



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, DECEMBER 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 October 21, 2021 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness
 - a) PL2021-0162 Aunt Matilda's Steampunk Trunk - Applicant
SARF of St. Augustine, LLC - Owner
142 St. George Street
To approve a sign that does not meet Architectural Guidelines for Historic Preservation pre-approved colors and fonts.
 - b) PL2021-0161 Les Thomas Architect - Applicant
Historic Fraser Properties, LLC - Owner
3 St. George Street
To construct a bathroom addition to the rear/east elevation of the existing building.
 - c) PL2021-0163 Len Weeks Construction Design Development - Applicant
108-110 St. George Street, LLC -Owner
61 Spanish Street
To construct a walk-in cooler addition and add an exterior exhaust vent to the rear/northeast corner of the existing building.

7. Certificate of Demolition and Partial Demolition

- a) PL2021-0159 Arthur Phillips - Applicant
Arthur R. and Zuella L. Phillips - Owner
120 Bridge Street
To partially demolish a residential building, constructed c. 1894 and 1899, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, to include removal of the chimney, modifications to the existing fenestration, and replacement of the front porch and all existing exterior materials.

8. Continued Items from the previous HARB meetings

- a) PL2021-0152 260 St. George Street, LLC - Applicant & Owner
260 St. George Street
For after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021.

9. Certificate of Appropriateness – City owned property

- a) PL2021-0160 City of St. Augustine, Public Works Department - Applicant
City of St. Augustine / FPL (owner of light fixtures) - Owner
Various Locations
To replace existing street light fixtures and poles within the city limits, including in Historic Preservation Zoning Districts 1 - 5, under FPL's LED program.

10. Planning and Building Staff Communications

- a) Planning and Building Staff Approved Permits Report

11. Other Business

12. 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 October 21, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 21, 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:

Catherine Duncan, Chairperson
Jon Benoit
Paul Weaver, III (left at 5:17p.m.)
Gaere MacDonald

Absent:

Barbara Wingo, Vice-Chairperson, excused

City Staff:

Julie Courtney, Historic Preservation Planner
David Birchim, Planning and Building Director
Isabelle Lopez, City Attorney
Elyse Anderson, Recording Secretary

Ms. Duncan announced that Ms. Courtney would be the new Historic Preservation Officer.

2. General Public Comments for Items not on the Agenda

- Ed Slavin

3. Approval of Minutes

Mr. Weaver noted in the September 16, 2021, minutes on page eight he had recused himself from item 7. (b) 44 Avenida Menendez and wanted that reflected in the record. He also pointed out a typographical error on page one.

MOTION

Mr. Benoit **MOVED** to **APPROVE** the August 19, 2021, and the September 16, 2021, minutes with the above corrections. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan stated item 6. (c) PL2021-0138 withdrawn and item 7(a) PL2021-0104 asked for a continuance prior to the meeting.

Ms. Courtney said item 7. (d) PL2021-0121 had also asked for a continuance prior to the meeting.

MOTION

Mr. Weaver **MOVED** to **APPROVE** the modifications to the Agenda. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Duncan stated staff would not be presenting full presentations only a summary.

Ms. Courtney said the staff report and the application packets were available if any questions were to arise; however, staff would only read the recommendation for the Board.

5. Public Comments related to Expedited Hearing items:

**5. (a) PL2021-0133– Rickey M. Garmon– Applicant & Owner
515 Arricola Avenue**

To demolish a residential building, constructed c. 1955, that is recorded in the Florida Master Site File but is not located in a district.

Rick Garmon agreed to waive his right to a presentation and public hearing.

Ms. Courtney read the staff report recommendation and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 515 Arricola Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. For aluminum windows 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.

Ex Parte Communication:

(None)

14 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

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

There was a brief discussion regarding whether the windows were original to the building and the desire of the Board to salvage the windows.

MOTION

Mr. Weaver MOVED to APPROVE the expedited item 5. (a) PL2021-0133 515 Arricola Avenue to grant a Certificate of Demolition based on the staff report and not a historic building under the code or a contributing building to a National Registered District with one condition for the applicant to make a 'good faith effort' to salvage and repurpose the aluminum windows. The motion was SECONDED by Mr. MacDonald

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

**6. (a) PL2021-0128– Boston Painting Services– Applicant
Trinity Episcopal Church of St. Augustine– Owner
215 St. George Street**

To apply a mineral based coating to the existing exterior stucco of the original church 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 finds that the board can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 215 St. George Street:

1. Approve if the HARB finds that the proposed coating is an appropriate material that will not cause long-term damage to the building's exterior and will duplicate the existing as closely as possible in strength, composition, color, and texture

2. Continue the application if the HARB finds that more information and documentation about the proposed coating is needed.

Danny Boston reviewed the application.

Ms. Duncan stated she and Ms. Courtney met with the representatives from the church, and the State of Florida Preservation team. She said she also spoke with Ken Smith after the discussion since he had worked on the building previously.

Mr. Weaver asked if the State Historic Preservation officer was on the call.

Ms. Duncan stated she was but not the preservation architect and deferred to HARB for the decision.

Ms. Courtney said there had been several discussions with the State because the church had a restrictive covenant for any exterior work. She said the Chief of the Historic Preservation Bureau at the State, said the Preservation Architect and Grant positions were vacant. She said she confirmed with a federal tax grant person who had used the product. She said they spoke to Ken Smith, architect who had worked on Memorial Presbyterian Church and Danny Boston used that product on the church and Mr. Smith confirmed Mr. Boston had done an excellent job. She said the concern was the material was different from the material of the church. She said the State had left it up to the Board discretion.

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

The Board discussed:

- Should use the same standards and consistent State Historic Preservation Office (SHPO)
- Bowles Hall built in 1925 was on the National Registry and used the same material

- Would be more accepting if Ken Smith, the architect wrote a letter approving the material
- State approved of the material
- Product was not familiar to the public
- Mainly being used on unfinished concrete, bright colored homes and was gaining popularity
- Should test a small section of the church as it could not be undone
- Applicant had used the material multiple times
- Product had been used by masons in Europe on historic buildings
- Asked applicant to share knowledge on the masonry buildings and share what had been learned
- In favor of the product being used on historic buildings
- Previously discussed using a clear coat on the historic part of the church
- Paint covers as a solid material
- Would be a smooth un-textured surface and would take away the character of the building
- Building had never been painted

Ms. Duncan stated during the meeting she had she was told that stucco would deteriorate, but she spoke to Ken Smith, and he said that was not accurate and it would need to be repaired. She said she looked around the building and saw there were cracks that needed to be repaired. She said she was concerned there was not a preservation architect on the project.

The discussion continued:

- If a solid material were added building texture would change
- Other product options were available
- Applicant could provide samples of different available products
- Ken Smith and State previously recommended a 'clear coat'
- Should not create a false sense of the aggregate

- Concerned with having a monolithic color
- Applicant could color match with different products
- Product able to be thinned to be almost transparent
- Patches on stucco would be visible
- Repairs could be done to maintain the building
- Clear coat would not hide cracks
- Calking would be seen since building was stucco
- Building did not have major cracks, but the cracks provided character
- Thought there was a conflict with the standards since building had never been painted
- Anything that changed the building could be inappropriate
- Building was very important and should be thought out thoroughly
- Product could help keep a more 'historic look'
- Unfinished aggregate was part of the building's patina

Mr. Boston asked if he could provide samples to the Board. He said he could speak to a mason to provide mockup boards with what the building could look like.

Mr. Weaver stated before any work was done on the building he suggested speaking to Ken Smith.

Mr. Benoit stated he thought the review for Memorial Presbyterian Church's coating was scrutinized since it was a National Landmark building.

Mr. Boston said that church had been brushed with thinned concrete and had to have numerous repairs and looks more monolithic than from when they started but the integrity of the building would be saved compared to the cracks and breakdown over time.

Ms. Duncan said there were other ways to stop water intrusion from entering a building not only through the walls and that may need to be addressed in other ways.

Mr. Boston stated that any unfinished concrete will absorb water and when the water gets drawn back out, it would break down the concrete.

Mr. MacDonald asked if an architect could be hired for this project since it was of vast importance.

Mr. Boston said he had two he could ask; however, the roof had been replaced and the wooden roof around the steeple had been replaced as part of a grant. He said he did not think there were any issues with water getting into the building, only through the unfinished stucco.

Public hearing was opened:

BJ Kalaidi said she thought the application should be continued and samples should be brought in to show the Board in order for them to make the best decision.

Martha Chance said when they spoke about aesthetics, they were referring to the patina and the goal was not to make everything look new in St. Augustine.

Public hearing was closed.

Mr. Weaver stated he thought based on the discussion he thought the application needed to be continued and should have the opinion of Ken Smith. He said the building was important should be addressed.

MOTION

Mr. Weaver MOVED to CONTINUE application PL2021-0128 to the November 18, 2021, HARB meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (b) PL2021-0134 – Dailey Builders LLC– Applicant
Baker Family Revocable Trust– Owner
123 St. George Street**

For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Ms. Courtney stated she received an e-mail stating the applicant might not be able to attend and sent in more documentation that was not included in the application packet. She said it was the Boards decision on if they wanted to hear the application.

MOTION

Mr. Weaver MOVED to CONTINUE application PL2021-0134 to November 18, 2021. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (c) PL2021-0138– Shirah and Company, LLC, OBO T-Mobile South, LLC– Applicant
Grace United Methodist Church – Owner
8 Carrera Street**

To evaluate for reasonable compatibility the installation of new wireless antennas inside the bell tower openings of a

building that faces the HP-3 Zoning District.

Applicant withdrew the application prior to the meeting.

7. Continued Items from the previous HARB meetings

**7. (a) PL2021-0104 Certificate of Demolition Continuing from August 19, 2021– Trinity Independent Methodist Church, Inc.– Applicant & Owner
84 Bridge Street**

To partially demolish a church building constructed in 1913, limited to the bell tower, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Applicant asked for a continuance to the November 18, 2021, meeting.

**7. (b) PL2021-0091 Certificate of Demolition Continuing from September 16, 2021– 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.

Ms. Courtney read the staff report and said Based on a review of the AGHP, previous discussion by the HARB at the September 16, 2021, HARB meeting, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 144 Martin Luther King Avenue:

1. Continue to allow more time for the applicant or building owner to provide additional documentation if the HARB

determines that more details are still needed to determine the condition of the existing building and/or the applicant or building owner has not sufficiently demonstrated that a denial will cause undue economic hardship

2. Approve if the HARB determines the removal of the contributing building will not be detrimental to the historic and architectural character of the city and that the applicant or building owner has sufficiently demonstrated that a denial will cause undue economic hardship

3. Deny the demolition if the board finds the removal of such building will be detrimental to the historic and architectural character of the city and that the applicant or building owner has not proven that a denial will cause undue economic hardship

Hunter Haden and Bob Morgan reviewed the application.

1 additional response was received after the previous meeting.

The Board and applicants discussed:

- Major concern was the inside roof
- Roof was inadequately able to support the additions
- Load was on the king post and should not be an issue
- Original structure was compromised due to extensive termite and water damage
- Exterior looked to be in good condition
- Foundation needed repairs
- Sensitive to losing buildings in Lincolnville due to losing historic designation
- Homes shown in other locations were too modern
- Pricing of \$205,000 estimated on record for repairs to address the deficiency in the building

Mr. Haden said after the last meeting he addressed several scenarios on the economic hardship:

- Renovating the existing home
- Rebuilding the same home at 708 square feet
- Rebuilding as a rental
- Rebuilding a slightly larger house at 1,500 square feet

Mr. Haden stated he created a spreadsheet with all the information for the Board to review.

Ms. Duncan stated she reviewed the breakdowns of the numbers and questioned why the gypsum wall board on the original building cost more than the gypsum wall board on the proposed building. She asked why the numbers were higher for the renovation.

Mr. Haden stated the numbers were standard as renovations required more prep work and would take longer than building new.

Mr. MacDonald agreed and thought the prices were not unreasonable.

Ms. Duncan asked what qualified as a hardship.

Ms. Lopez stated there was criteria in the Code and the burden of proof was on the applicant. She said the report had been presented from the architect or structural engineer, which was part of the criteria. She said proof of reasonable or undue hardship could be demonstrated by the following:

- Estimated cost of proposed construction, demo, or removal
- Estimated market value of the property under the current conditions
- Estimated market value after the proposed construction
- Estimate of economic feasibility of rehabilitation or reuse

- Annual gross income for the past two years of the property

Ms. Lopez said there were eleven in total, and these were just a few that could be considered.

Ms. Courtney stated the information was on page six of the staff report for reference.

Ms. Duncan thought the applicant would not lose money if he were to renovate and sell the property.

Mr. Benoit said the property was recently purchased and the offer price for property could have been higher than it was worth because the applicant thought he could demo the structure and that did not constitute a hardship. He said he thought it was an owner created hardship. He said this would negatively impact the neighborhood by removing the structure. He stated he was not in favor of the demolition because it did not meet the City's thresholds and was concerned with setting precedence. He said if the property was a contributing structure in a historic district full demolition would be reviewed very carefully.

Mr. Weaver said most of the value was in the land and with rising property values he thought the applicant could sell for a profit. He pointed out there were tax credits and benefits in preserving the building that had not been considered. He stated he did not see an economic hardship. He said the home was smaller and to become more marketable, the applicant wanted to increase the square footage. He suggested a compromise to preserve the original structure and then add an addition that could accommodate the extra square footage. He said none of those factors had been considered and he felt the burden of proof had met.

Mr. Benoit stated with this property he was unsure of what was a surprise and based on the pictures provided, the issues should have been foreseeable.

Mr. Haden said the home was covered in aluminum siding when purchased and was not removed prior. He said they were able to see the foundation issues and once the plaster was removed inside, they were able to see more issues. He said they had not demolished a historic building before, and the intent when buying the home was to renovate.

Mr. Benoit said the Board had to be careful because Lincolnvile was losing to many structures and once they were gone they could not be replaced.

Ms. Duncan thought it was a great home to restore and had a lot of potential.

Mr. Haden asked how far Lincolnvile was from losing the historic designation.

Ms. Courtney stated Jenny Wolfe, the previous Historic Preservation Officer for the City of St. Augustine, complied information for the proposed partial demolition ordinance and in Lincolnvile went from 81% down to 67% of the historic contributing buildings. She said the rule was 51% of the buildings in the district had to be deemed historic contributing structure.

Mr. Weaver said this was a historic city and we should want to maintain the historic character.

Mr. Haden stated he agreed; however, he thought they provided a good financial break down of both renovation and new. He said this was a small family-owned company and taking a large financial hit could impact his business.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappas stated the economic value in Lincolnvile was the historic buildings. He said he did not see an economic hardship.

He said the application was for demolition and should be denied.

Ed Slavin thought the application should be denied and not continued since the burden of proof was not met.

Public hearing was closed.

The Board discussed continued:

- No reason to continue unless applicant could provide additional information
- Thought it could be a partial demolition but not full

Mr. Haden requested for a continuance to allow them more time to go through the options suggested by the Board and would allow him additional time to present more information.

MOTION

Mr. Weaver MOVED to CONTINUE item 7. (b) PL2021-0091 144 Martin Luther King Avenue to November 18, 2021. The motion was SECONDED by MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (c) PL2021-0118 Local Landmark Designation in association with a Certificate of Demolition Continuing from September 16, 2021– 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. In addition, to evaluate the property by the Historic Architectural Review Board for

designation as a Local Historical Landmark using criteria and standards established by the National Register of Historic Places substituting importance to the City and State levels rather than the nation as a whole.

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 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 integrity of the city, the HARB can approve the demolition and staff would recommend the following conditions:

a. For all exterior and interior salvageable 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

¹ Break from 2:44 p.m. – 2:53 p.m.

shall not be limited to, photographs and measured drawings.

Mr. Weaver asked how many of the criteria needed to be identified to designate the property as a local landmark.

Ms. Courtney stated she thought it was similar to the National Register designation and it only needed to meet one.

16 certified notices sent, 6 total were returned, 4 were in favor of local landmark, 2 were in favor of demolition, 1 was opposed to local landmark, 4 were opposed to demolition and 3 had comments.

Charles Sears reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Martha Chance spoke in favor of the designation and thought the demolition would have a negative effect on the neighborhood and would affect the density. She thought the building met the criteria to become a local landmark and encouraged the Board to designate the property as such.

Deborah Sanders stated she grew up in the home and it was in the process of being sold until three days ago; however, it needed a lot of repairs, and the repairs would cost a vast amount.

Ed Slavin spoke in favor of the application and thought the home should be deemed a local landmark. He felt the applicant was mocking the historic preservation ordinance and the history of Davis Shores. He thought the home should be designated as a historic landmark.

Public hearing was closed.

The Board discussed:

- Had a strong National Register Program and Historic Preservation (HP) District program
- Five HP districts in the City
- Building met the threshold for integrity
- Thought the home met the Association with an Event, which was the Florida Boom in the 1920's
- These buildings were the embodiment of the Florida Boom
- Event did not have to be a success, it could be a failure, but it was still part of St. Augustine's history
- Met the criteria for Association with important individuals, D.P. Davis, and Harold Ryman
- D.P. Davis had the idea and was the creator of Davis Shore
- Harold Ryman was the owner of a business in the community directly associated
- Thought the property met at least two of the criteria for a landmark designation
- Building was important and strongly felt it should be on the register
- Ryman connection was significant
- Ryman sold the properties after the death of DP Davis
- Building had integrity and materials seemed to be original to the home
- Was tied to the landmark event and people of Davis Shores
- Provided as a reminder to the community of the history and connections
- Landmark status normally came from a demolition request
- Thought the home had a real 'Florida Feel'
- Property was unique for the scale and quality of the design
- Property needed restoration but was in good condition
- Agreed with the nominating the home for local landmark status

Mr. Sears stated the Board had established the home was related to the Florida Land Boom. He questioned the Board about when did the Florida Land Boom stop.

Mr. Weaver stated it was associated with the hurricane in Miami, and it started to end in 1926 and declined through the Great Depression.

Mr. Sears stated D.P. Davis died in 1926 and the Florida Boom had already ended.

Mr. Weaver stated the Florida Boom was generally post WW1, 1919-1926. He said this development was within that period.

Mr. Sears stated this house was not built until 1927. He said he did not understand how this home was related to the Florida Boom when it was built after it had ended and thought it could not be connected to D.P. Davis since he had already passed.

Mr. Weaver replied part of Boom period was when Davis Shore was developed. He said it ended over time not suddenly.

Ms. Courtney stated the staff report indicated the home was built between 1925-1927 and that was based on historical research.

Mr. Sears stated there were multiple dates on the staff report of when the home was built. He did not believe there was a set date of when the home was built because there were different years listed.

Ms. Duncan stated no matter when it was constructed the home was part of the continual history of the development of Davis Shores.

Mr. Sears stated they contributed Mr. Ryman to be associated with the home and the Board was required to consider his significant contribution during the period of association. He felt owning a real estate firm was not historical.

Mr. Weaver disagreed. He said Ryman was important during and after the period. He said he was part of his responsibilities were related to the settlement of the bankrupt Davis Shores and he lived in the home.

MOTION

Mr. Weaver MOVED to APPROVE the landmark designation based on its integrity, based on the association of the Florida Land Boom, based on the association with Mr. Davis and Mr. Ryman and the architectural significance locally. The motion was SECONDED by Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Mac Donald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Duncan stated the second part of the application was for demolition. She said this was an important home.

Mr. Sears stated if it were to be a local landmark and not demolished would be an economic hardship. He said he owned the property, and he did not have the finances to renovate the property. He felt the Board set a precedence with the Knights of Columbus house and a demolition precedence had been set for Davis Shores. He stated he had not been informed that if the Board would discuss economic hardship at this meeting and this was strictly about landmark designation nomination.

Ms. Courtney advised it was clearly advertised and the staff report provided also had that information in it.

Mr. Sears stated he wanted a continuance to provide more information to the Board since he did not think it had been considered. He said he received the home from his grandfather and the home needed repairs. He said he thought there was a buyer up until three days prior and that was

why the home had not been listed with an agent.

Ms. Duncan stated she felt the Board had reviewed the economic hardship and thought Mr. Sears had stated he did not have the funds for the renovations.

Mr. Weaver stated he thought the Board should continue the application to allow additional documentation to be submitted.

MOTION

Mr. Weaver MOVED to CONTINUE to the November 18, 2021, HARB meeting. The motion was SECONDED by Mr. Benoit

VOTE ON MOTION:

AYES: Weaver, Benoit, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (d) PL2021-0121 Certificate of Appropriateness Continuing from September 16, 2021 – 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).

Applicant asked for a continuance to the November 18, 2021, meeting.

8. Certificate of Demolition and Partial Demolition

8. (a) PL2021-0136– Cronk Duch Architecture, LLC– Applicant
36 Granada, LLC– Owner
36 Granada Street

To partially demolish a commercial building, constructed c. 1905-1910, that

is recorded in the Florida Master Site File but is not located in a district, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

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 finds that the board can APPROVE a Certificate of Demolition at 36 Granada Street because it is not a local landmark or otherwise designated as a historic building and the partial demolition will not be detrimental to the historic integrity of the city.

Henry See reviewed the application.

Ex Parte Communication:

(None)

8 certified notices were sent, 0 were returned in favor, 0 were returned opposed, 0 had comments and 4 e-mails were attached.

Public hearing was opened.

Aaron Jockers opposed the application and pointed out the design did not highlight St. Augustine's architecture. He said it should be nominated to be a historic landmark as it would be beneficial to Lincolnville. He said he did not understand why the structure could not be maintained.

Ed Slavin opposed the application and thought the application should be continued to research local landmark status. He stated movies were a part of the history in the City and this was a gathering place for the community. He thought the building was historic.

BJ Kalaidi opposed the application and stated because it was just slightly outside the historic district that caused an issue. She felt it was completely inappropriate. She said she was concerned with the

parking and with Granada being a one-way street. She said the design was modern and not historical.

Public hearing was closed.

The Board discussed:

- Pleased that the applicant did not want a full demolition
- Building had flooding issues
- Retaining building and massing was not changing
- Photos showed openings from when initially built
- Appropriate use of the building
- Unsure of the building's integrity for a local landmark designation
- A lot of openings on the corner but was an adaptable reuse
- Board unable to review the traffic concerns
- No negative effects for the building being more open
- Clashed with the historical aspect of the area
- Thought openings could resemble the store previously there
- Building did not have any fenestration
- Reported to be largest brick building
- If brick was exposed and back to the original store look would represent history for the town
- Not against the development of the project
- Unable to be a local landmark due to integrity threshold
- Conversion to a movie theater the building lost all the fenestration

Mr. Weaver asked if HARB would have design review authority since it faced Historic Preservation (HP) district.

Mr. Birchim said the Board would not, and that only applied to HP districts one, two and three. He stated the Board's authority only extended to the partial demolition.

The discussion continued:

- Encourage the applicant to keep in mind the history of the building
- Thought reopening of the building was a way to take it back to the business and shop
- Wanted the design to take in the context of the surrounding buildings
- Demonstrate why the design was acceptable
- Context was what people reacted to and building was taken out of context as a standalone building
- Board was unable to review the design
- Was in favor of the partial demolition
- Would feel more comfortable approving if design fit the area
- Thought the current design did not blend with the area
- Massing of the openings were too large

Mr. Weaver stated the front of the packet had a different photo that seemed to look appropriate; whereas the photos in the packet seemed to be entirely different and were a different scale. He said he understood the issues but there was no reason to deny a partial demolition based on the design.

Ms. Duncan asked if the parapet on the façade the same height as the parapet was currently.

Mr. See responded in the affirmative.

Ms. Duncan questioned the heights of the openings with the transoms.

Mr. See replied on the design it was higher.

Ms. Courtney said in the applicant's packet there were interior demolition pictures on pages fourteen and fifteen showing what had been originally behind the stucco. She stated the Florida Master Site File the survey photograph was included which

showed what was there before it had been altered.

Mr. See said the height of the parapet and the massing had not changed. He said none of it would be above the roof and it was all penetration to open the blocks to create store fronts and covered seating.

The discussion continued:

- Left bay original opening seemed clear and was the same for the project
- Other openings were showed below the wall mounted lantern
- Three brick bay openings were tall
- Would support partial demolition if limited to the infill of the bays
- Would be the recreation of the historic openings
- Would remain the same just lower the brick
- Southern Grounds opening was placed where previous opening had been located
- Lower brick openings to where they were located originally

Mr. See stated the height of the opening was extended because of the flood elevation. He said the flood elevation was at eight and they had to raise the entire deck of the building. He stated the front area was raised to five and the back area to eight.

There was a brief discussion regarding elevations and opening heights to assist with flood mitigation while protecting the integrity of the building.

Mr. MacDonald said for simplicity for a partial demolition should be the original existing openings. He said if they lost two feet below it could be added to the top.

MOTION

Mr. MacDonald MOVED to APPROVED the partial demolition of application PL2021-0136 at 36 Granada Street to reopen the front façade of the building on the existing pattern as the original building, with the exception proviso on the sections where they were raising the floor two feet would allow two feet increase in the height of the opening in those related spaces. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) PL2021-0119– Jerry D. Bain – Applicant & Owner **181 Martin Luther King Avenue**

To demolish a residential building constructed c. 1910-1917, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, to include removal of the roof, rear elevation and porch, elements of the front porch, and fenestration modifications.

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 finds that the board can take the following actions for a Certificate of Demolition at 181 Martin Luther King Avenue:

1. Review as a partial demolition with the finding that the house has already lost its architectural integrity with the changes over time that resulted in the removal of all historic exterior materials and alterations to significant features like the porches

2. Continue the application to allow the applicant time to provide the required condition assessment and optional

economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

Jerry Bain reviewed the application.

The Board provided their ex parte communication.

21 certified notices were sent, 0 were returned in favor, 1 was returned opposed and had comments.

Public hearing was opened.

BJ Kalaidi pointed out this was not a full demolition but only a partial demolition. She asked if there would be a porch in the front of the home and if the home would be a contributing structure in Lincolnville.

Ms. Duncan stated she did not believe it would be a contributing structure.

Ms. Courtney stated if the district was reevaluated it more than likely would not be, and was unsure if it was in the current state. She said the next few applications were submitted as a partial demolition, but the threshold might exceed that because the Board was not able to review the design but only the demolition within the area. She said the proposed building plan would not resemble the historic structure that was a contributing structure.

The Board discussed:

- Unsure how much was left from the original structure
- All Hardie on the outside and all new windows
- Building would not be represented in the same way
- Roof and back of the house were coming off
- Not much of the original fabric left
- Integrity was the threshold for a landmark

- No reason to deny based on the loss of integrity

MOTION

Mr. Benoit MOVED to APPROVE a partial demolition for application 2021-0119 finding that the existing building has lost most of its original historic integrity. The motion was SECONDED by Mr. Weaver

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) PL2021-0137– John Valdes & Associates, Inc– Applicant
Joseph Griffin– Owner
115 Bridge Street

Mr. Weaver recused himself.²

To partially demolish a residential building, constructed c. 1800, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the roofs of the front and side porches, dormers, and historic accessory structures.

Ms. Courtney read the staff report and said based on a review of the AGHP, without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Partial Demolition at 115 Bridge Street:

1. Approve with the finding by the HARB that the removal of the proposed elements requires a compromise to mitigate against further damage to the structure and the following conditions in accordance with Section 28-89(2)d6:

a. At the applicant's expense, salvage and preservation of any coquina and other

² Attached to original packet

salvageable materials for reuse in the restoration of the house or other historic properties.

b. At the applicant's expense, the recording of the structure for archival purposes prior to the partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

2. Continue if the HARB determines more information is needed on the existing conditions or the project areas proposed for demolition, or if proposed replacement plans are requested.

Les Thomas reviewed the application.

The Board provided their ex parte communication.

35 certified notices were sent, 1 were returned in favor, 0 were returned opposed, and 1 had comments.

Public hearing was opened.

BJ Kalaidi stated she thought what the applicant proposed would not take the property off the National Register and her main concern was protecting Lincolnville.

Public hearing was closed.

The Board discussed:

- Tax credit would hold home to a high standard and could stay on the National Register
- Thought the loggia was in good condition
- Supported the application
- In support of the home being restored
- In need of demolition in order to restore the home
- Porch had to be removed but would replace with what had been there previously

- Encouraged communication with staff if beyond the scope of what had been discussed by Board

MOTION

Mr. Benoit MOVED to APPROVED application PL2021-0137 finding that a partial demolition will not adversely affect the historic integrity of the house. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Benoit, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

John Valdes invited the Board to stop by the property. He said he was very excited to be involved with the restoration of the home.

Mr. Benoit stated he thought this would be an application for a full demolition since the home was in disrepair; however, he was pleased it was only a partial demolition.

8. (d) PL2021-0132– John Valdes & Associates, Inc. – Applicant
Charles M. Sapp– Owner
160 Oneida Street

Item heard before 8. (c)

To demolish a residential building constructed c. 1885-1894, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the roof, second floor, the front porch, and the majority of the first floor.

Ms. Courtney read the staff report and said based on a review of the AGHP, discussions by the HARB for a previous Certificate of Demolition application (F2018-0118), and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 160 Oneida Street:

1. Review the application as a Certificate of Partial Demolition.

2. Continue the application to allow the applicant time to provide updated and a more comprehensive structural assessment and economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

Charles Sapp reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, 0 were returned opposed, and 2 had comments.

Public hearing was opened.

BJ Kalaidi stated she was concerned if the building would be a contributing structure. She said the district percentage would be reduced after these historic structures were demolished.

Public hearing was closed.

Mr. Benoit asked if the submitted site plan was accurate and if it had a ten-foot setback. He said regarding the overhangs, the new overhangs would encroach when added back with the new additions. He said the lot was fifty feet wide, but he was unsure if the setbacks were ten feet.

Mr. Birchim stated when a building was nonconforming and demolished after an approved Certificate of Demolition, then the footprint was grandfathered in for one year, and the new building could be reconstructed within the one year retaining the nonconforming setbacks and would have to be substantially completed within that year to retain the setbacks.

Mr. Benoit asked they could remove the roof and add a new roof with overhangs.

Mr. Birchim stated they could not be more nonconforming, but they could be in the same footprint. He said if they added an addition to the back of the home that would not be grandfathered in, and the extension would have to meet requirements.

Mr. Benoit asked if the ten-foot setbacks were accurate.

Mr. Birchim stated for a conforming lot, ten-foot setbacks were accurate; however, for a nonconforming lot it would be ten percent of the width of the property.

Mr. Benoit informed the applicant that the new proposed addition would exacerbate a grandfather condition and would need another review by a different Board.

Mr. Sapp stated each time he had spoken to the City they were in the setbacks except for the southwest corner of the building which was one inch over the setback. He said it was not straight on the lot but at a slight angle. He said his understanding was the setback was five feet on the side, both from the surveyor and the City.

Mr. Benoit said it seemed to not be an issue if it was five feet for the new roof. He said this was a major change to the architecture of the house and when previously reviewed for full demolition, they focused on the bay window as it had integrity. He said he was pleased that the bay window would be saved but overall, it was a full demolition.

The Board discussed:

- If property was a contributing structure, it would lose that status
- By preserving the one section it maintained the streetscape
- Able to manage the overall scale of the product
- Roof had changed dramatically
- Hip roof shown in the photograph made the front elevation what it was

- Two doors were not in the original plans but would be in the location of where it would have been
- Thought the hip roof was an important part of the building
- Thought the roof line would adversely affect the character of the house and would adversely affect the character of the neighborhood
- Front elevation the same where the bay window was
- Would keep the way it was currently only changing the roof line, adding back the window above the bay window and doors as shown on the elevation
- Pair doors above and single door below
- Porch would not be moved
- Building would be off the register if applicant removed roof, second floor and most of the first floor
- Unsure as to why they wanted to demo so much of the building instead of working with what they had
- Applicant wanted to keep as much of the structure as possible
- Downstairs room span was 2x4 (floor joist) with no support and would not meet code
- Applicant wanted to restore what was able to be restored
- Studs were not attached, and the siding was termite eaten
- House widens on the front southside section
- Back of the home not an issue
- Demo plan showed large area rear of the first and second floor could come off without affecting the integrity or the neighborhood but limit to that area
- Shifting of the south wall would cause an issue if removed
- Should protect the integrity of the building
- Unsure about expanding the home because it would cause it to lose the character of the building
- If significant termite damage could repair and replace as needed but not changing
- Applicant did not think the south side expansion would change the overall look of the home
- Current addition was added in the 1960's
- Would restore back to the original look but a bit larger
- Additional space needed for the new staircase
- Not in agreeance on approval for an extension
- House had been tented for termites
- West wall had to be removed and some of the interior support
- Had a builder who was into preservation
- Home had been raised and beams replaced
- Would have to replace all the flooring on the second floor and tie back into north wall
- Was not in favor off adding an addition to the south side as it changed the integrity of the front of the building
- Porch on the first floor had fallen off, which would be reconstructed
- Second floor porch was rotten and dangerous which was to be repaired and reconstructed
- Board agreed to a partial demolition to the west side, back of the house, but not the in agreeance to the south side
- Perhaps table the application and come back with new architectural plans
- Applicant cannot get all items needed in the home without the expansion
- Board was concerned with the exterior and the streetscape
- If main structure was left alone and built in the back of the property might not be an issue

- If able to see original roof lines and discern the addition would be able to support

MOTION

Mr. Benoit MOVED to CONTINUED application PL2021-0132 to the November 18, 2021. The motion was SECONDED by Mr. MacDonald

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Staff memo regarding October 5th PZB meeting discussion related to proposed partial demolition ordinance language

Mr. Birchim provided an update for the Board and thanked them for attending the Planning and Zoning Board meeting and providing feedback about the proposed Ordinance. He said it would be discussed at the next meeting, November 2, 2021, and if they wanted to attend, they were more than welcome.

Mr. Benoit stated the plan as written allowed HARB to have design review for demolitions and he was unaware of that and questioned if it should stay in the Ordinance.

Ms. Courtney stated that if HARB could review what was being replaced it would be beneficial to the Board.

³ Break at 5:17 p.m.-5:28 p.m.

Ms. Duncan noted that the Board was already able to do that in the Historic Districts but currently if any other contributing builds were doing a partial demolition, it would not have to come before HARB.

Mr. Birchim stated it would reduce the amount of inventory coming before HARB.

Mr. MacDonald stated the language was important and what would be allowed to be put back would be more in the form than the materials.

Mr. Birchim stated the Board could advocate; however, PZB could change the language, but HARB could not.

Mr. MacDonald asked how the Board was able to protect the homes that were significant that were outside a historic district.

Mr. Birchim stated it could be done through demolition which was how it had been done thus far or when they applied for a preservation property tax exemption that could also be tied to local landmark status. Or to be proactive, have a historic preservation planner create a list of homes of potential landmark status properties and present them to HARB and invite the homeowners to HARB for review to add to the National Register.

Mr. MacDonald thought this would be wonderful to see; however, could be a project for a later date. He stated he felt there were many homes that should be addressed.

Ms. Duncan stated some homeowners were not aware of how to start the process for local landmarks and she felt this could be a way to get the information out to the public.

10.(b) Election of Chair and Vice-chair

The Board had a brief discussion about a new chairperson and vice-chairperson.

