

1. Agenda

Documents:

[HARBAGENDA10-18-18.PDF](#)

2. Meeting Materials

Documents:

[HARBPACKET101818.PDF](#)



# City of St. Augustine



## Historic Architectural Review Board

### A G E N D A

**Thursday, October 18, 2018 1:00 p.m. \* Amended**

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

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week prior)\*
  - a) Certificate of Appropriateness      Michael Davis – Applicant  
2018-0127      Len Tucker – Owner  
**30 St. George Street**  
To install four 8' by 8" posts to support the second story balcony
6. Continued Items from the previous HARB meetings
  - a) 2018-0117      Pete Peaver – Applicant  
Pete and Jan Peaver – Owner  
**19 Rohde Avenue**  
To demolish a building constructed in 1904 that is a contributing building to the North City Historic District and is listed on the Florida Master Site File.
  - b) 2018-0118      Charles M. Sapp and Emily S. Pugh – Applicants and Owners  
**160 Oneida Street**  
To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed on the Florida Master Site File.
7. Certificate of Demolition
  - a) 2018-0126      Carolyn Moore and Troy Blevins – Applicant  
Carolyn Moore – Owner  
**91 Coquina Avenue**  
To demolish a building constructed in 1959 that is listed in the Florida Master Site File and not listed in a National Register Historic District.

8. Other Business
9. Review of Conflict Statements from Previous Meetings
10. Adjournment

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



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## CITY OF ST. AUGUSTINE

### Planning and Zoning Board and Historic Architectural Review Board Joint Meeting September 13, 2018

The Planning and Zoning Board and Historic Architectural Review Board met in formal session Thursday, September 13, 2018, at 2:00 p.m. in the Alcazar Room. The meeting was called to order by Sarah Ryan, Chairperson of the Planning and Zoning Board, and the following were present:

#### **1. Roll Call: Planning and Zoning Board**

Sarah Ryan, Chairperson  
Grant Misterly, Vice Chairperson  
Matthew Shaffer  
Sue Agresta  
Carl Blow  
Karen Zander  
Jon DePreter

#### **Historic Architectural Review Board**

Toni Wallace – Chairperson  
Catherine Duncan – Vice Chairperson  
Barbara Wingo  
Jon Benoit, arrived at 2:05 p.m.  
Paul Weaver

#### **City Staff:**

David Birchim, Director, Planning & Building Department  
Amy Skinner, Senior Planner, Planning & Building Department  
Jenny Wolfe, Historic Preservation Officer  
Kelli Mitchell, Historic Preservation Planner  
Isabelle Lopez, City Attorney  
John Cary, Assistant City Attorney  
Robin DiAngelis, Recording Secretary

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#### **2. General Public hearings for Items Not on the Agenda**

(None)

#### **3. Discussion and Public Comment Related to the King Street Design Standards Update**

Jeremy Marquis and Carter Gresham gave a presentation regarding the subject and community input.<sup>1</sup>

The Boards discussed the following:

- Stepping back allowed building heights to allow better views down King Street
- Malaga Street and westward as a transitional area for taller, denser development based upon existing and anticipated structures
- Consideration of lot depths to determine setbacks for structures that require parking

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

- Existing structures at the zero lot line along West King Street and potential for continued construction on the lot line to encourage pedestrian scale
- Balancing setbacks and available building square footage
- Rear parking
- Consideration of allowable uses and parking requirements
- Potential for designated parking areas along West King Street
- Other reasons for setbacks including ADA access requirements
- Possibility of allowing only a percentage of a structure to be built along the front lot line
- Curb-cut requirements for parking access, particularly for interior lots
- Possibility of shared parking access to reduce curb cuts or a public parking garage

Ms. Ryan opened public comment; however, there was no response.

Mr. Marquis summarized the previous discussion noting key points and facilitating further discussion regarding the following:

- West King Street had a different feel from King Street east of US1 and could be considered differently in terms of design
- Continued study regarding zero lot line construction along the King Street corridor
- Considerations for view shed along King Street
- Continue to address residential typologies with possibility of commercial typology only for new construction
- Ways to incentivize private property owners to share curb cuts and/or parking
- Considering breaking down the corridor into four zones: West of the Water Treatment Center, West King Street, Corridor between US1 and Malaga Street, and East King Street

- No Spanish Colonial Architecture in the Entry Corridor with Flagler Era Architecture along East King Street
- Consideration of neighboring setbacks in new construction so that no single structure projects too far toward the street
- West of Malaga Street more closely related to an Early 20<sup>th</sup> Century Commercial or Mid-Century Commercial typology
- Possibility of not allowing a residential typology for new construction
- Design Standards may not apply to San Sebastian PUD or other PUDs that could be created
- Consideration of Malaga Street as part of the King Street Corridor in the Guidelines
- Landscaping and tree planting to create shade and rhythm along the corridor with possibility of creating a tree palette for the corridor
- Considering concerns with reconstruction on the existing footprint and ensuring developers must still meet Entry Corridor Standards

Mr. Marquis closed the discussion and encouraged members to contact him or Ms. Skinner directly should they have any additional considerations regarding the corridor.<sup>2</sup>

#### **4. Discussion and Public Comment Related to the Historic Preservation Master Plan**

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

Ms. Wolfe gave an update regarding the Historic Preservation Master Plan with a brief overview of the history of the plan and a presentation regarding the proposed updates.

<sup>2</sup> Brief recess from 3:31p.m. to 3:39p.m.

Board discussion included the following topics:

- Variance process for historic structures
- Recommendation of including a more specific timeline for when projects would be implemented as well as a budget aspect to the project matrix
- Annual joint review of tasks, financial feasibility and an implementation timeline
- Request from HARB members that PZB consider aspects of the of the Historic Preservation Master Plan and their relation to the Zoning Code

Ms. Wolfe noted that portions of the plan that would require code changes were noted within the document.

There was further discussion about ways that the plan and task priorities would be driven by public input from individuals and neighborhoods.

Mr. Blow thanked Ms. Agresta and Mr. Shaffer for their service on the Planning and Zoning Board.

#### **4. Adjournment**

Having no further business, Ms. Wallace adjourned the meeting at 4:59 P.M.<sup>3</sup>

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

## CITY OF ST. AUGUSTINE

### Historic Architectural Review Board Regular Meeting September 20, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 20, 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, III

#### 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 Board heard comments from the following members of the public:

- Blake Sauder
- B.J.Kalaid

#### 3. Approval of Minutes

##### MOTION

Mr. Benoit MOVED to APPROVE the August 16, 2018 minutes as presented. The motion was SECONDED by Mr. Weaver and APPROVED BY UNANIMOUS VOICE VOTE.

#### 4. Modification and approval of Agenda

Ms. Wallace announced that the applicant for item 6(c) had requested a continuance from the October meeting to the November meeting.

During discussion regarding the excessive number of continuances for the application, Staff clarified that the applicant had been working with staff, and may need more time.

##### MOTION

Ms. Duncan MOVED to CONTINUE application F2018-0064 to the November 15, 2018 meeting. The motion was SECONDED by Mr. Weaver.

##### VOTE ON MOTION:

AYES: Duncan, Weaver, Benoit, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

##### MOTION

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

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

(None)

#### 6. Continued Items from Previous Meetings

**6. (a) Certificate of Appropriateness**

**2018-0107 – Don Crichlow & Associates**

**– Applicant**

**18 St. George Street LLC – Owner**

**18 St. George Street**

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

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

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

Don Crichlow reviewed the application with a presentation.

Ex Parte Communication:

(None)

Public hearing was opened.

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

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

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

development of mini-malls in the historic districts.

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

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

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

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

Public hearing was closed.

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

The Board discussed:

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

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

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

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

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

#### MOTION

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

#### VOTE ON MOTION:

**AYES: Duncan, Wingo, Wallace**

**NAYES: Benoit**

**MOTION CARRIED 3/1**

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

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

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

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

**6. (c) Certificate of Appropriateness**  
**F2018-0064 – Crown Castle NG East LLC**

**– Applicant**

**City of St. Augustine – Owner**

**NE corner of Cathedral Place and**  
**Cordova Street**

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

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

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

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

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

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

**Ex Parte Communication:**

**(None)**

Public hearing was opened.

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

appear to reflect the character of the corridor.

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

Public hearing was closed.

The Board discussed:

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

#### **MOTION**

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

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

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

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

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

**20 Spanish Street**

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

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

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

Ex Parte Communication:

(None)

Public hearing was opened.

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

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

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

Public hearing was closed.

The Board discussed:

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

## MOTION

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

### VOTE ON MOTION:

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

### 7. Certificates of Appropriateness

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

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

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Appropriateness for 14 St. George Street with the following conditions:

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

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Second-Story connector which was considered inappropriate according to the guidelines
- Examples of existing historic structures that had previously existing or currently existing connectors

#### **MOTION**

**Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0119, 14 Spanish Street, with conditions that a paint palette for the project be provided to staff and that the owner obtains a License for Use from the City if the balcony extends over St. George Street, and eliminating the first condition listed in the staff report because the structure will be considered one building and the applicant has provided documentary evidence of historic second-story connectors within the City. The motion was SECONDED by Mr. Benoit.**

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

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. (b) 2018-0120 – Les Thomas –  
Applicant  
OSH Property LLC – Owner  
14 St. George Street (Parcel ID: 197291  
0000)**

**To construct a new one-story building with side gables and horizontal wood siding.**

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

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

- The applicant clarified the fence height
- The applicant selects a compatible door style
- The applicant receives a variance from the Planning and Zoning Board

Les Thomas reviewed the application.

#### **Ex Parte Communication:**

**(None)**

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

The Board discussed:

- Alterations presented responded to staff concerns for height and door style
- Door style would be solid colonial
- Fence height was 5 foot 9 inches

#### **MOTION**

**Mr. Benoit MOVED to APPROVE application 2018-0120 with the clarifications of the fence height, changes to proposed wall heights to meet current zoning requirements, and change to a compatible door style as presented by the applicant. The motion was SECONDED by Ms. Duncan.**

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

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. (c) 2018-0121 – Don Crichtlow & Associates – Applicant  
Steven and Linda Lohrke – Owner  
320 Charlotte Street**

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

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **320 Charlotte Street** to give the applicant time to address the issues discussed in the staff analysis or the Board can consider the following actions:

- **DENY** the rear addition as proposed for not meeting the Secretary of Interior Standards 2, 3, and 9
- **CONTINUE** the garage apartment/new construction to allow the applicant time to address the issues discussed in the staff analysis

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Rakoncay felt that the proposed addition looked strange proportionately. She said normally adding dormers to the roofline would be the means to add extra space.

Public hearing was closed.

The Board discussed:

- Drawings did not clearly reflect the addition
- Location of home entrance
- No elevations illustrating plate heights or addressing height differences between the existing structure and proposed addition
- Lack of windows on sides and second floor

- Both proposed additions impacted the historic structure, being taller and more massive than what existed
- Possibility of altering the plans to lower the scale of the second story addition and garage
- Turning the second story addition roof so the gable faced the street to reduce the mass

**MOTION**

Ms. Duncan **MOVED** to **CONTINUE** application 2018-0121, 3210 Charlotte Street, to the November 15, 2018 meeting. The motion was **SECONDED** by Mr. Weaver.

**VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**7. (d) 2018-0123 – Paul Thompson –  
Applicant and Owner  
168 Avenida Menendez**

**To remove six rear windows, four front windows, and a rear door and replace them with two garage doors, two sets of French doors, and a single door; to replace remaining windows with new windows; and to raise the height of the front porch wall to allow for a second story porch.**

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 **168 Avenida Menendez** to consider an alternate location for the French doors and design for the second story porch and to clarify design questions related to the rear porch.

Paul Thompson reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- First floor elevation would not change, but material would be stem wall and slab rather than off-grade wood flooring
- Detailing second story stucco with wrought iron
- French doors will be the same width as windows

Ms. Wallace recessed the meeting at 4:54p.m. to allow Special Budget Meetings of the City Commission to be held. The meeting reconvened at 5:30p.m.

The Board continued the previous discussion with the following topics:

- The existing antique wrought iron fence
- Importance of maintaining the window sizes while replacing the doors
- Possibility of finding a different location for the ground-level French doors
- Recommendation to maintain the first floor windows until an application for a front wall was submitted
- Rear façade with garage doors

#### **MOTION**

Mr. Benoit MOVED to APPROVE application 2018-0123 with the following conditions:

- The alterations to the rear of the building including the two garage doors are approved as submitted

- The first story French doors are not included in the approval; however, the second story French doors, as previously approved, can be installed
- Raising the parapet wall and masonry is not included in approval; however, the applicant can proceed with the previously approved drawings for the metal railing over the front porch

The motion was SECONDED by Ms. Duncan.

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

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

#### **8. Certificate of Demolition**

##### **8. (a) 2018-0122 – Paul Thompson – Applicant and Owner 168 Avenida Menendez**

To remove twelve windows and two doors and fill in the openings with stucco.

Applicant withdrew the application during the previous item.

#### **9. Incomplete Hearing Items**

##### **9. (a) Certificate of Demolition 2018-0117 – Pete Peaver – Applicant Pete and Jan Peaver – Owner 19 Rohde Avenue**

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

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

**Avenue** to allow the applicant time to provide additional information for the condition assessment and information on the engineer's background.

Jan Peaver reviewed the application and asked what further information was needed.

**Ex Parte Communication:**

(None)

19 certified notices were sent, 8 were returned in favor and 5 had comments.

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

The Board discussed:

- Desired submittal items:
  - Structural Condition Assessment report with photographs from a licensed engineer or architect with proof of credentials
  - Sketch plan of potential replacement structure
- Recommendation that the applicant meet with staff to review examples of a complete application

**MOTION**

Mr. Weaver MOVED to CONTINUE application 2018-0117 to the October 18, 2018 meeting. The motion was SECONDED by Ms. Duncan.

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

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

To demolish a building constructed in 1894 that is a contributing building to the

**Lincolnville National Register Historic District and that is listed on the Florida Master Site File.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Demolition for **160 Oneida Street** to allow the applicant time to provide the condition assessment.

Charles Sapp reviewed the application stating that he had engaged an engineer and was awaiting a condition assessment report.

**Ex Parte Communication:**

(None)

23 certified notices were sent, 3 were returned in favor and 2 had comments.

**MOTION**

Mr. Weaver MOVED to CONTINUE application 2018-0118 to the October 18, 2018 meeting. The motion was SECONDED by Mr. Benoit.

There was a brief discussion regarding the possibility of making a case for economic hardship, which was optional, as well as the applicant's option to provide drawings of a replacement structure, which was not required. The Board also discussed alterations to the exterior of the structure that could indicate a lack of historic integrity.

**VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**10. Other Business**

**10. (a) Discuss and provide recommendation for the Historic Preservation Master Plan**

Ms. Wolfe gave a presentation reviewing the Historic Preservation Master Plan process.<sup>2</sup>

Public comment was opened and the following members of the public spoke:

- Margot Pope, President of the St. Augustine Historical Society

Public Comment was closed.

The Board discussed:

- Means to involve historic stakeholders such as the Historical Society
- Hazard mitigation, threats to historic building environment, flooding and storm mitigation, and demolition concerns were critical issues
- Importance of the inclusion of historical context
- Recommendation to edit for typographical errors
- Document would be great basis and tool for Historic Preservation
- Input from HARB for administrative policies
- Positive addition of annual plan review

#### **MOTION**

Mr. Weaver MOVED to SUPPORT the Historic Preservation Master Plan as presented. The motion was SECONDED by Ms. Wingo.

#### **VOTE ON MOTION**

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Wolfe discussed the project matrix and noted that HARB input would be needed to

rank priorities and asked for feedback regarding the matrix.

The Board discussed the following:

- Possibility of holding a workshop or special meeting for HARB input regarding the HPMP
- Individual Board members could thoroughly review specific priorities and report back to the Board as a whole to allow for facilitated discussion
- Budgeting and funding for projects, clarifying what needed to be budgeted and the feasibility of each task

Ms. Wolfe asked the Board to consider how the task matrix could be made more user-friendly and contact her individually with any further comments.

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

(None)

#### **12. Adjournment**

There being no further business, the meeting was adjourned at 7:12 P.M.<sup>3</sup>

**Antoinette Wallace, Chairperson**

<sup>2</sup> Attached to original minutes

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



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

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for October 18, 2018 Meeting



Application F2018-0127

Address: 30 St. George Street

Michael Davis, Applicant  
Len Tucker, Owner

Project description: To install four 8' by 8" posts to support the second story balcony

F2018-0127  
30 St. George Street  
October 18, 2018

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ1885
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	197340 0000		
Agenda Item:	5(a)	Previous Action(s):	COA 2015

#### STAFF SUMMARY AND ANALYSIS:

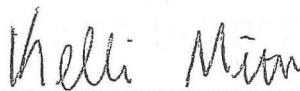
The applicant is presenting a Certificate of Appropriateness to install four 8' by 8" posts to support the second story balcony.

- The proposed columns have the same design as those on the second story balcony and to the chamfered post shown in the AGHP. A paint sample should be provided to staff to verify that it matches the existing color.
- Based on Sanborn Maps, the building has historically had a two-story front porch. It is unknown when the porch was converted into a second story balcony, but it was done prior to 1980 when the Master Site File was completed.
- The applicant provided historic photographs of the structure, which show the building as having a two story front porch.
- If the porch extends out into the right-of-way away, the applicant needs to apply for a license agreement with the city.

#### STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve a Certificate of Appropriateness for 30 St. George Street** with the following conditions:

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



Kelli Mitchell Historic Preservation Planner

F2018-0127  
30 St. George Street  
October 18, 2018

**SUMMARY SCOPE OF WORK:**

- Install four 8' by 8" posts to support the second story balcony

F2018-0127  
30 St. George Street  
October 18, 2018

## CITY CODES/DESIGN GUIDELINES:

### Architectural Guidelines for Historic Preservation

#### **Windows and Window Treatments**

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

- 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.

##### **Don't...**

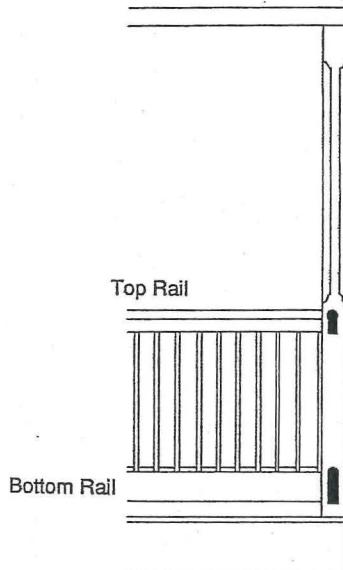
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.

#### **Post-1821**

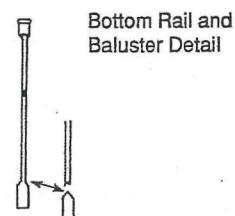
Balcony design and materials should be compatible with the style of the building. The balcony should be in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies should not be enclosed with screen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

Figure 20 depicts balcony details.

**Balcony Detail**



**Figure 20**



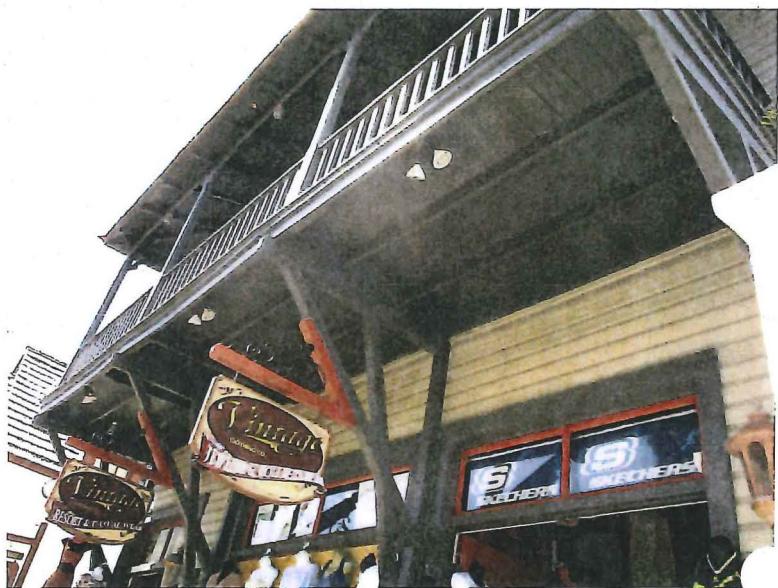
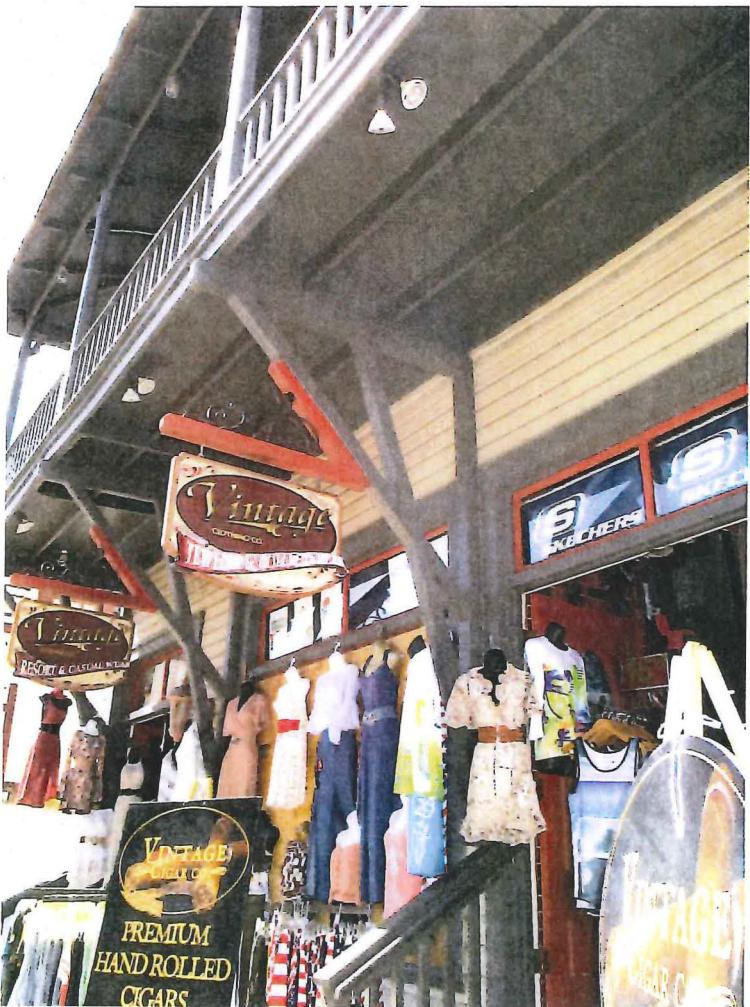
#### **Secretary of the Interior's Standards for Rehabilitation**

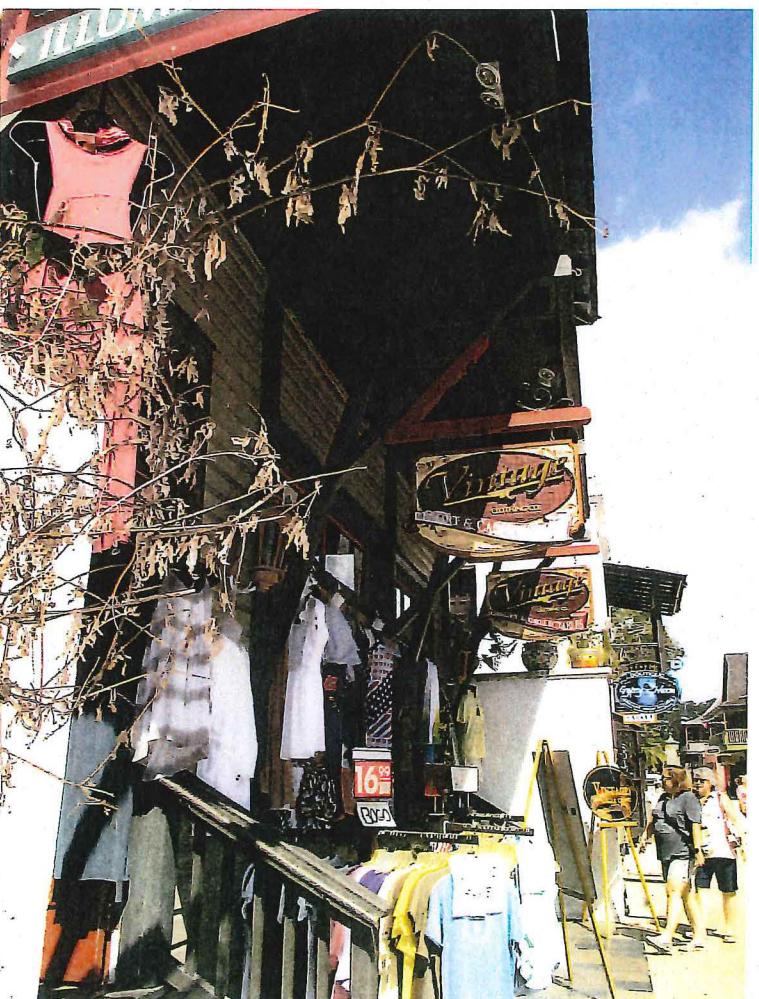
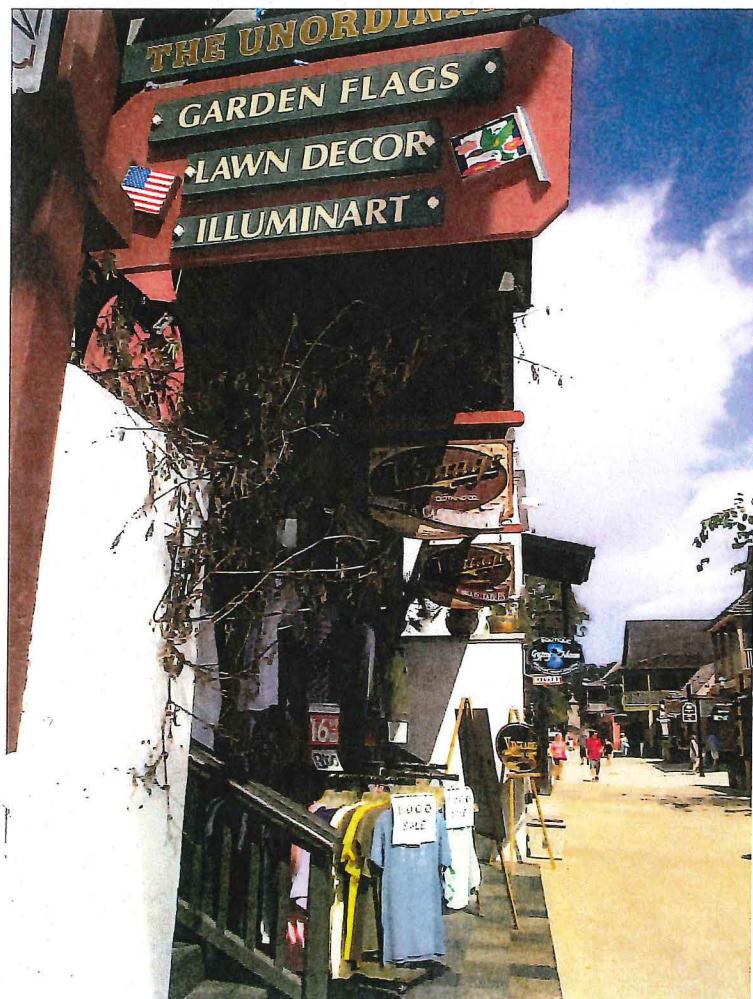
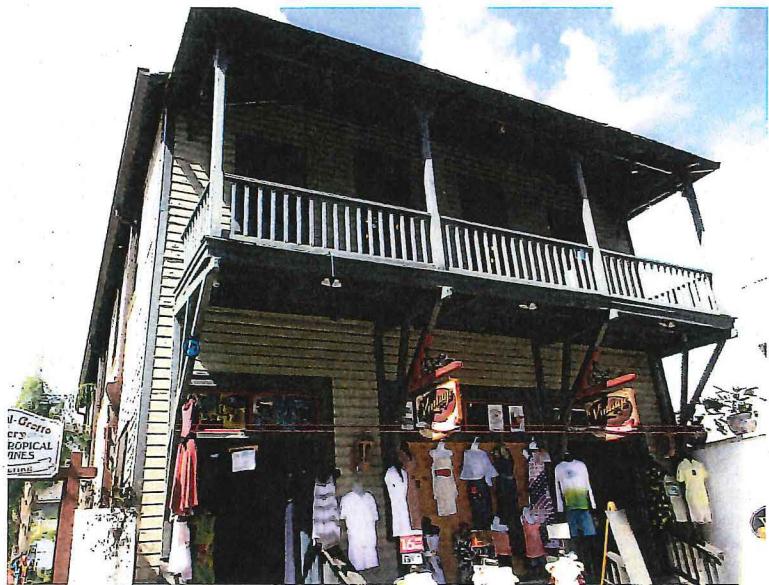
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
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]

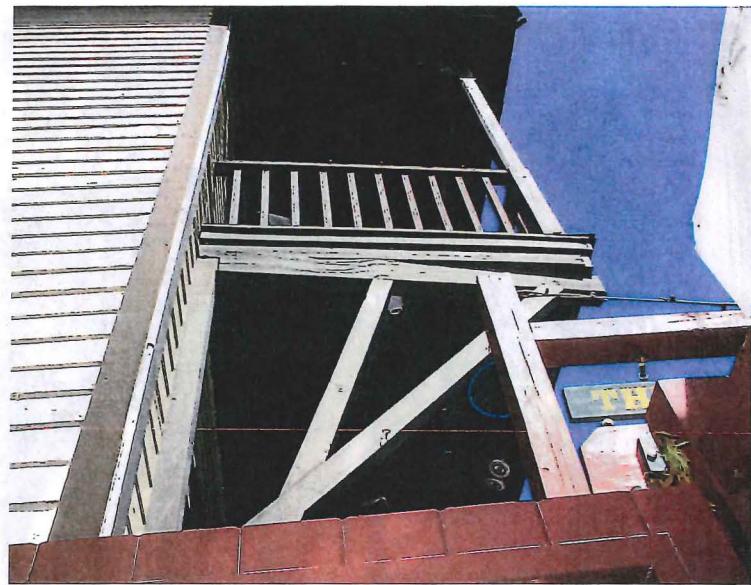
F2018-0127  
30 St. George Street  
October 18, 2018

**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. 8SJ1885 1009==  
 Site Name: 30 St. George Street 830== Survey Date: 7902 820==  
 Address: 30 St. George Street, St. Augustine, FL 32084 905==  
 Instructions for Locating: \_\_\_\_\_  
 \_\_\_\_\_ 813== County: St. Johns 808==  
 Location: City of St. Augustine 12 A11 24 868==  
 (subdivision) (block) (Tot)  
 \_\_\_\_\_ 868==  
 Owner of Site: Name: Tucker, Leonard R. & Ruth S. ;  
 Address: P.O. Box 1928  
St. Augustine, FL 32084 902==  
 Occupant or Manager: \_\_\_\_\_ 904==  
 Type of Ownership: Private 848== Zoning: HP-3  
 NR Classification Category: Building 916== Recording Date: \_\_\_\_\_ 832==  
 UTM: 17 469715 3307165 890== Location: T07S R30E N18 812==  
 (zone) (easting) (northing) (T) (R) (S)  
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==  
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;  
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

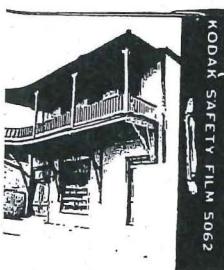
Condition of Site:	Threats to Site:
( ) <u>Excellent</u>	863== ( ) <u>Zoning</u> 878==
(x) <u>Good</u>	863== ( ) <u>Development</u> 878==
( ) <u>Fair</u>	863== ( ) <u>Deterioration</u> 878==
( ) <u>Deteriorated</u>	863== ( ) <u>Borrowing</u> 878== ( ) <u>Transportation</u> 878==
Integrity of Site:	(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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==  
 Date: +1910 844== Period: 20th cent. 845== Culture: American 840==  
 Architect: 872==  
 Builder: 874==  
 Style: Frame Vernacular 964==  
 Plan Type: Rectangular 966==  
 Exterior Fabrics: Wood, weatherboards with cornerboards 854==  
 Structural Systems: Wood frame 856==  
 Features of Structure: (942) Metal jalousie  
 Window Type: DHS 2/2, transom lights, glass in doors, fixed multipane 942==  
 Foundation: Stone (coquina) piers 942==  
 Roof Type: Gable 942==  
 Secondary Roof Structures: Porch, hip; porch, shed 942==  
 Porches & Balconies: Balcony on the front. 942==  
 Chimney Location: End exterior, lateral slope 942==  
 Materials: (882)  
 Chimney: Brick 882==  
 Roof Surfacing: Composition shingles 882==  
 Ornament Exterior: Jigsawed rafters & brackets; chamfered posts 882==  
 Quantitative Data: (950-954)  
 Chimneys: 1 952== 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, Minorcans, Families, Commerce, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 30 St. George Street was constructed between 1904 and 1910. The Sanborn Fire Insurance Maps indicate that a private residence existed on the site as early as 1888. It was reduced to one-story by 1899 and functioned as a Tin Shop in 1904. The building shown on the 1910 map is also labeled "Tin Shop" but is of a different size. The resent structure consists of a balcony with jigsaw brackets and chamfered posts and jigsaw rafters. It is on restored St. George Street.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

## V. BIBLIOGRAPHY

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

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

This building at 30 St. George Street was used initially as a tin shop, but by 1914 functioned as an Undertakers establishment operated by John W. Sanchez and Leonard F. Sanchez. Augustus F. Craig became a partner by 1920 with the business remaining partially in the Sanchez family until purchased sometime before 1934. It became the Key-McCabe Funeral Home with Thomas A. Pomar assistant manager.(4) Members of the Sanchez family descend from early Spanish colonists. The Pomar family descends from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777. The building currently functions as a photography studio.

#### 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. Sanborn Fire Insurance Map, 1904, 1910; City Directory, 1914-15 through 1934.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 30 ST. GEORGE ST.

Block & Lot B L 30

CARTOGRAPHIC

*prior to existing  
structure*

{ +1888 (possibly on 1885 Birds-eye) 1½ story stone "prior res."  
+1899 reduced to 1 story and vac.  
+1904 (Sanborn: blue and green colored) "Jui Shop" nonresidential 1910  
+1910 2 story (green/sanborn) "Jui shop" - much larger than 1904 shop.  
+1917 "Undertaker"  
+1924 "S"  
+1930 "Undertaker"

*existing  
structure*

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 30 ST. GEORGE ST.

Block & Lot BL 30

CARTOGRAPHIC

prior to existing  
structure

{ +1888 (possibly on 1885 Birds-eye) 1 1/2 story stone "priv. res."  
+1899 reduced to 1 story and "vac."  
+1904 (Sanborn: blue and green colored) "Jin Shop" nonresidential - 1910  
+1910 2 story (green/sanborn) "Jin shop" - much larger than 1904 shop.  
+1917 "Undertaker"  
+1924 "S"  
+1930 "Undertaker"

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

BSJ 1885

RECEIVED

MAR 08 2005

Planning & Building Dept.



HARB Application for March 17, 2005  
30 St. George St.  
St. Augustine, FL

Prepared by:  
Len Weeks

Len Weeks Construction-Design- Development  
Client: Manny and Danny Schecter  
Property Owner: Leonard Tucker, Sr.  
February 25, 2005

**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

85J1885

BDAC Project No. 2018-0127

Receipt No. \_\_\_\_\_  
 Advertising Costs \$ \_\_\_\_\_

Paid on Sept. 21, 2018 Meeting Date: \_\_\_\_\_

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

Planning  
Building Dept  
SEP 21 2018

RECEIVED

1. NAME OF APPLICANT MICHAEL DAVIS

Business (if applicable) A.D. DAVIS CONSTRUCTION CORP

Address 3140 LEWIS SPEARWAY SUITE 2201

City ST. AUGUSTINE State FL Zip Code 32084

Daytime telephone 824-3533 Other phone/email mikedavis@addavis.com

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

2. NAME OF PROPERTY OWNER LEN TUCKER

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

Address 30-32 ST. GEORGE ST.

City ST AUGUSTINE State FL Zip Code 32084

Daytime telephone (required) 669-9610 Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 30-32 ST. GEORGE ST.

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 INSTALL 4 POSTS TO SUPPORT 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)

INSTALL 4 POSTS TO SUPPORT PORCH WHICH IS FALLING AWAY FROM THE BUILDING

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

*Michael A Davis*

SIGNATURE OF APPLICANT

*Michael A Davis*

DATE

*9/21/18*

PRINT OWNER'S NAME

*Leonard R. Tucker Jr*

DATE

*9/21/18*

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.

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 \_\_\_\_\_
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PRINT APPLICANT'S NAME

MICHAEL A DAVIS

SIGNATURE OF APPLICANT

Michael A Davis

DATE

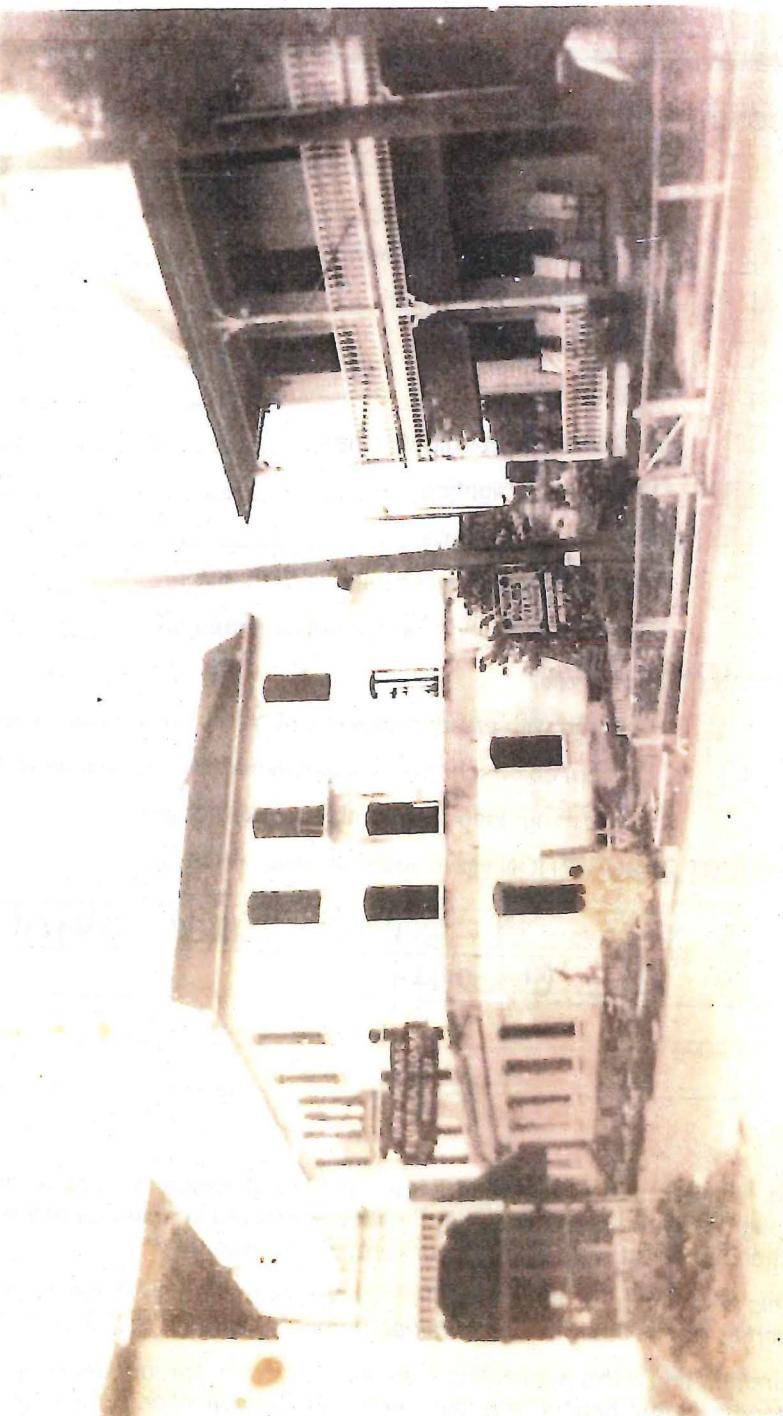
9/21/18

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.



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SEP 24 2018

Planning / Building Dept.



SEP 24 2018

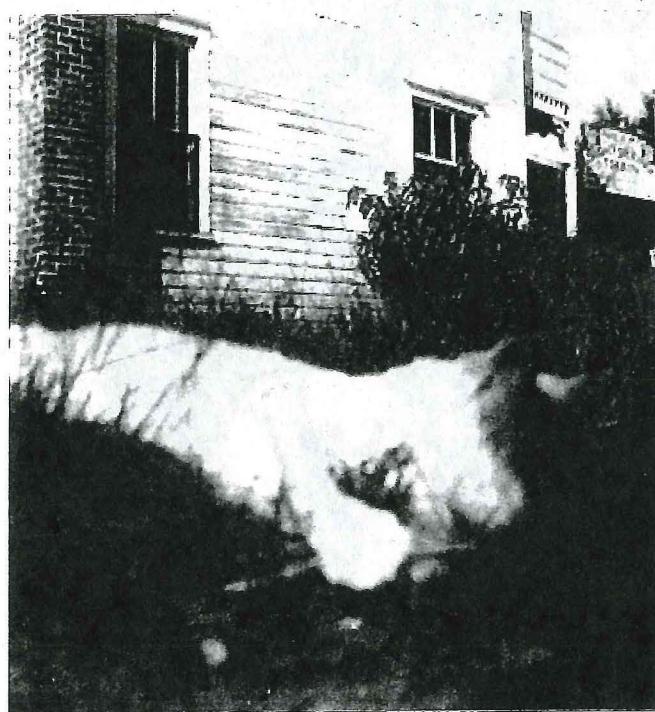
FIRE DEPT / BUCHING DEPT



RECEIVED

SEP 24 2018

Planning / Building Dept.



**RECEIVED**

SEP 24 2018

Planning / Building Dept.

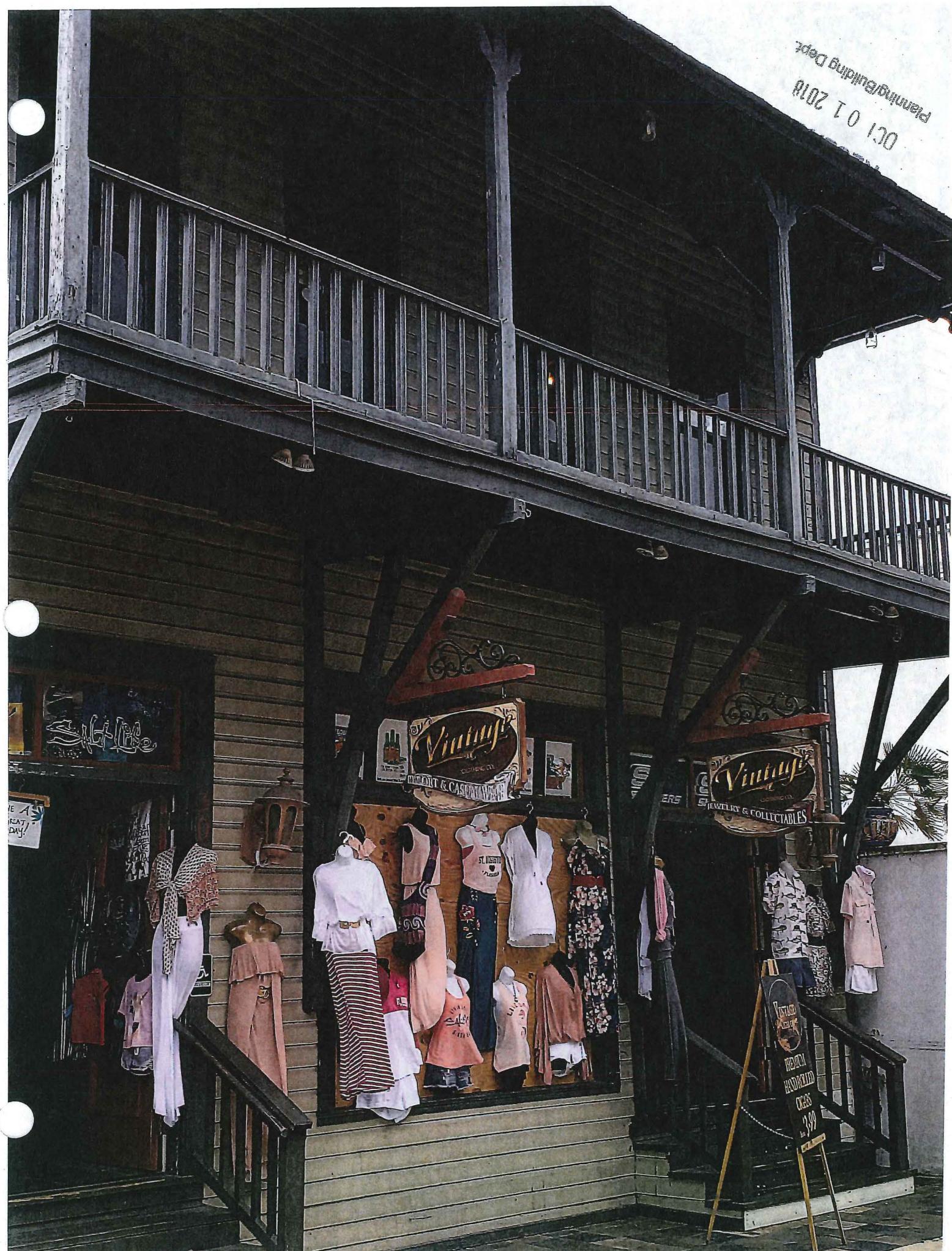
**RECEIVED**

SEP 24 2018

Planning / Building Dept.



Planning/Building Dept  
01/01/2014



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OCT 01 2018  
Planning/Building Dept



Public Records of St. Johns County, FL Clerk # 2006046390, O.R. 2728 PG 146,  
06/20/2006 at 03:00 PM REC. \$9.00 SUR. \$9.50 Doc. D \$3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.  
51 Avista Circle  
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 31<sup>st</sup> day of October, 2005, between LEONARD R. TUCKER, SR. and RUTH S. TUCKER, as Trustees of the Leonard R. Tucker Sr. Living Trust, whose address is 51 Avista Circle, St. Augustine, Florida 32084, parties of the first part, and St. George Street Properties, LLC, a Florida Limited Liability Company, whose address is 30 St. George St., St. Augustine, FL, party of the second part.

