COMFORT SUITES HOTEL
FAIRBAKS STREET & NORTH PONCE DE LEON
ST AUGUSTINE, JOHNS COUNTY, FLORIDA

DATE: 24 MAY '18
PROJECT NO: 17 - A80
SHEET: S1 of 1

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9009 ONE PUTT PLACE PORT ST LUCIE
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ARCHITECT
AR-7457

REVISIONS:

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2. CONTRACTOR TO VERIFY ALL DRAWINGS & NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. NO INTERFACE OR DETAIL HAS TO BE EXTRAPOLATED UNTIL:
   a. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR.
   b. SHOP DRAWINGS HAVE BEEN REVIEWED & ADOPTED BY THE ARCHITECT.

COMFORT SUITES HOTEL

NEW 3 STORY HOTEL BUILDING
FAIRBANKS STREET & NORTH PONCE DE LEON BOULEVARD
ST AUGUSTINE, JOHNS COUNTY, FLORIDA

LOOKING NORTH
FAIRBANKS STREET STREETSCAPE
SCALE: 1/16" = 1'-0"

LOOKING EAST
PONCE DE LEON BLVD STREETSCAPE
SCALE: 1/16" = 1'-0"

DATE: 08 JUNE '18
PROJECT NO: 17 - A80
SHEET: SS
of 1

PLANTED TREE TABLE

SYMBOLS	KEY	QTY (%)	COMMON NAME/ BOTANICAL NAME	SIZE	TOTAL CREDITS	ROOT	REMARKS
	QV	50 82%	LIVE OAK QUERCUS VIRGINIANA	4" CAL (MIN.)	0 (NOTE 1)	B&B	10' HT.
	AR	11 18%	RED MAPLE ACER RUBRUM	4" CAL (MIN.)	22	B&B	10' HT.
TREES PLANTED		61 (100%)	TOTAL TREE CREDITS PLANTED		22		

NOTE (1): THE LIVE OAKS ARE USED FOR PERIMETER PLANTINGS ONLY AND CANNOT BE UTILIZED FOR TREE CREDITS.

PLANTED SHRUB TABLE

SYMBOL	KEY	QUANTITY	COMMON NAME BOTANICAL NAME	SIZE	REMARKS
O	WV	278	DWARF WALTERS VIBURNUM VIBURNUM OBOVATUM 'DENSA'	24" HT. (R.O.W.) 48" HT. (OTHER)	30" MIN. SPACING

PERIMETER PLANTINGS CALCULATIONS

PLANTINGS REQUIRED

FRONT YARD								
N. PONCE DE LEON	478	FT. - 5	TREES PER 100 LF =	24 TREES	AND	25 SHRUBS PER 100 LF =	120 SHRUBS
FAIRBANKS ST.	269	FT. - 5	TREES PER 100 LF =	14 TREES	AND	25 SHRUBS PER 100 LF =	68 SHRUBS
SAN MARCO AVE.	105	FT. - 5	TREES PER 100 LF =	6 TREES	AND	25 SHRUBS PER 100 LF =	27 SHRUBS
NORTH SIDE YARD =	73	FT. - 4	TREES PER 100 LF =	3 TREES	AND	12 SHRUBS PER 100 LF =	9 SHRUBS
SOUTH SIDE YARD =	119	FT. - 4	TREES PER 100 LF =	5 TREES	AND	12 SHRUBS PER 100 LF =	15 SHRUBS
REAR YARD =	325	FT. - 4	TREES PER 100 LF =	13 TREES	AND	12 SHRUBS PER 100 LF =	39 SHRUBS