MOTION

Mr. Benoit MOVED to elect Ms. Duncan as the Chairperson and Mr. MacDonald as the Vice-Chairperson. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Adjournment

There being no further business, the meeting was adjourned at 6:04 P.M.⁴

Catherine Duncan, Chairperson

⁴ Transcribed by Elyse Anderson



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 16, 2021 Meeting**



Application PL2021-0162

Address: 142 St. George Street

Applicant: Aunt Matilda's Steampunk Trunk

Property Owner: SARF of St. Augustine, LLC

Project description: To approve a sign that does not meet Architectural Guidelines for Historic Preservation pre-approved colors and fonts.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ06481 (Number assigned – no survey found)
National Register:	Town Plan NR District: Noncontributing	Construction date:	1933
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1977200000		
Agenda Item:	6(a)	Previous Action(s):	COA 2000-0819: Approval to replace single storefront with two new storefronts

STAFF SUMMARY AND ANALYSIS:

- 1) Located on the west side of the pedestrian St. George Street at 142-144, just south of Treasury Street, the c. 1930s masonry vernacular building was divided into two storefronts after a 2000 HARB approval.
- 2) The applicant is seeking approval for a sign with a design that includes brown, blue, and metallic gold colors and fonts that do not match the pre-approved colors and lettering styles. The applicant was made aware that by changing to pre-approved colors and fonts, the sign could be administratively approved. Signs may be approved by HARB if they do not meet the pre-approved colors and fonts for administrative approval.
- 3) When comparing the proposed colors to the pre-approved colors:
 - a) Several brown tones exist that resemble proposed color 161 C including Dark Brownstone (SW 6089 “Grounded”), Rookwood Medium Brown (SW 2807), Rookwood Dark Brown (SW 2808), Fairfax (SW 2856), and Aurora Brown (SW 2837)
 - b) The proposed blue accent/font color 3105 C most closely resembles pre-approved colors Shutter Blue (Benjamin Moore 748) and Grey Blue (Benjamin Moore 744); however, 3105 C is brighter than both colors.
 - c) Metallic 871 C, proposed for the lettering and accents, appears to be a gold leaf-type color. Gold leaf finishes have been accepted as an appropriate accent for signage in the historic district in the past, and there are several examples of its use for both lettering and accents along St. George Street.
- 4) The custom fonts proposed share elements of several pre-approved fonts including Grant Antique, Cabaret, Grange, Rennie Mackintosh, and Avenida but do not resemble a single pre-approved font close enough to allow for administrative approval.
- 5) The proposed round shape and metal material are appropriate for the post-1821 architectural style and vinyl adhesive over appropriate sign material (metal or wood) has been administratively approved in the past as an equivalent to paint (color permanently affixed to the appropriate material).
- 6) The location, size, and height above ground level meet Sign Code requirements for Historic Sign Zone 1.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Appropriateness** for a new sign at **142 St. George Street** if the HARB makes the following findings:

1. The proposed colors are generally appropriate based on:
 - a. Pre-approved browns closely related to 161 C
 - b. Common use of gold-leaf style paint, similar to 871 C, as an accent and font color
 - c. 3105 C (proposed blue) is a border accent and secondary font color and is not a predominant color on the sign
2. The proposed custom fonts are appropriate because they share similar elements to pre-approved lettering.
3. The proposed use of vinyl adhesive has been administratively approved for signs in HP-2 as an equivalent to paint (color permanently affixed) when placed on an appropriate material
4. All other Historic Sign Zone I criteria will be met.

Candice Seymour

Candice Seymour, Planning and Building Clerk

SUMMARY SCOPE OF WORK:

1. Install a new double-faced circular black metal bracket sign, that is 29" diameter in size. with custom fonts and colors that are not pre-approved:
 - a. Proposed colors correspond to Pantone colors: 161 C (brown color for circular border and font shading); 3105 C (blue color for border accent and font); 871 C (metallic gold color proposed for the lettering and accents)
 - b. Custom fonts are proposed
2. Sign will be hung from an existing iron bracket, which is centered above the storefront on the building's front façade/east elevation, with the bottom of the sign at a height of 10'2"

All other requirements for material, location, size, and height from ground level appear to meet those for Historic Sign Zone 1.

CITY CODES/DESIGN GUIDELINES:

SIGN CODE (See attachment 2)

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Pre-Approved Guidelines

Some projects, while still requiring a permit from the Planning and Building Division, do not require review and approval by the Historic Architectural Review Board (HARB). Projects which meet the following criteria are “pre-approved”:

4. Installing new signs, or repainting or changing the copy of existing signs using a combination of the colors on the pre-approved color charts; provided the sign contains no graphics or very simple graphics; provided the sign copy uses one of the pre-approved lettering styles; and provided the colors and lettering style are appropriate for the architectural style of the building;

SIGNS

Secretary of the Interior’s Standard’s for Rehabilitation 2, 4, and 9 apply.

- 2. Retention of Distinguishing Architectural Character**
- 4. Retention of Significant Later Alterations and Additions**
- 9. Compatible Contemporary Design for New Alterations and Additions**

The sizes, types, numbers and locations of signs everywhere in the city are regulated by the Sign Code. Permits are required to install, repaint, move or change the copy of any sign. Signs must be on the same property as the business or use they are advertising.

Installing or altering signs without a sign permit, or violating the terms and conditions of a sign permit will result in a Stop Work Order, a citation or an appearance before the Municipal Code Enforcement Board. All of these actions may result in fines.

Specific regulations and restrictions such as sign zones, sign types, dimensions and locations are addressed in Chapter 3 of the City Code.

Additionally, in historic preservation zoning districts, the colors, lettering styles, graphics and materials for signs are also regulated. **All signs in historic preservation zoning districts must be approved by the Historic Architectural Review Board (HARB) prior to issuance of a permit or must meet pre-approved guidelines. Signs meeting pre-approved guidelines for colors, lettering style, graphics, materials, and lighting may be approved by the Planning and Building Division.**

Pre-approved color charts and examples of pre-approved lettering styles are available in the Planning and Building Division.

All signs must be permanently mounted to the building or anchored in the ground. Surface graphics (signs painted directly on the facade of a building), portable signs, internally illuminated signs, streamers and pennants are specifically prohibited in the Historic Preservation Districts.

Generally

- It is most appropriate to locate new signs on the flat, unadorned parts of a facade, including above doors or windows.
- Use simple design and lettering styles such as block-style and serif style, painted in high contrast to the sign board color.
- Sign panels should be square or rectangular and flush mounted.
- Highly ornate signs are inappropriate.
- Signs that obscure architectural details such as windows, cornice, decorative brickwork and storefronts are inappropriate.
- Signs that interfere with the sight lines of adjoining buildings are inappropriate.

Other Post-1821 Styles

Appropriate materials are wood and metal. Letters and graphics may be painted directly on the sign board; separate carved letters or graphics, or tiles may be fastened to the sign board; or the sign may be routed to result in either raised or recessed letters and graphics. Signs made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, post, wall, fascia and freestanding. Brackets or chains which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are not appropriate.

Wood posts or metal poles which are anchored in the ground to support signs may be appropriate. Other support structures which are anchored in the ground to support signs must be made of coquina, smooth stucco over block, or brick.

Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes. Edges may be routed.

Victorian or Flagler lettering styles are appropriate. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.

Paint colors should reflect the historical era and architectural style of the building. Generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.

Graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Historic Sign Zone 1 Requirements
3. Pre-approved Color Samples
4. Pre-approved Font Samples

STAFF PHOTOGRAPHS
142 St. George Street



Existing building façade with pre-existing sign bracket to be used for proposed sign

STAFF PHOTOGRAPHS 142 St. George Street



Examples of existing signage on St. George Street

STAFF PHOTOGRAPHS 142 St. George Street



Examples of existing signage on St. George Street

STAFF PHOTOGRAPHS
142 St. George Street



Examples of existing signage on St. George Street

STAFF PHOTOGRAPHS 142 St. George Street



Examples of existing signage on St. George Street

STAFF PHOTOGRAPHS 142 St. George Street



Examples of existing signage on St. George Street

STAFF PHOTOGRAPHS
142 St. George Street



Examples of existing signage on St. George Street

(1) *Historic Zone 1.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
6. Accessory.

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
7. Surface graphics.
8. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
9. Off-premises.
10. Roof or above ground floor.
11. Sidewalk/sandwich.
12. Portable.
13. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
14. Marquee.
15. Disfiguring.
16. Flashing.

c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No business identification sign shall be permitted along a street or public way not providing direct public access to the principal use or activity.

d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Miscellaneous
Bracket/projecting	36;inch;/24;inch;	6	8;ft;	36;inch; wide-maximum bracket and sign projection from wall = 44;inch;—24;inch; wide maximum bracket and sign projection from wall = 32;inch;
Freestanding	36;inch;/30;inch;	7.5	N/A	Maximum 4;ft;6;inch; to top of sign structure
Post	36;inch;/30;inch;	7.5	8;ft;	
Accessory		2	N/A	1 per business, wall only
Wall	2;ft;/3;ft;	6	N/A	
Facia	1;ft; wide 6;ft; long	6	N/A	Must be placed above windows and doors

e. *Exception.* Notwithstanding the above, businesses fronting on Avenida Menendez between Cuna Street and Bridge Street having a one-hundred-fifty-linear-foot street frontage on Avenida Menendez are permitted to have three (3) signs with a total square footage not to exceed eighty (80) square feet, and provided further that businesses, having sixty-linear foot street frontage on Castillo Drive south of Orange Street shall be permitted a total of three (3) signs with a total square footage not to exceed forty (40) square feet, all in accordance with requirements otherwise applicable to Historic Zone 3 pursuant to subsection (3).

f. *Multiple frontage lots.* One (1) additional sign allowed if the structure or use is located on more than two (2) street frontages; provided that the business has an entrance on more than two (2) streets and provided further that a single business located in a single building occupying one hundred (100) lineal feet on one (1) street will be allowed sixty (60) square feet of signs with no single sign to exceed twenty-four (24) square feet.

Pre-approved Color Samples

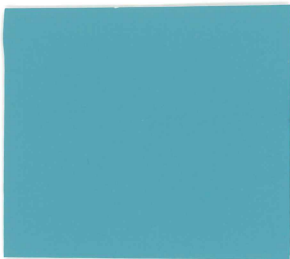
Dark Brownstone
(SW 6089)



Fairfax
(SW 2856)



Shutter Blue
(Benjamin Moore 748)



Rookwood Medium Brown
(SW 2807)



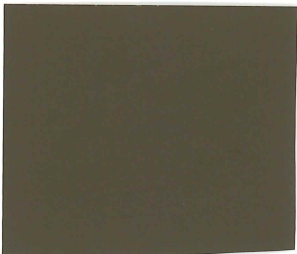
Aurora Brown
(SW 2837)



Grey Blue
(Benjamin Moore 744)



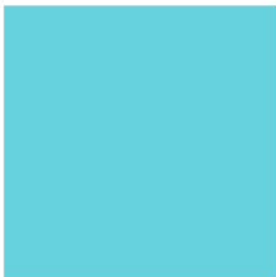
Rookwood Dark Brown
(SW 2808)



Proposed Colors For Reference



PANTONE
161 C



PANTONE
3105 C

GRANT ANTIQUE

ՀԱՅԱԴԵՄ

ABCDEEFGHh abccdeefghijklm
IJKL MNOPQR mnopqrstuvw
SSTTUVWXYZ xyz

GRANGE

A B C D E F G
 H I J K L M N
 O P Q R S T
 U V W X Y Z



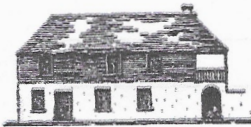
Rennie Mackintosh™

[illegible]

Avenida

ABCDEFGHIJKLMNOPQRSTUVWXYZabcdefghijklmnopqrstuvwxyz
0123456789~!@#\$%^&*()_+{}|;':",./`~?[]\

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. PL2021-0162

Receipt No. 2246440

Meeting Date: December 16, 2021

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Leslie Kill
Business (if applicable) Aunt Matilda's Steampunk Trunk
Address 142 St. George Street
City St. Augustine State FL Zip Code 32084
Daytime telephone 419-627-0707 Other phone/email matilda@auntmatildas.com
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER Sarf Of St Augustine LLC
Business (if applicable) _____
Address 211 W 9th Street
City Newton State NC Zip Code 28658
Daytime telephone (required) 407-791-2534 Other phone _____

3. PROJECT STREET ADDRESS 142 St. George Street

4. LEGAL DESCRIPTION: Lot 6 Block 15 Subdivision City of St Aug Parcel 1977200000

5. EXISTING USE Shop PROPOSED USE Shop

6. PROPOSED PROJECT WORK

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

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

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

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

Addition of new sign to reflect the new lessor of the property. Signage details are attached.

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

Leslie Kill

SIGNATURE OF APPLICANT

Leslie Kill

DATE

11/18/2021

PRINT OWNER'S NAME

SARF of St. Augustine, LLC.

SIGNATURE OF OWNER

[Signature]

DATE

11/18/2021

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.

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
Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | 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)

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

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

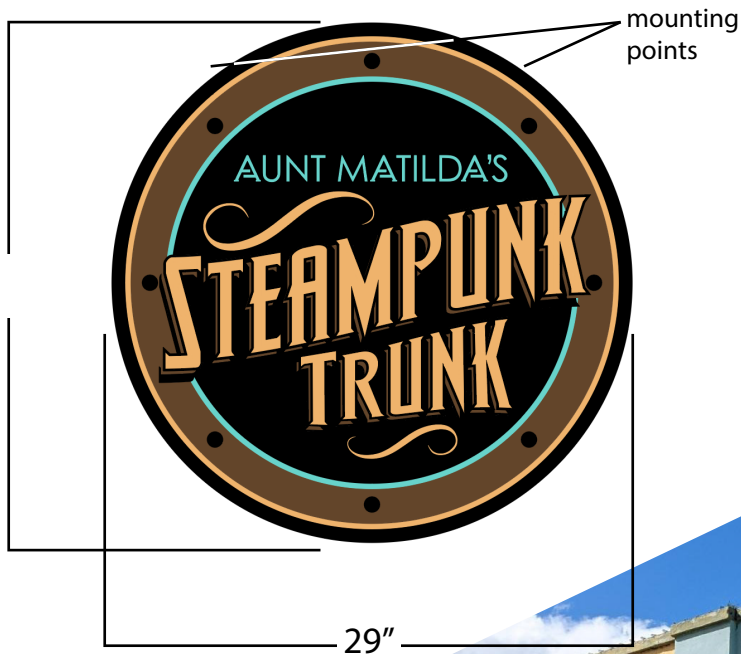
- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like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

❖ Other details necessary for review:

- Please provide possible alternative to vinyl graphics (that is not allowed per our Architectural Guidelines for this area)
- More photos of building & context of project would be helpful

Project number: 2021-0162 Project Address: 142 N. George Street
Reviewed by: Julie Courtney Date: 11.23.2021

Aunt Matilda's Steampunk Trunk - 142 St. George St.



Double-faced Maxmetal sign with adhesive vinyl graphics
Total sign area: 5.84 sf
Four colors: pms 161c, pms 3105c, pms 871c (metallic), black

Aunt Matilda's Steampunk Trunk - 142 St. George St.



Sign graphic detail

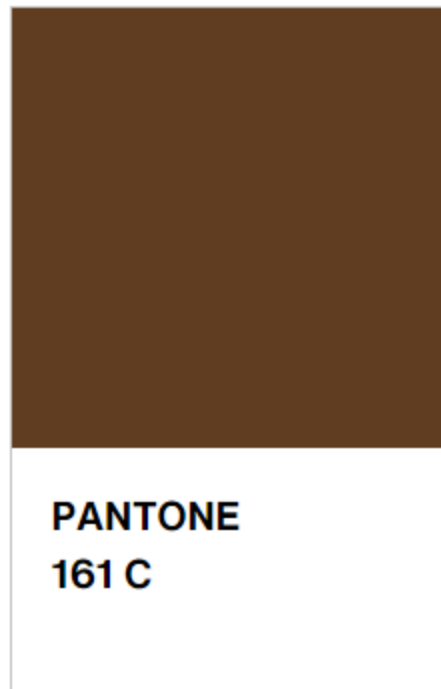
Aunt Matilda's Steampunk Trunk - 142 St. George St.



Total sign area: 5.84 sf

Four colors: pms 161c, pms 3105c, pms 871c (metallic), black

Proposed Colors detailed by Applicant
(Black also proposed, but not pictured)



3 ③

Prepared by:
/N* Holly Sheppard
/ET → Sheppard & Sheppard, P.A.
1301 Plantation Island Drive South, Suite 204A
Saint Augustine, Florida 32080-3111

File Number: 08-0603

General Warranty Deed

Made this July 28, 2008 A.D. by **Duley Freeman and Sloane A. J. Freeman**, hereinafter called the grantor, to **SARF of St. Augustine, LLC**, a Florida limited liability company, whose post office address is: 211 West 9th Street, Newton, NC 28658, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 6, Block 15, CITY OF ST. AUGUSTINE, according to the official map of said City of St. Augustine on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Parcel ID Number: **197720-0000**

[Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.]

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, 2007.

DEED Individual Warranty Deed - Legal on Face 2pgs
Closers' Choice

Prepared by:
Holly Sheppard
Sheppard & Sheppard, P.A.
1301 Plantation Island Drive South, Suite 204A
Saint Augustine, Florida 32080-3111

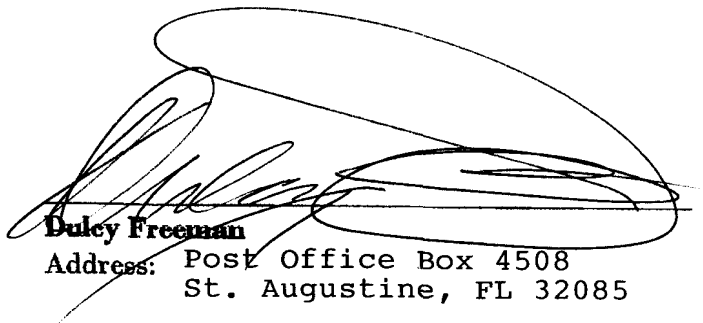
File Number: 08-0603

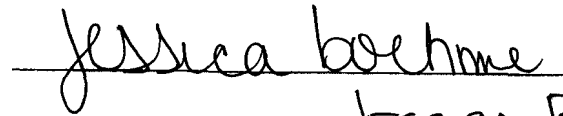
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name HOLLY SHEPPARD


Dulcy Freeman
Address: Post Office Box 4508
St. Augustine, FL 32085



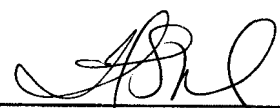
Witness Printed Name JESSICA BOEHME

State of Florida
County of St Johns

COPY

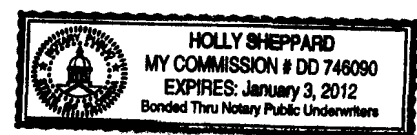
The foregoing instrument was acknowledged before me this July ^{30th} ~~28~~, 2008, by Dulcy Freeman, who is/are personally known to me or who has produced valid drivers license as identification.

(Affix Notary Seal)



Notary Public
Print Name: _____

My Commission Expires: _____



DEED Individual Warranty Deed - Legal on Face 2pgs
Closers' Choice

Prepared by:
Holly Sheppard
Sheppard & Sheppard, P.A.
1301 Plantation Island Drive South, Suite 204A
Saint Augustine, Florida 32080-3111

File Number: 08-0603

Signed, sealed and delivered in our presence:

Linda F. Wooten
Witness Printed Name Linda F. Wooten

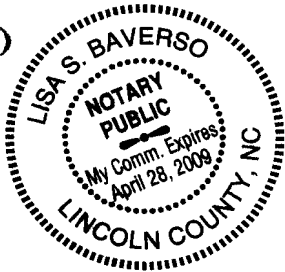
Sloane A. J. Freeman
Address: 211 West 9th Street, Newton, NC 28658

Asheley Vaughn
Witness Printed Name ASHELEY VAUGHN

State of North Carolina
County of LINCOLN

The foregoing instrument was acknowledged before me this July 28, 2008, by Sloane A. J. Freeman, who is/are personally known to me or who has produced valid drivers license as identification.

(Affix Notary Seal)



Lisa S. Baverso
Notary Public
Print Name: Lisa S. Baverso
My Commission Expires: 4-28-09

Map



Valuation Information

	2022
Building Value	\$186,598
Extra Features Value	\$377
Total Land Value	\$748,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$934,975
Total Deferred	\$61,128
Assessed Value	\$873,847
Total Exemptions	\$0
Taxable Value	\$873,847

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
2021	\$195,928	\$377	\$748,000	\$0	\$0	\$944,305	\$794,406	\$149,899	\$794,406
2020	\$205,267	\$377	\$748,000	\$0	\$0	\$953,644	\$722,187	\$231,457	\$722,187
2019	\$140,322	\$377	\$673,200	\$0	\$0	\$813,899	\$656,534	\$157,365	\$656,534
2018	\$145,161	\$377	\$598,400	\$0	\$0	\$743,938	\$596,849	\$147,089	\$596,849
2017	\$181,451	\$669	\$598,400	\$0	\$0	\$780,520	\$542,590	\$237,930	\$542,590
2016	\$186,290	\$669	\$306,680	\$0	\$0	\$493,639	\$493,264	\$375	\$493,264
2015	\$191,129	\$669	\$291,720	\$0	\$0	\$483,518	\$448,422	\$35,096	\$448,422
2014	\$115,267	\$669	\$291,720	\$0	\$0	\$407,656	\$407,656	\$0	\$407,656
2013	\$116,690	\$669	\$278,850	\$0	\$0	\$396,209	\$396,209	\$0	\$396,209
2012	\$119,537	\$669	\$278,850	\$0	\$0	\$399,056	\$399,056	\$0	\$399,056
2011	\$122,383	\$669	\$309,238	\$0	\$0	\$432,290	\$432,290	\$0	\$432,290
2010	\$123,806	\$669	\$343,200	\$0	\$0	\$467,675	\$467,675	\$0	\$467,675

Building Information

Building 1
Year Built 1933
Actual Area 3432
Conditioned Area 3328
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Concrete Block, Concrete Stucco

Roof Cover Built Up
Roof Structure Rigid Frame
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	3328
CANOPY (COMMERCIAL)	52
CANOPY (COMMERCIAL)	52
Total SqFt	3432

Room 101 is a large rectangular room with a total width of 52 and a total height of 66. The room is divided into three sections: a large central area, a small square area on the left, and a small square area on the right. The central area is labeled 'CCN' (Common Core Network) and has a width of 22. The small square areas are labeled 'Base' and have a width of 6. The dimensions of the sections are: 5 (left), 2 (left), 6 (left), 10 (left), 2 (left), 6 (left), 22 (center), 2 (right), 6 (right), 10 (right), 2 (right), 6 (right), 5 (right).

Code Description	Status	Value
Wood Fence		0
Concrete Paving		377

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	55	136	7480	SF	\$748,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/28/2008	\$1,224,300.00	WARRANTY DEED	3110	1779	U	I	FREEMAN DULCY & FREEMAN SLOANE A J	SARF OF ST AUGUSTINE LLC
	8/3/2004	\$59,200.00	QUIT CLAIM DEED	2255	876	U	I	FREEMAN AVERY (HER 1/3 INT)	FREEMAN DULCY
	5/2/2000	\$100.00	PERSONAL REP	1533	1384	U	I	FREEMAN JACQUELINE ESTATE	FREEMAN DULCY, AVERY & SLOANE (T/C)
	1/13/1999	\$0.00	OTHER INSTRUMENT	1383	196	U	I	FREEMAN JACQUELINE (DECD 11/25/98)	FREEMAN JACQUELINE ESTATE (LETT OF ADMIN)
	5/7/1971	\$0.00	WILL	1383	190	U	I	FREEMAN JACQUELINE	FREEMAN JACQUELINE (WILL)

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.

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Fictitious Name

AUNT MATILDA'S STEAMPUNK TRUNK

Filing Information

Registration Number G16000071132
Status ACTIVE
Filed Date 07/19/2016
Expiration Date 12/31/2026
Current Owners 1
County ST. JOHNS
Total Pages 2
Events Filed 1
FEI/EIN Number 47-1970360

Mailing Address

106 SAINT GEORGE ST
STE B
ST AUGUSTINE, FL 32084-366

Owner Information

KILL, LESLIE A
4880 LAS FLOTRES C
ELKTON, FL 32137
FEI/EIN Number: NONE
Document Number: NONE

Document Images

[07/19/2016 -- Fictitious Name Filing](#)

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Detail by Entity Name

Florida Limited Liability Company
SARF OF ST. AUGUSTINE, LLC

Filing Information

Document Number	L08000056000
FEI/EIN Number	N/A
Date Filed	06/05/2008
State	FL
Status	ACTIVE

Principal Address

140-144 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Mailing Address

211 WEST 9TH STREET
NEWTON, NC 28658

Registered Agent Name & Address

BOLES, JOSEPH LJR.
19 RIBERIA ST.
ST. AUGUSTINE, FL 32084

Name Changed: 04/06/2012

Address Changed: 04/06/2012

Authorized Person(s) Detail

Name & Address

Title MGR

FREEMAN, SLOANE A
211 WEST 9TH STREET
NEWTON, NC 28658

Annual Reports

Report Year	Filed Date
2019	02/06/2019
2020	01/16/2020
2021	01/09/2021

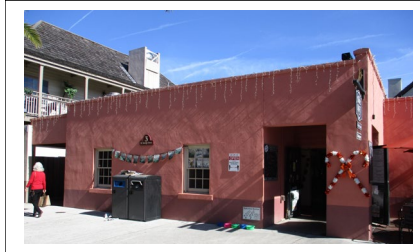
Document Images

01/09/2021 -- ANNUAL REPORT	View image in PDF format
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01/22/2018 -- ANNUAL REPORT	View image in PDF format
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06/05/2008 -- Florida Limited Liability	View image in PDF format



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 16, 2021 Meeting**



(Excerpted from application set for graphical reference only)



Application PL2021-0161

Address: 3 St. George Street

Applicant: Les Thomas, Architect

Property Owner: Historic Fraser Properties, LLC

Project description: To construct a bathroom addition to the rear/east elevation of the existing building.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	Town Plan National Register Historic District	Construction date:	c. 1978
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1963700010		
Agenda Item:	6(b)	Previous Action(s):	COA F2015-0188 (New building on site)

STAFF SUMMARY AND ANALYSIS:

1. This building was constructed in the late 1970s according to the St. Johns County Property Appraiser records and is bounded by St. George Street to the west and Castillo Drive to the east, just south of Orange Street.
2. A Certificate of Appropriateness (COA) application was previously approved by the HARB to construct a one-story detached restroom facility structure to the northern part of the property (F2015-0188: listed under 1 St. George Street), but building records were not found to indicate this was constructed in that location. An addition to the south side of the existing 3 St. George Street building was completed around 2018 under permit PR2017-2289.
3. According to the Architectural Guidelines for Historic Preservation (AGHP), for the HP-2 and HP-3 Zoning Districts, "all new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Manucy," or an accredited authority. Further, "new construction must reproduce designs reflecting one of the three distinctive Colonial periods." While this building is a new interpretation, the addition is to follow the requirement that "additions to pre-1821 buildings must reproduce all elements of the St. Augustine Style."
4. A small (224 sq feet) attached addition is now proposed to be constructed to the rear of the existing building with this new COA application to accommodate restrooms that will be relocated to free up more room at the front. An opening is proposed on what will become a shared interior wall to access the new addition from the interior. The rear wing will be located within the existing service yard adjacent to the rear/east elevation which is enclosed with one of the building's exterior walls and a tall wood fence to the north and east with double gates along the east.
5. A new, but shorter 5'6" high wood board fence will extend flush with the adjacent building's fence line and meets the AGHP's minimum height requirement for First and Second Spanish Colonial buildings, materials, and flat-top treatment. The 59" total width of the proposed double gates slightly exceed the AGHP's recommendation of 50" being the most appropriate width, but may be similar in width to the existing gate.
6. Exterior materials on the addition are proposed to match the existing stucco building.
7. The low one-story wing with flat roof is in keeping with the design of the existing Spanish Colonial interpretation building along with some of the examples from Manucy, and appears to be compatible in design and scale to the existing building. The proposed design does not appear that it will make a significant impact to the overall building as it will be: located on a rear elevation and not visible from the front façade or primary streetscape; located in what is currently/proposed service area, behind a 5'6" high fence; and will be subservient to the primary building with its height and mass (the overall height of the addition is 11'4").
8. Any redevelopment plans may require additional zoning review.
9. Based on the preliminary plans, the proposed project may meet the ground-disturbance criteria outlined in the archaeological preservation ordinance and need a new A14 Archaeological Review Application. Coordination with the City Archaeologist should begin as soon as possible to avoid interruptions in the construction schedule.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a Certificate of Appropriateness at 3 St. George Street** if the HARB finds that the design of the proposed addition is compatible with the existing building and meets the applicable Secretary of the Interior's Standards for Rehabilitation 2 and 9.

Julie Courtney

Julie Courtney, Historic Preservation Officer

Staff Report pg. 2

SUMMARY SCOPE OF WORK:

1. Construct a 224 square feet addition to the rear / east elevation of the existing building with exterior materials on the addition are proposed to match the existing stucco building to include:
 - a. A flat built-up type roof to match the existing
 - b. Three-coat stucco with a smooth finish
2. Construct a new 5'6" high Cyprus wood fence and set of double 59" wide gates to extend from the same existing eastern fence line of the adjacent property.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 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

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.

Additions

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.

Pre-1821

Additions to pre-1821 buildings must reproduce all elements of the St. Augustine Style.

Post-1821

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

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.

COA PL2021-0161
3 St. George Street
December 16, 2021

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS 3 St. George Street



Front façade of building and side addition, facing east from St. George Street

STAFF PHOTOGRAPHS 3 St. George Street



Rear/east elevation of building: Facing north toward project area's location behind wooden fence and south

STAFF PHOTOGRAPHS
3 St. George Street



Rear/southeast elevation of building: Facing south and west toward project area's proposed location behind wooden fence

STAFF PHOTOGRAPHS 3 St. George Street



Rear/east elevation of building: Facing north and west toward project area's proposed location behind wooden fence with adjacent building's fenced in area to the north

STAFF PHOTOGRAPHS 3 St. George Street



Rear/east elevation of building:
Facing west and south toward
project area's proposed location
behind existing wooden fence.
*Note that a new proposed fence with
gates would be shorter at 5'6" high.

STAFF PHOTOGRAPHS

3 St. George Street



Rear of building: Facing northwest toward proposed location of project area behind wooden fence with adjacent building and fenced-in area to the north

South elevation of building, facing west toward St. George Street location behind wooden fence, with adjacent building and fenced-in area to the north

Front of building: Facing north toward the city gates and Orange Street from St. George Street



STAFF PHOTOGRAPHS 3 St. George Street



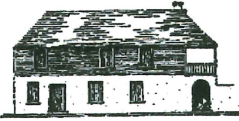
GoogleMaps Image (March 2021) from Castillo Drive:
Facing west toward proposed location of project area
behind wooden fence

Facing east toward Castillo Drive from rear
of building



NOV 19 2021

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION Planning/Building Dept.



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



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

BDAC Project No. PL2021-0161Receipt No. 2244314

Meeting Date: _____

Advertising Costs \$ _____ Postage \$ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Les Thomas ArchitectBusiness (if applicable) sameAddress 92 CORDOVA ST.City St. Aug State FL Zip Code 32084Daytime telephone 904-824-9508 Other phone/email 904-826-6269*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER HISTORIC FLEMING PROPERTIESBusiness (if applicable) Augies Draft Room/John FelicioAddress #3 St. GeorgeCity St. Aug State FL Zip Code 32084Daytime telephone (required) _____ Other phone 804-304-11973. PROJECT STREET ADDRESS #3 ST. GEORGE ST.

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

5. EXISTING USE Restaurant/Bar PROPOSED USE Restaurant/Bar

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

☐ ☐ Roof _____☐ ☐ 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 _____

NOV 19 2021

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

Planning/Building Dept

- ☐ New building _____
☒ New addition 224 S.F.
☐ 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)

NEW BATH ROOM ADDITION TO REAR
OF EXISTING BUILDING 224 S.F.
MATCH EXISTING MATERIALS AND
FINISHES.

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 LES THOMASSIGNATURE OF APPLICANT [Signature]DATE 11-18-21PRINT OWNER'S NAME JOHN FELIXSIGNATURE OF OWNER [Signature]

Steven Branning

DATE 11-19-21

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.