WITNESSETH:

That the said parties of the first part, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL ONE:

Lots Six (6) and Twenty-five (25) of Block Twelve (12) of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Less and Except:

A part of Lot 25, Block 12, according to the official map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Northwest corner of said Lot 25; thence North 76° 41' E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41' E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31' E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35' W 110.66 feet; thence N 15° 02' W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Southwest corner of said Lot 5 for the point of beginning; thence N 79° 02' E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02' E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41' E 9.70 feet along the South line of said Lot 26; thence N 15° 02' W 13.41 feet; thence S 79° 02' W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24' E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our  
Presence:

Sign: John D. Bailey  
Print Name: JOHN D. BAILEY SR.

Ruth S. Tucker  
RUTH S. TUCKER as Trustee of the  
Leonard R. Tucker Sr. Living Trust

Sign: Margaret B. Bailey Leonard R. Tucker  
Print Name: MARGARET B. BAILEY LEONARD R. TUCKER  
LEONARD R. TUCKER as Trustee of the  
Leonard R. Tucker Sr. Living Trust

STATE OF FLORIDA  
COUNTY OF St. Johns

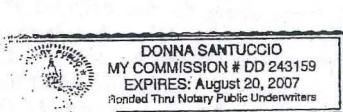
The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.



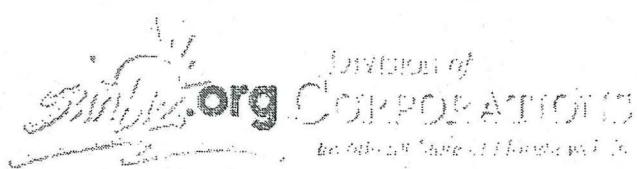
Donna Santuccio  
Name: Donna Santuccio  
NOTARY PUBLIC, State of Florida  
Commission Number: DD 243159

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.



Donna Santuccio  
Name: Donna Santuccio  
NOTARY PUBLIC, State of Florida  
Commission Number: DD 243159



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

## Detail by Entity Name

Florida Profit Corporation  
A.D. DAVIS CONSTRUCTION CORP.

### Filing Information

Document Number P05000167668  
FEI/EIN Number 20-4029771  
Date Filed 12/28/2005  
Effective Date 01/01/2006  
State FL  
Status ACTIVE  
Last Event NAME CHANGE  
AMENDMENT  
Event Date Filed 02/20/2006  
Event Effective Date NONE

### Principal Address

3940 LEWIS SPEEDWAY  
2201  
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

### Mailing Address

3940 LEWIS SPEEDWAY  
2201  
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

### Registered Agent Name & Address

SIRAGUSA, MICHAEL AESQ  
780 N PONCE DE LEON BLVD  
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2010

Address Changed: 02/05/2010

### Officer/Director Detail

#### Name & Address

Title PSTD

DAVIS, MICHAEL A  
23 PARK TERRACE DRIVE  
ST AUGUSTINE, FL 32080

### Annual Reports

Report Year	Filed Date
2016	03/08/2016
2017	02/15/2017
2018	02/28/2018

## Document Images

<a href="#">02/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2006 -- Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">12/28/2005 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>



# St. Johns County, FL

## Quick Links

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

## 2018 TRIM Notice

[2018 TRIM Notice](#)

## 2017 TRIM Notice

[2017 TRIM Notice](#)

## Summary

Parcel ID	1973400000
Location Address	30 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	ST GEORGE STREET (610.07)
Tax Description*	CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR2728/144 & 146
*The Description above is not to be used on legal documents.	
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.170
Homestead	N

## View Map

## Owner

Owner Name	St George Street Properties 100%
Mailing Address	PO BOX 1928 SAINT AUGUSTINE, FL 32085-1928

## Valuation

	2018
Building Value	\$196,533
Extra Features Value	\$0
Total Land Value	\$587,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$783,733
Total Deferred	\$278,109
Assessed Value	\$505,624
Total Exemptions	\$0
Taxable Value	\$505,624

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	\$131,022	\$1,407	\$587,200	\$0	\$0	\$719,629	\$460,558	\$259,071	\$460,558
2016	\$131,022	\$1,407	\$286,260	\$0	\$0	\$418,689	\$418,689	\$0	\$418,689
2015	\$137,573	\$1,407	\$286,260	\$0	\$0	\$425,240	\$411,819	\$13,421	\$411,819
2014	\$86,714	\$1,407	\$286,260	\$0	\$0	\$374,381	\$374,381	\$0	\$374,381
2013	\$91,531	\$1,407	\$286,260	\$0	\$0	\$379,198	\$379,198	\$0	\$379,198
2012	\$96,349	\$1,407	\$286,260	\$0	\$0	\$384,016	\$384,016	\$0	\$384,016
2011	\$101,166	\$1,407	\$317,455	\$0	\$0	\$420,028	\$420,028	\$0	\$420,028
2010	\$105,984	\$1,407	\$352,320	\$0	\$0	\$459,711	\$459,711	\$0	\$459,711

## Building Information

Building

1

Roof Structure      Gable Hip

Actual Area 5660  
 Conditioned Area 5292  
 Actual Year Built 1880  
 Use Stores (Retail)  
 Style 04  
 Class N  
 Exterior Wall Stucco, Wood

Roof Cover Wood Shingle  
 Interior Flooring Ceramic Tile  
 Interior Wall Drywall  
 Heating Type Air Duct  
 Heating Fuel  
 Air Conditioning Central  
 Baths

Category	Type	Pct
Exterior Wall	Stucco	20%
Exterior Wall	Wood	80%
Roofing Structure	Gable Hip	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FUP STORY	2250	2250
BASE AREA	792	792
BASE AREA	2250	2250
FOPN PRCH	0	200
FOPN PRCH	0	168
Total SqFt	5292	5660

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	35	180	6300	SF	\$504,000
Stores	13	80	1040	SF	\$83,200

### Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/31/2005	\$0.00	WD	2728	146	U	I	TUCKER LEONARD R, RUTH S, TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
	10/31/2005	\$550,000.00	WD	2728	144	U	I	TUCKER LEONARD R, RUTH S, TR, RUTH S, TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
	5/19/1993	\$100.00	WD	992	990	U	I	TUCKER LEONARD R, RUTH S	TUCKER LEONARD R, RUTH S, TRUSTEES
	5/19/1993	\$100.00	WD	992	992	U	I	TUCKER LEONARD R, RUTH S TRUSTEES	TUCKER LEONARD R, RUTH S, TRUSTEES
	5/19/1993	\$100.00	WD	992	995	U	I	TUCKER LEONARD R, RUTH S TRUSTEES	TUCKER LEONARD R

### Area Sales Report

Recent Sales in Area

### Clerk of Court

[Clerk of Court](#)

### Tax Collector

[My Tax Bill](#)

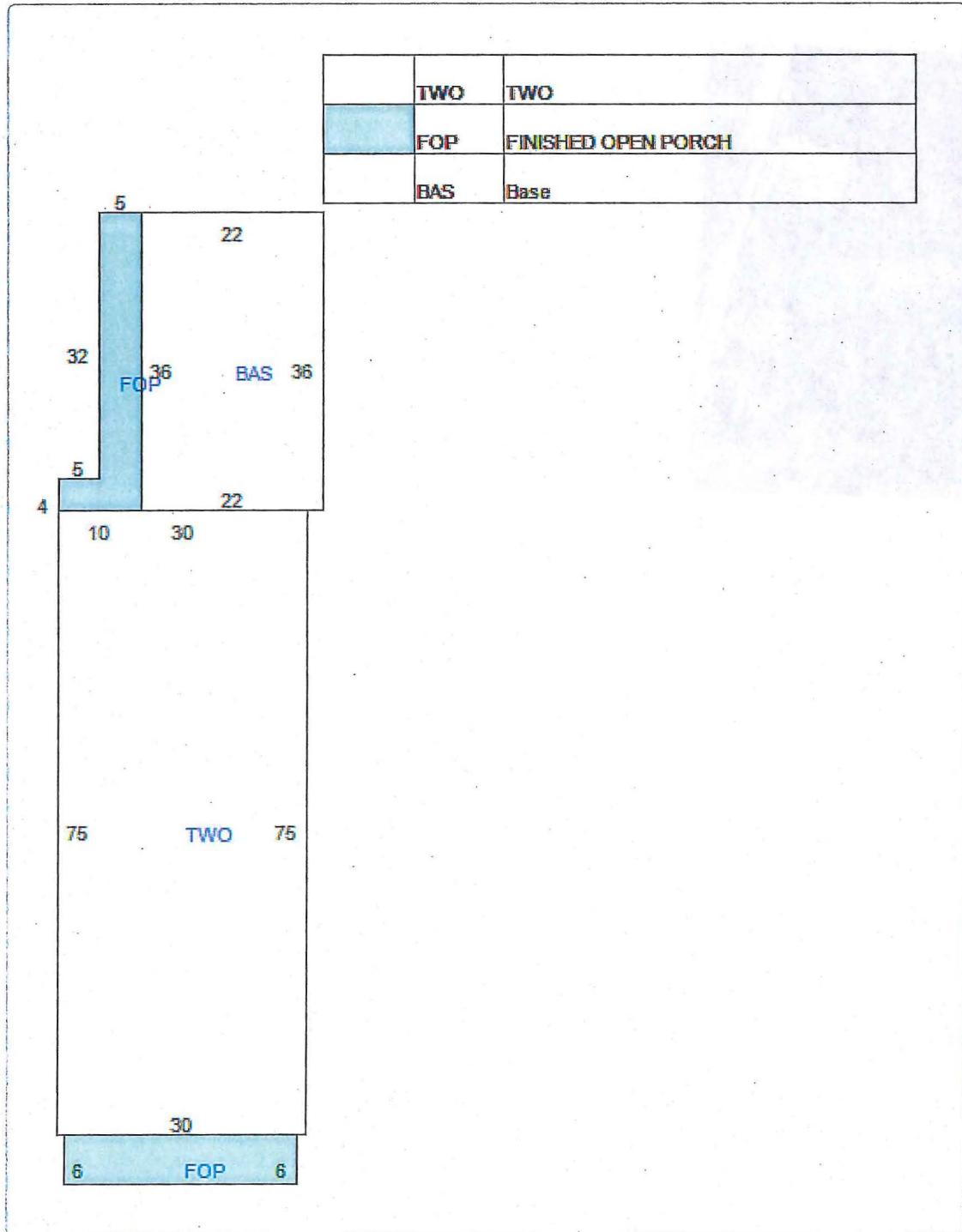
### Tax Estimator

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions, Extra Features.

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

Last Data Upload: 9/25/2018, 1:01:11 AM

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 Schneider  
GEOSPATIAL



# St. Johns County, FL

## Quick Links

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[Proposed Hx](#)

## 2018 TRIM Notice

[2018 TRIM Notice](#)

## 2017 TRIM Notice

[2017 TRIM Notice](#)

## Summary

Parcel ID	1974700000
Location Address	32 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	ST GEORGE STREET (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOT 24 BLK 12 OR2728/144 & 146
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.110
Homestead	N

## View Map

## Owner

Owner Name	St George Street Properties 100%
Mailing Address	PO BOX 1928 SAINT AUGUSTINE, FL 32085-1928

## Valuation

	2018
Building Value	\$88,860
Extra Features Value	\$13,964
Total Land Value	\$398,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$501,224
Total Deferred	\$124,057
Assessed Value	\$377,167
Total Exemptions	\$0
Taxable Value	\$377,167

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	\$90,390	\$14,133	\$398,400	\$0	\$0	\$502,923	\$342,879	\$160,044	\$342,879
2016	\$44,362	\$930	\$221,610	\$0	\$0	\$266,902	\$266,902	\$0	\$266,902
2015	\$45,892	\$930	\$221,610	\$0	\$0	\$268,432	\$268,432	\$0	\$268,432
2014	\$28,369	\$1,373	\$221,610	\$0	\$0	\$251,352	\$251,352	\$0	\$251,352
2013	\$29,270	\$1,435	\$221,610	\$0	\$0	\$252,315	\$252,315	\$0	\$252,315
2012	\$30,170	\$1,496	\$221,610	\$0	\$0	\$253,276	\$253,276	\$0	\$253,276
2011	\$29,918	\$1,558	\$234,135	\$0	\$0	\$265,611	\$265,611	\$0	\$265,611
2010	\$19,989	\$177	\$260,150	\$0	\$0	\$280,316	\$280,316	\$0	\$280,316

## Building Information

Building

1

Roof Structure      Wood Truss

Actual Area	856
Conditioned Area	1120
Actual Year Built	1963
Use	Snack Bars
Style	04
Class	N
Exterior Wall	Concrete Stucco

Roof Cover	Wood Shingle
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	256	256
CANOPY	0	24
1.5 STORY	864	576
Total SqFt	1120	856

Building	2	Roof Structure	Wood Truss
Actual Area	252	Roof Cover	Wood Shingle
Conditioned Area	192	Interior Flooring	Ceramic Tile
Actual Year Built	2016	Interior Wall	Drywall
Use	Stores (Retail)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Wood Frame	100%
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Ceramic Tile	100%
Interior Walls	Drywall	100%
Insulation	4" Fiberglass	100%
Electrical	Good	100%
Plumbing	0 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY	0	60
BASE AREA	192	192
Total SqFt	192	252

Building	3	Roof Structure	Wood Truss
Actual Area	288	Roof Cover	Wood Shingle
Conditioned Area	192	Interior Flooring	Ceramic Tile
Actual Year Built	2016	Interior Wall	Drywall
Use	Stores (Retail)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%

Category	Type	Pct
Floor System	Concrete Slab	100%
Frame	Wood Frame	100%
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Ceramic Tile	100%
Interior Walls	Drywall	100%
Insulation	4" Fiberglass	100%
Electrical	Good	100%
Plumbing	0 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	192	192
CANOPY	0	96
Total SqFt	192	288

Building	4	Roof Structure	Wood Truss
Actual Area	150	Roof Cover	Wood Shingle
Conditioned Area	150	Interior Flooring	Ceramic Tile
Actual Year Built	2016	Interior Wall	Drywall
Use	Stores (Retail)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Wood Frame	100%
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Ceramic Tile	100%
Interior Walls	Drywall	100%
Insulation	4" Fiberglass	100%
Electrical	Good	100%
Plumbing	0 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	150	150
Total SqFt	150	150

### Extra Features

Code Description	BLD	Length	Width	Height	Units
Wood Fence (Commercial)	0	0	0	0	14
Patio	0	14	32	0	448
Brick Pavers (1001-3000)	0	0	0	0	1751
Wood Fence	0	0	0	0	300

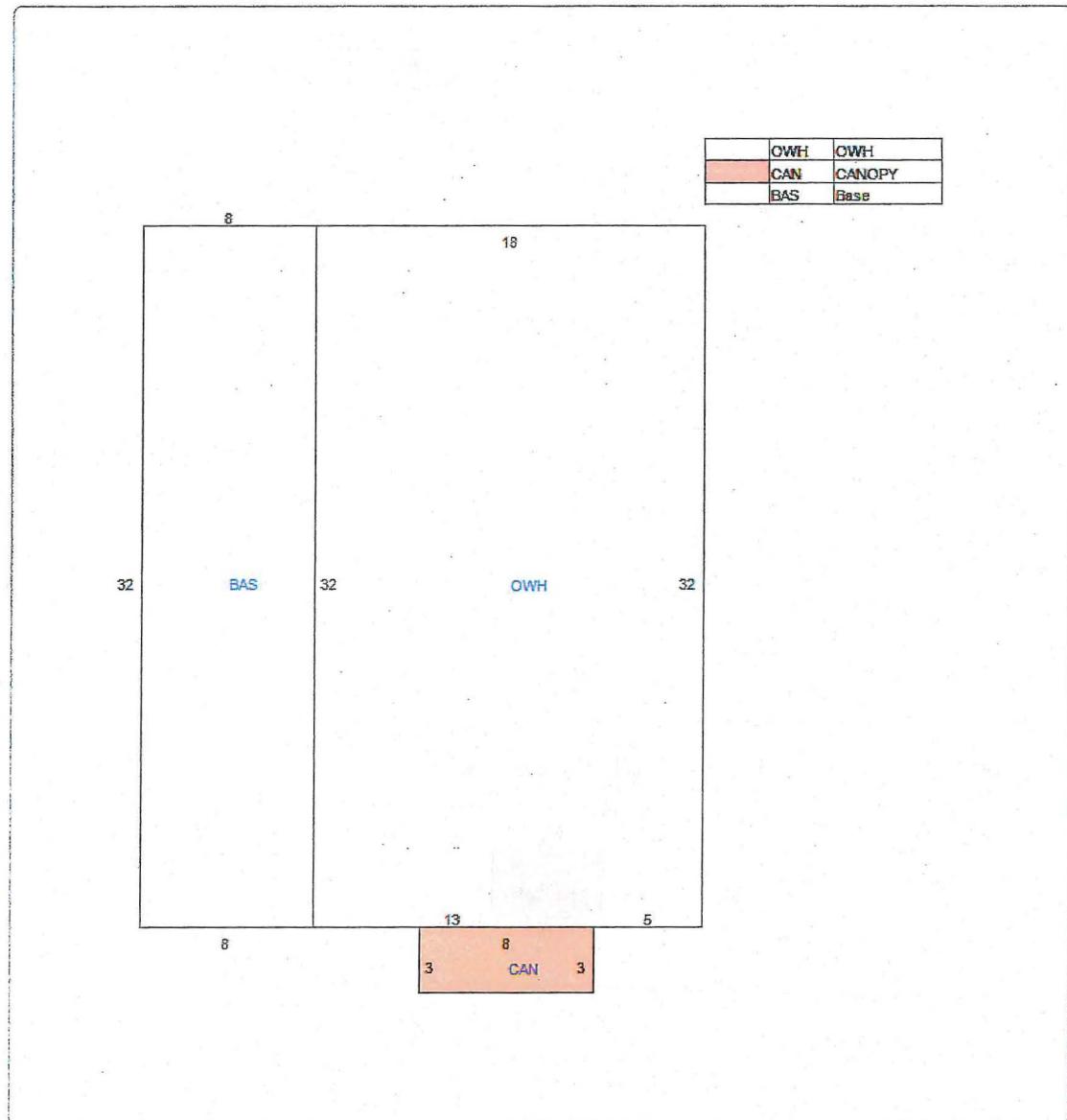
### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	39.5	126	4980	SF	\$398,400

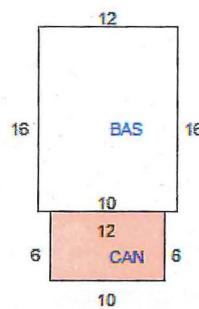
**Sales**

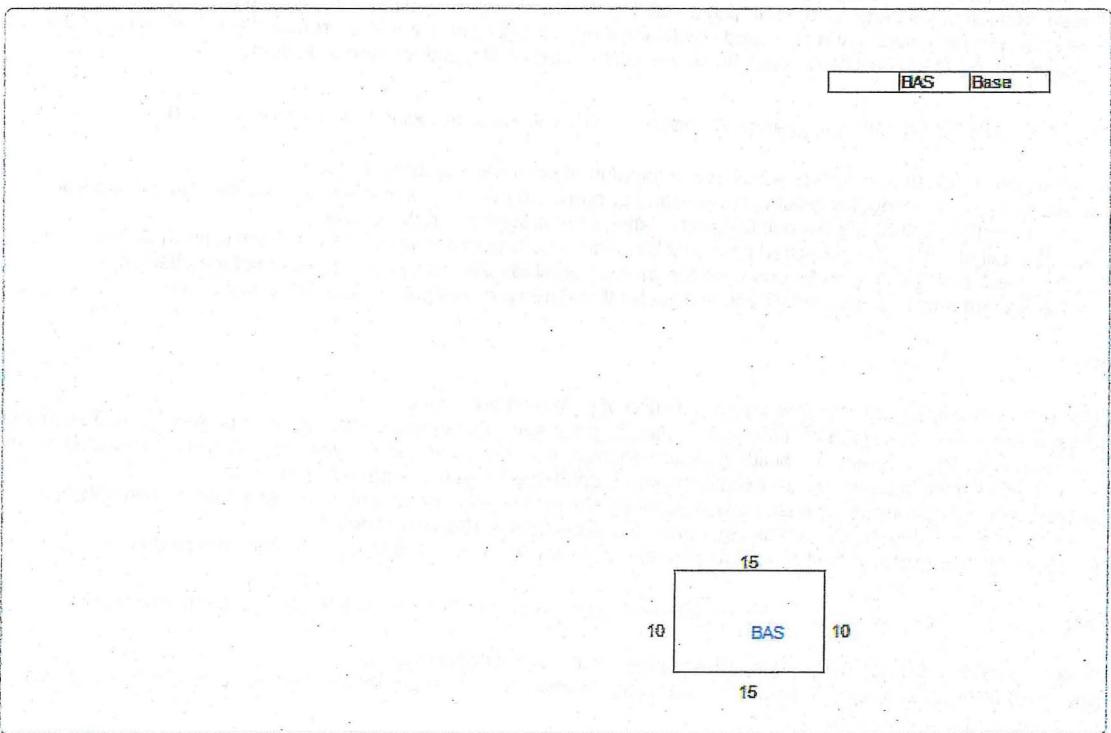
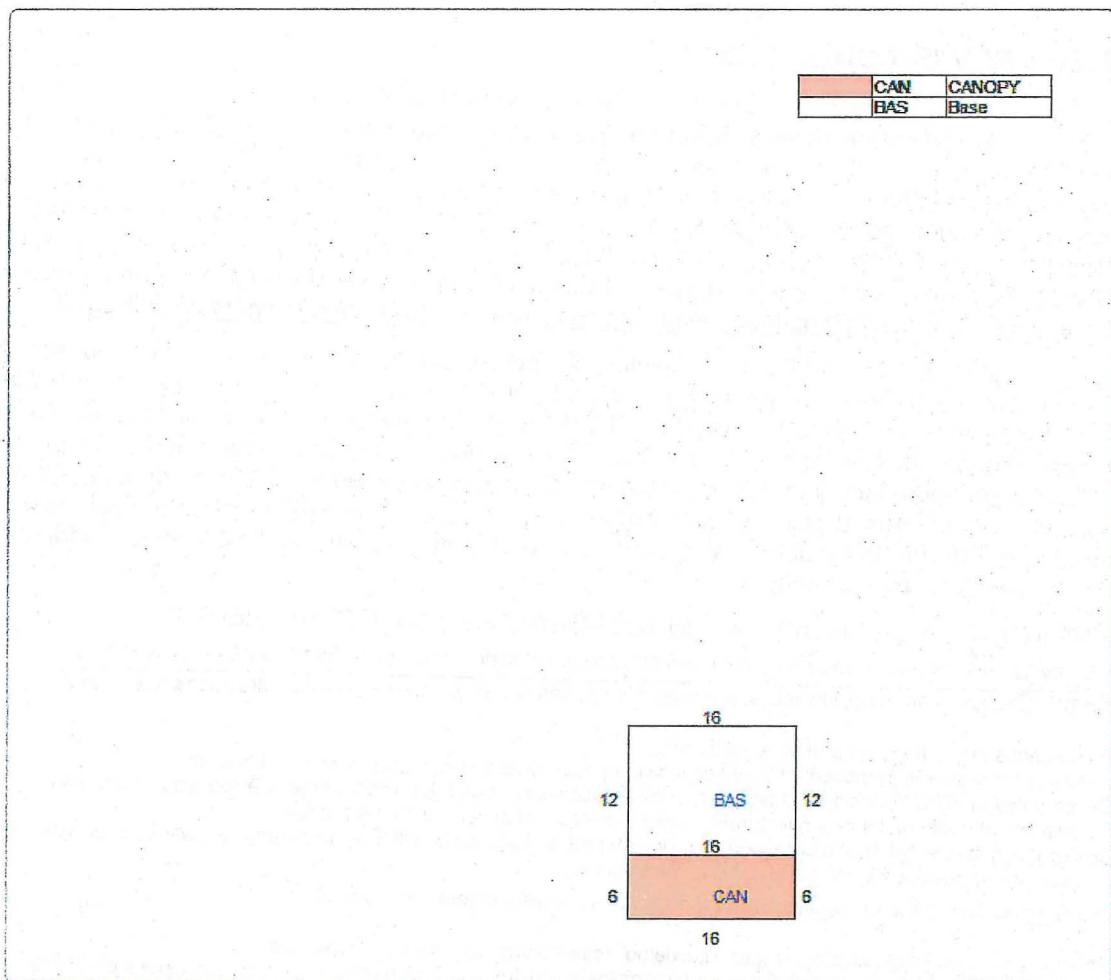
Recording		Instrument						Grantor	Grantee
Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved		
10/31/2005		\$0.00	WD	2728	146	U	I	TUCKER LEONARD R SR, RUTH S TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
10/31/2005		\$550,000.00	WD	2728	144	U	I	TUCKER LEONARD R SR, RUTH S TR S/TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
5/19/1993		\$100.00	WD	992	990	U	I	TUCKER LEONARD R, RUTH S	TUCKER LEONARD R, RUTH S TRUSTEES
5/19/1993		\$100.00	WD	992	992	U	I	TUCKER LEONARD R, RUTH S TRUSTEES	TUCKER LEONARD R, RUTH S TRUSTEES
5/19/1993		\$100.00	WD	992	995	U	I	TUCKER LEONARD R, RUTH S TRUSTEES	TUCKER LEONARD R TRUSTEES

**Area Sales Report**[Recent Sales in Area](#)**Clerk of Court**[Clerk of Court](#)**Tax Collector**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)**Map****Sketches**



	BAS	Base
	CAN	CANOPY





## COMPLETENESS REVIEW CHECKLIST

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

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

### INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

<b>ROOFS AND ROOFING</b> (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing roof and affected features
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
<b>EXTERIOR FINISHES</b> (wood siding and decorative features, masonry surfaces and features, stucco)		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing surface or feature including close-up and full building perspective
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
<b>PORCHES, DECKS, BALCONIES</b> (including loggias/colonnades, porch enclosures, associated decorative features)		
OK	Need	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
<b>AWNING/CANOPY</b>		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing awning/canopy or location of proposed awning/canopy
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the existing awning/canopy and the extent of the affected area
<b>EXTERIOR DOORS</b> (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)		
OK	Need	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs of existing door(s) or location of proposed new door opening(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> For new openings, a scaled wall section
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

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

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

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

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

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

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

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

**FENCES/WALLS/GATES**

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

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

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

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

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

❖ Other details necessary for review:

*Just need photograph of building & existing porch*

Project number:

Project Address:

*30-32 St. George*

Reviewed by:

*Thelli Mitchell*

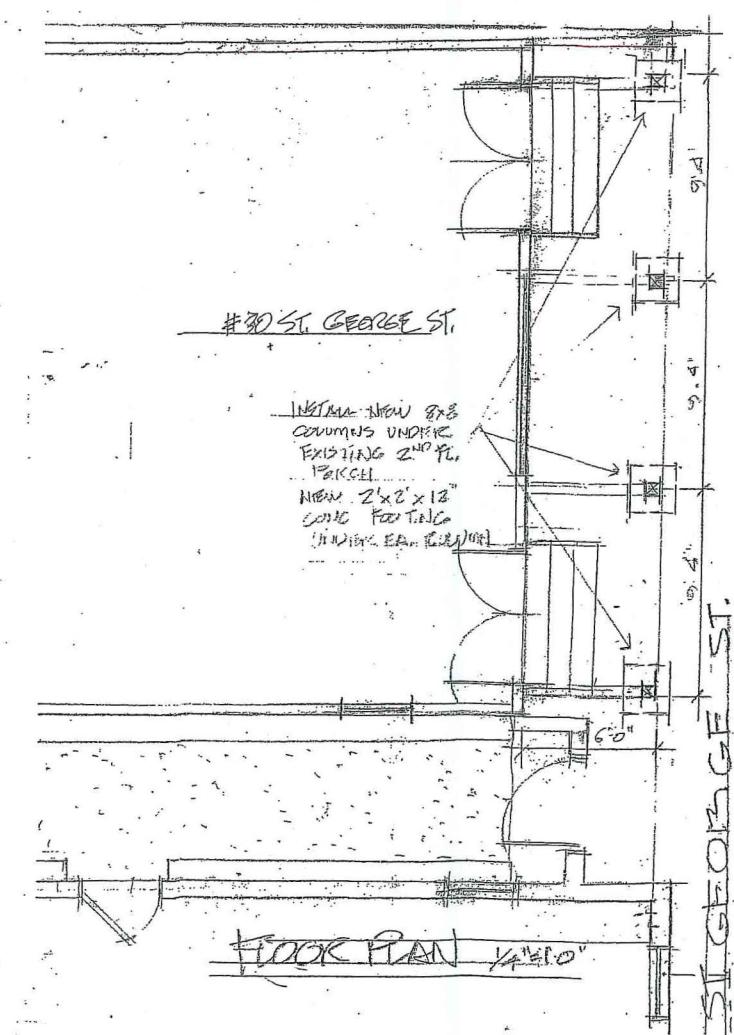
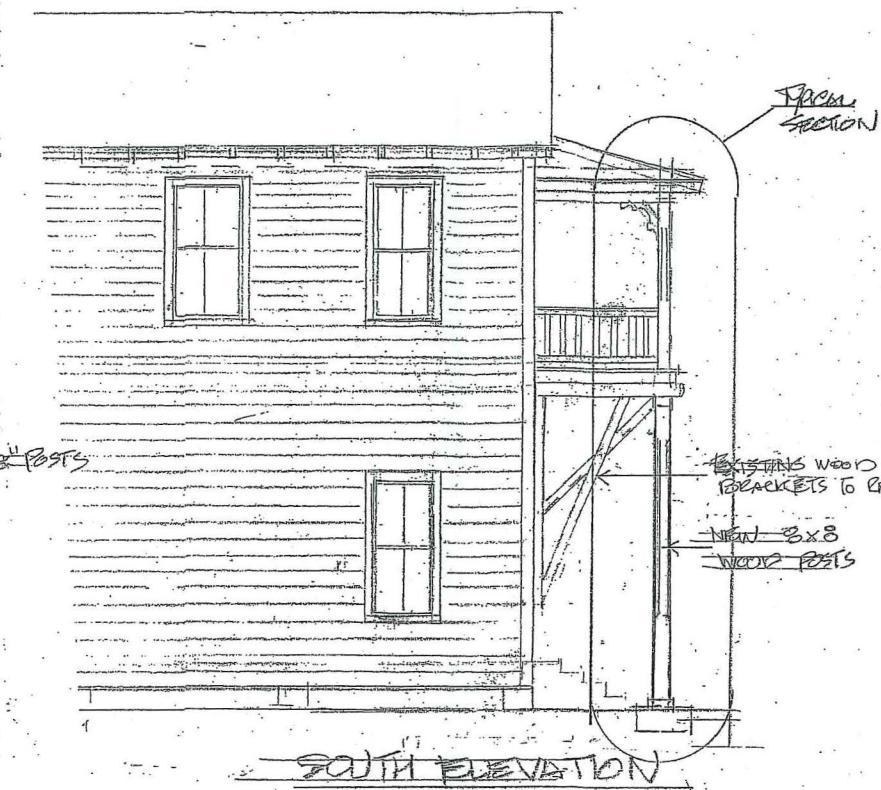
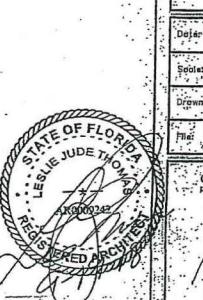
Date:

**TUCKER DEVELOPMENT**  
 30 & 32 ST. GEORGE ST., ST. AUGUSTINE, FL 32084

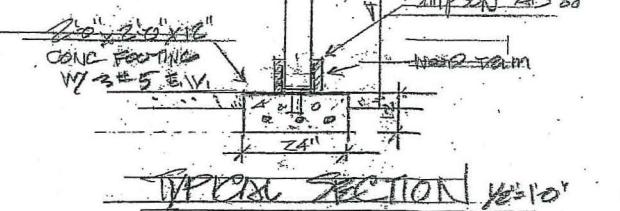
**LIES THOMAS**  
 A.R.C.H.I.T.E.C.T.  
 32 CORDOVA ST., ST. AUGUSTINE, FL 32084

32 CORDOVA ST., ST. AUGUSTINE, FL 32084

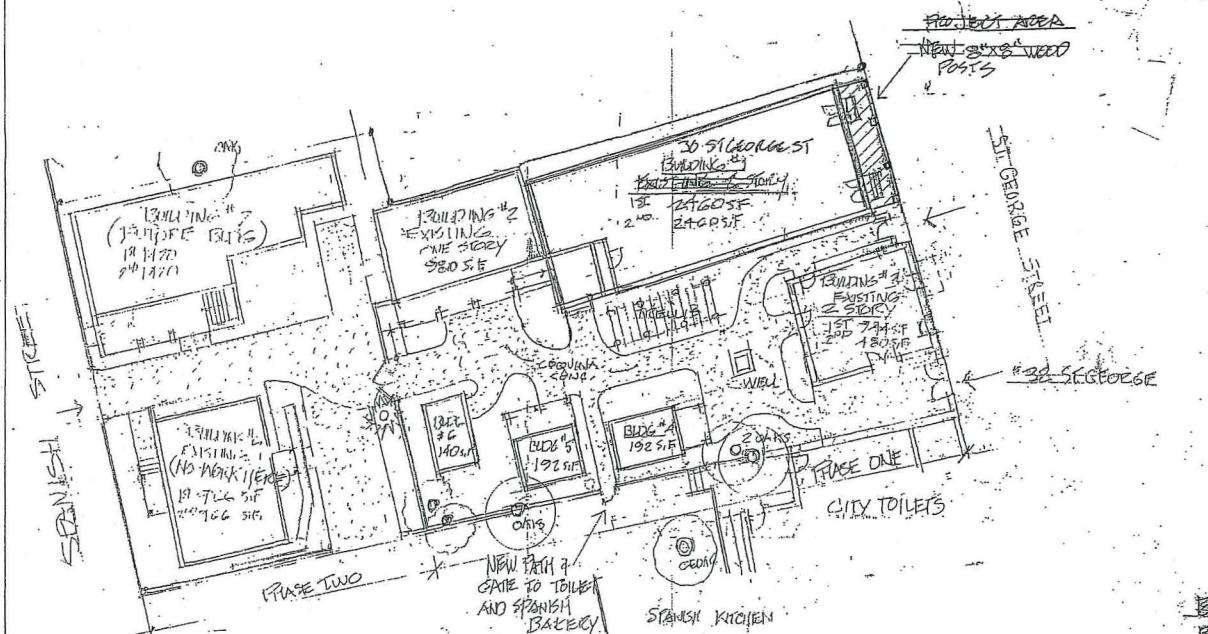
32 CORDOVA ST., ST. AUGUSTINE, FL 32084



EAST ELEVATION  
 (ST. GEORGE ST.)



TOPOGRAFIC SECTION 10'-10"



#### WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH,  
 AND MEETS THE REQUIREMENTS OF THE 2010 EDITION OF  
 THE FLORIDA BUILDING CODE.

1. BASIC WIND SPEED (3 SECOND GUSTS). 130 MPH.
2. WIND IMPORTANCE FACTOR 1.0
3. WIND EXPOSURE CATEGORY B
4. INTERNAL PRESSURE COEFFICIENT +.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs. / Sq. Ft.

RECEIVED  
 SEP 21 2010  
 Planning/Building Dept.

0-18-19  
 Bond: AS NOTED  
 Drawn:  
 File DWG/TUCKER

SHEET

A

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

CITY OF ST AUGUSTINE  
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560  
AD# 0003098550-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **30-32 St. George Street** was published in said newspaper on **10/08/2018**.

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

Sworn to and subscribed before me this OCT 08 2018  
by Melissa Rhinehart who is personally known to me  
or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)



NOTICE OF  
PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at 1:00 PM, Thursday, October 18, 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 FOUR 8' BY 8" POSTS TO SUPPORT THE SECOND STORY BALCONY; CITY OF ST AUG 513FT LOT 5 ALL LOT 6 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR2728/144 & 146; and, CITY OF ST AUGUSTINE LOT 24 BLK 12 OR2728/144 & 146; also known as **30-32 St. George Street**.  
APPLICANT'S NAME: Michael Davis  
SUBMITTED BY CITY CLERK'S  
OFFICE

0003098550 October 8, 2018





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

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for October 18, 2018 Meeting



Application F2018-0117

Address: 19 Rohde Avenue

Pete Peaver, Applicant  
Pete and Jan Peaver, Owner

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01757
National Register:	Contributing to the North City National Register Historic District	Construction date:	1904
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	193290 0000		
Agenda Item:	6(a)	Previous Action(s):	N/A

#### STAFF SUMMARY AND ANALYSIS:

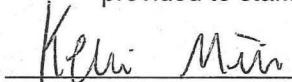
The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1904 that is a contributing building to the North City Historic District and is listed on the Florida Master Site File.

- A condition assessment was provided with extensive photographic evidence. It was completed by a professional engineer (Civil Engineer) and states that the structural systems are unsalvageable and that the building is unsafe and could fall in.
- Based on Sanborn Maps and on a site visit, the property has undergone some changes. The original wraparound porch has been reduced to a partial width porch. While this does impact the home's integrity, the building retains much of its remaining historic character.
- According to the Master Site File, Joseph R. Bond and Fred L. Bond resided in the home in the 1920s. They owned the Pillars-Bond Filling Station and the Star Filling Station in West Augustine. Warren C. Whitten also lived in the home in 1930. He operated a "Dry Goods, Notions, and Shoes" store on West King Street.
- The home is not located in an archaeological zone, but the Master Site File suggests that Hornwork, which was an 18<sup>th</sup> century defense line, "ran through or near this property."
- The owners plan on constructing a new home on the site. The applicant provided a floorplan of the proposed building as well as a photograph of what the replacement building will look like.
- Based on the condition assessment, which discussed the building's questionable structural integrity; the likelihood that limited to no historic fabric will be maintained during a stabilization project; and no evidence that the building has historically significant, there appears to be no feasible alternative to demolition.

#### 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 19 Rhode Avenue** with the following condition:

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

  
Kelli Mitchell, Historic Preservation Planner

COD F2018-0117  
19 Rhode Avenue  
October 18, 2018

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

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

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

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

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

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

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

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

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

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

According to the Florida Master Site File, the building was constructed in 1904. The structure is a contributing building to the North City National Register Historic District and is listed on the Florida Master Site File.

The application requirements are sufficiently met.

**DEMOLITION REVIEW CRIERIA (AGHP):**

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** Not applicable.
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building contributes to the streetscape which includes buildings of similar mass and scale.
- 3. The impact of the loss of the structure on the streetscape.** Demolition of the structure will reduce the visual continuity in the immediate vicinity.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** According to a letter provided by the applicant, the owners intend to build a new structure on the site.
- 5. The historical or cultural merit of the structure.** The building is a contributing structure to the North City National Register Historic District and listed on the Florida Master Site File. Residents include F.L. (Fred) Bond (1904, 1911-1912, 1914-1915, 1920, and 1924-1925 City Directories), Warren C. Whitten (1930 City Directory), William Richard (1937 City Directories), Eric M. Brock (1940 and 1945 City Directories), Jesse E. Halstead (1951 City Directory), Mrs. Mary J. Rogero (1960 City Directory), Jas. (James) C. Wilson (1965, 1970, 1975, 1980, 1984-1985, 1990, and 1995 City Directories), Evelyn H. Wilson (1995 City Directory), Harry Halles (1995 City Directory), Evelyn D. Dart (2000 City Directory), and Georgia Powers (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 structure in the North City National Register Historic District. Demolition of the building will negatively impact the district as there will be less 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 was built in the frame vernacular style, which is common in St. Augustine.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The building is an example of the Frame Vernacular 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.** According to the condition assessment, the floor system has wood rot and is settling and pulling away from the interior walls. The exterior walls have cracks, and the walls are out of plumb.

**UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:**

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

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

Did applicant submit evidence of undue economic hardship?  Yes  No

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

(Materials submitted by applicant noted with a checked box)

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

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

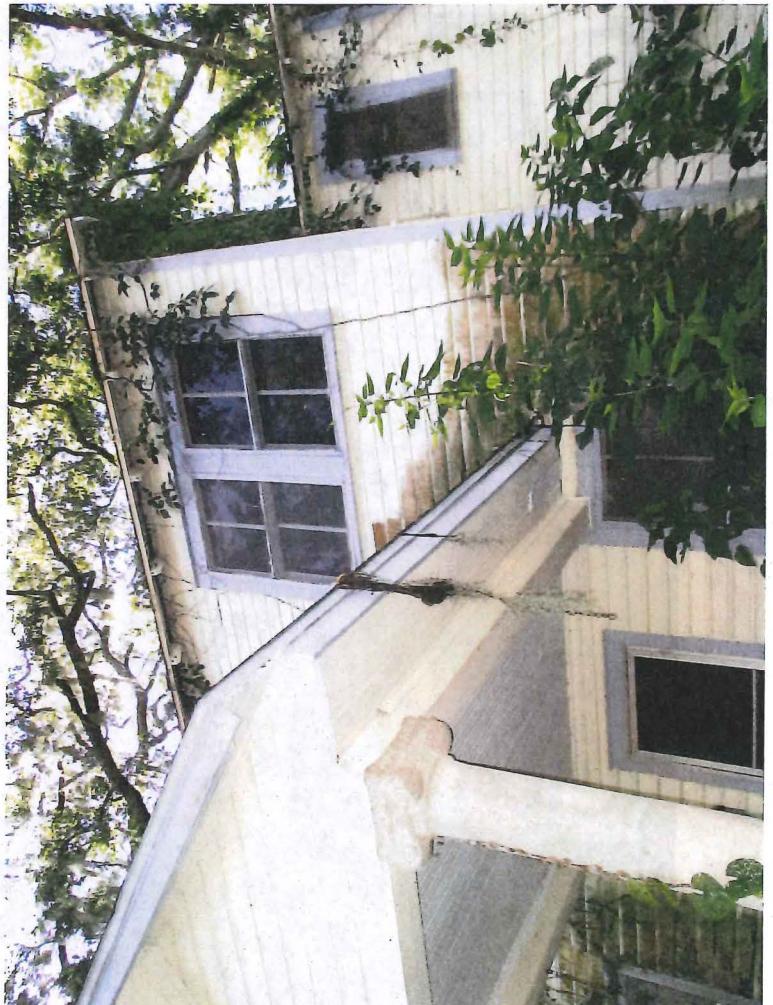
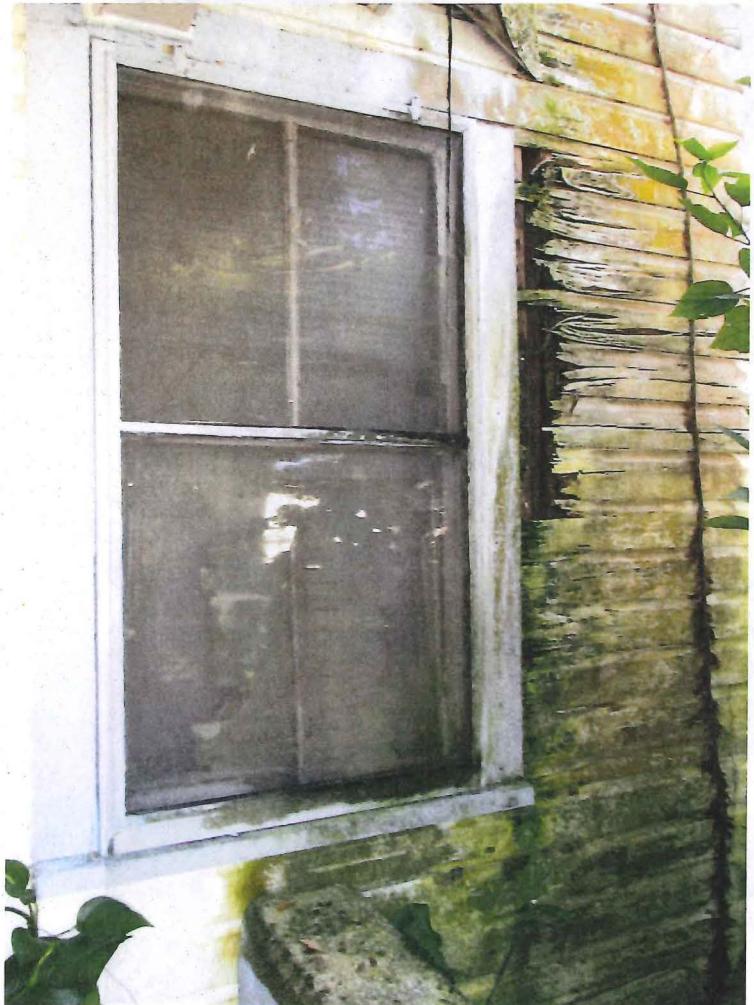
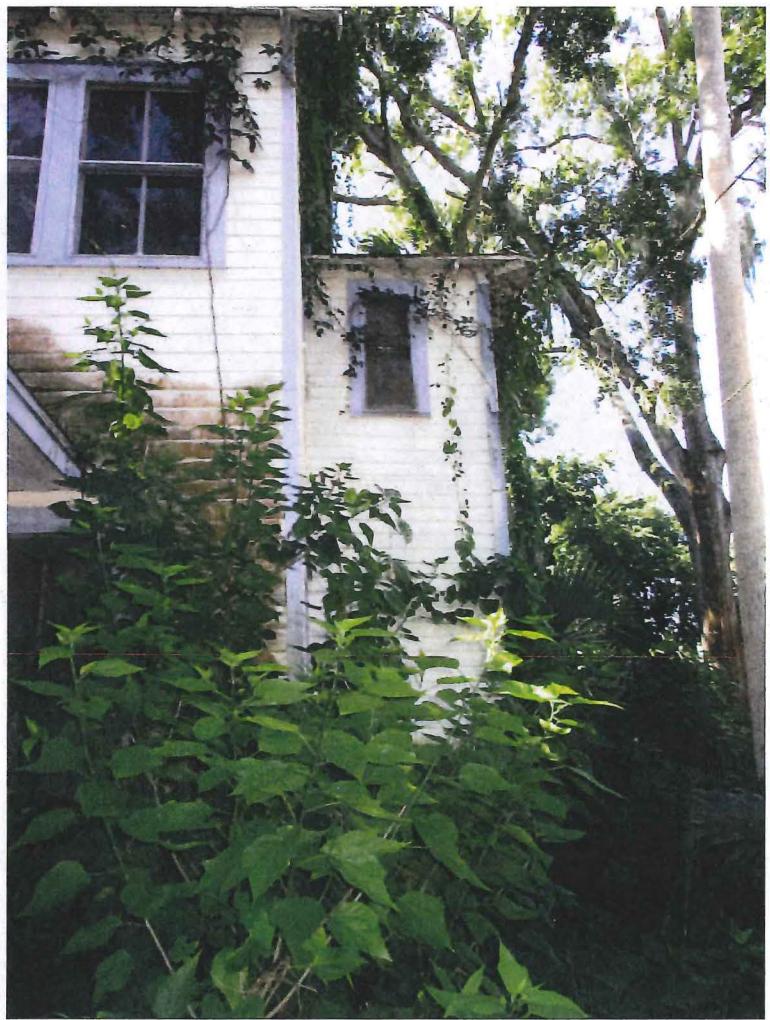
Additional information requested by HARB as per above:

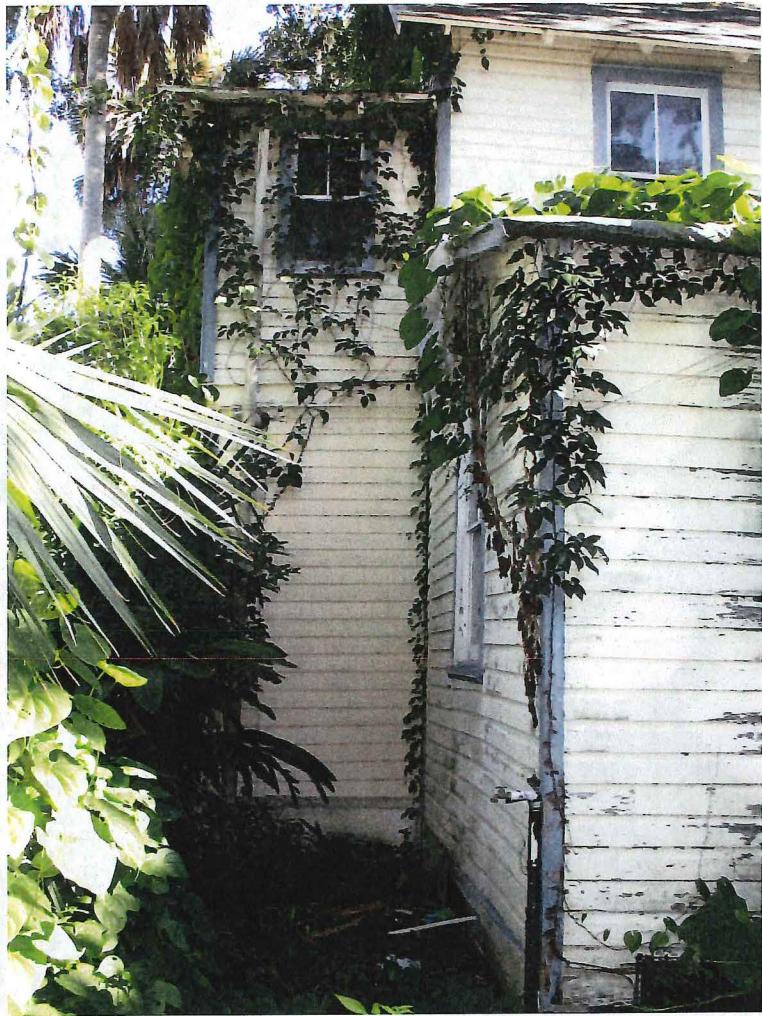
COD F2018-0117  
19 Rhode Avenue  
October 18, 2018

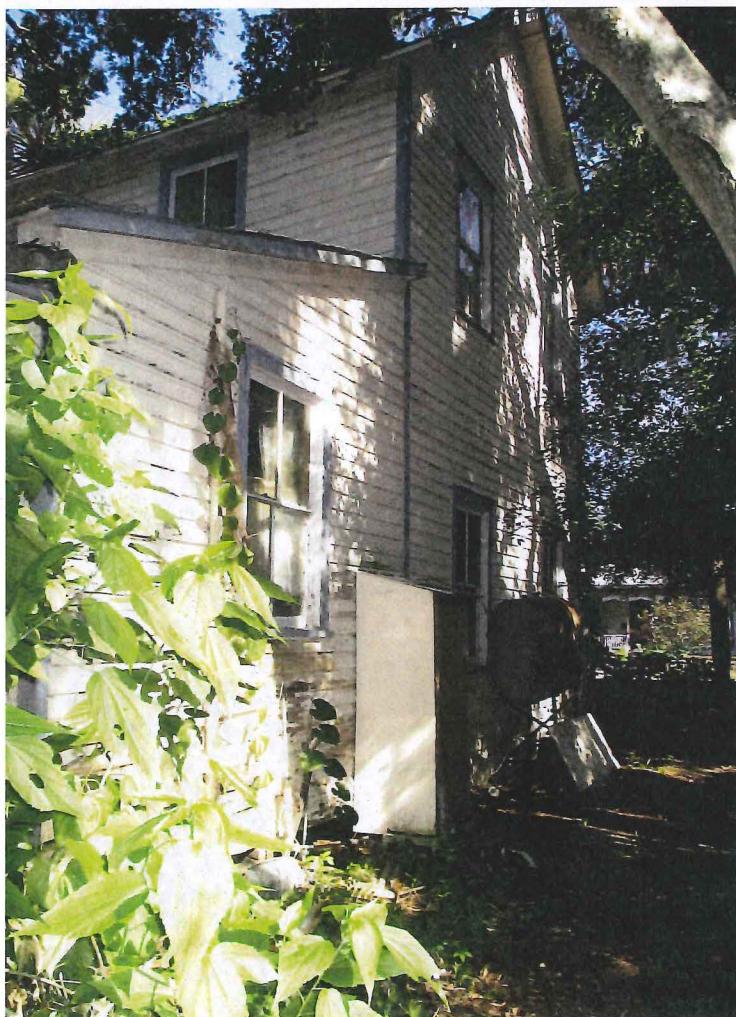
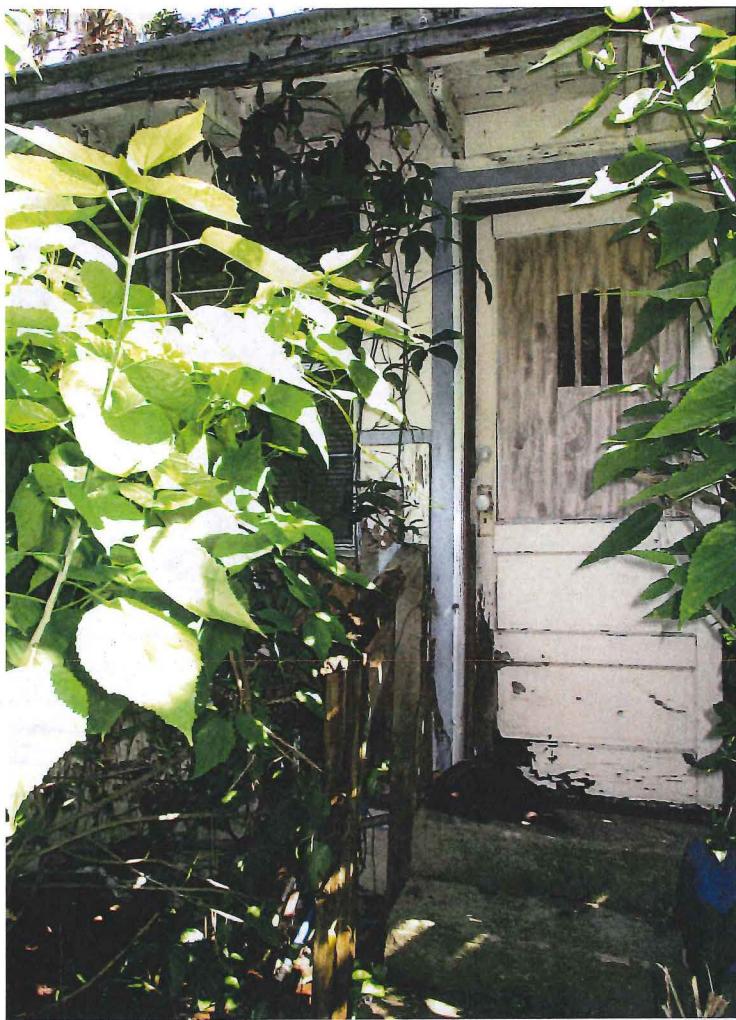
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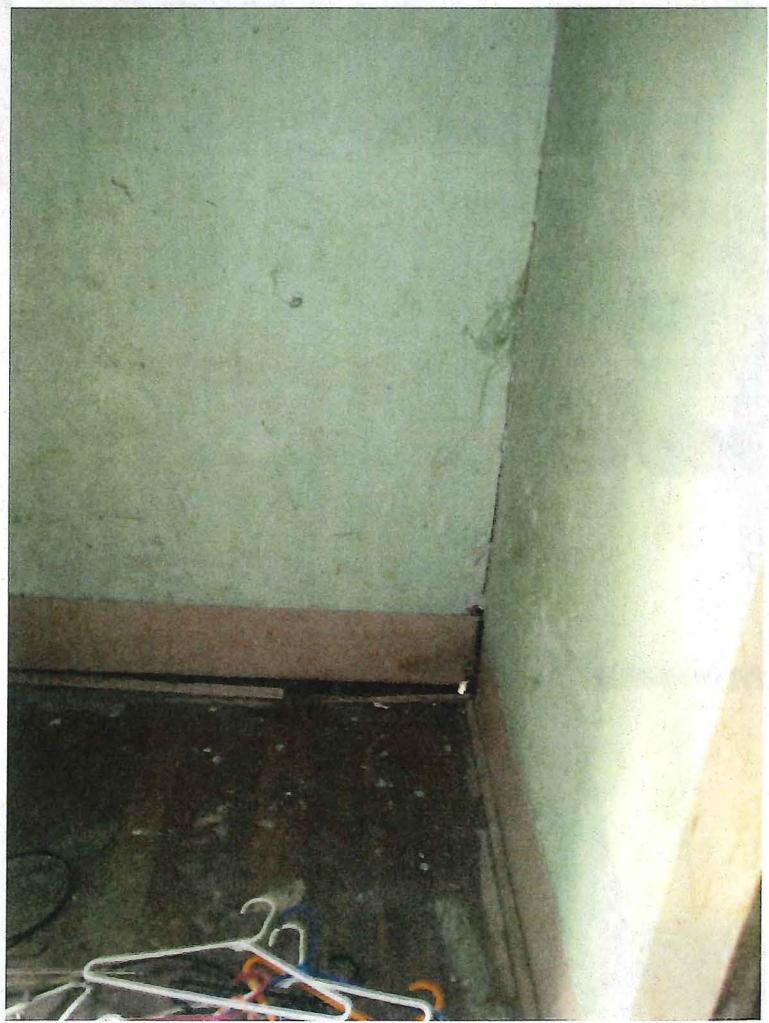
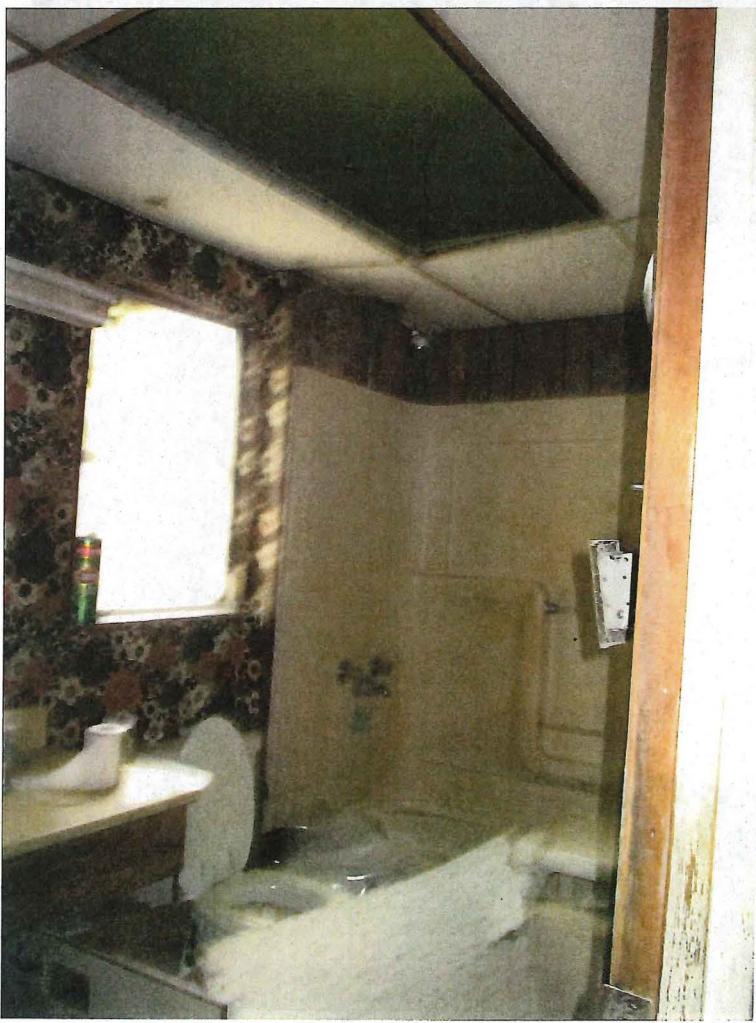
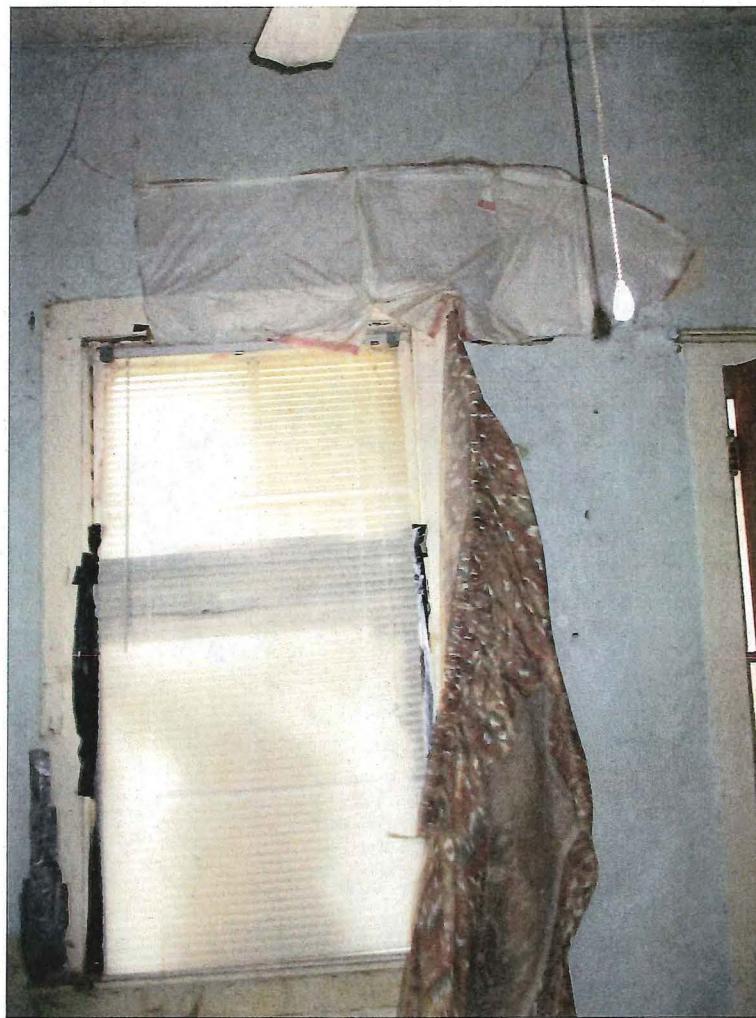
1. Staff Photographs
2. Sanborn Maps
3. City Directory Research
4. Florida Master Site File

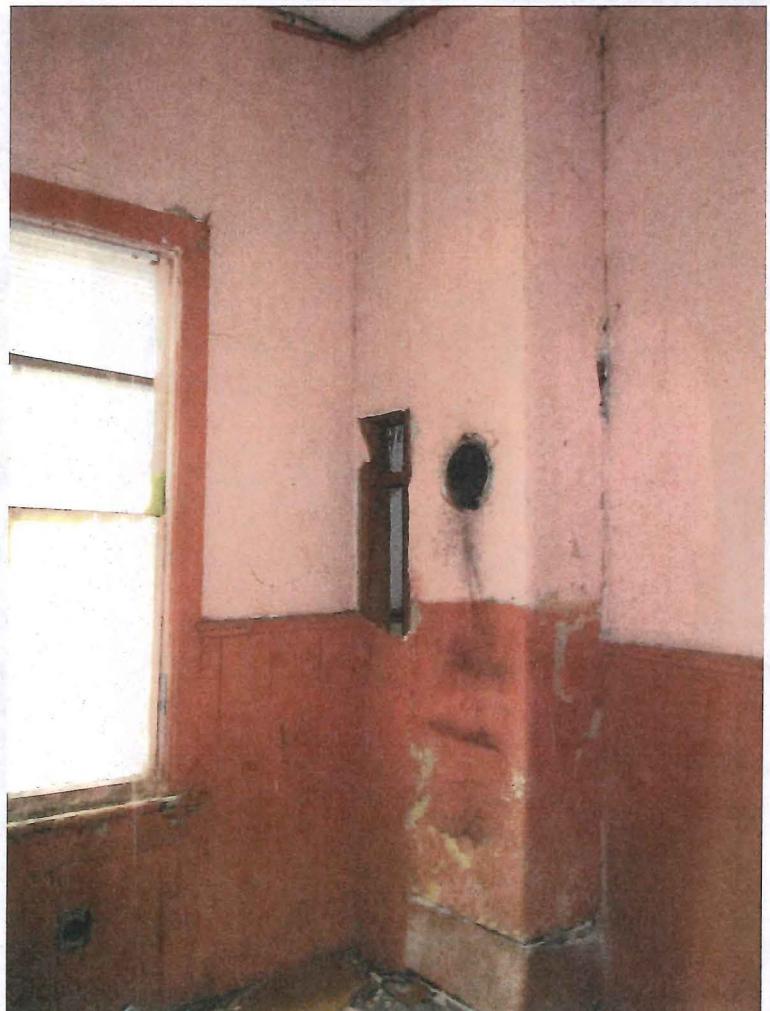
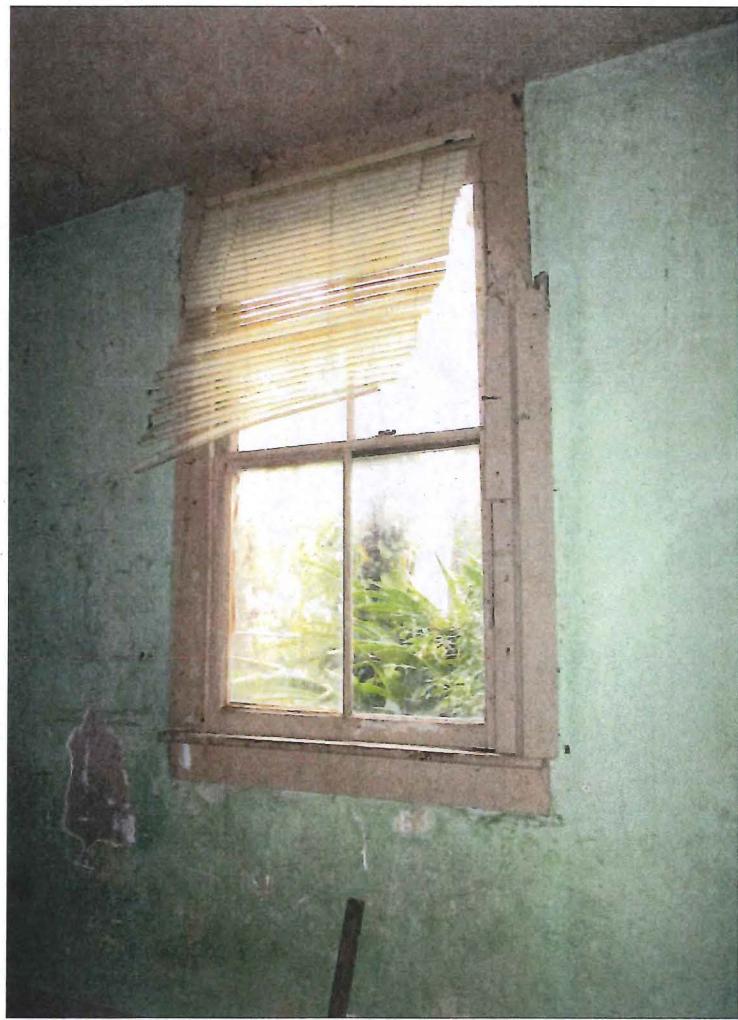


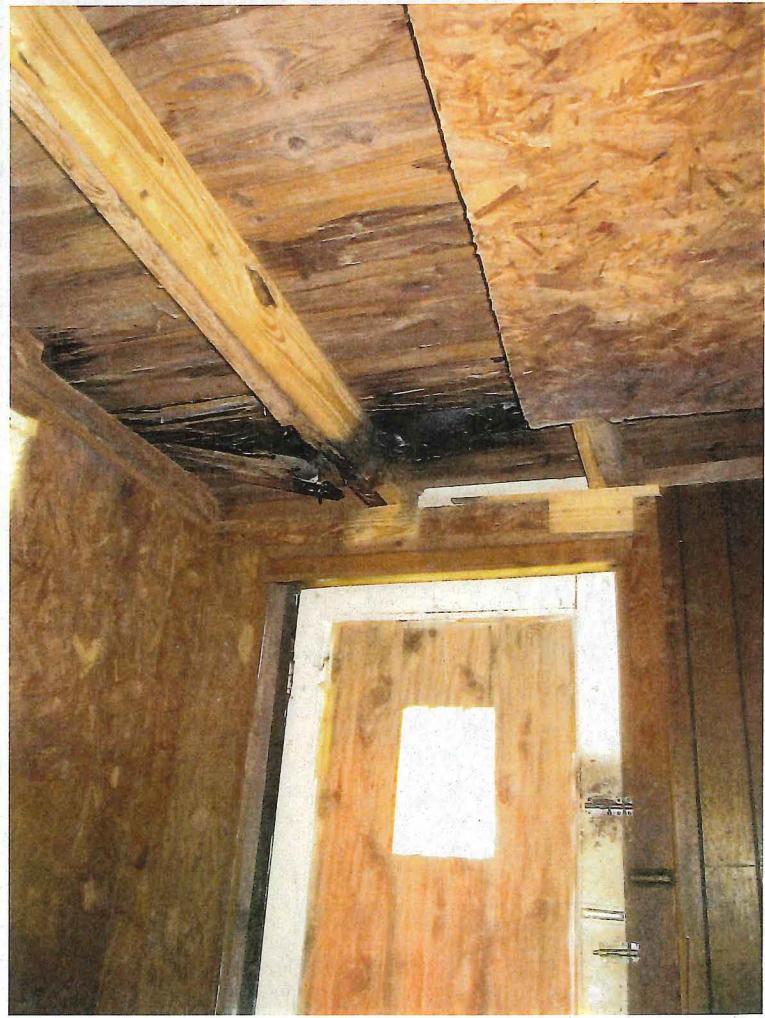
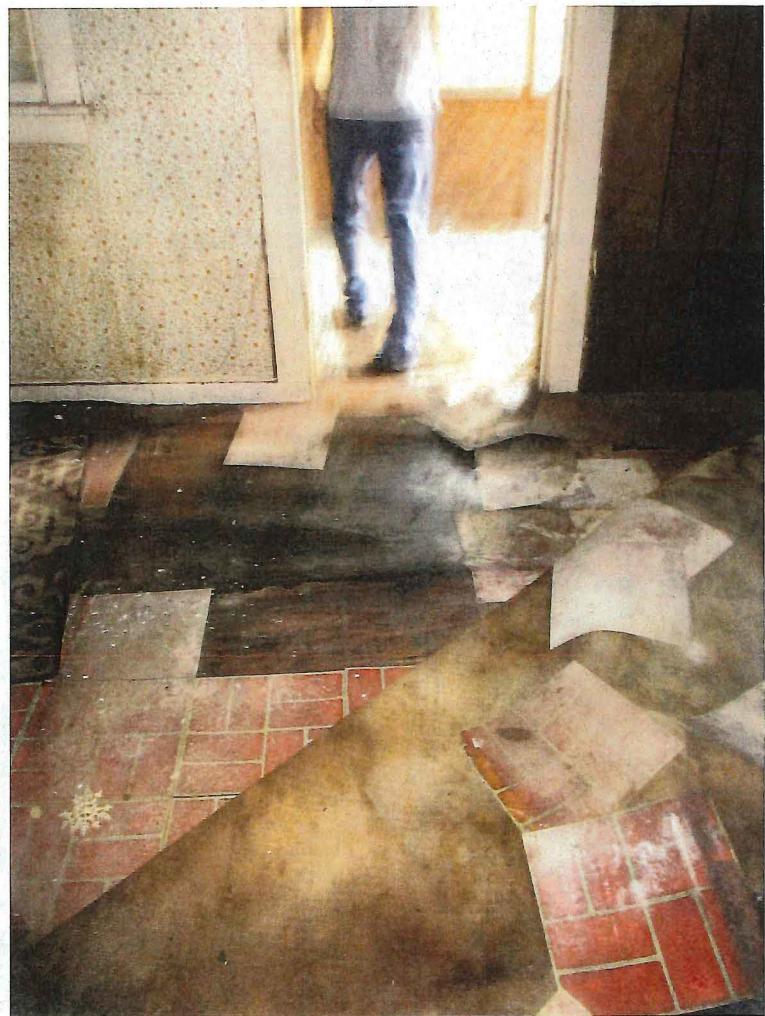


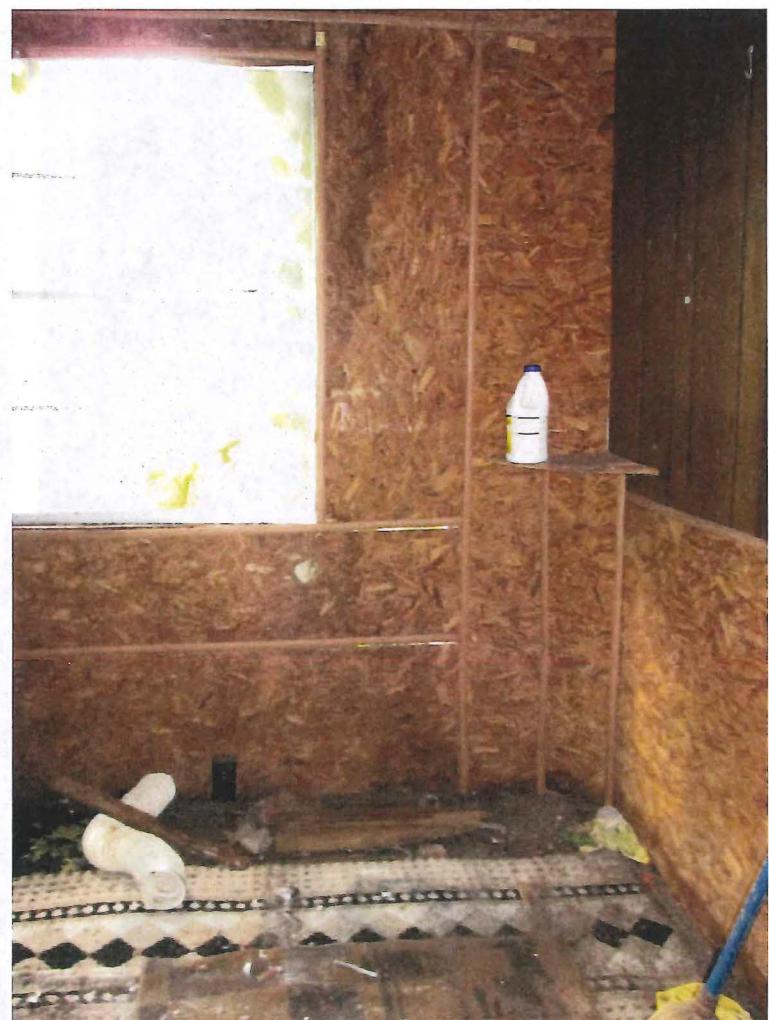
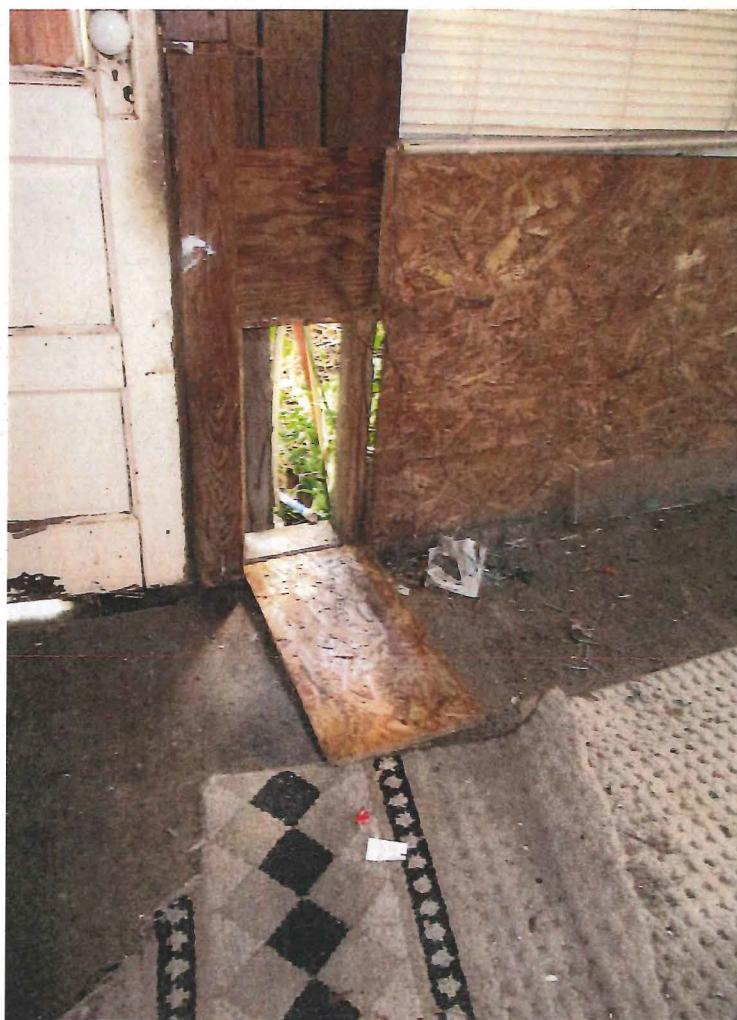


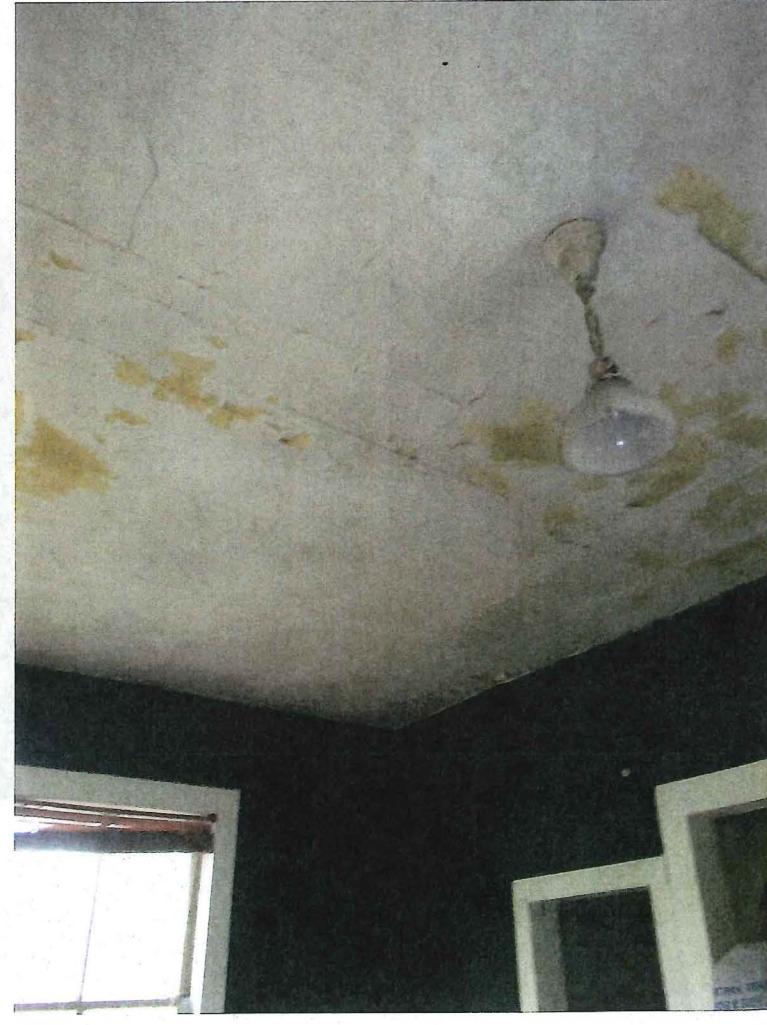


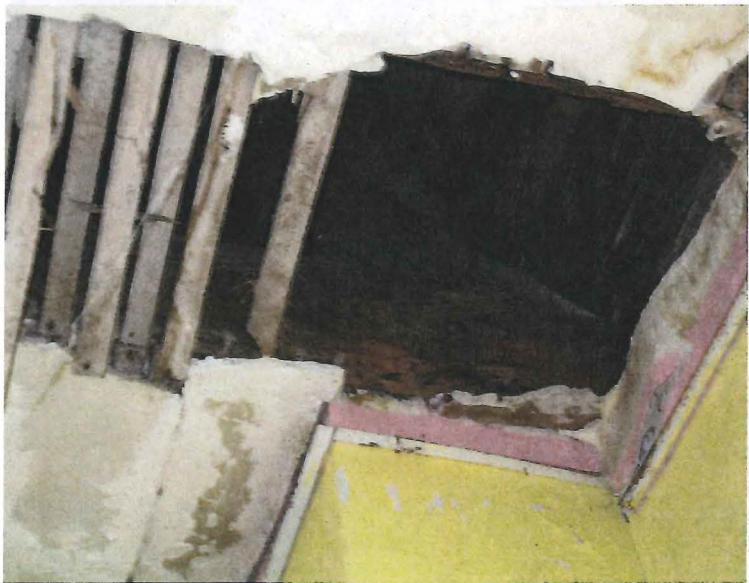
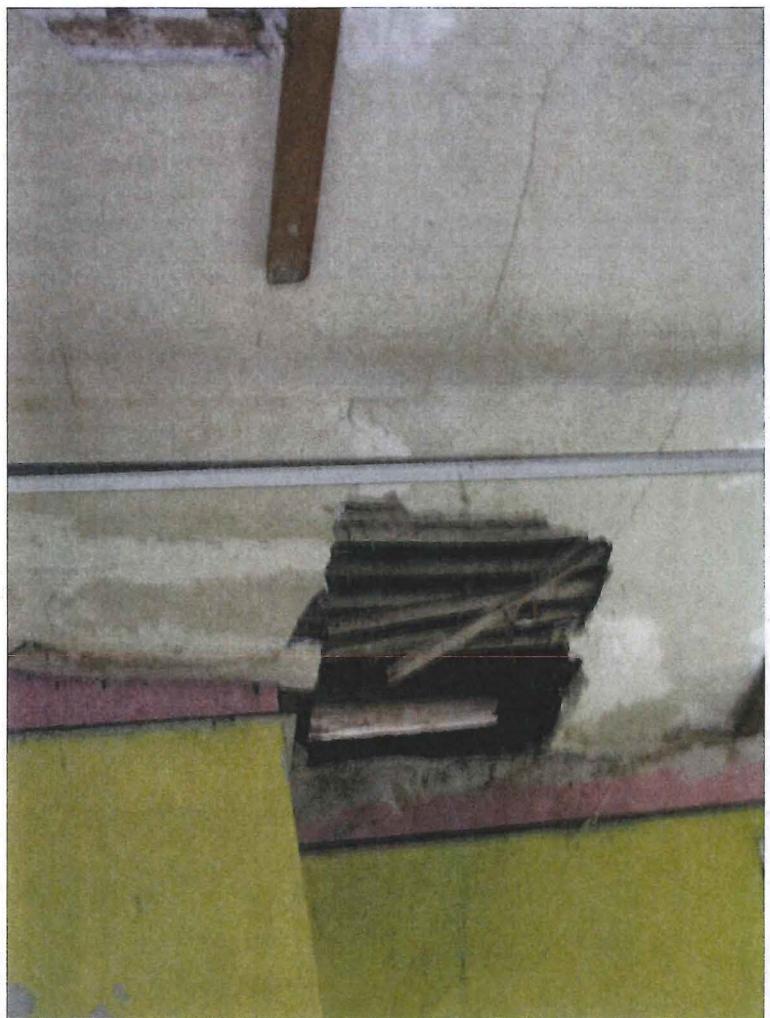




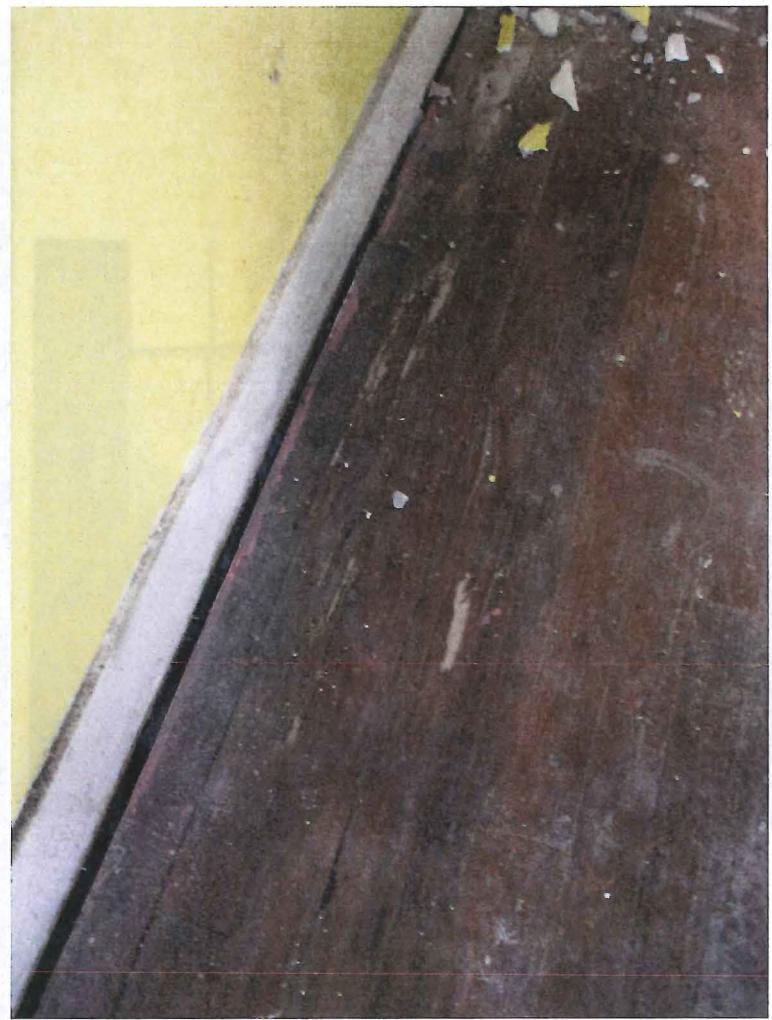
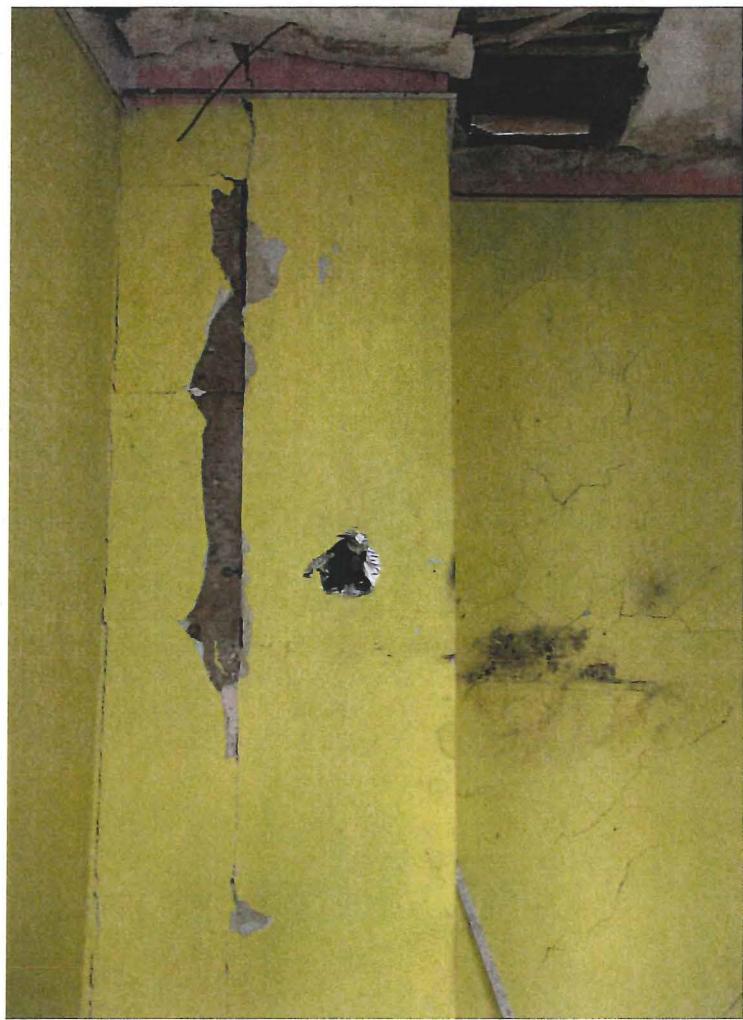












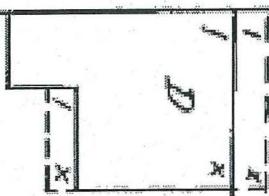


## SAHS POLK CITY DIRECTORY RESEARCH

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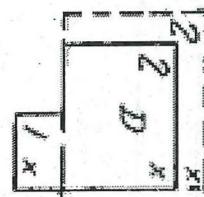
DATE(S)	NAME	SYMBOLS	PROFESSION
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1911-1912	F.L. Bond		
1914-1915	F.L. Bond		
1920	F.L. Bond		
1924-1925	F.L. Bond		
1930	Warren C. Whitten		
1937	William Richard		
1940	Eric M. Brock		
1945	Eric M. Brock		
1951	Jesse E. Halstead		
1960	Mrs. Mary J. Rogero		
1965	Jas. C. Wilson		
1970	James C. Wilson		
1975	James C. Wilson		
1980	James C. Wilson		
1984-1985	James C. Wilson		
1990	James C. Wilson		
1995	James C Wilson Evelyn H. Wilson Harry Halles		
2000	Evelyn D. Dart		
Dec. 2006	Georgia Powers		

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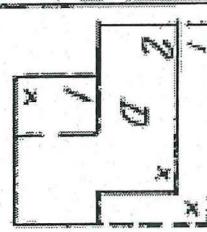


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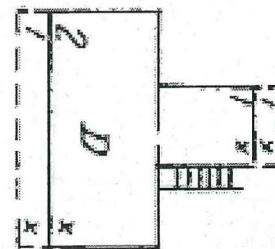


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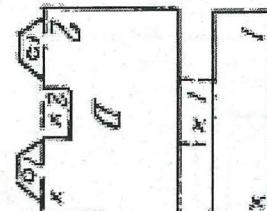


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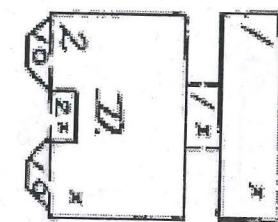
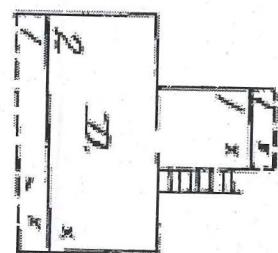
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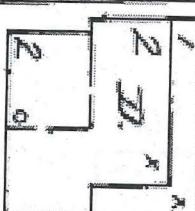
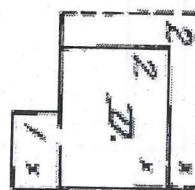
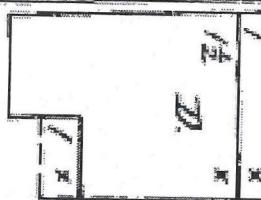
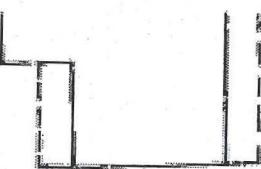
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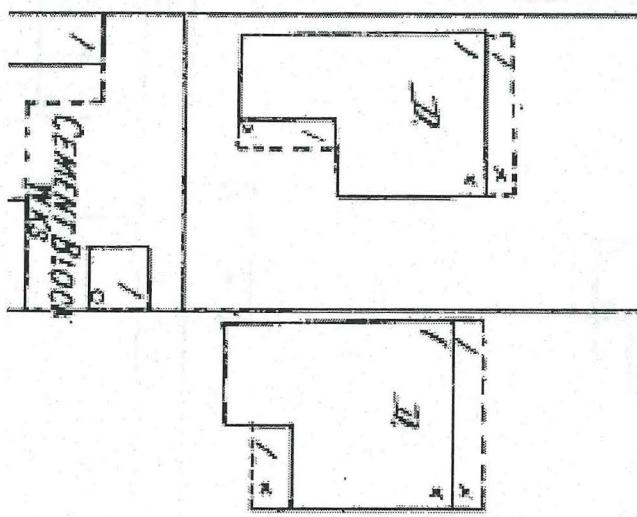
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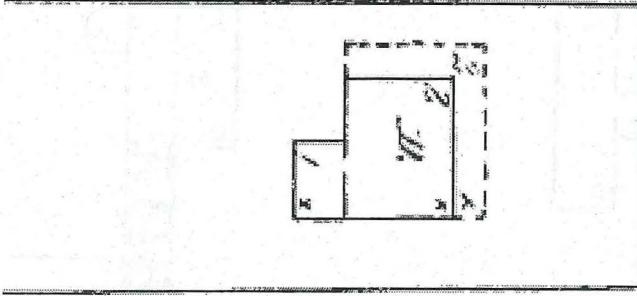
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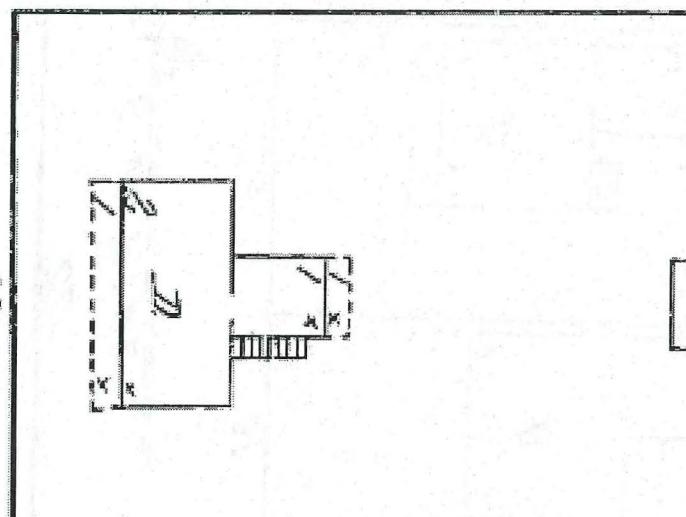


