CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AGENDA – AMENDED*

THURSDAY, SEPTEMBER 16, 2021 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from July 15, 2021 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items

a)	*PL2021-0117	St. Johns County Hurricane Housing Recovery Program - Applicant Kathrin King - Owner 24 Coquina Avenue To demolish a residential building, constructed c. 1958, that is recorded in the Florida Master Site File but is not located in a district.

6. Continued Items from the previous HARB meetings

a)	PL2021-0074 Certificate of Demolition Continuing from June 17, 2021	Kolsen and Associates LLC - Applicant 112 Moore Street Extra Lot Land Trust (J. Russell Collins, Trustee) – Owner 112 Moore Street To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

7. Certificate of Appropriateness

a)	PL2021-0120	Generation Homes, LLC - Applicant Dale Gallucci - Owner 305A St. George Street To construct a new Bungalow style two-story residential building, with site features that include fencing and landscaping, on an empty lot. (Following Opinion of Appropriateness application approval on June 17, 2021)

b) PL2021-0121 — CD + Urban - Applicant
44 Avenida Menendez, LLC - Owner
44 Avenida Menendez
To construct a new two-story commercial building and courtyard with outdoor seating to replace the one-story drive-through building. (Following Opinion of Appropriateness application approval on July 15, 2021)

8. Certificate of Demolition and Partial Demolition

a) PL2021-0091 — Synergy Construction & Maintenance - Applicant
H&H Real Estate Investing, LLC - Owner
144 Martin Luther King Avenue
To demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

b) PL2021-0118 — Lester F. Sanders - Applicant
Charles Sears - Owner
307 Minorca Avenue
To demolish a residential building, constructed c. 1925 - 1927, that is recorded in the Florida Master Site File but is not located in a district.

9. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

10. Other Business

a) Discussion regarding Preservation Awards Program

11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
July 15, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 15, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Barbara Wingo, Vice-Chairperson Jon Benoit, (arrived at 1:02 p.m.) Paul Weaver, III Gaere MacDonald
Absent:	Catherine Duncan, Chairperson, Excused
City Staff:	Jenny Wolfe, Historic Preservation Officer Julie Courtney, Historic Preservation Planner Denise May, Assistant City Attorney Elyse Anderson, Recording Secretary

2. General Public Comments for Items not on the Agenda

The Board heard from the following member of the public:

- Mike Dixon

3. Approval of Minutes

Dr. Wingo stated she had some corrections for the Clerk and wanted to defer the minutes for the June 2021 meeting to next month.

MOTION

Mr. Weaver MOVED to DEFER the MINUTES to the August 19, 2021, meeting. The motion was SECONDED by Mr. MacDonald.

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

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. MacDonald.

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

5. Recommended Expedited Hearing Items(to be recommended one week in advance):

5. (a) PL2021-0090 – Doris A. Vidan– Applicant and Owner
298 St. George Street

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

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

DRAFT

finds that the board APPROVE a CERTIFICATE OF APPROPRIATENESS at 298 St. George Street because the replacement doors and sidelights meet the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was none.

Doris Vidan was present and waived her right to a presentation.

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0090 finding that the application meets the Secretary of the Interior's standards replacing the existing door and side lights with in kind materials. The motion was SECONDED by Mr. MacDonald.

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

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness
PL2021-0061 – Natural Beauty, Inc – Applicant
Daniel Pingel and Robert Geibeig Jr– Owner
112 (A) St. George Street

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

Ms. Courtney stated the applicant was out of country and would try and send someone on his behalf. She stated they spoke with Thompson Awing who was no longer representing the application, but stated they were going to try an attend after being asked again by the applicant; however, did not have the proper owner's authorization form. She said Thompson Awing said they would try to come at the next meeting. She said the applicant stated he hoped HARB would hear the application without a representative, but that was stated verbally over the phone.

Dr. Wingo asked if it was required to have an applicant present for the application to be heard.

Ms. May stated that the standards the Board had adopted did not require an applicant to be present for an application to be heard.

There was Board consensus to defer the application to next month's meeting since there was not a representative present.

MOTION

Mr. Weaver MOVED to CONTINUE item 6(a) PL2021-0061, 112 St. George Street, to the August 19, 2021, HARB meeting. The motion was SECONDED by Mr. Benoit.

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

6. (b) Certificate of Appropriateness
PL2021-0057 – Marquis, Latimer + Halback, Inc. – Applicant
TIITF/Department of State – Owner
42 ½ St. George Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous

DRAFT

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

1. To APPROVE if the HARB determines the overall proposed design in the revised plans sufficiently addresses the HARB concerns and is now compatible with the AGHP

2. To DENY the plans because elements such as the revised pergola/arbor structure are still incompatible with the AGHP because of its scale and use of a non-compatible material and because the project scope as designed does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9

3. To APPROVE with the following conditions:

a. To reduce the length/height of the pergola/arbor so that it is compatible with the kitchen building and existing courtyard setting and does not reduce the historic relationships of buildings and features on the site

b. To remove the incompatible plexi-glass material as a cover for the pergola/arbor on the permit drawings

c. To remove the proposed addition of a well cover from the permit drawings

d. For the screening fence around the existing mechanical equipment to be compatible in material, design, and size of the existing wood property fence and to adequately provide screening.
Mr. Weaver inquired about the State Historic Preservation Office (SHPO) doing a review of the architecture and the landscaping.

Ms. Courtney said Mr. Marquis would be able to clarify, but she believed they would review the application as well.

Jeremy Marquis and Emily Finn presented the application.

The Board provided their ex parte communication.

Public hearing was opened.

BJ Kalaidi urged the Board to defer to number two of the Staff recommendation to deny. She stated each project should be judged on its own and not based on other projects. She continued the applicant needed to remove the incompatible materials.

Public hearing was closed.

The Board discussed with Mr. Marquis:

- Mass, scale, and lot coverage
- Proposed grape arbor was subordinate to the other buildings on the premises
- Setbacks were addressed
- Coquina concrete underneath was 467 Sq. Ft.
- Salcedo House kitchen was a 30x30 structure, including the porch
- Plexi-glass was not a compatible material, but had been approved before
- Applications were considered case-by-case, but concerned with setting precedence

Mr. Marquis stated they had done extensive research on grape arbors, and after reviewing the arbors in the Historic Preservation (HP) districts, the Colonial Quarter arbor was seven foot six inches. He noted typically for ADA clearance, the post spacing on the near side was eight feet and ten feet in width; however, they used eight feet consistently for post spacing. He stated they wanted to use the plexi-glass but enclose it in a historically appropriate manner to help with the elements since the plexi-glass would be between the framework of the arbor going to the edge from north to

DRAFT

south and not past the main beam from east to west with an eight-inch overhang to help disguise it. He stated there would not be any free floating plexi-glass independent of the structure.

The discussion continued:

- Close to the correct scale
- Provided shade and shelter
- Removeable without altering or harming other historic structures
- Arbor was not taking over site in a significant way
- Adequate solution to hide the plexi-glass
- Well covering interpretation was acceptable
- Other items applicant had committed to over time should be completed: screening, painting of the rails and hood
- Allowing the business to improve overtime fell within the guidelines
- Purlins or other framing to extend beyond the edge to provide more of a distraction to the eye
- Understood plexi-glass function, but not acceptable
- Plexi-glass was approved previously but should not repeat the mistake from a previous HARB decision
- Grape arbor was too large for space, although less problematic than using inappropriate materials
- Did not present as grape arbor or pergola since those would have an open concept
- Trying to camouflage new structure
- HARB was not an appellate court therefore, precedence not set, but should be consistent with decisions
- Use of plexi-glass to preserve something in a building would be different but not appropriate when creating a new structure
- Arbor did have roof-like structures to offer shade and protection
  Restricted rain somewhat, but not completely
- Location was ground zero for HP and had higher standard

Mr. Weaver inquired about the concerns of the well covering as it seemed to be a repetitive issue.

Ms. Courtney stated the well covering design was conjectural and what was shown in the plaza was a reconstruction which, was also conjectural. She continued the size was big and bulky and in May everyone seemed to be against it; however, the biggest change was removal of the diagonal lattice, but the size and structure remained the same.

Mr. Weaver stated the well covering on the plaza was not a good example and HARB was not consulted when it was designed. He asked Mr. Marquis if there was anything he could do to modify the well covering to make it more aligned with staff's suggestion.
Mr. Marquis stated there was not specific documentation for what the well covering would have looked like; however, there were other examples that used the same materials and they tried to relate it to the other structures. He said the plexi-glass provided a practical use in a historic setting by providing the current need of outdoor seating. He liked Mr. Benoit's suggestion on extending the purlins because the arbor use should be functional. He stated this was not a storm shelter but could help protect from the elements.

Mr. Benoit felt the plexi-glass was an appropriate solution to keep the structure an arbor instead of another hard structure and its use was an adequate alternative to provide cover. He pointed out the application would still go before SHPO, regardless of approval or not, and the plexi-glass could be approved regardless of HARB's decision.

Ms. Wolfe stated she understood there was an agreement between the University of Florida (UF) and Historic St. Augustine for projects that came before HARB and were approved. She said SHPO did provide their own review and there could be conflicting

DRAFT

opinions; however, they did consider HARB's review.

Mr. Benoit stated that none of the new constructions were absolute replicas out of Manucy's book. He said the smaller the project the more detail oriented they tend to be, but he thought it was an appropriate solution to provide outside coverage and soften it by pulling in the post and he noted the design work was done well to help blend the plexi-glass in with the other elements.

Mr. Weaver stated based on the UF agreement with the City, both parties had independent authority. He said their standard was rehabilitation and Historic St. Augustine would be HARB guidelines, and the standards had flexibility of using modern materials and they could say no plexi-glass and return with a worse project, but compared with the taberna, this was a much better alternative.

Dr. Wingo stated the details were of the upmost importance and since she had been on the Board, emphasis was not placed more on smaller projects versus the larger. She stated they were trying to do the right thing, and these properties were under a higher standard; therefore, required close examination. She said the jurisdiction was much more limited as opposed to what the SHPO or the National Park Service would look at since it was a different consideration.

Mr. MacDonald commented that another Board's opinion should not sway their decision and sometimes decisions could be overruled; however, the plexi-glass was not an appropriate material. He asked if the project could be done without the plexi-glass as the Board appeared to agree on the rest of the project.

Mr. Marquis stated his client was willing to move forward without the plexi-glass and asked the Board to specify the motion in order to communicate clearly with SHPO.

Dr. Wingo stated she was not concerned with the well covering.

Mr. Weaver stated it could be construed to be a compatible contemporary design because anything could be conjectural.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness PL2021-0057, for 42 ½ St. George Street to approve the proposed grape arbor as presented by the applicant with the condition the purlins extend on all four sides so the vines would hang over, to remove the incompatible plexi-glass material as a cover for the pergola/arbor, for the screening fence around the existing mechanical equipment be compatible in material, design, and size in existing wood property fence and to adequately provide screening. The motion was SECONDED by Mr. MacDonald.

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

Mr. Weaver recused himself for next the application.[1]

6.(c) Opinion of Appropriateness
PL2021-0059 – CD + Urban – Applicant
44 Avenida Menendez, LLC– Owner
44 Avenida Menendez

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

Ms. Wolfe read the staff report and said based on a review of the AGHP, the previous discussion of the HARB and without the

[1] Attached to original packet

support of evidence to the contrary, staff finds that the board can take one of the following actions on the OPINION OF APPROPRIATENESS (OOA) at 44 Avenida Menendez:

1. APPROVE THE OOA with a finding that the architectural concept of the proposed one and two-story attached buildings, the building forms with regard to roof shapes and general proportions, their siting on the lot, and their general opening patterns comply with the AGHP and/or Houses of St. Augustine because the primary building is situated on the front property line and the general building character is Spanish/British Colonial. The HARB may make detail recommendations that should be accommodated with a subsequent Certificate of Appropriateness (COA) application. Staff recommends alterations to one or both of the front property walls, altering the opening pattern and/or styling of the one-story building and removing the shutters, delineating the lower façade of the two-story building such as adding a simple cornice, lowering the first-floor windows, addressing the second-floor exterior door shapes and sizes, and reducing the length and/or width of the one-story building near the Espinosa Sanchez House. Also note that all other details will be considered in comparison with recommendations based on the Houses of St. Augustine (pitch, height, window design, paving and plantings, etc. as well as evaluating the east-west building section details).
2. CONTINUE THE OOA with a finding that the architectural concept related to the form, size, and scale of the one and two-story attached buildings do not sufficiently comply with the AGHP and/or Houses of St. Augustine with regard to the relative building footprints and the street front character of the two building facades.

Jeremy Marquis, John Arbizzani, and Clifford Duch reviewed the application.

Mr. Marquis and Mr. Duch asked for Board approval to provide the new sketch based on the Staff recommendations.

The Board consensus was to allow the new sketch; however, Mr. MacDonald noted the public did not have a chance to review.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi stated the new sketch being shown was not available to the public and should have been made available before the meeting. She stated her concern for Avenida Menendez and what it would look like in the future. She said she was concerned with the balcony but if it followed the guidelines for Florida Department of Transportation (FDOT) then it was fine. She stated that applicants should be considerate of the public because they are concerned with the history of the town.

Public hearing was closed.

The Board discussed:

- Pleased to see two different designs
- Only one other location was set on the street, other various locations in areas were set back with cantilever balconies
- Roof was metal but should be wooden shakes on the Bayfront
- Left South building intensive use for being next to another building, issue could arise when applying for Certificate of Appropriateness (COA) with this right on the property line
- Property set back but could hinder view from Harry's Seafood
- Window and door opening were aligned with the AGHP
- Architecture of the primary structure compatible to move on to the COA

DRAFT

- Should re-evaluate left side of the structure to manage scale since next to an existing building

Dr. Wingo inquired about the source material used to design 44 Avenida Menendez.

Mr. Marquis stated they had photographic documentation from the Historic St. Augustine Restoration Preservation Board's.

Dr. Wingo felt the photograph was inadequate because there was no citation information and it required explanation.

The Board discussion continued:

- Response to staff report given to Board
- Responses should have been given to the Board and public sooner
- Building on the left was problematic

Ms. Wolfe stated the applicant's additional sketch responded to staff comments. She stated the lack of shutters, moving the buildings down, adding three-dimensional aspects of the windows sills and lintels helped the building read as a one-story Spanish Colonial building. She stated the applicants wanted the building to reflect a one-story building with additions over time, a different approach was taken and by adding some of those features it showed delineation. She continued the building to the South looked unresolved and needed some adjustments before moving forward and she questioned if the building outlined in the line drawing had a projecting balcony.

Mr. Marquis answered in the affirmative.

Ms. Wolfe clarified for the Board that it did have a projecting balcony and they did not find precedence for having a porch on top of a first period Spanish building.

Mr. Marquis said the Arrivas house did have a projecting balcony but provided information on how a wraparound balcony could work.

Dr. Wingo stated there was not historic precedence for the design; however, there were references to handle the FDOT issues.

Mr. Duch asked for clarification since they were using the Arrivas House and the Salcedo House as references. He stated there was a cantilever porch with a portion recessed.

The Board Discussion continued:

- Plans had improved greatly over time
- Bottom level was First Spanish period with second floor a British addition which was a little beyond the scope but capable to do
- Not reflected in Manucy but able to compromise since unable to use the space over the street

Mr. Duch stated the southern corner of the site plan was more of a café style area, but they were able to reconstruct it to make it more applicable to the architectural periods.

Mr. Benoit stated he knew that renderings were mainly done in white; however, the colors of the building would be important, and would need to blend with the streetscape.

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness PL2021-0059 with the following recommendations when the applicant come back for a COA: (a.) Work with staff comments about the main two-story structure to look at the windows, the fenestrations, the cornice, to try and separate the first floor and the second floor and pull in the historic references, (b.) For the structure on the South if it is going to be the First Colonial period referenced, then make the openings and other details reference that period, (c.) study the roof and consider the shake roof to blend with the other Spanish Colonial roofing on the streetscape, (d.)

DRAFT

look at the colors (e.) comeback with sufficient details so we can get through the COA with efficiency. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

6. (d) Certificate of Demolition
PL2021-0074 – Kolsen and Associates LLC– Applicant
112 Moore Street Extra Lot Land Trust (J. Russell Collins, Trustee)– Owner
112 Moore Street

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

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Demolition at 112 Moore Street for the following reasons:

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

2. The evidence of economic hardship does not sufficiently demonstrate a hardship because it may or may not be for the correct building (it is labeled #114), some listed items would be required for new construction and some are not associated with the structure (garage and fencing etc.), and there was not a consideration of any economic incentives.[3]

Ms. Wolfe noted that a building condition assessment report was recently provided by the applicant, and based on the condition assessment by staff, there appears to be a significant amount of repair work necessary to make the structure viable. However, the staff recommendation would not change to allow the applicant the opportunity to provide testimony and evidence due to the historic nature of the structure.

William Kolson and Bart Piniaz reviewed the application.

Mr. Piniaz noted that when the property was initially purchased, the history of the structure was unknown. He stated the original intent was to rehabilitate the structure until the poor condition was assessed.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Charles Pappas stated it was sad to hear the applicant was not aware of what he had purchased. He continued it was historic Lincolnville and the history kept disappearing and there had been a change in Lincolnville over the past 20 years. He said the buildings and structures were the character and that could never be replaced.

BJ Kalaidi agreed with Mr. Pappas and stated there had been 123 buildings demolished in the Lincolnville's National Registered Historic District (NRHD) since 1991 reducing the historic resources from 81% to 67%. She stated she knew the City was in the process of rewriting the demolition policy and hoped Mr. Rusty could come up with funds to not demolish the structure and restore it.

[2] Break from 3:03 p.m.- 3:09p.m.
[3] Extra documentation in packet

DRAFT

Public hearing was closed.

The Board discussed:

- Three things to consider: structure had been relocated, integrity, and condition
- Main concern if board and batten original to house
- Did applicant know the types of material used on the building

Ms. Wolfe stated she had not done any research, nor had she seen any investigated analysis done to see if there were any other types of materials on the building.

Mr. Kolson stated the building did not look original. He said the siding looked to be 30 to 40 years old and was probably redone when they added the aluminum windows to the building; however, another part of the house had not been redone as it still had cast iron risers coming out of the ground for the sewer system.

Board discussion continued:

- Added to Florida Master Site File in 1980's with board and batten siding
- If altered or not original or not within the historic period, the building could have loss its integrity
- If building was part of the original segregated black school, it was vastly important
- Continue application so research could be done
- If not original materials and if structure had been moved, not a lot of historic fabric left, and the condition could be demolished but too many unknowns
- St. Augustine had a vast amount of Civil Rights history
- Building framed at four feet on center with a member going horizonal which was for board and batten
- Don Crichlow's report presented strong evidence that the board and batten may have been original
- Would be a lot of work to fix, but the building could be saved
- Search for opportunities to obtain funding to preserve the building
- Consider packet information regarding an applicable tax exemption program
- If property was not in Lincolnville, it could be made into a local landmark
- Should try to save very significant part African American history in St. Augustine
- Nothing shown to reflect true economic hardship
- One of the oldest African American Schools on Florida Master Site File, building could be a National Register nomination

Ms. Wingo inquired about a Rosen Wall school in St. Augustine. and believed there was one in Hastings.

Ms. Wolfe stated she was unaware since she had not completed any research; however, that did not mean there was not one. She said there were other schools within the County that had recently been honored with a local marker.

Mr. Benoit said Mr. Dixon worked with the museum across the street and had been granted funds to restore that building. He suggested the applicant may be able to work with him or assist with obtaining funds.

Board discussion continued:

- Historically part of the same complex as the school
- Some African American churches were getting federal grants to help restoration

Mr. Piniaz asked if they pursued other potential opportunities would the structure need to stay in Lincolnville.

DRAFT

Mr. MacDonald stated buildings were moved; however, if this was part of the school it would be important for it stay in the same location. He said the lot held the same significance as the building.

Mr. Weaver agreed with Mr. MacDonald and stated the Lincolnville context was very important.

Ms. Wolfe advised that to relocate the build would require a Certification of Relocation. She stated the Board was able to ask the applicant if they wanted to continue or were they resolving the significance of the building they could deny; however, they could ask the applicant since it could affect their options moving forward.

Mr. MacDonald stated the applicant did not realize the property could be of great value even if it were to be turned into an Airbnb, but still modeled after a school. He continued people came to St. Augustine for its history.

Dr. Wingo encouraged Mr. Piniaz to explore various opportunities including the tax exemptions that could be available for them. She suggested speaking to other people in the area regarding their unique asset and encouraged them to have more research done on the history of the school.

Mr. Weaver requested confirmation on the board and batten siding even with the strong evidence pointed out in Mr. Crichlow's report for the Board to make an informed decision. He said not only was there a tax exemption program but there was a federal investment tax credit if it was an income producing property.

Ms. May stated if they were leaning toward a continuance, the applicant had to concede to that, and it was his right to a full opinion.

Mr. Piniaz agreed with a continuance.

MOTION

Mr. Weaver MOVED to CONTIUNE PL2021-0074 Certificate of Demolition, 122 Moore Street to August 19, 2021, if approved by the applicant. The motion was SECONDED by Mr. Benoit

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

7. Certificate of Demolition and Partial Demolition

7. (a) PL2021-0091 – Synergy Construction & Maintenance –– Applicant H&H Real Estate Investing, LLC– Owner 144 Martin Luther King Avenue

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

Ms. Courtney stated the building owner had a death in the family and the applicant, Synergy Construction requested to participate virtually; however, that was not currently possible.

MOTION

Mr. Benoit MOVED to CONTINUE application PL2021-0091 to when an applicant was able to be present. The motion was SECONDED by Mr. MacDonald.

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

DRAFT

8. Planning and Building Staff Communications

8. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

9. Other Business

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

Ms. Wolfe stated the Board was the Certified Local Government (CLG) and would only provide comments. She voiced concerns of the lighting installed in other parts of the City was significantly brighter at night and pictures had been provided to the Board.

Orlando Cordero from the Florida Department of Transportation reviewed the topic for the Board.

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

The Board and Mr. Cordero Discussed:

- Gas light to look similar to what was already downtown
- Proposed fixtures tied in well
- Gas Light was more consistent and could that be done on the bridge as well as the roadway
- Two fixtures were proposed: double fixture on the bridge and the and single on the roadway portion
- Projecting light fixture was more modern
- Gas light without the projection was more appropriate to St. Augustine
- Could single pole gas lights be used on both the bridge and the roadway
- Only gas light fixture use could be presented as a recommendation to be examined further
- Would be more attractive and create a rhythm of lights between the roadway and bridge
- Space out to help with the budget
- Lumen intensity would be set according to the current standards
- Lumen and color consistency was important
- FDOT had moved to using more LED lights but thought color could be achieved with the new technology

Ms. Wolfe asked Mr. Cordero if the other lighting presented was the same intensity of lighting that would be installed.

Mr. Cordero replied since those products were recent, it would be the same intensity.

Ms. Wolfe encouraged the Board to reference the pictures sent out regarding the lights as they lit more than just the roadway. She stated it would make a significant impact on the bridge and to the historic downtown area. She suggested the Board ask for lumens to light only the road and have no light pollution onto the sky or river. She stated they were making a recommendation, but she wanted to clarify there would be a significant change.

Mr. Benoit stated he was unsure how to manage brightness unless the light fixture was specifically facing down with a top similar to residential turtle lighting and asked if there was City precedent elsewhere for reference.

Ms. Wolfe stated that while she understood FDOT had standards, she felt that tall fixtures were unnecessary and inappropriate for St. Augustine, and suggested the lights be mounted closer to the bridge structure that would light the street and not be a distraction to drivers.

Mr. Cordero stated designs had been evolving recently and they were trying to focus on lighting pedestrian areas as opposed to the entire City.

DRAFT

Dr. Wingo asked if a motion was needed or if the discussion enough for the recommendation.

Ms. Wolfe asked if FDOT wanted a formal letter.

Mr. Cordero replied in the affirmative.

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

Ms. Wolfe reviewed the topic and provided the Board with a letter of recommendation.

- Reorder the agenda based upon staff approvals, or by smaller and larger projects, rather than by project types
- Add an analysis table to show if application was completed or additional information or materials required
- Provide the meeting procedures at start of meeting
- Ask applicant to describe the changes in new materials and vote to determine if it would create a significant impact on the project, or the Board, the staff and public would need more time to review in greater detail or vote to accept the evidenceIf staff report recommended a continuance, then HARB could vote to have the applicant present in the allotted time, vote to continue the application or allowing the public hearing to move forward
- Distinguish time limits for dialogue and questions with the applicants or for Board discussions
-

Dr. Wingo provided the following comments:

- Any good advocate should be able to assert their argument and answers to questions
- Not sure if adding more time limits would be helpful
- Time answers when responding to Board questions
- Did not want to be adversarial with the applicants
- Issue was receiving materials day of, or two days before the meeting
- Board should have time to consider what would be presented
- Public needed notice of what would be discussed prior to the meeting
- Under State law only item needed for publication was the agenda
- Publishing the agenda only was not sufficient for the public to comment on items being presented
- Not all materials that come in late should prevent the applicant from having a decision or a favorable decision
- Discussion to allow additional materials could be done with a consensus and not a vote
- Should provide fairness to the applicant in the process

Mr. Weaver commented on the following:

- Positive recommendations from staff for demolitions and other items could be moved to the front of the agenda
- Most complicated applications were new construction which could be moved to the end
- Applicants should want the responses to the staff report on record
- Board member should be able to object to late materials and applications could be continued on those merits

Mr. MacDonald suggested moving application deadline back two weeks or a week for more review time

Ms. May stated the timelines in City Ordinances were based within 30 days of the application date and adding time would require an ordinance change. She stated the

DRAFT

only parties with due process rights were the applicant and the City, unless it was a demolition which required a notice.

The Board discussion continued:

- 30-day time limit was typical
- An introduction could be done at beginning of meeting to provide a timeline
- If 30 days was not enough, suggested a change in the ordinance

Ms. May stated the time frames were not just limited to HARB, but were tied to PZB and other Boards, and could create some issues when discussing the due process for the applicants.

Mr. Benoit suggested the following:

- Concerns that applications would still be incomplete if given more time
- Additional information should not be emailed to the Board prior to the meeting
- Should be an edit, not presenting new material or should wait until next meeting
- Applicants were provided a checklist for a completed application
- Should mandate that applicant bring additional copies of materials for the public if applicant wanted to present new information
- Edits to materials should be clearly defined (highlight or redline)
- Not allowed to communicate about applicants; therefore, new information or modifications should come through normal process as opposed to emails

Ms. Wolfe inquired about a consensus on sending out late materials to the Board before the meeting.

Mr. Benoit stated if an applicant missed a deadline when turning in materials, they should use their ten minutes to explain the new materials during the meeting. He felt it was an issue when it was done outside the normal process.

Mr. MacDonald stated it was most important because applicants brought items in late it affected due process for others.

Mr. Benoit pointed out that there was a difference in responding to staff comments and providing new information.

Dr. Wingo stated the consensus was that responding to staff was fine, but not having your materials timely prepared should not be allowed. She noted it was not typically accepted in other judicial and quasi-judicial situations. She said the applicant could ask for a continuance to provide the needed materials, but it should not be accepted during the meeting. She said there would be grey areas when responding to staff reports. Ms. Courtney questioned the Board's opinion on allowing a new design directly related to the staff report.

Dr. Wingo stated the Board would have to use their discretion and when it was an entirely new design. She stated what was provided in their materials was what the Board considered; however, the City gave consideration for the public.

Mr. Weaver asked how the staff report was provided to the applicant.

Ms. Wolfe replied that Ms. Courtney emailed the staff reports to the applicants to be diligent. She stated the applicants were receiving feedback more promptly and the City attorneys requested the application include "if you had not received your staff report to contact the Planning and Building department."

Mr. Weaver stated that applicants experienced in the topic should be proactive to avoid a negative decision on the record, and he suggested providing a time limit on responses to staff report which would provide the staff and the Board more time to

DRAFT

address the comments. He asked if there was a staff policy stating late materials would be accepted but would only be at the Boards discretion to decide whether to consider.

Ms. May advised it was at the Boards discretion, which was why they were discussing the rules and procedures; however, by Ordinance applicants had an application deadline. She said applicants were able to present materials to staff up to ten days prior to allow staff time or the Board time to review for the meeting, and she thought staff was looking for a difference between what would be and would not be allowed after the ten days.

Dr. Wingo asked if it would be valuable to have applications that were incomplete labeled as such and placed at the end of the agenda.
Ms. Wolfe stated at one time that was done and could be done again, and she thanked the Board for their help and adding clarity.

Public comment was opened.

Chares Pappas agreed with the Board that huge amounts of new information brought to the meeting was not fair to the Board or the public. He continued that when the Board was approving the agenda it could be decided then if the Board were to accept new materials for any application, and if so, the new materials could be added to the back table for viewing. He stated there was a fine line in expanding presentations than answering questions from the Board.

Public comment was closed.

9. (c) Announcements and discussion regarding future workshops and conferences

Ms. Wolfe went over the future workshops and conferences that were scheduled.

- The following week was the Florida Trust Conference with several Facebook Virtual Sessions
- AGHP public workshop September 11, 2021, from 9:00a.m. to 12: 00p.m at the Galimore Center
- Public survey would be issued ahead of the meeting
- September 28, 2021, Virtual Workshop with a consultant from 5:30p.m. to 7:30p.m. for feedback on the public surveys, review Conservation Overlay districts, and more complex issues with guidelines

She reminded the Board about the Code of Ethics when attending any of the workshops or meetings.

10. Adjournment

There being no further business, the meeting was adjourned at 4:57 P.M.[4]

_____

Catherine Duncan, Chairperson

DRAFT

[4] Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 16, 2021 Meeting



Application PL2021-0117 Address: 24 Coquina Avenue

Applicant: St. Johns County Hurricane Housing Recovery Program

Property Owner: Kathrin King

Project description: To demolish a residential building, constructed c. 1958, that that is recorded in the Florida Master Site File and not located within a district.

Architectural Style:	Minimal Traditional	Florida Master Site File:	SJ6116
National Register:	N/A	Construction date:	c. 1958
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2203700000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate Demolition for a residential building.
2. Located on a narrow lot on the east side of Coquina Avenue in the south Davis Shores area, the structure is typical of the type of post-WWII housing boom that occurred in this neighborhood, and the same type that was most vulnerable to the flooding incidents that occurred during Hurricanes Matthew and Irma.
3. A concrete block structure with a horizontal belt course covered in areas by vertical siding or weatherboard, the house has a low-pitched front-facing gable asphalt roof with wide eaves and horizontal wood siding underneath the gable. Another lower front-facing gable intersects the main roof and extends over the projecting single-car garage and front stoop porch with a concrete block column. A stepped chimney is also on the front façade/west elevation adjacent to the front entrance. 6-over-6 aluminum single-hung windows and a few 1-over-1 are found on the main block of the house. The rear sunroom wing has large expanses of 8-over-8 windows and a pair of French doors. A detached shed building with front-facing low-pitched gable roof is to the rear or east of the house. Also to the east of the house is a brick paver patio comprised of a variety of bricks, including some found throughout St. Augustine. A concrete block wall with a lattice pattern detail is at the rear of the house's north elevation. According to the building owner, the house has been resided in by the family since it was built for her parents around 1958.
4. A replacement building prototype provided by the county's housing grant program was provided that indicates a one-story building with rectangular footprint, hipped roof, and horizontal siding with a front porch projection. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
5. The property owner expressed interest in salvaging some features of the structure, particularly the brick fireplace, which was said to be built by the Masters brothers, local Minorcan craftsmen/masons .
6. The homeowner is working with the St. Johns County Hurricane Housing Recovery Program to replace the structure with an elevated house to avoid flooding events similar to what occurred in the home during Hurricanes Matthew and Irma.
7. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **24 Coquina Avenue** with the following condition:

1. For any salvagable historic materials to be salvaged if possible, like the brick fireplace and brick pavers, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1958, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the proposed single-family replacement building were submitted by the applicant. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is recorded on the Florida Master Site File but is not located in a district. No known historic or cultural association are associated with the building individually although it could contribute to a district if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because there are no known significant cultural or architectural affiliations, the building is not designated as historic and is not eligible for individual designation. According to a 2015 Florida Master Site File survey, the house does appear to be eligible as a contributing resource to a National Register Historic District if one was to be created. With Davis Shores having already been impacted by many buildings lost to demolition, modification, or redevelopment, each demolition will further the overall significant impact to the historic fabric of the neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a building with overlapping low-sloped gable roof constructed during the post-WWII era. The building is not unusual or particularly unique although it is significant as part of a concentration of these types of buildings in Davis Shores.

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 typology with the overlapping low-sloped gable roofs is typical for the time period and unique to the Davis Shores area for St. Augustine particularly that is losing character from redevelopment.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. The concrete brick building is somewhat unique because it is part of a few of these types of buildings in a concentrated area of St. Augustine, but overall not architecturally unique individually. This building would not be difficult to reproduce but new construction will be significantly different in appearance.

10. The justification for the proposed demolition. The applicant seeks to redevelop the property with a single-family home as part of the Restore St. Johns Hurricane Housing Recovery Program funded in part with federal funds. The property owner described the flooding experience during the staff visit to the property.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
24 Coquina Avenue





Front Facade / West Elevation

STAFF PHOTOGRAPHS
24 Coquina Avenue





Front Facade / West Elevation

STAFF PHOTOGRAPHS
24 Coquina Avenue





Front Facade / West Elevation and front patio area

STAFF PHOTOGRAPHS
24 Coquina Avenue





North and South Elevations

STAFF PHOTOGRAPHS
24 Coquina Avenue







North and Rear/East Elevations

STAFF PHOTOGRAPHS
24 Coquina Avenue







Detached shed building and property to rear/west

STAFF PHOTOGRAPHS
24 Coquina Avenue





Brick patio to rear/west and north of house

STAFF PHOTOGRAPHS
24 Coquina Avenue





North and West Elevations

STAFF PHOTOGRAPHS
24 Coquina Avenue







STAFF PHOTOGRAPHS
24 Coquina Avenue: Interior





STAFF PHOTOGRAPHS
24 Coquina Avenue: Interior





STAFF PHOTOGRAPHS
24 Coquina Avenue: Interior

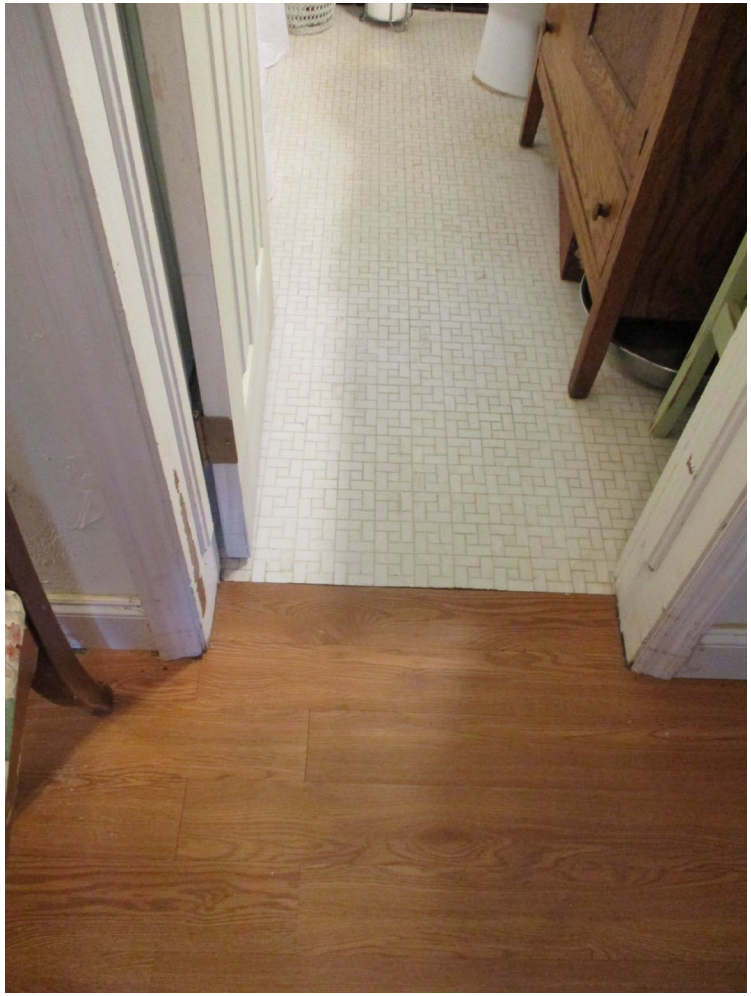




Fireplace built by Masters Brothers, Minorcan masons
and wall showing water level
from Hurricanes Matthew and Irma

STAFF PHOTOGRAPHS
24 Coquina Avenue: Interior





STAFF PHOTOGRAPHS
24 Coquina Avenue: Interior







STAFF PHOTOGRAPHS: 24 Coquina Avenue Context Area









☒ Original
☐ Update



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

Site #8 SJ06116
Field Date 4-28-2015
Form Date 4-28-2015
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) 24 Coquina Avenue — Multiple Listing (DHR only)
Survey Project Name Architecturial 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:	24		Coquina	Avenue	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2203700000 — Landgrant
Subdivision Name Davis Shores — Block — Lot
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1958 ☐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 windows/ enclosed car port
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 Minimal Traditional — Exterior Plan Square — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. Wood siding — 3.
Roof Type(s) 1. Gable — 2. — 3.
Roof Material(s) 1. Asphalt shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single 6/6 inset to CB wall

Distinguishing Architectural Features (exterior or interior ornaments) wide - low pitch gable roof, MD, SCG, Horizontal belt course; wide eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) narrow lot normal set back, fenced back yrd - single concrete drive front patio

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

HR6E046R0107 Florida Master Site File / Division of Historical Resources / R. A. Gray Building / 500 South Bronough Street, Tallahassee, FL 32399-0250
Phone (850) 245-6440 / Fax (850)245-6439 / E-mail SiteFile@dos.state.fl.us

HISTORICAL STRUCTURE FORM

Site #8 SJ06116

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) single wood door 1/1 window inset into CB wall

Porch Descriptions (types, locations, roof types, etc.) small front stoop concrete slab with concrete block columns supported main roof

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) Windshield Survey
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) _____

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 _____

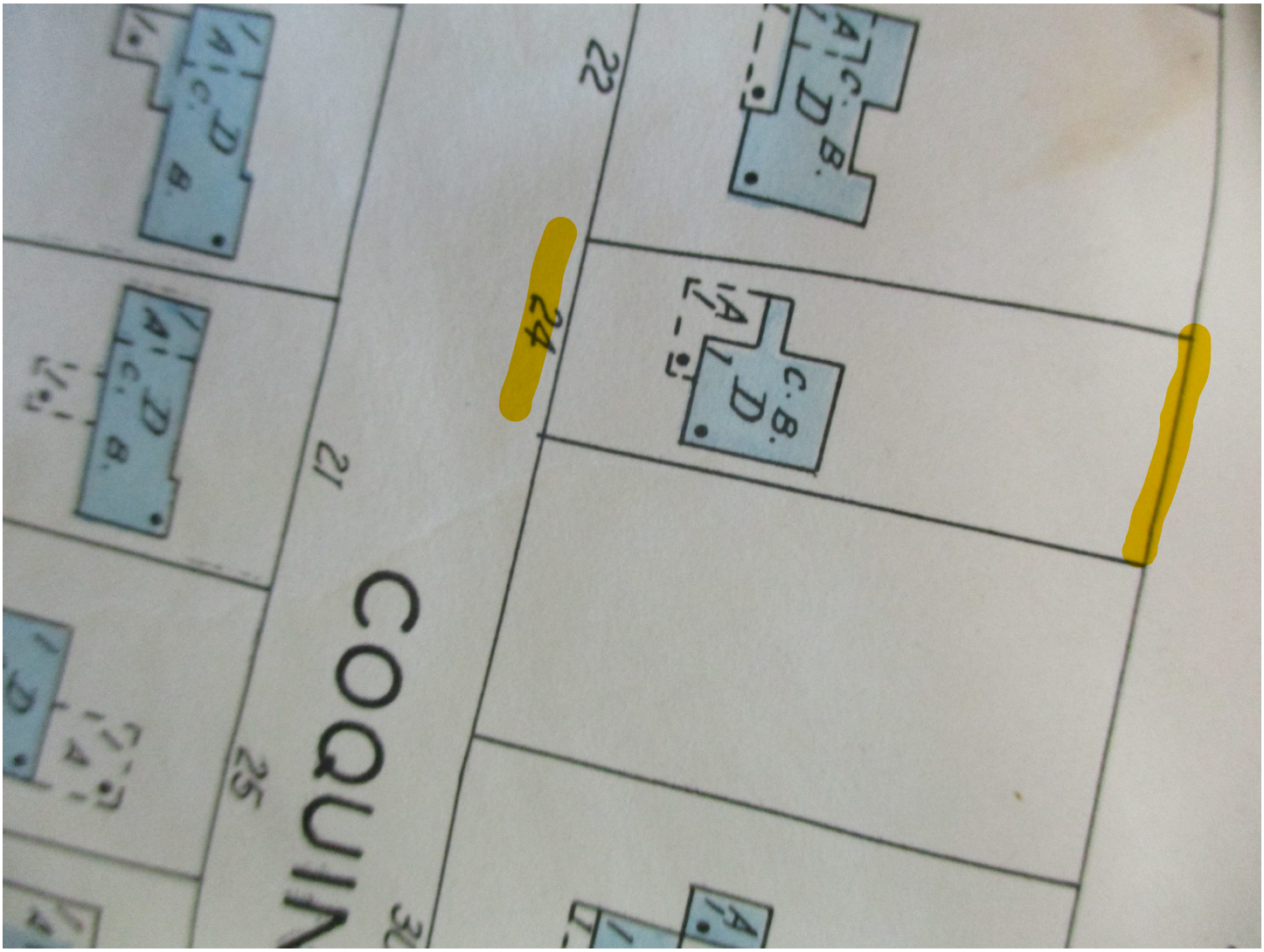
RECORDER INFORMATION

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

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

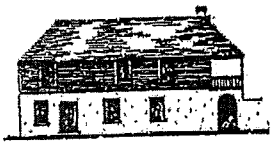
Sanborn Map (1930 revised to 1965): 24 Coquina Avenue



Sanborn Map (1930 revised to 1965): 24 Coquina Avenue



Received August 16, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

■ CERTIFICATE OF DEMOLITION
☐ CERTIFICATE OF RELOCATION

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2021-0117

Receipt No. 2179027 Meeting Date September 16, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Caitlyn Tyde
   Business (if applicable) St. Johns County Hurricane Housing Recovery Program
   Address 500 San Sebastian View
   City St. Augustine State FL Zip 32084
   Daytime telephone (904) 209-0788 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Kathrine King Kathrin King
   Business (if applicable) _____
   Address 24 Coquina Ave.
   City St. Augustine State FL Zip 32080
   Daytime telephone (required) (904) 315-8824 Other phone _____

3. PROJECT STREET ADDRESS 24 Coquina Ave. St. Augustine, FL 32080

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 31 Block 47 Subdivision Davis Shores Ocean View Section Parcel Number 2203700000

5. DATE OF CONSTRUCTION TBD- 2021 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: Stick Built Recon & Elevatio

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

Received August 16, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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 Caitlyn Tyde DATE 8/13/21

SIGNATURE OF APPLICANT Caitlyn Tyde

PRINT 1st OWNER'S NAME Kathrine King DATE 8/13/2021

SIGNATURE OF 1st PROPERTY OWNER Kathrine King

PRINT 2nd OWNER'S NAME Erin Bishop DATE 08/13/2021

SIGNATURE OF 2nd PROPERTY OWNER Erin Bishop

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received August 16, 2021
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Caitlyn Tyde With SJC is/are hereby authorized TO ACT ON BEHALF OF Kathrine King, 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: Kathrin L King
Signature of Owner

Kathrin L. King
Print Name of Owner

904-315-8824
Telephone Number

State of Florida

County of St Augustine

Signed and sworn before me on this 13 day of August, 20 21

By Kathrin L King

Identification verified: DL # K520-512-52-726-0

Oath sworn: _____ Yes ✓ No

Notary Signature: Marion Blohm

My Commission expires: 7/31/24

Notary Public State of Florida
Marion Blohm
My Commission HH 025494
Expires 07/31/2024

Rev:022117

Received August 16, 2021
Planning and Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

Insured:	Kathrine King	Home:	(904) 315-8824
Property:	24 Coquina Ave. St. Augustine, FL 32080		
Claim Rep.:	Bonnie Loveday	Business:	(904) 209-1289
Company:	Saint Johns County	E-mail:	bloveday@sjcfl.us
Business:	500 San Sebastian View Saint Augustine, FL 32084		
Estimator:	Bonnie Loveday	Business:	(904) 209-1289
Company:	Saint Johns County	E-mail:	bloveday@sjcfl.us
Business:	500 San Sebastian View Saint Augustine, FL 32084		
Reference:			
Company:	Single-Unit Structure		

Claim Number: A050 **Policy Number:** A050 **Type of Loss:** Hurricane

Date Contacted:	7/23/2019		
Date of Loss:	10/7/2016 12:00 AM	Date Received:	1/8/2019
Date Inspected:	7/31/2019	Date Entered:	8/9/2019 8:55 AM
Date Est. Completed:	5/13/2021 9:48 AM		
Price List:	FLJA8X_APR21 Restoration/Service/Remodel		
Estimate:	A050_FINAL_ELE_LBP		

Received August 16, 2021
Planning and Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

A050_FINAL_ELE_LBP

A050_FINAL_ELE_LBP

DESCRIPTION	QTY
----------Reconstruction----------	
Approximately 1300sq/ft	
3 bedroom w/ closets, 1 designated master bedroom	
2 full bathrooms (at least 1 bathroom must include a bathtub)	
Full kitchen (cabinets, counters, sink, refrigerator w/ freezer, stove/oven, microwave oven, dishwasher)	
Living room	
Dining Area	
Laundry area (washer, dryer).	
1. Excavation (Bid Item)	1300.00 SF
" Structural Engineer recommended, price is an estimate only. Contractor must comply to all building codes and permitting" Note: Due to the size, shape, location, depth, etc. of sinkholes, prices can vary greatly. Xactware recommends users verify pricing through competitive bids with local trade contractors and make any adjustments as needed." Price is standard to be used as SF for a reconstruction of a home.	
2. Excavation (Bid Item)	1.00 EA
Grading of lot	
3. Taxes, insurance, permits & fees (Bid Item)	1.00 EA
Meet all Countyand City Building Department Permitting (demo and install) and plans (if applicable) submitted to and approved by County and/or Cities)	
4. Demolish/remove home (1001 sf - 2000 sf)	1934.00 SF
Includes: Labor, equipment, dump fees and associated costs to demolish non-masonry exterior home, including an attached garage or carport (if present), and to haul debris to a dump site. Excludes: Foundation removal, slab removal, asbestos identification and removal, and abatement of hazardous materials. Note: Demolition only. No deconstructing or salvaging. No life expectancy data	
5. R&R Meter base and main disconnect - 200 amp	1.00 EA

NOTES:

Exterior

Front Elevation

DESCRIPTION	QTY
----------ADA RAMP----------	
6. 2" x 10" x 8' #2 treated pine (material only)	6.00 EA
7. Labor to install joist - floor or ceiling - 2x10	34.88 LF
8. 2" x 6" x 18' #2 treated pine (material only)	11.00 EA

Received August 16, 2021
Planning and Building Department

CONTINUED - Front Elevation

DESCRIPTION	QTY
9. 6" softwood deck planking - Labor only (per SF)	24.88 SF
10. Deck pier or footing	0.35 CY
11. 2" x 2" x 8' #2 treated pine (material only)	9.00 EA
12. 2" x 6" x 8' #2 treated pine (material only)	9.00 EA
13. 4" x 4" x 8' - treated lumber post - material only	3.00 EA
14. Deck hand rail/guard rail - Labor only	12.30 LF
15. Post anchor - 6"	6.00 EA
16. Framing hanger - large	5.00 EA
17. 6" x 6" x 8' - treated lumber post - material only	12.00 EA

NOTES:

Main Level

Main Level

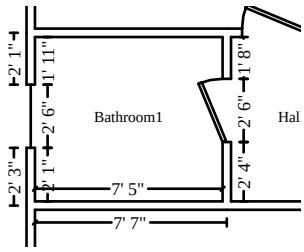
DESCRIPTION	QTY
Home is located in the floodplain	
----------**CONTENT**----------	
18. Job-site moving/storage container - 20' long - per month	3.00 MO
19. Job-site moving container - pick up/del. (ea. way) 12'-20'	2.00 EA
----------DEMO----------	
20. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA

NOTES:

Received August 16, 2021
Planning and Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program



Bathroom1 **Height: 8'**

222.72	SF Walls	48.23	SF Ceiling
270.95	SF Walls & Ceiling	48.23	SF Floor
5.36	SY Flooring	27.84	LF Floor Perimeter
27.84	LF Ceil. Perimeter		

DESCRIPTION	QTY
----------ADA Bathroom----------	
ADA Compliant Toilet - An ADA-compliant toilet should be at least 60 inches wide and have a seat between 17 and 19 inches from the base of the unit to the seat top	
21. R&R Toilet - Premium grade	2.00 EA
ADA Compliant Toilet - An ADA-compliant toilet should be at least 60 inches wide and have a seat between 17 and 19 inches from the base of the unit to the seat top	
22. Toilet seat - High grade	2.00 EA
23. R&R Handicap grab bar - Stainless steel, 1 1/2" x 48"	2.00 EA
Typically placed in the Shower and Toilet area.	
24. R&R Handicap grab bar - Stainless steel, 1 1/2" x 36"	2.00 EA
Typically placed in the Shower and Toilet area.	
25. R&R Handicap grab bar - Stainless steel, 1 1/2" x 30"	4.00 EA
Typically placed in the Shower and Toilet area.	
26. R&R Tub/shower faucet - Premium grade	1.00 EA
ADA Shower Hose Sprayer	

NOTES:

Labor Minimums Applied

DESCRIPTION	QTY
27. Miscellaneous concrete labor minimum	1.00 EA

NOTES:

Received August 16, 2021
Planning and Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

Grand Total Areas:

3,348.41	SF Walls	1,191.22	SF Ceiling	4,539.62	SF Walls and Ceiling
1,191.22	SF Floor	132.36	SY Flooring	411.77	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	452.43	LF Ceil. Perimeter
1,191.22	Floor Area	1,297.45	Total Area	3,348.41	Interior Wall Area
1,956.29	Exterior Wall Area	176.96	Exterior Perimeter of Walls		
1,567.45	Surface Area	15.67	Number of Squares	257.07	Total Perimeter Length
57.58	Total Ridge Length	0.00	Total Hip Length		