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
☐	☐	☒	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☒	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | 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)

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

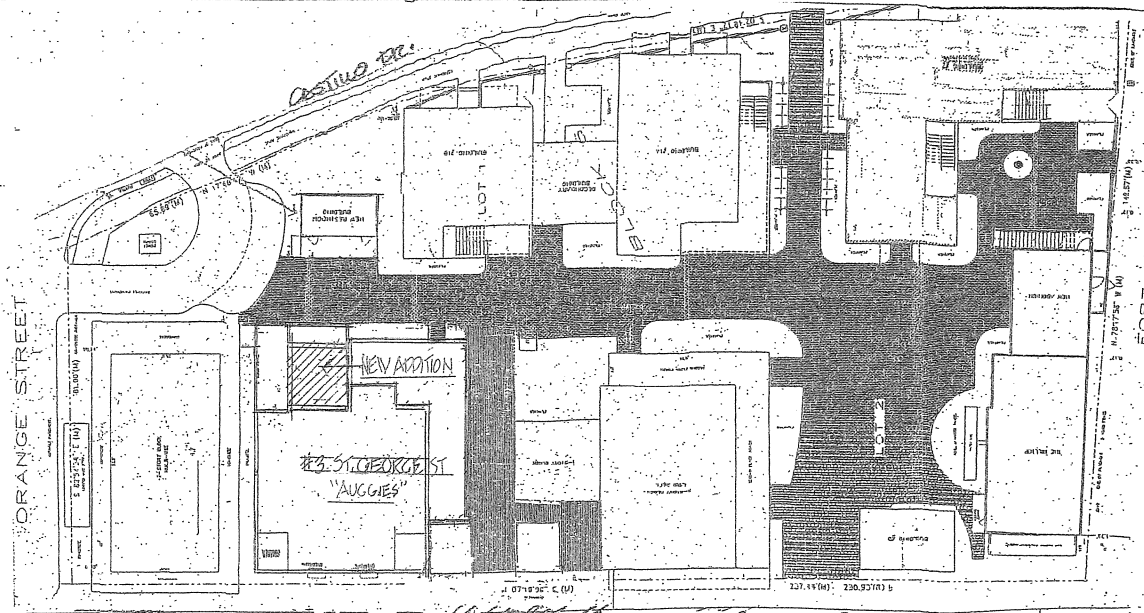
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

❖ Other details necessary for review:

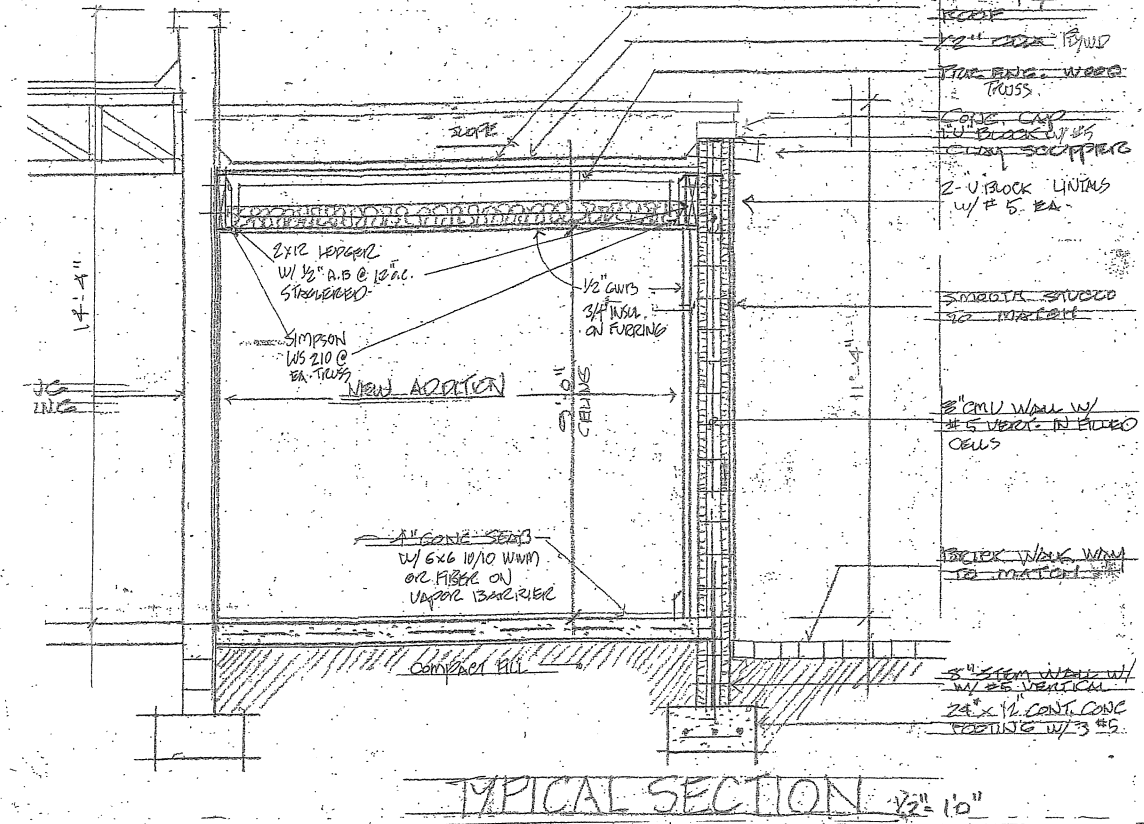
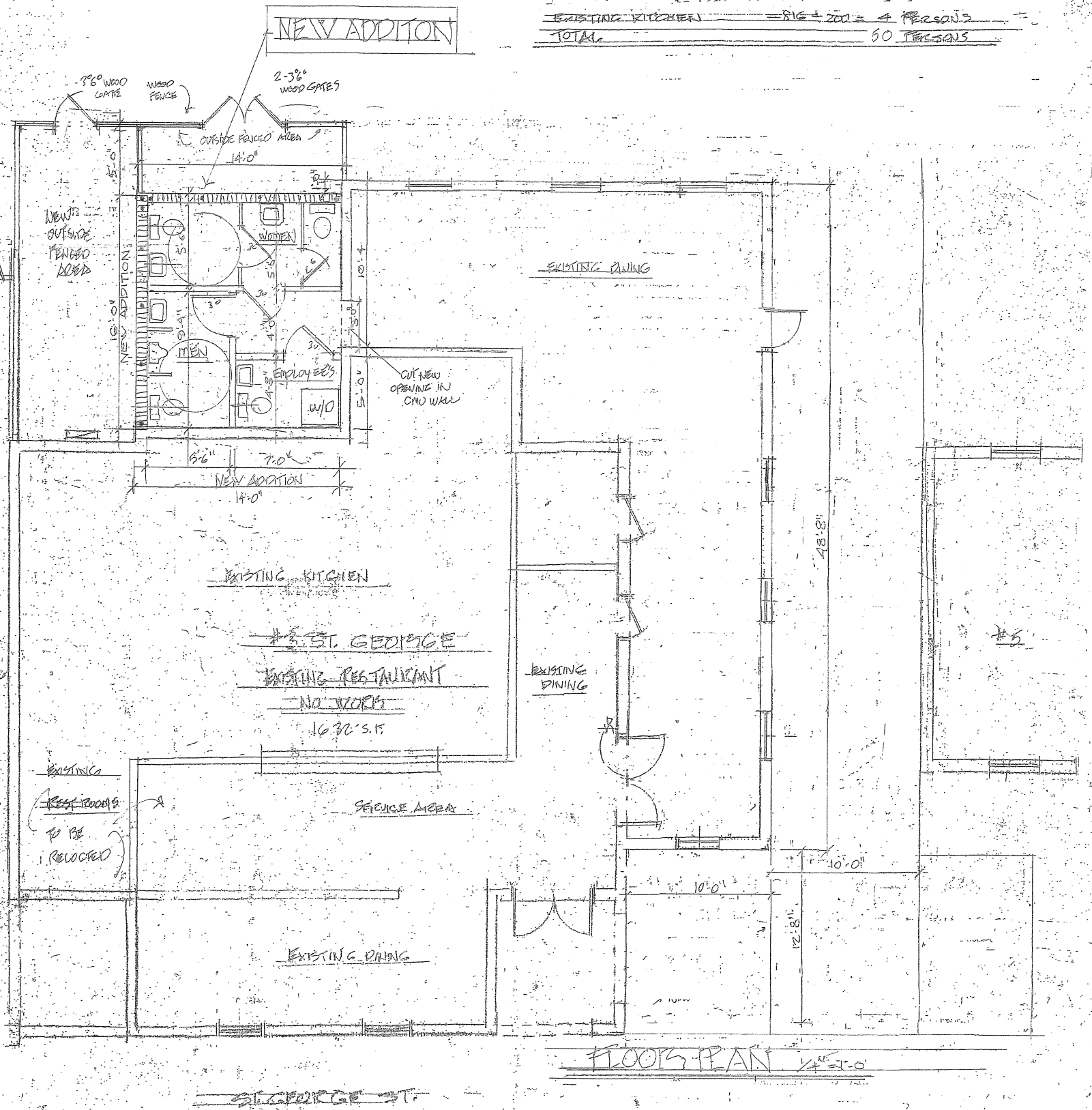
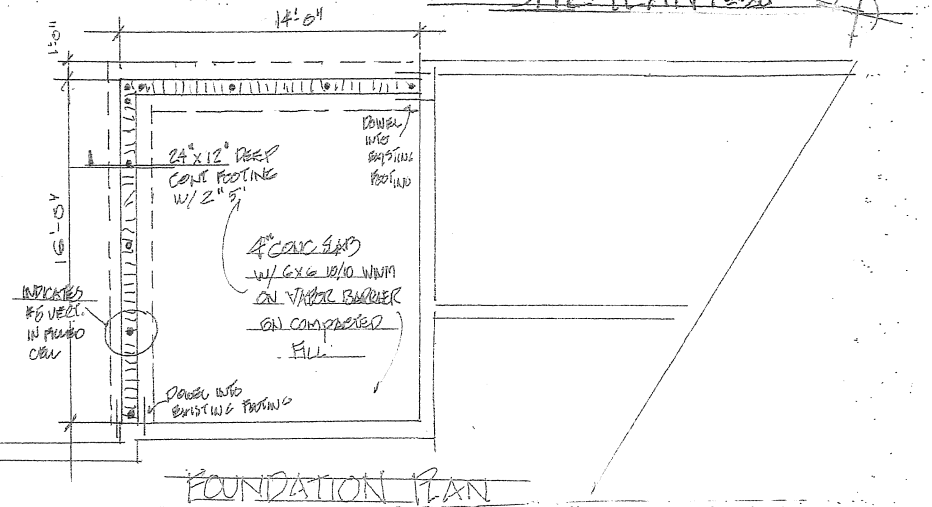
- Need more detail on fence/wall + gates if new are proposed:
- Photos and drawings of existing east elevation + north + south sides would be helpful

Project number: PL 2021-0161 Project Address: 3 St. George Street
 Reviewed by: Julie Courtney Date: 11.23.2021



WIND ZONE INFO
 THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF THE 2020 EDITION OF THE FLORIDA BUILDING CODE 7-10.60.
 1. BASIC WIND SPEED (3 SEC. GUST) 132 MPH
 2. WIND IMPORTANCE FACTOR 1.0
 3. WIND EXPOSURE CATEGORY B

SITE DATA
 EXISTING #3 ST. GEORGE ST. 2166 SF
 NEW ADDITION 224 SF
 TOTAL BUILDING 2390 SF
 MEAN HGT 12'-0"
 NO. OF STORIES 1
 CONSTRUCTION TYPE VB UNPROTECTED UNSPARKLED
 TYPE OF OCCUPANCY RESTAURANT
 OCCUPANT LOAD AREA 692 ± 15 = 46 PERSONS
 EXISTING KITCHEN 816 ± 200 = 4 PERSONS
 TOTAL 60 PERSONS



RECEIVED
 NOV 29 2021
 Planning/Building Dept.

LES THOMAS
 ARCHITECT
 32 CORDOVA STREET
 St. Augustine, FL 32084
 904-824-9508

NEW BATH ROOM ADDITION
 #3 ST. GEORGE ST.
 St. Augustine, Florida

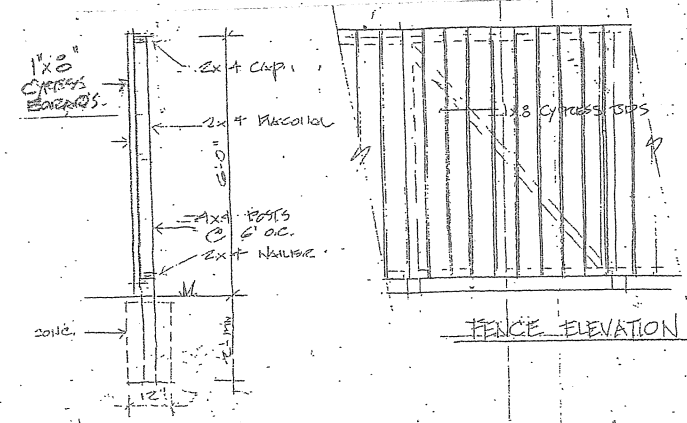
Date: 11-18-21
 Scale: 1/4" = 1'-0"
 Drawn: J
 File:

SHEET
 A-1

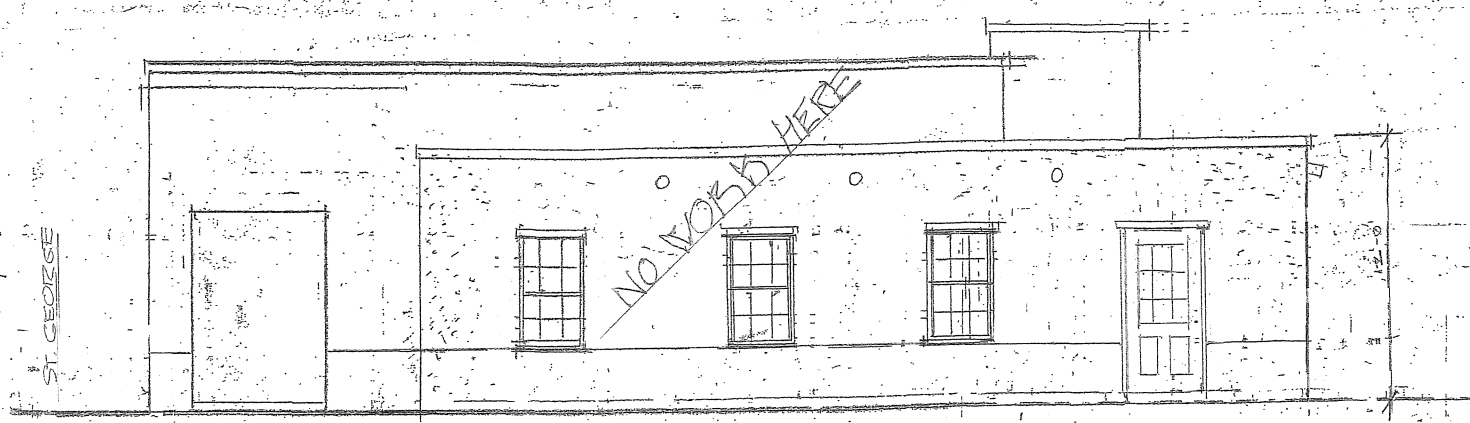


#1 ST. GEORGE ST. #3 ST. GEORGE #5 ST. GEORGE

WEST ELEVATION (ST. GEORGE ST.)



TYPICAL FENCE SECTION



SOUTH ELEVATION



EAST ELEVATION (REAR)

REV#	DATE	DESCRIPTION

RECEIVED
NOV 29 2021
Planning/Building Dept.

LES THOMAS
ARCHITECT
32 CORDOVA STREET
St. Augustine, FL 32084
904-924-9508

NEW PATH ROOMY ADDITION
#3 ST. GEORGE ST.
St. Augustine, Florida

Date: 11-18-21
Scale: 1/4"
Drawn:
File:

SHEET
A-2

Map



Valuation Information

	2022
Building Value	\$325,000
Extra Features Value	\$24,318
Total Land Value	\$756,825
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,106,143
Total Deferred	\$0
Assessed Value	\$1,106,143
Total Exemptions	\$0
Taxable Value	\$1,106,143

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
2021	\$333,002	\$25,313	\$756,825	\$0	\$0	\$1,115,140	\$1,115,140	\$0	\$1,115,140
2020	\$404,400	\$26,307	\$756,825	\$0	\$0	\$1,187,532	\$1,093,970	\$93,562	\$1,093,970
2019	\$379,912	\$24,644	\$741,520	\$0	\$0	\$1,146,076	\$994,518	\$151,558	\$994,518
2018	\$312,785	\$8,420	\$741,520	\$0	\$0	\$1,062,725	\$852,203	\$210,522	\$852,203
2017	\$318,415	\$9,999	\$741,520	\$0	\$0	\$1,069,934	\$774,730	\$295,204	\$774,730
2016	\$393,594	\$10,390	\$300,316	\$0	\$0	\$704,300	\$704,300	\$0	\$704,300
2015	\$403,372	\$10,781	\$271,118	\$0	\$0	\$685,271	\$685,271	\$0	\$685,271
2014	\$386,032	\$10,972	\$271,118	\$0	\$0	\$668,122	\$668,122	\$0	\$668,122

Building Information

Building	1
Year Built	1978
Actual Area	4110
Conditioned Area	2600
Use	Mixed Use (Store/Office/Residential Combo)
Style	04
Class	N
Exterior Wall	Concrete Siding, Concrete Stucco

Roof Cover	Cedar Shanks
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
CANOPY (COMMERCIAL)	1010
CANOPY (COMMERCIAL)	500
BASE AREA	1000
FINISHED UPPER STORY	1300
MASONRY ADDITION	300
Total SqFt	4110

Building	2
Year Built	1986

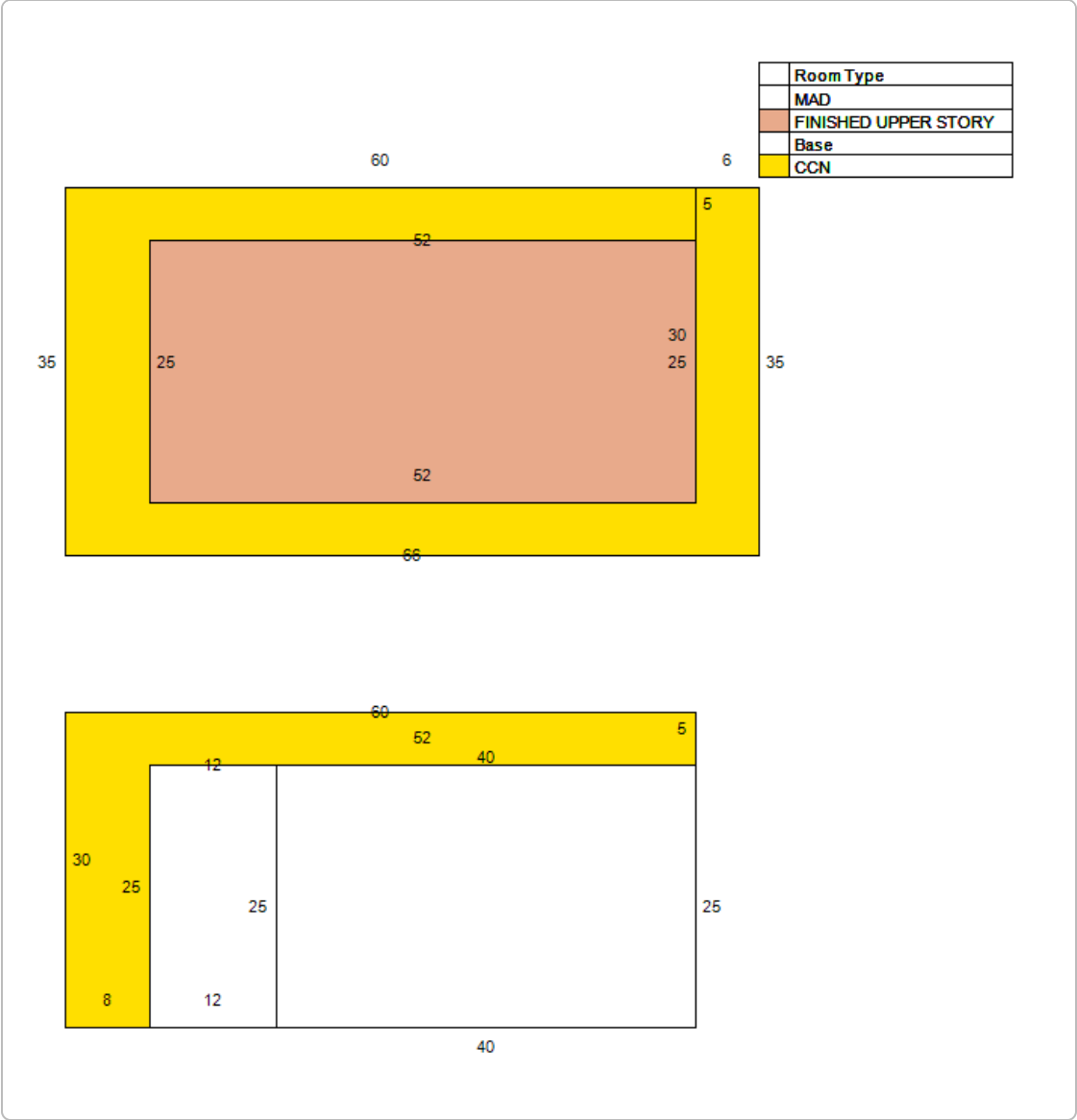
Roof Cover	Built Up
Roof Structure	Rigid Frame

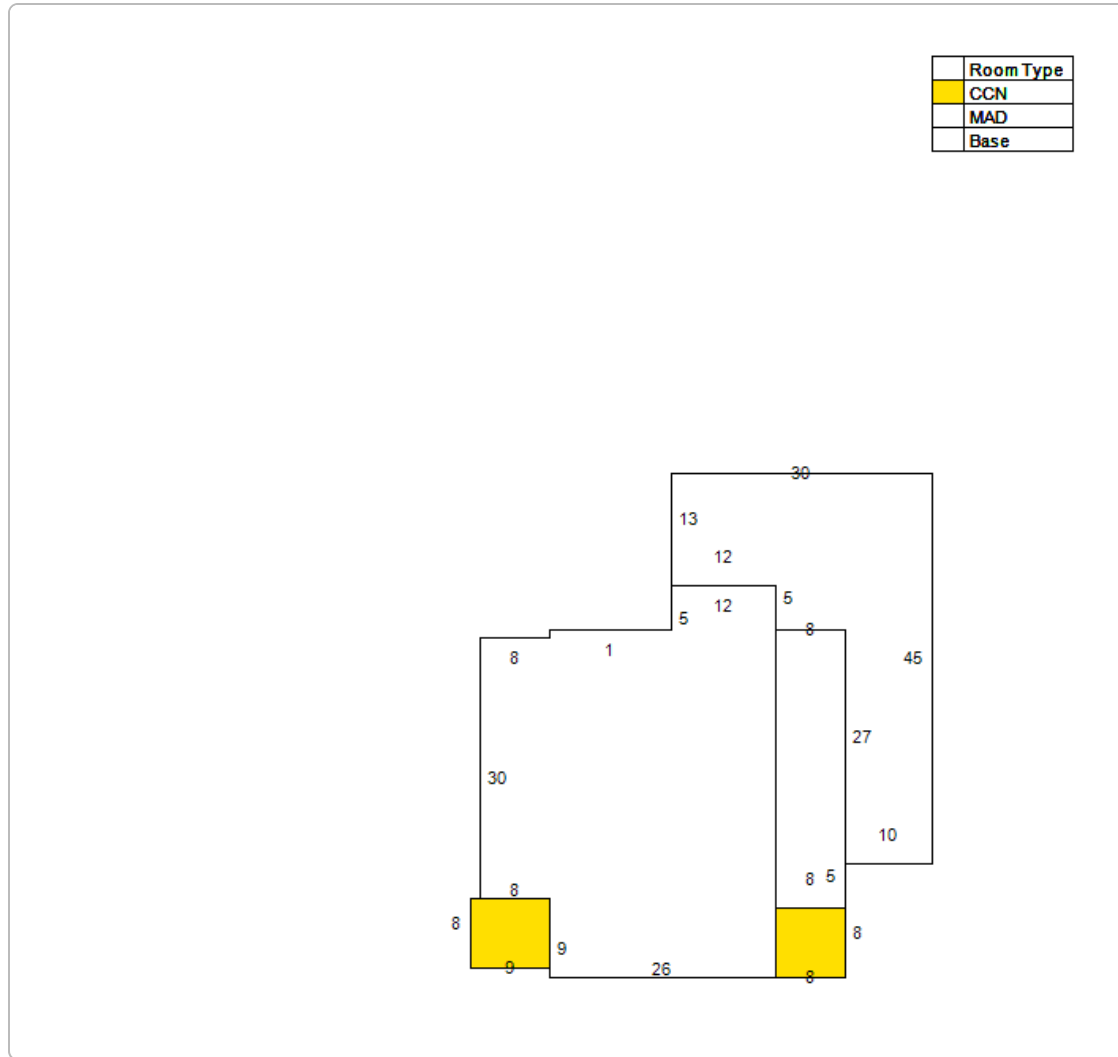
Actual Area	2482
Conditioned Area	2346
Use	Mixed Use (Store/Office/Residential Combo)
Style	04
Class	N
Exterior Wall	Concrete Stucco

Interior Flooring	Concrete Finish, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	1340
MASONRY ADDITION	750
MASONRY ADDITION	256
CANOPY (COMMERCIAL)	72
CANOPY (COMMERCIAL)	64
Total SqFt	2482

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet		3536
Detached Finished Open Porch		1421
Asphalt Paving		2246
Wood Fence		835
Concrete Paving		382
Cabin (1 Room)		5502
Brick Pavers (1001-3000)		10396

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	7058	SF	\$635,220
Restaurants & Cafeterias	0	0	2211	SF	\$121,605

No data available for the following modules: Exemption Information, Sale 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.

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Last Data Upload: 11/19/2021, 11:41:29 PM

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Detail by Entity Name

Florida Limited Liability Company
HISTORIC FRASER PROPERTIES, LLC

Filing Information

Document Number L12000028164
FEI/EIN Number 45-4668008
Date Filed 02/27/2012
State FL
Status ACTIVE

Principal Address

11 MAGNOLIA AVE.
ST. AUGUSTINE, FL 32084

Mailing Address

11 MAGNOLIA AVE.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

BAILEY, JOHN DJR.
780 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

FRASER, JOHN W
11 MAGNOLIA AVE.
ST. AUGUSTINE, FL 32084

Title MGR

FRASER, V. BRYAN
117 2ND STREET
ST. AUGUSTINE BEACH, FL 32080

Title MGR

BINNINGER, JOAN E

114 HERONS NEST LANE
ST. AUGUSTINE, FL 32080

Title MGR

FRASER, ELAINE
C/O OLDEST WOODEN SCHOOL HOUSE
14A ST GEORGE STREET
ST. AUGUSTINE, FL 32084

Title MGR

BINNINGER, STEVEN P
114 HERONS NEST LANE
ST AUGUSTINE, FL 32080

Annual Reports

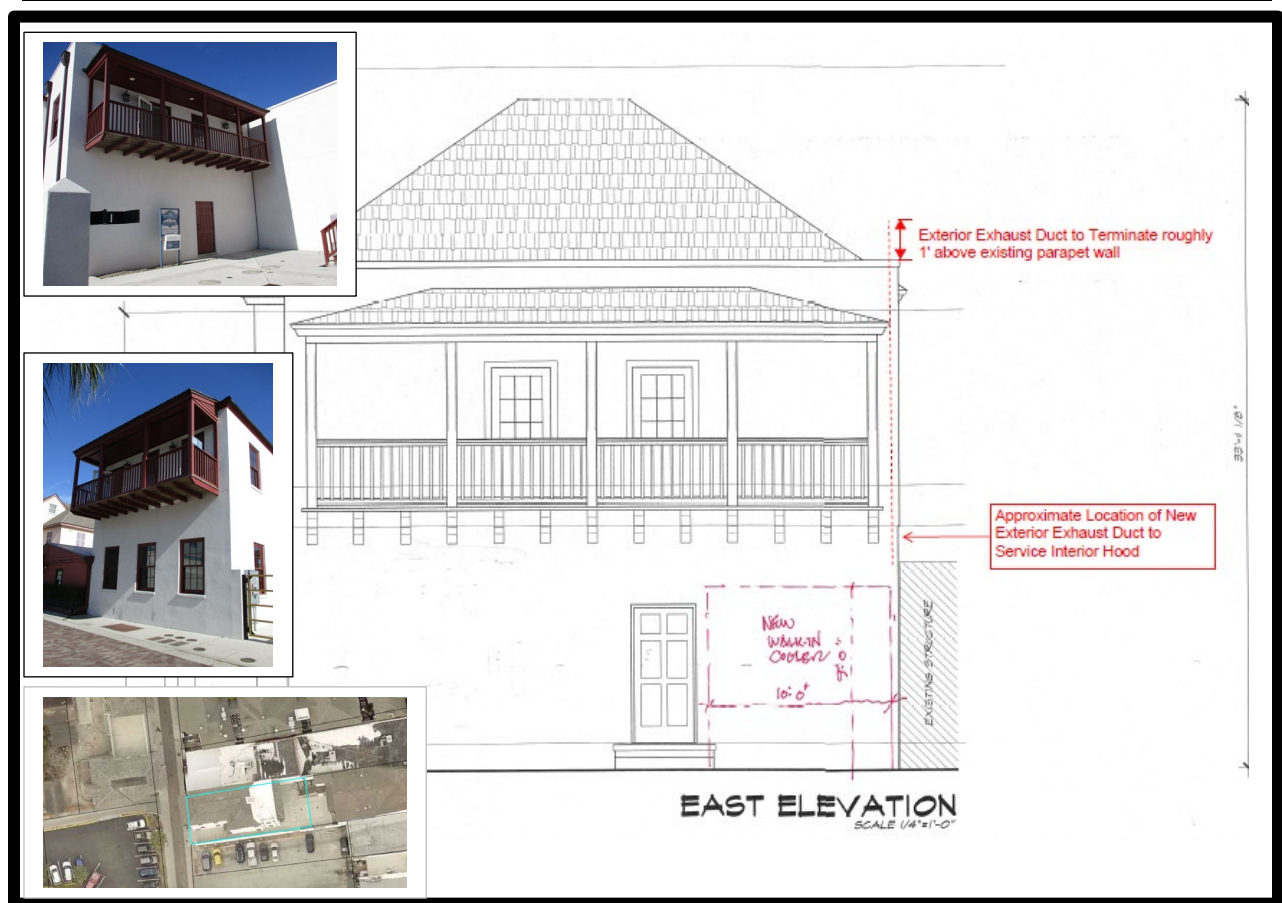
Report Year	Filed Date
2019	02/14/2019
2020	02/05/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
02/05/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
02/13/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
02/27/2012 -- Florida Limited Liability	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 16, 2021 Meeting**



Application PL2021-0163

Address: 61 Spanish Street

Applicant: Len Weeks Construction Design Development

Property Owner: 108-110 St. George Street, LLC

Project description: To construct a walk-in cooler addition and add an exterior exhaust vent to the rear/northeast corner of the existing building.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A for new building
National Register:	Town Plan National Register Historic District	Construction date:	c. 2017
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1975900010		
Agenda Item:	6(c)	Previous Action(s):	COA F2013-0087 for building, with many related COAs

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Spanish Street, between Hypolita and Treasury Streets, this building is newer commercial building that has not yet received its Certificate of Occupancy, which was constructed starting about 4-5 years ago in the HP-2 Zoning District and St. Augustine Town Plan National Register Historic District.
2. A walk-in cooler, with spec dimensions listed as 9'9" square and a height of 7'7", is proposed to be placed directly behind the building that fronts Spanish Street and located in the rear courtyard that is enclosed with a property wall. .26-guage stucco galvanized panels with a white finish will cover all exposed exterior walls, including the roof, and the single metal door will face south according to the applicant. A framed building addition will not be constructed to accommodate this mechanical unit.
3. Additionally, an exhaust vent with intake and exhaust fans and related ductwork is also proposed on the roof at the rear/northeast corner of the existing building. The applicant indicated to staff that possibly one of the ducts could be run through the interior, but a second would have to run up to the mechanical venting equipment that will be placed on the second story roof and would extend from below the 2nd floor balcony of the east/rear elevation.
4. According to the Architectural Guidelines for Historic Preservation (AGHP), "mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened This equipment should not be visible from the street and should not be located on street facades...or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice." Similarly, the AGHP states that vents should not be conspicuous and "should be made unobtrusive by shape, color and location."
5. While the cooler unit will be screened from Spanish Street by the building, it will not be completely screened. At least the upper portion will be visible from behind the south side wall along the property, which is bounded by a large parking lot. Verification is needed on the actual appearance of the exterior cooler walls and door.
6. By placing the venting system's units on the rear portion of the roof, which has a parapet wall, they will not be fully visible, but confirmation on the parapet wall's height is needed. The ductwork running to the roof may be partially visible when looking toward the rear of the building from Spanish Street. To help be as inconspicuous as possible, vents and flashing should be painted to match the color of the building or the roof, as recommended by the AGHP.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 61 Spanish Street.**

1. APPROVE if the HARB finds that the proposed exterior mechanical equipment consisting of a walk-in cooler and ventilation system mechanical units meets the Secretary of the Interior's Standards 9, will not radically change the appearance of the building, and will be located in the least conspicuous area, with the following condition:
 - a. that the any visible units, vents, or ductwork be painted to match the color of the building or the roof
2. Continue to provide the applicant time to consider a way to fully screen the walk-in cooler and any of the mechanical unit equipment that will be visible

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Install a walk-in cooler directly behind the building, with listed specifications:
 - a. Dimensions: 9'9" square and 7'7" H
 - b. Exterior finish: . 26-guage stucco galvanized panels, white - for all exposed exterior walls/roof
2. Install ventilation system on northeast corner of 2nd story parapeted roof and ductwork* on northeast corner of rear / east elevation to extend below 2nd floor balcony to the roof, with listed dimensions:
 - a. Exhaust Fan: 64"Hx35"W
 - b. Supply Fan: approximately 70"Hx121"W

*Duct will terminate approximately 1' above the existing parapet wall according to the elevation plans in the application packet.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.

- 2. Retention of Distinguishing Architectural Character**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 8. Protection and Preservation of Significant Archaeological Resources**
- 9. Compatible Contemporary Design for New Alterations and Additions**

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: electric meters, panels and risers; vents and stacks; and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.
- Install heating and air conditioning units in window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Pre-1821

- Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.
- Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

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.

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.

COA PL2021-0163
61 Spanish Street
December 16, 2021

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
61 Spanish Street



Front façade/west elevation and south elevation,
from Spanish Street

STAFF PHOTOGRAPHS

61 Spanish Street



Front façade/west elevation and south elevation, view from Spanish Street and parking lot to the south

STAFF PHOTOGRAPHS 61 Spanish Street



Facing south elevation from parking lot and east toward building behind 61 Spanish, which faces St. George Street

STAFF PHOTOGRAPHS 61 Spanish Street



Rear courtyard and northeast corner behind 61 Spanish, facing proposed location of walk-in cooler and ventilation system ductwork

STAFF PHOTOGRAPHS 61 Spanish Street



Rear/east elevation and location of proposed cooler/ ductwork;
View from rear courtyard to rear of building behind 61 Spanish, which faces St. George Street

STAFF PHOTOGRAPHS 61 Spanish Street



Building's rear/east elevation and northeast corner and the rear courtyard behind 61 Spanish, facing proposed location of walk-in cooler and ventilation system ductwork

STAFF PHOTOGRAPHS

61 Spanish Street



GoogleMaps Image (July 2019) from Spanish Street:
Facing south toward 61 Spanish



Facing north down Spanish Street toward 61 Spanish

CITY OF ST. AUGUSTINE

Planning and Building Department

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. PL2021-0163

Receipt No. 2244388

Meeting Date: December 16, 2021

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

- NAME OF APPLICANT Schaffer Weeks
Business (if applicable) Len Weeks Construction Design Development
Address 62 Hypolita Street
City St. Augustine State FL Zip Code 32084
Daytime telephone 904-669-1672 Other phone/email sweeks@LWCDD.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Jonathan Rice
Business (if applicable) 108 - 110 St. George Street, LLC
Address 2 Hadden Road
City Scarsdale State NY Zip Code 10583
Daytime telephone (required) 914-682-4722 Other phone
- PROJECT STREET ADDRESS 61 Spanish Street
- LEGAL DESCRIPTION: Lot 3 Block 14 Subdivision Parcel 197590 0000
- EXISTING USE New Construction / Vacant PROPOSED USE 1st Floor Restaurant
- 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 <u> </u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) <u> </u> |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) <u> </u> |
| ☐ | ☐ | Porch/Deck/Balcony <u> </u> |
| ☐ | ☐ | Awning/Canopy <u> </u> |
| ☐ | ☐ | Exterior Doors <u> </u> |
| ☐ | ☐ | Windows <u> </u> |
| ☐ | ☐ | Shutters <u> </u> |
| ☐ | ☐ | Foundation (including infill) <u> </u> |
| ☐ | ☐ | Exterior lighting & other appurtenances <u> </u> |
| ☐ | ☐ | Existing fences, walls & gates <u> </u> |
| ☐ | ☐ | Existing parking, walkways & other site features <u> </u> |

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 Exterior Walk-In Cooler and Hood Exhaust Vent

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)

61 Spanish Street (New Construction) is currently vacant on the 1st floor, with plans for the 1st floor to house a restaurant. The property owner has signed a lease with a restaurant (Treyllor Park) to occupy the 1st floor and Construction Documents are currently being developed. The 2nd floor is currently under construction with active Building Permit #PR2020-0744, to be (2) short-term rentals. This Opinion is for the 1st floor restaurant to receive approval for the necessary exterior walk-in cooler and exhaust vent. As shown in the attached PDF, the location of both exterior utilities is tucked away in the back of the property. The utilities are not at all visible from the East, North, or West. On the South the utilities are behind a 6' CMU stucco wall (existing).

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 Schaffer Weeks

SIGNATURE OF APPLICANT Schaffer K Weeks

DATE 11/19/2021

PRINT OWNER'S NAME Jonathan Rice

SIGNATURE OF OWNER [Signature]

DATE 11/19/2021

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

COMPLETENESS REVIEW CHECKLIST

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

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

SKW

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 needed |
| ☐ | ☐ | ☒ | Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |
| ☐ | ☐ | ☒ | Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only) |

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

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

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

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

AWNING/CANOPY

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

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

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

Planning and Building Department

N/A?

