



N 25 - 256

DEMOLITION PERMIT APPLICATION

Permits become null and void if demolition authorized is not commenced within 6 months or if demolition is suspended, or abandoned for a period of 6 months at any time after work is commenced. Extension of 90 days may be granted if requested in writing and justifiable cause is demonstrated.

Tax Parcel Number 1482900400 Estimated Completion date 4/1/2025

Site Legal Description 439 VILANO BEACH UNIT ALOTS 4-13A WITH 1 FT OF 10 FT 14 BLK + 6 1/2 FT STRIP OF CL 2 LYING N OF LOTS 4 THRU 13 & WITH 1 FT OF 10 FT 14 BLK + 24 LOTS - APT 05555120

Owner's Name Vilano Beach Lodging LLC Address 208 Beach Blvd

City Jacksonville Beach State FL Zip 32250 Phone (951) 283-9852

Contractor's Name F. Fasanelli Company Name Fasanelli Construction INC

Address 5150 Palm Valley Road # 305 State FL Zip 32250 Phone (904) 223-9852

Fax #: _____ Email Address Fabio@Fasanelliconstruction.com

Fee Simple Titleholder's Name of the Site Vilano Beach Lodging LLC

Fee Simple Titleholder's Address 208 Beach Blvd City Jax Beach State FL Zip 32250

Job Name Vilano Beach Lodging LLC

Job Address 50 Vilano Road, Vilano Beach FL 32084

Bonding Co. Name _____ Address _____

Prior Building Use: Residence _____ Business School _____ Other _____

Building Size: Square Feet approx 9000 sq ft Height avg 10' # of Floors 1 small area has 2 floors

IMPORTANT INFORMATION

Ordinance 89-20 states that it is illegal for any person not holding a valid franchise to engage in the business of collecting, hauling or transporting construction and demolition debris within the boundaries of St. Johns County. Please reference the Solid Waste Removal Guide.

Section 3.01.07 St. Johns County Land Development Code, requires a review of all property to determine any historical resource or historical landmark significance prior to issuance of a demolition permit.

ASBESTOS DEMOLITION/RENOVATION PROJECT NOTIFICATION REQUIRED

The National Emission Standard for Hazardous Air Pollutants (NESHAP), regarding asbestos, places a Written Notification requirement on owners or operators (including contractors) engaged in the demolition of any institutional, commercial, public industrial, installation, excluding residential buildings having four or fewer dwelling units, which remain residential. The referenced notification is required to be sent to DEP, Northeast District Air Program, 8800 Baymeadows Way, Suite 100 Jacksonville, Florida 32256-7590 (904) 256-1566 at least ten (10) working days prior to planned demolition/renovation activity.

Job Address 50 Vilano Road City Vilano Beach

Application, as detailed on face side, is hereby made to obtain a permit to do demolition as indicated. I certify that no demolition will or has commenced prior to the issuance of a permit. I understand that a separate permit must be secured for **BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, AND SEPTIC SYSTEMS, ETC.**

OWNER'S AFFIDAVIT: I certify that all foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

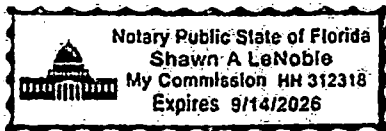
WARNING TO OWNER: YOUR FAILURE TO RECORD A "NOTICE OF COMMENCEMENT" MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR "NOTICE OF COMMENCEMENT".

[Handwritten Signature]

Owner's Signature

Tejal Patel, Managing Member

By Owner's Agent (if any) (including Contractor)



NOTARY as to Owner or Agent Below:

In St. Johns County, Florida:

This instrument was acknowledged before me

This 14th Day of Jan 2025

[Handwritten Signature]
Notary Signature

Known Personally or Identification _____

Type Identification _____

Fabio Fasanelli

Contractor's Name (Print)

Fasanelli Construction

Company Name

[Handwritten Signature]

Contractor's Signature License No.