Received August 16, 2021
Planning and Building Department

Scope of Work Estimate

Restore St. Johns
St. Johns County Hurricane Housing Recovery Program

1 Exterior/Front Elevation - 1-Front Elevation
Date Taken: 7/31/2019



2 Exterior/Front Elevation - 2-Front Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

3 Exterior/Front Elevation - 3-Front Elevation
Date Taken: 7/31/2019



4 Exterior/Front Elevation - 4-Front Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

5 Exterior/Front Elevation - 5-Front Elevation
Date Taken: 7/31/2019



6 Exterior/Left Elevation - 6-Left Elevation
Date Taken: 7/31/2019

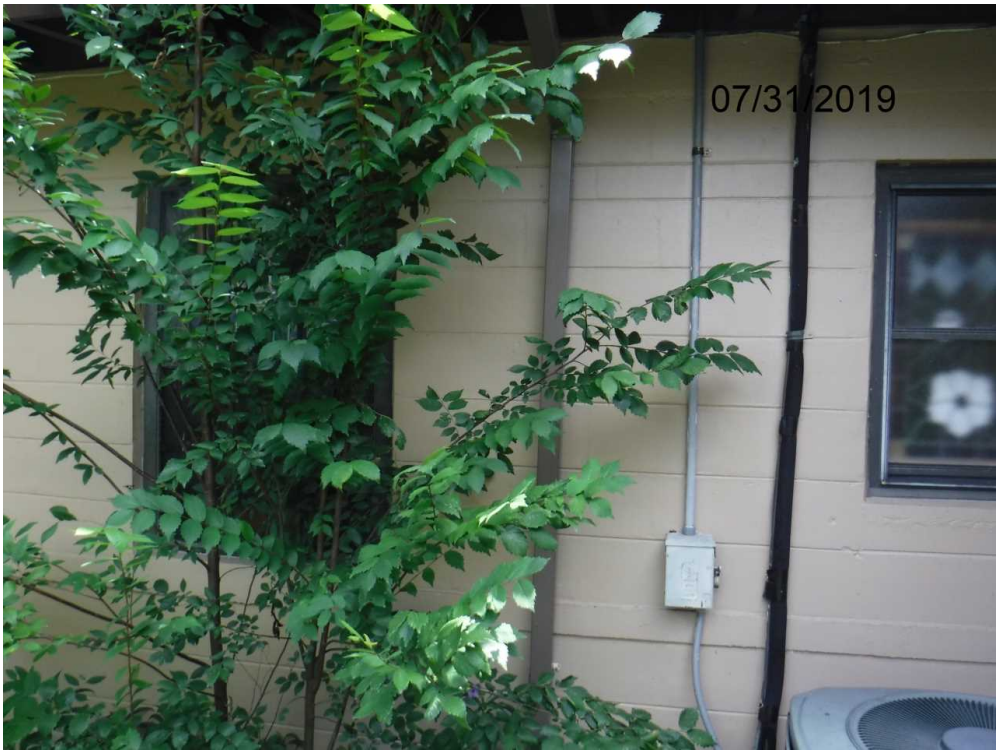


Received August 16, 2021
Planning and Building Department

7 Exterior/Left Elevation - 7-Left Elevation
Date Taken: 7/31/2019



8 Exterior/Left Elevation - 8-Left Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

9 Exterior/Left Elevation - 9-Left Elevation
Date Taken: 7/31/2019



10 Exterior/Left Elevation - 10-Left Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

11 Exterior/Left Elevation - 11-Left Elevation
Date Taken: 7/31/2019



12 Exterior/Rear Elevation - 12-Rear Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

13 Exterior/Rear Elevation - 13-Rear Elevation
Date Taken: 7/31/2019



14 Exterior/Rear Elevation - 14-Rear Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

15 Exterior/Rear Elevation - 15-Rear Elevation
Date Taken: 7/31/2019



16 Exterior/Rear Elevation - 16-Rear Elevation
Date Taken: 7/31/2019

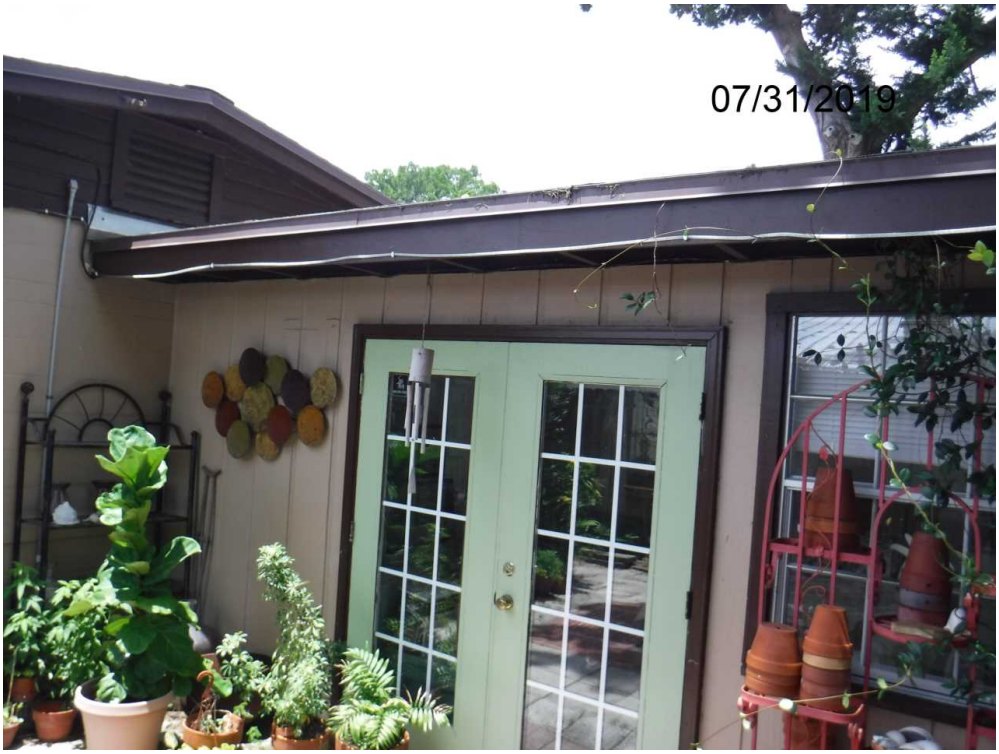


Received August 16, 2021
Planning and Building Department

17 Exterior/Rear Elevation - 17-Rear Elevation
Date Taken: 7/31/2019



18 Exterior/Rear Elevation - 18-Rear Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

19 Exterior/Right Elevation - 19-Right Elevation
Date Taken: 7/31/2019



20 Exterior/Right Elevation - 20-Right Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

21 Exterior/Right Elevation - 21-Right Elevation
Date Taken: 7/31/2019



22 Exterior/Right Elevation - 22-Right Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

23 Exterior/Right Elevation - 23-Right Elevation
Date Taken: 7/31/2019



24 Exterior/Right Elevation - 24-Right Elevation
Date Taken: 7/31/2019

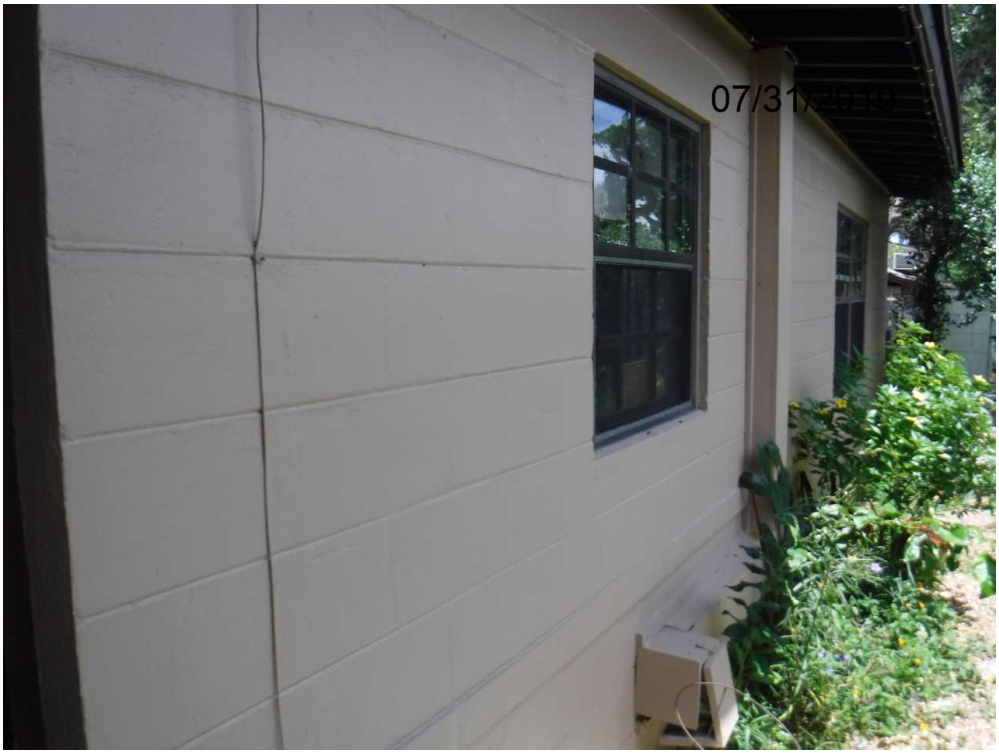


Received August 16, 2021
Planning and Building Department

25 Exterior/Right Elevation - 25-Right Elevation
Date Taken: 7/31/2019



26 Exterior/Right Elevation - 26-Right Elevation
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

27 Exterior/Right Elevation - 27-Right Elevation
Date Taken: 7/31/2019



28 Main Level/Living Room - 28-Living Room
Date Taken: 7/31/2019

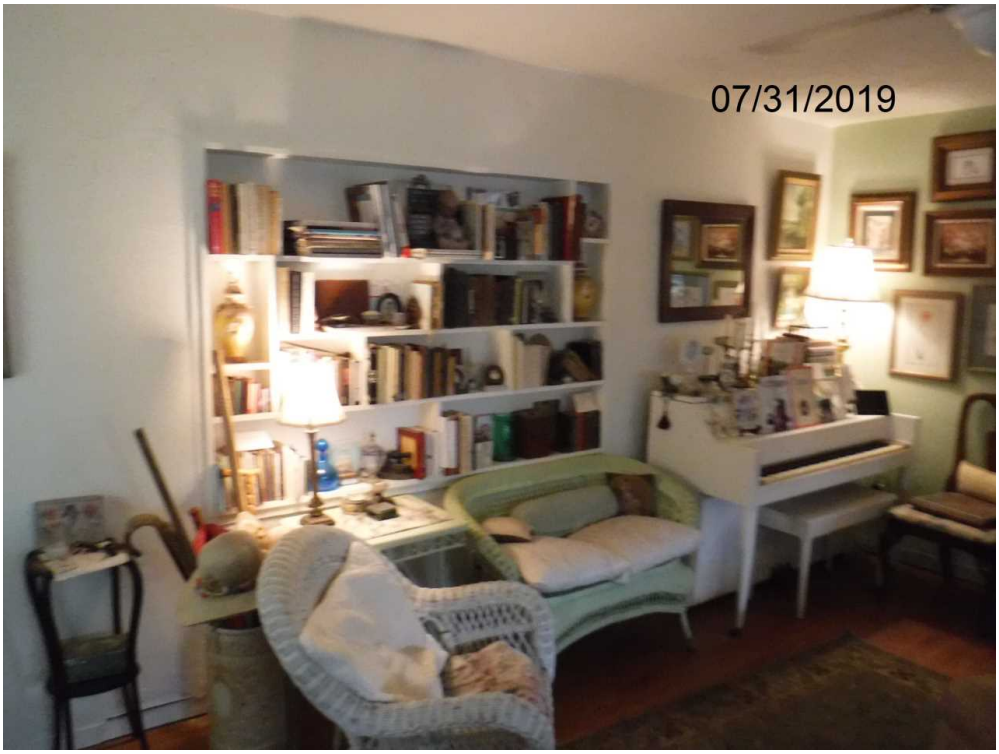


Received August 16, 2021
Planning and Building Department

29 Main Level/Living Room - 29-Living Room
Date Taken: 7/31/2019

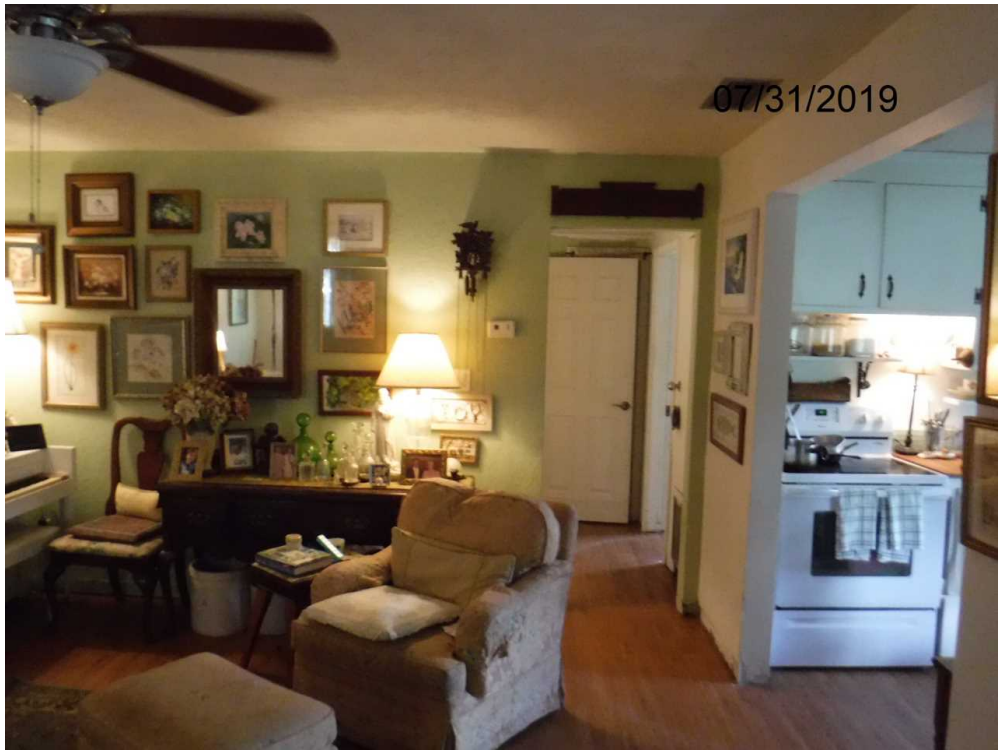


30 Main Level/Living Room - 30-Living Room
Date Taken: 7/31/2019

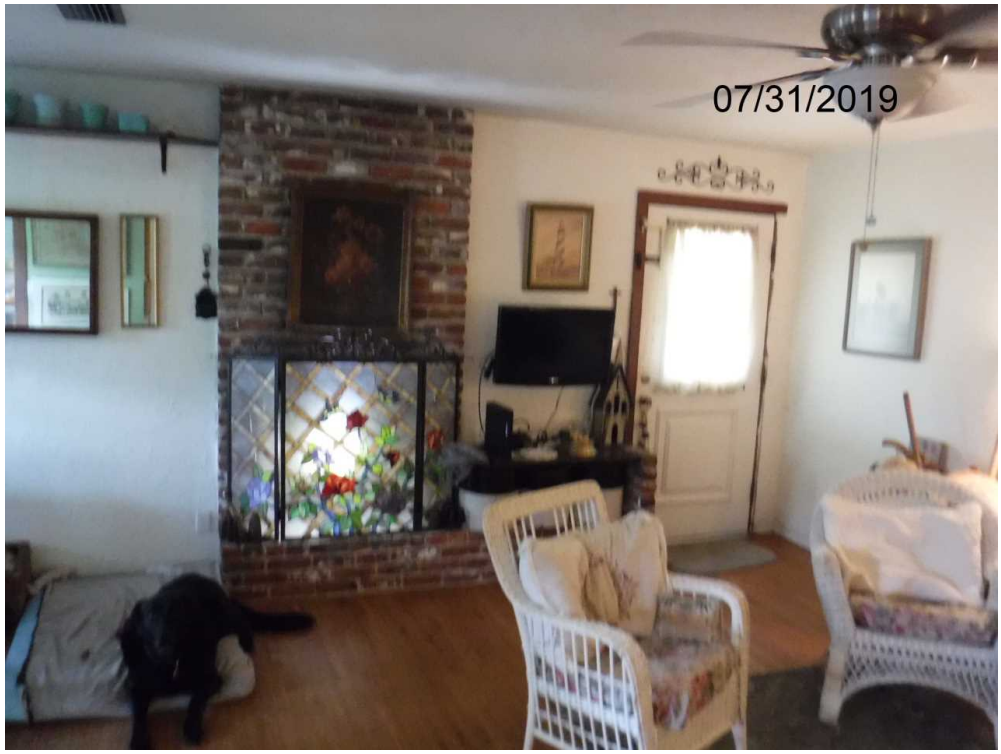


Received August 16, 2021
Planning and Building Department

31 Main Level/Living Room - 31-Living Room
Date Taken: 7/31/2019

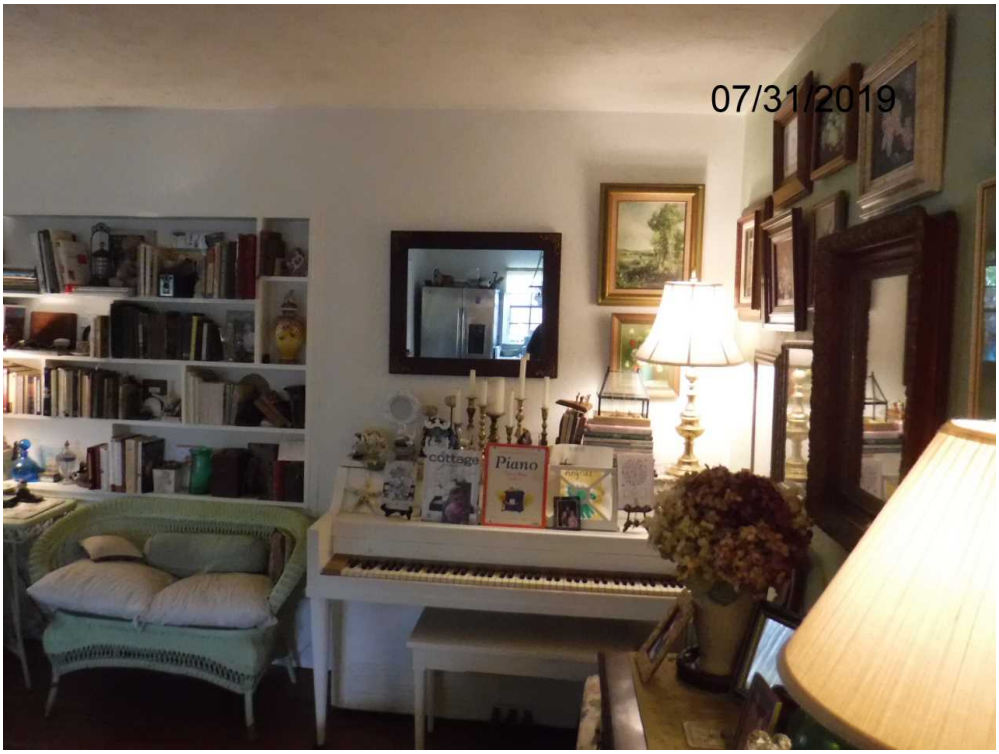


32 Main Level/Living Room - 32-Living Room
Date Taken: 7/31/2019

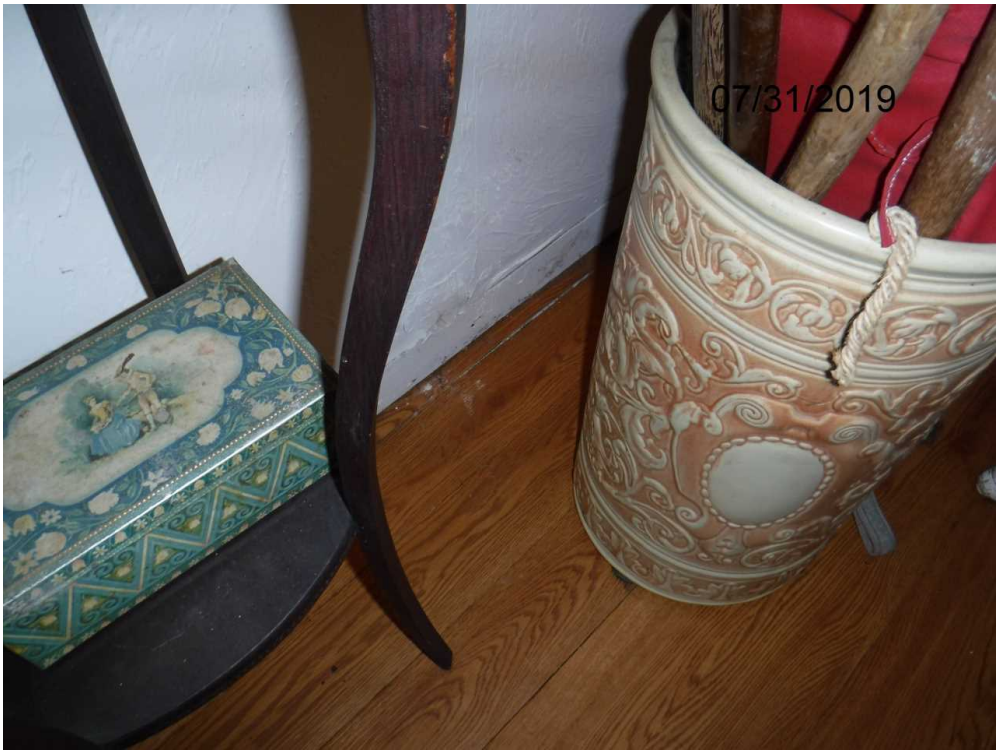


Received August 16, 2021
Planning and Building Department

33 Main Level/Living Room - 33-Living Room
Date Taken: 7/31/2019



34 Main Level/Living Room - 34-Living Room
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

35 Main Level/Living Room - 35-Living Room
Date Taken: 7/31/2019



36 Main Level/Living Room - 36-Living Room
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

37 Main Level/Living Room - 37-Living Room
Date Taken: 7/31/2019



38 Main Level/Living Room - 38-Living Room
Date Taken: 7/31/2019

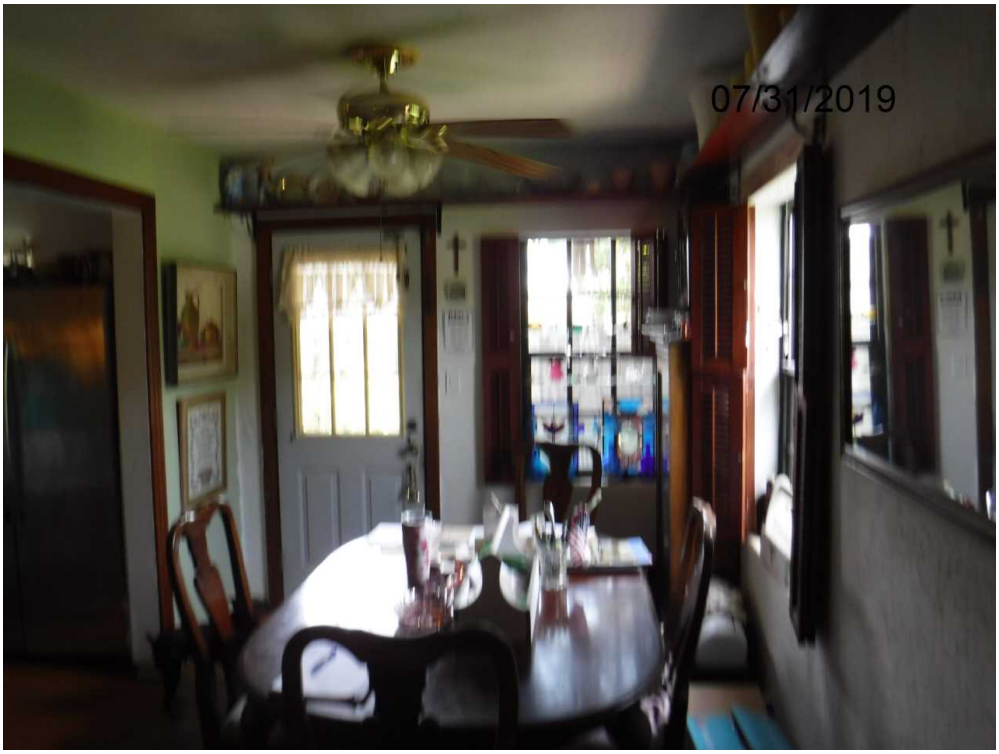


Received August 16, 2021
Planning and Building Department

39 Main Level/Dining Room - 39-Dining Room
Date Taken: 7/31/2019

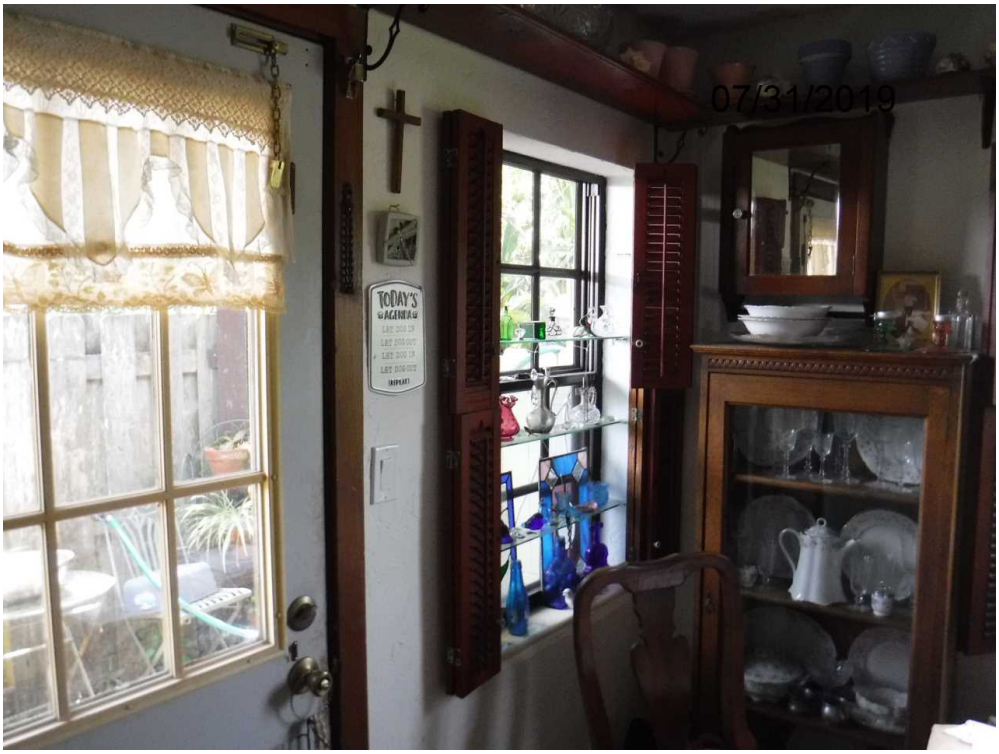


40 Main Level/Dining Room - 40-Dining Room
Date Taken: 7/31/2019

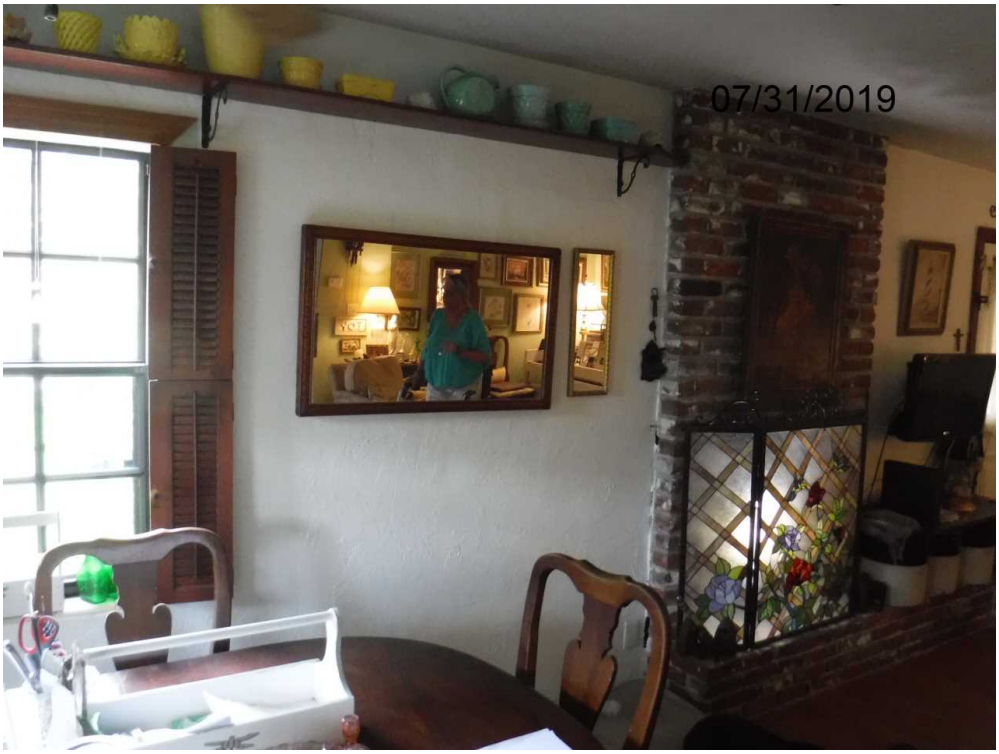


Received August 16, 2021
Planning and Building Department

41 Main Level/Dining Room - 41-Dining Room
Date Taken: 7/31/2019

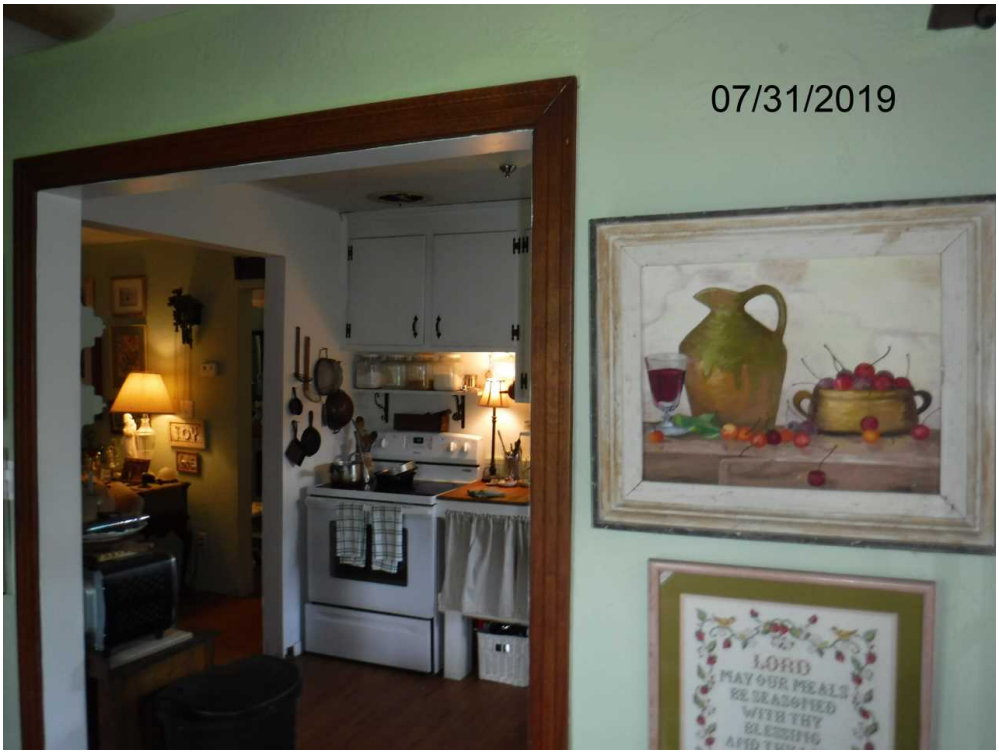


42 Main Level/Dining Room - 42-Dining Room
Date Taken: 7/31/2019

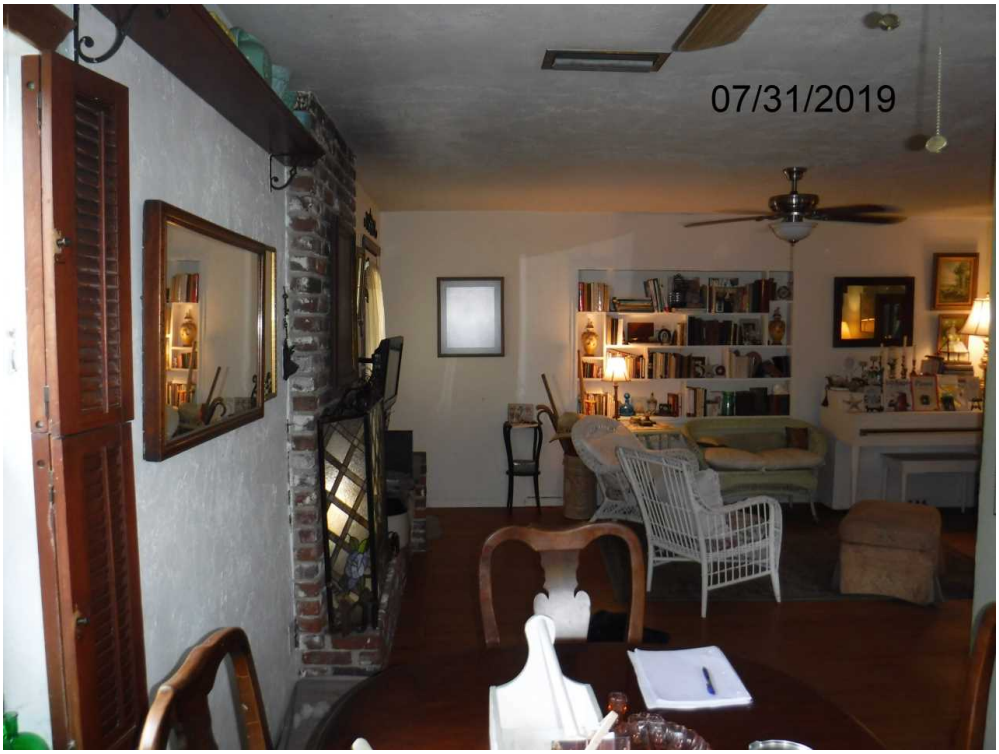


Received August 16, 2021
Planning and Building Department

43 Main Level/Dining Room - 43-Dining Room
Date Taken: 7/31/2019

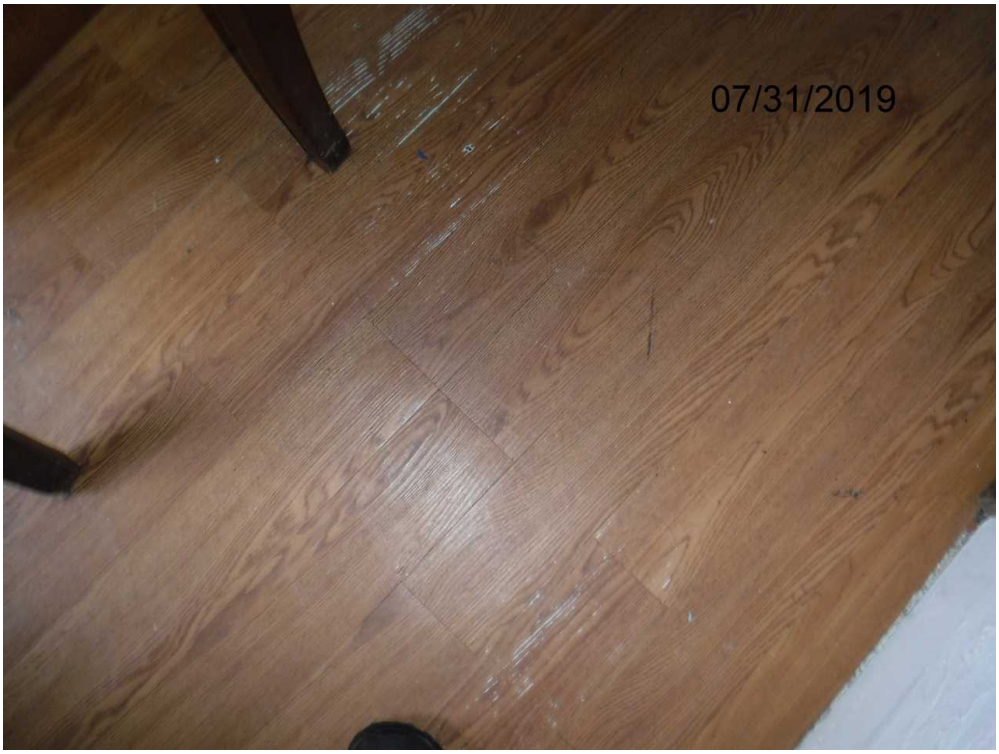


44 Main Level/Dining Room - 44-Dining Room
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

45 Main Level/Dining Room - 45-Dining Room
Date Taken: 7/31/2019

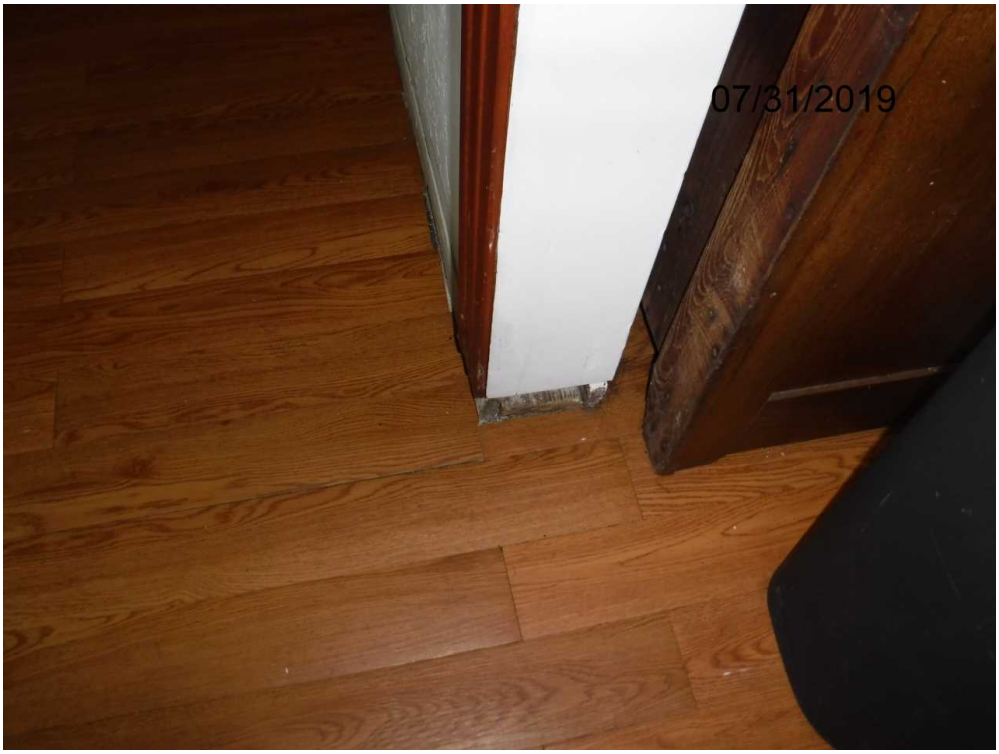


46 Main Level/Dining Room - 46-Dining Room
Date Taken: 7/31/2019

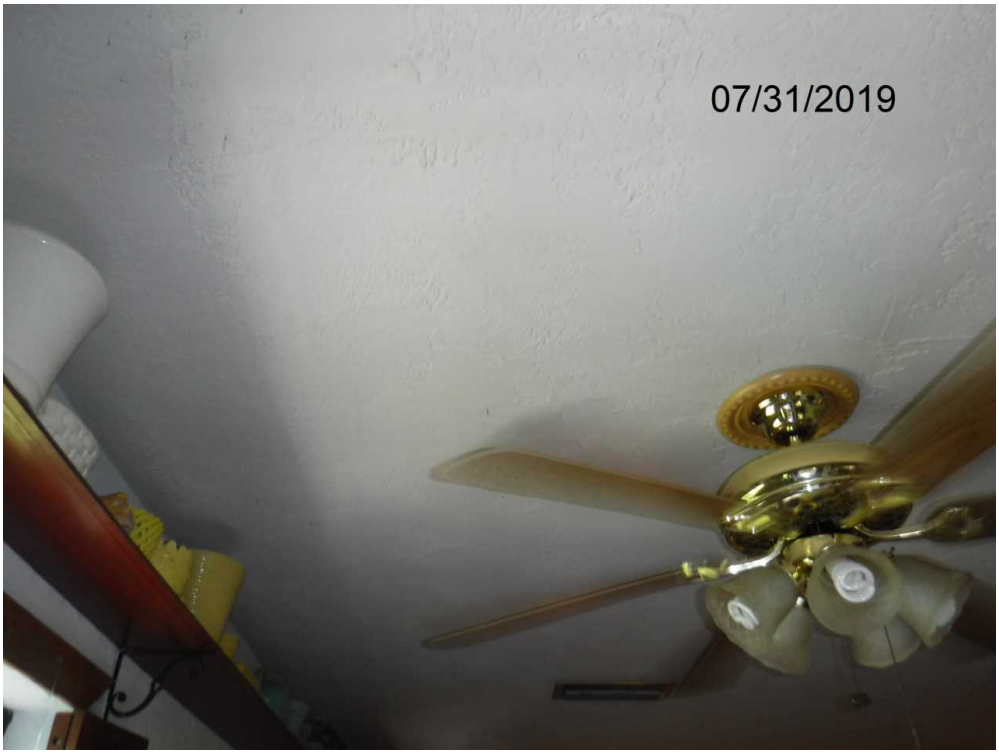


Received August 16, 2021
Planning and Building Department

47 Main Level/Dining Room - 47-Dining Room
Date Taken: 7/31/2019



48 Main Level/Dining Room - 48-Dining Room
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

49 Main Level/Kitchen - 49-Kitchen
Date Taken: 7/31/2019



50 Main Level/Kitchen - 50-Kitchen
Date Taken: 7/31/2019

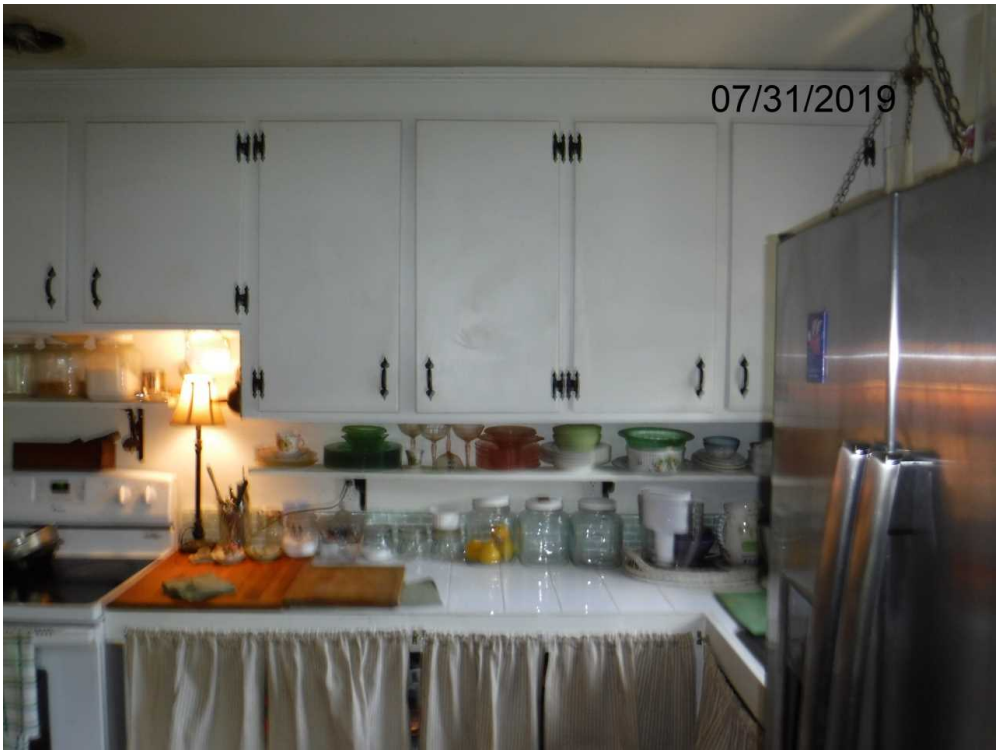


Received August 16, 2021
Planning and Building Department

51 Main Level/Kitchen - 51-Kitchen
Date Taken: 7/31/2019

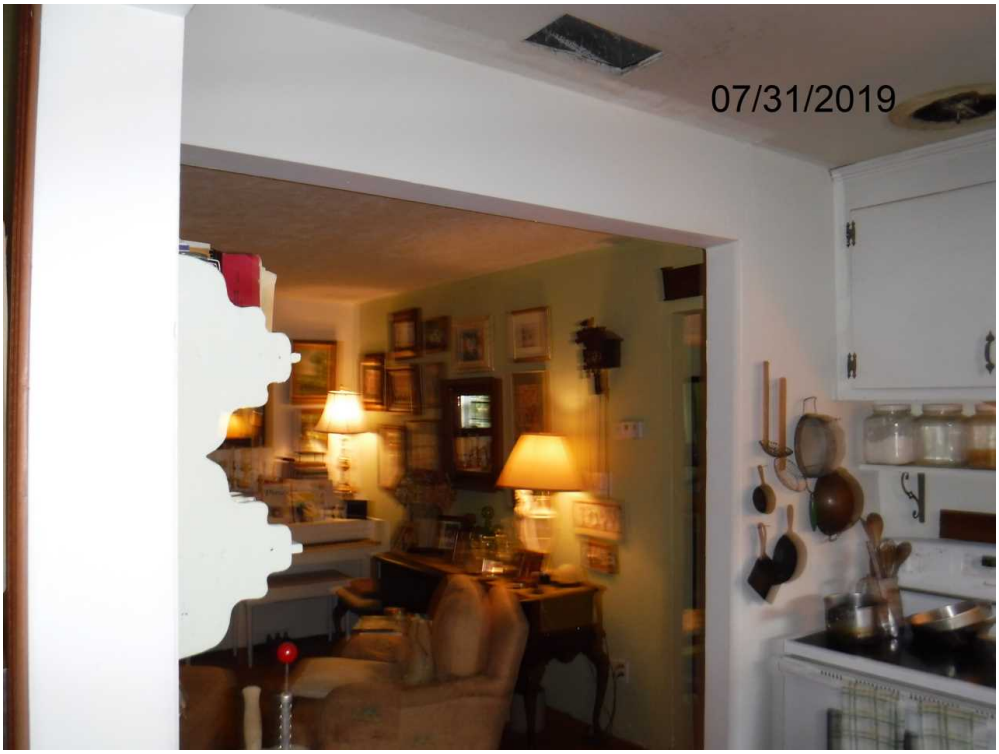


52 Main Level/Kitchen - 52-Kitchen
Date Taken: 7/31/2019

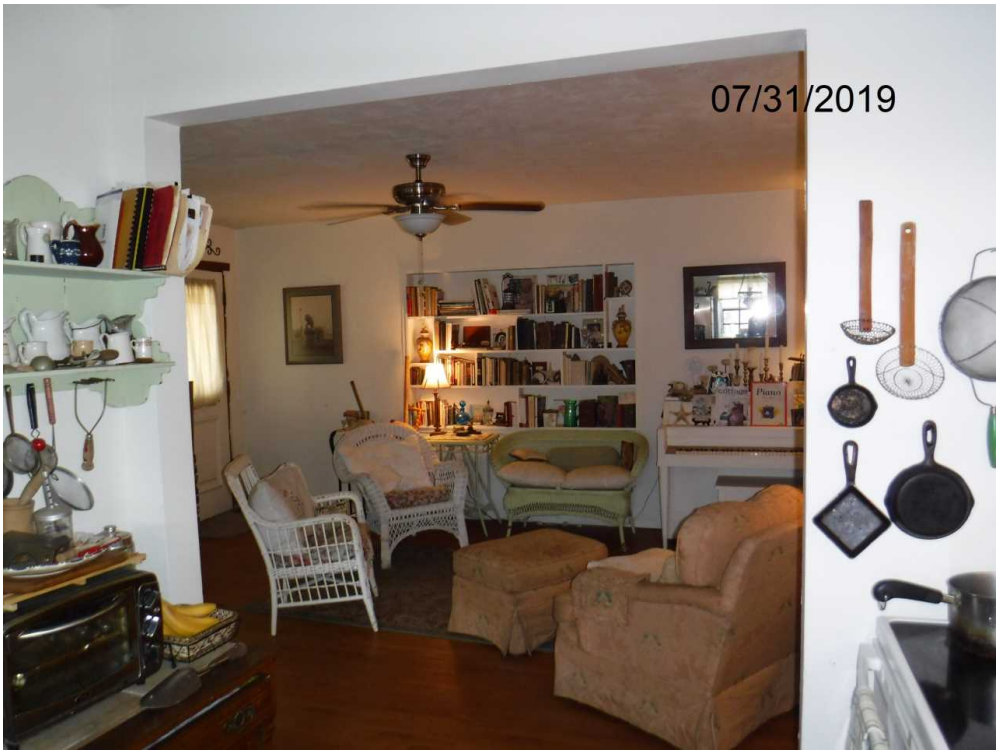


Received August 16, 2021
Planning and Building Department

53 Main Level/Kitchen - 53-Kitchen
Date Taken: 7/31/2019



54 Main Level/Kitchen - 54-Kitchen
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

55 Main Level/Kitchen - 55-Kitchen
Date Taken: 7/31/2019



56 Main Level/Kitchen - 56-Kitchen
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

57 Main Level/Kitchen - 57-Kitchen
Date Taken: 7/31/2019



58 Main Level/Kitchen - 58-Kitchen
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

59 Main Level/Kitchen - 59-Kitchen
Date Taken: 7/31/2019



60 Main Level/Kitchen - 60-Kitchen
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

61 Main Level/Kitchen - 61-Kitchen
Date Taken: 7/31/2019

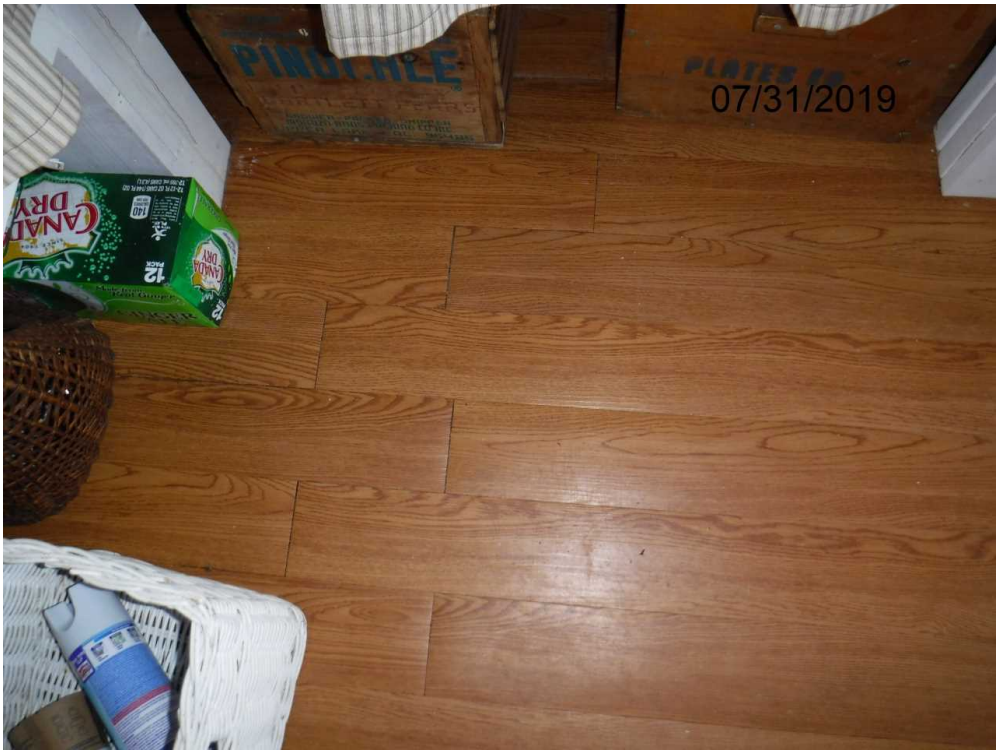


62 Main Level/Kitchen - 62-Kitchen
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

63 Main Level/Kitchen - 63-Kitchen
Date Taken: 7/31/2019



64 Main Level/Kitchen - 64-Kitchen
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

65 Main Level/Kitchen - 65-Kitchen
Date Taken: 7/31/2019

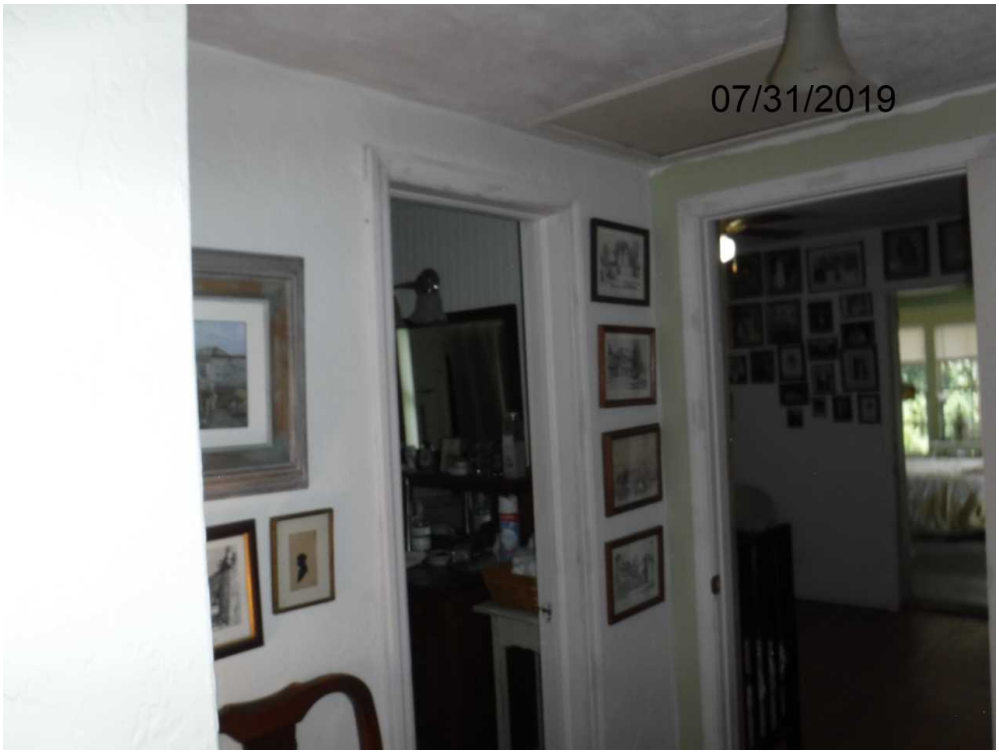


66 Main Level/Hallway - 66-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

67 Main Level/Hallway - 67-Hallway
Date Taken: 7/31/2019



68 Main Level/Hallway - 68-Hallway
Date Taken: 7/31/2019

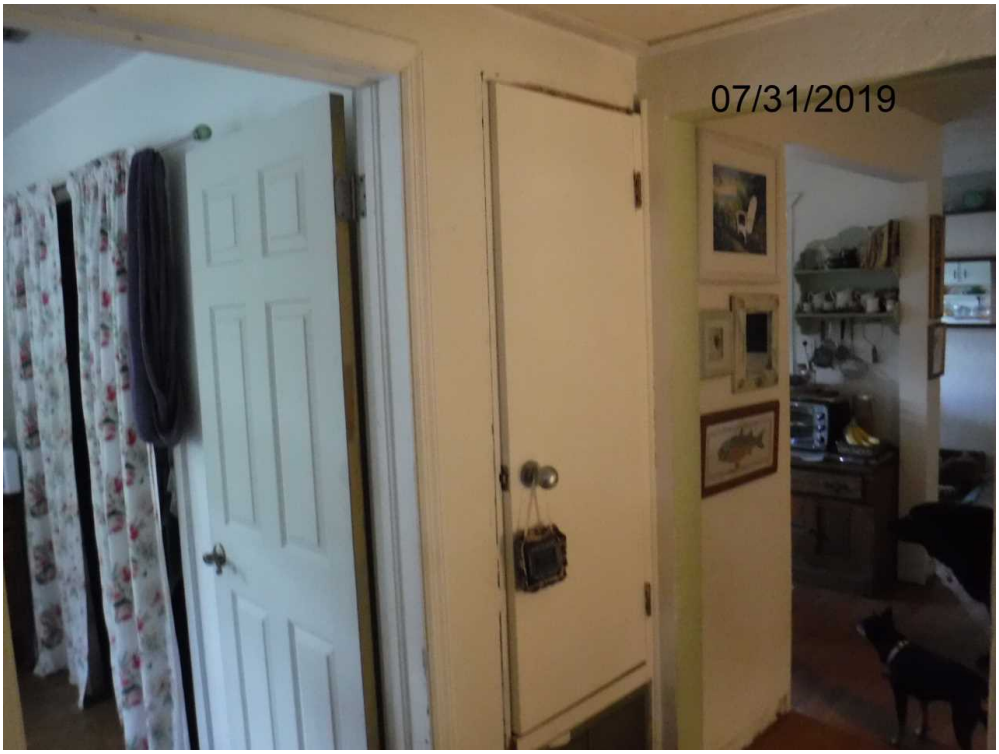


Received August 16, 2021
Planning and Building Department

69 Main Level/Hallway - 69-Hallway
Date Taken: 7/31/2019

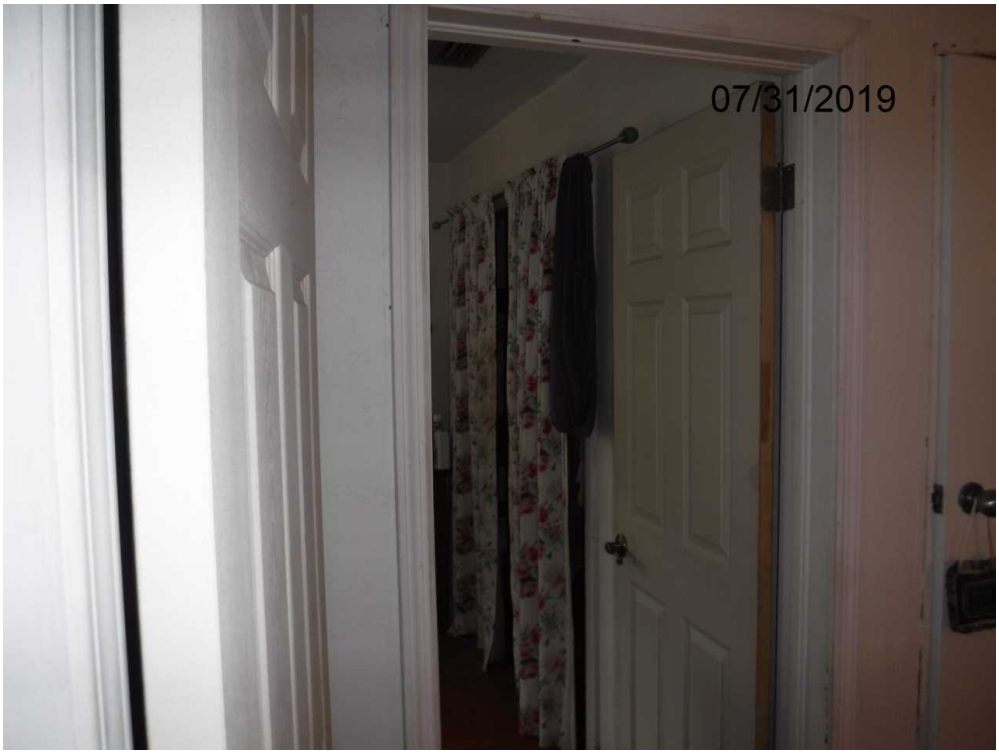


70 Main Level/Hallway - 70-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

71 Main Level/Hallway - 71-Hallway
Date Taken: 7/31/2019

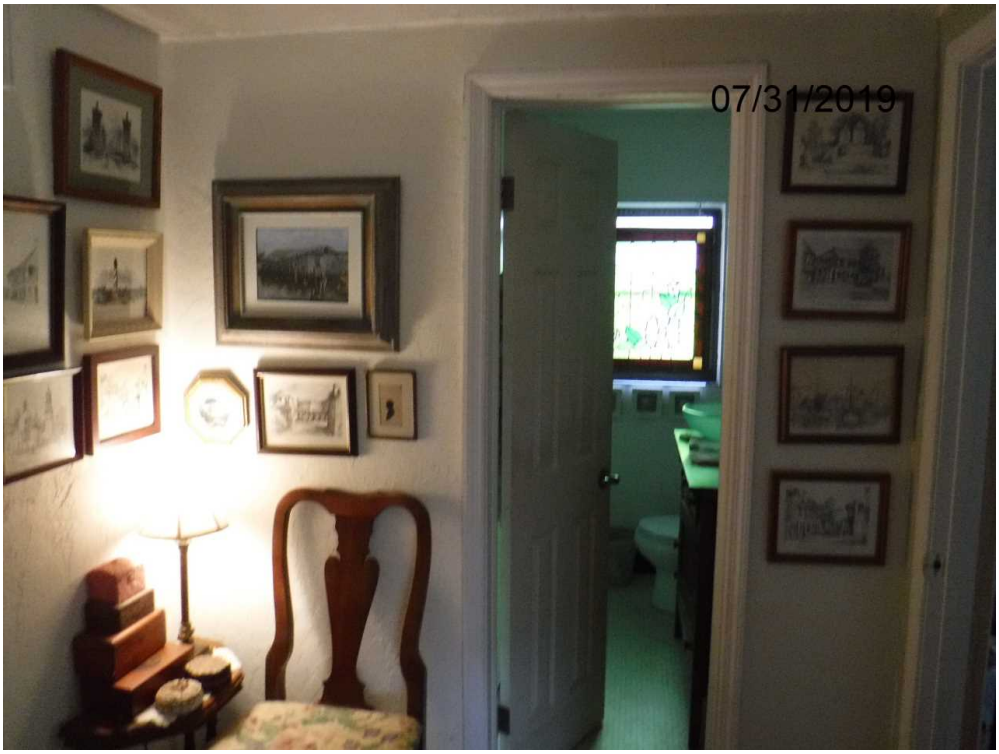


72 Main Level/Hallway - 72-Hallway
Date Taken: 7/31/2019

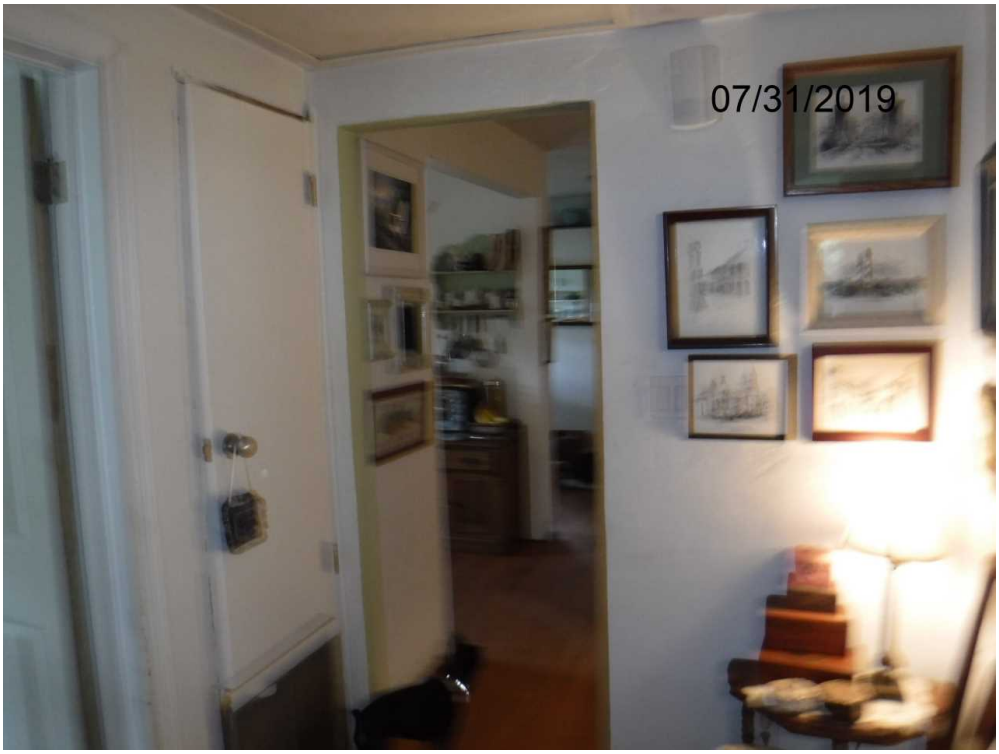


Received August 16, 2021
Planning and Building Department

73 Main Level/Hallway - 73-Hallway
Date Taken: 7/31/2019



74 Main Level/Hallway - 74-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

75 Main Level/Hallway - 75-Hallway
Date Taken: 7/31/2019

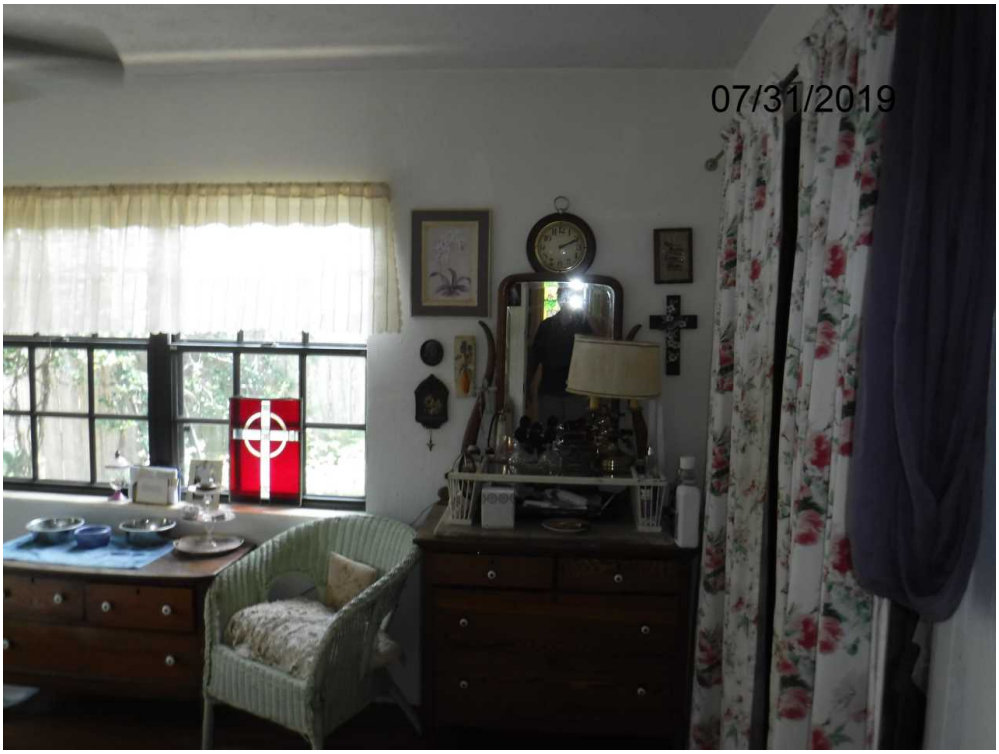


76 Main Level/Hallway - 76-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

77 Main Level/Bedroom1 - 77-Hallway
Date Taken: 7/31/2019

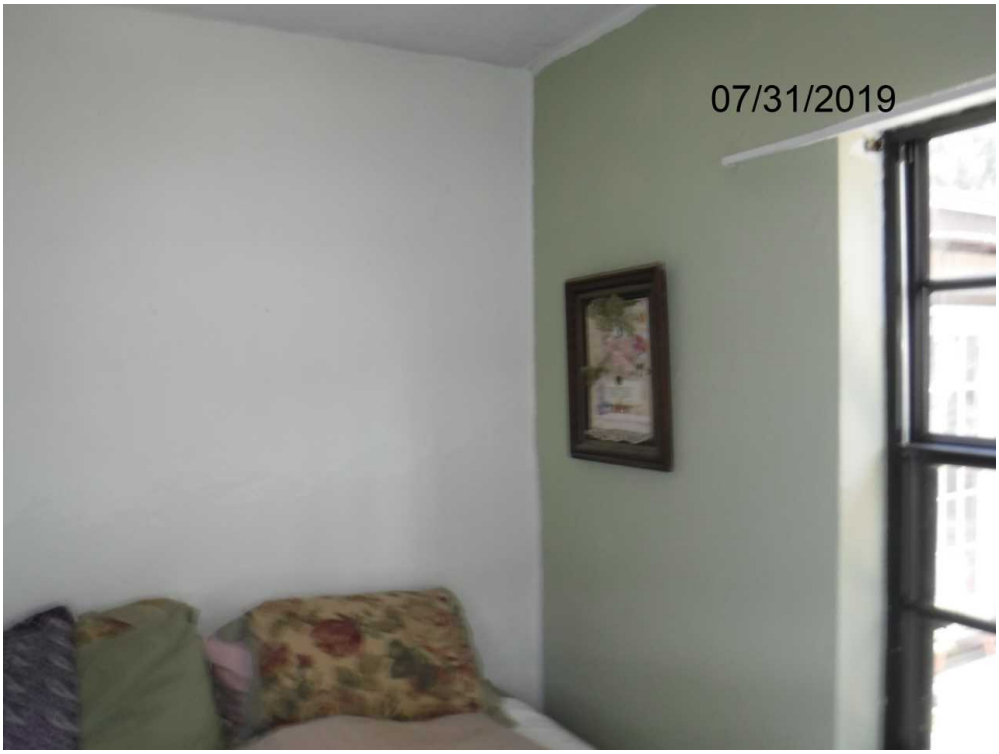


78 Main Level/Bedroom1 - 78-Hallway
Date Taken: 7/31/2019

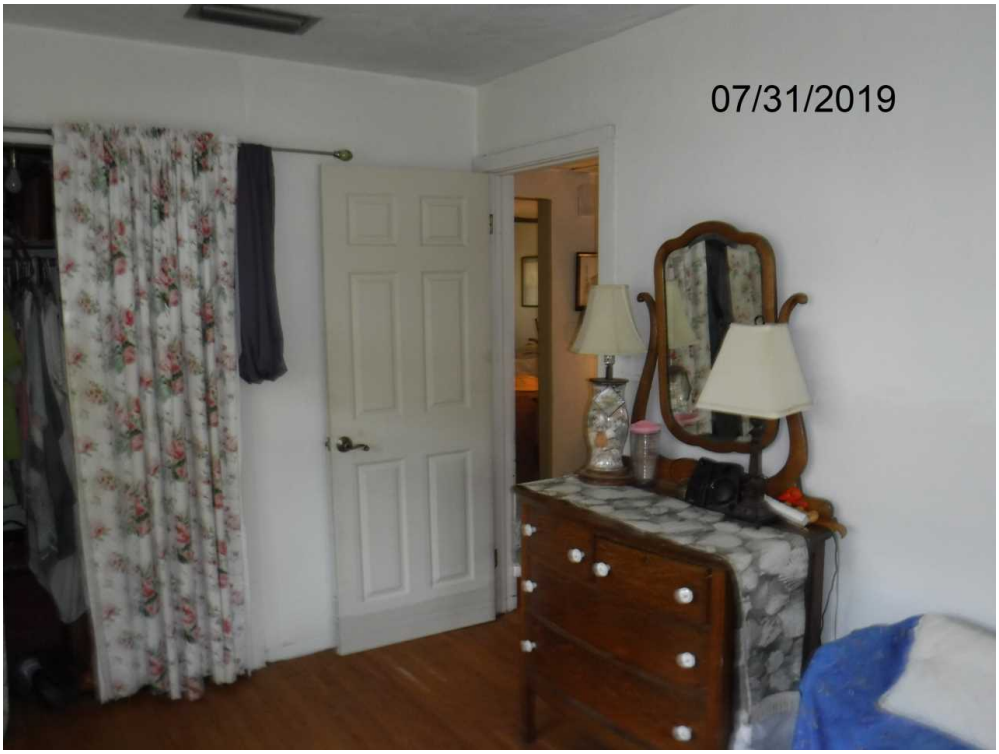


Received August 16, 2021
Planning and Building Department

79 Main Level/Bedroom1 - 79-Hallway
Date Taken: 7/31/2019

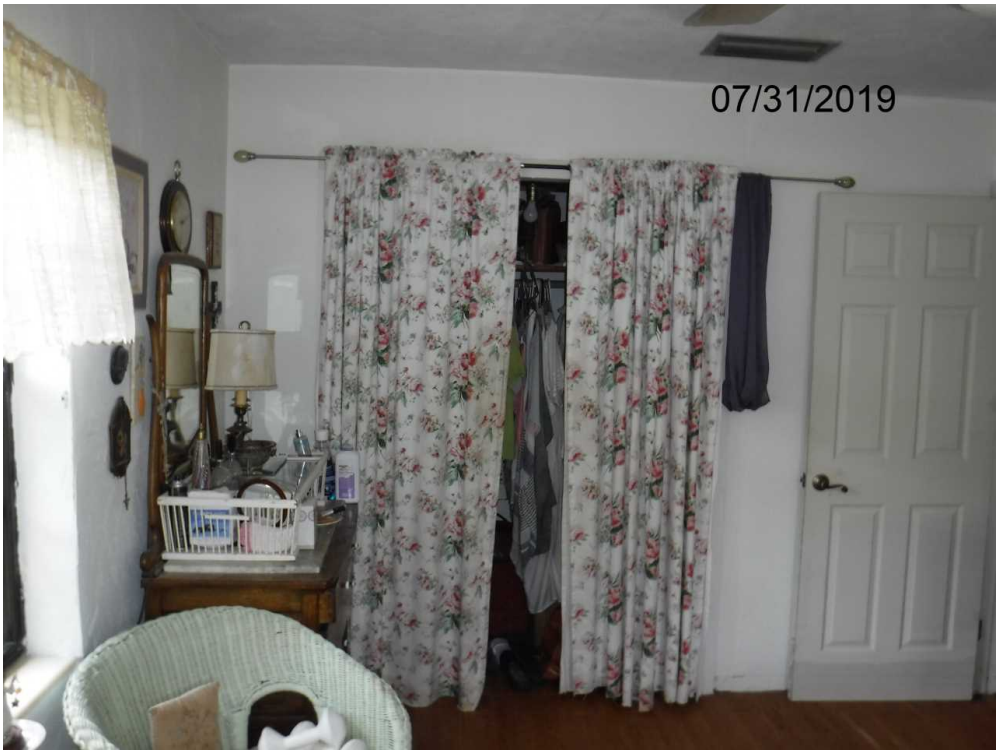


80 Main Level/Bedroom1 - 80-Hallway
Date Taken: 7/31/2019

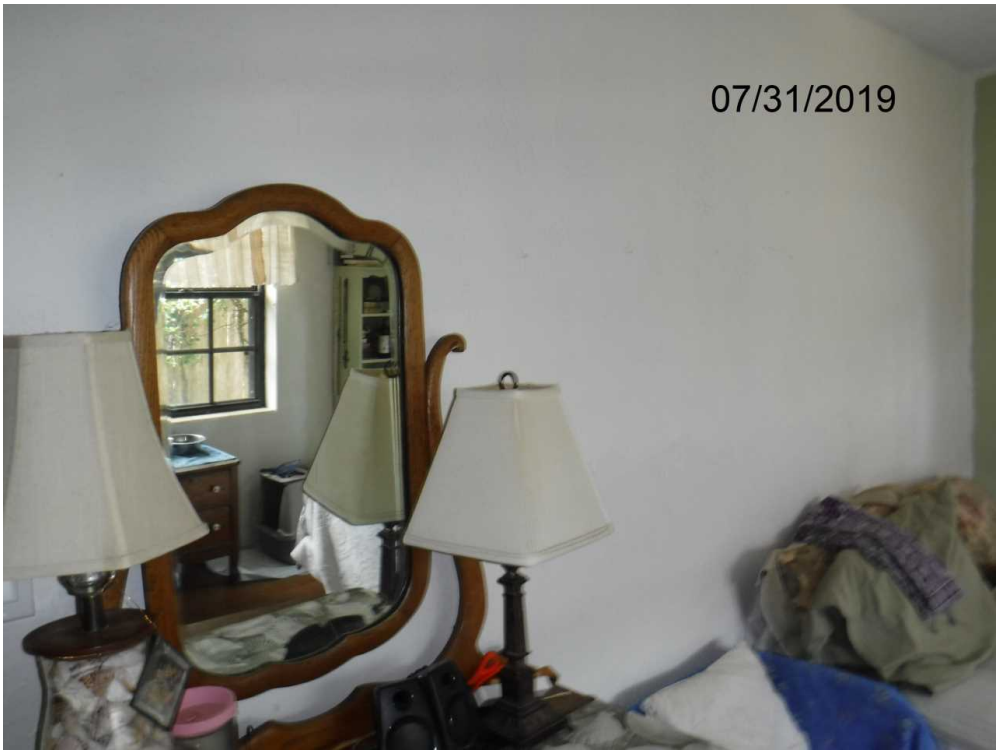


Received August 16, 2021
Planning and Building Department

81 Main Level/Bedroom1 - 81-Hallway
Date Taken: 7/31/2019



82 Main Level/Bedroom1 - 82-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

83 Main Level/Bedroom1 - 83-Hallway
Date Taken: 7/31/2019



84 Main Level/Bedroom1 - 84-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

85 Main Level/Bedroom1 - 85-Hallway
Date Taken: 7/31/2019



86 Main Level/Bedroom1 - 86-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

87 Main Level/Bedroom1 - 87-Hallway
Date Taken: 7/31/2019

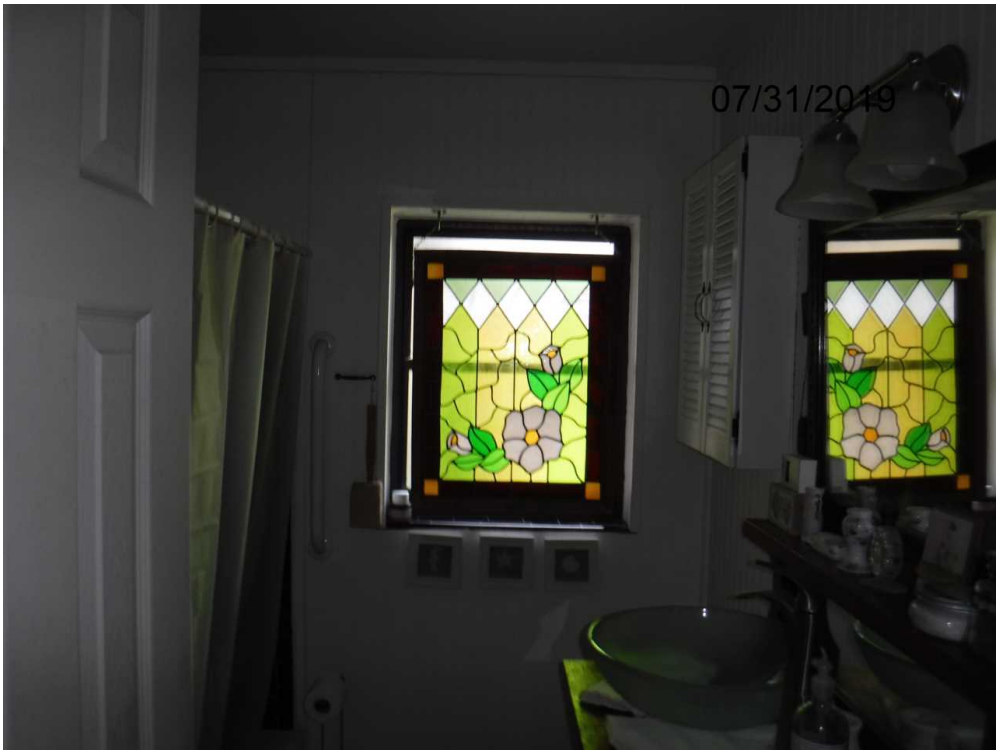


88 Main Level/Bedroom1 - 88-Hallway
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

89 Main Level/Bathroom1 - 89-Bathroom 1
Date Taken: 7/31/2019



90 Main Level/Bathroom1 - 90-Bathroom 1
Date Taken: 7/31/2019

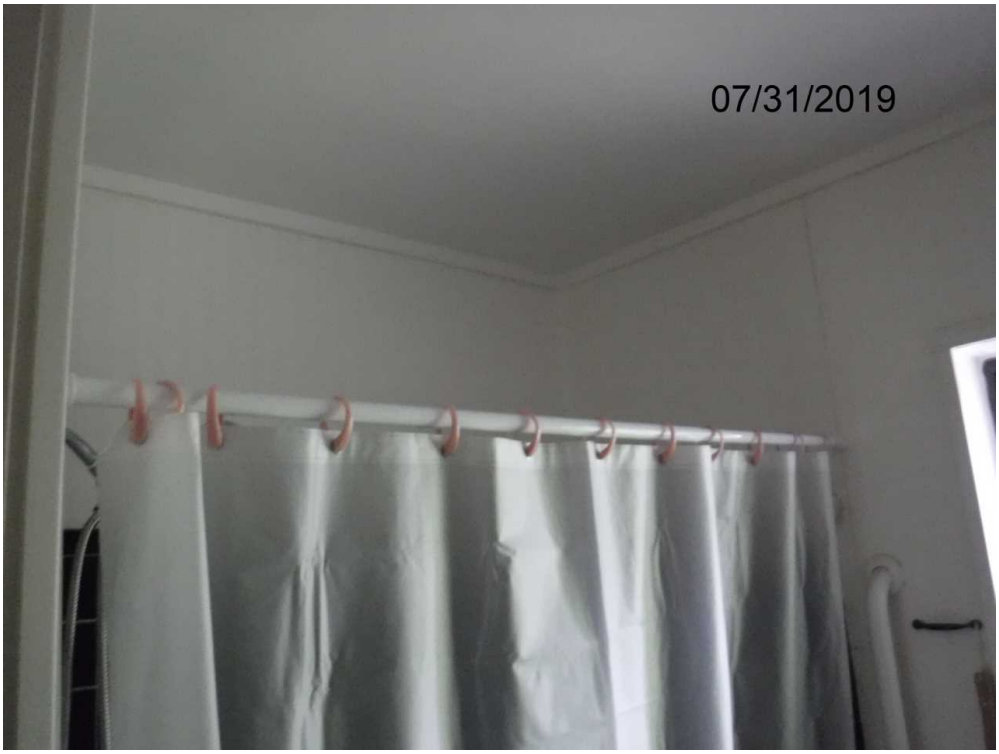


Received August 16, 2021
Planning and Building Department

91 Main Level/Bathroom1 - 91-Bathroom 1
Date Taken: 7/31/2019

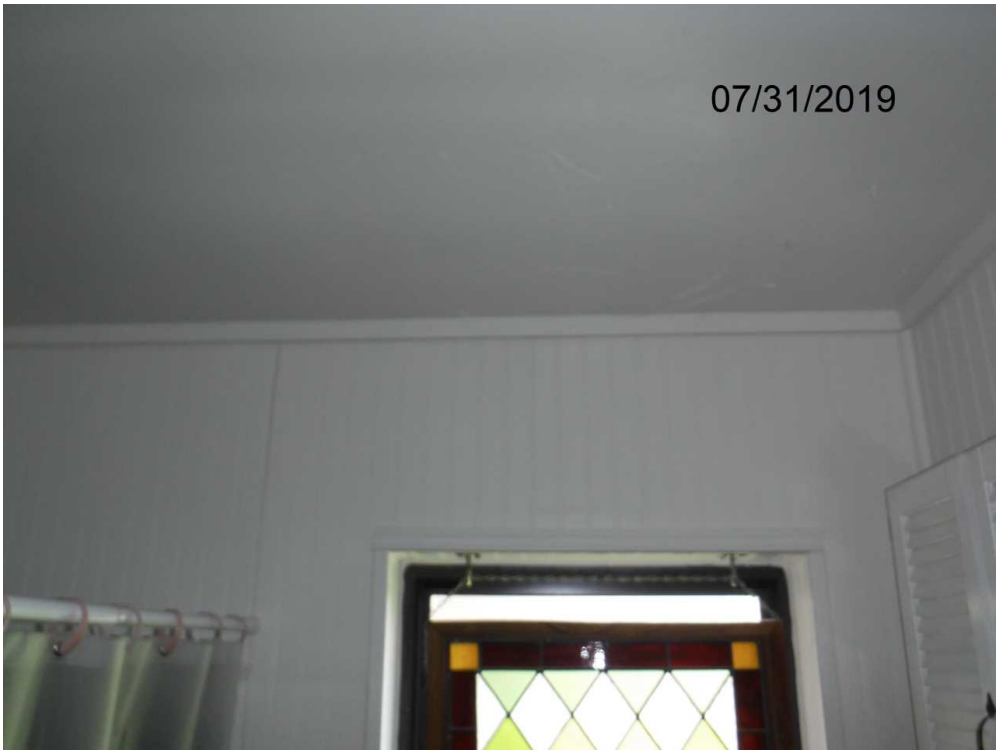


92 Main Level/Bathroom1 - 92-Bathroom 1
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

93 Main Level/Bathroom1 - 93-Bathroom 1
Date Taken: 7/31/2019



94 Main Level/Bathroom1 - 94-Bathroom 1
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

95 Main Level/Bathroom1 - 95-Bathroom 1
Date Taken: 7/31/2019



96 Main Level/Bathroom1 - 96-Bathroom 1
Date Taken: 7/31/2019

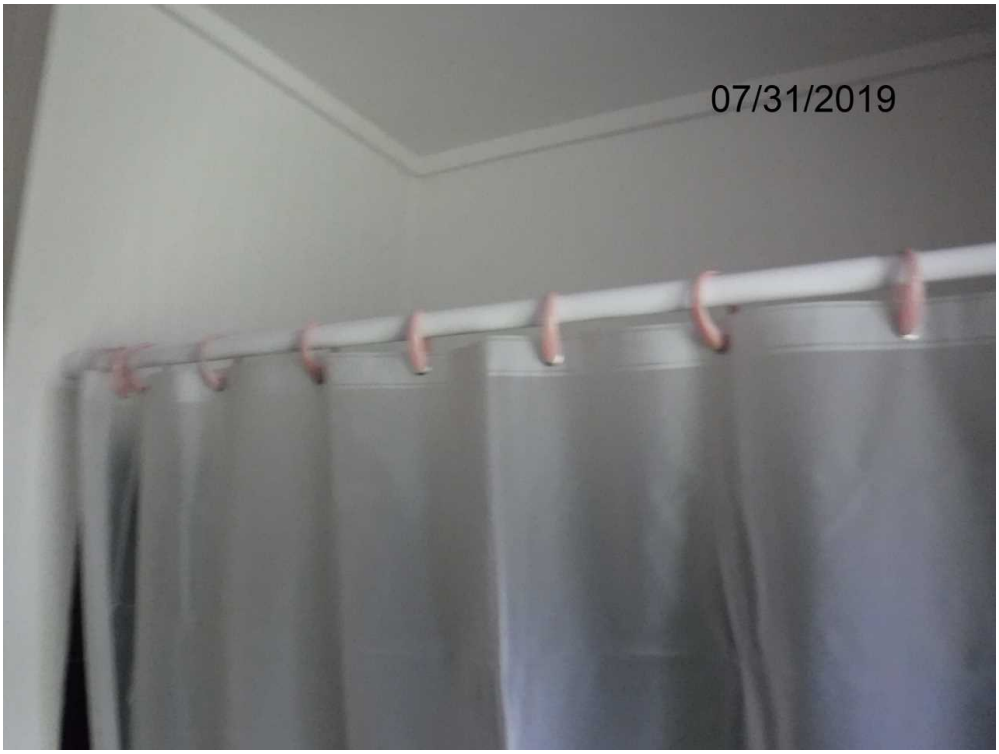


Received August 16, 2021
Planning and Building Department

97 Main Level/Bathroom1 - 97-Bathroom 1
Date Taken: 7/31/2019



98 Main Level/Bathroom1 - 98-Bathroom 1
Date Taken: 7/31/2019

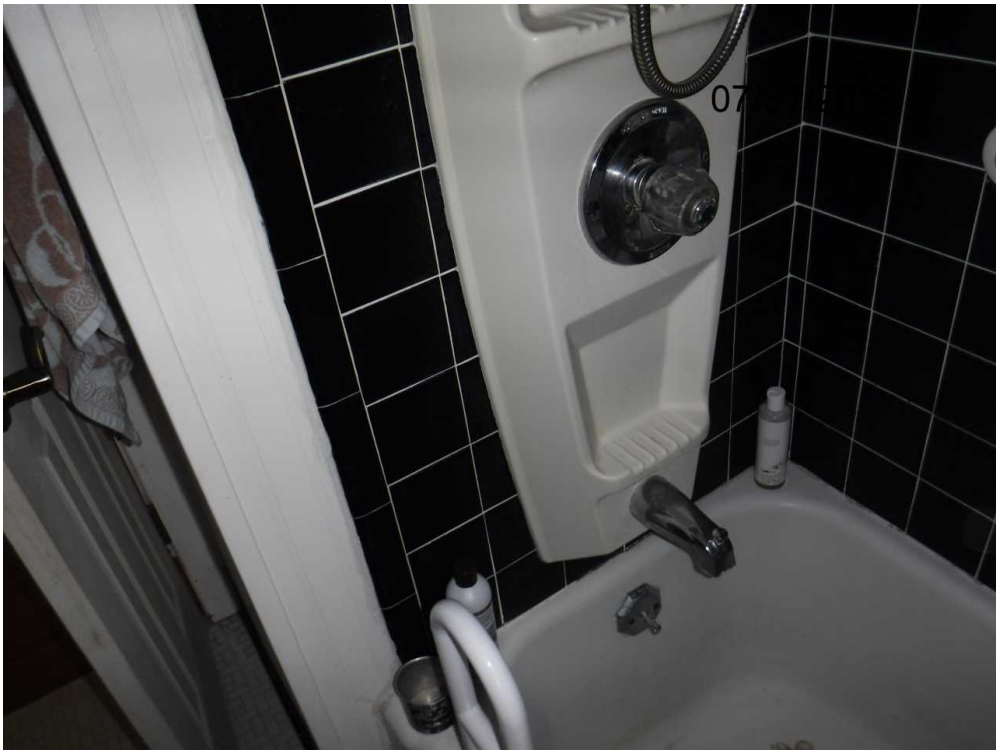


Received August 16, 2021
Planning and Building Department

99 Main Level/Bathroom1 - 99-Bathroom 1
Date Taken: 7/31/2019

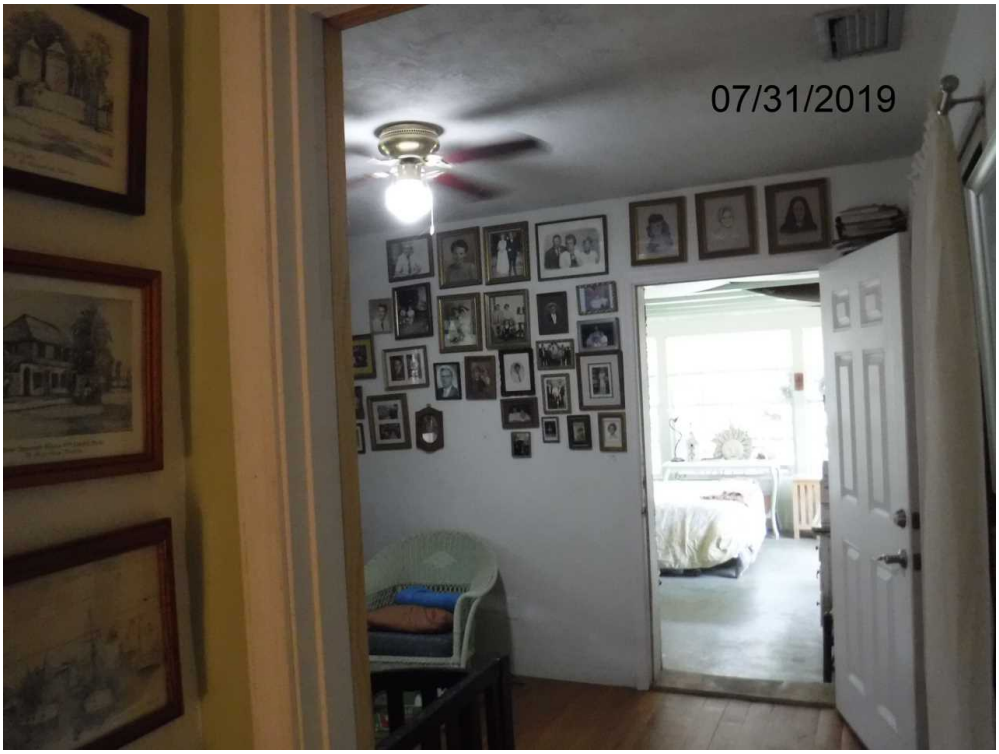


100 Main Level/Bathroom1 - 100-Bathroom 1
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

101 Main Level/Bedroom2 - 101-Bedroom 2
Date Taken: 7/31/2019

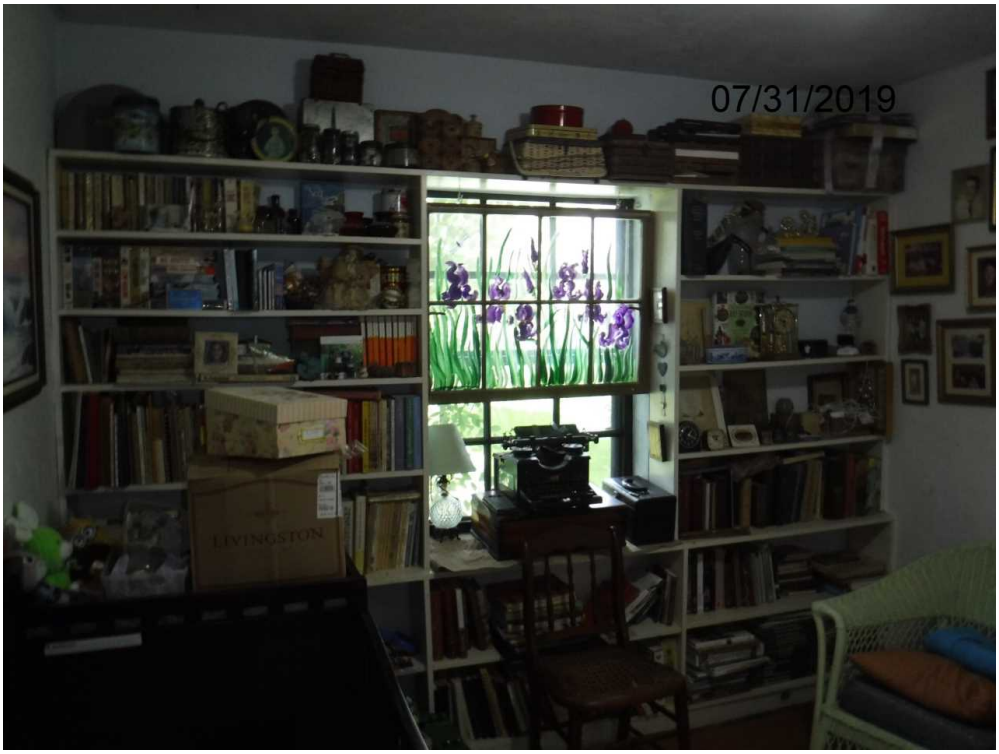


102 Main Level/Bedroom2 - 102-Bedroom 2
Date Taken: 7/31/2019

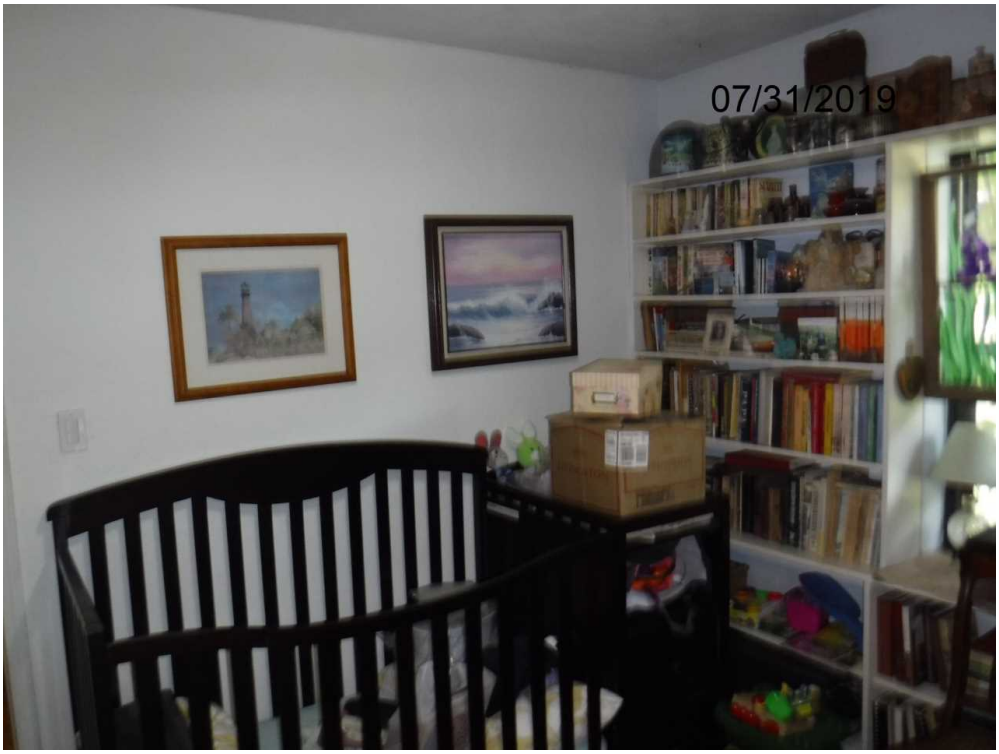


Received August 16, 2021
Planning and Building Department

103 Main Level/Bedroom2 - 103-Bedroom 2
Date Taken: 7/31/2019

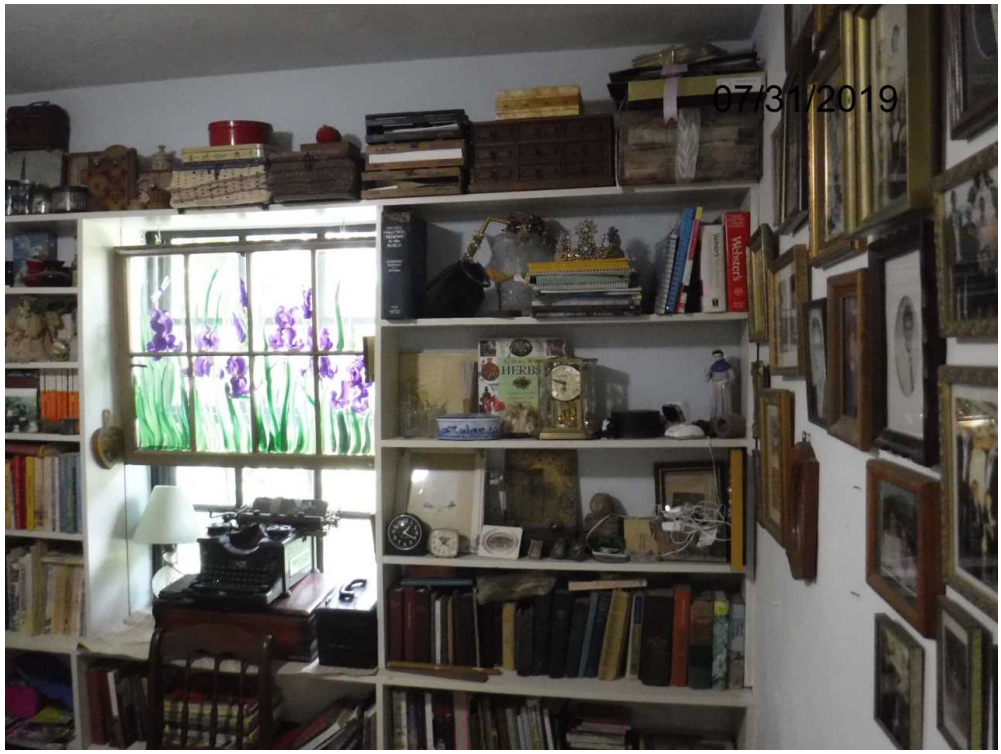


104 Main Level/Bedroom2 - 104-Bedroom 2
Date Taken: 7/31/2019

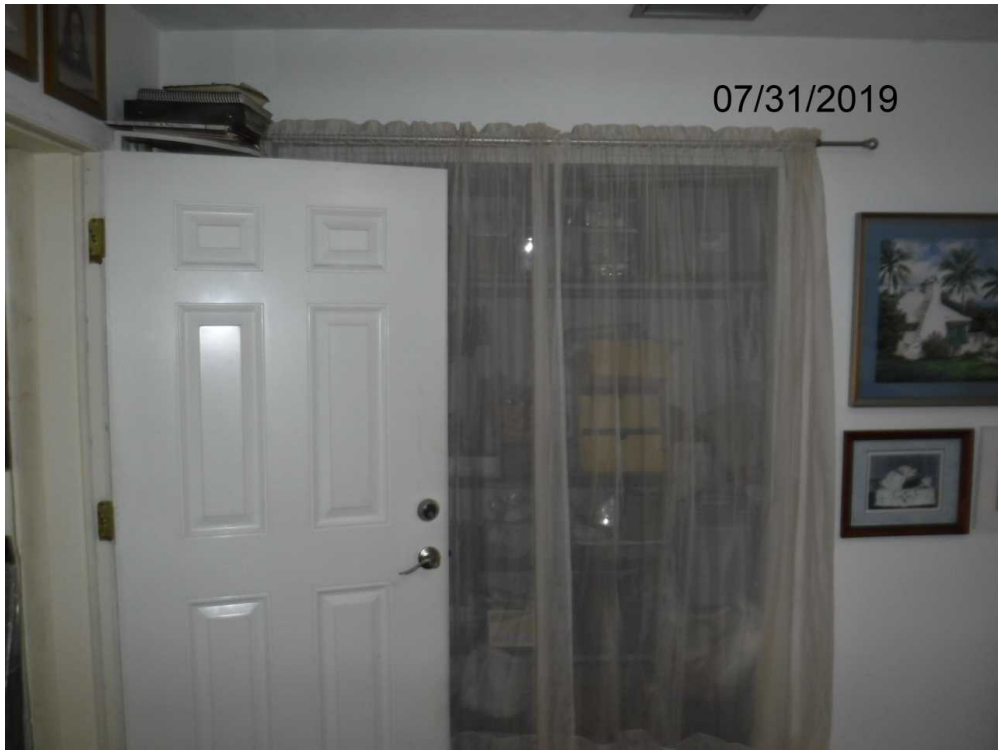


Received August 16, 2021
Planning and Building Department

105 Main Level/Bedroom2 - 105-Bedroom 2
Date Taken: 7/31/2019

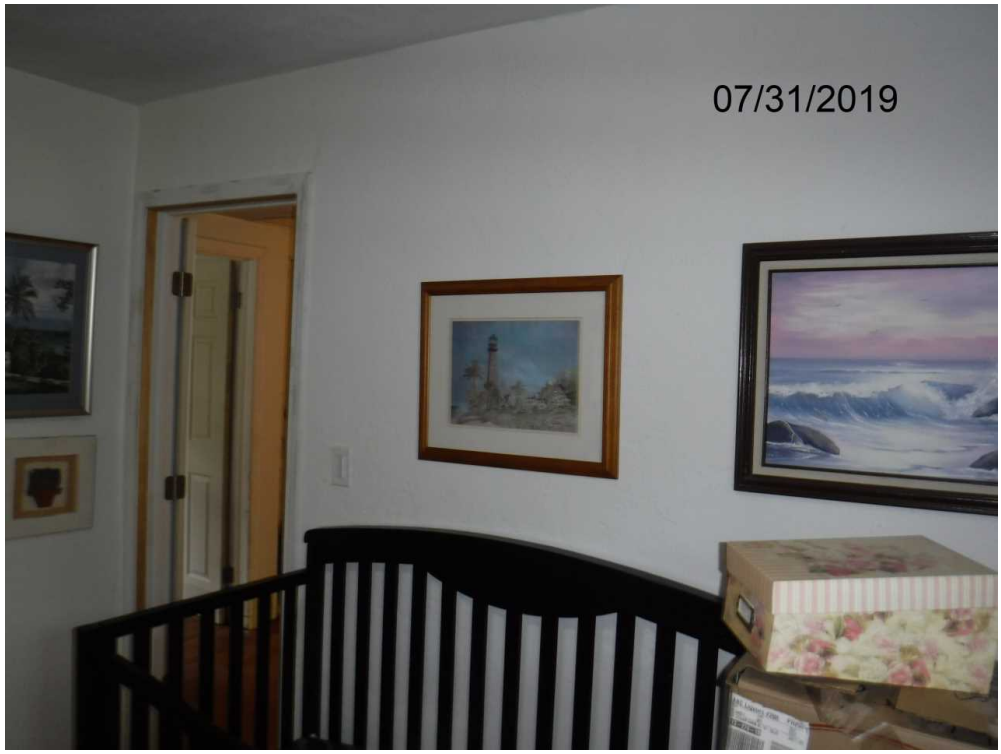


106 Main Level/Bedroom2 - 106-Bedroom 2
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

107 Main Level/Bedroom2 - 107-Bedroom 2
Date Taken: 7/31/2019



108 Main Level/Bedroom2 - 108-Bedroom 2
Date Taken: 7/31/2019

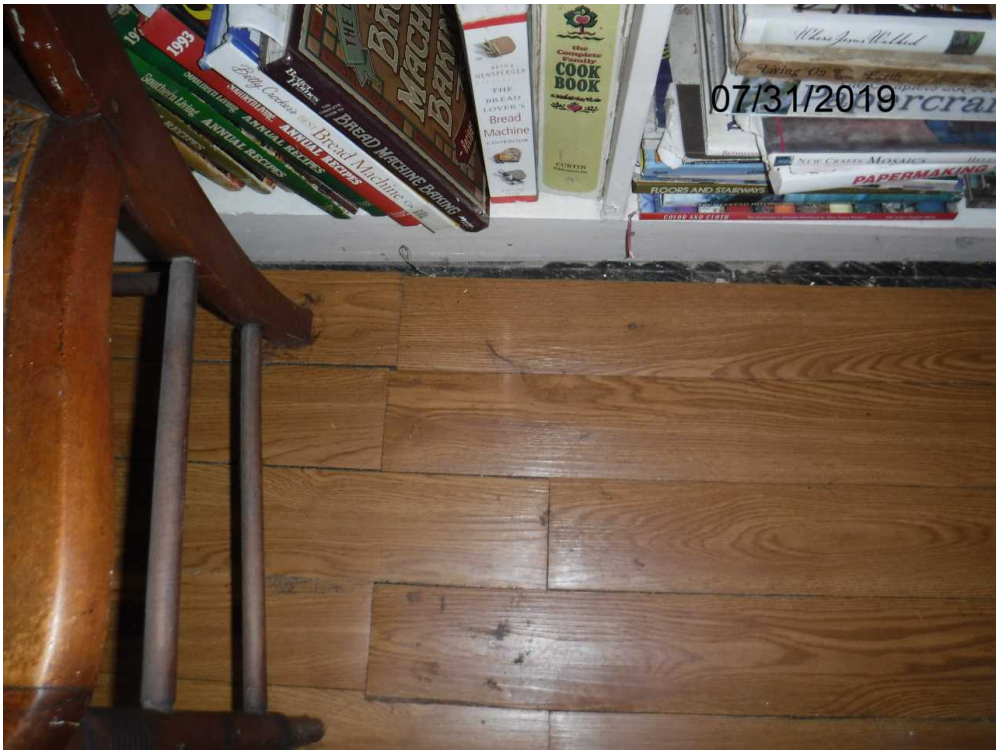


Received August 16, 2021
Planning and Building Department

109 Main Level/Bedroom2 - 109-Bedroom 2
Date Taken: 7/31/2019



110 Main Level/Bedroom2 - 110-Bedroom 2
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

111 Main Level/Bedroom3 - 111-Bedroom 3
Date Taken: 7/31/2019



112 Main Level/Bedroom3 - 112-Bedroom 3
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

113 Main Level/Bedroom3 - 113-Bedroom 3
Date Taken: 7/31/2019



114 Main Level/Bedroom3 - 114-Bedroom 3
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

115 Main Level/Bedroom3 - 115-Bedroom 3
Date Taken: 7/31/2019

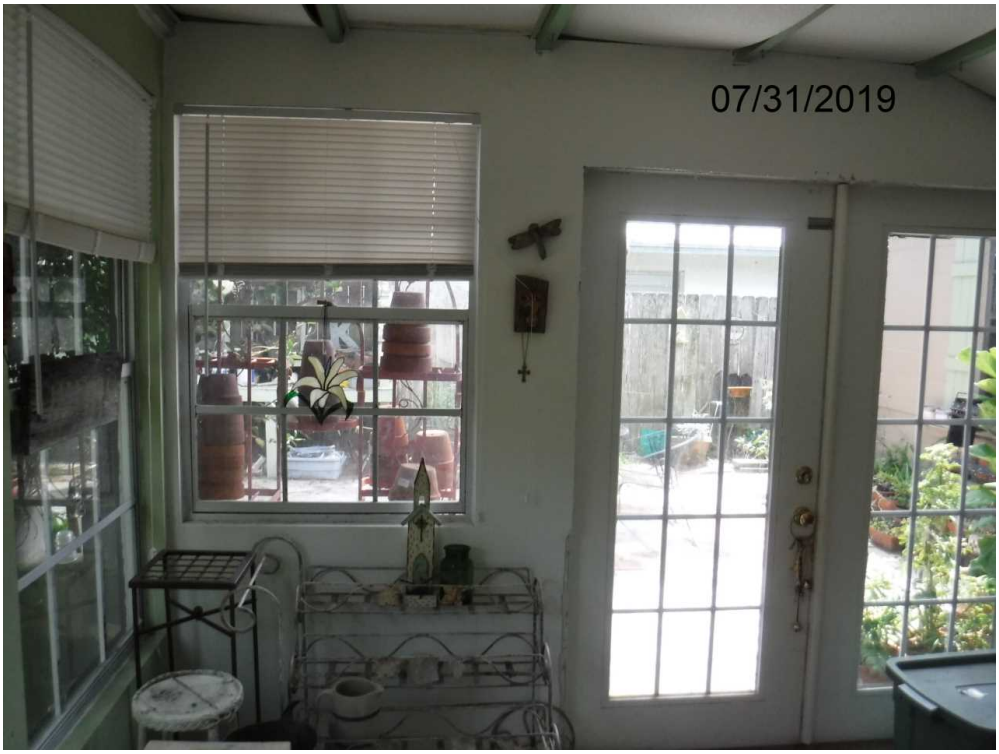


116 Main Level/Bedroom3 - 116-Bedroom 3
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

117 Main Level/Bedroom3 - 117-Bedroom 3
Date Taken: 7/31/2019

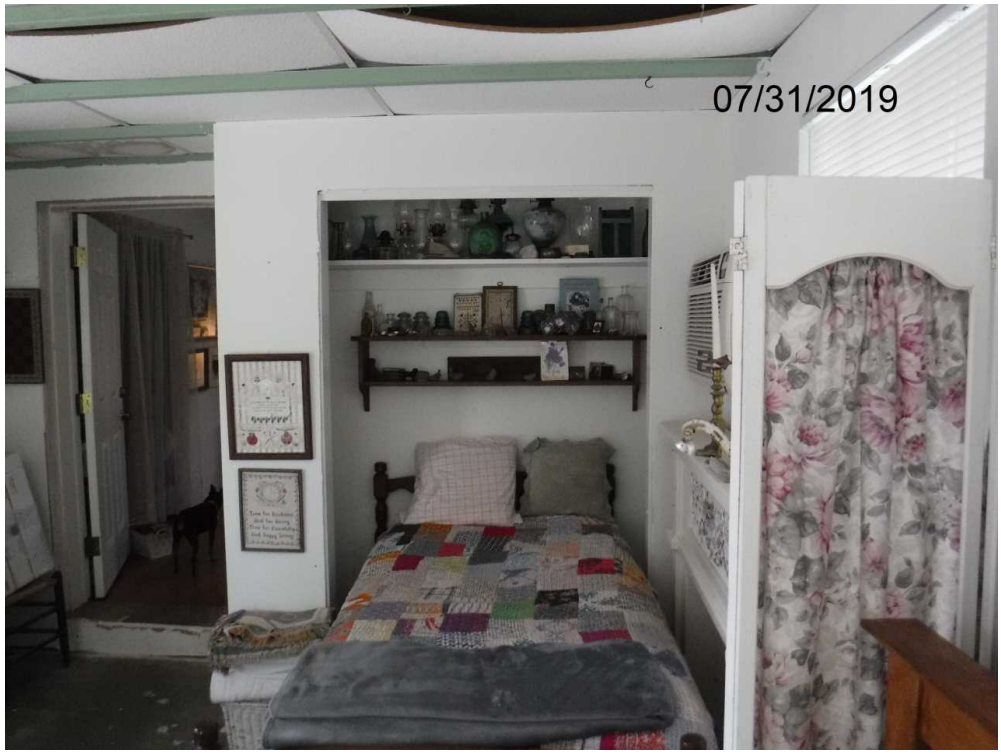


118 Main Level/Bedroom3 - 118-Bedroom 3
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

119 Main Level/Bedroom3 - 119-Bedroom 3
Date Taken: 7/31/2019

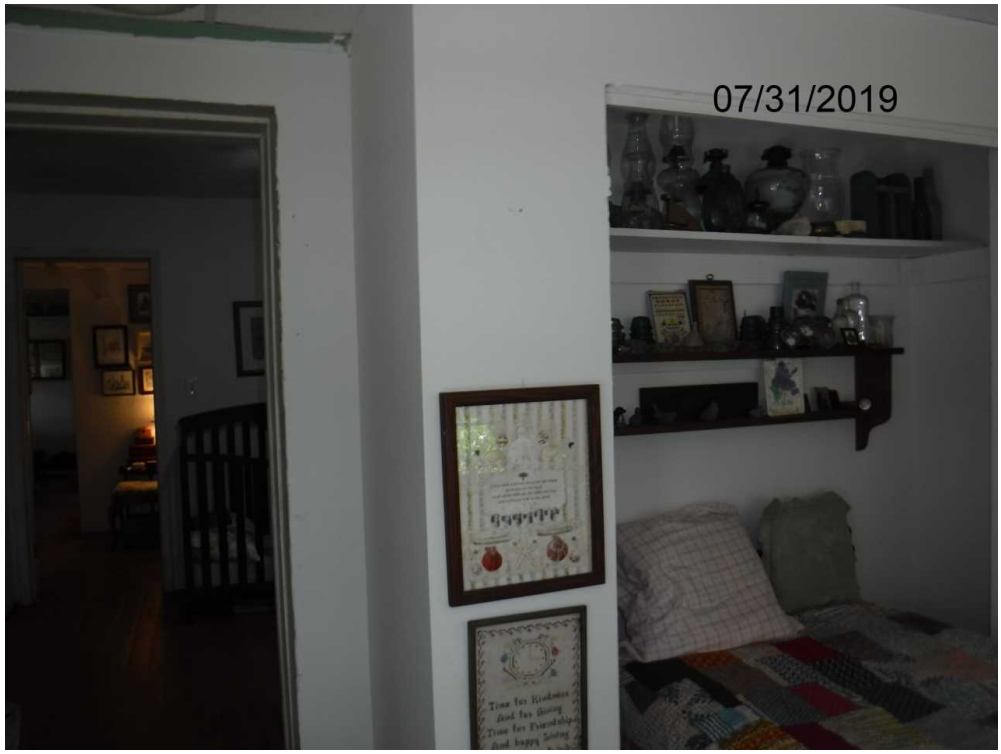


120 Main Level/Bedroom3 - 120-Bedroom 3
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

121 Main Level/Bedroom3 - 121-Bedroom 3
Date Taken: 7/31/2019



122 Main Level/Bedroom3 - 122-Bedroom 3
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

123 Main Level/Bedroom3 - 123-Bedroom 3
Date Taken: 7/31/2019



124 Main Level/Bedroom3 - 124-Bedroom 3
Date Taken: 7/31/2019



Received August 16, 2021
Planning and Building Department

125 Main Level/Bedroom3 - 125-Bedroom 3
Date Taken: 7/31/2019



126 Main Level/Bedroom3 - 126-Bedroom 3
Date Taken: 7/31/2019

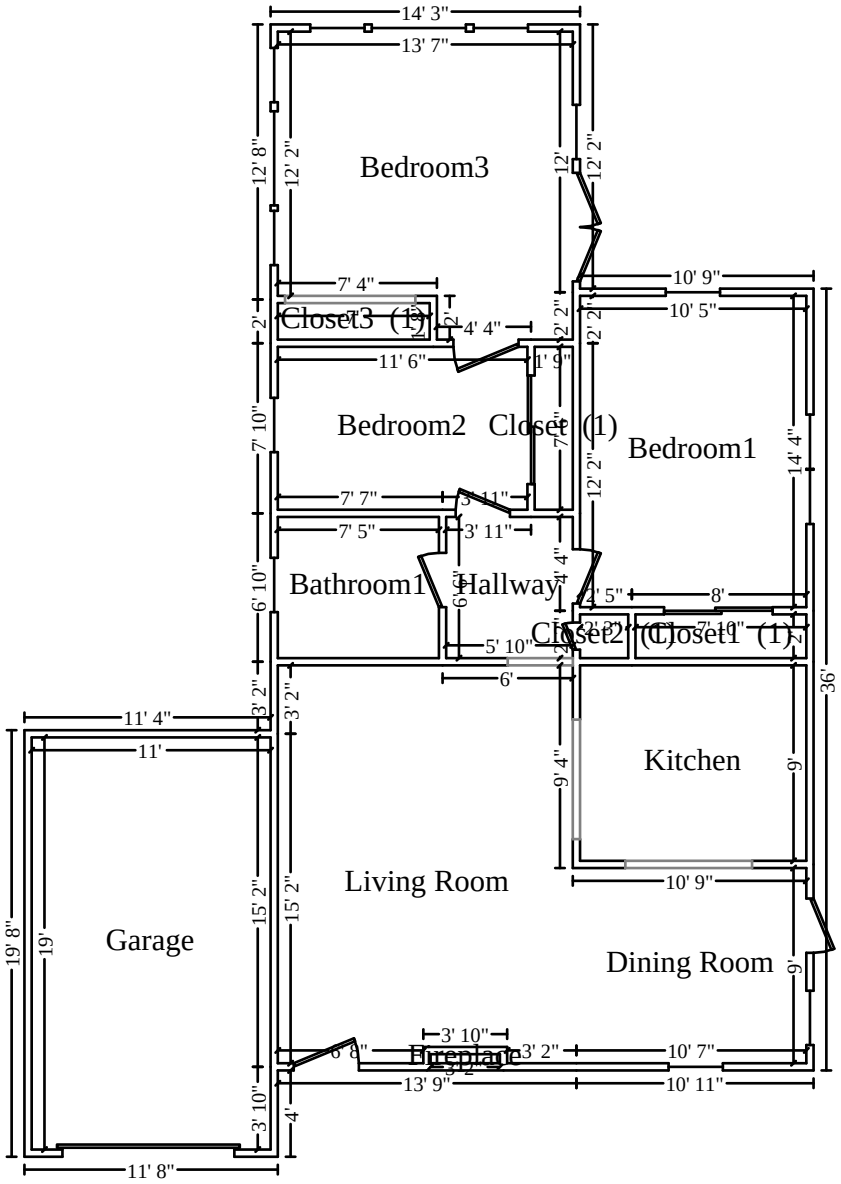


Received August 16, 2021
Planning and Building Department

127 Main Level/Bedroom3 - 127-Bedroom 3
Date Taken: 7/31/2019

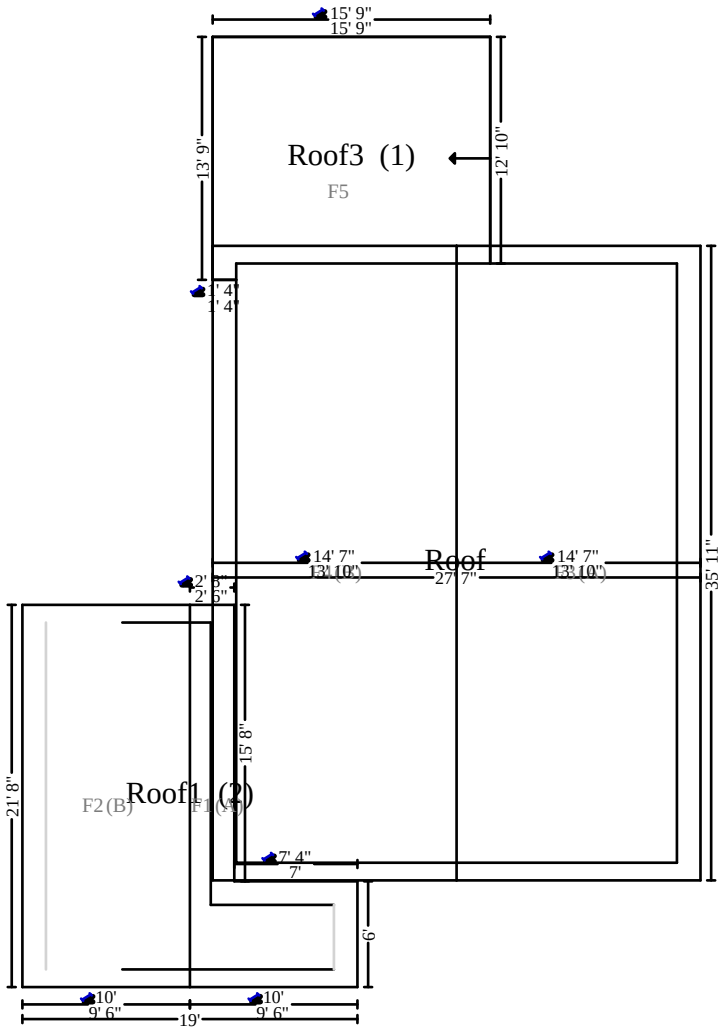


Received August 16, 2021
Planning and Building Department



Main Level

Received August 16, 2021
Planning and Building Department



N

Roof

Received August 16, 2021
Planning and Building Department

Prototype floor plan and elevation

Received August 16, 2021
Planning and Building Department

1565 WOODWORKS, LLC
6420 Armstrong Road
Elkton, FL 32033

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
7. ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING, THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRAPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
9. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE . PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
2. ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
3. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
4. FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557: FOR A DEPTH OF AT LEAST THREE (3') FEET BELOW THE BOTTOM OF THE FOOTING.
5. WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR PEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
6. REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP SPLICES SHALL BE 36 BAR DIAMETER.
7. ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.
8. CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
   A. FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
   B. 1 1/2" BOTTOM, SIDES AND TOP.
   C. COLUMNS: 1 1/2".
   D. SLABS ON GRADE: 2" BOTTOM, 1" TOP.
   E. OTHERS PER ACI.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
10. CONCRETE TESTING IF REQUIRED:

    TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.

    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

    1 AT 7 DAYS
    2 AT 28 DAYS

    ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER ATIC AND TPI AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CON-STRUCTION.
2. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE. UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
   A. STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   B. STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
   C. STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 9" TO 12" WIDE; NO. 1 OR BETTER.
   D. LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
   E. STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
4. PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, 7/16 ZIP PANEL WALL, GROUP 1 SIZE AND SPAN RATING AS SHOWN ON THE DRAWINGS. NAIL WITH 8D NAILS (COMMON OR GUN) AT 4" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
5. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
6. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
7. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
8. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
9. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AITC 100.
10. STRUCTURE 1, 7/16 ZIP FULL LENGTH PANEL WALL INPLACE OF THREAD RODS. STRUCTURE 1, 7/16" ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE NAIL PATTERN FOR THE STRUCTURE 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 4" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
10. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
11. CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
12. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
13. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.
14. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
15. MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA., MIN., GALVANIZED STEEL FLASHING.
16. SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
2. MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S.
3. HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP SIMPSON	STRAP HUGHES	FASTENERS TRUSSES/RAFTERS	TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	---- (EACH AS ABOVE FOR 500#)	(6)A OR (4)C
2,000#	THA29	HD2X	----	(10)B OR (8)C
3,000# (2-PLY TRUSS)	THA218-2	HD2-2X	----	(10)D OR (6)E

FASTENER DESCRIPTIONS

A. 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
B. 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
C. 1/4" X 1-1/4" METAL HIT ANCHOR (HILTI) OR TAPCON
D. 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
E. 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILTI KWIK BOLT, OR EQUAL)

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/B	ROOFS (all values negative - i.e. "UPLIFT")					WALLS (incl. Windows & Doors)			
	ZONE "3" CORNERS	ZONE "2" END/EDGE	ZONE "1" INTERIOR	OVERHANG CORNER	OVERHANG INTERIOR	END ZONES		INTERIOR ZONES	
AREA						NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
10	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
20	-27.53	-27.53	-23.36	-40.46	-40.46	-30.87	23.57	-25.66	23.57
50	-25.86	-25.86	-21.69	-38.80	-27.74	-27.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.54	-37.54	-25.66	-20.86	-22.94	20.86

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS

10d X 1 ½" NAILS

TRUSS FASTENING SCHEDULE

		UPLIFT	DEVICE	WOOD: NAILING
HETA12	1265	0-365	H2.5	(10)8d(TOTAL)
HETA16	1810	366-820	H6	(16)8d(TOTAL)
HETA20	1810	821-1085	HTS16	(16)10d
HETA24	1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA40	1810			BLOCK:
		0-1450	META12	(6)16d
		1451-1780	HETA12	(7)16d
		1781-2235	HHETA16	(9)16d

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c,d

FASTENER TYPE	FASTENER SPACING (INCHES) a,b			
	PANEL SPAN ≤ 2 FEET	2 FEET< PANEL SPAN ≤4 FEET	4 FEET< PANEL SPAN ≤6 FEET	6 FEET<PANEL SPANS ≤8 FEET
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#10 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
2" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH ED 2020 FLORIDA BUILDING CODE .

THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

LIVING AREAS: LIVE LOAD-60 PSF
DEAD LOAD-40 PSF

WIND: SECTION 1609 OF THE 6TH ED 2017 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.

CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R-3"

CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

LES THOMAS
ARCHITECT
32 CORDOVA ST. ST. AUGUSTINE, FL 32084

Design Your Own Home
BLUEPRINTS*INTERIOR DESIGN
*RENDERINGS*CONSULTATION
(904) 654-3166

CLIENT:
1565 WOODWORKS, LLC
6420 Armstrong Road
Elkton, FL 32033

DRAWING # COVER 1

SCALE:

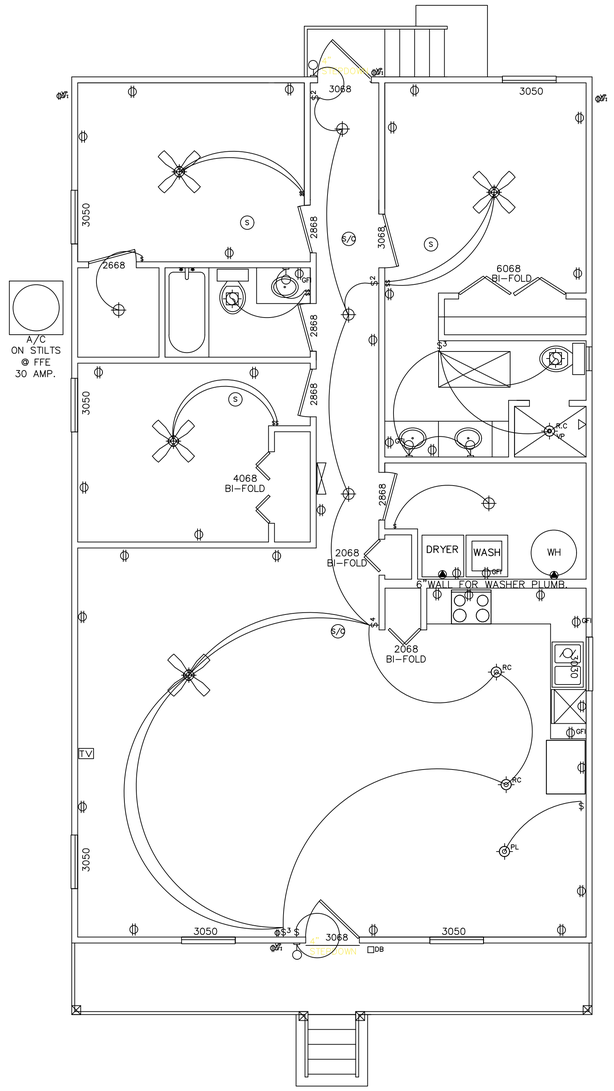
DATE: 4.5.2021

REVISION DATE:

DRAFTED BY: EAD

DRAWINGS PROVIDED BY DESIGN YOUR OWN HOME. SEE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL. STRUCTURAL ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISITING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DSIGNER OF ANY DISCREPANCIES.

Received August 16, 2021
Planning and Building Department



ELECTRICAL PLAN

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

ELECTRICAL SYMBOL KEY			
	SURF-CE MOUNTED LIGHT	$	SINGLE SWITCH
	W-LL MOUNTED LIGHT	$3	3-W-Y SWITCH
	W-LL MOUNTED SCONCE LIGHT	$4	4-W-Y SWITCH
RC	RECESSED C-N LIGHT	$RC	REMOTE CONTROL SWITCH
V.P.	V-POR-PROOF RECESSED	$D	DIMMER SWITCH
PL	PEND-NT LIGHT	DB	DOOR BELL CONNECTION
RC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXH-UST F-N W/ LIGHT	TV	TV OUTLET
	EXH-UST F-N	PH	PHONE OUTLET
	UNDER C-BNET	D	D-T- OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOST-T
	TR-CK LIGHTING		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
P/L	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 -MP ELEC. P-NEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE	S	SMOKE DETECTOR
	UNDER COUNTER 110 OUTLET	S/C	SMOKE DETECTOR / C-RBON MONOXIDE
VP GFI	W-TER-PROOF OUTLET		G-RB-GE DISPOS-L
GFI	GROUND F-ULT OUTLET		CEILING F-N W/ PULL CH-IN FOR LIGHT
SO	WP GFI SOFFIT OUTLET		
	GFI FLOOR OUTLET		CEILING F-N W/ LIGHT
GTS	GENER-TOR -UTO TR-NSFER SWITCH		

LES THOMAS
ARCHITECT

32 CORDOVA ST. ST. AUGUSTINE, FL 32084

Design Your Own Home

BLUEPRINTS*INTERIOR DESIGN
*RENDERINGS*CONSULTATION

(904) 654-3166

CLIENT:
1565 WOODWORKS, LLC
6420 Armstrong Road
Elkton, FL 32033

DRAWING #
ELECT. 5

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

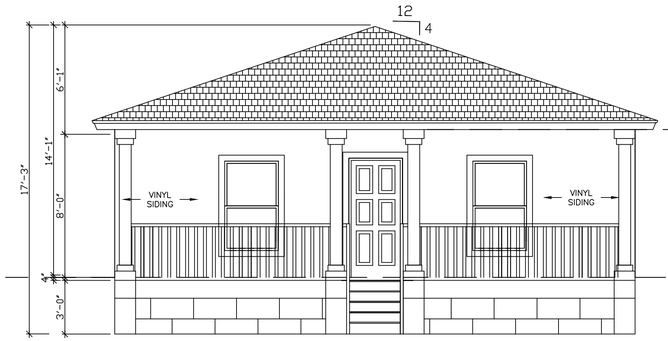
DATE: 4.5.2021

REVISION DATE:

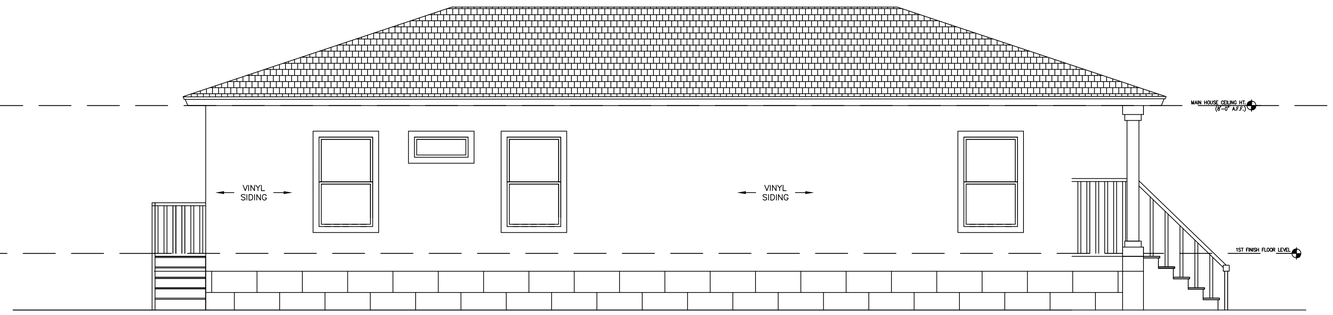
DRAFTED BY: EAD

DRAWINGS PROVIDED BY DESIGN YOUR OWN HOME. SEE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL. STRUCTURAL ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISITING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DSIGNER OF ANY DISCREPANCIES.

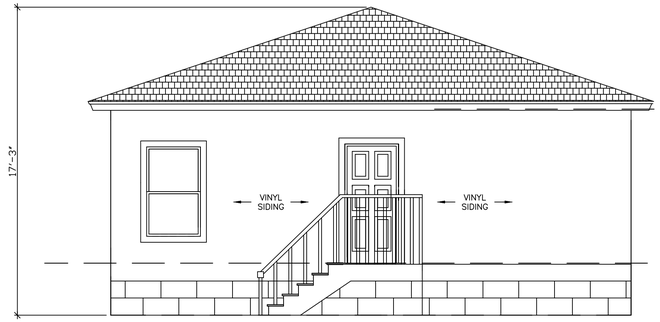
Received August 16, 2021
Planning and Building Department



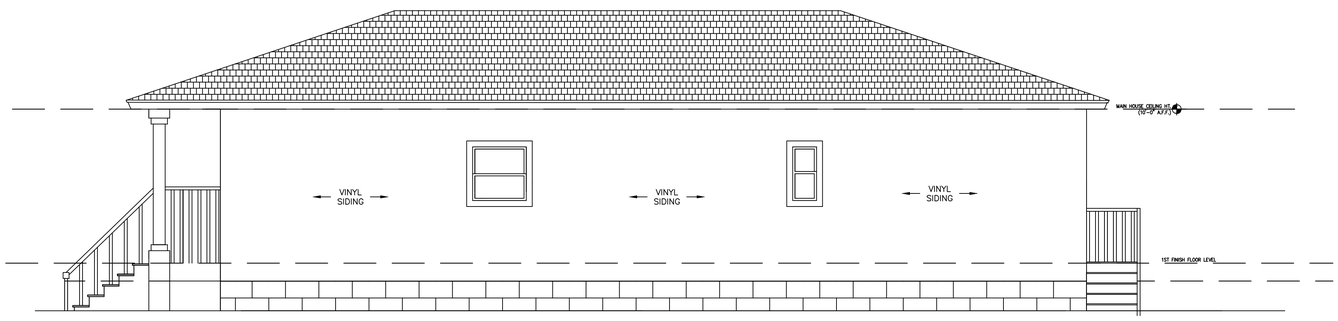
FRONT ELEVATION OF 616 CORAL
SCALE: 1/4"=1'-0"



LEFT ELEVATION OF 616 CORAL
SCALE: 1/4"=1'-0"



BACK ELEVATION OF 616 CORAL
SCALE: 1/4"=1'-0"



RIGHT ELEVATION OF 616 CORAL
SCALE: 1/4"=1'-0"

LES THOMAS
ARCHITECT

32 CORDOVA ST. ST. AUGUSTINE, FL 32084

Design Your Own Home

BLUEPRINTS*INTERIOR DESIGN
*RENDERINGS*CONSULTATION

(904) 654-3166

CLIENT:
1565 WOODWORKS, LLC
6420 Armstrong Road
Elkton, FL 32033

DRAWING #
ELEV. 3

SCALE: $\frac{1}{4}$" = 1'-0"

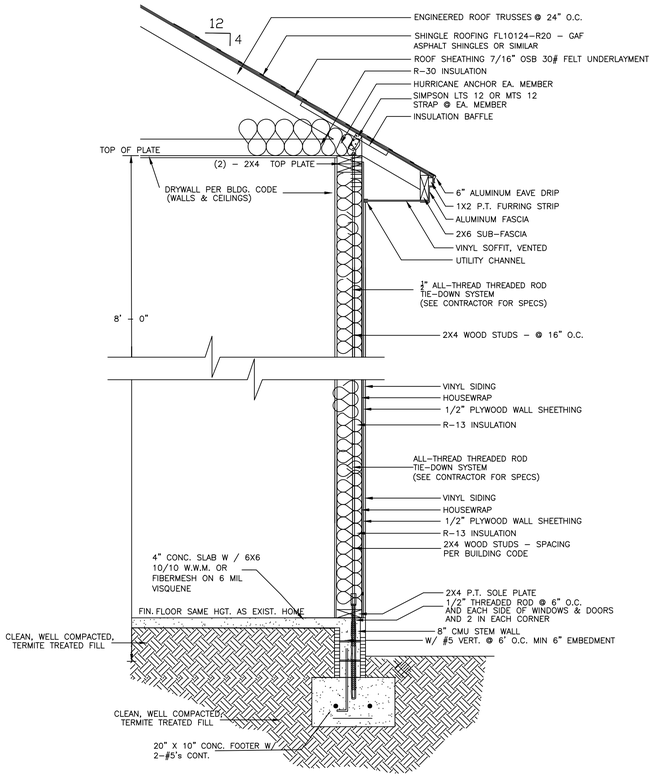
DATE: 4.5.2021

REVISION DATE:

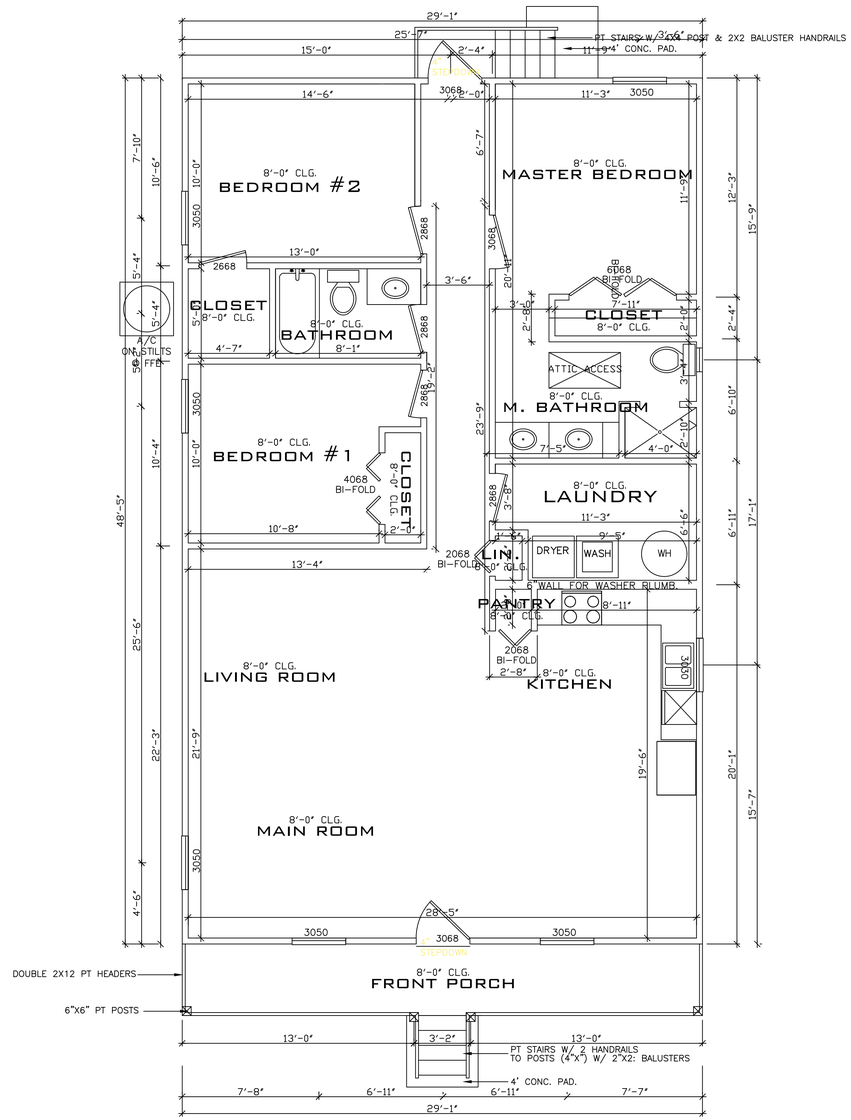
DRAFTED BY: EAD

DRAWINGS PROVIDED BY DESIGN YOUR OWN HOME. SEE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL. STRUCTURAL ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISITING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DSIGNER OF ANY DISCREPANCIES.

Received August 16, 2021
Planning and Building Department



WALL SECTION - SLAB ON FILL
NTS



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

LES THOMAS ARCHITECT

32 CORDOVA ST. ST. AUGUSTINE, FL 32084

Design Your Own Home

BLUEPRINTS*INTERIOR DESIGN *RENDERINGS*CONSULTATION

(904) 654-3166

CLIENT:
1565 WOODWORKS, LLC
6420 Armstrong Road
Elkton, FL 32033

DRAWING # FLP. 2

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

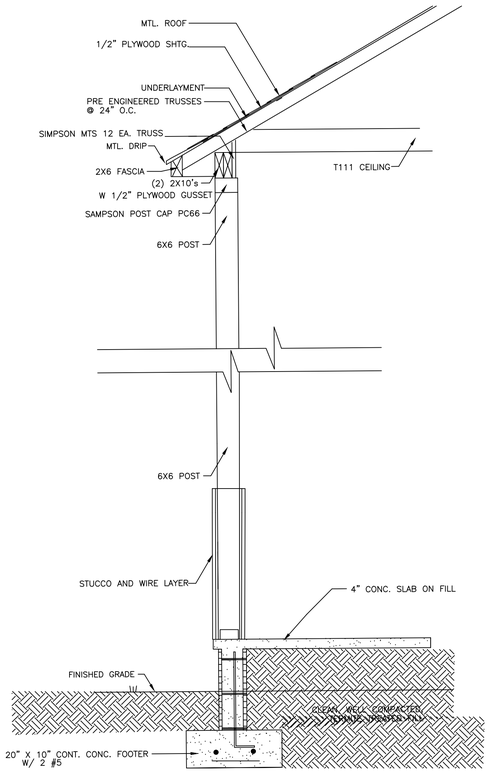
DATE: 4.5.2021

REVISION DATE:

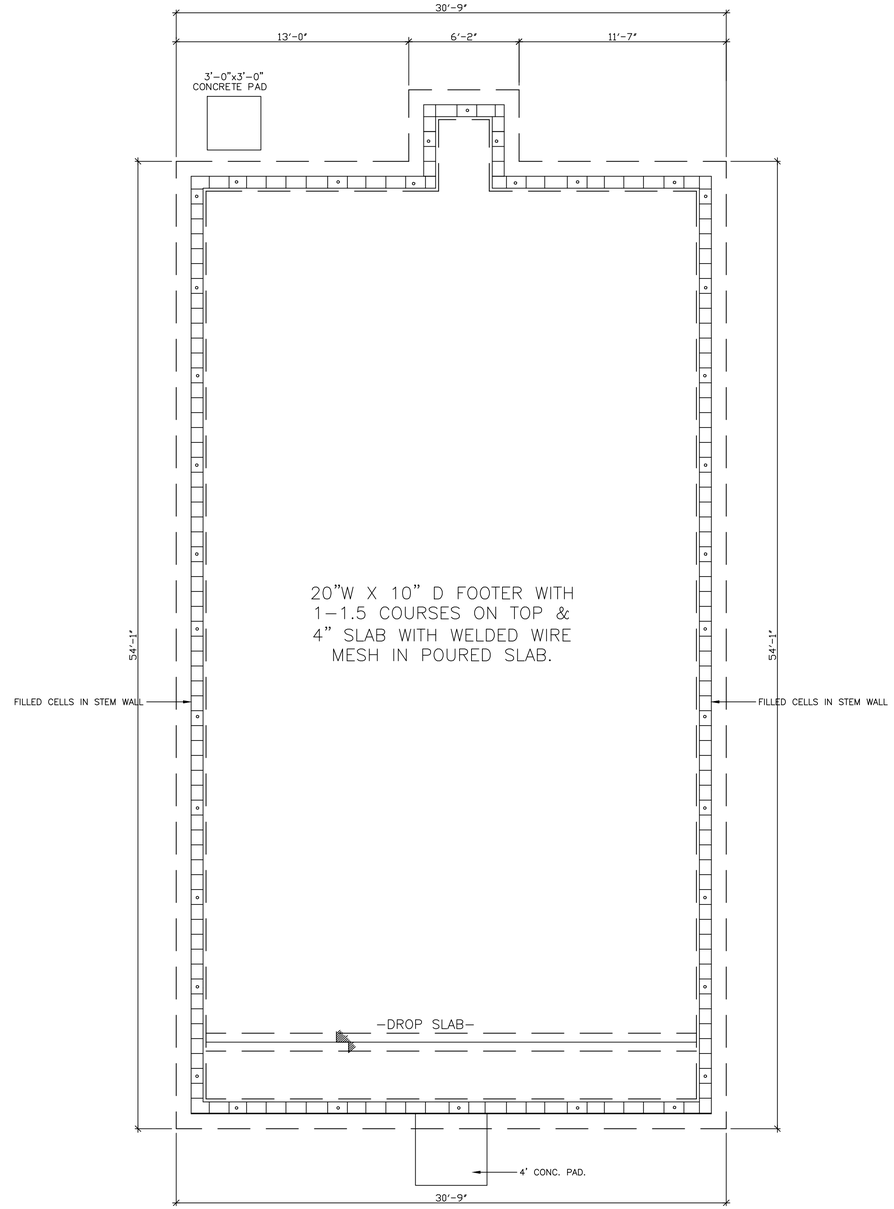
DRAFTED BY: EAD

DRAWINGS PROVIDED BY DESIGN YOUR OWN HOME. SEE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL. STRUCTURAL ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISITING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DSIGNER OF ANY DISCREPANCIES.

Received August 16, 2021
Planning and Building Department

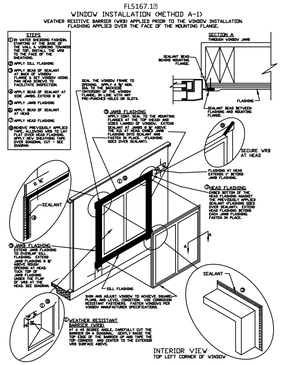


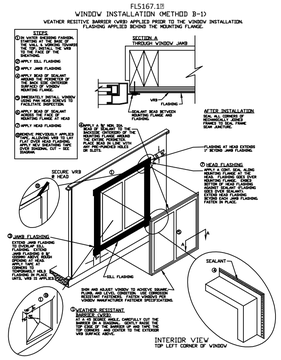
SECTION @ PORCH

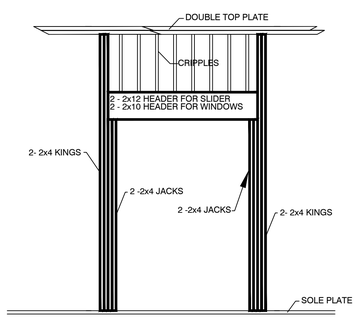


FOUNDATION PLAN

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







TYPICAL GARAGE/DOOR/WINDOW OPENNING

WINDOW/DOOR HEADER SCHEDULE

OPENINGS UP TO 6' 1 JACK/2 KINGS W/2-2X10 HEADER
6'1"-9' 2 JACKS/3 KINGS W/2-2X12 HEADER

LES THOMAS ARCHITECT

32 CORDOVA ST. ST. AUGUSTINE, FL 32084

Design Your Own Home

BLUEPRINTS*INTERIOR DESIGN
*RENDERINGS*CONSULTATION

(904) 654-3166

CLIENT:
1565 WOODWORKS, LLC
6420 Armstrong Road
Elkton, FL 32033

DRAWING # FND DTL. **4**

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

DATE: 4.5.2021

REVISION DATE:

DRAFTED BY: EAD

DRAWINGS PROVIDED BY DESIGN YOUR OWN HOME. SEE SIGNED & SEALED ENGINEERED DRAWINGS BY OTHERS FOR STRUCTURAL. STRUCTURAL ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER THE INFORMATION ON THE DESIGN DRAWINGS. CONTRACTOR TO VERIFY EXISITING CONDITIONS BEFORE STARTING WORK AND NOTIFY STRUCTURAL ENGINEER AND DSIGNER OF ANY DISCREPANCIES.

From: Julie Courtney
To: Caitlyn Tyde
Subject: 24 Coquina Avenue - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date: Thursday, August 26, 2021 12:28:00 PM
Attachments: image002.png
image003.png
image004.png

RE: Project Address – 24 Coquina Avenue

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **scheduled September 16, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by September 6th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Any updates, or additional and supporting materials for this Certificate of Demolition application should be emailed to harb@citystaug.com.

Please be aware that our staff will need to photograph the interior and exterior of the building, so will need to arrange a date and time with you that we can do that.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

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

to the applicant.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Instr #2015016673 BK: 4002 PG: 1344, Filed & Recorded: 3/23/2015 11:00 AM #Pgs:2
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $0.70

This Document Prepared by and Return to:
Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because this is a transfer to the trust from a grantor who has the power to revoke the trust, and because there is only nominal consideration for the transfer. See FAC Rule 12B-4.013(33).

COPY

TRUSTEE'S DEED

This Trustee's Deed made this 17 day of Mar., 2015 by **KATHRIN LYNN KING, as Trustee of DORIS J. KING LIVING TRUST,** whose post office address is 24 Coquina Avenue, St. Augustine, FL 32080, hereinafter called the Grantor, and **KATHRIN LYNN KING,** whose post office address is 24 Coquina Avenue, St. Augustine, FL 32080, hereinafter called the 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.)

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

LOT 31, BLOCK 47, DAVIS SHORES, AS RECORDED IN DEED BOOK 216, PAGE 320, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

Parcel Identification Number: 220370-0000

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, 2014.

IN WITNESS WHEREOF, that said Grantor has signed and sealed these presents the day and year first above written.

JENNIFER M. SOLOMON

KATHRIN LYNN KING, TRUSTEE OF THE DORIS J. KING LIVING TRUST

JOSEPH L. BOLES, JR.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 17 day of MARCH, 2015 by KATHRIN LYNN KING, who [ ] is personally known to me or [ ] produced _____ as identification.

JENNIFER M. SOLOMON
Notary State of Florida
Commission expires:

JENNIFER M. SOLOMON
Notary Public - State of Florida
My Comm. Expires Mar 2, 2018
Commission # FF 097754

COPY

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2203700000
Location Address	24 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-101 DAVIS SHORES LOT 31 BLK 47 DB216/320 & 1560/1245(D/C) &1785/1221(L/E) &2817/158(GDN) & 4002/1344(TR/D) *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	19.4926
Acreage	0.190
Homestead	Y

Owner Information

Owner Name	King Kathrin Lynn 100%
Mailing Address	24 COQUINA AVE SAINT AUGUSTINE, FL 32080-4529

Map



Valuation Information

	2021
Building Value	$76,026
Extra Features Value	$1,556
Total Land Value	$113,420
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$191,002**
Total Deferred	$32,435
Assessed Value	**$158,567**
Total Exemptions	$50,000
Taxable Value	**$108,567**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$68,057	$1,639	$102,078	$0	$0	$171,774	$156,378	$65,396	$106,378
2019	$59,613	$1,679	$102,078	$0	$0	$163,370	$152,862	$60,508	$102,862
2018	$30,204	$1,761	$102,078	$0	$0	$134,043	$118,771	$65,272	$68,771
2017	$30,602	$1,700	$92,154	$0	$0	$124,456	$123,947	$50,509	$73,947
2016	$57,229	$629	$92,154	$0	$0	$150,012	$150,012	$50,000	$100,012
2015	$58,818	$629	$70,888	$0	$0	$130,335	$110,683	$19,652	$110,683
2014	$56,106	$629	$59,546	$0	$0	$116,281	$100,621	$15,660	$100,621
2013	$42,641	$629	$48,204	$0	$0	$91,474	$91,474	$0	$91,474
2012	$44,137	$629	$42,490	$0	$0	$87,256	$57,921	$87,256	$0
2011	$44,886	$629	$47,211	$0	$0	$92,726	$56,234	$92,726	$0
2010	$46,382	$677	$52,457	$0	$0	$99,516	$55,403	$99,516	$0

Exemption Information

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

Building Information

Building	1
Actual Area	1934
Conditioned Area	1054
Actual Year Built	1958
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1

Category	Type	Pct
Exterior Wall	Concrete Block	100%

Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED ENCLOSED PORCH	154	192
PATIO	0	476
BASE AREA	900	900
PATIO	0	63
FINISHED OPEN PORCH	0	28
UNFINISHED GARAGE	0	209
MASONRY UTILITY	0	66
Total SqFt	1054	1934

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Storage Building	0	20	12	0	240
Residential Fence	0	0	0	0	72
Detached Finished Open Porch	0	9	8	0	72

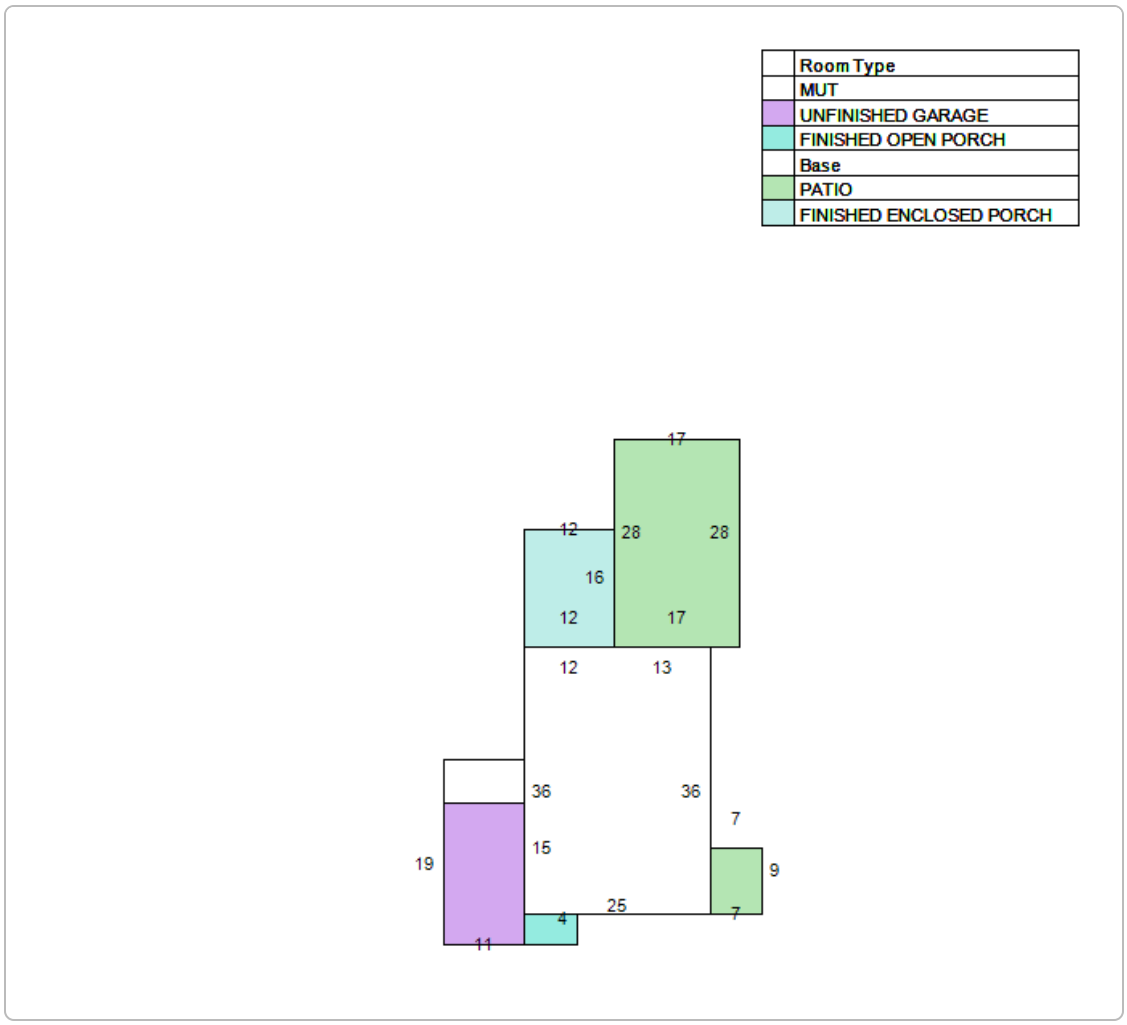
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	150	53	EF	$113,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/23/2015	3/17/2015	$100.00	TRUSTEES DEED	4002	1344	U	I	KING DORIS J LIVING TRUST	KING KATHRIN LYNN
	11/8/2006	$0.00	OTHER INSTRUMENT	2817	158	U	I	KING DORIS J/LETTERS OF PLENARY GUARDIANSHIP	FRANK EVITA (PLENARY GDN PROP DORIS KING)
	7/2/2002	$100.00	LIFE ESTATE	1785	1221	U	I	KING DORIS J	KING DORIS J ***
	1/4/2001	$0.00	DEATH CERTIFICATE	1560	1245	U	I	KING THOMAS (DEC'D)	KING DORIS J

Sketch Information



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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/16/2021, 11:52:42 PM

Version 2.3.141

DATE: **September 16, 2021**

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

6. Continued Items from the previous HARB meetings

a)	PL2021-0074 Certificate of Demolition Continuing from June 17, 2021	Kolsen and Associates LLC - Applicant 112 Moore Streer Extra Lot Land Trust (J. Russell Collins, Trustee - Owner 112 Moore Street To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District

Please note that this application was continued:

- June 17, 2021 at the applicant's request
- July 15, 2021 by the Board
- August 19, 2021 without being heard, because no representative was available to attend the meeting.

Prior to the August meeting, an attempt was made by an associate of the applicant to withdraw the application; however, because there was no Authorization Form on file for that associate to speak on behalf of the property owner or Mr. Kolsen, staff could not remove the application from the agenda.

Notice was given to Mr. Kolsen prior to this meeting that the application would remain on the agenda unless a written request was received by staff to withdraw it. Staff has not received any correspondence from the applicant. As such, the staff report and application remain the same as previously distributed.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 19, 2021 Meeting



Application PL2021-0074 Address: 112 Moore Street

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01374
National Register:	Contributing to Lincolnville NRHD	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2085500000		
Agenda Item:	6(b)	Previous Action(s):	Continued

STAFF SUMMARY AND ANALYSIS:

1. This one story frame vernacular building has unusual physical characteristics of the time period for a typical residence as it has board and batten siding. The Florida Master Site File documented from the 1978-1980 city-wide survey indicates the structure was a school before it was a residence which matches the architectural character and is logical based on the Sanborn Maps that depicts a 'negro school' on the same lot with similar size, just in a different orientation. The streets and intersection changed after the Excelsior School was constructed in 1924 which is likely when the building was reoriented on the lot.
2. There is a significant historical association of the property in this area and the building with Black education in the city. The 1899 Sanborn reflects the stucco and wood shingled "Colored School" later referred to as the St. Augustine Junior High and Graded School where the Excelsior now stands across the street. St. Benedict School, the brick structure on the north side of this block, was built in 1898 and still stands. When the site file survey was performed, the owner of 112 Moore Street was Maude Reddick a supervisor of Black schools during segregation and a widow to a former principal of Excelsior. *Additional archival research is provided as a separate attachment, given the significance of the property.*
3. The first Sanborn Map to show the building is 1910 and it is shown as a dwelling, while the 1917, 1924, and 1930 show it as a "Colored" or "Negro" School. The updated 1930 map photo shows the location and orientation changes visible through the pasted update to provide a relative scale to the building.
4. The 1924 Map shows a building numbered as 112 but it is a two-story frame structure and not the same building being evaluated in this report. There are City Polk Directory entries for 112 Moore Street 1924-25 until 1934 when it is vacant; then it is unlisted for a period of time. In 1957 112 Moore Street as we know it today was occupied by Mrs. Willie Davis, followed by Eddie and Violet Taylor in 1959, Edward and Mabel Quickey in 1962, and Mrs. Mae Steven in 1965. It is not clear when exactly the building stopped being used as a school between 1917 and 1957 but its use during the period of segregation is significant.
5. An estimated cost breakdown from BP Builders was provided as well as a building condition report. As noted during the July hearing, some items referenced in both of these documents would impact new construction equally and there was no evidence of economic hardship submitted (it is not required but it is an option)
6. There have been 123 buildings demolished in the Lincolnville NRHD since designation in 1991 reducing the concentration of historic resources from 81% to 67%.
7. The property is located in an archaeological zone and will require compliance with the Archaeological Preservation Ordinance for any ground disturbing activity including demolition. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.
8. *This report remains largely unchanged from the July hearing as no additional information was provided from the applicant about the possibility of the building to be relocated or rehabilitated. However, additional research has been conducted by city staff regarding the historic context.*

STAFF RECOMMENDATION:

Based on a review of the AGHP, the HARB discussion during the July 15, 2021 hearing, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Demolition** at **112 Moore Street** for the following reasons:

1. The applicant did not provide evidence of economic hardship and therefore the Board must justify that the demolition of the building will not be detrimental to the historic and architectural character of the city.
2. The applicant did not indicate if any alternatives to demolition have been investigated as was the board's request considering the significance and integrity of the overall design of the building (floor plan, roof shape, siding, opening patterns).

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a one story single family dwelling, not subject to HARB review/preservation ordinance

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

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

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

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

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

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

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

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

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

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

The building was built by 1910, is a contributing structure to the Lincolnville NRHD, and is recorded on the site file with documented association with a Black school.

The requirements have not been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building contributes to the mass and scale of the historic streetscape.

3. The impact of the loss of the structure on the streetscape. The building has been neglected and damaged however the form, roof, opening patterns and exterior cladding are intact. Demolition would be a negative impact if the building were kept up.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans were submitted.

5. The historical or cultural merit of the structure. The building is historically and culturally significant due to the association with Black education in the city and the exterior form is intact.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is a contributing building to the Lincolnville NRHD and is one of the more significant buildings because of its association with Black education during segregation. The demolition of the structure would be a negative impact but failure to preserve and restore the structure is equally detrimental.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is unusual for a residence because of the roof pitch and board and batten siding but it is not a nationally significant type of style or method of construction.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** A study would need to be performed to determine the number of surviving historic, board and batten structures in the neighborhood.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building would not be difficult to reconstruct but it is not clear if the building could be relocated or rehabilitated.

10. ***The justification for the proposed demolition.*** The application included an estimated cost breakdown and a building condition assessment.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Florida Master Site File survey
2. National Register inventory photo
3. Staff archival research
4. Staff photographs
5. Sanborn Maps
6. Lincolnville Survey Update

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1374 1009==

Site Name: 112 Moore Street 830== Survey Date: 7812 820==

Address: 112 Moore Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Atwood Tract (subdivision) A (block) 34, 35 (lot) 868==

Northeast 8SJ3248 868==

Owner of Site: Name: Reddick, Maude E.;

Address: 56 Park Place

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stevens, Mae 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469500 (easting) 3305963 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: Post 1930 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, board and batten 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, 2/2 (metal), DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Porch brackets and railing 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Education, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular structure at 112 Moore Street is one of the few surviving board-and-batten buildings in St. Augustine. It was constructed between 1904 and 1910, with an east-west orientation facing School Street, but after 1930, the building was turned on the lot to a north-south orientation. It has served as both a residence and school over the years.

The western part of Atwood Tract was developed between 1888 and 1894 on land previously used for agricultural purposes. Development continued east to Washington Street in the first three decades of the 20th century. It is an area generally of wood frame residences, most of which are one story, and contains some interesting Victorian examples. There are some commercial and institutional buildings along Central Avenue and Riberia Street. The early, western, part of the tract has very small lots and narrow streets. The area was long connected with Black education, including both public and parochial schools. The street patterns in this area were changed in the 1920's when the distinctive Mediterranean Revival complex of Excelsior School and the Lincolnville Community House were built. Atwood Tract is bounded on the west by marshes and the San Sebastian River. On the east it runs through almost to Maria Sanchez Lake. The area is threatened generally by traffic on Riberia Street and Central Avenue, and by some housing deterioration.

HISTORY

The area comprising the Atwood Tract Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. The subdivision corresponds exactly with the 1792 land grant to Martin Hernandez, a Minorcan who was royal carpenter of the fortifications and who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian ferry, present-day Kingsferry Street, formed the southern boundary of the tract and led to Hernandez' other grant on the west side of the river.[1] Throughout the first half of the 19th century, the groves were owned by Jose Mariano Hernandez, a prominent Territorial period politician and landowner who participated in the capture of Osceola. The property was purchased in 1865 by Anna Atwood,

[over]

V. BIBLIOGRAPHY

1. Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], III, 252-253; American State Papers, Public Lands, 5 Vols. [Washington: Duff Green], IV, 160, 202, 268; Antonio de Arredondo, "plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737.

2. St. Johns County Courthouse, Deed Records, Book E, p. 219; Book F, p. 115; Book P, p. 195; Book Q, p. 351; Book T, p. 572; Book MM, p. 421; Biographical File, SAHS; St. Augustine City Directory, 1899, 1904.

3. Sanborn Fire Insurance Maps, 1910-1958.

wife of George Atwood, a leader of the Florida Radical Republicans after the Civil War and former county clerk. In 1887, the Atwoods conveyed title to the St. Augustine Improvement Company, a leading local real estate firm headed by William Warden and Heth Canfield, which subdivided the property the following year. Development proceded rapidly to the west of Central Avenue. Some of the first houses along Park Place and DeHaven Street were built by Whites while the rest of the tract was developed as a Black residential area, one of the first of such neighborhoods outside the original Lincolnville community.[2]

The structure at 112 Moore Street is one of the oldest surviving Black school buildings in St. Augustine. The first Sanborn Map to show the building, in 1910, lists it as a residence. The 1917, 1924 and 1930 maps list it as a colored or Negro school. It is across the street from Excelsior School, as it was from its predecessor, the St. Augustine Junior High and Graded School. After 1930 the building was turned on its lot and reconverted into a private residence. The owner is the widow of a former principal of Excelsior School.[3]





Summary of Staff Archival Research

The building at what is now 112 Moore Street is within the historic Lincolnville community and National Register Historic District, which is rich with post-emancipation and Civil Rights history. Atwood Tract of St. Augustine was the named subdivision developed between 1888 and 1894 (Nolan [1985]b:2). Most of the original, historic residences of the neighborhood are wood-framed, single-story structures that have faced increasing threats of demolition for natural and man-made causes. Later redevelopment of the property in the immediate area changed but at one time the property encompassed the vacant area to the east.

At the turn of the 19th century, the history of this property is closely tied to the growth and development of the school system. The first Black public school in Lincolnville was established sometime between 1895 and 1899 (it is possibly on the 1895 Koch map). An 1899 Sanborn Fire Insurance Map is the first known depiction of the "Colored School" on the corner of Moore, School, and Pomar Streets. It was originally a 2-story structure made of stucco and shingle (Nolan [1985]a:3, Sanborn 1899) (Figure 1). This school was known at the time as "School No. 2" and had 251 students enrolled in 1899 (*St. Augustine Evening Record* 1899, 1905).

As attendance at School No. 2 grew, expansions and additions were added to the eastern and southern edge of the school in 1910 (Figure 2). Around the same time, a small, 1-story wood-framed building was constructed on the southeast corner of Moore and School Streets (Sanborn 1910). Two renters, Frank Mitchell and Annie Taylor, shared the dwelling on this corner recorded as 110 Moore Street (US Federal Census 1910). Mitchell, aged 25, was the household head and worked as a laborer. Taylor, 32, was a boarder and worked as a cook. A preliminary examination of U.S. Federal census records from 1930 and 1940 does not indicate any association of Mitchell within the school system, or any other school-related occupation (US Federal Census).

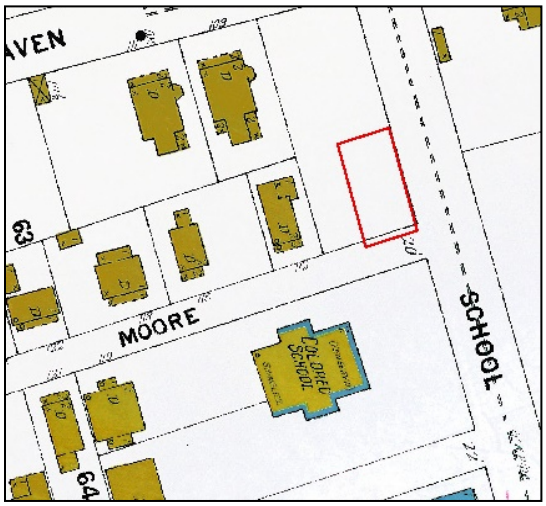


Figure 1. Cropped image of 1899 Sanborn of the "Colored School" on the corner of Moore, School, and Pomar Streets. The area outlined in red was vacant.

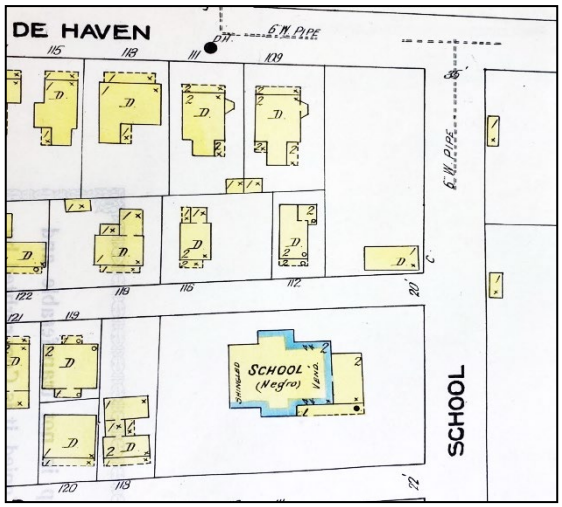


Figure 2. Cropped image of 1910 Sanborn of the dwelling at Moore and School Streets and additions to School No. 2.

Between the years of 1917 and 1930, the small structure at Moore and School Streets was adapted into a "negro school" with no light and a heated stove (Figure 3) (Sanborn 1924). It is hypothesized that this small school building served as an overflow space for School No. 2 to the south, which had a higher attendance rate than the existing school could accommodate. A section from a 1919 newspaper article details the Black community's concerns about the school:

"A large delegation of colored residents of St. Augustine appeared before the county board of public instruction at the October meeting armed with a largely signed petition for the erection of a new school building. The present structure known as School No. 2, the Junior St. Augustine High School and Graded School, has been in use many years. It is a frame building, and has undoubtedly outgrown to a great extent its usefulness. The attendance has also expanded to such an extent that in some cases the class rooms are over-crowded, and the colored people feel that they are entitled to better accommodations…" (*St. Augustine Evening Record* 1919)

Five years passed before approval for a new school was secured. With no funds to buy property elsewhere, the new school facility was constructed on the same lot as School No. 2 (Mason et al. 1991). Two months after Excelsior High School (SJ00475) was completed, the former school was removed. The final site was described as "an acre site with one lot across the street for the playground" (Mason et al. 1991). The exact location of the playground space is not specified.

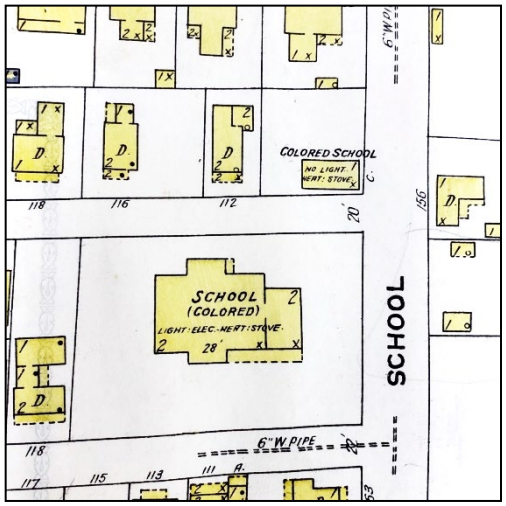


Figure 3. Cropped image of 1924 Sanborn of the "Colored School" on the corner of Moore and School Streets.

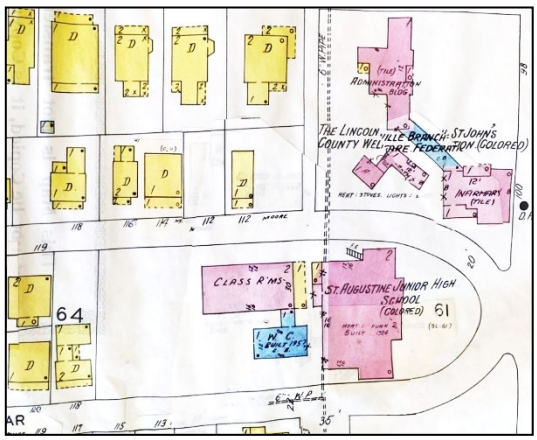


Figure 4. Cropped image of 1930 Sanborn updated to 1965. A paste-over covers the colored school and a dwelling appears just to the west. Note that lot is addressed as 112 Moore St.

After Excelsior High School was built, the auxiliary building across the street was presumably no longer needed. The structure was rotated 90 degrees (oriented N/S instead of E/W), moved to the western extent of the property, and reused as a residential structure sometime between the years of 1930 and 1953 (Nolan [1985]b:3). Other than the addition of a small, covered porch on the south side of the house, the dimensions of the structure did not change. After the house was moved and addressed as 112 Moore Street, it was inhabited by "the widow of a former principal of Excelsior School" (Nolan [1985]b:4). Around 1985, the building was assessed as a historic standing structure and given the FMSF Number 8SJ01374. The evolution of the property's history is documented through Sanborn Fire Insurance Maps in Table. 1. No other development occurred at either address after the structure was moved.

Table 1: 110 and 112 Moore Street Structure History from Sanborn Maps		
Year	**110 Moore St. History**	**112 Moore St. History**
1899	No structure present	No structure present
1904	No structure present	No structure present
1910	Dwelling, 1 story, wood-framed	No structure present
1917	Negro school, 1 story, wood-framed	No structure present
1924	Colored school, 1 story, wood-framed, no light with heated stove	No structure present
1930	Colored school, 1 story, wood-framed, specifics obscured	No structure present
1953	No structure present	Dwelling, 1 story, wood-framed, front porch addition
1965	No structure present	Dwelling, 1 story, wood-framed, front porch addition
Note: Data compiled from volumes available at the City of St. Augustine Historic Preservation Division and the St. Augustine Historical Society Research Library. The dwelling/school on the southeast side of the shared lot was never addressed, but it is listed in this chart as 110 Moore Street. In this chart, 112 Moore Street references the west half of the shared dwelling/school lot that still has the standing structure documented as the same structure only rotated on the lot.		

No known photographs exist of either School No. 2 or the ancillary structure located at the corner of Moore and School Streets. Additionally, historic records about the small, pre-1924 school are also scant. Inquiries at the Lincolnville Museum and Cultural Center and the St. Augustine School Board has not had success with locating additional records. Other records likely still exist at the St. Augustine Historical Society Research Library but will require additional in-depth research into historical papers on microfilm.

References

Koch, Augustus
1895 Birds Eye View of St. Augustine. H. J. Ritchie. Accessed through the St. Augustine Historical Society Research Library.

Mason, Myrtis, Janie Price, and Hank White
1991 School No. 2-Colored School Excelsior's First Name. *The St. Augustine Record* 3 June. St. Augustine, FL. On file at the St. Augustine Historical Society and Research Library, General Excelsior High School File, St. Augustine, FL.

Nolan, David
[1985]a Florida Master Site File Historic Properties Inventory Form for 8SJ0475, Excelsior High School, 102 Central Avenue, St. Augustine, Fla. 32084. Manuscript on file. Florida Division of Historical Resources, Tallahassee, FL.

[1985]b Florida Master Site File Historic Properties Inventory Form for 8SJ1374, 112 Moore Street, St. Augustine, Fla. 32084. Manuscript on file. Florida Division of Historical Resources, Tallahassee, FL.

Sanborn Fire Insurance Maps Company
1899 Sanborn Fire Insurance Map from Saint Augustine, Saint John's County, Florida, Sheet 10. Sanborn Map Company, August 1899. Map. Library of Congress. <https://www.loc.gov/item/sanborn01341_003/>.
1904 Sanborn Fire Insurance Map from Saint Augustine, Saint John's County, Florida, Sheet 13. Sanborn Map Company, March 1904. Map. Library of Congress. <https://www.loc.gov/item/sanborn01341_004/>.
1910 Sanborn Fire Insurance Map from Saint Augustine, Saint John's County, Florida, Sheet 15. Sanborn Map Company, March 1910. Map. Library of Congress. <https://www.loc.gov/item/sanborn01341_005/>.
1917 Sanborn Fire Insurance Map from Saint Augustine, Saint John's County, Florida, Sheet 11. Sanborn Map Company, December 1917. Map. Library of Congress. <https://www.loc.gov/item/sanborn01341_006/>.
1924 Sanborn Fire Insurance Map from Saint Augustine, Saint John's County, Florida, Sheet 11. Sanborn Map Company, July 1924. Map. Library of Congress. <www.loc.gov/item/sanborn01341_007>.
1930a Sanborn Fire Insurance Map from Saint Augustine, Saint John's County, Florida, Updated to 1953, Sheet 14. Sanborn Map Company, December 1953. Map. St. Augustine Historical Society and Research Library, St. Augustine, FL.
1930b Sanborn Fire Insurance Map from Saint Augustine, Saint John's County, Florida, Updated to 1965, Sheet 14. Sanborn Map Company, July 1965. Map. City of St. Augustine Historic Preservation Division, St. Augustine, FL.

St. Augustine Evening Record
1899 School Openings. *St. Augustine Evening Record* Sept.

1905 School Teachers Appointed, Assignments of Applicants in Town and Country, Numerous Changes Made, Mrs. R. B. Rutherford Will Teach First Grade in School Number One—Teachers Advanced to Higher Grades—Many Schools Not Yet Assigned. *St. Augustine Evening Record* 29 June.

1919 Colored People Ask Board for School Building: Present Structure is Old and Crowded—Attendance Has Grown. *St. Augustine Evening Record* 10 October.

US Federal Census
1910 St. Augustine Ward 4, St. Johns, Florida, District 0143, Sheet 14, Image 35. Ancestry.com. Accessed 7 July 2021. <https://www.ancestry.com/imageviewer/collections/7884/images/31111_4327453-00821?ssrc=&backlabel=Return>.

1930 St. Augustine, St. Johns, Florida, District 0016, Sheet 1A, Image 1. Ancestry.com. Accessed 7 July 2021. <https://www.ancestry.com/imageviewer/collections/6224/images/4531953_00372?usePUB=true&usePUBJs=true&pId=78655188>.

1940 St. Johns, Florida, District 55-23, Sheet 2A, Image 4. Ancestry.com. Accessed 7 July 2021. < https://www.ancestry.com/imageviewer/collections/2442/images/m-t0627-00615-01057?usePUB=true&usePUBJs=true&pId=130343541>.

Schools: Clippings - 1900 - 1969
School #2

St. Augustine Evening Record
10 Oct. 1919 p. 8

COLORED PEOPLE ASK BOARD FOR SCHOOL BUILDING

Present Structure Is Old And Crowded — Attendance Has Grown.

A large delegation of colored residents of St. Augustine appeared before the county board of public instruction at the October meeting armed with a largely signed petition for the erection of a new school building. The present structure known as School No. 2, the Junior St. Augustine High School and Graded School, has been in use many years. It is a frame building, and has undoubtedly outgrown to a great extent its usefulness. The attendance has also expanded to such an extent that in some cases the class rooms are over-crowded, and the colored people feel that they are entitled to better accommodations. The delegation sought information as to the best method of procedure. Superintendent D. D Corbett stated that there were two methods that might be utilized, one the establishment of a special school district, the other a special act by the next session of the Florida Legislature, authorizing the issue of time warrants. Members of the delegation thought that it would be much more feasible to attempt a special district organization, and submit an election for bonds. It was decided by them to appoint amongst themselves a special committee which shall at once proceed to work out the details and see what can be done. Members of the delegation were of the opinion that they would receive a great deal of encouragement from the white residents of the proposed district, which would naturally include the greater portion of St. Augustine and New Augustine, since colored children attend the school from all this territory.

This season has offered more difficulties than any previous school year in the completion of the teaching staff, both the city and rural. However, Superintendent Corbett has been enabled to open practically every school in the county.

MUST VOTE ON

#2 was replaced by Excelsior

School Bells Ring Tuesday Throughout

Public Schools To Open With Big Enrollment

Improvements Made During Summer To School Buildings And Facilities

School bells ring throughout the city and county on Tuesday—sending approximately 4,000 children back to classrooms for the 1950-51 term.

The school bells will signal the end of a three-month summer vacation and the start of a full schedule of school activities for the next nine months.

J. A. Crookshank, county superintendent of public instruction, foresees a heavy enrollment of white school pupils in the schools of the city and county. Most of the registration at schools in the city was completed during the past week—on Thursday and Friday.

Last year there were approximately 5,700 pupils enrolled in the city-county public schools. Of this number some 1,500 were colored students.

All public schools will open for classes on Tuesday morning, including Ketterlinus High School, Orange Street Elementary School, Orange Street Junior High School, Fullerwood School, West Augustine School, Hastings and Mill Creek schools.

All public schools for colored children will open on Tuesday also.

Public school teachers have been holding a two-week pre-school training period and everything is in readiness for the opening of the 1950-51 term.

Freshman Orientation Day was held at Ketterlinus High School on Wednesday, along with make-up examinations for those who had any work at KHS last year. Superintendent Crookshank calls attention to the fact that the State Law of Florida requires pupils to be 7 years of age on or before January 1, 1951 to be eligible for admission in the public schools this year. Beginning pupils should have birth certificates.

Schools Improved

Superintendent Crookshank points out that an overall program to improve school facilities and buildings has continued through the summer months.

An outstanding accomplishment was the erection of the modern school gymnasium on Orange Street to carry out an improved health education program. Walter Slater was appointed during the summer as director of athletics and health and physical education.

Two modern classrooms were added to the West Augustine Schools and general improvements made to the other various public schools, including the improvement of school cafeteria facilities. Mrs. Catherine Pittman Sutter has been appointed school lunch director.

In an expansion of educational facilities, Mrs. Maggie Coghill has been added to the faculty as supervisor of vocal music.

School busses will start operating on regular schedules on Tuesday. Six new busses will be in operation during the term. All told a fleet of 20 school busses will be in operation.

Considerable improvements have been made also to colored public schools, including two new classrooms and a new water system and toilets at the West Augustine negro school.

PLANE HURTS CAMEL RIDERS

TRIPOLI, Libya (AP)—Add low-flying planes to the lists of hazards of camel-riding. Two Arab camel riders were injured seriously when struck by a plane on the main coast road out of Tripoli. The plane, flying low over the camel caravan, struck the two riders with its undercarriage.



MUSICIANS' HEADQUARTERS

Whether you are just a beginner in the music world or whether you're a seasoned player we are equipped and ready to serve you.

World-Famous Band INSTRUMENTS NEW AND USED

New and Reconditioned PIANOS

ACCESSORIES

BATONS — REEDS — MOUTHPIECES
OIL — POLISH — PRACTICE PADS

INSTRUCTION BOOKS FOR ALL INSTRUMENTS

3-SPEED RECORD PLAYERS

Large Selection Of Records

Remember — You Get Expert Service AT

THE MELODY SHOPPE

R. M. KING
34 ST. GEORGE ST.

HELEN POPE
PHONE 2494-J

Faculty Listed For Negro Public Schools In County

The following is the faculty list for negro public schools in the county for the 1950-51 school term opening on Tuesday:

Maude Reddick, supervisor.

West Augustine School No. 6

J. A. Webster, principal; Elise Murray and Evelyn Sands, first grade; Dornice Henry and Elizabeth Maultsby, second grade; Mattie Bryant and Louise Haile, third grade; Annie Smith and Mattie Lou Van, fourth grade; Rosalie Smith and John Jackson, fifth grade; J. D. Smith and Cecil Edwards, sixth grade, and Nellie Meade, seventh grade.

Hastings Vocation School

W. E. Harris, principal; Rosa Hawkins, first grade; Cora Harrison, second grade; Alice Hankerson, third grade; Retha Kennon, fourth grade; Jimmie Bass, fifth grade; Charles Harris, sixth grade, coach and chemistry; Jennie Jarris, social studies; Mabel Merkerson, home economics and science; Barbara Pinckney, English and Music; Mildred Rhoad, English and health; Eddie Thompkins agriculture and science; and John Harris, mathematics.

Excelsior High School

Richard Murray, principal. Dollie Murray, first grade; Marie Simpo, second grade; Ida Mae Jones, third grade; Caritha Jones, fourth grade; Julia Fulton, fifth grade; Fannie Gaston, sixth grade.

And Jessie Adger, English; Lucinda Calhoun, French; Elderis DeLarge, home economics; Rosalie Gordon, English; Malcolm Jones, mathematics and physical education; Mildred Larkins, English and science; Ines Mills, mathematics and social studies; Rosalie Morgan, mathematics; Kathleen McCall, social studies; Kathleen McDonald, social studies and library and Alma Smith, science.

College Park School — Alice Smith, principal.

East Hastings School — Lucy Carter, principal.

Pinolata School—Emily Proctor, principal and Agnes Kelton, teacher.

Orangedale School — Elizabeth Raggins, principal.

Vermont Heights School—Marie Brown, principal.

Armstrong School—Ella Johnson, principal.

Elkton School — Susie Nealy, principal.

Treat School, Annie Rutledge, principal.

Switzerland School — Elizabeth Goss, principal.

Gopher Ridge School — Rosa Nimmons, principal.

DAR Members Asked To Write And Oppose World Government

Mrs. R. C. Stephens, National Defense Chairman, Maria Jefferson Chapter, Daughters of the American Revolution, asks that every member write to Florida Senators and Congressmen to oppose Senate Resolution No. 57. This is the bill introduced by Senator Kefauver of Tennessee. It would mean calling a Federal convention to include the USA in a form of World Government.

Mrs. Stephens urges DAR to say in their letters that they are opposed to any form of World Government as an individual, citizen or voter.

A reminder is given that letters should be sent to Senators Spessard Holland and Claude Pepper, Senator-Elect George Smathers, and Congressman A. S. Herlong, members of the Florida delegation in Washington.

Faculty List For Public Schools Of City And County Is Announced

The faculty list for public white schools of St. Augustine and St. Johns County for the 1950-51 school term was announced on Saturday by J. A. Crookshank, county superintendent of public instruction, as follows:

Supervisors

Miss Barbara Stimmel, general supervisor; Mrs. Catherine Pittman Sutter, school lunch director; Mrs. Maggie Coghill, vocal instructor, and H. M. King, band director.

ORANGE STREET ELEMENTARY SCHOOL

Mrs. Iris Palethorpe, principal.

Miss Frances Rowley, Miss Ethel Sullivan and Miss Ina Jo Varnell, first grade.

Mrs. Mary Louise Corbett, Mrs. Madeline Flint and Mrs. Martice Frink, second grade.

Mrs. Martice Bruer, Mrs. Edith Mood and Mrs. Josephine Jacobs, third grade.

Miss Hattie Burry, Miss Lucile Collins and Miss Reba Dunklin, fourth grade.

Mrs. Elsie Buford, Mrs. Louise Mills and Mrs. Luella Smith, fifth grade.

Miss Virginia Cummings, Mrs. Ellen Rogers and Mrs. Wamble, sixth grade.

ORANGE STREET JUNIOR HIGH SCHOOL

Milton T. Curry, principal.

Mrs. Dorothy Donaldson, English, seventh grade.

Miss Lillian Friedman, English and science, seventh grade.

Mrs. Marjorie McDougal, science, seventh grade.

Walter H. Slater, social studies, seventh grade. Mr. Slater is director of athletics and physical education.

Roy Lee Wilson, mathematics, seventh grade.

Mrs. Nellie Brubaker, science, eighth grade.

Robert Goodwin, mathematics and athletic coach, eighth grade.

Mrs. Gladys Hogan, social studies, eighth grade.

Mrs. Shirley Meyer, English, eighth grade.

KETTELINUS HIGH SCHOOL

Milton T. Curry, principal.

Douglas Hartley, assistant principal and social studies.

Miss Ellender Aiden, English; Mrs. Christian Benfield, mathematics; W. T. Bryant, agriculture; Mrs. Carolyn Chappell, English; Miss Alamo Clay, librarian; Mrs. Mary Frances Davis, commercial; W. C. Edmiston, Latin; Miss Mildred Funk, history.

And Alfred Hays, general science; Mrs. Frances Kalv, English; Miss Susan Kennaday, home economics; Miss Iona Kuechler, D.C.T. coordinator; Edward J. Markel, civics and coach; Mrs. Hester Means, mathematics and commercial; Miss Corrine Miller, Spanish and English; Miss Melanie Nesbitt, science; Miss Mary Rike, girls' physical education; Mrs. Susan Spencer, mathematics and John Tomeff, boys' physical education and coach.

FULLERWOOD SCHOOL

Mrs. Bernice Kirkwood, principal.

Mrs. Catherine Craig and Mrs. Rebecca Green, first grade.

Mrs. Mary Kate Curry, second grade.

Mrs. Berta Hubbard, third grade.

Miss Doris Prichard, fourth grade.

Miss Hallie Graham, fifth grade.

Miss Mable Hindman, sixth grade.

WEST AUGUSTINE SCHOOL

Mrs. Sara McDaniel, principal.

Miss Martha Alice Crookshank and Mrs. Viola Knight, first grade.

Mrs. Mary Albrecht and Mrs. Nadah Eddins, second grade.

Mrs. Cora Johnson, third grade.

Mrs. Marjorie Brunney and Miss Dorothy Runnefeldt, fourth grade.

Mrs. Geraldine Kaler, fifth grade.

Miss Mary E. Hill, sixth grade.

HASTINGS HIGH SCHOOL

S. Earl Byrd, principal.

Herman L. Brumley, socia studies and coach; W. T. Bryant, agriculture; G. L. Cameron, band director and mathematics; Miss Mae Campbell, librarian and mathematics; Miss Marian Warren, English; Miss Wansley, home economics; Mrs. Joonie Padgett, seventh grade; Mrs. Edith Curtis, sixth grade; Mrs. Ethel McKinney, fifth grade; Mrs. Virginia Campbell, fourth grade; Miss Mary Alice Wolfe, third grade; Miss Ruth Ross, second grade. First grade to be announced.

MILL CREEK SCHOOL

H. H. Bedfish, principal and seventh and eighth grades.

Mrs. Thelma Pacetti, fifth and sixth grades.

Mrs. Helen Godwin, third and fourth grades.

Mrs. Ava Lou Sanches, second grade.

Miss Claire Butterfield, first

200 Educators Hold Conference At Daytona Beach

DAYTONA BEACH, Sept. 7 (AP)—Some 200 educators from 47 southern colleges and universities will meet here Monday for a week long conference which may write a new chapter in regional education. Three governors will be present.

Another 50 educators, most of them presidents and deans of southern schools, will arrive here in time for the second phase of the conference on Saturday.

Through six work groups, the educators will study the field of graduate education in the regional program. This field is regarded as vital to the South's future through its production of scientists, engineers and teachers.

The educators will review data covering the South's existing graduate facilities and needs. Recommendation by the conference are expected to develop a program by which southern colleges will divide up the graduate field for concentrated specialization. Each school would serve the region in its specialty.

Former Gov. Millard F. Caldwell, of Florida, chairman of the board of control for the Southern Regional Education, will preside at the opening session.

Gov. Fuller Warren is to make the opening address.

Faculty members and deans appointed by the institution presidents will attend the first part of the conference which continues through Thursday. On Saturday, the presidents themselves will attend a three-day conference, reviewing recommendations of the faculty group.

Gov. Sidney McMath, of Arkansas, will address a conference on Saturday. Gov. Gordon Browning, of Tennessee will make the closing address on Monday, Sept. 11. Both report recommendations of the educators to the Southern Governor's Conference at Charleston, S. C., in November.

Any legislative action needed to implement the program will be submitted to 1951 legislative sessions.

Discrimination Case Reported In India

MADRAS, India — (AP) — Barring anyone from colleges on grounds of community, castes or religion violates India's constitution, a full bench of the local high court recently ruled.

The case arose out of a Madras government order fixing the ratio for admission of major religious communities into government colleges. The government said this was necessary to prevent highly intellectual minority communities from standing in the way of the progress of the backward majority.

The Brahmin community which forms only three per cent of Madras state's 55,5000,000 people was able, because of superior intelligence, to capture most of the admissions into the colleges. The government, therefore, fixed two seats fo rthe Brahmin out of every 14 vacancies. The Madras government is appealing to the Supreme court of India against the decision.

State School For Deaf, Blind Opens On Tuesday

The Florida State School for the Deaf and Blind opens its 195[illegible]-51 school term on Tuesday.

Pupils from different parts of the state will arrive on Tuesday and classroom exercises will begin on Wednesday.

Dr. C. J. Settles, president of the school, announces that advance registration indicates an attendance of approximately 300 students.

Chaperons from the school will accompany the children in special railroad coaches from Miami, Tampa, Pensacola, Jacksonville and other cities.

The faculty list has been completed.

During the summer months many improvements were made at the school facilities.

Special Bus Tour Planned Wednesday

Local merchants and those of their employees who distribute free tickets to tourists for the day conducted beach tours will be guests of The St. Augustine Transit Company on Wednesday afternoon for a special tour of the beaches.

The tour is being planned in order that those who cooperate in distributing the tickets to the tourists might be more familiar with the way the tours are conducted.

Wednesday's tour, which will last approximately one hour, will leave at 3 o'clock from the corner of King and St. George Streets and will include visits to both St. Augustine and Vilano Beaches.

The free tours for visitors were first begun last winter and proved so popular with tourists that it was decided to continue them throughout the summer months. More than 1,000 local and beaches concerns and individuals contributed to a special fund which enables the program to continue to operate.

Near capacity loads have been carried daily through the summer months due to the unusually large number of tourists in the city and state this season. As a result of the tours, many of the summer tourists and vacationers to the city have decided to make reservations for a prolonged stay in the area next summer.

It is hoped that a large number of those instrumental in contributing the free tickets to tourists will make plans to attend Wednesday's special tour.

K Of C Will Meet Tuesday

The regular business meeting of the local Knights of Columbus Council will be held on Tuesday evening at 8 o'clock instead of Monday night, it was announced by Grand Knight Jimmy Rogers. The meeting was changed to Tuesday night due to the Labor Day holiday.

Select the service that elects its men, the U. S. Marine



ANNOUNCEMENT

LILIAN LINDSLEY BALLET STUDIO

STAFF REPORT p. 19

STAFF PHOTOGRAPHS: 112 MOORE STREET





























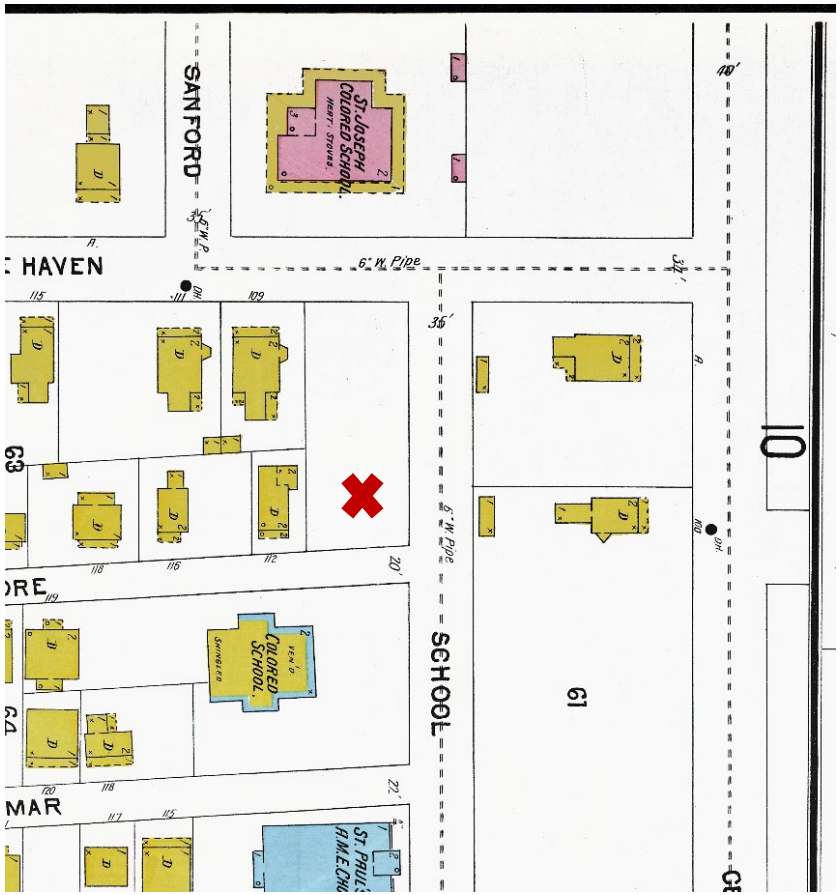








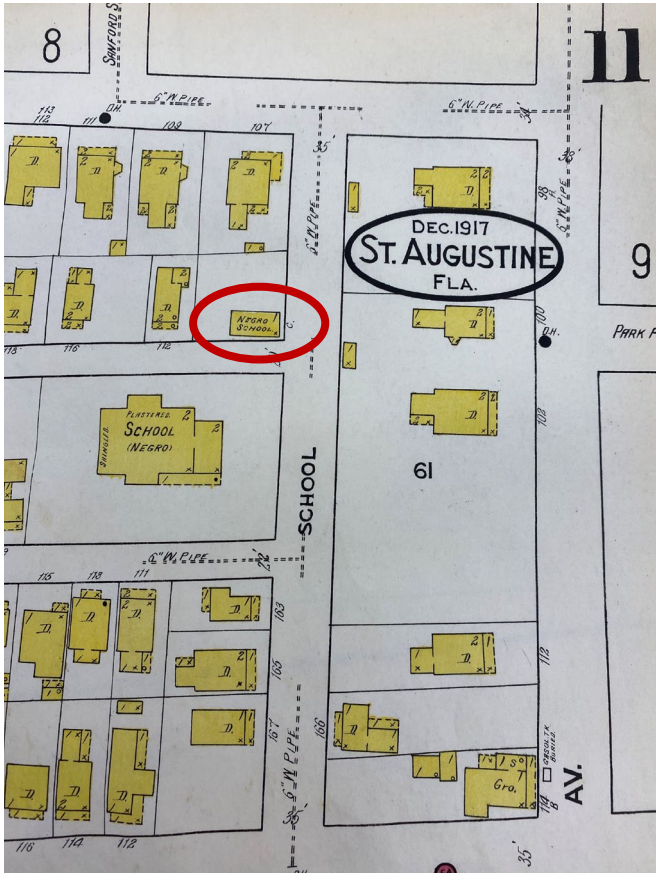
SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED

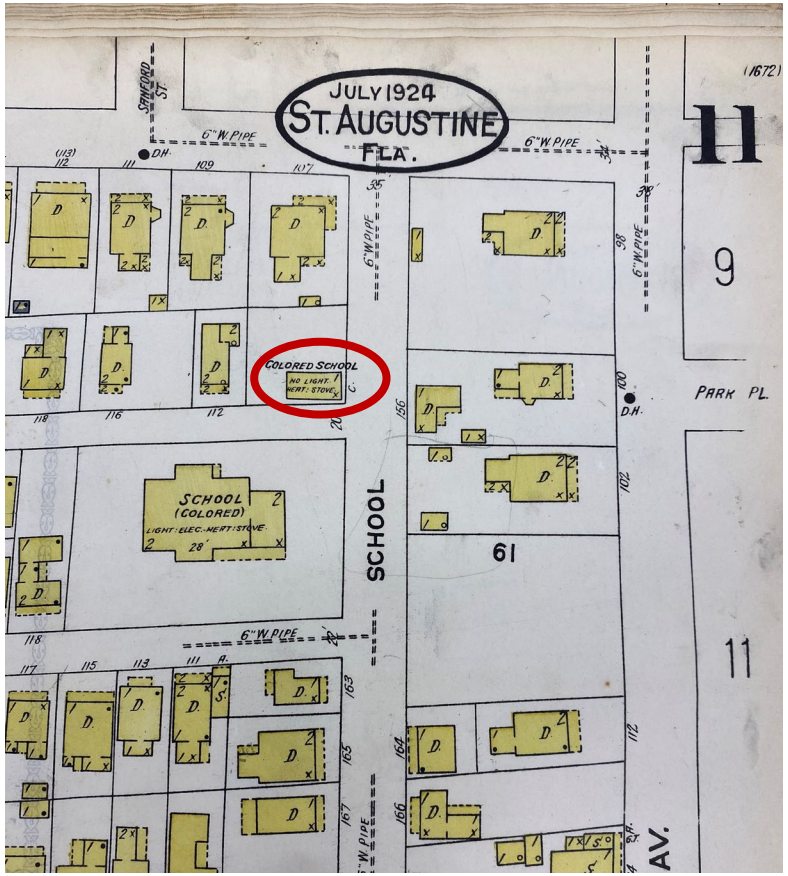




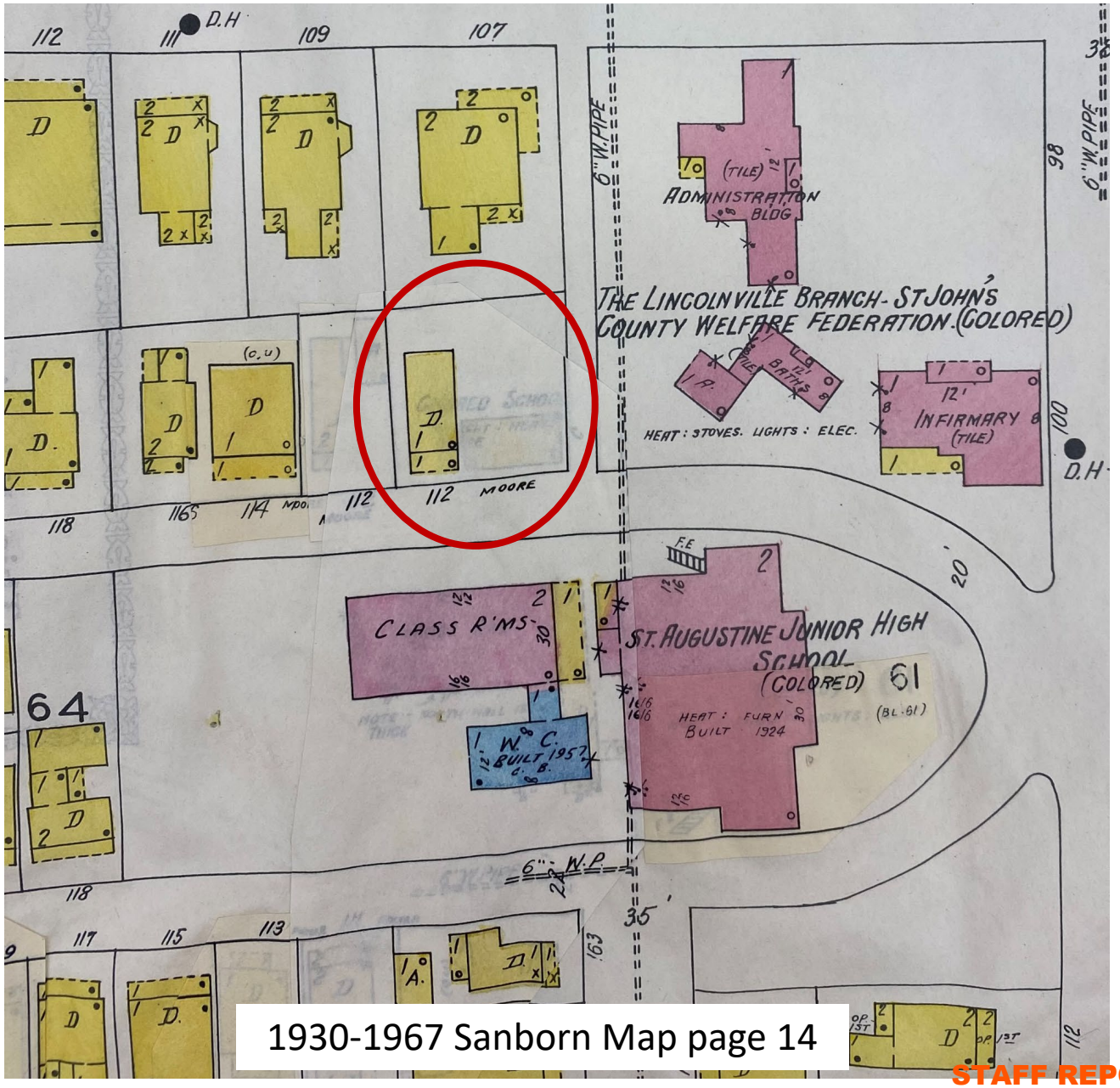
1910 Sanborn Map page 13

SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED





1924 Sanborn Map page 11



1930-1967 Sanborn Map page 14

National Register Districts
Lincolnville
Structures (479)
Destroyed Structures (123)
Parcels (1,093)

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

SAHS POLK CITY DIRECTORY RESEARCH: 112 Moore Street

DATE(S)	NAME	SYMBOLS	PROFESSION
1924-25	Johnson, Bush and Rosa	*	Machine helper
1927	Same	(c)	Laborer
1930	Same	(c)	
1934	vacant		
1937	vacant		
1940	vacant		
1945	Not listed		
1947	Not listed		
1949	Not listed		
1951	Not listed		
1953-54	Not listed		
1955	Not listed		
1957	Mrs. Willie S. Davis		Not listed
1959	Taylor, Eddie D. and Violet		Not listed
1960	Taylor, Eddie D. and Violet		Not listed
1962	Quickey, Edward and Mabel		Laborer, Fairchild Aircraft
1964	Quickey, Edward		Laborer, Fairchild Aircraft
1965	Mrs. Mae Steven		Not listed
1966	Mrs. Mae Steven		Not listed

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

August 19, 2021

Kolsen and Associates, LLC
4540 5th Ave
St. Augustine, FL 32095

cc: J Russell Collins

Re: Certificate of Demolition – 112 Moore Street – PL2021-0074

Dear Mr. Kolsen,

On August 19, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the September 16, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by September 6, 2021.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0074
Applicant:	Kolsen and Associates, LLC
Owner:	112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee
Address:	112 Moore Street
Parcel Number:	2085500000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 19, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was ☑ was not present at the August 19, 2021, Historic Architectural Review Board meeting and testified under oath, or
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 RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved 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.
- To Sept 16, 2021 HARB
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 19th day of August, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0074

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 19th day of August, A.D., 2021.

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

Elyse Anderson
Notary Public, State of Florida

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

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

July 15, 2021

Kolsen and Associates, LLC
4540 5th Ave
St. Augustine, FL 32095

cc: J Russell Collins

Re: Certificate of Demolition – 112 Moore Street – PL2021-0074

Dear Mr. Kolsen,

On July 15, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the August 19, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by August 9, 2021.

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0074
Applicant:	Kolsen and Associates, LLC
Owner:	112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee
Address:	112 Moore Street
Parcel Number:	2085500000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 15, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the July 15, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved 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.
- August 19 2021 meeting
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 15th day of July, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0074

REQUEST APPROVED / DENIED / CONTINUES

Barbara Ellis
Sign Name

Barbara C. Wingo
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, Barbara Wingo, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 15th day of July, A.D., 2021.

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

Elyse Anderson
Notary Public, State of Florida

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

FOR July 15, 2021 HARB MEETING
(Received July 13, 2021 and forwarded by email to the HARB prior to the meeting)

2021-0074: 112 MOORE STREET

Materials submitted by:

Bart Piniaz, BP Builders, Inc.

on behalf of

Kolsen and Associates LLC - Applicant

Received July 13, 2021
Planning and Building Department

Don Crichlow & Associates

S t. A u g u s t i n e , F l o r i d a

Condition Assessment Report
112 Moore St.
St. Augustine, FL

Prepared by
Don Crichlow & Associates
302 St. George St.
St. Augustine, FL

July 12, 2021

Introduction

On July 9, 2021, I inspected the property located at 112 Moore St. in St. Augustine, Florida. The building is a one story Framed Vernacular structure constructed between 1904 and 1910. It originally was situated on the same lot but with an east to west orientation and fronted a street which no longer exists. Sometime after 1930, it was relocated to a south to north orientation on the same lot facing Moore St. where it sits today. The structure is rectangular in shape with gable ends and a hip front porch. The rafter tails are exposed. Access to the sides and rear of the property was restricted do to a large mound of soil on the east side (archaeological investigation underway) and heavy undergrowth on the west and north sides. Access was gained from the south side entrance.