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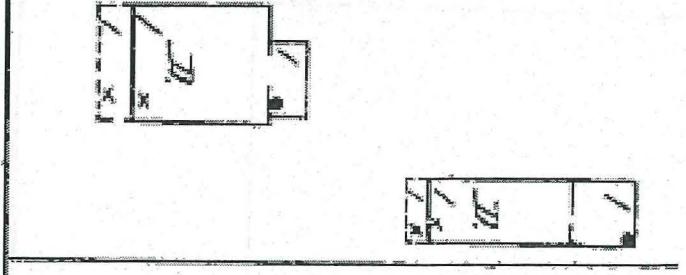
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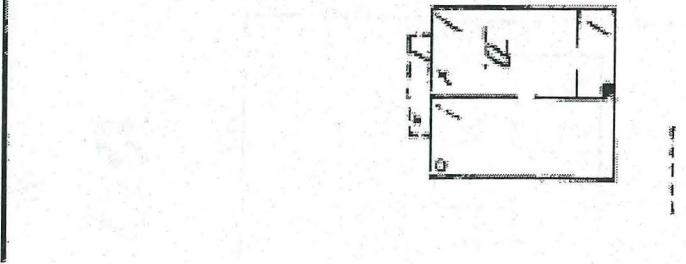
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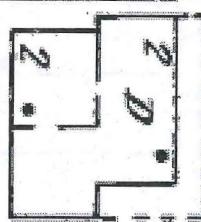
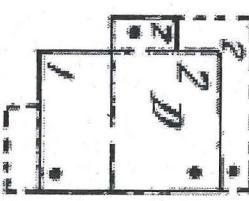
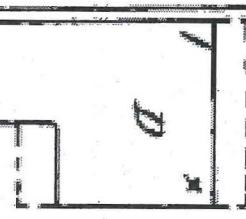
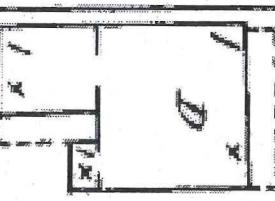
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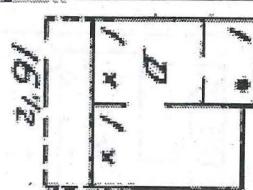
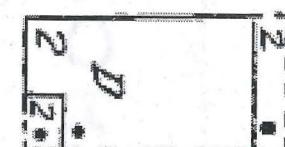
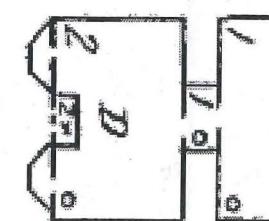
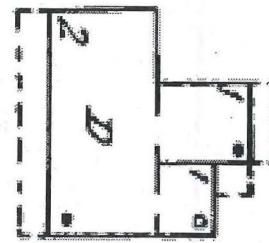
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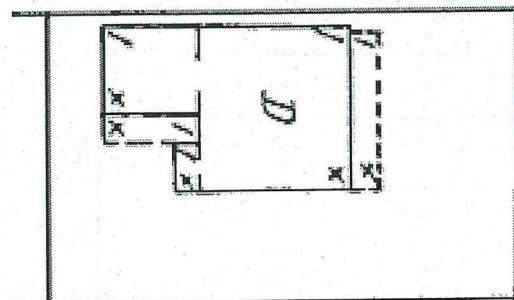


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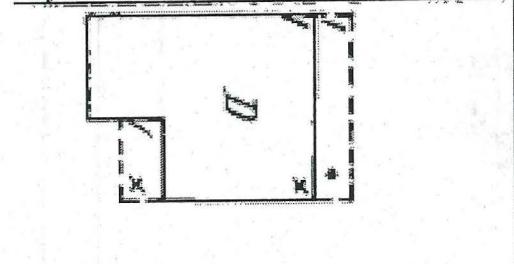
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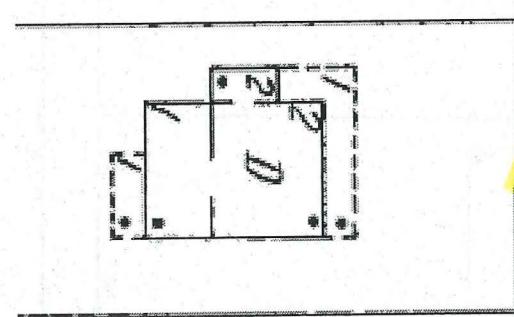
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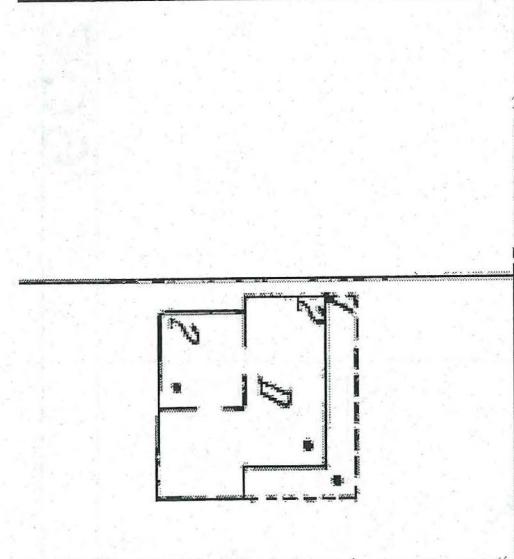
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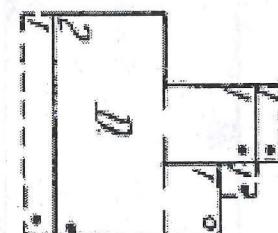
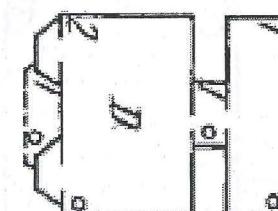
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RESORT

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209





II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==  
Date: +1904 844== Period: 20th Cent 845== Culture: American 840==  
Architect: \_\_\_\_\_ 872==  
Builder: \_\_\_\_\_ 874==  
Style: Frame vernacular 964==  
Plan Type: L-shape 966==  
Exterior Fabrics: Wood, dropside, with cornerboards 854==  
Structural Systems: Wood frame 856==  
Features of Structure: (942)  
Window Type: DHS, 2/2 942==  
Foundation: Brick piers 942==  
Roof Type: Gable 942==  
Secondary Roof Structures: Gable and shed porches 942==  
Porches & Balconies: \_\_\_\_\_ 942==  
Chimney Location: \_\_\_\_\_ 942==  
Materials: (882)  
Chimney: \_\_\_\_\_ 882==  
Roof Surfacing: Composition shingles 882==  
Ornament Exterior: Cast concrete columns with capitals 882==  
Quantitative Data: (950-954)  
Chimneys: 952== Dormers: 954== Stories: 2 950==  
Other: \_\_\_\_\_ 956==  
Surroundings: Residential 864==  
Relationship to Surroundings: \_\_\_\_\_ 859==

III. PHOTOGRAPHY

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

## IV. SIGNIFICANCE

Areas of Significance: Architecture, CommerceArchaeology: Historic

920==

Statement of Significance: (911==)

ARCHITECTURE

This is a two-story Frame Vernacular house constructed between 1899 and 1904. There is latticework around the front entrance between the cast concrete columns with capitals.

Rohde Subdivision was developed on former orange grove land beginning in the 1880's. The eastern half contains a significant Victorian tract development, while later development in the western half generally shows the influence of the Bungalow style. Taken as a whole, the area reflects development over the period 1885-1930, and contains some of the oldest surviving houses in the North City area. Common building elements in this neighborhood include locally produced coquina concrete block [which was at one time manufactured in this neighborhood] used for porches, foundations and low walls along front property lines. There are also many wood shingle structures in this neighborhood. The area is threatened by traffic and commercial encroachment from both US 1 and San Marco Avenue, encouraged by current zoning practices. A number of homes have been divided into apartments causing problems of parking and population density in the area. Despite these threats, it remains a pleasant residential neighborhood, where several houses have been restored in recent years. It is within walking distance from the downtown area.

HISTORY

Rohde Subdivision falls within the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. The subdivision evolved out of three late Second Spanish Period land grants to Juan Triay, Andrew Pacetti, and Bartolome Lopez. [1] John M. Forbes of Boston acquired the consolidated property in 1868, and, taking advantage of the economic prosperity of the 1880's, sold the land to Henry Rohde, a real estate developer from Cincinnati, Ohio, for \$14,000, a sum almost triple to what he had paid for it. Rohde began selling lots in 1885 and built many of the extant structures in the tract. [2] The area has remained primarily residential with commercial establishments along San Marco Avenue and US 1.

In the 1920's this was the home of Joseph R. Bond and Fred L. Bond, proprietors of the Pillars-Bond Filling Station and later the Star

[over]

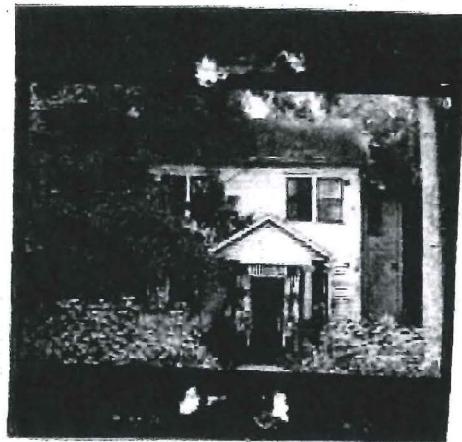
## V. BIBLIOGRAPHY

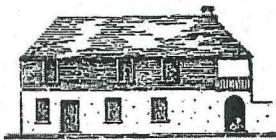
1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], V. 414.
2. St. Johns County Courthouse, Deed Records, Book BB, p. 607; Book CC, p. 555. Rohde, a Scandinavian surname, has also been spelled as Rhode.
3. St. Augustine City Directory, 1920-21, 1924-25, 1930.
4. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763, HSAPB.

Filling Station in New [West] Augustine. Another West Augustine businessman, Warren C. Whitten, who ran a "Dry Goods, Notions and Shoes" store on West King Street, lived in the house in 1930. [3]

ARCHAEOLOGY

Analysis of historic maps suggests that the Hornwork, an early 18th century defense line made of sod and yucca, ran through or near this property. [4]





**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. \_\_\_\_\_

Receipt No. 14332 CC Meeting Date 09/20/19

Advertising Costs \$ \_\_\_\_\_ Paid on 08/13/18 Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT PETE PEAVER

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

Address 10 SANCHEZ AVE

City ST AUGUSTINE State FL Zip 32084

Daytime telephone 904-463-7744 Other phone/email petepeaver@gmail.com

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

2. NAME OF PROPERTY OWNER PETE & JAN PEAVER

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

Address 19 RONDE STREET

City ST AUGUSTINE State FL Zip 32084

Daytime telephone (required) \_\_\_\_\_ Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 19 RONDE ST ST AUG 32084

4. LEGAL DESCRIPTION OF PROPERTY  
Lot 4 Block 6 Subdivision RONDES ADDITION Parcel Number 1210900314

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

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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: \_\_\_\_\_

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

## A. Indicate architectural features to be permanently removed (check all that apply) Building Dept.

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

## B. Required submittals:

- Photographs and/or drawings of elevations and architectural features to be removed.
- Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLYA. 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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## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

### PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

### BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31<sup>st</sup> day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 1/2 feet high.



Planning & Building Department  
75 King Street  
St. Augustine, FL 32084  
Ph: 904-825-1065 | Fax: 904-209-4335  
Email: [planningandbuilding@citystaug.com](mailto:planningandbuilding@citystaug.com)

## Planning & Building Department Demolition Contractor Declaration

I, RICKY FITZGERALD HAVE BEEN COMMISSIONED BY THE OWNER OF THE PROPERTY LOCATED AT 19 RONDE AVENUE IN THE CITY OF ST. AUGUSTINE TO DEMOLISH CERTAIN BUILDING(S) LOCATED ON SAID PROPERTY.

AS THE CONTRACTOR ON THIS JOB I HEREBY DECLARE THAT I HAVE CONTACTED OR WILL CONTACT THE PRIVATE AND PUBLIC UTILITY AGENCIES INDICATED BELOW TO REQUEST NECESSARY DISCONNECTIONS AND/ OR REMOVAL OF UTILITY-OWNED EQUIPMENT PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

- Florida Power & Light
- City of St. Augustine Public Works
- City of St. Augustine Customer Service
- U.S. Army Corp of Engineers

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### Owner's Authorization For Agent

Pete Peaver 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:  
19 Rhode Ave. St Augustine, FL 32084

BY Georgia Masters  
Signature of Owner

Georgia Masters  
Print Name of Owner

904 540-1821

Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 2<sup>nd</sup> day of JULY, 2018.

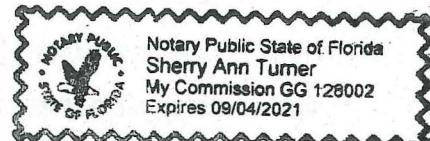
By \_\_\_\_\_

Identification verified:

Oath sworn: \_\_\_\_\_ Yes  No

Notary Signature: Sherry Ann Turner

My Commission expires: 9/4/21



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11. FOR RELOCATION PROJECTS ONLY

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

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B. Estimated costs:

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

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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 Pete Deaver DATE \_\_\_\_\_

SIGNATURE OF APPLICANT Pete Deaver

PRINT 1<sup>st</sup> OWNER'S NAME Georgia Masters DATE 7/2/18

SIGNATURE OF 1<sup>st</sup> PROPERTY OWNER Georgia Masters

PRINT 2<sup>nd</sup> OWNER'S NAME Honey Bellas DATE 7-02-18

SIGNATURE OF 2<sup>nd</sup> PROPERTY OWNER Honey Bellas

PRINT 3<sup>rd</sup> OWNER'S NAME Linda Newell DATE 7-02-18

SIGNATURE OF 3rd PROPERTY OWNER Linda Deaver

---

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

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LaFlam Design Group, Inc.  
3125 U.S. 1 South, Suite B  
St. Augustine, Florida 32086  
(904) 797-3749

## INSPECTION REPORT

5 October 2018

ATTN: Kelly Mitchell  
City of St. Augustine  
75 King Street  
St. Augustine, FL 32085  
[Kmitchell@citystaug.com](mailto:Kmitchell@citystaug.com)

**REGARDING:** 19 Rohde, St. Augustine, FL

**Owner:** Pete and Jan Peaver

In order to evaluate the structural condition of the above residence, an on-site inspection was made on 26 June 2018. This report summarizes our findings. As requested, a Brief Resume is included.

### **BRIEF RESUME of Richard Keith LaFlam, P.E.**

#### **Education:**

University of Florida	BSCE
1975-1979	
St. Petersburg Junior College	AA
1973-1975	

**Active Registration:** Florida Professional Engineer # 33690 (active since 1983)

**Other Training:** Numerous continuing education courses.

#### **Employment Information:**

1985-present	LaFlam Design Group, St. Augustine, Florida
1980-1985	W.D. Dupont & Sons, Inc, St. Augustine, Florida
1979-1980	Dean Steel Buildings, Ft. Myers, Florida

Most of my entire career (39 years), I've designed structures. These were mostly houses and low-rise commercial buildings. Over the past year, I've structurally engineered approx. 23 houses and 10 commercial structures.

## **OBSERVATIONS (19 Rohde, St. Augustine, FL)**

I found the following:

- \*Floor System is soft and settling with lots of wood rot.
- \*Roof System is sagging
- \*Floor System is separating from the interior walls
- \*Exterior Walls have cracks
- \*Exterior Walls are out of plumb.

In addition,

- \*Foundation has settled at the entire back section of the house
- \*Floor System sill beams have significant damage beyond repair
- \*There are signs of termite damage
- \*2<sup>nd</sup> Story Beams are damaged
- \*The house has separated from the concrete blocks that support the front porch
- \*Interior stairs need repair
- \*2<sup>nd</sup> Story Floors are not level

## **CONCLUSION**

Every structural system of this house is in drastic need of repair, to the point of being unsalvageable. This house is dangerous and may fall down at anytime.

I recommend demolishing the house and replacing it with a new structure that fits the architectural style of the neighborhood.

Please feel free to call if you have any questions or concerns.

Sincerely,



R. Keith LaFlam, P.E.

Attachments: Pictures (22 categories)

PLANNING / BUILDING DEPARTMENT  
100 EAST KING STREET  
ST. AUGUSTINE, FL 32084

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1. The exterior floor system sill beams have significant damage throughout the entire house. Wood rot and signs of termite damage are in all areas. (pictures 1-1a-1b-1c)



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2. The concrete blocks and brick footers that support the house are cracked and separated. (pictures 2-2a-2b)

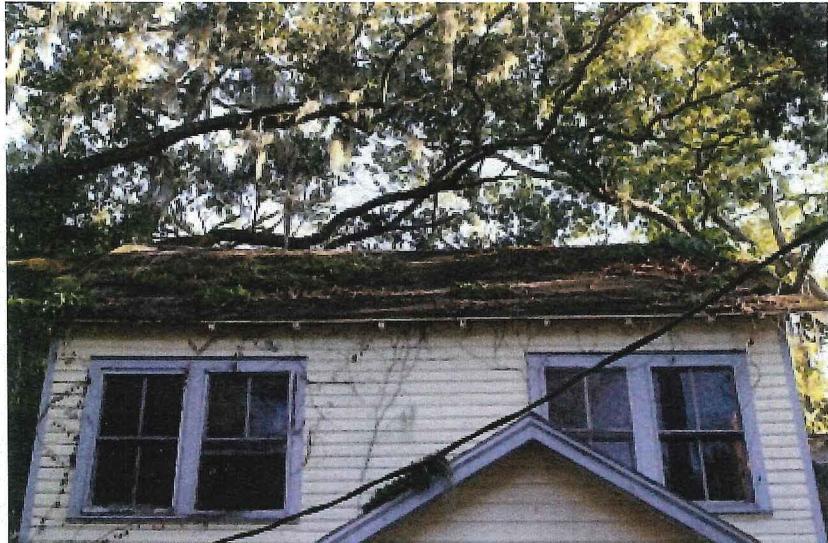


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3. The front roof system is sagging in the middle. (picture 3)



4. The back roof system has a huge hole in it which is covered with a tarp and is sagging to the side. (pictures 4-4a)



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5. The exterior rafters supporting the roof system have significant water damage and wood rot throughout the exterior of the house. (pictures 5-5a-5b)



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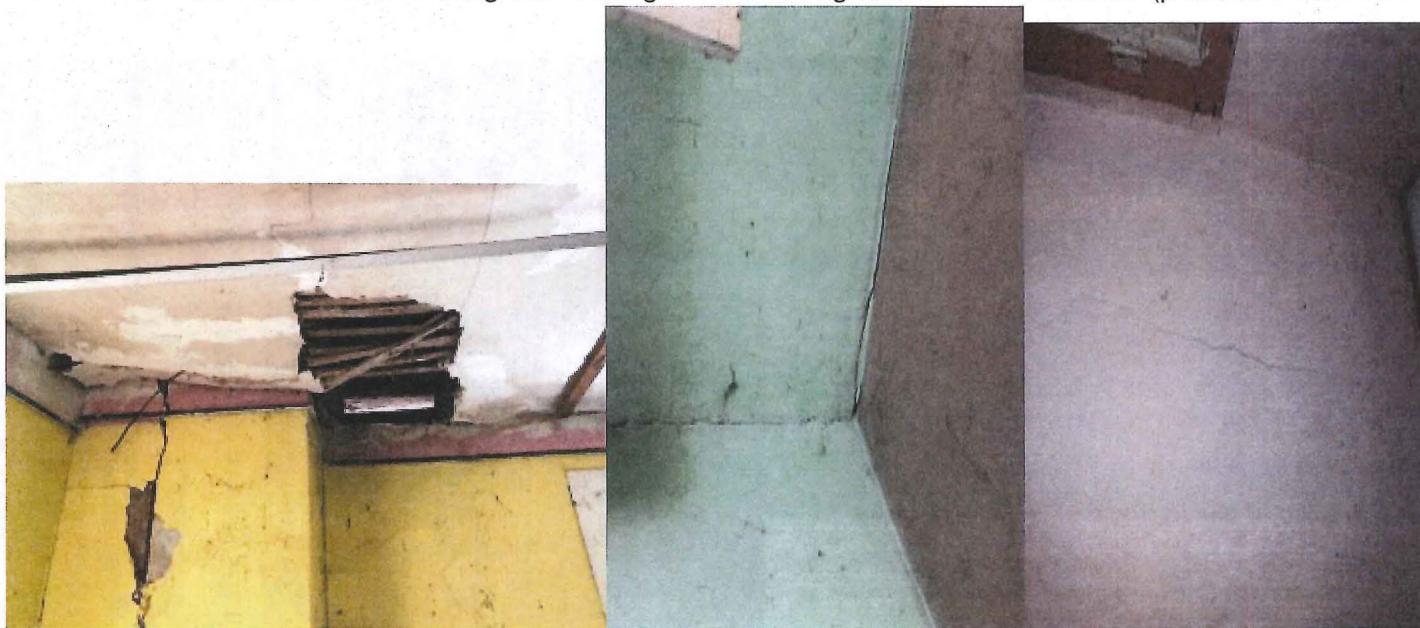
6. The exterior wood and supporting beams have significant water damage and wood rot. (pictures 6-6a)



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7. The interior walls have cracks running from ceiling to floor throughout the entire house. (pictures 7-7a-7b-7c-7d)



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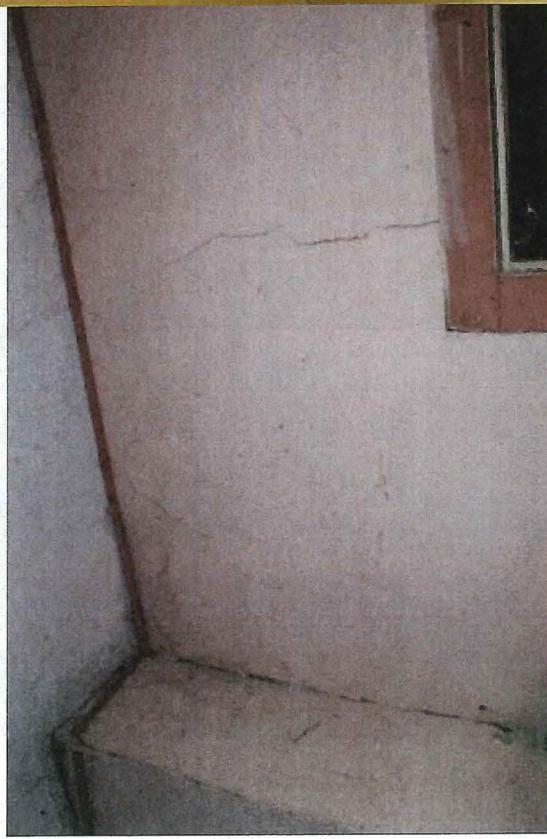
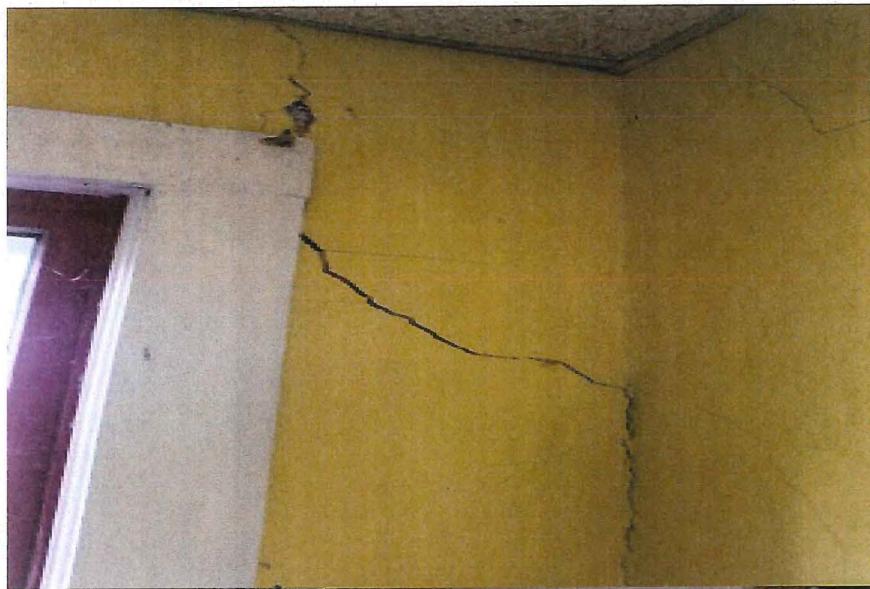
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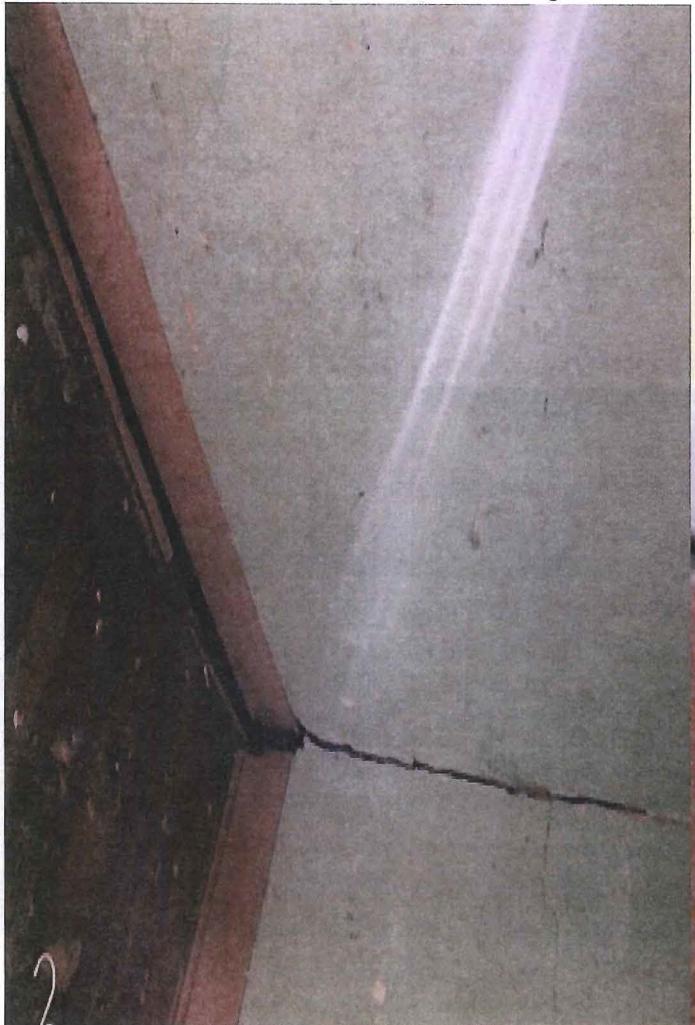
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8. Walls have separated from the floor throughout the house. (pictures 8-8a-8b-8c-8d)

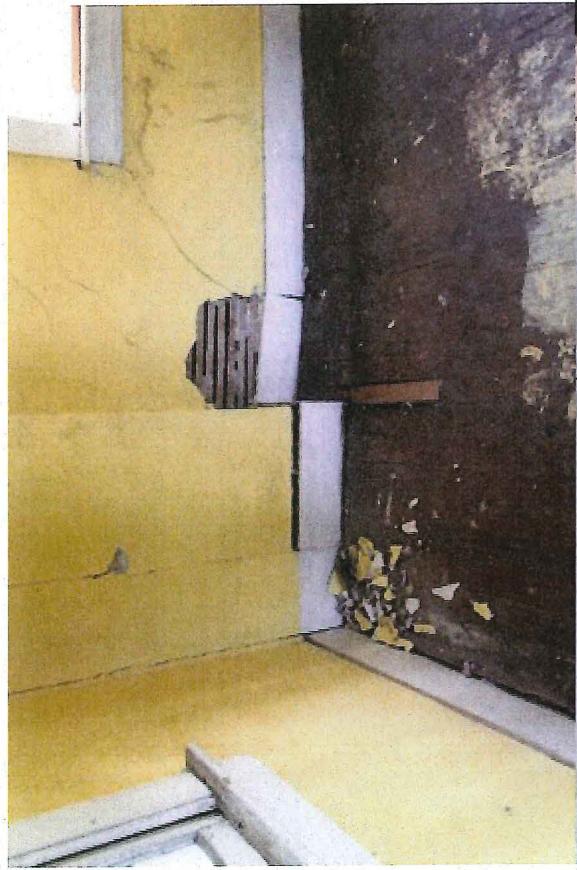


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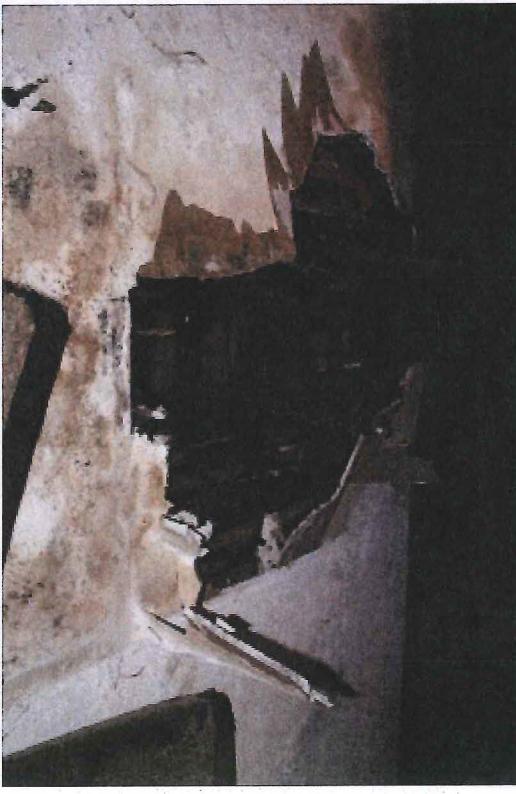
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9. There are holes in the ceilings of every room with wood pushing through many areas. (pictures 9-9a-9b-9c-9d-9e)



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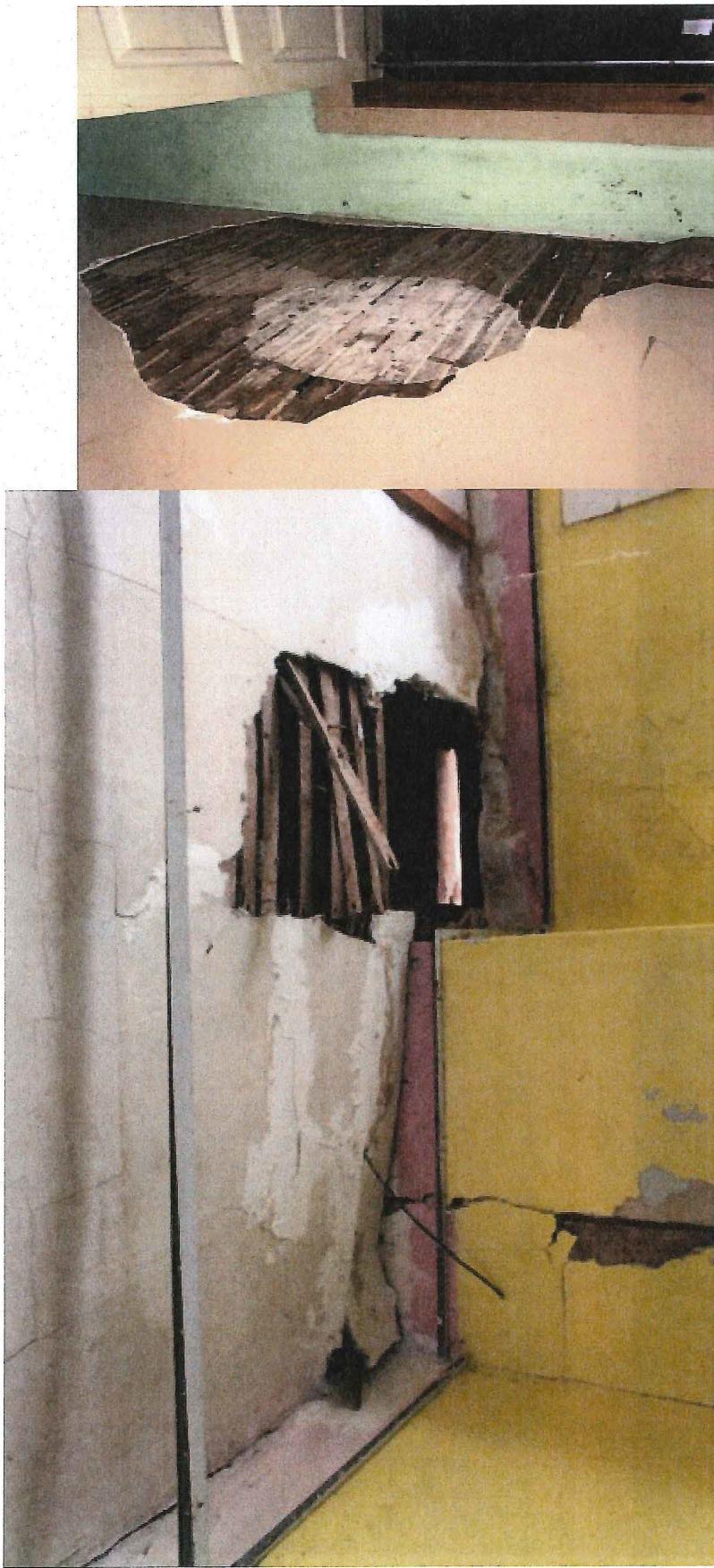
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10. The ceiling in the dining room has been spliced together in an unsafe manner. (pictures 10-10a)



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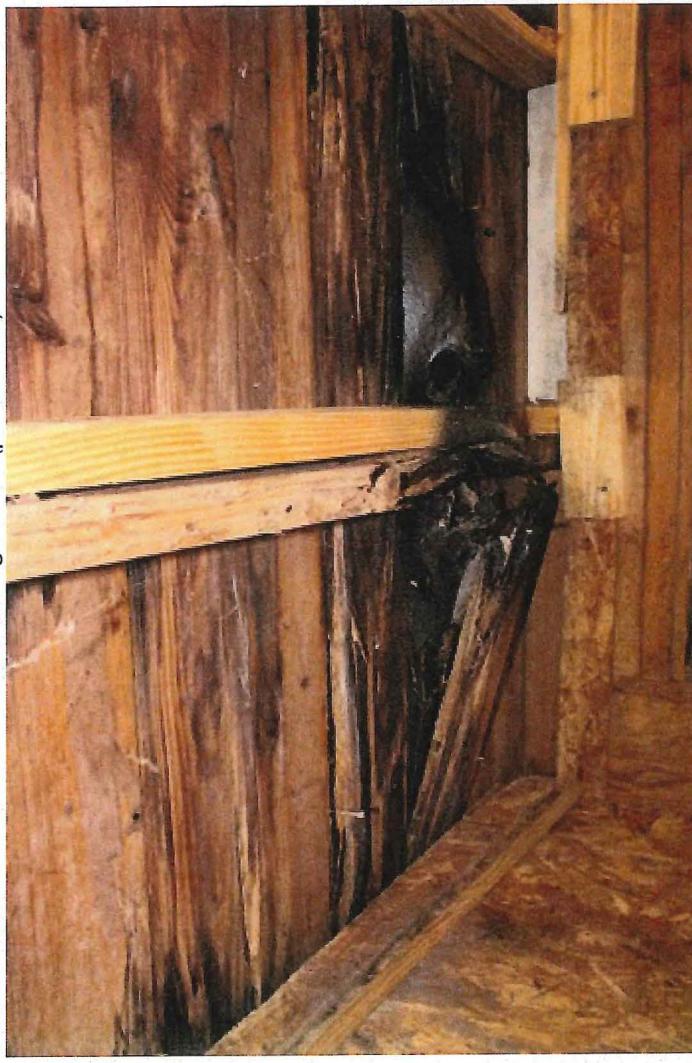
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11. There is evidence of a fire in the dining room. (picture 11)



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12. The kitchen floor was saturated and unsafe to walk across. There is a hole in the ceiling that had dripping water from the roof falling onto the floor. (pictures 12-12a)

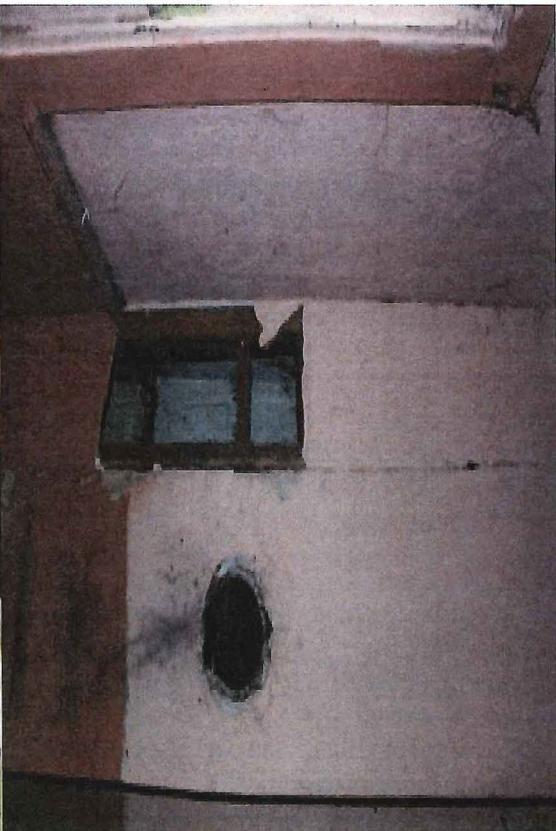
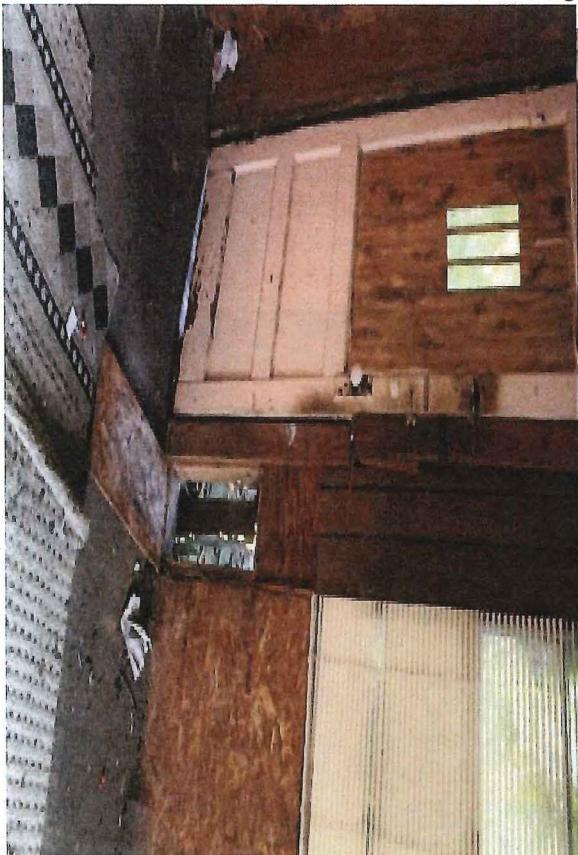


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13. There are holes in the walls and floor throughout the house. (pictures 13-13a-13b-13c)



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14. The house has separated from the concrete blocks that support the front porch. (pictures 14-14a)



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15. The ceiling in the upstairs bedroom has separated from the wall and is sagging towards the floor. (picture 15)



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16. The ceiling above the staircase is sagging. (picture 16)



17. The upstairs bathroom floor is pieced together with plywood and the entire room is leaning toward the back of the house. (picture 17)



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18. The upstairs bedrooms are not level. Both rooms are leaning to the left. (picture 8b)

19. Electrical outlets are loose and hanging from the wall. (picture 19-19a)



Engineering / Building Dept

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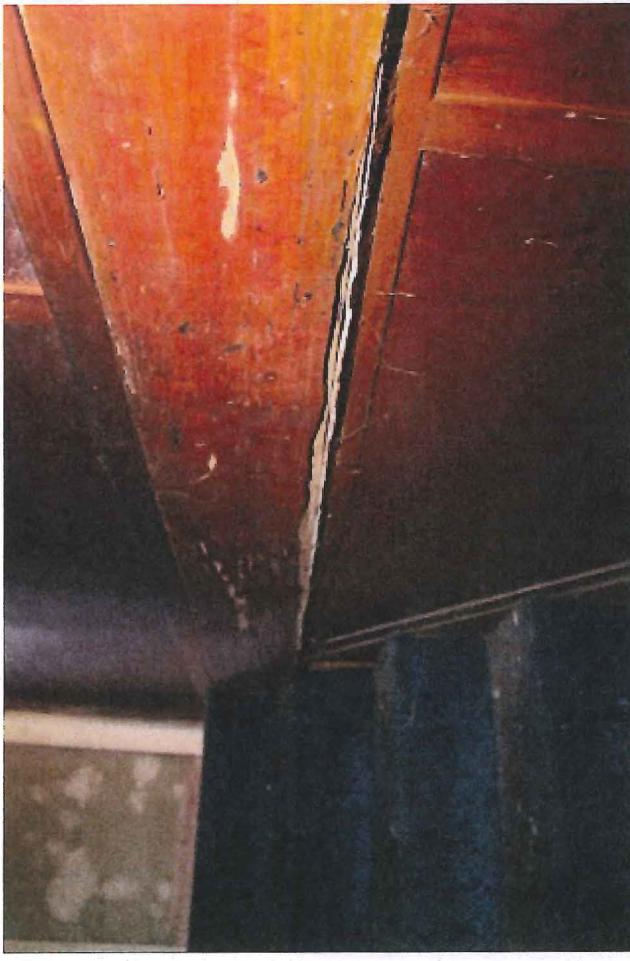
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Planning / Building Dept.



20. The floor is slanted and pulled away from the old fireplace. (picture 20)

21. The staircase is not stable and the staircase walls have separated. (picture 21)



Planning / Building Dept.

DEC 05 2018

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22. The main support wall to the upper level rooms is cracked and the two rooms on either side of that wall are not level. (picture 22)



Planning / Building Dept.

OCT 05 2018

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AUG 13 2018

8.13.2018

Planning / Building Dept.

Future plans for 19 Rohde Avenue

Our plan is to demolition the current home since it is beyond repair and rebuild a home similar in style and fitting to the neighborhood. Home will be around 2,500 SQ contain a front porch, detached garage, and a backyard patio area. We have a timeline of six months from demo to start construction.

We are anxious to have the existing home removed ASAP. The house is structurally VERY unsound and we fear vagrants may attempt to occupy it since it is now vacant.

Thank you for your consideration.  
Pete & Jan Peaver

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OCT 05 2018

Planning / Building Dept.

FUTURE style for 19 Robide  
Ave.

American Foursquare Style Home



Approx. 2,400 sq. ft.