NOTARY as to Contractor below:

In St. Johns County, Florida:

This instrument was acknowledged before me

This 14 Day of Jan 2024

[Handwritten Signature]
Notary Signature

Known Personally or Identification _____

Type Identification _____



JOHN J. OTHMER
Notary Public
State of Florida
Comm# HH577003
Expires 7/29/2028

OWNERS' AUTHORIZATION FOR AGENT

Joseph J. Van Rooy, Richard Johnston, Fasanelli Construction and DCCM Engineering are hereby authorized by the undersigned, being the owners of those lands described as described in the attached deed or other such proof of ownership as may be required, to apply to St Johns County, Florida as necessary for an application related to a Demolition Permit or other action pursuant to a:

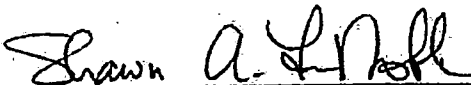
Vilano Beach Lodging LLC ET AL



Tejal Patel, ~~the~~ Managing Member (SEAL)

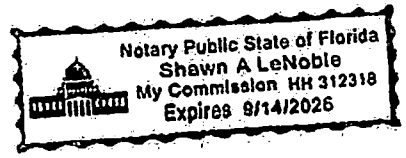
State of Florida
County of Duval

Signed and sworn before me on this 14th day of January, 2025; by Tajel Patel, the Managing Member of Vilano Beach Lodging LLC ET AL, who was personally known to me or [] produced _____ as identification.



Notary Signature

My Commission Expires: 9/14/2026



Status

[N2025-000256](#)
[No Permit](#)

[SignOff Cultural Resources Review](#)

Assoc	Paid	Due	CashOut	OT
	\$0.00			

Cust Submit: 1/17/2025 9:01:00 AM

Site Info

Parcel
[NAL Notes](#)
[Prop Appr](#)
 Prop Use
 Description

OverRide
 House #
 Prefix
 Street
 Type
 Suffix
 Unit
 City
 Zip

Supplemental

Application Info

Applicant
 Phone
 Project Name

Owner
 Phone

Contractor

 Valuation
 Expedited Review Required

PrivProv No Private Provider Chosen

Structural Info

Log

	Type	Rcv Dt	Pln Rvw d Dt	Rvw d By	Status	PlanSent	Comment	Outstanding Comments	Delete	Plan Review	Print
Edit	DEMOLITION PERMIT	Jan 16 2025 7:44AM * bmsmith	1/16/2025 rmauch	mwright	Pending	<input type="checkbox"/>	Proposed demolition would constitute an Adverse Effect on a Significant Cultural Resource (Section 3.01.04). Cultural Resource Management Plan is required. Also DEP CCCL permit. Contacted 1-16-25	0	Delete	Plan Review	
Edit	ENVIRONMENTAL	Jan 16 2025 7:44AM * bmsmith	1/16/2025 mwright	mwright	Pending	<input type="checkbox"/>	Removal of protected trees on the site requires a development review permit. Demolition permit applies only for removal of structure.	0	Delete	Plan Review	

Notes Include Deletes

Affiliated Permit

RE: Review for Magic Beach Motel CRMP and HABS

From Michael Lagasse <mlagasse@sjcfl.us>

Date Mon 3/17/2025 3:03 PM

To Rick Johnston <rjohnston.mec@gmail.com>; Ryan Mauch <rmauch@sjcfl.us>

Cc Megan Wright <mwright@sjcfl.us>

Staff Note: The following correspondence is inclusive of staff's review comments Request for Additional Information (RAI) and discussion with regards to completeness and agenda-readiness for CRMP and HABS for the April 14th Cultural Resource Review Board (CRRB) meeting.

If its submitted, we are able to review, approve, and advertise – which is by noon on the 19th – then it goes of 4/14.

If we are unable to approve the resubmittal, we won't advertise, and the project will go to the next meeting. That being said, I'm researching other ways to give a little more flexibility on that timeline. Please assume I won't find that flexibility for now. So, in effect end of day tomorrow is best so we can look at first thing on Wednesday. But in any case, end of day on Wednesday is too late.

We'll try all the way to the end.



Michael Lagassé

Environmental Division Manager

Growth Management Department

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0617 | www.sjcf.us



From: Rick Johnston <rjohnston.mec@gmail.com>

Sent: Monday, March 17, 2025 2:52 PM

To: Ryan Mauch <rmauch@sjcf.us>

Cc: Megan Wright <mwright@sjcf.us>; Michael Lagasse <mlagasse@sjcf.us>

Subject: Re: Review for Magic Beach Motel CRMP and HABS

Thanks for quick response,

If you could have a link sent of the digital copy that would be much appreciated, and it's not necessary to return the physical plans.