TOTAL TREES REQUIRED = 65 TOTAL SHRUBS REQUIRED = 277

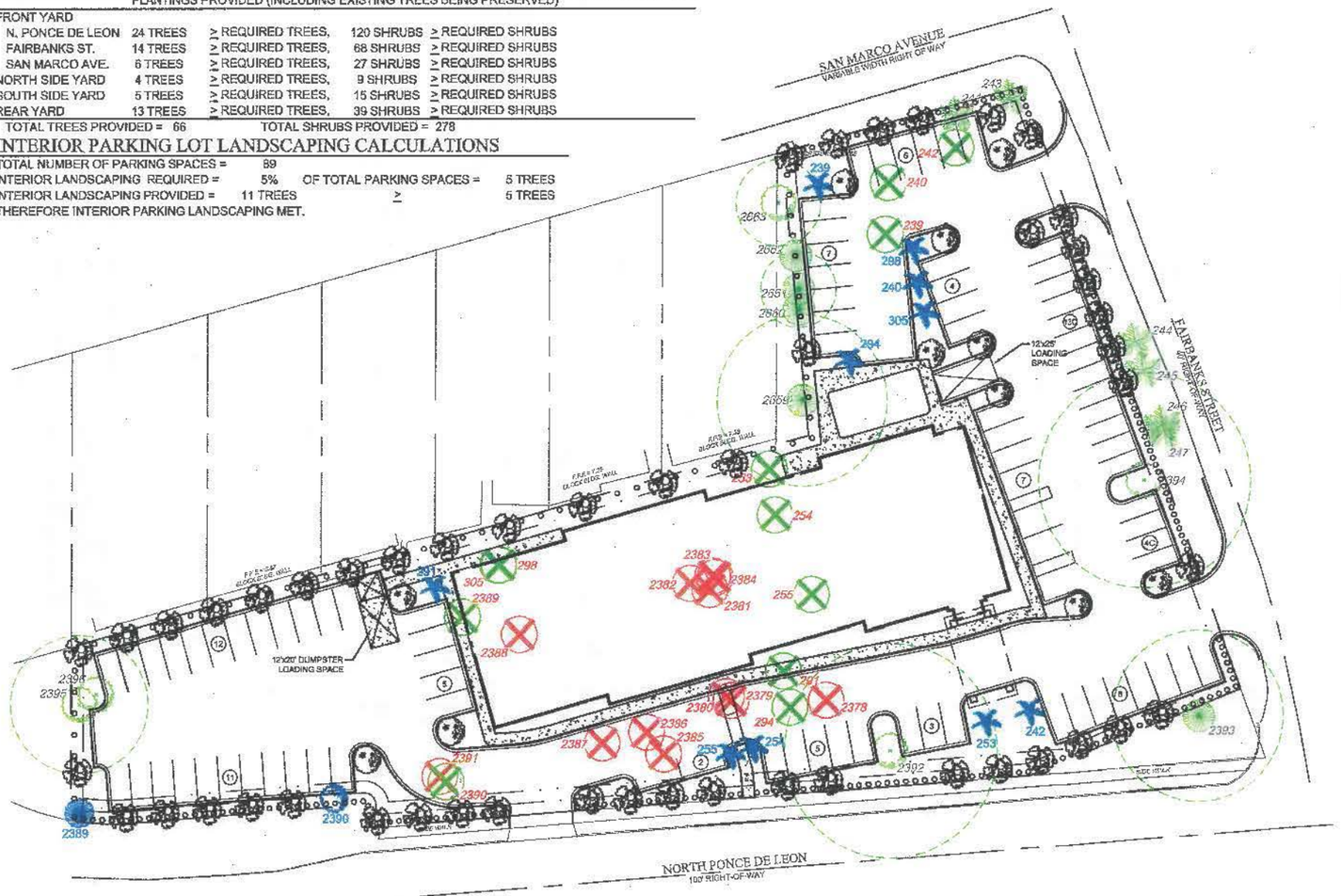
PLANTINGS PROVIDED (INCLUDING EXISTING TREES BEING PRESERVED)

FRONT YARD					
N. PONCE DE LEON	24 TREES	≥	REQUIRED TREES,	120 SHRUBS	≥ REQUIRED SHRUBS
FAIRBANKS ST.	14 TREES	≥	REQUIRED TREES,	68 SHRUBS	≥ REQUIRED SHRUBS
SAN MARCO AVE.	6 TREES	≥	REQUIRED TREES,	27 SHRUBS	≥ REQUIRED SHRUBS
NORTH SIDE YARD	4 TREES	≥	REQUIRED TREES,	9 SHRUBS	≥ REQUIRED SHRUBS
SOUTH SIDE YARD	5 TREES	≥	REQUIRED TREES,	15 SHRUBS	≥ REQUIRED SHRUBS
REAR YARD	13 TREES	≥	REQUIRED TREES,	39 SHRUBS	≥ REQUIRED SHRUBS

TOTAL TREES PROVIDED = 66 TOTAL SHRUBS PROVIDED = 278

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL NUMBER OF PARKING SPACES = 89
INTERIOR LANDSCAPING REQUIRED = 5% OF TOTAL PARKING SPACES = 5 TREES
INTERIOR LANDSCAPING PROVIDED = 11 TREES ≥ 5 TREES
THEREFORE INTERIOR PARKING LANDSCAPING MET.