FOUNDATION (replacement, infill, alteration including elevation)

(Need details on type of foundation)

Need full
details
on
exhaust

☐	☐	☐ 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

☐	☐	☐ 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

→ ⊗

(need details shown for proposed)

- Need specs or full details on all exterior materials & mechanical equipment

Project number: PL2021-0163 Project Address: 61 Spanish Street

Date: 11.23.2021

①

35'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"

LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODEL OF
61 SPANISH ST.
ST. AUGUSTINE, FLORIDA

Date: 07-17-13
Scale: AS NOTED
Drawn: ANK
File: DWS/61 SPANISH2

SHEET
A-2

REUSED 11-8-19



APPROXIMATE
LOCATION OF
PROPOSED
EXHAUST VENT
PATH

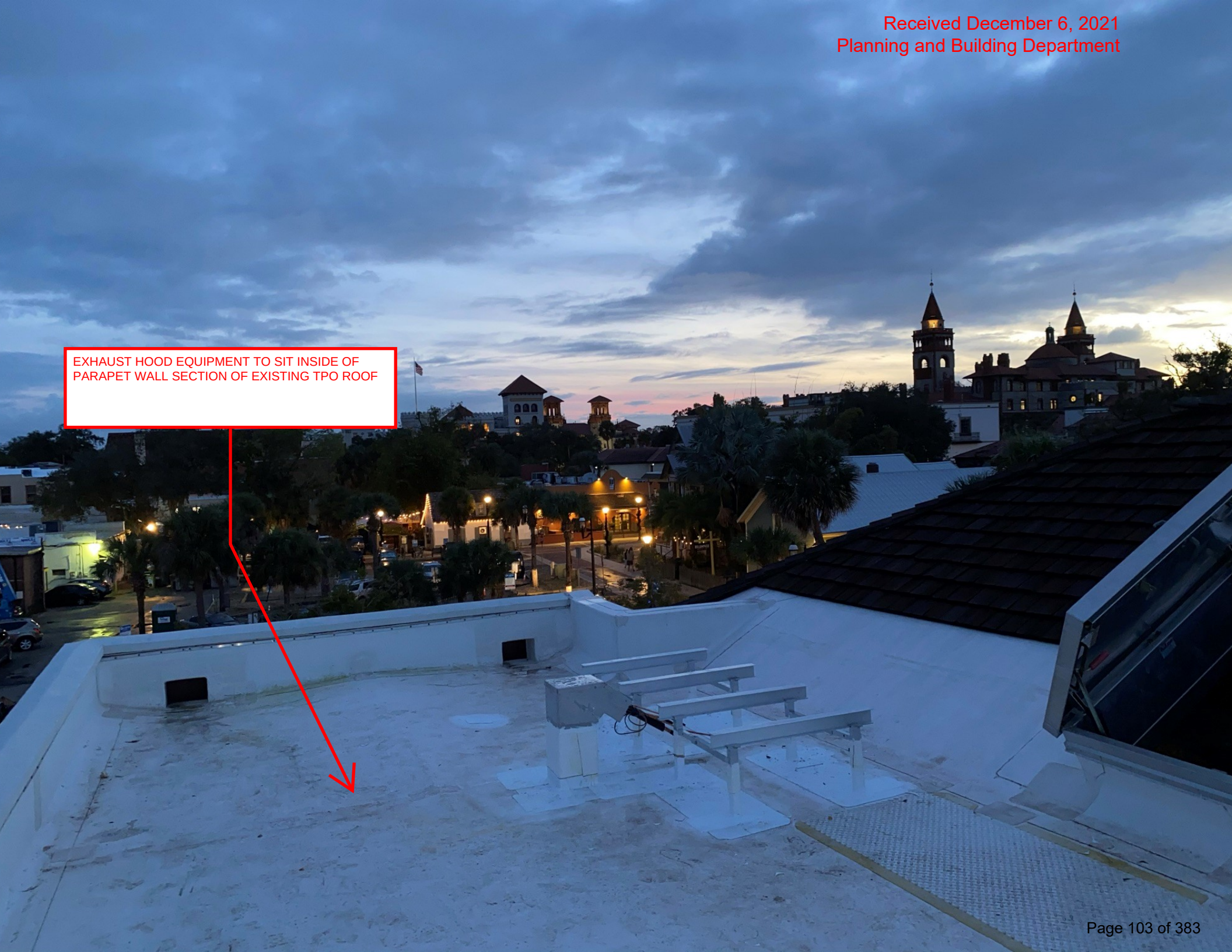
APPROXIMATE
LOCATION OF
PROPOSED
WALK-IN
COOLER



APPROXIMATE
LOCATION OF
PROPOSED
EXHAUST VENT
PATH

APPROXIMATE
LOCATION OF
PROPOSED
WALK-IN
COOLER

EXHAUST HOOD EQUIPMENT TO SIT INSIDE OF
PARAPET WALL SECTION OF EXISTING TPO ROOF



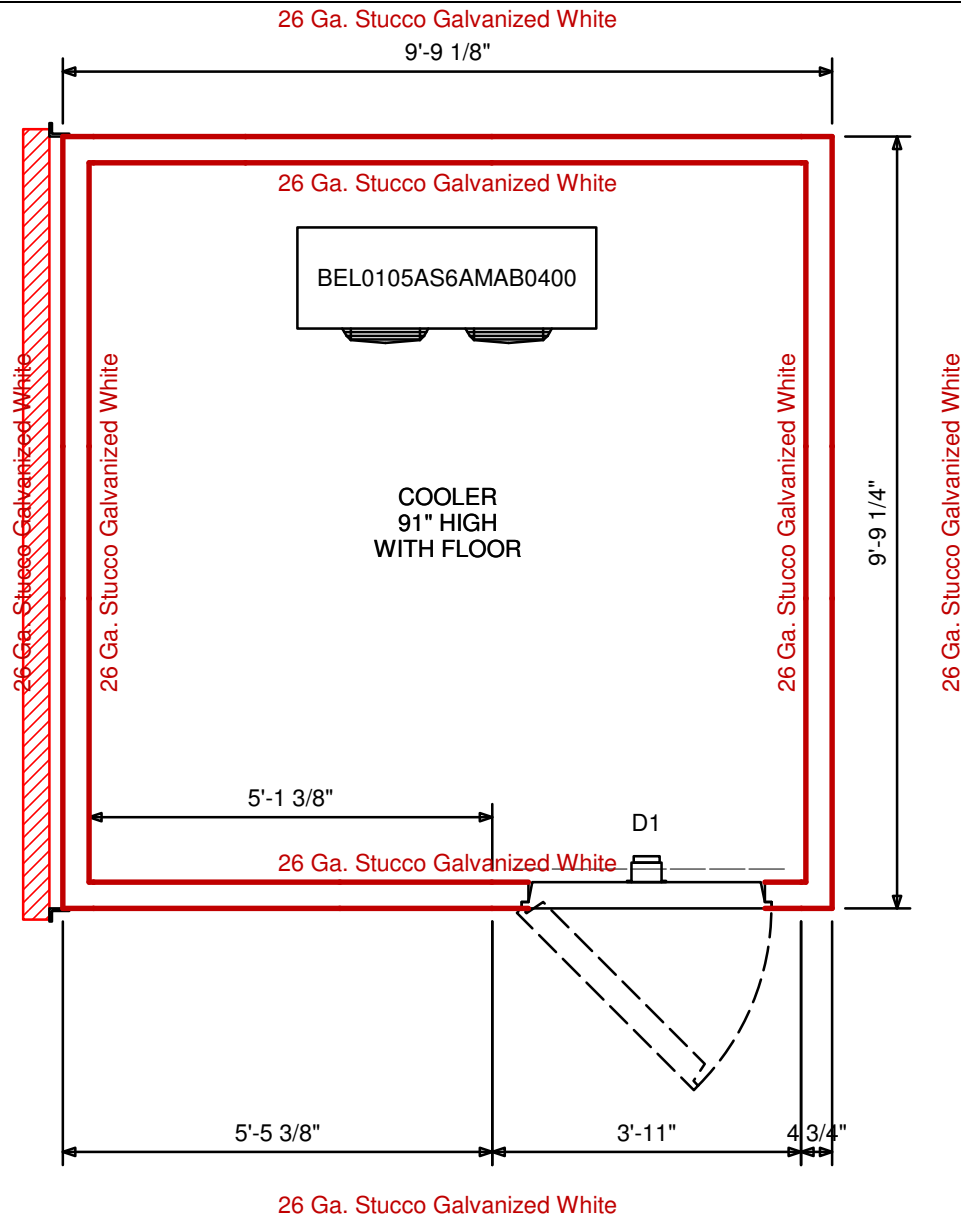
EXHAUST HOOD EQUIPMENT TO SIT INSIDE OF
PARAPET WALL SECTION OF EXISTING TPO ROOF



INTERIOR BALCONY JOISTS WHICH CREATE
CONFLICT FOR INTERIOR EXHAUST VENT
PATH AND NECESSITATE EXTERIOR PATH

APPROXIMATE LOCATION OF PROPOSED
EXHAUST VENT PATH

EXHAUST HOOD LOCATION



-SPECIFICATION-

Box Height: Cooler 7'-7" (6'-11" Interior)

Insulation: 4" thick AK-XPS4 Extruded foam UL classified core flame spread 15, Smoke rating less than 165

Compartment 1 - Cooler

D1 - (1) Standard 36" x 76" Left hinged flush door with brushed hardware. Interior & Exterior finish: 26 Ga. Stucco Galvanized White. 36" kickplates to interior and exterior of door. Heavy duty deadbolt handle latch. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V. LED fixture. 82 Lumens /watt Angled face . Strip curtain. P_E quires 115vac. 1 amps.

With third hinge, locking bar, curtain

Refrigeration:

- (1) 0.75 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BCH0008MBACZA0000, 208-230/1/60, MCA 15 Amps, BTUH 8980, Medium Temperature, Scroll, Air-cooled, R-404A, This refrigeration system is designed and certified for use in walk-in cooler applications -
- (1) Bohn DOE Compliant BEL0105AS6AMAB0400, Low Profile Air Defrost, 1.8 Fan Amps with 2 Speed EC motor

Wall Panels

Interior Finish: 26 Ga. Stucco Galvanized White

Exterior Finish: 26 Ga. Stucco Galvanized White

Ceiling Panels

Interior Finish: 26 Ga. Stucco Galvanized White

Exterior Finish: 26 Ga. Stucco Galvanized White

Floor Panels

NSF Floor panel rated for 1200 LBS/ SQ. FT.

.050 Smooth Aluminum integral. Reinforced with coated 0.5" plywood underlay

Customer Approval:

Quote #: 21-07630 Revision:

Project: Project: Traylor Park Rest.

Date: 03/22/2021

Customer: Tech X Services/Fire X/Xtreme
Temp Monitoring

Page 1 of 3



-SPECIFICATION-Continued

Application: Hand Trucks, Dunnage Racks, Beer Kegs, Log Carts
Accessories Shipped Loose

(100) Rain roof membrane w/ 10 ft. long with termination bars with 1 screw every 12 inch (per sq.ft.)

(1) 48" LED LIGHT STRIP FIXTURE 96 LUMENS /WATT 120VAC, 0.33 AMPS - TEMP RANGE: -30°F-104°F, SHIP LOOSE
RECOMMENDED ONE FIXTURE EVERY 144 SQ. FT. AT 12' HIGH

(1) DOOR HOOD FROM 30" TO 42" LONG WHITE STUCCO EMBOSSED FINISH, WITH 4 TEK SCREWS (LOOSE)

(8) OUTDOOR WALK-IN PERIMETER REINFORCEMENT FLOOR ANGLE (.050 THICK ALUMINUM) 1 1/2" X 6" X 48" EACH SECTION - SUPPLIED WITH STAINLESS STEEL TEK SCREWS, TO SECURE WALL AND FLOOR. CONCRETE ANCHORS (BY OTHERS)

(1) Please Note:

See attached Approved Outdoor high velocity hurricane zone (HVHZ) walk in quote.

****Dimensions have been modified to meet our outdoor approved construction guidelines; please take note that our lead time is 6-8 weeks on these boxes. ****

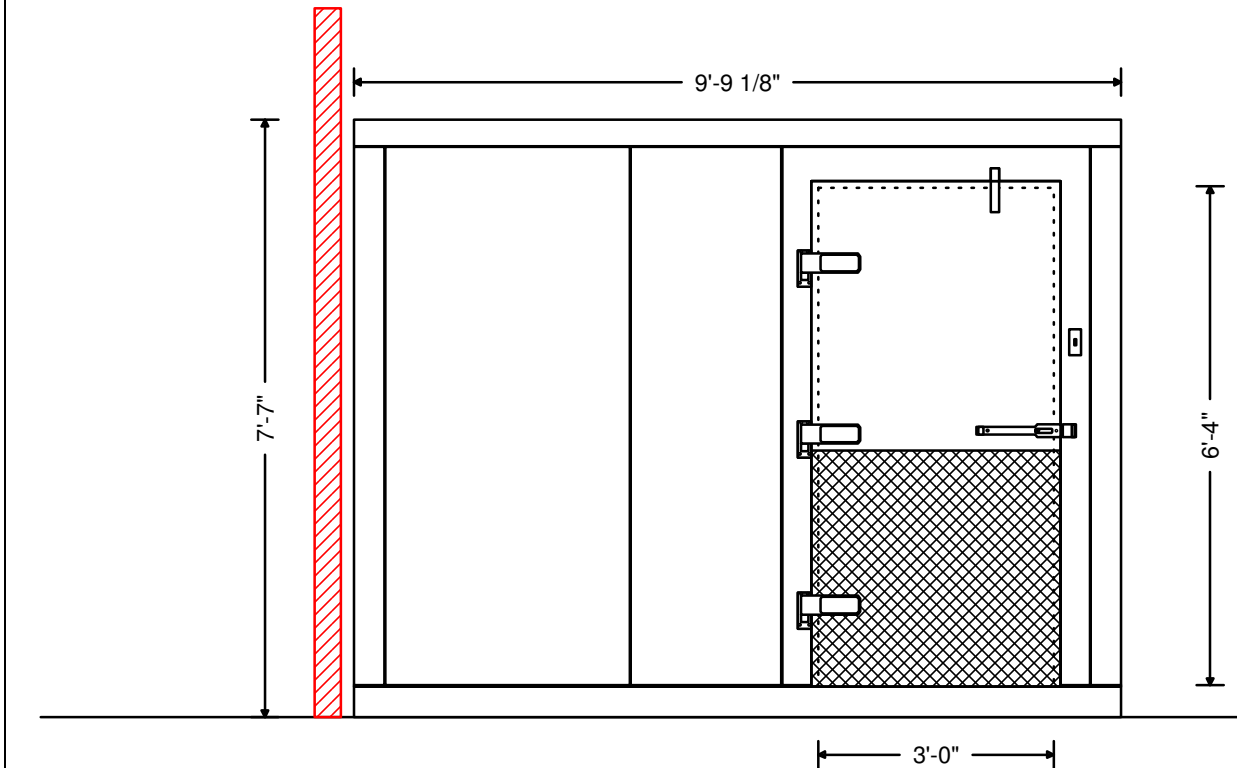
(2) VERTICAL TRIM 2" X 3" X 91" FOR OUTDOOR BOXES AGAINST BUILDING STRUCTURE

(1) extended compressor warranty

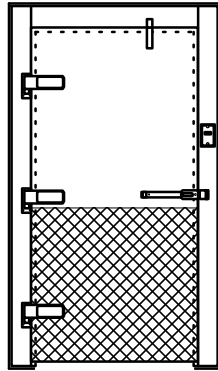
Notes:

* Allow a minimum of 2" clearance around all sides of the walk-in for proper air circulation

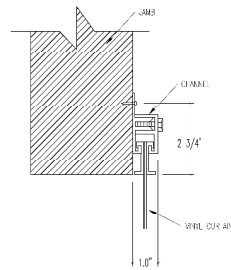
Customer Approval:



Quote #: 21-07630 Revision:	Project: Project: Traylor Park Rest.	Date: 03/22/2021	
Customer: Tech X Services/Fire X/Xtreme Temp Monitoring	Page 2 of 3		

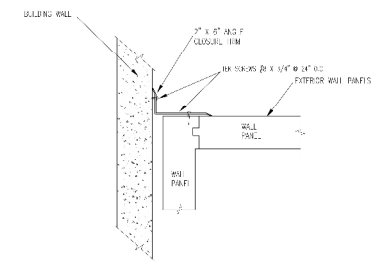


D1



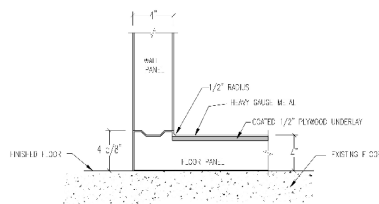
PLASTIC STRIP CURTAIN

1/8\"/>



EXTERIOR ANGLE CLOSURE TRIM STRIP 2\"/>

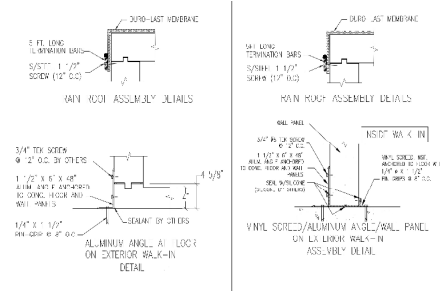
2/9\"/>



FLOOR & WALL DETAIL (1200 LBS/FT² DIST. LOAD)

20\"/>

NOTE: IMPROPER INSTALLATION IS TO HAVE A PERFECTLY LEVEL FLOOR.



RAIN ROOF MEMBRANE

5/8\"/>

Quote #: 21-07630 Revision:

Project: Project: Traylor Park Rest.

Date: 03/22/2021

Customer: Tech X Services/Fire X/Xtreme
Temp Monitoring

Page 3 of 3



EXHAUST FAN INFORMATION - JOB#4814574

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SDNES
1		1	USB18DD-RM	CAPTIVEAIRE	2866	2,000	1388	TEFC PREMIUM	2,000	1,5400	3	208	7.3	1469 FPM	400	21

CONDENSER DETAILS

FAN UNIT NO	TAG	FAN UNIT MODEL #	CONDENSER NO	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX FUSE SIZE	MIN WIRE SIZE	SEER
2		A2-20D-MPU	1	5	208-230	3 PHASE	60 HZ	21.5 AMPS	15.96 AMPS	30 AMPS	10 AWG	14

MUA FAN INFORMATION - JOB#4814574

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MDCP	WEIGHT (LBS)	SDNES
2		1	A2-20D-MPU	20MF-2-MOD	A2	2000	2292	0.750	1110	TEFC PREMIUM	2,000	0.7270	3	208	5.7	7.2A	15A	1172	12.1

COILS - JOB#4814574

FAN UNIT NO	TAG	COIL TYPE	DESIGN CFM	COOLING										HEATING									
				ENTERING DB TEMP	ENTERING WB TEMP	LEAVING DB TEMP	LEAVING WB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	TOTAL CAPACITY	SENSIBLE CAPACITY	LATENT CAPACITY	ENTERING DB TEMP	LEAVING DB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	STEAM PRESSURE	TOTAL CAPACITY	SENSIBLE CAPACITY
2		DX	2292	90.0°F	78.0°F	77.5°F	71.5°F	---	---	---	---	59.3 MBH	30.4 MBH	28.9 MBH	---	---	---	---	---	---	---	---	---

FAN UNIT NO	TAG	FAN UNIT MODEL #	HEATING MODE ENTERING DB TEMP	HEATING MODE TEMP RISE	HEATING MODE DISCHARGE DB TEMP
2		A2-20D-MPU	37.0°F	13.0°F	50.0°F

FAN #1 USB18DD-RM - EXHAUST FAN

FAN OPTIONS

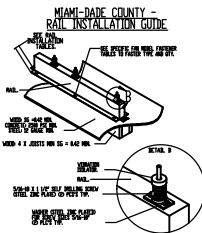
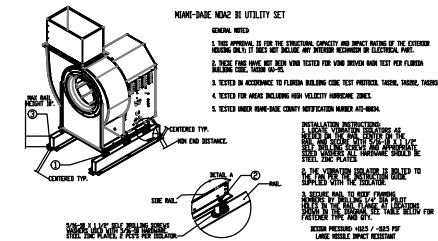
FAN UNIT NO	TAG	QTY	DESCRIPTION
1		1	UTILITY SET GREASE CUP.
		1	BI18 - 24" DISCHARGE EXTENSION.
		1	BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE.
		1	RUBBER VIBRATION ISOLATORS FOR BI UTILITY SETS (SET OF 6).
		1	BI18 - INLET RING USED TO CONNECT NON-FACTORY DUCT.
		1	MIAMI DADE CERTIFICATION - NDA-2 BI UTILITY SET.
		1	2 YEAR PARTS WARRANTY.
2		1	5 TON SINGLE CIRCUIT MODULAR PACKAGED COOLING OPTION WITH HEAT PUMP FOR SIZE 2 MUA (2,000 TO 3,000 CFM, 208V/230V, 3 PHASE).
		1	INSULATED BLOWER SECTION SIZE 1-2 COMMERCIAL.
		1	MOD PACKAGE UNIT HEAT PUMP CONTROLS FOR UNTEMPERED FANS.
		1	CONDENSER SUPPORT FOR SIZE 2 MOD PACKAGE UNIT.
		1	SIZE 2 COOLING COIL ECODATING OPTION FOR STANDARD MPU, DX AND CHILLED WATER COILS.
		1	CONDENSING UNIT LOCKING CAPS FOR SINGLE HEAT PUMP CONDENSER UNITS.
		1	SEPARATE 120V WIRING PACKAGE (REQUIRED AND USED ONLY FOR DCV OR PREWIRE WITH VFD) - THREE PHASE ONLY.
		1	MIAMI DADE CERTIFICATION - NDA-2 SUPPLY.
		1	2 YEAR PARTS WARRANTY.

FAN ACCESSORIES

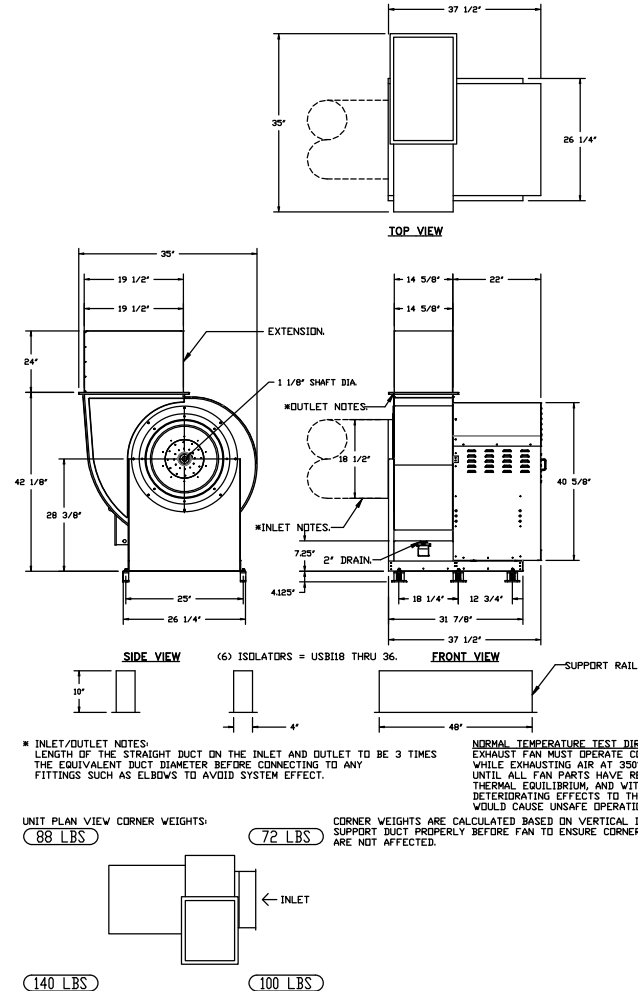
FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						
2					YES			

CURB ASSEMBLIES

NO	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	42 LBS	RAIL	4,000"W X 48,000"L X 10,000"H 16 GAUGE COMES AS A SET OF 2.
2	# 2	133 LBS	CURB	31,000"W X 121,000"L X 18,000"H 16 GAUGE MPU CURB CLIPS.



STATIONARY FASTENER TYPES		WOOD (80 + 0.42 MIN)		STEEL (1/4 GAUGE MIN)		CONCRETE (2000 PSI MIN. CRACKED OR UNCRACKED)	
FASTENER		3/8" DIA. ZINC PLATED LAG BOLT	1/4" x 14 OR 1/4" x 12	3/8" DIA. ZINC PLATED LAG BOLT	1/4" x 14 OR 1/4" x 12	3/8" DIA. ZINC PLATED LAG BOLT	1/4" x 14 OR 1/4" x 12
MINIMUM THREAD ENGAGEMENT		5/16"	10 GAUGE	5/16"	10 GAUGE	5/16"	10 GAUGE
MINIMUM EDGE DISTANCE		1-1/2"	10"	1-1/2"	10"	1-1/2"	10"
MINIMUM END DISTANCE		10"	10"	10"	10"	10"	10"
MINIMUM SPACING		5" (MINIMUM SPACING 4" IF 1/2" DIA. BOLT)	5"	5"	5"	5"	5"



FEATURES:

- ROOF MOUNTED FANS.
- UL705.
- UL762 AND ULC-S645 (RESTAURANT MODEL).
- HIGH HEAT OPERATION DIRECT DRIVE 350°F (176°C).
- HEAT SLINGER.
- NEMA 3R SAFETY DISCONNECT SWITCH.
- GREASE CLASSIFICATION TESTING.
- 2" DRAIN.
- MOTOR WEATHER COVER.
- FULLY SEALED SCROLL HOUSING.
- SCROLL ACCESS DOOR.
- FLANGE 1 1/4".

OPTIONS

- UTILITY SET GREASE CUP.
- BI18 - 24" DISCHARGE EXTENSION.
- BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE.
- RUBBER VIBRATION ISOLATORS FOR BI UTILITY SETS (SET OF 6).
- BI18 - INLET RING USED TO CONNECT NON-FACTORY DUCT.
- MIAMI DADE CERTIFICATION - NDA-2 BI UTILITY SET.
- 2 YEAR PARTS WARRANTY.

* INLET/OUTLET NOTES:
LENGTH OF THE STRAIGHT DUCT ON THE INLET AND OUTLET TO BE 3 TIMES THE EQUIVALENT DUCT DIAMETER BEFORE CONNECTING TO ANY FITTINGS SUCH AS ELBOWS TO AVOID SYSTEM EFFECT.

NORMAL TEMPERATURE TEST DIRECT DRIVE EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 350°F (176°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DEGRADING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

UNIT PLAN VIEW CORNER WEIGHTS:

88 LBS

72 LBS

CORNER WEIGHTS ARE CALCULATED BASED ON VERTICAL DISCHARGE. SUPPORT DUCT PROPERLY BEFORE FAN TO ENSURE CORNER WEIGHTS ARE NOT AFFECTED.

140 LBS

100 LBS



CAPTIVEAIRE

JOB Tregor Park - St. Augustine (TECH)

LOCATION St. Augustine, FL, 32084

DATE 3/29/2021

JOB # 4814574

DWG # 4

DRAWN BY res65

REV.

SCALE 1/4" = 1'-0"

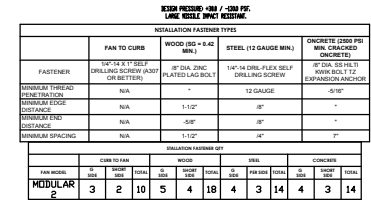
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TYPICAL DRAIN TRAP INSTALL

**RECOMMENDED COOLING COIL
DRAIN TRAP CONFIGURATION.**

NOTES:

- 1) 1/2" DIAMETER PVC PIPE ONLY.
- 2) USE ONLY LOW PROFILE COUPLINGS.
- 3) ADD CLEAN OUT AS SHOWN.



This Instrument Prepared By:
Richard Q. Lewis III
Richard Q. Lewis III, Esq., PA
701 Market Street, Suite 111-204
St. Augustine, Florida 32095

PREPARED WITHOUT SURVEY OR OPINION OF TITLE

Note to Recording Clerk: Minimum documentary stamps have been affixed to this Deed pursuant to Fla. Admin. Code R. 12B-4.014(2) and Fla. Admin. Code R. 12B-4.014(6).

**THE SOLE AND EXCLUSIVE PURPOSE OF THIS QUITCLAIM DEED IS TO
CREATE TWO, DISTINCT PARCELS FOR AD VALOREM TAX PURPOSES.**

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 11th day of May, 2021, by **108-110 ST. GEORGE STREET, LLC**, a Florida limited liability company, the Grantor, conveys its interest in non-homestead property to **108-110 ST. GEORGE STREET, LLC**, a Florida limited liability company, whose post office address is 2 Hadden Road, Scarsdale, New York, 10583, the Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

**See Exhibit "A" attached hereto and by reference
made a part hereof (the "Property")**

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

[SIGNATURE ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

108-110 ST. GEORGE STREET, LLC, a
Florida limited liability company

Meredith DelBene
Witness Meredith DelBene
(type name of witness)

BY: Jonathan Rice

Jonathan Rice, Manager

Carlo DiCristofaro
Witness CARLO DICRISTOFARO
(type name of witness)

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of May, 2021, by Jonathan Rice, Manager of **108-110 ST. GEORGE STREET, LLC**, a Florida limited liability company, by and on behalf of the company, who (☒) are personally known to me or (☐) have presented the following identification: _____

My Commission Expires:

Steven P. Grant
Signature of Notary
Print Name: Steven P. Grant
My Commission No. _____

(SEAL)

STEVEN P. GRANT
Notary Public, State of New York
Reg #02GR4806729 Westchester County
My Commission Expires 11-24-2022

EXHIBIT "A"
Legal Description

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1600 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND ALSO BEING A PORTION OF LOT ONE (1) OF BLOCK FOURTEEN (14) OF THE CITY OF ST. AUGUSTINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 14 OF THE CITY OF ST. AUGUSTINE MAPS; THENCE N 05°36'14" W, ALONG THE PREVIOUS RIGHT OF WAY LINE OF ST. GEORGE STREET, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN DEED BOOK 165, PAGE 506, OF SAID PUBLIC RECORDS, CONVEYED TO THE CITY OF ST. AUGUSTINE; THENCE S 82°35'57" W, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN DEED BOOK 165, PAGE 506, A DISTANCE OF 4.25 FEET TO A MAG NAIL AND DISK IDENTIFIED AS BEING "LB 6824", SAID MAG NAIL AND DISK BEING THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED I DEED BOOK 165, PAGE 506; THENCE S 82°35'57" W, ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599, OF SAID PUBLIC RECORDS, A DISTANCE OF 103.35 FEET TO THE POINT OF BEGINNING;

THENCE S 05°53'14" E, DEPARTING SAID NORTH LINE, A DISTANCE OF 38.13 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599; THENCE S 83°35'42" W, ALONG SAID SOUTH LINE, A DISTANCE OF 93.54 FEET TO A ½" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599; THENCE N 03°53'43" W, ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599, A DISTANCE OF 36.56 FEET TO A 1/2 " IRON PIPE WITH NO IDENTIFICATION, SAID IRON PIPE BEING THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599; THENCE N 82°35'57" E, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599, A DISTANCE OF 92.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3,467.28 SQUARE FEET OR 0.08 ACRES MORE OR LESS.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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	1975900010
Location Address	61 SPANISH ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	3-1 CITY OF ST AUG W 93 FT OF LOT 3 OF LOT 1 BLK 14 37 FT X 93 FT ON SPANISH ST DB178/597 & 5267/1857(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.080
Homestead	N

Owner Information

Owner Name	108-110 St George Street LLC 100%
Mailing Address	ATTN:JONATHAN RICE 2 HADDEN RD SCARSDALE, NY 10583-3304

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$346,700
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$346,700
Total Deferred	\$0
Assessed Value	\$346,700
Total Exemptions	\$0
Taxable Value	\$346,700

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
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	3467	SF	\$346,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/18/2021	5/11/2021	\$0.00	QUIT CLAIM DEED	5267	1857	U	V	108-110 ST GEORGE STREET LLC	108-110 ST GEORGE STREET LLC
	8/27/2008	\$373,800.00	QUIT CLAIM DEED	3128	1599	U	I	RICE MARIAN N	108-110 ST GEORGE STREET LLC

No data available for the following modules: 2021 TRIM Notice, 2020 TRIM Notice, Exemption Information, Building Information, Sketch 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.

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Version 2.3.162



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Detail by Entity Name

Florida Limited Liability Company

LEN WEEKS CONSTRUCTION.DESIGN.DEVELOPMENT, L.L.C.

Filing Information

Document Number	L03000055563
FEI/EIN Number	42-1613883
Date Filed	12/16/2003
State	FL
Status	ACTIVE

Principal Address

62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Changed: 03/15/2004

Mailing Address

PO BOX 3225
ST AUGUSTINE, FL 32085

Changed: 03/15/2004

Registered Agent Name & Address

BOLES, JOSEPH LJR
19 RIBERIA STREET
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

WEEKS, CLAUDE LJR
62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	03/20/2019
2020	03/19/2020
2021	01/20/2021

Document Images

01/20/2021 -- ANNUAL REPORT	View image in PDF format
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03/20/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
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05/01/2008 -- ANNUAL REPORT	View image in PDF format
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03/29/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
12/16/2003 -- Florida Limited Liabilites	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
108-110 ST. GEORGE STREET, LLC

Filing Information

Document Number	L07000107859
FEI/EIN Number	30-0529043
Date Filed	10/23/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2018

Principal Address

108/110 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Changed: 11/24/2009

Mailing Address

2 HADDEN ROAD
SCARSDALE, NY 10583

Changed: 11/24/2009

Registered Agent Name & Address

Weeks, Len
62 Hypolita
St Augustine, FL 32084

Name Changed: 03/14/2021

Address Changed: 03/14/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

RICE, JONATHAN
2 HADDEN ROAD
SCARSDALE, NY 10583

Annual Reports

Report Year	Filed Date
2019	01/26/2019
2020	04/14/2020
2021	03/14/2021

Document Images

03/14/2021 -- ANNUAL REPORT	View image in PDF format
04/14/2020 -- ANNUAL REPORT	View image in PDF format
01/26/2019 -- ANNUAL REPORT	View image in PDF format
10/04/2018 -- REINSTATEMENT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
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03/21/2013 -- ANNUAL REPORT	View image in PDF format
06/17/2012 -- ANNUAL REPORT	View image in PDF format
12/13/2011 -- Reg. Agent Change	View image in PDF format
02/26/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
11/24/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
09/01/2008 -- ANNUAL REPORT	View image in PDF format
08/25/2008 -- LC Amendment	View image in PDF format
10/23/2007 -- Florida Limited Liability	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 16, 2021 Meeting**



Application PL2021-0159

Address: 120 Bridge Street

Applicant: Arthur Phillips

Owner: Arthur R. and Zuella L. Phillips

Project description: To partially demolish a residential building, constructed c. 1894 and 1899, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, to include removal of the chimney, modifications to the existing fenestration, and replacement of the front porch and all existing exterior materials.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00387
National Register:	Contributing to the Lincolnvile National Register Historic District	Construction date:	c. 1894 - 1899
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2028300000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Partial Demolition application is for modifications to the existing house to include removal of the chimney, modifications to the existing fenestration, including possibly enclosing most of the existing windows on the east elevation, and replacement of the front porch and all existing exterior materials.
2. Located on the north side of Bridge Street, between Weeden and Sanford Streets, this residential building is contributing to the Lincolnvile National Register Historic District. The back yard once served a cigar factory run by one of the house's early residents, F.C. Usina, according to the Florida Master Site File (FMSF), which noted that members of the Usina family originated from Minorcan colonists.
3. The FMSF survey states that the 2-1/2 story house, constructed between 1894 – 1899, was one of the earliest in this neighborhood, and the original two-story porch was later modified to a 1-story and likely further altered over time. 1917 Sanborn maps reveal that the house once had a longer footprint, with two 1-story rear wings and a side porch at the rear. A Sanborn map revised to 1965 shows only one 1-story wing at the rear with a side porch.
4. According to the applicant/owners, the house was divided up into three apartments before being purchased by the current owners, who indicated that much of the wood exterior, interior, and framing materials have been damaged by termites, the 2/2 wood windows do not function properly, the chimney is unstable and has many areas of missing mortar especially at the base, the original exterior doors have been replaced with inappropriate ones, the 2nd story exterior door opening on the front façade/south elevation was boarded up, the front and side porches have been visibly altered, and what was previously a back porch was enclosed. A condition assessment by an architect or engineer is not required since this application is not for a full demolition.
5. The proposed partial exterior demolition is to permanently remove the chimney, remove portions of and modify the existing porches with new materials and return the 1-story front porch to a 2-story, enclose some of the existing window openings on the east side and rear/north elevations. Removal of all of the exterior materials and replacing with new materials is also proposed to include: the roof (new metal), siding (wood lap and novelty to Hardie Board equivalent), windows (2/2 wood to 1/1 vinyl or aluminum), and doors. The interior has been gutted by the new owners, who plan to reconfigure the interior space into a single-family home that they plan to reside in.
6. The HARB should determine if this plan to partially demolish the building by permanently removing features of the house, including the chimney and window openings, and replacing all the remaining historic exterior materials will permanently alter the architectural integrity of a contributing building to a National Register Historic District. Only the demolition of the existing building can be considered for this application as the HARB does not currently have design review authority on new construction for this area.
7. Any redevelopment plans need to meet zoning and building code requirements and take the Tree and Landscape Ordinance into consideration.
8. An A14 Archaeological Review Application may be required if total project ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size. Coordination with the City Archaeologist should begin as soon as possible to avoid any interruptions in the construction schedule.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board **can take the following actions for a Certificate of Demolition at 120 Bridge Street:**

1. APPROVE if the HARB determines the project scope does not exceed the threshold of a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:
 - a. For any salvagable historic materials to be salvaged if possible 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.
2. Continue the application to allow the applicant time to provide a revised project scope, a condition assessment, or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition or will negatively compromise the architectural integrity of the building.

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

To partially demolish a residential building, to include removal of the chimney, removal of portions and replacement of the front and side porch, modifications to the existing fenestration, and removal and replacement of all existing exterior materials.