Thursday would probably be best as there is a community meeting scheduled for Wednesday @ 4:00 to discuss 50 Vilano Road.

confirming submittal by the 19th meets the criteria to be on the 4/14 agenda?

Thanks again

Rick Johnston

On Mon, Mar 17, 2025 at 2:43 PM Ryan Mauch <rmauch@sjcfl.us> wrote:

Mr. Johnston,

Received and will scan. If you would like a digital copy, records management staff can send a link. Do you want the physical plans back?

We'd like to visit the property to confirm the elements in the HABS and CRMP and to take staff photos. We can meet Wednesday afternoon or Thursday. What time works for you?

The finalized HABS and CRMP will need to be submitted 3 weeks prior to the meeting so that we can finalize the agenda and associated documents to send to board members, advertisement and the website.

Thanks,
Ryan

On Mar 17, 2025, at 2:33 PM, Rick Johnston <rjohnston.mec@gmail.com> wrote:

Good Afternoon,

I dropped off the 2012 set and am in process of review and response to above, confirming I will submit the final package 3/19.

Also if you could be so kind, as I understand you have scanning capabilities, if you could scan in the 2012 plans and circulate a copy via PDF it would be much appreciated.

At your convenience we can schedule a site visit, please let me know what's convenient for you.

Thanks again

Rick Johnston

On Fri, Mar 14, 2025 at 4:28 PM Megan Wright <mwright@sjcfl.us> wrote:

Mr. Johnston,

I hope this email finds you well. Below are the review comments from County staff regarding your first drafts of the Magic Beach Motel Cultural Resource Management Plan (CRMP) and Historic American Buildings Survey (HABS).

HABS

1. Both HABS and CRMP must include the historic consultant that performed the survey and background research on the resource, including identification, credentials and qualifications of consultant and date(s) that info was compiled. This is typically on a cover page of both survey documents. County staff cannot accept official assessment documents without name of historic consultant and the consultant's credentials.
2. Section c. *Does the building also exemplify a historic or cultural trend?*
3. Section c. Include acknowledgement of Magic Beach Motel being using as set in sci-fi series, "3 Body Problem", season 1, episode 8. Filmed in 2021-2022.
4. Section d. Please clarify the architectural style throughout the document as "Streamline Moderne" as there are several areas where Mid-Century Moderne/Modern is also used (which may be interchangeable, but must be consistent).
5. Section i. Include and expound upon information from the 2022 Historic Associates - A1A North Historic Structure survey by GAI Consultants. This survey suggests that the structure may contribute to a potential historic district, although one does not current exist.
6. Interior - Please include photographs of murals that Gerome Barret has painted, that are still remaining in the motel. Include in addenda. Include reference to these photographs.
7. Section i- Physical History 4. Alterations/Condition: The Blue Ocean Motel, now known as the Magic Beach Motel, has undergone significant alterations since *its original* construction.
8. Section i-Physical History 4. Alterations/Condition: The building is currently in good condition having undergone a major remodeling in 2012. *Please clarify how the building is in good condition, in consideration of the mitigation option to potentially preserve the building instead of demolish it.*
9. Please include photographs of interior of the rooms of motel in addenda. Reference to use as support to statement: "The building is currently in good condition having undergone a major remodeling in 2012".
10. Section i-Physical History 4. Integrity: *Source this statement:* The building is isolated and surrounded by more modern non-historic buildings.
11. Overall, the older buildings at Vilano Beach are few in number, scattered and do not represent a concentration of resources sufficient for consideration as a historic district. *Reference the 2022 survey in this section as well.*
12. Based on a finding of the St. Johns County Cultural Resource Review Board, the Magic Beach *Motel* retains the integrity of its design, materials and workmanship.
13. *Also, in this section, Feeling was omitted as the fourth quality of integrity.*
14. *Clarify Mid Century vs. Streamlined in this Section.*
15. *Consider incorporating the following statement in this section into the original CRRB designated 4 qualities = "The Board also found that the integrity of feeling was retained, although the character of Vilano Beach continues to change with additional new construction occurring since their review in 2021."*
16. History. Historic Context. - *Differentiate the architectural style of the structure in this sentence as earlier comments= "In addition to the Blue Ocean, Newt's Vilano Beach Motel, and Haley's Court Motel, other buildings constructed along Vilano Road in the Mid-century Modern/Moderne Styles of the period include the GlaMay Restaurant, later known as Barrancotto's Roma Restaurant."*
17. When the bridge was completed, A1A was *re-routed* north bypassing the businesses on Vilano Road.
18. Since that time efforts have been undertaken to revitalize Vilano Beach including implementation of the National Trust for Historic Preservation's Main