Foundation

The wood frame floor system (sill beam/balloon frame) rests on masonry piers approximately 8”x 16”, approximately 14” off the ground. None of the piers appear to have any steel reinforcement and are suspect in their ability to adequately support the structure. The presence of footings under the piers was not evident. Settement of the piers was visible in one location that was accessible. It would be necessary to raise the structure above the base flood elevation (plus 12” freeboard) should rehabilitation be considered. This would require a new foundation (either pier or stem wall) to be constructed.

Floor and Wall Framing

The wood frame walls are balloon framed. Studs (2”x 4”) appear to be approximately 4’0” o.c. with a horizontal member (2”x 4”) approximately midway up the wall. On to this is applied 1”x 12” vertical boards. There is no insulation present in the walls.

Received July 13, 2021
Planning and Building Department

Although no voids or failure was observed, the floor is extremely weak. It is my belief that the entire floor framing system would have to be replaced. There has been roof failure in the front (living) room of the house on the west side and because of this the interior wall covering has collapsed. The large opening in the roof has allowed the weather of enter the structure causing significant damage to the building envelope on the west side. In the bathroom the floor has collapsed under the water closet.

Roofing

The roof is wood "stick framed" (2"x 6"rafters, approximately 4'0" o.c.) with wood board sheathing. The current roofing is 5v crimp metal and is severely rusted. As mentioned earlier , the roof has failed is several areas, front room (living), hallway, and rear bedroom. Where the roof has not failed completely there is significant leaking which has caused much of the plaster ceiling to fall. There is extensive roof repair, if not total replacement, needed.

The hip front porch roof is 2" 6" framed with 1"x 4" wood purlins. The 5v crimp metal roof is applied directly to the purlins. The front porch was at one time screened in.

Siding

The siding is board and batten. From what can be observed due to the limited access, the siding appears to be in relatively fair condition and may have been repaired or replaced at some point in time.

Windows and Doors

There are several types of windows in the structure, 6 over 6, single hung aluminum and 2 over 2 single hung aluminum. None of the windows are original. Window frames and sills appear to be in fair condition except where the roof has failed above. There are no original doors remaining in the house. Existing doors are hollow core luan.

Electrical, HVAC and Plumbing

Electrical service has been removed from the house and the service entrance box has no meter. It is fairly obvious that the entire structure would have to be re-wired. There is an inoperable satellite dish mounted to the east side of the house. There is no existing air conditioning or heating. It is assumed that all new plumbing would have to the installed.

302 St. George St. • St. Augustine, Florida 32084 • Tel (904) 824-5785 • Email: crichlow@comcast.net

Received July 13, 2021
Planning and Building Department

Don Crichlow & Associates

St. Augustine, Florida

Summary

Based upon my inspection, the renovation of the property at 112 Moore St. would exceed 50% of the current property value. Coupled with its age and lack of proper maintenance these factors have rendered it extremely questionable for renovation.

Donald A. Crichlow, AIA, NCARB
FL. Lic. #AR0015950

302 St. George St. • St. Augustine, Florida 32084 • Tel (904) 824-5785 • Email: crichlow@comcast.net

Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department



Received July 13, 2021
Planning and Building Department





Received July 13, 2021
Planning and Building Department

Received July 13, 2021
Planning and Building Department



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

June 17, 2021

Kolsen and Associates, LLC
4540 5th Ave
St. Augustine, FL 32095

cc: J Russell Collins

Re: Certificate of Demolition – 112 Moore Street – PL2021-0074

Dear Mr. Kolsen,

On June 17, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

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

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

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

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0074
Applicant:	Kolsen and Associates, LLC
Owner:	112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee
Address:	112 Moore Street
Parcel Number:	2085500000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved 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.
- July 15th
- _____
- _____
- _____

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

Case No. PL2021-0074

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

Cathy Duncan
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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

Elyse Anderson
Notary Public, State of Florida

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

Received May 19, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0074

Receipt No. 2118701 Meeting Date June 17, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT William Kolsen
   Business (if applicable) Kolsen and Associates LLC
   Address 4540 5th Ave
   City St Augustine State FL Zip 32095
   Daytime telephone 904-315-3845 Other phone/email _____

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

2. NAME OF PROPERTY OWNER 112 Moore St Land Trust (J. Russell Collins Trustee)
   Business (if applicable) Rusty Law
   Address 2493 US1 S
   City St Augustine State FL Zip 32086
   Daytime telephone (required) 904-829-6600 Other phone _____

3. PROJECT STREET ADDRESS 112 Moore Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 34 Block A Subdivision Atwood TR City Lots Parcel Number 2085500000

5. DATE OF CONSTRUCTION 1910 Source: SJC

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

Received May 19, 2021
Planning and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

Received May 19, 2021
Planning and Building Department

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME William Kolsen DATE 3/30/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME J. Russell Collins Trustee DATE 3/30/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received May 19, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Received May 19, 2021
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

William Kolsen is/are hereby authorized TO ACT ON BEHALF OF J. Russell Collins, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

J. Russell Collins
Print Name of Owner

904-829-6600
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 30th day of March, 2021.

By J. Russell Collins, Trustee

Identification verified: Personally Known

Oath sworn: _____ Yes ✓ No

Notary Signature: Billie Farris

My Commission expires: 9-21-2023

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

Rev:022117

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department



Received May 19, 2021
Planning and Building Department

From:	Julie Courtney
To:	WILLIAM KOLSEN
Subject:	for 112 Moore Street: Tax Exemption Program and federal tax credit for rehabilitation projects information
Date:	Thursday, May 27, 2021 11:35:00 AM
Attachments:	Tax Exemption convenant.pdf Tax Exemption AGHPp12.pdf Tax Exemption AGHPp13.pdf image002.png image003.png image004.png TAXEXEmptionapp.pdf

---

Mr. Kolsen,
112 Moore Street is located within the Lincolnville National Register Historic District as a contributing building. As I mentioned in my email yesterday about your Certificate of Demolition application for this property, since the HARB will pursue all due diligence, they will likely ask the costs to rehabilitate the properties versus the cost to demo and build new that takes into consideration the ad valorem tax exemption Please find that information below and in the attached documents:

The City of St. Augustine's Tax Exemption Program is summarized below and in some of the attached documents that are from the City's Architectural Guidelines for Historic Preservation (AGHP). The required application and covenant is also included for your reference.

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines[1]. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years[2]. *St. Johns County also participates in this ad valorem property tax exemption.*

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or

2. **be a contributing property to a National Register District**; or

3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and

2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

How to Apply:
Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State.

The Historic Architectural Review Board must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

Activating the Tax Exemption:
The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

For this, it is good to discuss your plans with us before doing work so it can be determined if the work will likely be approved by HARB

Finally, there is also the **federal Historic Tax Credit program, which provides a 20% income tax credit**, but ***for income producing properties.*** Please see https://www.nps.gov/tps/tax-incentives.htm and https://www.nps.gov/tps/tax-incentives/before-you-apply.htm for more information. This also has a requirement that the work done meets the Secretary of the Interior's Standards, so it is important to make sure what you are proposing will qualify.

The State of Florida does not yet have a preservation based tax credit, but the State Historic Preservation Office (or the Florida Division of Historical Resources) is the first point of contact if you

want to apply for the 20% federal tax credit. Please see https://dos.myflorida.com/historical/preservation/architectural-preservation-services/rehabilitation-tax-credit/#:~:text=In%20Florida%20the%20SHPO%20is,of%20a%20certified%20historic%20structure.&text=The%20Florida%20SHPO%20is%20the,projects%20seeking%20the%2020%25%20RTC.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

---

[1] Ordinance number 1995-20 and ordinance number 1997-61
[2] Ordinance number 2009-06 changed the exemption period from 5 to 10 years.

Received June 7, 2021
Planning & Building Department

Estimated Cost Breakdown

Bp Builders Inc
cbc1255280
904-392-3007

ADDRESS: 114 Moore Street

BREAKDOWN ITEMS	ITEM	MISCELLANEOUS	TOTAL BUDGET	
Drawings	Drawings, Engineering and Energy Calcs		$3,500.00	
Testing	Compaction testing	Soil compaction testing	NA	
Permits	COSA	Health Dep, Clearance Sheet, Building Dept	$2,500.00	
Water	Water Tap Fee	St Johns County	N/A	
Septic Tank	Septic Tank	Septic Tank and Drain Field	N/A	
Electric	Temporary Power and Underground Power Fee		$1,600.00	
Impact Fee	SJC Impact Fee	Estimate Cost	N/A	
Excavation	Lot Clearing	Brush removal around house	$1,500.00	
Termite Treatment	Pre Treatment and Final treatment		$900.00	
Survey and Elevations	Envelope, Elevation and Final		$2,000.00	
Site Preparation	Temp water, Temp Toilet		$750.00	
Retaining Wall	Retaining Wall on Sides	3' - 4' Retaing Wall	N/A	
Fill Dirt	Fill Dirt	Aprox 65 Loads	N/A	
Footers	Footers	Based on 36 x 36" x 12" footer (New Footers under existing posts)	$8,000.00	
Stem Wall	Posts	3 Block posts	$6,500.00	
Slab	Concrete Slab	4" Slab	N/A	
Framing Materials	Framing Material	2x4 Exterior Walls 9' Celings, 2x12 floor joists with 3/4 T&G subfloor	$26,000.00	
Truss	Roof Truss	Conventionally framed gable roof	$8,000.00	
Framing Labor	Framing Labor		$16,300.00	
Windows	Non Impact wood windows	As per HARB spec	$7,800.00	
Exterior Doors	Exterior Doors	As per HARB spec	$2,700.00	
Exterior Door Hardware	Exterior Door Hardware		$350.00	
Window and Door Install	Install Windows and Doors		$2,700.00	
Roofing	Roofing	As per HARB spec	$8,800.00	
Plumbing	Plumbing	Replumb with pex	$11,300.00	
Plumbing Fixtures	Plumbing Fixture Allowance	Faucets, Toilets, Shower Fixtures, Towel hangers, Hooks	$3,000.00	
Electrical	Electrical	New 150 Amp Serivice with all new electrical	$14,500.00	
Electrical Fixtures	Electrical Fixture Alowance	Ext Lights, Fans, Sconces, Vanity Lights, Closet Lights	$3,500.00	
Exterior Siding	Exterior Siding	Cement Fiber Board Siding and Trim	$13,000.00	
Soffit and Facia	Soffit and Facia	Open rafter with T&G soffit	$4,600.00	
Drywall	Drywall		$11,400.00	
Floor Covering Materials	Floor Covering Material	Finished hardwood flooring in all but bath	$6,000.00	
Floor Covering Labor	Floor Covering Labor		$7,000.00	
Bathroom Tile Material	Bathroom Tile Material	Tub Wall Tile Material, Shower Wall and Floor Material	$2,000.00	
Bathroom Tile Labor	Bathroom Tile Labor	Waterproofing, Wall Labor, Floor Labor	$3,000.00	
Garage Door	Garage Door	Steel Garage Door 16' x 7'	N/A	
Interior Door and TrimMaterial	Interior Door and Trim Material	6'8" doors, 1"x4" trim, 1"x6" base boards	$5,400.00	
Interior Door Hardware	Interior Door Hardware Allowance		$500.00	
Int. Doors, Trim, Hardware-Labor	Interior Doors, Trim and Hardware Install		$5,500.00	
Kitchen Cabinets	Kitchen Cabinets and Install	Forevermark Gold Series	$12,000.00	
Kitchen Countertop	Kitchen Countertops	Granite (Level 1)	$4,400.00	
Bathroom Cabinets	Bathroom Cabinets and Install	Forevermark Gold Series	$1,500.00	
Bathroom Countertops	Bathroom Countertops	Granite (Level 1)	$1,200.00	
Exterior Paint	Exterior Paint	Sherwin Williams A100	$4,300.00	
Interior Paint	Interior Painting	Sherwin Williams Promar 200	$5,000.00	
Bathroom Mirrors	Bathroom Mirror Allowance	Material and Install	$250.00	
Shower Glass Enclosure	Shower Glass enclosure Allowance		$1,800.00	
Concrete Flatwork	Concrete Flatwork	Driveway, walkway	$5,400.00	
Landscape/Irrigation	Landscape/Irrigation	Sod, plants, Irrigation	$5,700.00	
Punch List	Punch List		$2,500.00	
Clean-Up & Sanitation	House Cleaning		$750.00	
Disposal	Debris removal		$2,500.00	
Overhead and Profit	Overhead Profit	15% Profit	$35,685.00	
TOTAL HOUSE BUILD BUDGET			**$273,585.00**	
	EXTRAS			
Fence	Horizontal Fence	Horizontal Fence on sides and back of House	$6,800.00	
TOTAL EXTRAS			$6,800.00	
	TOTAL BUDGET		**$280,385.00**	

Instr #2021040749 BK: 5235 PG: 1768, Filed & Recorded: 4/13/2021 11:43 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,575.00

Prepared by and return to:
Andrea N. Wright
Attorney at Law
Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
Saint Augustine, FL 32080
904-808-1200
File Number: **21-0210**

Parcel Identification No. **208550-0000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 5th day of **April, 2021** between **Logan C. Halyard, Jr., a single man and Karen S. Coffey, a single woman, as joint tenants with rights of survivorship and not as tenants in common** whose post office address is **8076 Sarcee Trail, Jacksonville, FL 32244** of the County of **Duval**, State of **Florida**, grantor*, and **J. Russell Collins as Trustee(s) of the 112 Moore Street Extra Lot Land Trust dated April 1, 2021 with power and authority to conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed** whose post office address is **2493 US Highway 1 South, Saint Augustine, FL 32086** of the County of **Saint Johns**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida**, to-wit:

Lots 34 and 35 Block A Buena Esperanza Subdivision of the Atwood Tract of the City of St. Augustine, according to the official map of the City of St. Augustine, dated June 12, 1923, on file in the Clerk of the Circuit Court office, Public Records of St. Johns County, Florida.

Parcel Identification Number: 208550-0000

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Logan C. Halyard, Jr. (Seal)

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Karen S. Coffey (Seal)

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence this 8th day of April, 2021 by Logan C. Halyard, Jr. and Karen S. Coffey, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Andrea Wright

My Commission Expires:

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

St. Johns County, FL

Sales Questionnaire Form

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

Sales Questionnaire

Summary



Parcel ID	2085500000
Location Address	112 MOORE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Atwood Tract (626)
Tax Description*	1-86 ATWOOD TR CITY LOTS 34 & 35 BLK A OR5235/1768 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Atwood Tract, Buenaesperanza A Diagram O
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.090
Homestead	N

Owner Information

Owner Name	112 Moore Street Extra Lot Land Trust D:04/01/21 100% Collins J Russell Trustee 0%
Mailing Address	2493 US HWY 1 S SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2021
Building Value	$20,198
Extra Features Value	$0
Total Land Value	$138,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$158,798**
Total Deferred	$42,047
Assessed Value	**$116,751**
Total Exemptions	$0
Taxable Value	**$116,751**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$17,498	$0	$120,120	$0	$0	$137,618	$106,137	$31,481	$106,137
2019	$16,152	$0	$120,120	$0	$0	$136,272	$96,488	$39,784	$96,488
2018	$14,069	$0	$110,880	$0	$0	$124,949	$87,716	$37,233	$87,716
2017	$14,189	$80	$99,792	$0	$0	$114,061	$79,742	$34,319	$79,742
2016	$14,189	$80	$86,625	$0	$0	$100,894	$72,493	$28,401	$72,493
2015	$14,189	$80	$69,300	$0	$0	$83,569	$65,903	$17,666	$65,903
2014	$11,174	$80	$55,440	$0	$0	$66,694	$59,912	$6,782	$59,912
2013	$11,454	$80	$42,966	$0	$0	$54,500	$54,465	$35	$54,465
2012	$12,012	$80	$37,422	$0	$0	$49,514	$49,514	$0	$49,514
2011	$12,571	$80	$41,580	$0	$0	$54,231	$54,231	$0	$54,231
2010	$12,850	$80	$46,200	$0	$0	$59,130	$59,130	$34,130	$25,000

Building Information

Building 1
Actual Area 518
Conditioned Area 448
Actual Year Built 1910
Use Single Family Residence
Style 01
Class N
Exterior Wall Hard Board
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Wall Board
Heating Type Convection
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Hard Board	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Wall Board	100%
Interior Flooring	Pine Wood	100%
Heating Type	Convection	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED SCREEN PORCH	0	70
BASE AREA	448	448
Total SqFt	448	518

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	60

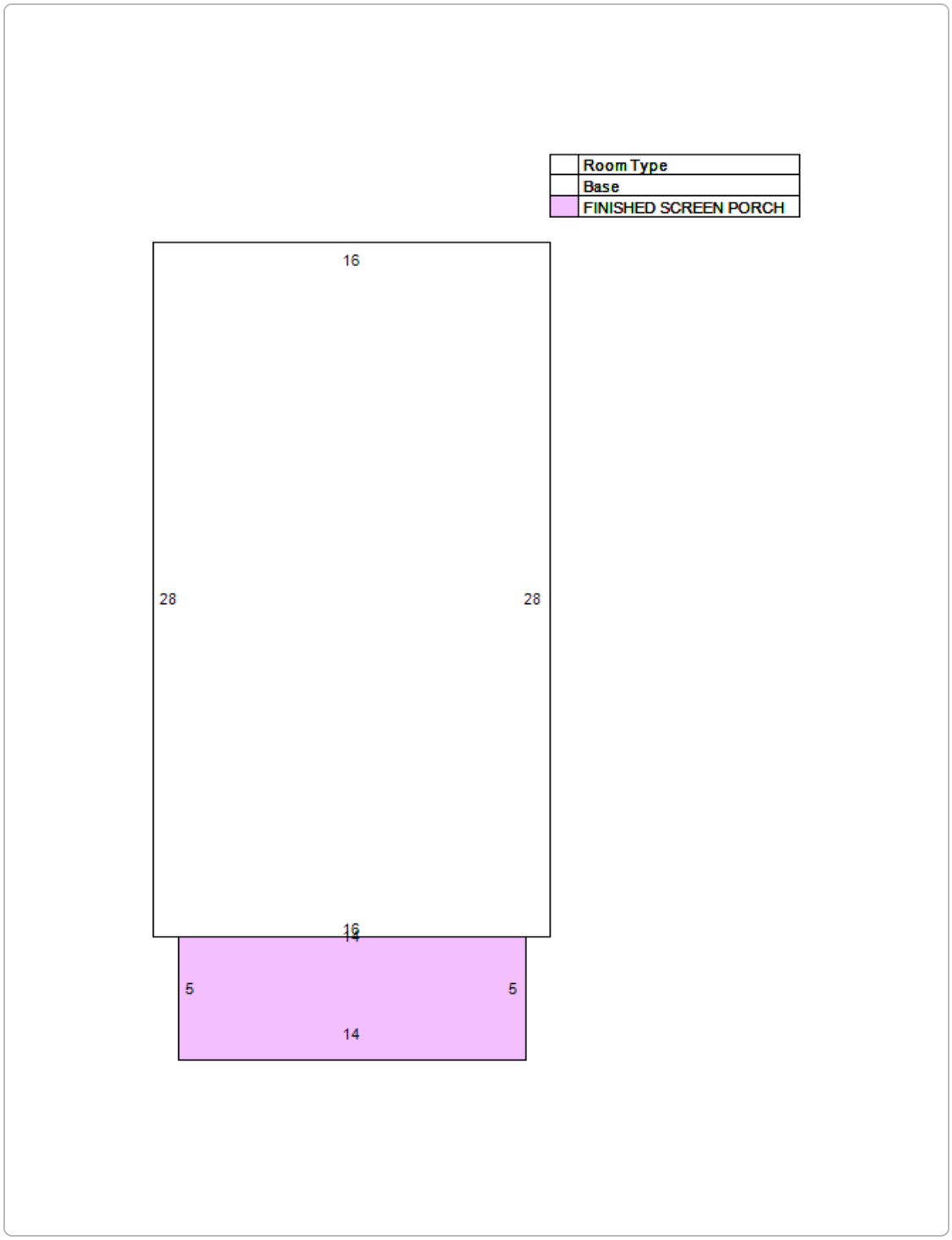
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	70	60	EF	$138,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2021	4/5/2021	$225,000.00	WARRANTY DEED	5235	1768	Q	I	HALYARD LOGAN C JR ET AL	112 MOORE STREET EXTRA LOT LAND TRUST D:04/01/21
1/25/2017	1/23/2017	$100.00	WARRANTY DEED	4321	1562	U	I	HALYARD EVELYN R	HALYARD LOGAN C JR ETAL
2/26/2007	11/21/2006	$100.00	QUIT CLAIM DEED	2872	1267	U	I	HALYARD EVELYN R	HALYARD LOGAN C JR & COFFEY KAREN S (T/C)
	1/1/1980	$0.00		464	26	U	I		HALYARD EVELYN R

Sketch Information



No data available for the following modules: Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/19/2021, 2:37:15 AM

Version 2.3.121



Detail by Entity Name

Florida Limited Liability Company
KOLSEN AND ASSOCIATES, LLC

Filing Information

Document Number	L03000018824
FEI/EIN Number	42-1594237
Date Filed	05/21/2003
State	FL
Status	ACTIVE

Principal Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Mailing Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Registered Agent Name & Address

WELLS, PETER
4524 5TH AVE
% AI FRAMING LLC
SAINT AUGUSTINE, FL 32095

Name Changed: 03/26/2009

Address Changed: 04/14/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

KOLSEN, WILLIAM
4540 FIFTH AVE
SAINT AUGUSTINE, FL 32095

Title MGRM

KOLSEN, TRAVIS
4540 5TH AVE
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2019	04/08/2019
2020	03/19/2020
2021	02/16/2021

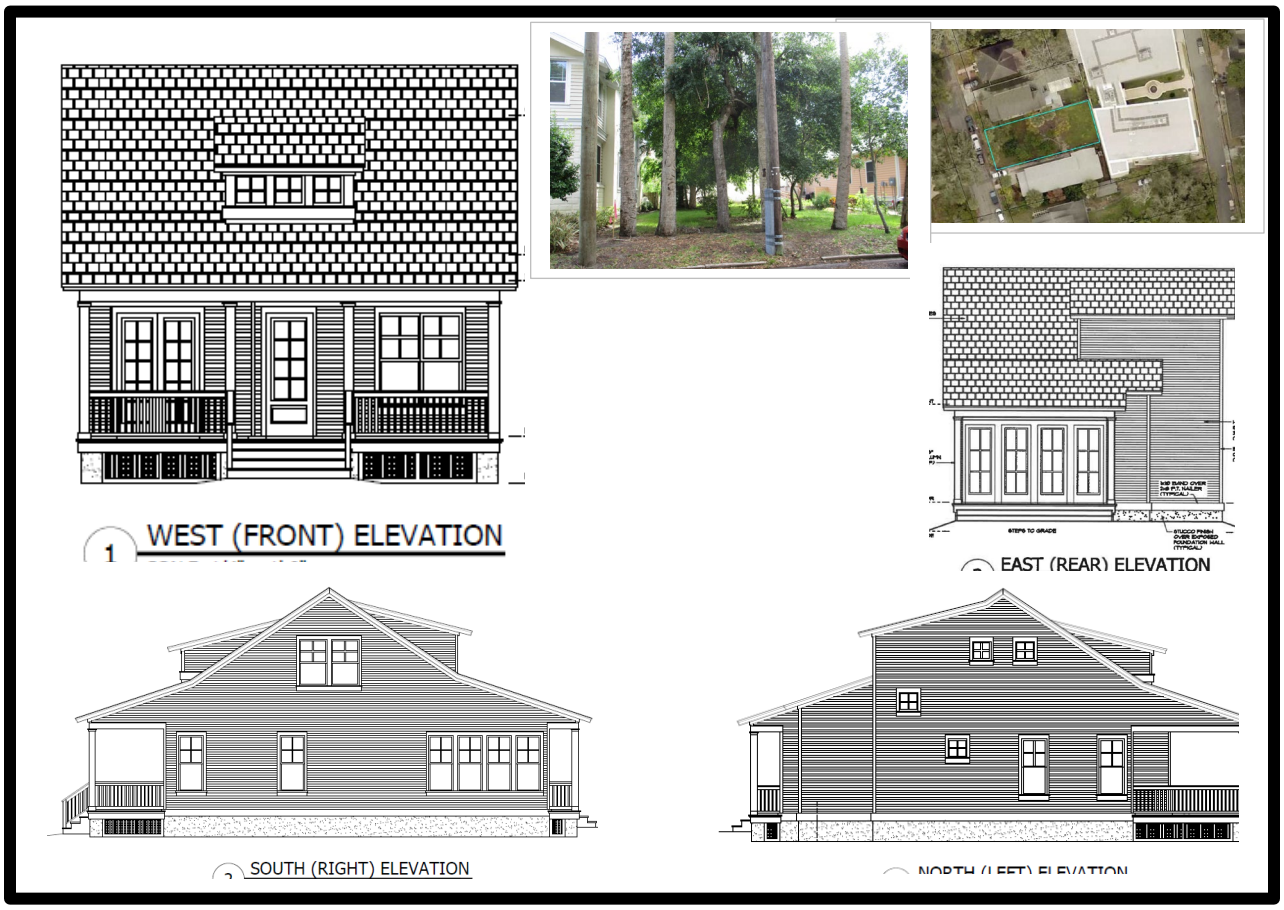
Document Images

02/16/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- Reg. Agent Change	View image in PDF format
02/14/2008 -- ANNUAL REPORT	View image in PDF format
11/27/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
02/16/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
05/21/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 17, 2021 Meeting



Application PL2021-0120 Address: 305 A St. George Street
Parcel Number: 2004000060

Applicant: Generation Homes, LLC

Property Owner: Dale Gallucci

Project description: To construct a new Bungalow style two-story residential building, with site features that include fencing and landscaping, on an empty lot. (Following Opinion of Appropriateness application approval on June 17, 2021)

Architectural Style:	Bungalow (Proposed design)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A (New construction)
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2004000060		
Agenda Item:	7(a)	Previous Action(s):	OOA PL2021-0077

STAFF SUMMARY AND ANALYSIS:

1. This is a Certificate of Appropriateness (COA) application that follows an Opinion of Appropriateness (OOA) application that was approved without conditions at the June 17, 2021 HARB meeting. A residential building is proposed to be constructed on the existing long and narrow vacant lot on the east side of St. George Street, between St. Francis and San Salvador Streets.
2. Sanborn Map research shows a larger vacant lot on earlier maps between 303 and 311 St. George on the 1917 version, which continued to remain empty between 305-309 St. George Street on the 1930 through 1965 revision.
3. A diversity of architectural styles is allowed with new construction within the Historic-Preservation One Zoning District, to reflect this area's "historic development patterns," according to the AGHP. The proposed two-story house in the Bungalow style is within one of the listed styles for HP-1 and a compatible architectural style of many of the adjacent residences built in the nineteen-teens to before the mid-1900s.
4. More details were provided on the proposed materials and finishes, but very little changes were found in the exterior design when compared to the plans from the OOA application.
5. Overall, the design continues to be in keeping with the Bungalow style with a rectangular footprint set back from the street, a side facing gable roof with front shed dormer and full front porch. On the new plans, window placement remains the same on the north elevation and the more random placement of smaller windows is not as balanced as on the south elevation, with windows lacking on the rear one-story wing. On the east/rear elevation, the 2-story portion still extends through the side gabled roof on the north end and is lacking windows. One of the main exterior changes on this elevation from the OOA plans is the removal of the railing and a column from the rear porch.
6. The scale and mass of the proposed design appear to be consistent with the other one to two-story buildings along that area of St. George Street. The conceptual image of the house pasted within the streetscape elevation looks to be possibly out of scale in comparison to the scale of the adjacent houses on the photographic and line drawing versions. A footprint comparison shows the building's compatible scale / setbacks in relation to the neighboring buildings was included.
7. The proposed design allows for a generous rear yard setback and a 17' to 18.5' front yard setback (the adjacent house to the south has a 24' front setback and the one to the north a 10'). After a preliminary zoning review for the OOA, the proposed design appears to meet the zoning requirements for HP-1.
8. HardiePlank lap siding is now proposed for the siding, and Hardie materials for the soffits and window trim instead of the fiber cement materials indicated on the OOA. Trex composite materials are proposed for the decking of the front and rear porches. Pavers that are brick sized, but made of a concrete material instead of clay, are proposed for the front sidewalk and on the site. Substitute wood or brick materials are not commonly approved by the HARB on/for existing buildings, but may be considered a compatible contemporary alternative for a new building.
9. Using white for all painted body and trim finishes, as still proposed, was not typical for Bungalows. According to the pre-approved color booklet, "stark white was rarely used as a body color and then usually only one story of a multi-story house to emphasize horizontality." Instead, usually 2 to 5 colors consisting of a "family" and an accent were selected. The Craftsman style was related to the bungalow building form. Colors from the pre-approved palette under the Bungalow or Craftsman style should be considered for at least the body and as other accents.
10. Plants proposed for the landscape are either on the AGHP list or on the Floridata website for Florida Natives.
11. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and will require additional zoning review. An archaeology review application should be submitted as soon as possible.

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 an OPINION OF APPROPRIATENESS at 305A St. George Street because the overall design of the new residential building and site features is compatible with the requirements of the AGHP, with the following conditions:**

1. Develop regular or more traditional window patterns for the north elevation and add, at a minimum, clerestory type windows on the east/rear elevation on blank wall area of the 2nd story
2. Revise the proposed color scheme to be in keeping with the pre-approved color palette for Bungalows
3. Confirm the height of #305 and #307 St. George Street and compare roof pitches of other neighboring Bungalows to help determine compatibility with massing along the streetscape

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new residential two-story building in the Bungalow style on an empty lot:
   Design includes an approximately 21'wide x 53' feet footprint and an overall height of 27', a side facing gable roof with a triple window shed dormer on the front facade, a one-story L-shaped front porch, and a rear porch, both with square columns.
   Building materials proposed include (See specifications in Application Packet:
   Asphalt shingle roofs in Cobblestone Grey color, HardiePlank lap siding with wood grain (5-1/4" wide with 4" exposure), Hardie soffits and trim, Kolbe Heritage Traditional wood windows with applied exterior muntins (rectangular windows have 4 over 1 configuration and 2' square windows are in a fixed 4-lite style),* wood doors with natural finish (front door has eight-lite with rectangular panel at bottom; rear doors consist of 1 French door and 3 fixed doors, all with single lites with no muntins) and oil rubbed bronze hardware, and stem wall foundations with smooth lite sand stucco finish coat.
   Materials for front and rear porches (See Application Packet's plans - Porch Section detail #2 on Sheet A5.1):
   Pressure treated wood lattice between stucco cladded concrete block piers, Trex composite material for decking, pressure-treated wood porch railing
   Exterior Lighting:
   Ceiling fans and recessed can lights are proposed under the porches

   *Hardie siding and trim materials, windows, porch columns and railing, and stucco at foundation level to be painted San Augustin White / Pure White
2. Construct an inground pool as outlined on the site plan, with details provided in the application materials
3. Construct fencing including:
   a. 6' high stockade style wood fence with a single gate and black metal hardware to begin towards the rear of the house on both the north and south sides that will tie into the existing block wall at the rear property line.
   b. 4' high fence stockade style wood fence is proposed as screening around the mechanical equipment
4. Front sidewalk to be constructed using Tremron brick sized pavers in concrete material and Oak Run color to be laid in a running bond pattern
5. Add new landscaping to the site with plants indicated in the application packet

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Figure 1 depicts appropriate and inappropriate residential height and width.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-1

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District. For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

Post-1821 Designs for New Construction

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

Bungalows are regular or rectangular with the narrow end oriented toward the street; one or two stories.

Architectural Styles and Periods

Bungalow (1910-1940)

The Bungalow style originated in East Asia as a wayside shelter for British travelers in India in the eighteenth and nineteenth centuries. During the first part of the twentieth century, the bungalow became the most common style of residential architecture in the United States. Bungalows come in various shapes and forms, but small size, simplicity and economy generally characterize the style.

Identifying features of the style include gently sloping gable-over-gable roofs that face the street, and porches dominated by short, oversized, tapered or square columns which rest on massive brick piers connected by a balustrade. Front porches typically extend across the width of the building. Rafter ends are usually exposed and are often carved in decorative patterns to combine structure and ornament. In St. Augustine, foundation piers and porch bases are often made of coquina concrete, while palm trunks are used as porch posts. Another common porch post is an elongated pyramid rising from a square base and topped with a small square capital.

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

The most common building plan is rectangular, usually oriented with the narrow side facing the street, although other buildings are irregular or L-shaped. Buildings are one, one and one-half or two stories.

Foundations are brick, coquina or concrete block piers; or continuous brick or concrete block. Piers may be finished with stucco. Pier foundations may have lattice infill, or less commonly, concrete block infill. Exterior finishes are usually drop siding or weatherboards with corner boards; or less frequently, stucco, coquina brick, artificial stone or rusticated concrete block.

The most common roof type is a gable main roof over a gable porch roof. Multiple gables, gable on hip, hip or gambrel are less common. Secondary roof types include shed porch roofs, and gable, shed or hip dormers. Roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll. Chimneys are brick, with or without metal caps, and may be finished with stucco.

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

Detailing is simple and includes exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; and tapered chimneys.

Bungalow architecture examples:
9 Arenta Street, 1910-1917
84 Bridge Street, Trinity Methodist House, 1924-1930
181 Cordova Street, 1917-1924
287 St. George Street, George L. Estes House, 1910-1917
290 St. George Street, Henderich House, 1904-1910
322 St. George Street, 1910-1917

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

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

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

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

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

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; and similar electrical and mechanical devices.

Do…

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Post-1821

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

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

Historic Plant Materials

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. Sanborn Map

STAFF PHOTOGRAPHS
305 A St. George Street







Looking east into empty lot, north, and south

STAFF PHOTOGRAPHS
305 A St. George Street





From inside empty lot: Looking west to St. George Street
and east into neighboring building adjacent to rear property line

STAFF PHOTOGRAPHS
305 A St. George Street





305 and 307 St. George Street: adjacent houses to 305 A
(305 St. George Street to the north has a 10’ front yard set back
and 307 St. George Street to the south has a 24’ front yard setback,
according to building plans on file)

STAFF PHOTOGRAPHS
305 A St. George Street





305 (to the north) and 307 (to the south) St. George Street:
adjacent houses to empty lot at 305 A

STAFF PHOTOGRAPHS

305 A St. George Street: Looking north and west down St. George Street







STAFF PHOTOGRAPHS

305 A St. George Street: looking south and west down St. George Street



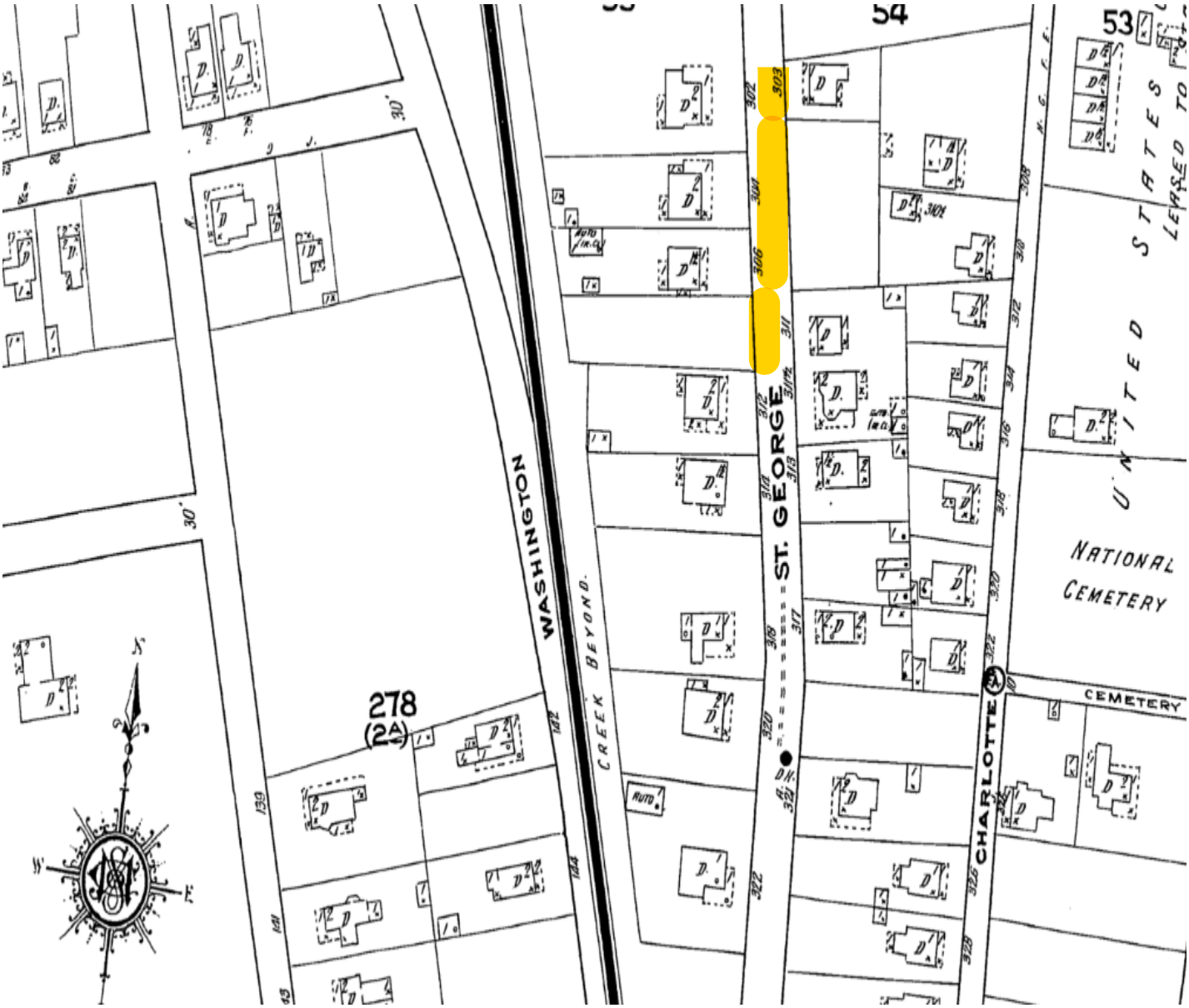






ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17



NON-COMMERCIAL USE ONLY

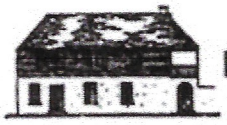
Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

Sanborn Map (1930 revised to 1961)
Showing vacant lots adjacent to 305A St. George Street



Received August 20, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL2021-0120

Receipt No. 2182971 Meeting Date: September 16, 2021

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

1. NAME OF APPLICANT Cora Johnston
   Business (if applicable) Generation Homes, LLC
   Address 5860 US-1 North
   City St. Augustine State FL Zip Code 32095
   Daytime telephone 904-955-4769 Other phone/email 386-302-3866
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Dale Gallucci
   Business (if applicable) _____
   Address 122 West Penn Street
   City Long Beach State NY Zip Code 11561
   Daytime telephone (required) 516-884-4947 Other phone _____
3. PROJECT STREET ADDRESS 305 A St George Street
4. LEGAL DESCRIPTION: Lot 11 Block 39-A Subdivision Dunham Deed Parcel 2004000060
5. EXISTING USE vacant PROPOSED USE Single Family Residence
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

October 2017

Received August 20, 2021
Planning and Building Department

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

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

D. PAINT COLORS (check one)

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

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

We are seeking a certificate of appropriateness from the board for the attached architectural drawings of a new two-story Bungalow style home on an empty lot.
Please find attached the complete details of materials and colors we are proposing which we feel will meet the HARB architectural requirements. The proposed 2- story Bungalow style is consistant with existing residences in this area. In recognition of the Historic period we feel this home is compatible with homes that were built in the 1900's and reinforces the existing rhythms that are a part of the streetscape. We respectfully seek the board's approval for Ms. Gallucci's new home.

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 Cora Johnston Generation Homes
SIGNATURE OF APPLICANT _____ DATE 8/20/21
PRINT OWNER'S NAME Dale Gallucci
SIGNATURE OF OWNER _____ DATE 8/20/21

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

October 2017

PL 2021 - 0120 305 A St. George Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

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

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

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

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

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

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

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

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

AWNING/CANOPY N/A

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

(Please indicate which windows w/ which muntin profiles)

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

☐	☑	☒	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing (POOL NOT INCLUDED). Need specs on paving materials
☐	☒	☐	Plant material list with identification, quantity, size at planting and maturity, spacing — Please provide spacing + if each plant is on Architectural Guidelines list of plants

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

☒	☐	☐	Photographs of existing site area within view of proposed construction with context area
☒	☐	☒	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways (New bldg. & features shown)
☒	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☒?	☐	Scaled landscape plan Will need if landscape exceeds $1,000
☐	☒	☒	Scaled elevation drawings showing existing building(s) and major site features
☐	☒	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☒	☐	Wall sections See above under doors. General wall sections w/ window provided
☐	☒	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☒?	☒?	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape (Not to scale w/ other bldgs?)
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☒	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code (Lot coverage calculation provided)

❖ Other details necessary for review:

- Need to confirm which doors + windows being used & where
- Samples of materials will be helpful
- Full specs on specific materials should be included to confirm proposed

Project number: PL2021-0120 Project Address: 305 A St. George Street

Reviewed by: Julia Courtney Date: Aug 24, 2021

Received August 20, 2021
Planning and Building Department

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

June 17, 2021

Generation Homes, LLC
58660 US-1 North
St. Augustine, FL32095

cc: Dale Gallucci

Re: Opinion of Appropriateness - 305A St. George Street – PL2021-0077

Dear Applicant,

On June 1, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new Bungalow style two-story residential building on an empty lot.

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

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

Received August 20, 2021
Planning and Building Department

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	PL2021-0077
Applicant:	Generation Homes, LLC
Owner:	Dale Gallucci
Address:	305 A St. George Street
Parcel Number:	2004000060

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new Bungalow style two-story residential building on an empty lot.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Received August 20, 2021
Planning and Building Department

Opinion of Appropriateness
305 A St. George Street
HARB Case No. PL2021-0077

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new Bungalow style two-story residential building on an empty lot.

Subject to the following conditions:

- _____
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. PL2021-0077

REQUEST APPROVED / DENIED / CONTINUED

_____
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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

Elyse Anderson
Notary Public, State of Florida

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

9-2-21

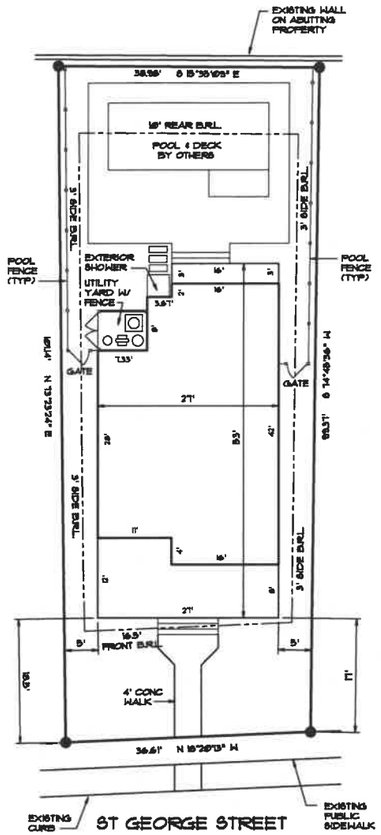
Received September 3, 2021
Planning and Building Depratment

THE GALLUCCI RESIDENCE

LOT 6 OF THE SUBDIVISION OF LOT 11, BLOCK 39-A
OF THE CITY OF ST AUGUSTINE
ST JOHNS COUNTY, FLORIDA

305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

PARCEL ID: 2004000060



1 SITE PLAN
SCALE: 1" = 10'-0"

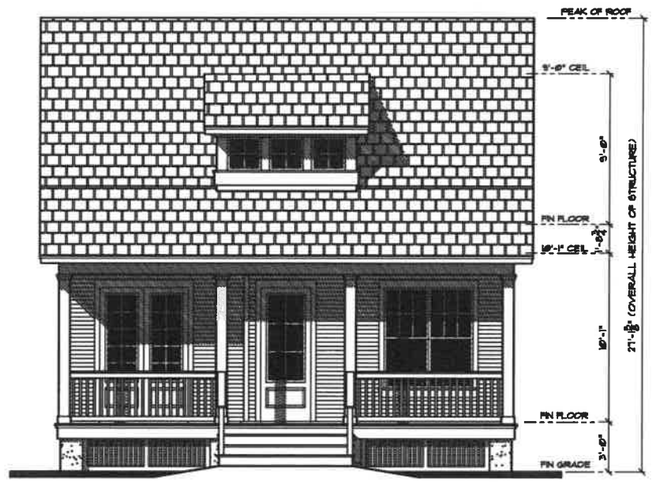
LOT 6 OF THE SUBDIVISION OF
LOT 11, BLOCK 39-A OF
THE CITY OF ST AUGUSTINE
ST JOHNS COUNTY, FLORIDA

305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

PARCEL ID: 2004000060

THE PARCEL OF LAND SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 8 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0518-J, COMMUNITY No. 125148 FOR THE CITY OF ST AUGUSTINE, FLORIDA AS REVISED 12/01/2018

LOT COVERAGE CALCULATION	
LOT COVERAGE:	
LOT	3,181 SQ FT
STRUCTURE	1,311 SQ FT
STRUCTURE COVERAGE	1,311 / 3,181 = 34.8%
FRONT WALK	100 SQ FT
UTILITY YARD	44 SQ FT
POOL & DECK	726 SQ FT
TOTAL IMPERVIOUS	2,181 SQ FT
IMPERVIOUS COVERAGE	2,181 / 3,181 = 51.6%



GOVERNING BUILDING CODES:
FLORIDA BUILDING CODE 7th EDITION (2020), RESIDENTIAL
NFPA 70 - 2017 NATIONAL ELECTRIC CODE

OCCUPANCY: GROUP R (RESIDENTIAL)
CONSTRUCTION TYPE: V-A

SQUARE FOOTAGE TABULATION

FIRST FLOOR LIVING	1009
SECOND FLOOR LIVING	365
TOTAL LIVING	1374
ENTRY PORCH	260
BACK PORCH	48
TOTAL COVERED	1682

THERMAL ENVELOPE VOLUME

1st FLOOR	10,090 FT3
2nd FLOOR	2,920 FT3
TOTAL	13,010 FT3

INDEX OF DRAWINGS

A0	COVER SHEET & SITE PLAN
A1.1	SLAB PLAN
A2.1	FLOOR PLANS
A2.2	SCHEDULES & STAIR DETAILS
A3.1	EXTERIOR ELEVATIONS
A4.1	ROOF PLAN & BUILDING SECTIONS
A5.1	WALL SECTIONS
A6.1	FLASHING DETAILS
E1.1	ELECTRICAL PLAN

GENERATION HOMES, LLC

Klaybor & Associates, Inc.
Residential Designers
Construction shall be constructed from these plans. It is the responsibility of the owner, builder or contractor to verify all dimensions before beginning construction. Contractor must verify compliance with all local building codes.

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings can not to be reproduced in whole or part, form or manner whatsoever without written permission of Klaybor & Associates, Inc.

1999 Wells Road
Orange Park, FL
32073

KLAYBOR
& ASSOCIATES
• Residential Designers •

Phone:
904.272.5339

Building Dept:

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

Revisions:	

Drawn by:	JB!
Date:	9/22/2021
Scale:	1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

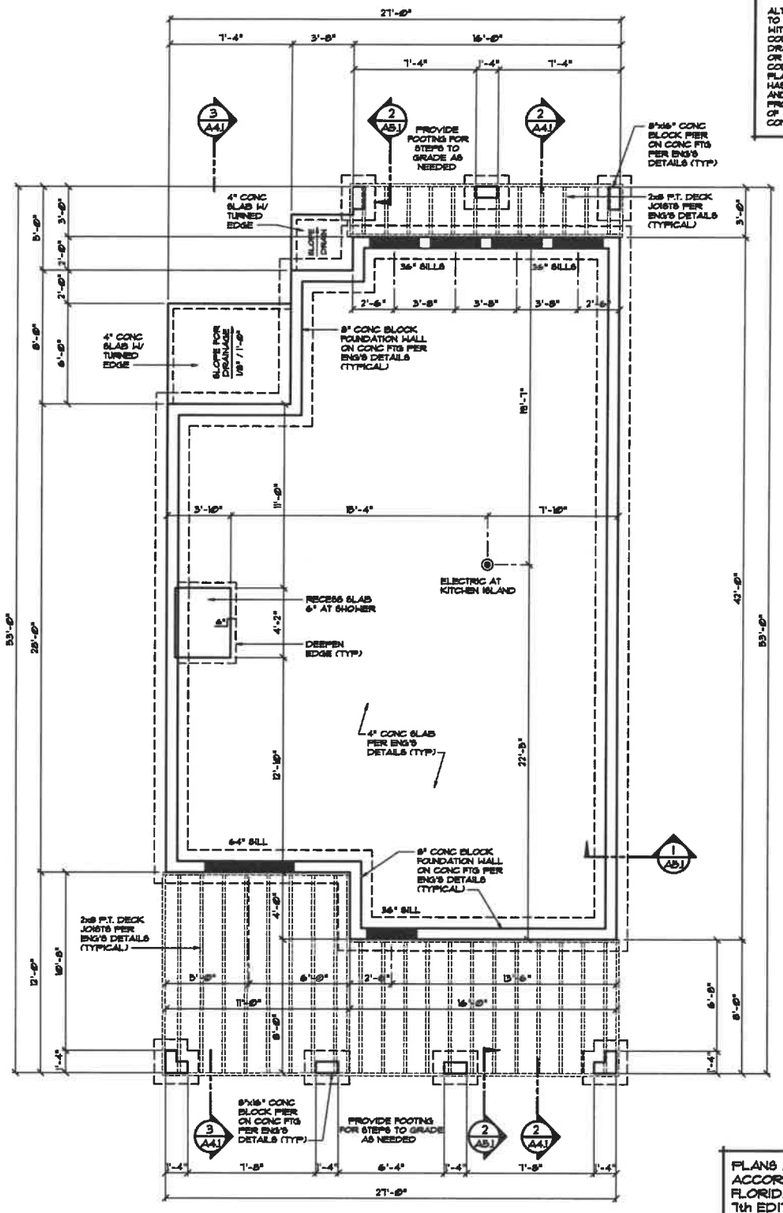
Plan #:	K1742
Job #:	21-1058

SHEET NUMBER
A0

Received September 3, 2021
Planning and Building Depratment

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.



1 **SLAB PLAN**
SCALE: 1/4" = 1'-0"

PLANS ARE DRAWN IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020), RESIDENTIAL

SEE ATTACHED STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS FOR FOOTING SIZES AND LOCATIONS

DETAILS FROM LICENSED STRUCTURAL ENGINEER SHALL SUPERSEDE AND DIFFERENCES FROM THESE PLANS

Klaybor & Associates, Inc.
1999 Wells Road
Orange Park, FL
32073
Phone:
904.272.5339

Klaybor & Associates, Inc. assumes no responsibility for changes made to these plans, it's drawings or specifications by any other party. Builder or contractor is to verify all dimensions and conditions prior to construction. Contractor must verify compliance with all local building codes.

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings are and at the time of their preparation remain the property of Klaybor & Associates, Inc. Use by any person, firm or corporate whatsoever without the written permission of Klaybor & Associates, Inc. is prohibited.

KLAYBOR & ASSOCIATES
• Residential Designers •

Building Dept:

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

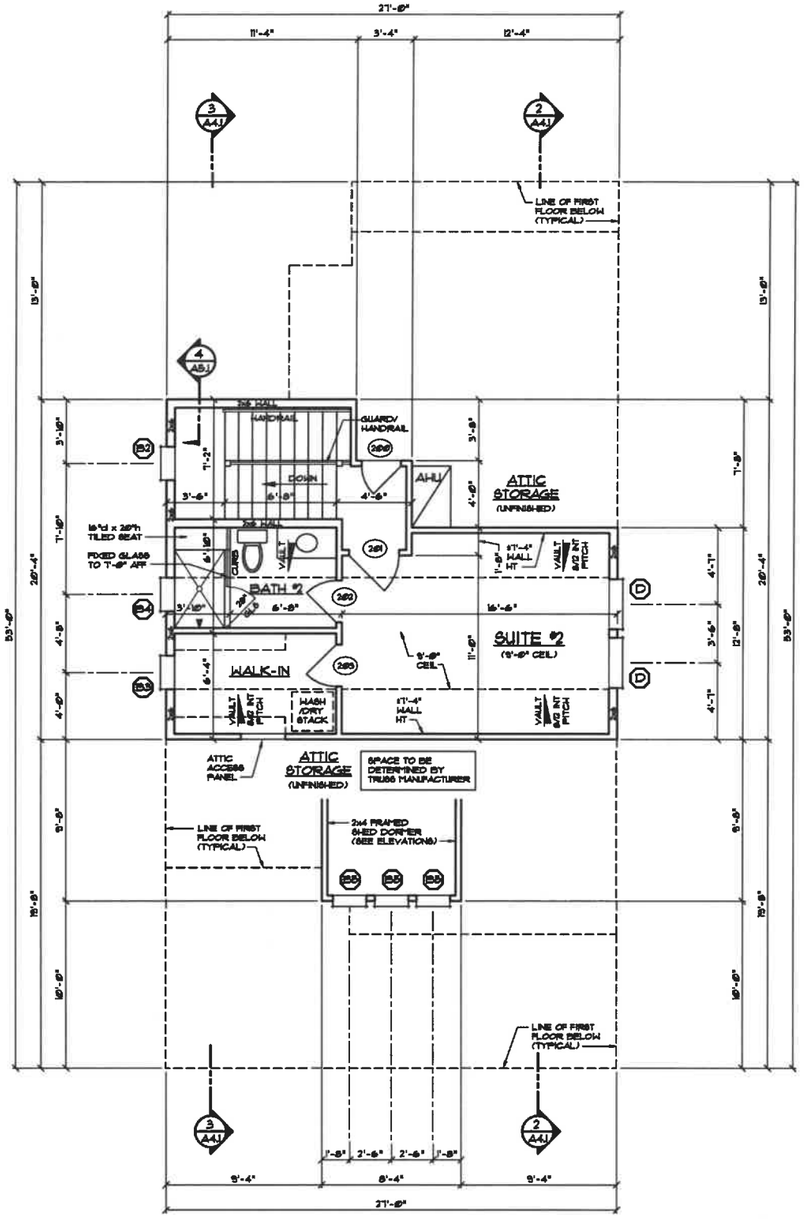
Revisions:	
Drawn by:	JBF
Date:	9/2/2021
Scale:	1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

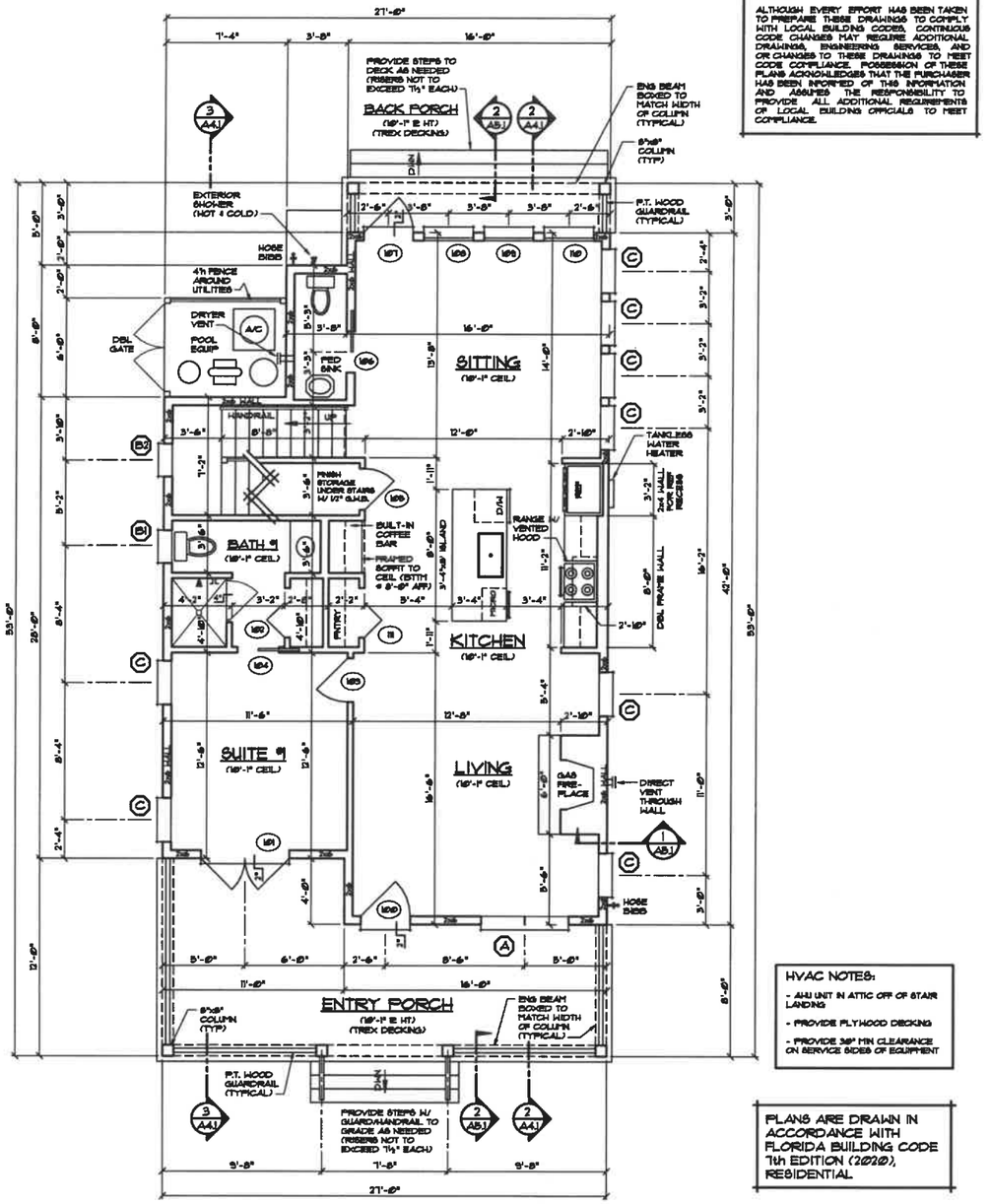
Plan #:	K1742
Job #:	21-1058

SHEET NUMBER
A1.1

Received September 3, 2021
Planning and Building Depratment



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

HVAC NOTES:
- AHU UNIT IN ATTIC OFF OF STAIR LANDING
- PROVIDE PLYWOOD DECKING
- PROVIDE 36" MIN CLEARANCE ON SERVICE SIDES OF EQUIPMENT

PLANS ARE DRAWN IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION (2020), RESIDENTIAL

DWELLING UNIT THERMAL VOLUME

1st FLR	10,090 FT3
2nd FLR	2,920 FT3
TOTAL	13,010 FT3

SEE BUILDER FOR MECHANICAL VENTILATION SPECIFICATIONS

SQ. FTG. TABULATION

FIRST FLOOR LIVING	1068
SECOND FLOOR LIVING	369
TOTAL LIVING	1374
ENTRY PORCH	240
BACK PORCH	48
TOTAL COVERED	1662

NOTES:
1 - ALL EXTERIOR WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2x6 STUD FRAMED WALLS. INTERIOR WALLS ARE DRAWN AT 4" NOMINAL TO REPRESENT 2x4 STUD FRAMED WALLS (UNLESS NOTED OTHERWISE). ACTUAL SIZE, SPACING AND GRADE OF LUMBER TO BE USED SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND SHALL CONFORM TO ALL LOCAL BUILDING CODES.

2 - ATTIC ACCESS TO BE 22"X36" MINIMUM (SEE BUILDER FOR PULL-DOWN STAIR FRAMING REQUIREMENTS).

3 - GARAGE-TO-HOUSE INTERIOR DOOR TO BE:
- SOLID WOOD DOOR W/ 1⅜" MIN THICKNESS
- OR, SOLID OR HONEYCOMB-CORE STEEL
- OR, 20-MINUTE FIRE-RATED
(ANY DOOR CHOSEN SHALL HAVE A SELF-CLOSER)

4 - ALL SHOWER GLASS (FIXED GLASS, PARTITIONS & DOORS) ARE TO BE TEMPERED GLASS (SEE BUILDER FOR PRODUCT SPECS).

Klaybor & Associates, Inc.
Residential Designers
1999 Wells Road
Orange Park, FL
32073
Phone:
904.272.3339
Building Dept:

Klaybor & Associates, Inc. assumes no responsibility for errors or omissions constructed from these plans. It is the responsibility of the owner, builder or contractor to verify all dimensions and conditions on the job prior to construction. Contractor must verify compliance with all local building codes.

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings are and to be considered property of the author. Form or reuse whatsoever without written permission of Klaybor & Associates, Inc.

KLAYBOR & ASSOCIATES
• Residential Designers •

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

Revisions:

Drawn by: JBF
Date: 9/2/2021
Scale: 1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

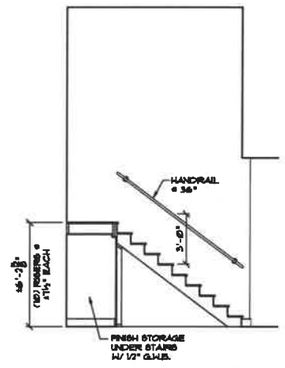
Plan #: K1742
Job #: 21-1058

SHEET NUMBER
A2.1

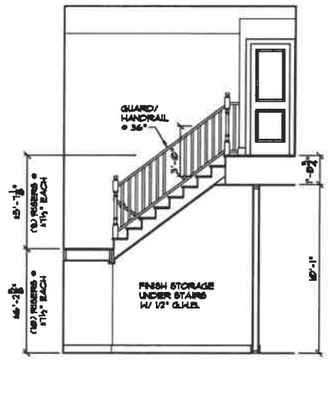
Received September 3, 2021
Planning and Building Depratment

NOTE:

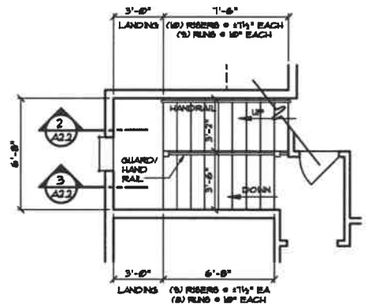
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. PURCHASING OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.



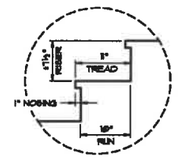
2 STAIR SECTION
SCALE: 1/4" = 1'-0"



3 STAIR SECTION
SCALE: 1/4" = 1'-0"



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



TYP RISE/RUN/TREAD

(10) RISERS @ 7 1/2" EACH
RUNS @ 10" EACH
TREADS @ 11" EACH (W/ 1" NOSING)

GUARD/HAND RAILING NOTES

1. TOP OF GUARDRAILS SHALL BE A MINIMUM OF 36" AFF
2. OPENINGS BETWEEN RAILING SPINDLES ARE TO BE A MAXIMUM OF 4" (A 4"Ø BALL SHALL NOT BE ABLE TO PASS)
3. TOP OF HANDRAILS @ 36" AFF
4. STYLE AND MATERIALS TO BE DETERMINED

WINDOW SCHEDULE

	MODEL	R.O.WIDTH	R.O.HEIGHT	TYPE	LOCATION	REMARKS
A	(2) 2868	5'-4"	6'-8"	SINGLE HUNG	HEADS @ 8'-0" AFF	FACTORY MULLED
B1	2628	2'-8"	2'-8"	FIXED	HEAD @ 8'-0" AFF	
B2	2628	2'-8"	2'-8"	FIXED	HEAD @ 13'-0" AFF (48'-0" AFF LANDING)	
B3	2628	2'-8"	2'-8"	FIXED	HEAD @ 6'-8" AFF	
B4	2628	2'-8"	2'-8"	FIXED	HEAD @ 6'-8" AFF	TEMPERED (WET LOCATION)
B5	2628	2'-8"	2'-8"	FIXED	DETERMINE ON SITE	IN FRONT SHED DORMER
C	2868	2'-8"	6'-8"	SINGLE HUNG	HEAD @ 8'-0" AFF	
D	3668	3'-0"	5'-8"	SINGLE HUNG	HEAD @ 6'-8" AFF	MEETS EGRESS REQUIREMENTS

WINDOWS ARE TO BE KOLBE WOOD FRAME WINDOWS
(SEE BUILDER FOR PRODUCT SPECS)

FIRST FLOOR DOOR SCHEDULE

	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
100	3'-0" x 8'-0"	EXTERIOR ENTRY	SWING		STYLE T.B.D.
101	(2) 2'-8" x 8'-0"	EXTERIOR FRENCH	SWING		
102	3'-0" x 8'-0"	INTERIOR	BI-FOLD		
103	2'-8" x 8'-0"	INTERIOR	SWING		
104	2'-6" x 8'-0"	INTERIOR	POCKET		
105	2'-6" x 8'-0"	INTERIOR	SWING		
106	2'-6" x 8'-0"	INTERIOR	POCKET		
107	3'-0" x 8'-0"	EXTERIOR FRENCH	SWING		
108	3'-0" x 8'-0"	EXTERIOR FRENCH	FIXED		
109	3'-0" x 8'-0"	EXTERIOR FRENCH	FIXED		
110	3'-0" x 8'-0"	EXTERIOR FRENCH	FIXED		
111	3'-0" x 8'-0"	INTERIOR	BI-FOLD		

DOORS ARE TO BE MASONITE FIBERGLASS
(SEE BUILDER FOR PRODUCT SPECS)

SECOND FLOOR DOOR SCHEDULE

	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
200	2'-4" x 6'-8"	INTERIOR	SWING		
201	3'-0" x 6'-8"	INTERIOR	SWING		
202	2'-6" x 6'-8"	INTERIOR	SWING		
203	2'-8" x 6'-8"	INTERIOR	SWING		

DOORS ARE TO BE MASONITE FIBERGLASS
(SEE BUILDER FOR PRODUCT SPECS)

Klaybor & Associates, Inc.
1999 Wells Road
Orange Park, FL
(904)
Phone:
904.272.5339

Klaybor & Associates, Inc. assumes no liability for any errors or omissions in these drawings. It is the responsibility of the builder or contractor to verify all dimensions and conditions on the job site prior to construction. Contractor must verify compliance with all local building codes.

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings are not to be reproduced, changed or copied in any form or manner whatsoever without the written permission of Klaybor & Associates, Inc.

KLAYBOR & ASSOCIATES
• Residential Designers •

Building Dept:

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

Revisions:

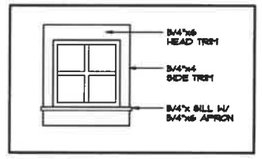
Drawn by: JBF
Date: 9/2/2021
Scale: 1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

Plan #: K1742
Job #: 21-1058

SHEET NUMBER
A2.2

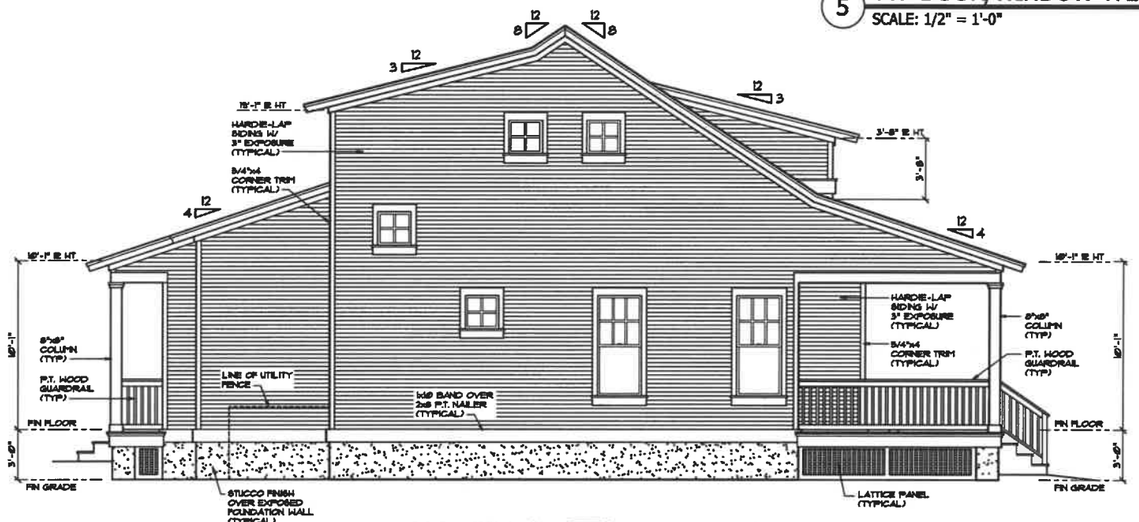
Received September 3, 2021
Planning and Building Depratment



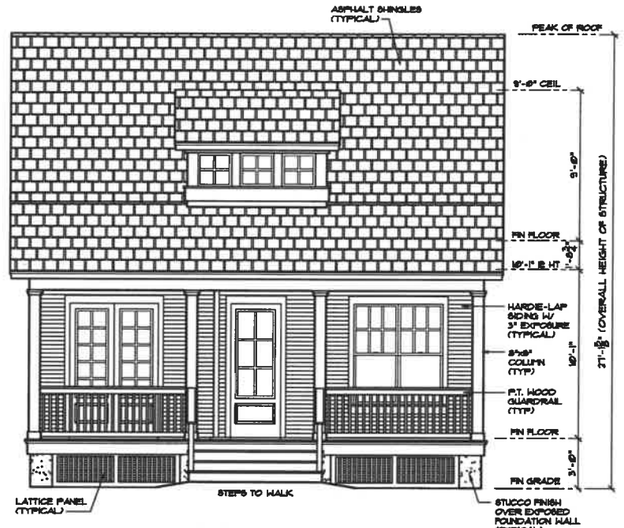
5 TYP DOOR/WINDOW TRIM
SCALE: 1/2" = 1'-0"

NOTE:

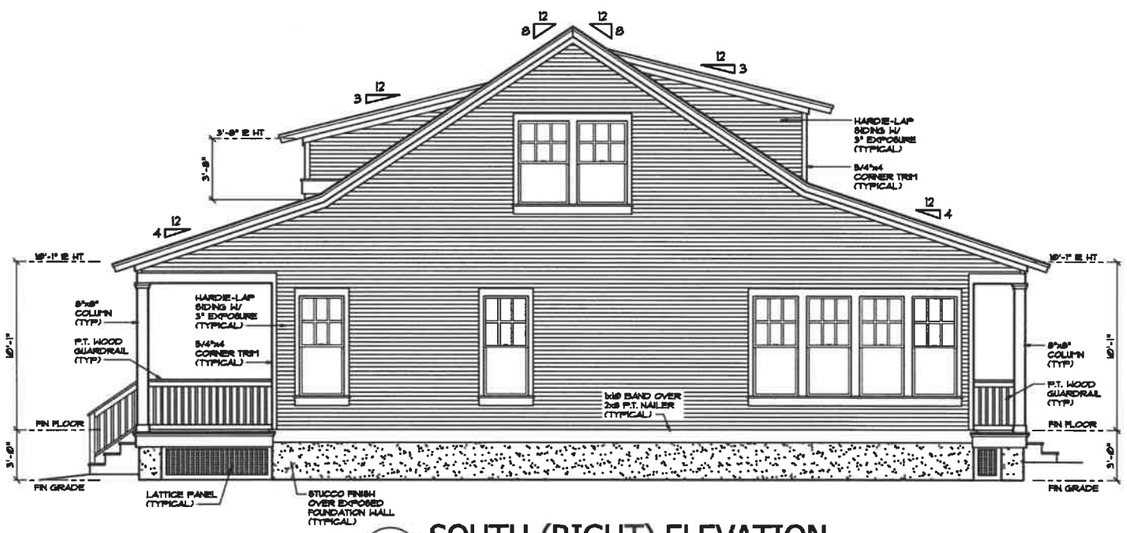
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.



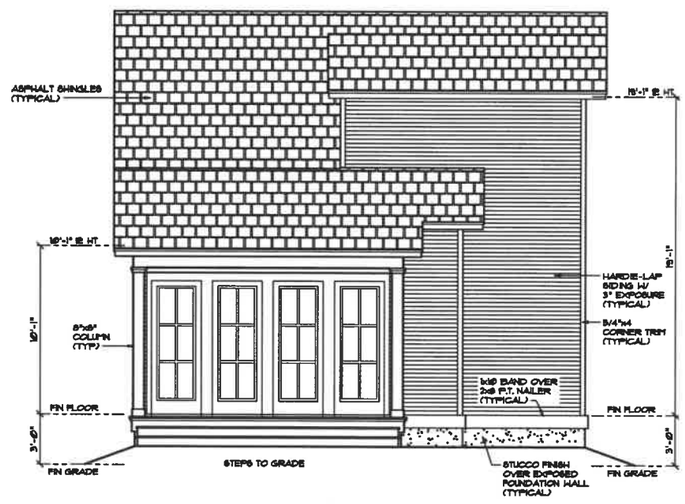
2 NORTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

Klaybor & Associates, Inc.
Phone:
904-272-5339
Building Dept:

Klaybor & Associates, Inc.
© 2021 Copyright
These drawings are and at all times remain the property of Klaybor & Associates, Inc. and no reuse or alteration without written permission from Klaybor & Associates, Inc.

KLAYBOR & ASSOCIATES
• Residential Designers •

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

Revisions:	
Drawn by:	JBF
Date:	9/2/2021
Scale:	1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

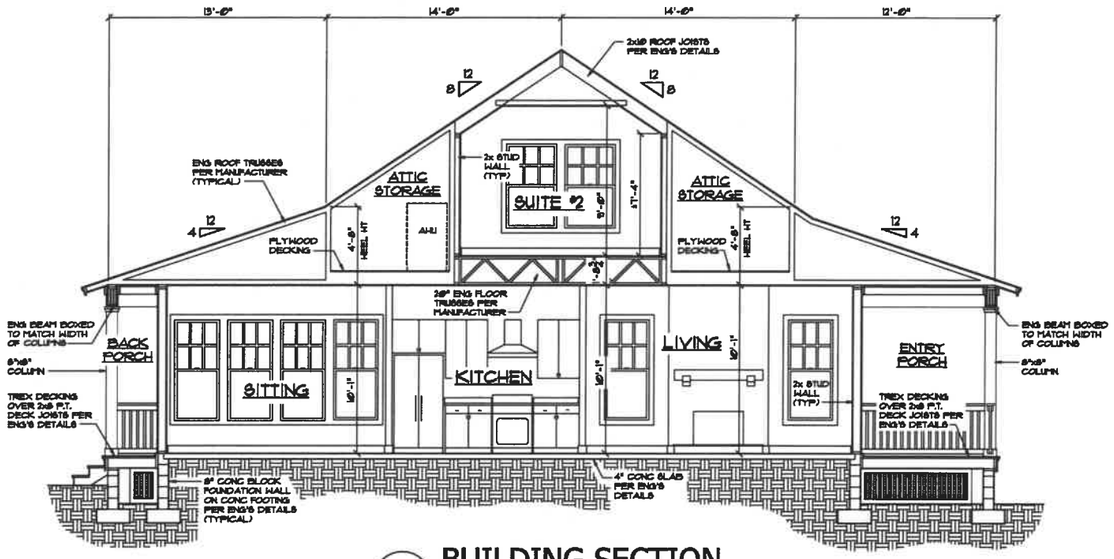
Plan #:	K1742
Job #:	21-1058

SHEET NUMBER
A3.1

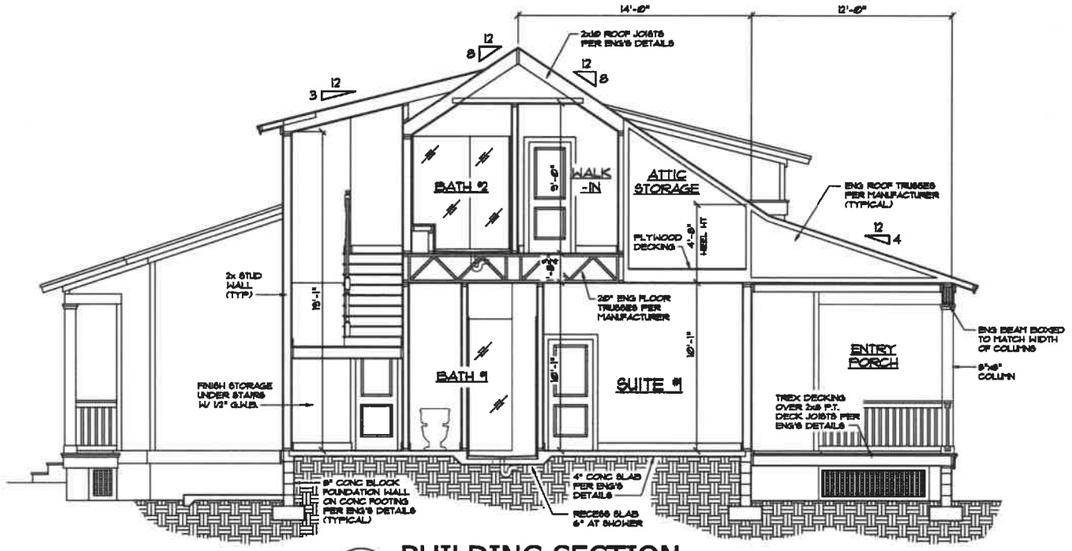
Received September 3, 2021
Planning and Building Depratment

NOTE:

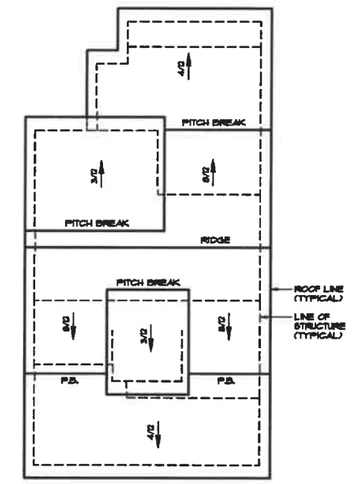
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

"SEALED ROOF" W/ NO VENTILATION

Klaybor & Associates, Inc.
1999 Wells Road
Orange Park, FL 32073

Klaybor & Associates, Inc. is the author of this plan, & is constructed from these plans. It is the responsibility of the owner & builder or contractor to verify all dimensions & conditions on the site prior to construction. Contractor must verify compliance with all local building codes.

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings are not to be reproduced, changed or copied in any form or manner whatsoever without the written permission of Klaybor & Associates, Inc.

KLAYBOR & ASSOCIATES
• Residential Designers •

Phone: 904.272.5339

Building Dept:

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

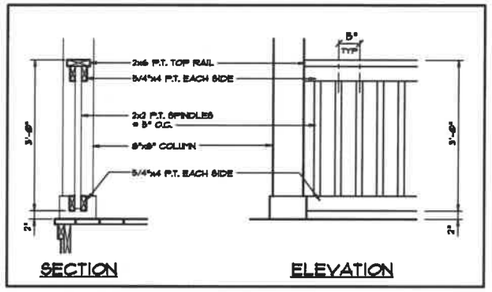
Revisions:	
JBF:	
Drawn by:	
Date:	9/22/2021
Scale:	1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

Plan #:	K1742
Job #:	21-1058

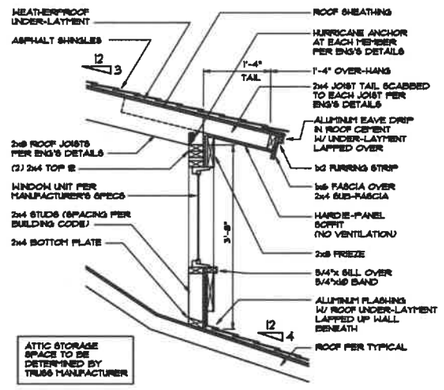
SHEET NUMBER
A4.1

Received September 3, 2021
Planning and Building Depratment

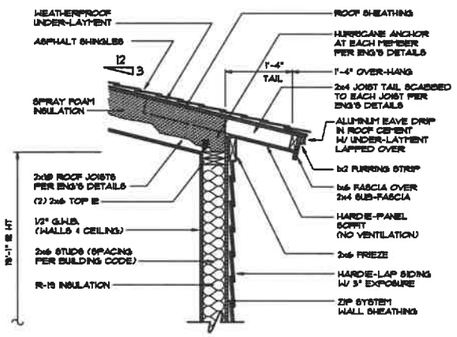


5 P.T. WOOD GUARDRAIL DETAIL
SCALE: 3/4" = 1'-0"

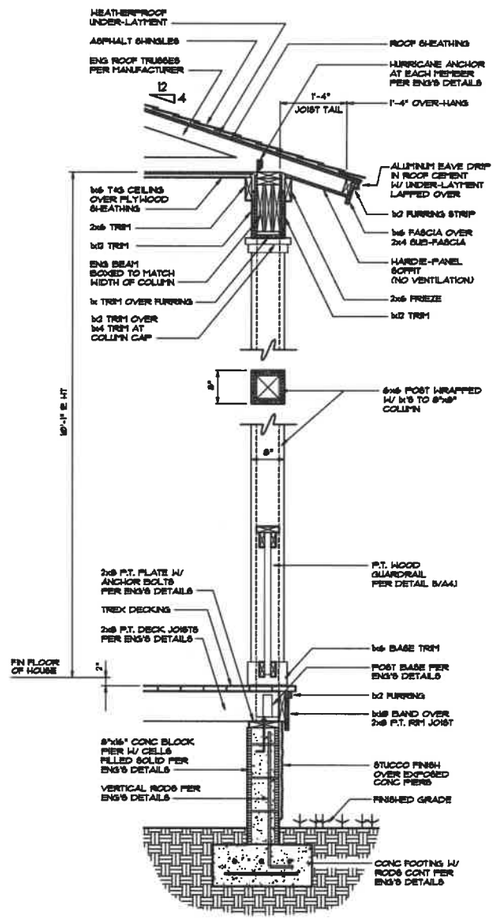
NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.



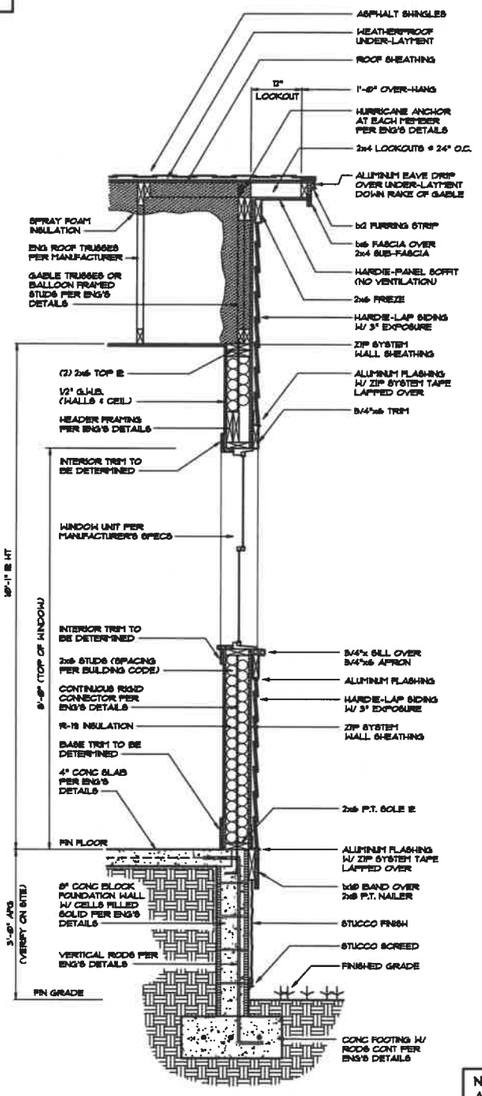
3 SHED DORMER SECTION
SCALE: 3/4" = 1'-0"



4 STAIR SHED WALL SECTION
SCALE: 3/4" = 1'-0"



2 PORCH SECTION
SCALE: 3/4" = 1'-0"



1 TYP WALL SECTION
SCALE: 3/4" = 1'-0"

NOTE:
ALL STRUCTURAL COMPONENTS SHOWN MAY VARY DUE TO ENGINEERING REQUIREMENTS. SEE ATTACHED ENGINEERING DRAWINGS FOR ACTUAL COMPONENTS TO BE USED.

Klaybor & Associates, Inc.
1999 Wells Road
Orange Park, FL
32073

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings are and to be considered an original work of item of material whatsoever without permission of Klaybor & Associates, Inc.

KLAYBOR & ASSOCIATES
• Residential Designers •

Phone:
904.272.5339

Building Dept:

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

Revisions:	

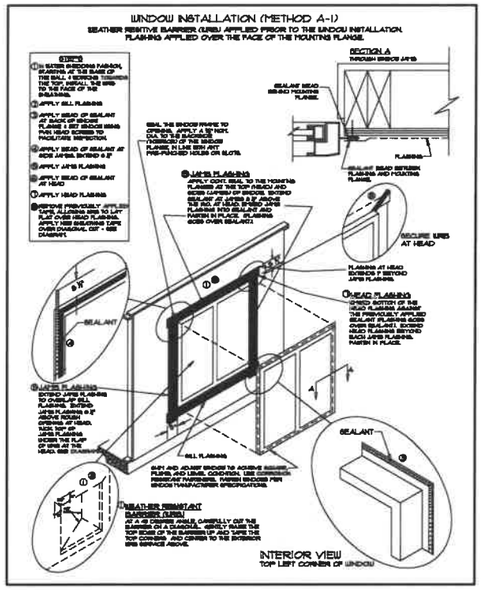
Drawn by:	JBF
Date:	9/2/2021
Scale:	1/4" = 1'-0"

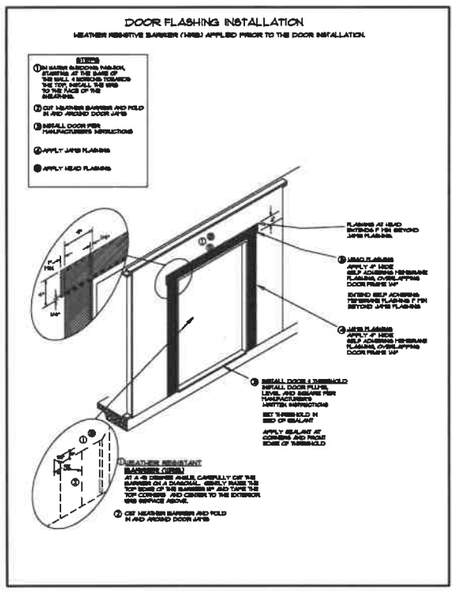
THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

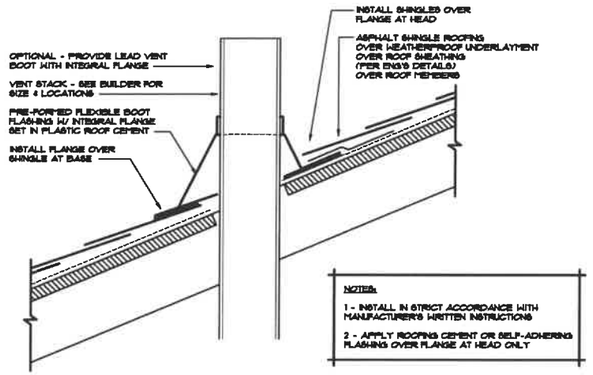
Plan #:	K1742
Job #:	21-1058

SHEET NUMBER
A5.1

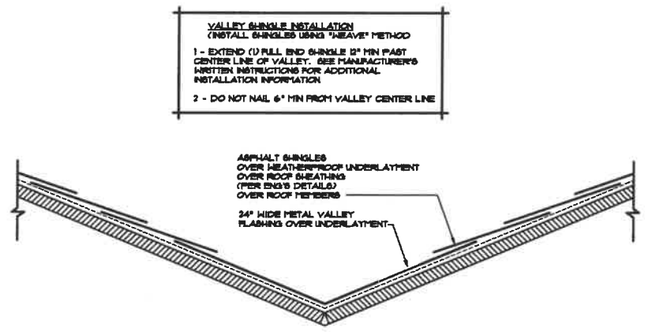
Received September 3, 2021
Planning and Building Depratment



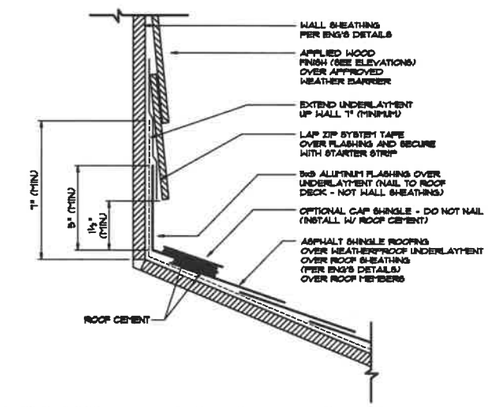




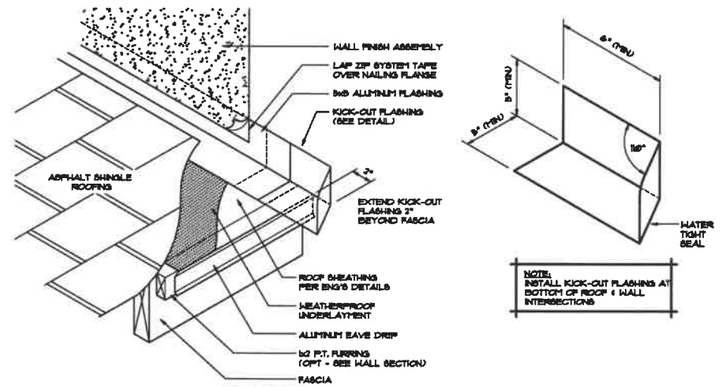
DETAIL: VENT STACK FLASHING
SCALE: NOT TO SCALE



DETAIL: VALLEY FLASHING
SCALE: NOT TO SCALE



DETAIL: WALL FLASHING AT APPLIED WOOD FINISH
SCALE: NOT TO SCALE



DETAIL: WALL/KICK-OUT FLASHING
SCALE: NOT TO SCALE

Klaybor & Associates, Inc.
Residential Designers
1999 Wells Road
Orange Park, FL
32073
Phone:
904.272.5339

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings are not to be reproduced, changed or copied in any form or manner whatsoever without the written permission of Klaybor & Associates, Inc.

KLAYBOR & ASSOCIATES
Residential Designers

Building Dept:

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

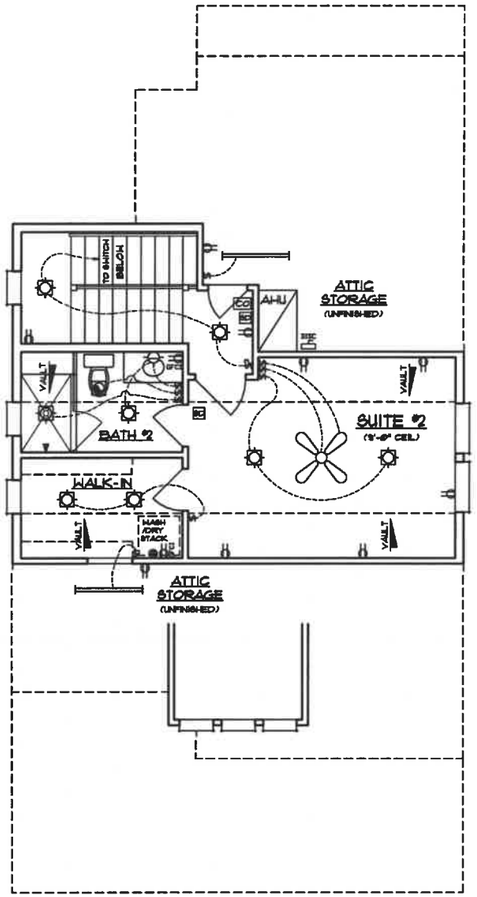
Revisions:	
Drawn by:	JBF
Date:	9/22/2021
Scale:	1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

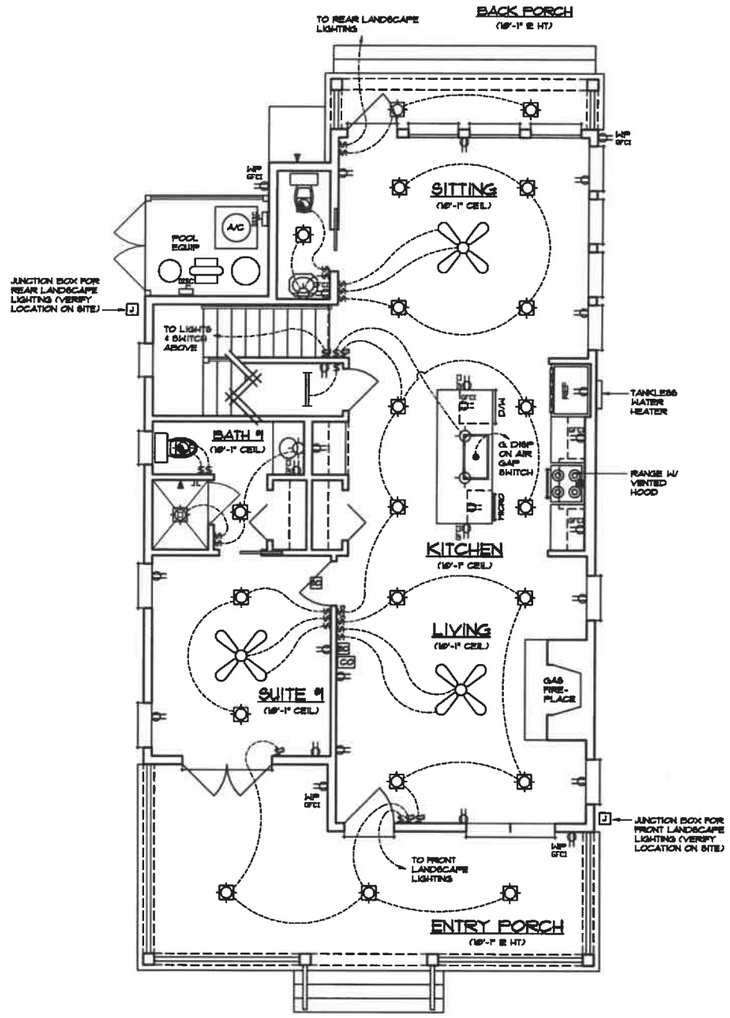
Plan #:	K1742
Job #:	21-1058

SHEET NUMBER
A6.1

Received September 3, 2021
Planning and Building Depratment



2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

HVAC NOTES:

- AHU UNIT IN ATTIC OFF OF STAIR LANDING
- PROVIDE PLYWOOD DECKING
- PROVIDE 36" MIN CLEARANCE ON SERVICE SIDES OF EQUIPMENT

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

ELECTRICAL NOTES

1 - ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH NFPA 70 - 2017 NATIONAL ELECTRIC CODE. GENERAL CONTRACTOR TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS ARE COMPLIED WITH, INCLUDING BUT NOT LIMITED TO, OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFCI OR OTHER PROTECTIVE DEVICES, ETC.

2 - PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B) & (C) AND FBC R328.2.2

3 - 100% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICACY LAMPS PER FBC - ENERGY CONSERVATION R404

4 - LAYOUT: THIS DRAWING IS DIAGRAMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATION. GENERAL CONTRACTOR TO PERFORM WALK-THRU OF THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.

5 - SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.

6 - SMOKE & CARBON MONOXIDE DETECTORS: GENERAL CONTRACTOR TO VERIFY THAT DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.

7 - COORDINATION: GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.

8 - DATA/PHONE/CABLE: GENERAL CONTRACTOR TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOME-RUNS TO BOX FOR ALL PHONE AND CABLE WIRES. (SEE DATA COMPANY FOR LAYOUT)

9 - FIXTURE HEIGHTS/WEIGHTS: GENERAL CONTRACTOR TO VERIFY THE WEIGHTS OF ALL WALL FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.

10 - PROVIDE WHOLE HOUSE SURGE PROTECTOR AT MAIN PANEL.

ELECTRICAL LEGEND

- PREWIRE & BRACE CEILING FAN W/ OPTIONAL LIGHT
- PREWIRE & BRACE CEILING FAN (NO LIGHT)
- L.E.D. LIGHT
- UC UC UNDERCAB RIBBON LIGHTING
- CEILING EXHAUST FAN/LIGHT FIXTURE
- CEILING EXHAUST FAN
- RECESSED LIGHT FIXTURE
- DIRECTIONAL RECESSED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- DOUBLE FLOOD LIGHTS
- RECESSED WALL/ STEP LIGHT
- DATA OUTLET (PHONE & CABLE)
- TELEPHONE JACK
- TELEVISION JACK
- L.I.F. LOCATE IN FIELD
- 110V OUTLET AND TELEVISION JACK (HEIGHT ABOVE FLOOR TO BE DETERMINED)
- 220V OUTLET
- 110V OUTLET
- 4-PLEX 110V OUTLET
- 110V OUTLET IN CABINET
- WEATHER PROTECTED 110V OUTLET
- 110V OUTLET W/ GROUND FAULT CIRCUIT INTERRUPT
- 110V OUTLET W/ TOP HALF ON SWITCH
- GARAGE DOOR OPENER
- FLOOR PLUG
- EQUIPMENT OUTLET (VERIFY POWER NEEDS)
- $ SWITCHES
- $3 3-WAY SWITCH
- $D DIMMER SWITCH
- $ OCCUPANT SENSOR CONTROL SWITCH W/ MANUAL ON/OFF
- DJ DOOR JAMB SWITCH
- SD SMOKE DETECTOR
- DISC DISCONNECT SWITCH
- CO CARBON MONOXIDE DETECTOR & ALARM
- ECB ELEVATOR CALL BUTTON

Klaybor & Associates, Inc.
1999 Wells Road
Orange Park, FL
32073
Phone:
904.272.5339

© 2021 Copyright
Klaybor & Associates, Inc.
These drawings are not to be reproduced, changed or copied in any form or manner whatsoever without the written permission of Klaybor & Associates, Inc.

KLAYBOR & ASSOCIATES
• Residential Designers •

Building Dept:

REVIEW SET
(NOT RELEASED FOR CONSTRUCTION)

Revisions:

Drawn by: JBF
Date: 9/2/2021
Scale: 1/4" = 1'-0"

THE GALLUCCI RESIDENCE
1374 SQ FT (LIVING)
305A ST GEORGE STREET
ST AUGUSTINE, FL 32084

Plan #: K1742
Job #: 21-1058

SHEET NUMBER
E1.1

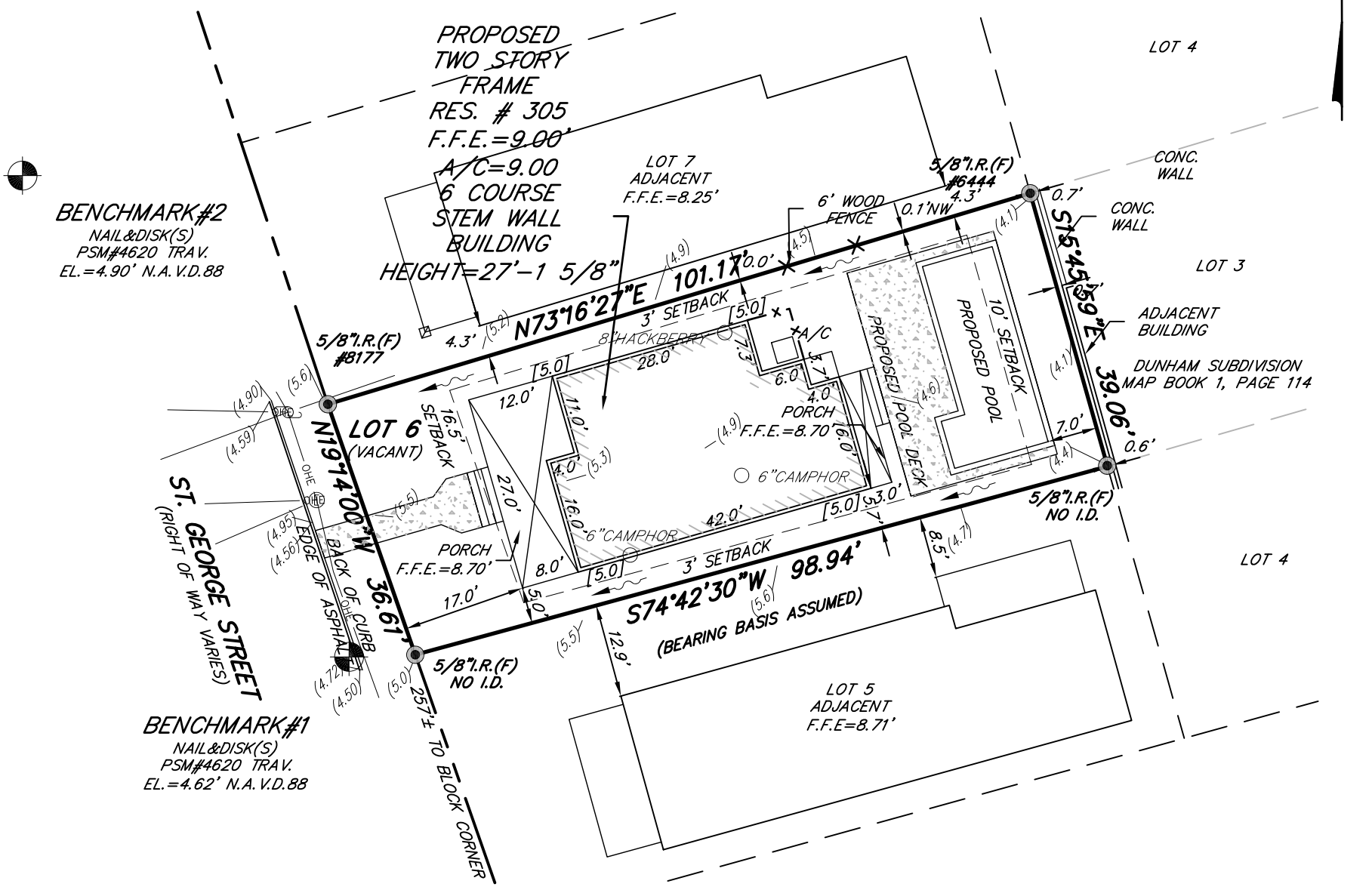
Received September 9, 2021
Planning & Building Department

xx/xx/xx

MAP SHOWING SURVEY OF

LOT 6 OF THE SUBDIVISION OF LOT 11, BLOCK 39-A OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE PLAT OF SAID LOT 11, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
GENERATION HOMES



GENERAL NOTES:
1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. THE SUBJECT PROPERTY REFLECTS TYPE "A" DRAINAGE (ALL FLOWS TO THE FRONT OF THE PROPERTY).
3. SETBACKS SHALL BE MEASURED SJC LDC (SEC. 6.01.00) AND IN ACCORDANCE WITH THE DEFINITION OF "YARD" (ARTICLE XII). PER SECTION 6.01.03.H.1 CERTAIN ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 3 FEET IN FRONT AND REAR YARDS AND 3 FEET IN SIDE YARDS A MINIMUM OF 8 FEET IN WIDTH.
4. A MINIMUM 1% SLOPE SHALL BE PROVIDED PER SEC. 6.04.06 H OF THE LDC.
5. THE SUBJECT PROPERTY IS ZONED PUD PER ST. JOHNS COUNTY G.I.S. (IMAP) REFER TO ARTICLE VI OF THE LAND DEVELOPMENT CODE FOR MORE DETAILS.
6. DRIVEWAY CULVERT WILL MEET REQUIREMENTS OF THE LDC, SEC. 6.04.07.L.3 OR A SWALE WILL BE PROVIDED IN COORDINATION WITH ST. JOHNS COUNTY ROAD & BRIDGE (IF APPLICABLE).
7. THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.
8. THE GARAGE FLOOR AND MECHANICAL EQUIP. WILL BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS.
9. ALL SIDEWALK AND FLATWORK, AT A MINIMUM, MEET CURRENT ST. JOHNS COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% AND RUNNING SLOPE SHALL NOT EXCEED 5%. THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT.
10. CONTRACTOR TO SCHEDULE POST CLEARING MEETING WITH S.J.C. PRE. FILL.

SURVEYOR NOTES:
1. REVISED TO FIX RED LINE CHANGES ON 08/17/2021.

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	3,788±
ACRES= -/43,560	0.09±
ACRES X 40 = REQ. TREE INCHES	4±
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING A MIN. OF 2" DIAMETER TREES. 70% OR GREATER PLANTED TREES SHALL BE CANOPY TYPE, WITH NOT MORE THAN 50% OF ONE SPECIES	
TREES TO BE PLANTED	EX. TREES TO REMAIN
(1) 4" LIVE OAK	

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	[0,0]	– PROPOSED ELEVATION
(0,0)	– SPOT ELEVATION		– TREE
		CONC.	– CONCRETE

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	3,788±
GROUND FLOOR	1,002±
ENTRY	260±
REAR PORCH	48±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
1,310±	3,788±	34
IMPERVIOUS COVERAGE		
IMP. SQ. FT	LOT SQ. FT.	%
2,065±	3,788±	55

PROPOSED FILL	
AREA 1	D-WAY
0-24"	-"

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018, the property described hereon appears to lie in Zone AE 8'
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21-0510	05/24/2021	1" = 20'	789/73	N.H.F.	R.J.B.

TYPE: SITE PLAN

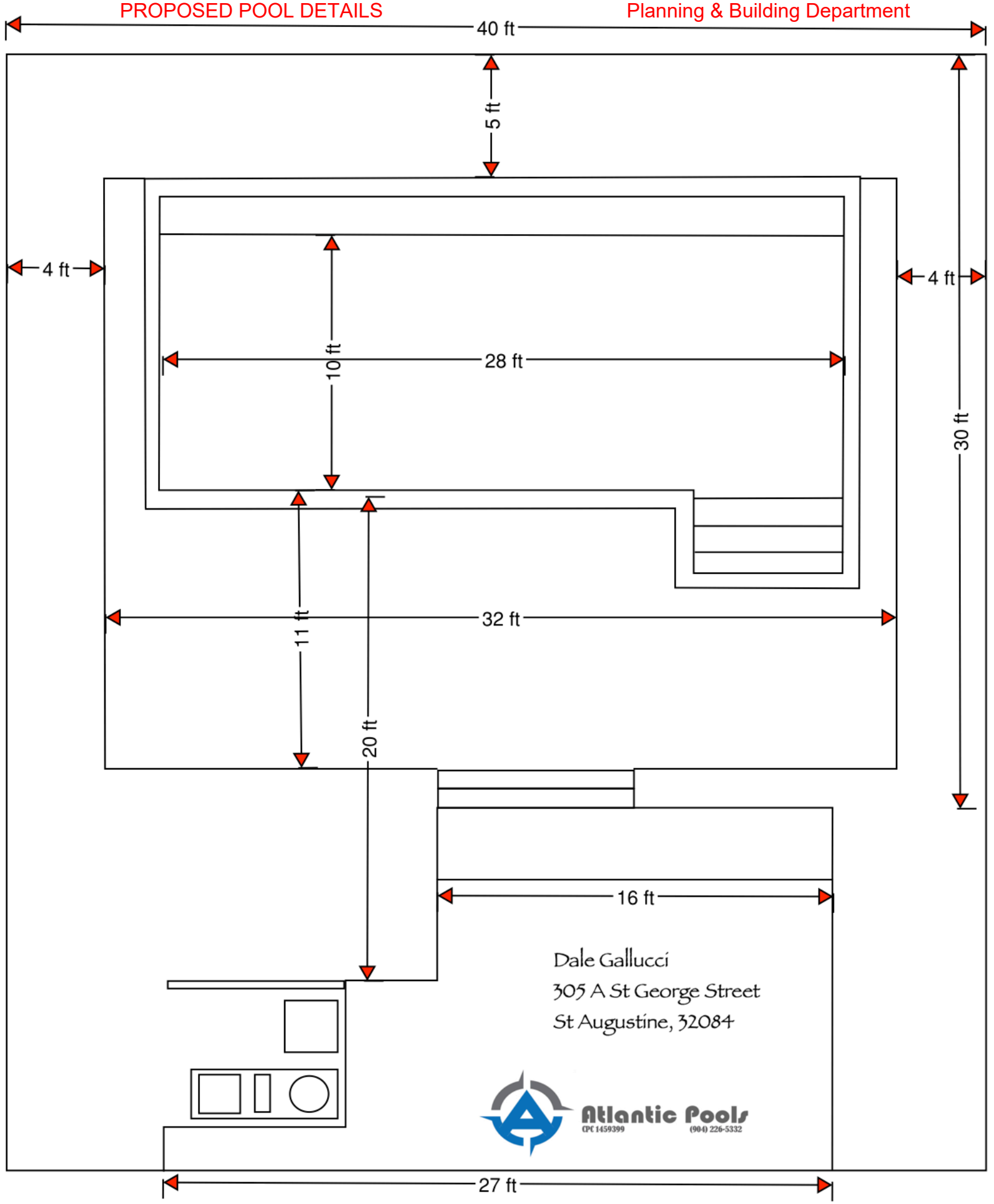
© COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

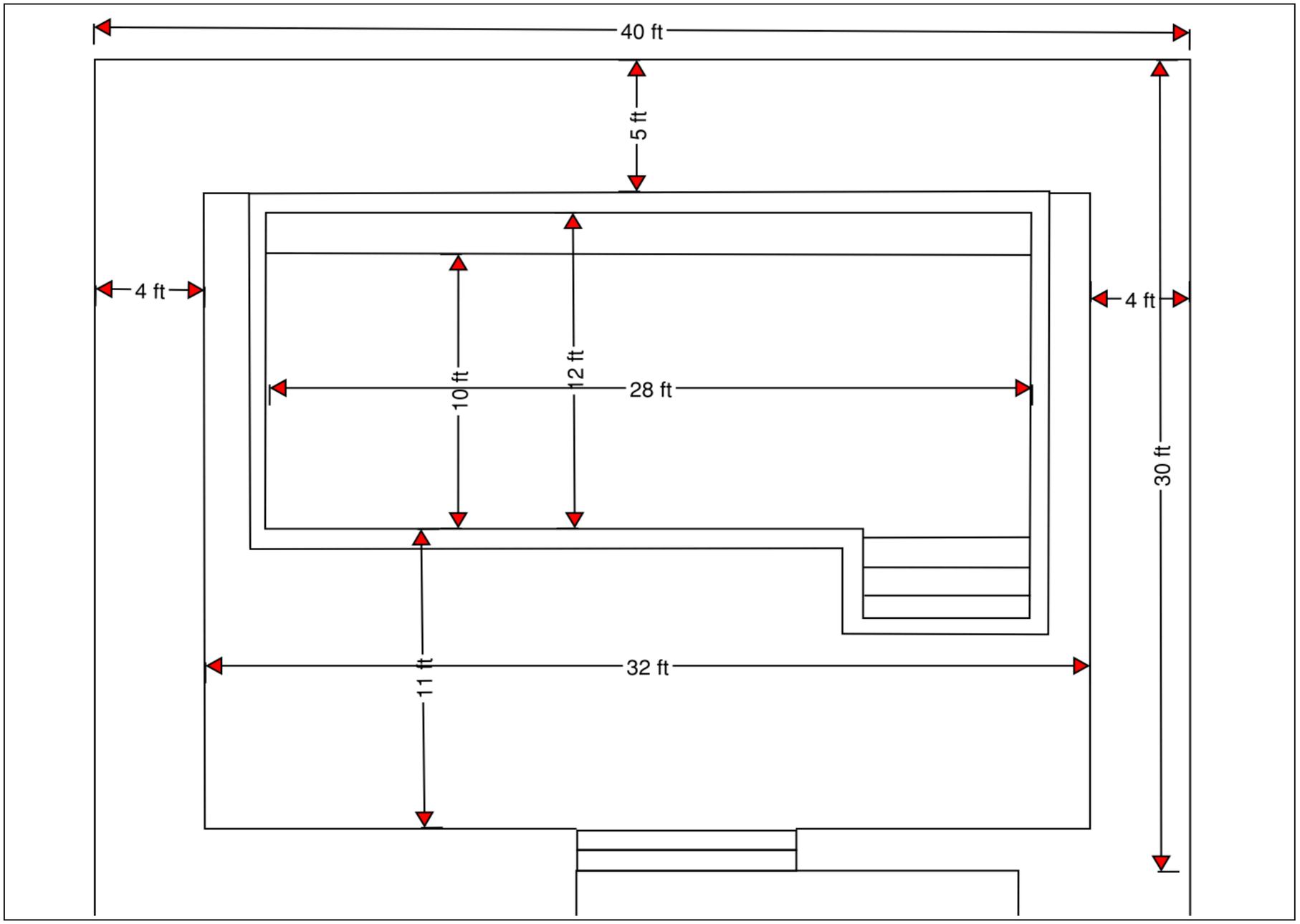
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Received September 9, 2021
Planning & Building Department



Received September 9, 2021
Planning & Building Department



SPECIFICATIONS: See POOL DETAILS sheet for proposed finishes/equipment

POOL

Size:	12 x 28	Sq. Ft.	355
Depth:	3.5ft to 5.5ft	Perimeter:	86
Gallons:	12,000	Skimmers:	1
Returns:	3		
Safety Items:	In Water Alarm		
Special:			
Notes:	n/a		

SPA

Size:		Elevation:	
Raised Height:		Perimeter:	
Jets:		Spillway:	
Special:			
Notes:			

SELECTIONS

Pool Tile:	6"x6" Waterline Tile (from selection)
Pool Tile Grout:	
Spa Tile:	
Interior Finish:	Sunstone Pearl (color TBD)
Cleaning System:	Dedicated Cleaner Line
Main Drains:	CMP NOVA
Water Features:	
Water Features:	
Step Tile:	
Special:	
Notes:	

DECK

Deck Type:	Oldcastle Pavers	TBD	
Deck SqFt:	400	Lanai Sqft:	
Lanai Type:			
Coping:	4 x 9 Bullnose	86	LF
Coping Grout:			
Plastic Goods:			
Special:			
Notes:			

EQUIPMENT

Pump:	Pentair VS-3050 Variable Speed Pump
Filter:	Pentair Cartridge
Heater:	
Heat Pump:	
Automation / Timer:	Digital timer on pump and manual valve controls
Lights:	Pentair Intellibrite colored LED Light
Sanitizer	Pentair IC-40 Chlorine Generator - Salt Water Pool
Special:	
Notes:	

Atlantic Pools
CPC 1459399
(904) 226-5332

Customer Information

Name:	Dale Gallucci				
Address:	305 A St George Street				
City	St Augustine	State:	FL	Zip:	32084
Neighborhood:					
Phone:	(516) 884-4947				
Email:	dalegallucci@yahoo.com				
Notes:					
Builder / PM:	Generation Homes				

REVISIONS:

#	Description	Date

Received September 9, 2021
Planning & Building Department

GALLUCCI RESIDENCE: 305A ST GEORGE STREET, ST AUGUSTINE, FL 32084

POOL DETAILS:

Decking: Pavers Tremron color: Oak Run horizontal brick with matching 4x9 Bullnose coping



Pool Equipment Pentair V-3050 PUMP: will be behind utility fence and will not exceed 4' fence height: See cut sheet attached.



Marcite: CL Industries Sunstone Pearl ICE color (1) light in the pool will be located at the deep end.



TILE: Water Line Edging: Nouvelle: National Pool Tile Oceans 6x6 Series | Cobalt | OCEANS-COBALT



Received August 20, 2021
Planning and Building Department





ST. GEORGE STREETSCAPE	1"=16'-0"

8/2/2021

Received August 20, 2021
Planning and Building Department

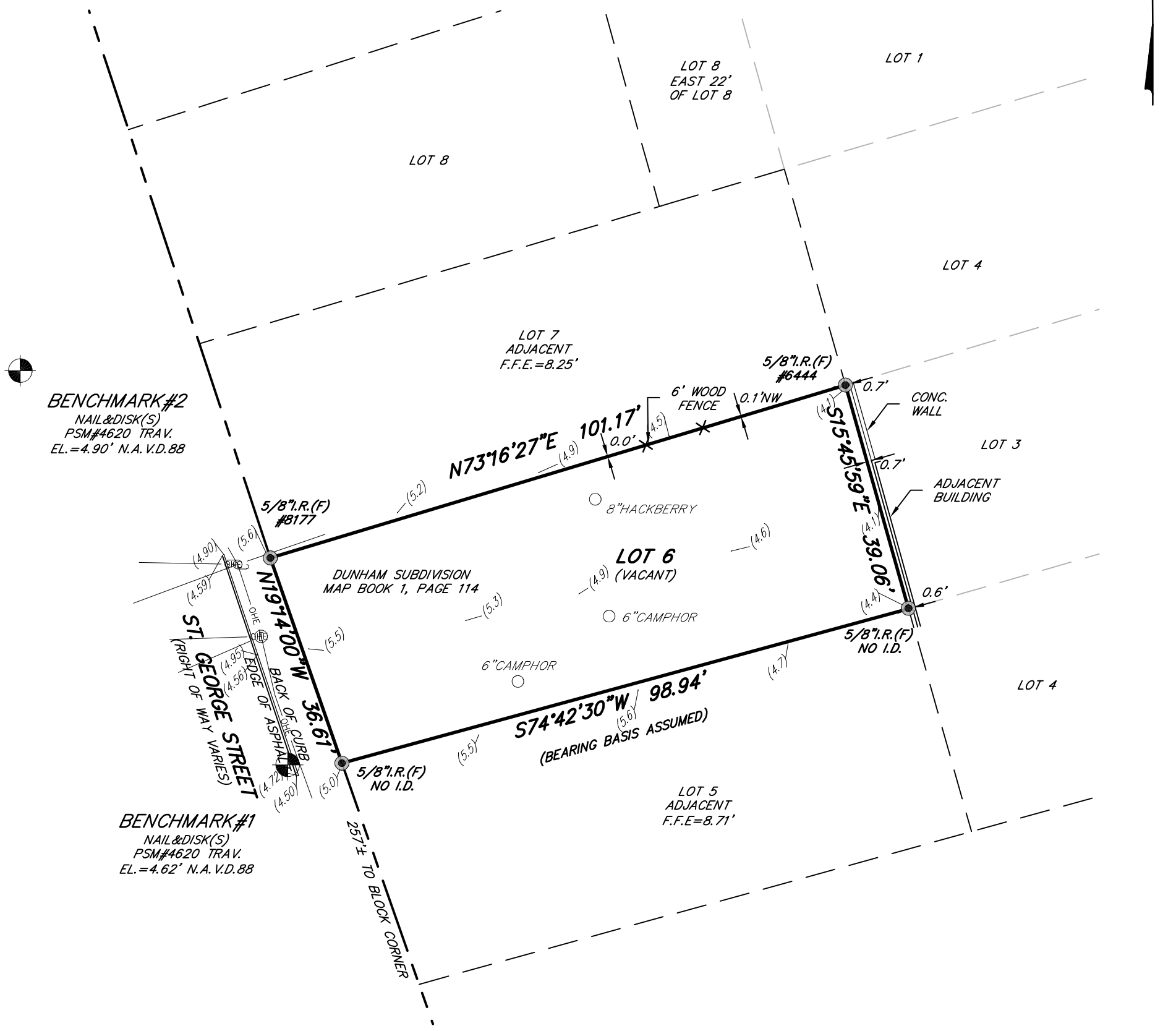
Received August 20, 2021
Planning and Building Department

xx/xx/xx

MAP SHOWING SURVEY OF

LOT 6 OF THE SUBDIVISION OF LOT 11, BLOCK 39-A OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE PLAT OF SAID LOT 11, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
GENERATION HOMES



LEGEND

A/C	–	AIR CONDITIONER PAD	RES.	–	RESIDENCE
ID.	–	IDENTIFICATION	℄	–	CENTERLINE
N.A.V.D.	–	NORTH AMERICAN VERTICAL DATUM	≠	–	DENOTES NOT TO SCALE
sq. ft.	–	SQUARE FEET	Ⓦ	–	WATER METER
I.P.(F)	–	IRON PIPE FOUND		–	EXPOSED CONCRETE
I.R.(F)	–	IRON ROD FOUND		–	COVERED AREA
I.R.(S)	–	5/8" IRON ROD SET (PSM #4620)	Ⓦ	–	WELL
	–	WOOD POWER POLE	TYP.	–	TYPICAL
-OHE-	–	OVERHEAD ELECTRIC	Ⓔ	–	ELECTRIC METER
CONC.	–	CONCRETE	○	–	TREE

AREA =0.09 ± ACRES
OR 3,788 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018 , the property described hereon appears to lie in Zone AE 8'
- Basis of bearing structure: BEARING BASIS ASSUMED)
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21-0510	05/24/2021	1" = 20'	789/73	N.H.F.	R.J.B.

TYPE: BOUNDARY/TREE/TOPO

© COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH#316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

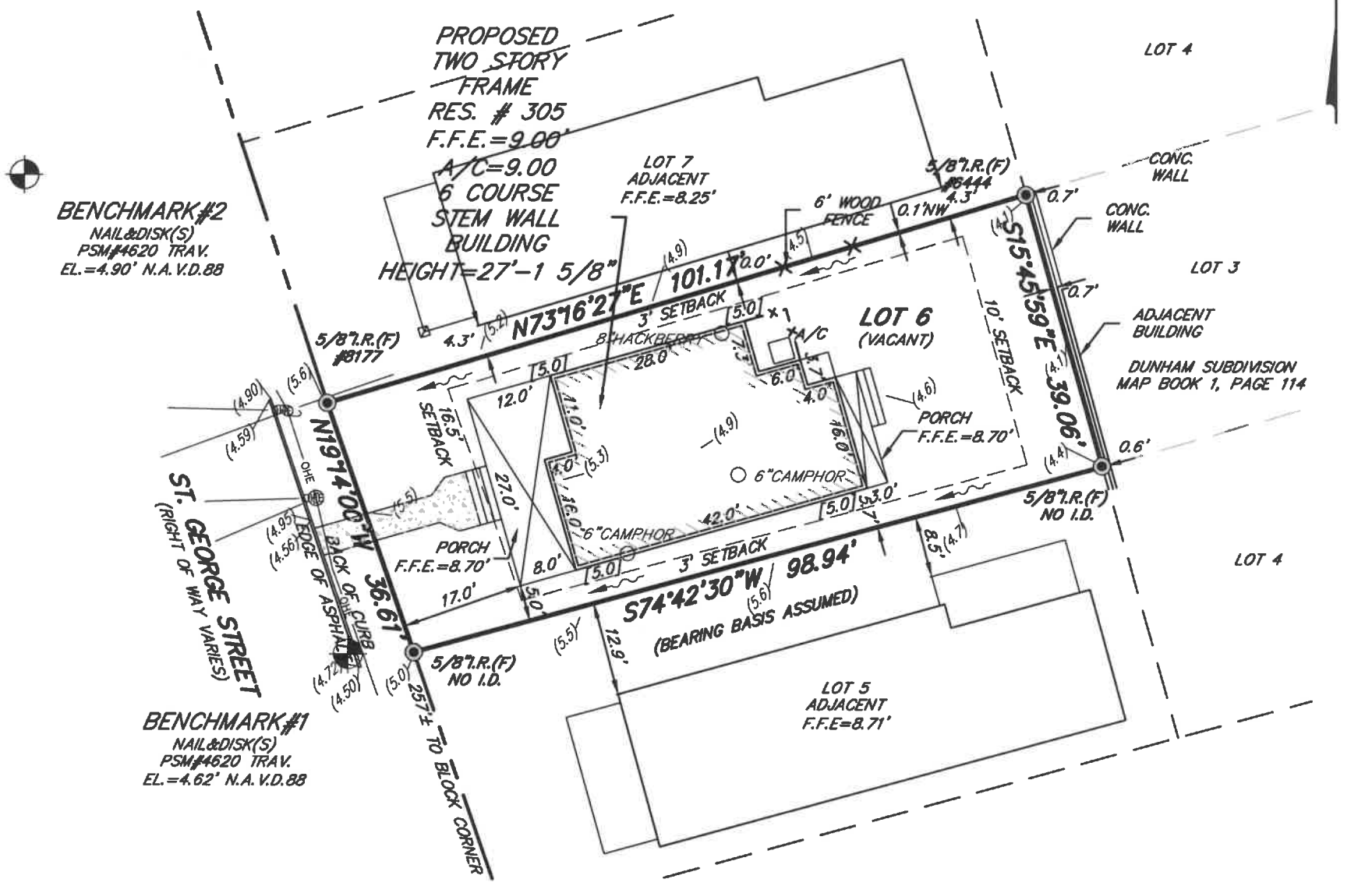
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

xx/xx/xx

MAP SHOWING SURVEY OF

LOT 6 OF THE SUBDIVISION OF LOT 11, BLOCK 39-A OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE PLAT OF SAID LOT 11, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
GENERATION HOMES



GENERAL NOTES:
1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. THE SUBJECT PROPERTY REFLECTS TYPE "A" DRAINAGE (ALL FLOWS TO THE FRONT OF THE PROPERTY).
3. SETBACKS SHALL BE MEASURED SJC LDC (SEC. 6.01.00) AND IN ACCORDANCE WITH THE DEFINITION OF "YARD" (ARTICLE XII). PER SECTION 6.01.03.H.1 CERTAIN ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 3 FEET IN FRONT AND REAR YARDS AND 3 FEET IN SIDE YARDS A MINIMUM OF 8 FEET IN WIDTH.
4. A MINIMUM 1% SLOPE SHALL BE PROVIDED PER SEC. 6.04.06 H OF THE LDC.
5. THE SUBJECT PROPERTY IS ZONED PUD PER ST. JOHNS COUNTY G.I.S. (IMAP) REFER TO ARTICLE VI OF THE LAND DEVELOPMENT CODE FOR MORE DETAILS.
6. DRIVEWAY CULVERT WILL MEET REQUIREMENTS OF THE LDC, SEC. 6.04.07.L.3 OR A SWALE WILL BE PROVIDED IN COORDINATION WITH ST. JOHNS COUNTY ROAD & BRIDGE (IF APPLICABLE).
7. THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.
8. THE GARAGE FLOOR AND MECHANICAL EQUIP. WILL BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS.
9. ALL SIDEWALK AND FLATWORK, AT A MINIMUM, MEET CURRENT ST. JOHNS COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% AND RUNNING SLOPE SHALL NOT EXCEED 5% THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT.
10. CONTRACTOR TO SCHEDULE POST CLEARING MEETING WITH S.J.C. PRE. FILL.

SURVEYOR NOTES:
1. REVISED TO FIX RED LINE CHANGES ON 08/17/2021.

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	3,788±
ACRES= -/43,560	0.09±
ACRES X 40 = REQ. TREE INCHES	4±
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING A MIN. OF 2" DIAMETER TREES. 70% OR GREATER PLANTED TREES SHALL BE CANOPY TYPE, WITH NOT MORE THAN 50% OF ONE SPECIES	
TREES TO BE PLANTED	EX. TREES TO REMAIN
(1) 4" LIVE OAK	

LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	±	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	W	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM#4620)	[0,0]	PROPOSED ELEVATION
(0,0)	SPOT ELEVATION	○	TREE
		CONC.	CONCRETE

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	3,788±
GROUND FLOOR	1,002±
ENTRY	260±
REAR PORCH	48±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
1,310±	3,788±	34
IMPERVIOUS COVERAGE		
IMP. SQ. FT	LOT SQ. FT.	%
1,393±	3,788±	58

PROPOSED FILL	
AREA 1	D-WAY
0-24"	-

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not behold liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018, the property described hereon appears to lie in Zone AE 8'
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21-0510	05/24/2021	1" = 20'	789/73	N.H.F.	R.J.B.

TYPE: SITE PLAN

© COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party are prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Planning and Building Department
Received August 20, 2021

St. Johns County, FL





Legend
Parcels

Parcel ID	2004000060	Physical Address	305 A ST GEORGE ST Saint Augustine	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant Residential	Mailing Address	GALLUCCI DALE E 122 W PENN ST LONG BEACH NY 11561-0000	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine			Total Land Value	$159,068	1/11/2021	$217000	01	Q
Acres	0.09			Just Value	$159,068	10/28/2015	$165000	01	Q
				Total Deferred	$12,622				
				Assessed Value	$146,446				
				Total Exemptions	N/A				
				Taxable Value	$146,446				

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.