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 between 1894 – 1899, and is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is contributing to the Lincolnville National Register Historic District, and is recorded on the Florida Master Site File.

The requirements have been sufficiently met for a Partial Certificate of Demolition application.

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 has a similar mass and scale as many of the residential buildings that are in the neighborhood and the Lincolnville Historic District with a similar age.
- 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 historic building that contributes to the historic district with the remaining intact historic architectural character will negatively impact the streetscape. However, this is an application for a partial demolition. Permanent removal of architectural features such as a chimney and porches create impacts to historic buildings, but this chimney is not visible from the street. The applicant/owners are proposing to rebuild the front porch that has been altered over time as a two-story version, and in a similar manner of wood porches found on similar houses within the district.
- 4. *Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** Design review is not required for this district and HARB only has purview over what is being removed/demolished. Replacement window and door information was submitted with the application. 1/1 replacement windows are not considered a compatible choice for the historic 2/2 wood windows. Applicant/owners indicated to staff they are also considering aluminum replacement windows instead of vinyl, which may be more compatible in a 2/2 pattern with raised exterior muntins. Concept plans to return the front porch to a two-story porch were submitted with this application. 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, some of the architectural features appear to have had been replaced over time. No evidence was discovered that the building is the work of a master or that the residence has historical significance.
- 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. This application is not for a partial demolition - the chimney proposed to be removed is not visible from the street and the front porch has been altered over time. Although the proposed plans are not for a full demolition of a building, removal of historic architectural features, enclosing historic window openings, and replacing all of the historic exterior materials may cause the look and feel of the existing contributing building to be permanently changed, thereby altering the architectural integrity.
- 7. *Whether or not the structure is representative of a 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.
- 8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it has an authentic historic vernacular character that new construction or replacement materials often does not replicate.
- 9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** Staff observed the conditions caused by deferred maintenance, aging, and what appears to be prolonged termite damage that has impacted the existing wood materials/features, but noted the wood windows and large portions of the wood siding could likely be repaired or rehabilitated by proper trades people. New construction of architectural features and replacement exterior finishes often create or have a different look and feel than the historic.
- 10. *The justification for the proposed demolition.*** The owner/applicant seeks to remove what they deem is an unstable chimney, to rebuild the altered front porch to what may be similar to the original two-story porch, and to replace exterior materials that they deem too deteriorated to feasibly repair/restore with new.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD PL2021-0159
120 Bridge Street
December 16, 2021

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps

STAFF PHOTOGRAPHS
120 Bridge Street



Front façade/south elevation of building, fronting Bridge Street:
2nd floor door opening boarded up
and is proposed to be returned to functional door



STAFF PHOTOGRAPHS
120 Bridge Street



Front porch proposed to be altered on front façade/south elevation of building

STAFF PHOTOGRAPHS
120 Bridge Street



Front façade/south elevation of building and front porch that is proposed to be altered

STAFF PHOTOGRAPHS
120 Bridge Street



Front façade/south elevation of building and front porch that is proposed to be altered

STAFF PHOTOGRAPHS
120 Bridge Street



Front porch proposed to be altered on front façade/south elevation of building

STAFF PHOTOGRAPHS
120 Bridge Street



Front porch proposed to be altered on front façade/south elevation of building

STAFF PHOTOGRAPHS 120 Bridge Street

Front façade/south elevation of building;
Front porch proposed to be altered;
East Elevation: window openings proposed to
be enclosed with siding



STAFF PHOTOGRAPHS
120 Bridge Street



East elevation toward rear of building and North Elevation/Rear

STAFF PHOTOGRAPHS
120 Bridge Street



West elevation

STAFF PHOTOGRAPHS
120 Bridge Street



Side porch on west elevation to be altered with new materials and north/rear elevation

STAFF PHOTOGRAPHS
120 Bridge Street



North/rear elevation

STAFF PHOTOGRAPHS
120 Bridge Street



North/rear elevation: upper single window to be removed/enclosed and door to be added on first floor

STAFF PHOTOGRAPHS
120 Bridge Street



Shed to be removed and side porch on west elevation to be altered with new materials and north/rear elevation

STAFF PHOTOGRAPHS
120 Bridge Street



Shed to be removed and side porch on west elevation to be altered with new materials and north/rear elevation

STAFF PHOTOGRAPHS
120 Bridge Street



North/rear and west elevations

STAFF PHOTOGRAPHS

120 Bridge Street

Chimney to be removed (including exterior projection)



STAFF PHOTOGRAPHS
120 Bridge Street



Wood windows proposed to be replaced with vinyl or aluminum in 1/1 pattern: 2/2 aluminum windows would be more compatible

STAFF PHOTOGRAPHS
120 Bridge Street



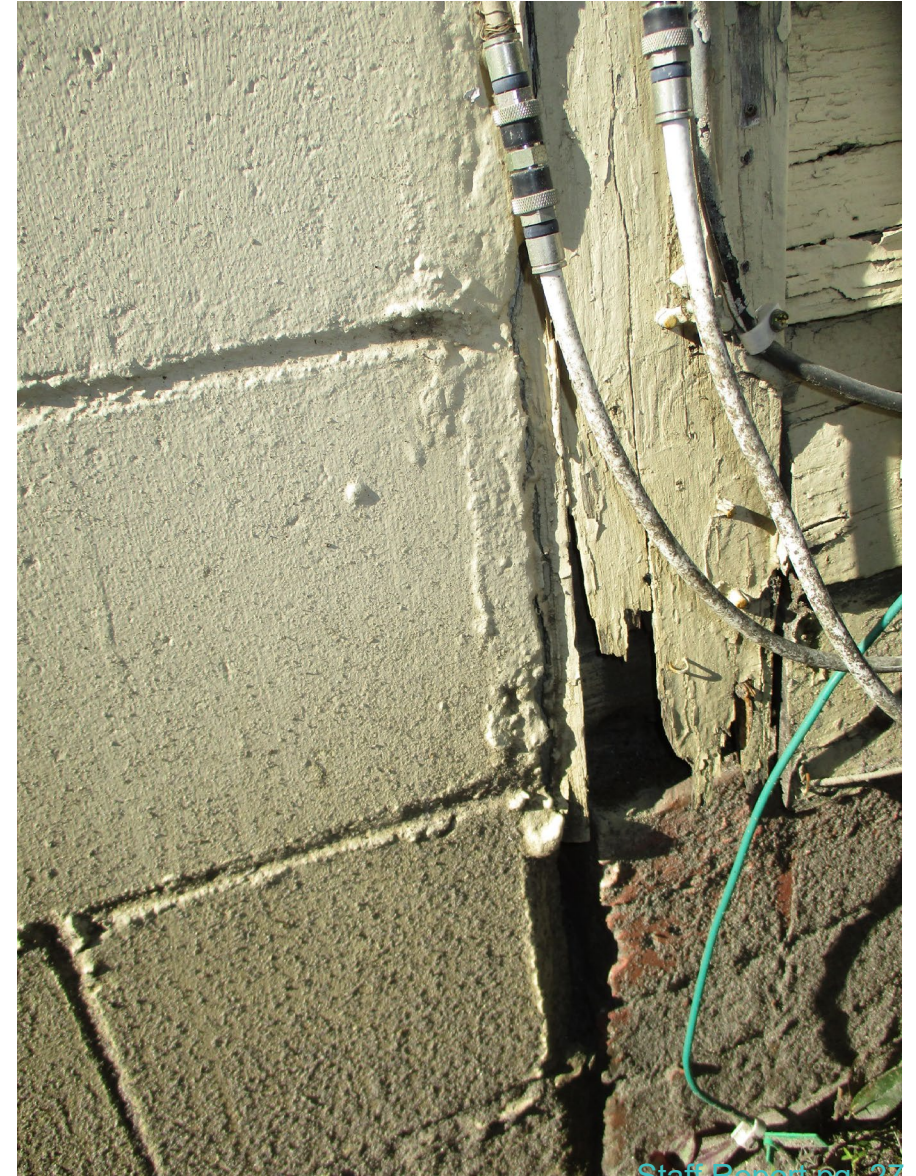
Wood windows proposed to be replaced with vinyl or aluminum in 1/1 pattern: 2/2 aluminum windows would be more compatible

STAFF PHOTOGRAPHS 120 Bridge Street



Historic wood lap siding proposed to be replaced with Hardie board type siding

STAFF PHOTOGRAPHS
120 Bridge Street



Historic wood lap siding proposed to be replaced with Hardie board type siding

STAFF PHOTOGRAPHS
120 Bridge Street



STAFF PHOTOGRAPHS
120 Bridge Street



Front door proposed to be replaced with new: existing door appears to be an interior door and what may have been the original exterior door is on the interior.

STAFF PHOTOGRAPHS
120 Bridge Street



Side door proposed to be replaced with new: existing door does not appear to be original

STAFF PHOTOGRAPHS 120 Bridge Street



Wood windows proposed to be replaced with vinyl or aluminum in 1/1 pattern: 2/2 aluminum windows would be more compatible

STAFF PHOTOGRAPHS
120 Bridge Street



Wood windows proposed to be replaced with vinyl or aluminum in 1/1 pattern: 2/2 aluminum windows would be more compatible



Staff Report pg. 32

STAFF PHOTOGRAPHS
120 Bridge Street



Termite damage sprayed with orange paint

STAFF PHOTOGRAPHS
120 Bridge Street



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120 Bridge Street



STAFF PHOTOGRAPHS
120 Bridge Street



STAFF PHOTOGRAPHS 120 Bridge Street



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 05J 387 1009==
Site Name: 120 Bridge Street 830== Survey Date: 7807 820==
Address: 120 Bridge Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 46G 6 868==
(subdivision) (block) (lot)
MULTIPLE ST 3248 868==
Owner of Site: Name: Stringfellow, George ;
Address: 120 Bridge Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: CBD
NR Classification Category: Building 916== Recording Date: 8010 832==
UTM: 17 469345 3306245 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

**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: +1899 844== Period: 19th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 954==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Wood, weatherboard, with cornerboards, concrete block
wall 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS 942==
 Foundation: Piers 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Porches 942==
 Porches & Balconies: 2 story porch on front; now one story open
 _____ 942==
 Chimney Location: Center, ridge 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Composition shingles, fiberglass 882==
 Ornament Exterior: _____
 _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
 Other: _____ 956==
 Surroundings: Mixed Residential/Industrial 864==
 Relationship to Surroundings: Set back from street.

 _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tobacco, Commerce, Transportation,
Minorcans 920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 120 Bridge Street was constructed between 1894 and 1899 and is one of the earlier houses built in this neighborhood. Originally there was a two-story porch on the front, which has been altered over the years to a one-story open porch.

The area roughly bounded by Central Avenue, Bridge, Iberia and Cedar Streets is one of St. Augustine's consistent late 19th century Victorian neighborhoods. It includes houses on both small and large scales, and is notable for the fact that, except along Iberia Street, there is no later development in the area to clash with the Victorian buildings. There is a problem, however, of the modernization of older buildings out of harmony with their origins. The area was adjacent to the great Victorian sawmills along Iberia Street. It provided a home for some of the pioneer Victorian builders of St. Augustine and some of the houses show their handiwork in interesting gingerbread patterns. There is a row of Victorian duplex townhouses on Weeden Street unlike anything else in the city. There is some problem of housing deterioration in the area, though several houses have also been fixed up in recent years. The division of some of the houses into apartments has created population density and parking problems. There is also traffic pressure from Bridge and Iberia Streets. It is a tree-shaded neighborhood within walking distance from downtown and with a view of the San Sebastian River.

HISTORY

This neighborhood evolved out of the late 18th century Spanish land grant to Pedro Garcia, a local tavern owner, who developed his property into one of the first commercial orange groves in Florida. The southern limit of the tract, Bridge Street, was a colonial thoroughfare leading to one of three late 18th century ferry crossings across the San Sebastian River. (1) Frederick Weeden, mayor of St. Augustine in 1835 who also served as Osceola's physician, acquired the grove in 1835 and built the family homestead in the southwest corner. Benjamin Putnam, major in the Seminole War, two-time mayor and local magistrate, bought "Weeden's Grove" in 1855, but the property was confiscated by Union occupation forces in 1863. John Hay, Abraham Lincoln's secretary and later U. S. Secretary of State, bought the tract for specula-

(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.
2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

tive purposes in 1864 and Henry Sanford bought it three years later. Sanford, a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land and Colonization Company, Ltd., in 1880 in order to promote his extensive real estate holdings in the state. "Fountain City," as the tract was called, was developed over the next fifteen years and became one of the most densely populated late 19th century neighborhoods outside the old city area. Development along Sanford and Weeden Streets south of Bridge Street was within Dumas Tract Subdivision and was promoted by local realtor, J. H. Slater, a decade later.(2)

The 1899 City Directory lists the house at 120 Bridge Street as being the residence of F. C. Usina, who operated a cigar factory in the back yard. By 1904, it was the residence of W. S. Quigley, a bicycle dealer on St. George Street.(3) Members of the Usina family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.

3. St. Augustine City Directory, 1899, 1904; C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 37.

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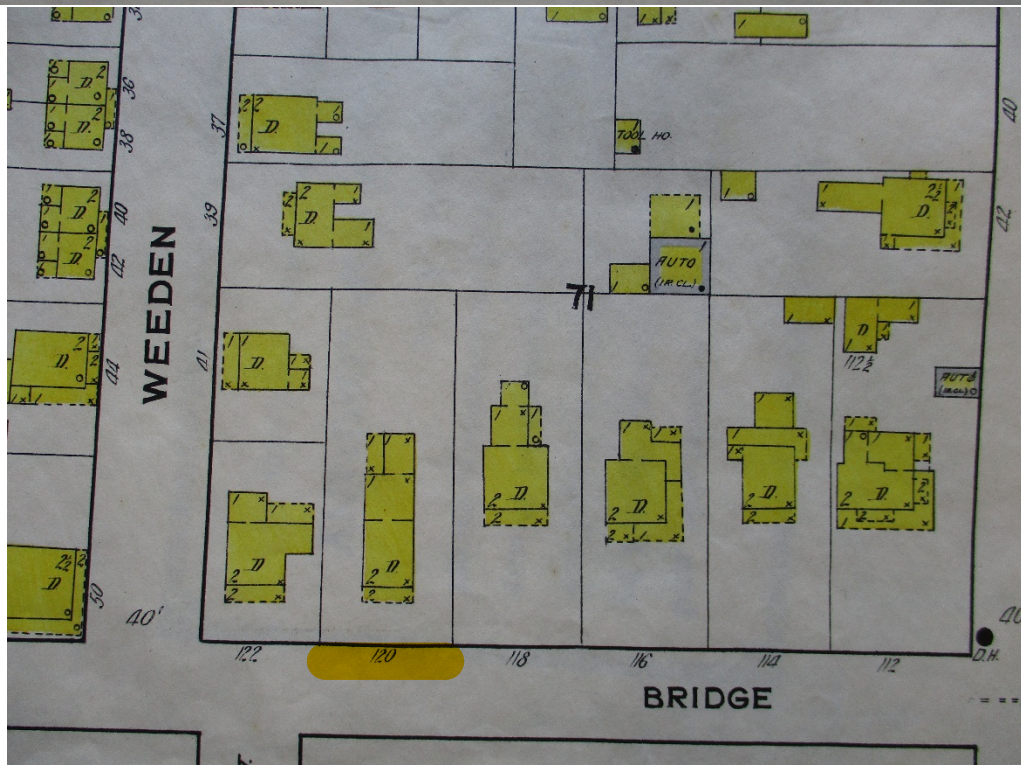
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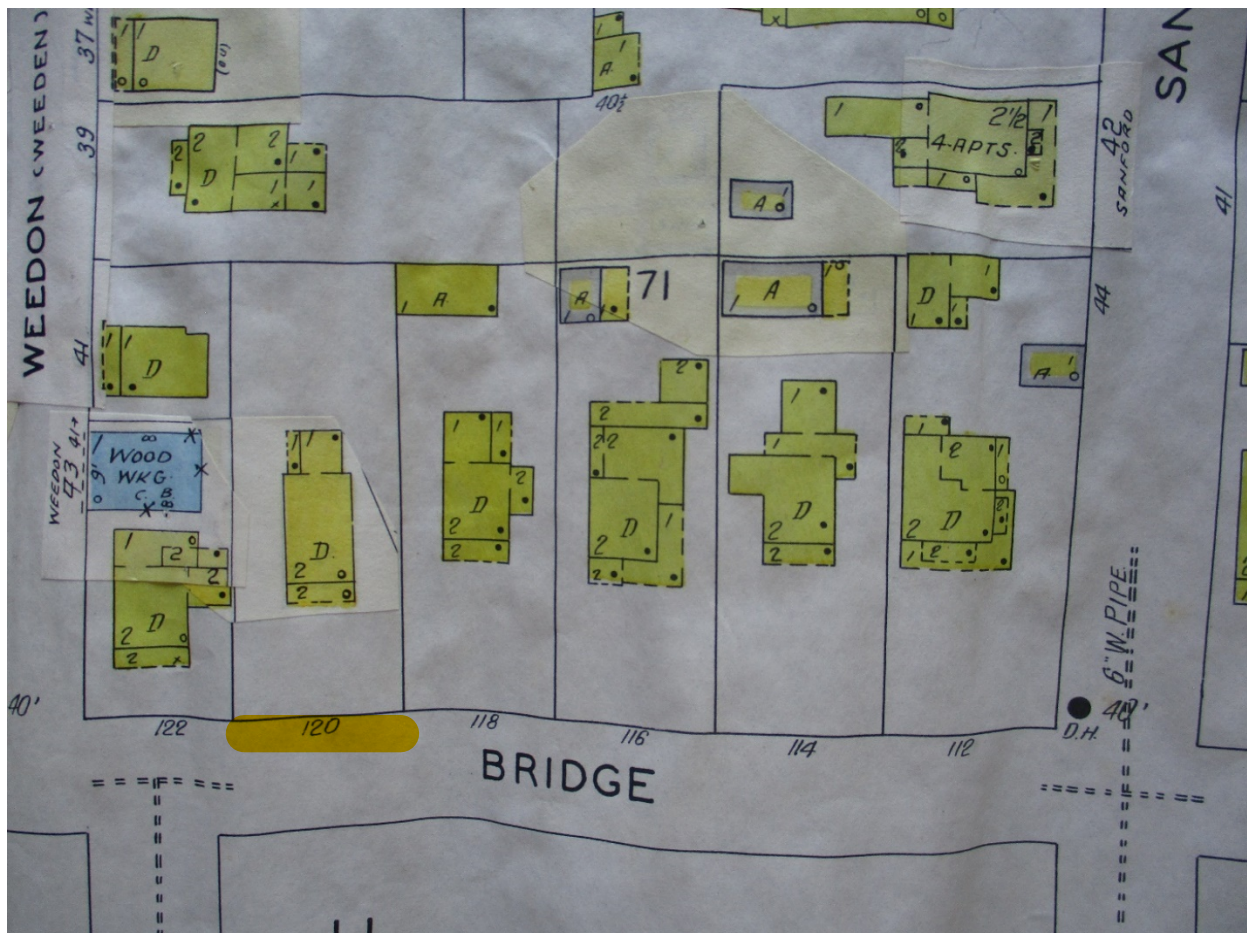
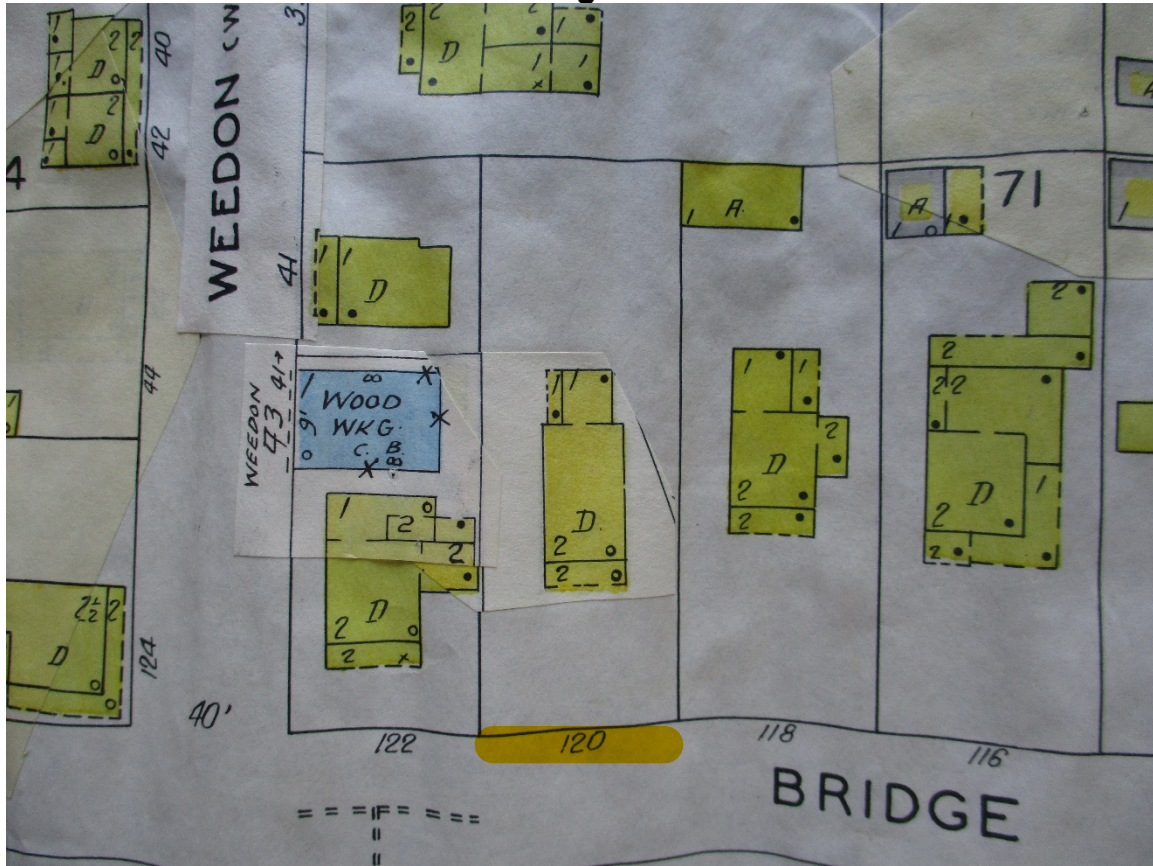
→ 24A

→ 25

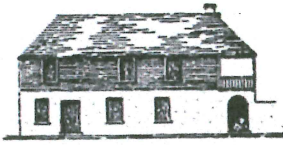
Sanborn Map (1917)
120 Bridge Street



Sanborn Map (1930, Revised to 1965)
120 Bridge Street



OCT 29 2021



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

Planning/Building Dept.



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0159

Receipt No. 2229276

Meeting Date December 16, 2021

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

1. NAME OF APPLICANT Arthur Phillips

Business (if applicable) _____

Address Bridge Street

City St. Augustine State FL Zip 32084

Daytime telephone 239-560-1021 Other phone/email artzue@msn.com

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

2. NAME OF PROPERTY OWNER ARTHUR PHILLIPS

Business (if applicable) _____

Address 120 BRIDGE STREET

City ST. AUGUSTINE State FL Zip 32084

Daytime telephone (required) 239-560-1021 Other phone 239-247-0663

3. PROJECT STREET ADDRESS 120 BRIDGE STREET

4. LEGAL DESCRIPTION OF PROPERTY

Lot 6 Block 46-G Subdivision SANFORD GROVE Parcel Number 202830-0000

5. DATE OF CONSTRUCTION TBD 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: _____

OCT 29 2021

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

Planning/Building Dept.

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: <u>REMOVE CHIMNEY</u>
☐	☐	☒	Porch/Deck/Balcony Specify: <u>SEE PHOTO</u>
☐	☐	☒	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 ONLYA. Required submittals for all full demolition projects:

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

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

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

OCT 29 2021

11. FOR RELOCATION PROJECTS ONLY

Planning/Building Dep.

- 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 Arthur Phillips DATE Oct 29-2021

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME Arthur Phillips DATE Oct 29-2021

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME Zuela Phillips DATE 12/1/21

SIGNATURE OF 2nd PROPERTY OWNER [Signature]

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.



REMOVE CHIMNEY AND REPLACE
ROOF WITH METAL/ALUMINUM
ROOFING

REPLACE ALL SIDING WITH
HARDIE BOARD

REPLACE PORCH WITH TWO
STORY AS PER DRAWING

REPLACE
WITH A
DOOR

FRONT DOOR TO BE
REPLACED

REPLACE ALL WINDOWS
WITH VINYL OR ALUMINUM
IMPACT WINDOWS

BLOCK AND REPLACE
WITH 6 X 6 POST AND RAILING

Received November 29, 2021
Planning and Building Department

ARTHUR AND ZUELLA PHILLIPS
120 BRIDGE STREET
ST. AUGUSTINE, FL 32084
239-247-0663

PROPOSED NEW LOOK
FRONT OF HOUSE



HARDIE BOARD SIDING

VINYL OR ALUMINUM WINDOWS

METAL ROOFING



SCALE = 1 FOOT

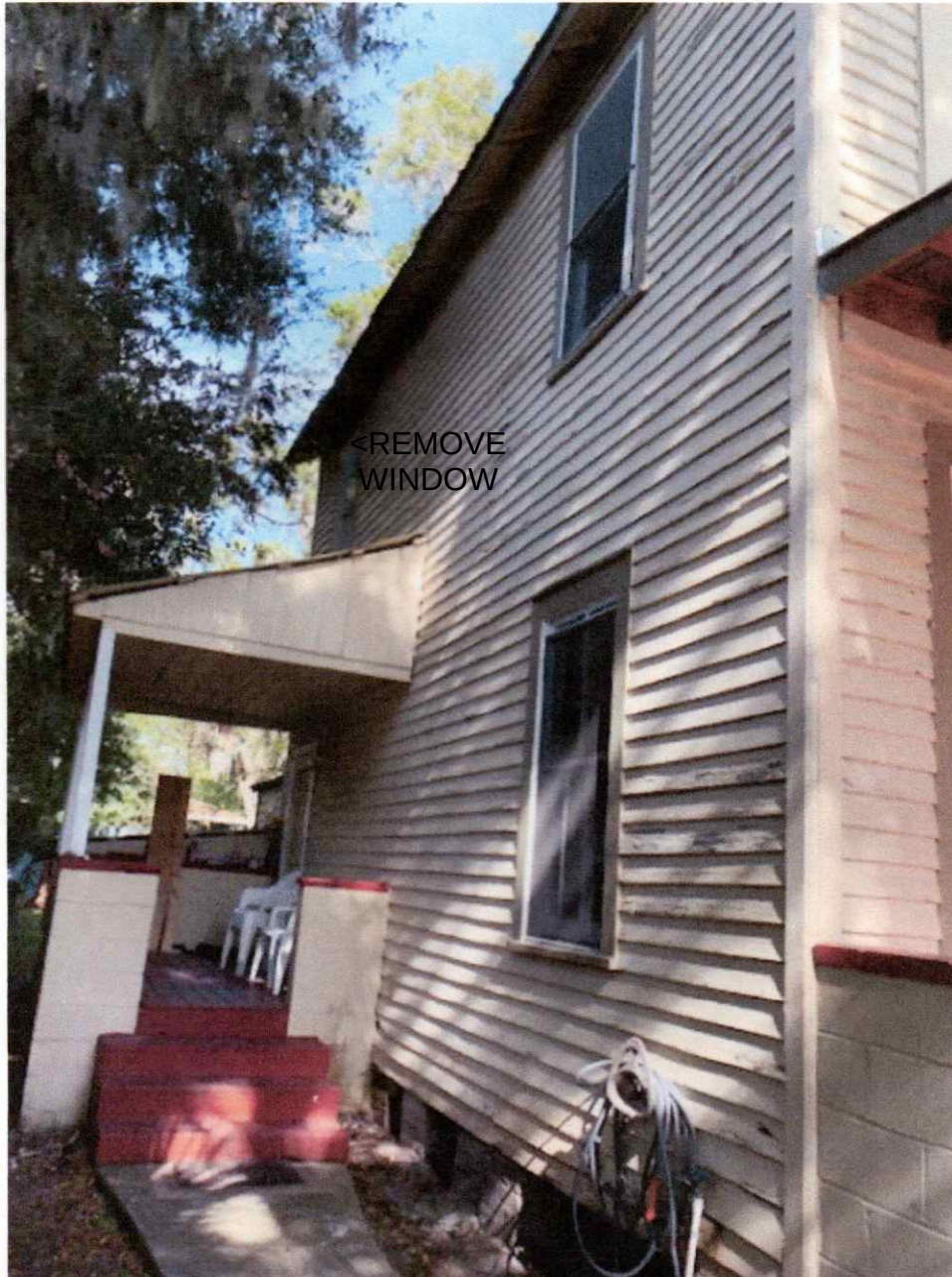
Art and Zuella Phillips
120 Bridge Street
St. Augustine, FL 32084

EAST SIDE



Art and Zuella Phillips
120 Bridge Street
St. Augustine, FL 32084

WEST SIDE



REPLACE SIDE DOOR

REPLACE WINDOWS WITH VINYL OR
ALUMINUM
WINDOWS

REMOVE SIDING AND REPLACE
WITH HARDIE BOARD SIDING

Handwritten text on the right side of the image:

Remove Window

REPLACE WINDOWS WITH VINYL OR ALUMINUM WINDOWS

RECEIVED

OCT 29 2021

Planning/Building Dept.

Similar look we are going for.



98 BRIDGE STREET

RECEIVED

OCT 29 2021

Planning/Building Dept.