Street Program. *Expand on how this program applies to the potential district and this building specifically*

19. Blue Ocean Motel/50 Vilano Road: *Text under this section appears to be unsure why this is all restated and if it's appropriate to include here? This is a history not a conclusion, if conclusion is intended.*

20. Addenda: Architectural Drawings. *Also, please submit the drawings with the revised report.*

21. *Incorporate pertinent information compiled about the structure from the 2022 survey. Attached: Excerpt of SR A1A Historic Resource Survey; GAI Consultants Inc Survey, 2022*

CRMP

1. Report shall contain the consultant's ID and credentials along with the dates that info was compiled. County staff cannot accept official assessment documents without name of historic consultant and the consultant's credentials.
2. Provide the 2012 permitted renovation plans as offered. Add to addenda and reference appropriately.
3. Add t that any site demolition and/or redevelopment must meet current standards for the Coastal Construction Control Line (CCCL) permitting through the Florida Department of Environmental Protection (FDEP) for activities on the seaward side of the CCCL which bisects the property.
4. Section 3.04.F.2 of the Land Development Code that County Staff used to review CRMP in totality:
 - a. addressed
 - b. addressed
 - c. not applicable
 - d. clarify flooding comment - **see comment below**
 - e. Haley's Court and Barrancotto's (County Landmark) properties are other examples within the neighborhood. Addressed.
 - f. addressed
 - g. addressed
 - h. N/A
5. Section i. References 2001 survey, however please reference 2022 survey by GAI Historic Consultants. Please see attached excerpt from 2022 survey. Please provide inclusions made within that survey. Including attachments of aerial shots that outline neighboring historic structures by FMSF, attached here.
6. (2) Alternatives. Mitigation Effort 1. Flooding issue addresses 3.01.04.F.2.g. Section 3.01.04.F.2.D - *flooding concerns discussed in email between then-Growth Management Director Suzanne Konchan and then-Cultural Resource reviewer Robin Moore. Expand upon what type of flooding is of concern. i.e. storm surge? Site is in Flood Zone x, what flooding hazard specifically?*

7. (2) Alternatives. Mitigation Effort 2. Magic Beach Motel

8. (3) Schedule. *Provide the applicant's proposed schedule and scope for intended completion of demolition/construction of new site. Add in this section a requirement to contact County staff to setup a pre-construction meeting with the contractor prior to any proposed demo work in order to go over the identification of all historically significant elements to be salvaged from the building, their storage and verification of the relocation, interpretation and/or incorporation of these features into any new development on the site.*

Thank you for your timeliness on this matter. Please call myself, Ryan Mauch or Mike Lagasse with any questions or concerns.

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Megan Wright
Environmental Specialist
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0623 | www.sjcfi.us

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HABS

Below is applicant's response
to comments of RAI #1

1. Both HABS and CRMP must include the historic consultant that performed the survey and background research on the resource, including identification, credentials and qualifications of consultant and date(s) that info was compiled. This is typically on a cover page of both survey documents. County staff cannot accept official assessment documents without name of historic consultant and the consultant's credentials.

...Cover with consultant and date is included and also identified as historian with MA in history on page 14.

2. Section c. Does.the.building.also.exemplify.a.historic.or.cultural.trend?

....Additional information about SR A1A and beach culture added to statement

3. Section c. Include acknowledgement of Magic Beach Motel being using as set in sci-fi series, "3 Body Problem", season 1, episode 8. Filmed in 2021-2022.

Added to statement

4. Section d. Please clarify the architectural style throughout the document as "Streamline Moderne" as there are several areas where Mid-Century Moderne/Modern is also used (which may be interchangeable, but must be consistent).

Style is best described as Late Moderne based on Technical Bulletin 16a of the National Register of Historic Places program. This is used throughout both the HABS documentation and Mitigation Plan for consistency's sake.

5. Section i. Include and expound upon information from the 2022 Historic Associates - A1A North Historic Structure survey by GAI Consultants. This survey suggests that the structure may contribute to a potential historic district, although one does not current exist.