TREE MITIGATION CALCULATIONS

TREE REMOVAL DEFICIT POINTS = 21
SEE THIS SHEET FOR COMPUTATION OF TREE REMOVAL DEFICIT POINTS.

PLANTED TREE CREDITS = 22
ONLY TREE CREDITS NOT USED AS PERIMETER PLANTINGS CAN BE USED FOR TREE MITIGATION CREDITS, IN THIS CASE ONLY THE INTERIOR PROPOSED MAPLES.
TREE PRESERVATION CREDITS = 29
TREE RELOCATION CREDITS = 48
TREE MITIGATION CREDITS = 99 ≥ 21
THEREFORE TREE MITIGATION IS MET.

PARKING CALCULATIONS

HOTEL	=	1 SPACE PER 1 ROOM
NUMBER OF ROOMS	=	89 ROOMS
TOTAL REQUIRED	=	89 SPACES
TOTAL PROVIDED	=	89 SPACES
ADA REQUIRED	=	4 SPACES
ADA PROVIDED	=	4 SPACES
COMPACT PARKING PROVIDED	=	22 SPACES
MAX COMPACT PARKING ALLOWED	=	22 SPACES

GRAPHIC SCALE
0 60 90 120
1"=60'

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE TO BE REMOVED
- RELOCATED TREE
- PROPOSED PLANTING

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TREE NUMBER	TREE SPECIES	TRUNK STYLE	TREE DBH (IN)	PROPOSED PLAN OF ACTION	ARBORIST'S TREE ASSESSMENT	REMOVED TREE CREDITS REQUIRING MITIGATION	TREE CREDITS PRESERVED
239	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
240	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
241	PALM	SINGLE	12	TO REMAIN	N/A	-	3
242	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
243	PALM	SINGLE	12	TO REMAIN	N/A	-	3
244	PALM	SINGLE	12	TO REMAIN	N/A	-	3
245	PALM	SINGLE	12	TO REMAIN	N/A	-	3
246	PALM	SINGLE	12	TO REMAIN	N/A	-	3
247	PALM	SINGLE	12	TO REMAIN	N/A	-	3
253	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
254	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
255	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
291	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
294	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
298	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
305	PALM	SINGLE	12	TO BE RELOCATED	N/A	-	3
2378	LAUREL OAK	SINGLE	18	TO BE REMOVED	FAIR	1.5	-
2379	MAGNOLIA	SINGLE	25	TO BE REMOVED	GOOD	2	-
2380	LIVE OAK	SINGLE	42	TO BE REMOVED	GOOD	2	-
2381	LIVE OAK	SINGLE	20	TO BE REMOVED	POOR	2	-
2382	MAGNOLIA	SINGLE	23	TO BE REMOVED	GOOD	2	-
2383	LIVE OAK	SINGLE	18	TO BE REMOVED	GOOD	1.5	-
2384	LIVE OAK	SINGLE	22	TO BE REMOVED	GOOD	2	-
2385	LIVE OAK	SINGLE	18	TO BE REMOVED	FAIR	1.5	-
2386	LIVE OAK	DOUBLE	24	TO BE REMOVED	FAIR	2	-
2387	LIVE OAK	CLUSTER	60	TO BE REMOVED	POOR	2	-
2388	PINE	DOUBLE	50	TO BE REMOVED	POOR	2	-
2389	CEDAR	SINGLE	11	TO BE RELOCATED	FAIR	-	0 (NOTE 1)
2390	LAUREL OAK	SINGLE	10	TO BE RELOCATED	GOOD	-	0 (NOTE 1)
2391	LAUREL OAK	SINGLE	6	TO BE REMOVED	POOR	0.5	-
2392	LIVE OAK	SINGLE	45	TO REMAIN	GOOD	-	5
2393	CEDAR	SINGLE	36	TO REMAIN	FAIR	-	5
2394	LIVE OAK	SINGLE	45	TO REMAIN	GOOD	-	5
2395	LAUREL OAK	TRIPLE	29	TO REMAIN	FAIR	-	0 (NOTE 1)
2396	LAUREL OAK	SINGLE	10	TO REMAIN	FAIR	-	3
2659	CEDAR	SINGLE	36	TO REMAIN	FAIR	-	0 (NOTE 2)
2660	CEDAR	SINGLE	11	TO REMAIN	FAIR	-	3
2661	CEDAR	SINGLE	16	TO REMAIN	GOOD	-	4
2662	CEDAR	SINGLE	12	TO REMAIN	GOOD	-	4
2663	LAUREL OAK	SINGLE	18	TO REMAIN	FAIR	-	0 (NOTE 2)
TOTALS			797			21	77

NOTE (1): THIS TREE IS LOCATED WITHIN THE BUFFER AND CANNOT BE USED FOR TREE CREDITS.
NOTE (2): THIS TREE IS LOCATED OFFSITE AND CANNOT BE USED FOR TREE CREDITS.