VINYL WINDOWS/WOOD SIDING

102 BRIDGE STREET



98 BRIDGE STREET



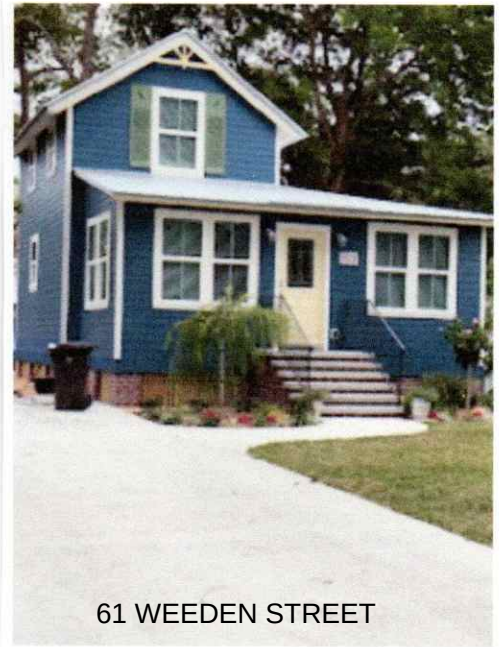
94 BRIDGE STREET



86 BRIDGE STREET



20 MLK STREET



61 WEEDEN STREET



24 MLK STREET



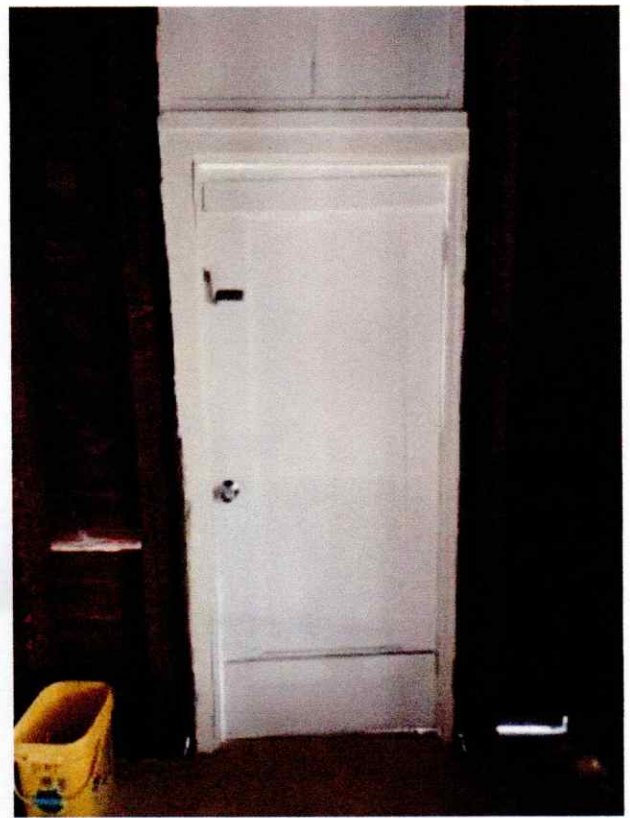
176 SANFORD STREET

NEIGHBORHOOD HOMES
WITH
VINYL OR ALUMINUM
WINDOWS AND HARDIE
BOARD LAP SIDING

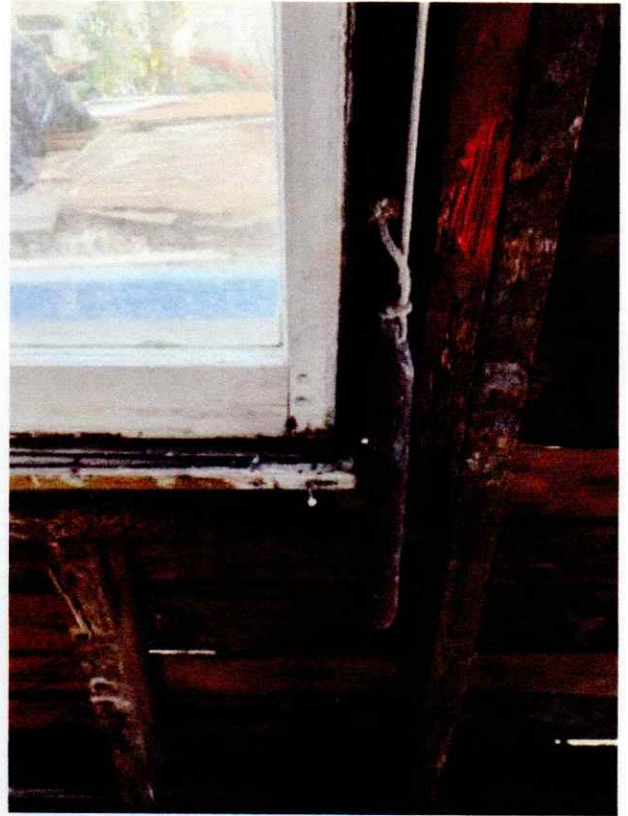


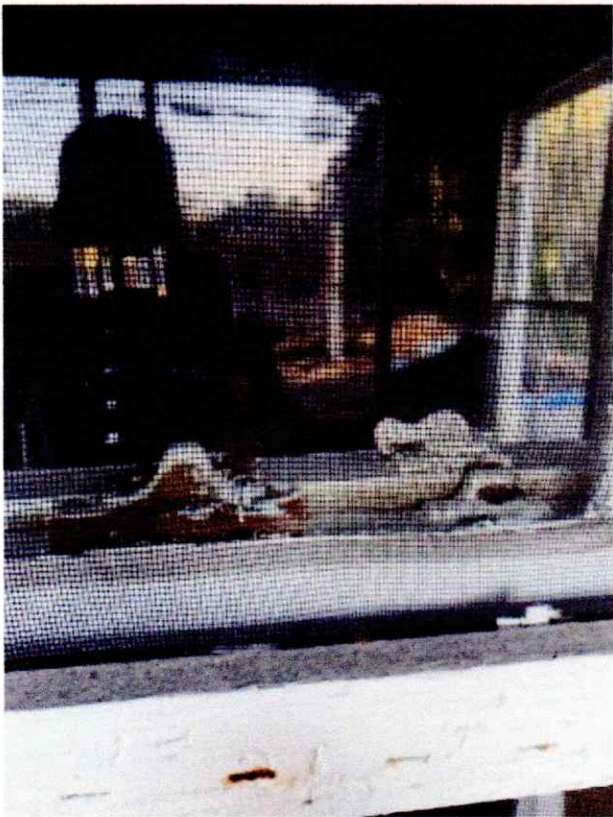
FRONT PORCH



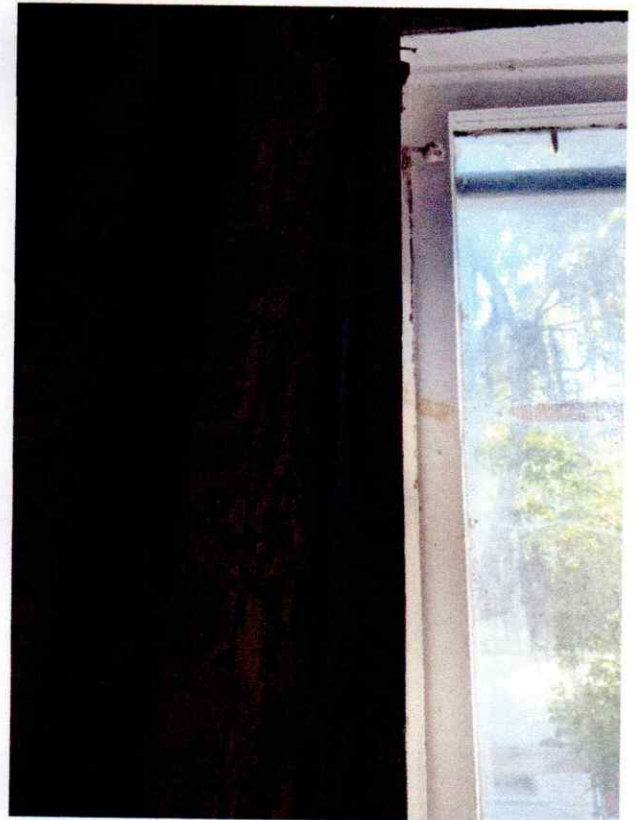


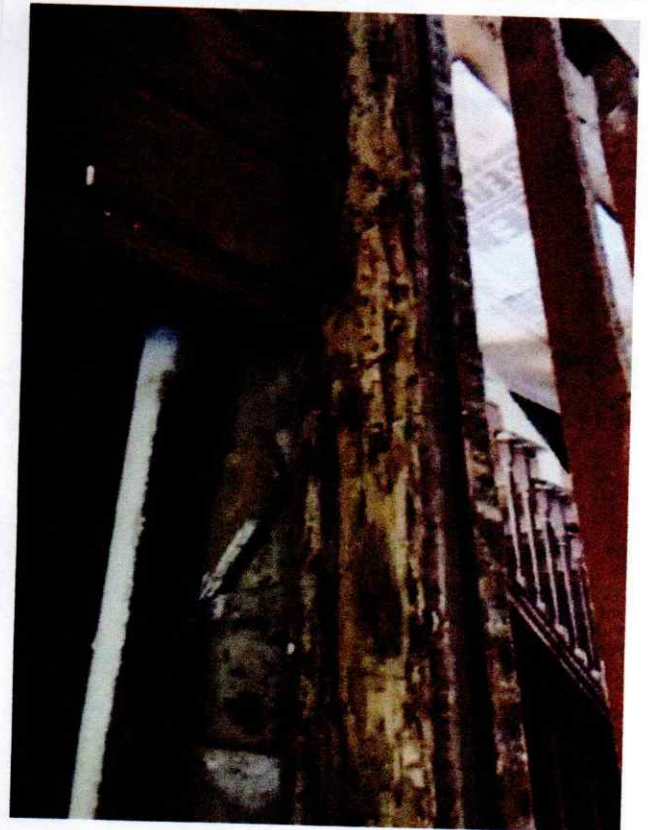
WINDOWS



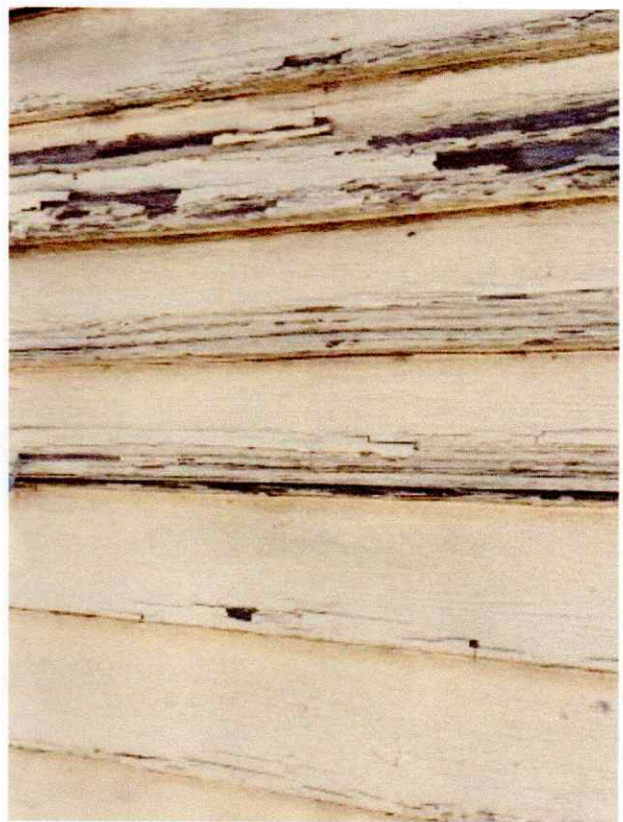
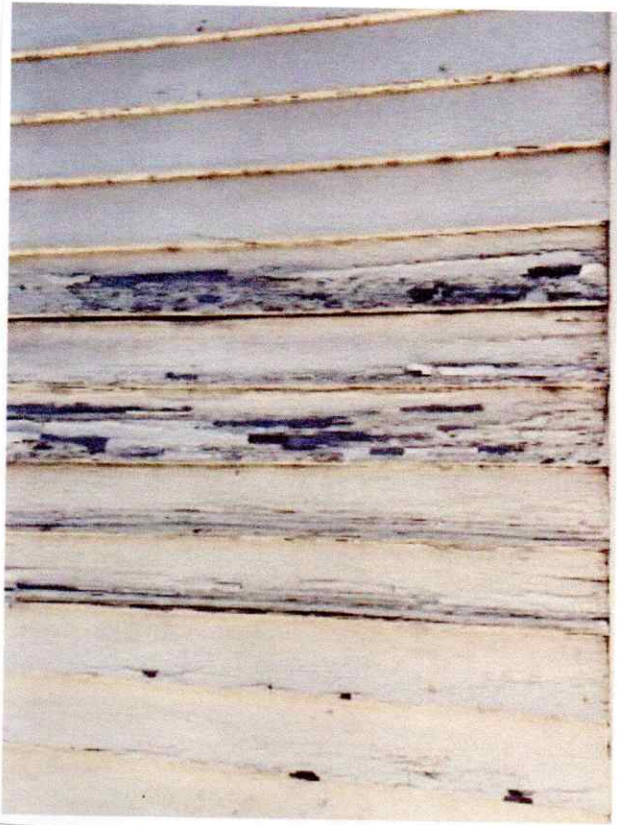
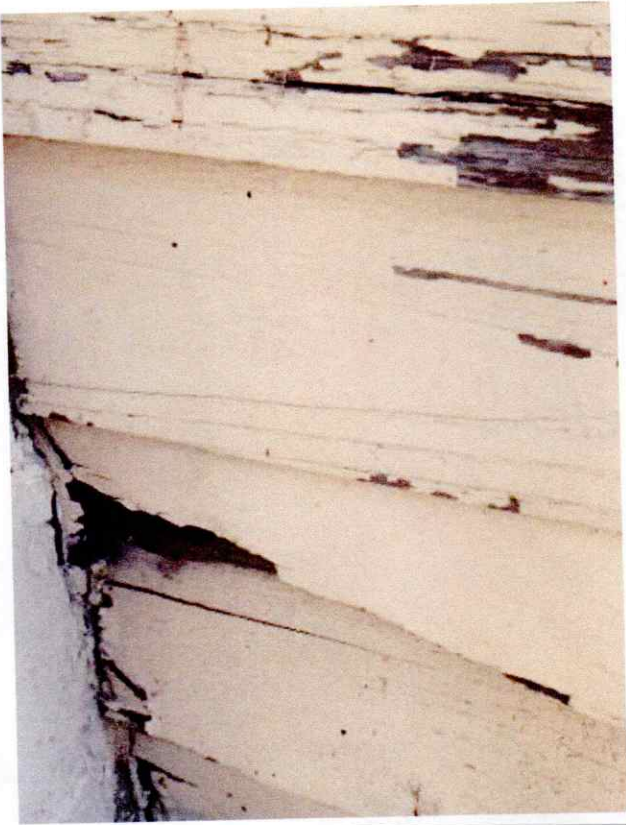


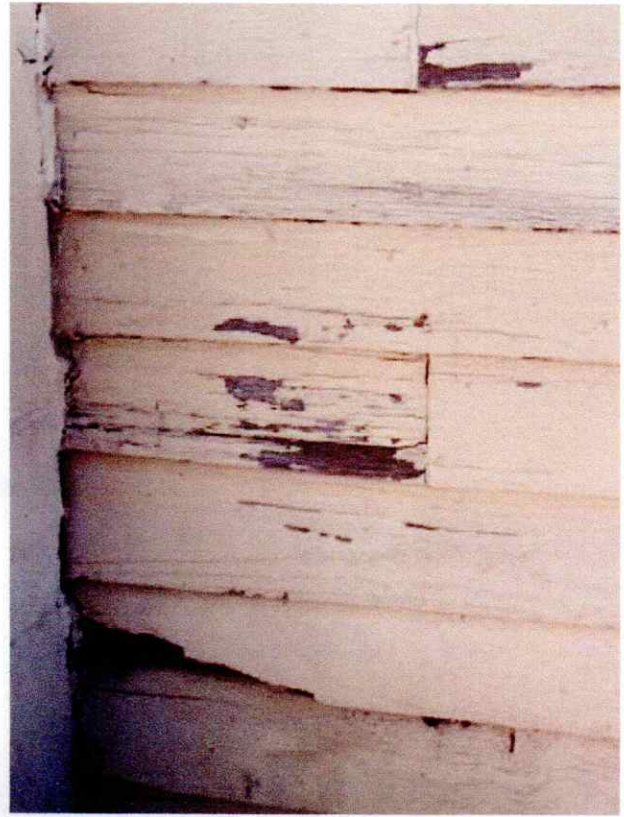
















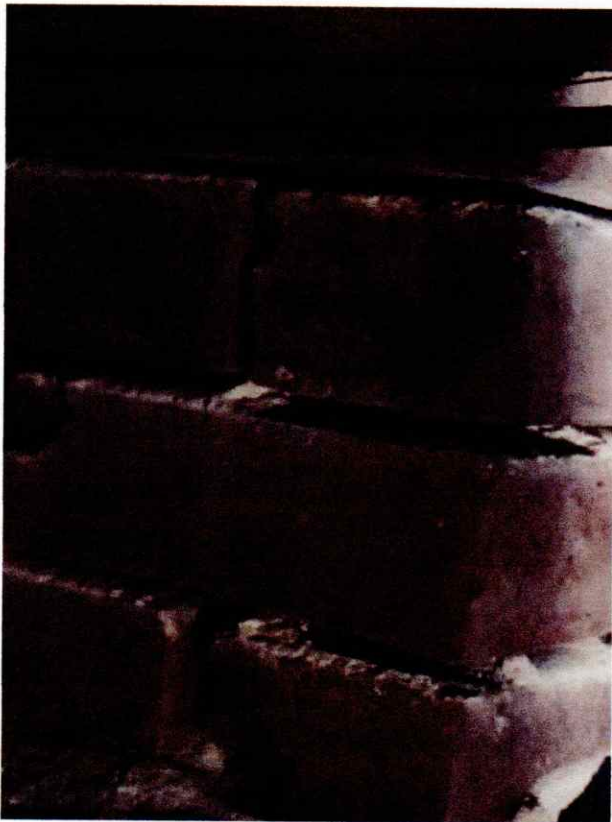




2 - Chimney



1 - Chimney

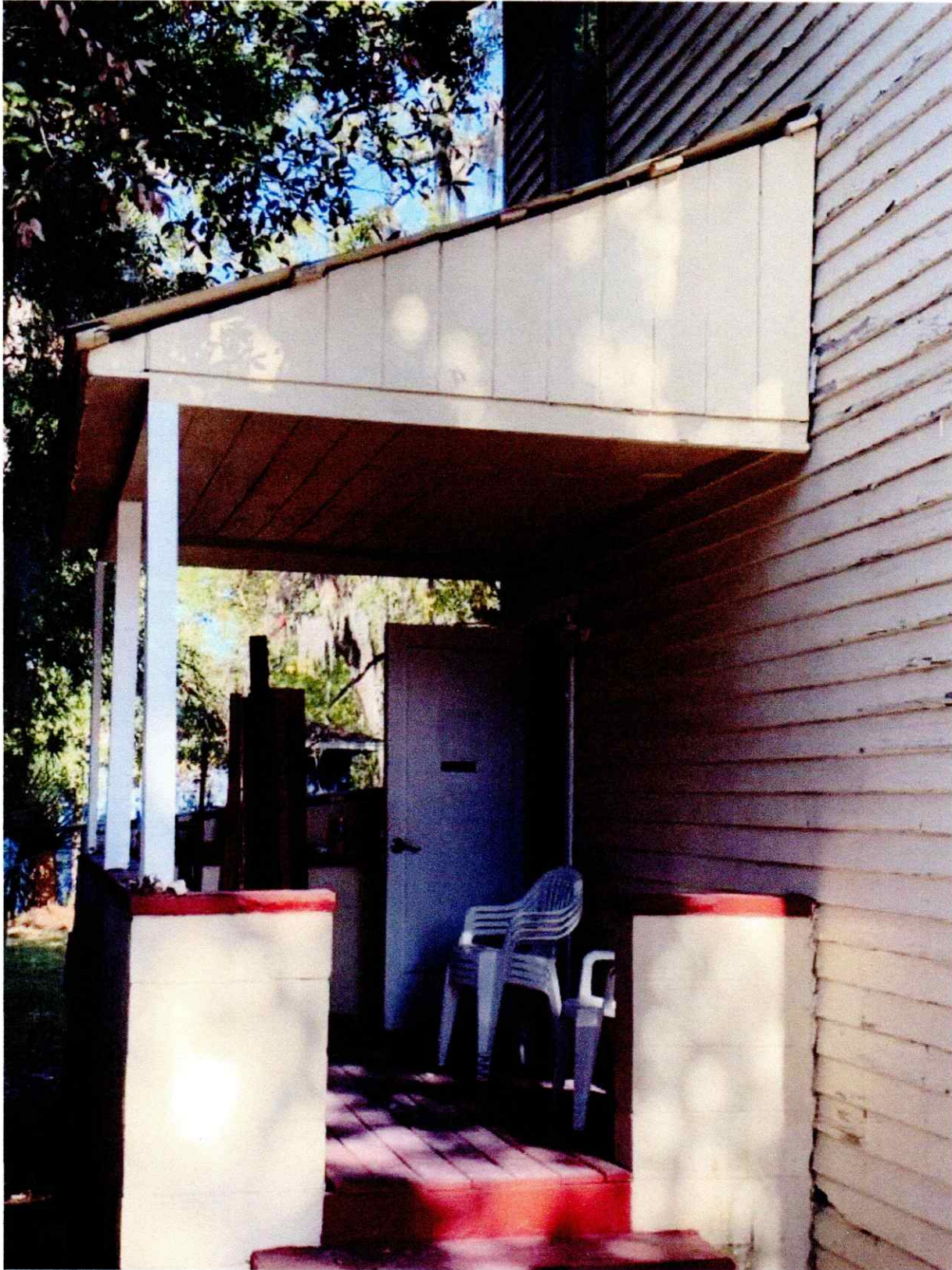


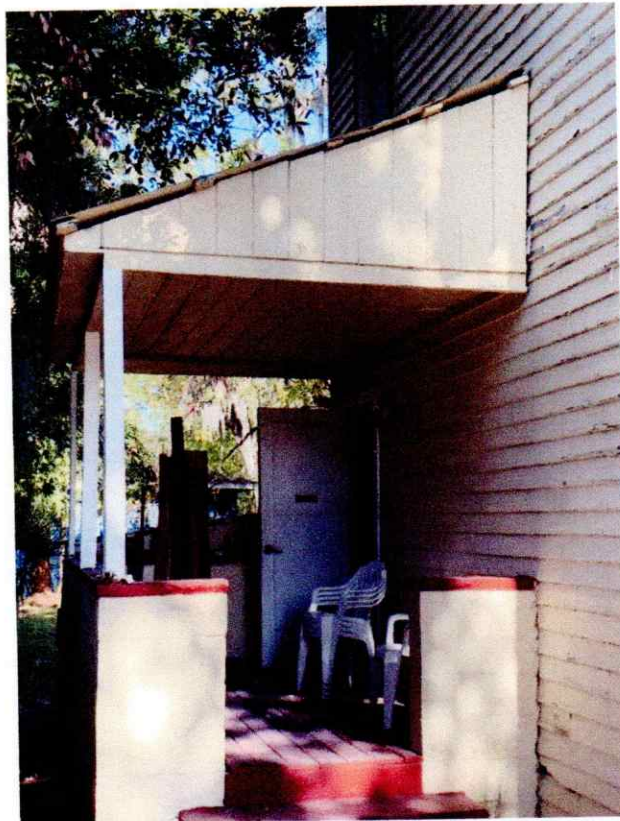
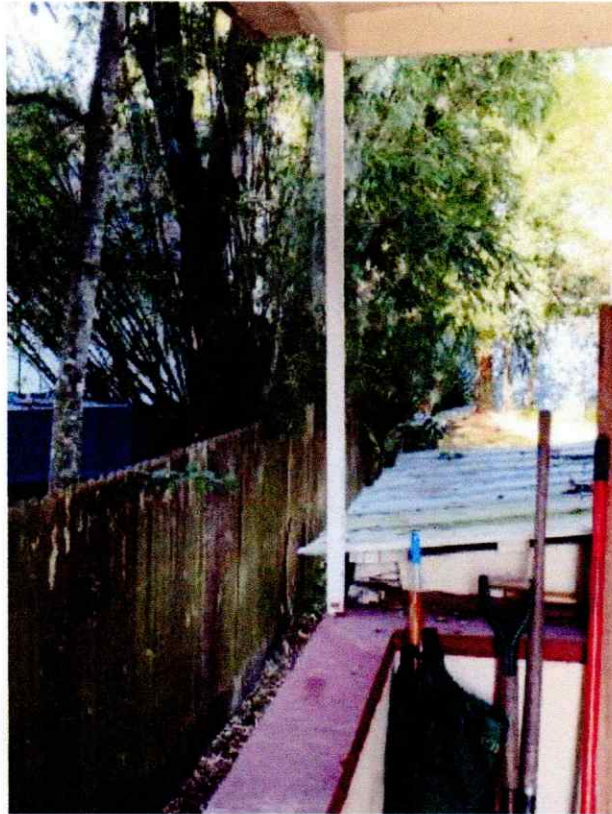
4 - Chimney under house



3 - Chimney under house









HardiePlank® Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

☐ HZ5® Product Zone

☐ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ Primed ☐ ColorPlus® Technology

Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn®
☐ Colonial Smooth® ☐ Rustic Cedar

HardiePlank® Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBRE CEMENT SIDING

HARDIEPLANK® LAP SIDING

Manufacturer

James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

General Property		Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	$\pm 0.5\%$ or $\pm 1/4$ in	Pass
			Width	$\pm 0.5\%$ or $\pm 1/4$ in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals $\leq 1/32$ in/ft of sheet length. Opposite sheet sides shall not vary in length by more than $1/32$ in/ft	
	Edge Straightness			$\leq 1/32$ in/ft of length	
PHYSICAL ATTRIBUTES	Density, lb/ft ³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft ² ·F))/inch		2.07
	Actual Thermal Conductivity		(K _{eff})	As reported	6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	$\leq 3.0\%$	
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Freeze/Thaw, % strength retention	$\geq 80\%$	Pass
			UV Accelerated Weathering Test	No cracking, checking, or crazing	
			Flame Spread Index (FSI)		
			Smoke Developed Index (SDI)		
	Noncombustibility	ASTM E136	Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
FIRE CHARACTERISTICS	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install HardiePlank lap siding in accordance with:

- HardiePlank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

HardiePlank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051



Additional Installation Information, Warranties, and Warning are available at JamesHardie.com

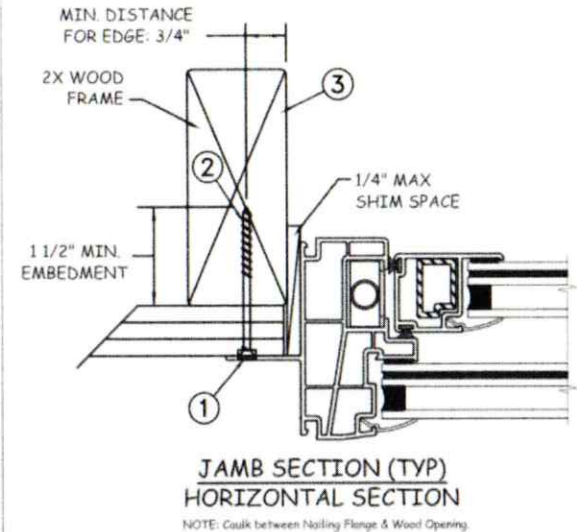
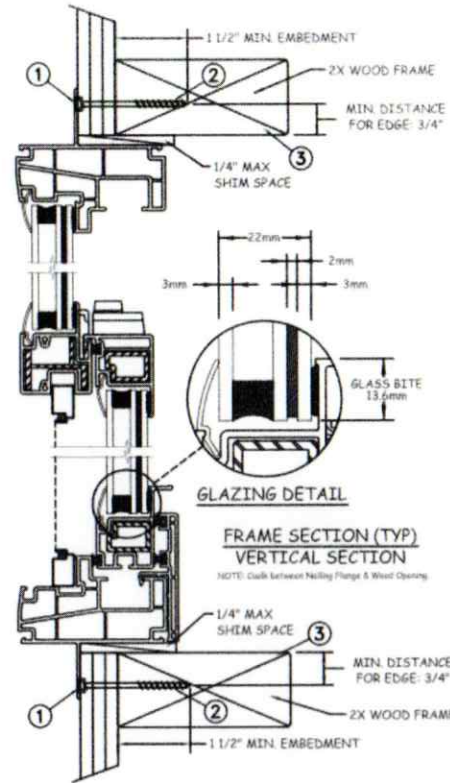
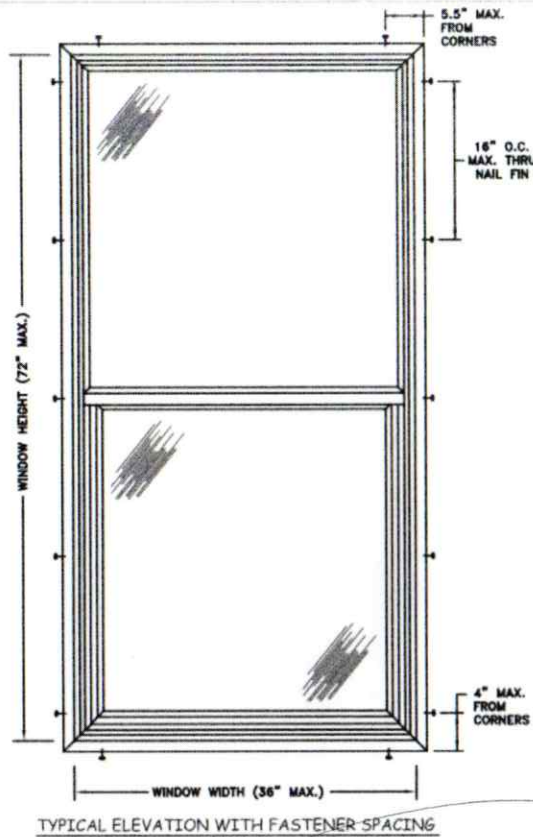
1 866 442 7343 | www.jameshardie.com

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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PREMIUM ATLANTIC VINYL SH WINDOW		
Max Frame	DP RATING	IMPACT
36 x 72	+65/-70	YES
LARGE MISSILE IMPACT		

Installation Notes:

1. Seal flange/frame to substrate.
2. Use #10 PH or greater fastener through the nail fin with sufficient length to penetrate a minimum of 1 1/2" into the wood framing. For 2X wood frame substrate (min. S.G. = 0.42).
3. Host structure (wood buck, masonry, steel) to be designed and anchored to properly transfer all loads to the structure. The host structure is the responsibility of the architect or engineer of record for the project of installation.

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2014.09.19 16:26:14 -04'00'

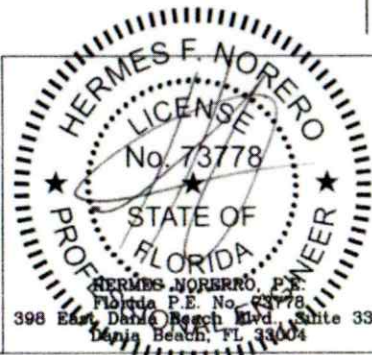
This schedule addresses only the fasteners required to anchor the window to achieve the rated design pressure up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the window or go to www.jeld-wen.com/resources/installation.

DISCLAIMER:

This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.

General Notes:

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) including HVHZ and the industry requirement for the stated conditions.
2. All glazing shall conform to ASTM E1300.
3. At minimum, glazing is 3mm annealed - 11mm airspace - 3mm annealed - 2mm PVB Interlayer by DuPont - 3mm annealed.
4. Use structural or composite shims where required.



PROJECT ENGINEER: --	DATE: 08/13/2014	JELD-WEN	3737 Lakeport Blvd Klamath Falls, OR. 97601 Phone: (541) 882-3451
DRAWN BY: D. Vezo	SCALE: NTS		
CHECKED BY: J. Kantola	TITLE: Premium Atlantic Vinyl Impact Single Hung Window		
APPROVED BY: --			
PART/PROJECT No.: D008729			
IDENTIFIER No.: NCTL210-3875-1	PLANT NAME AND LOCATION: -FBC	CAD DWG. No.:	REV: 00 SHEET 1 OF 3



CERTIFICATION NO:	NI011567.04-R3
DATE:	05/23/2013
CERTIFICATION PROGRAM:	Structural
COMPANY:	JELD-WEN
CODE:	1822-1
REVISION DATE:	01/13/2017

To verify that the "Notice of Product Certification" is valid, please visit www.NAMICertification.com to assure that the product is active and currently listed. This certification represents product conformity to the applicable specification and that certification criteria has been satisfied. A NAMI approved certification label must be applied to the product to claim certification status. Please review and advise NAMI if any corrections are required to this document.

COMPANY NAME AND ADDRESS	PRODUCT DESCRIPTION
JELD-WEN 3737 Lakeport Boulevard Klamath Falls, OR 97601	"Premium Atlantic Vinyl Single Hung (8100)" Impact Rated Vinyl Single Hung Window (Fin or Flange Installation) Configuration: O/X Glazing: IG-1/8" Annealed Glass/Laminate- 1/8" Annealed Glass/0.090 "PVB Interlayer by DuPont/ 1/8" Annealed Glass or IG-1/8" Annealed Glass/Laminate- 1/8" annealedGlass/0.090" SentryGlas Plus by DuPont/ 1/8" Annealed Glass Frame: W-914mm(36") H-1829mm(72") Sash: W-845mm(33.25") H-883mm(34.75")

SPECIFICATION	PRODUCT RATING
TAS 201/202/203-94	Design Pressure: +65/-70 psf Large Missile Impact Rated

Product Tested By: National Certified Testing Laboratories
 Report No: NCTL-210-3875-1
 Expiration Date: **April 30, 2025**

A handwritten signature in black ink, appearing to be 'Shi' or similar, written over a horizontal line.

FL# 14095.1

Administrator's Signature: _____

NATIONAL ACCREDITATION AND
MANAGEMENT INSTITUTE, INC.
4794 George Washington Memorial Highway
Hayes, VA 23072
Tel: (804) 684-5124
Fax: (804) 684-5122

Denton cottage
Popular Prehung Offering
Exterior Fiberglass Doors



<<<<SIDE PANELS
ARE OPTIONAL

Available At



ENERGY EFFICIENCY AND RATINGS

FUNCTIONALITY

All Feather River Fiberglass Doors are energy efficient and designed to stand up to all seasons so your home stays warm during the winter months and cool during the summer. Imagine the savings from a fiberglass door which is up to five times more energy efficient than a traditional wood door.

Most of our doors are ENERGY STAR certified. The chart beginning below and continuing on page 7 shows a listing of the U-Factor and SHGC (Solar Heat Gain Coefficient) for all of our Exterior Door Products. Certified units must hit the U-Factor, Solar Heat Gain Coefficient in their climate zone, and air leakage listed in the chart to the right. Visit energystar.gov for your area's climate zone detail.



Feather River offers
ENERGY STAR certified door models
in all 50 states.

Effective: 1/1/2015

Glazing Level	U-Factor ¹	SHGC ²	
Opaque	≤0.17	No Rating	
≤1/2 Lite	≤0.25	≤0.25	
>1/2 Lite	≤0.30	Northern North-Central	≤0.40
		Southern South-Central	≤0.25

Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²
1 Btu/h.ft².°F² Fraction of incident solar radiation.

U-Factor: The heat transfer per time per area and per degree of temperature difference. The U-factor multiplied by the interior-exterior temperature difference and by the projected fenestration product area yields the total heat transfer through the fenestration product due to conduction, convection, and long wave infrared radiation. Expressed here in units of Btu/h.ft².°F.

Solar Heat Gain Coefficient (SHGC): The ratio of the solar heat gain entering the space through the fenestration product to the incident solar radiation. Expressed as a value between 0 and 1.

Air Leakage (AL): Measures the rate at which air passes through joints in the window. AL is measured in cubic feet of air passing through one square foot of window area per minute. The lower the AL value, the less air leakage. Most industry standards and building codes require an AL of 0.3 cfm/ft².

ENERGY RATINGS INFORMATION

In some years the government has offered a federal tax credit for energy efficient products that meet or exceed ENERGY STAR performance levels for doors. Please visit irs.gov and energystar.gov for additional information regarding tax credit availability or visit featherriverdoors.com for additional information regarding energy efficiency. PVC jamb ratings shown in chart. See the "Performance Data" page chart on our website for most current ratings.

NFRC Size Designation	Feather River Door Description
1/4 Lite ≤ 410 sq in	Fanlite, Craftsman (Mahogany), Craftsman Rectangle, Center Arch, 3/4 Oval (Smooth, Smooth Impact-30"), Metro (3-Lite Small, 5-Lite Small), Teak (3-Lite Small, 3-Lite Large)
1/2 Lite ≤ 900 sq in	Half Lite, 3/4 Oval (Mahogany, Oak, Smooth Impact-36"), Metro (3-Lite Large), Teak (1-Lite, 4-Lite)
3/4 Lite ≤ 1100 sq in	3/4 Lite (Oak)
Full Lite > 1100 sq in	3/4 Lite (Mahogany), Full Lite
Opaque/No Glass	All Panel Doors

NFRC Size Designation	Feather River Sidelite Description
1/4 Lite ≤ 65 sq in	N/A
1/2 Lite ≤ 281 sq in	Half Lite, Center Arch (Oak)
3/4 Lite ≤ 391 sq in	Center Arch (Mahogany), 3/4 Lite (Oak, Smooth, Mahogany), Full Lite (Oak, Smooth, Mahogany-12"/10"), Full Lite (Smooth Impact (160 - 7")-14"/12"/10")
Full Lite > 391 sq in	Full Lite (Mahogany-14"), Full Lite (Teak-14"/12"), Full Lite (Smooth Impact (260 - 8")-14"/12")
Opaque/No Glass	N/A

ENERGY RATINGS CHART

6/8 Teak Woodgrain Style Fiberglass Entry Doors & Sidelites

TYPE	SWING	GLAZING	1/4 Lite ≤ 410 sq in		1/2 Lite ≤ 900 sq in		3/4 Lite ≤ 1100 sq in		Full Lite > 1100 sq in	
			U-factor	SHGC	U-factor	SHGC	U-factor	SHGC	U-factor	SHGC
Fiberglass Door	Inswing & Outswing	Triple Pane—Decorative Glass	0.23	0.12	0.25	0.12	N/A	N/A	N/A	N/A
		Triple Pane—Obscure (5mm) Glass	0.23	0.12	0.25	0.12	N/A	N/A	N/A	N/A
		Triple Pane—Obscure (5mm) Glass with Grid	N/A	N/A	0.25	0.09	N/A	N/A	N/A	N/A
		Dual Pane—Low E-270 (Clear)	0.22	0.07	0.24	0.07	N/A	N/A	N/A	N/A
		Dual Pane—Low E-270 (Internal Grille)	N/A	N/A	0.23	0.05	N/A	N/A	N/A	N/A
		Dual Pane—(Clear)	0.25	0.13	0.27 ✖	0.13 ✖	N/A	N/A	N/A	N/A
TYPE	SWING	GLAZING	1/4 Lite ≤ 65 sq in		1/2 Lite ≤ 281 sq in		3/4 Lite ≤ 381 sq in		Full Lite > 381 sq in	
Fiberglass Sidelite	Inswing & Outswing	Triple Pane—Decorative Glass	N/A	N/A	N/A	N/A	N/A	N/A	0.29	0.17
		Triple Pane—Obscure (5mm) Glass	N/A	N/A	N/A	N/A	N/A	N/A	0.29	0.17
		Dual Pane—Low E-270 (Clear)	N/A	N/A	N/A	N/A	N/A	N/A	0.27	0.10
		Dual Pane—(Clear)	N/A	N/A	N/A	N/A	N/A	N/A	0.31 ✖	0.19 ✖
Air Leakage ≤ 0.3 cfm/ft²										

Air Leakage ≤ 0.3 cfm/ft²

ENERGY RATINGS

6/8 Mahogany Woodgrain Style Fiberglass Entry Doors & Sidelites

TYPE	SWING	GLAZING	1/4 Lite ≤ 410 sq in		1/2 Lite ≤ 900 sq in		3/4 Lite ≤ 1100 sq in		Full Lite > 1100 sq in	
			U-factor	SHGC	U-factor	SHGC	U-factor	SHGC	U-factor	SHGC
Fiberglass Door	Inswing & Outswing	Triple Pane—Decorative Glass	0.20	0.08	0.23	0.13	N/A	N/A	0.25	0.18
		Triple Pane—Obscure (5mm) Glass	0.20	0.08	0.23	0.13	N/A	N/A	0.25	0.18
		Dual Pane—Craftsman 6-Lite (Mahogany/Smooth)	0.22	0.10	N/A	N/A	N/A	N/A	N/A	N/A
		Dual Pane—Craftsman 3-Lite, 1-Lite Low E-270	0.20	0.05	N/A	N/A	N/A	N/A	N/A	N/A
		Dual Pane—(Clear/Internal Grille/Wrought Iron)	0.22	0.09	0.26	0.15	N/A	N/A	0.29	0.20
		Triple Pane—Laminated Impact Glass	0.20	0.08	0.23	0.13	N/A	N/A	0.25	0.17
		Opaque/No Glass (Flush/Embossed)	U-Factor = 0.15		SHGC = 0.01					
TYPE	SWING	GLAZING	1/4 Lite ≤ 65 sq in		1/2 Lite ≤ 281 sq in		3/4 Lite ≤ 391 sq in		Full Lite > 391 sq in	
			U-factor	SHGC	U-factor	SHGC	U-factor	SHGC	U-factor	SHGC
Fiberglass Sidelite	Inswing & Outswing	Triple Pane—Decorative Glass	N/A	N/A	0.20	0.05	0.24	0.10	0.26	0.13
		Triple Pane—Obscure (5mm) Glass	N/A	N/A	0.20	0.05	0.24	0.09	0.26	0.12
		Dual Pane—(Obscure/Clear/Internal Grille/Wrought Iron)	N/A	N/A	0.21	0.05	0.25	0.11	0.28	0.14
		Dual Pane—Low E-270 (Clear/Internal Grille/SDL)	N/A	N/A	0.20	0.03	N/A	N/A	0.27	0.07
		Triple Pane—Laminated Impact Glass	N/A	N/A	0.20	0.04	0.24	0.09	0.26	0.12
		Dual Pane—Low E-270 (Mini Blind UP)	N/A	N/A	N/A	N/A	0.26	0.07	0.29	0.09
		Dual Pane—(Mini Blind UP)	N/A	N/A	N/A	N/A	0.29	0.13	0.33	0.17