Date created: 5/20/2021
Last Data Uploaded: 5/20/2021 1:52:21 AM

Developed by Schneider GEOSPATIAL

Received August 20, 2021
Planning and Building Department

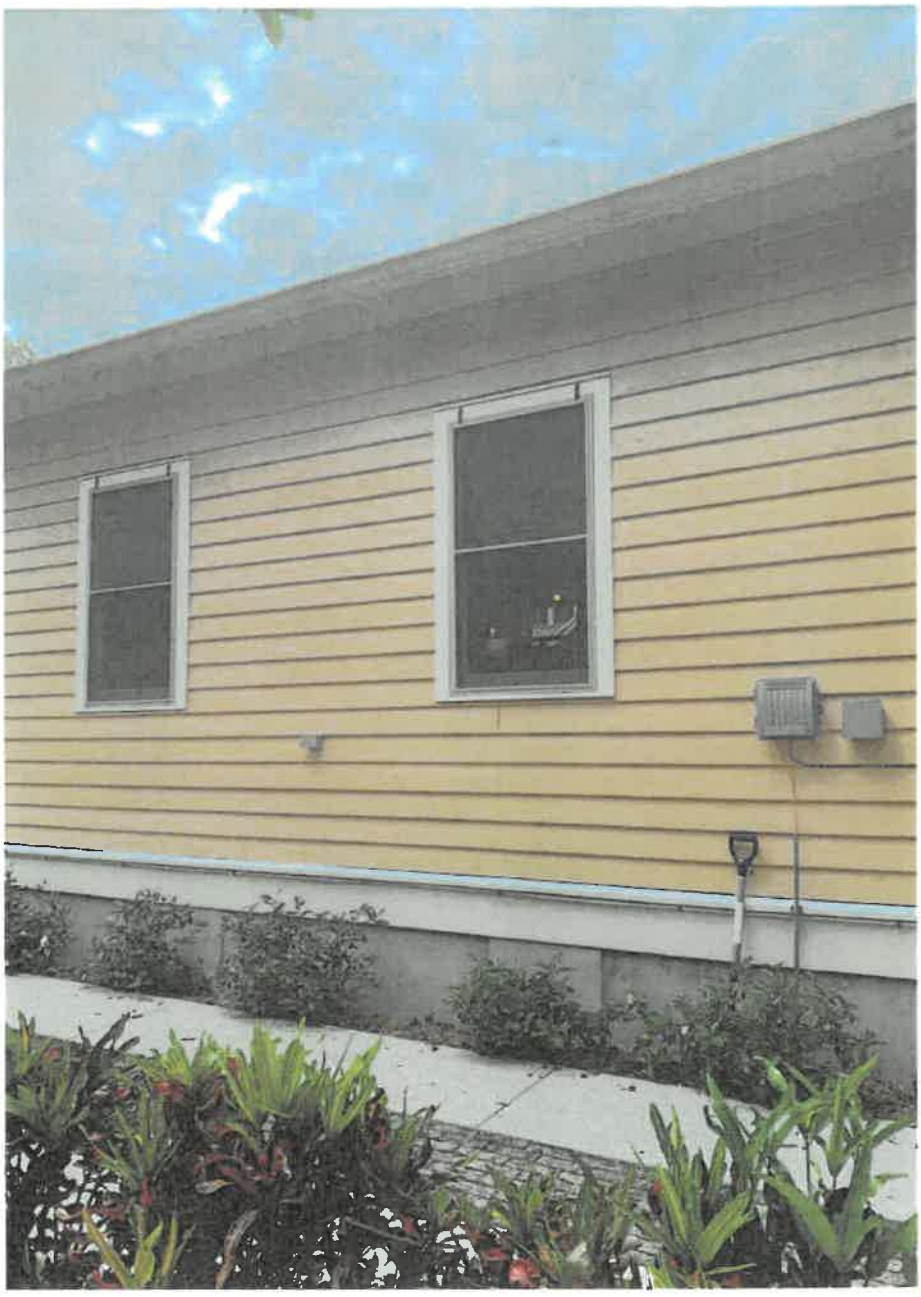


305A St. George Street
VACANT LOT



305 St. George St.
Home to the Left of the Project

Received August 20, 2021
Planning and Building Department



307 St. George St.

Home To the Right of the Project

Received September 3, 2021
Planning and Building Depratment

Memorandum

Date: **August 19, 2022**
To: **City of St. Augustine HARB**
From: Generation Homes, LLC 904 268-0100
RE: **Gallucci Residence**
Exterior Finishes and Colors
305A Augustine, Fl. 32084

Overall Project Description:

Ms. Dale Gallucci, Owner, Michael Stauffer AIA and and Cora Johnston, Generation Homes, LLC, Contractor are seeking a certificate of appropriateness from HARB.

The included architectural plans are for the construction of a new two-story single-family home. The lot where the home will be built is a vacant lot that has not been previously built on.

Included are the complete details of materials and colors we are proposing. It is our intent for this home meet the HARB architectural requirements.

The proposed two-story Bungalow/Craftsman style is consistent with existing residences in this area. In recognition of the historic period, this home is compatible with homes that were built in the 1900's and reinforces the existing rhythms that are a part of the streetscape.

In addition, the proposed home has been designed to meet all zoning and construction permitting requirements. It is the Owners intent for her home to be a beautiful addition to historic downtown St. Augustine.

Siding: Hardie 5 ¼” Exposure 4”: San Augustin White, Pure White
See attached cut sheet (SAMPLES WILL BE PROVIDED AT MEETING)

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1





Soffit and Facia: Hardie Soffit
See cut sheet (SAMPLE WILL BE PROVIDED AT MEETING)

San Augustine White, Pure White

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1



Windows and Column Trim: Hardie Panel San Augustin White, Pure White
See attached cut sheet (SAMPLE WILL BE PROVIDED AT MEETING)
Dimensions : 5/4” x 4”

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

Received September 3, 2021
Planning and Building Depratment

Kolbe Heritage Tradional Wood Applied MullionsWhite
2’x2’ fixed windows are 4 lite, all other windows: 6 over 1 mullion configuration
Floor plan reflects mullion patters
Seet cut sheets and



Exterior Doors: Kolbe Pine
Plans reflect exact mullion patterns
See attached data sheets and Kolbe door details for each door



Rear patio
All 6 lite Mullion pattern
painted



Font bdrm/handles
Front bdrm applied
Mullions painted



Front door
Pine Stained
Natural

Natural pine



All clear glass

Exterior Doors Hardware: Kwickset Avalon Oil rubbed Bronze



Dimensions and Measurements

Backset	2-3/4", 2-3/8", Adjustable 2-3/8" or 2-3/4"
Center to Center	5.5 in.

Received September 3, 2021
Planning and Building Depratment

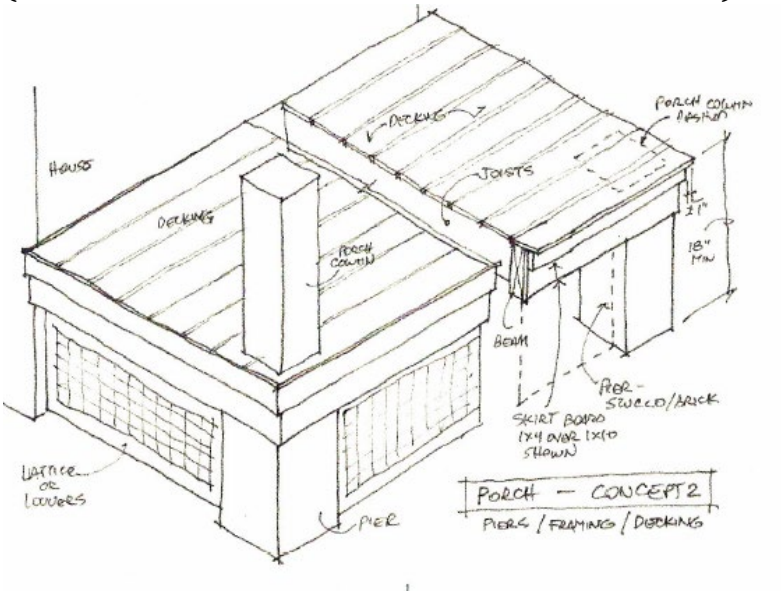
Front Porch Fan and Lighting: Rear Patio recessed cans. All exterior lighting to be soft white light bulb. And no more than 3000K LED.



Roofing: CertainTeed Land Mark color: Cobblestone Grey
See attached cut sheets



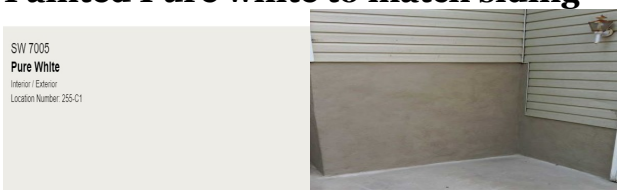
Off grade porches with Piers
Lattice: Material/PT wood built by carpenter
Piers: Smooth Sand finish stucco over block
Deck framing: PT Wood
Deck: boards Trex composite
(SAMPLE WILL BE PROVIED AT MEETING)



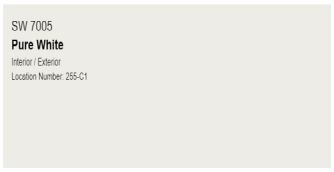
Trex color: Saddle
See attached cut sheets

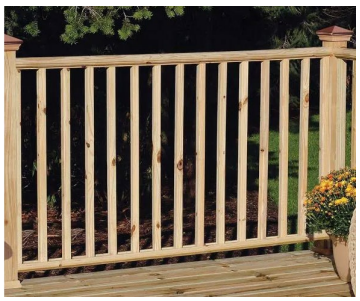


Stem wall foundation sides of house smooth lite sand stucco finish
(SAMPLE WILL BE PROVIDED AT MEETING)
Painted Pure white to match siding



Porch Railing: see detail on plans page A 5.1
Porch Railing: color Pure white

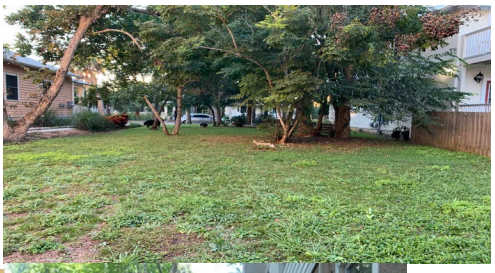


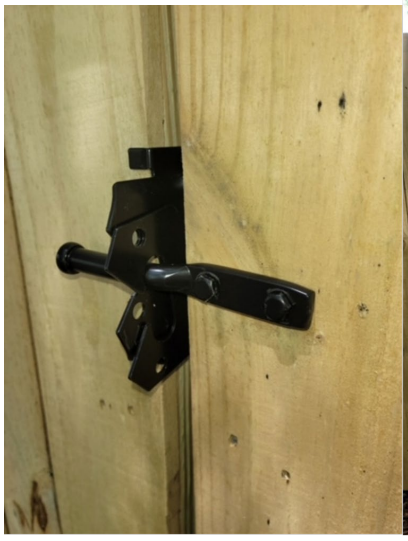


Perimeter Fence 6 ft. two sides with (1) 4'- gate, Block wall across the rear and Utility Yard around A/C 4': match neighbor to the north stockade style
Natural wood no stain:
Hardware Black standard lockable latch, 8" strap hinges and 5" handle











Received September 3, 2021
Planning and Building Depratment

Mechanical Equipment: Carrier 2.5 ton unit. Behind 4' utility fence (see fencing)

Measurements: Height: 32 1/6"

Width: 35"

Depth: 35"



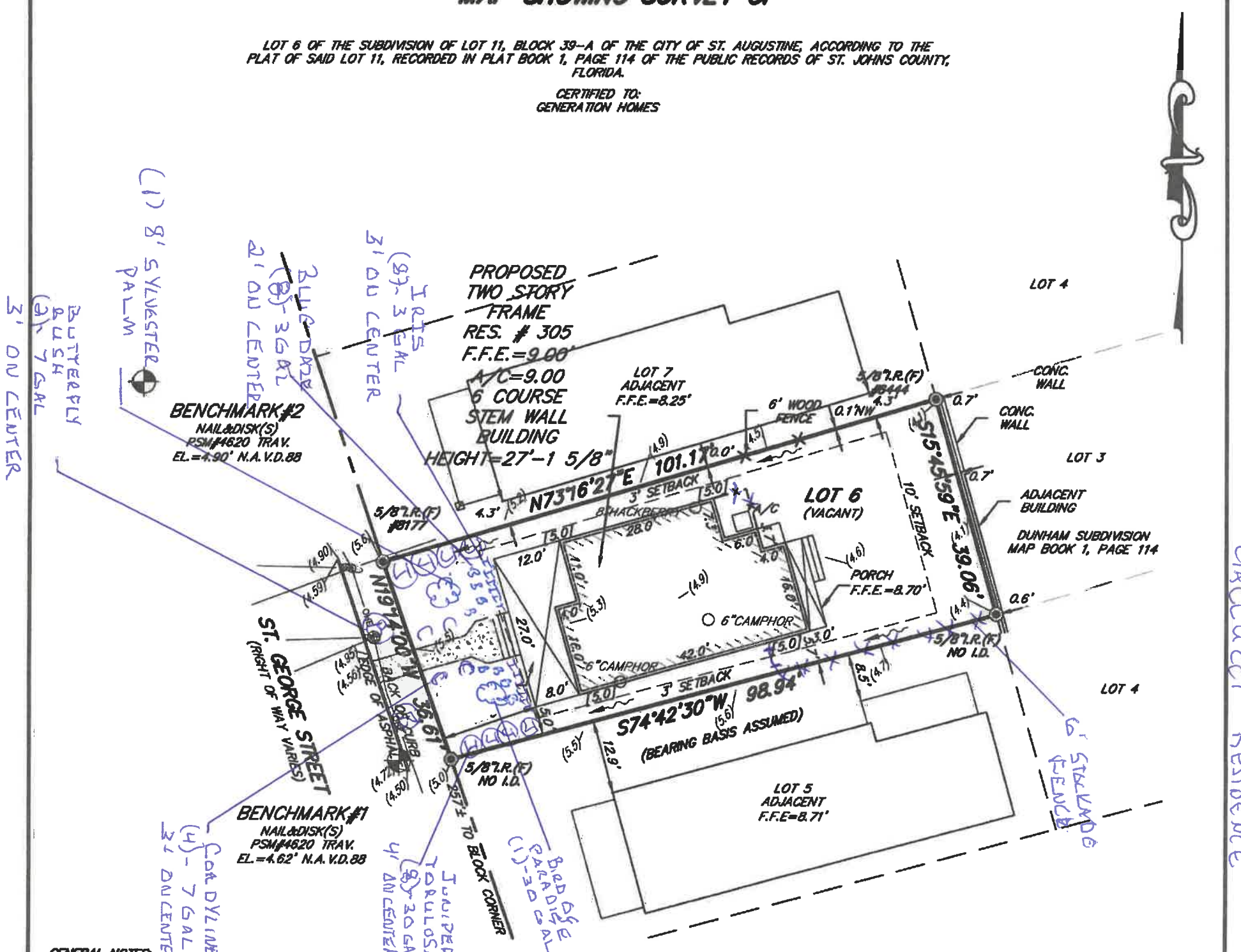
Walkway to house: Pavers Tremron color: Oak Run horizontal brick



MAP SHOWING SURVEY OF

LOT 6 OF THE SUBDIVISION OF LOT 11, BLOCK 39-A OF THE CITY OF ST. AUGUSTINE, ACCORDING TO THE PLAT OF SAID LOT 11, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
GENERATION HOMES



305 St George St.
Galucci Residence

GENERAL NOTES:

1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. THE SUBJECT PROPERTY REFLECTS TYPE "A" DRAINAGE (ALL FLOWS TO THE FRONT OF THE PROPERTY).
3. SETBACKS SHALL BE MEASURED SJC LDC (SEC. 6.01.00) AND IN ACCORDANCE WITH THE DEFINITION OF "YARD" (ARTICLE XII). PER SECTION 6.01.03.H.1 CERTAIN ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 3 FEET IN FRONT AND REAR YARDS AND 3 FEET IN SIDE YARDS A MINIMUM OF 8 FEET IN WIDTH.
4. A MINIMUM 1% SLOPE SHALL BE PROVIDED PER SEC. 6.04.06 H OF THE LDC.
5. THE SUBJECT PROPERTY IS ZONED PUD PER ST. JOHNS COUNTY G.I.S. (MAP) REFER TO ARTICLE VI OF THE LAND DEVELOPMENT CODE FOR MORE DETAILS.
6. DRIVEWAY CULVERT WILL MEET REQUIREMENTS OF THE LDC, SEC. 6.04.07.L.3 OR A SWALE WILL BE PROVIDED IN COORDINATION WITH ST. JOHNS COUNTY ROAD & BRIDGE (IF APPLICABLE).
7. THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT ST. JOHNS COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.
8. THE GARAGE FLOOR AND MECHANICAL EQUIP. WILL BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS.
9. ALL SIDEWALK AND FLATWORK, AT A MINIMUM, MEET CURRENT ST. JOHNS COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% AND RUNNING SLOPE SHALL NOT EXCEED 5% THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT.
10. CONTRACTOR TO SCHEDULE POST CLEARING MEETING WITH S.J.C. PRE. FILL.

SURVEYOR NOTES:

1. REVISED TO FIX RED LINE CHANGES ON 08/17/2021.

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	3,788±
ACRES= —/43,560	0.09±
ACRES X 40 = REQ. TREE INCHES	4±
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING A MIN. OF 2" DIAMETER TREES. 70% OR GREATER PLANTED TREES SHALL BE CANOPY TYPE, WITH NOT MORE THAN 50% OF ONE SPECIES	
TREES TO BE PLANTED	EX. TREES TO REMAIN
(1) 4" LIVE OAK	

LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	ϟ	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	Ⓦ	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM#4620)	[0,0]	PROPOSED ELEVATION
(0,0)	SPOT ELEVATION	○	TREE
		CONC.	CONCRETE

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	3,788±
GROUND FLOOR	1,002±
ENTRY	260±
REAR PORCH	48±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
1,310±	3,788±	34
IMPERVIOUS COVERAGE		
IMP. SQ. FT	LOT SQ. FT.	%
1,393±	3,788±	58

PROPOSED FILL	
AREA 1	D-WAY
0-24"	—

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12109C-0318J effective date: 12/07/2018, the property described hereon appears to lie in Zone AE 6'
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	FB/PAGE	CHK. BY	DWG. BY
21-0510	08/24/2021	1" = 20'	789/73	N.H.F.	R.J.B.

TYPE: SITE PLAN

© COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Received September 3, 2021
Planning and Building Depratment

Received September 3, 2021
Planning and Building Depratment

Sylvester Palm 8’ hgt.

Historic plant material (Various Palms)





Croton Petra

Historic Plant material



Bird of Paradise 1-30 gal. :

Bird-of-paradise is a member of the Strelitziaceae family which contains other species often seen in central and south Florida landscapes. S. nicolai (white or giant bird-of-paradise) grows to 15-30 feet and has large, paddle-like leaves arranged spirally around a distinct stem.



Iris 12- 5 gal

Planted 3” on center

Native to Florida

Butterfly Bush 2- 7 gal

Planted 3” on center





Cordyline 4- 7 gal

Planted 3” on center

Cordyline fruticosa, commonly called Ti plant, typically grows as a short tree or shrub to 10’ tall. It can only be grown outdoors in Florida, southwestern United States and Hawaii.

Blue Daze 8- 3 gal

Planted 2” on center

Blue daze thrives in heat and humidity, making it the perfect plant for Floridians to grow. It is an annual plant that blooms from summer into fall. Blue daze grows best in zones 9-11 and prefers full sun.





Juniper Torulosis 8- 30 gal

Planted 4” on center

Junipers are incredibly versatile plants; there is a form for almost every landscape use. From hardy ground covers to salt-tolerant shrubs to large trees, these sun-loving plants can be of use in any Florida yard.

Received August 20, 2021
Planning and Building Department

BUNGALOW, ca. 1890-1940

Numbers refer to Sherwin Williams paints

Thought to have originated in India during British rule, "bungalow" is derived from the Hindi word meaning "a house in the Bengali style". Dominant features of wide sweeping roofs and porches are well suited to tropical climates. Now the Bungalow is commonly defined as a one to two and a half story house with a wide front porch and low sloping roof.

Exterior colors moved from the dark Craftsman colors of the late nineteenth century to lighter colors in the early-twentieth century as the American Dream of home ownership became more common. Bungalows often have "styles" associated with their ornament and color selection such as Spanish, English Tudor, Colonial, Arts & Crafts, Prairie with regional influences on materials and colors. In St. Augustine buildings are painted greens, grays, terracottas, browns, pinks or soft yellows. Trim colors are contrasting and often window sashes are a dark or light contrast to the trim with as many as four colors used on a house. Doors are unpainted, varnished or a contrast trim color. Stark white was rarely used as a body color and then usually only one story of a multi-story house to emphasize horizontality.

Roof colors were browns, greens, reds, terracottas and grays with the greens varying from light sage to dark forest green. Very dark brown and black were not popular.

Refer to Bungalow colors if your house is one of the following architectural styles:

- Bungalow (1890-1940)
- Vernacular (low-pitched roofs) (1890-1940)
- Craftsman, Mediterranean Revival and Colonial Revival colors may also be used for Bungalows built during those time periods.

***Stucco or painted stone colors to be the same selection as the body colors for Mediterranean Revival**

Paint selection process usually two to five (2 to 5) colors total consisting of a "family" of colors and an accent (complementary or contrasting) color that may or may not be a trim color:

Body and Major Trim should contrast:
Body Color(s) = One main color, can have second compatible color for gable or second floor body.
Major Trim = contrasting to main body, for corner boards, porch railings, steps, window trim (not sash) and door trim boards.
Minor Trim = Doors, porch parts (posts, spindles) and decorative trim next to major trim.
Sash (moveable parts of window) = white, light, dark, body or accent color.
Accent = highlighting architectural features: brackets, doors, posts, accent boards, etc.

Step 1: Choose a color family that works well with the roof color.
Step 2: Choose 3 or 4 colors with at least 2 contrasting with each other or use white or black as a contrast for window sashes.
Step 3: If desired, choose an accent color (can be complementary or opposite) for architectural features and minor trim only. In some cases this may be from another color family. Example: River Rouge (family 4) as an accent with greens or, more commonly, grays or tans of family 2.

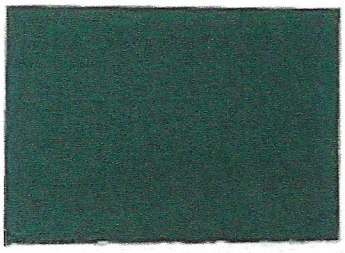
Received August 20, 2021
Planning and Building Department

BUNGALOW, ca. 1890-1940

Numbers refer to Sherwin Williams paints unless otherwise noted

- **White can be used for body, major or minor trim, window sashes or as an accent.**
- **Black can be used for minor trim, window sashes or as an accent only.**

Family 1 - can be used with Family 2 only:



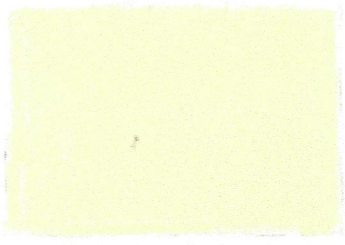
Hunt Club
SW 6468



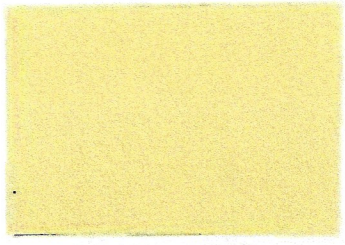
Dried Thyme
SW 6186



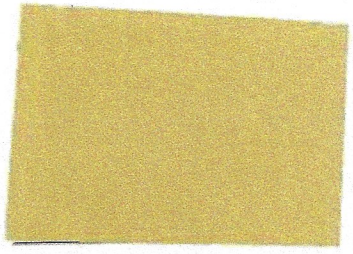
Plymouth Green
SW 2852



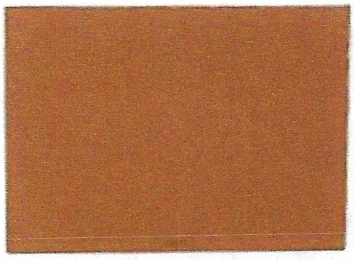
Roycroft Vellum
SW 2833



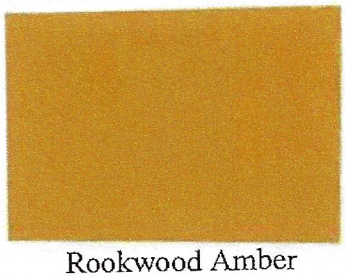
Birdseye Maple
SW 2834



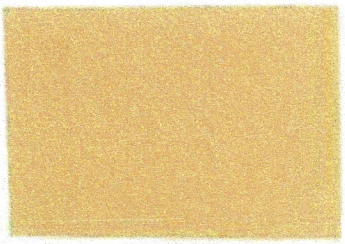
Downing Straw
SW 2813



Rookwood Terrracotta
SW 2803



Rookwood Amber
SW 2817



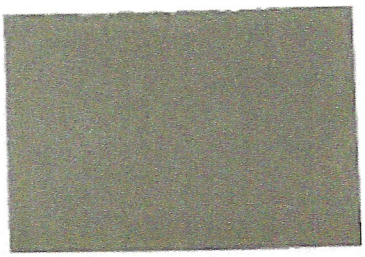
New Colonial Yellow
SW 2853

Received August 20, 2021
Planning and Building Department

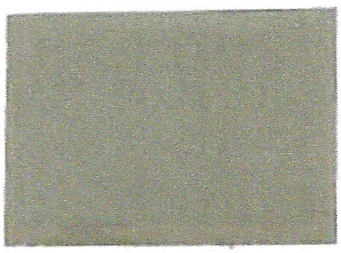
BUNGALOW, ca. 1890-1940

Numbers refer to Sherwin Williams paints unless otherwise noted

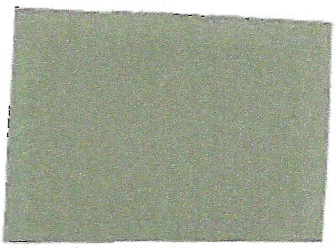
Family 2 – can be used with Family 1 , 3 or 4:



Downing Earth
SW 2820



Sycamore Tan
SW 2855



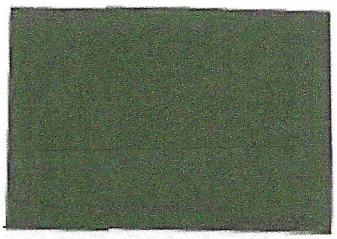
Bunglehouse Gray
SW 2845



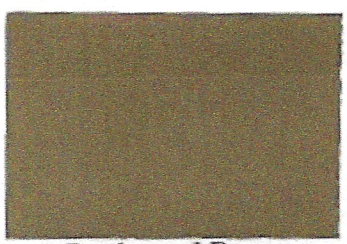
Rookwood Clay
SW 2823



Renwick Olive
SW 2815



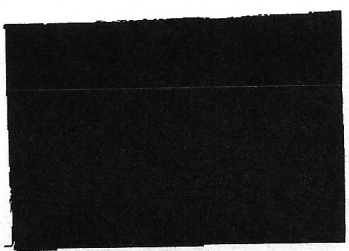
Rookwood Dark Green
SW 2816



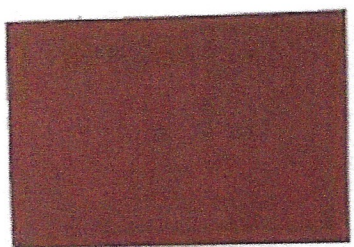
Rookwood Brown
S 2806



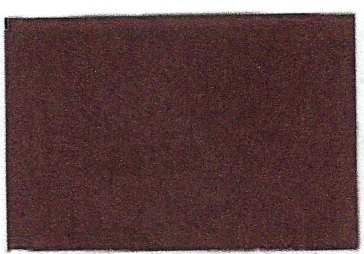
Rookwood Medium Brown
SW 2807



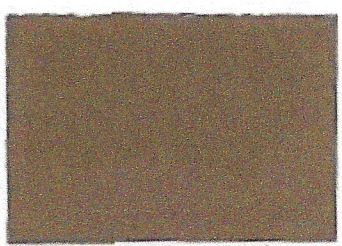
Rookwood Dark Brown
SW 2808



Rookwood Red
SW 2802



Rookwood Dark Red
SW 2801



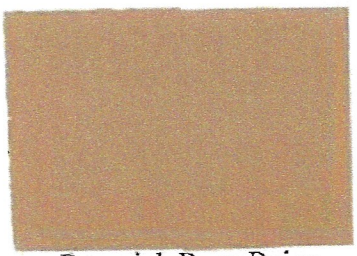
Quartersawn Oak
SW 2836

Received August 20, 2021
Planning and Building Department

BUNGALOW, ca. 1890-1940

Numbers refer to Sherwin Williams paints unless otherwise noted

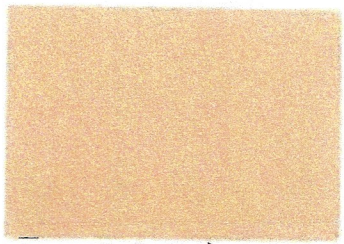
Family 3 - can be used with Family 2 or 4:



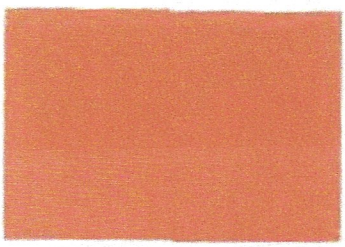
Renwick Rose Beige
SW 2804



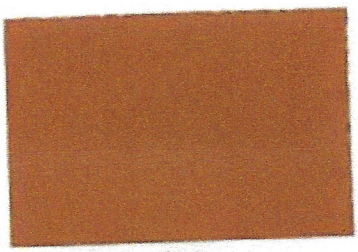
Beige
SW 2859



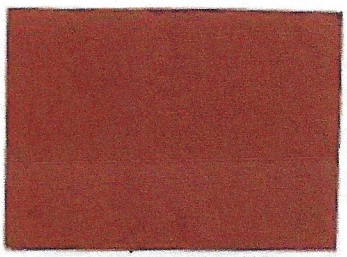
Soft Apricot
SW 6352



Kings Bakery Coral
Benjamin Moore 040



Rookwood Terrracotta
SW 2803



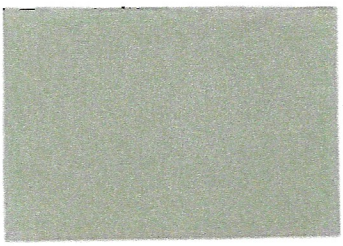
Fireweed
SW 6328

Received August 20, 2021
Planning and Building Department

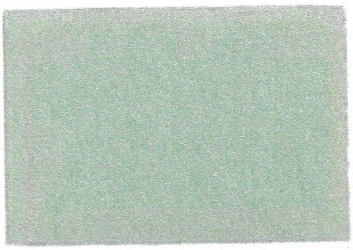
BUNGALOW, ca. 1890-1940

Numbers refer to Sherwin Williams paints unless otherwise noted

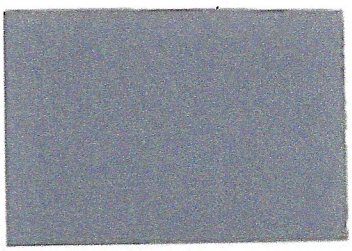
Family 4 – can be used with Family 2 or 3:



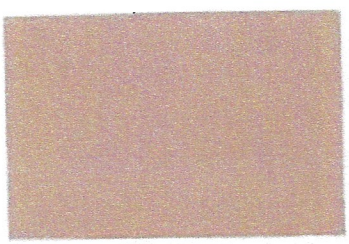
Downing Stone
SW 2821



Oyster Bay
SW 6206



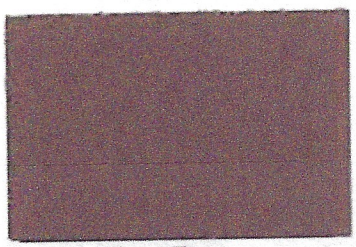
Downing Slate
SW 2819



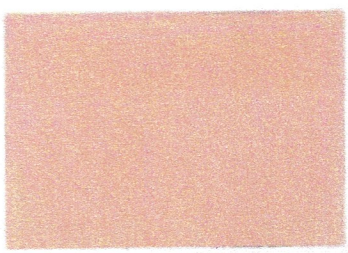
Glamour
SW 6031



Vaguely Mauve
SW 6015



River Rouge
SW 6026



De Mesa Pink
Benjamin Moore 038



Renwick Beige
SW 2805



Rainstorm
SW 6230

Received August 20, 2021
Planning and Building Department

ECLECTIC HOUSES

Craftsman

1905–1930

IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

decorative (false) beams or braces under gables

columns or column bases frequently continue to ground level (without break at level of porch floor)

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

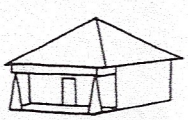
FRONT-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

CROSS-GABLED ROOF—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

SIDE-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

HIPPED ROOF—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

HIPPED ROOF



page 463

VARIANTS AND DETAILS

PORCH ROOF SUPPORTS—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly

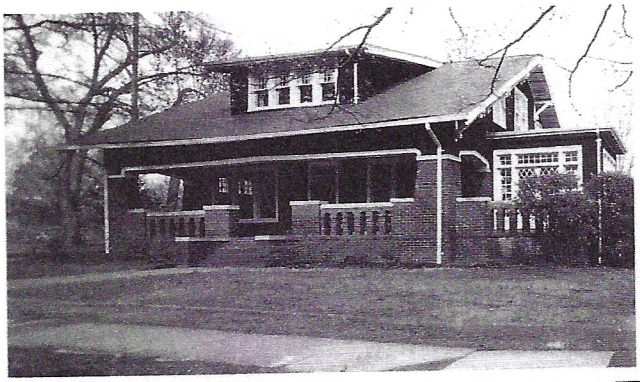
Received August 20, 2021
Planning and Building Department

SIDE-GABLED ROOF

1. Dallas, Texas; 1915. Lorrimer House. The typical exposed rafter ends show clearly here.
2. Salisbury, North Carolina; 1913. Rock House. Entry porches such as this are less common than full-width porches.
3. Lexington, Kentucky; ca. 1910s.
4. Louisville, Kentucky; ca. 1910s. Side-gabled Craftsman houses frequently have the attic area finished for bedrooms. Light comes from windows in the gable and from large centered dormers (see also Figures 2, 3, 5, and 7).
5. Kansas City, Missouri; ca. 1910s. The elaborate shed dormer with twin gables gives this example a Swiss Chalet feel.
6. Denver, Colorado; ca. 1910s. Note the peaked Oriental influence in the gables.
7. Durham, North Carolina; ca. 1910s. The wide expanse of porch without porch supports allows an unrestricted view from the front windows (see also Figures 3, 4, and 5).
8. Dallas, Texas; 1920. Clem House. Note the half-timbering in the gables and the use of paired, tapering porch supports atop the wide pedestals.
9. Dallas, Texas; 1917. Wheaton House. Large round columns such as this are seen in Craftsman pattern books, but are uncommon in actual examples.







7



Received August 20, 2021
Planning and Building Department

CRAFTSMAN, ca. 1910-1940

Numbers refer to Sherwin Williams paints

This class, associated with the Arts and Crafts Movement of the early-twentieth century, shifted out of the Late Victorian Period with a return back to earlier Victorian shades albeit darkened slightly by the Aesthetic Movement. The Bungalow style is associated with this period. Buildings are stained or painted soft greens, grays, browns, or dark reds. Trim colors are white, light yellow, gray, or light green. Doors are unpainted or varnished.

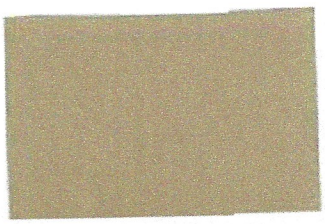
Refer to Craftsman colors if your house is one of the following architectural styles:

- Bungalow (1910-1940)
- Vernacular (1910-1940)

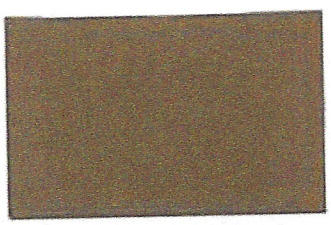
Roycroft Vellum
SW 2833



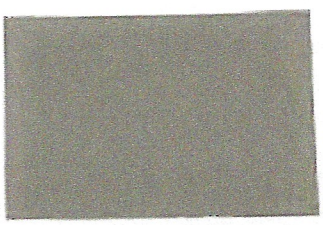
Birdseye Maple
SW 2834



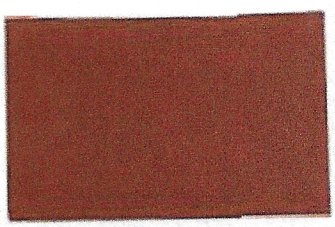
Craftsman Brown
SW 2835



Quartersawn Oak
SW 2836



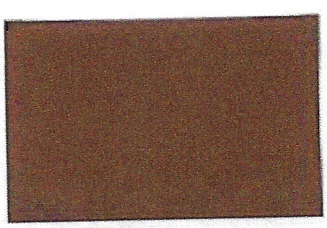
Hammered Silver
SW 2840



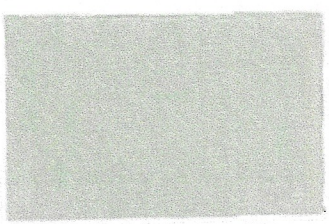
Roycroft Copper Red
SW 2839



Polished Mahogany
SW 2838



Aurora Brown
SW 2837



Roycroft Mist Gray
SW 2844

Received August 20, 2021
Planning and Building Department

Products / Exterior / HardiePlank® Lap Siding

HardiePlank lap siding is the most popular brand of siding in America and can be found on over 5.5 million homes. You want the strength, beauty and durability to attract home buyers. HardiePlank siding enhances and protects homes in all kinds of climates—and now, with the HardieZone® System, James Hardie provides siding with specific performance attributes relative to the climate where the product is being used. James Hardie now gives you the optimum siding for your project and climate, regardless of location. HardiePlank lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever.



All HardiePlank lap siding comes in a variety of looks and textures, all of which are Engineered for Climate®. We are so sure about how well the Hardie Zone system will perform, HardiePlank lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever to give your customers peace of mind.

James Hardie® siding is backed by:





Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Length: 12' planks

WIDTHS	5.250"	6.250"	7.250"	8.250"	9.250"	12.000"
EXPOSURE	4.0"	5.0"	6.0"	7.0"	8.0"	10.75"
COLORPLUS®	✔	✔	✔	✔		
PRIMED	✔	✔	✔	✔	✔	✔

Received August 20, 2021
Planning and Building Department

HARDIESOFFIT® PANELS

Soffits are key construction elements—they cover the underside of your roof eaves and exterior porch ceilings. We offer them in both smooth and vented profiles to meet aesthetic needs as well as code requirements.

HardieSoffit® Panels

NON-VENTED SMOOTH

Non-Vented Smooth is available in 8 ColorPlus® Technology finishes or primed for paint.

Arctic White

8 finishes for



HardieSoffit® Panels

NON-VENTED SMOOTH

Our smooth finish is simple and elegant. Combine this soffit with HardieTrim boards for continuity.

DESIGN ADVICE: Smooth trim and soffits can be paired with Smooth HardiePlank® lap siding for a consistent look. But if you prefer some contrast, pair these boards with HardiePlank lap siding in woodgrain-like Cedarmill texture.

HardieSoffit® Panels

NON-VENTED SMOOTH

THICKNESS:	0.25"			
LENGTHS:	144"	144"	96"*	96"
WIDTHS:	12"	16"	48"	24"

*Sizes/exposures not available in ColorPlus®, only primed.

Received September 3, 2021
Planning and Building Depratment

On Behalf Of: Manning Bldg Sply/St Augustine
Address: 105 Sgt Tutten Drive
St Augustine, FL 32086
Phone: 904-825-1100
Fax: 9048291420
Contact: Ryan Gyuris
Email: rgyuris@mbs-corp.com
Address: 105 Sgt Tutten Drive
St. Augustine, FL
Phone: 904-825-1100
Mobile: 610-310-1742

KOLBE
WINDOWS & DOORS
We're for the visionaries.™

Quote 1061517D: Generation Homes Galluci Residence
Project: Generation Homes Galluci Residence
Printed: 9/2/2021 11:27:38 AM

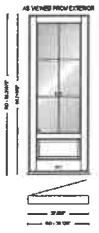
Printed By: Ryan Gyuris
Created: 7/23/2021

2021 Pricing

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

Received September 3, 2021
Planning and Building Depratment

Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
001	Front Door 100	EA	(1)	15.69		



Scaled to Fit

Rough Opening:
38 1/8" X 99 7/32"

Frame Size:
37 5/8" X 98 23/32"

Unit Dimension:
37 5/8" X 98 23/32"

*** Unit ***
WXD3080TRD (Assy 1)

Heritage Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1.1: 4 5/8" Cross Rail at 24"

*** Unit ***
Unit 1.1: Wood Sash, Heritage, Inswing, Right Hinging, 1 Lite Over 1 Panel, Beveled Sticking, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Wood Exterior Bars, Performance Divided Lites, Colonial, 2W3H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Multi-Point Lock Door Hardware, Satin Nickel - PVD Hardware, Toronto Door Handle (Hoppe), Stainless Steel Strike, Keyed Alike Across Product Lines, 45 mm Backset, Standard Lock Height, Adjustable Hinges, Satin Nickel - PVD Hinges, No Screen - No Prep

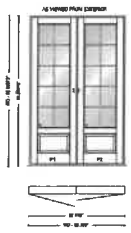
*** Species-Finish-Color ***
Unit 1.1: Pine Species, Unfinished Exterior Sash, Unfinished Exterior Frame, Unfinished Interior Sash, Unfinished Interior Frame, Beige Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, 4-9/16" Jambs, No Installation Clips

Units with unfinished, double coat clear, stain with double coat sealer, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.

Received September 3, 2021
Planning and Building Depratment

002 Suite #1 Door 101 **EA** (1) **26.19**



Scaled to Fit

Rough Opening:
63 3/8" X 99 3/32"

Frame Size:
62 7/8" X 98 19/32"

Unit Dimension:
62 7/8" X 98 19/32"

*** Unit ***
WXD5080 (Assy 1)

Heritage Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1.1: 4 5/8" Cross Rail at 24"

*** Unit ***
Unit 1.1: Wood Sash, Heritage, Outswing, Active - Active : Primary Left Hinging, 1 Lite Over 1 Panel, Beveled Sticking, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1 Glass 1, 1.1 Glass 2: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1 Glass 1: Wood Exterior Bars, Performance Divided Lites, Colonial, 2W5H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.1 Glass 2: Wood Exterior Bars, Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Multi-Point Lock Door Hardware, Satin Nickel - PVD Hardware, Toronto Door Handle (Hoppe), 1/2 Key Cylinder on Inactive Panel, Stainless Steel Strike, Keyed Alike Across Product Lines, Astragal, 45 mm Backset, Standard Lock Height, Adjustable Hinges, Satin Nickel - PVD Hinges, No Screen - No Prep, Astragal Margin Cover

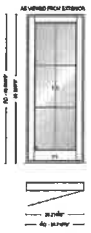
*** Species-Finish-Color ***
Unit 1.1: Pine Species, Unfinished Exterior Sash, White K-Kron2 Exterior Frame, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior, Beige Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, 4-9/16" Jambs, No Installation Clips

Units with unfinished, double coat clear, stain with double coat sealer, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.

Received September 3, 2021
Planning and Building Depratment

003 Living 107 Swing Door **EA** (1) **15.92**



Scaled to Fit

Rough Opening:
38 23/32" X 99 3/32"

Frame Size:
38 7/32" X 98 19/32"

Unit Dimension:
38 7/32" X 98 19/32"

*** Unit ***
WXD3080 (Assy 1)

Heritage Rectangle Exterior Swinging Door

*** Unit ***
Unit 1.1: Wood Sash, Heritage, Outswing, Right Hinging, Full Lite Panel Style, Beveled Sticking, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Wood Exterior Bars, Performance Divided Lites, Colonial, 2W3H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Multi-Point Lock Door Hardware, Satin Nickel - PVD Hardware, Toronto Door Handle (Hoppe), Stainless Steel Strike, Keyed Alike Across Product Lines, 45 mm Backset, Standard Lock Height, Adjustable Hinges, Satin Nickel - PVD Hinges, No Screen - No Prep

*** Species-Finish-Color ***
Unit 1.1: Pine Species, Unfinished Exterior Sash, White K-Kron2 Exterior Frame, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior, Beige Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, KP2 Primed Back Priming of Frame, 4-9/16" Jambs, No Installation Clips

Units with unfinished, double coat clear, stain with double coat sealer, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.

Received September 3, 2021
Planning and Building Depratment

004 Living 108,109,110 Fixed Units **EA** (3) **15.88**



Scaled to Fit

Rough Opening:
38 5/8" X 99 3/32"

Frame Size:
38 1/8" X 98 19/32"

Unit Dimension:
38 1/8" X 98 19/32"

*** Unit ***
WXD3080 (Assy 1)

Heritage Rectangle Exterior Swinging Door

*** Unit ***
Unit 1.1: Wood Sash, Heritage, Outswing, Stationary Hinging, Full Lite Panel Style, Beveled Sticking, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Wood Exterior Bars, Performance Divided Lites, Colonial, 2W3H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Species-Finish-Color ***
Unit 1.1: Pine Species, Unfinished Exterior Sash, White K-Kron2 Exterior Frame, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, KP2 Primed Back Priming of Frame, 4-9/16" Jambs, No Installation Clips

Units with unfinished, double coat clear, stain with double coat sealer, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.

Received September 3, 2021
Planning and Building Depratment

On Behalf Of: Manning Bldg Sply/St Augustine
Address: 105 Sgt Tutten Drive
St Augustine, FL 32086
Phone: 904-825-1100
Fax: 9048291420
Contact: Ryan Gyuris
Email: rgyuris@mbs-corp.com
Address: 105 Sgt Tutten Drive
St. Augustine, FL
Phone: 904-825-1100
Mobile: 610-310-1742

KOLBE
WINDOWS & DOORS
We're for the visionaries.™

Quote 1061509D: Generation Homes Galluci Residence Windows
Project: Generation Homes Galluci Residence Windows
Printed: 9/2/2021 11:33:43 AM

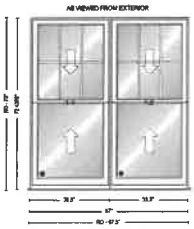
Printed By: Ryan Gyuris
Created: 7/23/2021

2021 Pricing

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

Received September 3, 2021
Planning and Building Depratment

Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
001	Loc A Front Living Mulled	**EA**	(1)	**35.76**		



Scaled to Fit

Rough Opening:
67 1/2" X 73"

Frame Size:
67" X 72 7/16"

Unit Dimension:
67" X 72 15/16"

*** Unit ***
WDH2832-2 (Assy 1)

Heritage Rectangle Double Hung

*** Unit ***
Unit 1.1, 1.2: Wood Sash, Traditional, Square Basic Jamb Profile

*** Glass ***
Unit 1.1, 1.2: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1 Lower, 1.1 Upper, 1.2 Lower, 1.2 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower, 1.2 Lower: None

Unit 1.1 Upper, 1.2 Upper: Performance Divided Lites, Colonial, 3W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1, 1.2: White Hardware, Both Sash Plough, BetterVue Fiberglass Full Screen, Screen(s) Loose, White Jambliner

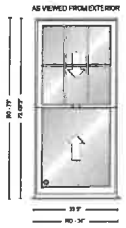
*** Species-Finish-Color ***
Unit 1.1, 1.2: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior

*** Casing-Jambs-Trim ***
Unit 1.1, 1.2: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Received September 3, 2021
Planning and Building Depratment

002 Loc C Living **EA** (2) **17.88**



Scaled to Fit

Rough Opening:
34" X 73"

Frame Size:
33 1/2" X 72 7/16"

Unit Dimension:
33 1/2" X 72 15/16"

*** Unit ***
WDH2832-1 (Assy 1)

Heritage Rectangle Double Hung

*** Unit ***
Unit 1.1: Wood Sash, Traditional, Square Basic Jamb Profile

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: White Hardware, Both Sash Plough, BetterVue Fiberglass Full Screen, Screen(s) Loose, White Jambliner

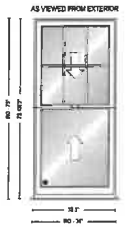
*** Species-Finish-Color ***
Unit 1.1: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Received September 3, 2021
Planning and Building Depratment

003 Loc C Kitchen **EA** (4) **17.88**



Scaled to Fit

Rough Opening:
34" X 73"

Frame Size:
33 1/2" X 72 7/16"

Unit Dimension:
33 1/2" X 72 15/16"

*** Unit ***
WDH2832-1 (Assy 1)

Heritage Rectangle Double Hung

*** Unit ***
Unit 1.1: Wood Sash, Traditional, Square Basic Jamb Profile

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: White Hardware, Both Sash Plough, BetterVue Fiberglass Full Screen, Screen(s) Loose, White Jambliner

*** Species-Finish-Color ***
Unit 1.1: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Received September 3, 2021
Planning and Building Depratment

004 B1 & B2 Bath/Stairs Tempered **EA** (2) **2.53**

*** Unit ***
WCSP (Assy 1)

Heritage Rectangle CS/AW Picture

*** Unit ***
Unit 1.1: Wood Sash, Match Crank Out Profile, Sash Set, Square Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

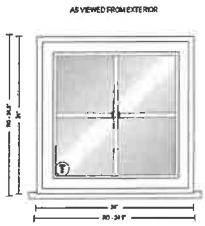
Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Species-Finish-Color ***
Unit 1.1: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, Unfinished Interior Sash, Unfinished Interior Frame

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, Jambs Applied, No Installation Clips

The extension jamb will be applied by nailing through the face of the jamb.
Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations. Please check layouts for acceptability and adjust if necessary.



Scaled to Fit

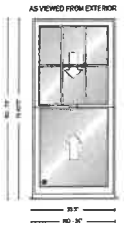
Rough Opening:
24 1/2" X 24 1/2"

Frame Size:
24" X 24"

Unit Dimension:
24" X 24 3/4"

Received September 3, 2021
Planning and Building Depratment

005 Suite 1 C Egress **EA** (2) **17.88**



Scaled to Fit

Rough Opening:
34" X 73"

Frame Size:
33 1/2" X 72 7/16"

Unit Dimension:
33 1/2" X 72 15/16"

*** Unit ***
WDH2832-1 (Assy 1)

Heritage Rectangle Double Hung

*** Unit ***
Unit 1.1: Wood Sash, Traditional, Square Basic Jamb Profile

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: White Hardware, Both Sash Plough, BetterVue Fiberglass Full Screen, Screen(s) Loose, White Jambliner

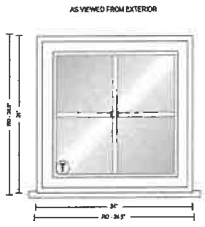
*** Species-Finish-Color ***
Unit 1.1: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Received September 3, 2021
Planning and Building Depratment

006 B3 & B4 Bath/Stairs Tempered **EA** (2) **2.53**



Scaled to Fit

Rough Opening:
24 1/2" X 24 1/2"

Frame Size:
24" X 24"

Unit Dimension:
24" X 24 3/4"

*** Unit ***
WCSP (Assy 1)

Heritage Rectangle CS/AW Picture

*** Unit ***
Unit 1.1: Wood Sash, Match Crank Out Profile, Sash Set, Square Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

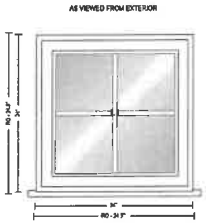
*** Species-Finish-Color ***
Unit 1.1: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, Unfinished Interior Sash, Unfinished Interior Frame

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, Jambs Applied, No Installation Clips

The extension jamb will be applied by nailing through the face of the jamb.
Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations. Please check layouts for acceptability and adjust if necessary.

Received September 3, 2021
Planning and Building Depratment

007 B5 **EA** (3) **2.53**



Scaled to Fit

Rough Opening:
24 1/2" X 24 1/2"

Frame Size:
24" X 24"

Unit Dimension:
24" X 24 3/4"

*** Unit ***
WCSP (Assy 1)

Heritage Rectangle CS/AW Picture

*** Unit ***
Unit 1.1: Wood Sash, Match Crank Out Profile, Sash Set, Square Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

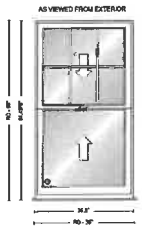
*** Species-Finish-Color ***
Unit 1.1: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, Unfinished Interior Sash, Unfinished Interior Frame

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, Jambs Applied, No Installation Clips

The extension jamb will be applied by nailing through the face of the jamb.
Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations. Please check layouts for acceptability and adjust if necessary.

Received September 3, 2021
Planning and Building Depratment

008 Mark D Egress **EA** (2) **11.24**



Scaled to Fit

Rough Opening:
36" X 65"

Frame Size:
35 1/2" X 64 7/16"

Unit Dimension:
35 1/2" X 64 15/16"

*** Unit ***
WDH3028-1 (Assy 1)

Heritage Rectangle Double Hung

*** Unit ***
Unit 1.1: Wood Sash, Traditional, Square Basic Jamb Profile

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve with Neat+ Coating, Beveled Bead

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 5/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: White Hardware, Both Sash Plough, BetterVue Fiberglass Full Screen, Screen(s) Loose, White Jambliner

*** Species-Finish-Color ***
Unit 1.1: Pine Species, K-Kron2 Exterior Sash, K-Kron2 Exterior Frame, Match All Ext Colors, White Exterior, K-Kron2 Interior Sash, K-Kron2 Interior Frame, Match All Interior Colors, White Interior

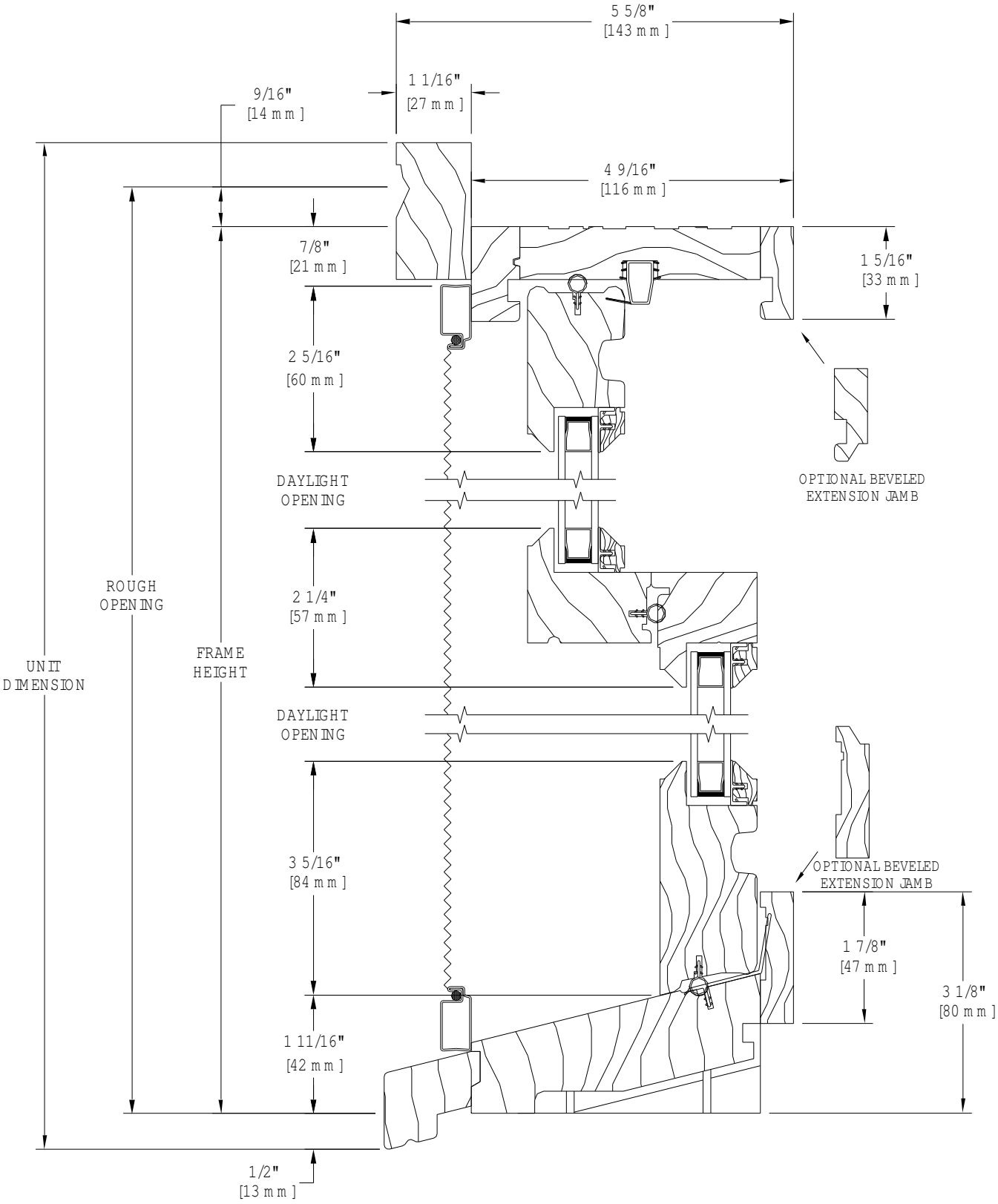
*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Standard Sill Nosing, Exterior Casing/Accessories Applied, 4-9/16" Jambs, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Received August 20, 2021
Planning and Building Department

KOLBE WINDOWS & DOORS

HERITAGE SERIES
TRADITIONAL DOUBLE HUNG - OPERATING - STANDARD PERFORMANCE
4-9/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



5917A7

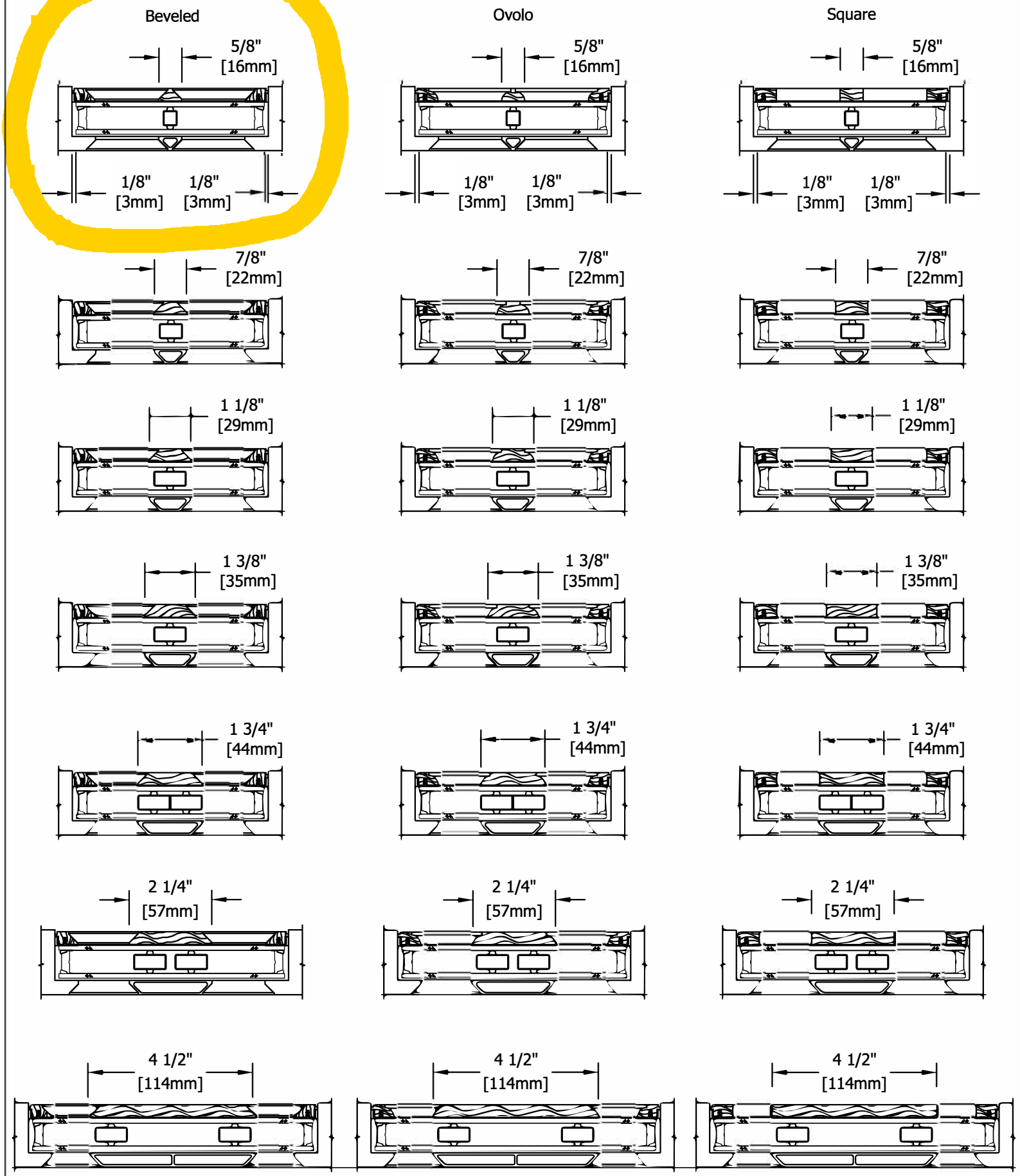
ADV.3

Received August 20, 2021
Planning and Building Department

KOLBE WINDOWS & DOORS

ULTRA SERIES
PERFORMANCE DIVIDED LITE AND GLAZING BEAD OPTIONS - ALL ULTRA PRODUCTS EXCEPT TERRASPAN DOORS

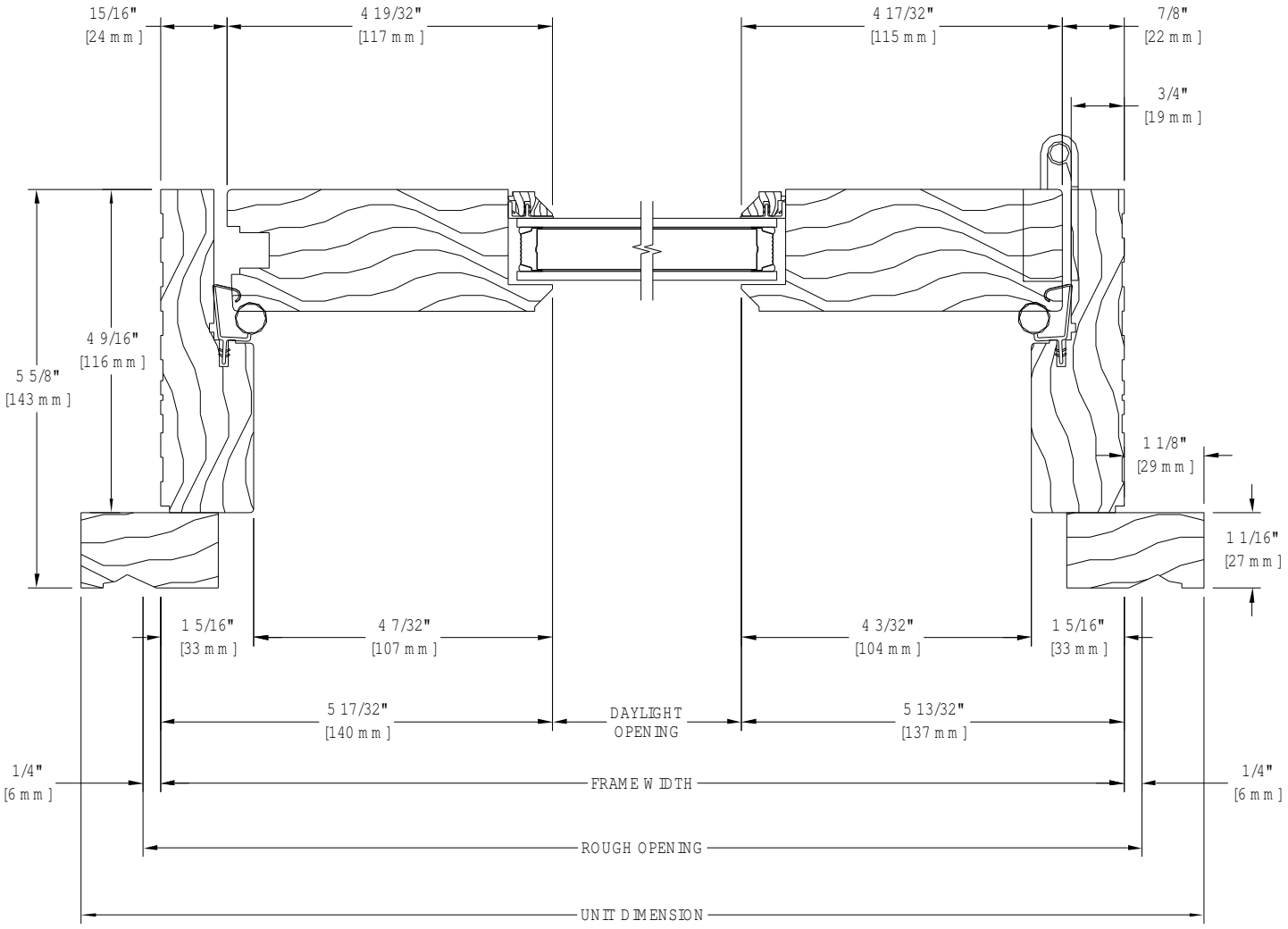
DOUBLE PANE GLASS



Received August 20, 2021
Planning and Building Department

KOLBE WINDOWS & DOORS

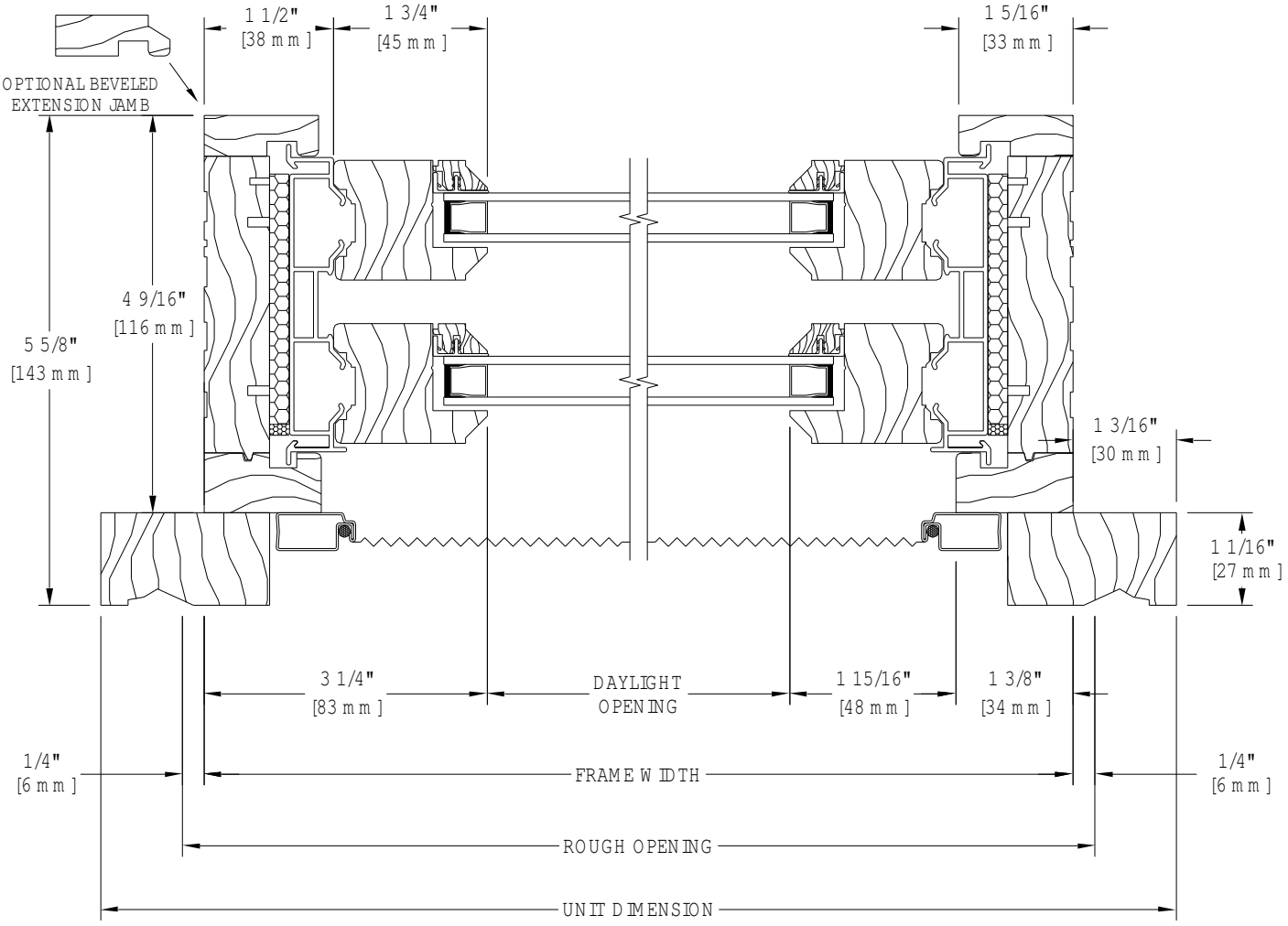
HERITAGE SERIES
INSWING DOOR - 1-3/4" PANEL - 4-17/32" STILES - 1-PANEL - ACTIVE - HINGED LEFT
4-9/16" JAMB - MULTI-POINT LOCK - NO SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION



Received August 20, 2021
Planning and Building Department

KOLBE WINDOWS & DOORS

HERITAGE SERIES
TRADITIONAL DOUBLE HUNG - OPERATING - STANDARD PERFORMANCE
4-9/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION



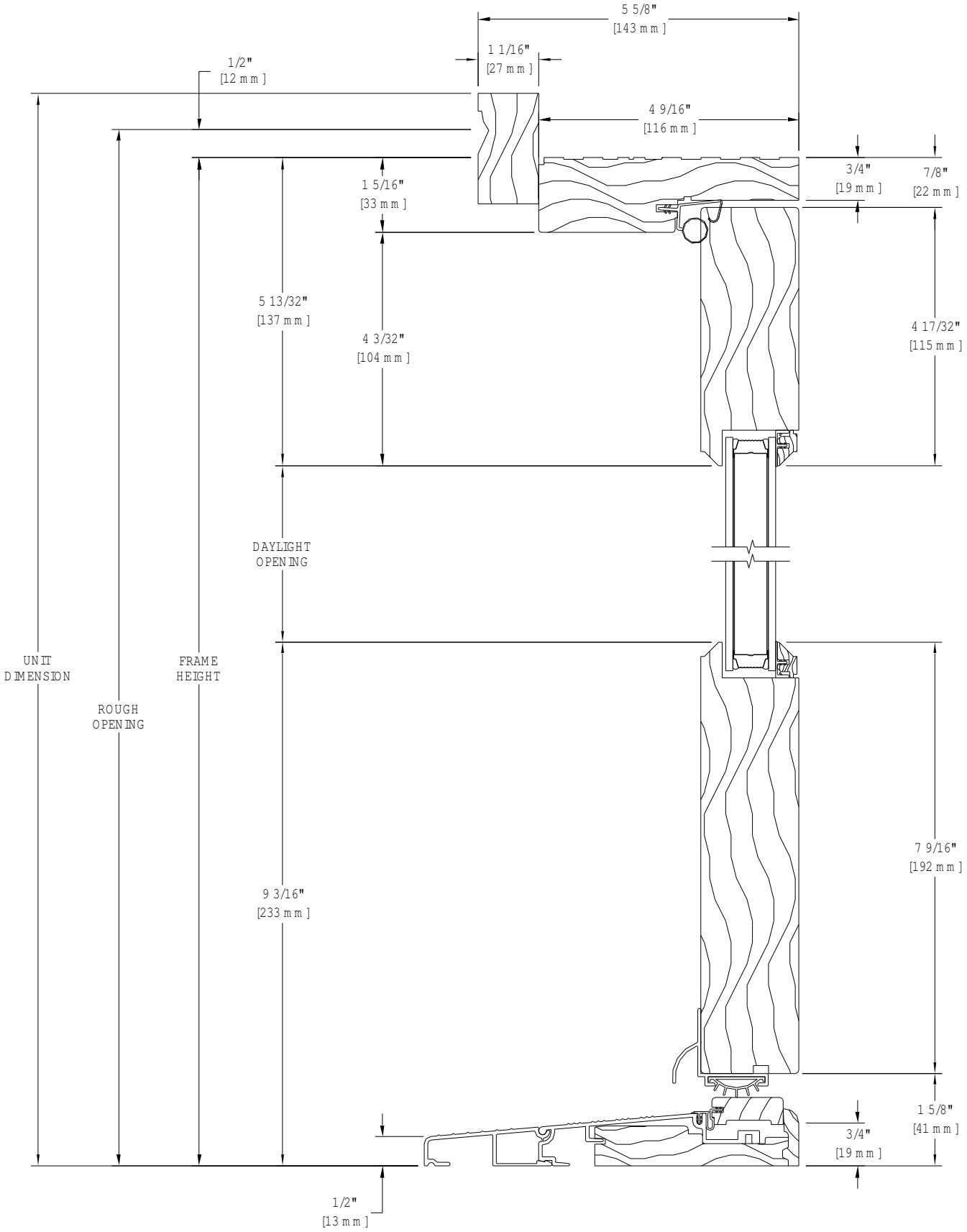
5362D0

ADH.2

Received August 20, 2021
Planning and Building Department

KOLBE WINDOWS & DOORS

HERITAGE SERIES
INSWING DOOR - 1-3/4" PANEL - 4-17/32" TOP, 7-9/16" BOTTOM RAILS - ACTIVE
4-9/16" JAMB - NO SCREEN - ADJUSTABLE WOOD CAP SILL
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



3EE84F

ADV.2

Received August 20, 2021
Planning and Building Department



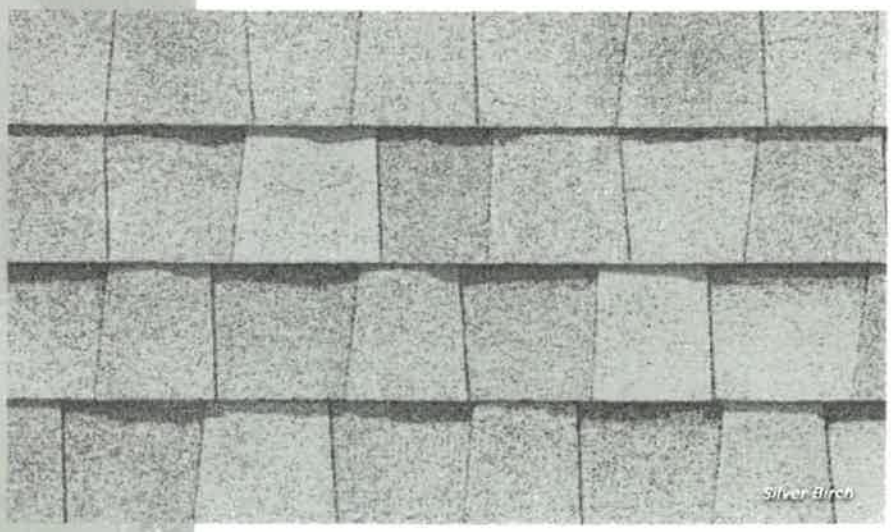
Landmark, shown in Silver Birch

The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing

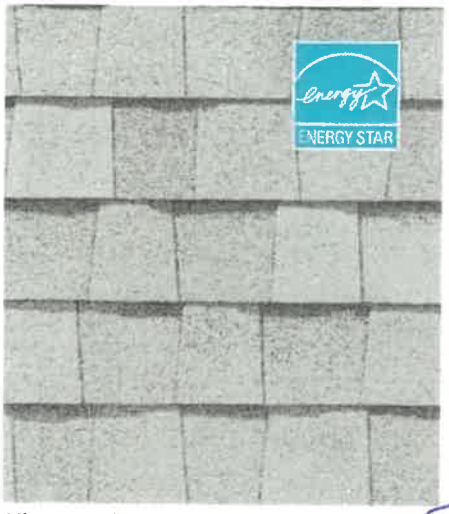


Silver Birch

See next page for full color palette.

Received August 20, 2021
Planning and Building Department

LANDMARK® COLOR PALETTE



Silver Birch


Cobblestone Gray


Georgetown Gray


Pewter


Moire Black


Charcoal Black


Resawn Shake


Mojave Tan


Cottage Red

Received August 20, 2021
Planning and Building Department

Landmark® Series 12

YOUR OBJECTIVE:
To learn the correct procedure for installing Landmark® shingles.

LANDMARK SERIES

Landmark shingles have the installer-friendly **NailTrak®** feature, which provides **1½" wide nailing area** and specially formulated Quadra-Bond laminating adhesive *(See Figure 12-3)*.

Landmark IR is impact resistant and is specially manufactured with a polyester mat to meet UL 2218 Class 4 impact resistance rating.

NOTE: Landmark IR must be installed over a clean deck (no roof-overs) to obtain the UL 2218 rating. It is strongly recommended that impact resistant cap shingles made from XT 30 IR shingles be installed on all hips and ridges. Some insurance carriers may not consider the roof system as compliant to UL 2218 Class 4 without impact resistant cap shingles.

Landmark Solaris shingles are ENERGY STAR® qualified roof products that meet both solar reflectance and thermal emissivity requirements. Using CertainTeed's advanced roofing granules, Landmark Solaris reflects solar energy and radiates heat far better than traditional roofing shingles – it can reduce the roof's temperature by as much as 20 percent in the summer. **NOTE:** Use matching Landmark Solaris hip and ridge shingles which are also solar reflective.

STANDARD OR STEEP SLOPES: CertainTeed recommends DiamondDeck® or RoofRunner™ Synthetic Underlayment, Roofers' Select® High Performance Underlayment, or shingle underlayment meeting ASTM D226, D4869 or D6757. Take care to ensure sufficient deck ventilation when DiamondDeck, RoofRunner or other synthetic underlayment is installed. Follow manufacturer's application instructions.

LOW SLOPES: All roof shingles applied to a low slope deck (2" to below 4" per foot) require the use of CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent,* applied over the entire deck surface. Consult the WinterGuard and individual shingle application instructions for details.

* For low slopes, underlayment equivalents to WinterGuard include:
1) waterproofing shingle underlayments meeting ASTM D1970;
2) in areas not prone to snow or ice, two layers of 36" (915 mm) wide felt shingle underlayment lapped 19" (485 mm).
3) in areas not prone to snow or ice, two layers of CertainTeed's DiamondDeck or RoofRunner in shingle fashion (half lap) per the low-slope application instructions.

Shingle underlayment should meet ASTM D6757, ASTM D4869 Type I or ASTM D226 Type I Ensure sufficient deck ventilation when DiamondDeck, RoofRunner or other synthetic underlayment is installed.
(One layer of shingle underlayment meeting ASTM D4869 applied over the required WinterGuard is also recommended.

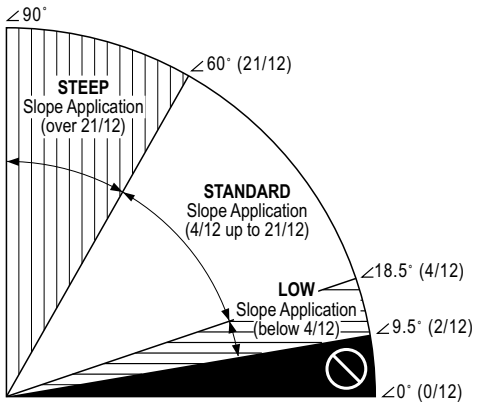


Figure 12-1: Slope definitions.

THE ROOF DECK* MUST BE AT LEAST: ⅜" (9.5 mm) thick plywood, **or** 7/16" (11 mm) thick non-veneer, **or** nominal 1" (25 mm) thick wood deck.

COLD WEATHER CLIMATES (ALL SLOPES): Application of WinterGuard or a waterproofing shingle underlayment meeting ASTM D1970 is strongly recommended whenever there is a possibility of ice build-up. Follow manufacturer's application instructions.

FLASHING: Corrosion-resistant flashing must be used to help prevent leaks where a roof meets a wall, another roof, a chimney or other objects that penetrate a roof.

SEALING: Shingle sealing may be delayed if shingles are applied in cool weather and may be further delayed by airborne dust accumulation. If any shingles have not sealed after a reasonable time period, hand sealing may be necessary.

CAUTION: To prevent cracking, shingles must be sufficiently warm to allow proper forming for hips, ridges and valleys.

WARRANTY: These shingles are warranted against manufacturing defects and are covered by SureStart™ protection. See the warranty itself for specific details and limitations.

*

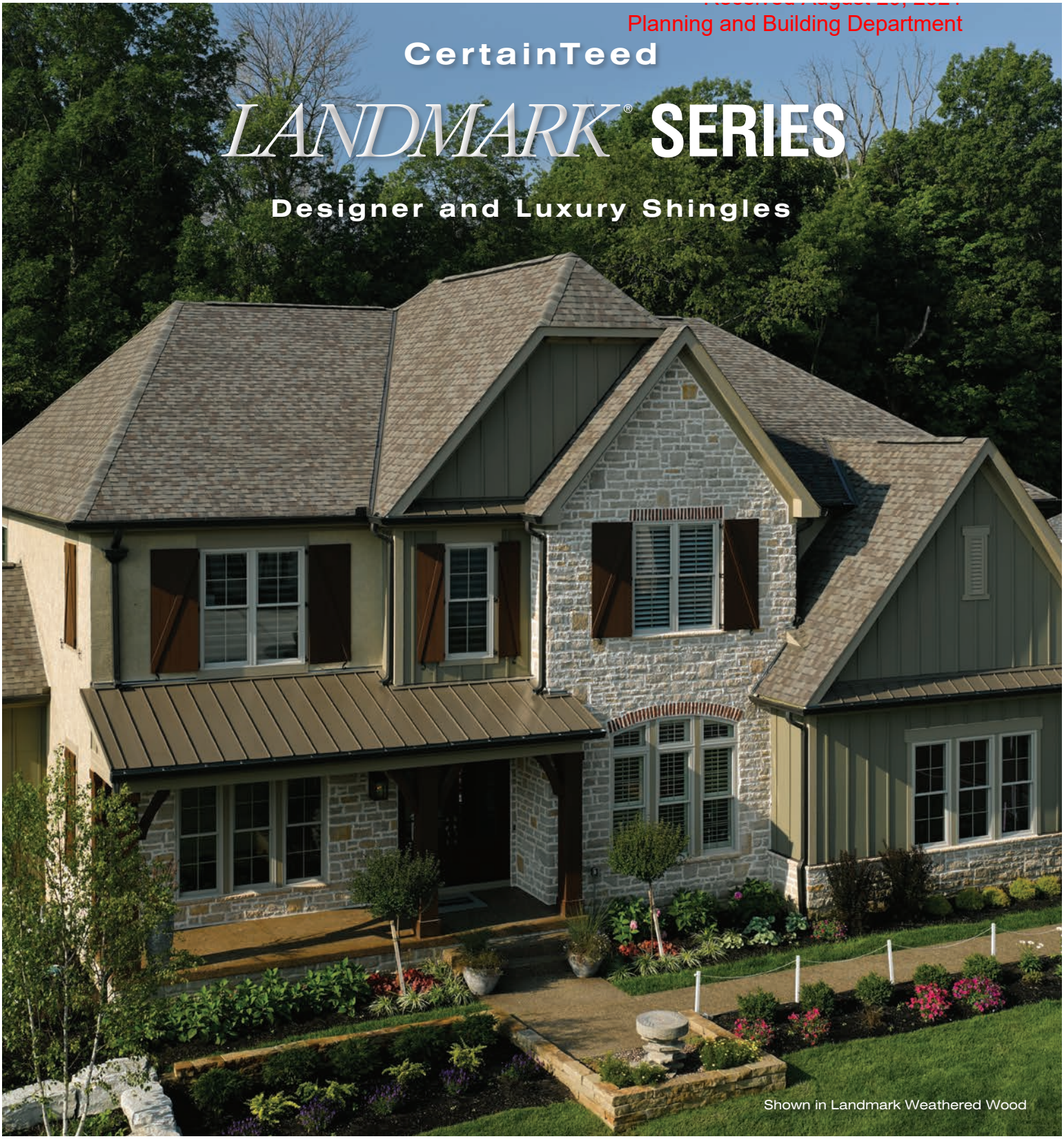
For technical questions, information on acceptable alternative application methods and materials, or a copy of the product warranty, contact the sources listed below:		Warranty	Alternate Instructions	Technical Questions
Your supplier or roofing applicator		✔		
CertainTeed Home Institute	**800-782-8777**	✔	✔	
CertainTeed-RPG Technical Services	**800-345-1145**	✔	✔	✔

Planning and Building Department

CertainTeed

LANDMARK® SERIES

Designer and Luxury Shingles



Shown in Landmark Weathered Wood

CertainTeed
SAINT-GOBAIN

Received August 20, 2021
Planning and Building Department



Shown in Landmark Driftwood

SO MUCH DEPENDS ON YOUR ROOF.

What's your roof protecting? Your family. Your possessions. The integrity of your house. All under one roof. All protected by the same investment.

When you choose Landmark® Series Shingles, you make the decision that assures the beauty, durability and security of your home for generations.

Landmark Series takes roofing to a higher level. It's engineered to outperform ordinary roofing in every category, keeping you comfortable, your home protected, and your peace-of-mind intact for years to come with a transferable warranty that's a leader in the industry.



Shown in Landmark Weathered Wood

Shown in Landmark Moire Black

LANDMARK® SERIES

exceptional value

Landmark Series offers four levels of high performance shingles in weight and thickness. The heavier the shingle, the more depth, thickness and dimension it offers. All four offer the exceptional value of the industry's toughest fiber glass mat, the strongest materials available and the best warranty.

lasting beauty

Landmark Series shingles endure time and weather beautifully. They come with our exclusive StreakFighter® warranty, protecting your roof from streaking that can be caused by airborne algae.

peace of mind

CertainTeed's enhanced lifetime limited warranty protects against ANY manufacturing defects, which include aesthetic defects.

Landmark® TL
- Triple-layer protection
- 305 lbs.
- Max Def color palette
- Lifetime limited warranty

Landmark® Premium
- Dual-layer, high performance
- 300 lbs.
- Max Def color palette
- Lifetime limited warranty

Landmark® Pro
- Dual-layer, high performance
- 250 lbs.
- Max Def color palette
- Lifetime limited warranty

Landmark®
- Dual-layer durability
- 229/235 lbs.
- Lifetime limited warranty

Received August 20, 2021
Planning and Building Department

LANDMARK® TL


Shown in Max Def Shenandoah

the ultimate power shake

Three laminated layers of the industry's most durable materials, providing a dramatically thick roofing product styled with the classic appeal of wood shakes. Like a real wood shake, it's truly dimensional in shape, with distinct butted edges and long-lasting curb appeal.

Landmark TL costs a fraction of natural wood shakes, but the benefits don't end there. Unlike wood, it won't rot or decay, and it offers excellent wind and fire resistance.

Landmark TL. Don't just choose it for the triple-layer durability, originality, or even the cost advantages. Choose it for the power of its position... high above all the rest.

specifications

- Three-piece laminated fiber glass construction
- Rustic appearance of hand-split wood shakes
- 305 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389

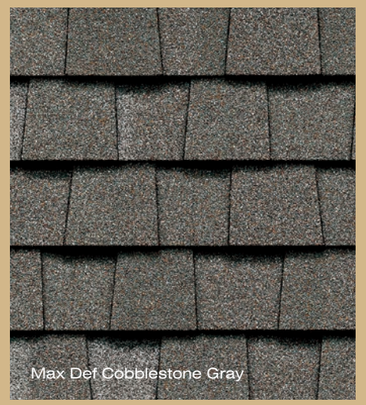
warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

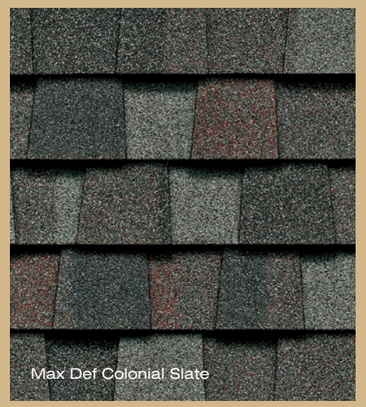
LANDMARK® TL color palette

max def colors - Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.


Max Def Cobblestone Gray


Max Def Resawn Shake


Max Def Weathered Wood


Max Def Colonial Slate


Max Def Old Overton


Max Def Burnt Sienna

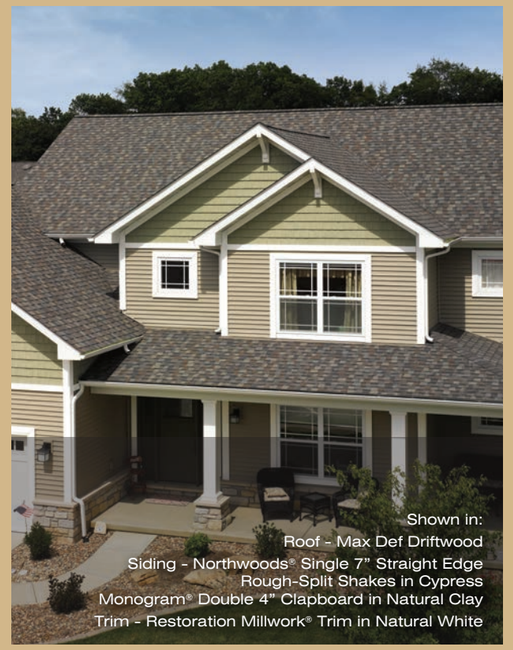

Max Def Shenandoah


Max Def Moire Black


Shown in Max Def Weathered Wood

Received August 20, 2021
Planning and Building Department

LANDMARK® PRO



introducing more value

Landmark Pro is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark Pro improves upon the CertainTeed Landmark shingle, a leading consumer publication's "Best Buy" for the past five years.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our NailTrak feature, enabling faster installation.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 250 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389

Landmark Pro Silver Birch is an ENERGY STAR rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

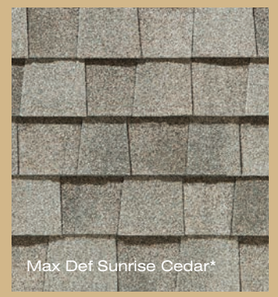
LANDMARK® PRO color palette

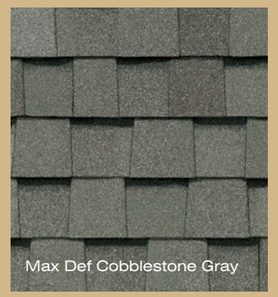
max def colors - Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



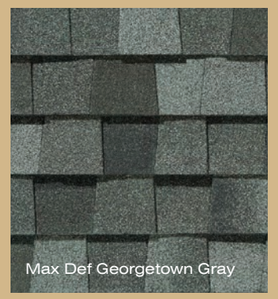
Silver Birch*

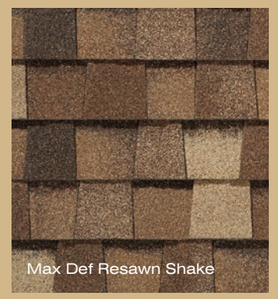

Max Def Mojave Tan


Max Def Sunrise Cedar*

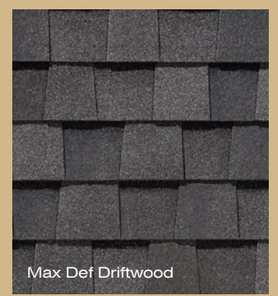

Max Def Cobblestone Gray

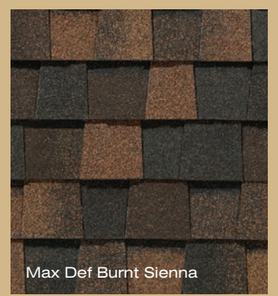

Max Def Colonial Slate


Max Def Georgetown Gray

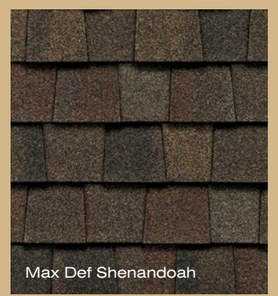

Max Def Resawn Shake

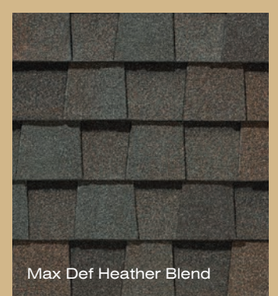

Max Def Weathered Wood

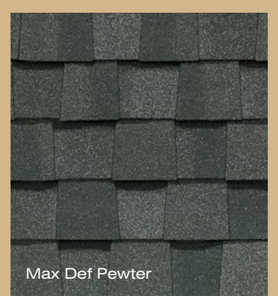

Max Def Driftwood

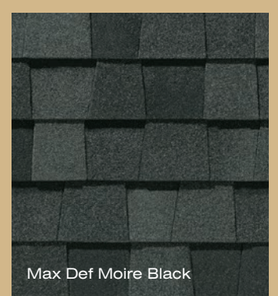

Max Def Burnt Sienna

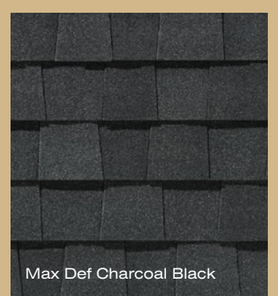

Max Def Hunter Green


Max Def Shenandoah


Max Def Heather Blend


Max Def Pewter


Max Def Moire Black

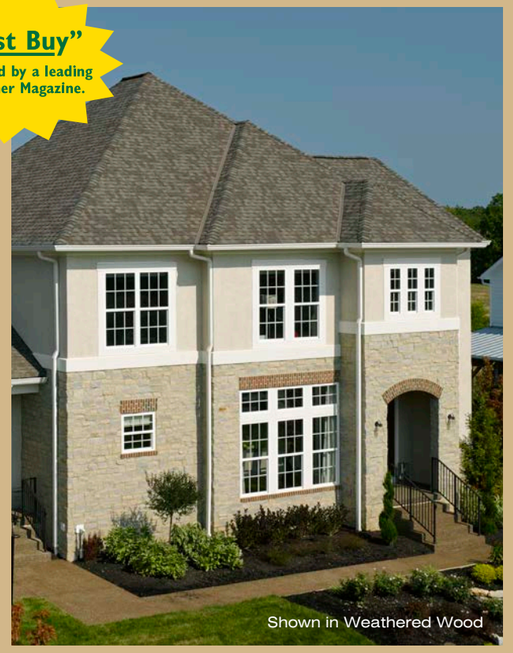

Max Def Charcoal Black

** Not available in all areas*

Received August 20, 2021
Planning and Building Department

LANDMARK®

"Best Buy"
As ranked by a leading Consumer Magazine.


Shown in Weathered Wood

takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest aray of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 229/235 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389

Landmark Silver Birch is an ENERGY STAR rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

LANDMARK® color palette



* Not available in all areas

Shown in Driftwood

Instr #2021003215 BK: 5148 PG: 692, Filed & Recorded: 1/11/2021 10:04 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,519.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:20022
Consideration: $217,000.00
Documentary Stamps Paid: $1,519.00

This Warranty Deed

Made this **January 11, 2021 A.D.** By **David H. Jones and Denise G. Jones, husband and wife** hereinafter called the grantor, to **Dale E. Gallucci,** whose post office address is: 122 West Penn Street, Long Beach, NY 11561, hereinafter called the grantee:

COPY

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

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 6, Subdivision of Lot 11, Block 39-A of the City of St. Augustine, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 114, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 200400-0060

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2020.**

[*signature page to follow*]

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Micaela Nino

[2] _____

Witness Printed Name: _____

_____ (Seal)
David H. Jones
Address: 110 W. Centre St.
Fredericksburg, TX
78624

_____ (Seal)
Denise G. Jones
Address: 110 W. Centre St.
Fredericksburg, TX
78624

COPY

State of TX
County of Gillespie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 7, 2021, by David H. Jones and Denise G. Jones, husband and wife. Such person (notary must check applicable box):

- ☐ **is / are personally known to me.**
- ☐ **produced a current Florida Driver's license as identification.**
- ☒ **produced** TXDL **as identification.**

CHRISTI RENEE BENEDICT
Notary Public, State of Texas
Comm. Expires 09-27-2023
Notary ID 132190396

_____
Notary Public
Notary Print Name Christi Renee Benedict
My Commission Expires: 09/27/2023

(NOTARY SEAL)

St. Johns County, FL

Sales Questionnaire Form

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

Sales Questionnaire

Summary



Parcel ID	2004000060
Location Address	305 A ST GEORGE ST Saint Augustine 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	1-114 CITY OF ST AUGUSTINE DUNHAM PLAT OF LOT 11 BLK 39-A LOT 6 OR5148/692 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Dunham Deed, Subdivision Of The Land Of
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.090
Homestead	N

Owner Information

Owner Name	Gallucci Dale E 100%
Mailing Address	122 W PENN ST LONG BEACH, NY 11561-0000

Map



Valuation Information

	2021
Building Value	$0
Extra Features Value	$0
Total Land Value	$159,068
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$159,068**
Total Deferred	$12,622
Assessed Value	**$146,446**
Total Exemptions	$0
Taxable Value	**$146,446**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2019	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2018	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2017	$0	$0	$133,133	$0	$0	$133,133	$133,133	$0	$133,133
2016	$0	$0	$121,030	$0	$0	$121,030	$121,030	$0	$121,030
2015	$0	$0	$93,366	$0	$0	$93,366	$92,432	$934	$92,432
2014	$0	$0	$84,029	$0	$0	$84,029	$84,029	$0	$84,029
2013	$0	$0	$84,029	$0	$0	$84,029	$84,029	$0	$84,029
2012	$0	$0	$84,029	$0	$0	$84,029	$84,029	$0	$84,029

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	38	100	38	EF	$159,068

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/11/2021	1/11/2021	$217,000.00	WARRANTY DEED	5148	692	Q	V	JONES DAVID H,DENISE G	GALLUCCI DALE E
11/2/2015	10/28/2015	$165,000.00	WARRANTY DEED	4106	1323	Q	V	JAUMOT FRANK N III,JANET M	JONES DAVID H,DENISE G
11/15/2011	11/10/2011	$120,000.00	WARRANTY DEED	3494	1459	Q	V	PACETTI HILDEGARDE TRUSTEE	JAUMOT FRANK N III,JANET M
12/6/1973	12/6/1973	$0.00	WARRANTY DEED	244	126	U	V	PACETTI HILDEGARDE	PACETTI MACY P

No data available for the following modules: Exemption Information, Building Information, Extra Feature Information, Sketch Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/21/2021, 1:33:33 AM

Version 2.3.121



Detail by Entity Name

Florida Limited Liability Company
GENERATION HOMES, LLC

Filing Information

Document Number	L09000084540
FEI/EIN Number	27-0851763
Date Filed	09/01/2009
State	FL
Status	ACTIVE

Principal Address

5860 US 1 North
St. Augustine, FL 32095

Changed: 04/03/2015

Mailing Address

5860 US 1 North
St. Augustine, FL 32095

Changed: 04/01/2017

Registered Agent Name & Address

JOHNSTON, CORA M
5860 US 1 North
St. Augustine, FL 32095

Address Changed: 03/28/2016

Authorized Person(s) Detail

Name & Address

Title MGRM

JOHNSTON, CORA M
68 Magnolia Dunes Circle
St. Augustine, FL 32080

Title VP

MCDONALD, STUART AJR
360 Front Door Lane
St. Augustine, FL 32095

Title Member

FENNER, PAULA A
19264 NW CR287a
Clarksville, FL 32430

Title Member

FENNER, MICHAEL T
208 Majorca
St. Augustine, FL 32080

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	06/01/2020
2021	03/11/2021

Document Images

03/11/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
08/06/2018 -- ANNUAL REPORT	View image in PDF format
04/01/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
01/17/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
09/01/2009 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 16, 2021 Meeting



Application PL2021-0121 Address: 44 Avenida Menendez
(110 Charlotte Street)

Applicant: CD + Urban

Property Owner: 44 Avenida Menendez, LLC

Project description: To construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.
(Following Opinion of Appropriateness application approval on July 15, 2021)

Architectural Style:	New Construction; Espinosa-Sanchez House: Spanish Colonial	Florida Master Site File:	Espinosa-Sanchez House (110 Charlotte Street): SJ02504
National Register:	St. Augustine Town Plan Historic District (Espinosa-Sanchez House is Contributing)	Construction date:	New construction; Espinosa-Sanchez House c. 1702 – 1756
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1963400000		
Agenda Item:	7(b)	Previous Action(s):	OOA 2021-0059

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness application follows an Opinion of Appropriateness (OOA) application that was approved at the July 15, 2021 HARB meeting. Please refer to the previous OOA staff reports for more details on the context of the site and the architectural requirements of the HP-2 zoning district.
- 44 Avenida Menendez, which also has the address 110 Charlotte Street, faces the bay of the Matanzas River to the east and Charlotte Street to the west, and is on the southeast parcel of Charlotte and the pedestrian alley portion of Treasury Street. One of the few buildings dating from the First Spanish period, the Espinosa-Sanchez House, fronts the Charlotte Street side of the parcel, and is detailed on the attached FMSF survey.
- New buildings in HP-2 are required to be in the form of "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821," with the First Spanish Period design recommended, according to the Architectural Guidelines for Historic Preservation, and conform to the design characteristics found in Manucy's *The Houses of St. Augustine* or other listed accredited authoritative sources.
- HARB's approval of the OOA design, was based on some level of compromise, balancing the FDOT requirements and the AGHP and zoning requirements to have the structure built to the street.
- Conditions and recommendations placed with the HARB approval include: to see staff comments for the 2nd story fenestration patterns, for the south structure to have openings compatible to the First Spanish Period, for Spanish Colonial roof materials and details to be applied, to color coordinate with adjacent properties, and to provide all details for the COA to be able to be addressed expediently. Unresolved concerns also included the height of the proposed property wall, and if the well adjacent to the drive-through building is being removed.

In the revised submittal, the following revisions were made by the applicant:

1. Compatibility with Spanish Colonial Site Plan: As with the OOA application, the applicant included the 1764 Puente Map and Sanborn Maps to indicate the historic pattern of buildings on this property. While historically Colonial buildings did not front the Matanzas Bay but instead Charlotte Street, the Zoning Code and AGHP requires building to be on the streetfront.
   a. Similar to the OOA's latest revised plans, the proposed COA plans meet the character of a Spanish Colonial building with the 2-story building's front façade/east elevation set directly on the street front, fronting Avenida Menendez as an enclosed space, with a 2nd floor covered porch resting squarely on top of the first. Varying levels of wall heights continue on both edges in a similar manner as proposed in the last revised OOA plans.
   b. The one-story building continues to be set back from a wall that is proposed along the property line with a small plaza in between. The applicant acknowledged that a zoning variance application will need to be approved by the PZB for this since the zoning code requires a larger setback.
   c. While the existing wall along Treasury Street is to remain, a new 6' high concrete wall with new service gates and 2 new pairs of wood gates are shown on the site plan, at the south end of the west property line, with new stucco masonry unit (SMU) walls of various sizes shown on either side of the proposed new 2-story building

property line.
   d. The length of the pergola has been shortened so it no longer extends to the Espinosa-Sanchez House.
   e. The relationship of the one-story building and 2 story building needs to be refined to convey a Spanish Colonial site plan that developed over time.
2. Compatibility with Spanish Colonial Building Plan: As with the OOA application, the COA submittal includes excerpts from Manucy and the revised submission includes design inspiration from the Arrivas and Salcedo Houses.
3. Architectural details: (On the 2-story building) The 2nd floor of the main building's front façade, 4 pairs of French doors with transom windows above are maintained from the OOA plans, while 4 single windows are along the 1st floor level with 6 over 6 sashes and flanking vinyl shutters with the addition of window sills and a rejas at the north end. In the new COA plans, a wood shake roof replaces the metal roof and Hardie Board Artisan clapboard siding replaces the wood shake siding on the second floor. A wider chimney is now shown, with the top treatment also modified with tapered moldings similar to the existing chimney on the Espinosa-Sanchez house and profile highlighted by Manucy, instead of the triangulated cover from the OOA plans. On the north elevation, arched openings on an outer wall continue to create an arcade, and squared windows groupings now flank the 2 sets of double French doors, which now have transoms. The 2nd story windows on the south end have been shutters.

   On the 1-story building to the south, the two pairs of French doors have now been reduced to 1 pair with shutters, with the property wall opening now modified to center in front of these French doors. Details such as canales have been added to the parapet wall above. The property line wall wraps around to the south, and two windows were removed. Rooftop seating on this portion of the building remains.

4. Landscape Plans:
   a. The applicant provided visual identification of the proposed plant materials along with indications that they are either Florida natives or AGHP listed materials, with the exception of Pittosporum, which is on the Floridata website.
   b. Multiple types of coquina remain on the plans for the pavement materials

Other requirements that must be met:

5. Zoning Requirements: See the Zoning Requirements for HP-2 under the City Codes section of this report. A scaled proposed site plan was provided with this submittal. Any elements of the design plan that do not meet the zoning stands will require application to the Planning and Zoning Board (PZB). The PZB can take into consideration approval of the design by the HARB during their review.
6. The proposed project meets ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

STAFF SUMMARY AND ANALYSIS (continued):

7. **REMAINING CONCERNS:**

Windows and Doors:

a. On the 1 and 2-story building North Elevations: The AGHP states that street doors should not contain glazing. No examples were found in Manucy or the AGHP for paired French doors.
b. On the 1-story building: The architectural context is not meeting Spanish Colonial scale, which may be in relation to the symmetry and paired French doors. The applicant may consider a simple arched entry with a single wood door and a single window or a single larger door to follow the idea that this building is an accessory/utilitarian type building.
c. On the 2-story building North and East Elevations: Window and door forms still include paired French doors with transom windows, which as mentioned in previous staff reports for this project, does not meet Spanish Colonial period because of the proportion of open space.
d. On West Elevation: Windows with fan transoms are more of a Mediterranean Revival design element. A case needs to be made to include these on this design which is required to be influenced by the Spanish Period.
e. Specific information is needed about the proposed windows to determine if wood or aluminum clad windows are proposed.

Walls and Gates:

f. Property wall heights are stepped, and in areas do not meet the Spanish period recommended heights, especially on the east property line. The use of lower-height walls relates to time periods after the Colonial periods. Staff asked for heights to be provided by the applicant for these walls and more details to be provided on all walls and gates. The AGHP requires the height of street walls to be a minimum of 5.5' tall with openings in the wall/gates between 50" maximum and 40" minimum.
g. The entrance gate on the east property line looks more like a garden wall gate.

Well:

h. The existing well adjacent to the drive-thru building is not shown on the submitted plans. There has been no confirmation if this is an archaeological well or a reconstruction. Due diligence is needed by the applicant to prove that the well is not historically significant. The proposed water feature in the landscape plans should not be considered a compatible replacement.

Other Elements:

i. More detailed plans are still needed for the proposed pergola/trellis in the rear courtyard and for above the east entrance gate.
j. According to the AGHP, the vinyl shutters are proposed are an incompatible material.
k. Finish colors need confirmed for the handrail and balusters and light fixtures.
l. Proposed umbrellas shown around the outdoor seating areas should be white canvas.
m. Designs need to be submitted for all outdoor furniture of a permanent nature so that they can be reviewed for compatibility.

Landscape Plan (Previous Concerns Remain – see also 7h):

a. Landscaping and site details should conform to the Pre-1821 palette.
b. The tabby concrete with wood inlay is not a detail identified by the AGHP.
c. The use of cut coquina for paving materials is not identified by the AGHP and the example shown is a detail approved to reference the footprint of a historic building foundation.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussion of the HARB and without the support of evidence to the contrary, staff finds that the board **can CONTINUE** a **CERTIFICATE OF APPROPRIATENESS at 44 Avenida Menendez** to allow time for these outstanding issues to be resolved.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove the existing drive-through building (estimated construction date 1993 by the St. Johns County Property Appraiser) to replace with new building. Remove existing well adjacent to north elevation of drive-through building and existing ticket building on the northeast corner of the property
2. Construct a two-story building that fronts Avenida Menendez with a side facing gable on hip roof, a 2nd-story wraparound porch on the north, and east elevations with hip roof on north end over the first-floor enclosed building. Another 2nd story porch is proposed on the west elevation.
   To the south, a set-back one-story wing building with flat roof to accommodate restaurant seating extends westward toward Charlotte Street to a rooftop mechanical area.
   Exterior stair cases are proposed for both buildings.
   Proposed building materials include:
   a) Wood shake shingle roof
   b) Hardie Board Artisan clapboard siding
   c) 3-coat traditional smooth coat stucco
   d) Wood 8-lite French doors with rectangular transoms on 2nd story north, east, and west elevations and fanlight transoms on 1st floor west elevation
   e) Kolbe windows
   f) Vinyl shutters
   g) Canvas awnings projecting 48" over certain openings
   h) Terra cotta scuppers on south building's parapet wall
   i) Light fixtures (mounted and hanging)
   j) Dark bronze door hardware
   k) Copper half round gutters
3. No changes are proposed for the Espinosa-Sanchez House (c. 1702 – 1756) that fronts Charlotte Street, which will remain in its existing location on the shared lot.
4. Create a courtyard with a fountain, a large pergola oriented east/west, landscaping, and outdoor restaurant seating to the north and to the rear or west, with a round cut coquina firepit adjacent to the Espinosa-Sanchez House chimney, and water feature
5. Construct a stepped CMU stucco wall of varying heights on east property line, along Avenida Menendez, with a double gate on the north end.
6. Construct a new 6' high concrete wall with service gates and 2 new pair of wood gates to replace the existing masonry wall that fronts Charlotte Street and connects to the west elevation of the Espinosa-Sanchez House

CITY CODES/DESIGN GUIDELINES:

Zoning Requirements for HP-2:

1. Maximum lot coverage: the lesser of 70% or 7,000 square feet sum of all buildings and the maximum lot coverage for the main structure is the lesser of 2,500 square feet or 50% of the total lot size. NOTE: there are no variances to lot coverage, any excess would require rezoning to PUD.
2. Setbacks: Front = Main building must be located on the street frontage. The main building shall not exceed the lesser of 80% of the lot width or 40 feet. Secondary buildings (those under 15 feet in height) which connect to a main building shall be set back the lesser of 40% of total lot depth or 40 feet. Main buildings on the same lot shall be separated by minimum of 20 feet.

   Rear = 3 feet minimum

   Side = 3 feet minimum with the exception that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.
3. Height: No portion of peaked roof main buildings or structures shall exceed 35 feet, 2½ stories. No portion of flat-roofed main buildings or structures shall exceed 30 feet, 2 stories. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

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

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures,

regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**
For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**
There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations
In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the “Golden Rectangle” of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821

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

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

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

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

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

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Figure 1 in AGHP depicts pre-1821 walls and fences.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work.

This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...
- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.

- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

Historic Plant Materials

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

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Maps
4. City Code of Ordinances (Sec. 28-89(b)(1)
5. Pages from Albert Manucy's *The Houses of St. Augustine 1565-1821* (1992)





STAFF PHOTOGRAPHS
44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and On south end of property, looking west

STAFF PHOTOGRAPHS: 44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building;
On south end of property, looking west;
On north end of building, looking east towards Avenida Menendez and Matanzas Bay





STAFF PHOTOGRAPHS
44 Avenida Menendez





East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building; looking south from Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





West Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building,
looking northeast and east

STAFF PHOTOGRAPHS
44 Avenida Menendez





From Treasury Street pedestrian alley:
North Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building;
East elevation of Espinosa-Sanchez House (built between 1702 – 1756),
which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez



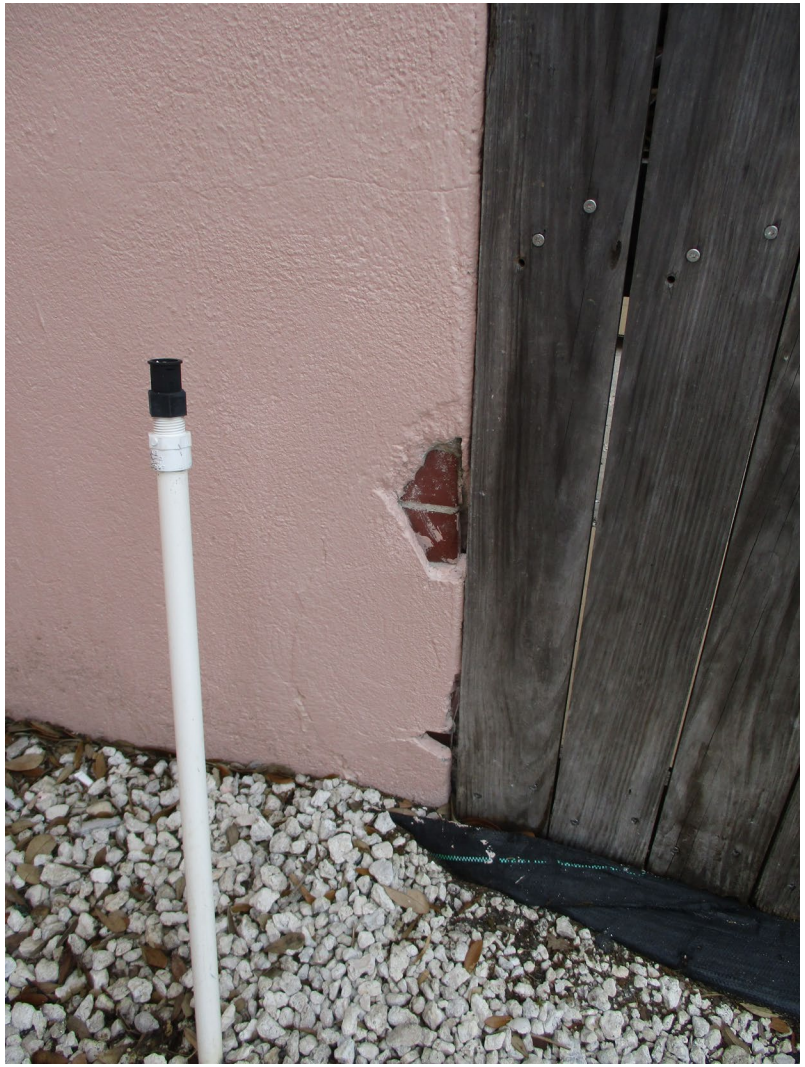
North Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and East elevation of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property



STAFF PHOTOGRAPHS
44 Avenida Menendez







East elevation and south elevation of chimney and coquina wall of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez







East and south elevations of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS: 44 Avenida Menendez









South and East elevations of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS: 44 Avenida Menendez







West elevation of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property
and has been referenced as 110 Charlotte Street:
Looking north and south down Charlotte Street
and at intersection with Treasury Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking east from Charlotte Street at west elevation of Espinosa-Sanchez House (built between 1702 – 1756), where Treasury Street becomes pedestrian alley

STAFF PHOTOGRAPHS: 44 Avenida Menendez







From Treasury Street (pedestrian alley portion, east of Charlotte Street):
-Looking east toward Avenida Menendez;
-Looking southeast at masonry wall along north elevation of Espinosa-Sanchez House (built between 1702 – 1756);
-Looking west toward Charlotte Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking south and southwest from property of project area

STAFF PHOTOGRAPHS
44 Avenida Menendez





On Charlotte Street looking east toward project area
and from southwest corner of project area property

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking north and west from within property of project area

STAFF PHOTOGRAPHS: 44 Avenida Menendez









On northeast corner of property, fronting Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking north down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking south down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking east across Avenida Menendez towards Matanzas Bay

Page 1 HISTORICAL STRUCTURES FORM Site # SJ 2504
(X) orginal FLORIDA MASTER SITE FILE
( ) update Recorder # _____

SITE NAME: Espinosa-Sanchez House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: corporate
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 44 Avenida Menendez, St. Augustine, FL
VICINITY OF/ROUTE TO: At southeast corner of Treasury and Char
lotte St. intersection
SUBDIVISION: City of St. Augustine BLOCK: 5 LOT: A&B
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 180
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 46900 NORTHING:3306830
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1756 RESTORATION DATE(S): 01/01/65
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): residence
PRESENT USE(S): prof. office

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 1 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): Masonry, stone (coquina)

EXTERIOR FABRIC(S): Stucco, stone (coquina)

FOUNDATION: TYPE stone (coquina) wall
PORCHES: one-story arcaded loggia to east; one-story porch t
ROOF: TYPE gable, intersecting SURFACE wood shakes
SECONDARY STRUCS. porch, hip
CHIMNEY: NO. 1 MTLS stucco; brick LOCNS end exterior
WINDOWS: DHS 9/6; shutters; attic louvre

EXTERIOR ORNAMENT: chamfered posts; decorative doors
CONDITION: SURROUNDINGS: On street line at intersection; d
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE:

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

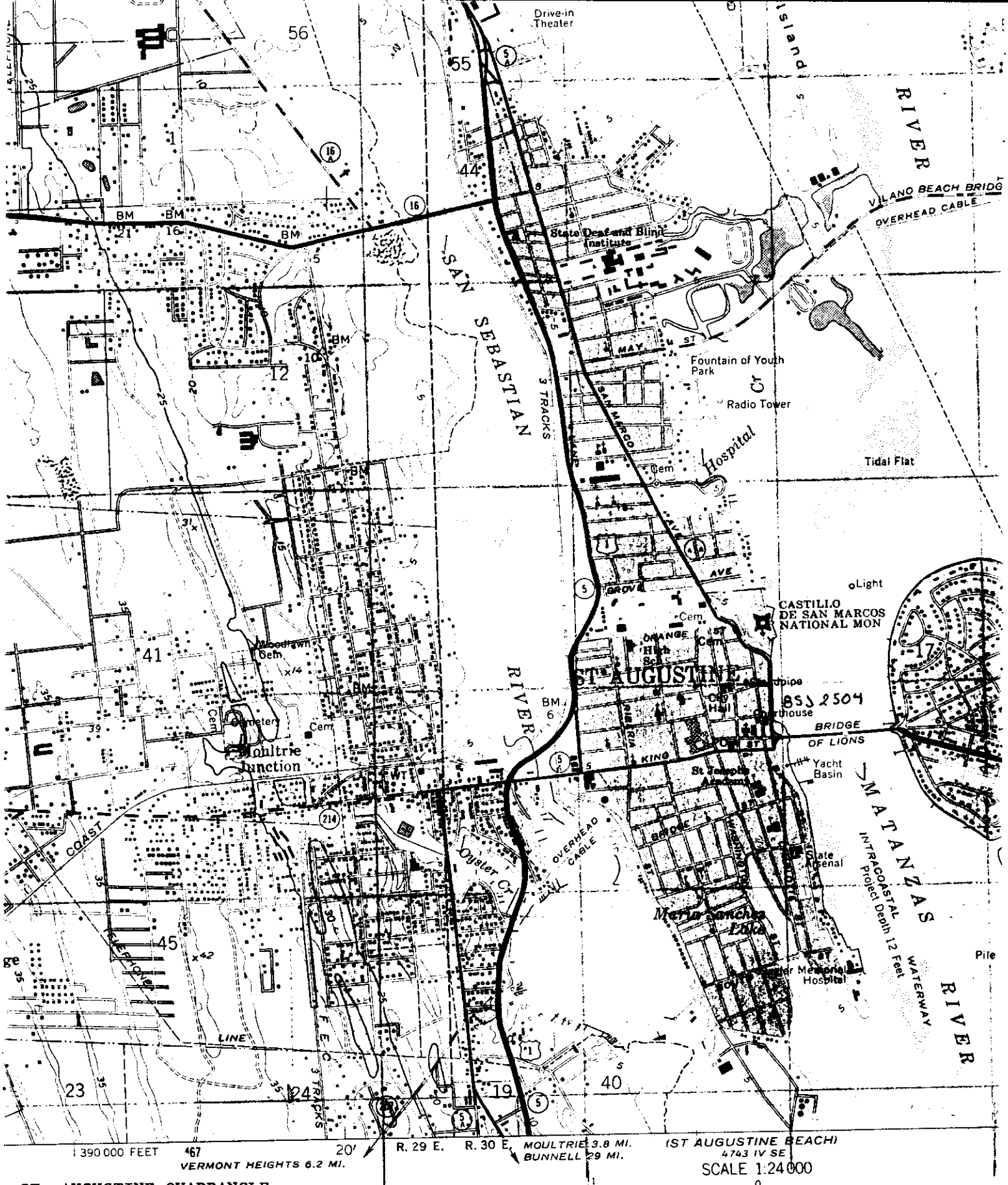
DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P



ST. AUGUSTINE QUADRANGLE

SCALE 1:24 000

1 0 1 2

1000 0 1000 2000 3000 4000 5000 6000 7

1 5 0 1 KILOM

MN GN

1° 18 MILS 0°09' 3 MILS

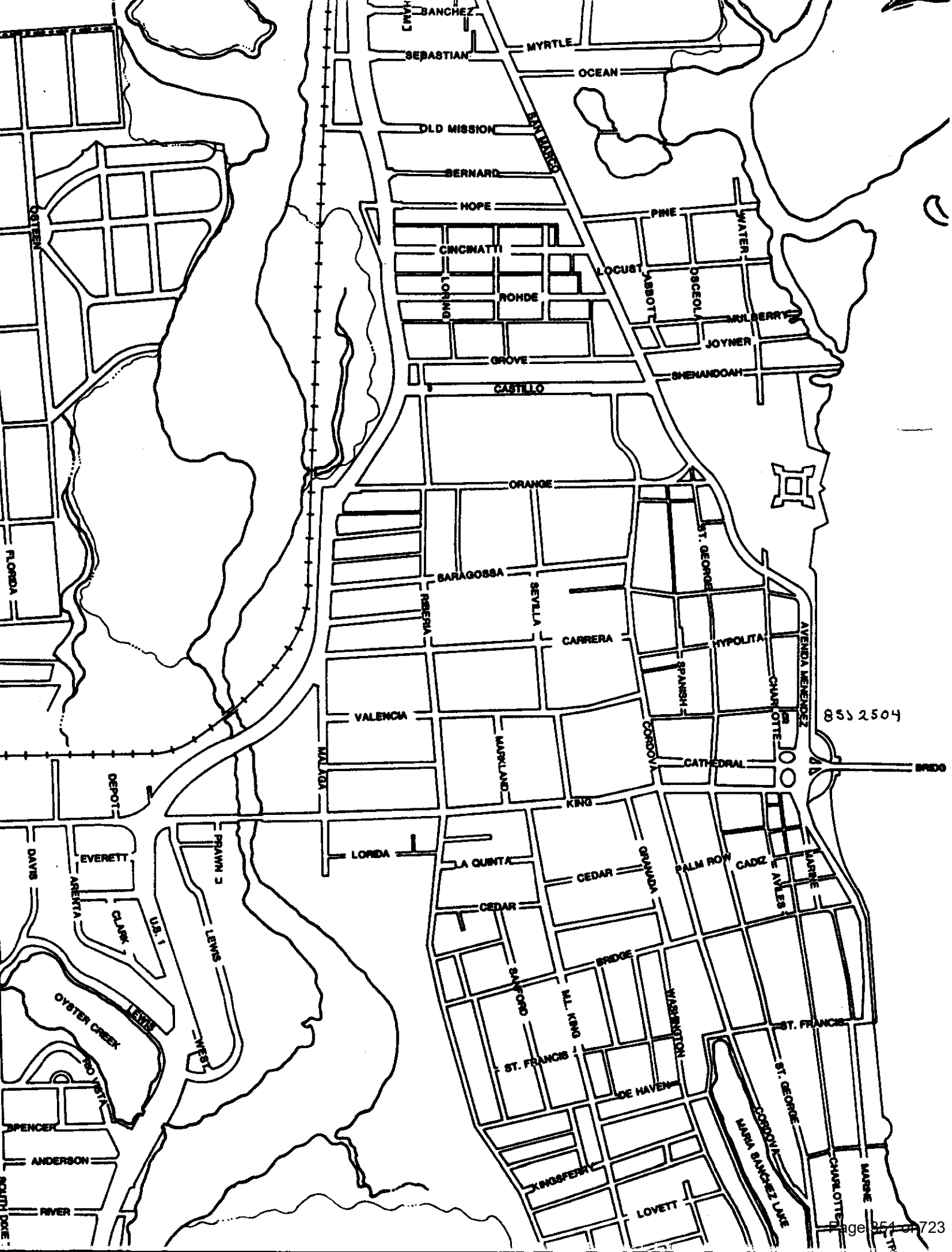
CONTOUR INTERVAL 5 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET


SANCHEZ
SEBASTIAN
MYRTLE
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
SARAGOSSA
SEVILLA
RIBERIA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
BRIDGE
MALAGA
DEPOT
KING
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
DAVIS
EVERETT
ARENTA
CLARK
U.S. 1
PRAWN
LEWIS
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
RIO VISTA
WEST
DE HAVEN
CORDOVA
MARIA SANCHEZ LAKE
CHARLOTTE
SPENCER
ANDERSON
KINGSFERRY
LOVETT
RIVER
SOUTH DIXIE
FLORIDA
ORTEEN
8512504

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building, the Espinosa-Sanchez House (formerly known as the Perez-Snow House), was built between 1702 and 1756 and is one of the surviving colonial structures in St. Augustine. Moreover, the building is only one of the structures that date from the First Spanish period. The coquina building is also notable for its durability over the centuries. It has undergone several major renovations from the late 18th century and has survived two major fires along the bayfront. The Espinosa-Sanchez House was restored in 1965 to its mid-18th century configuration and general appearance by the exchange (now Atlantic) Bank of St. Augustine.

As is common in colonial architecture, the house abuts the street line at the intersection of Charlotte and Treasury Streets, and one of the principal entrances is off of the loggia to the east. Unlike most First Spanish Period buildings, however, there is a main entrance directly off the street onto Charlotte Street. This door could have been added in the Second Spanish Period during extensive remodeling for commercial purposes.

The current L-Shaped configuration of the house is similar to its 18th century plan, one of the few surviving examples of the Wing Plan as defined by Manucy in The Houses of St. Augustine (p. 58). The Wing Plan "is characterized by a main structure of two or more rooms, plus a substantial wing or two which makes the plan an L, U, or H. In its better aspects, with attractive arcades or galleries around a patio, it was somewhat pretentious layout for the residence of a government official or a prominent family." Historical Research has shown that the first documented owner, and probably builder, of the house in the late First Spanish period, Don Diego de Espinosa, was part of St. Augustine's small merchantile-planter elite and was therefore capable of erecting a more ostentatious wing-plan structure which also has an arcaded loggia to the rear. Today, only the North-South rectangular section of the building is part of the original structure. The east wing, demolished sometime between 1860 and 1884, probably around 1870, was rebuilt in the early 1920's.

The four original First Spanish period arches in the loggia are the most notable features of the building. This row of round arches supports an extension of the main shingled gable roof. The pillars are neoclassic

(Over)

V. BIBLIOGRAPHY

1. Juan Jose Elicio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial Sity," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

in concept with simple moldings serving as the capital. Wood chamfered posts are found in the porch along the south end of the building. Other notable features include 9/6 windows, three decarative doors, and a Spanish type chimney, built in the 1960's, attached to the east facade of the east wing. A coquina wall extends east of the north facade along Treasury Street.

The building has undergone a number of dramatic changes since the mid-18th century, most particulary in its size, configuration, fenestration, and roof line. Sometime between 1785 and 1798, a flat roof replaced the original wood frame gable roof. The second major alteration involved the addition of a coquina second floor over both wings in the late 1790's. A photograph taken around 1870 shows how the building probably looked from the late colonial through the Civil War era. The 2½ story structure was crowned by a series of dormers which were sided diagonally with word. The shuttered windows were of the 9/6 variety, and there were three doors on the Charlotte Street facade, a central doorway and two at both ends. The central doorway exhibited one of the best examples of colonial post-and-lintel frontispiece ornamentation. Two plan pilasters resting a top a coquina base flanked the door. The capitals were simple, similar to those on the stone pillars in the rear arcades and to others found on plans drawn by royal engineer Mariano de la Roque in the 1790's. Moreover, three rosettes adorned the rectangular lintel which rested on the doorway and capitals.

Shortly after this picture was taken, a new owner removed the masonry second floor and probably the east wing. As in the 18th century, a flat parapet roof replaced a gable roof. Perhaps at this time, but at least by 1884, a gabled-foor frame board and batten second floor was built over the northern half of the structure. This addition exhibited ornamentation inspired by the Carpenter Gothic Style in vogue a decade or so before. Decorative curved lintels were placed over the four window openings on Charlotte Street and lattice was installed over the windows. The frame second floor probably was destroyed in the 1887 fire that ravaged that section of the town, but the older masonry structure survived the devastation. A photograph from the mid-1890's shows the building without the partial second floor. By this time, however, the North doorway, and the two windows flanking the central doorway had been bricked-in and plastered.

The 20th century brough another series of radical changes to the building. In the process of converting the building into apartments, a shingled second floor was added over the entire masonry downstairs sometime between 1910 and 1914. A balconey boldly projected over Charlotte Street. The south and North windows were converted into doorways, and the south doorway was filled-in. History once again repleated itself as the 1914 bayfront fire destroyed the newly-completed second floor. Once more, the up-again, down-again old building was one-story in height.

The long-time proprietors of the structure, elbridge and Fanny Snow, were responsible for the next series of alterations in the early 1920's. They built the east wing, thus returning the building to its First Spanish period contiguration. And in an attempt to blend this outbuilding with the new main residence along Bay Street (Avenida Menendez), they added some Mediterranean Revival touches to the building, including barrel roof tile and casement windows.

The property was purchased by the Exchange Bank in 1963, and after archaeological investigations conducted by Dr. Hale Smith of FSU confirmed the colonial origin of the building, the bank undertook plans to restore it to its First Spanish Period appearance. The arcaded loggia was retained, double-hung 9/6 windows were installed, a new coat of stucco was added, and a chimney

was built in the east wing. Several changes were not in keeping with the character of the colonial building. Far too much of the coquina facade was left exposed, and the decorative post-and-lintel frantispiece was not restored to the Charlotte Street side. Serious consideration should be given to converting the bland border around the doorway into its former decorative grandeur.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has

the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The colonial structure at 44 Avenida Menendez is best known for its long association with two prominent colonial and American period families, the Espinosa and Sanchez clans, and for its association with the Snow family 20th century St. Augustine fame. The building tradionally has been called the Perez-Snow House, but historical and architectural research indicates that a more appropriate name should be the Espinosa-Sanchez House.