REGISTERED ENGINEER
JEREMY W. CALLOWAY, P.E.
FLORIDA, P.E. #73813

REVISIONS

NO.	DATE	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

DESIGNED BY: DJM
DRAWN BY: MJR
CHECKED BY: JWC
DATE: 12-07-17
JOB NO.: 16190

MATTHEWS DESIGN GROUP, INC.
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE: 904.826.1334
FAX: 904.826.4547
INFO@MATTHEWSDESIGNGROUP.NET

HARB SITE PLAN
COMFORT SUITES - FAIRBANKS STREET
CITY OF ST AUGUSTINE
PREPARED FOR
HAGOS ESSEHAYE

SHEET NO.
1
OF 1

BOUNDARY, TOPOGRAPHICAL AND TREE SURVEY

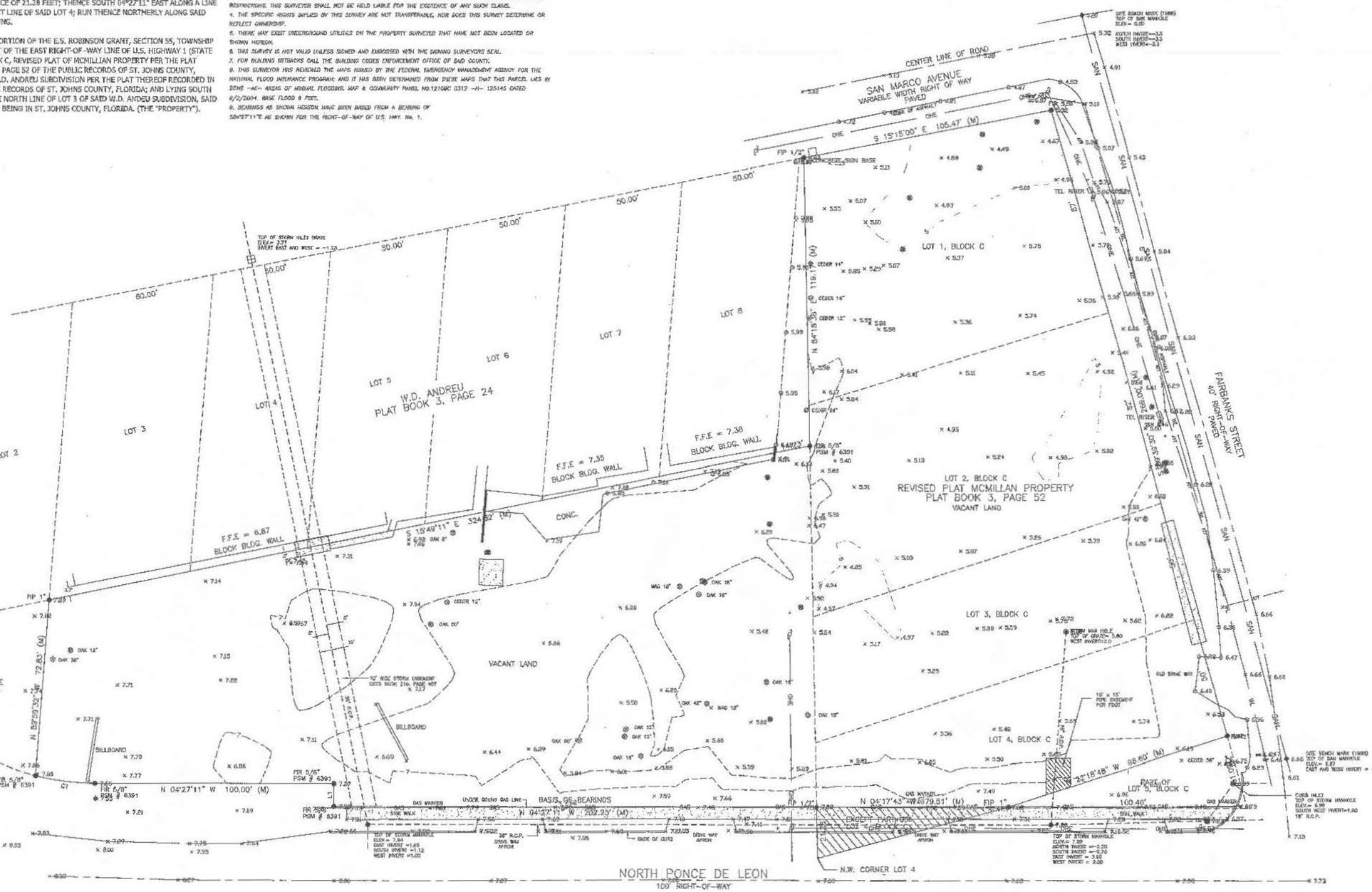
LOTS 1, 2, 3 AND 4, BLOCK C, REVISED PLAT OF MCMILLAN PROPERTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 3 PAGE 52, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPT THAT PART CONVEYED TO THE STATE OF FLORIDA FOR ROAD PURPOSES, AS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4, BLOCK C, REVISED PLAT OF MCMILLIAN PROPERTY, ACCORDING TO THE MAP RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH-WEST CORNER OF SAID LOT 4 AND RUN THEN EASTERLY ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 21.28 FEET; THENCE SOUTH 04°27'11" EAST ALONG A LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 4; RUN THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