Air Leakage ≤ 0.3 cfm/ft²

6/8 Oak Woodgrain and Smooth Style Fiberglass Entry Doors & Sidelites

TYPE	SWING	GLAZING	1/4 Lite ≤ 410 sq in		1/2 Lite ≤ 900 sq in		3/4 Lite ≤ 1100 sq in		Full Lite > 1100 sq in	
			U-factor	SHGC	U-factor	SHGC	U-factor	SHGC	U-factor	SHGC
Fiberglass Door	Inswing & Outswing	Triple Pane—Decorative Glass	0.20	0.07	0.23	0.13	0.25	0.18	0.28	0.24
		Triple Pane—Obscure (5mm) Glass	0.20	0.07	0.23	0.13	0.25	0.18	0.29	0.24
		Dual Pane—Grooved/Obscure	0.21	0.08	0.25	0.17	0.29	0.23	0.33	0.30
		Dual Pane—Wrought Iron	0.21	0.09	0.26	0.17	0.29	0.23	0.33	0.31
		Dual Pane—Low E-270 (Clear/Internal Grille)	0.19	0.05	0.21	0.08	0.22	0.11	0.25	0.15
		Dual Pane—Low E-270 (Mini Blind UP)	N/A	N/A	0.23	0.08	0.25	0.10	0.28	0.13
		Dual Pane—(Mini Blind UP)	N/A	N/A	0.26	0.15	0.30	0.20	0.34	0.27
		Opaque/No Glass (Flush/Embossed)	U-Factor = 0.16		SHGC = 0.01					
TYPE	SWING	GLAZING	1/4 Lite ≤ 65 sq in		1/2 Lite ≤ 281 sq in		3/4 Lite ≤ 381 sq in		Full Lite > 381 sq in	
			U-factor	SHGC	U-factor	SHGC	U-factor	SHGC	U-factor	SHGC
Fiberglass Sidelite	Inswing & Outswing	Triple Pane—Decorative Glass	0.17	0.03	0.21	0.07	0.22	0.10	0.24	0.13
		Triple Pane—Obscure (5mm) Glass	0.17	0.03	0.21	0.07	0.22	0.09	0.24	0.12
		Dual Pane—Obscure	0.17	0.02	0.22	0.08	0.24	0.11	0.26	0.14
		Dual Pane—Wrought Iron	0.17	0.02	0.22	0.08	0.24	0.11	0.26	0.14
		Dual Pane—Low E-270 (Clear/Internal Grille)	0.17	0.01	0.20	0.04	0.21	0.06	0.22	0.07
		Dual Pane—Low E-270 (Mini Blind UP)	N/A	N/A	0.21	0.03	0.23	0.04	0.25	0.05
		Dual Pane—(Mini Blind UP)	N/A	N/A	0.22	0.06	0.24	0.08	0.27	0.10

Air Leakage ≤ 0.3 cfm/ft²

6/8 Flushglazed Oak Woodgrain and Smooth Style Fiberglass Entry Doors & Sidelites

TYPE	SWING	GLAZING	1/4 Lite ≤ 410 sq in		1/2 Lite ≤ 900 sq in		3/4 Lite ≤ 1100 sq in		Full Lite > 1100 sq in	
			U-factor	SHGC	U-factor	SHGC	U-factor	SHGC	U-factor	SHGC
Fiberglass Door	Inswing & Outswing	Triple Pane—Laminated Impact Glass	0.20	0.07	0.23	0.13	0.26	0.17	0.29	0.23
		Triple Pane—Decorative Glass	0.20	0.07	0.23	0.13	0.25	0.18	0.28	0.24
		Triple Pane—Obscure (5mm) Glass	0.20	0.07	0.23	0.13	0.26	0.17	0.29	0.23
		Dual Pane—Laminated Impact Glass	0.21	0.08	0.25	0.16	0.28	0.21	0.32	0.28
		Dual Pane—Laminated Low E-270 Impact Glass	0.19	0.05	0.22	0.08	0.24	0.11	0.26	0.15
		Dual Pane—Grooved, Reeded	0.21	0.09	0.26	0.17	0.29	0.22	0.33	0.30
		Dual Pane—Wrought Iron	0.21	0.08	0.26	0.15	0.29	0.20	0.33	0.26
		Dual Pane—Low E-270 (Clear/Internal Grille)	0.20	0.05	0.23	0.08	0.25	0.11	0.28	0.15
		Dual Pane—Low E-270 (Mini Blind UP)	N/A	N/A	0.23	0.07	0.25	0.10	0.28	0.13
		Dual Pane—(Mini Blind UP)	N/A	N/A	0.26	0.15	0.30	0.20	0.34	0.27
TYPE	SWING	GLAZING	1/4 Lite ≤ 65 sq in		1/2 Lite ≤ 281 sq in		3/4 Lite ≤ 391 sq in		Full Lite > 391 sq in	
			U-factor	SHGC	U-factor	SHGC	U-factor	SHGC	U-factor	SHGC
Fiberglass Sidelite	Inswing & Outswing	Triple Pane—Laminated Impact Glass	N/A	N/A	0.22	0.10	0.24	0.13	0.27	0.18
		Triple Pane—Decorative Glass	N/A	N/A	0.22	0.10	0.24	0.14	0.27	0.19
		Triple Pane—Obscure (5mm) Glass	N/A	N/A	0.22	0.10	0.24	0.14	0.27	0.19
		Dual Pane—Laminated Impact Glass	N/A	N/A	0.23	0.10	0.25	0.13	0.28	0.18
		Dual Pane—Laminated Low E-270 Impact Glass	N/A	N/A	0.22	0.06	0.23	0.07	0.26	0.09
		Dual Pane—Grooved, Reeded	N/A	N/A	0.24	0.11	0.26	0.14	0.29	0.19
		Dual Pane—Wrought Iron	N/A	N/A	0.24	0.11	0.26	0.15	0.29	0.21
		Dual Pane—Low E-270 (Clear/Internal Grille)	N/A	N/A	0.22	0.06	0.24	0.07	0.27	0.09
		Dual Pane—Low E-270 (Mini Blind UP)	N/A	N/A	0.22	0.04	N/A	N/A	0.27	0.07
		Dual Pane—(Mini Blind UP)	N/A	N/A	0.24	0.08	N/A	N/A	0.30	0.14

Air Leakage ≤ 0.3 cfm/ft²

⊗ Sidelite: Will not qualify when purchased separately.
Does qualify when purchased and installed with "qualified" Feather River entry door and sidelite configuration.

⊗ Will not qualify under ENERGY STAR guidelines.

Updated 09-20-2019

This instrument was prepared by:

Jenny Brown

Action Title Services of St. Johns County, Inc.

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

File Number: 21902

Consideration: \$315,000.00

Documentary Stamps Paid: \$2,205.00

This Warranty Deed

Made this **October 13, 2021** A.D. By

Thomas P. Schuette and Leslie S. Schuette, individually and as trustees or successor trustees of the **Thomas and Leslie Schuette Trust** dated **November 10, 2003** hereinafter called the grantor,

to **Arthur R. Phillips and Zuella L. Phillips**, husband and wife, whose post office address

is: **120 Bridge Street, St. Augustine, FL 32084**,

hereinafter called the grantee:

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

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

PARCEL 3 (120 BRIDGE STREET): LOT NUMBERED EIGHT (8) OF THE SUBDIVISION OF SANFORD GROVE IN THE CITY OF ST. AUGUSTINE, AS PER PLAT OF SAME FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN SAID COUNTY. SAID LOT 8 IS BOUNDED ON THE NORTH BY LOT 15; ON THE SOUTH BY BRIDGE STREET; EAST BY LOT NO. 7 AND WEST BY LOT NO. 9, MEASURING 50 FEET IN FRONT AND REAR AND 132 FEET IN DEPTH, BEING FURTHER DESCRIBED AS LOT SIX (6) OF BLOCK 46-G, CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JUNE 12, 1923, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

Parcel ID Number: 202830-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at: **234 Estrada Avenue, St. Augustine, FL 32084.**

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.**

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] *Jennifer F. Brown*
Witness Print Name: Jennifer F. Brown

Thomas P. Schuette (Seal)
Thomas P. Schuette, as trustee or successor trustee of
the Thomas and Leslie Schuette Trust dated November
10, 2003
Address: 234 Estrada Ave., St. Augustine, FL 32084

Thomas P. Schuette (Seal)
Thomas P. Schuette
Address: 234 Estrada Ave., St. Augustine, FL 32084

[2] *Gerald R. Beach*
Witness Print Name: Gerald R. Beach

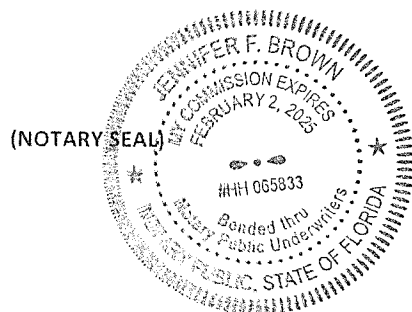
Leslie S. Schuette (Seal)
Leslie S. Schuette, as trustee or successor trustee of the
Thomas and Leslie Schuette Trust dated November 10,
2003
Address: 234 Estrada Ave., St. Augustine, FL 32084

Leslie S. Schuette (Seal)
Leslie S. Schuette
Address: 234 Estrada Ave., St. Augustine, FL 32084

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this October 13, 2021, by Thomas P. Schuette and Leslie S. Schuette, individually and as trustees or successor trustees of the Thomas and Leslie Schuette Trust dated November 10, 2003. Such person (notary must check applicable box):

- ☒ is / are personally known to me.
☐ produced a current Florida Driver's license as identification.
☐ produced _____ as identification.



Jennifer F. Brown
Notary Public
Print Name: Jennifer F. Brown
My Commission Expires: 02/02/2025



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	2028300000
Location Address	120 BRIDGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG LOT 6 BLK 46-G OR5393/341 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Phillips Arthur R,Zuella L 100% Phillips Zuella L 100%
Mailing Address	120 BRIDGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	\$132,844
Extra Features Value	\$0
Total Land Value	\$139,256
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$272,100
Total Deferred	\$0
Assessed Value	\$272,100
Total Exemptions	\$0
Taxable Value	\$272,100

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

Historical Assessment Information

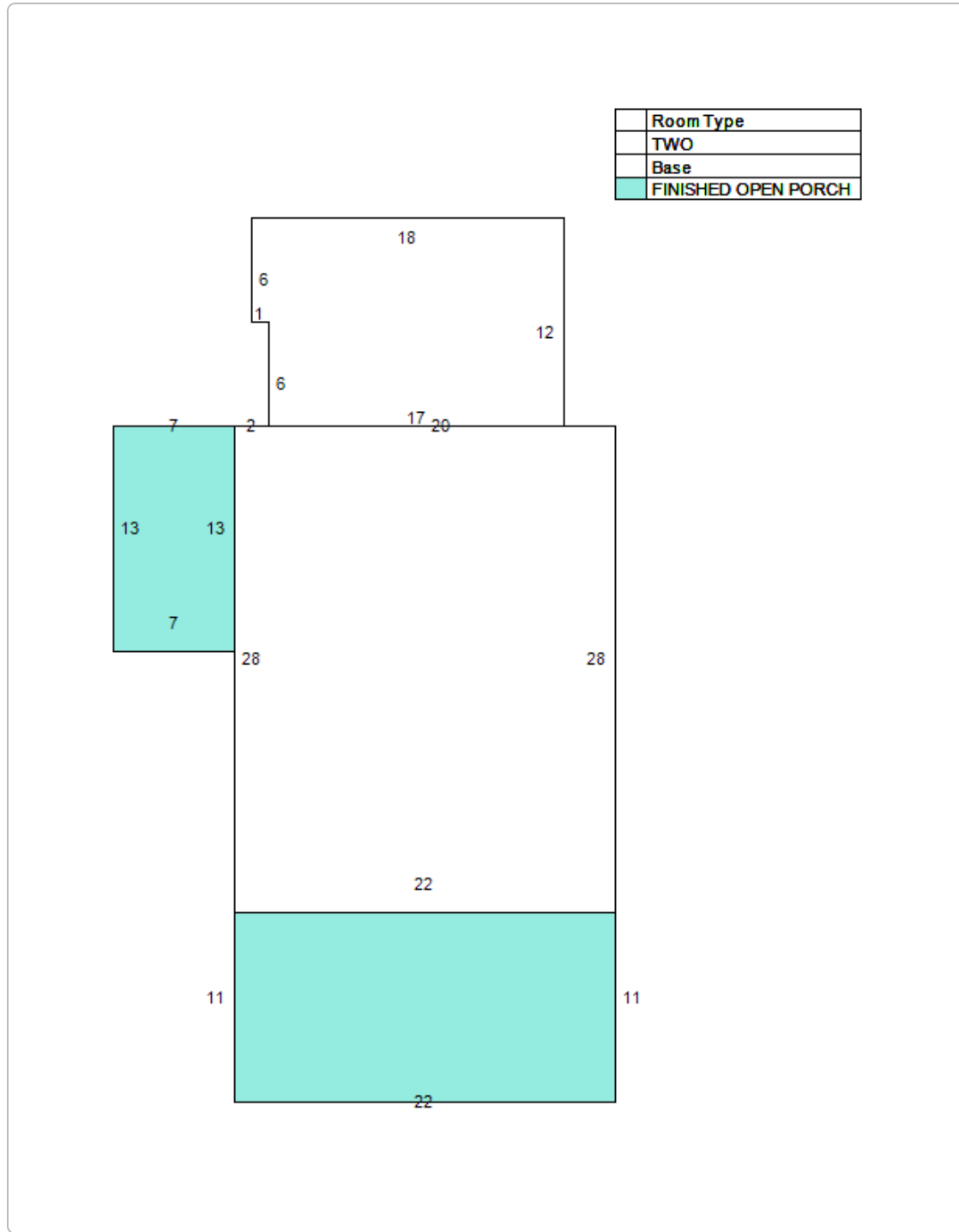
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$134,639	\$0	\$139,256	\$0	\$0	\$273,895	\$228,229	\$45,666	\$228,229
2020	\$136,434	\$0	\$125,866	\$0	\$0	\$262,300	\$207,481	\$54,819	\$207,481
2019	\$104,009	\$0	\$116,493	\$0	\$0	\$220,502	\$188,619	\$31,883	\$188,619
2018	\$70,825	\$0	\$101,764	\$0	\$0	\$172,589	\$171,472	\$1,117	\$171,472
2017	\$74,118	\$0	\$101,764	\$0	\$0	\$175,882	\$155,884	\$19,998	\$155,884
2016	\$75,766	\$0	\$92,391	\$0	\$0	\$168,157	\$141,713	\$26,444	\$141,713
2015	\$71,154	\$0	\$70,967	\$0	\$0	\$142,121	\$128,830	\$13,291	\$128,830
2014	\$54,438	\$0	\$64,272	\$0	\$0	\$118,710	\$117,118	\$1,592	\$117,118
2013	\$56,660	\$0	\$49,811	\$0	\$0	\$106,471	\$106,471	\$0	\$106,471
2012	\$58,882	\$0	\$43,384	\$0	\$0	\$102,266	\$102,266	\$0	\$102,266
2011	\$61,104	\$0	\$48,204	\$0	\$0	\$109,308	\$109,308	\$0	\$109,308
2010	\$63,326	\$0	\$53,560	\$0	\$0	\$116,886	\$116,886	\$0	\$116,886

Building Information

Building	1	Roof Cover	Metal
Year Built	1930	Roof Structure	Gable Hip
Actual Area	1159	Interior Flooring	Pine Wood, Sheet Vinyl
Conditioned Area	1442	Interior Wall	Drywall
Use	Duplex	Heating Type	Forced Air
Style	01	Air Conditioning	Window
Class	N	Bedrooms	3
Exterior Wall	Wood	Baths	3

Description	Square Footage
2 STORY	616
FINISHED OPEN PORCH	91
BASE AREA	210
FINISHED OPEN PORCH	242
Total SqFt	1159

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	52	133	52	EF	\$139,256

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/13/2021	10/13/2021	\$315,000.00	WARRANTY DEED	5393	341	Q	I	SCHUETTE THOMAS PAUL & LESLIE S TRUST D:11/10/03	PHILLIPS ARTHUR R,ZUELLA L
	11/15/2003	\$100.00	QUIT CLAIM DEED	2090	1047	U	I	SCHUETTE THOMAS PAUL & LESLIE S	SCHUETTE THOMAS PAUL & LESLIE S TRUSTEES
	2/26/1993	\$24,500.00	WARRANTY DEED	981	126	Q	I	KRAMER LUTHER EMERSON,PEGGY PONCE	SCHUETTE THOMAS PAUL,LESLIE S

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/16/1992	\$17,000.00	WARRANTY DEED	963	1211	U	I	MC CLAIN PHILIP E	KRAMER LUTHER EMERSON, PEGGY PONCE
	9/30/1992	\$100.00	QUIT CLAIM DEED	961	1915	U	I	MC CLAIN CATHERINE NODA	MC CLAIN PHILIP E
	12/10/1991	\$100.00	QUIT CLAIM DEED	918	599	U	I	MC CLAIN PHILIP E	MC CLAIN CATHERINE NODA
	7/1/1991	\$0.00		901	636	U	I		MC CLAIN PHILIP E
	1/1/1987	\$0.00		731	164	U	I		
	12/1/1982	\$0.00		579	192	U	I		
	5/1/1982	\$0.00		539	460	U	I		

No data available for the following modules: Exemption Information, Extra Feature Information.

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CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 16, 2021 Meeting**



Application PL2021-0152

Address: 260 St. George Street

Applicant: 260 St. George St., LLC

Property Owner: 260 St. George St., LLC

Project description: For after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021. *(Continued from the November 18, 2021 HARB meeting)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01921
National Register:	St. Augustine Town Plan NR Historic District: Contributing	Construction date:	1867, enlarged in c. 1920s
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997700000		
Agenda Item:	8(a)	Previous Action(s):	COA PL2021-0027

STAFF SUMMARY AND ANALYSIS:

1. This after-the-fact Certificate of Appropriateness (COA) application was continued by the HARB at the November 18, 2021 meeting for work done to 260 St. George Street in a different manner than what was approved under COA PL2021-0027 by the HARB at the April 2021 meeting. Please see the staff reports from the previous HARB meetings for the full context information, with a summary on page 4.
2. In July 2021, staff was made aware that work done to the building under building permit PR2021-0763 was not in keeping with the revised work proposed at the April meeting and approved by the HARB. Staff has had multiple conversations with the contractor and building owner, including in phone calls starting in July that led to an October 22nd meeting conducted on site with the Building Official present. The applicant/owner and contractor were informed that the building permit cannot be closed until the work meets what was approved.
3. At the November meeting, the HARB requested that a window schedule be provided for the December 16, 2021 meeting, outlining what happened to each window and details on what is proposed for each one.
4. For this meeting, the applicant/owner submitted additional information including: photos of windows and notations for each elevation; information on the replacement 9/9 wood windows installed; details of wood muntins proposed to replace the existing PVC muntins on the 9/9 replacement wood windows; and information on new 2/2 wood windows proposed to replace the recently installed 2/2 wood replacement windows.
5. For the recently installed 9/9 windows toward the rear of the building: Since the HARB approved these wood windows to replace the historic 9/9 wood windows that did not have weighted sashes under the previous COA application, the proposed replacement exterior wood muntins with a raised profile may be an appropriate way to resolve the nonconforming PVC muntins.
6. Regarding the new 2/2 wood replacement windows: a new window is now proposed by the applicant/owner as a solution to replace the inappropriate windows that HARB indicated were not appropriate replacements at the November meeting; these replaced the 2/2 historic windows that were to be restored according to the previous HARB approved application (COA PL2021-0027); according to an email from the window sales rep, the windows are all wood, although the provided Florida Product Approval Number sheets indicate that they are clad. More confirmation is needed that the proposed replacements are indeed all wood, with no cladding, and that they will have an exterior wood muntin with a raised profile before it can be determined that these are appropriate.
7. As indicated in last month's staff report, other work was done that exceeded the revised project scope of the previously approved COA application relating to almost all of the existing wood siding on the north elevation being replaced instead of repaired and reused as proposed. The HARB included a condition in the April COA (PL2021-0027) approval for "replacement materials to only be used when existing materials or elements can not be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation (*Referencing #1 of the suggested conditions under Staff Recommendation in the April 15, 2021 Staff Report*). According to the applicant/owner at the November meeting, the existing wood siding was in much worse condition than anticipated upon removal, so was not found to be repairable. Other siding that he originally thought would have to be replaced was able to be retained on other elevations. The new horizontal siding may be considered an appropriate replacement material as it is wood and appears to match what was existing in style, size, and reveal.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous discussions by the HARB at the March and April meetings for the related COA application PL2021-0027, discussions at the November 18, 2021 meeting, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for an after-the-fact Certificate of Appropriateness at 260 St. George Street:**

1. APPROVE if the HARB determines that the wholesale replacement of the historic windows and the majority of the wood siding on the north elevation does not compromise the contributing building's architectural integrity with the finding that the newly proposed 2/2 replacement windows and replacement wood muntins for the 9/9 replacement windows meet the applicable Secretary of the Interior's Standard 9.
2. DENY the wholistic change if the HARB finds that the replacement of historic exterior materials exceeded what was approved under PL2021-0027, has negatively compromised the architectural integrity of the building, and determines the replacements do not meet the applicable Secretary of the Interior's Standards 2, 4, and 9. *The HARB should clarify which elements of the project are denied.*

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Work done in a different manner than what was approved under COA application PL2021-0027 by the HARB at the April 2021 meeting:

1. Replaced all existing (most of which had true divided lites), except for a few windows on the front façade, instead of restoring those that were restorable as approved by the HARB, with new 2/2 windows that did not meet the approved replacement specifications, or with 9/9 wood windows that were included in the previous HARB approval but had PVC exterior muntins:

NEWLY PROPOSED WORK BY APPLICANT/OWNER:

- Install new 2/2 replacement windows to replace the inappropriate 2/2 replacement windows
 - Replace the PVC muntins with wood muntins on the 9/9 replacement windows
2. Replaced much of the horizontal board siding that was to be repaired and reused on the north elevation with new wood siding due to this siding being in poor or unrepairable condition when removed according to the applicant/owner

PORTIONS FROM PREVIOUS STAFF REPORT'S SUMMARY & ANALYSIS SECTION:

From November 18, 2021:

- A previous COA application was first heard on March 18, 2021 and continued by the HARB, because the applicant/owner originally was proposing wholesale replacement of the stucco, wood siding, and windows. At the April 15, 2021 meeting, a revised proposal was provided that more clearly showed each section of the building with its existing conditions, delineating what materials were proposed for repair or restoration, and gave specific information about the materials proposed for replacement.
- The 2/2 true divided light windows, that were among 45 of the 83 historic windows that the applicant/owner said would be restored at the April HARB meeting, were entirely replaced with new windows. While these replacement windows were built with wood, the quality is visibly inferior and a thin, flat strip of wood was glued at the center of the glass on both the upper and lower sashes to replicate muntins and 2/2 sashes. The owner is proposing adding glazing around the sashes and center strip so they will appear to look more compatible, but this will not resolve the issue with the lack of an appropriate muntin. The owner was aware that any replacement windows were to be of wood and to have an exterior muntin with a raised profile and had provided specifications showing that.
- The 9/9 true divided lite wood windows that the applicant/owner felt needed to be replaced because of safety concerns, due to the lack of counter weights or the ability to add them, were fully replaced with windows with wood sashes, but with vinyl/PVC grid (not wood) on the exterior to replicate muntins. The building owner has assured staff that these muntins will be replaced with wood.
- Overall, nearly all of the historic windows were replaced on the building, except the few windows on the front façade, and do not meet what was approved for the permit application. None of the historic windows were salvaged.
- Other work was done that exceeded the revised project scope of the previously approved COA application relating to almost all of the existing wood siding on the north elevation being replaced instead of repaired and reused as proposed. However, the new horizontal siding is wood and appears to match what was existing in style, size, and reveal.
- The HARB approved new stucco to replace the existing, and according to the city building inspector, the new appears to be a traditional 3-coat, which was a condition of the approval.

From March 18 and April 15, 2021:

- Also known as the Neligan House, the building was built as a boarding house and is one of St. Augustine's oldest continuously operating boarding establishments (under different names), according to the Florida Master Site File (FMSF).
- Sanborn Map research from the first available publication of 1884 shows how the foot of the building was immediately adjacent to St. George Street. By 1899, the rear portion of the structure slightly changed with its configuration of from the hyphen to the rear wing attachments and then stayed much the same through 1917. On the 1924 Sanborn and through the 1930 revised to 1947 map, the building's rear attachments are altered, possibly combined or replaced, into what is now a visibly elongated structure, which also incorporates the original front block of the building after it was moved back, with a portion of the original wrapped front porch visible on the south side. A one-story porch extends across the front façade, which is set back from the street. By the 1957 revised map, the rearmost wing, rear porch, and detached garage have been removed.
- Because of the various additions and alterations to the building, as documented from even the earlier Sanborn maps, and subsequent repairs or replacement of materials that have occurred, the building has visibly different stucco finishes, horizontal siding, which is mostly wood with different board profiles/reveals or Hardie Board in areas, and windows with different configurations and sash divisions. These building elements are in varying conditions, with some in various states of visual disrepair or deterioration.
- At the March HARB meeting, the applicant was asked to do a thorough assessment of the stucco, wood siding, and windows and to return with documentation showing evidence of the deterioration, percentages of how much of each material was deteriorated, and a plan (elevation drawings or photos) of each elevation or area indicating what was proposed for each section.
- **Large portions of the wood siding will be retained in the areas the applicant feels is repairable/reusable. However, there are also large portions, on the south elevation especially, that the applicant indicated may not be repairable and is proposed for replacement with horizontal wood siding with the same style, size, and reveal.**
- **The applicant proposes to restore 45 of the 83 existing wood windows. For the 38 remaining, wood sash windows with the same divisions are proposed to replace those that did not have counter balances originally, with the building's construction not conducive to adding them to the existing windows. The windows proposed for replacement are to the rear of the building and is driven largely by the concern of liability with windows that do not have mechanisms to stay open in a multi-unit rental building.**
- With these modifications to what was originally proposed, the work is more in keeping with the Architectural Guidelines for Historic Preservation's recommendation against replacing major portions of historic wood from exterior walls that is repairable, replacing unrepairable windows with architecturally appropriate windows, and replacing only stucco that is too deteriorated to repair, with all replacements to match the existing.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

- 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**

Exterior Finishes

Masonry

Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Duplicate the original mortar in strength, composition, color and texture.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved" appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows when the historic windows are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

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

LIST OF ATTACHMENTS:

1. Staff photographs (including those taken after the work was completed and before)
2. Order from the April 15, 2021 HARB meeting for COA PL2021-0027 with referenced conditions noted in Staff Recommendation in staff report
3. Conditions of architectural approval for Building Permit
4. Emails confirming proposed windows and muntins
5. Meeting minutes from the April 15, 2021 HARB meeting for COA PL2021-0027
6. Excerpts from revised proposed scope of work from application COA PL2021-0027
7. Florida Master Site File
8. Sanborn Maps

**STAFF PHOTOGRAPHS:
260 St. George Street
FRONT FAÇADE WITH ORIGINAL WINDOWS RETAINED**



**STAFF PHOTOGRAPHS:
260 St. George Street
FRONT FAÇADE WITH ORIGINAL WINDOWS RETAINED**



STAFF PHOTOGRAPHS: AFTER WORK COMPLETED

260 St. George Street



STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street



STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street



STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street



STAFF PHOTOGRAPHS: AFTER WORK COMPLETED - WINDOWS

260 St. George Street



**STAFF
PHOTOGRAPHS:
AFTER WORK
COMPLETED
260 St. George
Street**



**STAFF PHOTOGRAPHS: AFTER WORK
COMPLETED
260 St. George Street**



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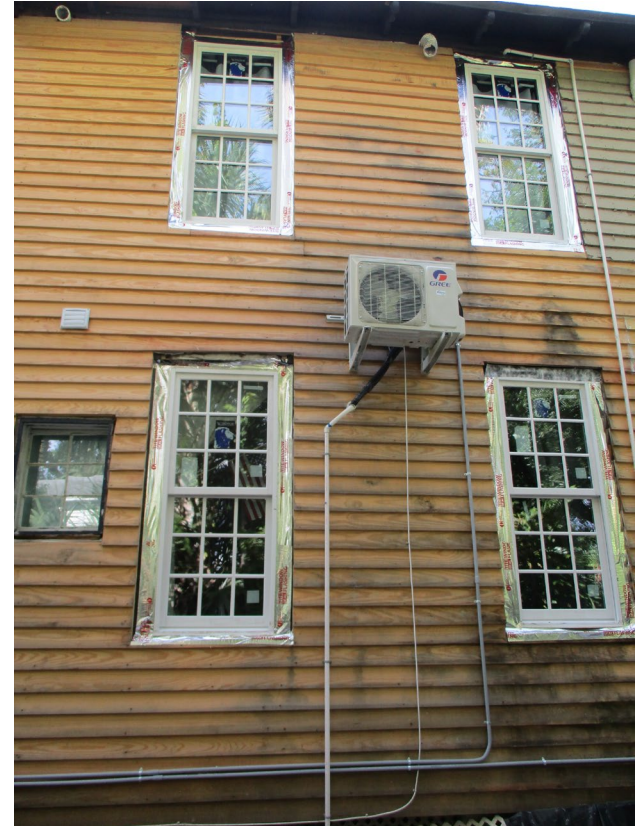
**STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street**



**STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street**



**STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street**



**STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street**



**STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH AND REAR ELEVATIONS
260 St. George Street**



**STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON REAR AND SOUTH ELEVATION
260 St. George Street**



**STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON SOUTH ELEVATION
260 St. George Street**



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STAFF PHOTOGRAPHS: APRIL 2021 STAFF REPORT
260 St. George Street



Front Façade / East Elevation:
Smooth Plaster on front with different windows visible

STAFF PHOTOGRAPHS: APRIL 2021 STAFF REPORT

260 St. George Street



East and North Elevations:
Smooth plaster on front façade /east elevation with different window types;
Different plaster treatment on north elevation (east end),
and various wood siding and different window configurations visible

STAFF PHOTOGRAPHS: APRIL 2021 STAFF REPORT

260 St. George Street



North Elevation:
Plaster on front/east end with different wood
siding and windows visible



STAFF PHOTOGRAPHS: APRIL 2021 STAFF REPORT

260 St. George Street



North Elevation, toward rear:
different wood siding and windows
visible

STAFF PHOTOGRAPHS: APRIL 2021 STAFF REPORT

260 St. George Street



North Elevation: plaster

STAFF PHOTOGRAPHS: APRIL 2021 STAFF REPORT

260 St. George Street



South Elevation: East of
remaining original side
porch

STAFF PHOTOGRAPHS: APRIL 2021 STAFF REPORT
260 St. George Street



South Elevation: west of remaining original side porch with different wood siding visible

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.: PL2021-0027
Applicant: 260 St. George St., LLC
Owner: 260 St. George St., LLC
Address: 260 St. George Street
Parcel Number: 1997700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

~~THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 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 April 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 Historic Preservation 1 (HP-1).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

Subject to the following conditions: *(With the finding the application is consistent with the Secretary of the Interior's Standards overall)*

- *With conditions set forth in the staff report #11314 1, 3, and 4*
- *For the applicant to use judgement which other windows can be restored/repared*
- *of the original 9 over 9 windows found on original bldg. and what must be replaced.*
- *Replacement of stucco in front 1920's addition while keeping windows + window trim*
- *Approval includes the AC systems with condition that the*
- *copper lines will be covered with aluminum and painted to match buildings cladding.*

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

Case No. PL2021-0027

REQUEST APPROVED / DENIED / CONTINUED

[Signature]

Sign Name

Cathy Duncan

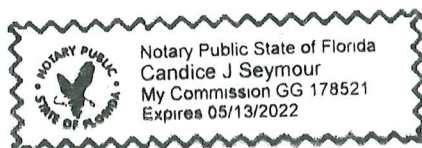
Print Name

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 15th day of April, A.D., 2021.



[Signature]
Notary Public, State of Florida

Staff Report pg. 34

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.

STAFF RECOMMENDATION:

Based on the discussion at the March 18, 2021 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS at 260 St. George Street because it meets the applicable Secretary of the Interior's Standards 2, 4, 6, and 9** with the following conditions:

1. For replacement materials to only be used when existing materials or elements can not be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation
2. With the availability of hardware that allows windows to be locked in closed or open positions, the applicant should consider restoring the remaining windows that were not proposed for restoration that are still in original form (not permanently altered) and are repairable, where the lack of a counterbalance is the main issue given for replacement
3. For replacement elements to match the existing materials, style, dimensions: with same profile, reveal and texture for exterior finishes, and for replacement windows to be wood with no cladding, with the same window divisions as found on each building section, and to have exterior muntins with raised profiles
4. The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements including rails on the side porch, both on the original block of the building.

And to CONTINUE the proposed HVAC systems until more information can be provided by the applicant to determine the impact will not be incompatible to the building's exterior.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To restore 45 of 83 existing windows
2. To replace the 38 remaining windows with wood double-hung sash or casement windows in the sizes as indicated in the specs included with the application with the same division as is found in the section where it exists
3. To replace all existing stucco with a 3-coat traditional stucco with smooth finish (the applicant is also open to considering replacing existing plaster with horizontal wood siding, if the HARB determines this is more appropriate)
4. To reuse or repair horizontal board wood siding in areas indicated on revised proposal and to replace wood siding that is not repairable with matching wood siding as found in each of the existing areas
5. To paint all new materials with colors from pre-approved palette
6. To install mini split HVAC systems on first floor units and split systems on the second level units and first story rear addition



PERMIT APPLICATION CONDITIONS

Building and Planning Department – Historic Preservation Division

RE: 260 St. George Street (Permit Application PR 2021-0763)

The building permit application PR 2021-0763 for 260 St. George Street, is approved for the architectural review based on the HARB-approved Certificate of Appropriateness application, with the following conditions:

- A) With conditions set forth in the April 15, 2021 HARB meeting Staff Report Recommendations #1, 3, 4:
 - 1. For replacement materials to only be used when existing materials or elements can not be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation*
 - 3. For replacement elements to match the existing materials, style, dimensions: with same profile, reveal and texture for exterior finishes, and for replacement windows to be wood with no cladding, with the same window divisions as found on each building section, and to have exterior muntins with raised profiles**
 - 4. The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements including rails on the side porch, both on the original block of the building.
- B) For the applicant to use judgement which other windows can be restored/repaired of the original 9 over 9 windows found on the original building and what must be replaced (*see #A3 above for window replacement requirements*).***
- C) Replacement of stucco in front 1920's addition while keeping windows and window trim.****
- D) * ** ***Building owner proposed to restore 45 of 83 as indicated on the revised project scope presented to the HARB on April 15, 2021 and possibly more of the existing windows if the building owner determines others can be restored or repaired rather than replaced (*see (A1), (A3), and (B) above*)
- E) * ** To reuse or repair horizontal board wood siding in areas indicated on revised proposal presented to the HARB on April 15, 2021 and to replace wood siding that is not repairable on north and south elevations and the west elevation of the rear wing with matching wood siding as found in each of the existing areas (*see (A1), (A3), and (A4), above*)
- F) ****Stucco is to be replaced with a 3-coat traditional stucco with smooth finish (*see (C) above*)
- G) Staff administratively approves the proposed Classical White paint color for the body and trim but encourages a contrasting trim color to be selected from the pre-approved Colonial and Classical Revival paint colors. Please provide information on any additional paint colors selected for the building's exterior
- H) New AC systems are not part of this permit application unless the permit application is revised by the applicant and must be reviewed administratively for compliance.