This information has been included along with the maps of the potential historic district prepare by GAI (FIGURES 8 & 9).

6. Interior - Please include photographs of murals that Gerome Barret has painted, that are still remaining in the motel. Include in addenda. Include reference to these photographs.

Photographs of murals provided. Since motel is still in active use, the photographs are partially obscured by furniture. Once furniture is removed, murals will be photographed in complete detail. Applicant will also provide c. 2012 photographs of murals by Peter Willott which show the murals at the time the motel was renovated.

7. Section i- Physical History 4. Alterations/Condition: The Blue Ocean Motel, now known as the Magic Beach Motel, has undergone significant alterations since its original construction.

Corrected

8. Section i-Physical History 4. Alterations/Condition: The building is currently in good condition having undergone a major remodeling in 2012. Please clarify how the building is in good condition in consideration of the mitigation option to potentially preserve the building instead of demolish it;

Condition is not relevant. This has been removed from the narrative.

9. Please include photographs of interior of the rooms of motel in addenda. Reference to use as support to statement: "The building is currently in good condition having undergone a major remodeling in 2012".

Interior photos included. Condition statement removed.

10. Section i-Physical History 4. Integrity: Source this statement; The building is isolated and surrounded by more modern non-historic buildings.

Rewritten as follows: The building is isolated from the older buildings in Vilano Beach near the former bridge and is currently surrounded by more modern non-historic buildings, including the Publix Plaza and the Hampton Inn & Suites (Figure 7).

11. Overall, the older buildings at Vilano Beach are few in number, scattered and do not represent a concentration of resources sufficient for consideration as a historic district. Reference the 8688 survey in this section as well;

Eliminated this statement and any discussion of previous historic surveys for lack of relevance.

12. Based on a finding of the St. Johns County Cultural Resource Review Board, the Magic Beach Motel retains the integrity of its design, materials and workmanship.

Corrected

13. Also?in.this.section?Feeling.was.omitted.as.the.fourth.quality.of.integrity;

Added

14. Clarify.Mid.Century.vs;.Streamlined.in.this.Section;

Clarified through use of Late Moderne Style

Consider.incorporating.the.following.statement.in.this.section.into.the.original.CRRB. designated.0.qualities = “The Board also found that the integrity of feeling was retained, although the character of Vilano Beach continues to change with additional new construction occurring since their review in 2021.”

Added

15. History. Historic Context. - Differentiate.the.architectural.style.of.the.structure.in.this.sentence.as.earlier.comments= “In addition to the Blue Ocean, Newt’s Vilano Beach Motel, and Haley’s Court Motel, other buildings constructed along Vilano Road in the Mid-century Modern/Moderne Styles of the period include the GlaMay Restaurant, later known as Barrancotto’s Roma Restaurant.

16. **Clarified through use of Late Moderne Style**

17. When the bridge was completed, A1A was re_routed north bypassing the businesses on Vilano Road.

Corrected

18. Since that time efforts have been undertaken to revitalize Vilano Beach including implementation of the National Trust for Historic Preservation’s Main Street Program. Expand.on.how.this.program.applies.to.the.potential.district.and.this.building.specifically

19. Statement about Main Street Program Added.

20.

21. Blue Ocean Motel/50 Vilano Road: Text under this section appears to be unsure why this is all restated and if it's appropriate to include here? This is a history not a conclusion? if conclusion is intended;

22. History of buildings is standard part of the HABS short form. Have re-written to eliminate redundancies from other sections.

23. Addenda: Architectural Drawings; Also? please submit the drawings with the revised report;

24. Provided.

25. Incorporate pertinent information compiled about the structure from the 8688 survey; Attached: Excerpt of SR A1A Historic Resource Survey; GAI Consultants Inc Survey, 2022

Incorporated including maps: Figures 8 & 9.