The building was constructed in one of the most densely developed areas of the colonial city, i.e, The 1½ blocks south of the Plaza on Charlotte Street. The first documented owner, and probable builder, of the original one-story, L-shape house was Don Diego de Espinosa, one of the colonial's most prominent planter-ranchers in the late First Spanish Period. Espinosa was largely responsible for the development of Diego Plains (Palm valley area) and the construction there of Fort San Diego. After his death in 1756, his daughter, Josefa de la Encarnacion Espinosa, inherited the property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and at some point in the twenty-one year British rule, Fish leased the coquina house to unknown parties.(4)

Parez died in Havana in the 1770's, and when his widow returned to her hometown after Spain regained Florida in 1784, she proceeded to buy her former property. On March 17, 1785, she bought the house and lot from Jesse Fish for 200 pesos, the same price which Fish officially charged Perez in 1764 for taking custody of the house. Two interesting details surface in the deed. The coquina house had a wood frame roof ("Cubierta de madera"), and the alley to the north, now known as Treasury Street, was called "Paniagua" or "Bread and water."(5)

Josefa was one of the highly respected women in St. Augustine before her death in 1797. She was the widow and daughter of prominent residents in the old days and currently the benefactor of her St. Augustine-born nephews, Nicolas, Bernardino, and Jose Sanchez. The Sanchez boys, then all in their early twenties, were the sons of Antonia Espinosa, another daughter of Diego, and Jose Sanchez de Ortigosa, and were the nephews of East Florida's most influential and prominent resident in the Second Spanish period, don Francisco Xavier Sanchez. It is interesting to note that Bernardino and Jose were also the brothers-in-law to their uncle for having married the sisters of his wife, Maria del Carmen Hill. All three of the Sanchez boys became influential in their own right by retaining and consolidating Espinosa-Sanchez family land in the Diego Plains area and by venturing into large-scale mercantile activities. Moreover, Bernardino served as public interpreter in the early 19th century.(6)

Apprantly the Espinosa-Sanchez house at the corner of Treasury and Charlotte Streets was not the family homestead, but was used as rental property. The 1788 Rocque map lists Bernardino Sanchez as owner of the now flat roofed, L-shape building who was leasing the house to Juan Jose del Toro.(7) In December 1798, forteen months after the death of Josefa at about the age of 70, Jose Sanchez and Francisco Xavier Miranda, a nephew by marriage, sold the family estate to their uncle, Francisco Xavier Sanchez.(8) Sanchez, always the entrepreneur, bought the "deteriorated, flat-roofed house," rebuilt it, and

added a coquina second story with a shingled gable roof. It is likely that Sanchez added the decorative post-and-lintel frontispiece. On September 5, 1799, he sold the renovated, enlarged structure for 1714 pesos to the Mercantile firm of Miranda & Co., owned by his nephews, Jose and Bernardino and their brother-in-law, Francisco Xavier Miranda. The Company purchased the building as its warehouse, and presumably it served in that capacity until the death of the principals disbanded the firm in the last decade of colonial rule.(9) On one occasion, in 1814, we know that one of Miranda's relatives, Juan Rajo, was living in the warehouse.(10)

In 1816 and 1818, Christina Hill, the widow of Jose Sanchez, bought the other two-thirds interest in the house from the other widows.(11)

The 1834 Clements Map of St. Augustine lists this as the property of the heirs of Joseph Sanchez. It remained in the Sanchez family until after the Civil War.

Daniel Edgar, a wealthy New Yorker began acquiring property in this area in 1869 with a view towards building a winter residence on the bayfront. In putting together a large lot, he purchased from many different owners. During the Civil War some of the land had been acquired in tax sales by B.E. Carr, a prominent local merchant and founder of the Magnolia Hotel, and by John Hay, private Secretary to President Abraham Lincoln (and later Secretary of State under Theodore Roosevelt). Edgar acquired their interests in 1869. That same year he acquired another part of the property from Venancio Sanchez and his son W.J. Sanchez. Venancio was leading 19th Century Merchant who served as Mayor of the city after the Civil War, and was later Spanish Consul at St. Augustine. W.J. Sanchez was a hotel owner and a banker who developed in North City Subdivision that bears his name.(12)

In 1873 Edgar bought at public auction on the courthouse steps the real estate belonging to the Estate of Christina Hill Sanchez including this old colonial building.(13)

Having thus put together a fairly large piece of land, he proceeded to have built a large Second Empire style home with a mansard roof and widows walk on the top, overlooking the bayfront. The work was done by St. Augustine's leading builder of the time, Capt. Thomas House, who also built the Sunnyside House and the Lorillard Villa.(14)

As the bayfront house went up, the Colonial building on the Charlotte Street side of the lot came down - from 2½ stories to 1. It was used as coal, wood and storage shed while the Edgars owned the property. The Edgar House was considered one of the finest in St. Augusitne. An 1885 directory noted:

> "Of late there is a new city springing up consisting of private of modern architecture, among which may be mentioned the ornate villas of Franklin W. Smith, Kingsland, Lorillard, Edgar, Howard, Alexander, Wilson and others. The social atmosphere surrounding St. Augustine is more like that of Newport than any wateringplace in the South, and as a fashionable resort it will continue to increase in population and importance."(15)

The 1887 fire brought great destruction of this part of town. The Carr House, just to the south, was destroyed, but the Edgar House was spared.

In 1893 the Tatler, the society newspaper of the Flagler era, noted:

"This delightful house has been one of the landmarks of this city for many years, its owner endeaving herself to a large circle of acquaintances by her many charities and graciousness."(16)

In 1894 it was reported:

"Mrs. Edgar, owner of the handsome cottage on the Bay, corner of Treasury Street, arrived at her residence early this month. Mrs. Edgar has many friends here, is interested in the work of Trinity Parish, contributing largely to it. Mrs. Edgar spent last winter in the South Carolinas and will be heartly welcomed this season."(17)

In 1898 it was noted:

"Mrs. Edgar whose home on the Bay is one of the most elegant in the city, is now en residence. Mr. Dan Edgar, her son, is also here spending a great deal of time at the Yacht Club, where he is an honored member."(18)

That same year an article describing "Cottage Life in St. Augutine" reported:

"There are a number of more modern houses that . . . antedate the great hotels by some years, and that were built and occupied by their first owners, and held in veneration for the past decade, their occupants forming a charming social circle, and interesting themselves in the quaint old town. Among these is the Edgar Home, on the Bay, stately and dignified, and the winter home of Mrs. Edgar and her sons."(19)

In 1905 the Edgar estate sold the property to Eliza Joseph. Mrs. Joseph was a partner in H.W. Davis & Co., which operated a clothing and Men's Furnishings store in the Cordova Hotel building. Her husband Bernhard Joseph was a retired merchant tailor with the firm of Joseph & Meyerson.(20) According to an 1885 directory:

"The members of the above firm are both natives of Germany. Mr. Joseph came to this country in 1863, and Mr. Meyerson in 1869 . . . Messrs. Joseph & Meyerson began business in December, 1883, as merchant tailors and dealers in gents' furnishing and fancy goods, millinery, etc. They have a fine store desirable located in the St. Augustine Hotel building, facing the plaza. A stock of goods is carried of the value of $6000, and a large and prosperous business is enjoyed."(21)

The Josephs occupied the Edgar House on the Bayfront and some time after 1910 they enlarged the colonial building on Charlotte Street by adding a shingled second story with a balcony, which they rented out as apartments. Both the bayfront house and the apartments were casualties of the disastrous fire that swept the area in April 1914. The St. Augustine Evening Record reported:

"The Joseph house on Bay Street, a palatial residence and a familiar landmark, went down in the seething mass."

The list of fire losses included:

"B. Joseph, beautiful home on the Bay and flats on Charlotte Street, loss thirty thousand dollars; insurance fifteen thousand."

In 1887 the house to the south had been destroyed, and this one spared. In 1914 the situation was reversed. The newspaper reported:

"The fire was checked on the east by the Waters of the bay, and on the south it was stopped in the spacious grounds surrounding the Joseph home."

The front page of the paper printed a message of appreciation:

"Mr. and Mrs. B. Joseph and family wish to extend their sincerest thanks and appreciation to all those who have been so thoughtful and so hospitable to them since their loss of their home in Thursday's fire. The many deeds of kindness and friendship are deeply appreciated."(22)

A photograph taken after the fire shows the bayfront home completely leveled, and the colonial building behind it gutted, with only the coquina walls of the first story still standing.

The choice lot was soon rebuilt upon. By 1917 a two story Mediterranean Revival style dwelling, typical of the Florida Boom period, was erected on the site of the Edgar House. The remains of the colonial building to the rear were remodeled to serve as a garage for the house. By 1924 the two buildings were connected by a 1 story passageway, and by 1930 the south half of the garage was remodeled for residential purposes.(23)

Mrs. Joseph sold part of her property in 1916 to Theodore V. Pomar, comptroller of the Florida East Coast Railway, and the rest in 1921 to Clarence S. Coe.(24)

In 1922 and 1923 both the Coe and Pomar properties were acquired by Elbridge Gerry Snow, a winter resident. His widow occupied the house for many years after his death(25)

After Mrs. Snow's death, the property was sold in 1963 by her son, Arthur Marsh, to the Exchange Bank of St. Augustine. Another son, Sterling Marsh, was president of the Bank, and had formerly resided in the house.(26)

The St. Augustine Record reported:

"Progress and preservation don't always go hand in hand, but when the Exchange Bank of St. Augustine recently acquired the Snow property on Bay Street, it took the first step in an expansion plan that will encompass both.

"This historic area, once the winter home of Elbridge Gerry Snow, extends from the present Drysdale property on Bay Street to Treasury Street, from Bag through to Charlotte Street, and lies directly across from the bank's present parking lot.

"Clearing and landscaping the area will begin immediately to provide an additional parking facility for the bank's customers, room for future expansion, and to give a handy two-way passage between the bank and Bay Street.

For preservation, however, one building will be left standing. Located at the corner of Charlotte and Treasury Streets and not familiar to many but the old-timers, is a building whose history can be traced back to 1764, the Perez-Sanchez House. This building will be restored to its original condition as a part of St. Augustine's

over-all Restoration Program."(27)

Archeological investigations were carried on at the site, followed by restoration efforts. When the project was complete, the newspaper reported:

> The focal attraction is the restored Perez-Sanchez House at the corner of Treasury and Charlotte Street in the old Spanish area of St. Augustine. The house dates back to at least 1764 and is considered one of the best examples still in existence of a St. Augustine house of the First Spanish Period.
>
> "Only the stone walls and archways and tabby floors marked the original building when the Exchange Bank started the restoration project.
>
> "Now the building has been restored to its original magnificent lines of the First Spanish Period. As one walks through the beautifully restored archways which marked the rear L-Shaped loggia of the original home, a door is opened into a modern world of today. The restored house is the business quarters of Edmiston and McGhin, certified public accountants.
>
> "In contrast to the restored beauty of the exterior of the building, the interior offers the type of office space found in modern business buildings. Attractive wood paneling covers the interior walls throughout the airconditioned building. The separate offices of A.J. McGhin, Jr. and W.C. Edmiston, Jr. are furnished in good taste. At the end of the L-Shaped hallway there is an atrractive conference room and library dominated by a restored fire place which existed in the original building.
>
> "The Exchange Bank's project is an outstanding examples of how provate interest can help advance the restoration program by blending history with business. The restored structure remains on the city and county tax rolls."(28)

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. East Florida Papers, Testamentary Proceedings, Bundle 301, doc. 16, folio 35; Puente, "Plano . . . de San Agustin," no. 205; Espinosa and Sanchez family files, SAHS; Homeowners File, HSAPB.
4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (Feb. 10, 1772), no. 293; EFP, Testamentary Proceedings, Reel 5 (old system), case no. 14.
5. EFP, Escrituras, Bundle 366, fol. 184; Testamentary proceedings, Reel 5 (old system), case no. 27.
6. Sanchez and Espinosa family files, SAHS.
7. Rocque, "Plano Particular. . . de San Agustin," no. 127.
8. EFP, Escrituras, Bundle 371, fol. 339.
9. Ibid., Bundle 372, fol. 100.
10. Ibid., Bundle 379, fol. 286.
11. Ibid., Bundle 314, doc. 3, fol. 37; Bundle 380, fol. 434; Bundle 382, doc. 7, fol. 673.
12. St. Johns County Records, Deed Book R, pp. 650, 652, 655, 660, 665. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1968), pp. 31, 59, 267. St. Augustine city Directories, 1885, 1904, 1911-12, 1924-5.
13. St. Augustine Record, Sunday, July 4, 1937; Deed Book V, p. 66.
14. Webb's Florida (1885), p. 201.
15. Ibid., p. 195.

16. Tatler, Jan. 21, 1893, p.9.
17. Ibid., Jan. 13, 1894, p. 8.
18. Ibid., Jan. 27, 1898, p. 15.
19. Ibid., March 19, 1898, p. 2.
20. Deed Book 8, p. 504; St. Augustine City Directory 1907-8.
21. Webb's Florida (1775) p. 198.
22. St. Augustine Evening Record, Tuesday April 7, 1914, pp. 1 & 9.
23. Sanborn Fire Insurance Maps of St. Augustine, 1917, 1924, 1930.
24. Deed Book 40, p. 147; Book 44, p. 493.
25. Deed Book 45, pp. 177 & 251. St. Augustine City Directories 1924-1962.
26. Official Records Book 42, pp. 617 & 621. City Directories, 1949, 1962.
27. St. Augustine Record June 16, 1963.
28. Ibid., April 17, 1965.

ADDENDUM:

Further information about the building at 44 Avenida Menendez, its owners and occupants, can be found in the following reports in the St. Augustine Weekly Record:

May 29, 1903, p. 3 - Armenian artist pursues Miss Edgar and winds up in insane asylum.

May 12, 1904, p. 8 - Miss Julia Lorillard Edgar will wed Richard H. Williams, Jr.

And in the St. Augustine Record:

Nov. 4, 1907, p. 5 - Death of Mrs. Daniel Edgar.

Jan. 16, 1911, p. 4 - B. Joseph adding second story to 44 Avenida Menendez.

April 2-3, 1914 - Great fire in St. Augustine destroys Joseph house and others.

Jan 12, 1916, p. 1 - Joseph House ruins being torn down.

Jan. 13, 1916, p. 1 - Plans for new Joseph house.

July 7, 1916, p. 1 - Ruins of 1914 fire used by movie makers to depict European war scenes.

Aug. 11, 1916, p. 1 - Foundations being laid for new Joseph house.

Oct. 13, 1921, p. 6 - Col. C. S. Coe sells 44 Avenida Menendez to E. G. Snow. Also p. 4.

March 2, 1922, p. 4 - Coe returns to St. Augustine after serving as Miami City Manager.

April 4, 1922, p. 7 - Coe will develop subdivision at Eau Gallie - biographical sketch.

Nov. 28, 1921, p. 4 - Mrs. Marsh weds E. G. Snow.

Jan. 20, 1922, p. 1 - Elbridge Gerry Snow, president of Home Insurance Co. - biographical sketch.

Jan. 17, 1926, Section 3, p. 4 - Mrs. Snow's garden described in detail.

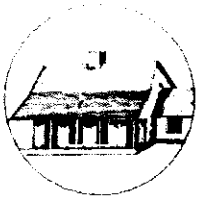
May 13, 1946, p. 3 - Architect Frank E. Cleveland of Boston studies Snow House.

And in the St. Johns County Herald:

July 30, 1915, p. 7 - B. Joseph dies at summer home in Maine.

Page 1

☐ Original
☒ Update



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

Site #8 SJ02504
Field Date 5-4-2016
Form Date 5-4-2016
Recorder # _____

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

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110		Charlotte	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1971600000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1756 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Dentist/Medical/Professional office — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature 1/1/65
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Wood shingles 2. _____ 3. wood shakes
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood DHS 9/6 with wood lintels and sills; shutters; attic louvre
Distinguishing Architectural Features (exterior or interior ornaments) decorative doors; arched loggia
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02504

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. _____ 2. coquina
Main Entrance (stylistic details) paired 6/panel door inset into coquina on Charlotte Street and single wood panel door with multi-lights under loggia
Porch Descriptions (types, locations, roof types, etc.) one-story arcaded loggia to east

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See previous form for additional history.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

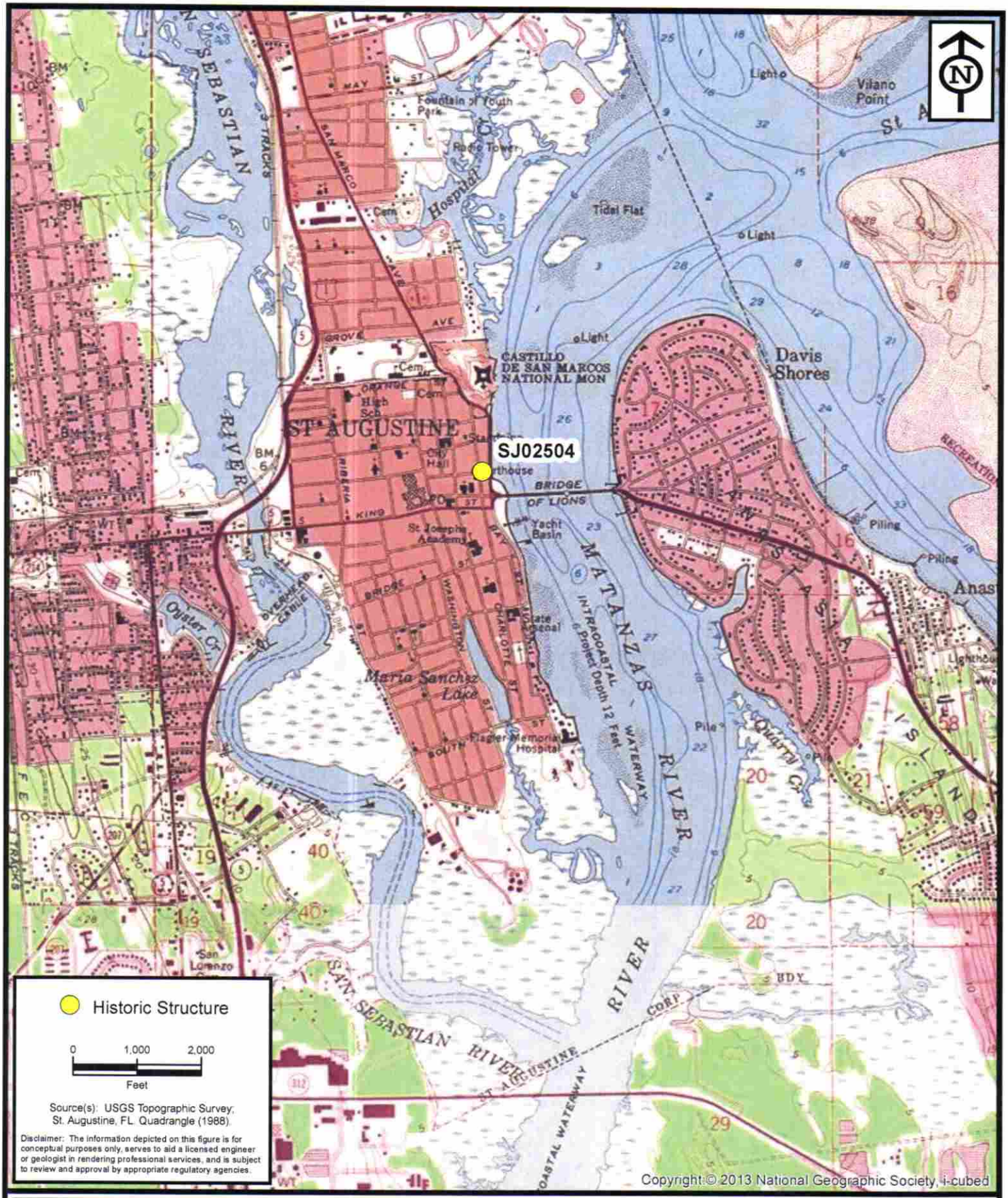
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ02504

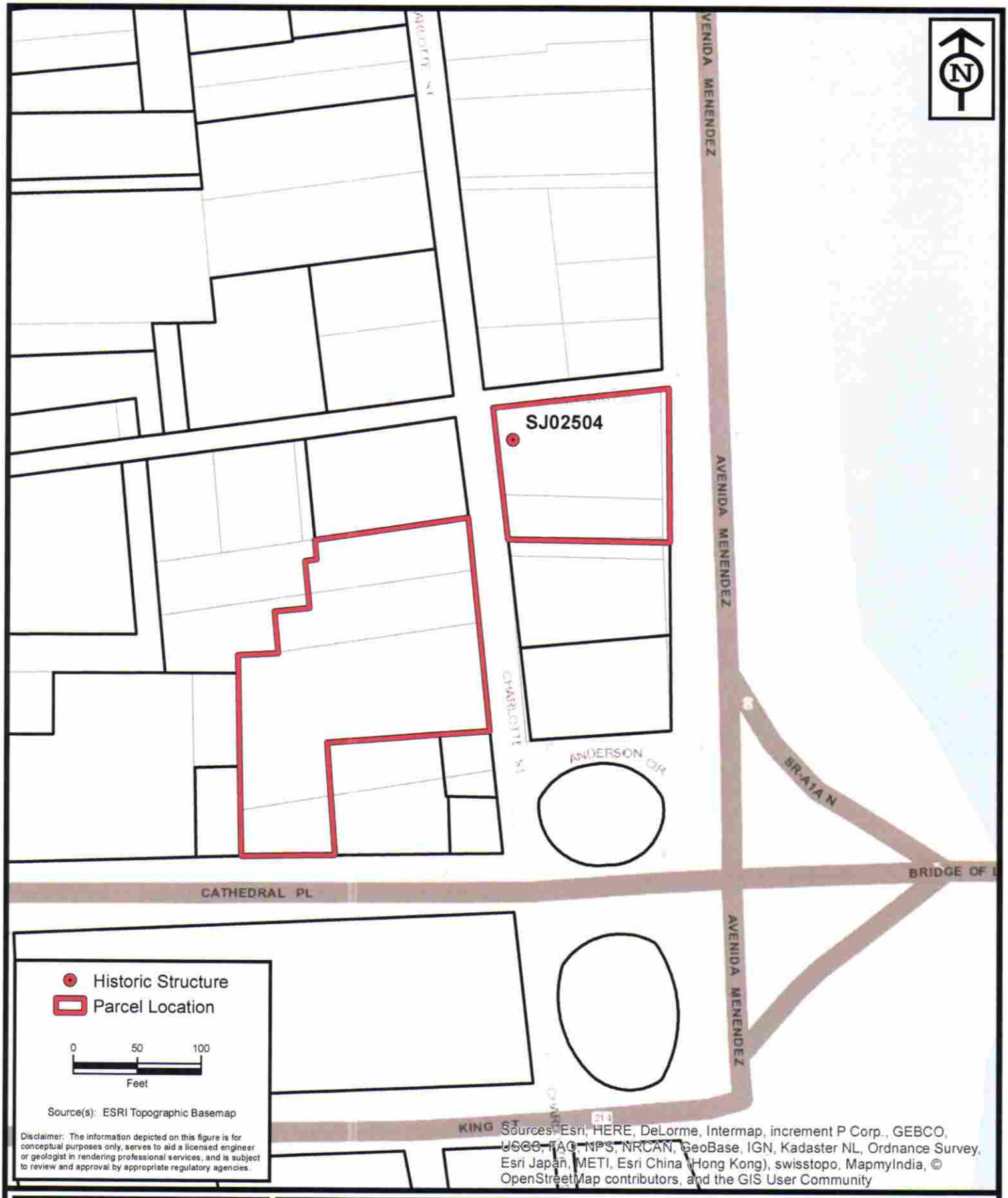
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02504\Location.mxd Date: 1/29/2016 12:14:37 PM

SJ02504



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

Parcel Location - SJ02504

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02504\Parcel.mxd Date: 2/1/2016 9:51:45 AM

SJ02504

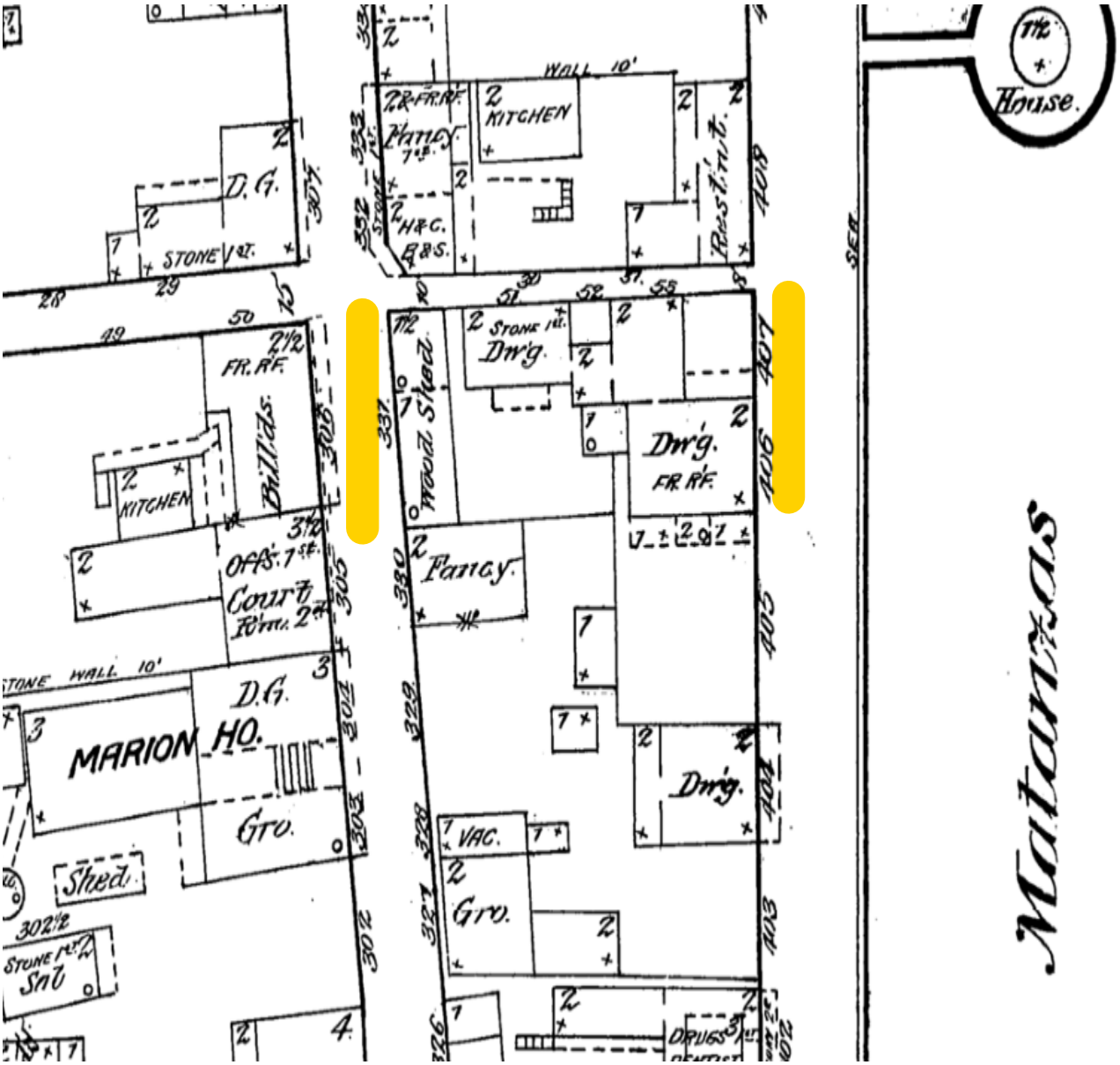



ONE
WAY



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 1

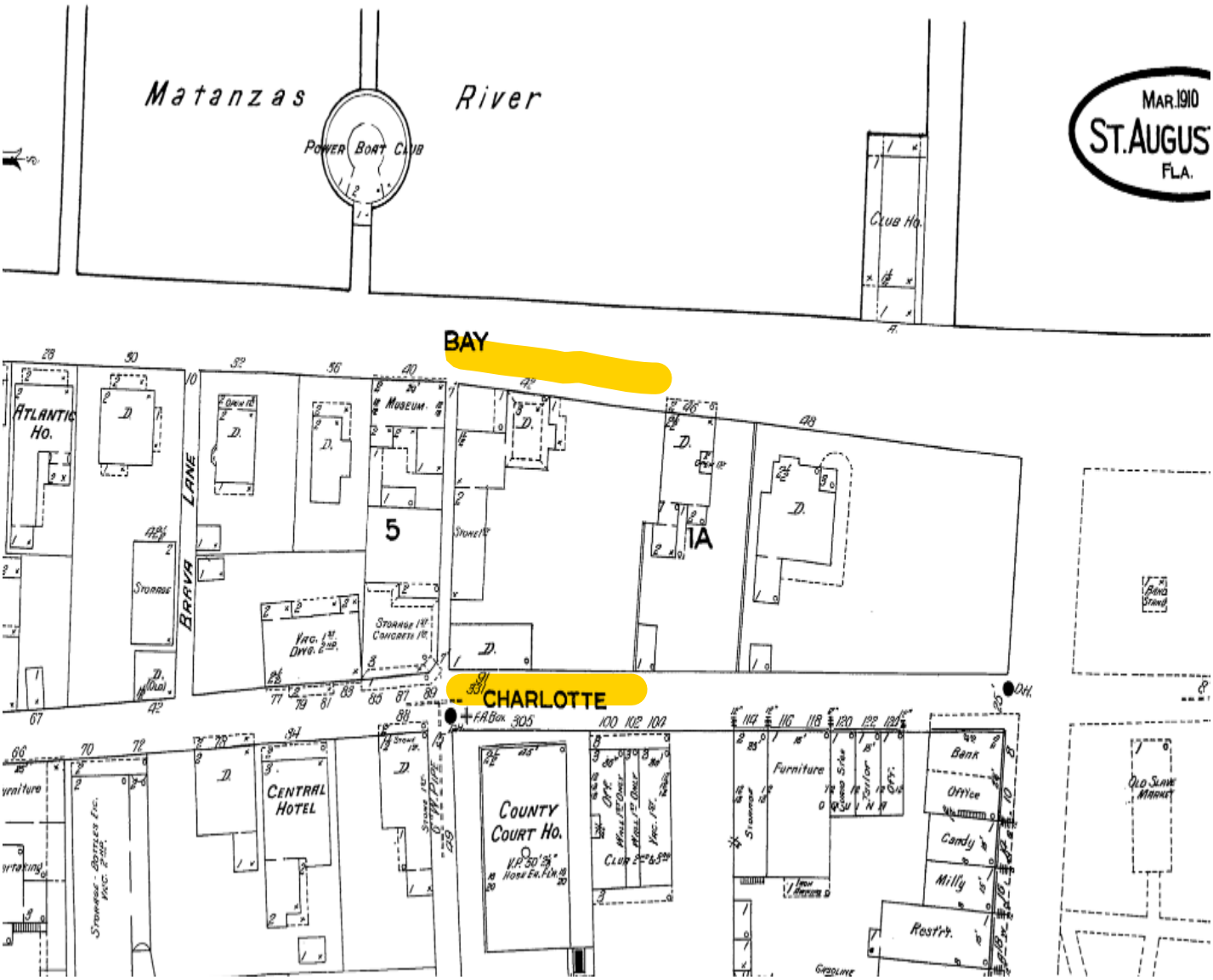


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 8

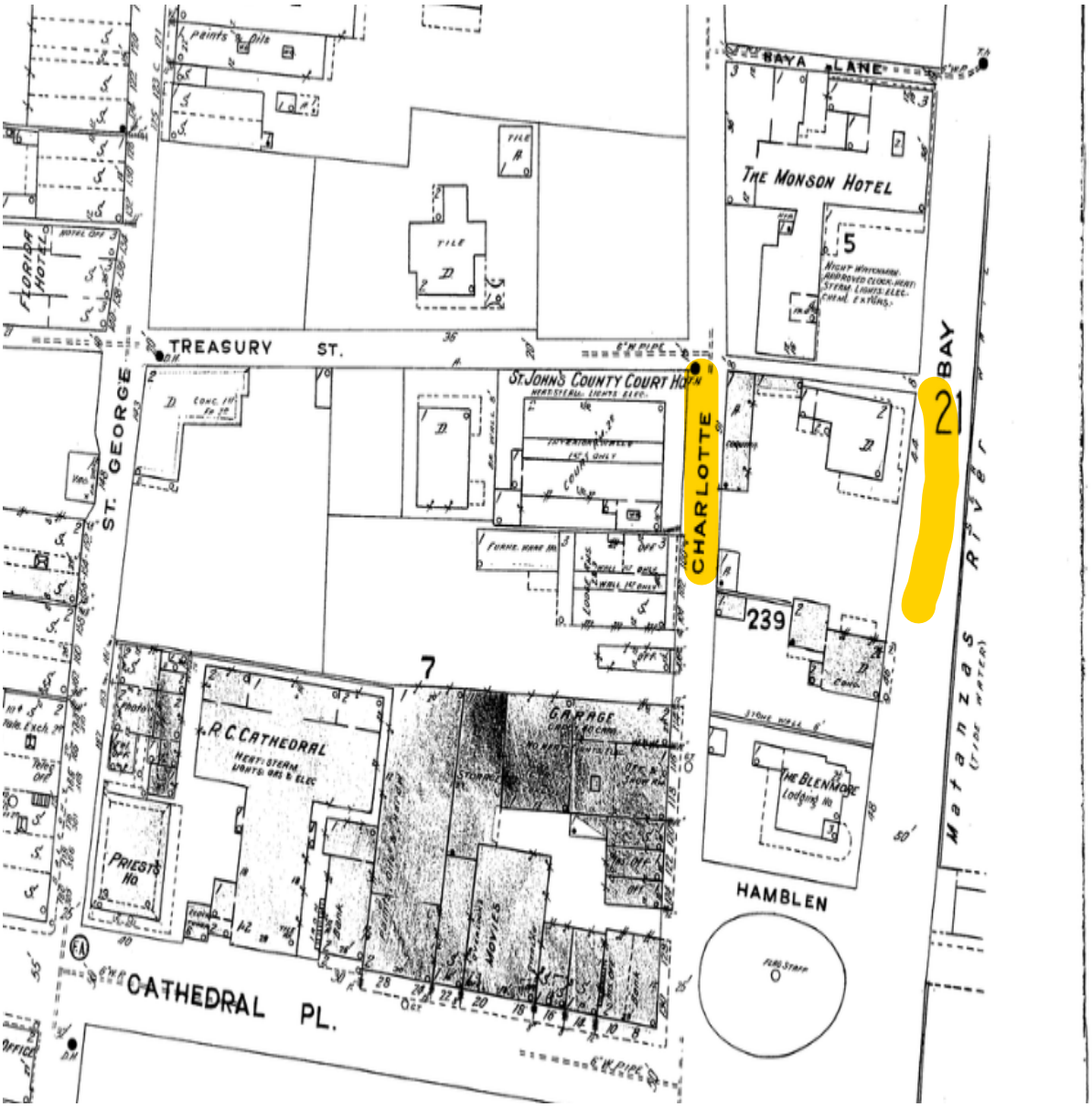


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 4

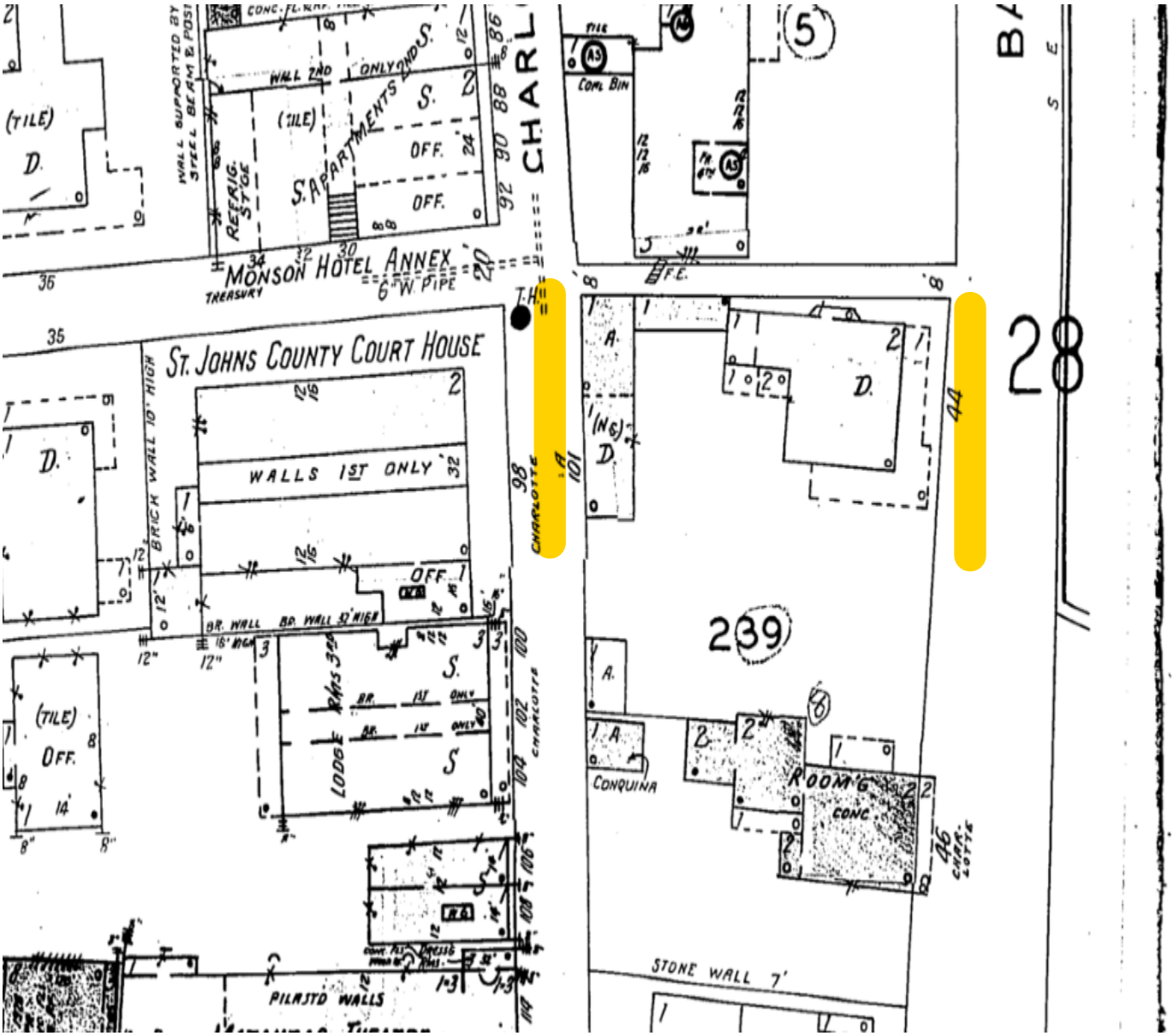


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

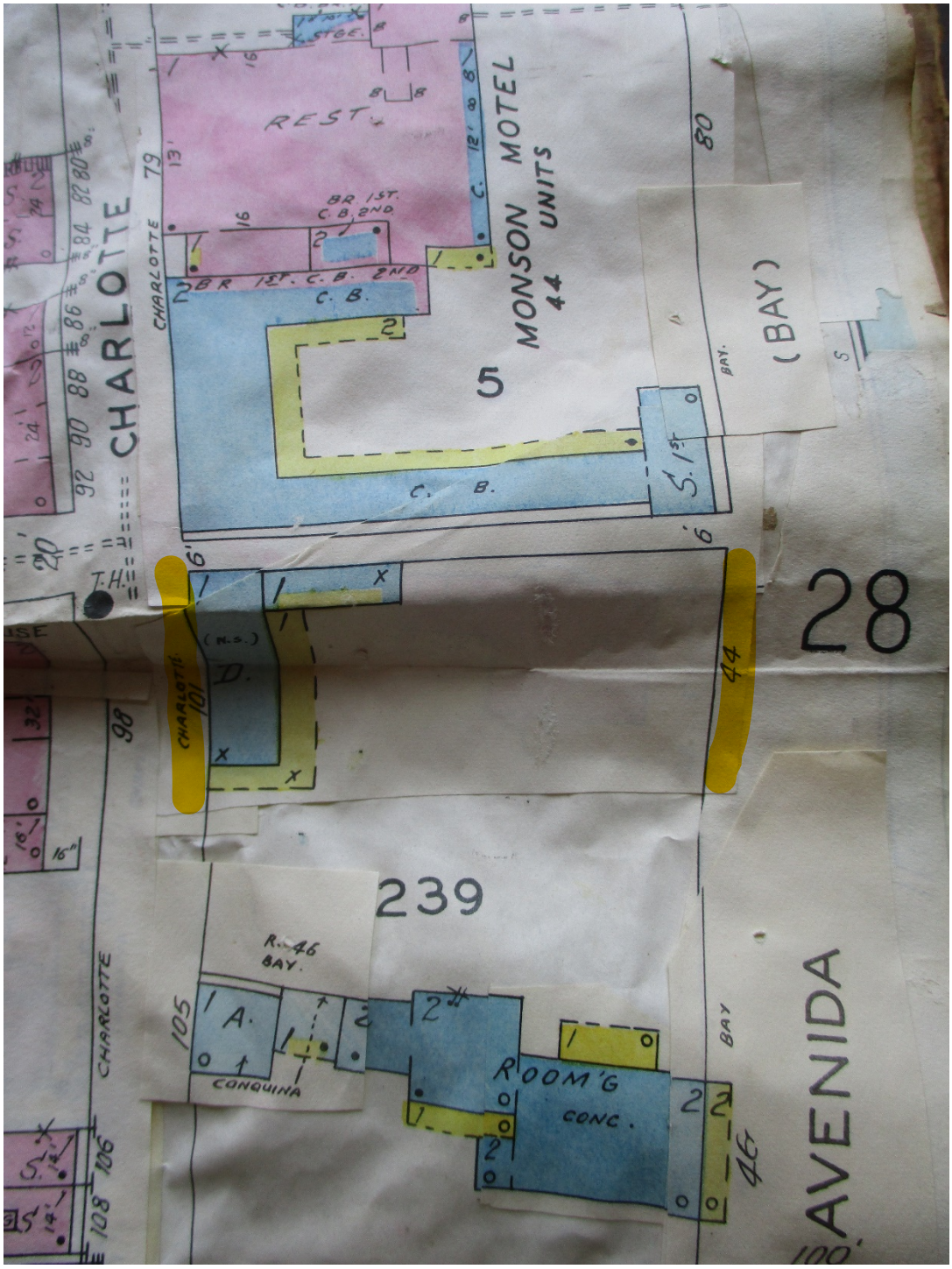
Saint Augustine Apr. 1930, Sheet 7 Revised to 1947



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

44 Avenida Menendez: 1930 Sanborn Map, Revised to 1961



Sec. 28-29. - Zoning exceptions, variances and appeals.

(a) *Zoning exceptions:*

(1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) *Violations of exceptions.* The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

(b) *Variances:*

(1) *Requirements for grant of variance.* The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and

c. This disadvantage does not exist because of conditions created by the owner or applicant; and

d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

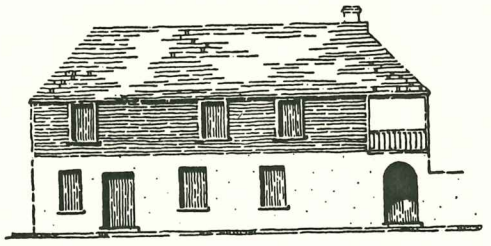
(2) *Written application.* All applications for variance from this chapter shall be in writing and in such form as may be determined by the board.

(3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider an application for a zoning

THE HOUSES OF ST. AUGUSTINE

1565–1821

Albert Manucy



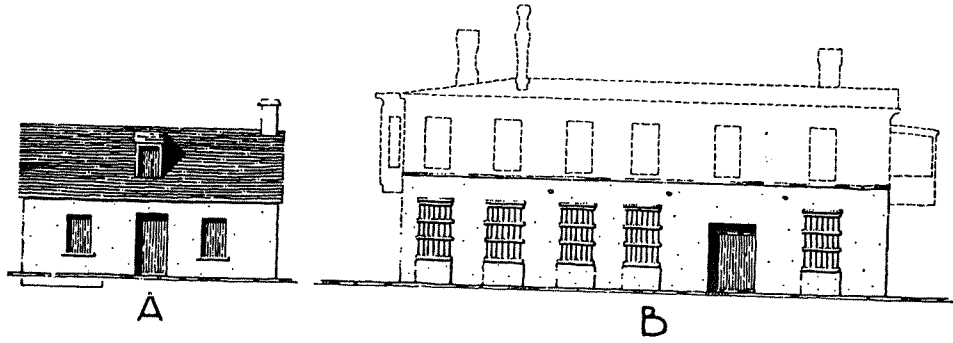
Sponsored by The St. Augustine Historical Society

University Press of Florida
Gainesville Tallahassee Tampa Boca Raton Pensacola Orlando Miami Jacksonville

FACADES
List of Characteristics

Item	Before 1700	1703-1763	British	1783-1821
Height				
1-story				
1½-story	?			
2-story				
Openings				
Main entrance via side yard	?			
Street door				
No north openings	?			
Openings all sides				
Doors large, many 2-leaf	?			
6-panel door				
Transoms				
Windows large on street, small on west				
Wooden gratings on all windows, *rejas* on street windows	?			
Inside shutters				
Outside shutters				
Half-lattice on windows	?			
Glazed casements				
Glazed double-hung sash				
Cornice				
Parapet, sometimes castellated, on flat roof	?			
Box cornice				
Narrow eave				
Features				
Posts, columns or arches (at porches, loggias, or arcades)	?			
Side porch or loggia	?			
Street balcony	?			
Outside stair				
Chimney				

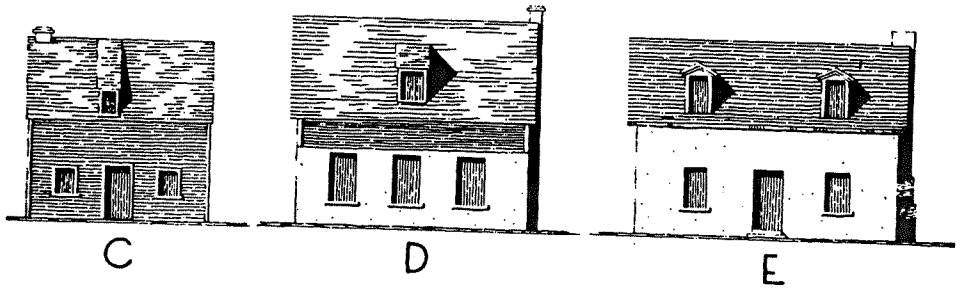
35. STREET ELEVATIONS OF EXISTING HOUSES

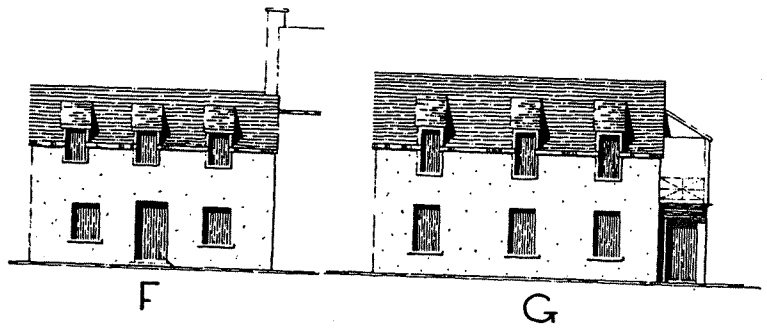


SINGLE-STORY TYPES

A — 57 Treasury

B — 143 St. George





ONE-AND-A-HALF-STORY TYPES

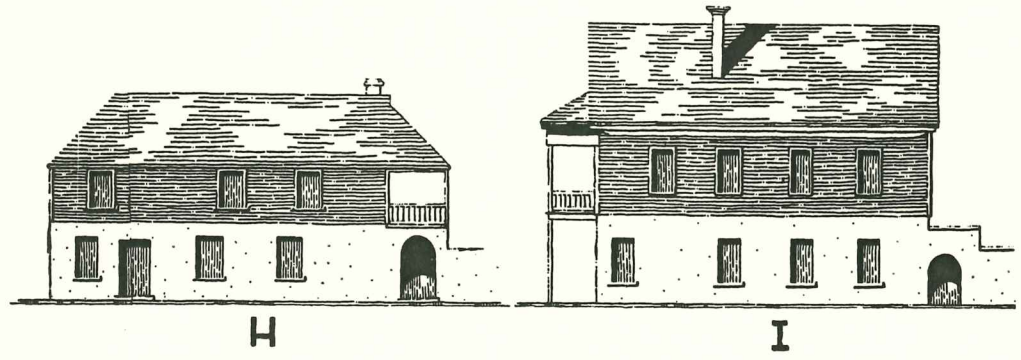
C — 14 St. George

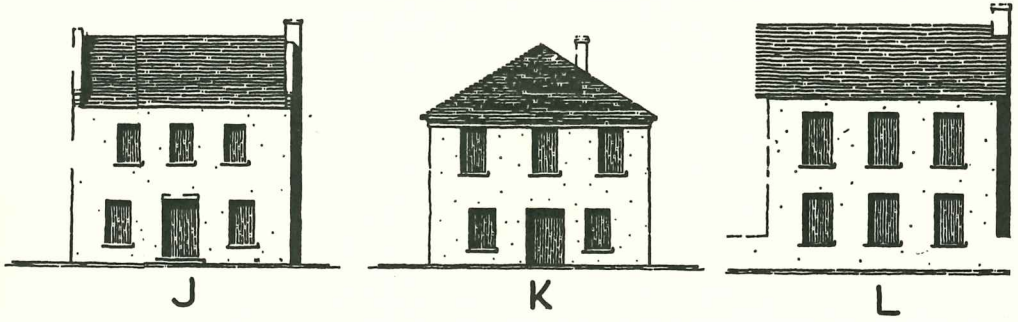
D — 46 Bridge

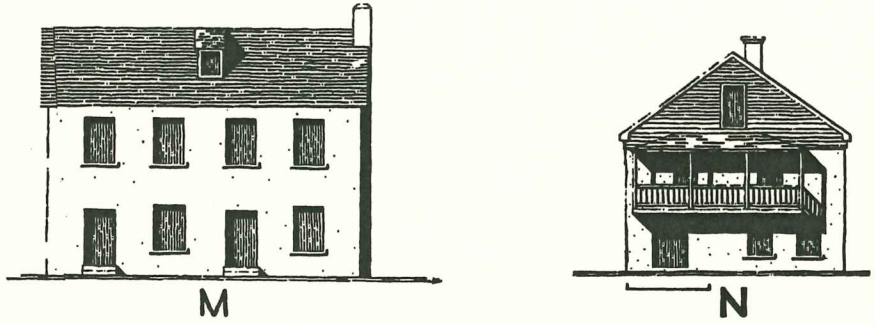
E — 250 St. George

F — 54 St. George

G — 257 Charlotte (reconstruction)

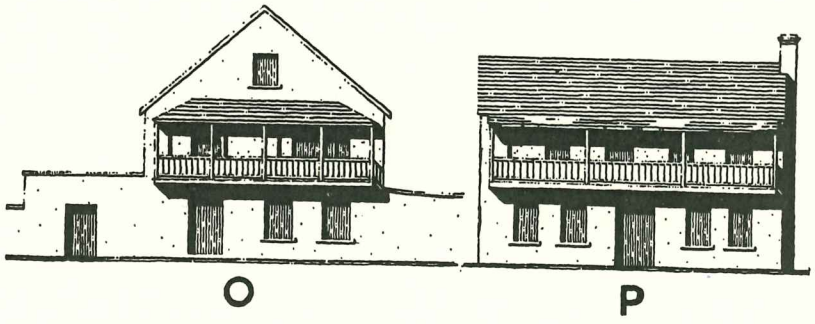


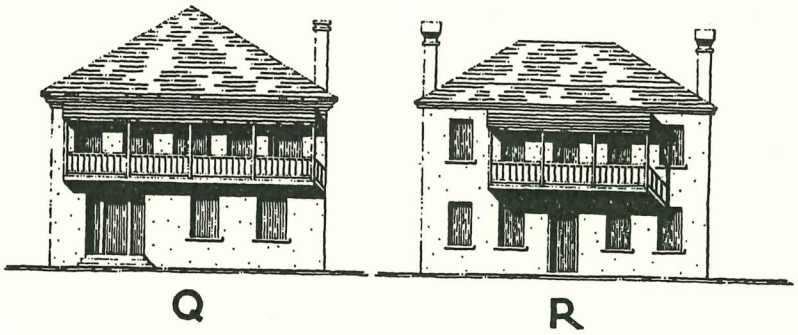




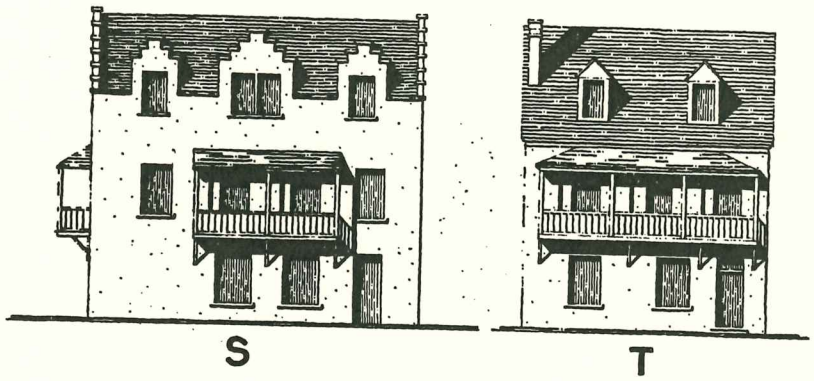
TWO-STORY TYPES

H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis





TWO-STORY TYPES

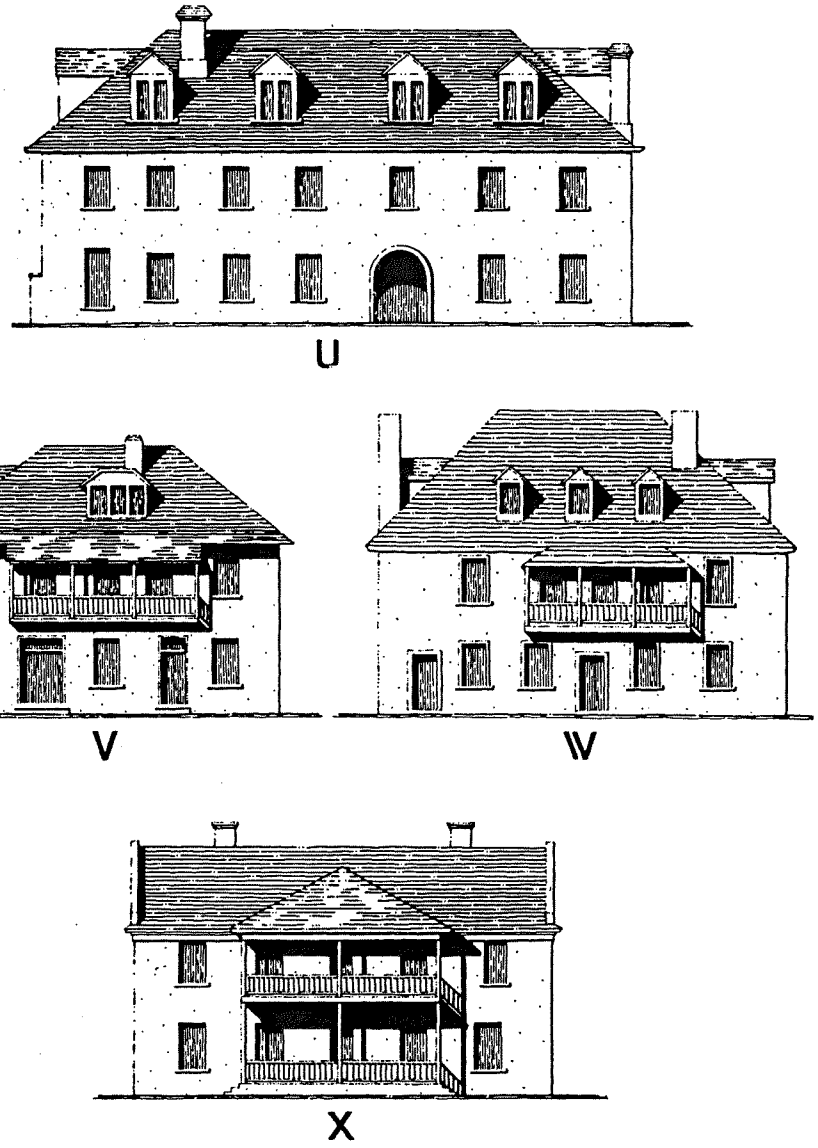


TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (reconstruction)

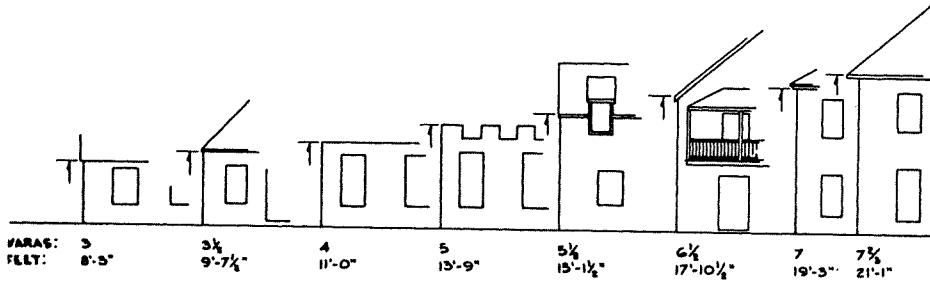
Page 377 of 723

35. STREET ELEVATIONS OF EXISTING HOUSES



TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine



36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

Masonry Wall Heights (in *Varas*)[x]

HOUSE			3		4	5	5½	6½	7
WING					4	5		6½	
PATIO			3	3½	4	5			
PARTITIONS			3		4				
KITCHEN			3		4				
FENCE		2	3		4				

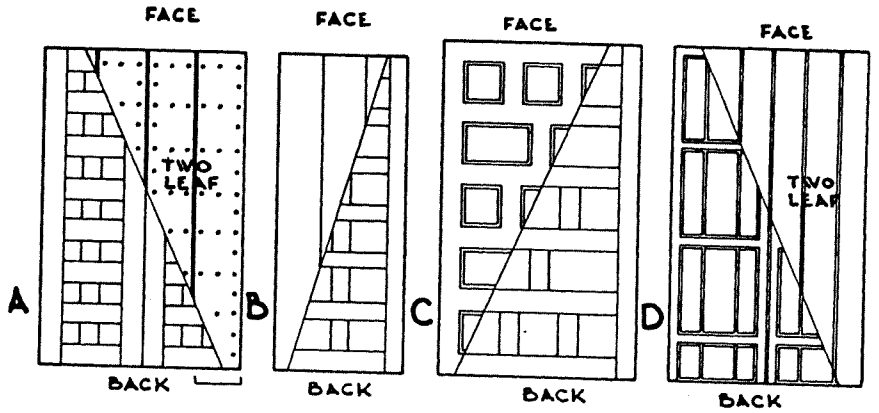
[x]*Vara* = 33 inches

Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.



37. TYPICAL SPANISH DOORS

Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.

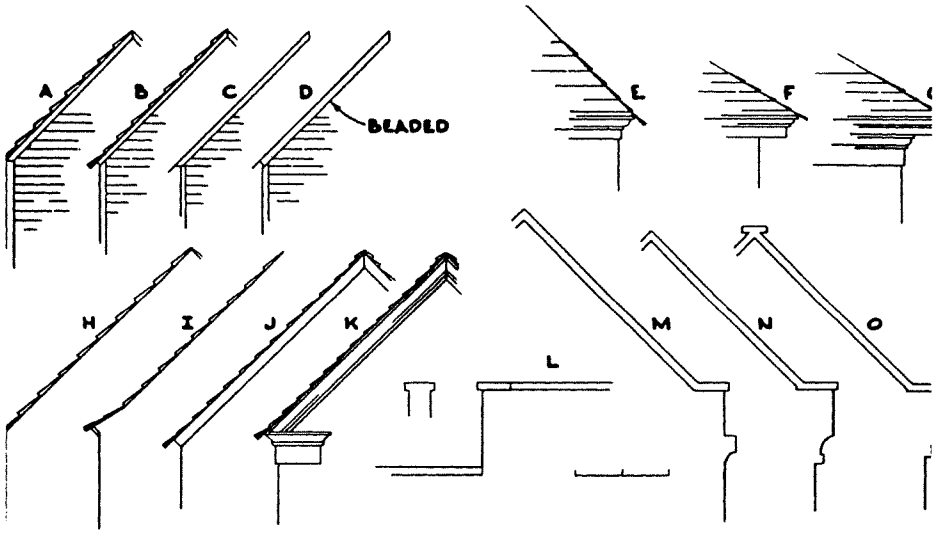
Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

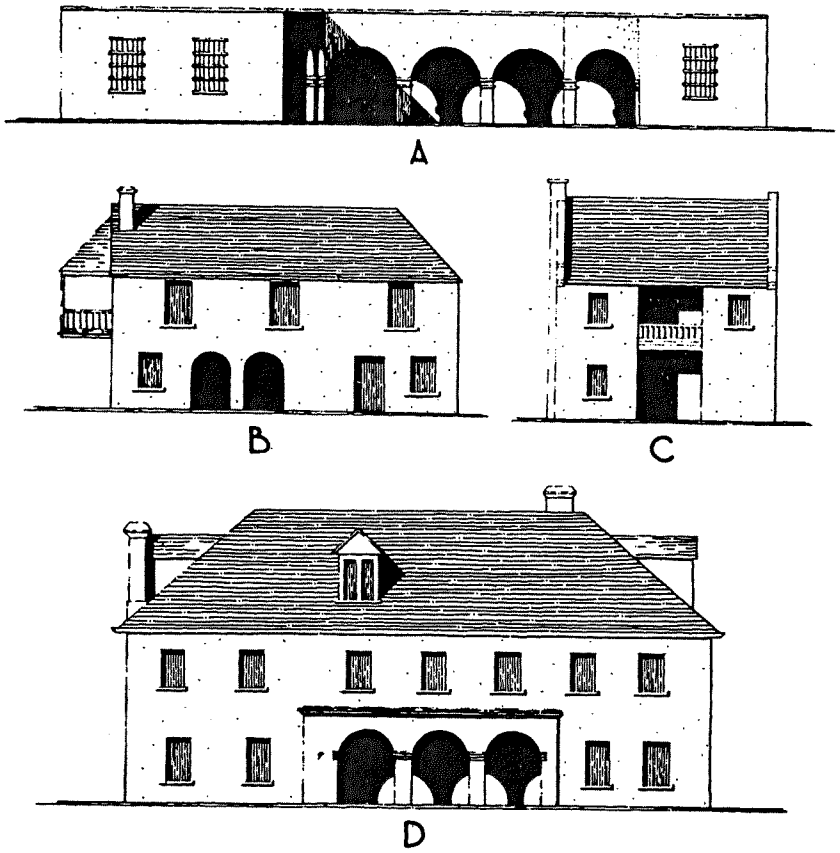
Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



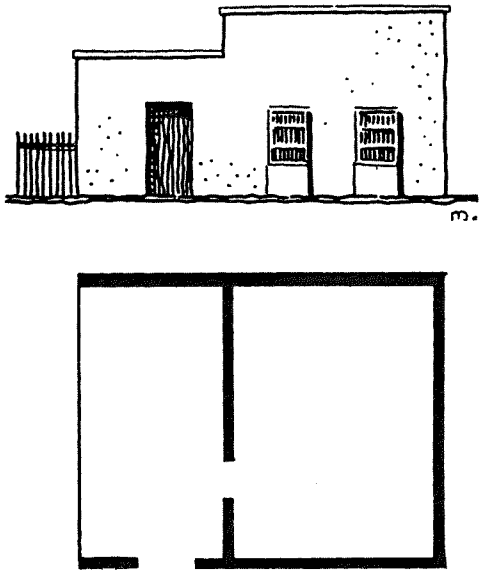
47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



65. FLAT-ROOFED HOUSE

Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

Other Materials

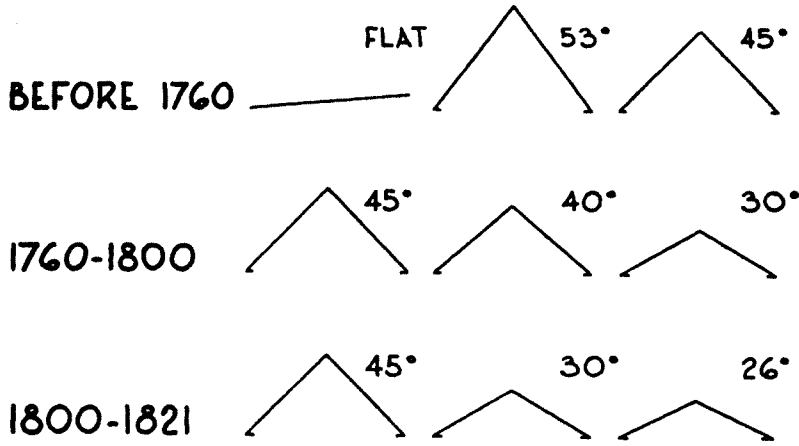
Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark *(cáscara de ciprés)* was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of

roofing tile — only enough to prove tha barrel (semi-circular section) tile was present in the 17th and 18th centuries. One David Yeats, a tiler, did some work on a St. George Street stable (and presumably on other buildings) about 1780. The 1788 map records one house with a tile *(teja)* roof. It was a single-story structure belonging to the crown. Because it was not listed specifically as an *azotea* type, we can infer that the covering was common barrel tile on a sloping roof.

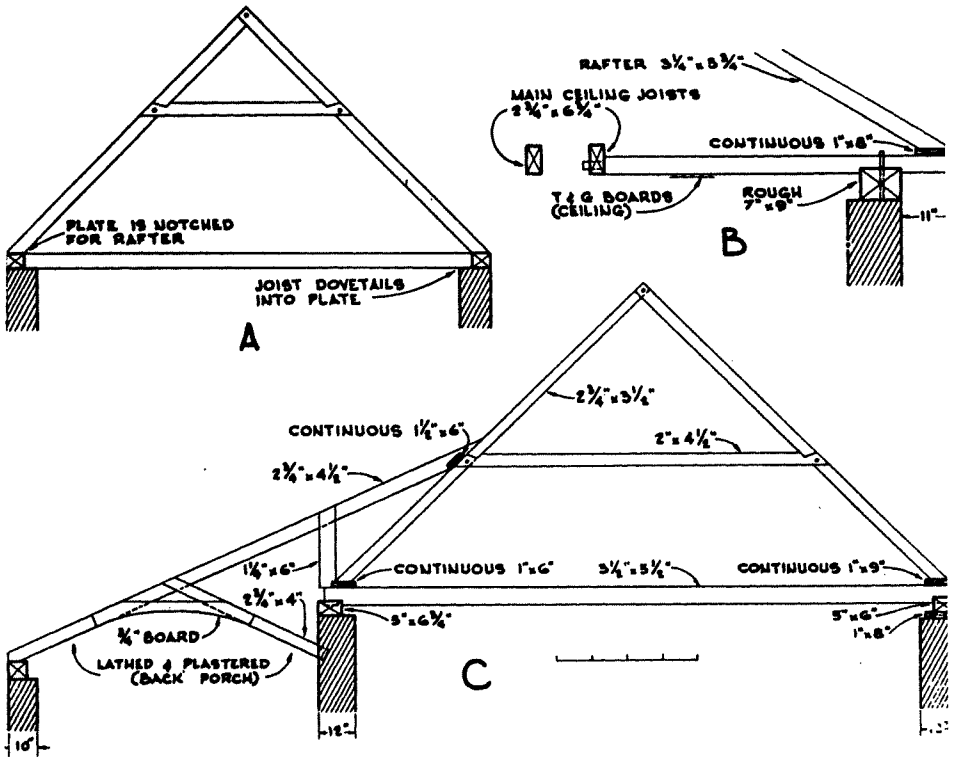
Slate was used for the roof of the new church built during the 1790's, as well as for part of the roof of the customs house.[149]



66. ROOF SLOPES OF VARIOUS PERIODS

Roof Slopes

From the small amount of pictorial evidence illustrating Spanish Florida settlements, pitched roofs (Fig. 66) were not noticeably different from those elsewhere among the southern colonies of North America. To begin with, Indian construction would certainly influence the Spanish builders, especially in the use of native materials unfamiliar to the Iberian newcomers. The 16th century Indian structures around St. Augustine had gable, hip, and beehive roofs. These were thatch, with a pitch of about 45°, except of course for the beehives. Next, the sketch map of St. Augustine in the 1590's depicts boarded gables with thatch slopes pretty close to 45°.[150]



67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).

Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

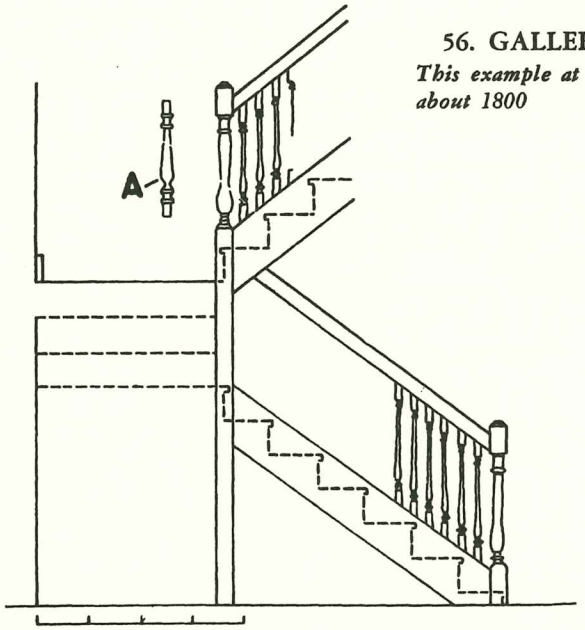
It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

PITCH	TYPE	HOUSE	EST. DATE OF ROOF LINE
53°	gable	Peña	pre-1760
50°	gable	Governor's	pre-1760
50°	gable	Biendicho	pre-1790
47°	gable-hip	Oldest House	pre-1760
47°	gable	14 St. George	pre-1821
45°	hip	Crown	pre-1788
45°	gable	Gomila	pre-1821
45°	hip	Fatio	pre-1821
42°	hip	Segui	pre-1821
40°	gable	O'Reilly	pre-1760
40°	hip	Peña	pre-1788
38°	hip	12 Aviles	pre-1821
35°	gable	Tovar	pre-1821
30°	gable	Peña kitchen	pre-1788
30°	hip	105 St. George	
26°	extension	Oldest House	post-1820



56. GALLERY STAIRWAY
This example at 20 Avilés dates from about 1800

Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.



57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

ROOFS

Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile			(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

Thatch

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

Masonry

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

Wood

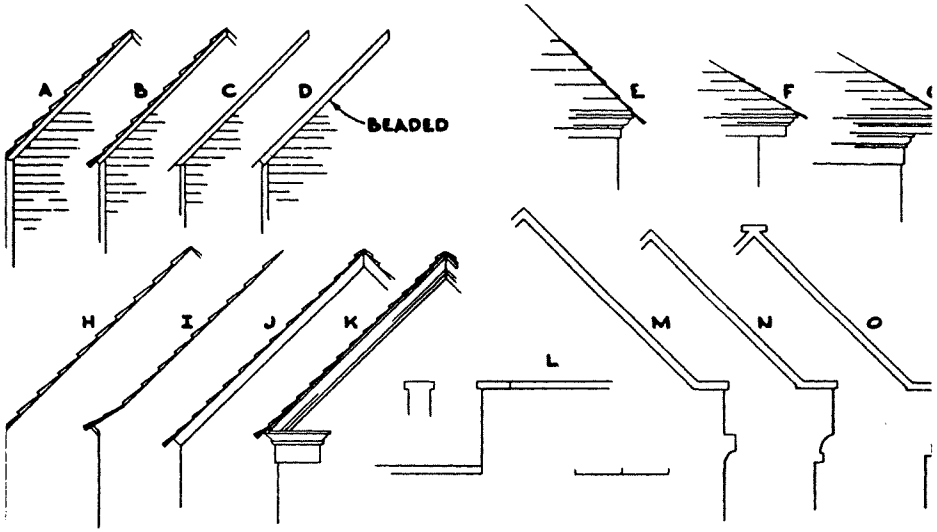
6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

Tile

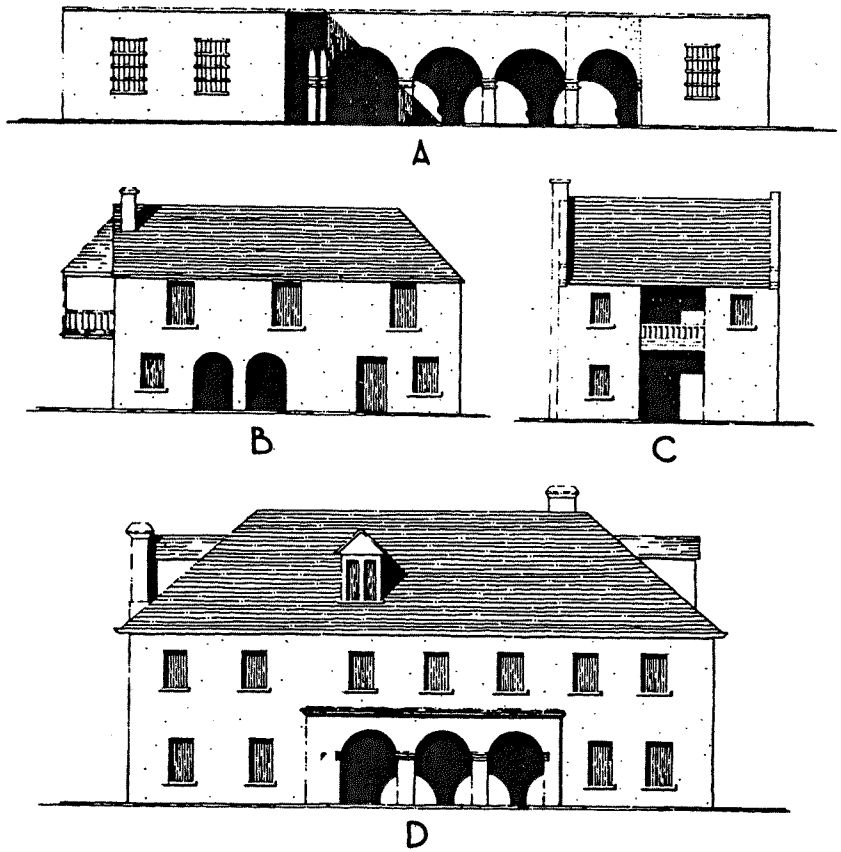
13. *Teja:* barrel tile
14. Tile: barrel tile

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



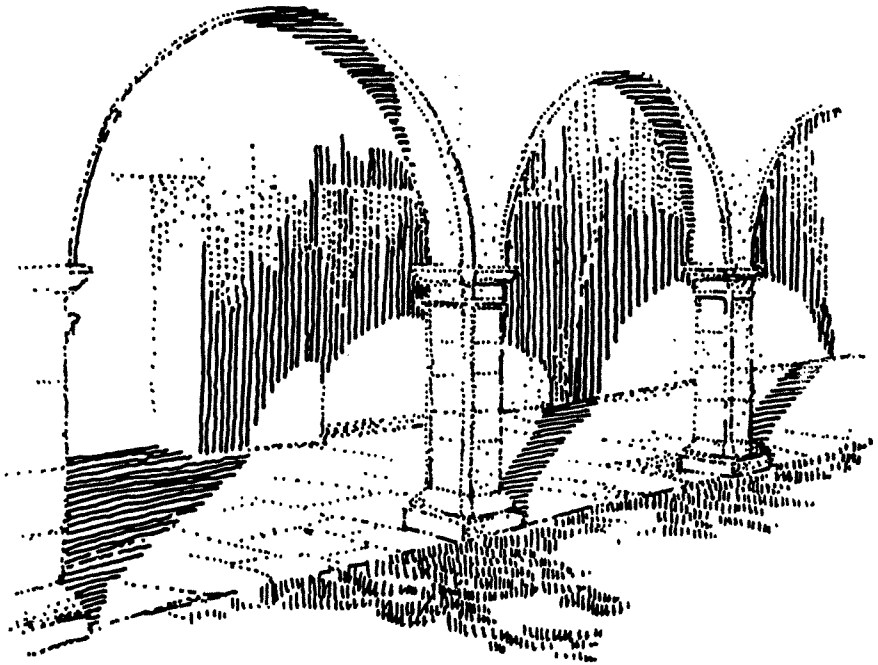
47. GABLES, HIPS AND PARAPETS



48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]



49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence

of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

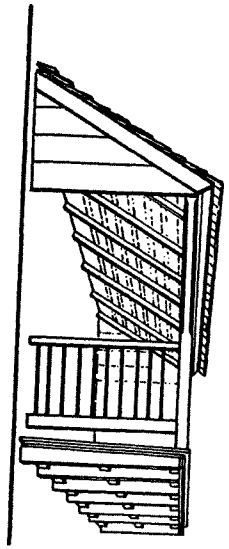
As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

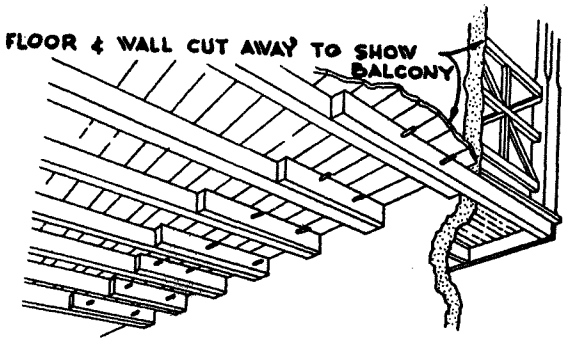
The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

Balconies

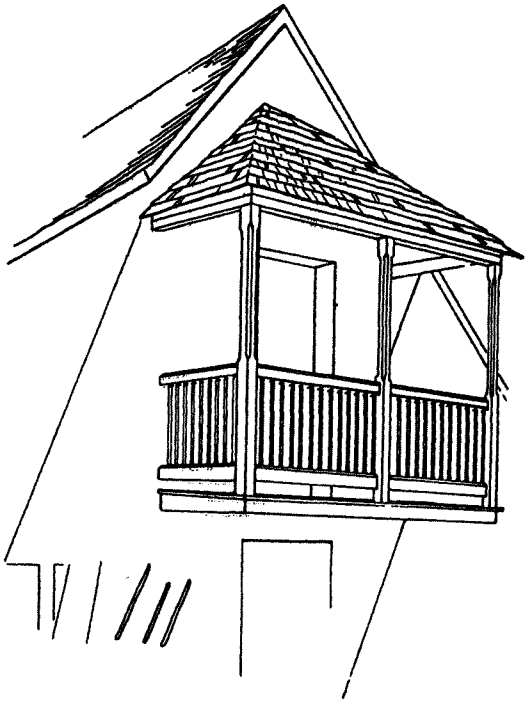
The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]



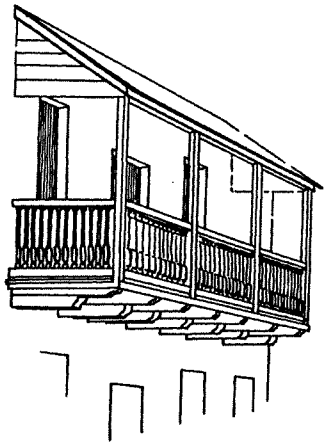
50. TYPICAL STREET BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



51. A SMALL BALCONY



52. CORBELED BALCONY

Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

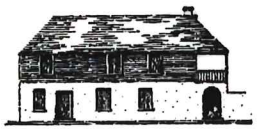
Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

Page 386 of 723

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL2021-0121

Receipt No. 2179470 Meeting Date: Sept. 14, 2021

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

1. NAME OF APPLICANT CD + Urban

   Business (if applicable) _____

   Address 1936 San Marco Blvd.

   City Jacksonvillle State FL Zip Code 32207

   Daytime telephone 9046263454 Other phone/email joe@cronkduch.com

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

2. NAME OF PROPERTY OWNER John Arbizzani (44 Avenida Menendez, LLC)

   Business (if applicable) _____

   Address 44 Avenida Menendez

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 9043154253 Other phone _____

3. PROJECT STREET ADDRESS 44 Avenida Menedez

4. LEGAL DESCRIPTION: Lot X Block ____ Subdivision _____ Parcel 196340 0000

5. EXISTING USE Office and Parking PROPOSED USE Restaurant and Courtyard

6. PROPOSED PROJECT WORK

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

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

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

RECEIVED
AUG 17 2021
Planning/Building Dept.

October 2017

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

- [x] New building Restaurant building
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) Roof for building
- [x] New porch/deck/balcony Wrap around, upper and lower porch
- [x] New awning/canopy Over entrances to use as marking points
- [x] New entrances Singlular new entrance into property
- [x] New window opening/sashes Windows in new building
- [x] New exterior lighting Outdoor lights on both fist and second floor
- [x] New fence/wall/gate Fence and gate concept on Avendia Menedez and Charlotte
- [x] New parking/walkways/other site features Walkway through area to connect Charlotte and Avenida Menedez
- [x] Exterior utility service/mechanical equipment Restaurant dumpsters, loading dock, HVAC equipment

RECEIVED
AUG 17 2021
Planning/Building Dept.

D. PAINT COLORS (check one)

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

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

Espinoza Sanchez is a restaurant concept located in Historic Downtown St. Augustine, at 44 Avenida Menendez. We have proposed the demolition of a non-historic, abandoned drive through building, and in its replacement will be a two story, historic-inspired restaurant and courtyard. The addition of this building will add to the common good of the surrounding community, and draw residence and tourist alike into the downtown area. Our goal is to meet the wants and needs of our client, while still adhering to the historical precedence that has already been established by the surrounding structures.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME CD + Urban

SIGNATURE OF APPLICANT _____ DATE 07.19.21

PRINT OWNER'S NAME John Arbizzani

SIGNATURE OF OWNER _____ DATE 8/17/21

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

PL 2021-0121 44 Avenida Menendez

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

OK	Need	N/A	
☐	☐	☒	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable (NTS) Not to scale
☒	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☒	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details → Need Dimension
☐	☐	☒	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

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

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

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

October 2017

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) (Need for all window types + shutters)

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

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☒	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☒	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill (No to scale plan provided)
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☒	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

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

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

FENCES/WALLS/GATES

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

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

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

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

☒	☐	☐ Photographs of existing site area within view of proposed construction with context area
☐	☒	☐ Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☒	☐ Scaled site plan showing the property line and proposed construction (Not to scale version received
☒	☐	☐ Scaled landscape plan
☒	☒	☐ Scaled elevation drawings showing existing building(s) and major site features (None for existing)
☒	☐	☐ Scaled elevation drawings showing proposed building(s) and major site features
☒	☐	☐ Wall sections
☐	☒	☐ Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☒	☐ Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape > only proposed
☐	☐	☐ Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints (Not to scale + shows limited area)
☒	☐	☐ Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

- More details of elements proposed is needed like dimensions, materials, etc. usually found on spec sheets.

* See above

Project number: PL2021-0121 Project Address: 44 Avenida Menendez

Reviewed by: Julie Courtney Date: ~~Aug.~~ 24 2021 (8.24.21)

Received September 3, 2021
Planning and Building Department

AVENIDA MENENDEZ

ST. AUGUSTINE, FLORIDA



H.A.R.B- CERTIFICATE OF APPROPRIATENESS

ARCHITECTURAL

T1.10 - COVER SHEET
AB1.10 - HISTORIC SITE LOCATION
AB1.20 - HISTORIC SITE INFORMATION
AB1.30 - STREETSCAPE LINE DRAWINGS
AB1.40 - PROJECT POSITION
AB1.50 - EVIDENCE OF WORKING WATERFRONTS
AB1.60 - SALCEDO HOUSE
AB1.70 - ARRIVAS HOUSE
AB1.80 - ARRIVAS HOUSE
AB1.90 - GONZOLEZ-ALVAREZ HOUSE
AB2.10 - RODRIGUEZ-AVERO-SANCHEZ HOUSE
AB2.20 - ARCHITECTURAL EVIDENCE
AS1.10 - SITE PLAN ZONING SUMMARY
AS1.20 - SITE PLAN
AS1.30 - FOUNDATION PLAN
A1.10 - 1ST FLOOR PLAN
A1.20 - 2ND FLOOR PLAN
A1.30 - ROOF PLAN
A2.10 - ELEVATIONS
A2.20 - ELEVATIONS
A2.30 - ELEVATIONS
A2.40 - ELEVATIONS
A3.10 - BUILDING SECTIONS
A3.20 - BUILDING SECTIONS
A3.30 - WALL SECTIONS
A3.40 - PROPOSED PROPERTY LINE WALL SECTION
A3.50 - WINDOW & DOOR SCHEDULE
A5.10 - MATERIAL SPECIFICATIONS
A5.20 - MATERIAL SPECIFICATIONS
A5.30 - MATERIAL SPECIFICATIONS
A5.40 - MATERIAL SPECIFICATIONS
A5.50 - MATERIAL SPECIFICATIONS
A6.10 - PERSPECTIVE IMAGES
A6.20 - PERSPECTIVE IMAGES
A6.30 - PERSPECTIVE IMAGES
A6.40 - PERSPECTIVE IMAGES
A6.50 - PERSPECTIVE IMAGES

SEPTEMBER 16TH, 2021

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

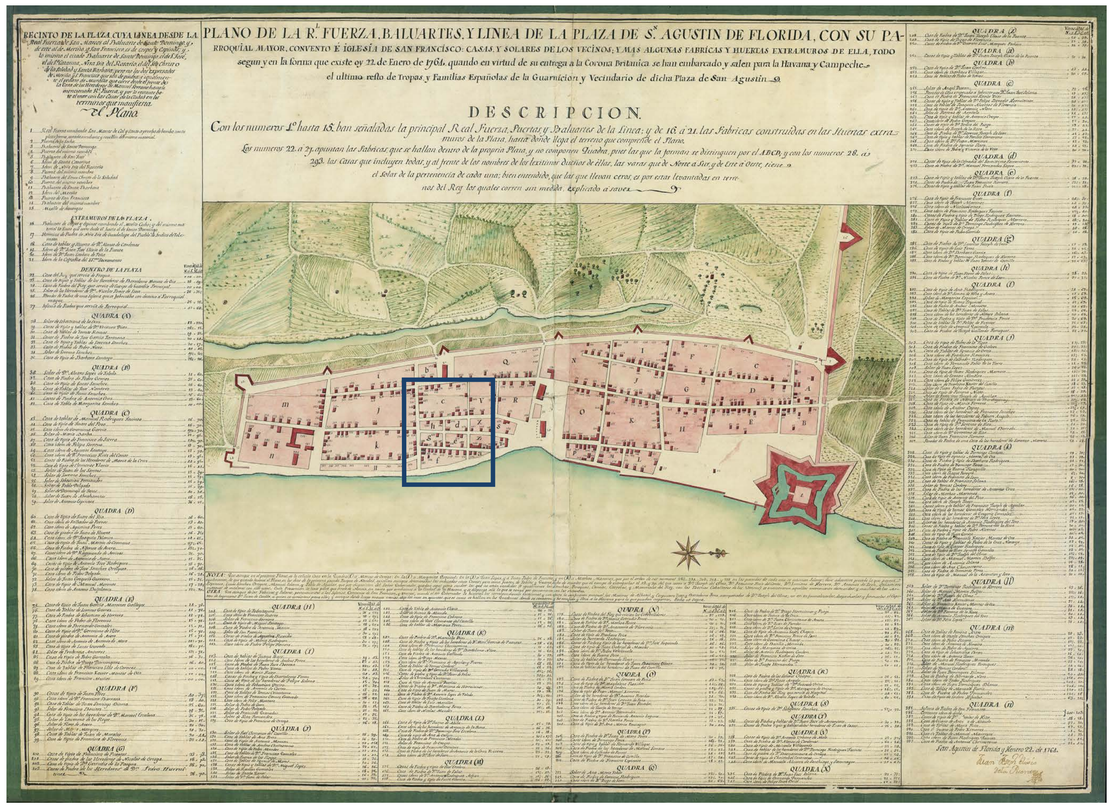
CD+urban

1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850

240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received September 3, 2021
Planning and Building Department


PLANO DE LA R.L FUERZA, BALUARTES, Y LINEA DE LA PLAZA DE S.T AGUSTIN DE FLORIDA, CON SU PA-
RROQUIAL MAYOR, CONVENTO E IGLESIA DE SAN FRANCISCO: CASAS, Y SOLARES DE LOS VECINOS, Y MAS ALGUNAS FABRICAS Y HUERTAS EXTRAMUROS DE ELLA, TODO
segun y en la forma que existe oy 22 de Enero de 1764, quando en virtud de su entrega a la Corona Britanica se han embarcado y salen para la Havana y Campeche
el ultimo resto de Tropas y Familias Españolas de la Guarnicion y Vecindario de dicha Plaza de San Agustin.
DESCRIPCION.
Con los numeros 1.º hasta 15. han señalidas la principal Real Fuerza, Puertas y Baluartes de la Linea; y de 16. à 21. las Fabricas construidas en las Huertas extra-
muros de la Plaza. Los 8. Solares desde Norte à Sur, que empiezan en el Baluarte de S.t Pedro, y concluyen en el Rio.
Los numeros 22. à 29. apuntan las Fabricas que se hallan dentro de la propria Plaza, y son comparsas. Siendo, pues las que la terminan se distinguen por el ABCh, y con los numeros 28. 29. las casas que indiquen bolar, y al frente de los nombres de los Sestiones Distinos de ellas, las varias que de Norte à Sur, de Este à Oeste, tiene.
el Solar de la pertenencia de cada una; bien entendido, que las que llevan cerca, es por estas levantadas en terre-
nos del Rey. las quales corren sin medida, explicado a saver.
SOLAR. Que arranque en el primero Palmo de la Muralla viva en la Cortadura de S.t Antonio de Arranque Reparado. de la Q. Este Lienzo, y el Solar de la Torre, que le sigue, y Solar de la Torre, que le sigue, y Solar de la Torre, que le sigue, y

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES












1 EXISTING SITE IMAGES
A 1.20 Scale: NTS

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

HISTORIC SITE INFORMATION

AB1.20

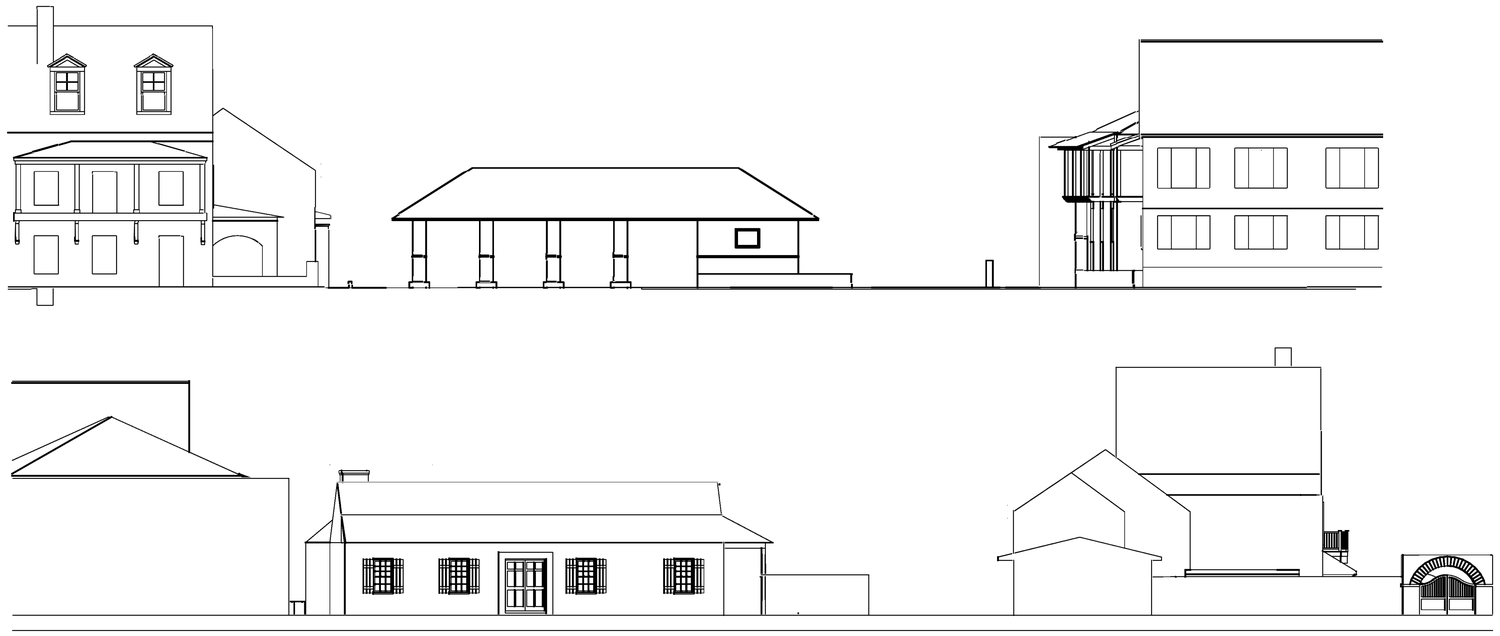
Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





1 / AB1.20 PROPOSED STREET LINE DRAWINGS
Scale: 3/32" = 1'-0"



2 / AB1.20 EXISTING STREET LINE DRAWINGS
Scale: 3/32" = 1'-0"

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

HISTORIC SITE INFORMATION

AB1.30

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROJECT POSITIONING

SITE CONTEXT

- THE SITE IS CURRENTLY HOME OF A FIRST PERIOD SPANISH COLONIAL STRUCTURE
    - FLORIDA MASTER SITE FILE: SITE 8 SJ 2504: “ESPINOZA – SANCHEZ HOUSE
        - THE “L” SHAPED HOUSE WITH ARCADE & LOGGIA MAKE REFERENCE TO COURTYARD OR (AT A MINIMUM YARD USE) ON THE EAST SIDE OF THE HOUSE.
        - EXAMPLES:
            - PENA/PECK COURTYARD- ST. GEORGE & TREASURY
            - SALECEDO COURTYARD
- THE CURRENT SITE IS BOARDERED BY THREE SIGNIFICANT STREETS:
    - CHARLOTTE, TREASURY & AVENIDA MENENDEZ
- BAY STREET (AVENIDA MENEDEZ) IS HISTORICALLY KNOWN AS A “WORKING WATERFRONT”. SEE AB1.40
- CURRENT STRUCTURE (ABANDONED DRIVE THROUGH TELLER) OCCUPYING THE BAY FRONT IS HISTORICALLY NON-CONFORMING AND ADDING NO VALUE TO THE CITY.

DESIGN

- THE PROPOSED DESIGN IS REPRESENTED BY ANOTHER “L” SHAPED BUILDING COMPLETING THE COURTYARD.
    - THE DESIGN OF THIS STRUCTURE HAS ITS ROOTS IN A RECOGNIZED ARCHITECTURAL/HISTORICAL EVOLUTION OF FIRST PERIOD SPANISH COLONIAL FOLLOWED BY THE BRITISH PERIOD.
        - SINGLE STORY STRUCTURE (FIRST PERIOD)
        - SECOND STORY ADDITION (BRITISH)

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

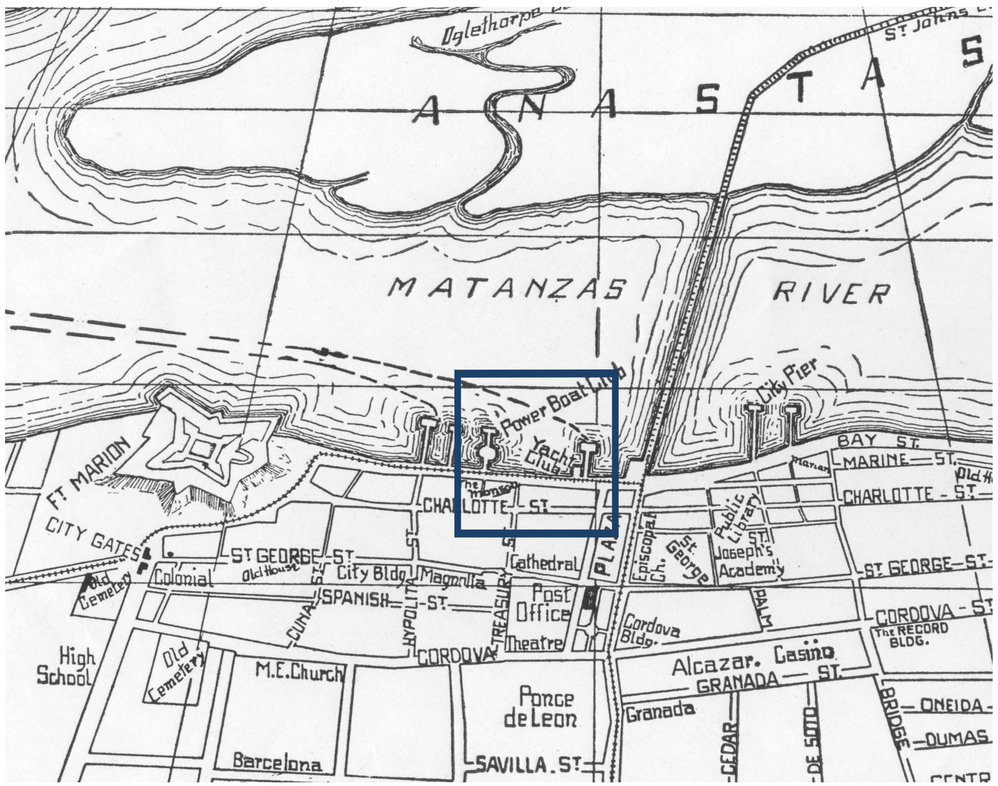
PROJECT POSITIONING

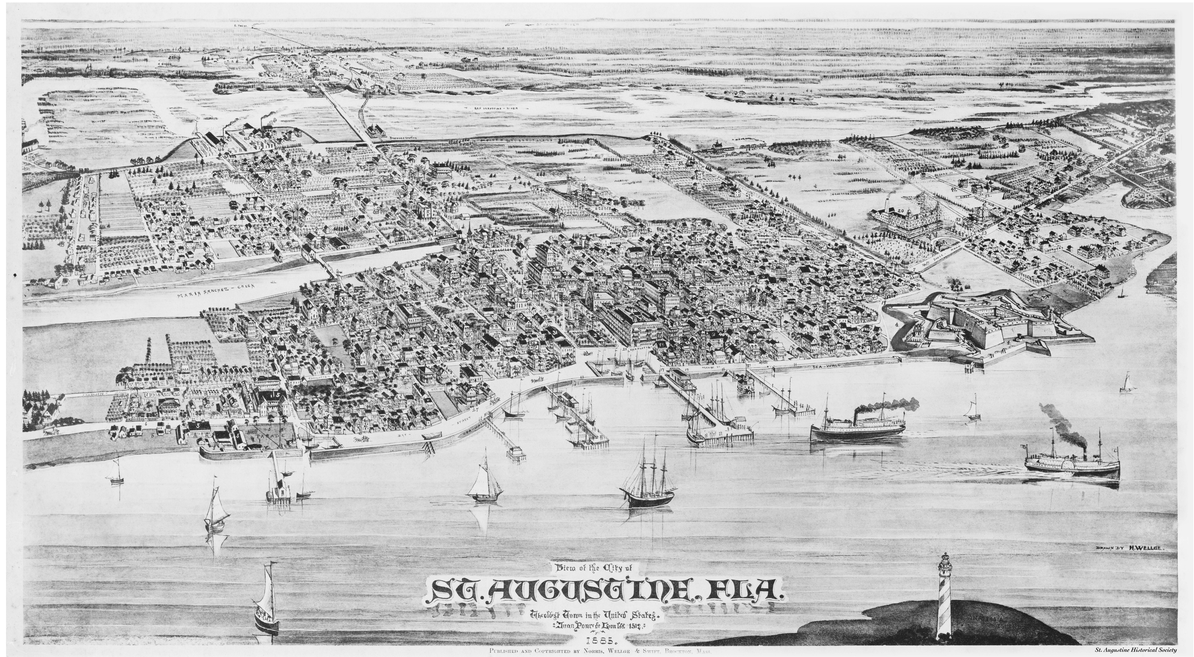
AB1.40

CERTIFICATE OF APPROPRIATENESS - 09/16/21

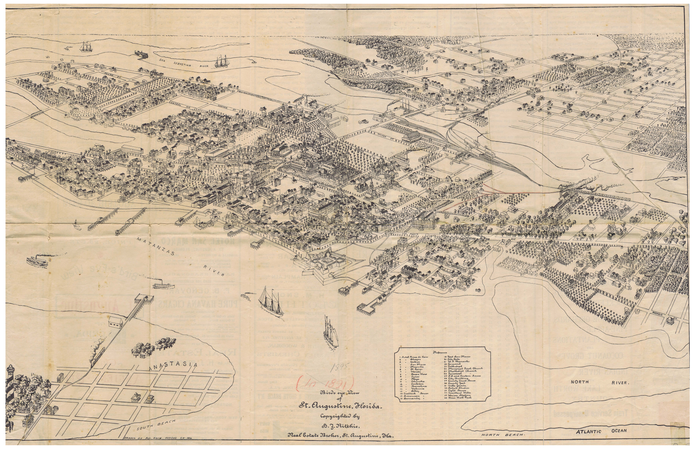
Received September 3, 2021
Planning and Building Department

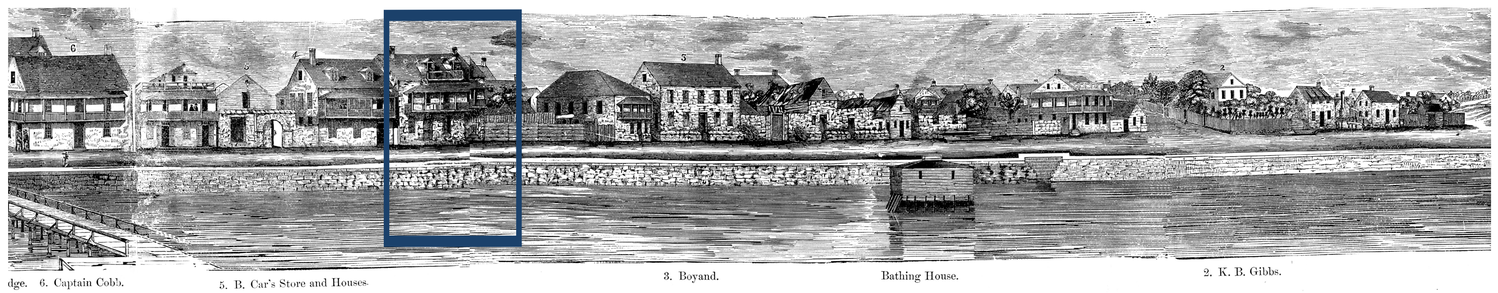
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





1 Cathedral erected 1793.
2 Old Slave Market.
3 Old Treasury Building.
4 Fort Marion, (San Marcos.)
5 St. Frances Barracks.
6 The Major Dade Monuments.
7 City Gates.
8 County Court-house.
9 Episcopal Church.
10 Presbyterian Church and Chapel.
11 Methodist Church and Chapel.
12 Colored Presbyterian Chapel.
13 Colored Methodist Chapel.
14 St. Joseph Convent and Academy.
15 Peabody School.
16 Post-office and Custom-house.
17 St. Augustine Boat Club.
18 Colored Home.
19 Chapin's Casino.
20 San Marco Hotel.
21 St. Augustine Hotel, E. E. Vaill, Proprietor.
22 Magnolia Hotel, W. W. Palmer, Proprietor.
23 Florida House, Geo. L. Atkins & Sons, Proprietors.
24 Sunnyside House, L. M. House, Proprietor.
25 Connecticut House, J. H. Dowell, Proprietor.
26 Oak Knoll House, G. Van Dorn, Proprietor.
27 Ocean View Hotel.
28 Edwards House.
29 Cleveland House.
30 Bank of St. Augustine.
31 C. F. Hambden, Hardware and Groceries, Wholesale and Retail.
32 Will, Anheuser & Co., Hardware and Groceries, Wholesale and Retail.
33 Sabin, Moulton & Co., Dry Goods, Clothing, Carpets, Wholesale & Retail.
34 Joseph & Meyerson, Clothing and Gents' Furnishing Goods.
35 J. A. Spencer, Dry Goods, Shoes, &c.
36 Dr. E. M. Alba, Drugs and Medicines.
37 Gustave Rehnberg & Bro., Watches, Clocks, Jewelry &c.
38 G. F. Bunting, Furniture, Picture Frames, &c.
39 J. H. Dowell & Co., Groceries.
40 Gardner Bros., Groceries, Provisions, Fruits, &c.
41 J. Hayden Smith, Curiosity Shop.
42 Colee and Drysdale, Wholesale and Retail Liquors, Billiards, &c.
43 N. Montgomery, Restaurant.
44 S. B. Valls, Fruit Preserve Factory, corner Charlotte and Cuna.
45 St. Sebastian Saw and Planing Mill, D. R. Knowlton.
46 St. Augustine Saw Mill, Wm. J. Reyes.
47 O. E. Woltz & Bro., Carpenters and Builders.
48 H. Anmiddown, Residence.
49 A. J. Alexander, Residence
50 W. H. Will, Residence.
51 P. Hulett, Residence.
52 Henry Rohde, Residence
53 D. R. Knowlton, Residence.
54 J. D. Evans, Residence





dge. 6. Captain Cobb. 5. B. Car's Store and Houses. 3. Boyand. Bathing House. 2. K. B. Gibbs.

EVIDENCE OF WORKING WATERFRONT

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

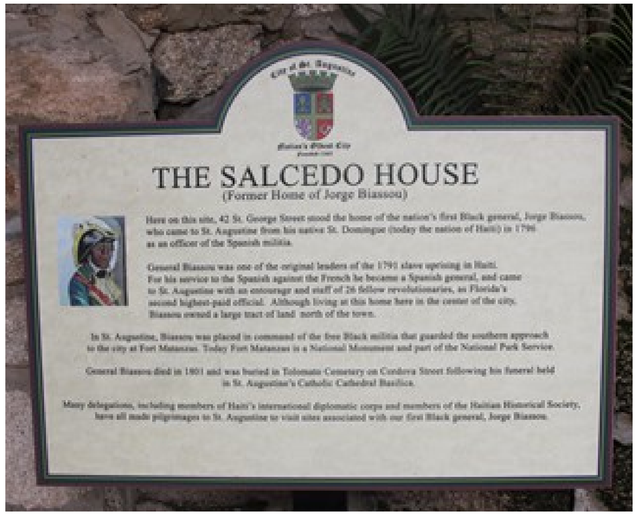
44 AVENIDA MENENDEZ

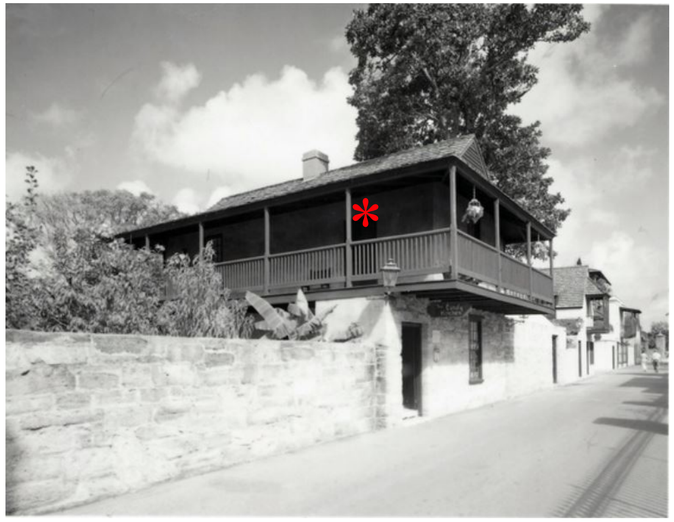
HISTORIC SITE LOCATION

AB1.50

Received September 3, 2021
Planning and Building Department

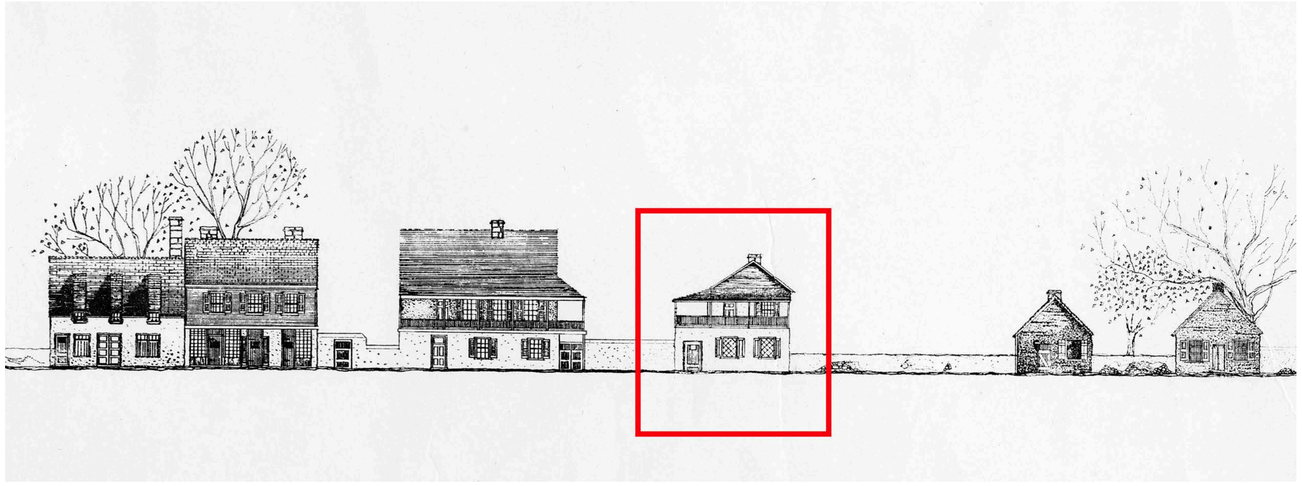
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES











SALCEDO HOUSE

POINTS OF COMPARISON NOTES:
- RECESSED UPPER BALCONY
- VARYING WALL HEIGHT

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

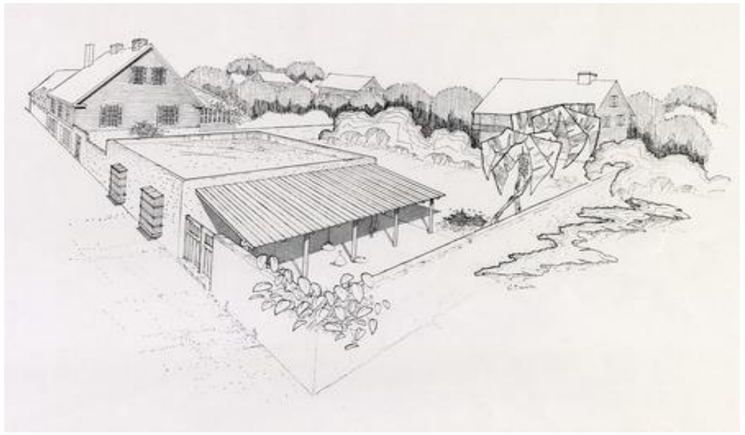
DATE ISSUE: AUGUST 20TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

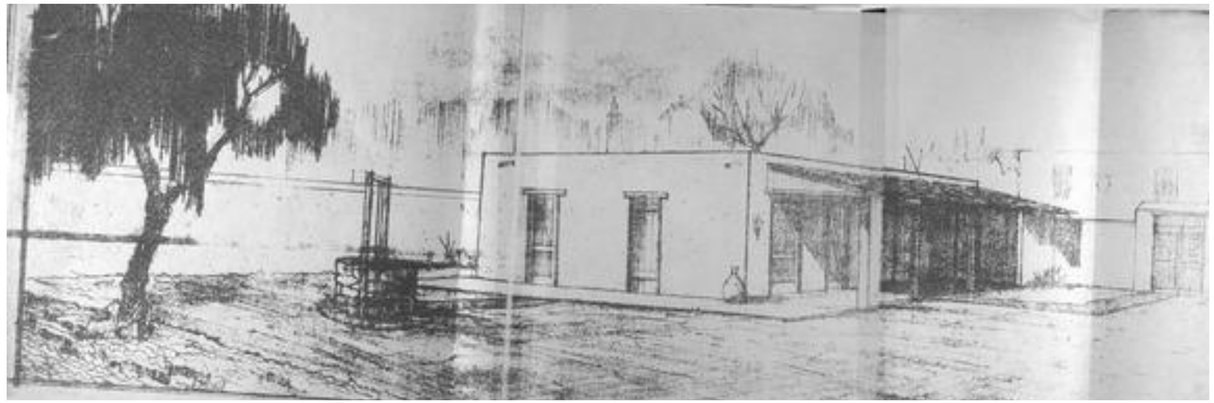
NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
SALCEDO HOUSE

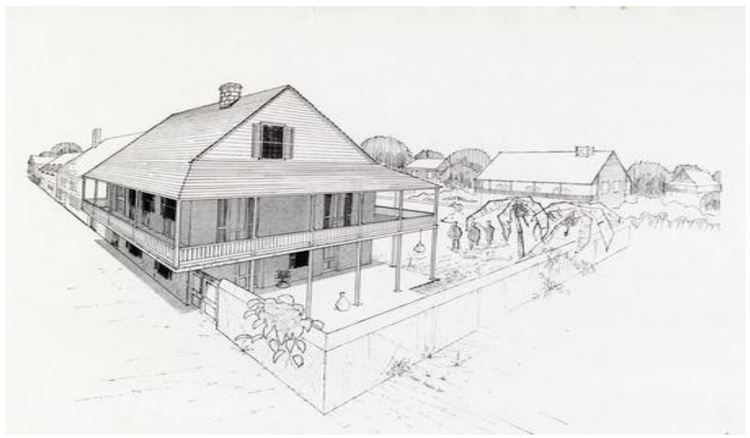
AB1.60

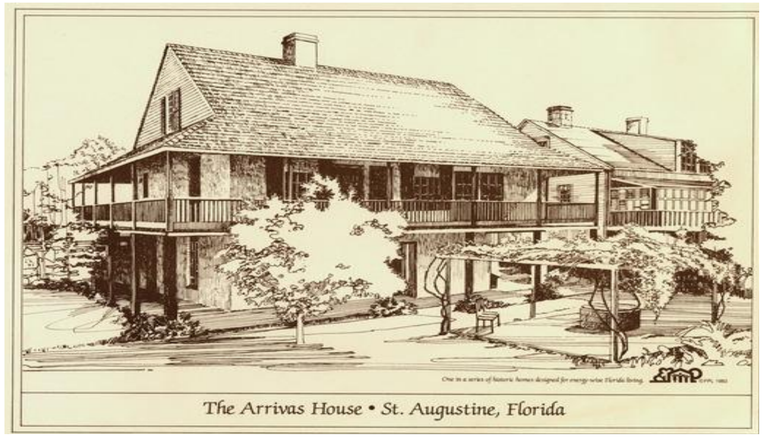
Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES










© St. Augustine Hist. Soc.





ARRIVAS HOUSE

POINTS OF COMPARISON NOTES:
- RECESSED UPPER PORCH
- HIP/GABLE COMBINATION

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

ARRIVAS HOUSE

AB1.70

Received September 3, 2021
Planning and Building Department

Tentative Outline for Arrivas House

I. Interpretative Objective

A. British Period Silversmith

B. With exceptions, first floor resembles the building at the end of the British period. (See Summary)

II. The Building

A. Restored in 1961 by the St. Augustine Historical Restoration and Preservation Commission

B. First house remains: c. 1650-1702

1. tabby walls and floors (similar to Gallegos)
2. rare concrete structure before 1702 destruction of city
3. originally a one room structure with additional rooms added
4. coquina wall in northeast room (rarely used before 1702)
5. study of first house remains based on 1960 research
   a. re-evaluation necessary

C. Destroyed in 1702 seige by Spanish military commander

1. all building within a musket shot of the fort (750 feet) razed to the ground as a defense measure

D. Rebuilt with coquina: c. 1710-1740

1. part of general building program in stone; by 1764, 36 percent of all structures in St. Augustine were made of coquina, 41 percent were tabby, 23 percent were wood
2. rebuilt on same wall lines as former tabby structure
3. house plan:
   a. two large rooms
   b. loggia (roofed porch) to south
   c. tabby patio to north
   d. well in rear (present well reconstructed atop original)

E. Alterations and additions by 1764

1. building assumes L-shape
2. three rooms added as a southwest wing
   a. less expensive tabby used in construction of three of the walls
   b. coquina used to construct southernmost wall

3. north-south coquina partition subdivided two large rooms
   a. perhaps partition dates from the British period
4. possible wood frame second floor, but sufficient evidence is lacking to verify its existence
5. house located in a respectable neighborhood
   a. with exception of the Gomez house, all buildings on both sides of St. George From Cuna to Ft. Lane were constructed of either tabby or stone
6. 1764 value of house: 3,462 pesos

F. British period

1. addition of fireplace in southeast room (presently used as a silversmith workshop)
2. possible construction of north-south partition (See II-E-3-a)

G. Second Spanish Period

1. possible addition of wood frame second floor

H. Early American Period (Territorial Florida)

1. c. 1830: first documented evidence of a second floor
   a. use of cut nails to date second floor
2. c. 1830: probable destruction of three-room southwest wing

III. Proprietors

A. 1730's: don Diego Ripalido (conjectural)
1. born in Palermo, Sicily of Spanish parents
2. Lieutenant in Infantry in the garrison
3. 1738: married Ursula Avero
4. 1747: died

B. c. 1748-1764: don Raimundo de Arrivas
1. first documented owner
2. Second Lt. in Infantry: First Lt. by 1759
3. 1748: married Ursula Avero, widow of Ripalido
4. six children born in St. Augustine; one in Havana, Cuba

C. 1764-1785: Jesse Fish and others (?)
1. reexamination of documentary evidence necessary
2. Fish was agent in the sale of Spanish properties
3. never paid the Arrivas family the money for the house

D. 1785-1824: don Tadäe de Arrivas
1. 1767: born in Havana to don Raimundo de Arrivas and Ursula Avero (1748-1764 owners of house)
2. 1785: appointed clerk of the Royal Treasury

3. reclaimed house from Fish without permanent deed
4. 1790: married Maria Garcia Perpal
   a. Perpal from propertied St. Augustine family
5. four children
6. by 1815: Accountant (contador) of Royal Treasury
7. 1819: returned to Cuba
8. 1824: sold building and lot to John Oates for $1,200

E. 1824-1960: twenty-five changes in ownership
1. July 1, 1960: purchased by St. Augustine Historical Restoration and Preservation Commission

IV. Summary

A. House located on same site since mid-17th century

B. House built on 17th century wall lines

C. Restored first floor

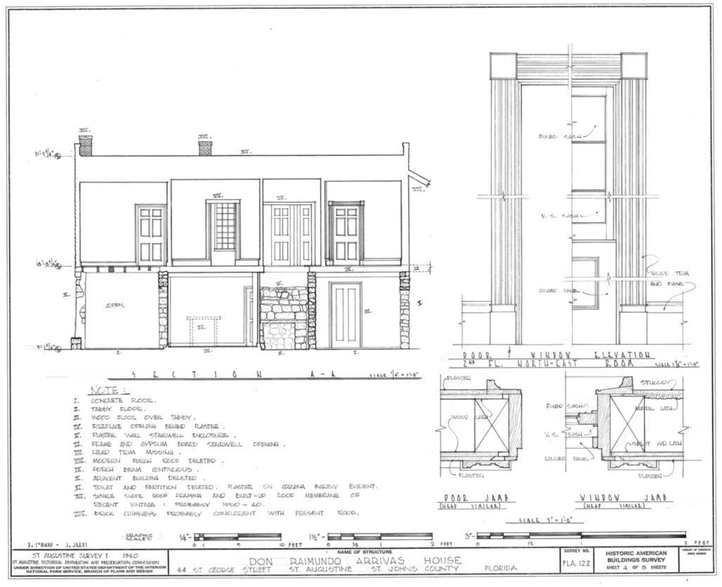
1. resembles structure at the end of the British period
   a. four interior rooms with southern porch, fireplace in workshop area, and well in rear
   b. exceptions:
      (1) no rear three room wing
      (2) presence of second story debatable

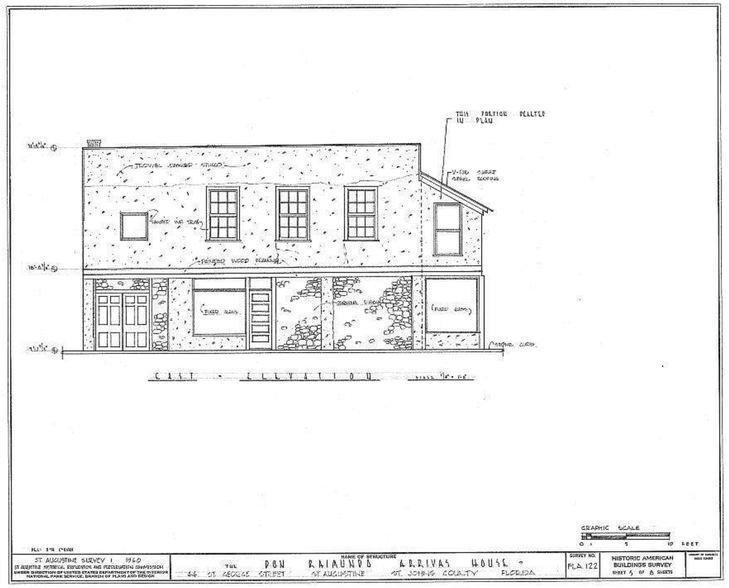
M. Scardaville
September 1977

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

The patios of Spanish houses such as this were always to the south, for protection from the north wind and to take advantage of the sun. Patios were used as another "room" by the housewife in early St. Augustine; here the women prepared food for cooking, made soap, washed and performed other chores. Lawns were non-existent and the ground was swept.

Don Raimundo de Arrivas owned the current site of the restored structure; it lists two stone houses on the lot, while a 1788 map designated ownership by the Arrivas heirs and reveals one large L-shaped masonry house. The wooden second story, with balconies, was probably added about 1788, and greatly rebuilt ca. 1829-30.