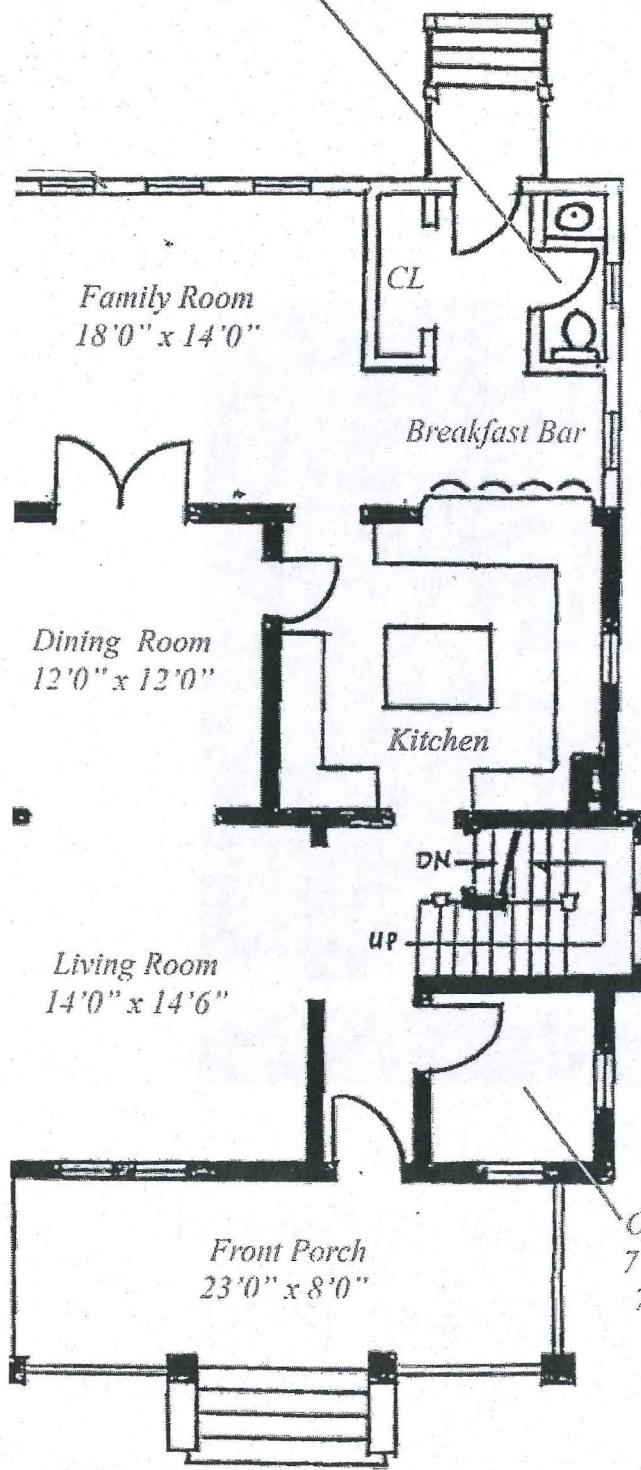
- Hipped Roof
- Box shape
- Large windows
- 2 1/2 stories
- Large front porch
- re purpose 2 cement columns from existing structure
- Keep front yard low concrete wall
- create front yard 'court yard' feel

# RECEIVED

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Half Bath



Full Bath  
6' x 9'3"

Master Suite  
16'0" x 14'0"

Bedroom  
10'5" x 13'0"

Bedroom  
10'6" x 11'6"

Bedroom  
11'6" x 7'6"

WIC

CL (Closet)

CL (Closet)

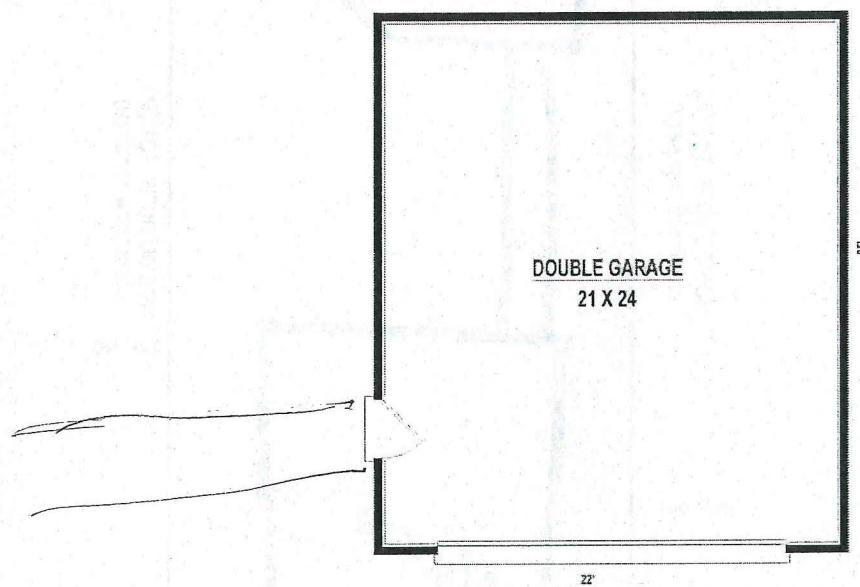
DN (Downstairs)

UP (Upstairs)

Porch Roof

SECOND FLOOR

FIRST FLOOR



Detached 2 car garage  
with breezeway connecting  
garage with house

**RECEIVED**

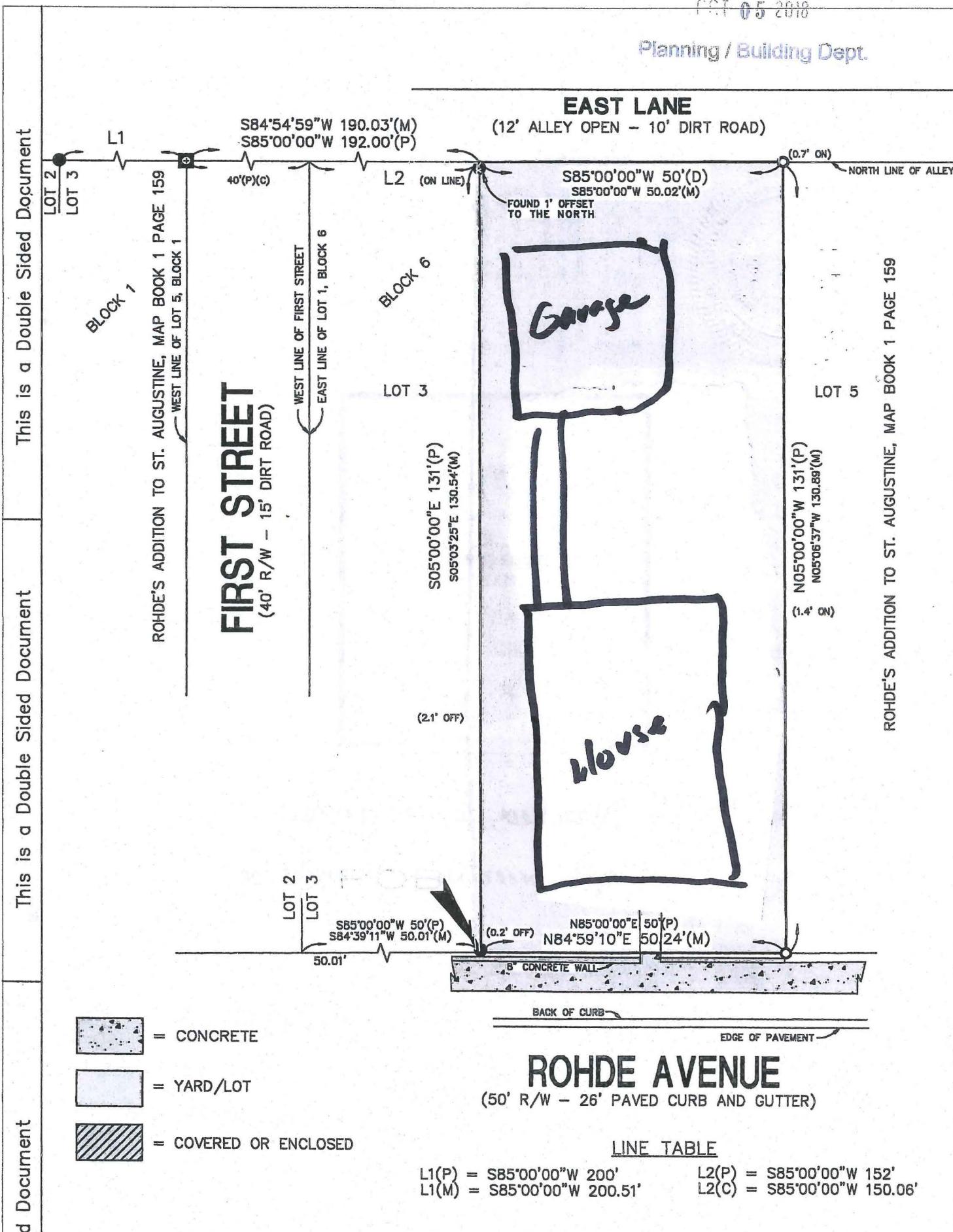
OCT 05 2018

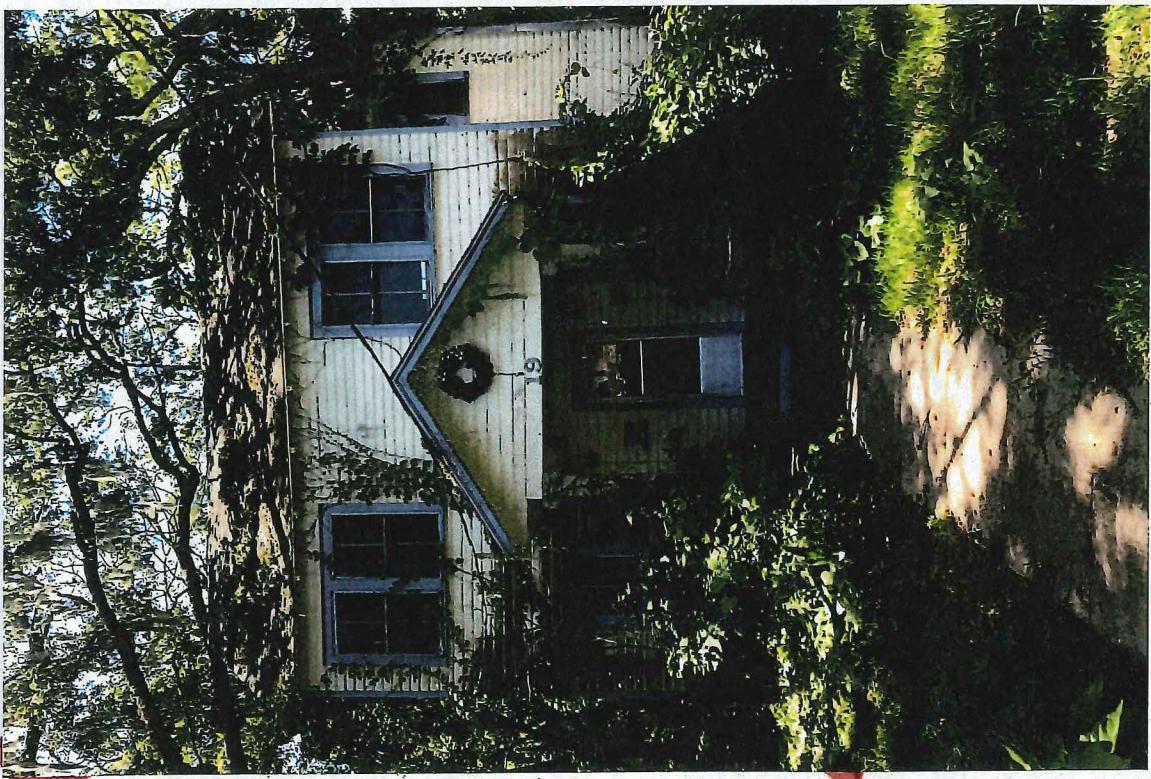
Planning / Building Dept.

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NOV 05 2010

Planning / Building Dept.





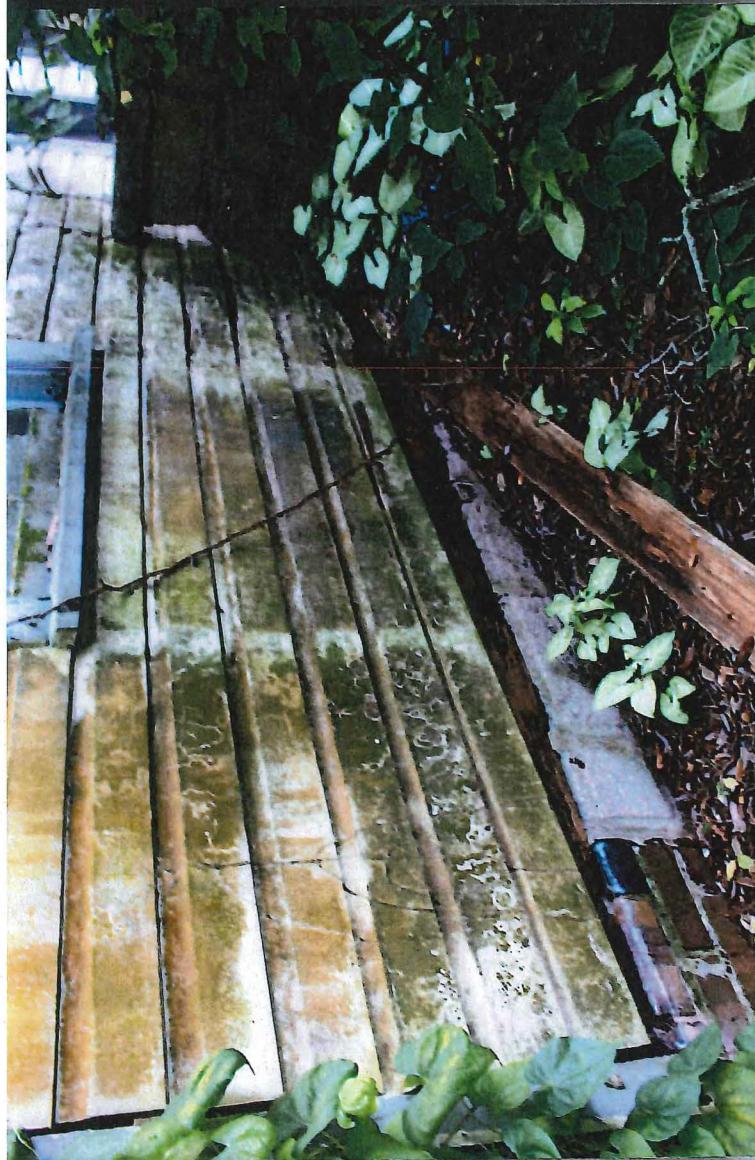
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AUG 13 2018

Planning / Building Dept.

AUG 13 2018





**RECEIVED**

AUG 13 2018

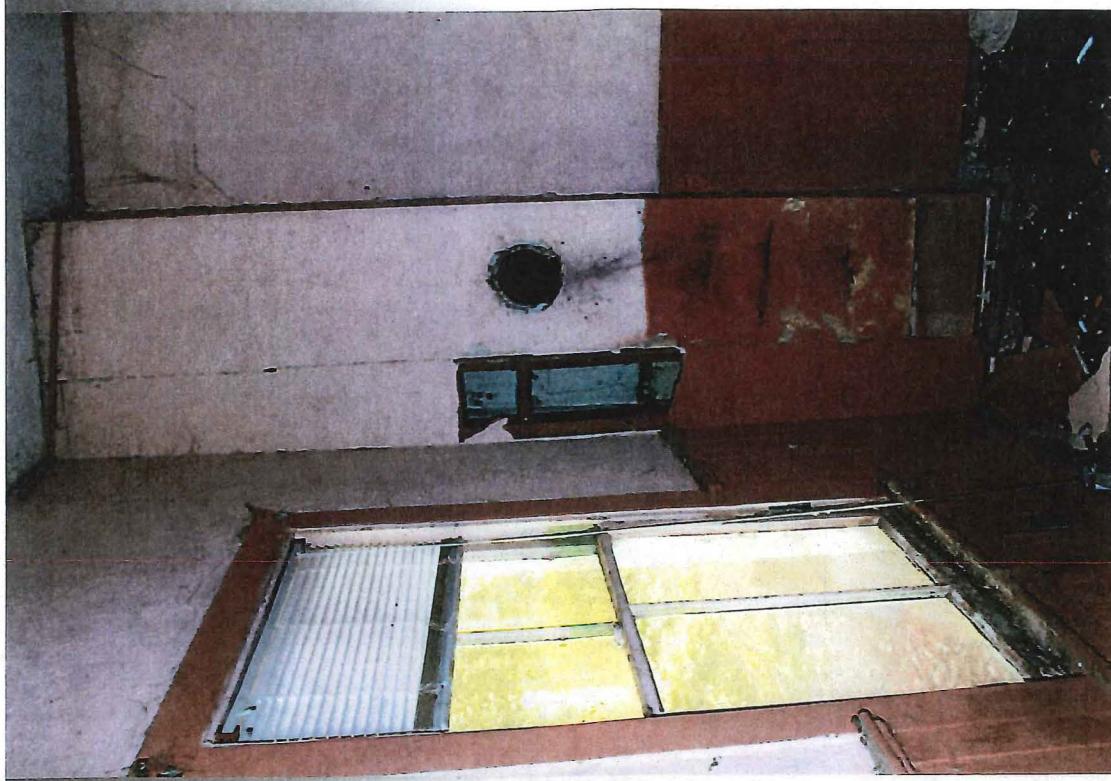
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**RECEIVED**

AUG 13 2018

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AUG 13 2018

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AUG 13 2018

Planning / Building Dept.



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AUG 13 2018

Planning / Building Dept.



**RECEIVED**

AUG 13 2018

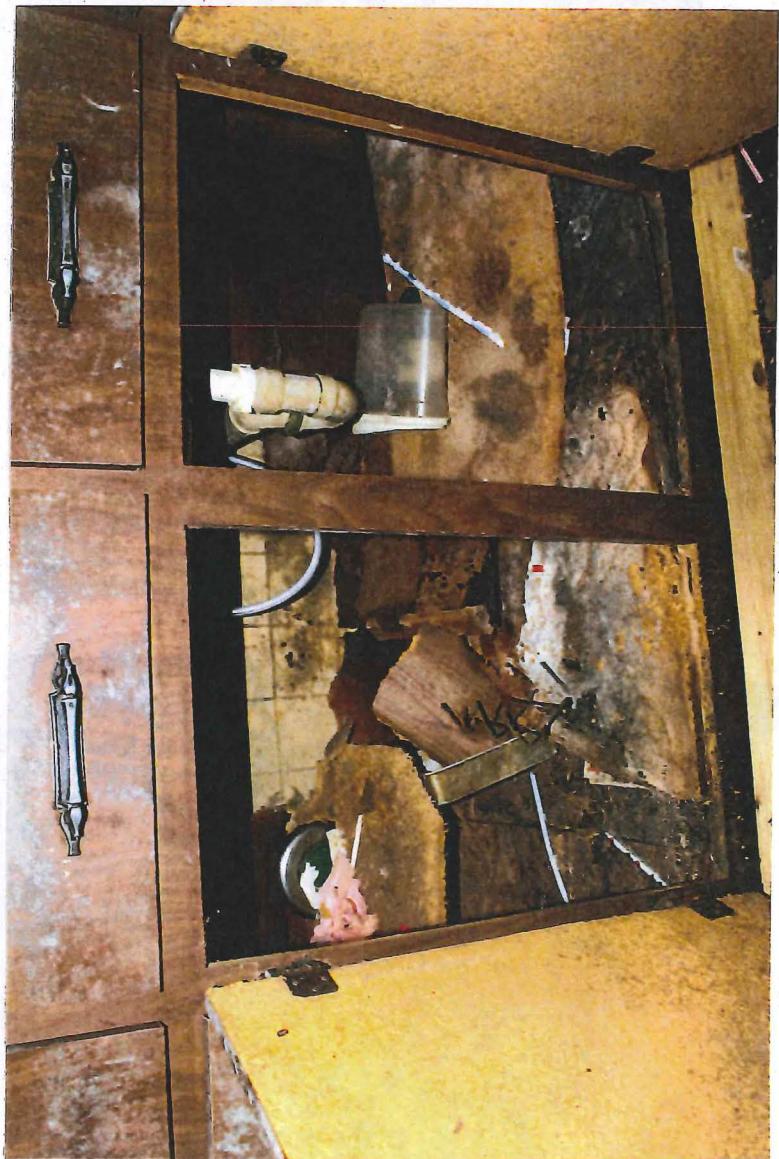
Planning / Building Dept.



**RECEIVED**

AUG 13 2018

Planning / Building Dept.



RECEIVED

AUG 13 2018

Planning / Building Dept.



**RECEIVED**

AUG 13 2018

Planning / Building Dept.

Instr #2018057299 BK: 4593 PG: 1532, Filed & Recorded: 8/8/2018 11:09 AM #Pgs:3  
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording \$27.00 Doc. D \$1,225.00

Prepared by and return to:  
Amy Marie Vo, Esq.

St. Johns Law Group  
104 Sea Grove Main Street  
Saint Augustine, FL 32080  
904-495-0400  
File Number: 18-0652  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 31st day of July, 2018 between Georgia Evelyn Masters, a single woman and Harry Clyde Hellas, III, a single man and Linda Joyce Newell, a single woman whose post office address is P.O. Box 4463, Saint Augustine, FL 32085, grantor, and Peter Peaver and Janette Peaver, husband and wife whose post office address is 10 Sanchez Avenue, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County, Florida to-wit:

In the City of St. Augustine, St. Johns County, Florida: Beginning in the South line of Rohde Avenue One Hundred and Fifty-two (152) feet West of the West line of First Street, run thence Southerly One Hundred and Thirty-one (131) feet to an alley; thence Westerly along the North line of said alley Fifty (50) feet; thence Northerly One Hundred and Thirty-one (131) feet to the South line of Rohde Avenue; thence Easterly along the South line of Rohde Avenue Fifty (50) feet to the Point of Beginning; all measurements being more or less.

Parcel Identification Number: 193290-0000

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

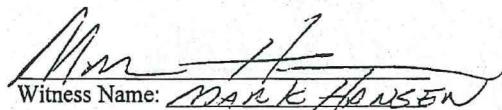
**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

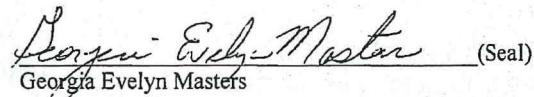
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

BK: 4593 PG: 1533

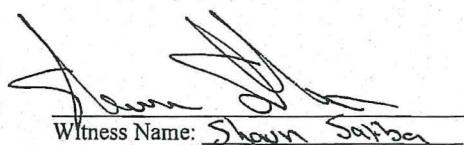
Signed, sealed and delivered in our presence:



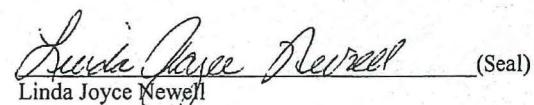
Witness Name: Mark Hansen



Georgia Evelyn Masters (Seal)



Witness Name: Shawn Saliba



Linda Joyce Newell (Seal)

State of Florida  
County of Saint Johns

The foregoing instrument was acknowledged before me this 30 day of July, 2018 by Georgia Evelyn Masters and Linda Joyce Newell, who  are personally known or  have produced driver's licenses as identification.

[Notary Seal]



Notary Public

Printed Name: Shaun Saliba

My Commission Expires: \_\_\_\_\_

BK: 4593 PG: 1534

Signed, sealed and delivered in our presence:

Annie Lawrence  
Witness Name: Annie Lawrence

Harry Clyde Hellas, III  
Harry Clyde Hellas, III (Seal)

Shaun Saliba  
Witness Name: Shaun Saliba

State of Florida  
County of Saint Johns

The foregoing instrument was acknowledged before me this 30 day of July, 2018 by Harry Clyde Hellas, III, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# St. Johns County, FL

## Quick Links

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

## TRIM Notice

- [TRIM Notice](#)

## Summary

Parcel ID	1932900000
Location Address	19 ROHDE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	ROHDE ADDN (603)
Tax Description*	1/159 ROHDE ADDITION LOT 4 BLK 6 OR32/543 &3489/1392(L/E) &3793/1019(Q/C)
*The Description above is not to be used on legal documents.	
Property Use Code	Single Family (0100)
Subdivision	Rhode's Addition to St. Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.150
Homestead	Y

## View Map

## Owner

Owner Name	Newell Linda Joyce Etal 100%
	Hellas Harry Clyde III 100%
	Masters Georgia Evelyn 100%
Mailing Address	19 ROHDE AVE SAINT AUGUSTINE, FL 32084-3246

## Valuation

	2018
Building Value	\$62,378
Extra Features Value	\$314
Total Land Value	\$123,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$186,292
Total Deferred	\$52,315
Assessed Value	\$133,977
Total Exemptions	\$50,500
Taxable Value	\$83,477

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	\$50,147	\$516	\$123,600	\$0	\$0	\$174,263	\$131,221	\$93,542	\$80,721
2016	\$47,719	\$516	\$108,150	\$0	\$0	\$156,385	\$128,522	\$78,363	\$78,022
2015	\$42,807	\$516	\$97,850	\$0	\$0	\$141,173	\$127,629	\$64,044	\$77,129
2014	\$37,262	\$516	\$88,838	\$0	\$0	\$126,616	\$126,616	\$50,500	\$76,116
2013	\$38,882	\$516	\$88,838	\$0	\$0	\$128,236	\$45,624	\$107,612	\$20,624
2012	\$35,513	\$516	\$74,044	\$0	\$0	\$110,073	\$44,861	\$90,212	\$19,861
2011	\$36,384	\$516	\$82,271	\$0	\$0	\$119,171	\$43,554	\$100,617	\$18,554
2010	\$37,810	\$516	\$91,412	\$0	\$0	\$129,738	\$42,910	\$111,828	\$17,910

**Exemptions**

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

**Building Information**

Building	1
Actual Area	1622
Conditioned Area	1392
Actual Year Built	1900
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	Window
Baths	2

Category
Exterior Wall
Roofing Structure
Roofing Cover
Interior Walls
Interior Flooring
Heating Type
Air Conditioning
Frame
Plumbing
Electrical
Foundation
Floor System

Type	Pct
Wood	100%
Gable Hip	100%
Composite Shingle	100%
Drywall	100%
Pine Wood	100%
Forced Air	100%
Window	100%
Wood Frame	100%
8 Fixtures	100%
Average	100%
Piers and Posts	100%
Wood Frame	100%

Description
FOPN PRCH
BASE AREA
ENC FR PRC
F UP STORY
Total SqFt

Conditioned Area	Actual Area
0	80
840	840
0	150
552	552
1392	1622

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	110
MS/CB WALL	0	0	0	0	92

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	131	50	EF	\$123,600

**Sales**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/23/2013	9/11/2013	\$100.00	QC	3793	1019	U	I	WILSON DONNA MARIE (HER PT OF REM INT)	HELLAS HARRY C III, NEWELL LINDA JOYCE, MASTERS GEORGIA EVELYN
11/1/2011	7/5/2011	\$100.00	LE	3489	1392	U	I	WILSON EVELYN O (JAMES C DECD 9/27/1996)	WILSON EVELYN O ***

**Area Sales Report**

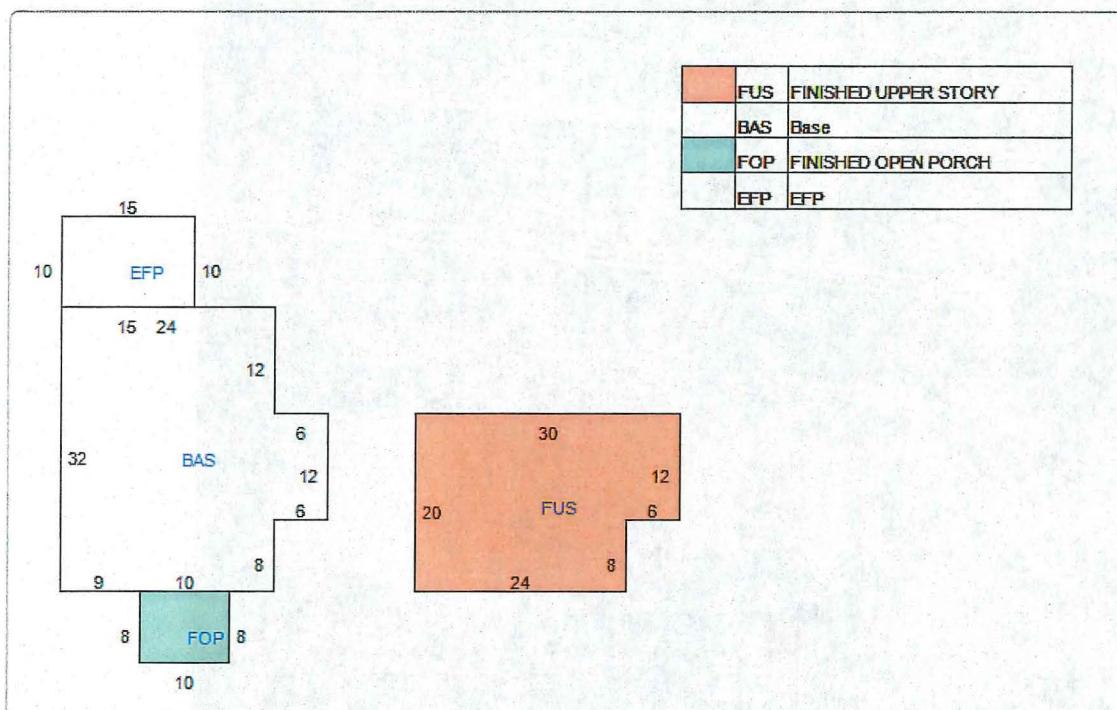
Recent Sales in Area

**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: 8/14/2018, 2:13:14 AM

Developed by  
 Schneider  
GEOSPATIAL

# St. Johns County, FL



## Overview



## Legend

- Parcels
- Cities

Date created: 8/14/2018  
Last Data Uploaded: 8/14/2018 2:13:14 AM

Developed by  Schneider  
GEOSPATIAL

LaFlam Design Group, Inc.  
3125 U.S. 1 South, Suite B  
St. Augustine, Florida 32086  
(904) 797-3749

## INSPECTION LETTER

6 September 2018

City of St. Augustine  
75 King Street  
St. Augustine, FL 32085

**REGARDING:** 19 Rohde

**Owner:** Pete and Jan Peaver  
19 Rohde Avenue  
Saint Augustine, FL 32084

An on-site inspection of the above property was made on 26 June 2018.

I found the following:

- \*Floor System is soft and settling with lots of wood rot.
- \*Roof System is sagging
- \*Floor System is separating from the interior walls
- \*Exterior Walls have cracks
- \*Exterior Walls are out of plumb.

In addition,

- \*Foundation has settled at the entire back section of the house
- \*Floor System sill beams have significant damage beyond repair
- \*There are signs of termite damage
- \*2<sup>nd</sup> Story Beams are damaged
- \*The house has separated from the concrete blocks that support the front porch
- \*Interior stairs need repair
- \*2<sup>nd</sup> Story Floors are not level

There is not much I saw that was salvageable. It is my opinion that this home should be demolished.

Please feel free to call if you have any questions or concerns.

Sincerely,

Keith LaFlam, P.E.

RECEIVED  
SEP 06 2018  
Planning/Building Dept.

License #: 33690

LaFlam Design Group, Inc.  
3125 U.S. 1 South, Suite B  
St. Augustine, Florida 32086  
(904) 797-3749

## INSPECTION LETTER

June 26, 2018

City of St. Augustine  
75 King Street  
St. Augustine, FL 32085

**REGARDING:** 19 Rohde

**Owner:** Linda Newell  
19 Rohde  
Saint Augustine, FL 32084

An on-site inspection of the above property was made this afternoon.

I found a soft and settling Floor System with lots of wood rot. The Roof is sagging. The Floor System is separating from the interior walls and there are cracks in the exterior walls. To top it off, the walls are also out of plumb.

There is not much I saw that was salvageable. It is my opinion that this home should be demolished.

Please feel free to call if you have any questions or concerns.

Sincerely,  
  
Keith LaFlam, P.E.

RECEIVED

AUG 13 2018

Planning / Building Dept.

  
JUN 26 2018

License #: 33690

RECEIVED

SEP 06 2018

Planning / Building Dept.

LaFlam Design Group, Inc.  
3125 U.S. 1 South, Suite B  
St. Augustine, Florida 32086  
(904) 797-3749

## INSPECTION LETTER

6 September 2018

City of St. Augustine  
75 King Street  
St. Augustine, FL 32085

**REGARDING:** 19 Rohde

**Owner:** Pete and Jan Peaver  
19 Rohde Avenue  
Saint Augustine, FL 32084

An on-site inspection of the above property was made on 26 June 2018.

I found the following:

- \*Floor System is soft and settling with lots of wood rot.
- \*Roof System is sagging
- \*Floor System is separating from the interior walls
- \*Exterior Walls have cracks
- \*Exterior Walls are out of plumb.

In addition,

- \*Foundation has settled at the entire back section of the house
- \*Floor System sill beams have significant damage beyond repair
- \*There are signs of termite damage
- \*2<sup>nd</sup> Story Beams are damaged
- \*The house has separated from the concrete blocks that support the front porch
- \*Interior stairs need repair
- \*2<sup>nd</sup> Story Floors are not level

There is not much I saw that was salvageable. It is my opinion that this home should be demolished.

Please feel free to call if you have any questions or concerns.

Sincerely,

Keith LaFlam, P.E.

License #: 33690



# City of St. Augustine

St. Augustine, Florida



Planning/Building

September 20, 2018

Peter and Janette Peaver  
10 Sanchez Avenue  
St. Augustine, FL 32084

Re: Certificate of Demolition – 19 Rohde Avenue – 2018-0117

Dear Mr. and Mrs. Peaver:

On September 20, 2018, the Historic Architectural Review Board met and discussed your application to demolish a building constructed in 1904 that is a contributing building to the North City Historic District and is listed on the Florida Master Site File, located at 19 Rohde Avenue.

Specifically, the HARB **continued** your application to the October 18, 2018 meeting, as described in the attached copy of the executed Order.

Should you require additional information, please contact the Planning and Building Department at 904-825-0665.

Sincerely,

David Birchim, AICP  
Director, Planning & Building

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

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

---

**TYPE OF REQUEST:**

- 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.: 2018-0117  
Applicant: Pete Peaver  
Owner: Pete and Jan Peaver  
Address: 19 Rohde Avenue  
Parcel Number: 193290-0000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to demolish a building constructed in 1904 that is a contributing building to the North City Historic District and is listed on the Florida Master Site File.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 20, 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 September 20, 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:**

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

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.
- October 18, 2018
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

DONE AND ORDERED, at a public hearing on the 20<sup>th</sup> day of September, A.D., 2018, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2018-0117

REQUEST APPROVED / DENIED/CONTINUES

Toni 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 20<sup>th</sup> day of September, A.D., 2018.

Candice J. Seymour  
Notary Public, State of Florida

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



**CITY OF ST. AUGUSTINE  
PLANNING & BUILDING DEPARTMENT**

## **Certificate of Occupancy**

This is to certify that the described portion of the structure has been inspected for compliance with the requirements of the 2014 Florida Building Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

**This certificate authorizes occupancy**

---

Permit Number: 2017-0895  
Property Address: 18 Poinciana Cove Road  
Parcel Number: 149895 0480  
Use Zone: RS-2  
Owner: Poinciana Land Trust D: 7-3-2014  
C/O Russell J. Collins, Trustee  
3304 Coastal Highway  
St. Augustine, FL 32084

---

Project Description: New single-family residence

Contractor: Kolsen & Associates

---

Occupancy Classification: R-3 - Residential  
Construction Type: V-B  
Design Occupant Load: 7 occupants  
Area of Project: 1,584 square feet  
Automatic Sprinkler: No  
FIRM Zone: AE-9  
Finish Floor Elevation: 11.28' NGVD 1929  
Special Conditions: None

Building Official: Richard E. Schauland, Jr., CBO, CFM  
Date of Issuance: October 9, 2018



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

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for October 18, 2018 Meeting



Application F2018-0118

Address: 160 Oneida Street

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

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ015919
National Register:	Contributing to the Lincolnville National Register Historic District	Construction date:	1894
Archaeology Zone:	IIC	Zoning District:	RS-2
Parcel number:	212370 0000		
Agenda Item:	6(b)	Previous Action(s):	N/A

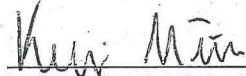
#### STAFF SUMMARY AND ANALYSIS:

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

- A condition assessment was provided and was completed by a professional engineer (Civil Engineer). The assessment discusses the condition of the building, but it does not discuss whether the building could feasibly be salvageable and does not indicate that the building is threatened by structural instability.
- According to the Florida Master Site File, several notable local residents lived in the building to include Henry Gaillard, a local police commissioner and postmaster, officer for the Indian River Navigation Company, and mayor of St. Augustine; James Colee, a county commissioner, president of the St. Augustine Transfer Company, and a State Legislator; William Moody, a City Council president and clerk for the C.F. Hamblen Hardware Company; and Rupert B. Pyle, a building contractor.
- The application states that a new family residence will be built on the property, and a floorplan was provided for the new structure.
- The building has undergone some changes since it was first constructed to include all but three of the wood windows being replaced, the front and second story doors being replaced, the front porch being altered, and the rear additions being altered. The 1910 bay window was also removed and has since been replaced. While the overall design of the structure has been altered, the building retains its integrity of location, setting, materials, workmanship, feeling, and association.
- Demolition could meet the ground disturbance criteria outlined in the APO. Archaeological monitoring of the demolition or the minimization of ground disturbance (i.e., no excavation of subsurface foundations) is recommended. Reconstruction will also require archaeological review.

#### STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Continue a Certificate of Demolition** for **160 Oneida Street** to provide the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged.



Kelli Mitchell, Historic Preservation Planner

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

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

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

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

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

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

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

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

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

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

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

The application is deemed substantially complete.

**DEMOLITION REVIEW CRIERIA (AGHP):**

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** Not applicable.
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building contributes to the streetscape, which includes buildings of similar mass and scale.
- 3. The impact of the loss of the structure on the streetscape.** Demolition of the structure will reduce the visual continuity in the immediate vicinity.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** According to the application, a similar family residence will be built on the property, and based on the floorplan that was provided by the applicant, the footprint of the proposed building is similar to the current building footprint. No elevation drawings were provided.
- 5. The historical or cultural merit of the structure.** The building is a contributing structure in the Lincolnville National Register Historic District and is listed in the Florida Master Site File. Former Residents include William Moody (1899, 1904, 1911-1912, and 1914-1915 City Directories), J.J. Swan (1920 City Directory), J.D. Mays (1924-1925 City Directory), WM C. Cox (1930 City Directory), Thos. E. Wroten (1937 City Directory), Nelson T. Bishop (1945 City Directory), George Harris (1951 City Directory), Mrs. Margaret M. McRae (1955 City Directory), Lawrence H. Mayer (1965 City Directory), Mrs. Bettie J. Mayer (1970 and 1984-1985 City Directories), Mrs. Fred Andreu (1975 City Directory), Fred Andréu (1980, 1990, 1995, 2000, and Dec. 2006 City Directories), and Bettie J. Andreu (Dec. 2006 City Directories). The Site File mentioned Henry Gaillard, James Coleem William Moody, and Rupert B. Pyle.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is a contributing structure in the Lincolnville National Register Historic District. Demolition of the building will negatively impact the district as it will reduce the number of contributing buildings in the area.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is a Frame Vernacular home, and the Frame Vernacular style is a common building style in St. Augustine.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The home is an example of the Frame Vernacular Style, which is a common building style in St. Augustine.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** There is not a high degree of craftsmanship that would make reproduction of the building difficult.
- 10. The justification for the proposed demolition.** No justification was given, but the photos that were provided show the condition of the exterior of the building and one interior room.

COD F2018-0118  
160 Oneida Street  
October 18, 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;

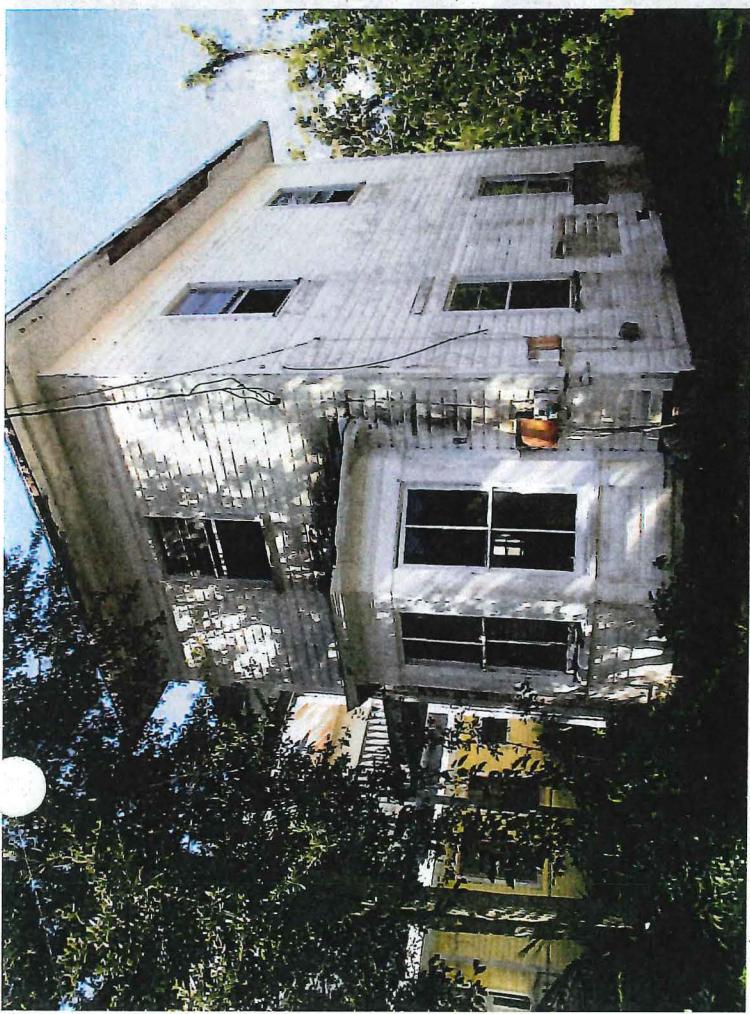
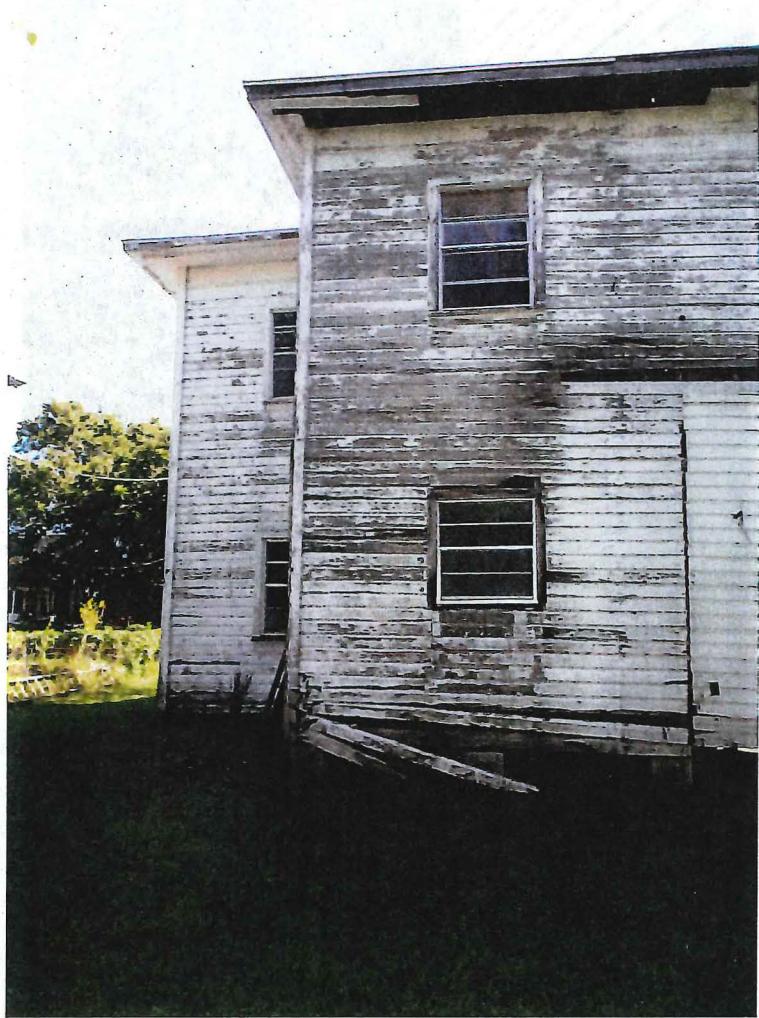
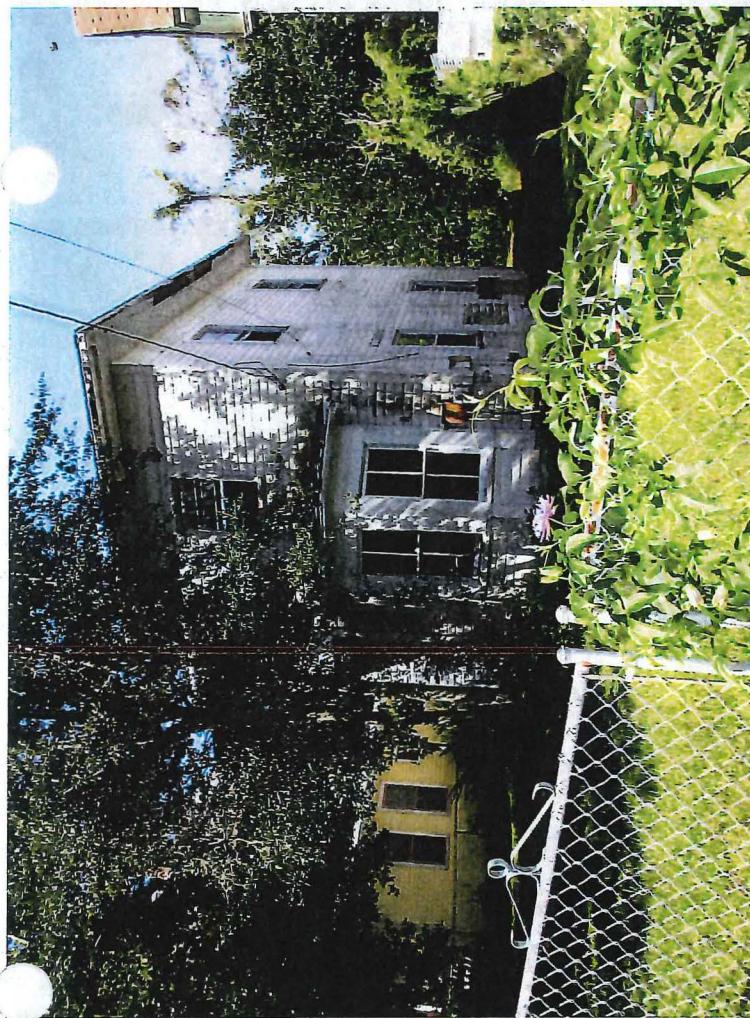
Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination 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.