A PARCEL OF LAND BEGIN ALL THAT PORTION OF THE E.S. ROBINSON GRANT, SECTION 55, TOWNSHIP 7 SOUTH, RANGE 30 EAST, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (STATE ROAD 5); AND LYING NORTH OF BLOCK C, REVISED PLAT OF MCMILLIAN PROPERTY PER THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND LYING WEST OF THE W.D. ANDREU SUBDIVISION PER THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF SAID W.D. ANDEU SUBDIVISION, SAID PARCEL OF LAND SETUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA. (THE "PROPERTY").

SURVEYOR NOTES:

1. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR AND CERTIFIED TO.
2. THIS SURVEY WAS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE, NOR DOES THIS SURVEY DETERMINE OR PROTECT OWNERSHIP.
5. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.
7. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
8. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE --AE-- AREAS OF MINIMAL FLOODING. MAP & COMMUNITY PANEL NO.1210GC 0312 --H-- 125145 DATED 6/2/2004. BASE FLOOD 9 FEET.
9. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF S04°27'11"E AS SHOWN FOR THE RIGHT-OF-WAY OF U.S. HWY. No. 1.



WOOD POWER POLE
GATE VAL.
PALM TREE
GUY WIRE

75028.8 SQ. FT.
1.72 ACRES

LINE	BEARING	DISTANCE
L1	N. 85°32'48" E	9.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	25.15'	25.09'	N. 02°45'16" E	14°24'41"

BASE BENCH MARK
DESIGNATION - M 405
PID - AQ2724
STATE/COUNTY- FL/ST JOHNS
CURRENT SURVEY CONTROL
NAVD 88 ORTHO HEIGHT 6.95 (feet) ADJUSTED

JAMES D. ELSON
PH: 904-770-5046
2854 HILLTOP ROAD
ST. AUGUSTINE, FL 32086
JIMLANDSURVEYOR@OUTLOOK.COM

JOB NO. | LAST FIELD DATE | DRAWN BY | CHK'D BY
8-4-17 | 8-10-17 | JDE | JDE

REVISIONS | DATE
PROPOSED 3 STORY RESIDENCE | 8-10-17

SURVEY

DATE

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003053935-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 3150 N PONCE DE LEON** was published in said newspaper on **06/11/2018.**

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.

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, June 21, 2018**, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

PRELIMINARY DESIGN APPROVAL FOR THE DESIGN STANDARDS FOR ENTRY CORRIDORS TO REVIEW NEW CONSTRUCTION AND SITE DEVELOPMENT FOR CONFORMANCE WITH MIXED RESIDENTIAL AND COMMERCIAL TYPOLOGY; 3-52 MC MILLAN SUB LOTS 1 2 3 & ALL LOT 4 (EX R/W RD #5 IN DB208/145) BLK C OR4178/157; also known as 3150 N. Ponce de Leon Blvd.

APPLICANT'S NAME:
Hagos Fisseheye
SUBMITTED BY CITY CLERK'S OFFICE

0003053935 June 11, 2018

RECEIVED
JUN 14 2018
PURCHASING DIV.

Sworn to and subscribed before me this _____ day of JUN 11 2018

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

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

Jennifer L. Burns
(Signature of Notary Public) (Seal)