ARRIVAS HOUSE

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

ARRIVAS HOUSE

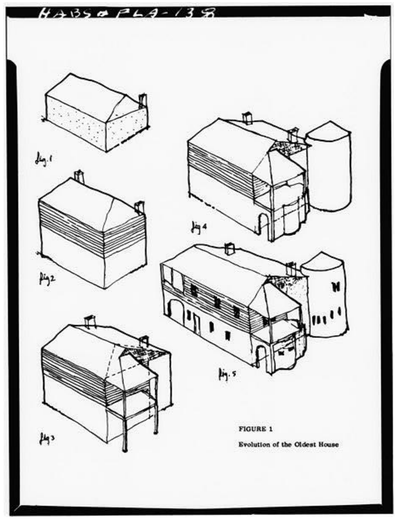
AB1.80

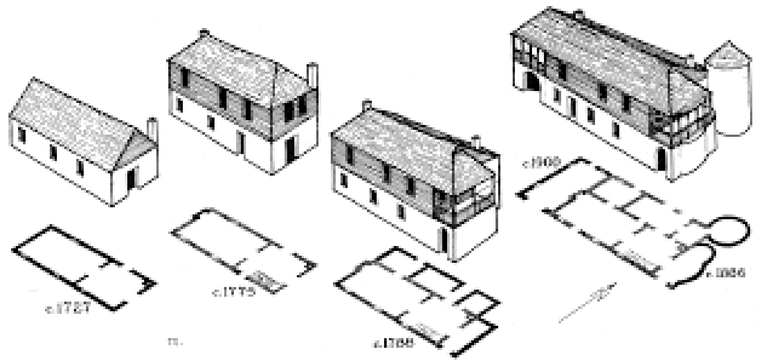
Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES











GONZOLEZ-ALVAREZ HOUSE

POINTS OF COMPARISON NOTES:
- STUCCO BASE- 1ST FLOOR
- LAP SIDING- 2ND FLOOR
- STRUCTURE GREW OVER TIME

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
GONZOLEZ-ALVAREZ HOUSE

AB1.90

Received September 3, 2021
Planning and Building Department

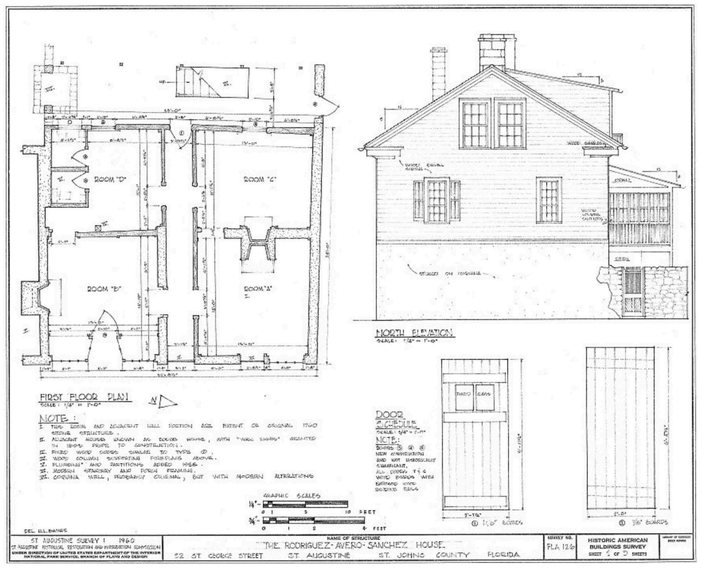
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

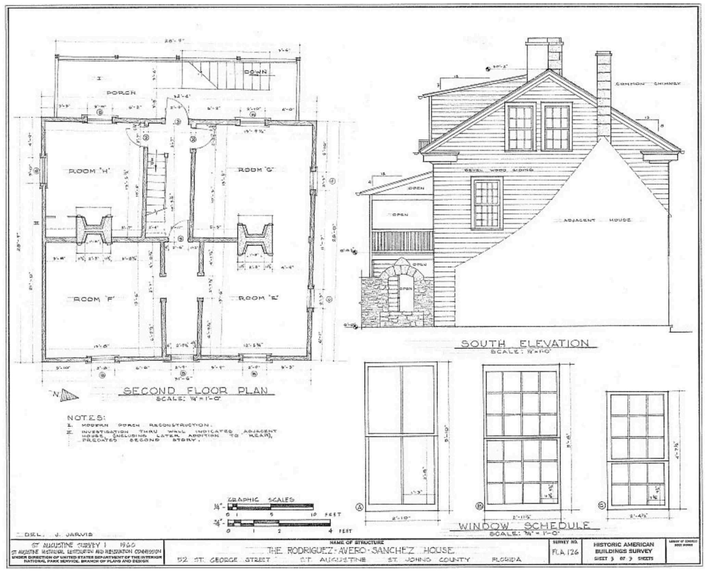


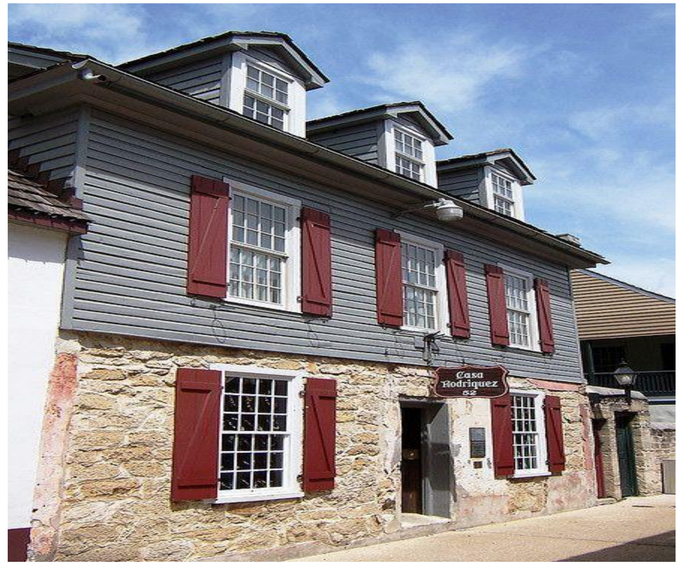












RODRIGUEZ-AVERO-SANCHEZ HOUSE

POINTS OF COMPARISON NOTES:
- STUCCO BASE- 1ST FLOOR
- LAP SIDING- 2ND FLOOR
- STRUCTURE GREW OVER TIME

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

RODRIGUEZ-AVERO-SANCHEZ HOUSE

AB2.10

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





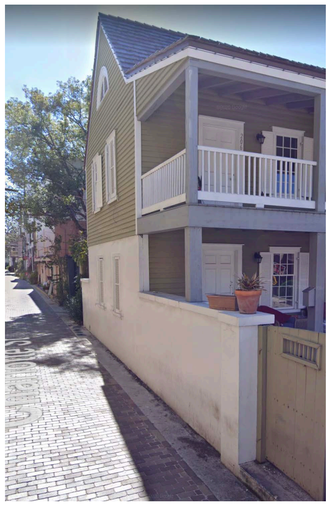


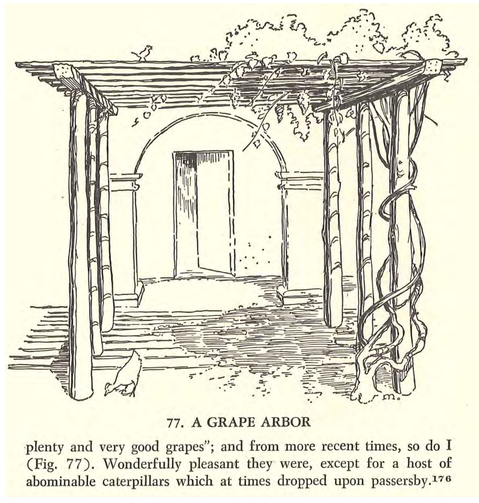
215 ST. GEORGE- ALBERT MANUCY
- REFERENCING BRACKET DESIGN ON PORCH



WILLIAM WATSON HOUSE - ALBERT MANUCY

- LOUVERED SHUTTERS UPSTAIRS, FIRST PERIOOD SPANISH SHUTTERS DOWNSTAIRS
- STUCCO AND SIDING COMPOSITE HOUSE
- BANNISTER AND LATTICE WINDOW





77. A GRAPE ARBOR

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

A GRAPE ARBOR- ALBERT MANUCY

- ARBOR LOCATED IN COURTYARD



EVIDENCE OF ARCHITECTURAL ELEMENTS

POINTS OF COMPARISON NOTES:
- UPPER PORCH
- BRACKETS FOR BALCONY

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

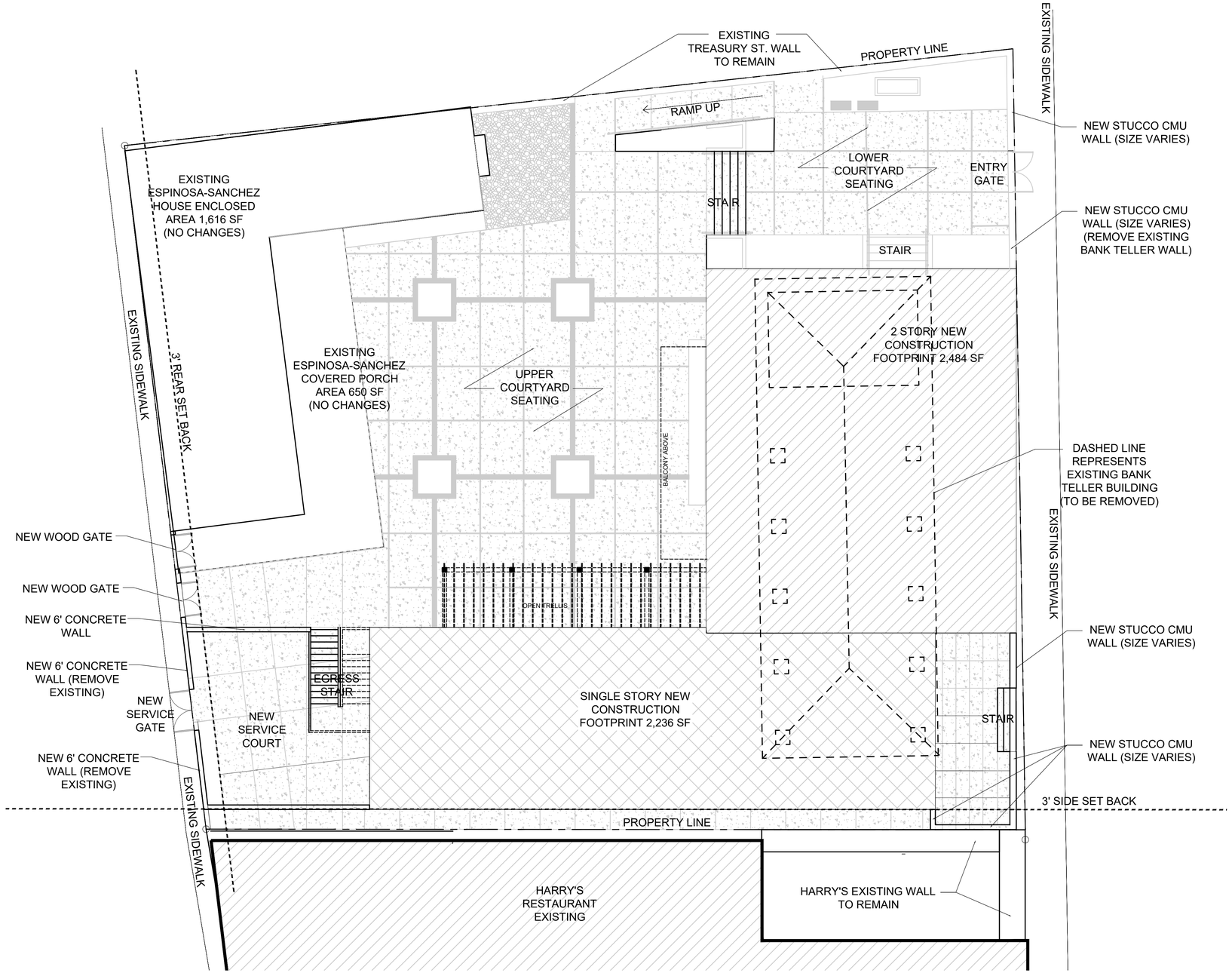
44 AVENIDA MENENDEZ

RODRIGUEZ-AVERO-SANCHEZ HOUSE

AB2.20

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION SEE GENERAL NOTES



1 AS1.10 SITE PLAN ZONING SUMMARY/BUILDING FOOTPRINT
Scale: 1/8" = 1'-0"

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

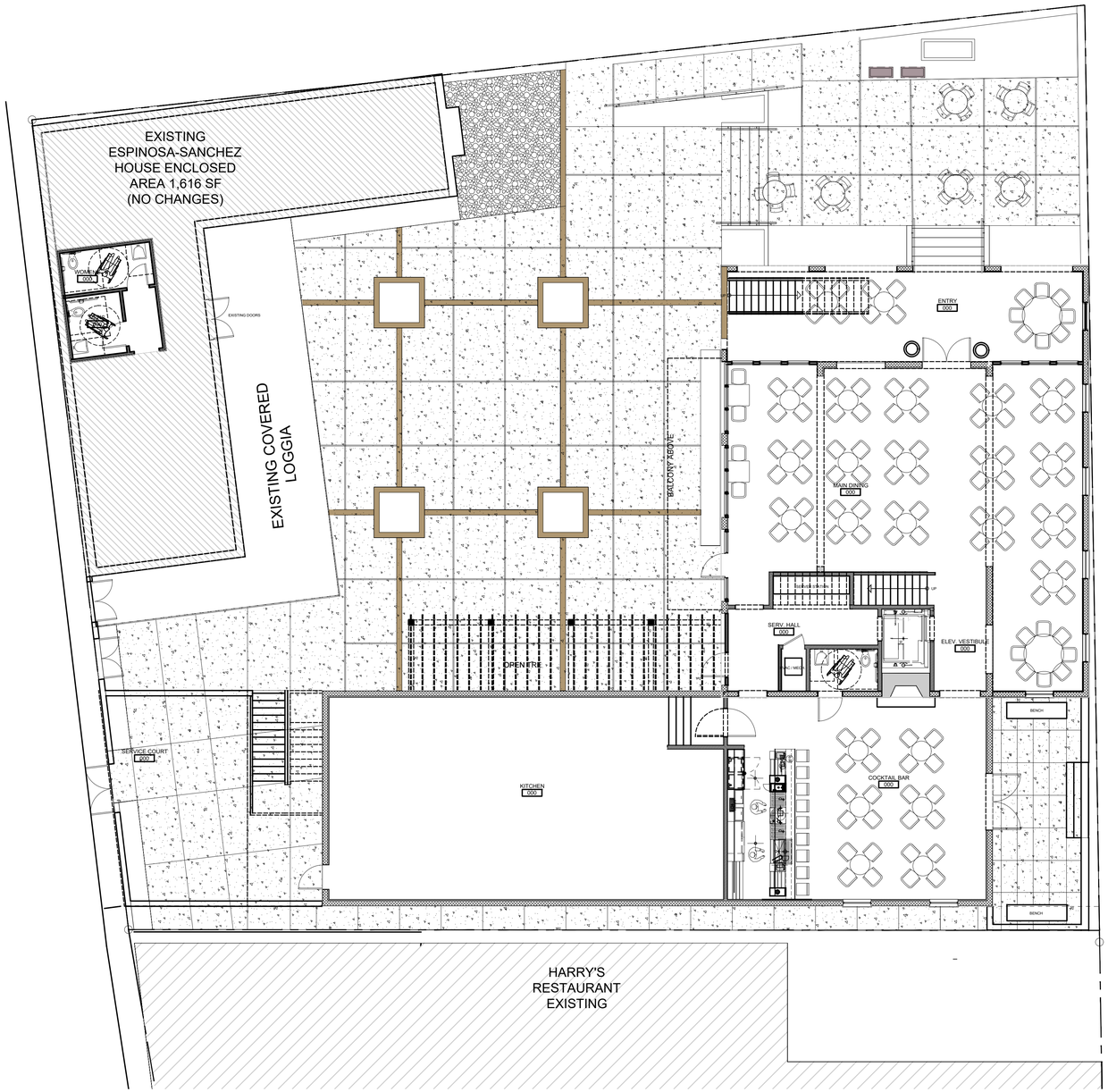
DATE ISSUE: AUGUST 20TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
SITE PLAN ZONING SUMMARY
AS1.10

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION SEE GENERAL NOTES



1 AS1.20 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

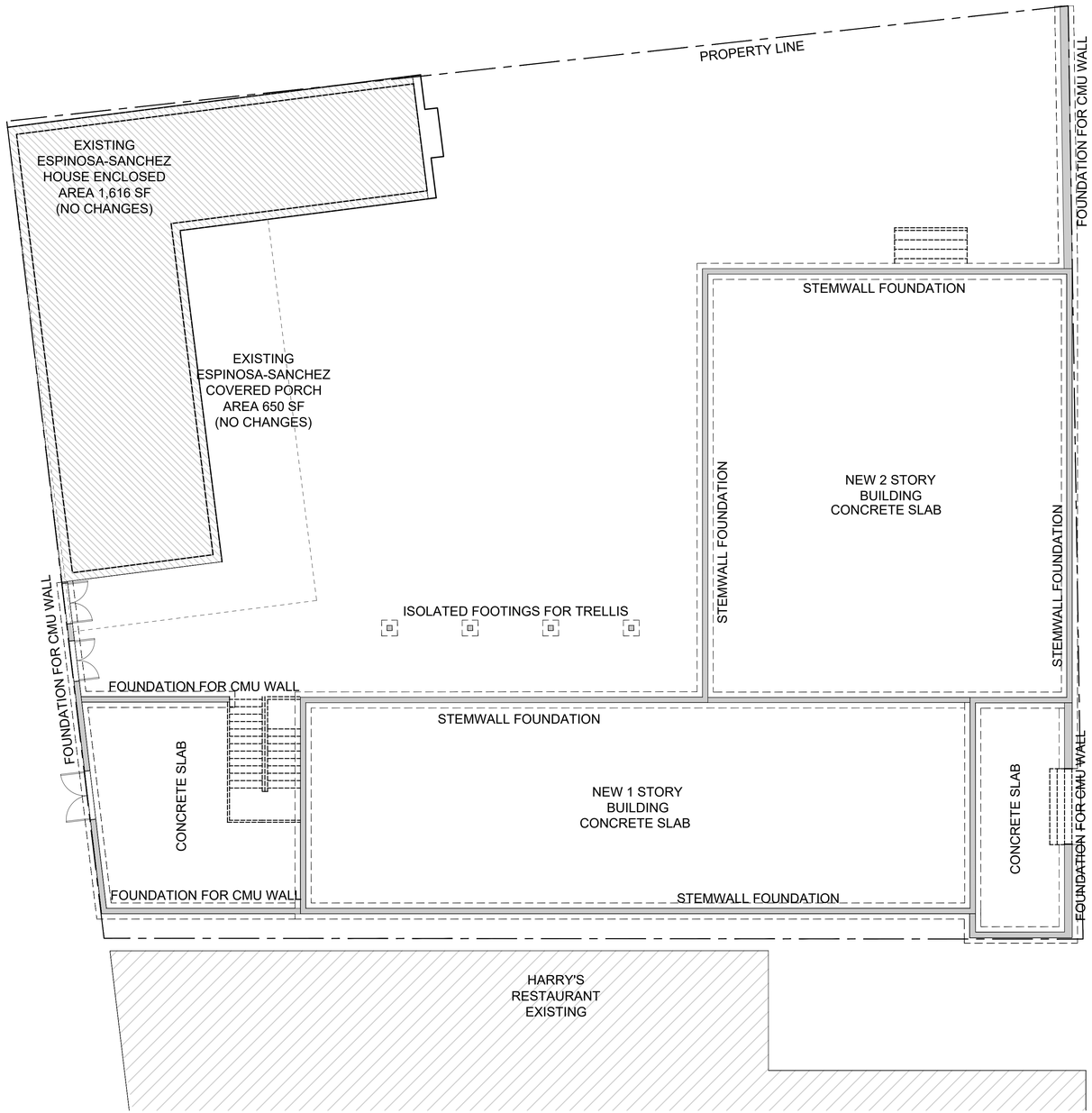
44 AVENIDA MENENDEZ

ARCHITECTURAL SITE PLAN

AS1.20

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / AS1.30 FOUNDATION PLAN
Scale: 1/8" = 1'-0"

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

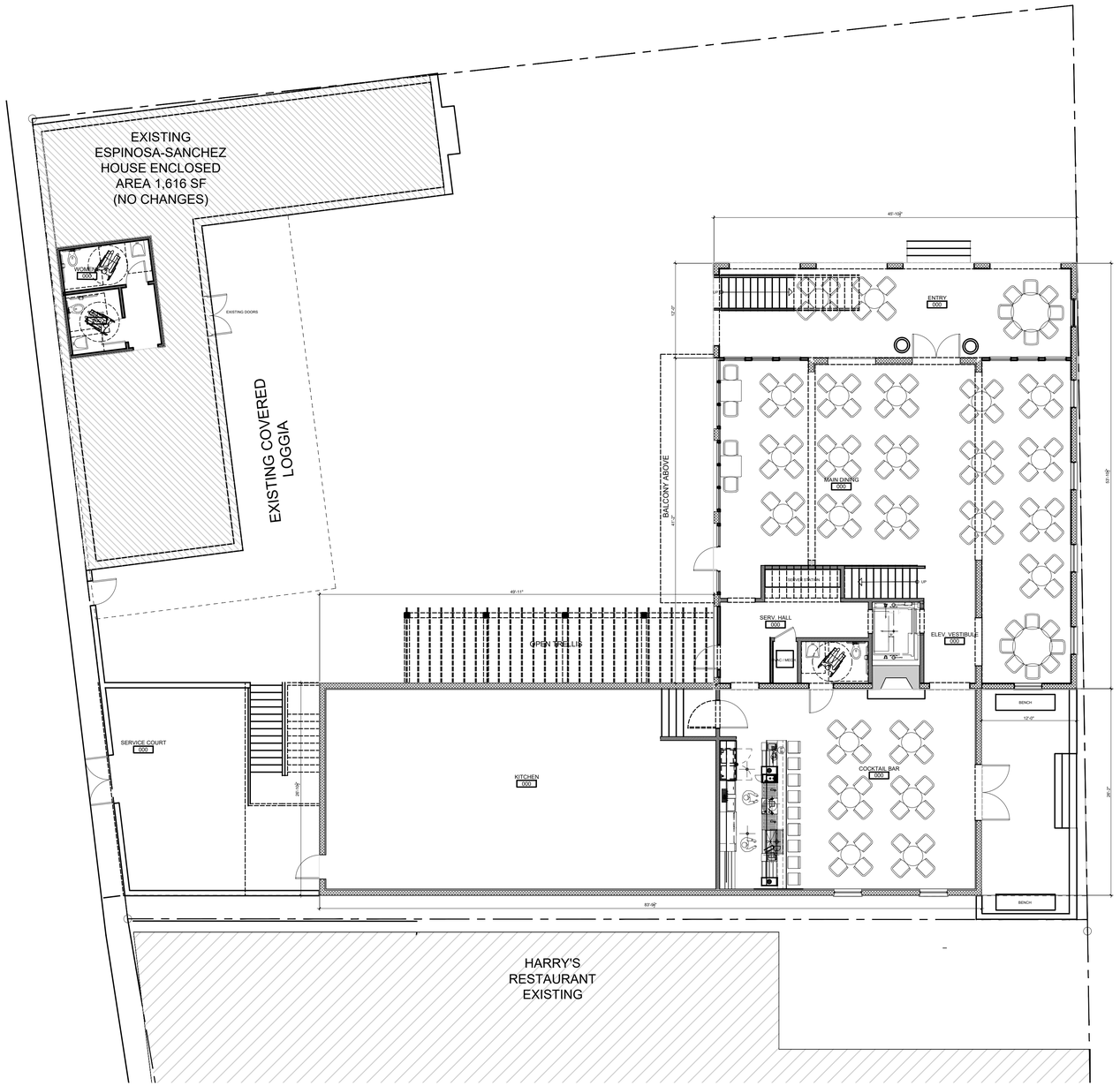
ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA
FOUNDATION PLAN
AS1.30

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A1.10 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

CERTIFICATE OF APPROPRIATENESS - 09/16/21

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

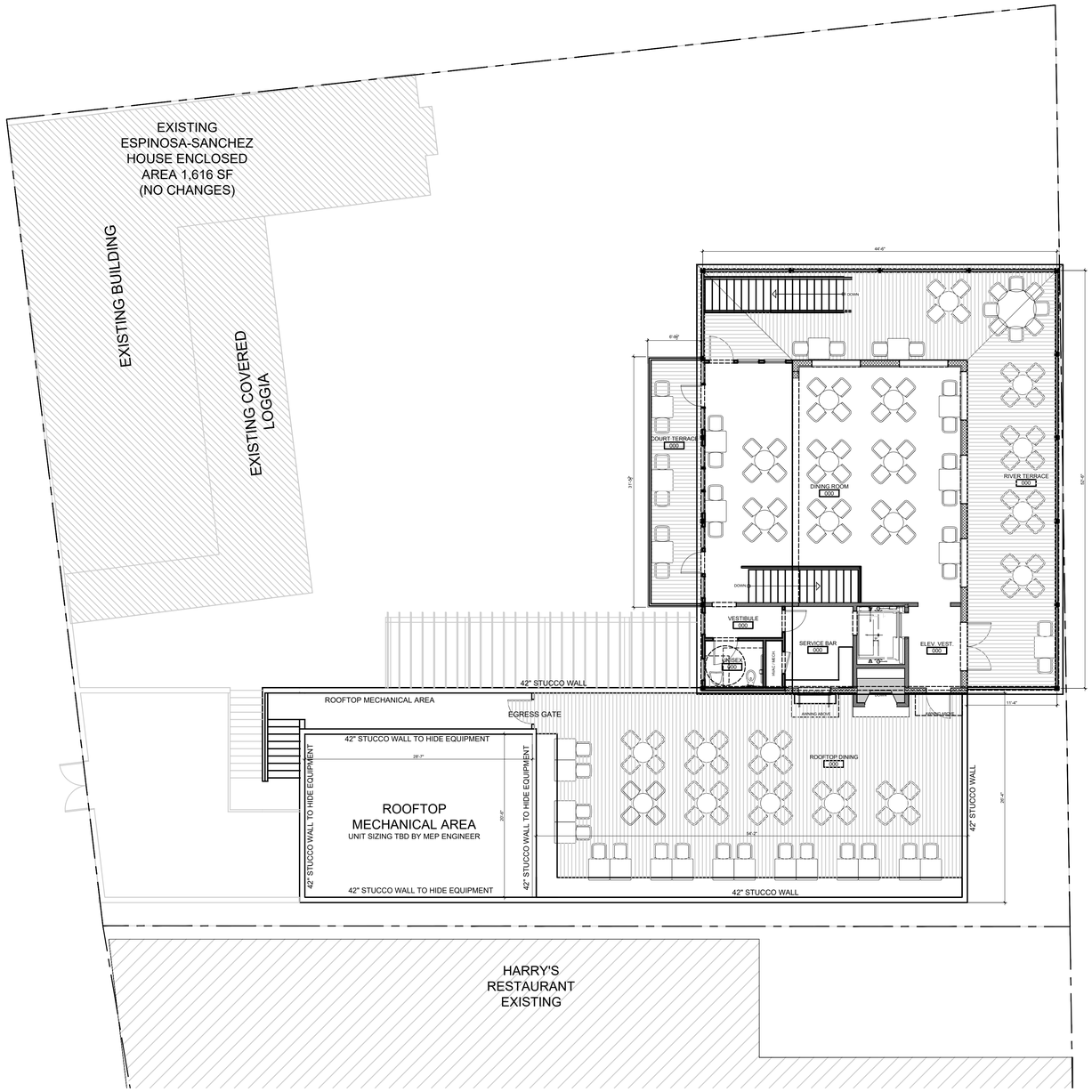
44 AVENIDA MENENDEZ

1ST FLOOR PLAN

A1.10

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 1.20 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

2ND FLOOR PLAN

A1.20

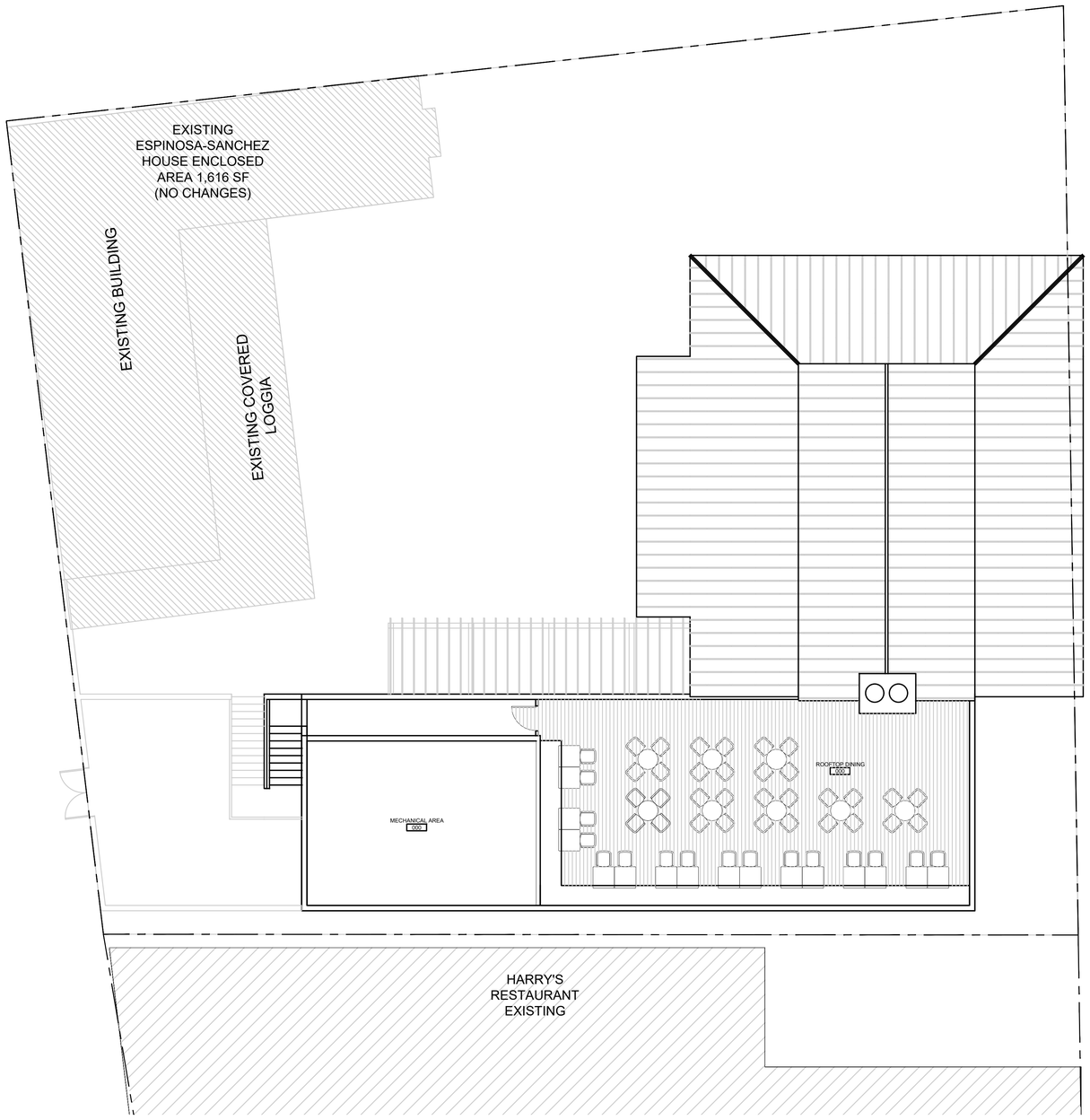
COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 1.30 ROOF PLAN
Scale: 1/8" = 1'-0"

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

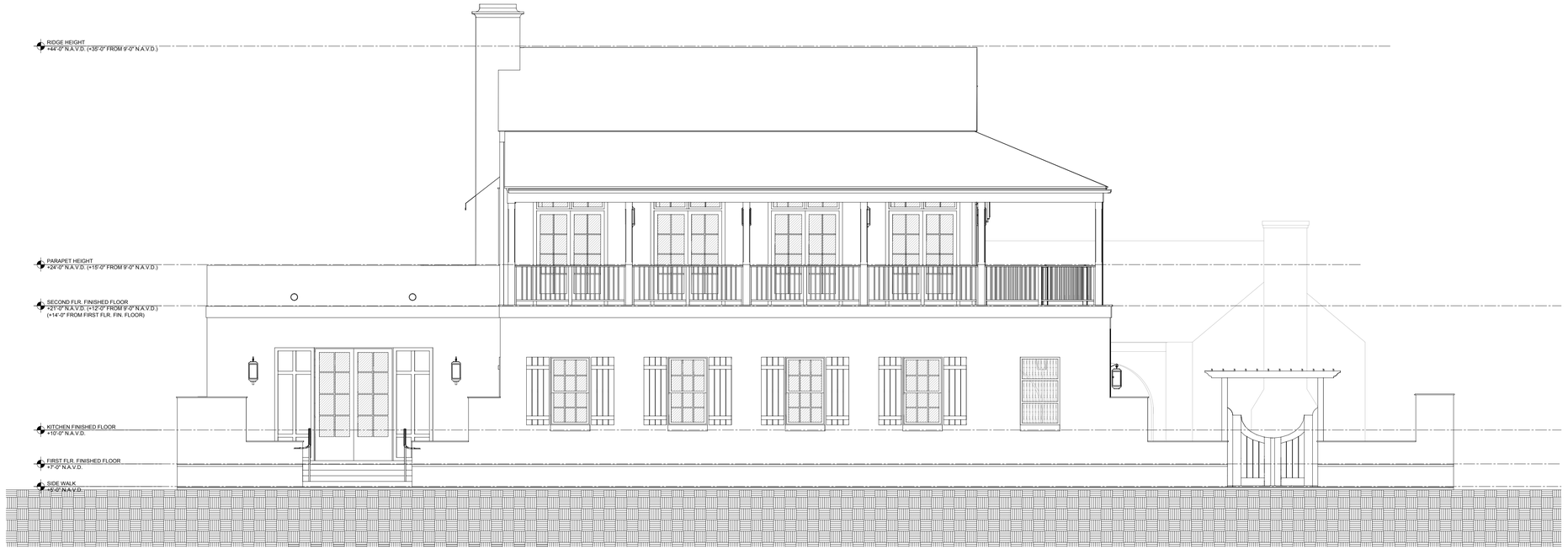
44 AVENIDA MENENDEZ

ROOF PLAN

A1.30

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



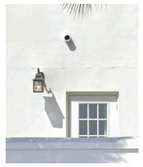
1 / A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 / A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"

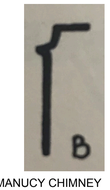
0 5 10 15 20
• Scale of Plan •

PER MANUCY
7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.





LIGHTING FIXTURES TO BE USED.
SOFT INCANDESCENT TYPE OF LIGHT



EXAMPLE OF MANUCY CHIMNEY

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:
AUGUST 20TH, 2021

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

NEW CONSTRUCTION
ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

EAST ELEVATION

A2.10

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

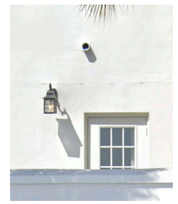


1 / A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

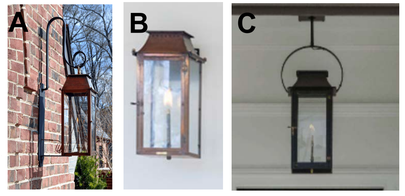


2 / A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

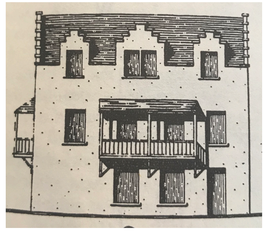
0 5 10 15 20
Scale of Plan



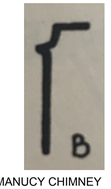
7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.



LIGHTING FIXTURES TO BE USED. SOFT INCANDESCENT TYPE OF LIGHT



EXAMPLE OF MANUCY BRACKETED UPPER PORCH



EXAMPLE OF MANUCY CHIMNEY

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WEST ELEVATION

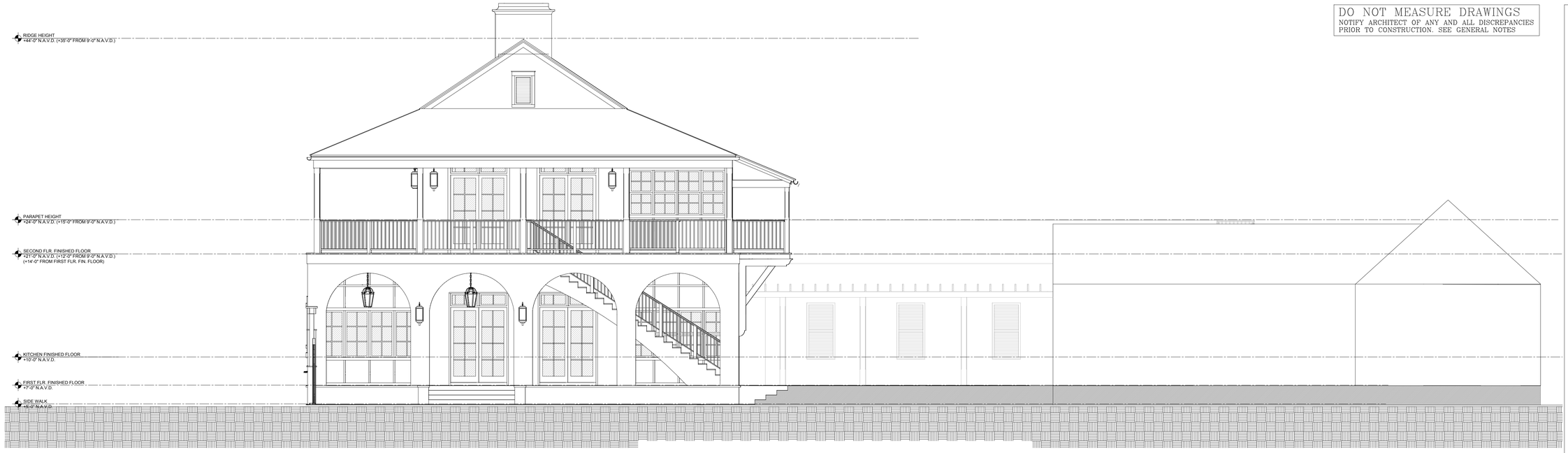
A 2.20

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

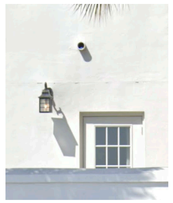


1 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"

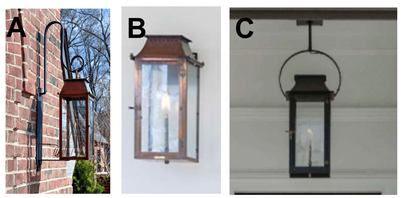


2 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"

0 5 10 15 20
• Scale of Plan •



7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.



LIGHTING FIXTURES TO BE USED. SOFT INCANDESCENT TYPE OF LIGHT



EXAMPLE OF MANUCY CHIMNEY

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
NORTH ELEVATION
A2.30

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

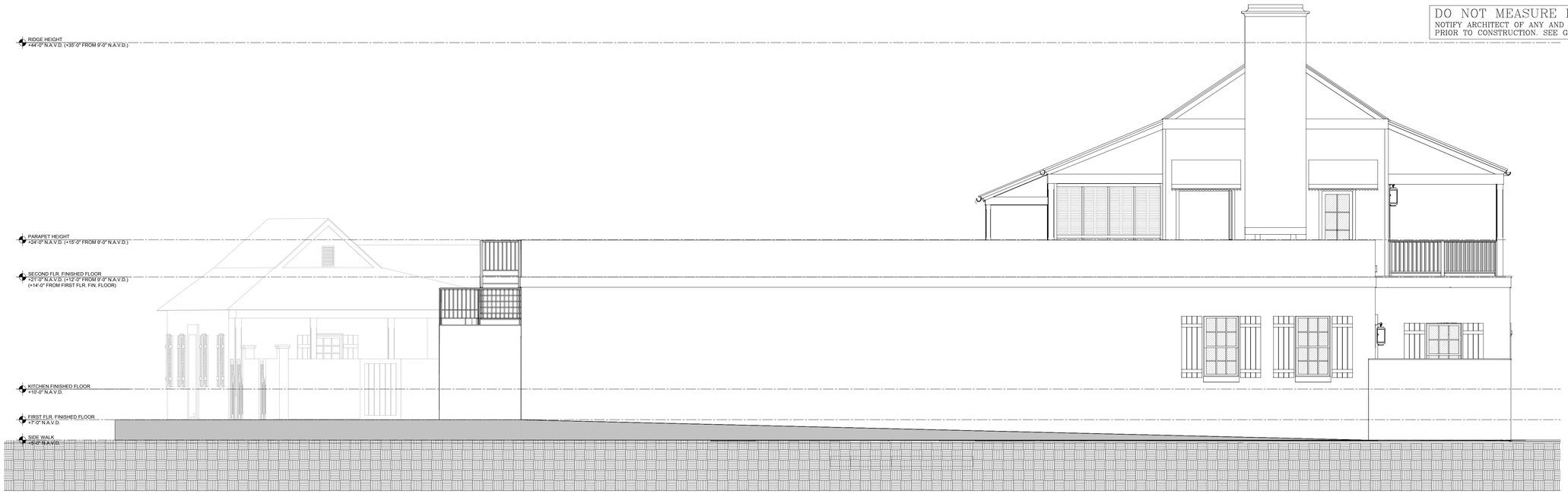
These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

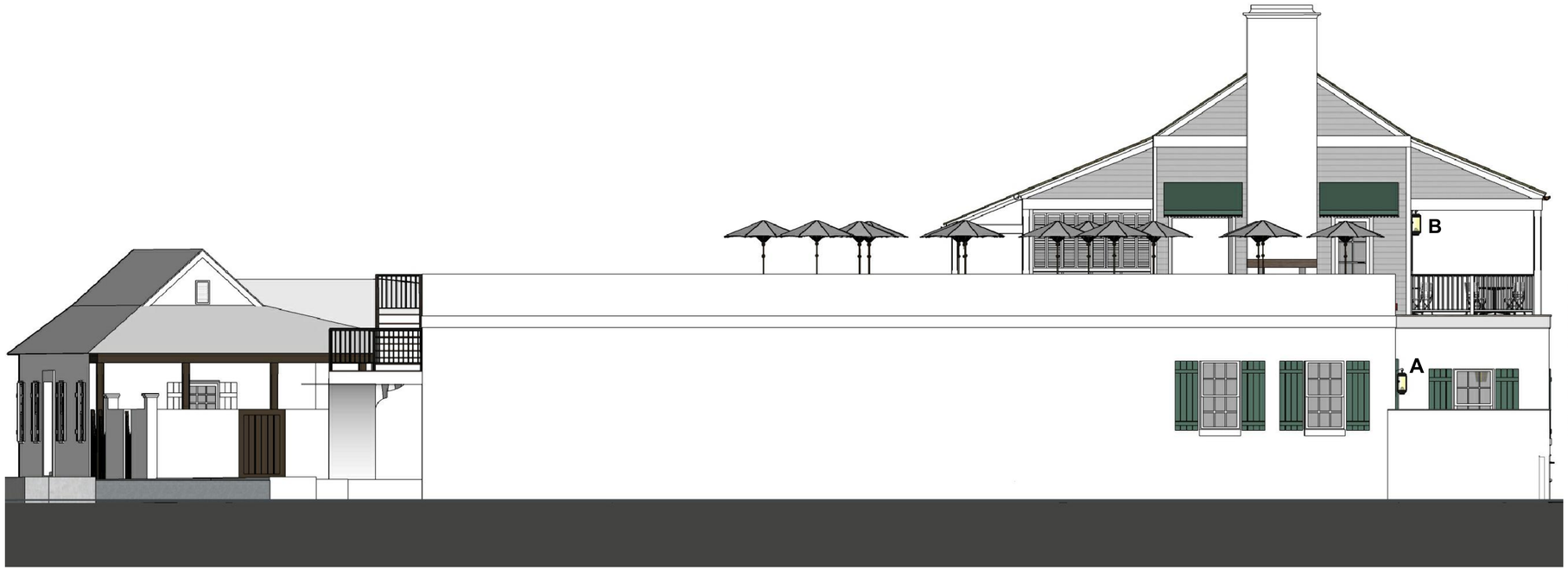
Received September 3, 2021
Planning and Building Department

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

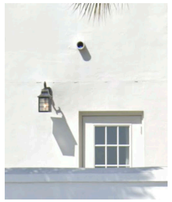


1 / A 2.50 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2 / A 2.50 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

0 .5 1.0 1.5 2.0
Scale of Plan



7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.



LIGHTING FIXTURES TO BE USED. SOFT INCANDESCENT TYPE OF LIGHT



EXAMPLE OF MANUCY CHIMNEY

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9850 Fax: 904.302.9848
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

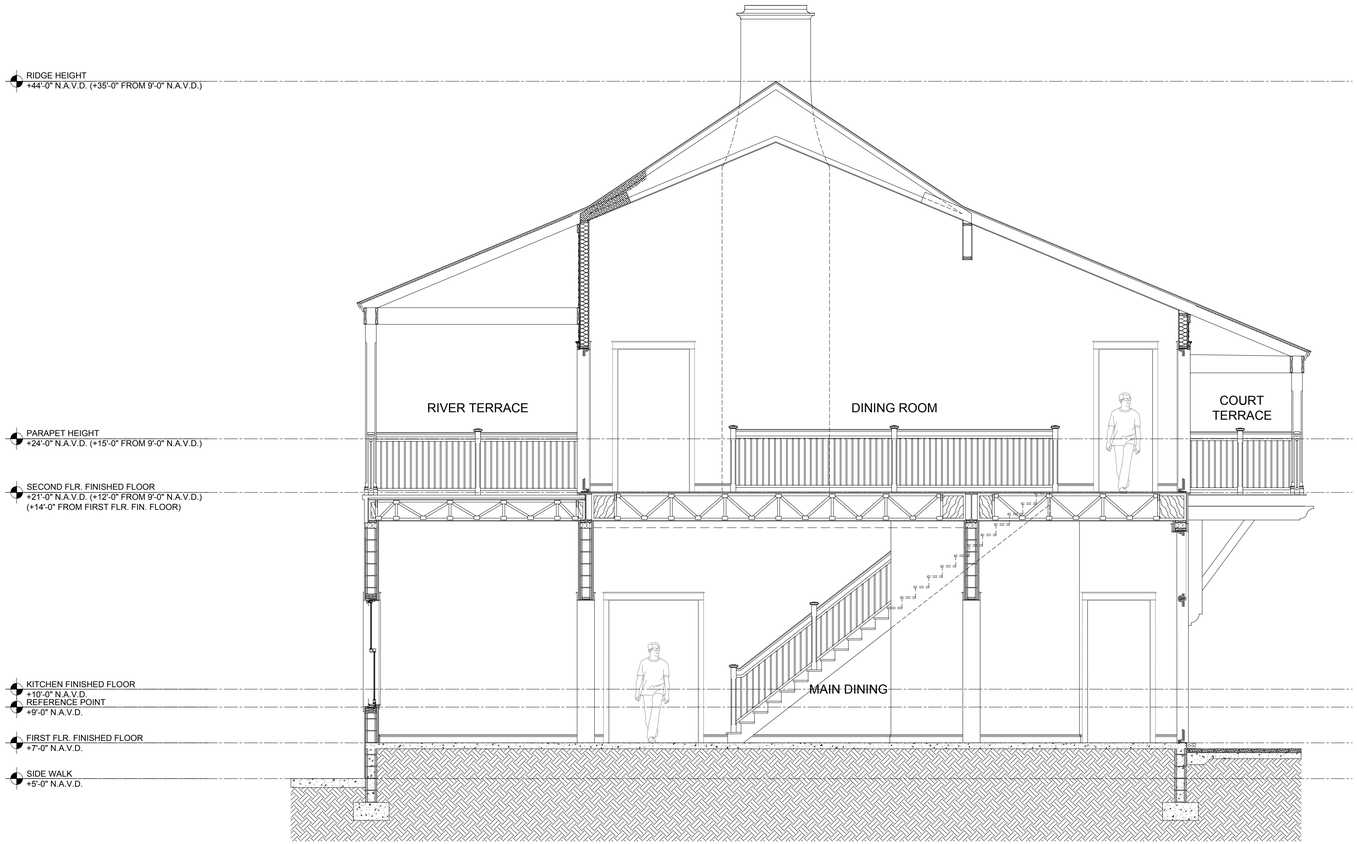
44 AVENIDA MENENDEZ

SOUTH ELEVATION

A2.40

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 3.10 EAST WEST SECTION CUT
Scale: 1/4" = 1'-0"



EXAMPLE OF MANUCY BRACKETED UPPER PORCH

CD+urban

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA

NORTH BUILDING SECTION

A 3.10

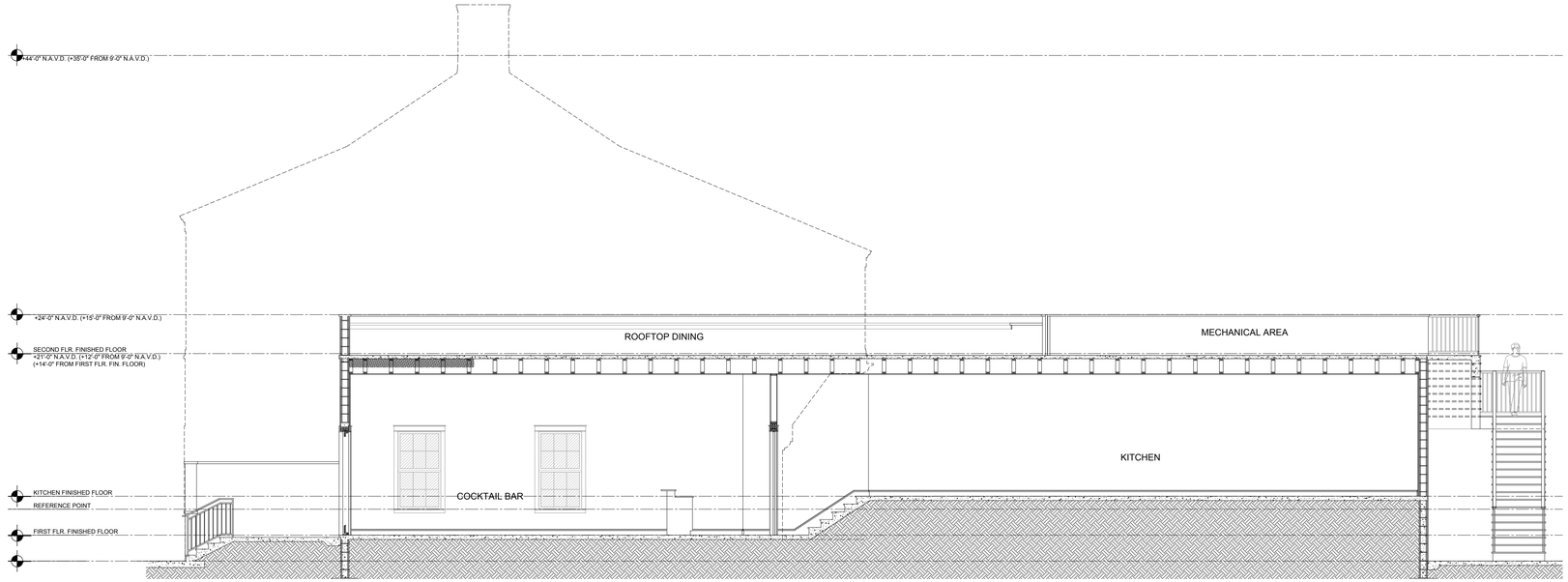
COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

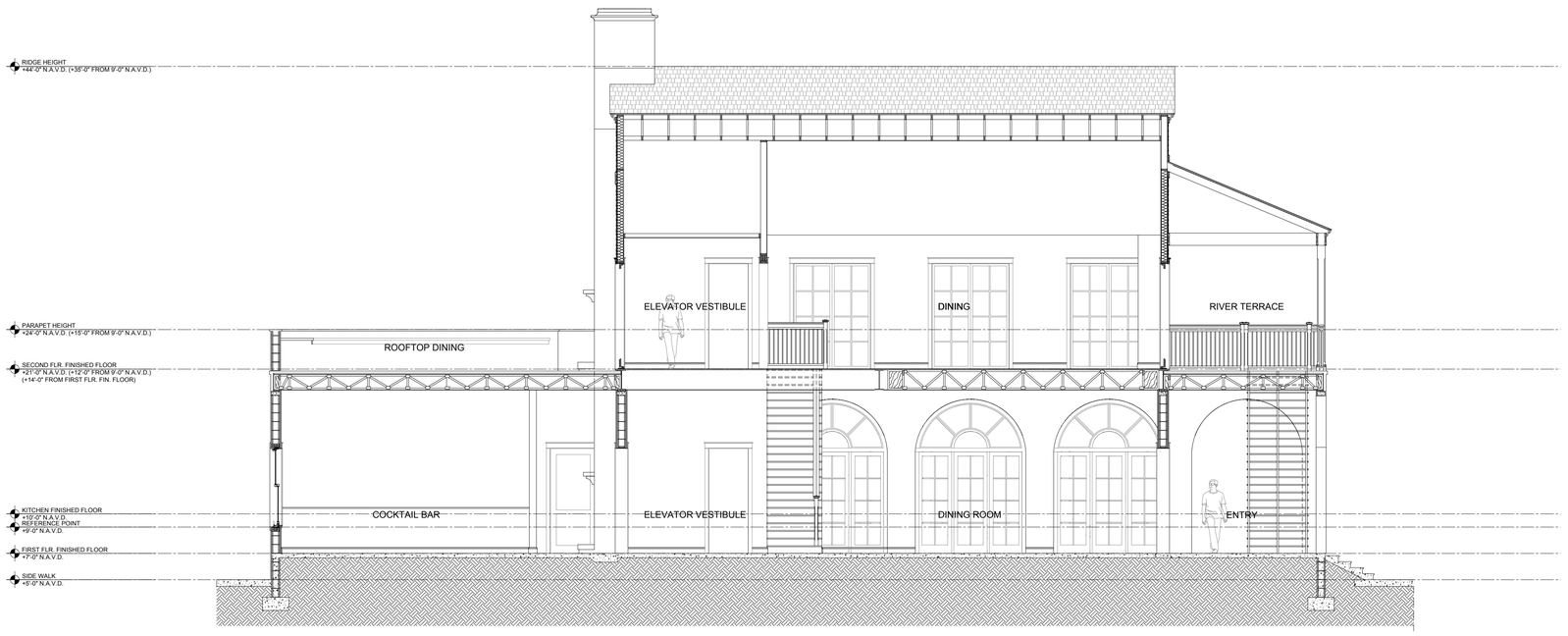
CERTIFICATE OF APPROPRIATENESS - 09/16/21

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 3.20 EAST/WEST KITCHEN SECTION CUT
Scale: 3/16" = 1'-0"



1 / A 3.20 NORTH/SOUTH SECTION CUT
Scale: 3/16" = 1'-0"

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

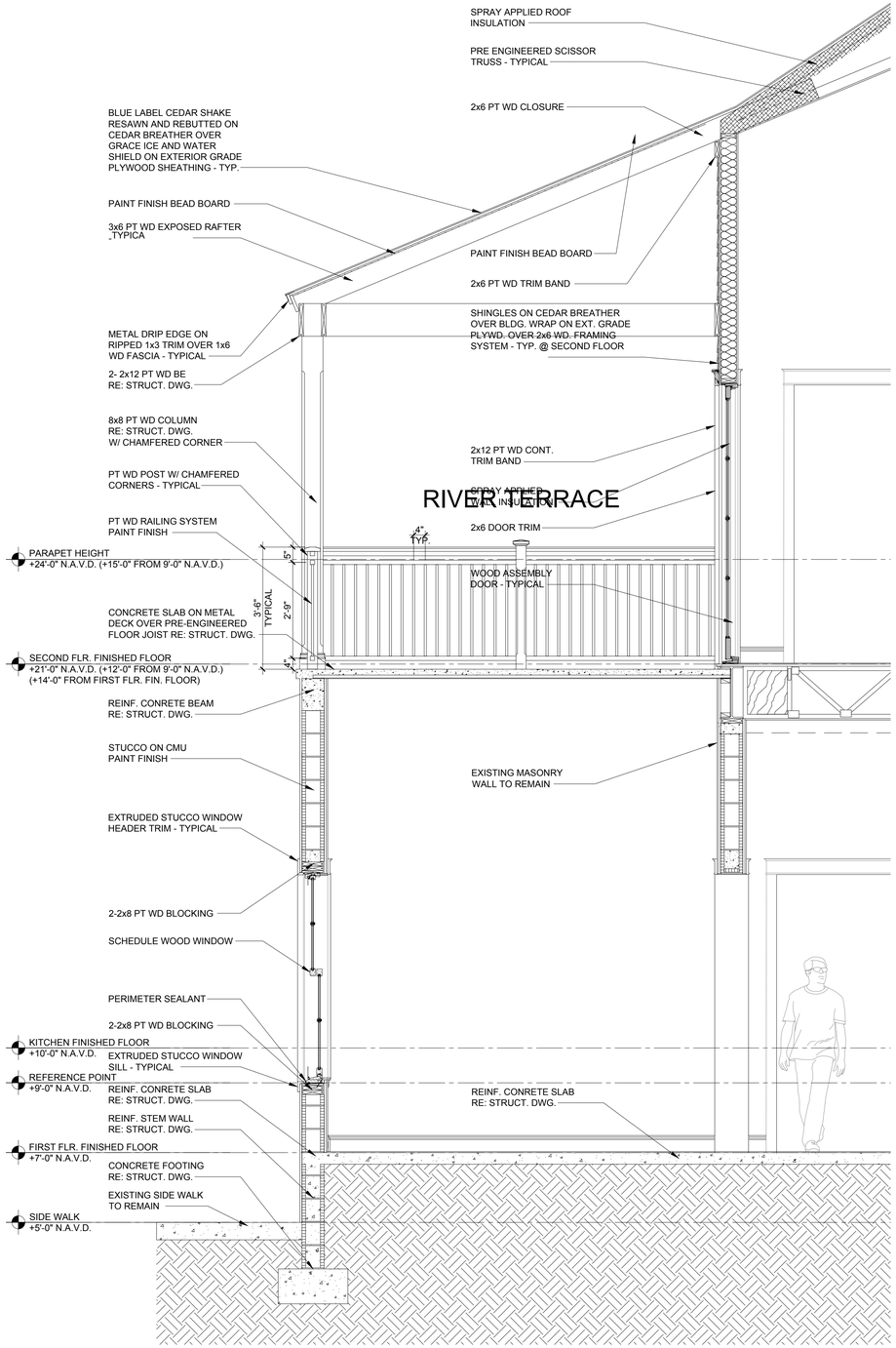
44 AVENIDA MENENDEZ

SECTIONS CUTS

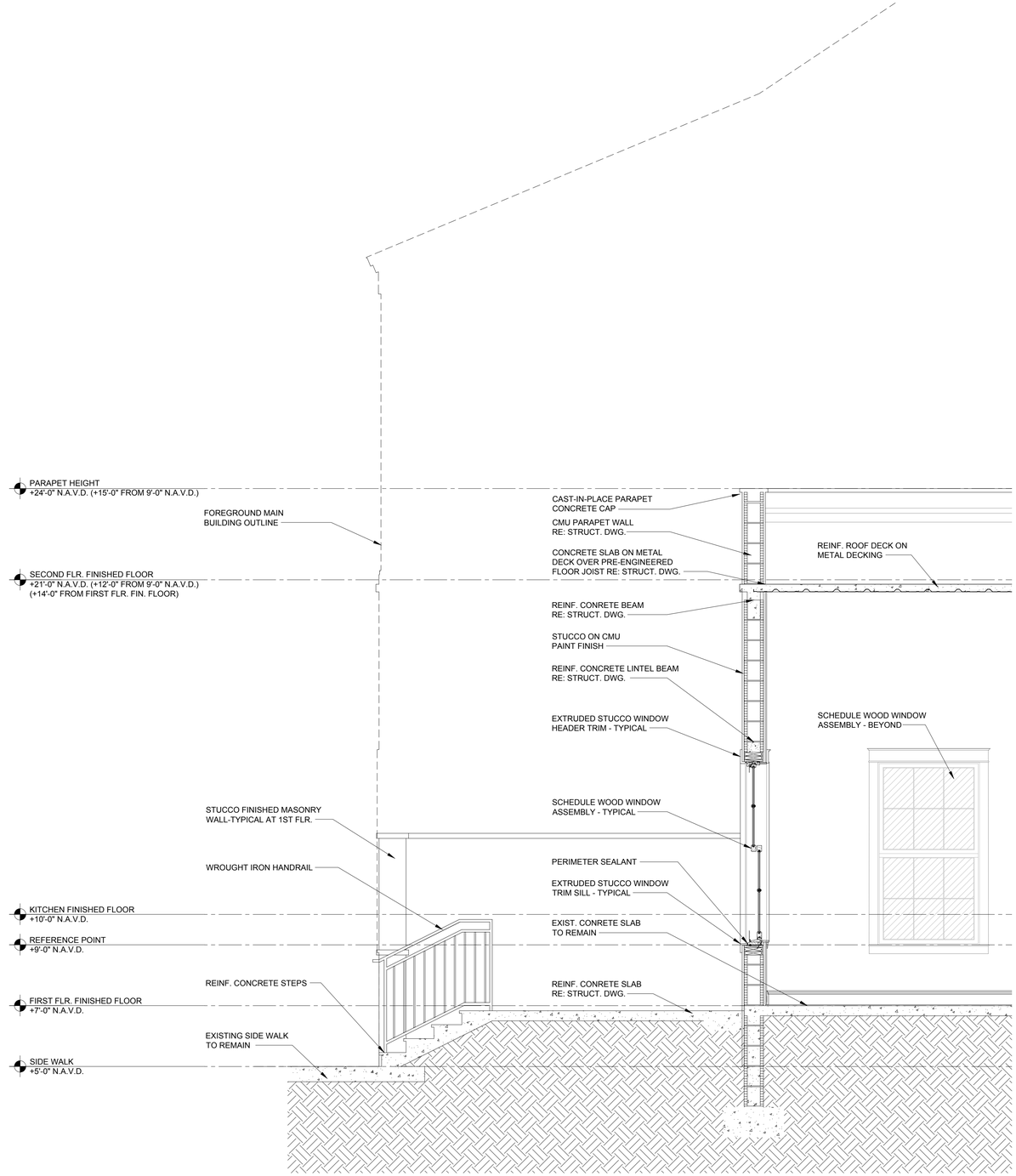
A3.20

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 A 3.30 WALL SECTIONS
Scale: 1/2" = 1'-0"



2 A 3.30 WALL SECTIONS
Scale: 1/2" = 1'-0"

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WALL SECTIONS

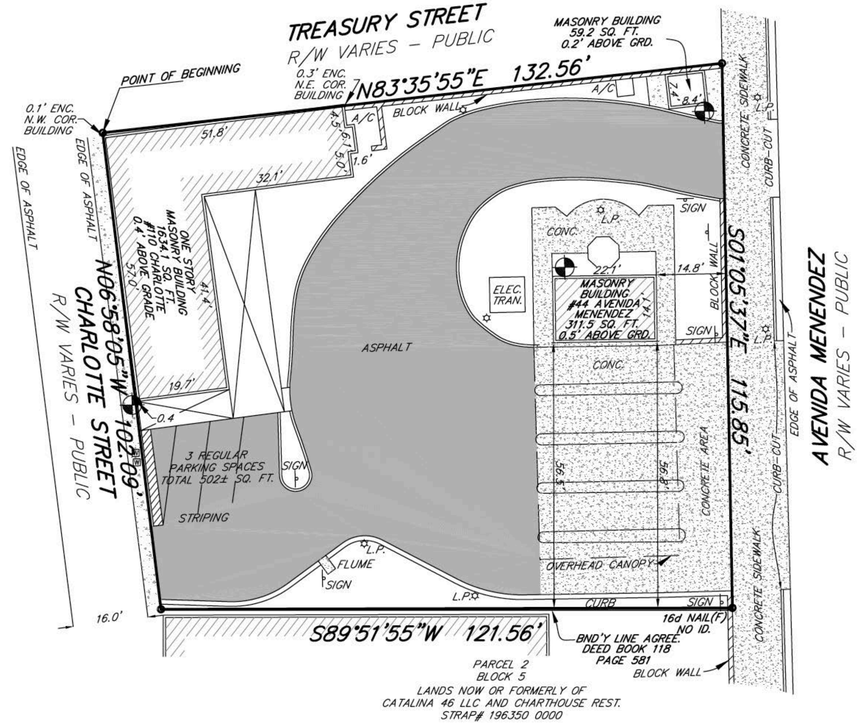
A3.30

Received September 3, 2021
Planning and Building Department

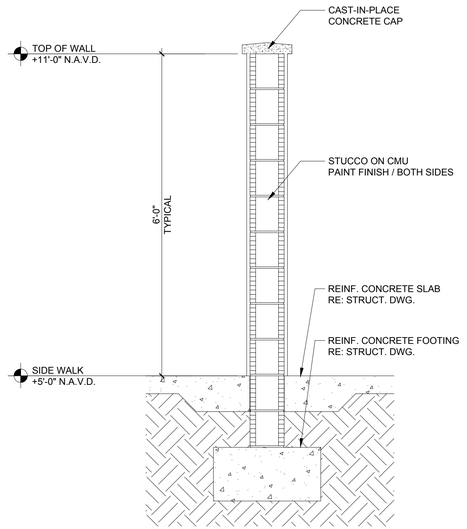
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES







11 EXISTING PROPERTY LINE WALL SECTION
A 3.40 SCALE: ~~3/16"~~ NTS



2 PROPOSED PROPERTY LINE WALL SECTION
A 3.40 SCALE: ~~3/4"~~ 1"=1'-0" = 1'-0"

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkdutch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9850 Fax: 904.302.9848
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

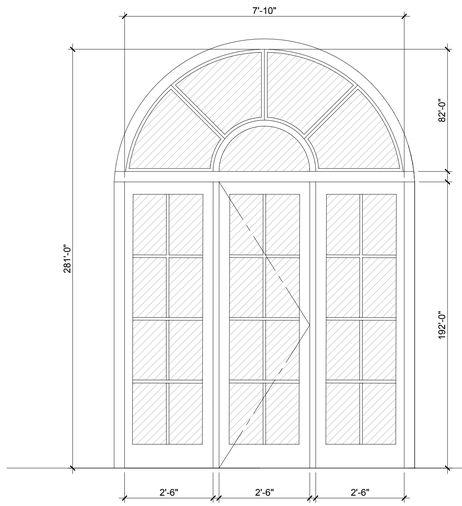
44 AVENIDA MENENDEZ

SECTIONS CUTS

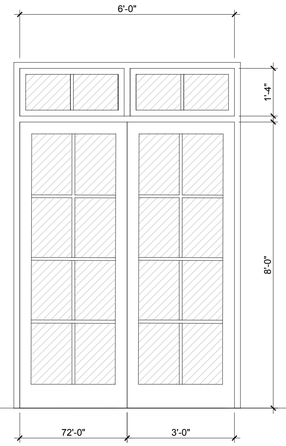
A3.40

Received September 3, 2021
Planning and Building Department

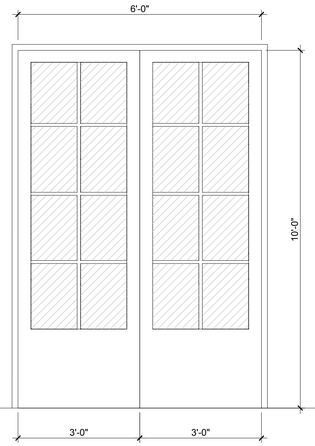
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



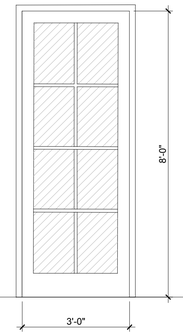
3 LEAF FIXED EXTERIOR DOOR (2 SETS)
OPERABLE SWING-OUT LEAF (2 SETS)
FULL LITE W/ TRUE DIVIDED LITE
WITH ARCH TRANSOM AND WOOD FRAME
LOCATION: WEST SIDE (COURTYARD) 1ST FLR
4 SETS TOTAL



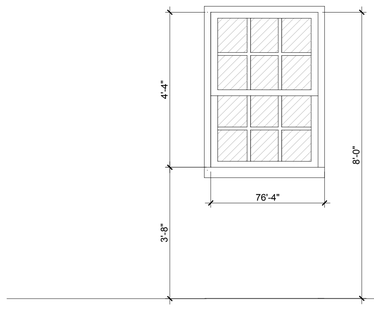
2 LEAF SWING-OUT EXTERIOR DOOR
FULL LITE W/ TRUE DIVIDED LITE
WITH TRANSOM AND WOOD FRAME
LOCATION: NORTH & EAST SIDE 1ST & 2ND FLR
9 SETS TOTAL



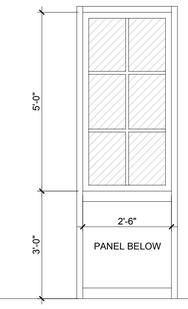
2 LEAF SWING-OUT EXTERIOR DOOR
FULL LITE W/ TRUE DIVIDED LITE
WITH WOOD FRAME
LOCATION: EAST SIDE 1ST FLR (COCKTAIL BAR)
1 SETS TOTAL



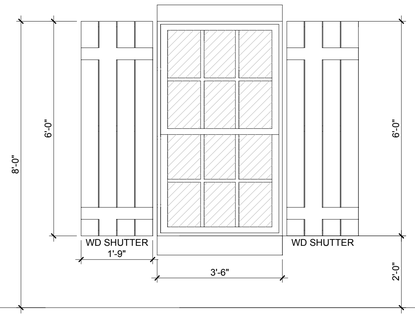
SWING-OUT EXTERIOR DOOR
FULL LITE W/ TRUE DIVIDED LITE
WITH WOOD FRAME
LOCATION: WEST & SOUTH SIDE 2ND FLR
3 TOTAL



DOUBLE HUNG WOOD ASSEMBLY & FRAME WINDOW
LOCATION: NORTH &WEST SIDE (COURTYARD) 2ND FLR
11 TOTAL



DOUBLE HUNG WOOD ASSEMBLY & FRAME WINDOW
WITH STILES AND RAILS PANELLING
LOCATION: NORTH SIDE 1ST FLR
6 TOTAL



DOUBLE HUNG WOOD ASSEMBLY & FRAME WINDOW
LOCATION: EAST & SOUTH SIDE 1ST FLR
7 TOTAL

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WINDOW & DOOR SCHEDULE

A3.50

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROPOSED COLORS

A

STUCCO WHITE WASH

B

GONZOLEZ-ALVAREZ HOUSE GRAY-1474

C

O'RILEY HOUSE WHITE-942

D

PECK HOUSE GREEN-693









EXAMPLE OF MANUCY CHIMNEY

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

A5.10

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROPOSED WINDOWS AND OPENINGS

- MANUFACTURED BY KOLBE WINDOWS
- SIX OVER SIX DOUBLE HUNG, FOUR OVER FOUR DOUBBLLE HUNG, & BANNNISTER-LATTICED (DOWNSTAIRS ONLY)
- FOUR OVER FOUR DOUBLE HUNG UPSTAIRS
- FRAME COLOR: O'RILEY HOUSE WHITE- 942
- NOTE: PROPOSED WINDOWS NOT SHOWN, IMAGES SHOW WINDOW LITE EXAMPLES



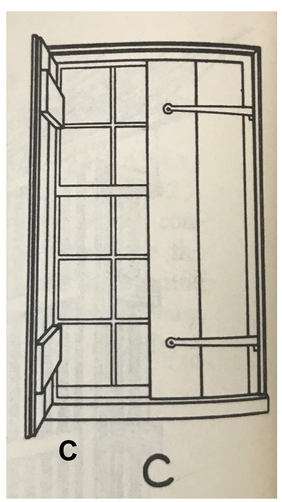
A



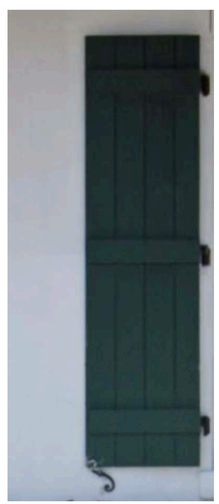
B- REJAS/MANUCY

PROPOSED SHUTTERS

- QUALITY VINYL LUMBER
- MANUFACTURED BY ATLANTIC SHUTTERS
- COLOR: PECK HOUSE GREEN- 693



C





PROPOSED DOORS

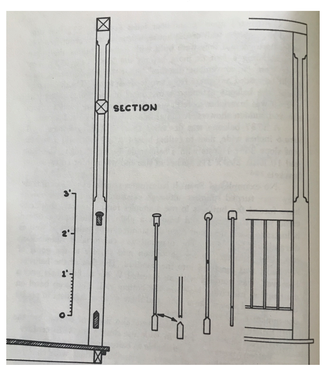
- MANUFACTURED BY KOLBE DOORS- HERITAGE SERIES
- EIGHT LITE PATTERN
- WOOD FABRICATION
- FRAME COLOR: O'RILEY HOUSE WHITE- 942

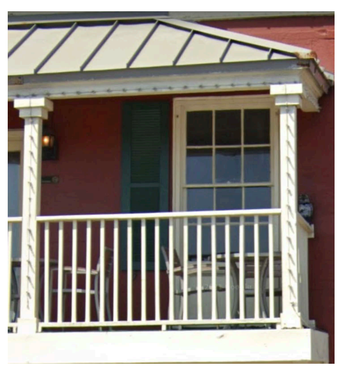


PROPOSED LITE COUNT PATTERN DIFFERENT THAN PICTURE

PROPOSED BALCONY POST & BALUSTRADES

- WOOD
- CHAMPFERED AB POST
- COLOR: O;RILEY HOUSE WHITE- 942





E

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

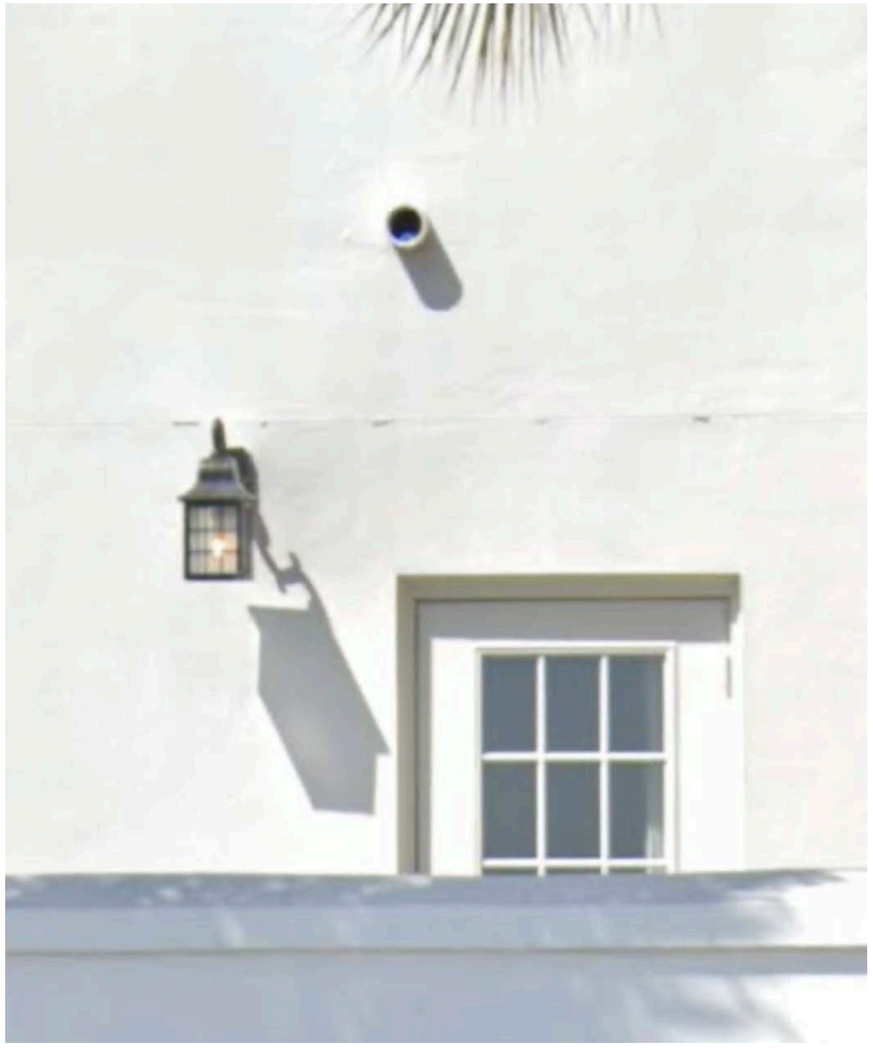
A5.20

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

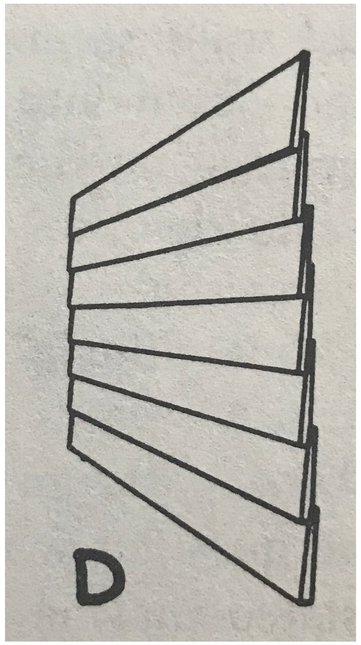
STUCCO

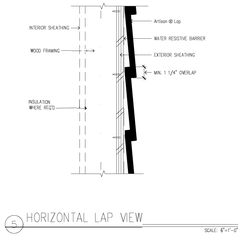
- TO BE 7/8" THICK TRADITIONAL 3 COAT SMOOTH STUCCO



SIDING - HARDIE BOARD ARTISAN SEREIS CLAPBBOARD SIDING





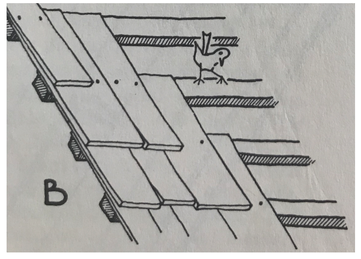


ROOF - SHAKE SHINGLES FROM LUDLOWICI









CHARACTERISTIC	SPECIFICATIONS
WEIGHT PER SQUARE	598 lbs. | LudoShake Premier: 676 lbs.
PIECES PER SQUARE	109 pcs. | LudoShake Premier: 119 pcs. (Full Tile: 100; Two-Thirds Tile: 9; Half Tile: 10)
OVERALL SIZE	10-3/4" x 16" | LudoShake Premier: 5-3/4", 7-3/4", and 10-3/4" x 16"
EXPOSURE	10-1/8" x 13" | LudoShake Premier: 5", 7", and 10-1/8" x 13"
INSTALLED BARREL HEIGHT OFF DECK	N/A
MINIMUM SLOPE	3:12
BASE TEXTURE	Scratched Shake

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkdich.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

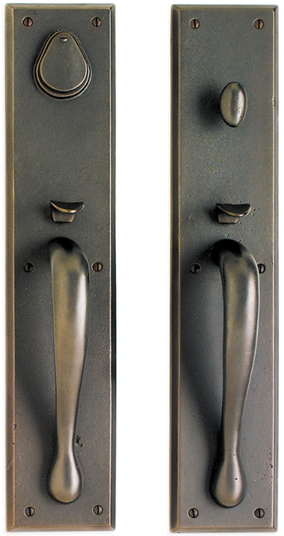
DATE ISSUE: AUGUST 20TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
MATERIAL SPECIFICATIONS
A5.30

Received September 3, 2021
Planning and Building Department

DOOR HARDWARE

- MANUFACTURED BY ROCKY MOUNTAIN HARDWARE
- BRONZE DARK LUSTER





A

HANDRAIL AND BALUSTERS

- MANUFACTURED BY CUSTOM IRON WORKS
- MOLDED HANDRAIL
- SOLID BAR-HAMMERED ON EDGES

40-160/1



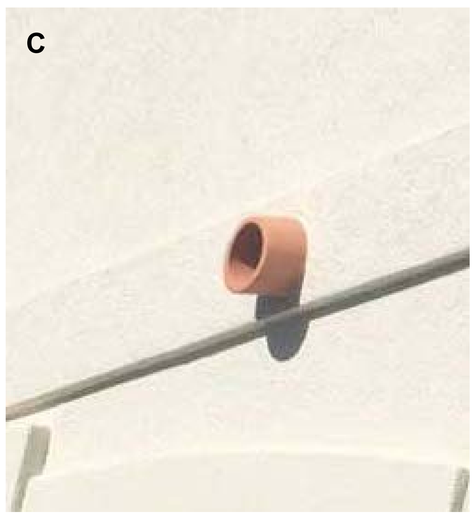
40-123



B

PROPOSED SCUPPER

- MANUFACTURED BY SUNCOAST STONE, INC.
- TERRACOTTA SCUPPER



C

PROPOSED GUTTER

- COPPER 6" HALF ROUND GUTTER



DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



HISTORICAL REFERENCE

- MERCHANT ACCESSROY STRUCTURE FOR WORKING WATERFRONT



CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkdulch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

A5.40

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROPOSED LIGHT A

- MANUFACTURED BY BEVOLO
- WILLIAMSBURG ORIGINAL BRACKET
- 14"Hx10.25"Wx9"D



A

PROPOSED LIGHT B

- MANUFACTURED BY BEVOLO
- COACH HOUSE TUDOR SCROLL
- 16"Hx10.25"Wx9"D



B

PROPOSED LIGHT C

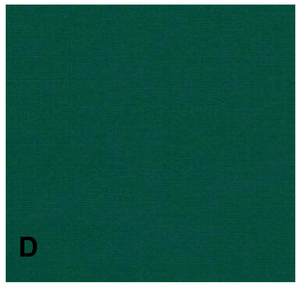
- MANUFACTURED BY BEVOLO
- WILLIAMSBURG ROUND YOKE
- 14"Hx10.25"Wx9"D



C

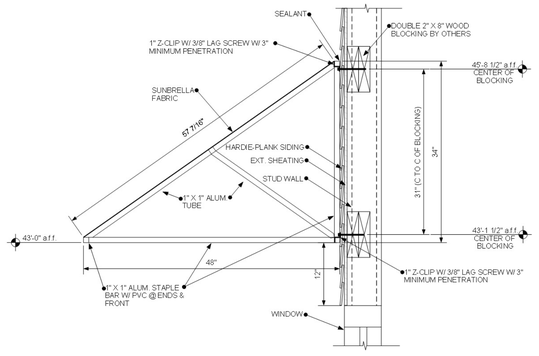
PROPOSED CANVAS AWNING

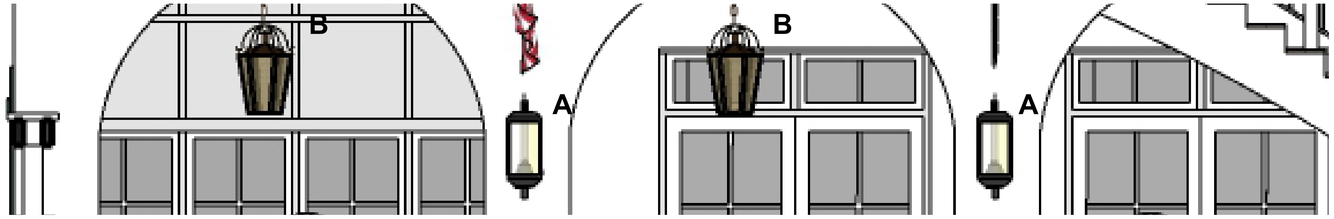
- MANUFACTURED BY THOMPSON AWNING
- CANVAS BY SUNBRELLA IN FOREST GREEN

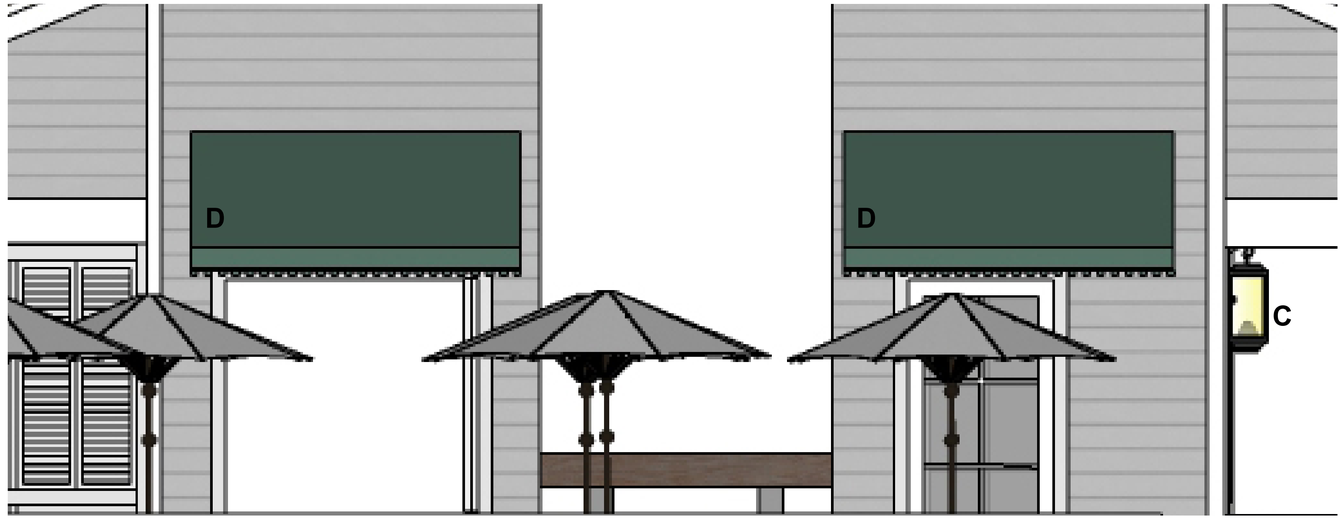


D









CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

A5.50

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



AVENIDA MENENDEZ NORTH PERSPECTIVE



AVENIDA MENENDEZ SOUTH PERSPECTIVE

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.10

CERTIFICATE OF APPROPRIATENESS - 09/16/21

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



STREET VIEW FROM AVENIDA MENENDEZ



NORTHEAST COURTYARD ENTRY



COURTYARD



COURT

CERTIFICATE OF APPROPRIATENESS - 09/16/21

CD+urban
www.cronkdutch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.20

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:
AUGUST 20TH, 2021

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.30

CERTIFICATE OF APPROPRIATENESS - 09/16/21

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



EAST BIRDS EYE VIEW

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: AUGUST 20TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.40

CERTIFICATE OF APPROPRIATENESS - 09/16/21

Received September 3, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



NORTHWEST BIRDSEYE VIEW

CD+urban
www.cronkdutch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:
AUGUST 20TH, 2021

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.50

CERTIFICATE OF APPROPRIATENESS - 09/16/21

Received September 3, 2021
Planning and Building Department

44 AVENIDA MENÉNDEZ

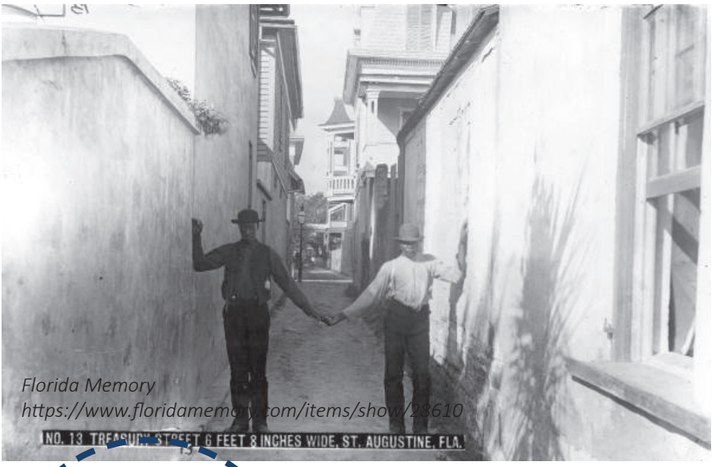
CERTIFICATE OF APPROPRIATENESS

09.03.21 | ML+H Project 21.20.0 | Task 2.0.0



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received September 3, 2021
Planning and Building Department



Florida Memory
https://www.floridamemory.com/items/show/28610



Library of Congress
https://www.loc.gov/item/2014649889/



Cabbage Palm

Spineless Yucca





Florida Memory
https://www.floridamemory.com/items/show/118382



Library of Congress
https://www.loc.gov/item/2018648347/



Florida Memory
https://www.floridamemory.com/items/show/256099

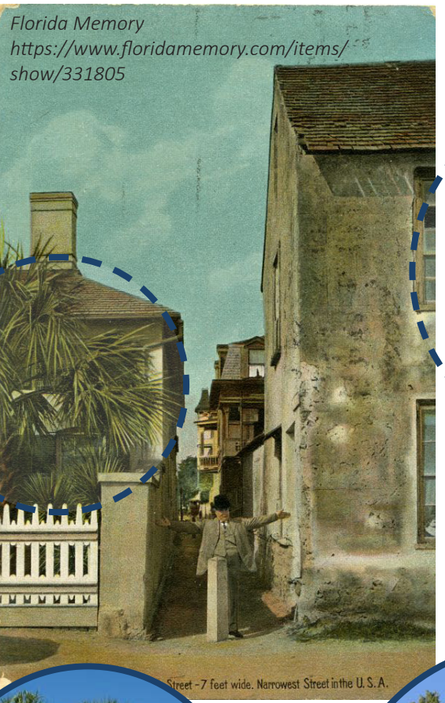


Eastern Red Cedar



Spineless Yucca

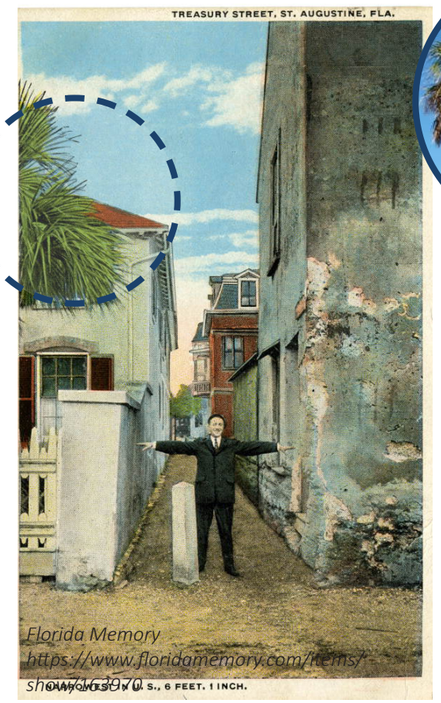
Received September 3, 2021
Planning and Building Department



Florida Memory
https://www.floridamemory.com/items/show/331805



Florida Memory
https://www.floridamemory.com/items/show/268419



Florida Memory
https://www.floridamemory.com/items/show/76397



Cabbage Palm

Pittosporum





Cabbage Palm



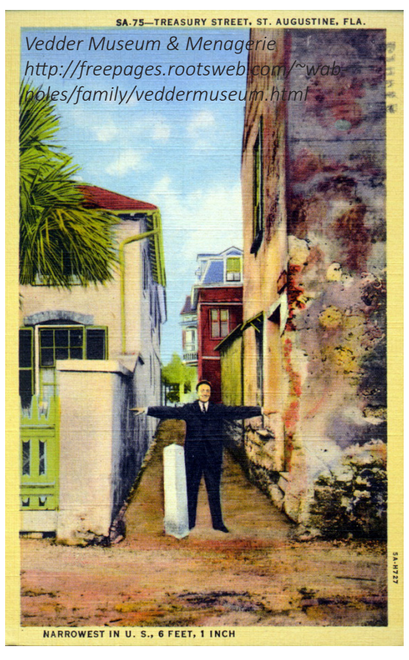
Eastern Red Cedar



Spineless Yucca



Library of Congress
https://www.loc.gov/item/2018648345/



Vedder Museum & Menagerie
http://freepages.rootsweb.com/~wabroles/family/veddermuseum.html

Received September 3, 2021
Planning and Building Department



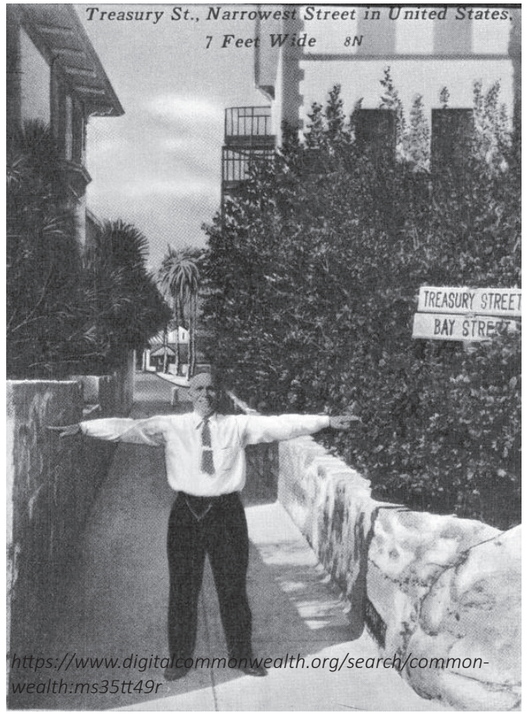
Oleander



Pittosporum



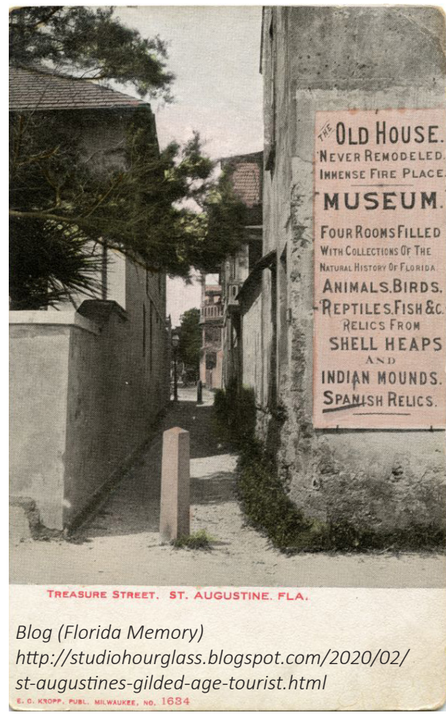
Library of Congress
https://www.google.com/imgres?imgurl=https://tile.loc.gov/storage-services/service/pnp/csas/00400/00433v.jpg&imgrefurl=https://www.loc.gov/photos/?fa%3Dlocation:florida%26sp%3D3%26st%3Dslide-show&h=818&w=1024&tbnid=UZbdMITsKcQgjM&tbnh=201&tbnw=251&usg=AI4_-kRwfyGb5qgrNVOZJ4ncLxIxgYZx8-g&vet=1&docid=QLTNACGC3vdzwM&itg=1&hl=en



https://www.digitalcommonwealth.org/search/commonwealth:ms35tt49r

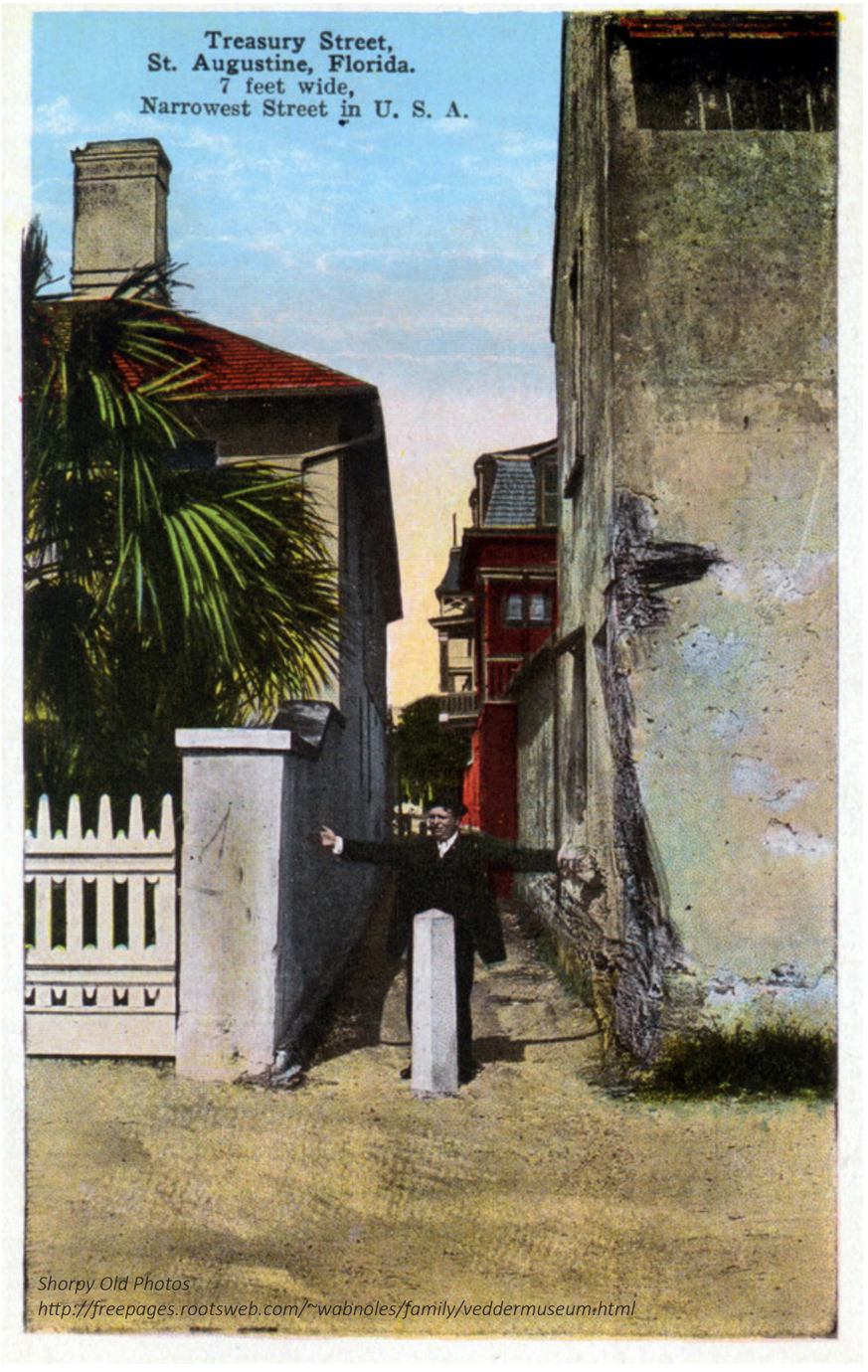


Florida Memory
https://www.floridamemory.com/items/show/12487536

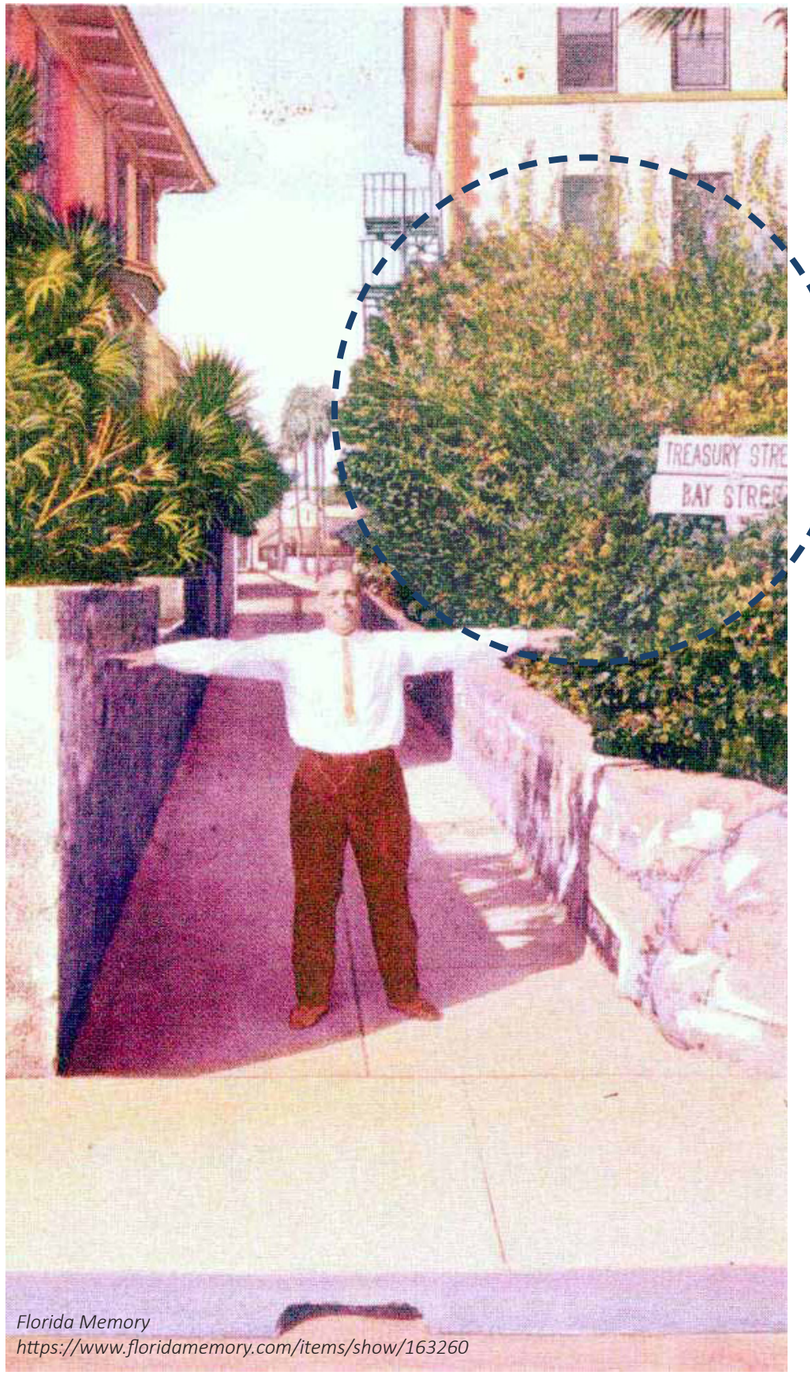


Blog (Florida Memory)
http://studiohourglass.blogspot.com/2020/02/st-augustines-gilded-age-tourist.html

Received September 3, 2021
Planning and Building Department



Shorpy Old Photos
http://freepages.rootsweb.com/~wabnoles/family/veddermuseum.html



Florida Memory
https://www.floridamemory.com/items/show/163260



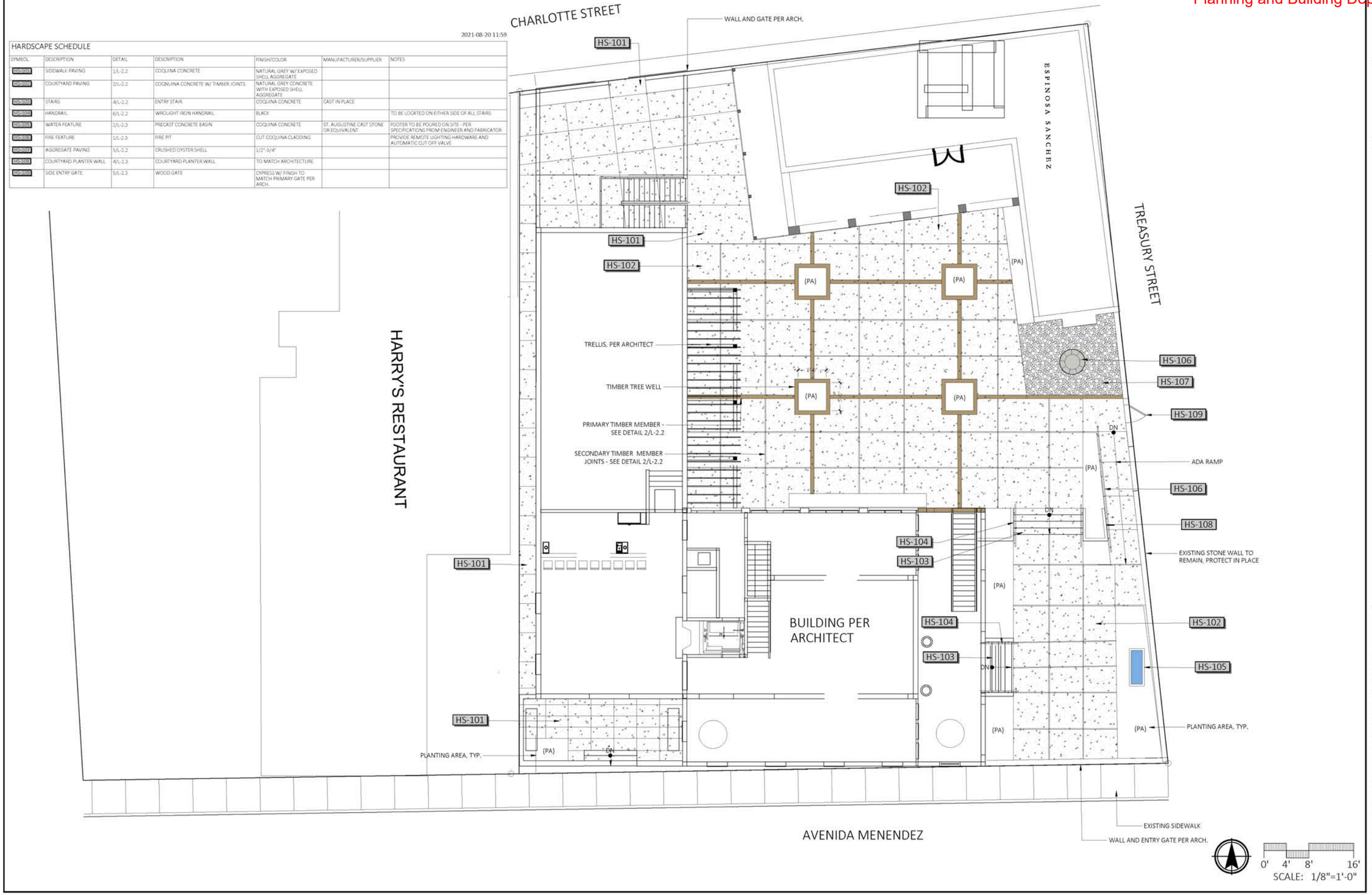
Florida Memory
https://www.floridamemory.com/items/show/331806

Received September 3, 2021
Planning and Building Department

2021-08-20 11:59

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101	SIDEWALK PAVING	1/L-2.2	COQUINA CONCRETE	NATURAL GREY W/ EXPOSED SHELL AGGREGATE		
HS-102	COURTYARD PAVING	2/L-2.2	COQUINA CONCRETE W/ TIMBER JOINTS	NATURAL GREY CONCRETE WITH EXPOSED SHELL AGGREGATE		
HS-103	STAIRS	4/L-2.2	ENTRY STAIR	COQUINA CONCRETE	CAST IN PLACE	
HS-104	HANDRAIL	6/L-2.2	WROUGHT IRON HANDRAIL	BLACK		TO BE LOCATED ON EITHER SIDE OF ALL STAIRS
HS-105	WATER FEATURE	2/L-2.3	PRECAST CONCRETE BASIN	COQUINA CONCRETE	ST. AUGUSTINE CAST STONE OR EQUIVALENT	FOOTER TO BE POURED ON SITE - PER SPECIFICATIONS FROM ENGINEER AND FABRICATOR
HS-106	FIRE FEATURE	1/L-2.3	FIRE PIT	CUT COQUINA CLADDING		PROVIDE REMOTE LIGHTING HARDWARE AND AUTOMATIC CUT-OFF VALVE
HS-107	AGGREGATE PAVING	5/L-2.2	CRUSHED OYSTER SHELL	1/2"-3/4"		
HS-108	COURTYARD PLANTER WALL	4/L-2.3	COURTYARD PLANTER WALL	TO MATCH ARCHITECTURE		
HS-109	SIDE ENTRY GATE	5/L-2.3	WOOD GATE	CYPRESS W/ FINISH TO MATCH PRIMARY GATE PER ARCH.		



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	60% CONST. DOCS.	8.20.21

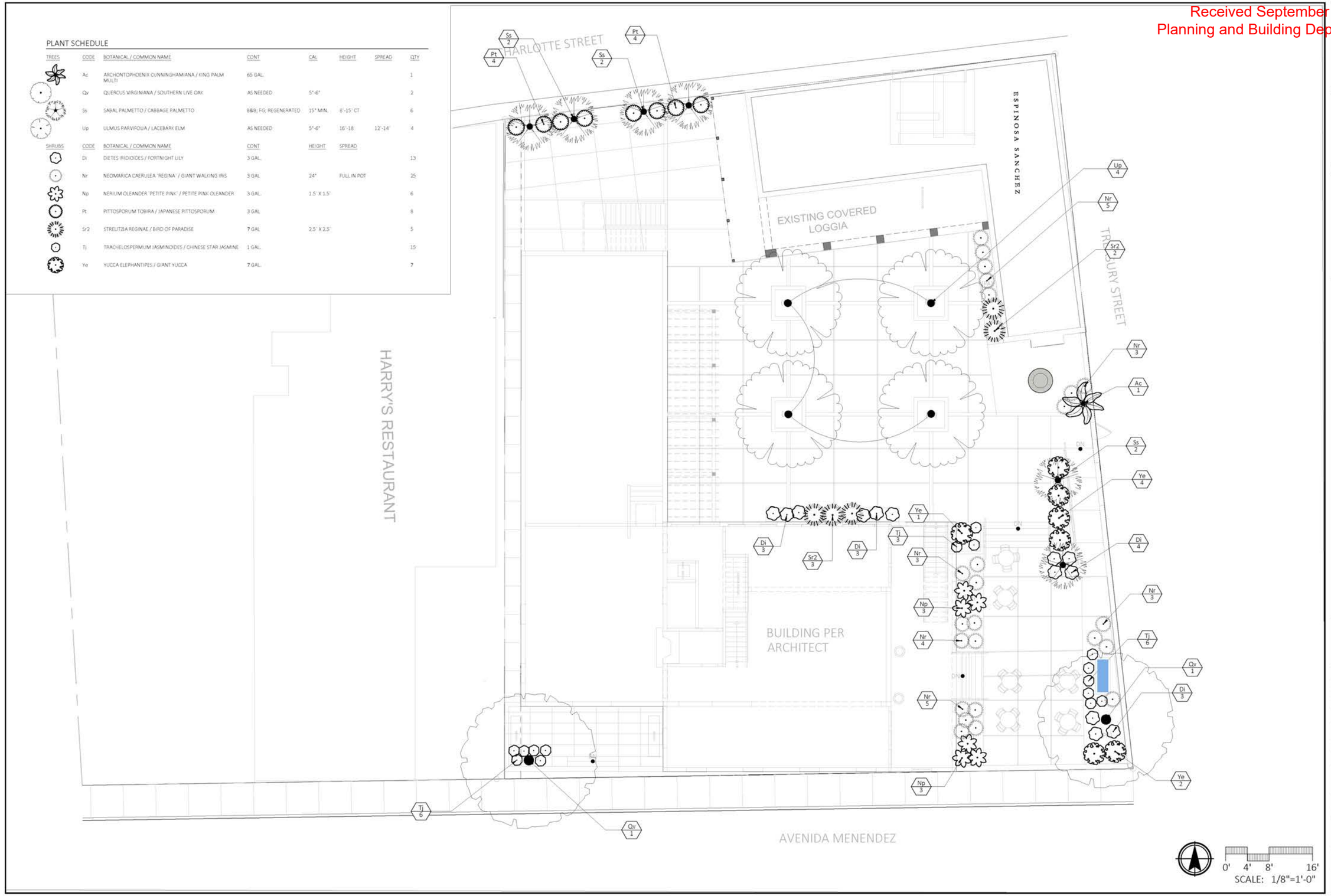
SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-2.1

Received September 3, 2021
Planning and Building Department

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	QTY
	Ac	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM MULTI	65 GAL.				1
	Qv	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	AS NEEDED	5"-6"			2
	Ss	SABAL PALMETTO / CABBAGE PALMETTO	B&B; FG; REGENERATED	15" MIN.	8'-15' CT		6
	Up	ULMUS PARVIFOLIA / LACEBARK ELM	AS NEEDED	5"-6"	16'-18	12'-14'	4
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**		
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.				13
	Nr	NEOMARICA CAERULEA 'REGINA' / GIANT WALKING IRIS	3 GAL	24"	FULL IN POT		25
	Np	NERIUM OLEANDER 'PETITE PINK' / PETITE PINK OLEANDER	3 GAL.	1.5' X 1.5'			6
	Pt	PITTOSPORUM TOBIRA / JAPANESE PITTOSPORUM	3 GAL				8
	Sr2	STRELITZIA REGINAE / BIRD OF PARADISE	7 GAL	2.5' X 2.5'			5
	Tj	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.				15
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.				7



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: ES

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:
DRAWING NO.: L-3.1

Received September 3, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | SITE PLAN

09.03.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE . PLANNING

Received September 3, 2021
Planning and Building Department



Live Oak *(Quercus virginiana)*



Drake Elm *(Ulmus parvifolia)*



Cabbage Palm *(Sabal Palmetto)*



Spineless Yucca *(Yucca elephantipes)*



King Palm *(Archontophoenix alexandrae)*



Oleander *(Nerium oleander)*

AGHP Approved Historic Plant Material

Florida Native Plant

Received September 3, 2021
Planning and Building Department



African Iris *(Dietes vegeta)*



Walking iris *(Neomarica caerulea)*



Pittosporum *(Pittosporum tobira)*
(Documented in historical phtographs of site)



Orange Bird of Paradise *(Strelitzia reginae)*

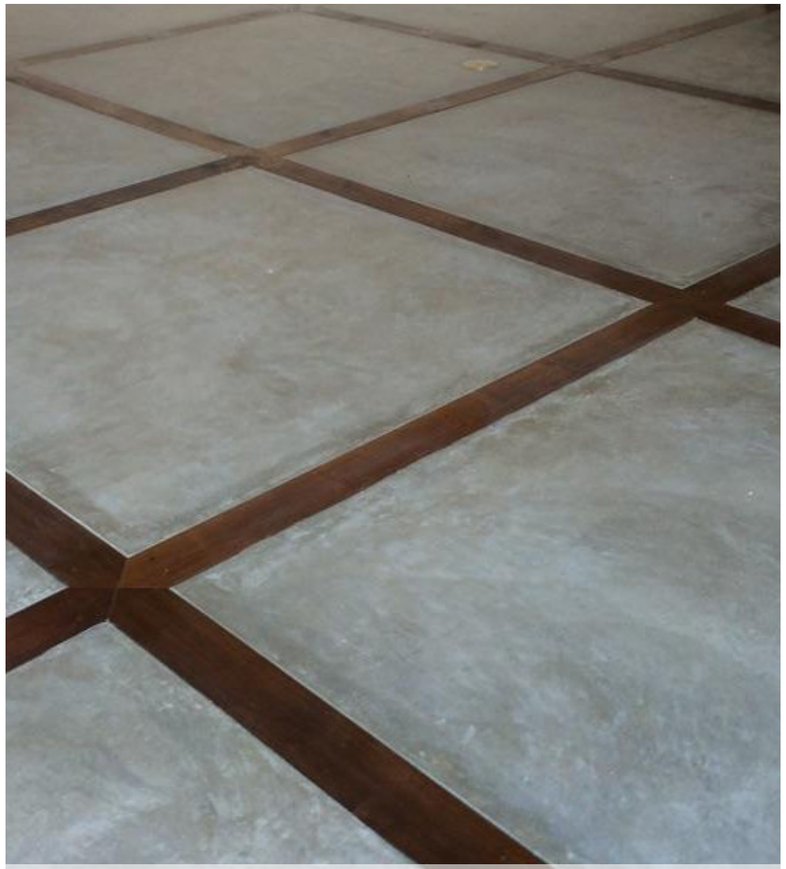


Confederate Jasmine *(Trachelospermum jasminoides)*

AGHP Approved Historic Plant Material

Florida Native Plant

Received September 3, 2021
Planning and Building Department



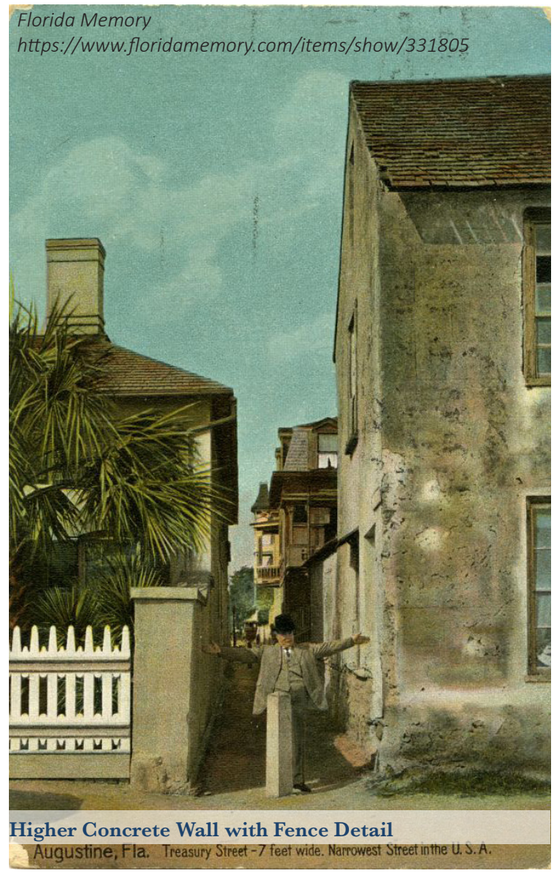
Tabby Concrete with Wood Timber Inlay



Tabby Concrete



Cut Coquina Concrete



Higher Concrete Wall with Fence Detail



Lower Concrete Wall

Received September 3, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

09.03.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received September 3, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

09.03.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE + PLANNING

Received September 3, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

09.03.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received September 3, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

09.03.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE + PLANNING



44 AVENIDA MENENDEZ

60% Construction Documents HARB Certificate of Appropriateness

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

Cronk Duch Architecture
Architecture
Project Manager: Cliff Duch | cliff@cronkduch.com
1936 San Marco Blvd, Studio 101, San Marco, FL 32207
Ph: 904.626.3452

Prepared For
44 Avenida Menendez, LLC
St. Augustine, FL 32084
Project Manager
Jeremy Marquis, RLA
Jurisdictional Review
City of St Augustine
Historic Architectural Review Board (HARB)
Site Plan Review

SHEET INDEX

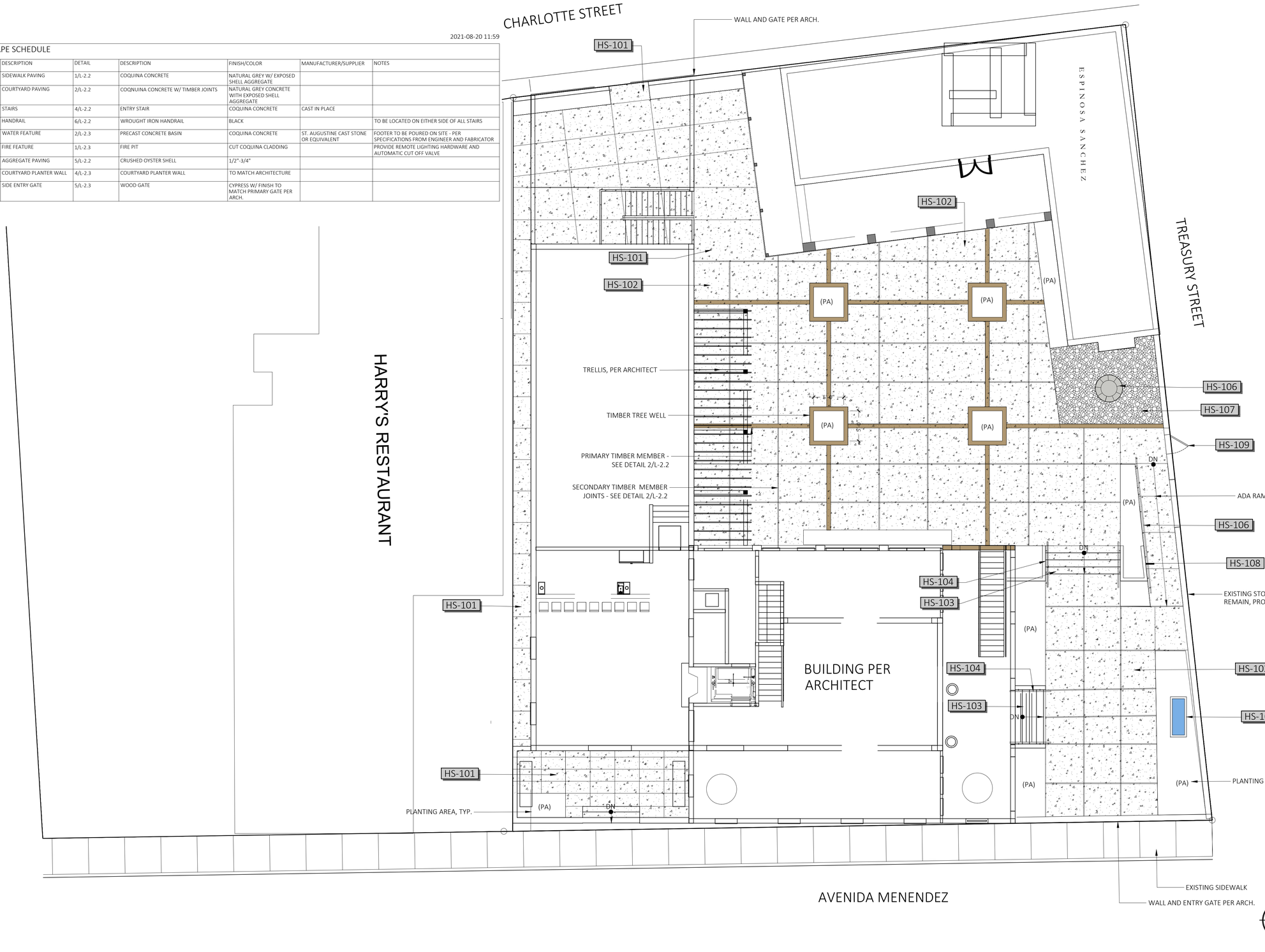
SHEET NO.	SHEET NAME
L-2.1	HARDSCAPE PLAN
L-2.2	HARDSCAPE DETAIL
L-2.3	HARDSCAPE DETAIL
L-3.1	LANDSCAPE PLAN
L-3.2	LANDSCAPE DETAIL

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

2021-08-20 11:59

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101	SIDEWALK PAVING	1/L-2.2	COQUINA CONCRETE	NATURAL GREY W/ EXPOSED SHELL AGGREGATE		
HS-102	COURTYARD PAVING	2/L-2.2	COQNUINA CONCRETE W/ TIMBER JOINTS	NATURAL GREY CONCRETE WITH EXPOSED SHELL AGGREGATE		
HS-103	STAIRS	4/L-2.2	ENTRY STAIR	COQUINA CONCRETE	CAST IN PLACE	
HS-104	HANDRAIL	6/L-2.2	WROUGHT IRON HANDRAIL	BLACK		TO BE LOCATED ON EITHER SIDE OF ALL STAIRS
HS-105	WATER FEATURE	2/L-2.3	PRECAST CONCRETE BASIN	COQUINA CONCRETE	ST. AUGUSTINE CAST STONE OR EQUIVALENT	FOOTER TO BE POURED ON SITE - PER SPECIFICATIONS FROM ENGINEER AND FABRICATOR
HS-106	FIRE FEATURE	1/L-2.3	FIRE PIT	CUT COQUINA CLADDING		PROVIDE REMOTE LIGHTING HARDWARE AND AUTOMATIC CUT OFF VALVE
HS-107	AGGREGATE PAVING	5/L-2.2	CRUSHED OYSTER SHELL	1/2"-3/4"		
HS-108	COURTYARD PLANTER WALL	4/L-2.3	COURTYARD PLANTER WALL	TO MATCH ARCHITECTURE		
HS-109	SIDE ENTRY GATE	5/L-2.3	WOOD GATE	CYPRESS W/ FINISH TO MATCH PRIMARY GATE PER ARCH.		



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

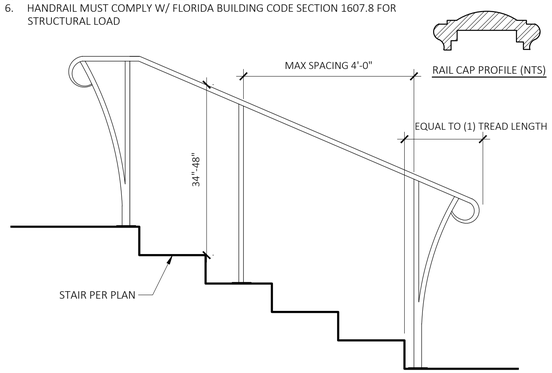
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	60% CONST. DOCS.	8.20.21

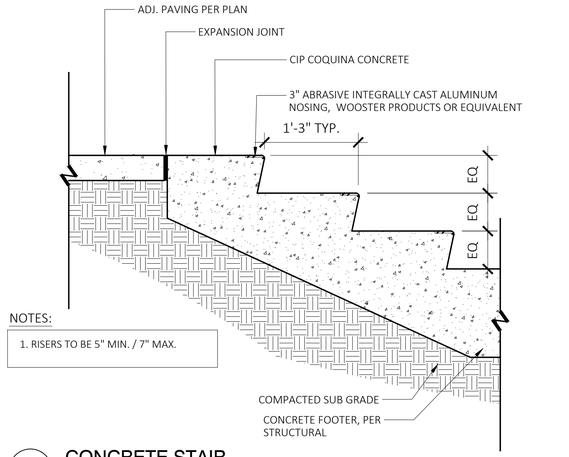
SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-2.1

NOTE:
1. FIELD VERIFY ALL DIMENSIONS
2. ALL RAIL TO BE BLACK WROUGHT IRON
3. PROVIDE HANDRAILS ON EITHER SIDE AND CENTER OF EXISTING STAIRS
4. PROVIDE SHOP DRAWINGS FOR APPROVAL OF LA/OWNER
5. POSTS TO BE SURFACE MOUNTED
6. HANDRAIL MUST COMPLY W/ FLORIDA BUILDING CODE SECTION 1607.8 FOR STRUCTURAL LOAD



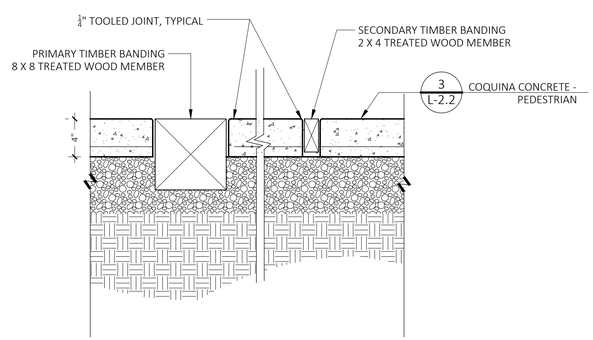
6 ENTRY HANDRAIL
3/4" = 1'-0" P-CO-RIV-03



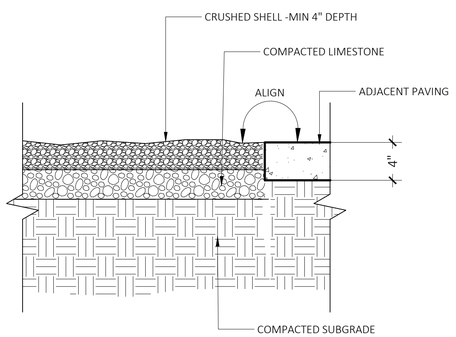
NOTES:
1. RISERS TO BE 5" MIN. / 7" MAX.

4 CONCRETE STAIR
1" = 1'-0" 321319-02

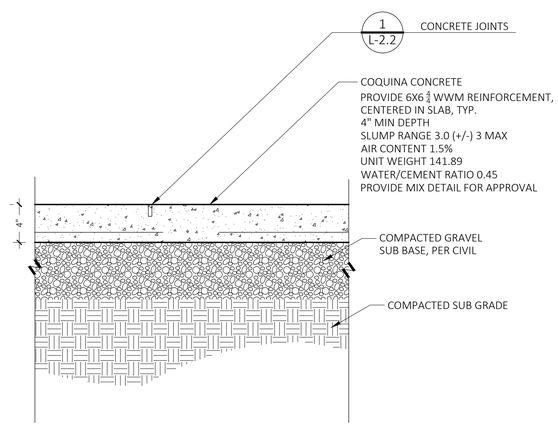
NOTES:
1. ALL WOOD TO BE EMBEDDED FLUSH WITH CONCRETE
2. LOCATIONS PER PLAN.



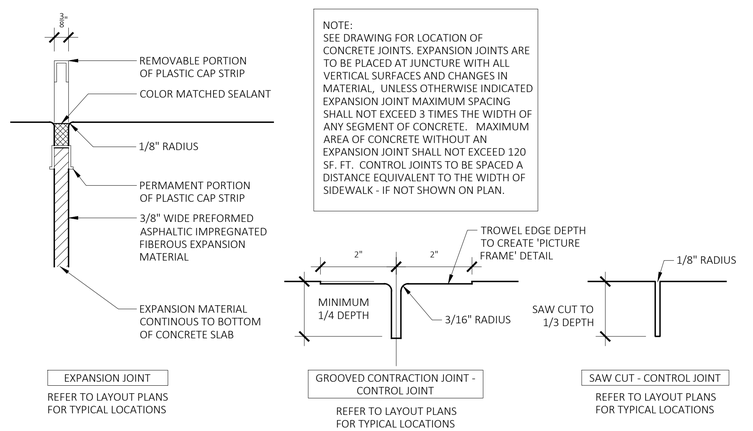
2 COQUINA CONCRETE WITH WOOD JOINTS
1 1/2" = 1'-0" P-CO-RIV-12



5 CRUSHED SHELL PAVING
1 1/2" = 1'-0" P-CO-RIV-10



3 COQUINA CONCRETE - PEDESTRIAN
1 1/2" = 1'-0" P-CO-_MA-14



1 CONCRETE JOINTS
6" = 1'-0" P-CO-_MA-06

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

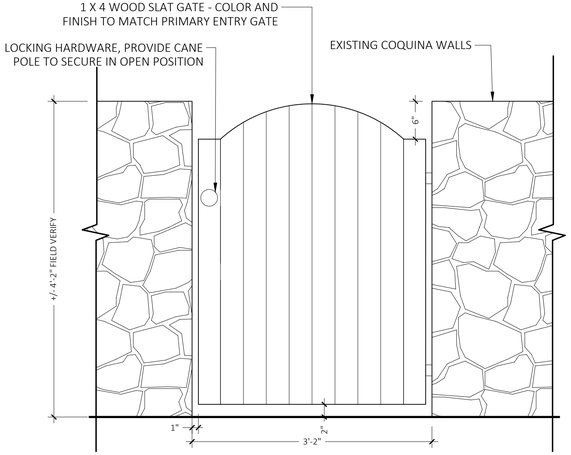
DRAWN BY: EG

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	60% CONST. DOCS.	8.20.21

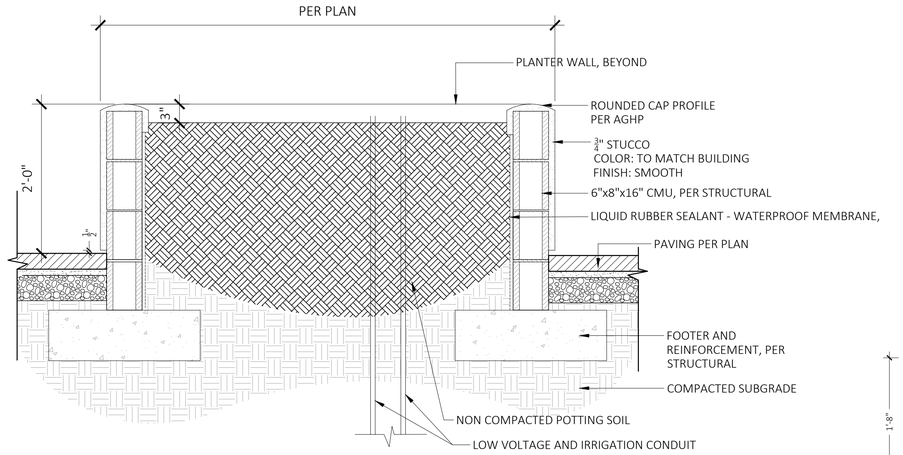
SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-2.2



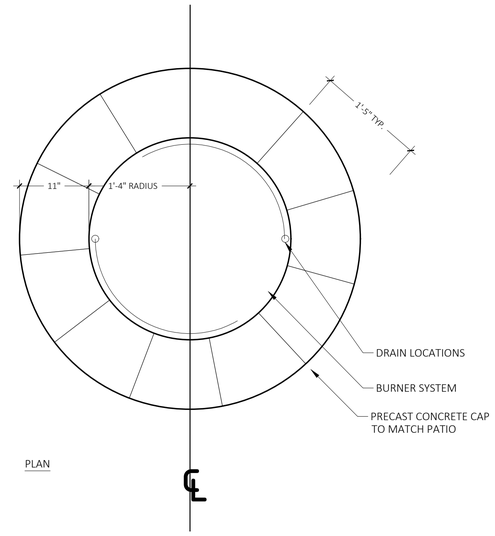
5 SIDE ENTRY GATE

1" = 1'-0" P-CO-1-09

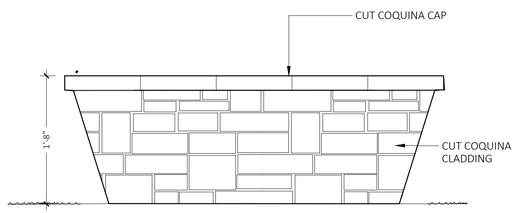


4 STUCCO PLANTER WALL

1" = 1'-0" P-CO-1-07

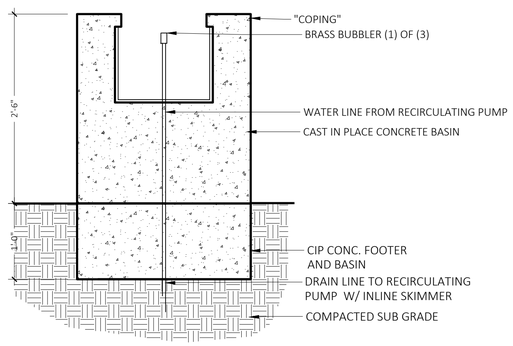


PLAN



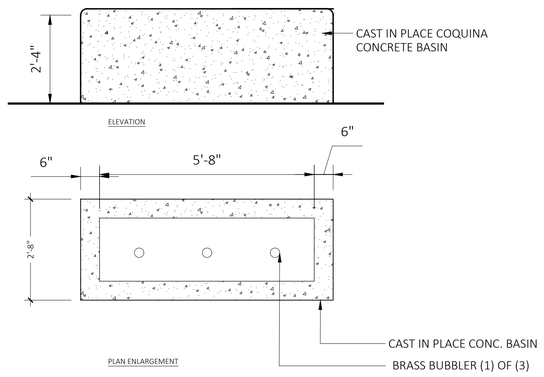
ELEVATION

NOTE: FOUNTAIN DRAWINGS TO BE USED FOR PRICING, MATERIAL AND FINISH SELECTIONS. CONTRACTOR/FOUNTAIN CONSULTANT TO PROVIDE SHOP DRAWINGS AND FOUNTAIN EQUIPMENT SPECIFICATIONS.