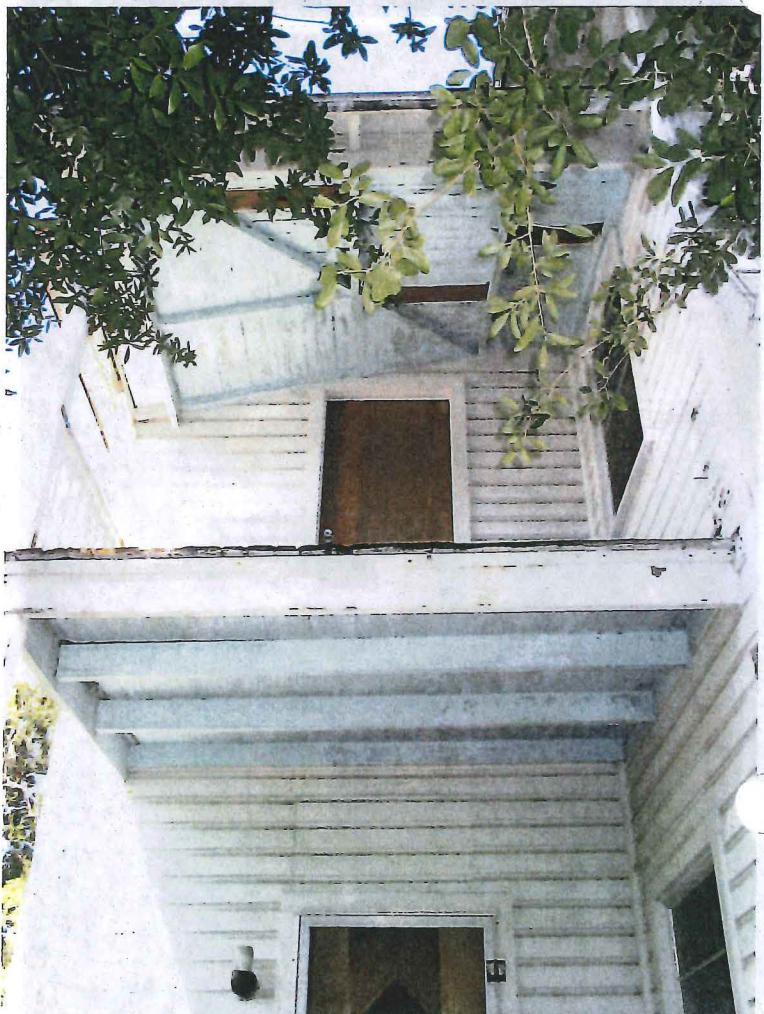
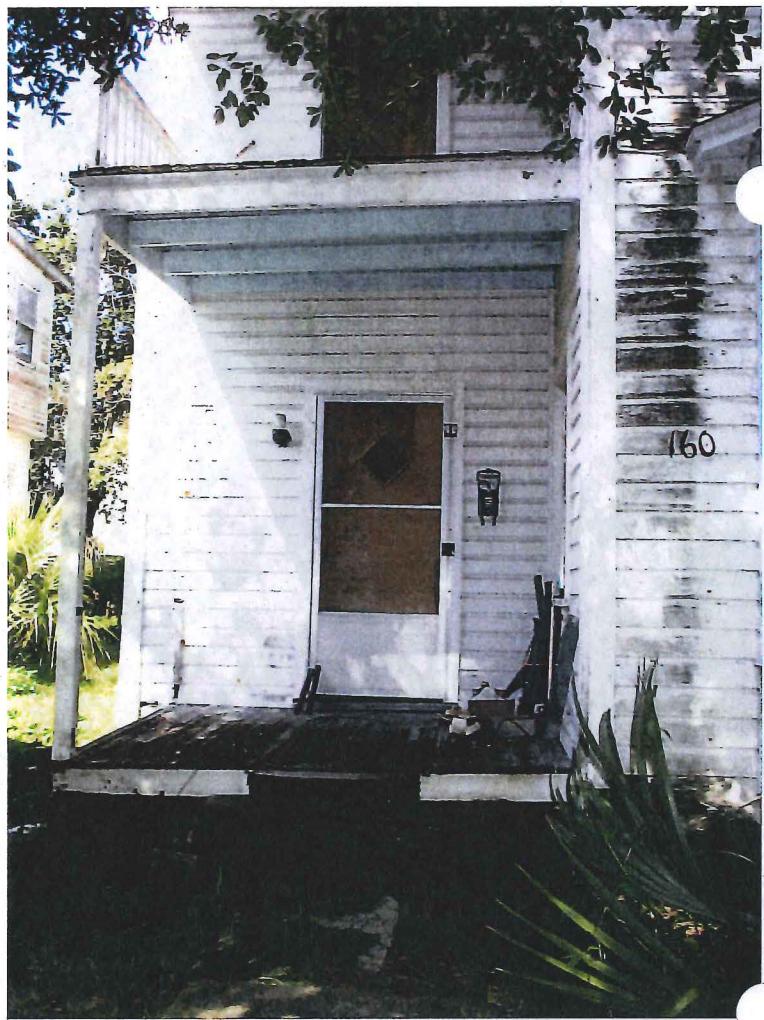
Additional information requested by HARB as per above:

COD F2018-0118  
160 Oneida Street  
October 18, 2018

**LIST OF ATTACHMENTS:**

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





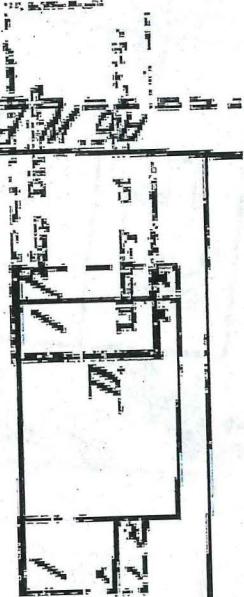
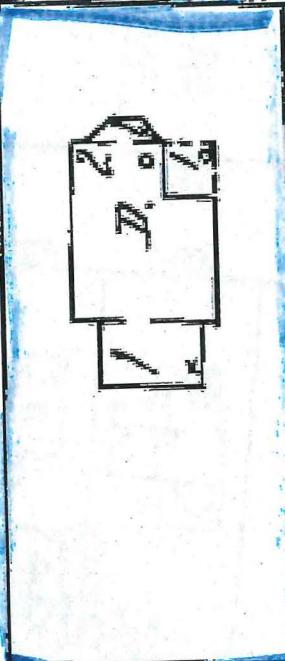
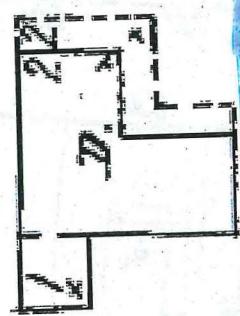
1910

15

ONEIDA 1910

162

163

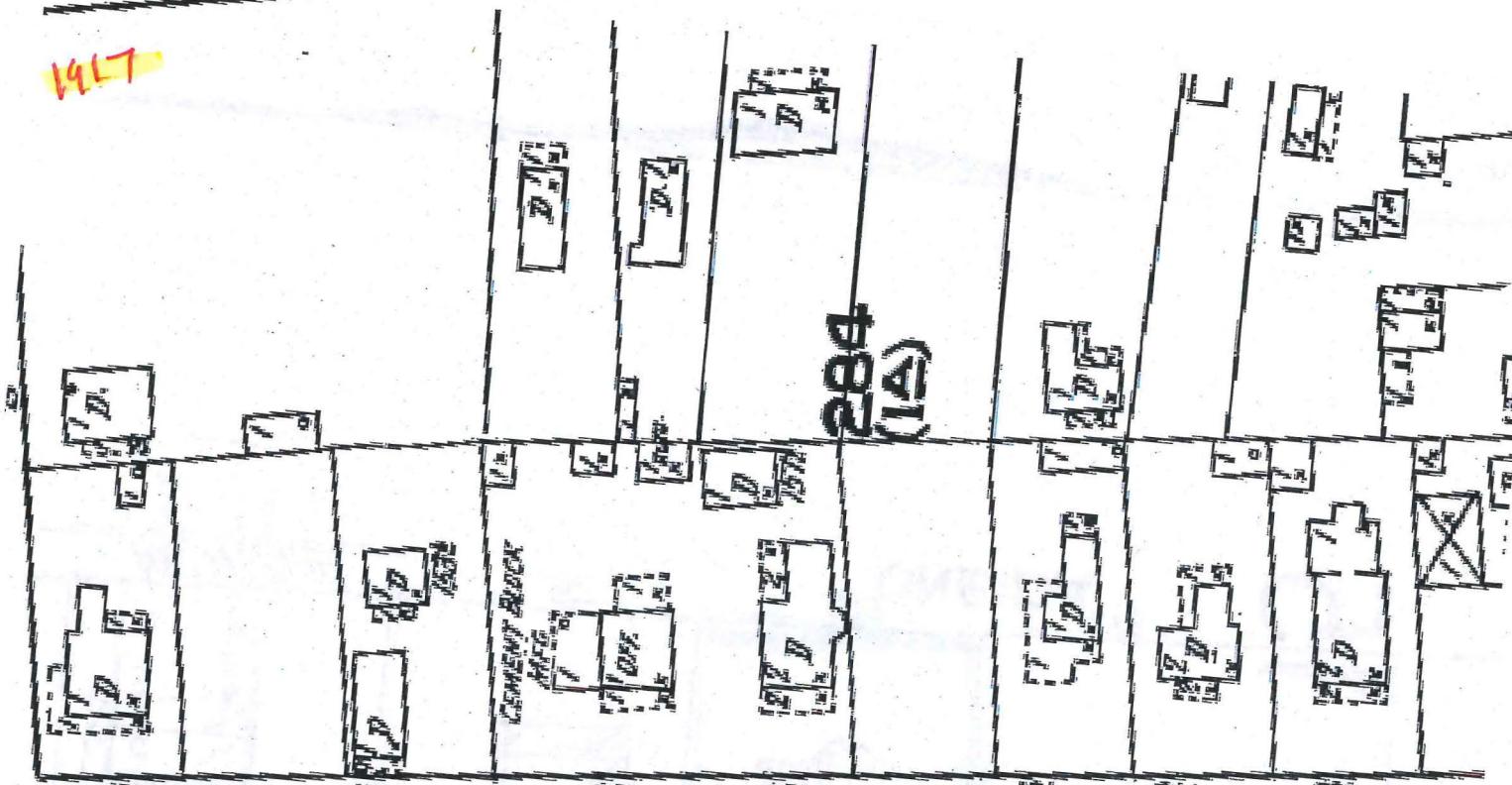


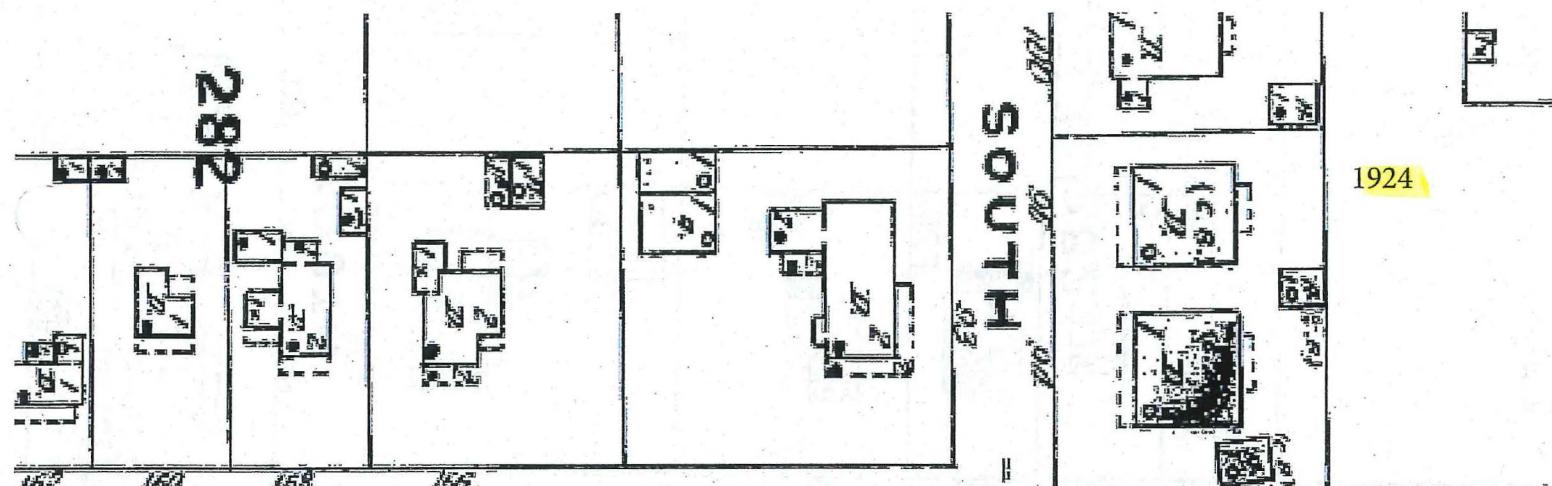
4A



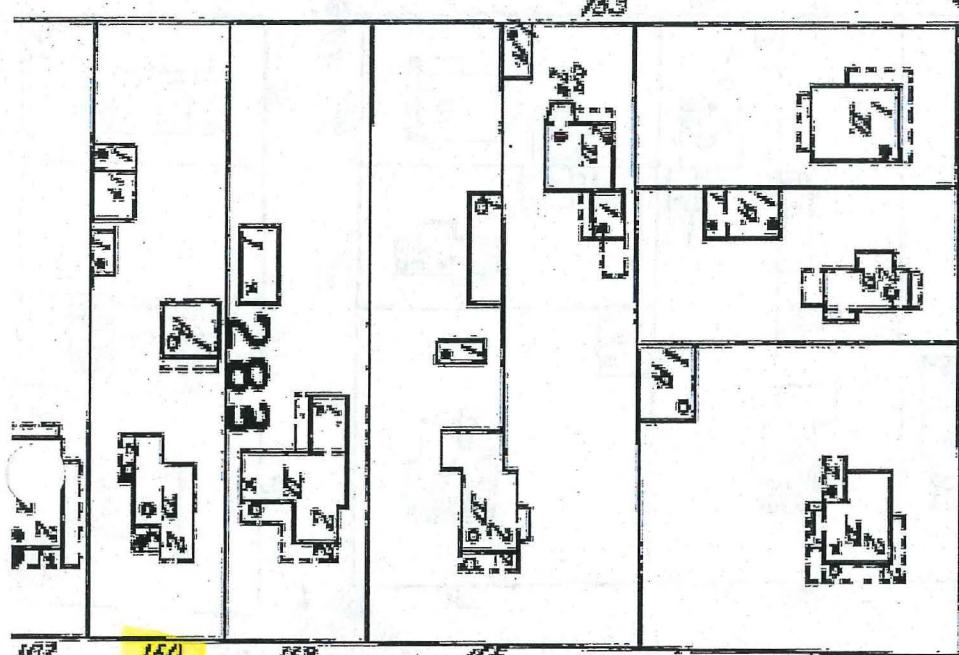
BLANCO

1417

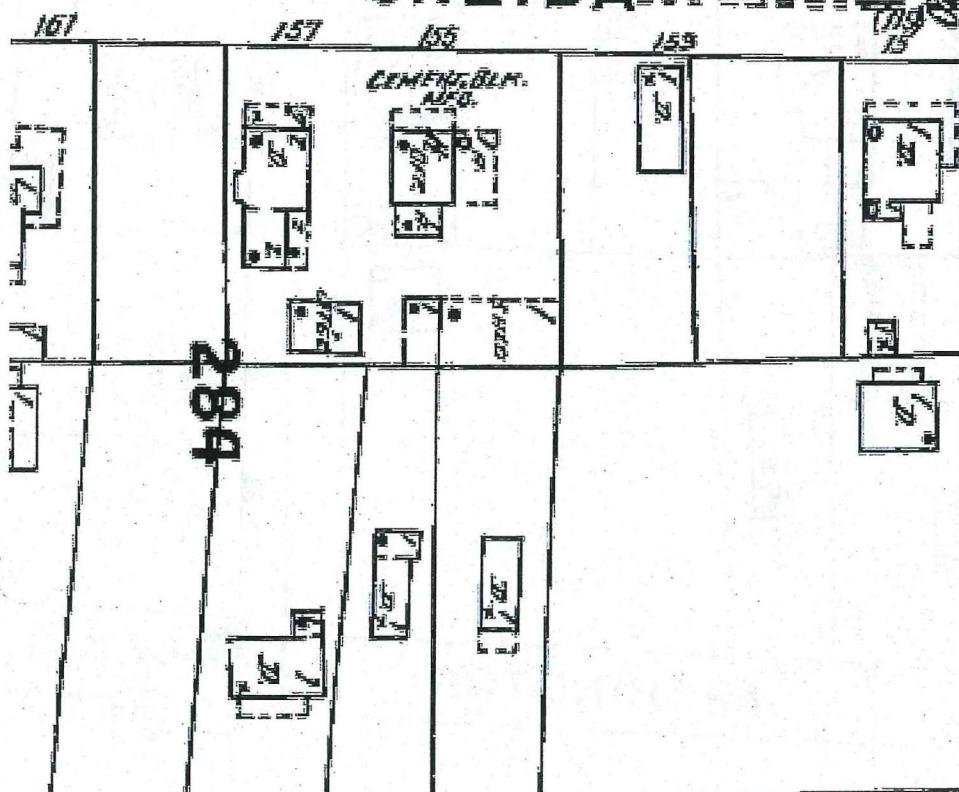




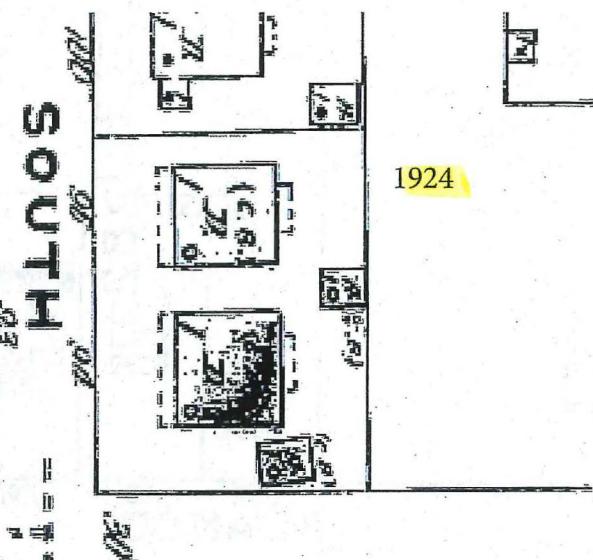
LANCO



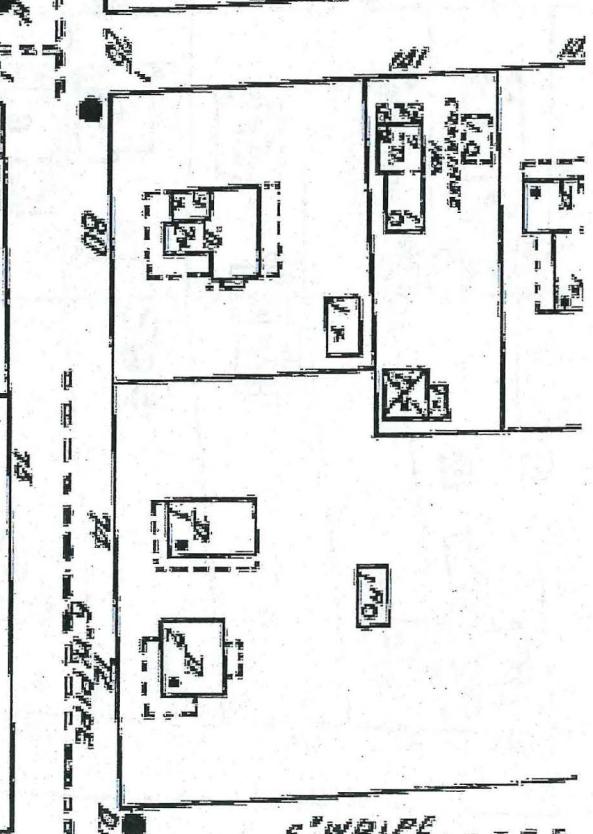
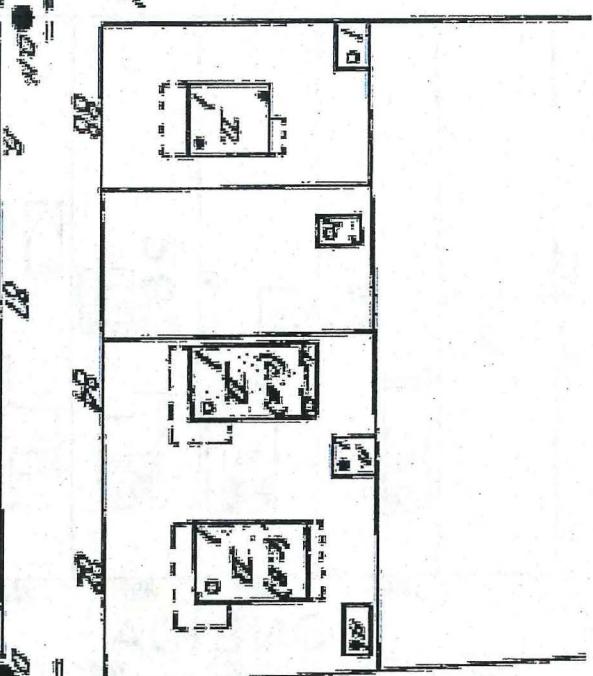
ONEIDA



289

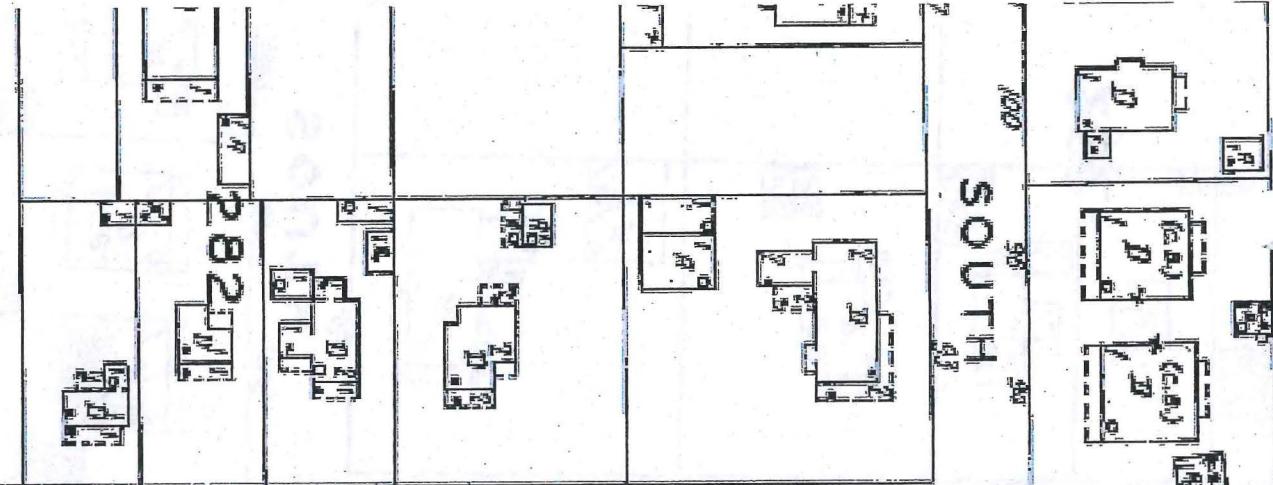


SOUTH

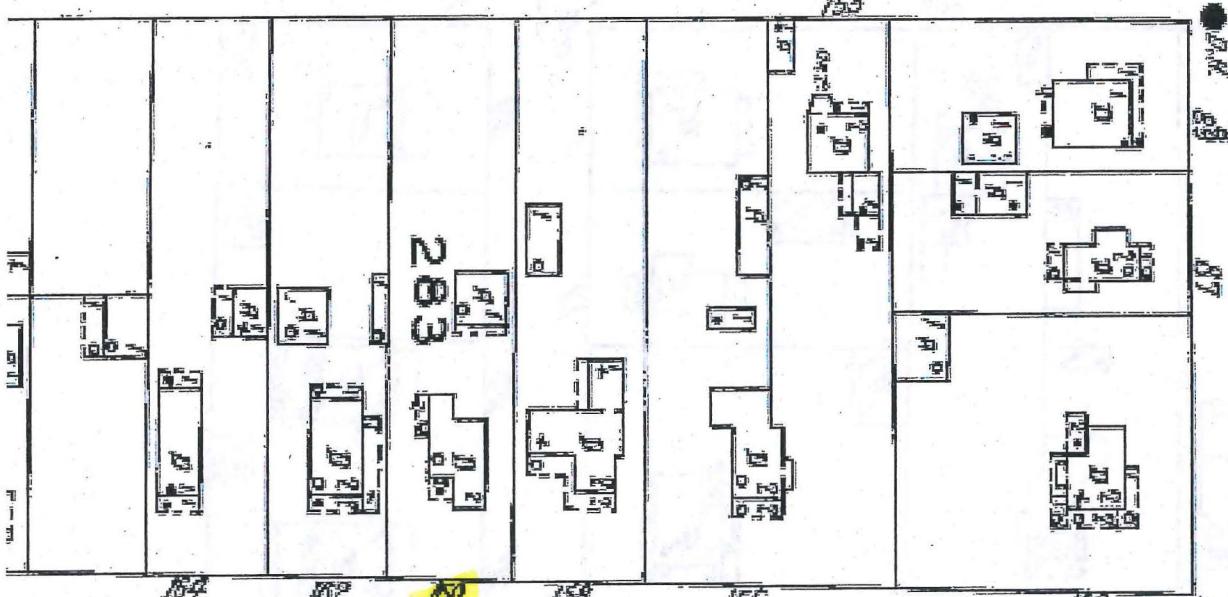


6" PIPE

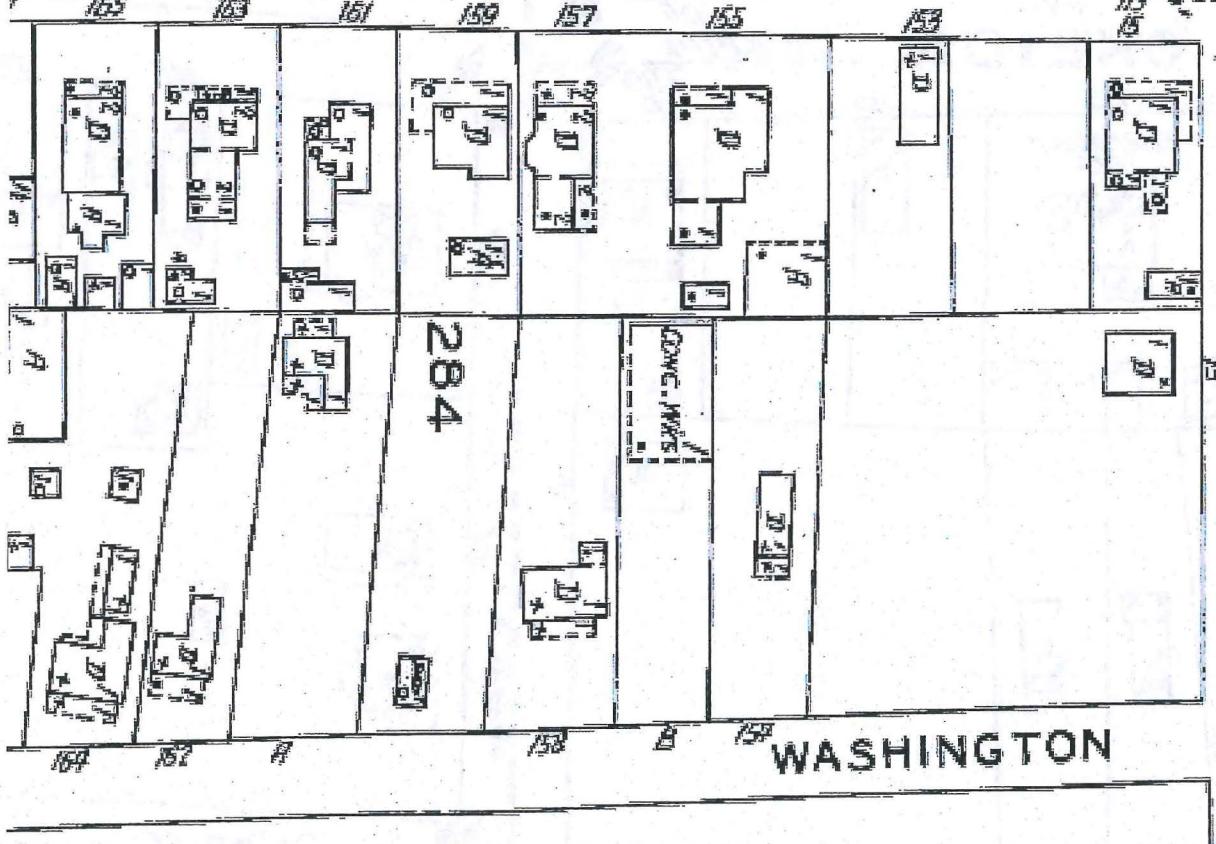
1930



BLANCO

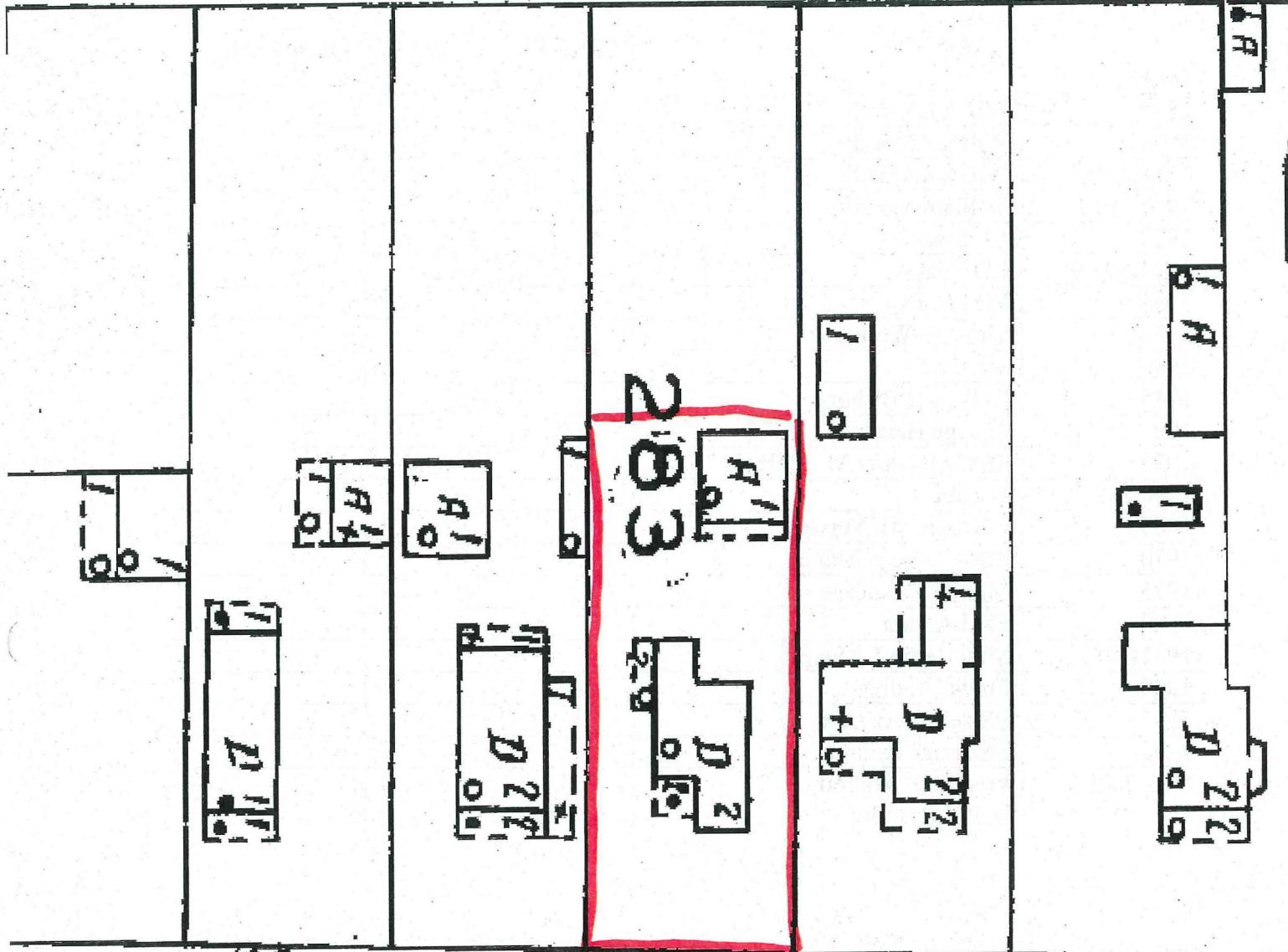


ONEIDA

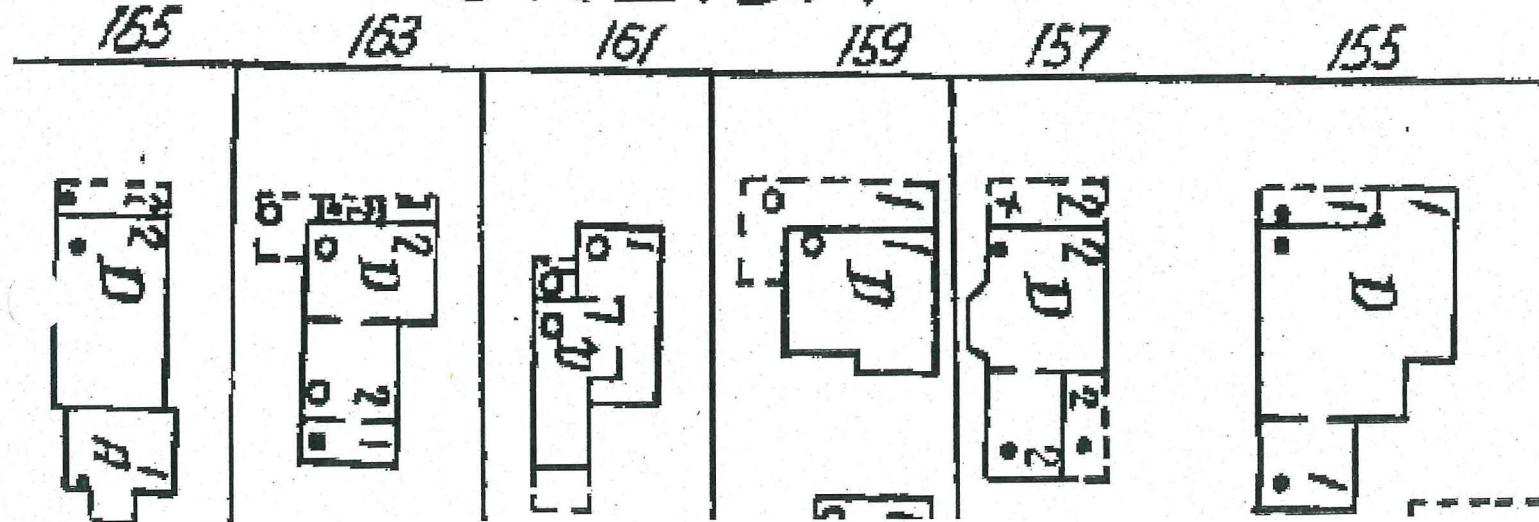


WASHINGTON

162 160 158 156  
BLANCO 1947



ONEIDA



## SAHS POLK CITY DIRECTORY RESEARCH

160 Oneida

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



II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==  
Date: +1894 844== Period: 19th Cent 845== Culture: American 840==  
Architect: 872==  
Builder: 874==  
Style: Frame vernacular 964==  
Plan Type: L-shape 966==  
Exterior Fabrics: Wood, dropside, with cornerboards 854==  
Structural Systems: Wood frame 856==  
Features of Structure: (942)  
Window Type: DHS, 2/2, 2/2 (metal) 942==  
Foundation: Concrete block piers 942==  
Roof Type: Hip, intersecting 942==  
Secondary Roof Structures: Hip porch, hip bay 942==  
Porches & Balconies: 2 story porch, open on both 942==  
Chimney Location: Offset, lateral slope 942==  
Materials: (882)  
Chimney: Brick 882==  
Roof Surfacing: Metal, 5-v crimp 882==  
Ornament Exterior: 882==  
Quantitative Data: (950-954)  
Chimneys: 1 952== Dormers: 954== Stories: 2 950==  
Other: 956==  
Surroundings: Residential 864==  
Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==  
Contact Prints

## IV. SIGNIFICANCE

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

Statement of Significance: (911==)

ARCHITECTURE

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

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and devel-

[over]

## V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.
2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.
3. St. Johns County Court House, Deed Records, Deed Book 7, p. 225; St. Augustine City Directory, 1885, 1899, 1907, 1911-12;

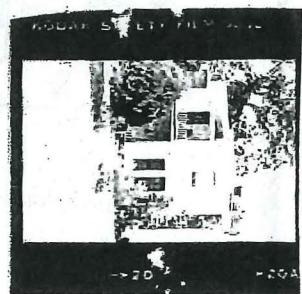
oped one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]

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

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

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



8ST 1509



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

**CERTIFICATE OF DEMOLITION**  
 **CERTIFICATE OF RELOCATION**

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

Receipt No. 1423774

Meeting Date 9/20/18

Advertising Costs \$ \_\_\_\_\_ Paid on \_\_\_\_\_ Receipt No. \_\_\_\_\_

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

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

Address 1744 NW 7th PL

City Gainesville State FL Zip 32603

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

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

2. NAME OF PROPERTY OWNER 5

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

Address 7

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Daytime telephone (required) \_\_\_\_\_ Other phone \_\_\_\_\_

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

4. LEGAL DESCRIPTION OF PROPERTY

Lot 8 Block 7 Subdivision Buena Esperanza Parcel Number 212370-0000

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

6. HISTORIC STATUS (check all that apply)

- Designated Local Landmark
- Property individually listed on the National Register of Historic Places
- Contributing building in National Register Historic District
- Listed on Florida Master Site File
- 50 years of age or older

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AUG 14 2018

Planning/Building Dept.

7. PROPOSED PROJECT WORK (check one)

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

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

## 9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

### B. Required submittals:

- Photographs and/or drawings of elevations and architectural features to be removed.
- Drawings of proposed improvements and replacement features as applicable.

## 10. FOR FULL DEMOLITION PROJECTS ONLY

### A. Required submittals for all full demolition projects:

- Photographs of existing conditions including façades of the building and interior features if applicable.
- Drawings of proposed replacement buildings and or features if applicable.

### 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:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Charles M Sapp DATE 08/13/2018

SIGNATURE OF APPLICANT Charles M Sapp

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

SIGNATURE OF 1<sup>st</sup> PROPERTY OWNER Charles M Sapp

PRINT 2<sup>nd</sup> OWNER'S NAME Emily S Pugh DATE 08\*13/2018

SIGNATURE OF 2<sup>nd</sup> PROPERTY OWNER Emily S Pugh

PRINT 3<sup>rd</sup> 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.



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

October 8, 2018

RECEIVED

Reference: 160 Onieda Street

OCT 09 2018

Planning/Building Dept.

To whom it may concern:

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

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

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

The following are the findings:

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

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

All but three of the exterior windows (Three remaining must be removed due to rot and decay) the new widow added in the 70's are inexpensive aluminum windows considerably smaller than the original openings.

All original doors and fixtures

All Plumbing fixtures

Porch railings, posts, and decorative supports

Stoops

Staircase, banister and railing

Fireplaces and stoves

~~Interior molding and woodwork~~

Exterior molding wood work

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

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

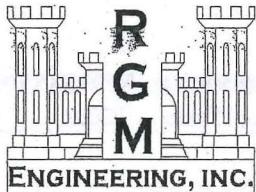
The following area will need to be removed and replaced (reason):

All corners of the floor support beams (wood rot)

100% of the floor and sub floor (Termite Damage)

~~All exterior wall and framing area 3' under the replacement window openings (water damage/wood rot/termite)~~

Front, lower and upper porch (wood rot/termite)



## Land Development-Permitting-Utilities

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

Stair case (termite/dry rot/70's poor remodel)

72% of the exterior siding (wood rot/termite/water)

Large sections of the balloon framing (due to termite damage will not grip anchoring nails)

Six of the foundation piers have shifted and settled (missing/settling/detreating materials)

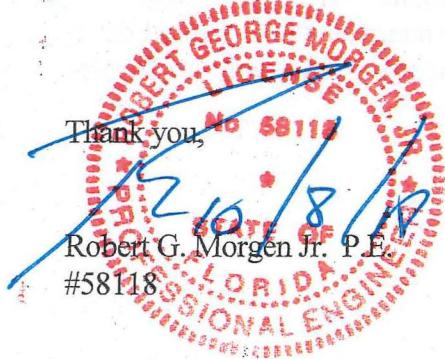
The structure does not have plumbing, electrical beyond knob and tube, a kitchen or heat & air.

To avoid future flooding, it will need to be raised 14" and a new foundation constructed.

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

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

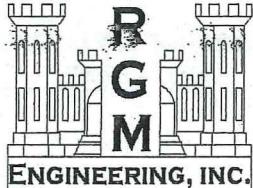
If I can be of any further assistance, please feel free to contact me at 904-814-7633.



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**Land Development-Permitting-Utilities**

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

Reference: Engineering Qualifications

To whom it may concern:

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

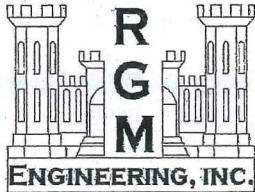
I have been in Northeast Florida my entire engineering career. I have completed projects from Palm Bay, Florida, to Universal Studios, to Yulee, Florida and all areas in between. The relationships that I have built throughout the years with all the agencies involved with permitting has become an invaluable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

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

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JUN 6 1996

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## Land Development-Permitting-Utilities

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

# Robert G. Morgen Jr. P.E.

1928 River Lagoon Trace

St. Augustine, FL 32092

(904) 814-7633

[rgmdownunder@comcast.net](mailto:rgmdownunder@comcast.net)

## *Civil Engineer*

### **EDUCATION**

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

### **MILITARY EXPERIENCE**

Active duty Army	October 1986 – October 1989	Combat Engineers
Army National Guard	August 1991 – August 1992	Defense Air Artillery
Military Record Form DD214 is available upon request		

### **PROFESSIONAL EXPERIENCE**

June 1995 – March 1997

The Stellar Group -

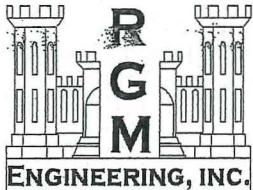
Title: Project Engineer

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

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OCT 09 2009

FLATIRON BUILDING D14



## Land Development-Permitting-Utilities

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

April 1997 – February 1999

Bessent, Hammock, & Ruckman (BHR)

Title: Project Engineer

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

March 1999 – May 2002

City of St. Augustine –

Title: Utility Engineer

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

May 2002 – Present

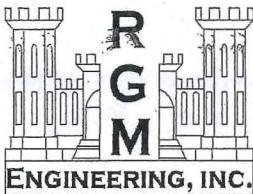
RGM Engineers, Inc. aka RGM Engineering, Inc.

Title: Owner / President.

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

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

Software used to accomplish modeling are:



## Land Development-Permitting-Utilities

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

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

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

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

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

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

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

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

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

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

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

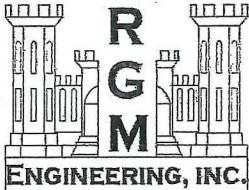
Robert Marshall: 120,000 sf commercial development, permitting involved large scale stormwater modeling for drainage analysis and all structural / architectural buildouts.