CRMP

1. Report shall contain the consultant's ID and credentials along with the dates that info was compiled. County staff cannot accept official assessment documents without name of historic consultant and the consultant's credentials.
2. ***Cover page added with consultant's name and date of preparation. Credentials are provided in HABS report, page 14.***
3. Provide the 2012 permitted renovation plans as offered. Add to addenda and reference appropriately.
4. ***Added/provided***
5. Add t that any site demolition and/or redevelopment must meet current standards for the Coastal Construction Control Line (CCCL) permitting through the Florida Department of Environmental Protection (FDEP) for activities on the seaward side of the CCCL which bisects the property.
6. ***Added/provided***
7. Section 3.04.F.2 of the Land Development Code that County Staff used to review CRMP in totality:
 - a. addressed
 - b. addressed

- c. not applicable
- d. clarify flooding comment - **see comment below/Statement on flooding provide.**
- e. Haley's Court and Barrancotto's (County Landmark) properties are other examples within the neighborhood. Addressed.
- f. addressed
- g. addressed
- h. N/A
- i.

5. Section i. References 2001 survey, however please reference 2022 survey by GAI Historic Consultants. Please see attached excerpt from 2022 survey. Please provide inclusions made within that survey. Including attachments of aerial shots that outline neighboring historic structures by FMSF, attached here.

Added/aerials included in HABS Report: Figures 8 & 9.

6. (2) Alternatives. Mitigation Effort 1. Flooding issue addresses 3.01.04.F.2.g. Section 3.01.04.F.2.D - flooding.concerns.discussed.in.email.between.then_Growth.Management.Director.Suzanne.Konchan.and.then_Cultural.Resource.reviewer.Robin.Moore; Expand upon.what.type.of.flooding.is.of.concern; i.e; storm.surge?.Site.is.in.Flood.Zone.x?what.flooding.hazard.specifically?

Clarified.

7. (2) Alternatives. Mitigation Effort 2. Magic Beach Motel

Corrected

8. (3) Schedule. Provide.the.applicant's.proposed.schedule.and.scope.for.intended.completion.of.demolition-~~on~~construction.of.new.site; Add.in.this.section.a.requirement.to.contact.County.staff.to.setup.a.pre_construction.meeting.with.the.contractor.prior.to.any.proposed.demo.work.in.order.to.go.over.the.identification.of.all.historically.significant.elements.to.be.salvaged.from.the.building?their.storage.and.verification.of.the.relocation?interpretation.and-~~or~~incorporation.of.these.features.into.any.new.development.on.the.site;

Schedule added.

end of RAI #1
response

RE: CRMP - HABS - RAI 1 - Photos 50 Vilano Road FINAL

From Ryan Mauch <rmauch@sjcfl.us>

Date Wed 3/19/2025 4:12 PM

To Rick Johnston <rjohnston.mec@gmail.com>

Cc Michael Lagasse <mlagasse@sjcfl.us>; Megan Wright <mwright@sjcfl.us>

Below is RAI #2 and confirmation of a staff site visit by to review the site and collect photos

Hello Mr. Johnston,

It appears that the comments relayed this week have been addressed.

Minor corrections needed within the plans:

-It was stated in the Mitigation plan that the property is located in a *VE Flood Zone* and is prone to flooding. However, the property is actually located within *FEMA Flood Zone X and X-Shaded (0.2% chance annual flood in Coastal Zone)*.

-It was stated in the Mitigation plan that *a majority* of the structure is seaward of CCCL. However, it is the *Eastern half* of the structure that is seaward.

-Need interior photos of the historic elements of the structure and any additional murals to be preserved (not yet received, will take some during tomorrow's tour)

We will see you at 50 Vilano Rd. tomorrow at 9:00am.

Thanks,

-



Ryan Mauch

Environmental Supervisor

Environmental Division/Growth Management Department

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0621 | www.sjcf.us



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From: Rick Johnston <rjohnston.mec@gmail.com>

Sent: Tuesday, March 18, 2025 2:16 PM

To: Michael Lagasse <mlagasse@sjcf.us>; Ryan Mauch <rmauch@sjcf.us>; Megan Wright <mwright@sjcf.us>

Subject: CRMP - HABS - RAI 1 - Photos 50 Vilano Road FINAL

Good afternoon,

Please review our submittal that includes final work product for:

Applicant email to RAI #2.
Submitted "final" documents
contain changes described

Cultural Resource Management Plan
Historic American Buildings Survey
Response RAI 1 - directory
Current photo log 50 Vilano Road

I trust the submission has addressed all comments in order for us to meet the criteria for the April 14th 2025 CRRB.

Should you have any questions please do not hesitate to let me know

Also a special thanks to each of you for the time and effort spent on the project and the review of the same.

Regards

Rick Johnston