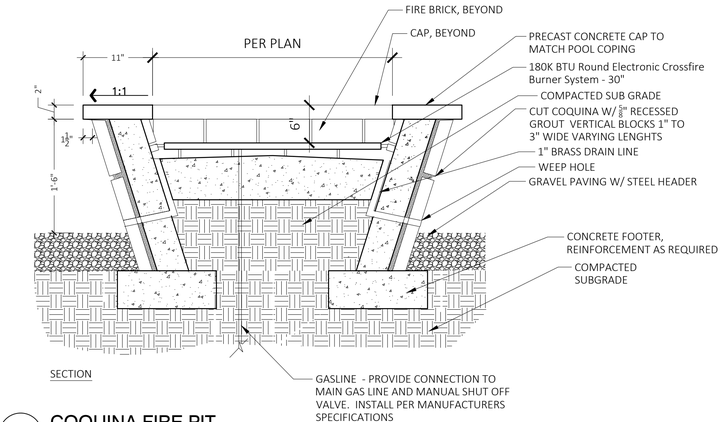
3 WATER FEATURE - SECTION

1" = 1'-0" P-RE-BUE-20



2 WATER FEATURE - PLAN AND ELEVATION

1/2" = 1'-0" P-RE-BUE-19



SECTION

1 COQUINA FIRE PIT

1" = 1'-0" P-RE-SUL-09

ML+H

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

Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	60% CONST. DOCS.	8.20.21

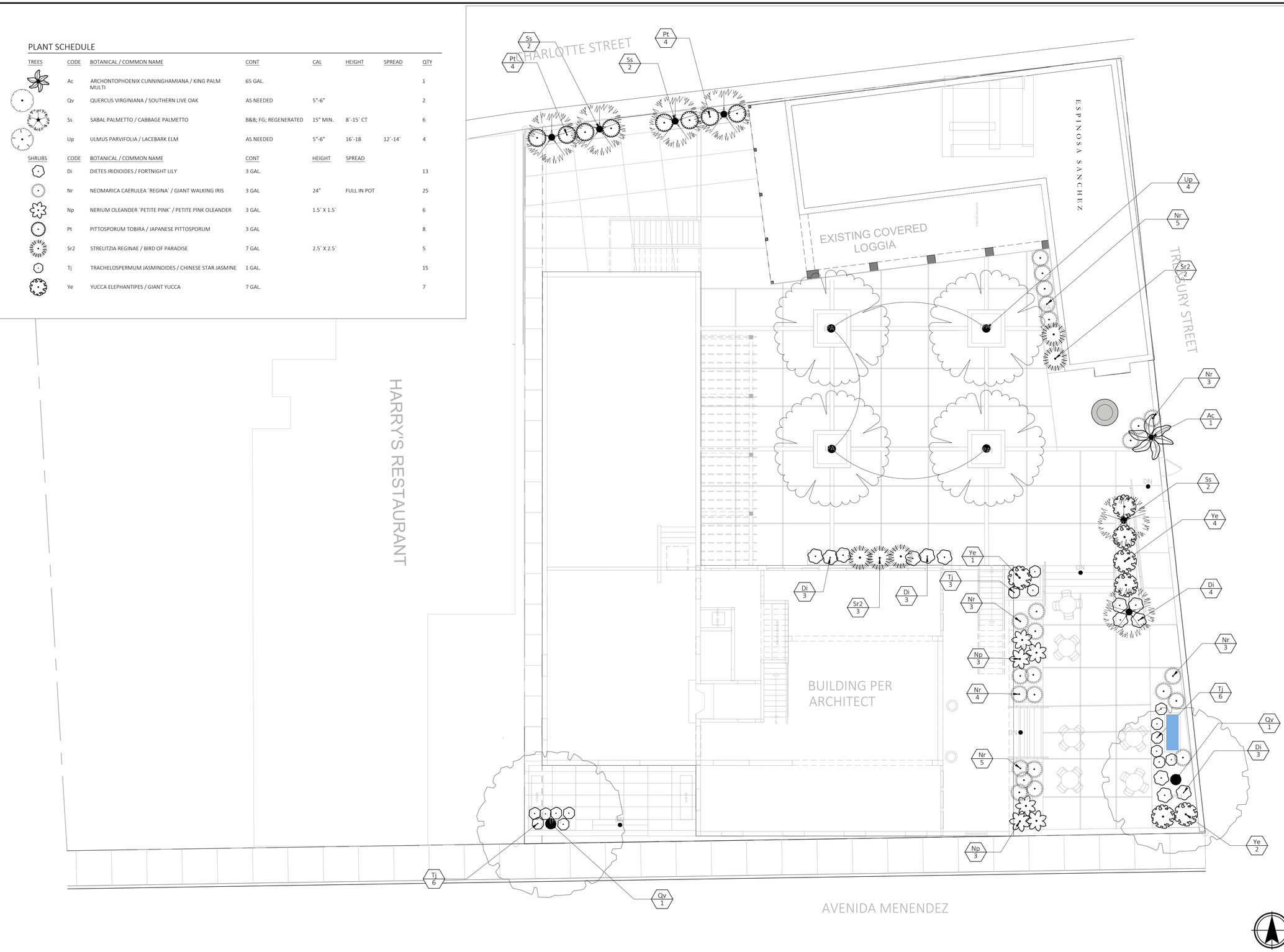
SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-2.3

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	QTY
	Ac	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM MULTI	65 GAL.				1
	Qv	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	AS NEEDED	5"-6"			2
	Ss	SABAL PALMETTO / CABBAGE PALMETTO	B&B; FG; REGENERATED	15" MIN.	8`-15` CT		6
	Up	ULMUS PARVIFOLIA / LACEBARK ELM	AS NEEDED	5"-6"	16`-18	12`-14`	4

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	QTY
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.			13
	Nr	NEOMARICA CAERULEA `REGINA` / GIANT WALKING IRIS	3 GAL	24"	FULL IN POT	25
	Np	NERIUM OLEANDER `PETITE PINK` / PETITE PINK OLEANDER	3 GAL.	1.5` X 1.5`		6
	Pt	PITTOSPORUM TOBIRA / JAPANESE PITTOSPORUM	3 GAL			8
	Sr2	STRELITZIA REGINAE / BIRD OF PARADISE	7 GAL	2.5` X 2.5`		5
	Tj	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL.			15
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.			7



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-3.1

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
2. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
4. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
5. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
6. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
7. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
8. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
9. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

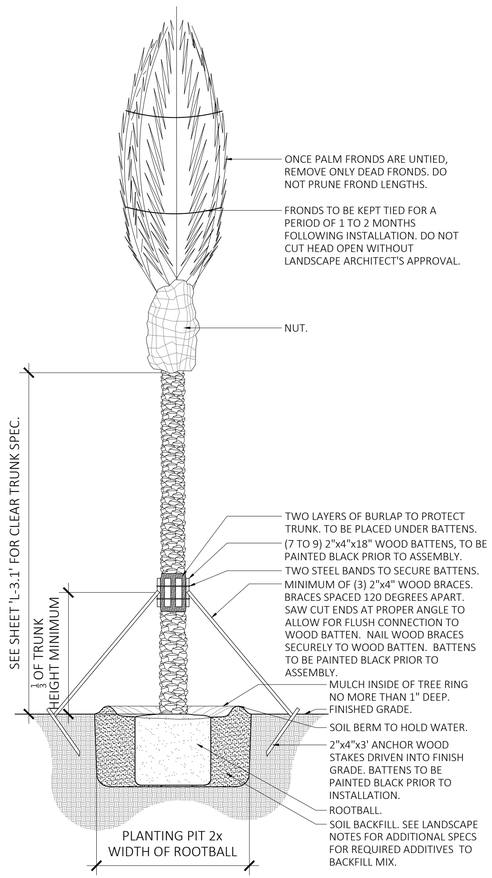
1. IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

SOIL MIX

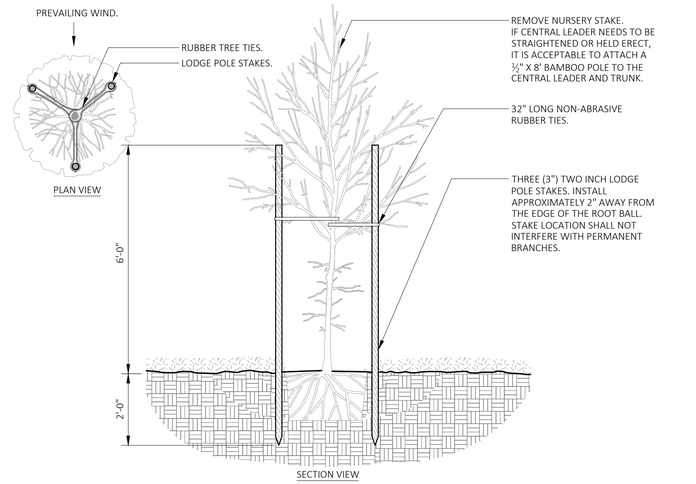
1. CONTRACTOR SHALL OBTAIN SOIL TESTING FOR THE PROJECT AREA TO DETERMINE AGONOMIC SUITABILITY. RESULTS SHALL BE REVIEWED WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING. AT A MINIMUM, SOIL TESTS SHOULD CONSIDER THE FOLLOWING
2. PH / BUFFER PH
3. SALINITY
4. ORGANIC CONTENT / SAND CONTENT / SILT AND CLAY CONTENT (PERCENTAGE)
5. PHOSPHOROUS / POTASSIUM / CALCIUM / MAGNESIUM
6. AASHTO CLASSIFICATION
7. PERCOLATION RATE
8. CONTRACTOR IS TO PROPOSE A SOIL MIX DESIGN BASED UPON RESULTS OF TESTING. THESE RECOMMENDATIONS SHOULD ALSO TAKE INTO ACCOUNT THE TEST RESULTS FROM SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME. PROVIDE A SUBMITTAL OF A TWO GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. . CONTRACTOR SHALL INCLUDE THE COST OF SOIL TESTING IN THE BASE BID AS WELL AS A APPLICATION OF SLOW RELEASE BALANCED FERTILIZER. CONTRACTOR WILL PROVIDE A PROPOSAL FOR ANY ADDITIONAL AMENDMENTS..
9. AT THE TIME OF FINAL GRADING, ADD FERTILIZER OR ACIDIFIER IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.



NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL.

3 PALM PLANTING & STAKING DETAIL

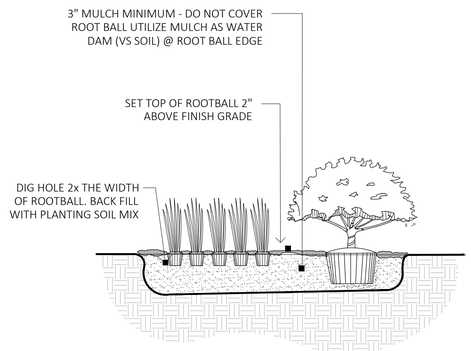
NOT TO SCALE 00-03



2 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE

NOT TO SCALE 00-02



1 SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE 00-16

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

LANDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-3.2

Received September 3, 2021
Planning and Building Department

This Product MasterSpec Section is licensed by Deltek, Inc. to Kolbe Windows & Doors ("Licensee").

This Product MasterSpec Section modifies the original MasterSpec text and does not include the full content of the original MasterSpec Section.

Revisions made to the original MasterSpec text are made solely by the Licensee and are not endorsed by, or representative of the opinions of, Deltek or The American Institute of Architects (AIA). Neither AIA nor Deltek are liable in any way for such revisions or for the use of this Product MasterSpec Section by any end user. A qualified design professional should review and edit the document to suit project requirements.

For more information, contact Kolbe Windows & Doors, 1323 S. 11th Ave., Wausau, WI 54401; Phone: (715) 842-5666; Website: www.kolbewindows.com; Email: professionals@kolbewindows.com.

For information about MasterSpec, contact Deltek at (800) 424-5080 or visit masterspec.com.

SECTION 085200 - WOOD WINDOWS

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on MasterWorks/Single-File Formatting/Toggle/Editor's Notes.

To read **detailed research, technical information about products and materials, and coordination checklists**, click on MasterWorks/Supporting Information.

Access Product MasterSpec Sections:

<Double click here to view the list of manufacturer Sections available at ProductMasterSpec.com.>

Access BIM Content on BIMsmith Market:

<Double click here to view products on BIMsmith Market.>

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum-clad wood windows.
2. Wood windows.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at [**Project site**] <**Insert location**>.

Received September 3, 2021
Planning and Building Department

1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
2. Review, discuss, and coordinate the interrelationship of wood windows with other exterior wall components. Include provisions for anchoring, flashing, weeping, sealing perimeters, and protecting finishes.
3. Review and discuss the sequence of work required to construct a watertight and weathertight exterior building envelope.
4. Inspect and discuss the condition of substrate and other preparatory work performed by other trades.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for wood windows.

B. Sustainable Design Submittals:

1. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
2. Chain-of-Custody Qualification Data: For manufacturer and vendor.

C. Shop Drawings: For wood windows.

1. Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.

D. Samples: For each exposed product and for each color specified, [**2 by 4 inches (50 by 100 mm)**] in size.

E. Samples for Initial Selection: For units with factory-applied finishes.

1. Include Samples of hardware and accessories involving color selection.

F. Samples for Verification: For wood windows and components required, prepared on Samples of size indicated below:

1. Exposed Finishes: [**2 by 4 inches (50 by 100 mm)**]
2. Exposed Hardware: Full-size units.

G. Product Schedule: For wood windows. Use same designations indicated on Drawings.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Test Reports: For each type of wood window, for tests performed by a qualified testing agency.

Received September 3, 2021
Planning and Building Department

C. Field quality-control reports.

D. Sample Warranties: For manufacturer's warranties.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

B. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

C. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

D. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

E. Installer Qualifications: An installer acceptable to wood window manufacturer for installation of units required for this Project.

F. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1. Build mockup of typical wall area as indicated on Drawings.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 WARRANTY

A. Manufacturer's Warranty: Manufacturer agrees to repair or replace wood windows that fail in materials or workmanship within specified warranty period.

1. Warranty Period:

a. Window: **10** years from date of shipment and issued to the owner at Substantial Completion.
b. Glazing Units: **Five** years from date of shipment and issued to the owner at Substantial Completion.
c. Aluminum-Cladding Finish: **10** years from date of shipment and issued to the owner at Substantial Completion.

Received September 3, 2021
Planning and Building Department

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain wood windows from single source from single manufacturer.

2.2 WINDOW PERFORMANCE REQUIREMENTS

A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.

1. Window Certification: WDMA certified with label attached to each window.

B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:

1. Minimum Performance Class: **As indicated on Drawings**
2. Minimum Performance Grade: **As indicated on Drawings**

C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of [**0.30 Btu/sq. ft. x h x deg F (1.71 W/sq. m x K)**] [**0.32 Btu/sq. ft. x h x deg F (1.83 W/sq. m x K)**] [**0.35 Btu/sq. ft. x h x deg F (2.0 W/sq. m x K)**] [**0.60 Btu/sq. ft. x h x deg F (3.43 W/sq. m x K)**]

D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of [**0.52**] [**0.47**] [**0.40**] [**0.30**] [**0.27**] <**Insert value**>.

E. Sound Transmission Class (STC): Rated for not less than [**26**] [**27**] [**28**] [**29**] [**30**] [**31**] [**32**] [**33**] [**34**] [**35**] [**36**] [**37**] [**38**] [**39**] [**40**] [**41**] STC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E413.

F. Outside-Inside Transmission Class (OITC): Rated for not less than [**21**] [**22**] [**23**] [**24**] [**25**] [**26**] [**27**] [**28**] [**29**] [**30**] [**31**] [**32**] [**33**] [**34**] [**35**] [**36**] <**Insert rating**> OITC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E1332.

G. Windborne-Debris Impact Resistance: Passes ASTM E1886 missile-impact and cyclic-pressure tests in accordance with ASTM E1996 for Wind Zone [**1**] [**2**] [**3**] [**4**] for [**basic**] [**enhanced**] protection.

1. Large-Missile Test: For glazing located within [**30 ft. (9.1 m)**] <**Insert dimension**> of grade.
2. Small-Missile Test: For glazing located between 30 ft. (9.1 m) and [**60 ft. (18.3 m)**] <**Insert dimension**> above grade.

Received September 3, 2021
Planning and Building Department

2.3 WOOD WINDOWS

A. Aluminum-Clad Wood Windows:

1. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; [**Ultra Series**] [**VistaLuxe Collection**] or comparable product by one of the following: N/A

a. Marvin Windows and Doors.

B. Wood Windows:

1. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; Heritage Series or comparable product by one of the following:

a. Marvin Windows and Doors.

C. Operating Types: Provide the following operating types in locations indicated on Drawings:

1. **Casement: Project out.**
2. Awning: Project out.
3. Single hung.
4. **Double hung.**
5. Horizontal sliding.
6. Multi-panel folding.
7. Fixed.

D. Certified Wood: Wood products shall be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004.

E. Certified Wood: Wood products shall be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004.

F. Certified Wood: Wood products shall be labeled in accordance with the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004, or be certified and labeled in accordance with the standards of the Programme for Endorsement of Forest Certification.

G. Certified Wood: Wood products shall **be made from** certified wood tracked through a chain-of-custody process. Certified wood documentation shall be provided by sources certified through a forest certification system with principles, criteria, and standards developed using ISO/IEC Guide 59 or the World Trade Organization's "WTO Agreement on Technical Barriers to Trade."

Received September 3, 2021
Planning and Building Department

H. Certified Wood: Wood products shall be certified in accordance with the American Tree Farm System's "AFF Standard," the AF&PA's Sustainable Forestry Initiative, FSC STD-01-001 and FSC STD-40-004, or the standards of the Programme for Endorsement of Forest Certification.

I. Frames and Sashes: Fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide; water-repellent preservative treated.

1. Exterior Aluminum Surfaces: Aluminum cladding with manufacturer's standard **anodized coating**

   a. PVDF Color: N/A
   b. Anodized Color: **Clear**]
   c. Mica Color: N/A

2. Exterior Wood Surfaces: [**Manufacturer's standard factory-applied color finish**] [**Manufacturer's standard factory-applied latex primer**] [**Manufacturer's standard factory-applied oil primer**] [**Unfinished**].

   a. Paint Color: **O'RILEY HOUSE WHITE- 942**
   b. Wood Species: **Pine**

3. Interior Wood Surfaces: N/A

   a. Wood Species: N/A
   b. Wood Stain Color: N/A

Received September 3, 2021
Planning and Building Department

c. Paint Color: N/A

4. Nailing Fin: Manufacturer's standard nailing fins for securing frame to structure during installation to hold unit plumb, square and true.
5. Installation Clips: Provide manufacturer's standard clips of sufficient strength to withstand design pressure indicated.

J. Glass: Clear annealed glass, ASTM C1036, Type 1, Class 1, q3.

1. Kind: Fully tempered **where indicated on Drawings**.

K. Windborne-Debris-Impact-Resistant Laminated Glass: ASTM C1172 with two plies of float glass.

1. Float Glass: **As required by performance requirements indicated**.
2. Inner Ply: Clear.
3. Interlayer: [**0.090 inch (2.29 mm)**] **As required by performance requirements indicated**
4. Outer Ply: **Clear**.
5. Low-E Coating: **Pyrolytic on second surface**] [**Sputtered on second surface**] [**Sputtered on second or fourth surface**] [**Sputtered on second or fifth surface**].

L. Insulating-Glass Units: ASTM E2190.

1. Glass: ASTM C1036, Type 1, Class 1, q3.

a. Tint: [**Clear**] [**Gray**] [**Bronze**] [**Green**] <**Insert tint**>.
b. Kind: Fully tempered [**where indicated on Drawings**] <**Insert requirements**>.

2. Lites: [**Two**] [**Three**].
3. Filling: Fill space between glass lites with [**air**] [**argon**].
4. Low-E Coating: [**Pyrolytic on second surface**] [**Sputtered on second surface**] [**Sputtered on second or fourth surface**] [**Sputtered on second or fifth surface**].

M. Windborne-Debris-Impact-Resistant Insulating-Glass Units: ASTM E2190 with two lites and complying with impact-resistance requirements in "Window Performance Requirements" Article.

1. Exterior Lite: ASTM C1036, Type 1, Class 1, q3.

a. Tint: [**Clear**] [**Gray**] [**Bronze**] [**Green**] <**Insert tint**>.
b. Kind: [**Heat strengthened**] [**Fully tempered**].

2. Interior Lite: ASTM C1172 clear laminated glass with two plies of float glass.

a. Float Glass: [**Annealed**] [**Heat strengthened**] [**Fully tempered**] [**As required by performance requirements indicated**].
b. Interlayer Thickness: [**0.090 inch (2.29 mm)**] [**As required by performance requirements indicated**] <**Insert requirements**>.

Received September 3, 2021
Planning and Building Department

3. Filling: Fill space between glass lites with **air**
4. Low-E Coating: [**Pyrolytic on second surface**] [**Sputtered on second surface**] [**Sputtered on second or fourth surface**] [**Sputtered on second or fifth surface**].

N. Glazing System: **Manufacturer's standard factory-glazing system that produces weather tight seal**

1. Dual Glazing System:

a. Interior Lite: **Glass**
b. Exterior Lite: **Glass**

O. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.

1. Exposed Hardware Color and Finish: **Oil-rubbed**

P. Projected Window Hardware:

1. Gear-Type Rotary Operators: Complying with AAMA 901 when tested in accordance with ASTM E405, Method A. Provide operators that function without requiring the removal of interior screens or using screen wickets.

a. Type and Style: **As selected by Architect from manufacturer's full range of types and styles**

2. Hinges: **Manufacturer's standard type for sash weight and size indicated**
3. Multi-Point Locking System: Provide single handle to operate positive-acting arms that pull sash into locked position with locking at multiple points for casements. Provide single handle or double handle to operate positive-acting arms that pull sash into locked position with locking at multiple points for awnings.
4. Limit Devices: **Concealed support arms with adjustable, limited, hold-open** limit devices designed to restrict sash opening.

a. Limit clear opening to [**4 inches (100 mm)**] <**Insert dimension**> for ventilation; with custodial key release.

5. Operator Stud Cover: Matching operator handle finish. Provide in locations where operator handle is removed for controlled access.
6. Pole Operators: Tubular-shaped anodized aluminum; with rubber-capped lower end and standard push-pull hook at top to match hardware design; of sufficient length to operate window without reaching more than 60 inches (1500 mm) above floor; one pole operator

Received September 3, 2021
Planning and Building Department

and pole hanger per room that has operable windows more than 72 inches (1800 mm) above floor.

Q. Hung Window Hardware:

1. Counterbalancing Mechanism: Complying with AAMA 902, concealed, of size and capacity to hold sash stationary at any open position.
2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only.[**Provide custodial locks.**]
3. Tilt Hardware: Releasing tilt latch allows sash to pivot about horizontal axis to facilitate cleaning exterior surfaces from the interior.

R. Horizontal-Sliding Window Hardware:

1. Sill Cap/Track: Fiberglass track with integral black color of dimensions and profile indicated; designed to comply with performance requirements indicated and to drain to the exterior.
2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only.[**Provide custodial locks.**]
3. Roller Assemblies: Low-friction design.

S. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.

T. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.

1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

2.4 ACCESSORIES

A. True Divided Lites: Provide glazing with true muntins, resulting in individually glazed lites, in pattern indicated.

1. Wood Species: To match adjacent finish of window sash.
2. Design: **As indicated on Drawings**
3. Bar Width: Not less than 1-1/8 inches (28 mm) wide.
4. Interior Bar Profile: **Beveled**
5. Exterior Finish: [**Manufacturer's standard factory-applied primer**] [**Manufacturer's standard factory-applied color finish**] [**Unfinished**].

a. Exterior Paint Color: **O'RILEY HOUSE WHITE- 942**

Received September 3, 2021
Planning and Building Department

6. Interior Finish: N/A

    a. Interior Stain Color: N/A
    b. Interior Paint Color: N/A

B. Grilles (False Muntins): Provide grilles in designs indicated to each sash lite.

1. Type: Exterior and interior, adhered to glass with bars between the glass.
2. Material: To match adjacent finish of window sash.
3. Design: **As indicated on Drawings**
4. Bar Width: Not less than **2-1/4 inches (28 mm)**wide.
5. Interior Bar Profile: **Squar**e.
6. Exterior Aluminum Finish: Aluminum cladding with [**manufacturer's standard anodized coating**]

    a. PVDF Color: N/A
    b. Anodized Color: **Clear**
    c. Mica Color: N/A

7. Exterior Wood Finish: [**Manufacturer's standard factory-applied primer**] [**Manufacturer's standard factory-applied color finish**] [**Unfinished**].

    a. Exterior Paint Color: **O'RIEY HOUSE WHITE- 942**

8. Interior Wood Finish: N/A

Received September 3, 2021
Planning and Building Department

a. Interior Stain Color: N/A
b. Interior Paint Color: N/A

C. Casing: **stucco trim casing**

D. Casing: Exterior wood **3-1/2-inch (89-mm) flat casing with backband**

2.5 INSECT SCREENS

A. General: Fabricate insect screens to integrate with window frame. Provide screen for each operable exterior sash. Screen wickets are not permitted.

1. Type and Location: N/A

B. Aluminum Frames: Manufacturer's standard aluminum alloy complying with SMA 1004 or SMA 1201. Fabricate frames with mitered or coped joints or corner extrusions, concealed fasteners, and removable PVC spline/anchor concealing edge of frame.

1. Tubular Framing Sections and Cross Braces: Roll formed from aluminum sheet.
2. Finish for Interior Screens: [**Baked-on organic coating in color selected by Architect from manufacturer's full range**] [**Wood veneer matching species and finish of adjacent sash**] <**Insert color**>.
3. Finish for Exterior Screens: **Matching color and finish of cladding**.

C. Glass-Fiber Mesh Fabric: [**18-by-16 (1.0-by-1.1-mm)**] [**18-by-18 (1.0-by-1.0-mm)**] count per sq. in. (sq. mm) mesh of PVC-coated, glass-fiber threads; woven and fused to form a fabric mesh resistant to corrosion, shrinkage, stretch, impact damage, and weather deterioration. Comply with ASTM D3656/D3656M. N/A

1. Mesh Color: Black.

D. Aluminum Wire Fabric: 18-by-16 (1.1-by-1.3-mm) mesh of 0.011-inch- (0.28-mm-) diameter, coated aluminum wire.

Received September 3, 2021
Planning and Building Department

1. Wire-Fabric Finish: **Charcoal**.

2.6 FABRICATION

A. Fabricate wood windows in sizes indicated. Include a complete system for installing and anchoring windows.

B. Glaze wood windows in the factory.

C. Weather strip each operable sash to provide weathertight installation.

D. Mullions: Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections. Provide mullions and cover plates capable of withstanding design wind loads of window units.

E. [**Bow**] [**Bay**] Window Assemblies: Provide [**operating**] [**and**] [**fixed**] units in configuration indicated. Provide window frames, sashes, hardware, and other trim and components necessary for a complete, secure, and weathertight installation, including the following:

1. Angled mullion posts with interior and exterior trim.
2. Angled interior and exterior extension and trim.
3. Clear [**pine**] [**oak**] head and seat boards.
4. Top and bottom plywood platforms.
5. Exterior head and sill casings and trim.
6. Support brackets.

F. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

2.7 WOOD FINISHES

A. Factory-Applied Primer: Provide manufacturer's standard factory-applied prime coat complying with WDMA T.M. 11 <**Insert specific requirements for factory-applied prime coat if any**> on exposed [**exterior**] [**and**] [**interior**] wood surfaces.

B. Factory-Applied Color Finish: Provide manufacturer's standard factory-applied finish [**complying with WDMA T.M. 12**] <**Insert manufacturer's standard finish**>.

2.8 ALUMINUM FINISHES

A. High-Performance Organic Finish: Two-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

Received September 3, 2021
Planning and Building Department

B. Mica Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

C. Color Anodic Finish: AAMA 611, **AA-M12C22A42/A44, Class I, 0.018 mm** or thicker.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.

C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.

B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

C. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action (dissimilar materials, treated lumber, and so on) at points of contact with other materials.

D. For fin method of attachment, integrate window system installation with exterior water-resistant barrier using flashing/sealant tape. Apply and integrate flashing/sealant tape with water-resistant barrier using watershed principles in accordance with window manufacturer's written instructions.

E. Place interior seal around window perimeter to maintain continuity of building thermal and air barrier using insulating-foam sealant.

F. Seal window to exterior wall cladding with sealant and related backing materials at perimeter of assembly.

G. Leave windows closed and locked.

Received September 3, 2021
Planning and Building Department

3.3 FIELD QUALITY CONTROL

A. Testing Agency: **Owner will engage** a qualified testing agency to perform tests and inspections.

1. Testing and inspecting agency will interpret tests and state in each report whether tested work complies with or deviates from requirements.

B. Testing Services: Testing and inspecting of installed windows shall take place as follows:

1. Testing Methodology: Testing of windows for air infiltration and water resistance shall be performed in accordance with AAMA 502.
2. Air-Infiltration Testing:

    a. Test Pressure: That required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance class indicated.
    b. Allowable Air-Leakage Rate: [**1.5**] times the applicable AAMA/WDMA/CSA 101/I.S.2/A440 rate for product type and performance class rounded down to one decimal place.

3. Water-Resistance Testing:

    a. Test Pressure: [**Two-thirds**] times test pressure required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance grade indicated.
    b. Allowable Water Infiltration: No water penetration through the unit.

4. Testing Extent: **Three** windows of each type as selected by Architect and a qualified independent testing and inspecting agency. Windows shall be tested after perimeter sealants have cured.
5. Test Reports: Prepared in accordance with AAMA 502.

C. Windows will be considered defective if they do not pass tests and inspections.

D. Prepare test and inspection reports.

3.4 ADJUSTING, CLEANING, AND PROTECTION

A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.

B. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.

1. Keep protective films and coverings in place until final cleaning.

C. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.

Received September 3, 2021
Planning and Building Department

D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately in accordance with manufacturer's written instructions.

END OF SECTION 085200

Received September 3, 2021
Planning and Building Department

This Product MasterSpec Section is licensed by Deltek, Inc. to Kolbe Windows & Doors ("Licensee").

This Product MasterSpec Section modifies the original MasterSpec text and does not include the full content of the original MasterSpec Section.

Revisions made to the original MasterSpec text are made solely by the Licensee and are not endorsed by, or representative of the opinions of, Deltek or The American Institute of Architects (AIA). Neither AIA nor Deltek are liable in any way for such revisions or for the use of this Product MasterSpec Section by any end user. A qualified design professional should review and edit the document to suit project requirements.

For more information, contact Kolbe Windows & Doors, 1323 S. 11th Ave., Wausau, WI 54401; Phone (715) 842-5666; Website: www.kolbewindows.com; Email: professionals@kolbewindows.com.

For information about MasterSpec, contact Deltek at (800) 424-5080 or visit masterspec.com.

SECTION 081433.13 - WOOD TERRACE DOORS

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on MasterWorks/Single-File Formatting/Toggle/Editor's Notes.

To read **detailed research, technical information about products and materials, and coordination checklists**, click on MasterWorks/Supporting Information.

Access Product MasterSpec Sections:

<Double click here to view the list of manufacturer Sections available at ProductMasterSpec.com>

Access BIM Content on BIMsmith Market:

<Double click here to view products on BIMsmith Market>

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum-clad hinged wood-framed glass doors.
2. Unclad hinged wood-framed glass doors.

B. Related Requirements:

1. Section 085200 "Wood Windows" for related wood-framed transom and sidelite windows and mullions.

Received September 3, 2021
Planning and Building Department

2. [**Section 087100 "Door Hardware"**] [**Section 087111 "Door Hardware (Descriptive Specification)"**] for hardware not specified in this Section.
3. [**Section 099113 "Exterior Painting"**] [**and**] [**Section 099123 "Interior Painting"**] for on-site finishing of [**unfinished**] [**and**] [**factory-primed**] hinged wood-framed glass doors.
4. Section 099300 "Staining and Transparent Finishing" for on-site finishing of unfinished hinged wood-framed glass doors.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at **Project site**.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of hinged wood-framed glass door.

1. Include construction details, material descriptions, fabrication methods, dimensions of individual components and profiles, hardware, finishes, and operating instructions.

B. Shop Drawings: For hinged wood-framed glass doors.

1. Include elevations, sections, and details.
2. Detail attachments between units, if any.

C. Samples: For each type of hinged wood-framed glass door and for each color and texture specified, 12-inch (300-mm) long section with weather stripping, glazing bead, and factory-applied color finish.

D. Samples for Initial Selection: For doors with factory-applied color finishes.

1. Include Samples of hardware and accessories involving color selection.

E. Samples for Verification: For hinged wood-framed glass doors and components required, prepared on Samples of size indicated below:

1. Main Framing Member: 12-inch (300-mm) long section with weather stripping, glazing bead, and factory-applied color finish.
2. Hardware: Full-size units with factory-applied finish.
3. <**Insert component**>: <**Insert description**>.

F. Product Schedule: For hinged wood-framed glass doors. **Use same designations indicated on Drawings.**

G. Sustainable Design Submittals:

1. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
2. Chain-of-Custody Qualification Data: For manufacturer and vendor.

Received September 3, 2021
Planning and Building Department

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For [**Installer**] [**and**] [**testing agency**].

B. Product Test Reports: For each hinged wood-framed glass door, for tests performed by [**manufacturer and witnessed by a qualified testing agency**] [**a qualified testing agency**]; and for each class and performance grade indicated, tested at AAMA gateway size.

C. Field Quality-Control Submittals:

1. Field quality-control reports.

D. Sample warranty.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For [**finishes,**]weather stripping, operable panels, and operating hardware.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

B. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

C. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

D. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

E. Installer Qualifications: An installer acceptable to hinged wood-framed glass door manufacturer for installation of units required for this Project.

1.7 MOCKUPS

A. Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1. Build mockup for hinged wood-framed glass doors, as indicated on Drawings.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Owner specifically approves such deviations by Change Order.

Received September 3, 2021
Planning and Building Department

1.8 WARRANTY

A. Manufacturer's Special Warranty: Manufacturer agrees to repair or replace hinged wood-framed glass doors that fail in materials or workmanship within specified warranty period.

1. Warranty Period:

a. Hinged Door: 10 years from date of shipment and issued to Owner at Substantial Completion.
b. Insulating Glass: [**10**] [**20**] <**Insert number**> years from date of shipment and issued to Owner at Substantial Completion.
c. Laminated Glass: [**Five**] [**20**] <**Insert number**> years from date of shipment and issued to Owner at Substantial Completion.
d. Metal Finish: [**10**] [**20**] [**30**] <**Insert number**> years from date shipment and issued to Owner at of Substantial Completion.

PART 2 - PRODUCTS

2.1 SOURCE LIMITATIONS

A. Obtain hinged wood-framed glass doors from single source from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.

1. Product Certification: AMMA certified with label attached to each door.

B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:

1. Minimum Performance Class: **As indicated on Drawings**
2. Minimum Performance Grade: **As indicated on Drawings**

C. Thermal Transmittance: NFRC 100 maximum total fenestration product U-factor of [**0.20 Btu/sq. ft. x h x deg F (1.14 W/sq. m x K)**] [**0.22 Btu/sq. ft. x h x deg F (1.25 W/sq. m x K)**] [**0.25 Btu/sq. ft. x h x deg F (1.42 W/sq. m x K)**] [**0.32 Btu/sq. ft. x h x deg F (1.83 W/sq. m x K)**] [**0.54 Btu/sq. ft. x h x deg F (3.06 W/sq. m x K)**] [**0.56 Btu/sq. ft. x h x deg F (3.17 W/sq. m x K)**]

D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum total fenestration product SHGC of [**0.30**] [**0.27**]

Received September 3, 2021
Planning and Building Department

E. Sound Transmission Class (STC): Rated for not less than **41** STC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E413.

F. Outside-Inside Transmission Class (OITC): Rated for not less than **34** OITC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E1332.

G. Windborne-Debris Impact Resistance: Passes ASTM E1886 missile-impact and cyclic-pressure tests in accordance with ASTM E1996 for Wind Zone [**1**] [**2**] [**3**] [**4**] for **basic**

1. Large-Missile Test: For glazing located within [**30 ft. (9.1 m)**] of grade.
2. Small-Missile Test: For glazing located between 30 ft. (9.1 m) and [**60 ft. (18.3 m)**] above grade.

2.3 ALUMINUM-CLAD HINGED WOOD-FRAMED GLASS DOORS

A. www.kolbewindows.com/doors/ultra-swinging-patioBasis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; [**Forgent Complementary**] [**Ultra Series**] [**VistaLuxe Collection**] or comparable product by one of the following:

1. Marvin Windows and Doors.

B. Exterior Surfaces: Aluminum cladding with **manufacturer's standard anodized coating**

1. PVDF Color: N/A
2. Anodized Color: **Clear**
3. Mica Color: N/A

C. Interior Surfaces: **Manufacturer's standard factory-applied primer**

1. Wood Species: N/A

Received September 3, 2021
Planning and Building Department

2. Wood Stain Color: N/A
3. Paint Color: O'RILEY HOUSE WHITE- 942

D. Frames and Door Panels: Fabricate from wood components complying with indicated requirements. Provide factory-assembled door panels with **standard**-profile stiles and factory-assembled frames.

E. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-00 and FSC STD-40-004.

F. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-001 and FSC STD-40-004.

G. Certified Wood: Wood doors to be labeled in accordance with the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004, or be certified and labeled in accordance with the standards of the Programme for Endorsement of Forest Certification.

H. Certified Wood: Wood doors to **be made from** certified wood tracked through a chain-of-custody process. Certified wood documentation to be provided by sources certified through a forest certification system with principles, criteria, and standards developed using ISO/IEC Guide 59 or the World Trade Organization's "Technical Barriers to Trade."

I. Certified Wood: Wood doors to be certified in accordance with the American Tree Farm System's "AFF Standard," the AF&PA's Sustainable Forestry Initiative, FSC STD-01-001 and FSC STD-40-004, or the standards of the Programme for Endorsement of Forest Certification.

J. Wood Components: Manufacturer's standard LVL or fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln-dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide; water-repellent preservative treated.

K. Trim and Glazing Stops: Material and finish to match adjacent door panel.

L. Mullions: Provide mullions and mullion casing and cover plates as shown, matching door units, complete with anchors for support to structure and installation of hinged wood-framed glass door units. Allow for erection tolerances and provide for movement of door units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design loads of door units.

M. Nailing Fin: Manufacturer's standard nailing fins for securing frame to structure during installation to hold unit plumb, square, and true; provide sufficient strength to withstand design pressure indicated.

N. Drip Caps: Factory-fabricated material; designed to direct water away from building when installed horizontally at head of hinged wood-framed glass doors.

Received September 3, 2021
Planning and Building Department

O. Threshold: Provide **low-profile, extruded-aluminum threshold ADA-ABA compliant**] of thickness, dimensions, and profile indicated; designed to comply with performance requirements indicated and to drain to exterior.

1. Color: **Manufacturer's standard**
2. Wood Species: **Oak**.

2.4 UNCLAD HINGED WOOD-FRAMED GLASS DOORS

A. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; Heritage Series or comparable product by one of the following:

1. Loewen Windows.
2. Marvin Windows and Doors.
3. **ROCKY MOUNTAIN HARDWARE- SEE SPECIFICATION.**

B. Exterior Surfaces: **Manufacturer's standard factory-applied color finish**

1. Paint Color: **O'RILEY HOUSE WHAT-942**
2. Wood Species: **Oak**

C. Interior Surfaces: N/A

1. Wood Species: N/A
2. Wood Stain Color: N/A
3. Paint Color: N/A

D. Frames and Door Panels: Fabricate from wood components complying with indicated requirements. Provide factory-assembled door panels with **standard**-profile stiles and factory-assembled frames.

Received September 3, 2021
Planning and Building Department

1. True Divided Lites: Provide glazing with true muntins resulting in individually glazed lites, in pattern indicated.

    a. Material: To match adjacent finish of door panel.
    b. Design: **As indicated on Drawings**
    c. Bar Width: Not less than 1-1/8 inches (28 mm) wide.
    d. Interior Bar Profile: **Beveled**

2. Exterior Finish: **Manufacturer's standard factory-applied primer**

    a. Exterior Paint Color: **O'RILEY HOUSE WHITE- 942**

3. Interior Finish: **N/A**

    a. Interior Stain Color: **N/A**
    b. Interior Paint Color: **N/A**

E. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-00 and FSC STD-40-004.

F. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-001 and FSC STD-40-004.

G. Certified Wood: Wood doors to be labeled in accordance with the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004, or be certified and labeled in accordance with the standards of the Programme for Endorsement of Forest Certification.

H. Certified Wood: Wood doors to [**contain not less than 60 percent**] [**be made from**] certified wood tracked through a chain-of-custody process. Certified wood documentation to be provided by sources certified through a forest certification system with principles, criteria, and standards developed using ISO/IEC Guide 59 or the World Trade Organization's "Technical Barriers to Trade."

I. Certified Wood: Wood doors to be certified in accordance with the American Tree Farm System's "AFF Standard," the AF&PA's Sustainable Forestry Initiative, FSC STD-01-001 and FSC STD-40-004, or the standards of the Programme for Endorsement of Forest Certification.

Received September 3, 2021
Planning and Building Department

J. Wood Components: Manufacturer's standard LVL or fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln-dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide; water-repellent preservative treated.

K. Trim and Glazing Stops: Material and finish to match adjacent door panel.

L. Mullions: Provide mullions and mullion casing and cover plates as shown, matching door units, complete with anchors for support to structure and installation of hinged wood-framed glass door units. Allow for erection tolerances and provide for movement of door units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design loads of door units.

M. Threshold: Provide **low-profile, extruded-aluminum threshold ADA-ABA compliant** of thickness, dimensions, and profile indicated; designed to comply with performance requirements indicated and to drain to exterior.

1. Color: **Manufacturer's standard**.
2. Wood Species: **Oak**.

2.5 GLAZING

A. Glass and Glazing: Manufacturer's standard glazing system that produces weathertight seal. [**Comply with requirements for windborne-debris resistance.**] <**Insert glazing requirements.**>

1. Glass: ASTM C1036, Type 1, q3, Category II safety glass complying with testing requirements in 16 CFR 1201.
2. Safety Glazing Labeling: Permanently mark safety glazing with certification label of **the SGCC**. Label indicates manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.
3. Tint: **Clear**.
4. Insulating-Glass Units: **certified through IgCC as complying with requirements of IgCC**.

a. Filling: Fill space between glass lites with **air**.
b. Lites: **Two**.
c. Low-E Coating: N/A
d. Dual Glazing: N/A

a. Interior Lite: **Glass**
b. Exterior Lite: **Glass**

Received September 3, 2021
Planning and Building Department

2.6 HARDWARE

A. General: Provide manufacturer's standard hardware, fabricated from a corrosion-resistant material compatible with wood[**and aluminum cladding**] complying with AAMA 907; designed to smoothly operate, tightly close, and securely lock hinged wood-framed glass doors and sized to accommodate panel weight and dimensions.

B. Lock: Install manufacturer's standard keyed multi point locking device on each operable panel, lockable from the inside **and outside**

1. Design: [ROCK MOUNTAIN HARDWARE- SEE SPECIFICATION.
2. Finish: **Match Architect's sample**
3. Keying System: SEE MANUFACTURER'S INSTRUCTIONS

2.7 INSECT SCREENS

A. NO SCREENS

2.8 ACCESSORIES

A. Grilles (False Muntins): Provide grilles in designs indicated, for removable application to inside of each panel lite.

Received September 3, 2021
Planning and Building Department

1. Type: Exterior and interior, adhered to glass[**with bars between the glass**].
2. Material: To match adjacent finish of door panel.
3. Design: **As indicated on Drawings**
4. Bar Width: Not less than [**5/8 inch (16 mm)**] [**7/8 inch (22 mm)**] [**1-1/8 inches (28 mm)**] [**1-3/8 inches (35 mm)**] [**1-3/4 inches (44.5 mm)**] [**2-1/4 inches (28 mm)**] [**4-1/2 inches (114 mm)**] wide.
5. Interior Bar Profile: **Square**
6. Exterior Aluminum Finish: Aluminum cladding with **manufacturer's standard mica coating complying with AAMA 2605**.

    a. PVDF Color: N/A
    b. Anodized Color: **Clear**
    c. Mica Color: N/A

7. Exterior Surfaces: **Manufacturer's standard factory-applied color finish**

    a. Exterior Paint Color: **O'RILEY HOUSE WHITE- 942**

8. Interior Finish: N/A

    a. Interior Stain Color: N/A
    b. Interior Paint Color: N/A

B. Casing: Extruded-aluminum
stucco trim casing

Received September 3, 2021
Planning and Building Department

C. Casing: Exterior wood **[3-1/2-inch (89-mm) flat casing with backband**

D. Fasteners: Noncorrosive and compatible with door members, trim, hardware, anchors, and other components.

1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

E. Anchors, Clips, and Accessories: Provide anchors, clips, and accessories of aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron for hinged wood-framed glass doors, complying with ASTM B456 or ASTM B633 for SC 3 severe service conditions; provide sufficient strength to withstand design pressure indicated.

1. Windborne-Debris Resistance: Provide anchors of same design used in windborne-debris resistance testing.

2.9 FABRICATION

A. Fabricate hinged wood-framed glass doors in sizes indicated. Include a complete system for assembling components and anchoring doors.

B. Fabricate hinged wood-framed glass doors that are reglazable without dismantling panel framing.

C. Weather Stripping: Provide weather stripping for each door panel unless otherwise indicated.

D. Factory machine hinged wood-framed glass doors for openings and hardware that is not surface applied.

E. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

F. Factory-Glazed Fabrication: Glaze hinged aluminum-framed glass doors in the factory.

2.10 WOOD FINISHES

A. Factory-Applied Primer: Provide manufacturer's standard factory-applied prime coat complying with WDMA T.M. 11.

B. Factory-Applied Color Finish: Provide manufacturer's standard factory-applied finish

Received September 3, 2021
Planning and Building Department

2.11 ALUMINUM FINISHES

A. High-Performance Organic Finish: Two-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

B. Mica Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

C. Color Anodic Finish: AAMA 611, [**AA-M12C22A42/A44, Class I, 0.018 mm**] or thicker.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of Work.

B. Verify rough opening dimensions, levelness of threshold substrate, and operational clearances.

C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weathertight hinged door installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing hinged doors, hardware, accessories, and other components.

B. Windborne-Debris Resistance: Anchor hinged wood-framed glass doors that have been tested for windborne debris resistance to structure using anchoring method, fastener type, and fastening frequency identical to that used in windborne-debris resistance testing.

C. Install hinged wood-framed glass doors level, plumb, square, true to line; without distortion, warp, or rack of frames and panels, and without impeding thermal movement; anchored securely in place to structural support; and in proper relation to wall flashing, vapor retarders, air barriers, water/weather barriers, and other adjacent construction. Comply with ASTM E2112.

D. Set sill members in bed of sealant or with gaskets, as indicated, to provide weathertight construction.

Received September 3, 2021
Planning and Building Department

E. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials in accordance with ASTM E2112.

3.3 FIELD QUALITY CONTROL

A. Testing Agency:[**Engage**] a qualified testing agency to perform tests and inspections.

1. Testing and inspecting agency will interpret tests and state in each report whether tested work complies with or deviates from requirements.

B. Testing Services: Test and inspect installed hinged wood-framed glass doors as follows:

1. Testing Methodology: Test hinged wood-framed glass doors for air infiltration and water resistance in accordance with AAMA 502.
2. Air-Infiltration Testing:

    a. Test Pressure: That required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance class indicated.
    b. Allowable Air-Leakage Rate: [**1.5**]times the applicable AAMA/WDMA/CSA 101/I.S.2/A440 rate for product type and performance class rounded down to one decimal place.

3. Water-Resistance Testing:

    a. Test Pressure: [**Two-thirds**] times test pressure required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance grade indicated.
    b. Allowable Water Infiltration: No water penetration through the unit.

4. Testing Extent: [**Three**] hinged wood-framed glass doors of each type as selected by Architect and a qualified independent testing and inspecting agency. Conduct tests after perimeter sealants have cured.
5. Test Reports: Prepared in accordance with AAMA 502.

C. Hinged wood-framed glass door will be considered defective if it does not pass tests and inspections.

3.4 ADJUSTING, CLEANING, AND PROTECTION

A. Lubricate hardware and moving parts.

B. Adjust operating panels and screens to provide a tight fit at contact points and weather stripping for smooth operation, without binding, and weathertight closure.

C. Adjust hardware for proper alignment, smooth operation, and proper latching without unnecessary force or excessive clearance.

Received September 3, 2021
Planning and Building Department

D. Clean exposed surfaces immediately after installing hinged wood-framed glass doors. Avoid damaging protective coatings and finishes. Remove nonpermanent labels, excess sealants, glazing materials, dirt, and other substances.

E. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

F. Protect hinged wood-framed glass door surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances contact hinged wood-framed glass door surfaces, remove contaminants immediately in accordance with manufacturer's written instructions.

G. Refinish or replace hinged doors with damaged finishes.

H. Replace damaged components.

END OF SECTION 081433.13

Received September 3, 2021
Planning and Building Department

ROCKY MOUNTAIN HARDWARE



Rectangular Entry Set - 3 1/2" x 18"

Rectangular

Product Details

Exterior Escutcheon (G601): 3 1/2" x 18"

Interior Escutcheon (G602): 3 1/2" x 18"
Shown with Gooseneck Grip - 8 11/16"

Function

Shown in Entry Thumblatch Mortise Lock

Finish

Shown in Silicon Bronze Dark (BD)

Notes

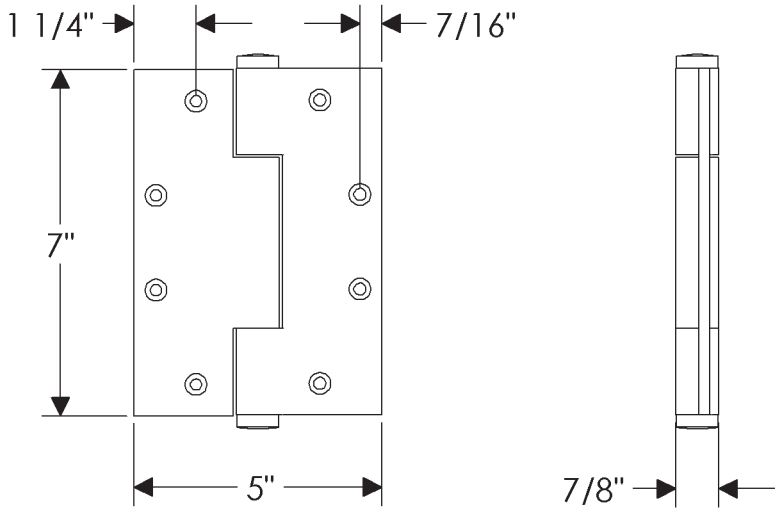
- Price includes your choice of finish and handle except for Crystal knobs (K150, K155) where an up charge applies. Call RMH for pricing.
- Pricing is based on exterior escutcheon with choice of interior escutcheon.

©2021 Rocky Mountain Hardware

Source URL: https://www.rockymountainhardware.com/products/door-hardware/door-sets/entry-door-sets/thumblatch-entry-sets/rectangular-entry-set-g601

Received September 3, 2021
Planning and Building Department

ROCKY MOUNTAIN®
HARDWARE



HNG7x5
Concealed Bearing Hinge
7” x 5”

Received September 3, 2021
Planning and Building Department

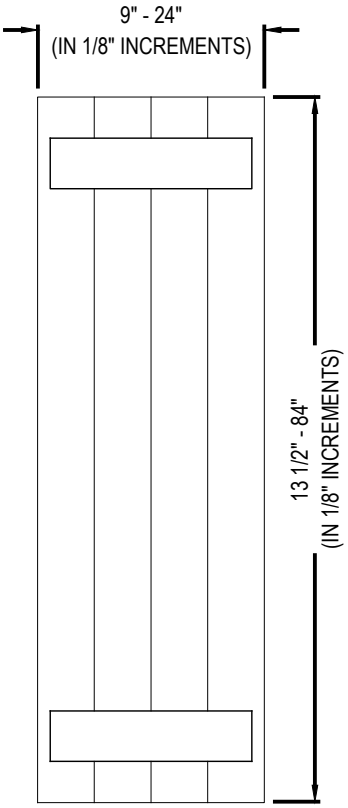
Atlantic Premium Shutters®

ATLANTIC PREMIUM SHUTTERS
3217 HWY. 301 NORTH
LATTA, SC 29565
www.atlanticpremiumshutters.com

☑ SELECT DESIRED COLOR: CUSTOM PAINT COLOR REFER TO DRAWINGS



PECK HOUSE
GREEN-693



FRONT ELEVATION

THICKNESS: 1 1/2"

☑ SELECT DESIRED ADDITIONAL OPTIONS:

- ☐ Z-BARS
- ☐ EXTRA BATTENS
- ☐ ARCH OR RADIUS TOP

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1970-019.

BOARD AND BATTEN SHUTTERS

BOARD AND BATTEN

1970-019

REVISION DATE 12/01/2014

PROTECTED BY COPYRIGHT ©2014 CADDETAILS.COM LTD.

Instr #2015018250 BK: 4005 PG: 1206, Filed & Recorded: 3/30/2015 1:45 PM #Pgs:6
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $52.50 Doc. D $10,150.00

Prepared by and Return to:
Howard L. Alford, Esq.
Averitt & Alford, PA
3010 South Third Street, Suite B
Jacksonville Beach, Florida 32250

Tax Parcel No. 196340 000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 27th day of March, 2015, by **VIRTU CATHEDRAL BUILDING, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **44 AVENIDA MENENDEZ, LLC,** a Florida limited liability company, whose address is 44 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land, ***but specifically excluding*** any rights or interests of Grantor in or to other lands of Grantor located (a) outside the boundaries of the Land and (b) outside the boundaries of such streets, alleys or rights-of-way;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee **SUBJECT TO the** permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

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

AND the Grantor hereby covenants with Grantee and bind itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Return To: 4 pgs
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751 d/s 10,150.00
Attention: **Myrna H. Small**
File No. 4115000705

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Duncan Hatch

Printed Name: James Ross McNab

VIRTU CATHEDRAL BUILDING, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C., an Arizona limited liability company, its manager

By:
Name: Scott McWhorter
Title: MANAGER

COPY

CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On MAR 26 2015, before me *Terrie Gillett*, *Notary Public*, personally appeared **Scott McWhorter**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

COPY

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.

NRO1 TERRIE GILLETT COMM. #1955745 Notary Public - California Marin County My Comm. Expires Nov. 5, 2015 NRO1

Terrie Gillett, Notary Public (Seal)

..... *Optional Information* .....

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of: Special Warranty Deed - Parcel 197160

TYPE OF INDENTIFICATION

[V] Satisfactory Evidence – photo ID card
[ ] One credible witness acknowledging identity of principal
[ ] Two credible witnesses acknowledging identity of principal

STATE OF _____ §
§
COUNTY OF _____ §

The foregoing Warranty Deed was acknowledged before the this ____ day of _____, 2015, by _____, as _____ of _____, acting for an on behalf of such entity, who is personally known to me or has provided _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

See ACK for CORRECT CA wording

_____
Notary Public
Name: _____
My Commission Expires:_____

(Notary Seal)

COPY

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A parcel of land in Block 5 of the City of St. Augustine, Florida, being all of that land described in Executor's Deed recorded in Official Records Book 42, Page 617 Public Records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

COPY

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Boundary Agreement recorded in Deed Book 118, Page 581, Public Records of St. Johns County, Florida.

3. Terms, provisions and conditions of that certain Memorandum of Building and Rooftop Lease Agreement by and between Virtu Cathedral Associates, LLC, a Delaware limited liability company and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless recorded in Official Records Book 3729, Page 1293, Public Records of St. Johns County, Florida.

4. Rights of Way of Charlotte Street, Treasury Street and Avenida Menendez, also known as State Road A-1-A, all as presently established.

5. Structure Lease Agreement dated September 21, 2013 by and between Virtu Cathedral Associates, L.L.C., a Delaware limited liability company "Landlord" and New Cingular Wireless PCS, LLC, a Delaware limited liability company "Tenant" as evidenced by the Memorandum of Structure Lease Agreement recorded October 10, 2013 in Official Records Book 3801, Page 451, Public Records of St. Johns County, Florida.

6. Rights of tenants, as tenants only, under unrecorded leases as set forth below, which leases do not include options to purchase or rights of first refusal to purchase all or any portion of the insured lands:
   a) 46 Avenida Menendez, Inc., aka L. John Arbizzani;
   b) Wells Fargo Bank, N.A., (Drive In);
   c) St. Augustine Historical Tours Inc., dba Old Town Trolley Tours of St. Augustine.

7. Matters as depicted on the survey prepared by Landtech Associates, Inc., dated August 20, 2007, updated October 1, 2014, last revised March 17, 2015, Job No. 15-0221 as follows:

   a) Encroachment of NE corner of building 0.3' along the north line and by 0.1' in the northwest corner;
   b) Block wall lies inside the southeast corner of subject premises.

8. Claims, demands, judgments and any other matters arising out of the filing of the Notice of Commencement recorded on October 29, 2014 in Official Records Book 3947, Page 1258 Public Records of St. Johns County, Florida.

St. Johns County, FL

Sales Questionnaire Form

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

Sales Questionnaire

Summary

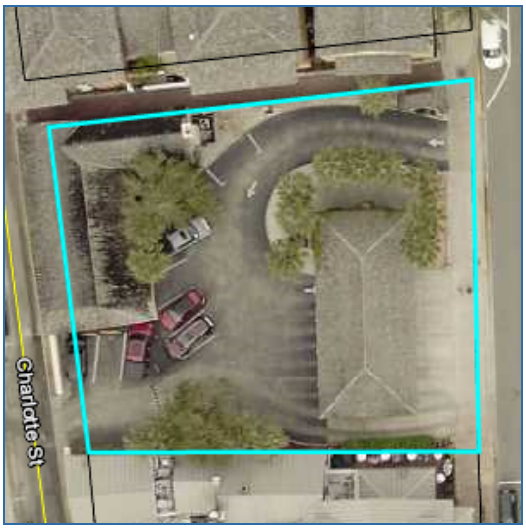


Parcel ID	1963400000
Location Address	44 AVENIDA MENENDEZ 110 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206 *The Description above is not to be used on legal documents.
Property Use Code	Financial Institutions, Banks, Savings & Loans (2300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.320
Homestead	N

Owner Information

Owner Name	44 Avenida Menendez LLC 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3645

Map



Valuation Information

	2021
Building Value	$119,224
Extra Features Value	$12,795
Total Land Value	$1,112,640
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,244,659**
Total Deferred	$20,755
Assessed Value	**$1,223,904**
Total Exemptions	$0
Taxable Value	**$1,223,904**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$0	$0	$1,112,640	$0	$0	$1,112,640	$1,112,640	$0	$1,112,640
2019	$171,061	$12,795	$973,560	$0	$0	$1,157,416	$1,157,416	$0	$1,157,416
2018	$279,723	$12,795	$912,781	$0	$0	$1,205,299	$1,205,299	$0	$1,205,299
2017	$292,768	$9,741	$912,781	$0	$0	$1,215,290	$1,215,290	$0	$1,215,290
2016	$201,934	$9,784	$912,781	$0	$0	$1,124,499	$1,124,499	$0	$1,124,499
2015	$131,803	$9,784	$912,781	$0	$0	$1,054,368	$1,036,831	$17,537	$1,036,831
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0
2012	$0	$0	$0	$0	$0	$0	$0	$0	$0
2011	$0	$0	$0	$0	$0	$0	$0	$0	$0
2010	$0	$0	$0	$0	$0	$0	$0	$0	$0

Building Information

Building 1
Actual Area 2268
Conditioned Area 1620
Actual Year Built 1965
Use Office Class C
Style 04
Class N
Exterior Wall Concrete Stucco, Stone
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Stone	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	648
BASE AREA	1620	1620
Total SqFt	1620	2268

Building 2
Actual Area 1988
Conditioned Area 308
Actual Year Built 1993
Use Office Class C
Style 04

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall
Heating Type Air Duct
Air Conditioning Central

Class	N	**Bedrooms**	
Exterior Wall	Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	6" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	1680
BASE AREA	308	308
Total SqFt	308	1988

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	4195
Curb	0	0	0	0	220
Pole Light	0	0	0	0	48
Masonry Wall	0	24	5	0	120

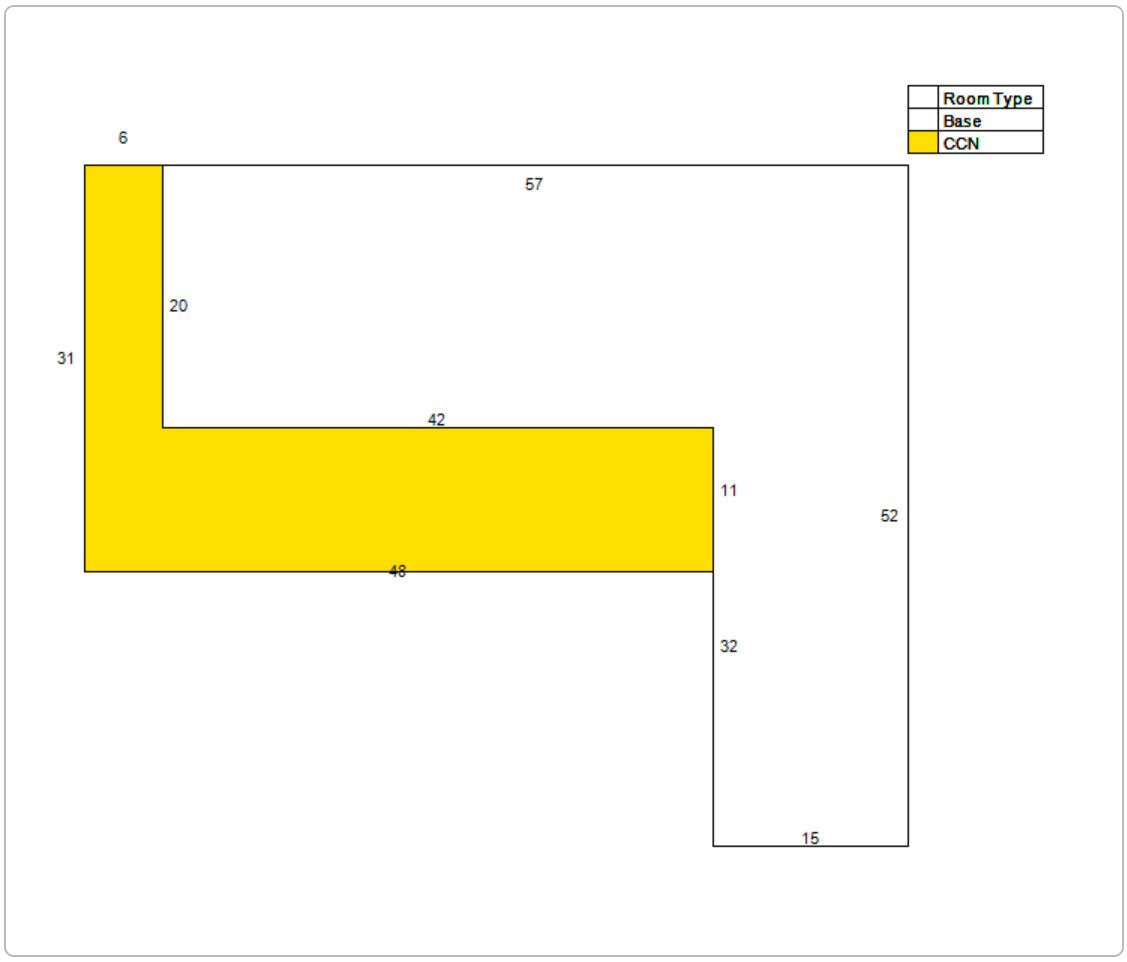
Land Information

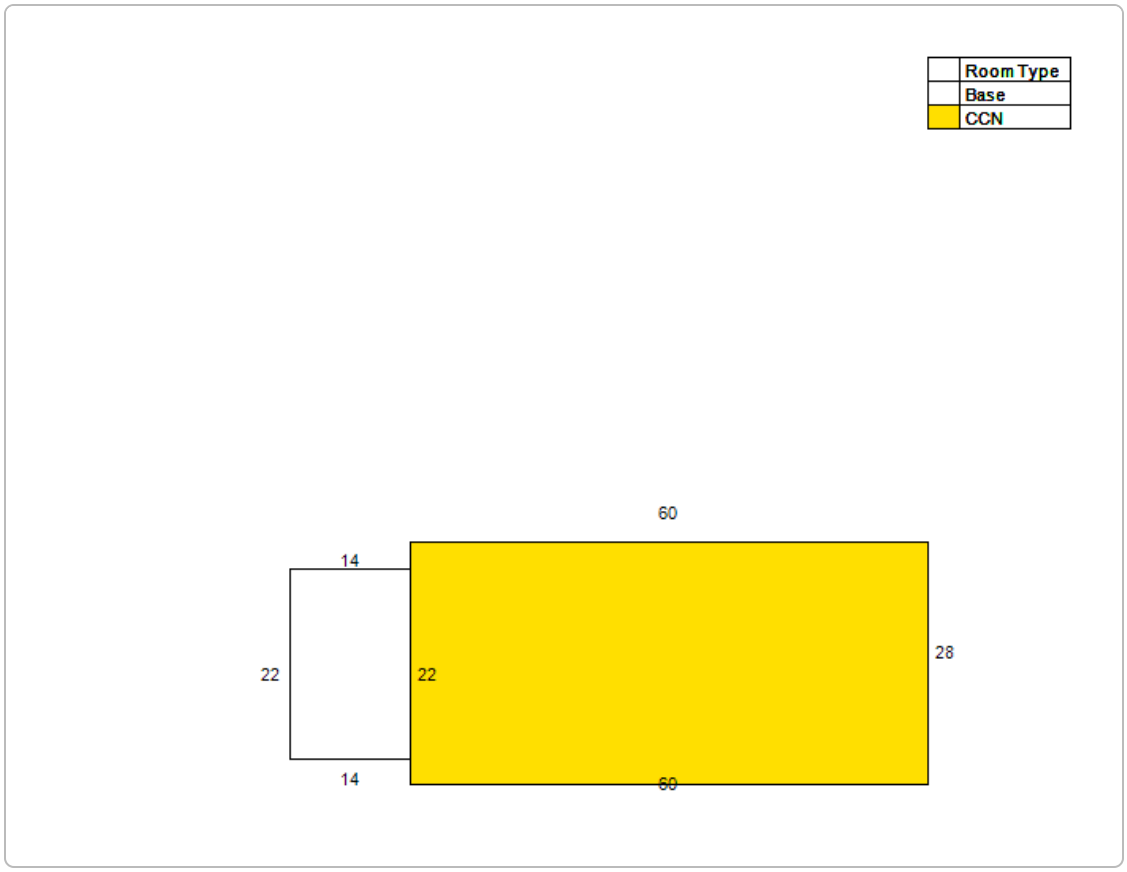
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Financial Institutions, Banks, Savings & Loans	111	127	13908	SF	$1,112,640

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2015	3/27/2015	$1,450,000.00	WARRANTY DEED	4005	1206	Q	I	VIRTU CATHEDRAL BUILDING LLC	44 AVENIDA MENENDEZ LLC
10/15/2014	10/10/2014	$100.00	WARRANTY DEED	3942	1028	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	VIRTU CATHEDRAL BUILDING LLC

Sketch Information


Room Type
Base
CCN
6
57
20
31
42
11
52
48
32
15


Room Type
Base
CCN
60
14
28
22
22
14
60

No data available for the following modules: Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/17/2021, 12:41:08 AM

Version 2.3.117


Sunbiz.org
Division of
Corporations
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
44 AVENIDA MENENDEZ, LLC

Filing Information

Document Number	L15000025266
FEI/EIN Number	47-3373282
Date Filed	02/10/2015
State	FL
Status	ACTIVE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

AVERITT & ALFORD, PA
3010 SOUTH THIRD STREET
SUITE B
JACKSONVILLE BEACH, FL 32250

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/19/2018
2019	04/30/2019
2020	06/29/2020

Document Images

06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 16, 2021 Meeting



Application 2021-0091 Address: 144 Martin Luther King Avenue

Applicant: Synergy Construction & Maintenance
Property Owner: H&H Real Estate Investing, LLC

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ0427
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2117200000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate of Demolition (COD) for a residential building. A partial COD application for the removal of only the front and rear porches was continued without being heard at the July 15, 2021 HARB meeting because no one was present to represent the application and was withdrawn before the August 19, 2021 HARB meeting.
2. Located on the west side of Martin Luther King Avenue, formerly named Central Avenue, between Lovett and South Streets, this one-story residential building is contributing to the Lincolnville National Register Historic District and was built around the same time as other neighboring structures on that street. According to the Florida Master Site File (FMSF) survey, some of the finest and most modest homes in the city were within the Buena Esperanza Subdivision. This simple house's footprint appears to be as shown on Sanborn maps when first appearing on the 1910 version; however, a portion of what looked to be the rear porch extending across the entire west elevation was at some point enclosed.
3. The house has a front facing cross-gable metal roof and wood novelty siding. The FMSF sites significant elements of the building, such as the L-shaped porch across the front façade and wraps around the southeast corner with jig-sawn brackets and chamfered posts. A metal shed roof extends over the front porch from the cross gabled roof of the house, while a shed roof extends across the rear of the house including over the existing porch that is open to the west/rear and south elevations. Both the front and rear porches are simple in design, with the rear even more simply constructed with a single square post and exposed rafters. While a few 2-over-2 and a 3-over-1 wood window remain, many of the windows have been modified with replacement sashes. Evidence of previous aluminum siding that has been removed is still visible.
4. Requirements for COD applications related to contributing buildings in historic districts, include a condition assessment report by an architect or structural engineer licensed in the State of Florida. A 1-page letter from RGM Engineering was submitted with the conclusion that major repairs, mold remediation, and addressing the unsound foundation/support system, was needed due to the sagging floor system, severe damage to the floor joists by wood/dry rot or insect damage, cracked and delaminating piers with failing mortar, severe wood decay in the corner, with evidence of moisture and possible mold under the siding. These are not atypical for historic structures and it is not clear if the extent of the damage renders the building entirely incapable of being rehabilitated.
5. A letter was submitted by the applicant with the estimated cost to rehab the existing structure at $200,000, compared to the cost to demolish the structure and build a replacement residential building at $125,000. The applicant did not indicate if historic incentives were considered in their cost projections or evidence of costs provided.
6. Demolition of contributing buildings to historic districts causes a negative impact to the city's historic integrity and should not be considered until all due diligence has been completed. The engineer's assessment does not indicate that repair or rehabilitation is not possible. Without real evidence of an economic hardship there is not sufficient evidence to recommend approval. A Determination of Undue Economic Hardship worksheet should be completed.
7. Staff observed areas of what appears to be deterioration from moisture on the siding especially at some of the lower corners, insect damage on some of the floor joists under the house, and piers with areas of missing mortar in the joints or masonry members stacked without mortar. On the porches, the deck and wood steps of the rear porch appeared to be in more deteriorated condition overall than the front. The mostly brick piers of the front porch were in various conditions, with some additional materials added for reinforcement. The interior had largely been taken down to the studs.

STAFF SUMMARY AND ANALYSIS (continued):

8. Much of the building materials appeared to be in salvageable condition, especially since old-growth lumber is superior to new lumber, including large portions of the lumber used under the metal roof, the novelty siding, and existing wood windows. On the front porch, the chamfered wood posts, brackets, and exposed rafters appear to be in good condition
9. Originally, when plans were submitted to rehabilitate the existing house, the project scope included repairing/rebuilding the front and rear porches, along with modifications to the fenestration and to the interior layout, which would not be under HARB's purview. New plans were submitted for a new two-story residential building with this updated COD application. Only the demolition of the existing building can be considered for this application, as the HARB does not have design review authority on new construction for this area. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
10. Any redevelopment plans may require additional zoning review. An Archaeological Review application was submitted previously with the original plans to replace the porches and will likely need to be amended if the house will be demolished and replaced.

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 Partial Demolition** at **144 Martin Luther King Avenue** for the following reasons:

1. The building condition assessment letter was not clear if the extent of the damage renders the building entirely incapable of being rehabilitated
2. The evidence of economic hardship was not sufficiently demonstrated

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1904-1910, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The engineer's letter does not indicate that repair or rehabilitation is not possible. Detailed evidence of an economic hardship should be provided if this is the rationale to pursue a full Certificate of Demolition approval. A Determination of Undue Economic Hardship worksheet should be completed.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the immediate area.

3. The impact of the loss of the structure on the streetscape. Although this is not a significant building typology, the permanent loss of a building that contributes to the district with its intact historic architectural character will negatively impact the streetscape. The proposed new construction will reduce the historic and architectural integrity of the area.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for a two-story single-family building were submitted by the applicant. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District and is listed on the Florida Master Site File, so has assigned historical and cultural merit.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in this district in particular, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it has an authentic historic vernacular character.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville.

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. Although the wood frame building does not have a unique style or characteristics that would be difficult to reproduce, new construction often has a different look and feel than historic buildings.

10. *The justification for the proposed demolition.* The applicant indicated that it would be more costly to repair and address the existing conditions than to demolish the existing house and build a new building.

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 (Not Sufficient)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Lincolnville Survey Update showing demolitions
5. Polk City Directory Research





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue



Front façade / east elevation facing MLK Avenue with L-shaped front porch

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Front façade / east elevation facing MLK Avenue
with front porch details

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Details on existing front porch including chamfered post columns and jig-sawn brackets (east elevation and northeast corner)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Details on existing front porch including chamfered post columns and exposed rafter tails of L-shaped front porch
(southeast corner and south elevation)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue







Piers in various forms and conditions on existing front porch
of L-shaped front porch
(on east elevation, south elevation, and southeast corner)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Rear / west elevation with rear porch

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue



Rear / west elevation
with rear porch





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





South elevation (looking west) and north elevation (looking east toward MLK Avenue)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Front façade / east elevation facing MLK Avenue
and adjacent properties to the south and north

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue



Areas of deterioration
in wood novelty siding





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Evidence of previous aluminum siding that once covered wood novelty siding

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue:
Piers and Floor Joists Under House





STAFF PHOTOGRAPHS

144 Martin Luther King Avenue: Piers and Floor Joists Under House









STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Piers and Floor Joists Under House









STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior







STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior









STAFF PHOTOGRAPHS
144 Martin Luther King Avenue
Context Area

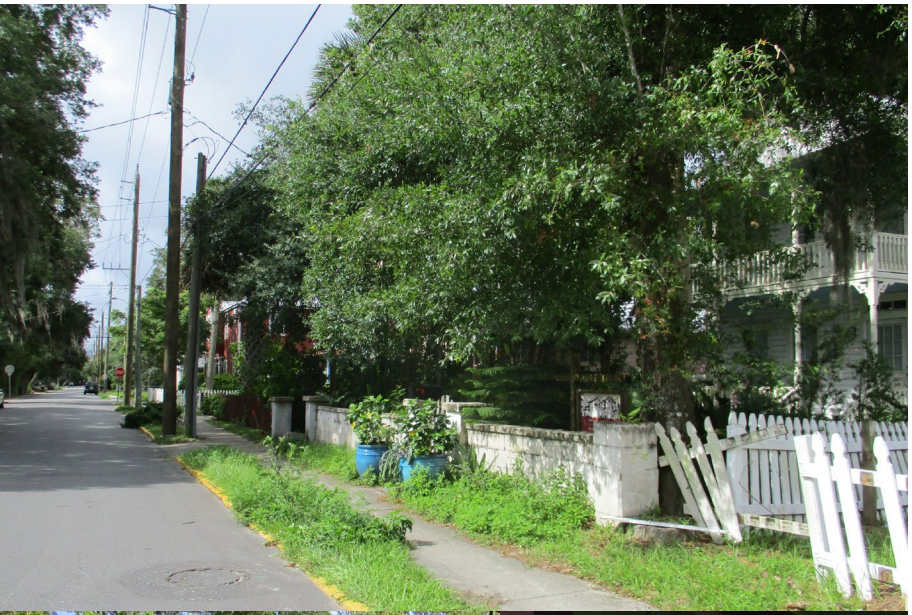
-Looking northward on west side of MLK Avenue
-Looking northward on east side of MLK Avenue
- Looking southward on east side of MLK Avenue





STAFF PHOTOGRAPHS

144 Martin Luther King Avenue Context Area: Looking southward on west side of street/adjacent to house









FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ427 1009==

Site Name: 144 Central Avenue 830== Survey Date: 7901 820==

Address: 144 Central Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 2 (block) Pt. 10 (S. 31.5 ft) (lot) 868==

868==

Owner of Site: Name: Lovette, Carrie B.;

Address: 1424 SE 2nd Avenue

Gainesville, Fla. 32601 902==

Occupant or Manager: Williams, Joyce 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469685 (easting) 3305595 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Aluminum siding

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: One story L-shaped porch on front

942==

Chimney Location: Outer, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Chamfered posts, jigsawn brackets

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Set across from a Church

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 144 Central Avenue was constructed between 1904 and 1910 and is contemporary with its neighbors on the street. It has a one-story L-shaped porch on the front with chamfered posts, and jigsawn brackets under the eaves.

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

HISTORY

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

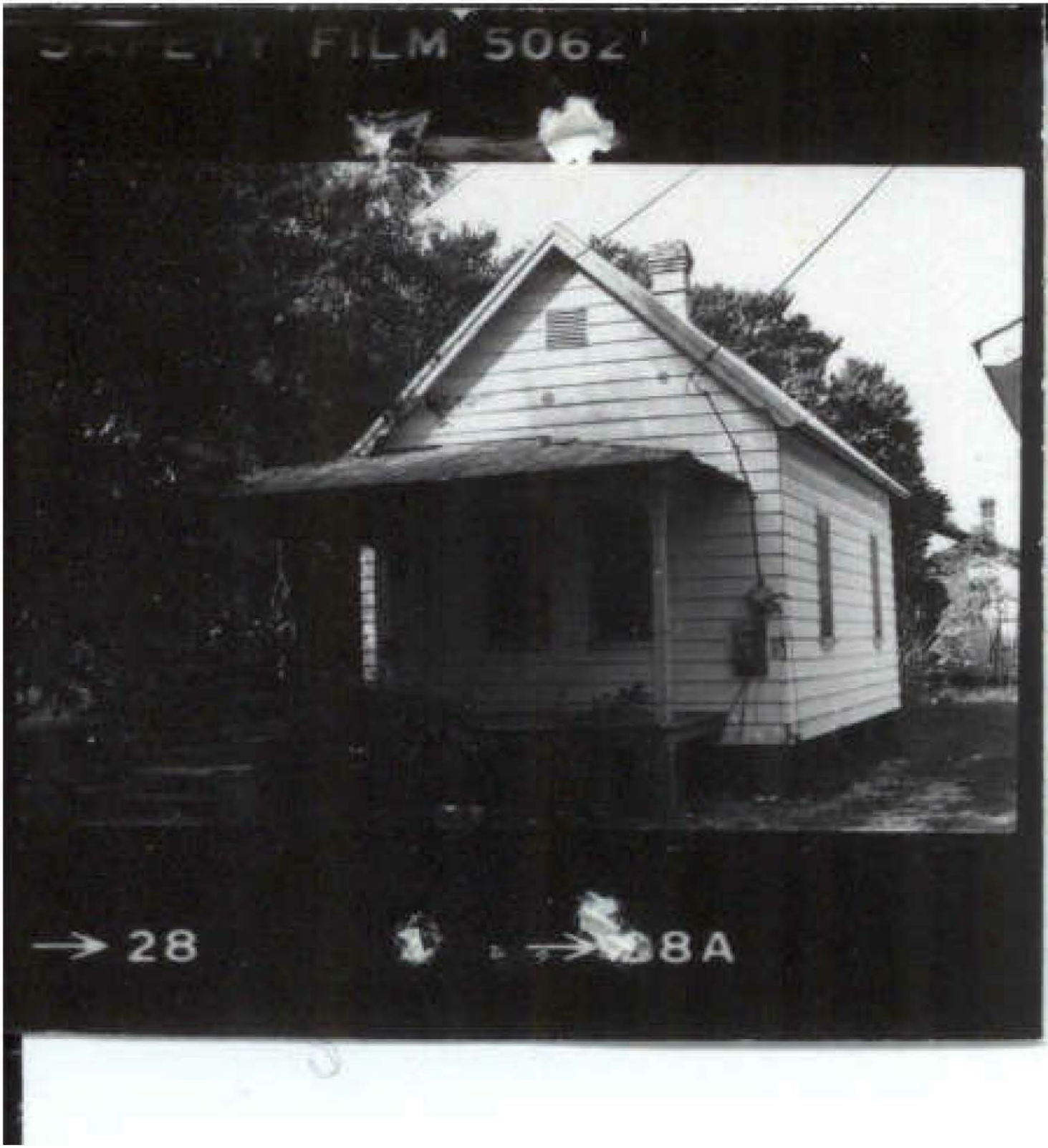
[over]

V. BIBLIOGRAPHY

1. Antonio de-Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

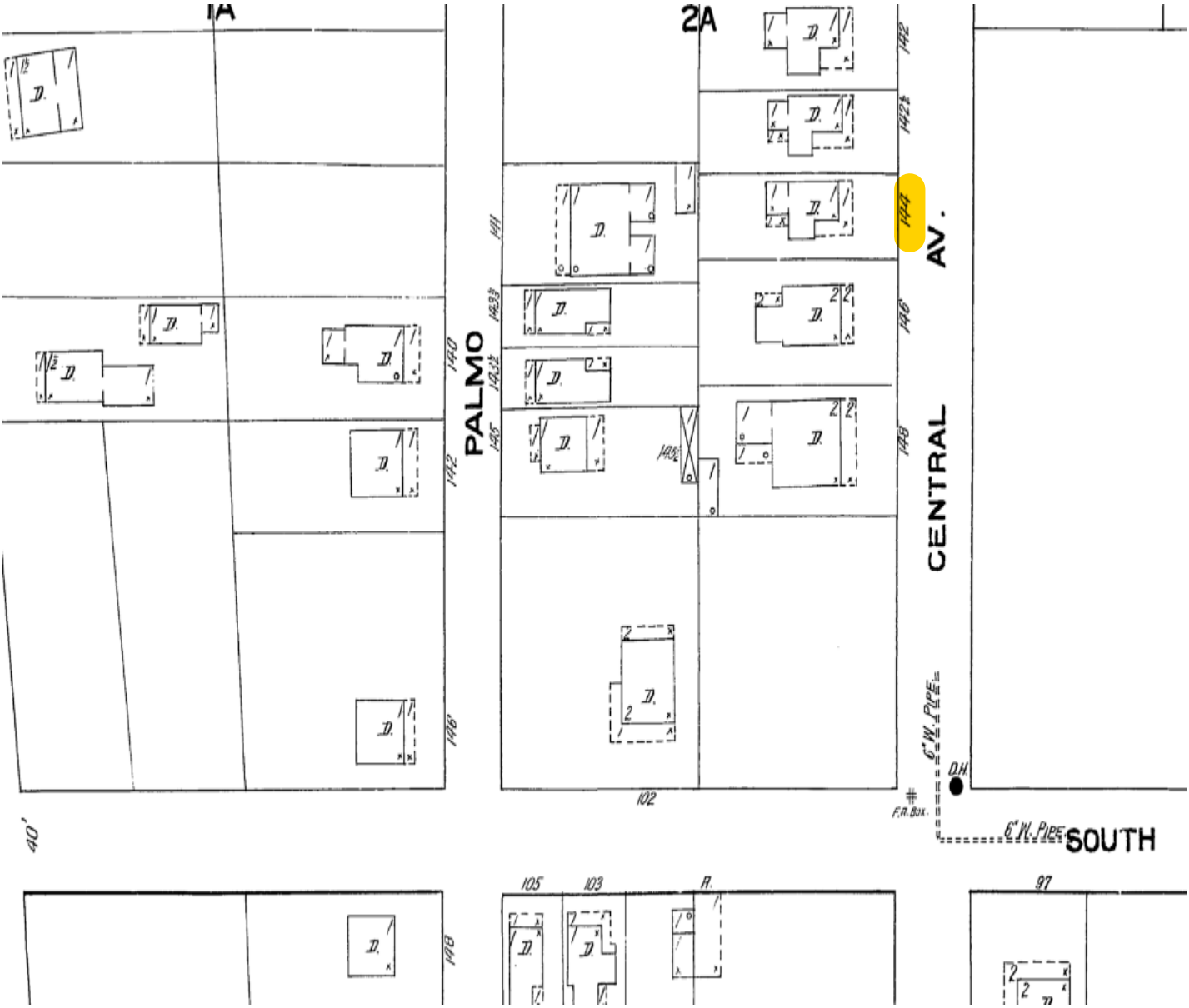
2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

can merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]


FILM 5062
28
8A

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 19 (MLK Ave previously named Central Avenue)

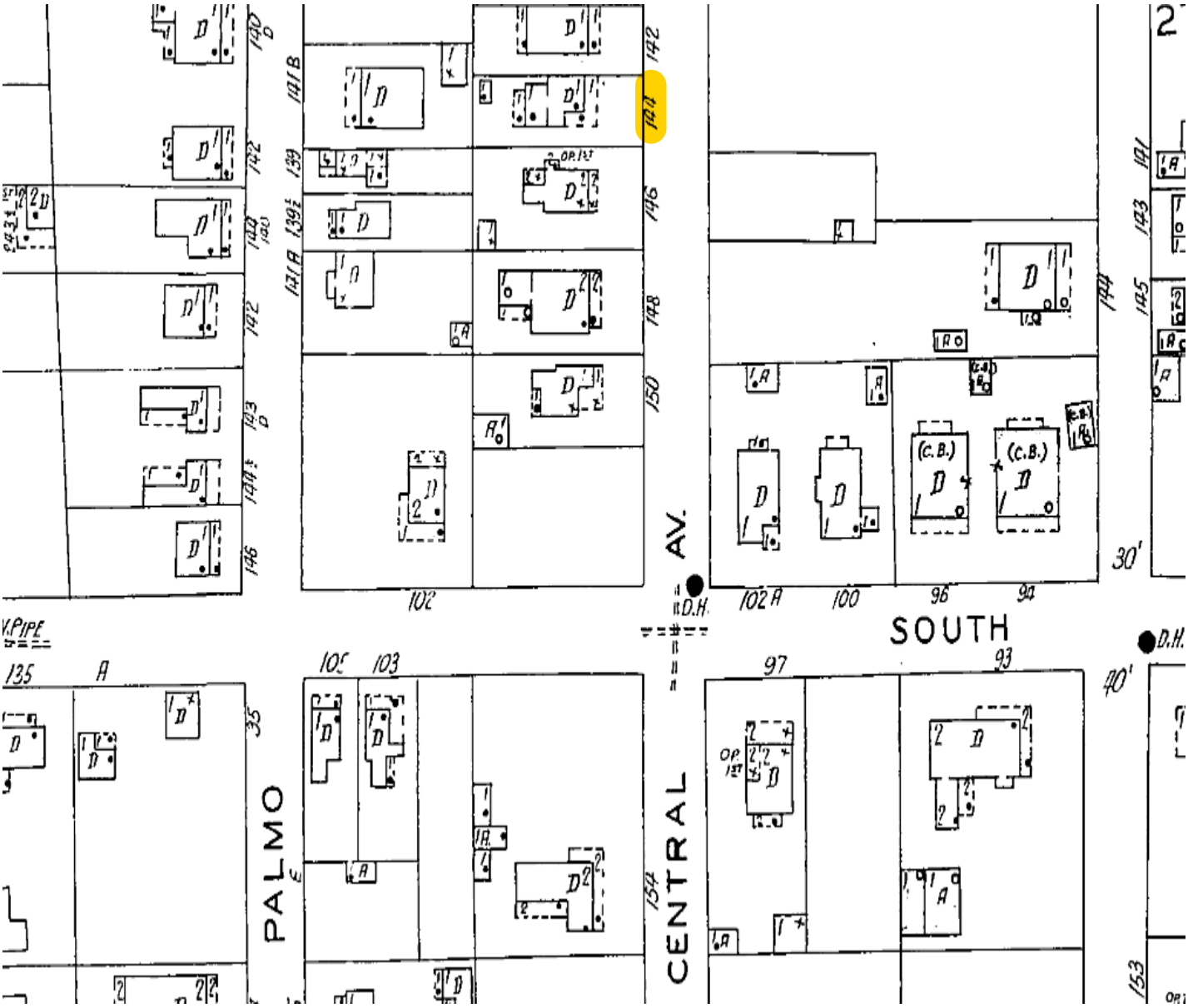


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 27 (MLK Ave previously named Central Avenue)

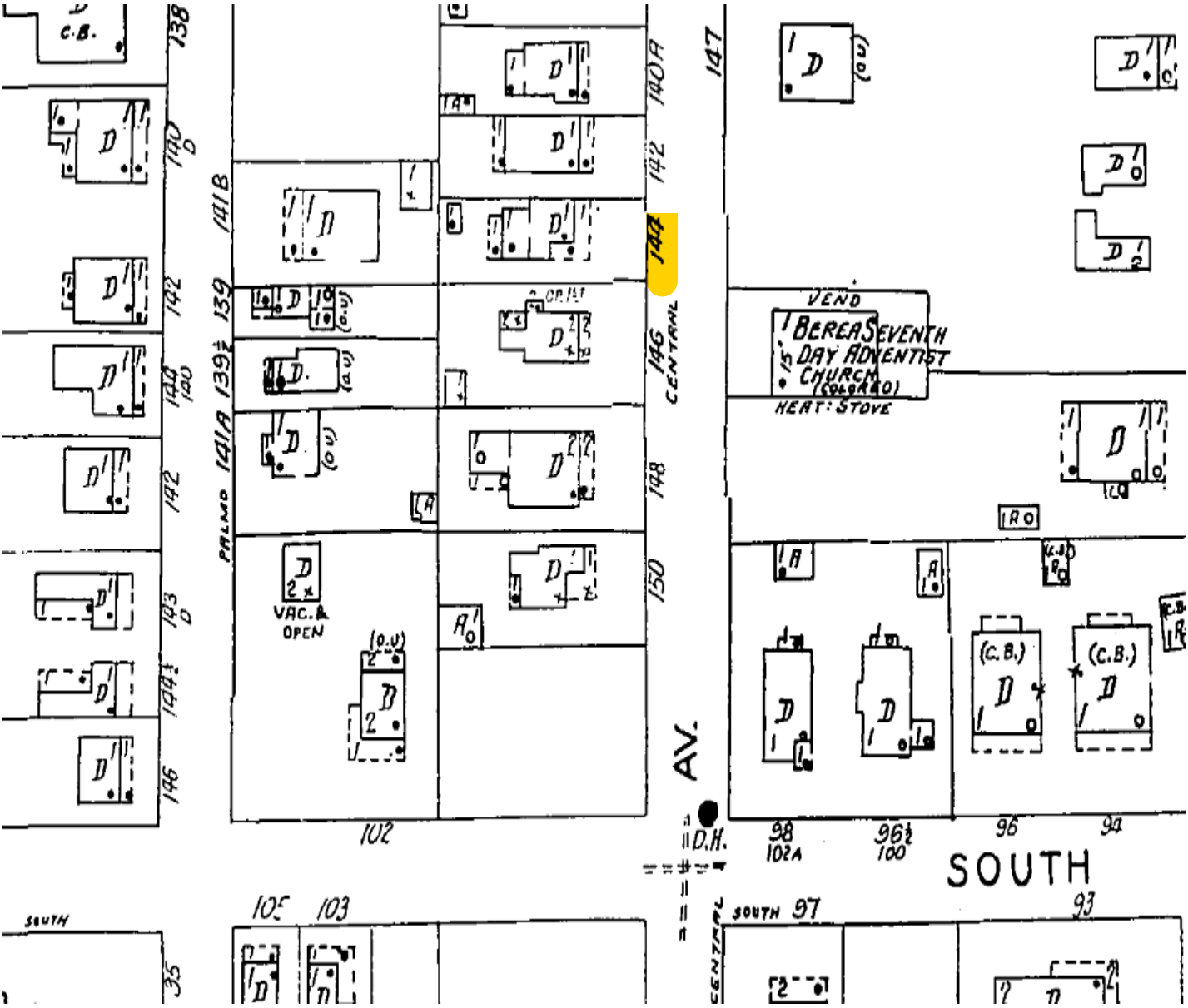


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970 (MLK Ave previously named Central Avenue)

Saint Augustine Apr. 1930, (Revised to 1946), Sheet 27



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

Sanborn Map (1930 revised to 1965), Sheet 27
144 Martin Luther King Avenue (formerly Central Avenue)




La Quinta Pl
Granada St
Cordova St
Palm Row
Artillery Ln
Aviles St
Cadiz St
Marina
Bravo Ln
St George St
Charlotte St
Bridge St
Martin Luther King Ave
Cedar St
Desoto St
Bravo St
Bridge St
Dumas St
Oneida St
Samford St
Washington St
St Francis St
City Gabes Park
Cordova St
De Haven St
Meade St
Kings Ferry Way
Lincoln St
Lovett St
Keith St
Maria Sanchez Lake
Maria Sanchez Lake Park
Twine St
Blanco St
Cerro St
Eddie Vickers Park
National Register Districts
Lincolnville
Structures (479)
Destroyed Structures (123)
Parcels (1,093)
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Received August 20, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

■ **CERTIFICATE OF DEMOLITION**
❑ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0091

Receipt No. 2183577/2141326 Meeting Date September 16, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Synergy Fabrications, LLC
   Business (if applicable) Synergy Construction & Maintenance
   Address 2510 Crill Ave
   City Palatka State FL Zip 32177
   Daytime telephone 386-326-6222 Other phone/email accounting@buildsynergy.net

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

2. NAME OF PROPERTY OWNER H&H Real Estate Investing
   Business (if applicable) H&H Real Estate Investing, LLC
   Address 9310 Old Kings Rd S, Ste 1702
   City Jacksonville State FL Zip 32257
   Daytime telephone (required) 904-615-8937 Other phone _____

3. PROJECT STREET ADDRESS 144 Martin Luther King Ave

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 10 Block 2 Subdivision 5114 / 1925 - Buena Esperanza Parcel Number 2117200000

5. DATE OF CONSTRUCTION _____ Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Replace existing w/new hon

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Synergy Construction & Maintenance DATE 08/20/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME H&H Real Estate Investing, LLC DATE 8/20/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

NOTARY PUBLIC STATE OF FLORIDA

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.

Scanned with CamScanner

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Received August 20, 2021
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Synergy Construction & Maintenance is/are hereby authorized TO ACT ON BEHALF OF H&H Real Estate Investing, LLC, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

Hunter Hayden, H&H Real Estate Investing, LLC
Print Name of Owner

904-742-2658
Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 20TH day of AUGUST, 2021

By HUNTER HAYDEN

Identification verified: ✓

Oath sworn: ✓ Yes ___ No

Notary Signature: Brittany Hyers

My Commission expires: 7/6/21

NOTARY PUBLIC
Expires 7/6/2025
Brittany Hyers
My Commission # HH 149432
STATE OF FLORIDA

Rev:022117

Scanned with CamScanner

Received August 17, 2021
Planning and Building Department

August 11, 2021

City of St Augustine
P.O. Box 210
St Augustine, FL 32085

Reference: 144 Martin Luther King Ave

To whom it may concern:

As requested, I performed an inspection of the above referenced property to determine if the existing structure is structurally sound.

A visual inspection of the entire structure revealed that, throughout the years, there was an additional made to the rear of the original structure and the addition is severely decayed, from the roof system through to the foundation.

The original structure inspection is as follows:

The inspection started at the foundation and the floor system. It was immediately noticed that the floor system was sagging. Typically, this is caused by settling of the piers and/or decaying floor joists. Upon visual inspection from underneath, it was noticed that the floor joists are severely rotten either from insects or wood/dry rot. The piers are cracked and the mortar that is within the joints of the bricks/cement blocks was failing and becoming delaminated. In each of the corners of the exterior, visible signs of severe wood decay were encountered. The corners show signs of moisture under the existing siding and mold was smelled when the exterior siding was removed to expose the framing.

In conclusion, it is the opinion of this engineer that this structure in in need of major repairs and mold remediation. The repairs and mold remediation would require the complete structure removal and replacement. The entire foundation and support system is failing/rotten and is not structurally sound.

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

Thank you,

Robert G. Morgen Jr. P.E.
#58118

RGM ENGINEERING, INC.
Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

August 11, 2021

City of St Augustine
P.O. Box 210
St Augustine, FL 32085

Reference: 144 Martin Luther King Ave

To whom it may concern:

As requested, I performed an inspection of the above referenced property to determine if the existing structure is structurally sound.

A visual inspection of the entire structure revealed that, throughout the years, there was an additional made to the rear of the original structure and the addition is severely decayed, from the roof system through to the foundation.

The original structure inspection is as follows:

The inspection started at the foundation and the floor system. It was immediately noticed that the floor system was sagging. Typically, this is caused by settling of the piers and/or decaying floor joists. Upon visual inspection from underneath, it was noticed that the floor joists are severely rotten either from insects or wood/dry rot. The piers are cracked and the mortar that is within the joints of the bricks/cement blocks was failing and becoming delaminated. In each of the corners of the exterior, visible signs of severe wood decay were encountered. The corners show signs of moisture under the existing siding and mold was smelled when the exterior siding was removed to expose the framing.

In conclusion, it is the opinion of this engineer that this structure in in need of major repairs and mold remediation. The repairs and mold remediation would require the complete structure removal and replacement. The entire foundation and support system is failing/rotten and is not structurally sound.

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

Thank you,

Robert G. Morgen Jr. P.E.
#58118

Received September 7, 2021
Planning and Building Department

Jeff Rawls, CEM
CGC1507564 / CCC1326557
2510 Crill Ave, Palatka, FL 32177
O: 386-326-6222 / C: 386-937-1624
Jeff@buildsynergy.net

August 20, 2021

City of St Augustine
P.O. Box 210
St Augustine, FL 32085

Re: 144 Martin Luther King Ave

To whom it may concern:

The above referenced property was inspected by structural engineer, Robert G. Morgan. A copy of his inspection findings is attached, for your reference. In summary, in his professional opinion, this structure is in need of major foundation and structural repairs, as well as mold remediation. The repairs necessary would require the structure removal and replacement, as the entire foundation and support structure is failing and/or rotten and is not structurally sound.

In our estimation, the cost to rehabilitate the existing structure would be $200,000 or more vs the cost to demolish the existing structure and build a new home at approximately $125,000. Therefore, it is the opinion of this contractor that, in the best interest of our client, we should demolish the existing structure and replace that with a new home.

If additional information would be helpful and/or we can be of any further assistance, please feel free to contact me at 386-326-6222.

Respectfully submitted,

Jeff Rawls, CEM
Synergy Construction & Maintenance

Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildg Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department





Recevied August 31, 2021
Planning and Buildig Department

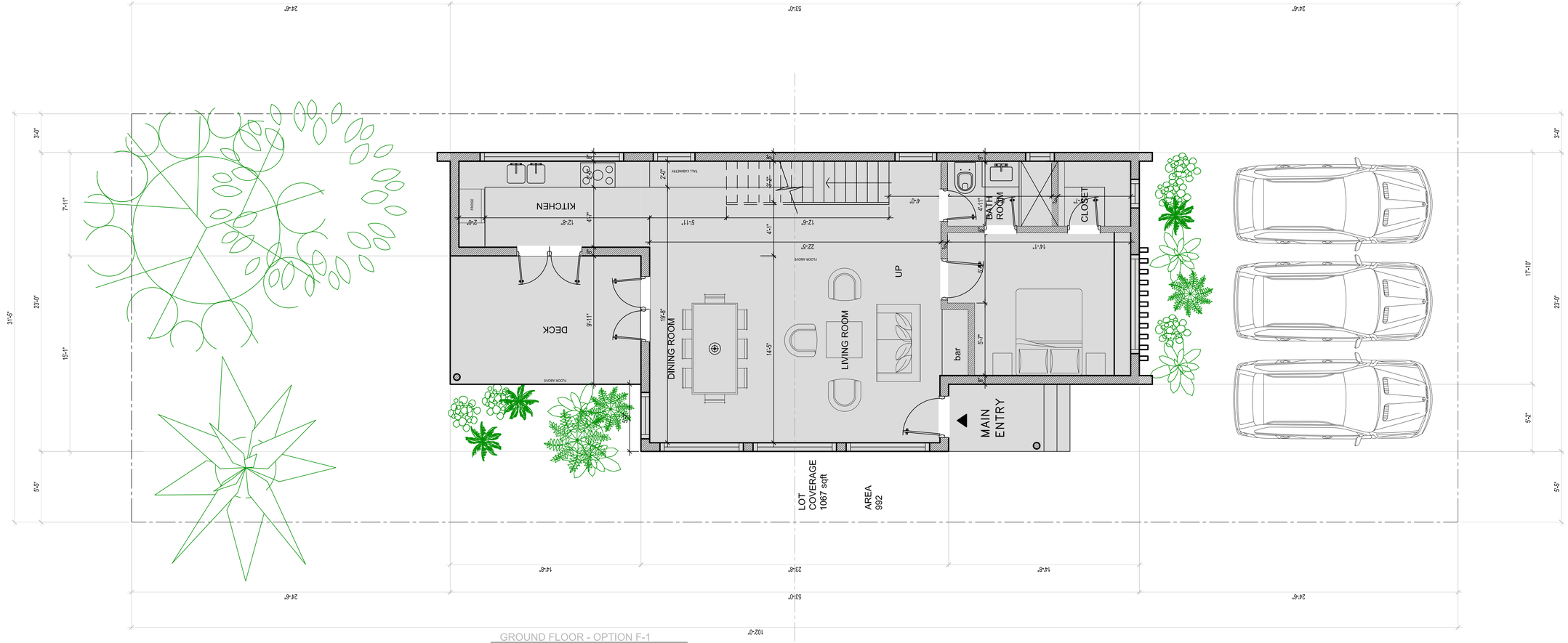
Received August 31, 2021
Planning and Buildig Department

PROPERTY FORCE

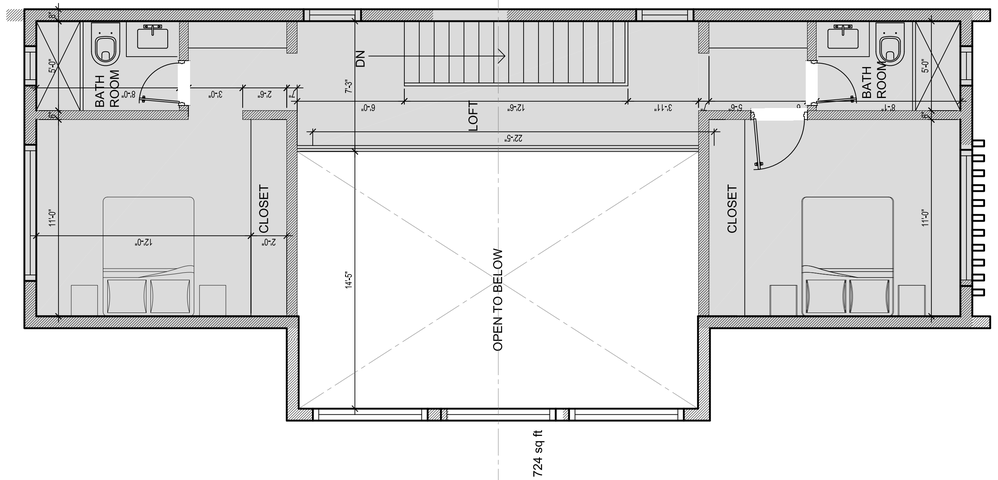
Received August 31, 2021
Planning and Buildg Department

PROPERTY FORCE

Received September 7, 2021
Planning and Building Department



GROUND FLOOR - OPTION F-1
1/4"=1'-0"



SECOND FLOOR - OPTION F-1
1/4"=1'-0"

SYMBOL LEGEND			
	NEW CONSTRUCTION SQ FT COUNTED		
	NEW CONSTRUCTION SQ FT NOT COUNTED		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

DESIGN PROPOSAL - OPTION E-1
FLOOR PLAN
1/4"=1'-0"
GROUND FLOOR : 992 SQ FT
SECOND FLOOR: 724 SQ FT
LOT COVERAGE 1067

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

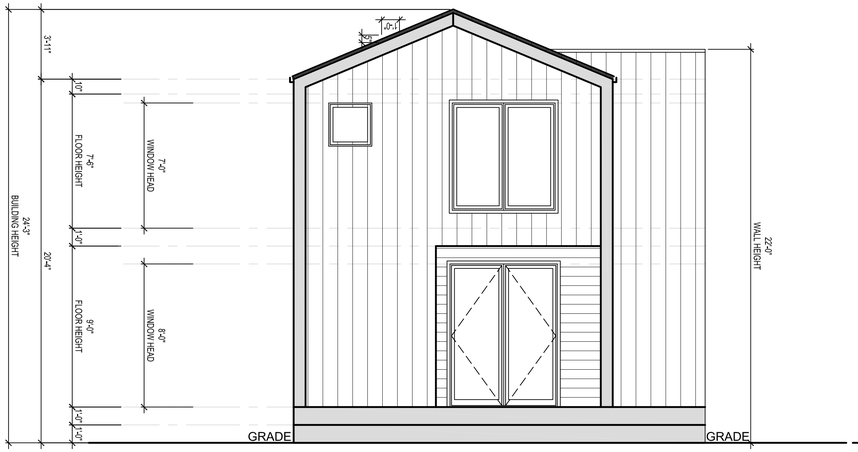
M L K R E S I D E N C E
SAINT AUGUSTINE - FLORIDA

DESIGN PROPOSAL FLOOR PLAN

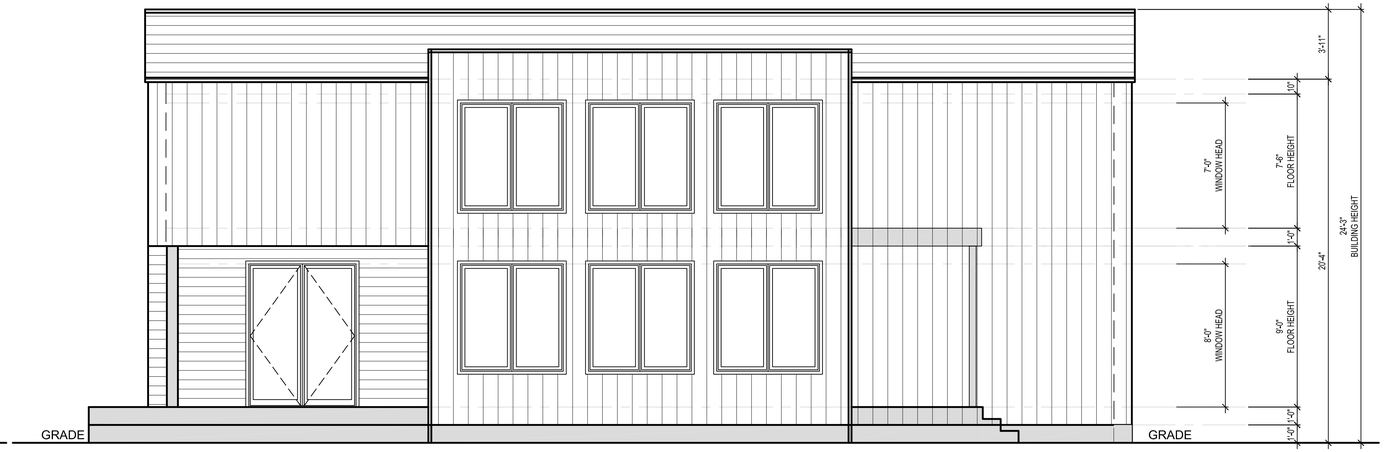
FOR REVIEW
DRAFT
09/03/2021

F-1

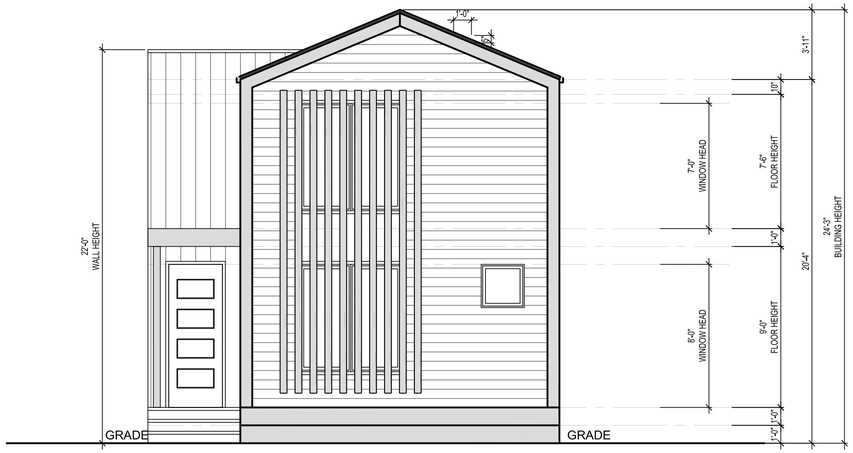
Received September 7, 2021
Planning and Building Department



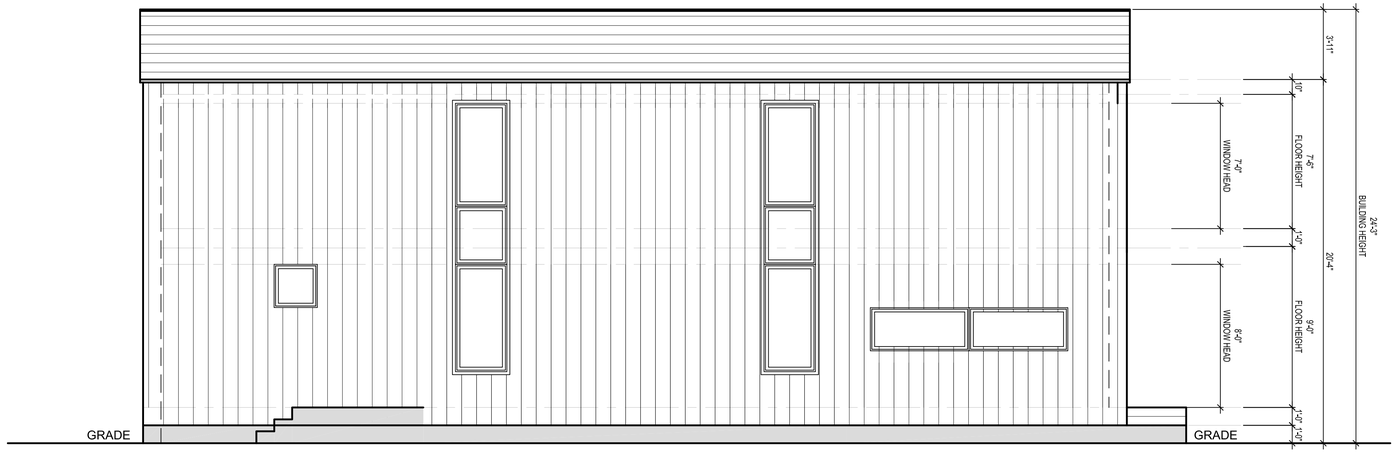
WEST REAR ELEVATION - OPTION F
1/4"=1'-0"



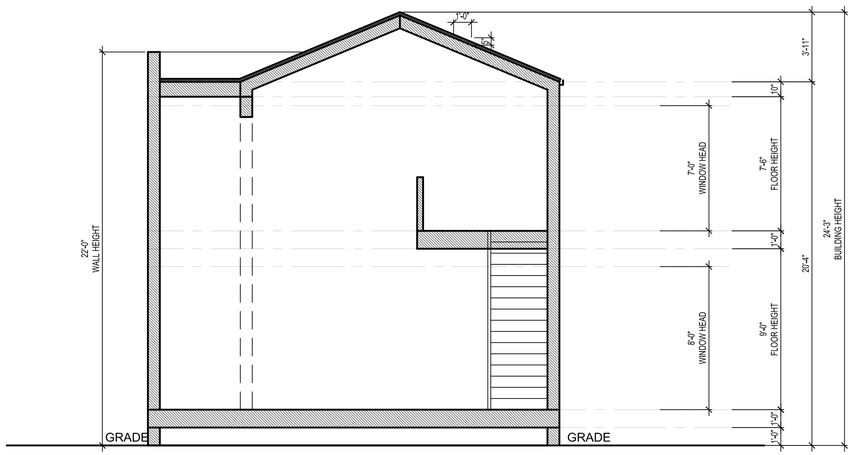
SOUTH SIDE ELEVATION - OPTION F
1/4"=1'-0"



EAST FRONT ELEVATION - OPTION F
1/4"=1'-0"



NORTH ELEVATION - OPTION F
1/4"=1'-0"



CROSS SECTION - OPTION F
1/4"=1'-0"

DESIGN PROPOSAL - OPTION F-1
ELEVATIONS - SECTION
1/4"=1'-0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

M L K R E S I D E N C E
SAINT AUGUSTINE - FLORIDA

DESIGN PROPOSAL ELEVATIONS SECTION

FOR REVIEW
DRAFT
09/03/2021

F-2

From:	Julie Courtney
To:	"Lindsay Lambert"
Cc:	Karen Clifford
Subject:	144 Martin Luther King Avenue - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date:	Thursday, August 26, 2021 12:48:00 PM
Attachments:	image002.png image003.png image004.png

RE: Project Address – 144 Martin Luther King Avenue

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **scheduled September 16, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. We received the structural engineer's letter, but this is not as comprehensive as a condition assessment report that the application requires. At the least, accompanying photos should be submitted that clearly show the level of damage or deterioration of the building materials that were referenced in the letter. If you plan to submit proof of unreasonable or undue economic hardship documentation, we encourage you to do so, as this is an item checked under 10B of the application. If not provided prior to the meeting, the HARB will likely ask to see financial information on the costs to rehabilitate the properties versus the cost to demo and build new that takes into consideration the ad valorem tax exemption. This is not a requirement, but it is something we anticipate that the HARB will ask.

The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by September 6th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Any updates, or additional and supporting materials for this Certificate of Demolition application should be emailed to harb@citystaug.com.

Please be aware that our staff will need to photograph the interior of the building, so will need to arrange a date and time with you that we can do that.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

IMPORTANT NOTICE: **Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled**

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

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Instr #2020109983 BK: 5114 PG: 1925, Filed & Recorded: 12/3/2020 1:39 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $861.00

Prepared by and return to:
Maria Pasquale
Giannell Title, LLC
600 Silks Run, Suite 2290
Hallandale Beach, FL 33009
(954) 449-6896

File Number: **FL20-M1125**

Parcel Identification No. **2117200000**

[Space Above This Line For Recording Data]

Warranty Deed

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

COPY

This Indenture made this **30** day of **November**, **2020** between **RE Property Holdings, LLC, a Florida Limited Liability Company** whose post office address is **600 Silks Run, Suite 2290, Hallandale Beach, FL 33009** of the County of **Broward**, State of **Florida**, grantor*, and **H&H Real Estate Investing, LLC, a Florida limited liability company,** whose post office address is **9310 Old Kings Road S., Suite 1702, Jacksonville, FL 32257** of the County of **Duval**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns**, **FL**, to-wit:

The South 31 feet 5 inches more or less, of Lot 10 of Block 2 of the Buena Esperanza Subdivision of the City of St. Augustine as per official map of said City dated, January 1, 1905.

And also described as:

Commence at the intersection of the Northerly right of way line of South Street and the Westerly right of way line of Martin Luther Avenue; thence North 16 degrees 52 minutes 05 seconds West, along the Westerly right of way said Martin Luther Avenue, a distance of 204.60 feet to the Southeasterly corner of said Lot 10, Block 2, said point also being the Point of Beginning; thence South 70 degrees 02 minutes 23 seconds West, along the Southerly line of said Lot 10, Block 2, a distance of 101.16 feet; thence North 16 degrees 25 minutes 38 seconds West, along the Westerly line of said Lot 10, Block 2 as established, a distance of 34.89 feet; thence North 70 degrees 30 minutes 39 seconds East, along the Southerly line of those lands described in Official Records Book 768, Page 1479, of the Public Records of said Saint Johns County, a distance of 100.85 feet to the Westerly right of way line of said Martin Luther Avenue; thence South 16 degrees 52 minutes 05 seconds East, along said right of way line, a distance of 34.04 feet to the Point of Beginning.

Property Address: 144 Martin Luther King Avenue, Saint Augustine, FL 32084

Subject to any and all restrictions, reservations, easements, and limitations of record, if any, provided that this shall not serve to reimpose same, zoning restrictions, and taxes for the year 2020 and subsequent years.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness #1 Signature

Witness #1 Printed Name: Nailah Parris

Witness #2 Signature

Witness #2 Printed Name: Amelia Diaz

RE Property Holdings, LLC, a Florida limited liability company

By: _____
Oliver Seidler, Authorized Representative of RE Property Holdings, LLC

COPY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of **November**, **2020**, by Oliver Seidler, Authorized Representative of RE Property Holdings, LLC, a Florida limited liability company who ☒ is personally known to me or ☐ has produced a _____ as identification.

[Notary Seal]

Notary Public

Printed Name: Amelia Diaz

My Commission Expires: _____

Notary Public State of Florida
Amelia Diaz
My Commission GG 215877
Expires 05/09/2022

St. Johns County, FL

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2117200000
Location Address	144 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY S31.5 FT OF LOT 10 BLK 2 OR5114/1925 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.080
Homestead	N

Owner Information

Owner Name	H&H Real Estate Investing LLC 100%
Mailing Address	9310 OLD KINGS RD S STE 1702 JACKSONVILLE, FL 32257-0000

Map



Valuation Information

	2021
Building Value	$27,691
Extra Features Value	$0
Total Land Value	$94,640
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$122,331**
Total Deferred	$0
Assessed Value	**$122,331**
Total Exemptions	$0
Taxable Value	**$122,331**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$26,962	$0	$75,712	$0	$0	$102,674	$89,448	$13,226	$89,448
2019	$24,383	$0	$75,712	$0	$0	$100,095	$81,316	$18,779	$81,316
2018	$23,897	$0	$69,888	$0	$0	$93,785	$73,924	$19,861	$73,924
2017	$23,897	$0	$62,899	$0	$0	$86,796	$67,204	$19,592	$67,204
2016	$23,897	$0	$54,600	$0	$0	$78,497	$61,095	$17,402	$61,095
2015	$23,897	$0	$43,680	$0	$0	$67,577	$55,541	$12,036	$55,541
2014	$18,820	$0	$34,944	$0	$0	$53,764	$50,492	$3,272	$50,492
2013	$18,820	$0	$27,082	$0	$0	$45,902	$45,902	$0	$45,902
2012	$18,820	$0	$23,587	$0	$0	$42,407	$42,407	$0	$42,407
2011	$19,290	$0	$26,208	$0	$0	$45,498	$45,498	$0	$45,498
2010	$20,231	$0	$29,120	$0	$0	$49,351	$49,351	$0	$49,351

Building Information

Building 1
Actual Area 974
Conditioned Area 708
Actual Year Built 1920
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	708	708
FINISHED OPEN PORCH	0	80
FINISHED OPEN PORCH	0	186
Total SqFt	708	974

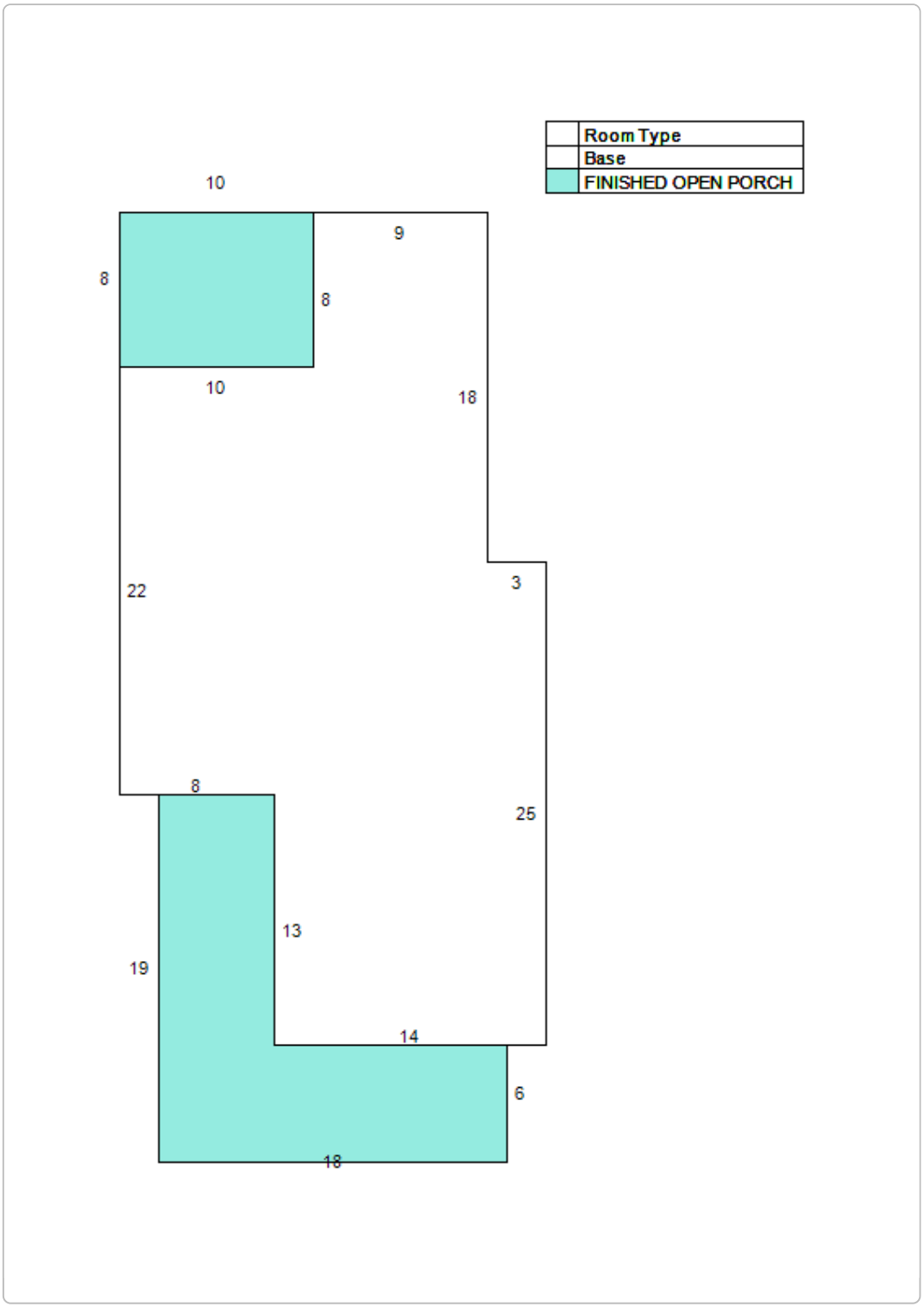
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	32	100	32	EF	$94,640

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/3/2020	11/30/2020	$123,000.00	WARRANTY DEED	5114	1925	U	I	RE PROPERTY HOLDINGS LLC	H&H REAL ESTATE INVESTING LLC
12/3/2020	11/30/2020	$92,500.00	WARRANTY DEED	5114	1923	U	I	SMITH DOROTHY L	RE PROPERTY HOLDINGS LLC
	4/5/1993	$100.00	QUIT CLAIM DEED	986	318	U	I	LOVETTE CARRIE B	SMITH DOROTHY L

Sketch Information



No data available for the following modules: Exemption Information, Extra Feature Information.

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

Developed by Schneider GEOSPATIAL

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

Version 2.3.127



Detail by Entity Name

Florida Limited Liability Company
SYNERGY FABRICATIONS, L.L.C.

Filing Information

Document Number	L01000002804
FEI/EIN Number	59-3700409
Date Filed	02/21/2001
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/07/2007
Event Effective Date	NONE

Principal Address

2510 Crill Ave
PALATKA, FL 32177

Changed: 03/20/2020

Mailing Address

2510 Crill Ave
PALATKA, FL 32177

Changed: 03/20/2020

Registered Agent Name & Address

RAWLS, JEFFREY H
2510 Crill Ave
PALATKA, FL 32177

Name Changed: 04/28/2008

Address Changed: 03/20/2020

Authorized Person(s) Detail

Name & Address

Title MGR

RAWLS, JEFFREY H
2510 Crill Ave
PALATKA, FL 32177

Annual Reports

Report Year	Filed Date
2019	03/20/2019
2020	03/20/2020
2021	03/08/2021

Document Images

03/08/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
02/15/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
11/07/2007 -- LC Amendment	View image in PDF format
11/05/2007 -- Reg. Agent Change	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
03/17/2004 -- ANNUAL REPORT	View image in PDF format
02/06/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
06/05/2002 -- ANNUAL REPORT	View image in PDF format
02/21/2001 -- Florida Limited Liabilites	View image in PDF format



Previous on List . Next on List . Return to List

Fictitious Name Search
Submit

No Filing History

Fictitious Name Detail

Fictitious Name

SYNERGY CONSTRUCTION & MAINTENANCE

Filing Information

Registration Number	G19000033605
Status	ACTIVE
Filed Date	03/13/2019
Expiration Date	12/31/2024
Current Owners	1
County	MULTIPLE
Total Pages	1
Events Filed	NONE
FEI/EIN Number	NONE

Mailing Address

1100 CARR ST
PALATKA, FL 32177

Owner Information

SYNERGY FABRICATIONS, LLC
1100 CARR ST
PALATKA, FL 32177
FEI/EIN Number: 59-3700409
Document Number: L01000002804

Document Images

03/13/2019 -- Fictitious Name Filing View image in PDF format

Previous on List . Next on List . Return to List

Fictitious Name Search
Submit

No Filing History



Detail by Entity Name

Florida Limited Liability Company
H&H REAL ESTATE INVESTING, LLC

Filing Information

Document Number	L13000156709
FEI/EIN Number	46-4093285
Date Filed	11/07/2013
Effective Date	11/07/2013
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	06/27/2018
Event Effective Date	NONE

Principal Address

9310 OLD KINGS ROAD S
SUITE 1702
JACKSONVILLE, FL 32257

Changed: 03/31/2015

Mailing Address

9310 OLD KINGS ROAD S
SUITE 1702
JACKSONVILLE, FL 32257

Changed: 03/31/2015

Registered Agent Name & Address

HAWK, CARL
9310 Old Kings Rd S
Suite 1702
Jacksonville, FL 32257

Address Changed: 01/24/2016

Authorized Person(s) Detail

Name & Address

Title MGRM

HAWK, CARL

9310 Old Kings Rd S
Suite 1702
Jacksonville, FL 32257

Title MGRM

HAYDEN, HUNTER
9310 Old Kings Rd S
Suite 1702
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2019	04/17/2019
2020	06/30/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
06/27/2018 -- CORLCAUTH	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/24/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
06/16/2014 -- LC Amendment	View image in PDF format
01/26/2014 -- ANNUAL REPORT	View image in PDF format
11/07/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 16, 2021 Meeting



Application PL2021-0118 Address: 307 Minorca Avenue

Applicant: Lester F. Sanders

Property Owner: Charles Sears

Project description: To demolish a residential building, constructed c. 1925 - 1927, that is recorded in the Florida Master Site File and not located within a district.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ1369
National Register:	N/A	Construction date:	c. 1925-1927
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2156100000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate Demolition for a residential building.
2. Located in the Davis Shores Ocean View Section of the Davis Shores North neighborhood, on the south side of Minorca Avenue, the residential building sits on a large parcel comprised of four lots with a detached garage building to the south, multiple low one-story outbuildings that housed racing pigeons to the southeast, and a large inground swimming pool to the southwest of the house. According to the Florida Master Site File (FMSF) at the time of the 1980 survey, this building that was constructed between 1925 and 1927, **was one of the original 11 structures in Davis Shores**. One of the home's earlier owners was "Harold Ryman of Ryman-Thompson Real Estate firm which handled the Davis Shores properties after the 1926 land bust and death of D.P. "Doc" Davis, the developer of the subdivision."
3. Minorca Avenue was included on Sanborn maps starting around 1960. On the 1965 revised version, only the dwelling is visible. An example of the Mediterranean Revival style, the two-story building has a side facing gable clay tile roof and textured stucco cladding. Wood corbels project under the second-floor projecting bay on the front façade/north elevation. A 14-paneled wood front door is adorned by flanking coquina spiraled columns with a delicate fan-like coquina arch above. On the east end of the façade's main block, an arched set of French doors with sidelights has turned spindle wood trim. The front porch was later added, according to the FMSF survey, which is also evidenced by its roofline cutting across the arched detailing above the front door, and has a clay tile shed roof, exposed wood rafter tails, and is supported by iron panels with scrolled detailing. Windows are comprised of long rectangular openings on the front façade especially, combined with wider double-hung windows found on other elevations, and are grouped in triple, double, and single configurations. Many of the windows have been altered with vinyl replacement windows. The rear garage building has a front-facing gable roof, with vertical scalloped wood board trim underneath, stucco clad cement block walls, and what the FMSF called a servant's quarters, adjacent to the automobile bay. The wood outbuildings that housed pigeons have low gable roofs and openings covered with metal mesh and some corrugated metal panels.
4. Staff observed many cracks on the interior walls, a large portion of the plaster ceiling in a first floor room removed due to water damage, another hole in the ceiling on the second floor, multiple areas of water damage or staining visible on ceilings and walls, as well as areas of soft spots in the wood floors, which appeared to be sloping toward the rear of the house. According to the applicant, the previous homeowner was very elderly and recently passed away, with the family now responsible for the property. After talking with prospective buyers, they have found that the four lots of land that the house is on is more valuable than the home that has been impacted by deferred maintenance. No plans for a replacement structure(s) were submitted and no design requirements are in place for this area.
5. The interior of the house appears to be largely unaltered with a large coquina fireplace mantel with carved detailing of a ship and 3 rosettes, turned iron stair railing, and period wood doors and hardware, light fixtures, and mid-century pink tiles in a bathroom. Care should be taken to retain or salvage these unique architectural details.
6. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys suggest that the building may be eligible as a landmark or as part of a Multiple Property National Register designation. Due to this potential significance, more evidence of the building's ability to be rehabilitated should be considered, and also evaluated with the potential use of available preservation incentives.
7. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and may require additional zoning 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** at **307 Minorca Avenue, with the following considerations or findings that can be determined by the HARB**:

1. The building has been noted in previous surveys and identified by historians as being significant. The HARB may consider whether the building has integrity and significance to warrant local landmark designation, which would make the building eligible for preservation incentives.
2. If the board finds it is not a candidate to be designated as a local landmark, that there is no economic hardship, and that the building's demolition does not impact the architectural/historical initegrity of the city, the HARB can approve the demolition and staff would recommend the following condisions.:
    a. For all exterior and interior salvagable historic materials including those listed under the Staff Analysis to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
    b. Archival documentation as per Section 28-89(2)d6: In accordance with Sec. 28-89(2)d6 …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.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of a residential building

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

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

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

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

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

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

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

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

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

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

The building was built c. 1925-27, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, but is recorded on the Florida Master Site File. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys suggest that the building may be eligible as a landmark or as part of a Multiple Property National Register designation.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. Minorca Avenue's streetscape has been visibly altered when comparing with the 1965 revised Sanborn map, which shows many of the lots were vacant, and likely even more so since the subject building's construction, with some of the newer or larger residential buildings on that street. The two-story building had a larger mass and scale compared to many of the mid-century period residential buildings that were constructed on Davis Shores, but has a noticeably smaller mass compared to the existing buildings along Minorca Avenue when looking at an aerial map.