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

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

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

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

## **CERTIFICATIONS**

Professional Engineer, Florida State Board of Professional Regulations

## **REFERENCES**

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

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160 Oneida full on front view from the east



160 Oneida from the front northeast corner of the lot

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



160 Oneida

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



160 Oneida

The other end of the support beam



Full image



160 Oneida

Front from the South East corner



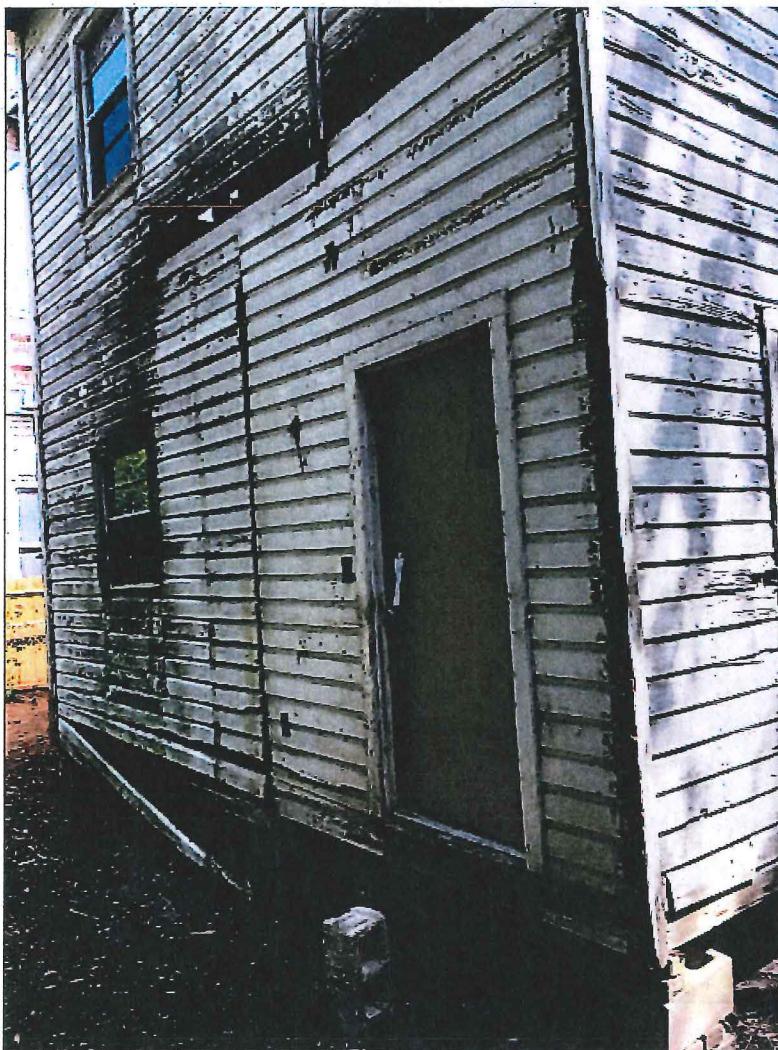
160 Oneida South side from the front



160 Oneida back foundation



160 Oneida back from the south west



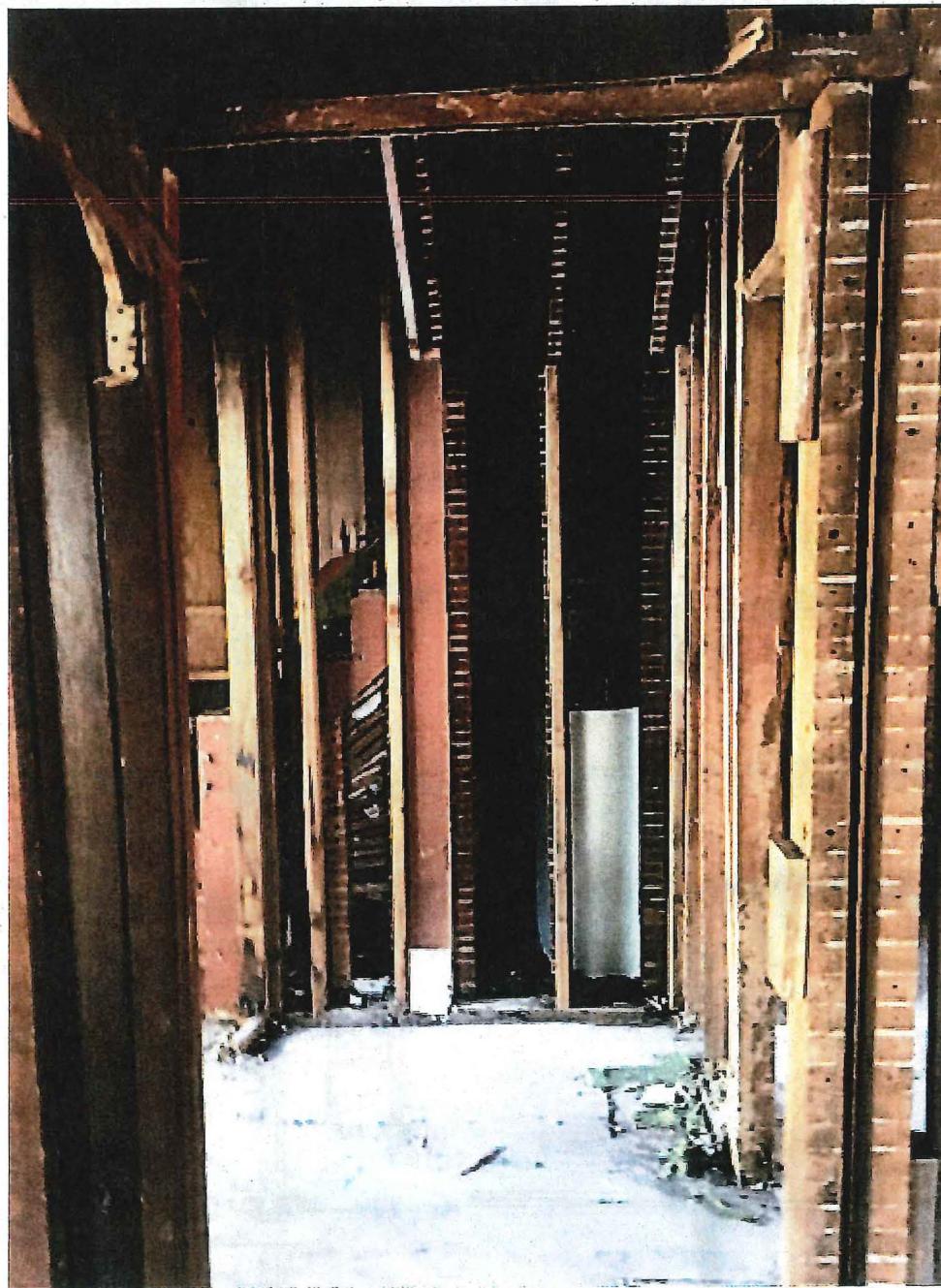
160 Oneida back from the north west



160 Oneida noth side

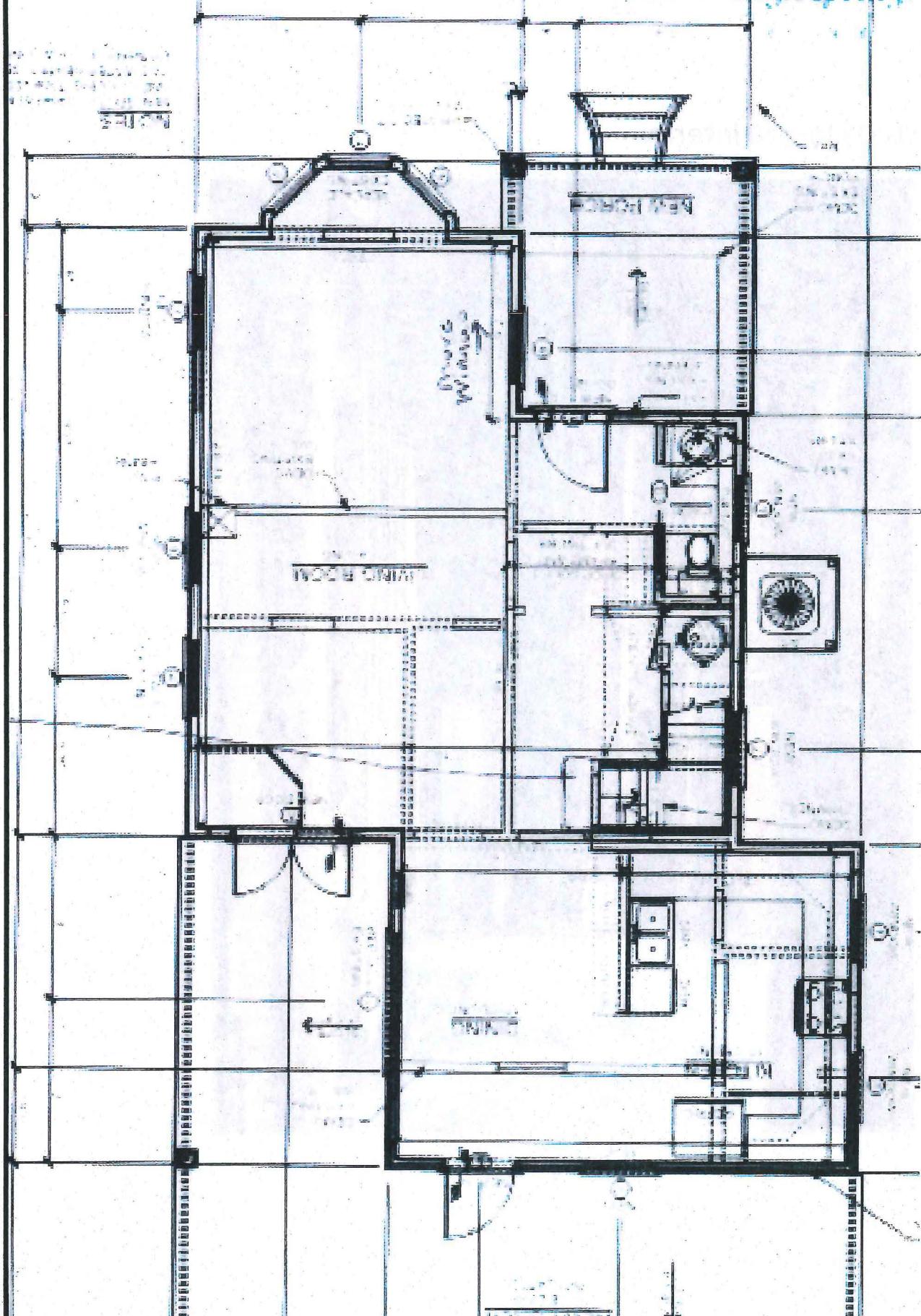


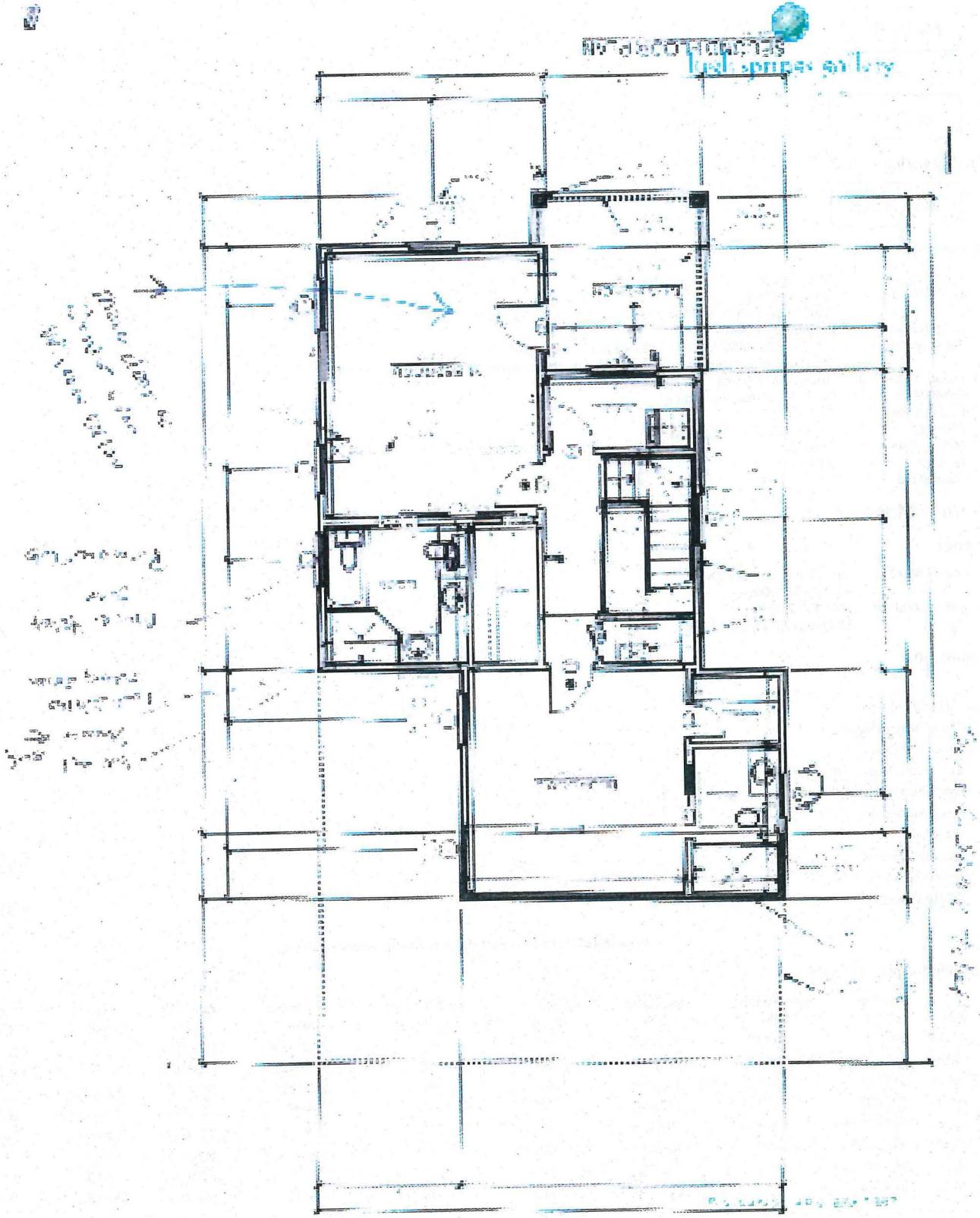
160 Oneida interior



Proposed replacement of 160 Oneida

High springs







# St. Johns County, FL

## Quick Links

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

## TRIM Notice

- [TRIM Notice](#)

## Summary

Parcel ID	2123700000
Location Address	160 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	BUENA ESPR (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 8 BLK 7 OR4099/88
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.4933
Acreage	0.130
Homestead	N

\*The Description above is not to be used on legal documents.

## View Map

## Owner

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

## Valuation

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

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

## Historical Assessments

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

## Building Information

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

Style	01
Class	N
Exterior Wall	Wood

Heating Fuel	
Air Conditioning	Window
Baths	

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

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

### Extra Features

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

### Land Line

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

### Sales

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

### Area Sales Report

Recent Sales in Area

### Clerk of Court

[Clerk of Court](#)

### Tax Collector

[My Tax Bill](#)

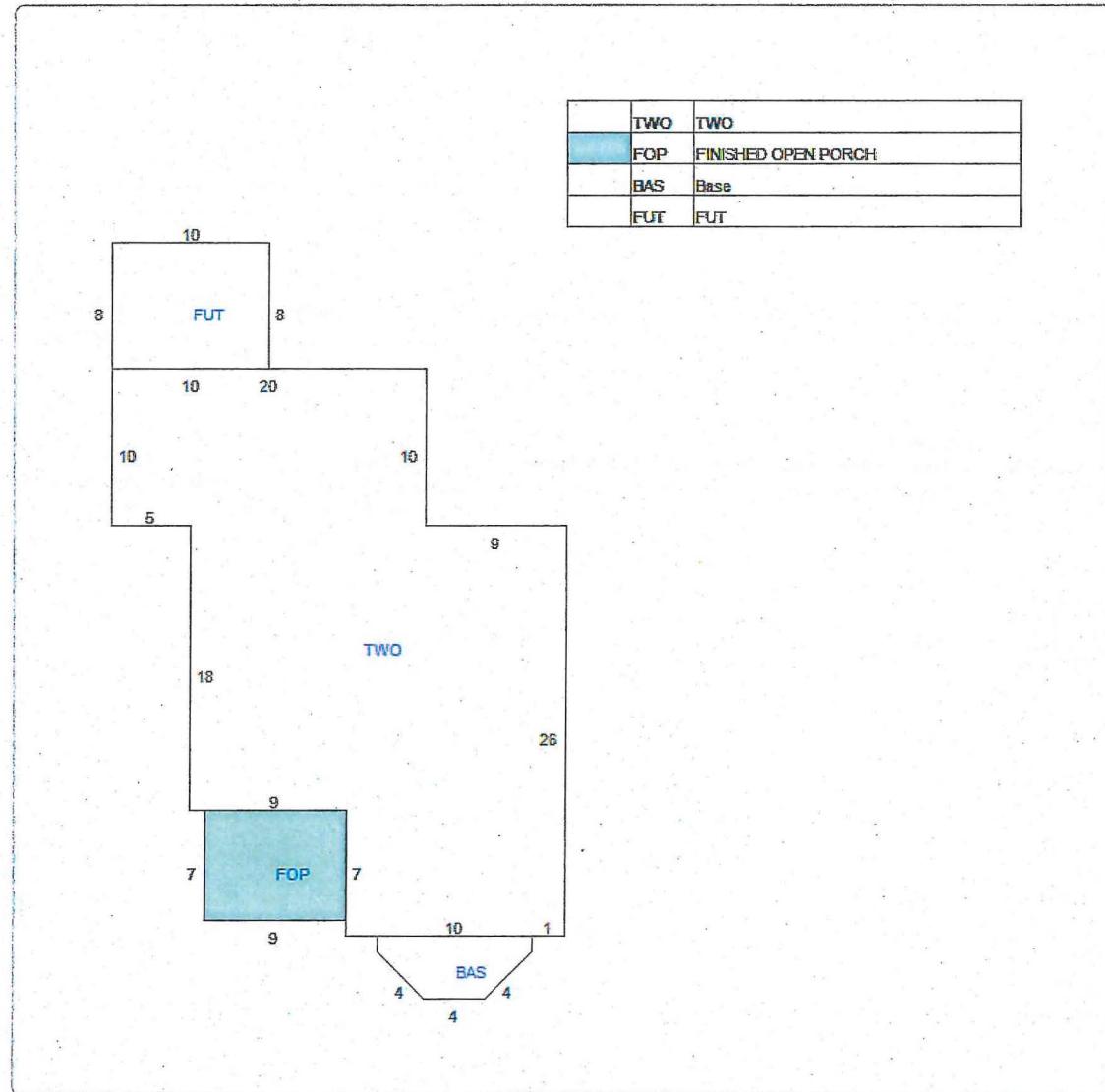
### Tax Estimator

[Tax Estimator](#)

## Map

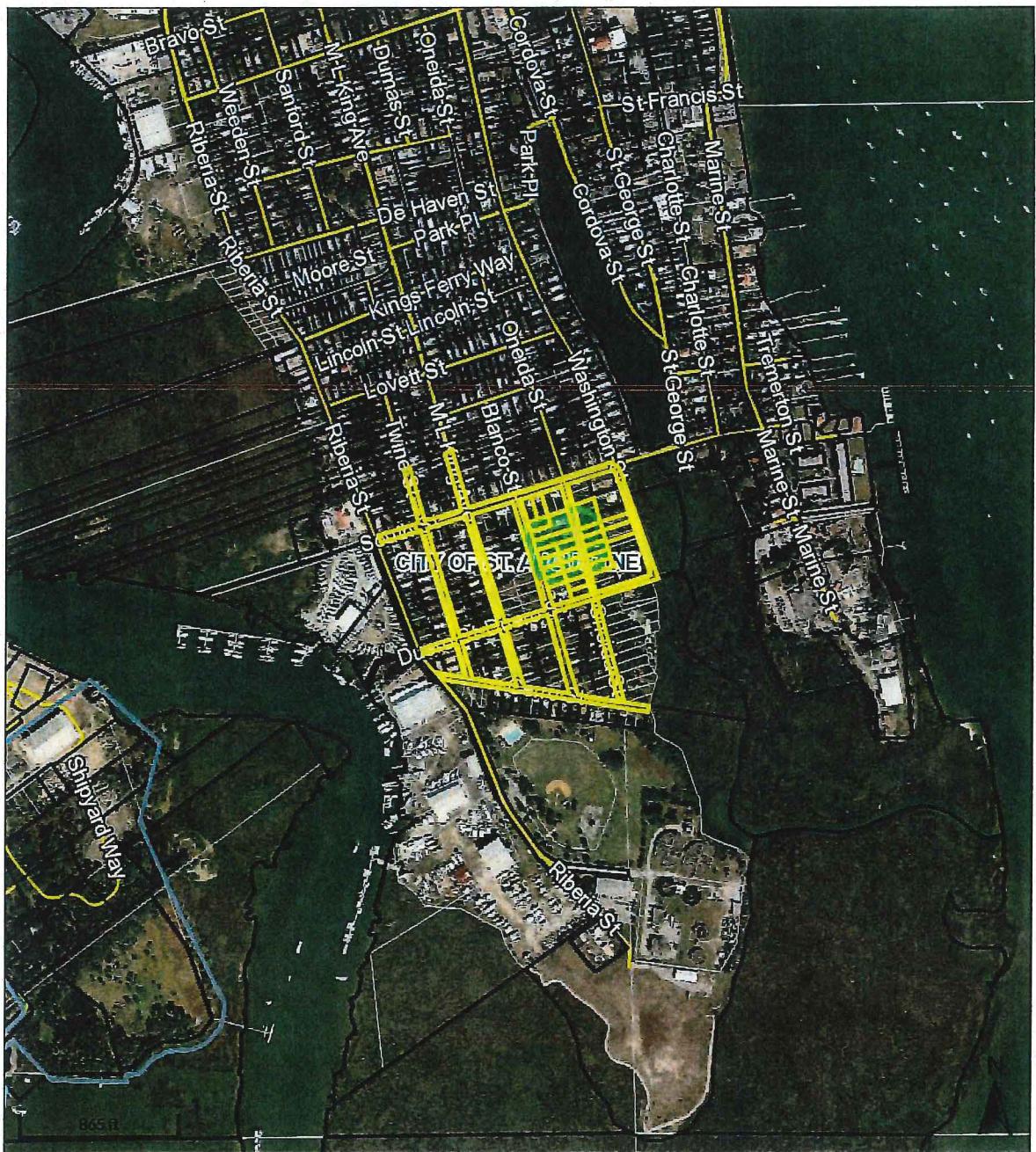


## Sketches



No data available for the following modules: Exemptions.

# St. Johns County, FL



Overview

Legend

- Parcels
- Cities

Date created: 8/14/2018  
Last Data Uploaded: 8/14/2018 2:13:14 AM

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# St. Johns County, FL

## Parcel Results

24 Results

Parcel ID	Owner	Property Address	Legal Description	Map
2115000001	BUENA ESPERANZA		DB NN/598 BUENA ESPERANZA	Map
2123300000	OLMSTEAD THOMAS B.	87 SOUTH ST	BUENA ESPERANZA SUBD CITY LOT	Map
2123400000	BROCK ROBYN A	85 SOUTH ST	BUENA ESPERANZA SUB CITY LOTS	Map
2123500000	SCHUBERT THOMAS A ETAL *** CURTIS TERRY M*** SCHUBERT FAMILY REVOCABLE TRUST D:03-01-2017 SCHUBERT THOMAS A TRUSTEE CURTIS TERRY M TRUSTEE	156 ONEIDA ST	BUENA ESPERANZA SUB CITY LOTS 5	Map
2123600000	BEVILLE E MEGAN	158 ONEIDA ST	BUENA ESPERANZA SUBD CITY LOTS 7 & 20	Map
2123700000	SAPP CHARLES M ETAL PUGH EMILY S	160 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT 8	Map
2123800000	GOWENS ALANNA DONLEY ETAL DONLEY EVAN DONLEY BREANNA	162 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT 9	Map
2123900000	WILLIAMSON GRANTLAND A,MARY F WILLIAMSON MARY F	164 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT	Map
2123900110	CHRISTMAN JAMES,JULIE CHRISTMAN JULIE	166 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT	Map
2124000000	AGRESTA LOUIS N JR,SUE E AGRESTA SUE E	168 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT	Map
2124200000	KELLOGG DEANE,DENNIS KELLOGG DENNIS	86 DUERO ST 88 DUERO ST	BUENA ESPERANZA SUB CITY LOTS	Map
2124300000	WILSON STACEY A	165 BLANCO ST	BUENA ESPERANZA SUB CITY LOT	Map
2124300170	CHASE CARLA	163 BLANCO ST	BUENA ESPERANZA CITY LOT 17	Map
2124300180	BLOOMBERG SARA ETAL MAFFIA JOANNE C	161 BLANCO ST	BUENA ESPERANZA SUBD CITY LOT	Map
2124300190	MOBLEY IDA,CLAUDE MOBLEY CLAUDE	159 BLANCO ST	BUENA ESPERANZA SUBD CITY LOT	Map
2124400000	SCHUETTE THOMAS P,LESLIE TRUST SCHUETTE LESLIE SUSAN SCHUETTE THOMAS P	153 BLANCO ST	BUENA ESPERANZA SUB CITY LOT	Map
2124500000	LEE FRANK P	155 ONEIDA ST	BUENA ESPERANZA SUBD CITY LOTS	Map
2124600000	MYERS BARRY W JR	157 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT 3	Map
2124700000	VV INVESTMENT PROPERTY LLC	159 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT 4	Map
2124800000	ANZELMO JOSEPH R ETAL MORGAN CARRIE	161 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT 5	Map
2124900001	BOTTOM LINE INVESTORS LLC	163 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT 6	Map
2125000000	KENNY WILLIAM	165 ONEIDA ST	BUENA ESPERANZA SUB CITY LOT 7	Map
2125500160	GOEBEL DENNIS,DIANA TRUST D:8-27-14 GOEBEL DENNIS J,DIANA L TRUSTEES GOEBEL DIANA L TRUSTEE	WASHINGTON ST	BUENA ESPERANZA SUB CITY LOT	Map
2125500170	GREGORY JANE D	158 WASHINGTON ST	BUENA ESPERANZA SUB CITY LOT	Map

## Field Export

24 Results

Download Format:

Excel (.xlsx) ▾

Download

**Mailing Labels**

Download format:

Address labels (5160)

[Download](#)

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: 8/14/2018, 2:13:14 AM

**Additional mailing label options:** Show parcel id on label

Skip labels:

0

For best results, uncheck "Fit to Page" in your print settings.

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 Schneider  
GEOSPATIAL

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

Prepared by and after recording, please send to:

Craig M. Herzog

Action Title Services of St. Johns County, Inc.

3670 US 1 South, Suite 110, St. Augustine, Florida 32086

File Number:15-11652

Consideration: \$65,000.00 (Sixty Five Thousand dollars & no cents)

## This Warranty Deed

Made this October 9, 2015 A.D. By

Bettie J. Andreu f/k/a Bettie J. Mayer, an unmarried woman hereinafter called the grantor,

to Charles M. Sapp and Emily S. Pugh, husband and wife, whose post office address

is: 1744 NW 7th Place Gainesville, FL 32603 hereinafter called the grantee:

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

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

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

Parcel ID Number: 212370-0000

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

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

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

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

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

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] Bettie J. Mayer

Witness Printed Name Bettie J. Mayer

[2] Jennifer S. Brown

Witness Printed Name Jennifer Brown

State of FLORIDA  
County of Putnam

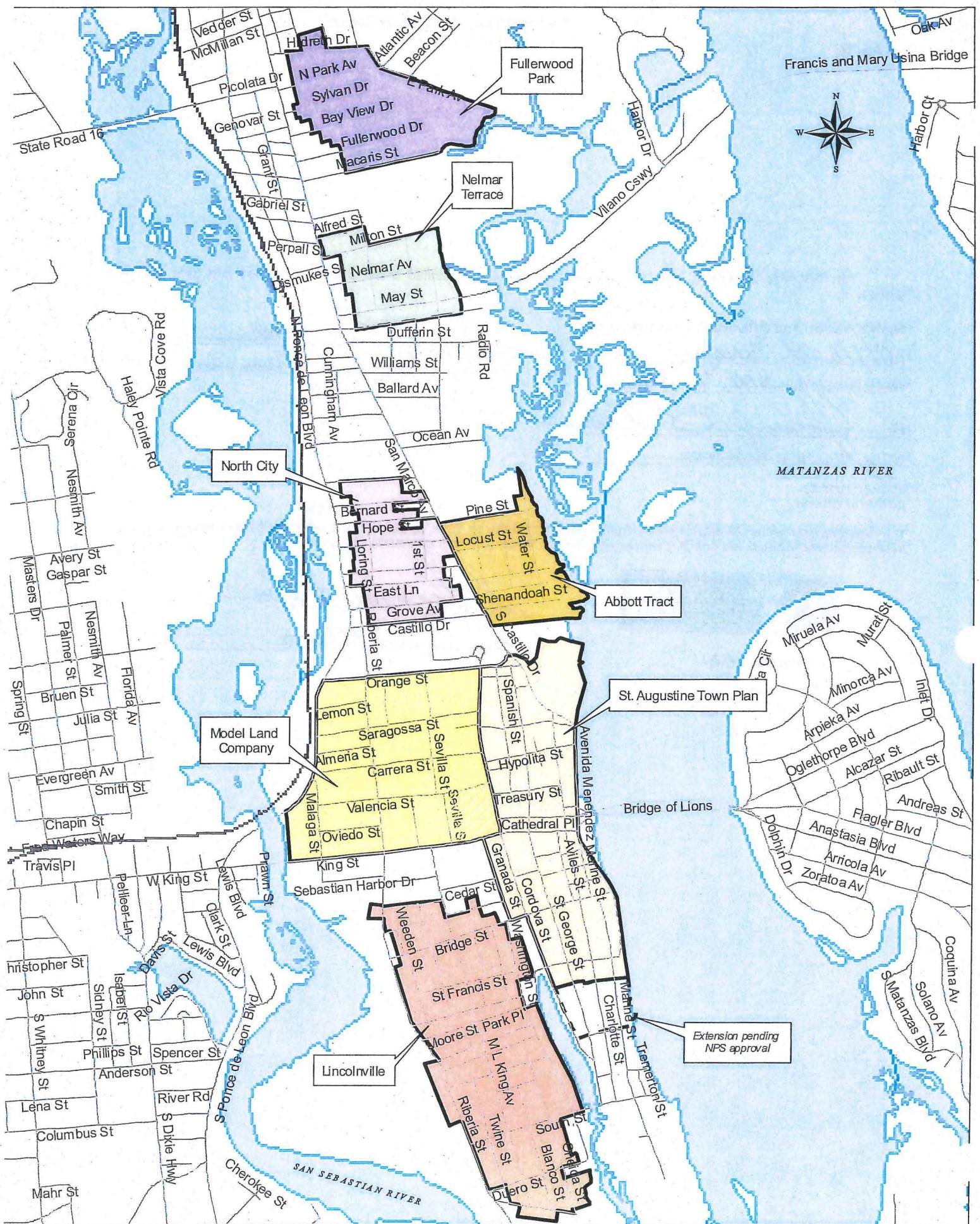
The foregoing instrument was acknowledged before me this October 13, 2015, by Bettie J. Andrew f/k/a Bettie J. Mayer, who [ ] is/are personally known to me or [ X ] who has produced A VALID DRIVER'S LICENSE(S) as identification.



[NOTARY SEAL]

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

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



St. Augustine National Register Historic Districts



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

## HISTORIC ARCHITECTURAL REVIEW BOARD

### STAFF REPORT AND RECOMMENDATION

Prepared for September 20, 2018 Meeting



Application F2018-0118

Address: 160 Oneida Street

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

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ015919
National Register:	Contributing to the Lincolnville National Register Historic District	Construction date:	1894
Archaeology Zone:	IIC	Zoning District:	RS-2
Parcel number:	212370 0000		
Agenda Item:	9(b)	Previous Action(s):	N/A

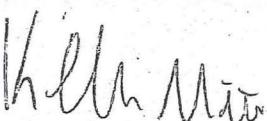
#### STAFF SUMMARY AND ANALYSIS:

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

- A condition assessment was not provided with the application and is required for buildings that contribute to a National Register District.
- While the overall building has changed over time, the historic integrity of the structure remains intact.
- According to the Florida Master Site File, several notable local residents lived in the building to include Henry Gaillard, a local police commissioner and postmaster, officer for the Indian River Navigation Company, and mayor of St. Augustine; James Colee, a county commissioner, president of the St. Augustine Transfer Company, and a State Legislator; William Moody, a City Council president and clerk for the C.F. Hamblen Hardware Company; and Rupert B. Pyle, a building contractor.
- The application states that a new family residence will be built on the property, and a floorplan was provided for the new structure.

#### 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 160 Oneida Street** to allow the applicant time to provide the condition assessment.



Kelli Mitchell, Historic Preservation Planner

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

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

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

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

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

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

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

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

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

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

A condition assessment was not provided with the application, and it is required for all buildings that contribute to a National Register Historic District. Staff deemed the application as incomplete due to the condition assessment.

## DEMOLITION REVIEW CRIERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** Not applicable.
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building contributes to the streetscape, which includes buildings of similar mass and scale.
- 3. The impact of the loss of the structure on the streetscape.** Demolition of the structure will reduce the visual continuity in the immediate vicinity.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** According to the application, a similar family residence will be built on the property, and based on the floorplan that was provided by the applicant, the footprint of the proposed building is similar to the current building footprint. No elevation drawings were provided.
- 5. The historical or cultural merit of the structure.** The building is a contributing structure in the Lincolnville National Register Historic District and is listed in the Florida Master Site File. Former Residents include William Moody (1899, 1904, 1911-1912, and 1914-1915 City Directories), J.J. Swan (1920 City Directory), J.D. Mays (1924-1925 City Directory), WM C. Cox (1930 City Directory), Thos. E. Wroten (1937 City Directory), Nelson T. Bishop (1945 City Directory), George Harris (1951 City Directory), Mrs. Margaret M. McRae (1955 City Directory), Lawrence H. Mayer (1965 City Directory), Mrs. Bettie J. Mayer (1970 and 1984-1985 City Directories), Mrs. Fred Andreu (1975 City Directory), Fred Andreu (1980, 1990, 1995, 2000, and Dec. 2006 City Directories), and Bettie J. Andreu (Dec. 2006 City Directories). The Site File mentioned Henry Gaillard, James Coleem William Moody, and Rupert B. Pyle.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is a contributing structure in the Lincolnville National Register Historic District. Demolition of the building will negatively impact the district as it will reduce the number of contributing buildings in the area.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is a Frame Vernacular home, and the Frame Vernacular style is a common building style in St. Augustine.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The home is an example of the Frame Vernacular Style, which is a common building style in St. Augustine.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** There is not a high degree of craftsmanship that would make reproduction of the building difficult.
- 10. The justification for the proposed demolition.** No justification was given, but the photos that were provided show the condition of the exterior of the building and one interior room.

COD F2018-0118  
160 Oneida Street  
September 20, 2018

**UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:**

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

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

Did applicant submit evidence of undue economic hardship?  Yes  No

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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:

COD F2018-0118  
160 Oneida Street  
September 20, 2018

**LIST OF ATTACHMENTS:**

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



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

**HISTORIC ARCHITECTURAL REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
Prepared for October 18, 2018 Meeting



Application F2018-0126

Address: 91 Coquina Avenue

Carolyn Moore and Troy Belvins, Applicant  
Carolyn Moore, Owner

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

Architectural Style: Frame Vernacular	Florida Master Site File: SJ06148
National Register: N/A	Construction date: 1959
Archaeology Zone: N/A	Zoning District: RS1
Parcel number: 223340 0000	
Agenda Item: 7(a)	Previous Action(s): N/A

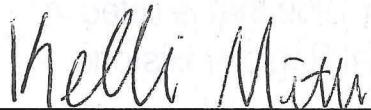
#### STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1959 that is listed in the Florida Master Site File and is not located in a National Register Historic District.

- No condition assessment was provided and is not required since the home is not located in a National Register Historic District.
- The City Building Official deemed the building to be substantially damaged due to flooding caused by Hurricane Irma.
- The Florida Master Site File states that the property retains its integrity and could contribute to a National Register District if one were created.
- Based on the Sanborn Map, the footprint of the building remains relatively the same as it did in 1960. The only change appears to be with the rear addition, and it appears to have either been reduced in size or possibly rebuilt.
- The home first appears in City Directories in 1957.
- Previous owners of the home were involved with a turpentine and timber company in St. Johns County. The business changed names several times to reflect business owners and shareholders.
- There is no evidence that the building can be considered a local landmark.

#### 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 91 Coquina Avenue.**



Kelli Mitchell, Historic Preservation Planner

COD F2018-0126  
91 Coquina Avenue  
October 18, 2018

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

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

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

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

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

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

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

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

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

According to the Florida Master Site File, the building was constructed in 1959. The structure is listed on the Florida Master Site File but is not located in a National Register Historic District and is not listed individually on the National Register.

The application requirements are sufficiently met.

**DEMOLITION REVIEW CRIERIA (AGHP):**

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** Not applicable.
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building contributes to the streetscape which includes buildings of similar mass and scale.
- 3. The impact of the loss of the structure on the streetscape.** Demolition of the structure will reduce the visual continuity in the immediate vicinity.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** The application does not state if the building will be replaced.
- 5. The historical or cultural merit of the structure.** The building is listed in the Florida Master Site File but is not located in a National Register District. City Directories list three owners between 1957 and December 2006. They are James S. Meldrim, Lillian Meldrim (or Mrs. J.S. Meldrim), and Jo Meldrim. The Site File does not mention any notable residents.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is not located in a National Register Historic District, but according to the Site File, the building retains its integrity and could contribute to a district if one were created. Demolishing the building could reduce the amount of buildings that can contribute to a future district.
- 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 a Frame Vernacular Structure, which is a common style in St. Augustine.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The building is an example of the Frame Vernacular 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.** No justification was provided in the application.

COD F2018-0126  
91 Coquina Avenue  
October 18, 2018

**UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:**

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

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

Did applicant submit evidence of undue economic hardship?  Yes  No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD F2018-0126  
91 Coquina Avenue  
October 18, 2018

**LIST OF ATTACHMENTS:**

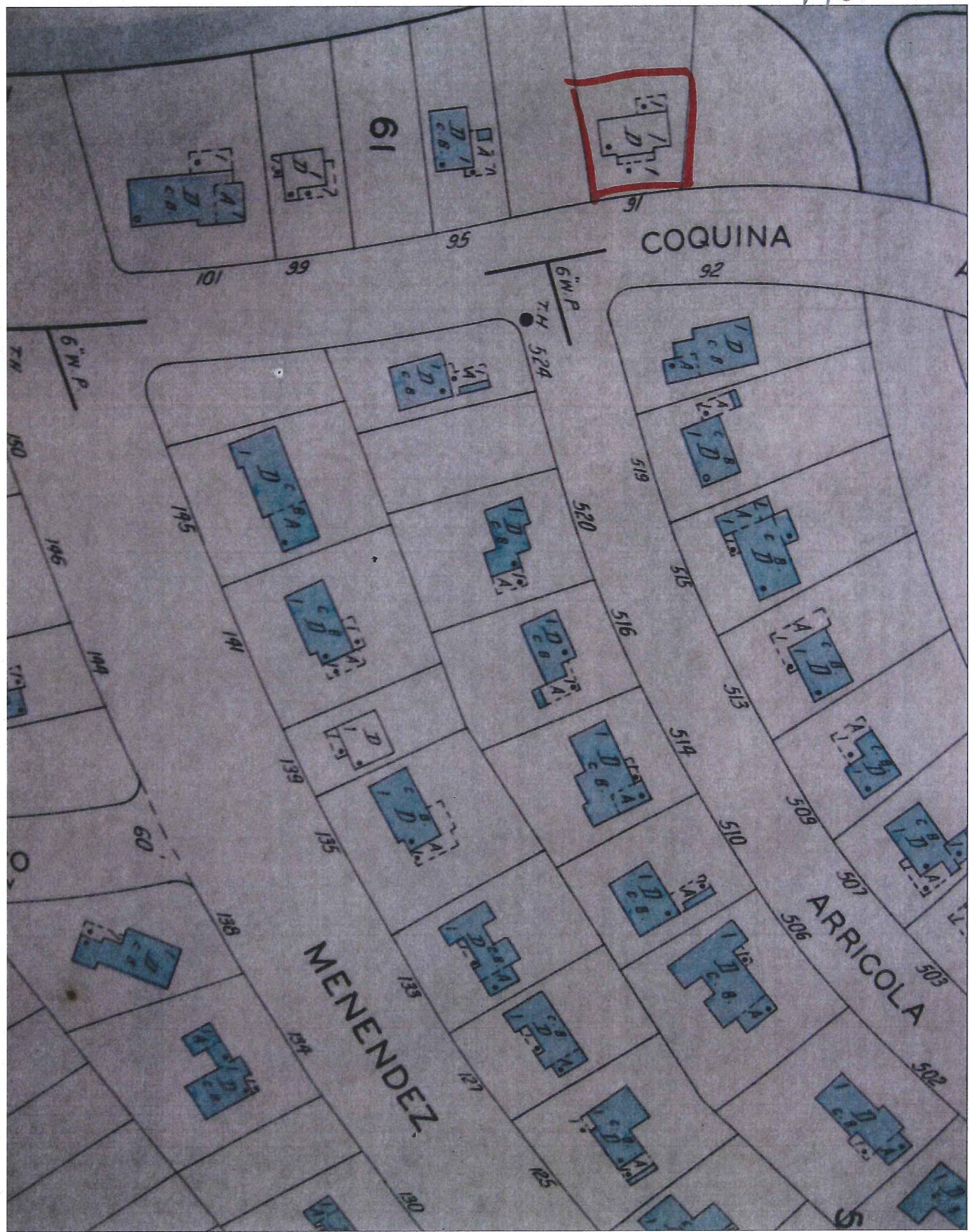
1. Staff Photographs
2. Sanborn Map
3. City Directory Research
4. Florida Master Site File
5. Newspaper Articles

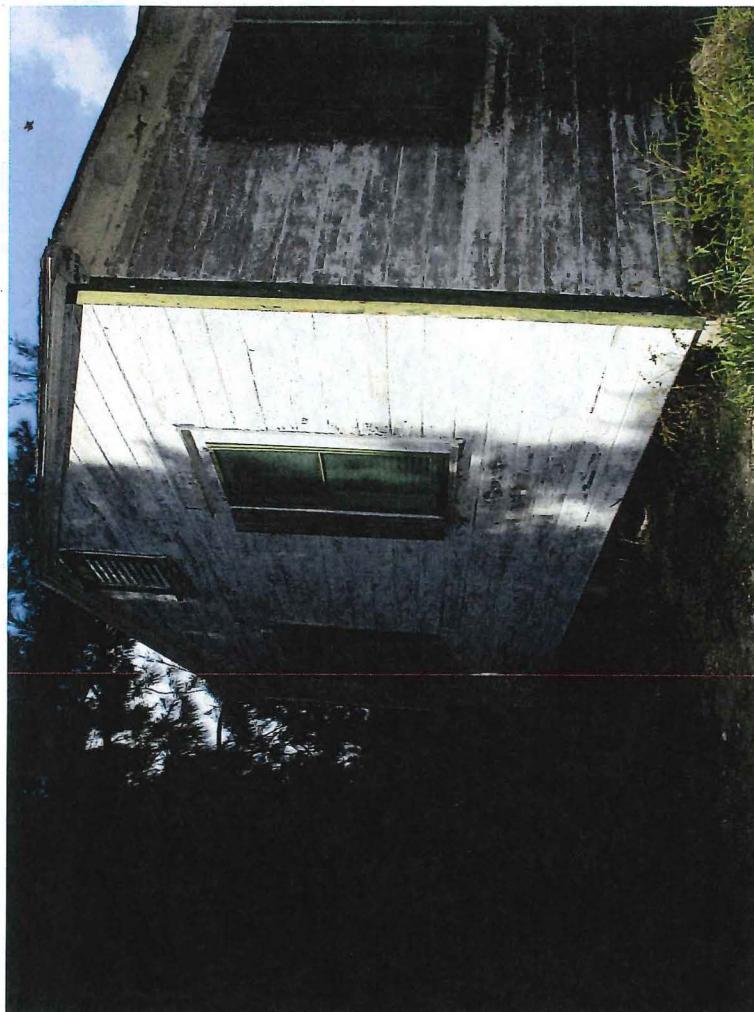
## SAHS POLK CITY DIRECTORY RESEARCH

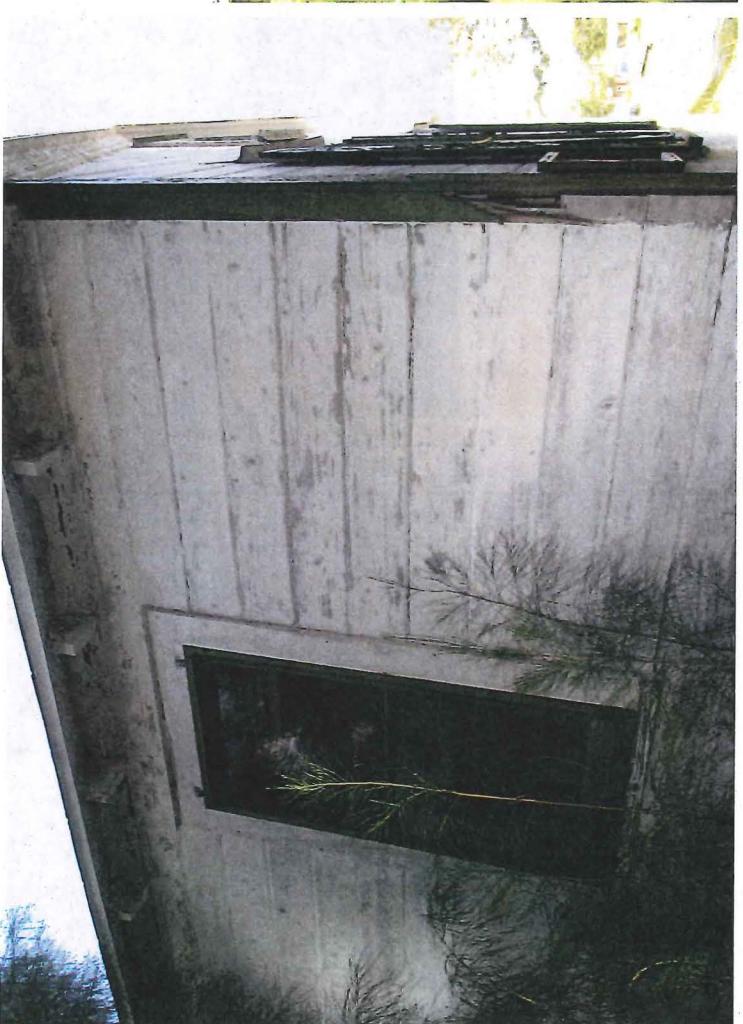
91 Coquina

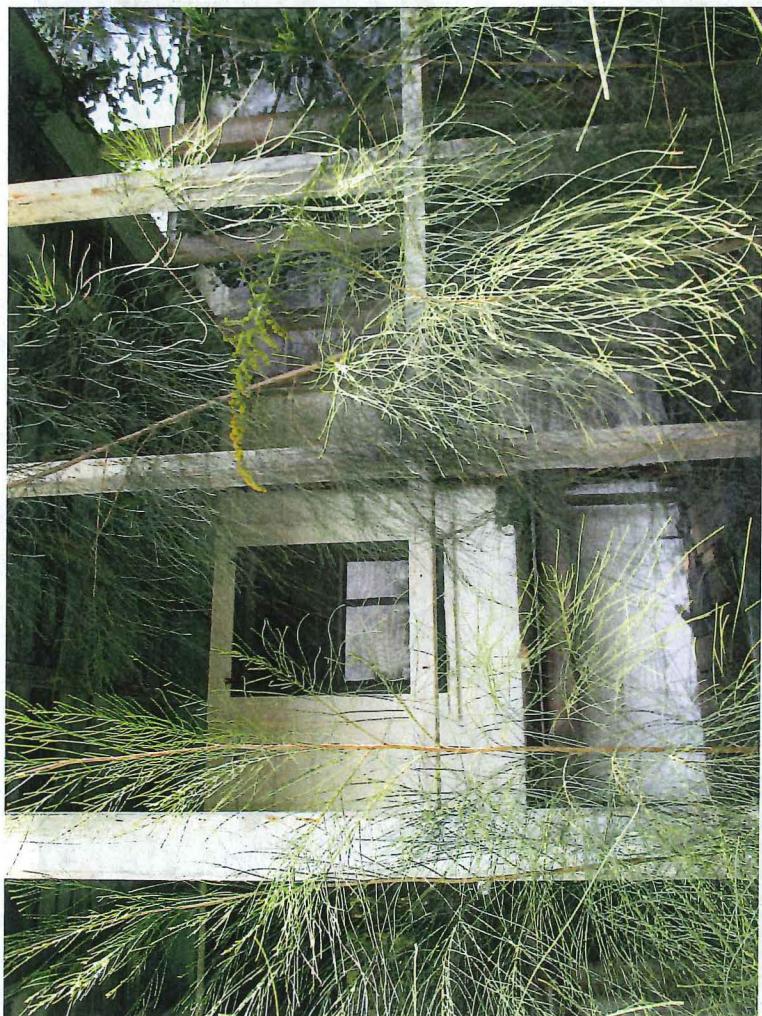
DATE(S)	NAME	SYMBOLS	PROFESSION
1953/1954	Not Listed		
1955	Not Listed		
1957	James S. Meldrim		Farmer
1959	No Return		
1960	James S. Meldrim		Farmer
1965	James S. Meldrim		
1969	James S. Meldrim		
1970	Not Listed		
1971	Mrs. Lillian Meldrim		Widow of James Meldrim
1975	Mrs. Lillian Meldrim		
1979/80	Mrs. Lillian Meldrim		Retired
1984-1985	Mrs. J.S. Meldrim		
1990	Mrs. J.S. Meldrim		
1995	J.S. Meldrim		
2000	J.S. Meldrim		
Dec. 2006	Jo S. Meldrim		