3. The impact of the loss of the structure on the streetscape. The building has a unique typology for this street and was one of the original buildings on Davis Shores. While it has visibly deterioration with damage to the interior especially, the building has a unique form and historic character that contributes to the historic integrity of the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans for a replacement structure were submitted. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable and this is an application for partial demolition.

5. The historical or cultural merit of the structure. The building is not located in a district, but is listed on the Florida Master Site File, which indicated it was one of the original 11 structures in Davis Shores. While there currently is no National Register Historic District in Davis Shores, the more recent Florida Master Site File survey dated from 2015 indicated it retained integrity and could be eligible as contributing to a district and that it could be significant under a National Register Multiple Property designation.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building has a unique architectural style and character for the area, and historical significance being one of the original structures in Davis Shores, so the loss of this type of building would have a negative impact. With Davis Shores and Minorca Avenue having already been impacted by many buildings lost to demolition or modification, each demolition will further the overall significant impact to the historic fabric of the neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The Mediterranean Revival style is not commonly found throughout Davis Shores especially, so is unique for this area. The house retains many of the architectural details indicative of this style on the exterior and interior.

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 one of the original 11 structures in Davis Shores, and is an example of the Mediterranean Revival style with a unique design, form, detailing, and authentic historic character for the neighborhood.

7. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The concrete block building has a unique historic architectural style, details, and characteristics that would be difficult to reproduce authentically with new construction. New construction often has a different look and feel than historic buildings

9. *The justification for the proposed demolition.* The applicant indicated based on the deterioration of the building and the potential to redevelop the property, the approval to demolish all buildings on the property was desired.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research

STAFF PHOTOGRAPHS
307 Minorca Avenue

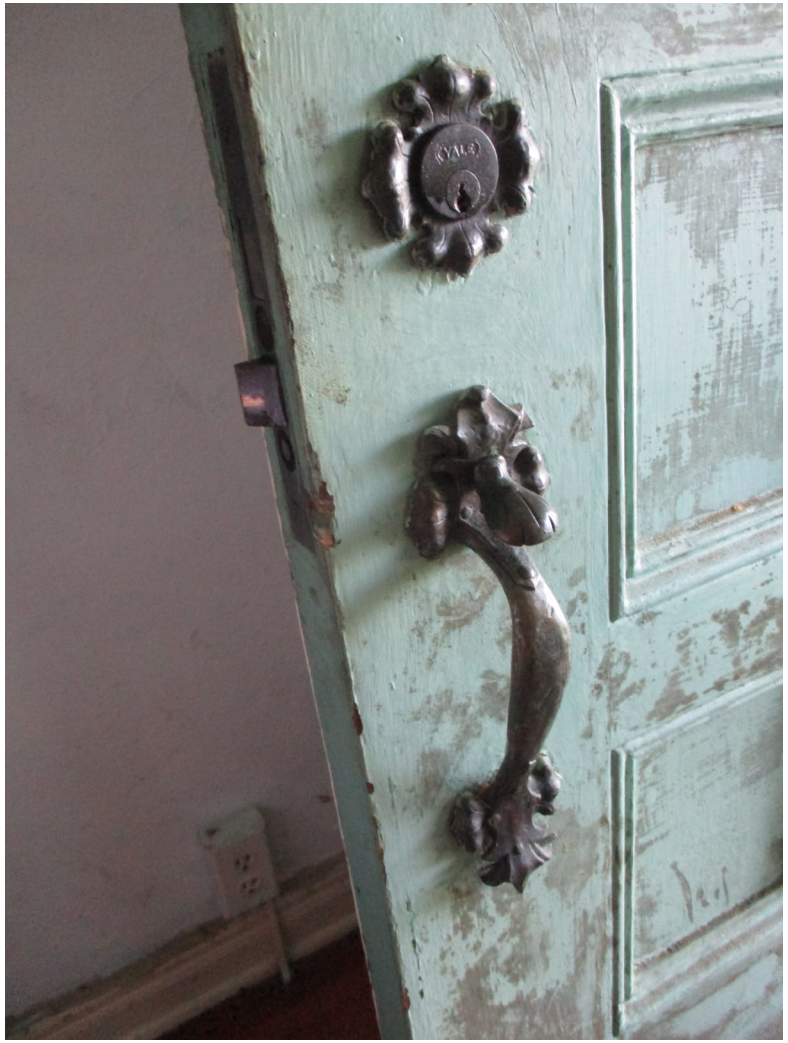




Front Facade / North Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Door

STAFF PHOTOGRAPHS
307 Minorca Avenue



Front Facade / North Elevation:
Coquina detailing around front door





STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation:
Under front porch

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation:
French doors on east end

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation:
East end of front porch

STAFF PHOTOGRAPHS
307 Minorca Avenue







Front Facade / North Elevation:
Corbels under upper bay,
clay tile roof, and chimney

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation and West Elevation :
West end of front porch

STAFF PHOTOGRAPHS
307 Minorca Avenue







STAFF PHOTOGRAPHS
307 Minorca Avenue







Rear / South Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue





East Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue





Back yard

STAFF PHOTOGRAPHS
307 Minorca Avenue







Outbuildings that housed racing pigeons to the southeast

STAFF PHOTOGRAPHS

307 Minorca Avenue: Detached Garage to the southwest











STAFF PHOTOGRAPHS
307 Minorca Avenue





Inground swimming pool to the southwest

STAFF PHOTOGRAPHS
307 Minorca Avenue







Front yard:
looking south,
west and east

STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior

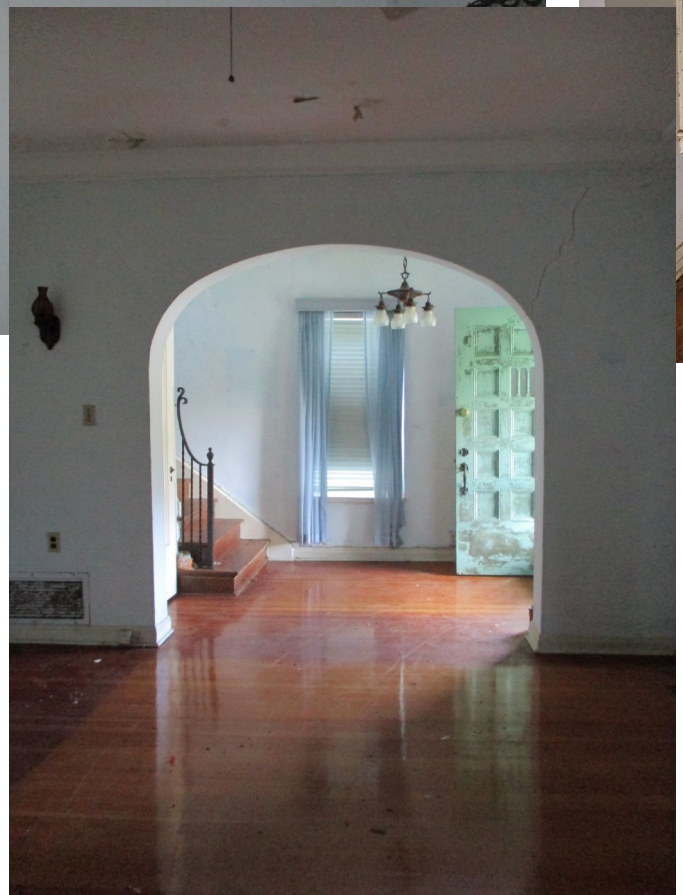




STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior







STAFF PHOTOGRAPHS
307 Minorca Avenue : Interior

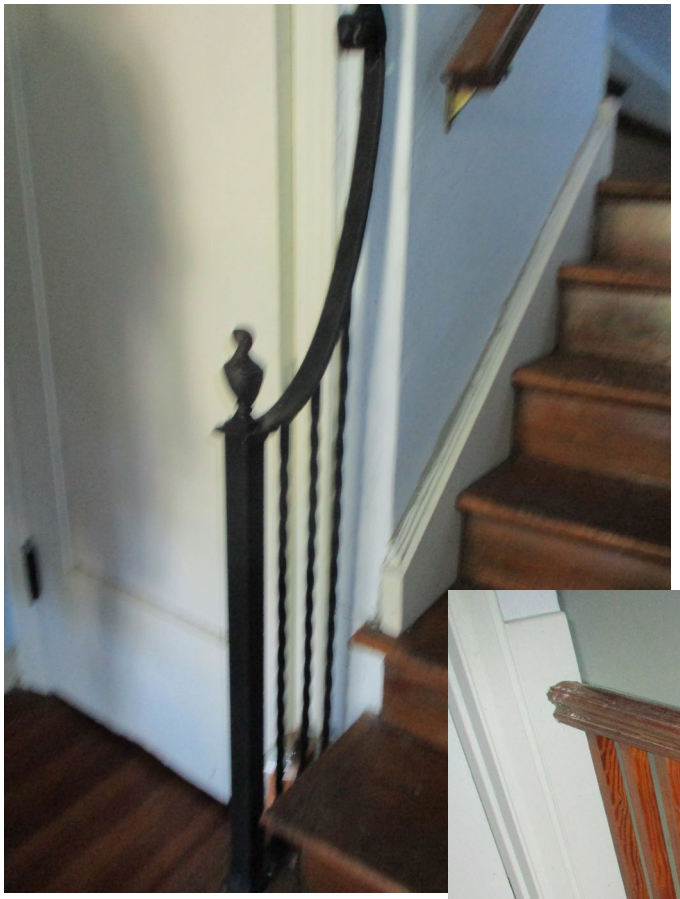






STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior



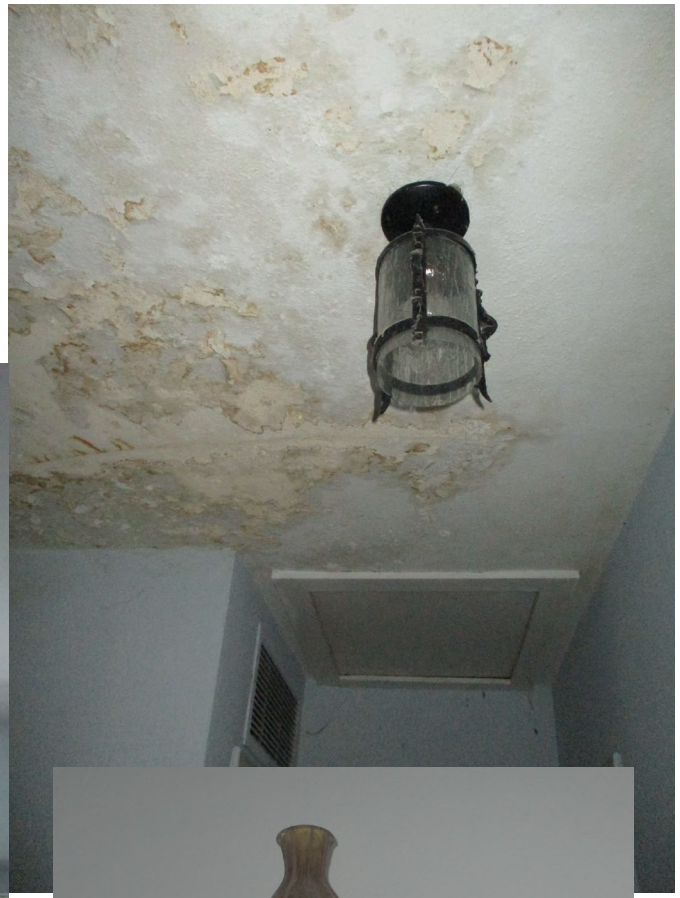




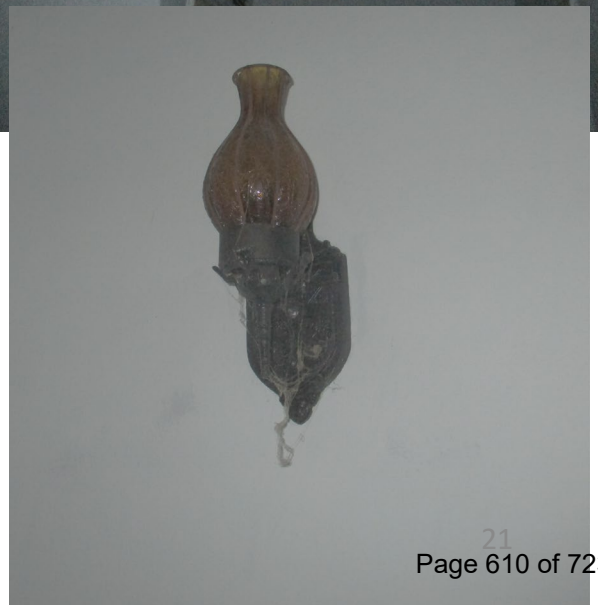
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior











STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue







STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior







STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





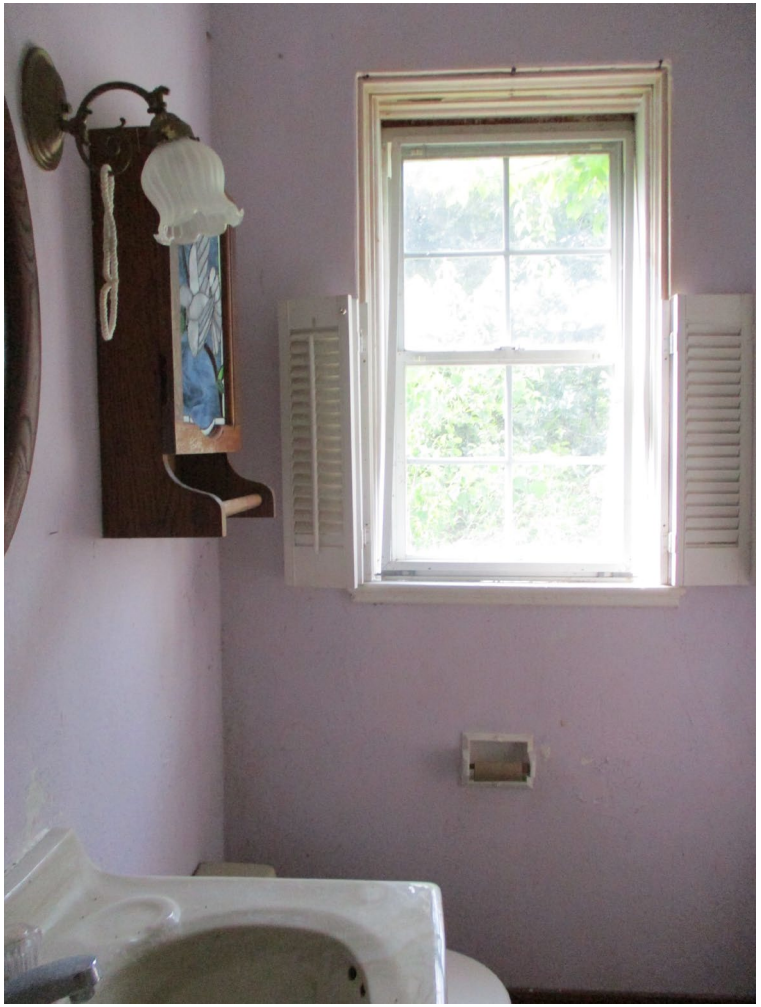
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





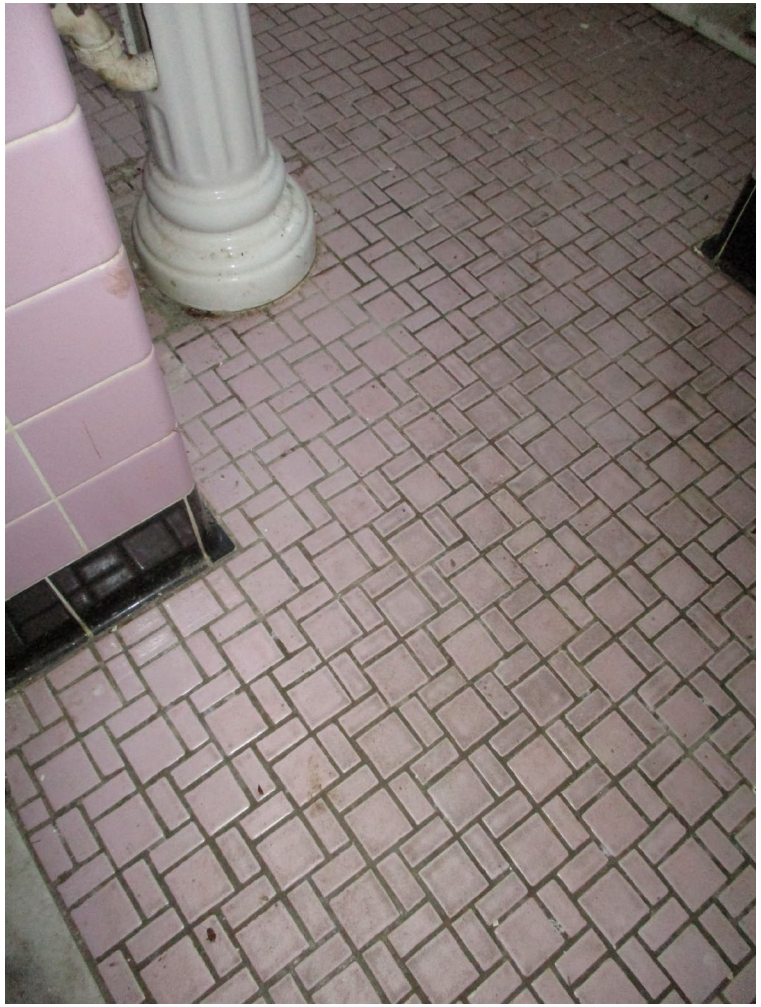
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





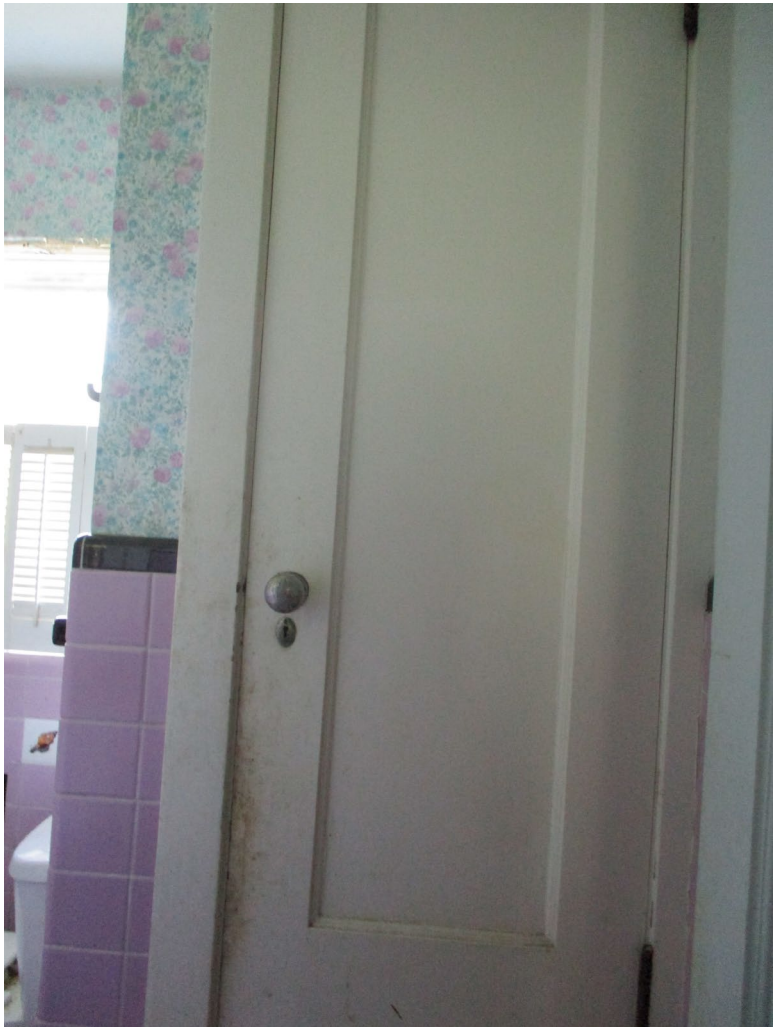
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue





STAFF PHOTOGRAPHS
307 Minorca Avenue:
Context Area – Looking north across Minorca Ave.





STAFF PHOTOGRAPHS
307 Minorca Avenue:
Context Area – Looking north across Minorca Ave.





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1369 1009==

Site Name: RYMAN HOUSE 830== Survey Date: 8002 820==

Address: 307 Minorca, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Davis Shores (subdivision) 9 (block) 12, 13, 14 (lot) 868==

868==

Owner of Site: Name: Stanley T. and Helen Harrill;

Address: 307 Minorca

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stanley T. Harrill (owner) 904==

Type of Ownership: Private 848== Zoning: RSE

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1927 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, textured 854==

Structural Systems: 856==

Features of Structure: (942)

Window Type: DHS, 4/4 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 1 story open front porch 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 0 954== Stories: 2 950==

Other: One of the original buildings in Davis Shores 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

The Ryman House, a two-story Mediterranean Revival private residence, at 307 Minorca Street, was built between 1925 and 1927, and is one of the eleven original structures in the Davis Shores Subdivision. As is common with the other structures, this building exhibits traditional Mediterranean Revival features: a textured stucco exterior, a clay-tile roof, and ornamental ironwork. The one story open front porch is a later addition. Servants quarters were built in the garage.

Ten of the eleven 1920's building are scattered to the north of Anastasia Blvd., although there is a clustering along Arpieka, Montrano, and Minorca Avenues. The sole original building south of Anastasia Blvd. is found at 40 Coquina Avenue.

HISTORY

Until the mid-1920's, the northwest corner of Anastasia Island, the area west of Lighthouse Park, was a vast, swampy lowland with occasional peaks of high ground. In the colonial period, this low-lying zone served as a protective barrier to the struggling military outpost on the mainland, and a series of lookouts in the northern section and a watchtower in the current Lighthouse Park area surveyed the sea for friendly vessels and enemy intruders. The island also gave the townspeople their precious coquina whose quarries lie to the east of Escolta, then Quarry, Creek.(1) In 1740, General Oglethorpe of Georgia established a battery on high ground near the intersection of Oglethorpe Blvd. and Arredondo Avenue from where he unsuccessful bombarded the town and the Castillo de San Marcos for twenty-three days.(2)

When Spain ceded Florida to the United States in 1821, these undeveloped lowlands became federal property, and in 1855, the state of Florida, through its Internal Improvement Fund, acquired them for the purpose of encouraging and promoting the development of unproductive lands. For such reasons, the Trustees granted the marshland on north Anastasia Island to public transportation firms.(3) From 1858 to 1907, the bulk of Davis Shores area was owned by the St. Johns Railway Co., the Florida East Coast Railway Co., and/or the St. Augustine and South Beach Railway and Bridge Co. Two officers of the latter company, H. J. Ritchie

(over)

V. BIBLIOGRAPHY

1. Anon, "S. Agustins pars et terrae Florida." 1588; William Gerard Debrahm, "Plan of St. Augustine Inlet and Town with its Environs." 1766; Mariano de la Rocque, "Plano general de la Plaza de San Agustin de la Florida, Y sus inmediaciones." December 24, 1791; Francisco Cortazar, "Plano de la Ciudad de San Agustin." 1817; F.W. Dorr, "San Agustin and Vicinity, East Florida." 1859-60.

2. "Highlights of Oglethorpe's Siege, June 13th, July 20th, 1740, El Escribano, 4 (April, 1967), pp. 8-10.

and M. R. Bean, were promoters of the then developing Lighthouse Park area and were instrumental in establishing a trolley service across the mudflats to the beachfront community of "Anastasia."(4) A small section of the Davis Shores area, the section immediately north of Escolta Creek, was granted to the Florida Coast Line Canal and Transportation company in 1885 as State compensation for the company's plans to dredge and inland waterway from north Florida to the keys: the firm's President, Henry M. Flagler, and General Manager, George Miles, also had an interest in the FEC Railway. The Canal Company held this land until 1913.(5) From 1907 to 1925, the bulk of Davis Shores area was owned by the St. Johns Light and Power Company, also known as the St. Johns Electric Company. In 1922, the company released to the country a fifty foot causeway through its property so that Anastasia Blvd. could be opened between the planned Bridge of Lions and Lighthouse Park.(6)

Two events within the next three years permanetly altered the future of the marshlands. In 1923, the northern portion of Anastasia Island was incorporated into the city, and two years later, wealthy Florida land developer, D. P. "Doc" Davis, purchased all of the lowlands and proceded to raise the land by a massive dredge and fill operation. Davis Shores Subdivision, platted in late 1925 and early 1926, was to be a planned community, but the Florida Land bust of 1926 ended Davis' dream. Although many lots were sold, only eleven Mediterranean Revival structures were built: six houses, four apartments, and a office for the Davis Corporation. In 1927, the newly-completed bridge sadly led to a depressed area. Not until the prosperous post-World War II years did Davis Shores witness the rapid growth that Davis foresaw several decades earlier.(7)

The private residence at 307 Minorca Avenue became the residence of Harold Ryman, of Ryman-Thompson Real Estate firm which handled the Davis Shores properties after the 1926 land bust and the dealth of D. P. "Doc" Davis, the developer of the subdivision. The Ryman-Thompson firm now goes under the name of Thompson-Bailey.(8)

---

3. "Abstract of Title for D. P. Davis Properties," HSAPB., p. 3.

4. St. Johns County Courthouse, Deed Records, Book BB, p. 136; Book 66, p. 162; Book H.H., pp. 308, 431; Book 22, p. 9; Misc. Book E, p. 285; "Abstract," p. 9.

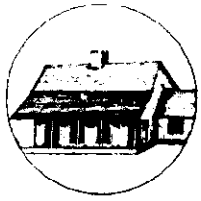
5. Deed Records, Book EE, p. 76; Book 26, p. 408; Tatler, January 1, 1896, p. 2; March 28, 1900, p. 21. Also see Edward N. Akin, "The Sly Foxes: Henry Flagler, George Miles, and Florida's Public Domain," Florida Historical Quarterly, 58 (July, 1979), pp. 22-36.

6. Deed Records, Book 14, p. 74; Book 22, p. 551; Book 47, p. 47; Book 55, p. 316.

7. Ibid., Book 55, pp. 316 and 519; Book 58, p. 135; Book 62, p. 478; Map Book 3, pp. 97-132; Misc. Book N, pp. 7-8; Sanborn Fire Insurance Map, 1959; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 232-33.

8. Personal communication with Pierre Thompson.

☐ Original
☒ Update



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

Site #8 SJ01369
Field Date 3-24-2015
Form Date 3-24-2015
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) Ryman House — Multiple Listing (DHR only) _____
Survey Project Name Architectural Survey of Anastasia Is. Structures — 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:	307		Minorca	Avenue	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☐yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2156100000 — Landgrant _____
Subdivision Name Davis Shores — Block 9 — Lot 12,13,14
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☐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 Mediterranean Revival — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Barrel tile 2. Barrel tile 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single and triple set wood 4/4 DHS with wood trim; paired replacement 6/6 vinyl on left side
Distinguishing Architectural Features (exterior or interior ornaments) low pitch gable roof with barrel tile; textured stucco finish
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large lot deep setback with mature trees and vegetation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑yes ☐no ☐insufficient info Date 9/3/15 Init. AMM KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ01369

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____
Structural System(s): 1. _____ 2. _____ 3. structural clay block
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. clay block
Main Entrance (stylistic details) single 15 panel wood door with wood screen door; multi-light french doors with divided side lights
Porch Descriptions (types, locations, roof types, etc.) open front porch with barrel tile and concrete floor supported by decorative ironwork

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource one of the original 11 buildings in Davis Shores -- see original form for significance and history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Retains integrity and could contribute to a district; Could be significant under a MPS.

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

DOCUMENTATION

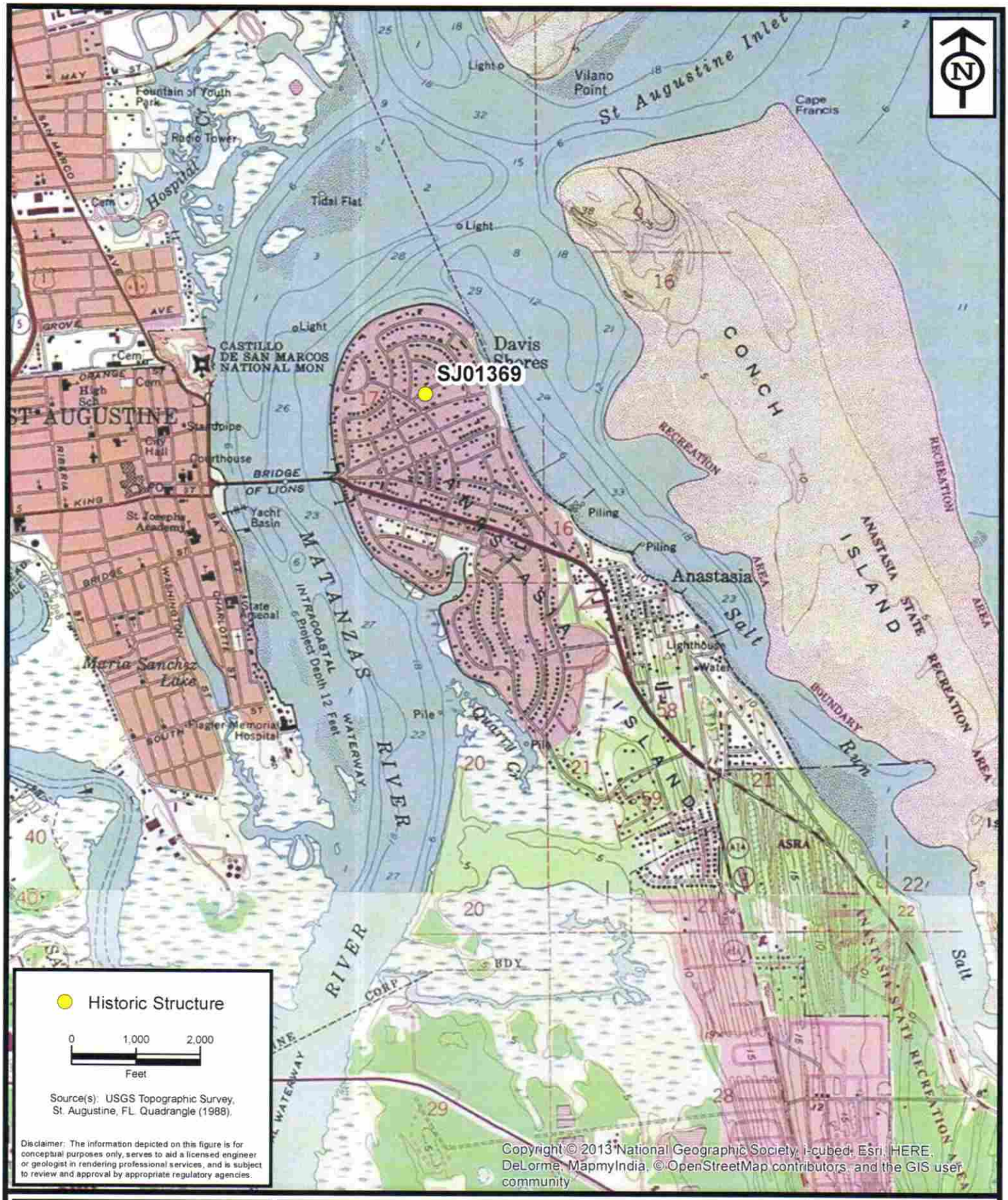
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

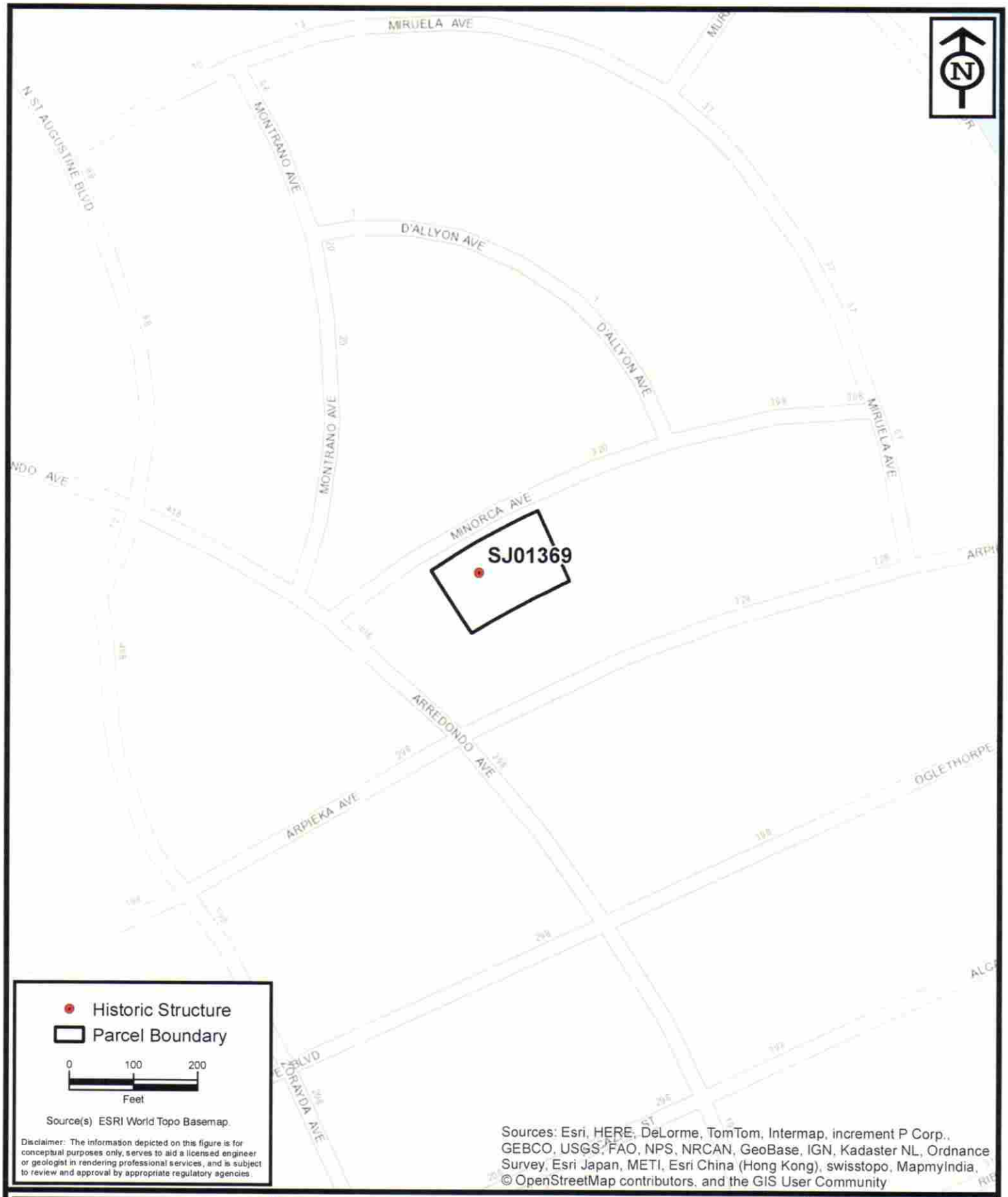
Project Location - SJ01369

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Location\Project Location_SJ01369.mxd Date: 6/10/2015 4:54:40 PM



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

Parcel Location - SJ01369

City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Site\Parcel Location_SJ01369.mxd Date: 6/10/2015 6:18:39 PM






307






307

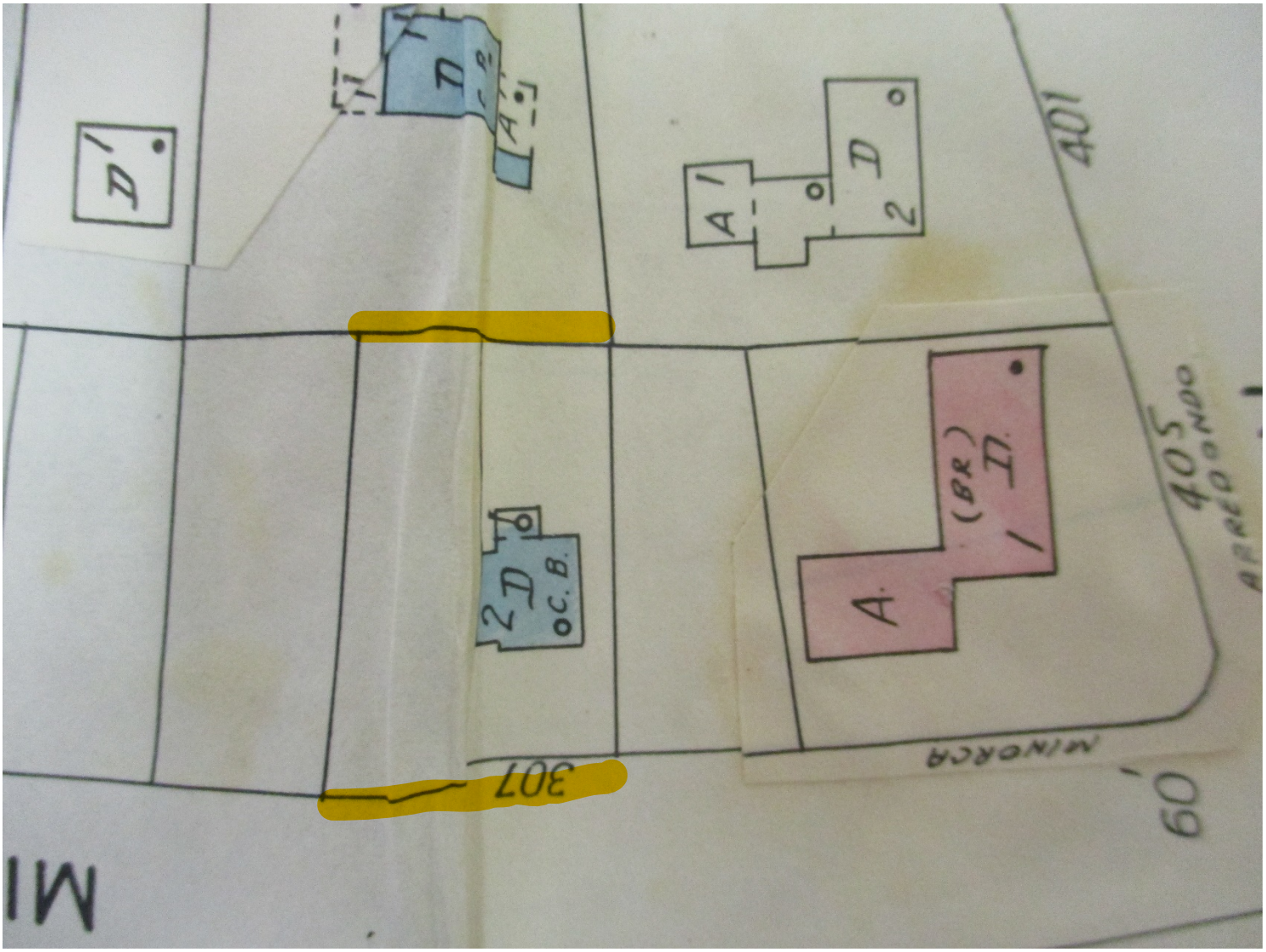




Sanborn Map (1930 revised to 1965): 307 Minorca Avenue (partially obscured by the fold of the map book)



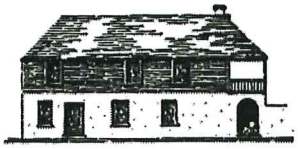
Sanborn Map (1930 revised to 1965): 307 Minorca Avenue



RECEIVED

AUG 17 2021

Planning & Building Dept.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0118

Receipt No. 2179765 Meeting Date September 16, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LESTER F. SANDERS

   Business (if applicable) _____

   Address 2025 MARYE BRANT LOOP N.

   City NEPTUNE BEACH State FL. Zip 32266

   Daytime telephone 904.482.2003 Other phone/email SANDYSANDERS@COMCAST.NET

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

2. NAME OF PROPERTY OWNER CHARLES SEARS

   Business (if applicable) _____

   Address 1665 COPPERFIELD CIRCLE

   City TALLAHASSEE State FLORIDA Zip 32312

   Daytime telephone (required) 904-434-8093 Other phone _____

3. PROJECT STREET ADDRESS 307 MINORCA AVE.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 11,12,13,14 Block 9 Subdivision DAVIS SHORES Parcel Number 2156/00000

5. DATE OF CONSTRUCTION 1924-HOUSE GARAGE-UNKNOWN Source: CITY BUILDING DEPT.

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: _____

RECEIVED
AUG 17 2021
Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

RECEIVED
AUG 17 2021
Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME LESTER SANDERS DATE 8-11-21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Charles Sears DATE 8/11/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

RECEIVED

AUG 17 2021

Planning/Building Dept.

Owner's Authorization For Agent

LESTER F. SANDERS is/are hereby authorized TO ACT ON BEHALF OF Charles S. Sears 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: 307 Minorca Ave, St. Augustine, FL 32080

BY: _____
Signature of Owner

Charles Sears
Print Name of Owner

904-434-8093
Telephone Number

State of FLORIDA

County of LEON

Signed and sworn before me on this 6TH day of AUGUST, 2021

By CHARLES SEARS

TAYLOR GROSVENOR
MY COMMISSION # HH 018971
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

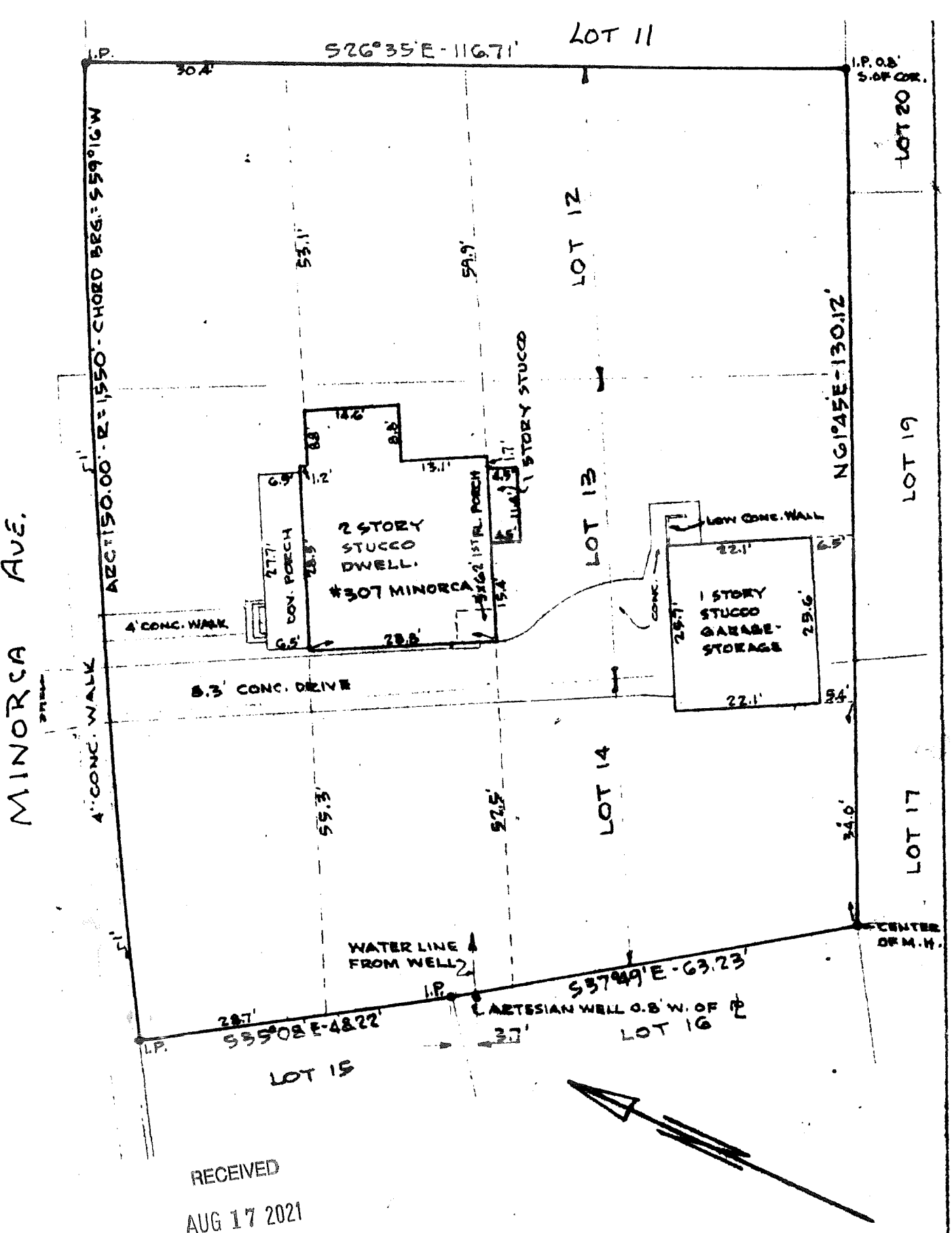
Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: JULY 8, 2024

Rev:022117



RECEIVED

AUG 17 2021

Planning/Building Dept.

MAP OF SURVEY

SCALE: 1" = 20'

MAY, 1967

RECEIVED
AUG 17 2021
Planning/Building Dept.

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview

Legend
Parcels

Parcel ID	2156100000	**Physical Address**	307 MINORCA AVE SAINT AUGUSTINE	**Building Value**	$109,795	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	SEARS CHARLES S 307 MINORCA AVE SAINT AUGUSTINE FL 32080-3814	**Extra Feature Value**	$21,507	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine					n/a	0	n/a	n/a
Acres	0.5			**Total Land Value**	$406,125	n/a	0	n/a	n/a
				Just Value	$537,427				
				Total Deferred	$317,567				
				Assessed Value	$219,860				
				Total Exemptions	$100,500				
				Taxable Value	$119,360				

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.

Date created: 7/28/2021
Last Data Uploaded: 7/28/2021 12:18:37 AM

Developed by Schneider GEOSPATIAL

2020 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/08/2020
Homestead Exemption Applications & TPP Returns can now be filed online at www.sjcpa.us

Real Estate
Parcel ID: 2156100000



36 6 - 9835

HARRILL STANLEY T ***
307 MINORCA AVE
SAINT AUGUSTINE FL 32080-3814



ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 452
Legal Desc: 3-97 DAVIS SHORES LOTS 11 12 13 & 14 BLK 9 OR103/327 & OR417/695 &4570/712(L/E)

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2019)			ThisYear (2020)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	455,159	211,949	111,449	476,024	216,824	116,324
Schools	455,159	211,949	186,449	476,024	216,824	191,324
Municipality	455,159	211,949	111,449	476,024	216,824	116,324
Other	455,159	211,949	161,449	476,024	216,824	166,324

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.9500	551.67	4.6537	541.34	4.9500	575.80	9/08/20 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.9000	100.30	0.8444	98.22	0.9000	104.69	
County: Health Unit	0.0171	1.91	0.0160	1.86	0.0171	1.99	
Public Schools: Local	2.2480	419.14	2.1128	404.23	2.2480	430.10	9/15/20 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.8880	724.91	3.6541	699.12	3.7050	708.86	
City of St Aug	7.5000	835.87	6.9638	810.06	7.5000	872.43	9/03/20 5:05 PM Virtually at www.citystaug.com
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/03/20 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	5.17	0.0306	5.09	0.0320	5.32	9/10/20 5:30 PM 1314 Marcinski Rd, Jupiter, FL
Mosquito	0.2100	33.90	0.1971	32.78	0.2100	34.93	9/10/20 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	10.30	0.0598	9.95	0.0638	10.61	9/15/20 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2414	38.97	0.2287	38.04	0.2287	38.04	9/08/20 5:05 PM Virtually at www.sjrwmd.com
TOTAL PROPERTY TAXES	20.0503	2,722.14	18.7610	2,640.69	19.8546	2,782.77	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
Save Our Homes	All Taxes	259,200

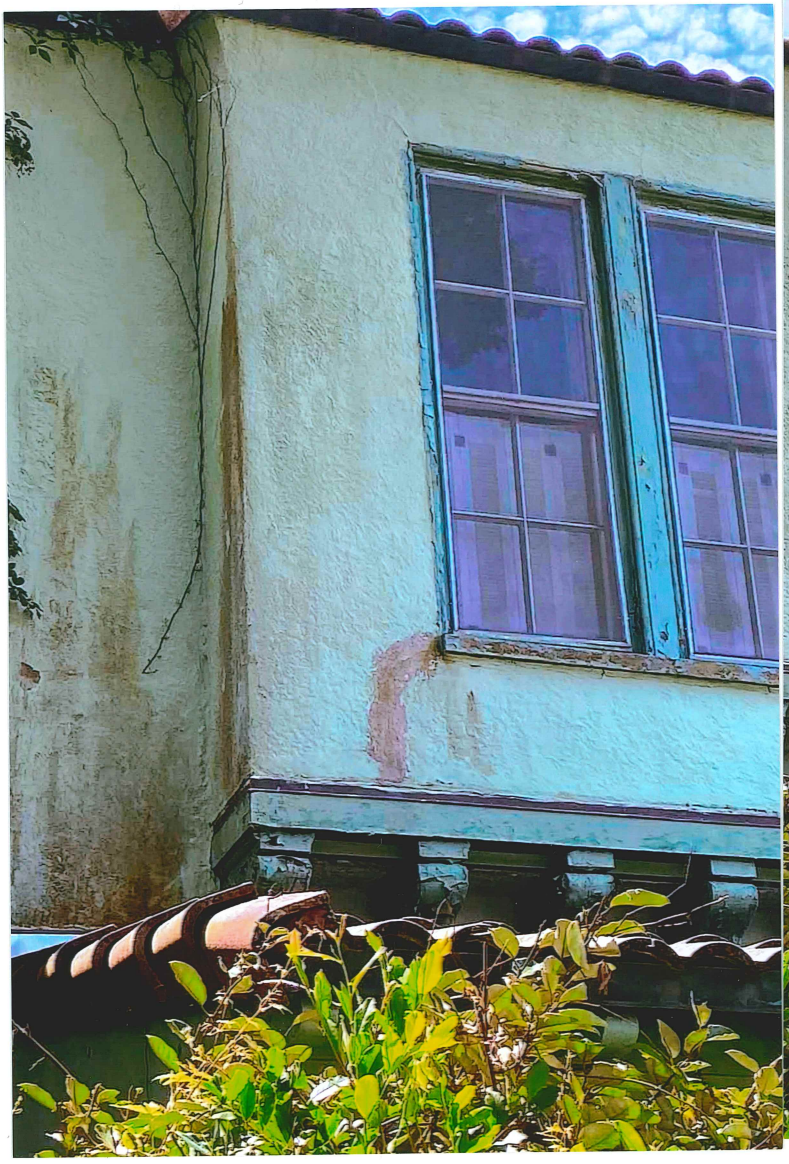
EXEMPTIONS

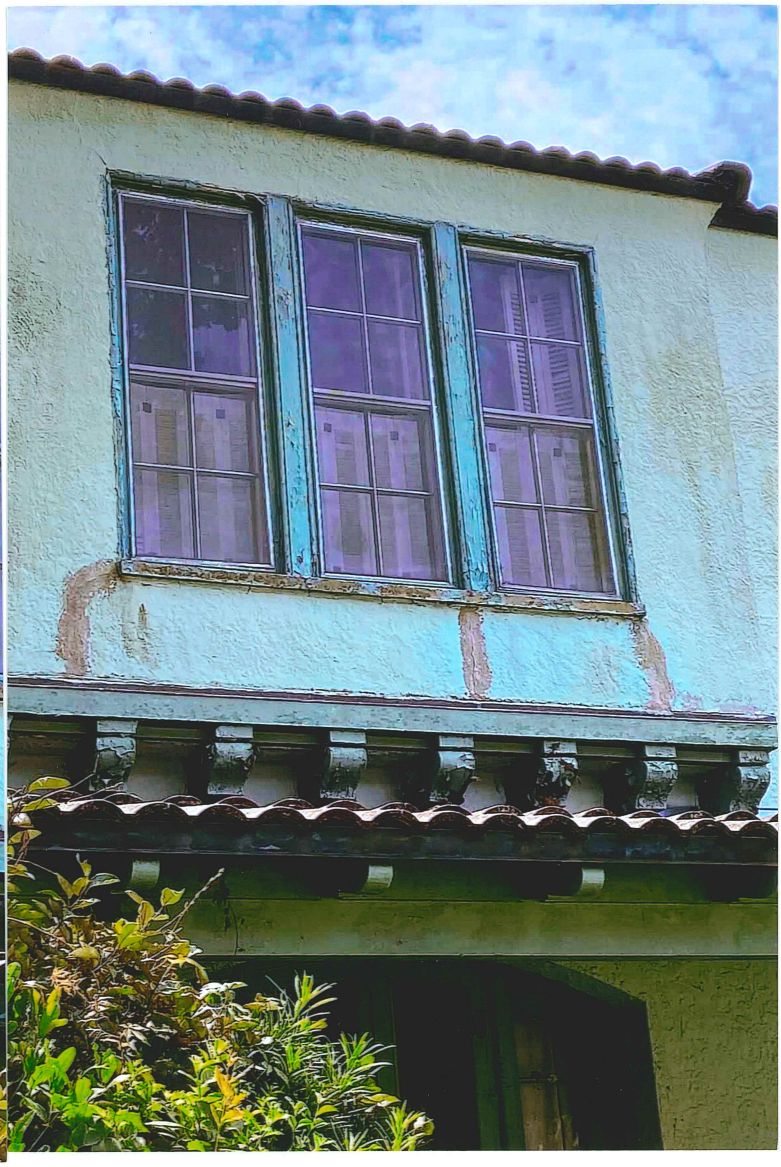
Exemptions	Applies to	Value
Senior Exemption	County/City Taxes	50,000
Homestead	All Taxes	25,000
Homestead Band	Non-School Taxes	25,000
Widower	All Taxes	500

RECEIVED
AUG 17 2021
Planning/Building Dept.

PA-474
R 06/20

Received August 17, 2021
Planning and Building Department



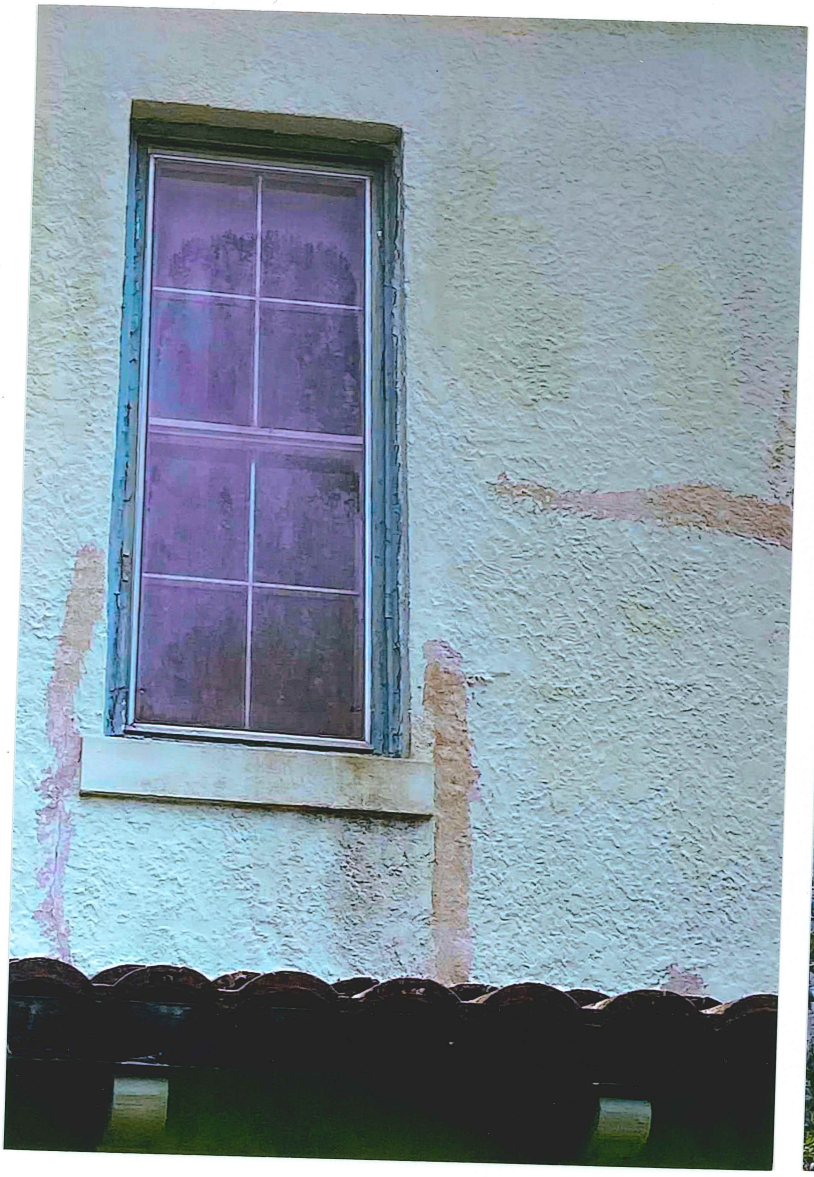


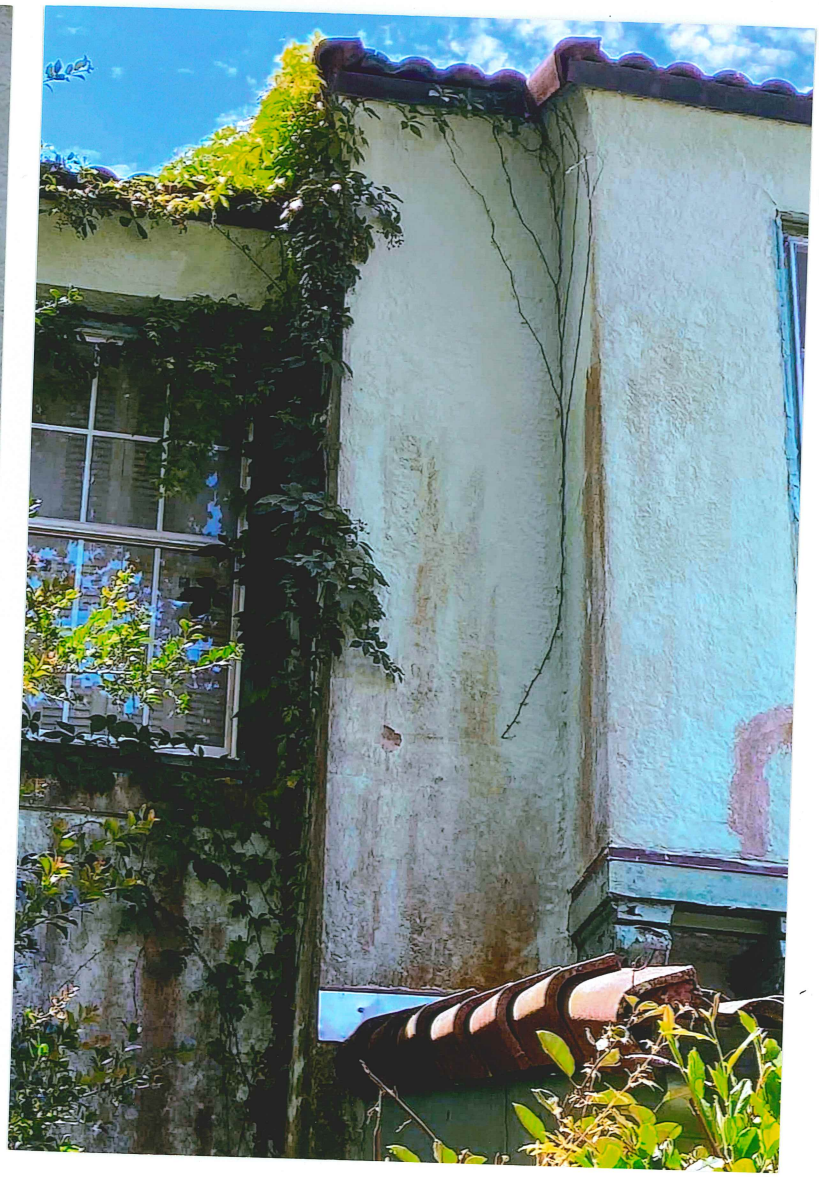
Received August 17, 2021
Planning and Building Department

(2) FRONT

(1) FRONT

Received August 17, 2021
Planning and Building Department





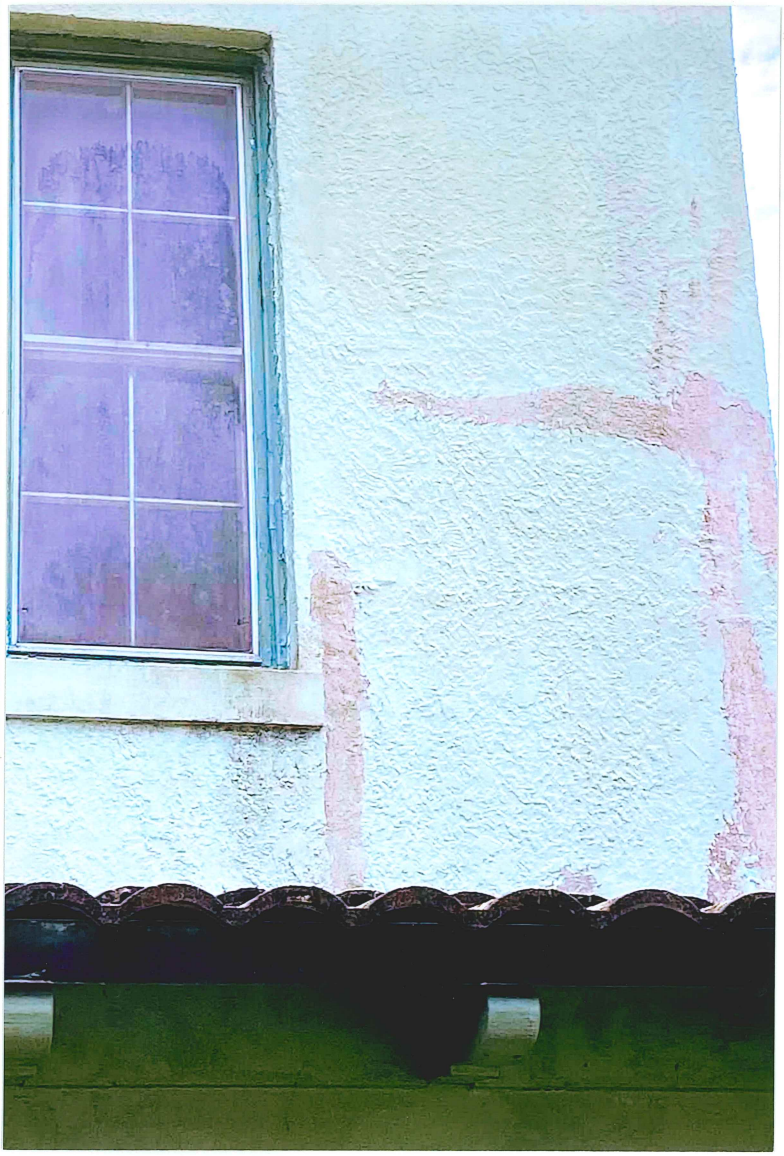
Received August 17, 2021
Planning and Building Department

(4) FRONT RIGHT

~~(4) FRONT RIGHT~~

(3) FRONT LEFT

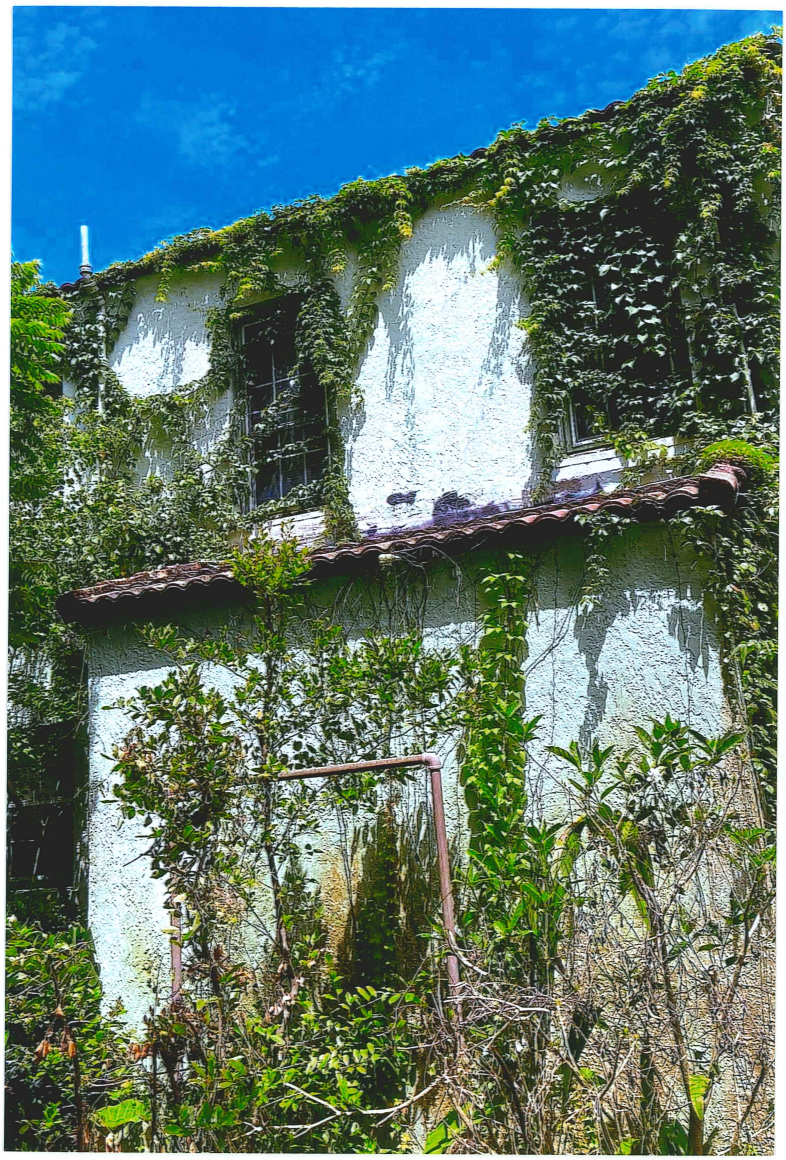




Received August 17, 2021
Planning and Building Department

(6) FRONT LEFT

(5) FRONT RIGHT





Received August 17, 2021
Planning and Building Department

(8) BACK

(7) FRONT RIGHT





Received August 17, 2021
Planning and Building Department

(10) LEFT SIDE

(9) BACK

Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

(11) FRONT PORCH CEILING

(11) RIGHT SIDE





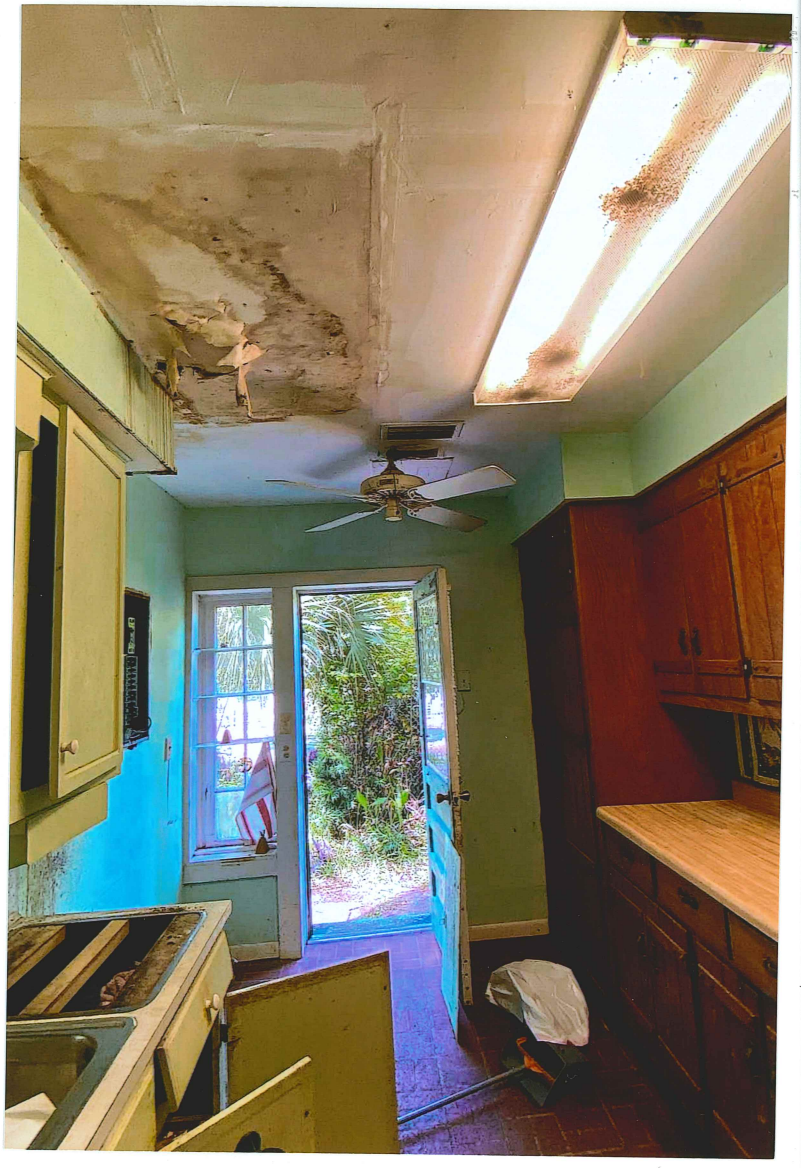
Received August 17, 2021
Planning and Building Department

(13) KITCHEN

(12) KITCHEN

Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

(15) KITCHEN

(14) KITCHEN

Received August 17, 2021
Planning and Building Department



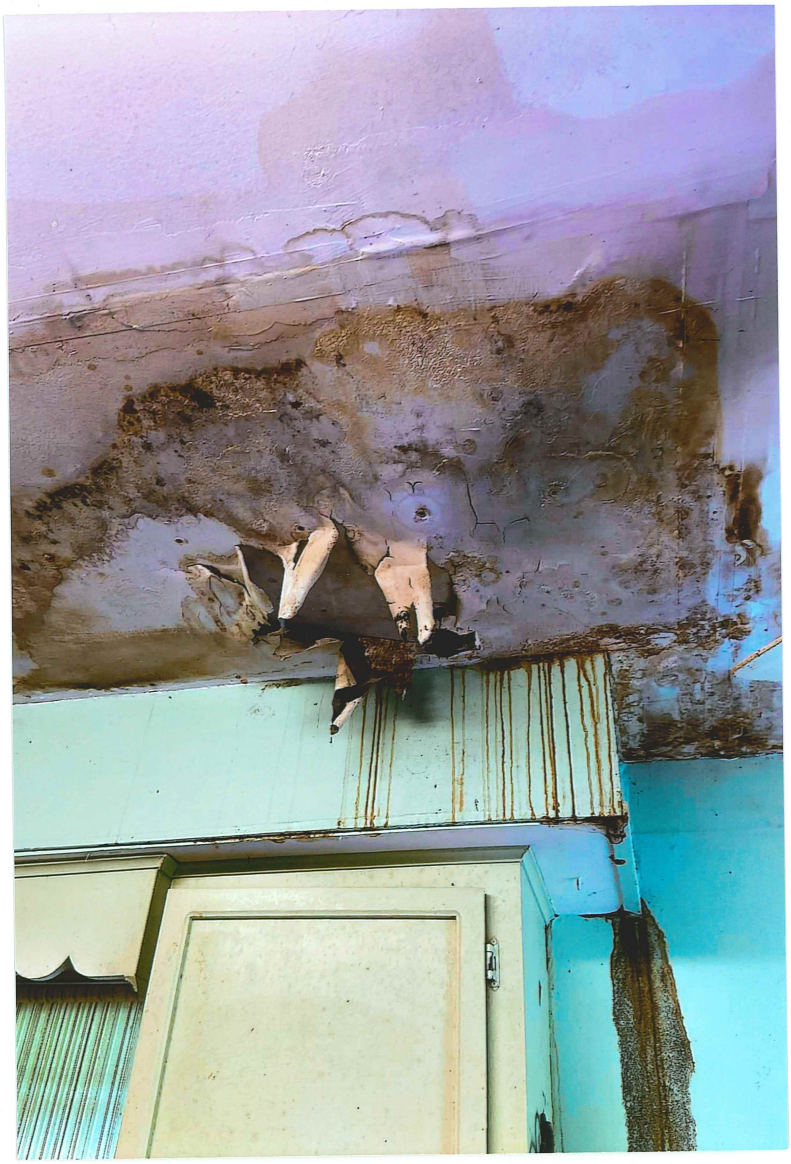


Received August 17, 2021
Planning and Building Department

(19) KITCHEN

(16) KITCHEN

Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

(19) KITCHEN

(18) KITCHEN





Received August 17, 2021
Planning and Building Department

(20) DINING ROOM

(20) KITCHEN

Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

(22) DINING ROOM

(21) DINING ROOM

Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

(24) DINING ROOM CEILING

(23) DINING ROOM

Received August 17, 2021
Planning and Building Department





(26) TOP OF STAIRS

(25) FOYER / LR

Received August 17, 2021
Planning and Building Department



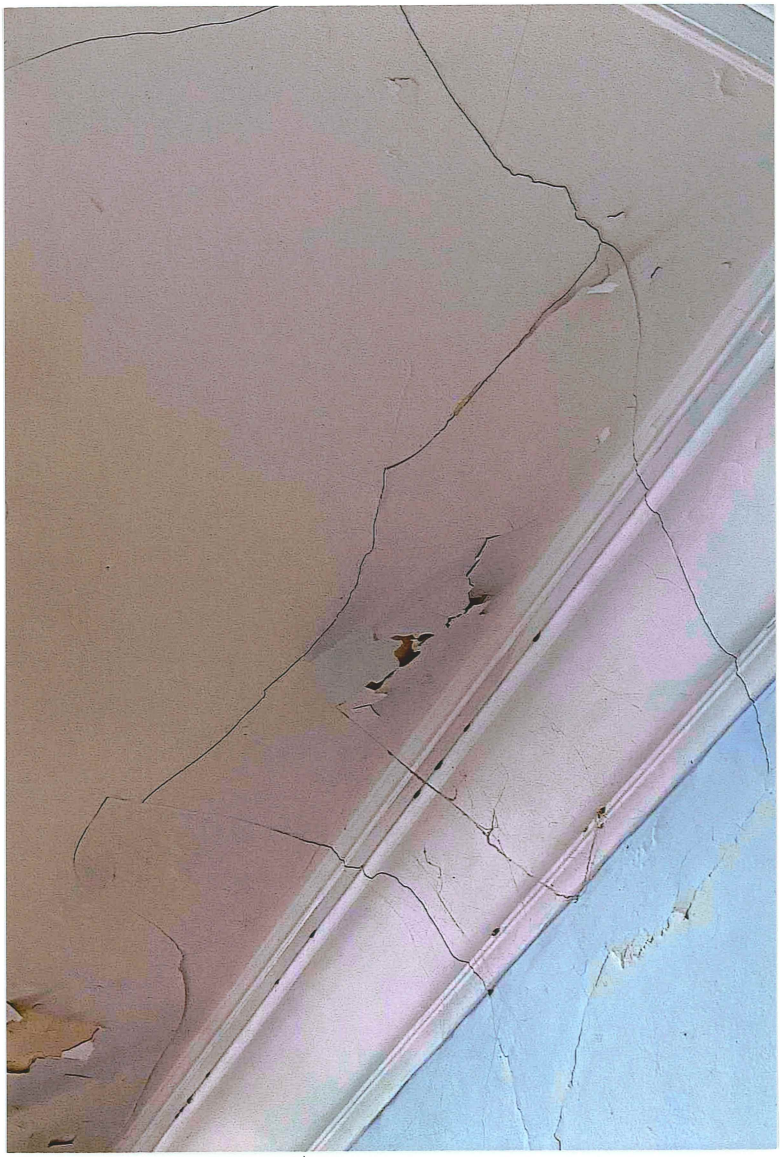


Received August 17, 2021
Planning and Building Department

(28) FOYER

(27) LIVING ROOM

Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

(30) LIVING ROOM

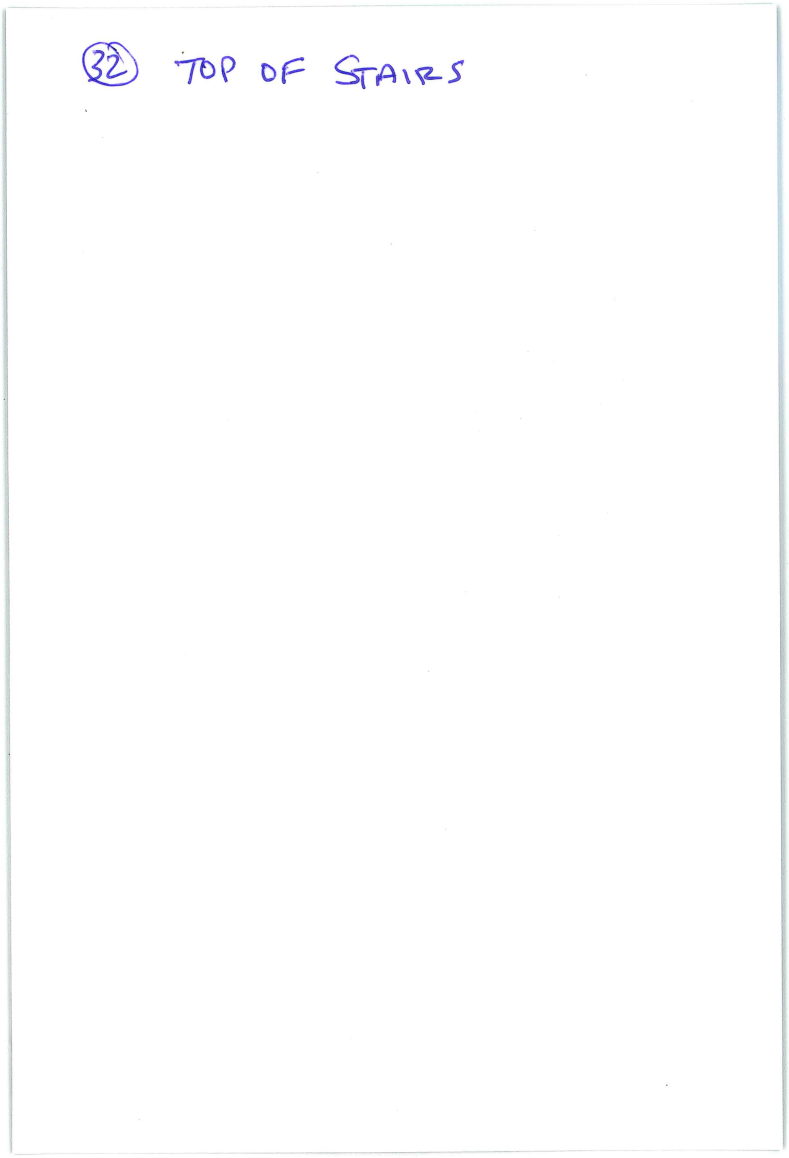
(29) LIVING ROOM

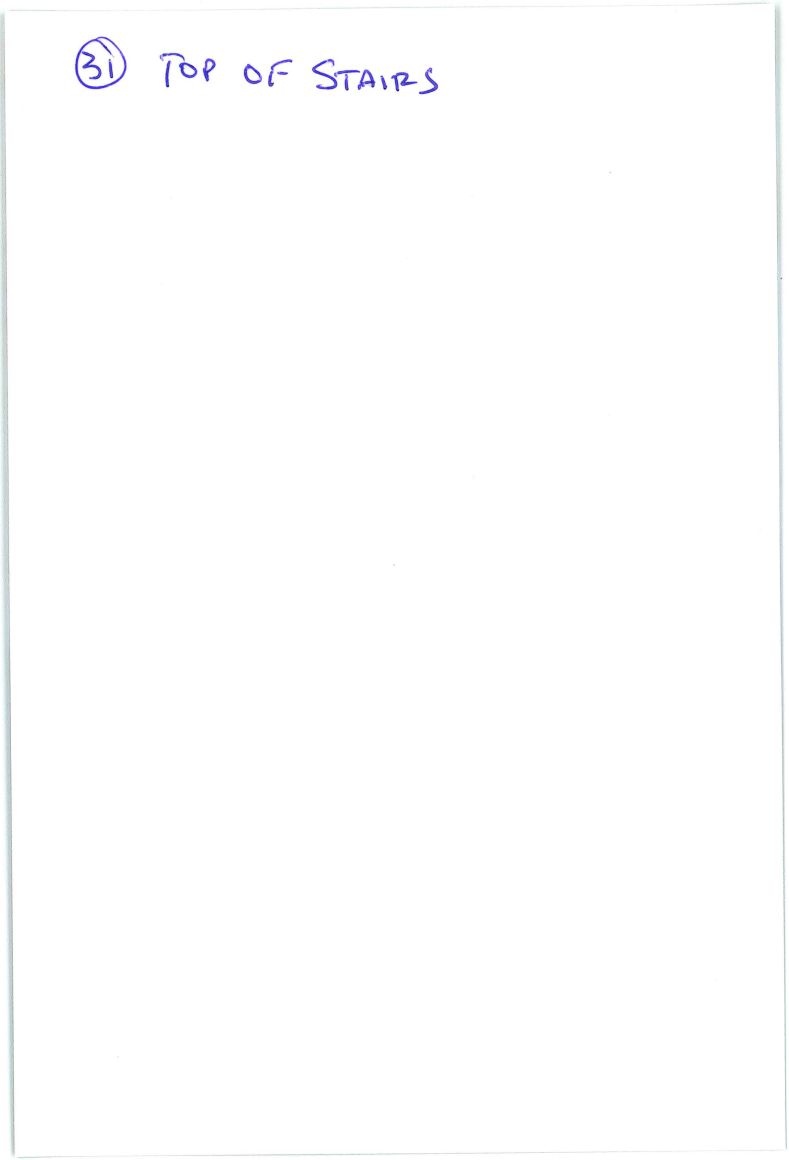
Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department









Received August 17, 2021
Planning and Building Department

(B4) M. BEDROOM CEILING

M BEDROOM W

(B3) M BEDROOM

Received August 17, 2021
Planning and Building Department





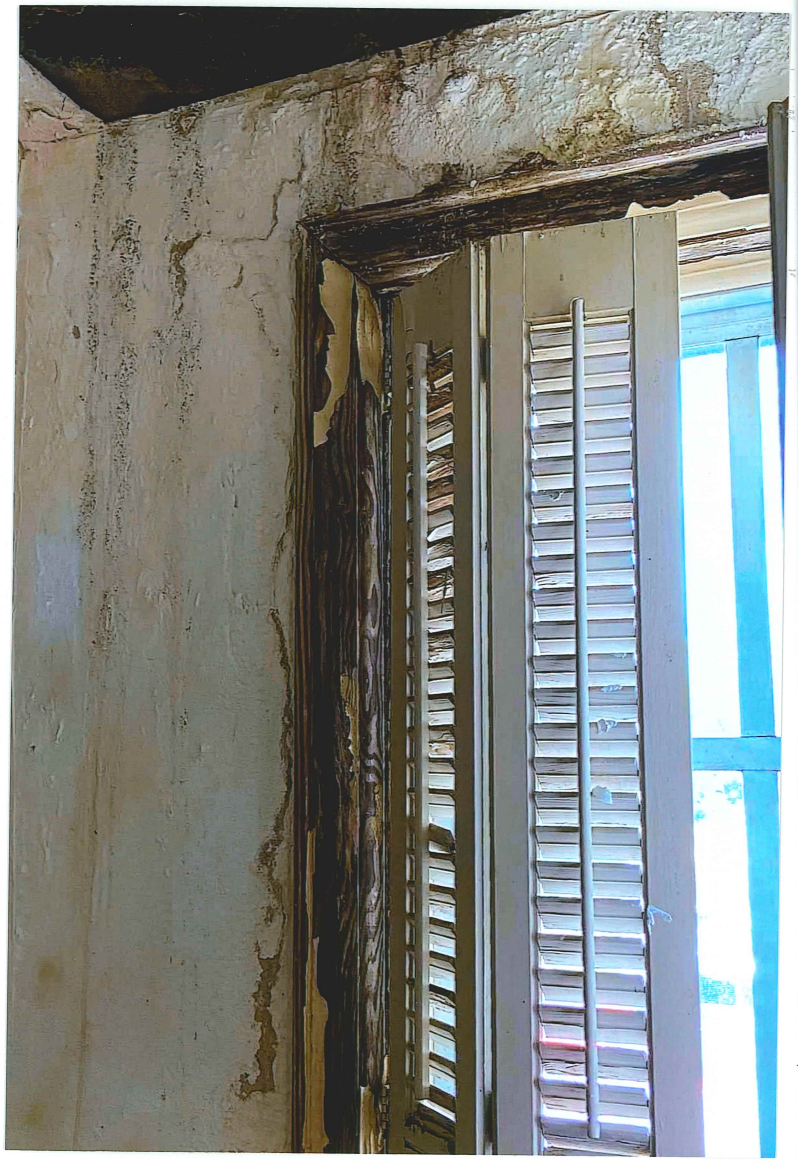
Received August 17, 2021
Planning and Building Department

(36) M BEDROOM

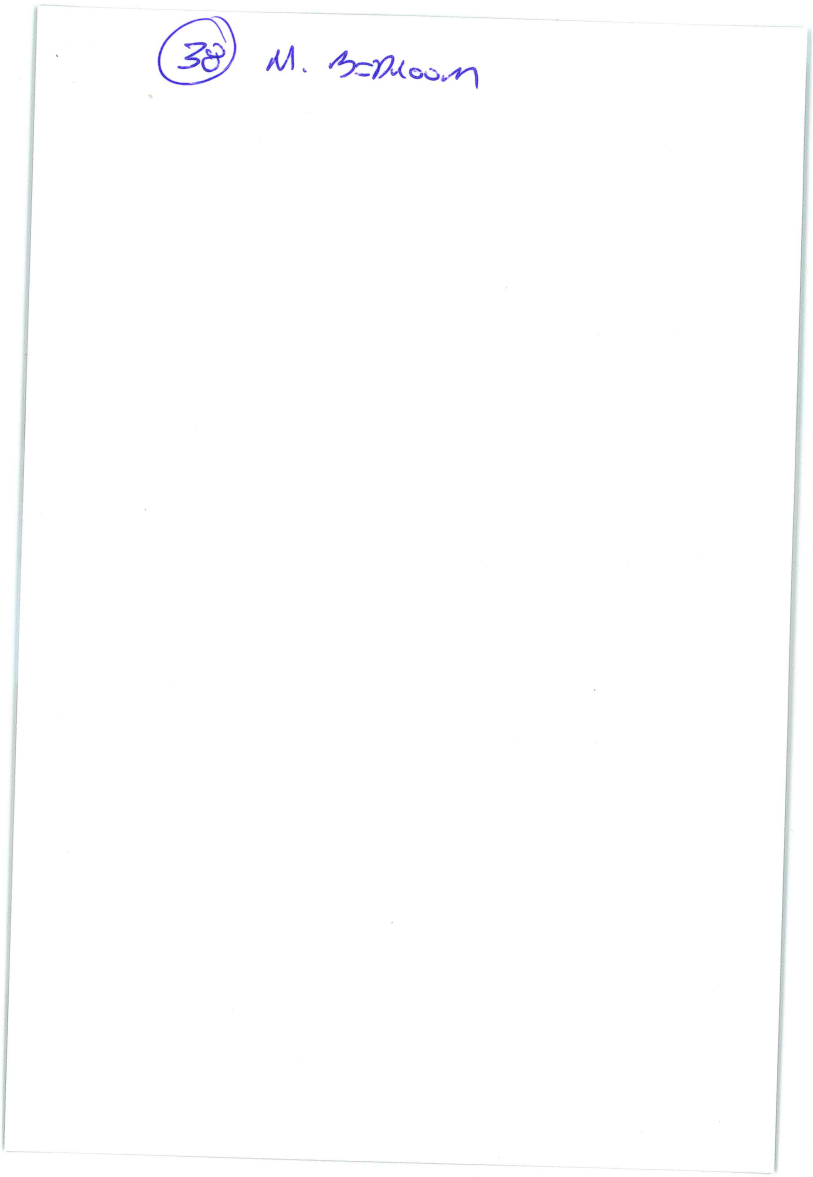
(35) M. BEDROOM CEILING

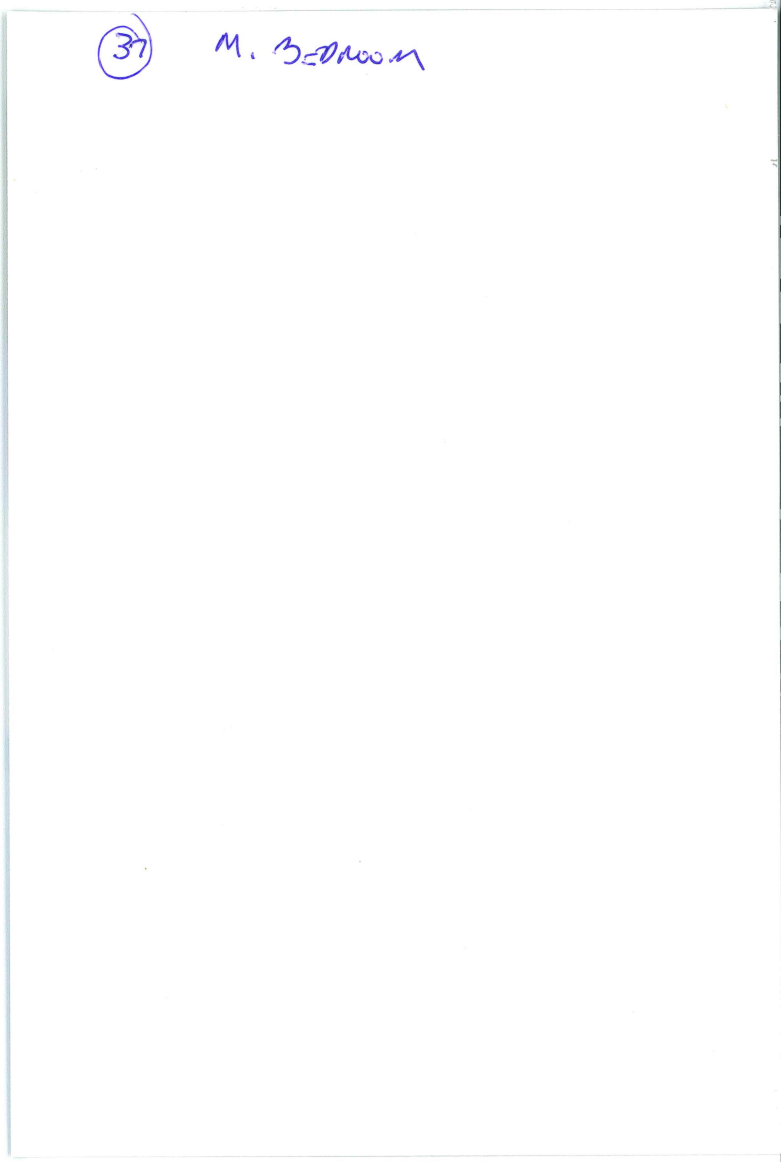
Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

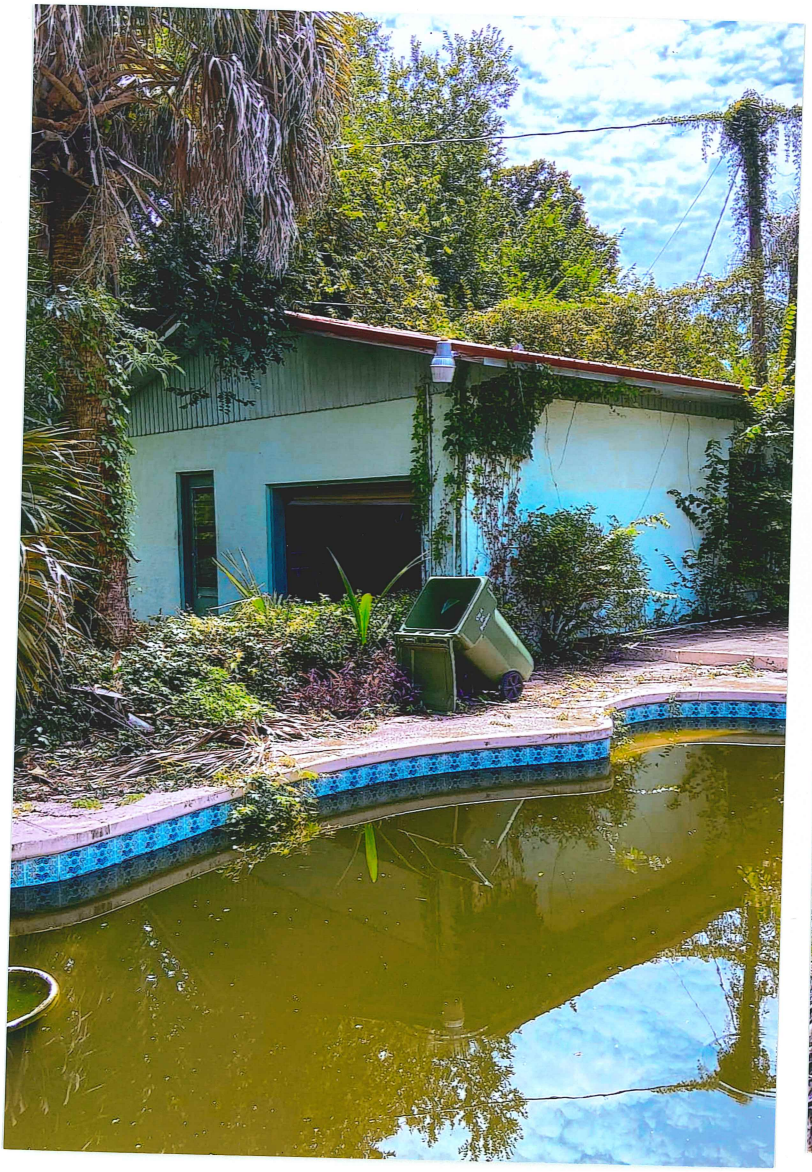


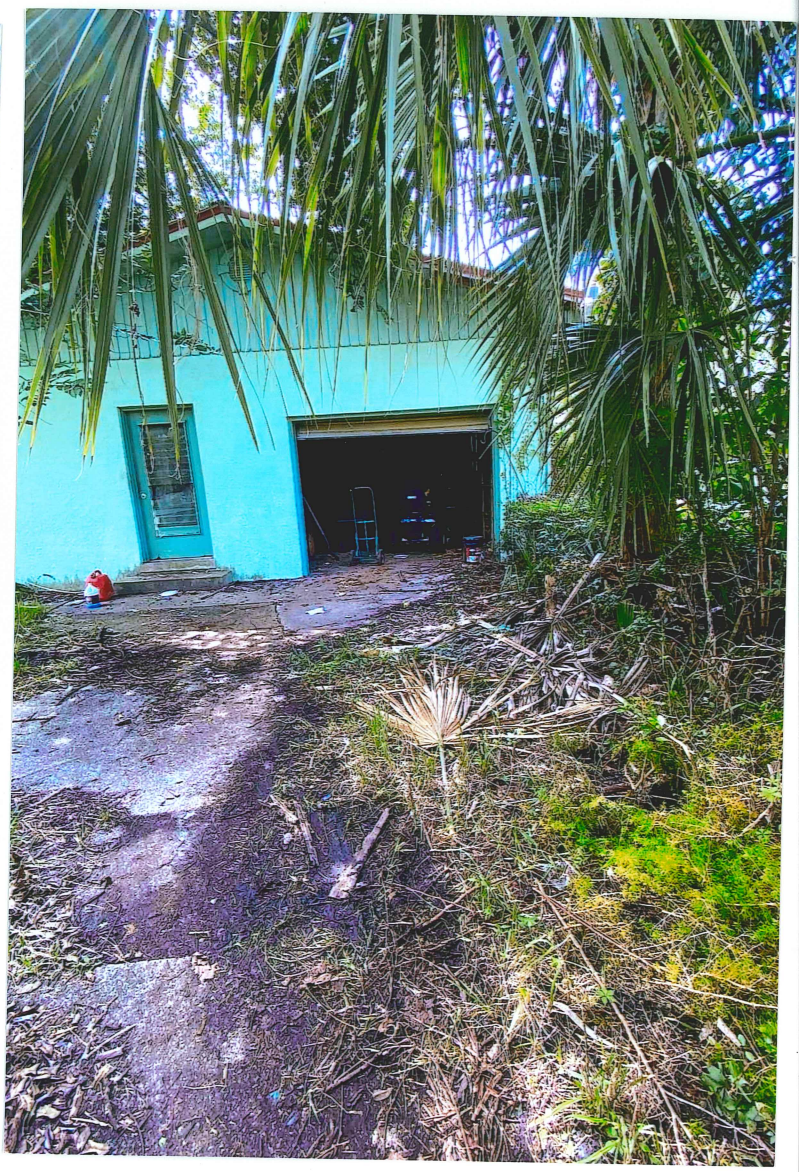


(40) DINING ROOM / KITCHEN

(39) M. BEDROOM

Received August 17, 2021
Planning and Building Department





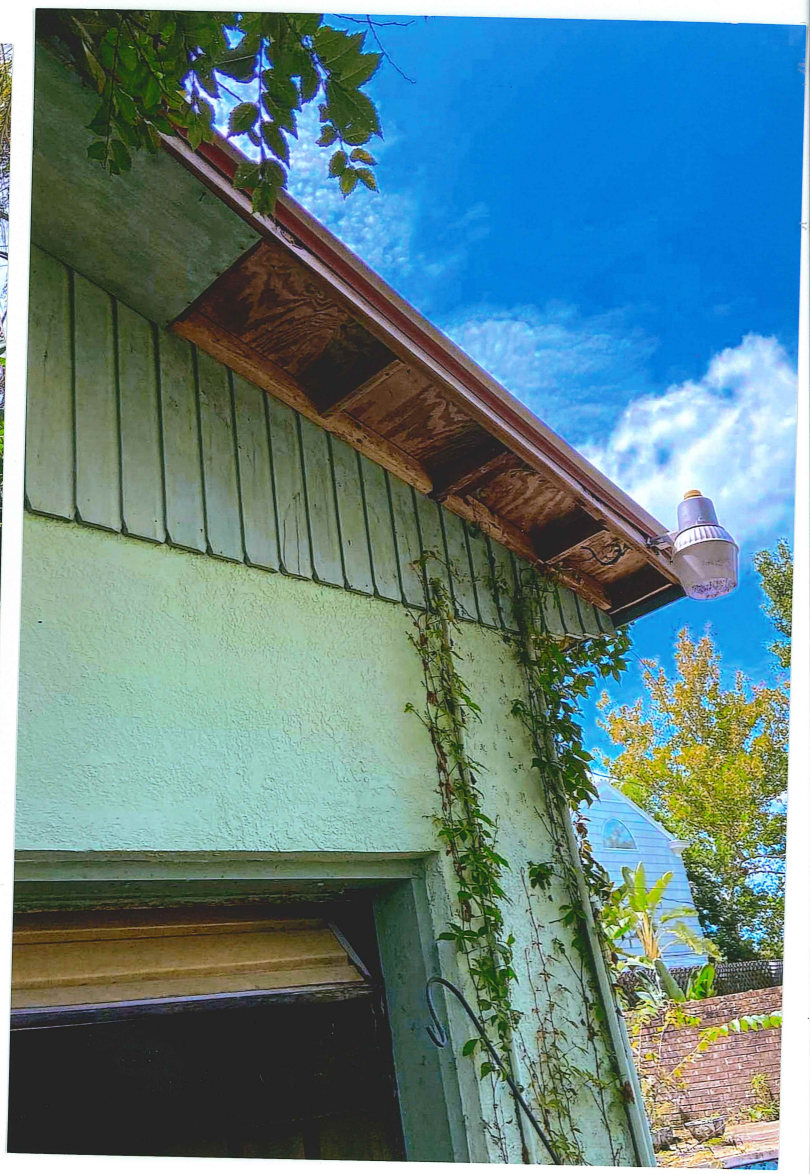
Received August 17, 2021
Planning and Building Department

(42) GARAGE

(41) GARAGE

Received August 17, 2021
Planning and Building Department





Received August 17, 2021
Planning and Building Department

(44) GARAGE

(43) GARAGE

From:	Julie Courtney
To:	"sandysanders@comcast.net"
Subject:	REVISED EMAIL: 307 Minorca Avenue - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date:	Thursday, August 26, 2021 2:46:00 PM
Attachments:	image002.png image003.png image004.png

Hello Mr. Sanders,
Please accept this version of the sufficiency email for your records that confirms your application is for a full Certificate of Demolition. I will plan to meet you at 10 am on Monday, August 30th to take photos of the exterior and interior.

RE: Project Address – 307 Minorca Avenue

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **scheduled September 16, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by September 6th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Any updates, or additional and supporting materials for this Certificate of Demolition application should be emailed to harb@citystaug.com.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

IMPORTANT NOTICE: **Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date.** If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of

the code. **Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit.** Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Instr #2018045432 BK: 4570 PG: 712, Filed & Recorded: 6/27/2018 1:49 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by and return to:

Name: Charles S Sears
Address: [redacted]

Parcel ID Number: [redacted]

Space Above This Line for Recorder's Use

Life Estate Deed

This Deed executed this 27th day of June, 2018, between **Stanley T. Harrill**, a widower, of address [redacted] Grantors and [redacted] a widower, of address [redacted] as to a Life Estate*, with a remainderman interest to **Charles S Sears**, a married man, of address [redacted] Grantees:

COPY

WITNESSETH, That the Grantor, for good and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to said Grantor in hand by said Grantees, the receipt of which is hereby acknowledged, does remise, release, and quit claim to the said Grantees, all the rights, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in **St. Johns County, Florida** to-wit:

Property Address:

[redacted]

Legal Description:

[redacted] reserves a life estate and hereby retains any homestead rights he has in this property.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only property use, benefit and behalf of the said Grantees forever.

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

Signed, sealed and delivered in the presence of:

Witness's Signature

Shauna M. Mayer

Witness's Name

Theresa M. Burr

Witness's Signature

Theresa M. Burr

Witness's Name

Stanley T. Harrill, Grantor

[redacted]

COPY

State of Florida

County of St. Johns

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 27 day of June, 2018, by **Stanley T. Harrill** who has produced a Florida Driver's License as identification.

CHARLENE FERTEL
Notary Public - State of Florida
Commission # GG 112127
My Comm. Expires Jun 6, 2021

Notary Public, State of Florida

My Commission Expires: 06/06/2021

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2156100000
Location Address	307 MINORCA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOTS 11 12 13 & 14 BLK 9 OR103/327 & OR417/695 &4570/712(L/E) *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	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.500
Homestead	Y

Owner Information

Owner Name	Sears Charles S 100%
Mailing Address	307 MINORCA AVE SAINT AUGUSTINE, FL 32080-3814

Map



Valuation Information

	2021
Building Value	$109,795
Extra Features Value	$21,507
Total Land Value	$406,125
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$537,427**
Total Deferred	$317,567
Assessed Value	**$219,860**
Total Exemptions	$100,500
Taxable Value	**$119,360**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$111,567	$21,507	$342,950	$0	$0	$476,024	$216,824	$359,700	$116,324
2019	$91,200	$21,009	$342,950	$0	$0	$455,159	$211,949	$343,710	$111,449
2018	$53,088	$21,009	$324,900	$0	$0	$398,997	$207,997	$291,500	$107,497
2017	$53,088	$20,927	$293,312	$0	$0	$367,327	$203,719	$263,608	$103,719
2016	$54,415	$20,363	$293,312	$0	$0	$368,090	$199,529	$218,561	$149,529
2015	$57,070	$20,363	$225,625	$0	$0	$303,058	$198,142	$154,916	$148,142
2014	$56,211	$20,363	$189,525	$0	$0	$266,099	$196,569	$119,530	$146,569
2013	$57,460	$20,363	$153,425	$0	$0	$231,248	$193,664	$87,584	$143,664
2012	$59,958	$20,363	$135,240	$0	$0	$215,561	$190,427	$75,134	$140,427
2011	$61,208	$20,363	$150,266	$0	$0	$231,837	$184,881	$96,956	$134,881
2010	$63,706	$20,363	$166,962	$0	$0	$251,031	$182,149	$118,882	$132,149

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Senior Exemption	$50,000
Widower	$500

Building Information

Building	1
Actual Area	1180
Conditioned Area	1890
Actual Year Built	1924
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Gable Hip
Roof Structure	Gable Hip
Roof Cover	Clay Tile
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Hardwood	50%
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	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	168
2 STORY	1816	908
ENCLOSED FRAMED PORCH	0	30
BASE AREA	44	44
BASE AREA	30	30
Total SqFt	1890	1180

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (High)	0	0	0	0	550
Pool (Concrete)	0	0	0	0	480
Kool Deck	0	0	0	0	912
Masonry Wall	0	0	0	0	720
Residential Fence	0	0	0	0	1

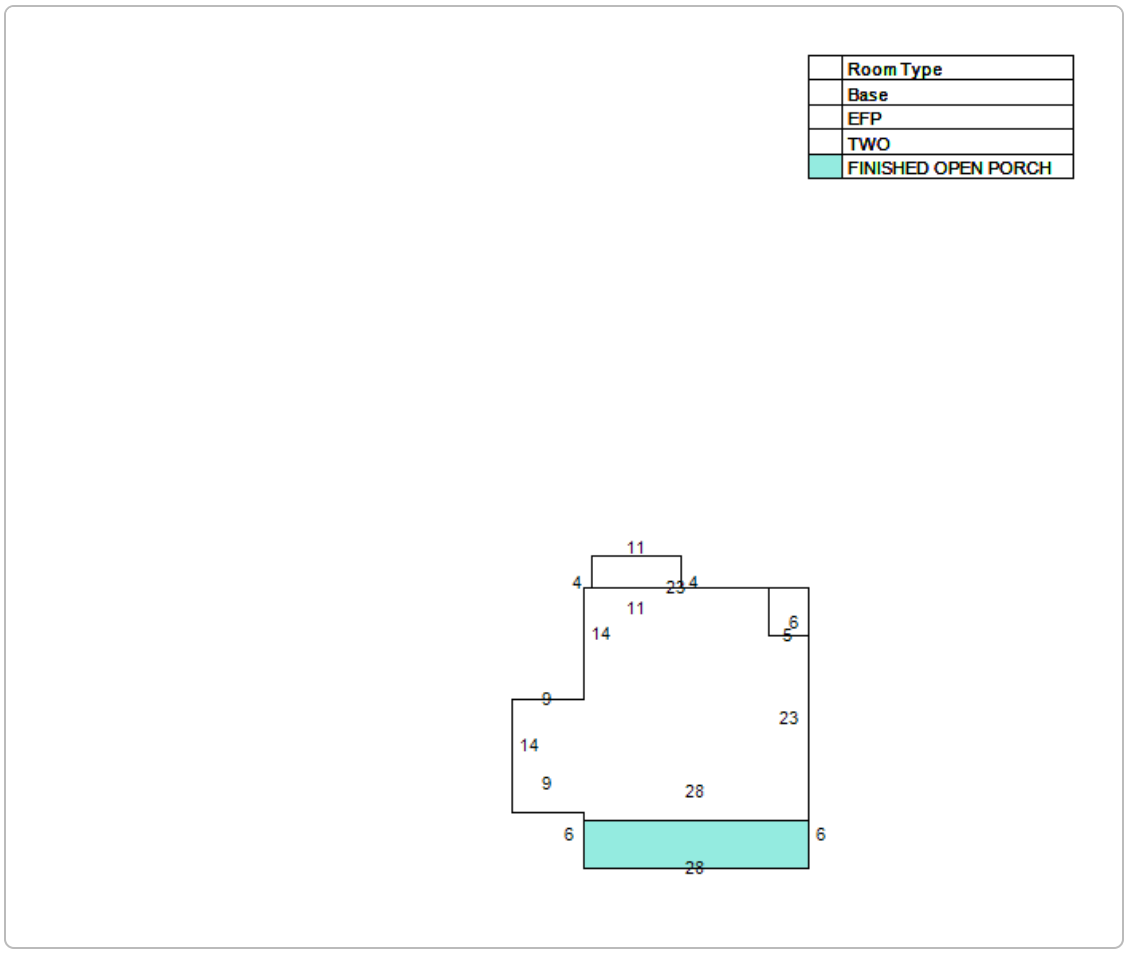
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	142	110	142	EF	$303,525
Single Family	48	110	48	EF	$102,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/27/2018	6/27/2018	$100.00	LIFE ESTATE	4570	712	U	I	HARRILL STANLEY T	HARRILL STANLEY T ***
7/2/1979	6/28/1979	$0.00	WARRANTY DEED	417	695	U	I	SEASIDE REBECCA LODGE #6	HARRILL STANLEY T,HELEN E
6/5/1967	6/5/1967	$0.00	WARRANTY DEED	103	327	U	I	RYMAN HAROLD E,MARION JU	HARRILL STANLEY THOMAS,HELEN EILZABETH

Sketch Information



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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 12:17:51 AM

Version 2.3.141

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: September 16, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of August 2021, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR MAINTENANCE AND NEW CONSTRUCTION

252 St. George Street (Addition of screened room behind house on north side of property, HARB-approved)

67 Marine Street (Elevate structure and construct garage underneath approved per Appeal to City Commission September 14, 2020)

298 St. George Street (Replace two doors with sidelites, HARB-approved)

290 St. George Street (Interior renovations with minor exterior renovations and installation of new wood windows, HARB-approved)

38 Marine Street (Repair and replace siding along Bridge Street)

112 Moore Street (Interior and exterior renovations including plumbing, electrical, siding, roof, framing, cabinets, paint, and windows, stop-work order currently issued for the property)

166 Avenida Menendez (Electrical and Fire Prevention upgrades)

11 Aviles Street (Relocate and add sprinkler heads)

20 Avenida Menendez (Install fire suppression system under kitchen hood)

32 Charlotte Street (HVAC change-out)

190 San Marco Avenue (HVAC change-out)

24 Avenida Menendez (HVAC installation)

20 Avenida Menendez (HVAC installation)

118 Avenida Menendez (Install walk-in cooler)

4 Artillery Lane (replace fire sprinkler back-flow valve)

DEMOLITIONS

88 De Haven Street (Demolish existing structure, HARB-approved)

251 San Marco Avenue (Demolition of structure, HARB-approved)

SIGNS

Corner of Bridge and St. George Street – Cathedral Parrish School (1 new post mounted sign parallel to existing fence with colors and font to meet AGHP)

76 St. George Street (replacement bracket sign, previously approved design)

1 Anderson Circle (3 new metal wall mounted signs for restaurant)



Jenny Wolfe, Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: September 16, 2021

RE: Discussion Item: Preservation Awards

Attached please find the same list of preservation award categories proposed by the Historic Preservation Division which includes recommendations from the city archaeology team. The HARB may discuss these further by ranking and prioritizing the awards, editing the award program name or award category names, and should recognize opportunities to be inclusive. St. Augustine has a diverse heritage and projects large and small spanning any period of St. Augustine's history should be eligible for recognition.

Sample award programs are attached to provide references on award categories, eligibility requirements, application procedures, and the jury process. Once the award categories have been developed the Historic Preservation Division will establish a recommended program to use for the award solicitation.

We look forward to this discussion and if you have any questions in advance please feel free to contact me.

Jenny Wolfe
jwolfe@citystaug.com
904.209.4326
Historic Preservation Officer
Planning and Building Department

P R O P O S E D

ST. AUGUSTINE PRESERVATION STEWARDSHIP AWARDS
(naming suggestions are welcome)

POTENTIAL AWARD CATEGORIES – PLEASE PRIORITIZE/EDIT FOR DISCUSSION

- ☐ **Building Restoration**: historic building adapted to new use using best practices
- ☐ **Building Addition**: addition to historic building using best practices
- ☐ **New Construction** in a historic district or entry corridor: compatible design for large scale project
- ☐ **New Construction** in a historic district or entry corridor: compatible design for small scale project
- ☐ **Outstanding façade/commercial storefront** in a historic district or corridor
- ☐ **Best save** or gamechanger city-wide
- ☐ **Heritage landscape** installation or restoration city-wide
- ☐ **Craftsmanship** or craftsperson city-wide
- ☐ **Resiliency** in a historic district
- ☐ **Heritage Event**/festival/workshop
- ☐ **Outstanding local research** product (print or digital media, exhibit, book, paper, etc.)
- ☐ **Excellence in archaeology** (highest award which may not be warranted every year)
- ☐ **Most volunteer hours** donated to qualifying program or museum
- ☐ **Community influencer/supporter**: individual or organization or company that makes a significant donation to collection from site excavation, construction projects that altered plans to avoid /preserve archaeological record, or a particularly cooperative property owner/contractor; one who makes significant contributions to preservation policy and implementation, etc.

Note that the de Aviles, Sanchez, Herschel Shepard awards will continue under their existing process but encourage to be included within the city ceremony because of their significant association with cultural resource conservation in St. Augustine

Award program eligibility, application process, jury committee, and schedule will be developed separately depending on the award recommendations from the HARB.

2021
HISTORIC PRESERVATION AWARDS

Sponsored by:

AWARD PROGRAM INFORMATION

The award program partners wish to recognize the efforts of those involved in preserving our unique architectural resources. Historic structures contribute to the identity of our community, and sensitive treatment of these resources ensure future residents and visitors will experience the same community character. **Award winners will be presented at a ceremony Thursday October 7, 2021.**

AWARD CATEGORIES

Projects will be assigned a category by the judges. More than one award in a category may be awarded.

- Restoration/Rehabilitation - Properties that have been restored to their original style or appearance.
- Sensitive Addition - Construction of an addition that is compatible with the original architectural style of the property.
- New Construction - New structure that is compatible with the historic district.
- Storefront Façade Renovation - Projects that demonstrate sensitive treatment of historic storefronts.
- Craftsmanship - Technique or method of construction considered unique or rare by today's methods.
- Preservation Champion - Celebrating an individual(s) dedicated to preserving Fernandina Beach's heritage.
- Keystone Award - Presented to the project that best represents Historic Preservation. All project submissions will be considered for this award.

ELIGIBILITY

Any individual or organization and **any structure within City limits** are eligible. Only exterior improvements are eligible, except for craftsmanship. Projects must have begun in the last **FIVE** years and **completed no later than 8/27/21**. Prior award winners are not eligible to apply for the same projects.

JUDGES

The Awards Committee for the preservation awards will consist of five members drawn from organizations/offices such as: the Amelia Island-Fernandina Restoration Foundation, Amelia Island Museum of History, the Florida Trust, Riverside-Avondale Preservation, Jacksonville Historical Society, and practicing Florida architects.

JUDGING CRITERIA

Nominations will be evaluated on the following as applicable:

- Compliance with Secretary of the Interior Standards for the Treatment of Historic Properties;
- Contribution of the project or person to preservation of Fernandina's historic resources;
- Impact of the project or person on the community;
- Level of difficulty of the project; and
- Historical and architectural significance of the property preserved by the project.

If no projects submitted for the respective categories meet the complete judging criteria as determined by the judges, no award will be given for that category. Award decisions are final and not appealable.

NOMINATION SUBMITTALS

Nomination forms are available through the City's website (www.fbfl.us/PreservationAwards), and in the Department of Planning & Conservation lobby in City Hall (204 Ash St). There is **no fee** to submit a nomination. Nominations must be submitted no later than **August 27, 2021**. Fax transmissions are not accepted. Nomination packages will not be returned. All nomination materials, including photographs, become the property of the City and its partner organizations, and may be reproduced by the City or the partner organizations without additional permission. The City reserves the right to disqualify any nomination that is incomplete or does not meet the requirements.

AWARD CATEGORY CRITERIA AND APPLICATION REQUIREMENTS

Application packages should include the following items, as well as any additional plans, elevations, letters of support, etcetera that support your application:

- **Restoration/Rehabilitation**
  Acknowledges proper rehabilitation of a structure according to the Secretary of the Interior Standards. Project may include exterior improvements that respect the historic integrity of the structure or adaptive reuse of a building. Application must include:
  - Brief description of the project, which may include history of the building, discussion of the building before and after restoration and rehabilitation, and any special conditions addressed during the project.
  - Color photographs illustrating the project before and after work.

- **Sensitive Addition**
  Recognizes additions exemplifying compatibility with the original historic structure. Application must include:
  - Brief description of the project, including how the design of the new addition is in harmony with the primary structure.
  - Color photographs illustrating the project before and after work.

- **New Construction**
  Awarded for sensitive design and careful construction of a new structure in either the Old Town or Downtown Historic Districts. Application must include:
  - Brief description of the project, including how the design of the new structure is in harmony with its historic surroundings.
  - Color photographs depicting work in progress, finished structure, and surrounding buildings.

- **Storefront Façade Renovation**
  Awarded in recognition of projects creating a positive contribution to the streetscape and respectful treatment of historic aspects of the building. Application must include:
  - Brief description of the project, including a history of the building, and how the improvements positively contribute to the streetscape.
  - Color photographs depicting the project before and after work, and a photograph of the building in relation to surrounding structures.

- **Craftsmanship**
  Recognizes traditional method of construction, included but not limited to wood working, wrought-iron work, framing, or plastering, and recognition of the craftsperson that completed the work. This category may include interior work. Application must include:
  - Brief description of the project, including information about the craftsperson's trade and their experience.
  - Color photographs of the project.

- **Preservation Champion**
  Awarded to an individual(s) who has demonstrated a commitment to the preservation, protection, and enhancement of Fernandina Beach's historic and cultural resources. Application must include:
  - Description of the person(s) contributions to the preservation of Fernandina Beach's cultural and historic resources.

- **Keystone Award**
  Awarded to the project that is deemed to be the best example of Historic Preservation. All project submissions will be considered for the Keystone Award.

2021 HISTORIC PRESERVATION AWARDS

Nomination Form

Date Nomination Submitted: _____

Category:

Please select the category (or categories) in which you think your project falls.

- ☐ Restoration/Rehabilitation
- ☐ Sensitive Addition
- ☐ New Construction
- ☐ Storefront Façade Renovation
- ☐ Craftsmanship
- ☐ Preservation Champion

PLEASE ATTACH THE INFORMATION REQUESTED ON PAGE 2 OF THE APPLICATION FOR YOUR CHOSEN CATEGORY.
APPLICANTS ARE ENCOURAGED TO SUBMIT ANY SUPPLEMENTAL INFORMATION THEY WISH.

Property owner permission MUST be received prior to nomination, and proof of permission in writing submitted with this application.

Nominee: _____

Project: _____

Date Project Completed: _____

Contact Person: _____

Address: _____

Phone Number: _____

Email: _____

Individuals/Companies/Organizations
Involved in the Project: _____

_____

_____

_____

ENTRIES MUST BE RECEIVED NO LATER THAN 4PM FRIDAY AUGUST 27, 2021.

NOMINATIONS MAY BE SUBMITTED BY MAIL OR IN PERSON TO:
City of Fernandina Beach
Department of Planning & Conservation
ATTN: Salvatore Cumella
204 Ash Street
Fernandina Beach, FL 32034



CALL FOR NOMINATIONS

2021 Florida Preservation Awards

Do you know an outstanding historic preservationist, organization, program or preservation achievement that has made a significant impact in preserving Florida's history and heritage? The Florida Trust for Historic Preservation would like to recognize these people and achievements at the prestigious 2021 Florida Preservation Awards ceremony, which will this year be part of the Secretary of State Awards, given at our conference in July.

More about the awards program and the nomination process is included in this nomination packet. Remember, we are here to help. Please let us know if you have any questions, or if you would like advice on submitting your nomination. And thank you for all you do to support the Florida Trust and protect Florida's extraordinary history and heritage.

Awards will be presented at the Preservation on Main Street Conference, July 21-24, in New Port Richey, Florida.

NOMINATION TIPS

The Florida Trust Preservation Awards Program is open to any individual, organization, business or agency involved in historic preservation in Florida.

Nominations of individuals may be made without their knowledge. Self-nominations will be accepted. Owners of nominated properties, if not the applicant, must provide written consent.

All projects, activities or individual service must have been completed between January 1, 2017 and December 31, 2019 in the state of Florida. Previous nominations not receiving an award may be revised and resubmitted, but all attachments must be resubmitted, and the three-year timeframe is still in effect. There is no limit to the number of nominations submitted by an individual or organization.

NOMINATION DEADLINE

All nomination materials must be submitted by March 19, 2021.

NOMINATION FEE

There is a $125 nomination processing fee for each application, which is non-refundable.

We want to represent and celebrate preservation done by a broad and diverse community. To accomplish that, our Board of Trustees is offering a limited number of scholarships to cover the nomination fee for individuals and organizations who may not have funds available for the fee. Priority will be given to non-profits making nominations and people who have not been previously recognized in our awards. Additional information on the scholarship is available online at FloridaTrust.org/awards.

NOMINATION DEADLINE

March 19, 2021

AWARD CATEGORIES

- Restoration & Rehabilitation
- Adaptive Use
- Infill Design
- Resilient Preservation
- Archaeology
- Historic Landscape
- Preservation Education & Media
- Organizational Achievement
- Master Craftsman
- Roy E. Graham Award for Excellence in Historic Preservation Education
- Individual Distinguished Service

LEVELS OF ACHIEVEMENT

- Outstanding
- Meritorious
- Noteworthy

NOMINATION PROCESS

- All nomination materials such as documents, photographs and books are submitted to the Florida Trust with the understanding they will not be returned.

- The Florida Trust is happy to work with applicants to assure all criteria are met and to create the best possible nomination.

- Remember, we may share submitted projects in future communications such as newsletters, social media posts and press releases. When you sign the nomination form, you are agreeing to the Florida Trust's usage of nomination material.

- If the jury feels your nomination would be better suited for another category, they may re-categorize and consider the nomination in the new category. Please reach out to Florida Trust staff if you're not sure which category would be the best fit for your nomination.

- Awards for outstanding achievement, meritorious achievement and honorable mention may be given within each category.

- The nominator of all award-winning nominations will be notified in advance of their selection, but not the specific level of achievement. Please be sure to have representatives at the award ceremony to accept the award.

- To submit a nomination: Fill out the electronic form and submit along with the nomination fee. You will then receive an email with instructions for uploading the supporting documents necessary to complete the nomination. Please contact Florida Trust staff if you have any difficulty with the online tools.

JUDGING NOMINATIONS

The Florida Trust appoints a panel of award judges who represent a variety of backgrounds, experiences and locations from around the state. Here's what they look for:

- The quality of the project and the project's significance and uniqueness.
- How the project impacts the community. Does it represent an underrepresented community or fill a specific need?
- Complete and thoughtful nomination packets. Of particular importance are the Value Statement and photos.

NOMINATE NOW

CATEGORIES

Restoration / Rehabilitation

Acknowledges the proper restoration or rehabilitation of a structure to an earlier or original appearance. This category may include the preservation of a residential structure, a non-residential structure or the restoration of a historic district.

Criteria:
Projects must be done on a building or in a district that is registered as historic at the local, state or national level. Work must have been done within the last three years. Projects must fully demonstrate adherence to the Secretary of the Interior's Standards (National Park Service, U.S. Department of the Interior).

Adaptive Use

Acknowledges the proper rehabilitation of a structure to a new use, while retaining character-defining historic features.

Criteria:
Projects must fully adhere to the Secretary of the Interior's Standards, particularly as it relates to Standard #1:
"A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."

The level of creativity of the adaption will also be considered.

Infill Design

Acknowledges a successful new construction or reconstruction project that appropriately fills a gap in the streetscape and is compatible within its context, or the redevelopment of a site that is sensitive to its surrounding built environment in an established historic district or neighborhood.

Criteria:
Nominees must have applied the Secretary of the Interior's Standard #9, which states, "New additions, exterior alterations, or related new construction 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." Also, winning properties will have not demolished a historic structure in order to build new infill in its place.

Resilient Preservation

This multi-faceted category recognizes creative integration of resilient and sustainable design practices in preservation projects that respond to short-term and long-term environmental threats. Projects appropriate for nomination include those that:

- incorporate resilient design solutions in the face of climate change and environmental threats such as increased risks of flooding/sea level rise,
- integrate extensive green practices/materials into restoration, adaptive use and infill design,
- incorporate eco-friendly practices into community planning (such as amending preservation regulations or design guidelines to include resilient and sustainable design measures, or creating smart growth programs),
- demonstrate creative applications of the LEED Certification process (or other recognized green building certifications such as Green Globes, Living Building Challenge) applied to existing historic buildings or to infill projects in historic districts and
- include education and outreach programs that promote historic preservation as a means to protect natural resources.

Criteria:
Building project types including renovations/ preservation/ adaptive reuse strategies, materials, and construction techniques must comply with green building standards to a level of achieving certification (even if certification was not sought) and/or achieved a level of green certification (LEED, Green Globes, etc) and must fully demonstrate adherence to the Secretary of the Interior's Standards
(National Park Service, U.S. Department of the Interior).

Archaeology

Acknowledges a significant archaeological project, which may include the physical site investigation, excavation and resulting report, the interpretation of a site or the creation of educational opportunities and access to the archaeological site.

Criteria:
Projects should be completed in accordance with professional and archaeological ethics as recognized by the Society for Historical Archaeology and the Archaeological Institute of America.

Historic Landscape

Acknowledges the restoration or preservation of a historic landscape. This can include not only the restoration but the interpretation of a site or the creation of educational opportunities and access to the historic landscape.

Criteria:
Please visit the following link: **https://www.nps.gov/dp/standards/HALS/HALSBrochure.pdf**
see page 11, Identifying Historic Landscapes, for detailed criteria for defining a historic landscape.

Preservation Education / Media

Recognizes outstanding heritage education programs, including books, brochures, curricula, DVDs, websites, interactive media and other publications that deal with historic preservation, archaeology or local history.

Criteria:
Program should prominently include historic preservation.

Organizational Achievement

Acknowledges achievement in preservation done by a group, corporation, neighborhood or other organization. Achievement can include any number of activities such as successful fundraising for preservation initiatives or projects, the creation of activities promoting historic preservation, the creation and implementation of new preservation legislation or policies, or increasing the community's awareness of preservation through redevelopment, publications, events or literature.

Criteria:
Please clearly define the scope of the project and your long-term role in its implementation and success.

Master Craftsman

Recognizes individuals in Florida who use traditional techniques or methods to achieve authenticity in the restoration of historical resources. Previous award winners have included craftsman who focus on: intricate woodworking, hand-turned wrought iron work, historic pointing of mortar for brickwork, hand-carving of architectural elements and authentic recreation of thatched roofs.

Criteria:
The craftsman's expertise should be one that is considered artistic and rare in today's general construction practices and vital to positive preservation practices. Generally, craftsman who have a significant work record have been considered for the award. Please include in the nomination some of the historic properties the craftsman has worked on.

Roy E. Graham Award for Excellence in Historic Preservation Education

Recognizes professional educators who have made a long-term contribution to the field of historic preservation education, ensuring future generations will continue to preserve Florida's extraordinary history and heritage.

Criteria:
This educational role may be at any level of education and is not limited to institutional academic settings. Recipient will have demonstrated a leadership role in developing curricula and teaching historic preservation principles within a formal program.

Individual Distinguished Service

Acknowledges a career dedicated to preserving Florida extraordinary history and heritage. This award is intended for those persons who have clearly made an impact in their community through their efforts as a preservation activist, advocate or leader.

Criteria:
The individuals will have distinguished themselves over a period of time or be recognized by their community as a leader on a significant project that furthers the understanding of and appreciation for historic preservation.

SUBMITTING A NOMINATION

For each category, applicants will complete an online nomination form. Upon submission, applicants will receive an email with a Google Drive link to which they will upload the necessary supporting documents for the nomination.

The Nomination Process:

Gather Information
Check out this Call for Nomination document which includes all the criteria for making a nomination. Begin to compile information.

Submit Online Nomination Form
Start the online nomination process. This is the beginning of the nomination process and where you pay the nomination fee.

Upload Documents
Once your nomination form has been submitted you will receive an email asking you to upload documents to support your nomination. This will be a Google Drive link and very easy to use.

Success!
After you upload the supporting documentation you have successfully completed the nomination process! We will contact you if we have questions about your nomination. Everyone will receive notification of awards prior to the Awards Ceremony in July.

The following information will be uploaded at the end of the online award nomination form at FloridaTrust.org.

1. Value Statement – A written statement (maximum of two pages) describing why you believe the project deserves a preservation award and the scope of work completed in the project. Please describe the motivation for the project and any obstacles, challenges or necessary community involvement that contributed to the success of this project.

2. Scope – You will be asked to upload the site plan/description of the scope of work.

3. Historic Documentation – Let us know the historic status of the project. Provide supporting materials that reflect the property or district is recognized as a historical resource through submission of a Florida Site File form, National Register/National Historic Landmark listing documentation or local landmark/historic district verification from a municipal/county government.

4. Ownership – If the nominator is not the owner of the property, please include a letter of authorization from the property owner.

5. Project Budget – Please specify whether public or private financing was utilized in addition to identifying the major components of the project budget.

6. Map – Showing the location of the project.

7. Photos – Upload a maximum of twenty photos that clearly depict the scope of work illustrating the historic features, as well as before and after conditions of the project. Before and after photos should be of the same view, if possible. Include general as well as detailed views.

8. Photo Reference Sheet – A reference sheet describing each photo and providing relevant details. Include which photo you would like to serve as the primary photo for the project (to be displayed on the press release and in other marketing materials).

9. Letters of Support – This is very important! A maximum of five letters of support from the community may be shared in support of the nomination.

10. Summary – Brief descriptive statement (limit: 150 words) that will be used in press releases and the awards ceremony.

Awards will be presented at the Preservation on Main Street Conference, July 21-24, in New Port Richey, Florida. Up to three awards will be given for each award-winning team, although additional awards may be purchased for larger teams.

Please let us know if you have any questions! Email **TMatthews@FloridaTrust.org** or call (850)224-8128.