1960

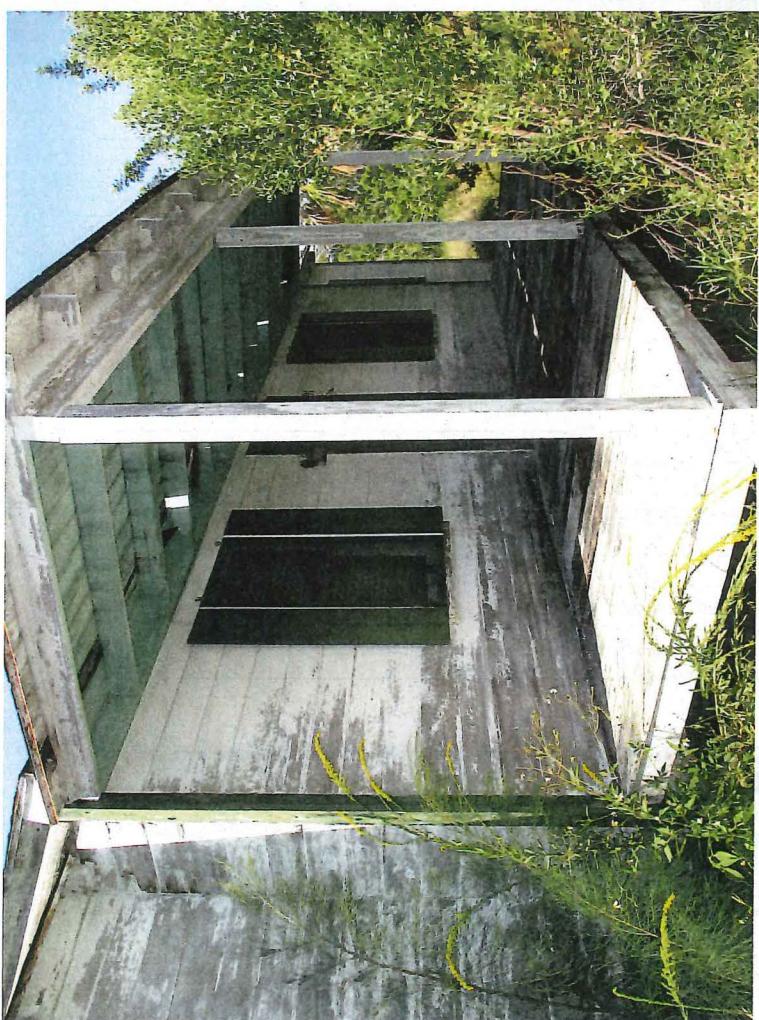
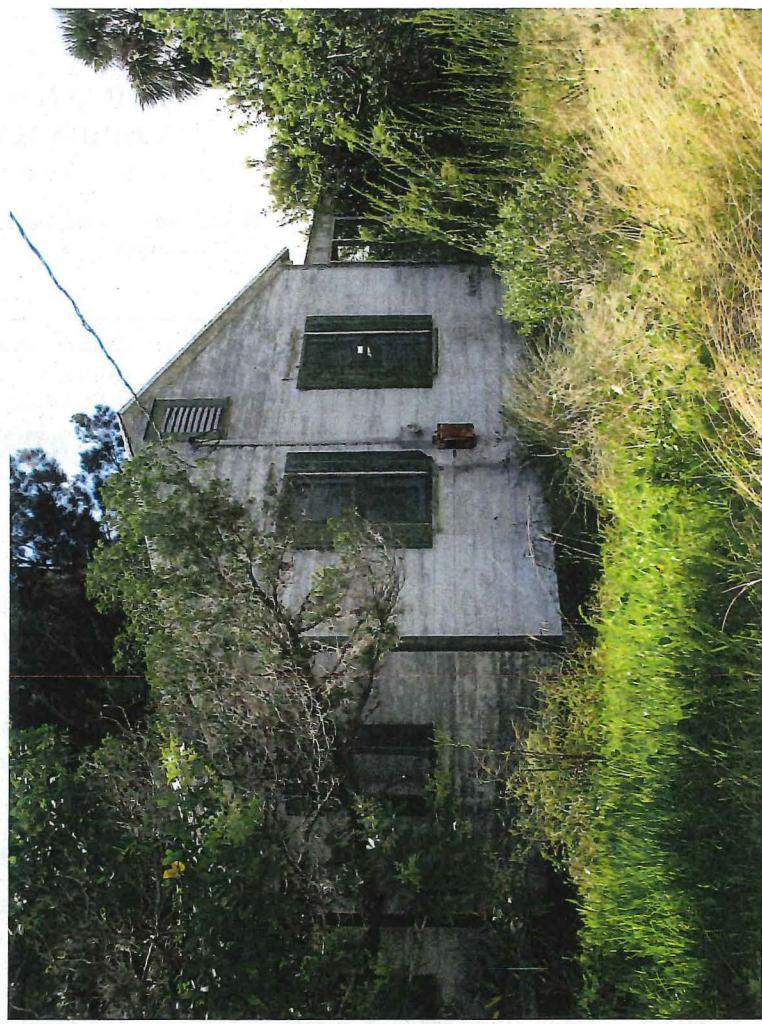


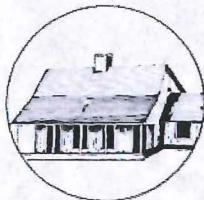












# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

### Version 4.0 1/07

Site #8 SJ06148  
 Field Date 4-29-2015  
 Form Date 4-29-2015  
 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) 91 Coquina Avenue Multiple Listing (DHR only) \_\_\_\_\_

Survey Project Name Architectural Survey of Anastasia Is. Structure 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: <u>91</u>		<u>Coquina</u>	<u>Avenue</u>	
Cross Streets (nearest / between)				
USGS 7.5 Map Name <u>ST. AUGUSTINE</u>			USGS Date <u>1988</u> Plat or Other Map _____	
City / Town (within 3 miles) <u>St. Augustine</u>			In City Limits? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown County <u>St. Johns</u>	
Township <u>7S</u>	Range <u>30E</u>	Section <u>20</u>	1/4 section: <input type="checkbox"/> NW <input type="checkbox"/> SW <input type="checkbox"/> SE <input type="checkbox"/> NE	Irregular-name: _____
Tax Parcel # <u>2233400000</u>			Landgrant _____	
Subdivision Name <u>Davis Shores</u>			Block _____	Lot _____
UTM Coordinates: Zone <input type="checkbox"/> 16 <input type="checkbox"/> 17 Easting <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Northing <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			Coordinate System & Datum _____	
Other Coordinates: X: _____ Y: _____			Coordinate System & Datum _____	
Name of Public Tract (e.g., park) _____				

### HISTORY

Construction Year: 1959  approximately  year listed or earlier  year listed or later

Original Use Private Residence (House/Cottage/Cabin) From (year): \_\_\_\_\_ To (year): \_\_\_\_\_

Current Use Private Residence (House/Cottage/Cabin) From (year): \_\_\_\_\_ To (year): \_\_\_\_\_

Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_

Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_

Alterations:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_

Additions:  yes  no  unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_

Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_

Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1

Exterior Fabric(s) 1. Wood siding 2. \_\_\_\_\_ 3. \_\_\_\_\_

Roof Type(s) 1. Stepped Gable 2. \_\_\_\_\_ 3. \_\_\_\_\_

Roof Material(s) 1. Asphalt shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_

Roof secondary struc. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.) single 1/1 wood

Distinguishing Architectural Features (exterior or interior ornaments) simple box- symmetrical central door- wood 3-panel and single pane window

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) rear shed for parking shallow lot on marsh - heavy wooded

### DHR USE ONLY

### OFFICIAL EVALUATION

### DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing:  yes  no  insufficient info

Date \_\_\_\_\_ Init. \_\_\_\_\_

Owner Objection

KEEPER - Determined eligible:  yes  no Date \_\_\_\_\_

NR Criteria for Evaluation:  a  b  c  d (see *National Register Bulletin 15*, p. 2)

**DESCRIPTION (continued)**

Chimney: No. 1 Chimney Material(s): 1. Brick 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Structural System(s): 1. Wood frame 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Piers 2. \_\_\_\_\_  
 Foundation Material(s): 1. Concrete Block 2. Simple  
 Main Entrance (stylistic details) 3 panel wood door with rect light and screen door.

Porch Descriptions (types, locations, roof types, etc.) front porch stretches middle section of house extended main roof with square wood post supports - wood deck and concrete steps.

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)**

<input checked="" type="checkbox"/> FMSF record search (sites/surveys)	<input checked="" type="checkbox"/> library research	<input type="checkbox"/> building permits	<input checked="" type="checkbox"/> Sanborn maps
<input type="checkbox"/> FL State Archives/photo collection	<input type="checkbox"/> city directory	<input type="checkbox"/> occupant/owner interview	<input type="checkbox"/> plat maps
<input checked="" type="checkbox"/> property appraiser / tax records	<input checked="" type="checkbox"/> newspaper files	<input checked="" type="checkbox"/> neighbor interview	<input type="checkbox"/> Public Lands Survey (DEP)
<input type="checkbox"/> cultural resource survey (CRAS)	<input checked="" type="checkbox"/> historic photos	<input type="checkbox"/> interior inspection	<input type="checkbox"/> HABS/HAER record search
<input checked="" type="checkbox"/> other methods (describe) <u>Windshield Survey</u>			

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

**OPINION OF RESOURCE SIGNIFICANCE**

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

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

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

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

1. _____	3. _____	5. _____
2. _____	4. _____	6. _____

**DOCUMENTATION**

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

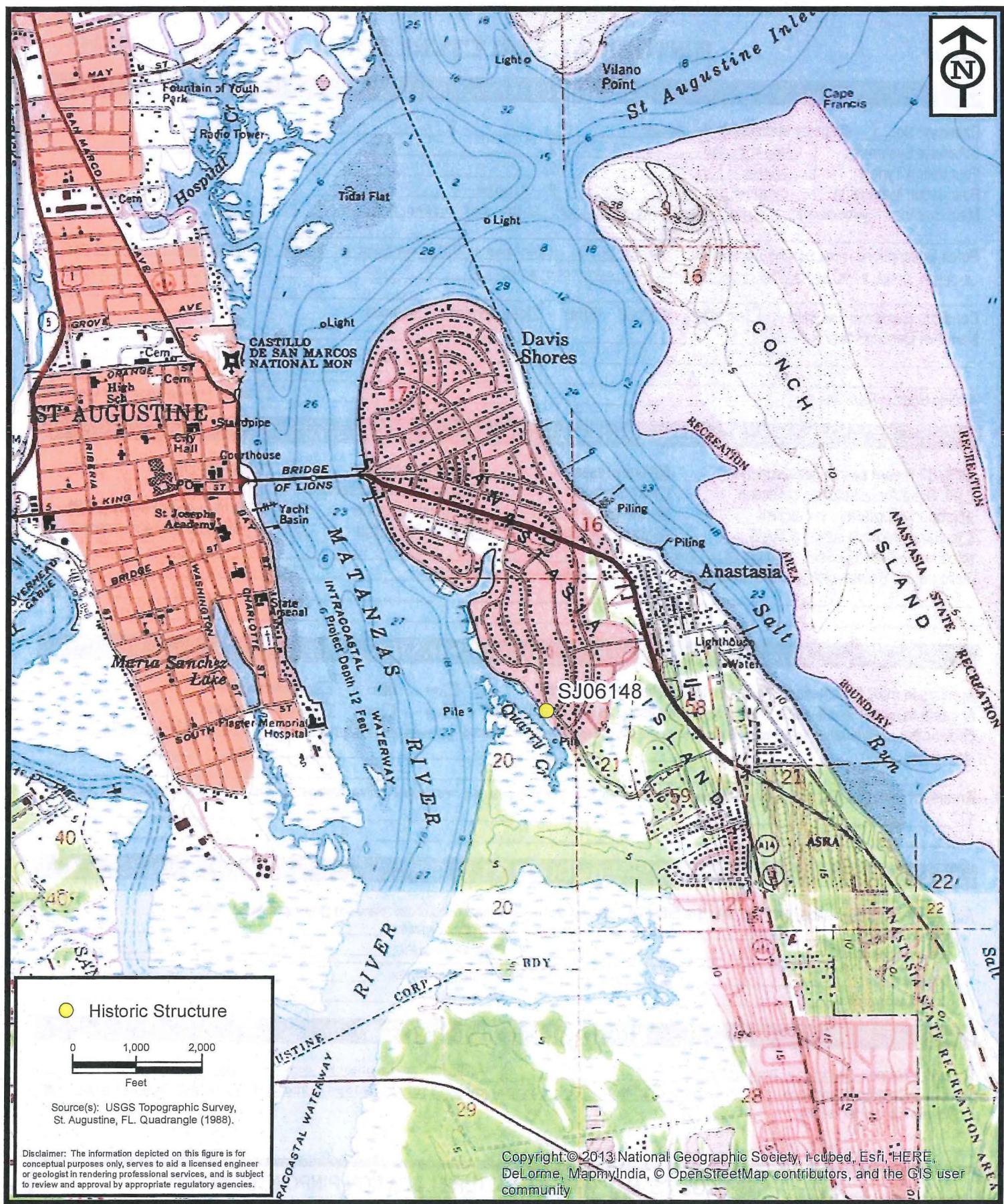
1) Document type _____	Maintaining organization _____
Document description _____	File or accession #'s _____
2) Document type _____	Maintaining organization _____
Document description _____	File or accession #'s _____

**RECORDER INFORMATION**

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

**Required Attachments**

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FAÇADE, 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](http://www.environmentalservicesinc.com)

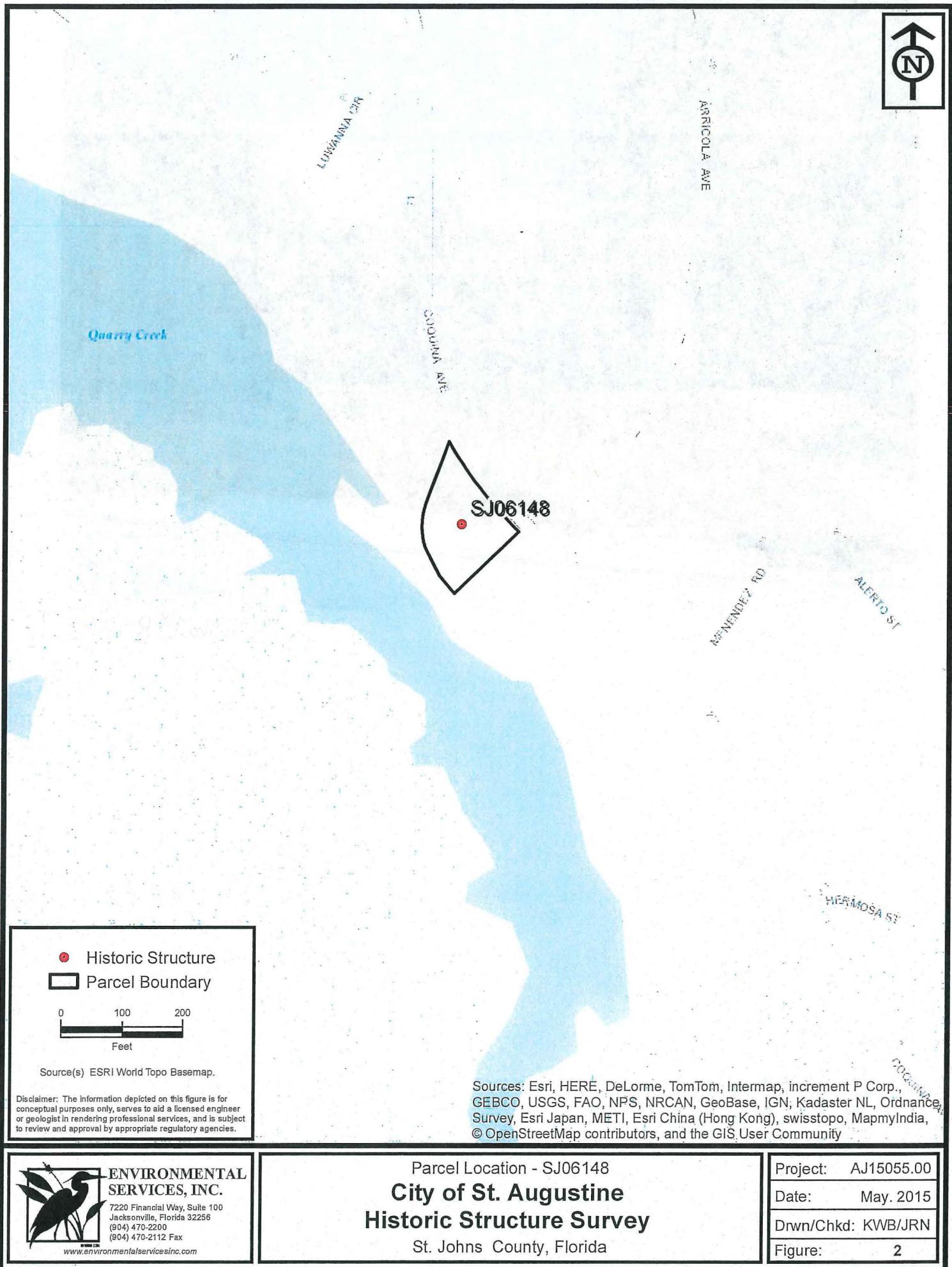
Project Location - SJ06148  
**City of St. Augustine  
Historic Structure Survey**  
 St. Johns County, Florida

Project: AJ15055.00

Date: May. 2015

Drwn/Chkd: KWB/JRN

Figure: 1





SJ061481IMG1



# State buys \$6M conservation easement in St. Johns County

By **THE RECORD**

Posted Apr 27, 2016 at 10:15 PM

Gov. Rick Scott and his Cabinet on Tuesday approved the purchase of 5,236 acres located adjacent to Watson Island State Forest for \$5,975,000.

The timber land, located in St. Johns County, had been owned by the Meldrim family since the early 1900s. Tuesday's approval of the purchase allows the family to continue to harvest timber, but will permanently protect the land from any future development.

State officials had desired to add the tract to the St. Johns River Blueway Florida Forever project.

The land, which is ranked ninth on the state's Florida Forever Climate Change Lands list, is on the east bank of the St. Johns River.


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## ESTATE OF McFARLAND v. COMMISSIONER

Docket No. 23704-95.

[Email](#) | [Print](#) | [Comments \(0\)](#)
[View Case](#) [Cited Cases](#)

72 T.C.M. 673 (1996)

T.C. Memo. 1996-424

*Estate of Vera M. McFarland, Deceased, Jo Meldrim, Personal Representative v. Commissioner.*

United States Tax Court.

Filed September 19, 1996.

### Attorney(s) appearing for the Case

*Thomas K. Purcell, Jacksonville, Fla., and Harris L. Bonnette, Jr., for the petitioner.*
*Howard P. Levine, for the respondent.*

## MEMORANDUM OPINION

LARO, Judge:

Estate of Vera M. McFarland, Deceased, Jo Meldrim, Personal Representative, moves for partial summary judgment, asserting that the Court must use a going concern methodology to value a 20-percent partnership interest held by Vera M. McFarland at the time of her death. Petitioner supports its motion with the pleadings, the affidavit of Personal Representative, numerous exhibits, and a memorandum of law. Respondent objects to petitioner's motion. Respondent supports her objection with seven exhibits and the affidavit of her counsel, Howard P. Levine.

For the reasons stated below, we will deny petitioner's motion. Dollar amounts are rounded to the nearest dollar. The term "Decedent" refers to Vera M. McFarland.

### Background<sup>1</sup>

The Meldrim family has worked in the turpentine and timber business in St. John's County, Florida, since at least July 18, 1934, when P.J. Kemp and J.S. Meldrim were partners in a partnership called Kemp & Meldrim. On August 24, 1938, P.J. Kemp sold his 50-percent interest in Kemp & Meldrim to his former partner's father, J.W. Meldrim.

The partnership of J.S. and J.W. Meldrim (Meldrim & Meldrim) continued from 1938 until J.W. Meldrim's death in 1945. When he died, 100 percent of his interest in Meldrim & Meldrim passed to his three children, J.S. Meldrim (34 percent), Decedent (33 percent), and Helen Meldrim Janes (33 percent). From 1945 through 1948, the three children operated the business as a partnership, J.S. Meldrim owning 67 percent of the partnership's interests and Decedent and Helen Meldrim Janes each owning 16.5 percent.

On August 12, 1948, Helen Meldrim Janes sold 13.24 percent of her 16.5-percent interest in the partnership to J.S. Meldrim and sold the remaining 3.26 percent to Decedent. J.S. Meldrim and Decedent operated the resulting partnership as the Meldrim & McFarland Partnership (the Partnership) from 1948 until the death of J.S. Meldrim in 1969; during that period J.S. Meldrim owned 80 percent of the Partnership's interests, and Decedent owned the remaining 20 percent. When J.S. Meldrim died, his 80-percent interest passed to his spouse and three daughters, his spouse (Lillian Meldrim) receiving 50 percent of his 80-percent interest in trust, and the other 50-percent interest being split equally among his daughters; namely, Jo Meldrim, Personal Representative, Winifred Apfeldorf, and Carolyn Moore. From 1969

through 1991, Decedent had a 20-percent interest in the Partnership, Lillian Meldrim had a 40-percent interest in trust, Jo Meldrim had a 13-1/3-percent interest, Winifred Apfeldorf had a 13-1/3-percent interest, and Carolyn Moore had a 13-1/3-percent interest.

On September 22, 1991, Decedent died leaving her 20-percent interest in the Partnership in trust. In connection therewith, her will stated:

My said executrix and trustee is hereby given full authority and power \* \* \* to continue and carry on any business in which I am engaged at the time of my death, including the continuation of any partnership in which I may be interested at the time of my death, particularly the partnership with my said brother, J.S. Meldrim, and that to facilitate the uninterrupted continuance of said partnership operation, my said executrix and trustee is hereby designated a substituted partner in said partnership, if deemed desirable by said executrix and trustee, for and during the administration of my estate and said trust; \* \* \*

When Decedent died, the Partnership owned 5,501 acres of land and timber in St. John's County, Florida, along with other assets. On petitioner's Form 706, United States Estate Tax Return, Personal Representative reported that the fair market value of Decedent's 20-percent interest in the partnership equaled \$533,895. Upon audit, respondent determined that the fair market value was \$1,147,177. Respondent valued the 20-percent interest by: (1) Valuing the Partnership's land and timber by reference to comparable sales, (2) adding 20 percent of this value to 20 percent of the fair market value of the other assets of the partnership as reported on Form 706, (3) applying a 10-percent discount to take into account Decedent's fractional interest in the Partnership, and (4) applying a 15-percent discount to reflect other factors such as the lack of marketability.

Respondent determined a deficiency of \$250,534 in petitioner's Federal estate tax. Petitioner alleged in its petition that it overpaid its estate tax because Decedent's 20-percent interest in the Partnership was worth \$179,615, rather than the \$533,895 amount reported on Form 706.

## Discussion

Respondent determined the fair market value of Decedent's interest in the Partnership by referring to sales of property similar to the Partnership's assets. Petitioner argues that *Estate of Watts v. Commissioner* [87-2 USTC ¶ 13,726], [823 F.2d 483](#) (11th Cir. 1987), affg. [Dec. 42,521(M)] [T.C. Memo. 1985-595](#), and *Golsen v. Commissioner* [Dec. 30,049], [54 T.C. 742](#) (1970), affd. [71-2 USTC ¶ 9497] [445 F.2d 985](#) (10th Cir. 1971), require that petitioner's partnership interest be valued under a "going concern" methodology.

Summary judgment is intended to expedite litigation and avoid unnecessary and expensive trials of phantom factual issues. *Kroh v. Commissioner* [Dec. 48,128], [98 T.C. 383](#), 390 (1992); *Shiosaki v. Commissioner* [Dec. 32,519], [61 T.C. 861](#), 862 (1974). Rule 121(a), Tax Court Rules of Practice and Procedure, provides that either party may move for summary judgment in its favor upon any or all parts of the legal issues in controversy. A decision may be rendered by way of summary judgment "if the pleadings, answers to interrogatories, depositions, admissions, and any other acceptable materials, together with the affidavits, if any, show there is no genuine issue as to any material fact and that a decision may be rendered as a matter of law." *Id.* par. (b).

Because summary judgment adjudicates an issue without the benefit of a trial, the Court grants such a remedy cautiously and sparingly, and only after carefully ascertaining that the moving party has met the requisite criteria. *Associated Press v. United States*, [326 U.S. 1](#), 6 (1945); *Espinosa v. Commissioner* [Dec. 38,853], [78 T.C. 412](#), 416 (1982). The Court will not resolve disagreements over material factual issues in a summary judgment proceeding. *Espinosa v. Commissioner*, *supra* at 416; *Matson Navigation Co. v. Commissioner* [Dec. 34,301], [67 T.C. 938](#), 951 (1977). A fact is material if it "tends to resolve any of the issues that have been properly raised by the parties." 10A Wright et al, *Federal Practice and Procedure: Civil*, sec. 2725, at 93 (2d ed. 1983). The moving party must prove that there is no genuine issue of material fact, and factual inferences are viewed in the light most favorable to the nonmoving party. *United States v. Diebold, Inc.*, [369 U.S. 654](#), 655 (1962); *Kroh v. Commissioner*, *supra* at 390; *Preece v. Commissioner* [Dec. 47,009], [95 T.C. 594](#), 597 (1990).

This case is not ripe for summary judgment. The parties dispute the fair market value of Decedent's partnership interest. The resolution of such a dispute is a question of fact, and the trier of fact has the duty to weigh all relevant evidence of value. *Commissioner v. Scottish Am. Inv. Co.* [44-2 USTC ¶ 9530], [323 U.S. 119](#), 123-125 (1944); *Helvering v. National Grocery Co.* [38-2 USTC ¶ 9312], [304 U.S. 282](#), 294 (1938); *Estate of Watts v. Commissioner*, *supra* at 485. We do not believe that we would be properly discharging our duty if we were to set forth at this point one (and only one) method of valuation that must be used to determine the fair market value of Decedent's partnership interest. See *Estate of Andrews v. Commissioner* [Dec. 39,523], [79 T.C. 938](#), 944-945 (1982). Cases of valuation require us to determine the price that a hypothetical willing buyer would

[72 T.C.M. 675]

pay a hypothetical willing seller, both persons having reasonable knowledge of all relevant facts and neither person being under any compulsion to buy or to sell. Sec. 20.2031-1(b), Estate Tax Regs.; see also *United States v. Cartwright* [73-1 USTC ¶ 12,926], [411 U.S. 546](#), 551 (1973); *Estate of Watts v. Commissioner*, *supra* at 486; *Estate of Bright v. United States* [81-2 USTC ¶ 13,434], [658 F.2d 999](#), 1005-1006 (5th Cir. 1981); *Estate of Newhouse v. Commissioner* [Dec. 46,411], [94 T.C. 193](#), 218 (1990). It would be inappropriate for us at this juncture to limit our consideration to one method in order to determine this price.

Petitioner relies incorrectly on the Court of Appeals for the Eleventh Circuit's opinion in *Estate of Watts v. Commissioner*, *supra*, to support its position that Decedent's partnership interest must be valued under a going concern methodology. We do not read that opinion to compel such a holding as a matter of law. Although we agree with petitioner that the facts of *Estate of Watts* are somewhat similar in certain respects to the instant case, we find significant differences between the two cases. For example, in *Estate of Watts*, the partnership agreement provided that "The death of a partner shall not cause the dissolution or termination of this partnership".<sup>2</sup> In the instant case, by contrast, we find no similar provision. Indeed, the provisions of the relevant partnership agreement are not in the record. Although petitioner places much emphasis on the fact that Decedent's will allowed her trustee to continue the Partnership following Decedent's death, we are not persuaded that this fact is dispositive. We note that the will allowed, but did not require, the trustee to continue the Partnership.

Accordingly, we will deny petitioner's motion for partial summary judgment.<sup>3</sup> In so doing, we have considered all arguments by petitioner for a contrary result, and, to the extent not discussed above, find them to be irrelevant or without merit.

To reflect the foregoing,

*An appropriate order will be issued.*

## FootNotes

1. The "facts" presented in this opinion are stated solely for purposes of deciding the motion and are not findings of fact for this case. Fed. R. Civ. P. 52(a); *Sundstrand Corp. v. Commissioner* [Dec. 48,191], [98 T.C. 518](#), 520 (1992), affd. [17 F.3d 965](#) (7th Cir. 1994). Personal Representative resided in St. Augustine, Florida, when she petitioned the Court on behalf of Decedent's estate. We do not know where Decedent lived at the time of her death.
2. The Court of Appeals for the Eleventh Circuit found this provision to be critical to the outcome in *Estate of Watts v. Commissioner* [87-2 USTC ¶ 13,726], [823 F.2d 483](#), 486 (11th Cir. 1987), affg. [Dec. 42,521(M)] [T.C. Memo. 1985-595](#), stating that "the tax court's decision to value decedent's interest as part of a going concern is amply supported by the law governing Oregon partnerships, and the contractual restrictions placed upon Mrs. Watts' partnership interest by the partnership agreement".
3. In addition to the reasons mentioned above, we also note that the parties dispute the substance of the Partnership's business during the relevant years. Although the business of the Partnership originated with turpentine and timber, much of the Partnership's income in the years preceding Decedent's death was derived from leases and interest.

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## Comment

Your Name

Your Email

Comments

Submit

1000 Characters Remaining

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CITY OF ST AUGUSTINE  
HISTORIC ARCHITECTURAL REVIEW BOARD  
APPLICATION



CERTIFICATE OF DEMOLITION  
 CERTIFICATE OF RELOCATION

RECEIVED

SEP 21 2018

Planning/Building Dept.

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2018-0124

Receipt No. 1449477

Meeting Date 10/18/18

Advertising Costs \$ \_\_\_\_\_ Paid on \_\_\_\_\_ Receipt No. \_\_\_\_\_

1. NAME OF APPLICANT Carolyn Moore / Troy Blevins

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

Address 91 Coquina Ave

City St Augustine State FL Zip 32092

Daytime telephone 904-669-7901 Other phone/email troy@walkingme.com

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

2. NAME OF PROPERTY OWNER Carolyn Moore

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

Address 309 Golando Cove Road

City St Augustine State FL Zip 32092

Daytime telephone (required) (707) 542-1491 Other phone \_\_\_\_\_

3. PROJECT STREET ADDRESS 91 Coquina Ave

4. LEGAL DESCRIPTION OF PROPERTY  
Lot 1 Block 61 Subdivision Coquina + Quarry Creek Parcel Number 223340 0000

5. DATE OF CONSTRUCTION \_\_\_\_\_ Source: \_\_\_\_\_

6. HISTORIC STATUS (check all that apply)

Designated Local Landmark  
 Property individually listed on the National Register of Historic Places  
 Contributing building in National Register Historic District  
 Listed on Florida Master Site File  
 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: \_\_\_\_\_

## 9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

### B. Required submittals:

- Photographs and/or drawings of elevations and architectural features to be removed.
- Drawings of proposed improvements and replacement features as applicable.

## 10. FOR FULL DEMOLITION PROJECTS ONLY

### A. Required submittals for all full demolition projects:

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

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

### 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:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Troy Blevins DATE 9-20-18

SIGNATURE OF APPLICANT Troy B

PRINT 1<sup>st</sup> OWNER'S NAME CAROLYN M. MOORE DATE 9/20/18

SIGNATURE OF 1<sup>st</sup> PROPERTY OWNER Carolyn M. Moore

PRINT 2<sup>nd</sup> OWNER'S NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF 2<sup>nd</sup> PROPERTY OWNER \_\_\_\_\_

PRINT 3<sup>rd</sup> OWNER'S NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF 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.

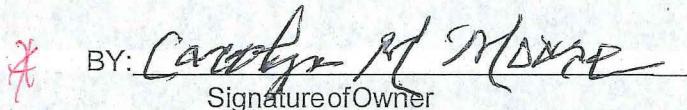
After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31<sup>st</sup> day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

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



### Owner's Authorization For Agent

Troy Blevins is/are hereby authorized TO ACT ON BEHALF OF Carolyn Moore, 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: Carolyn M. Moore  
Signature of Owner

CAROLYN M. MOORE  
Print Name of Owner

(727) 542-1491  
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 20<sup>th</sup> day of SEPTEMBER, 2018.

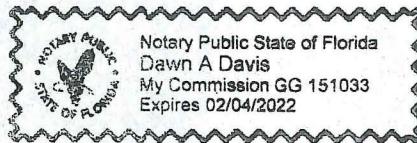
By CAROLYN M. MOORE

Identification verified:

Oath sworn:  Yes  No

Notary Signature: Dawn A Davis

My Commission expires: 02/04/2022

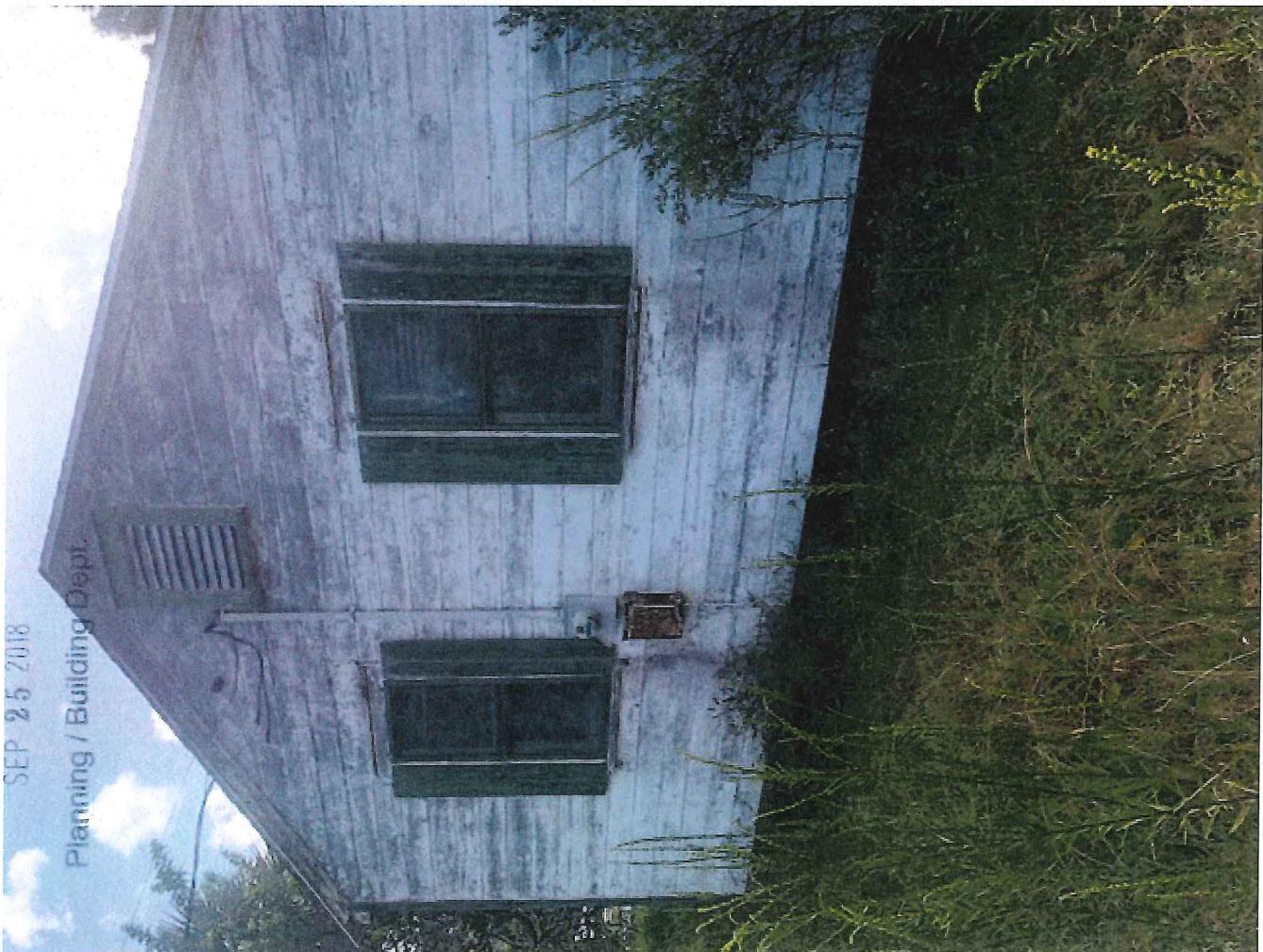




REVIEWED

SEP 25 2018

Planning / Building Dept.





Planning / Building Dept.

SEP 25 2018

Planning / Building Dept.

SEP 25 2018

**RECEIVED**

**RECEIVED**

## Substantial Damage Estimator

<b>Subdivision</b>		<b>Community</b>	
<b>Subdivision</b>		<b>NFIP Community Name</b>	St Augustine, City of
<b>Parcel #</b>	2233400000	<b>NFIP Community ID #</b>	125145
<b>Lot Number</b>		<b>Latitude</b>	29.8828298
		<b>Longitude</b>	-81.2957152

— Building Address —

---

Owner's Name	Meldrim, Jo Etal
Street Address	91 Coquina Avenue
City	Saint Augustine
County	St. Johns
State	Florida
Zip	32080
Phone	
Additional Owner(s)	N/A



**Building Information**  
Year of Construction 1959  
Type Single Family Residence  
Quality Average

Damage Information		Residence Information	
Date of Inspection	08/29/2018	Date of Damage	9/11/2017
Inspected by	Richard Schauland	Cause of Damage	Flood
Inspector Phone	(904) 209-4327	Duration of Flood	6 Hours
		Est. depth above lowest floor	2

RECEIVED

SEP 21 2018

Planning/Building Dept.

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
	\$69,400.80	54.2 %	\$37,648.80
Computed Actual Cash Value		Substantially Damaged	Computed Damages

Damage Summary			
Replacement Cost	\$113,400.00	Computed Damages	\$37,648.80
Depreciation %	38.8 %	Percent of Existing Improvements and Repairs Pre-Disaster	0 %
Computed Actual Cash Value*	\$69,400.80	Repair/Reconstruction %	54.2 %

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

<b>Optional User Entered Data</b>	
Professional Appraisal	Contractor's Estimate of Repairs/Improvements
Tax Assessment	\$0.00
Factor Adjustment	0
Adjusted Tax Assessed Value	Community's Estimate of Repairs/Improvements

**Authorized Local Official:**

Signature

**Authorized Local Official :** Richard E. Schauland, Jr., CBO, CFM  
Printed Name



**CITY OF ST. AUGUSTINE  
PLANNING & BUILDING DEPARTMENT  
P.O. BOX 210  
ST. AUGUSTINE, FL 32085  
PHONE: 904-825-1065**

August 29, 2018

Jo Meldrim Etal  
P.O. Box 184  
St. Augustine, FL 32085-0184

Subject Property: 91 Coquina Avenue  
St. Augustine, FL 32080

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.

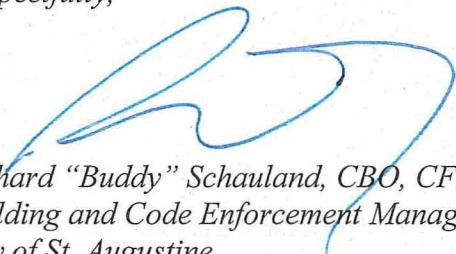
If the event that damaged your structure results in a Presidential disaster declaration, Hazard Mitigation Grant Program (HMGP) funds may become available to mitigate flood-prone structures. Other FEMA mitigation grants programs may also be available, including: Flood Mitigation Assistance (FMA), Pre-Disaster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

**RECEIVED**  
SEP 21 2018  
Planning/Building Dept.

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

RECEIVED

SEP 21 2015

Planning/Building Dept



# St. Johns County, FL

## Quick Links

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

## 2018 TRIM Notice

[2018 TRIM Notice](#)

## 2017 TRIM Notice

[2017 TRIM Notice](#)

## Summary

Parcel ID: 2233400000  
 Location Address: 91 COQUINA AVE  
 SAINT AUGUSTINE 32080-0000  
 Neighborhood: DAVIS SHRS WATERFT (590.05)  
 Tax Description\*: 3-102 DAVIS SHORES LOTS 1 & 2 BLK 61 & PT OF COQUINA & QUARRY CREEKS DB159/478 & DB165/46 & DB244/118 & OR2183/436  
 \*The Description above is not to be used on legal documents.  
 Property Use Code: Single Family (0100)  
 Subdivision: Davis Shores Ocean View Section  
 Sec/Twp/Rng: 20-7-30  
 District: City of St Augustine (District 452)  
 Millage Rate: 20.4933  
 Acreage: 0.460  
 Homestead: N

## View Map

## Owner

Owner Name: Meldrim Jo Etal 33.33%  
 Moore Carolyn Meldrim 33.33%  
 Apfeldorf Michael 11.11%  
 Robinson Wendy Apfeldorf 11.11%  
 Apfeldorf Kary 11.11%  
 Mailing Address: PO BOX 184  
 SAINT AUGUSTINE, FL 32085-0184

## Valuation

	2018
Building Value	\$14,708
Extra Features Value	\$0
Total Land Value	\$234,432
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$249,140
Total Deferred	\$0
Assessed Value	\$249,140
Total Exemptions	\$0
Taxable Value	\$249,140

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	\$14,708	\$0	\$234,432	\$0	\$0	\$249,140	\$249,140	\$0	\$249,140
2016	\$29,780	\$1,824	\$234,432	\$0	\$0	\$266,036	\$266,036	\$0	\$266,036
2015	\$23,970	\$1,824	\$234,432	\$0	\$0	\$260,226	\$260,226	\$0	\$260,226
2014	\$22,560	\$1,824	\$234,432	\$0	\$0	\$258,816	\$258,816	\$0	\$258,816
2013	\$23,124	\$1,824	\$234,432	\$0	\$0	\$259,380	\$259,380	\$0	\$259,380
2012	\$22,047	\$1,824	\$234,432	\$0	\$0	\$258,303	\$258,303	\$0	\$258,303
2011	\$23,073	\$1,824	\$273,715	\$0	\$0	\$298,612	\$298,612	\$0	\$298,612
2010	\$23,586	\$1,824	\$304,128	\$0	\$0	\$329,538	\$329,538	\$0	\$329,538

**Building Information**

Building	1
Actual Area	1240
Conditioned Area	968
Actual Year Built	1959
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	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	Wood	100%
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	Total	
			128	968
FOPN PRCH	0			
BASE AREA	968			
F OPN PRCH	0			
Total SqFt	968	1240		

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	144	120	144	FF	\$234,432

**Sales**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/23/2016	2/22/2016	\$0.00	SA	4152	976	U	I	APFELDORF WINIFRED	MICHAEL APFELDORF, WENDY (APFELDORF) ROBINSON, KARY APFELDORF
	4/16/2004	\$0.00	OI	2183	436	U	I	MELDRIM JAMES S ESTATE	MELDRIM JO, MOORE CAROLYN M, APFELDORF WINIFRED

**Area Sales Report**

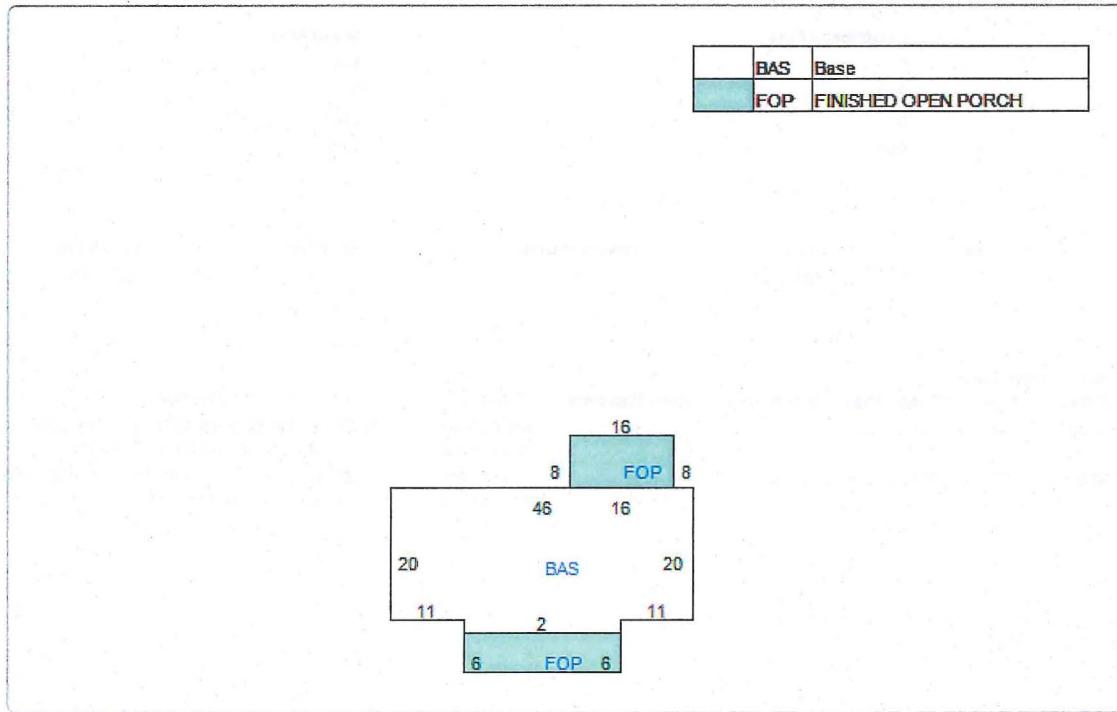
Recent Sales in Area

**Clerk of Court**[Clerk of Court](#)**Tax Collector**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)

## Map



## Sketches



No data available for the following modules: Exemptions, Extra Features.

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

Last Data Upload: 9/25/2018, 1:01:11 AM

Developed by  
**Schneider**  
GEOSPATIAL

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

CITY OF ST AUGUSTINE  
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560  
AD# 0003098545-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

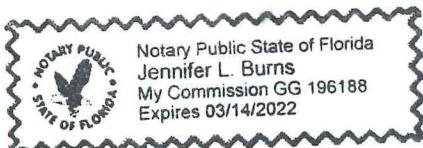
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **HARB 91 Coquina Avenue** was published in said newspaper on **10/08/2018**.

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

Sworn to and subscribed before me this OCT 08 2018

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

Jennifer L. Burns  
(Signature of Notary Public)



NOTICE OF  
PUBLIC HEARING

Notice is hereby given of a public hearing by the Historic Architectural Review Board to be held at 1:00 PM, Thursday, October 18, 2018, in The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

CERTIFICATE OF DEMOLITION TO DEMOLISH A BUILDING CONSTRUCTED IN 1959 THAT IS LISTED IN THE FLORIDA MASTER SITE FILE AND NOT LISTED IN A NATIONAL REGISTER HISTORIC DISTRICT; 3-102 DAVIS SHORES LOTS 1 & 2 BLK 61 & PT OF COQUINA & QUARRY CREEKS DB159/478 & DB165/46 & DB244/118 & OR2183/436; also known as **91 Coquina Avenue**.

APPLICANT'S NAME: Carolyn Moore and Troy Blevins  
SUBMITTED BY CITY CLERK'S OFFICE  
0003098545 October 8, 2018