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

From: [Chris Middlebrooks](#)
To: [Julie Courtney](#); [Kyle Califar](#); [Jim Ferry](#)
Subject: Re: Proposed Windows and wood siding for 260 St. George St
Date: Monday, March 8, 2021 1:40:09 PM
Attachments: [image0.png](#)
[image1.png](#)

Julie,

I can confirm that the grids both interior and exterior have a raised profile. I even chose the “putty style” exterior grids to have the look of the original glazed wood windows. Attached are a picture of the all wood window that I’m applying for without the grid. I couldn’t find a picture of the all wood window online, but there was a photo of the grids with the aluminum clad version that shows the raised grids. The wood version that I’m applying for has raised grids like the aluminum clad version.

Kyle or Jimmy,

Do you have a picture of the window that I’m applying to use? All wood Windsor pinnacle with the putty grid?



Sent from my iPhone

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
[Jacksonville, FL 32217](#)
Ph: [\(904\) 379-5944](#)
Cell: [\(904\) 803-3618](#)
Fax: [\(904\) 374-1293](#)

On Mar 8, 2021, at 1:06 PM, Julie Courtney <jcourtney@citystaug.com> wrote:

Hello Chris,

For the windows, we still need to see that the muntins (dividers) will be on the exterior and have a raised profile. Can you send a section drawing of the window that should show this? I emailed asking for this in early February, and although there are a couple section drawings with the window info you submitted, they do not seem to show the muntins (unless I am missing that).

Can you also provide info on what you are planning to use for the wood siding?

Thanks,

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

<image001.jpg>

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

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.

From: Julie Courtney

Sent: Tuesday, February 2, 2021 9:42 AM

To: Chris Middlebrooks <cbmiddlebrooks@gmail.com>

Cc: Richard Schauland <rschauland@citystaug.com>; Ann Cannon
<acannon@citystaug.com>

Subject: RE: Clad quote - Proposed Windows for 260 St. George St

Sorry for all the emails, but it does look like the 2nd quote does have the product approval number that our Building Official could verify (FL # 11092.2) but we will just need confirmation that these are all wood, with no cladding. Again, a building permit must be approved before any work can be done. Since the building is in HP-1, part of the permit application review process will be us needing to see specific details that I emailed you about yesterday:

We need to see that the muntins (dividers) will be on the exterior and have a raised profile. Can you send a section drawing of the window that should show this?

Window divisions need to be the same as existing. If the existing sashes have true divided lights, where the glass panes are individually divided by the muntins, than the replacements need to have that same construction. If the muntins of the existing windows are on the outside of the one solid piece of glass so that they are not truly divided, than we will not require true divide light windows as replacements. If the existing windows have a certain division pattern, the replacements must have the

same. The front of 260 St. George Street looks to have mostly two over two sashes for example.

Building permits are required before doing any work such as replacing windows.

Specs and the answers to all of the above should be provided with the permit application, along with pictures of the elevations the replacement windows are proposed and an indication of which windows will be replaced. If the windows are being painted, the permit can include the paint color proposed.

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

From: Julie Courtney
Sent: Tuesday, February 2, 2021 8:40 AM
To: Richard Schauland <rschauland@citystaug.com>; Chris Middlebrooks <cbmiddlebrooks@gmail.com>; Ann Cannon <acannon@citystaug.com>
Subject: RE: Clad quote

But that window has cladding, right? The issue is that it sounds like that company makes the exact same window, one with cladding and a FL product approval #, and an all wood version without cladding – which does not have the FL product approval number. Since the building is in HP-1 and has existing wood windows (with no cladding), that is the only material we can administratively approve for replacement.

HARB approval would be needed for windows with other materials, and they have not been very favorable of clad windows at least in the recent past. I know other manufacturers have all wood windows with no cladding that must have FL product approval numbers because they are used in projects around town. We aren't supposed to recommend manufacturers or contractors, however.

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

From: Richard Schauland <rschauland@citystaug.com>
Sent: Tuesday, February 2, 2021 8:00 AM
To: Chris Middlebrooks <cbmiddlebrooks@gmail.com>; Ann Cannon <acannon@citystaug.com>; Julie Courtney <jcourtney@citystaug.com>
Subject: RE: Clad quote

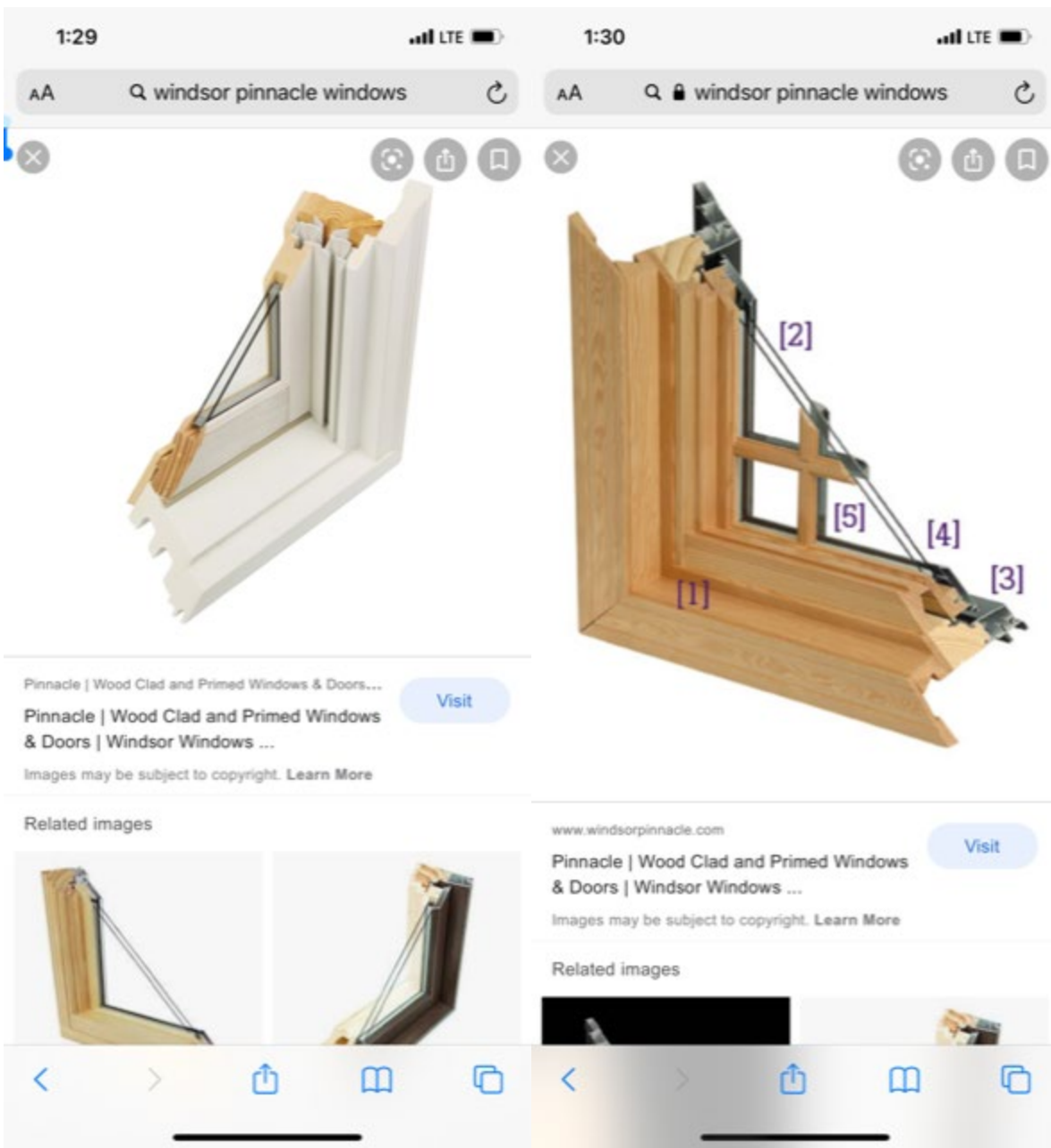
From: [Chris Middlebrooks](#)
To: [Julie Courtney](#); [Kyle Califar](#); [Jim Ferry](#)
Subject: Re: Proposed Windows and wood siding for 260 St. George St
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Julie,

I can confirm that the grids both interior and exterior have a raised profile. I even chose the “putty style” exterior grids to have the look of the original glazed wood windows. Attached are a picture of the all wood window that I’m applying for without the grid. I couldn’t find a picture of the all wood window online, but there was a photo of the grids with the aluminum clad version that shows the raised grids. The wood version that I’m applying for has raised grids like the aluminum clad version.

Kyle or Jimmy,

Do you have a picture of the window that I’m applying to use? All wood Windsor pinnacle with the putty grid?



Sent from my iPhone

Best Regards,

Chris Middlebrooks
 President
 Lighthouse Property Management
 & Realty, LLC
 3018 Alvarado Ave.
[Jacksonville, FL 32217](#)
 Ph: [\(904\) 379-5944](#)
 Cell: [\(904\) 803-3618](#)
 Fax: [\(904\) 374-1293](#)



JIMMY FERRY WINDOWS INC

5875 MINING TERRACE

SUITE 201

JACKSONVILLE

FL 32257

Phone: 904-571-2752

Fax: 1-904-292-9950

Customer
Quote

Short Form
Totals Only

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2021

CREATED

1/29/2021

jimferrywindows@
bellsouth.net

PK # 272

Customer Information:

Phone:

Fax:

Delivery Information:

Phone:

Fax:

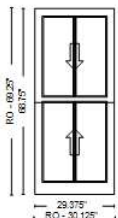
QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1991569	None		2/9/2021 9:36 AM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		St Augustine	Middlebrooks

Line #	Room ID	Quantity	Overall RO	Overall Frame
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100 None Assigned

61 30 1/8" X 69 1/4"

29.375" X 68.75"



Pinnacle Wood Prime Double Hung 2430-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-4 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

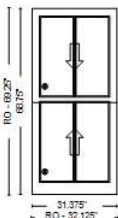
* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
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200 None Assigned

4 32 1/8" X 69 1/4"

31.375" X 68.75"



Pinnacle Wood Prime Double Hung 2630-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-6 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

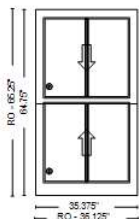
* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
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300 None Assigned

2 36 1/8" X 65 1/4"

35.375" X 64.75"



Pinnacle Wood Prime Double Hung 3028-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-10 x 5-2)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting April 15, 2021

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

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the March 18, 2021 minutes as presented. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Mr. Benoit announced his recusal for item 7(b) as a contractor for the project.

Ms. Duncan advised that the applicant for item 6(b) requested a continuance to the May meeting.

MOTION

Mr. Weaver **MOVED** to **APPROVE** the modifications to the Agenda including continuance of item 6(b), 2021-0030, to the May 20, 2021 meeting. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) PL2021-0027 – 260 St. George St., LLC – Applicant and Owner
260 St. George St., LLC

To replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

Ms. Courtney read the staff report and said Based on the discussion at the March 18, 2021 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **260 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 4, 6, and 9 with the following conditions:

1. For replacement materials to only be used when existing materials or elements cannot be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation
2. With the availability of hardware that allows windows to be locked in closed or open positions, the applicant should consider restoring the remaining windows that were not proposed for restoration that are still in original form (not permanently altered) and are repairable, where the lack of a counterbalance is the main issue given for replacement
3. For replacement elements to match the existing materials, style, dimensions: with same profile, reveal and texture for exterior finishes, and for replacement windows to be wood with no cladding, with the same window divisions as found on each building section, and to have exterior muntins with raised profiles
4. The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements including rails on the side porch, both on the original block of the building;

And, **CONTINUE** the proposed HVAC systems until more information can be provided by the applicant to determine the impact will not be incompatible to the building's exterior.

Chris Middlebrooks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Selective repair and replacement of wood and novelty siding to maintain as much of the original materials as possible
- Plan to replace front-facing windows with operational windows from the rear
- Recommendation to reconsider the in-swinging attic windows to mitigate potential storm damage to which in-swinging windows were susceptible
- Locations of various siding materials
- Replacement window design
- Desire from the Board to restore as many of the historic windows as possible while still maintaining egress requirements with recommendation from staff to use a bolt-mechanism to lock windows (open/closed)
- Concerns regarding HVAC locations
- Recommendation to mask lines for the proposed mini-split HVAC systems

Mr. Middlebrooks addressed Board concerns from the previous meeting.

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application PL2021-0027 finding that, overall, the application is consistent with the Secretary of the Interior's Standards and with the conditions as follows:

- Replacement materials will only be used when the existing elements are too far gone for repair
- Whole-scale replacement of stucco on the front of the property while keeping the windows and wood trim around the windows at the front and the sides of the 1920s addition
- Maintain existing architectural details such as the decorative rafter tails
- Windows being replaced will have muntin patterns to match the existing windows
- Using applicant's best judgement to repair windows, replacing only as necessary the nine-over-nine windows in the original portion of the house

The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding the inclusion of the proposed HVAC plans within the motion.

Mr. Benoit AMENDED his motion to include APPROVAL of the HVAC systems as-proposed with the condition that the applicant wrap the condensation and copper lines with aluminum and paint it to blend in with existing cladding. The amendment was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) PL2021-0030 – Peter Hotz, Architect of Peter Hotz Inc – Applicant
Michelle D. Ruby – Owner
308 St. George Street

To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

Applicant requested a continuance prior to the meeting. See Modifications to the Agenda for the motion to continue.

7. Certificates of Appropriateness

7. (a) PL2021-0047 – Marquis Latimer + Halback, Inc.– Applicant
Lightner Museum of Hobbies Inc.– Owner
75 King Street

To modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain.

Ms. Courtney read the staff report and said Based a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **75 King Street**, because it does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 9, & 10, and Local Standards for Rehabilitation 13.

Elijah George and David Bagnall reviewed the application.

Ex Parte Communication:

(None)

FOR APRIL 15, 2021 HARB MEETING

2021-0027: 260 ST. GEORGE STREET

**Materials submitted by Applicant & Owner
260 St. George St., LLC**

Overview

- After several hours/ days of research, several conversations back and forth with the St. Augustine Historical Preservation Planning staff and the recommendations from the board, I have revised my requested scope of work at 260 St. George St. accordingly.
- As generally agreed at the March 18, 2021 HARB meeting, I am proposing to replace the stucco on the 1920s addition that makes up the front 55 feet of the structure, including the side that fronts onto St. George St. with traditional 3 layer stucco with either a smooth or light sand finish. I am proposing to keep the wood trim around the windows and doors as are currently there.
- I am proposing to replace only the wood siding that is rotten or damaged beyond use as discussed further in the following slides. Any new siding that is installed will be all wood siding that will match the style and reveal of the predominate siding for that section of the building as discussed in the following slides. Where novelty siding exists on a section, any siding that is replaced will be replaced with all wood novelty siding that matches the the pattern and reveal of what currently exists. Where clapboard siding exists any new siding installed will be all wood clapboard siding to match the pattern and reveal of what currently exists. Any clapboard siding that is removed will be flipped and reinstalled wherever possible to try to preserve as much original wood siding as possible. Any reused siding should only reduce the suggested percentages of siding expected to be replaced in those sections.
- I am proposing to retain and restore all of the windows on the side of the building fronting onto St. George St., all of the windows 60 feet back on the south and north sides of the property, all of the attic dormer windows, all of the fixed light windows that do not open and the windows that are not in living spaces on the rear, wood sided portion of the building. In total, I am proposing to preserve and restore 45 of the 83 windows which make up all of the windows that can be seen from St. George St. and those that can be reasonably saved beyond that.
- I am proposing to replace 38 windows within the the wood sided rear addition that are within the living areas due to my feeling that the lack of counter balance system presents a SIGNIFICANT safety risk and liability. These windows make up the only points of egress in a very old wooden structure. There is no clear reasonable way to install any as explained in the slides to follow. Aside from the potential of these windows slamming down onto a tenant's or their guests' head or hand, they would make it very difficult to evacuate the building in the case of a fire or other emergency. I am proposing to replace the windows in the wood sided two story section with new all wood 9 over nine windows that appear to have been original to the building. I am proposing to replace the windows in the rear one story addition with all wood 2 over 2 windows with horizontal windows to match what is currently there.
- To prevent further damage to the structure from window hvac units, I am proposing to have central heat and air installed in each unit. Split systems will be installed on the second level units and the first story rear addition. Mini split systems will be installed in the first floor units.
- I feel as though I am making every compromise that I can reasonably make while still addressing the severe need for safety, preservation and restoration of this property. It is not my intention to make this building new. I do wish to make it safe, secure and beautiful in a way that will contribute positively to the historic district and the neighbors around this property.

Windows

- I am proposing to retain and restore all of the windows on the side of the property fronting onto St. George St. and all of the windows 60 feet back on each side (north & south) of the building. This includes all of the windows within the 1920s addition located at the front of the property and 3 fixed 9 light windows that are in the original structure. Additionally, I am proposing to preserve the attic dormer windows. Due to the building sitting so close to the property line and taking up the majority of the property; these are the only windows that you can really see when passing along St. George St.
- I am proposing/requesting to replace the remaining windows with the exception of the 9 over 9 window on the small one story section where the side entry door is along the north/driveway side and one window that is located on the second floor on the far east side of the south facing gable section. These are the only two windows that are not in living spaces that are tenant occupied. None of the windows that are in any section of the building other than the 1920s addition that makes up the front 55 feet of the property were built with counter balances.

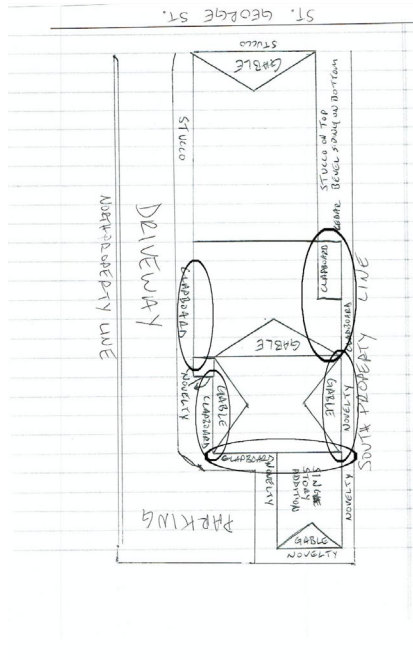


Windows Being Restored

- All 9 of the windows on the first two levels of the front elevation of the property and 55 feet back on either side are wood sash, 2 over 2 double hung windows that do have a counter balance system. They appear to be in salvageable condition and will be retained and preserved under my proposed renovations along with the attic windows

Windows Continued Two Story Wood Sided Section

- I am proposing to replace the windows in the two story wood sided portions of the building with all wood, raised mutton, 9 over 9 windows to match what appears to have been original to the building and make up the majority of what still exist in this section of the building. I am proposing to keep and restore the two fixed 6 light windows at the front of the clapboard section just behind the 1920s stucco addition, the fixed 6 light window on the 1st floor porch on the southern side of the property, the 9 over 9 on the single story, novelty sided side entrance and the eastern most 9 over 9 window on the second floor of the novelty sided gable section of the south facing side of the building. These five windows are either fixed light or not located in living spaces within the property.



-----Proposing to Keep-----

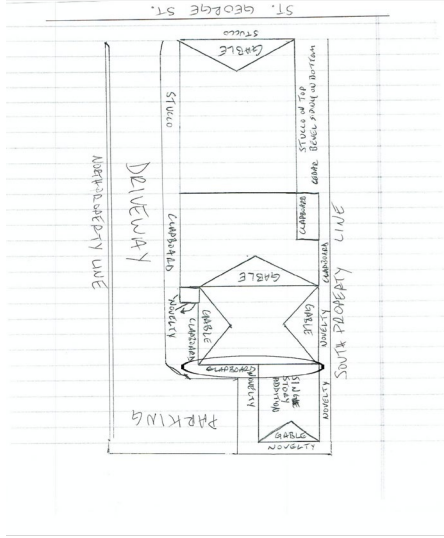
Keep & replace
Bottom sash with
9 light from other
Removed window

Windows Cont. - Interior framing and sheathing

- The pictures attached are from the inside of the clapboard sided structure on the northern elevation just to the east of the side entry door along the driveway. These photos show both the condition of the framing members and wall sheathing behind the siding as well as the framing butted directly up to the window. When framing this building, they did not allow for a cavity between the window and framing to add weights and pulleys.
- Due to the building being tenant occupied and the framing being so close to the window that it doesn't allow for weights, ropes and pulleys; I feel as though the only reasonable option is to replace the windows on the rear two story clapboard sections, novelty sided sections and the rear one story novelty sided addition

Rear/West Facing Section

None of these windows have counter balances and these units are occupied



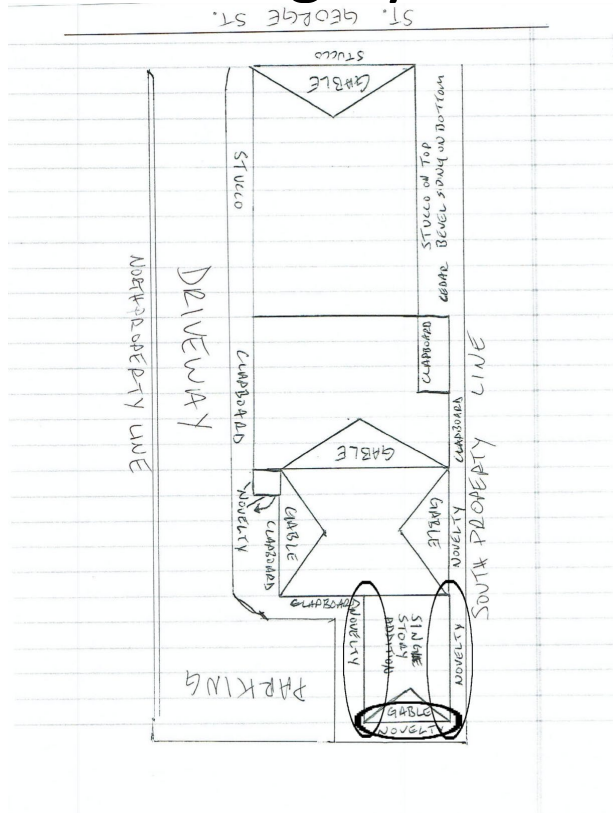
Siding Replacement

- I am proposing to replace roughly 25-40% of the clapboard siding on the north facing section between the stucco and the small novelty sided entrance with matching wood clapboard siding. Most of this siding appears to be in decent condition with the exception of the bottom 3-4 feet which is mostly rotted. The east 10-12 feet of this section appears to have been replaced and is separating from the framing. I would like to replace these two areas to correctly install the east 12 feet of this section closest to St. George St. and correct any damaged framing members behind it to prevent water and pest intrusion.



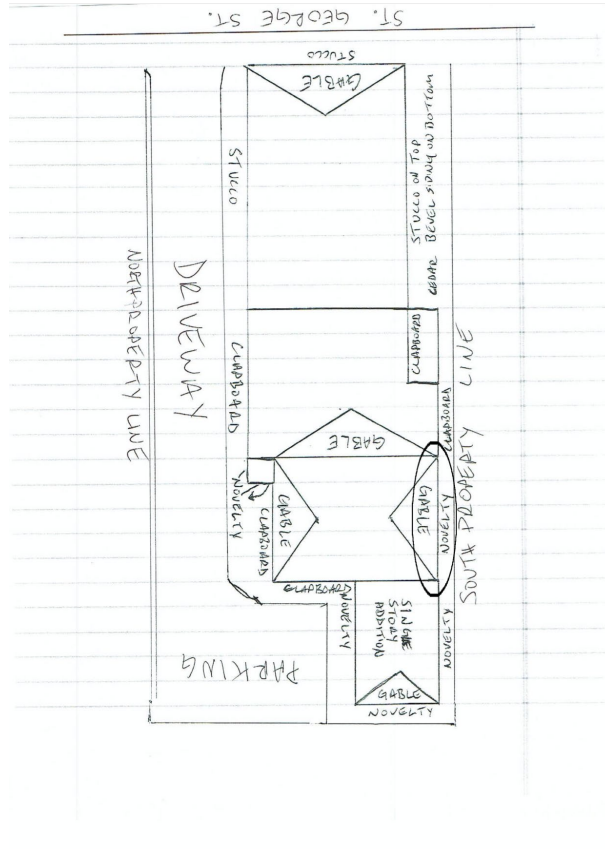
Siding Continued

- Replace roughly 10-15% of the novelty siding on the one story rear addition with matching novelty siding. This siding is mostly in good shape with the exception of a few boards on the north facing side and roughly 25% of the rear, west facing side.



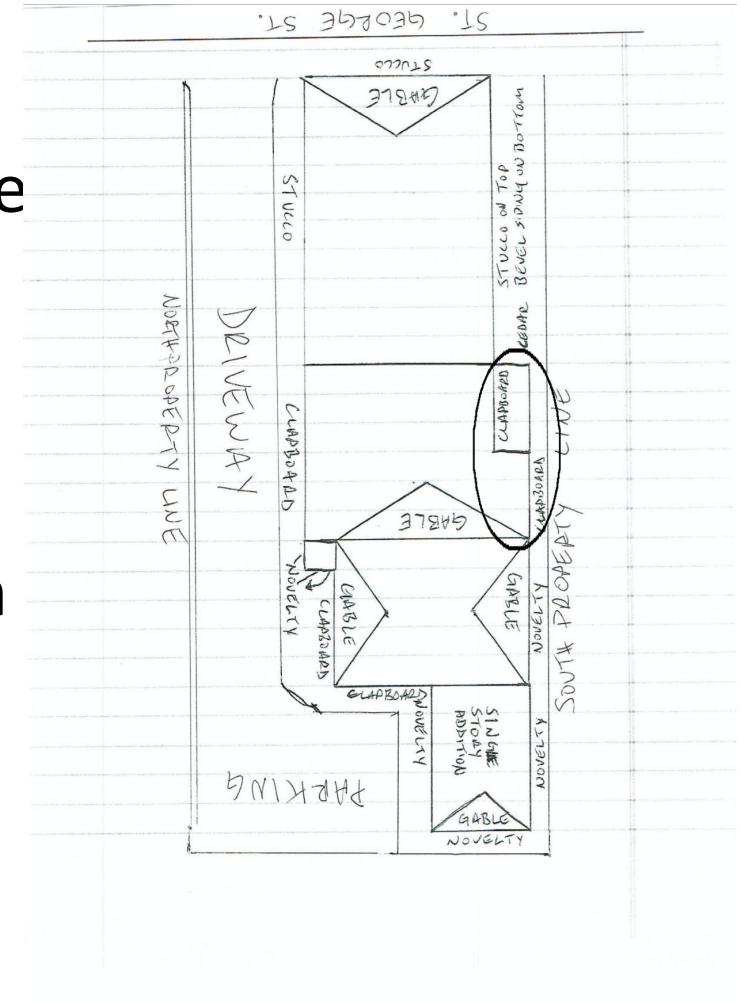
Siding Continued

- Replace roughly 50-75% of the novelty siding on the south facing gable section of the property just east (in front of) the one story addition at the rear of the property with matching novelty siding. This section of the property is in very bad condition. It is separating from the framing members and is very brittle and rotted.



Siding Continued

- Replace roughly 50-75% of the clapboard siding on the porch section that is immediately behind the stucco section on the south facing side of the property and the 16 foot section between the porch and the novelty sided gable section with new wood clapboard siding to match. This section is in very bad shape with several rotten boards, several boards that have separated from the framing members and some boards that appear to have separated completely and fallen off the side of the building.



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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551921 1009==
 Site Name: Neligan House 830== Survey Date: 7808 820==
 Address: 260 St. George Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. John 808==
 Location: City of St. Augustine 38 11 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Tritton, Raymond & Louise ;
 Address: 38 Marine Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: HP-1
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469880 3306325 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Boarding House 838== Present Use: Other: Apartments 850==
Date: +1867 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco, wood weatherboard, with cornerboards
_____ 854==
Structural Systems: Wood Frame 856==
Features of Structure: (942)
Window Type: DHS 2/2, 1/1, case 942==
Foundation: Brick piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porches 942==
Porches & Balconies: _____
_____ 942==
Chimney Location: End, exterior; lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition roll 882==
Ornament Exterior: Cast concrete columns
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
Other: _____ 956==
Surroundings: Mixed Residential/Institution 864==
Relationship to Surroundings: Across the street from a Cathedral Parish
School
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels, Tourism, Politics/Government,
Medicine, Railroads, Commerce 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular building was constructed in 1867 at 260 St. George Street and greatly enlarged in the 1920's. The oldest part of the building is in the middle---set back from St. George Street. The front of the building is a later addition, and has a stuccoed exterior. The one-story open front porch has a base and columns of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's.

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

HISTORY

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

V. BIBLIOGRAPHY

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

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

This Frame Vernacular building erected shortly after the Civil War is one of St. Augustine's oldest continuously operating boarding establishments. The first reference we have to the building at 260 St. George Street is in the St. Augustine Examiner of November-December 1867, where it is reported:

"There are also several new buildings going up in the southern part of the city, prominently among which is a large house just north of the Presbyterian Church belonging to Mr. H. Neligan intended for a boarding house."(3)

Webb's Florida, published in 1885, gives this description of the property and its owner:

"H. H. Neligan, Select Private Boarding-House--The boarding establishment of Mr. Neligan, known as the St. George House, has an eligible location on St. George Street, near Artillery Lane. The house is two stories in height, with spacious balconies; contains eight finely appointed sleeping-rooms, and is well furnished throughout. The house is open during the winter season, and has a large patronage. The proprietor is a native of this city, and prior to the war was in the dry-goods business. During the war he was general distributing agent in the hospital service of the Confederate army. He came here at the close of the war, and in 1874 established as above."(4)

One of the prominent boarders listed in Webb's Florida (1885) was Dr. Frank Fremont-Smith,(5) who later served as physician of the Flagler hotels

in St. Augustine and Palm Beach. He later built the large house at 6 Valencia Street. One of his grandchildren is Eliot Fremont-Smith, who was the book critic for The New York Times.

After Henry H. Neligan's death in the later 19th century, his widow continued to operate the boarding house. Their son, Harold Neligan, maintained his residence here until the early 1920's. The St. Augustine City Directory gives his occupation as policeman.

The building has gone through extensive changes and remodeling through the years. The Sanborn Fire Insurance Maps of St. Augustine dated 1884, 1888, 1893, 1899, 1904, 1910, and 1917 show a two and one-half story building with a two-story porch that wrapped around the south side. The house was built right on the street, in the manner of early St. Augustine construction.

In the early 1920's the building was acquired by Thomas Filledes, who with his wife Lydia operated the St. Augustine Confectionary Company at 14 Cathedral Place.

The July 1924 Sanborn Map shows that the old part of the building was moved back to the rear of the lot, and a large two-story section added to the front. Instead of a two-story wrap-around porch, the building now had a one-story porch on the front, with a base constructed of locally produced coquina concrete block--popular in St. Augustine construction in the 1920's and 1930's. At that time, or later, the wooden facade of the building was stuccoed. Filledes operated the building as the Buena Vista Hotel in the 1920's and 1930's. Later it was called the Augustine House Apartments.

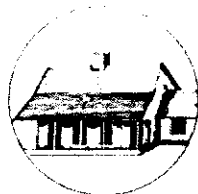
In recent years the eleven unit apartment house has been owned and operated by Mr. and Mrs. Raymond Tritton, who also operated Mr. T's Inn at 38 Marine Street. Mr. Tritton was a candidate for the St. Augustine City Commission in 1979.

ARCHAEOLOGY

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

-
3. St. Augustine Examiner article is reprinted in El Escribano, Vol 5, No. 1 (January, 1968), p. 5.
 4. Wanton S. Webb, Webb's Historical, Industrial and Biographical Florida (New York, 1885), p. 198.
 5. Ibid.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01921**
 Field Date 5-19-2016
 Form Date 5-19-2016
 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) NELIGAN 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 260 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 260
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1997700000 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: 1867 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Boardinghouse From (year): _____ To (year): _____
 Current Use Apartment From (year): _____ To (year): _____
 Other Use Boardinghouse From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature front later addition; ext fabric, window
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature enlarged 1920s; rear addition
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. Stucco 2. Wood/Plywood 3. Weatherboard
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition roll 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Porches
 Windows (types, materials, etc.) wood and composite DHS 2/2, 1/1, casement
 Distinguishing Architectural Features (exterior or interior ornaments) Cast concrete columns

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and rear parking

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) single wood panel door with fan-light and side lights

Porch Descriptions (types, locations, roof types, etc.) front first floor porch with block corner columns and round segmented cast columns supporting flat 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) _____

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) could contribute to a district

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

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

DOCUMENTATION

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

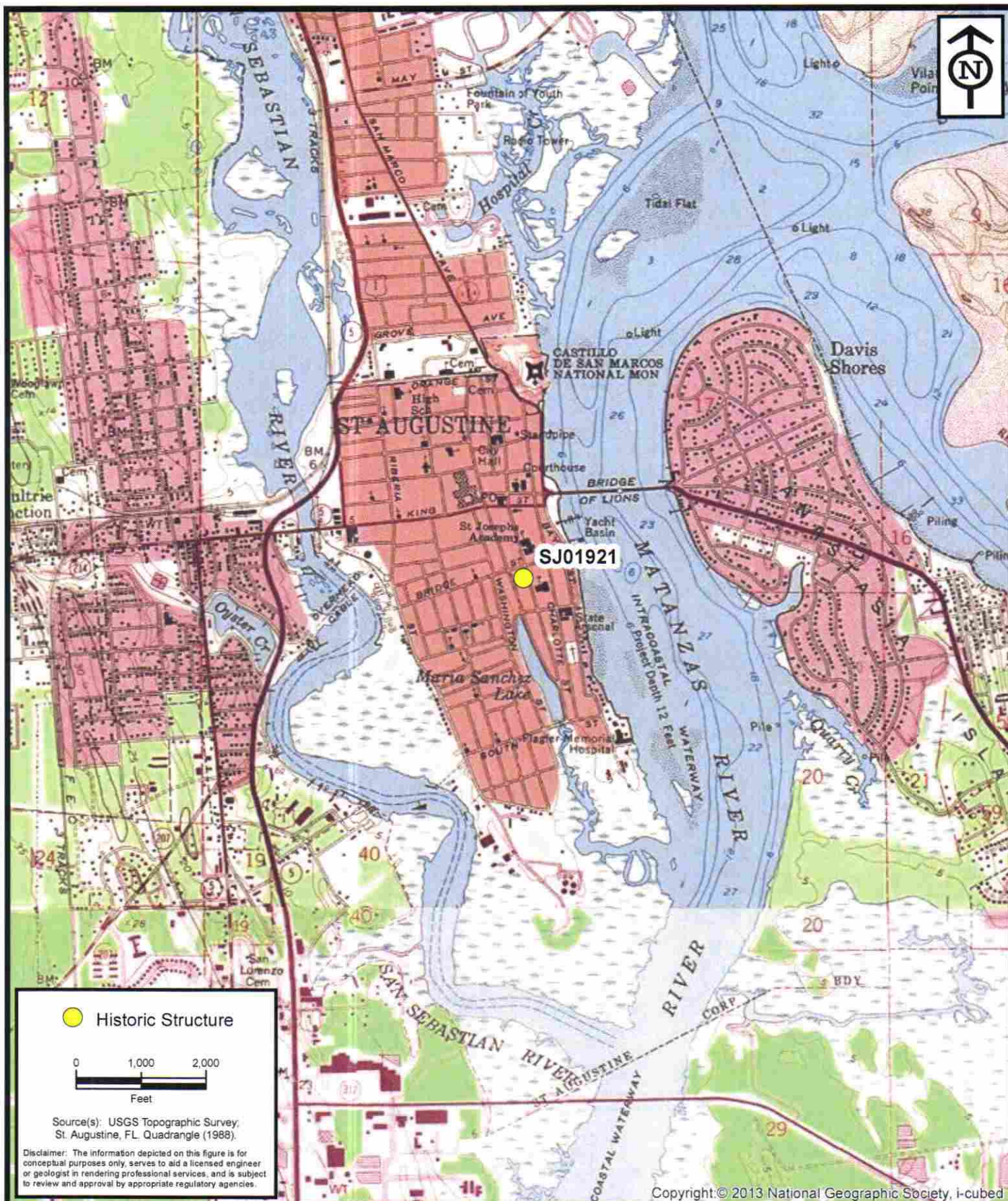
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



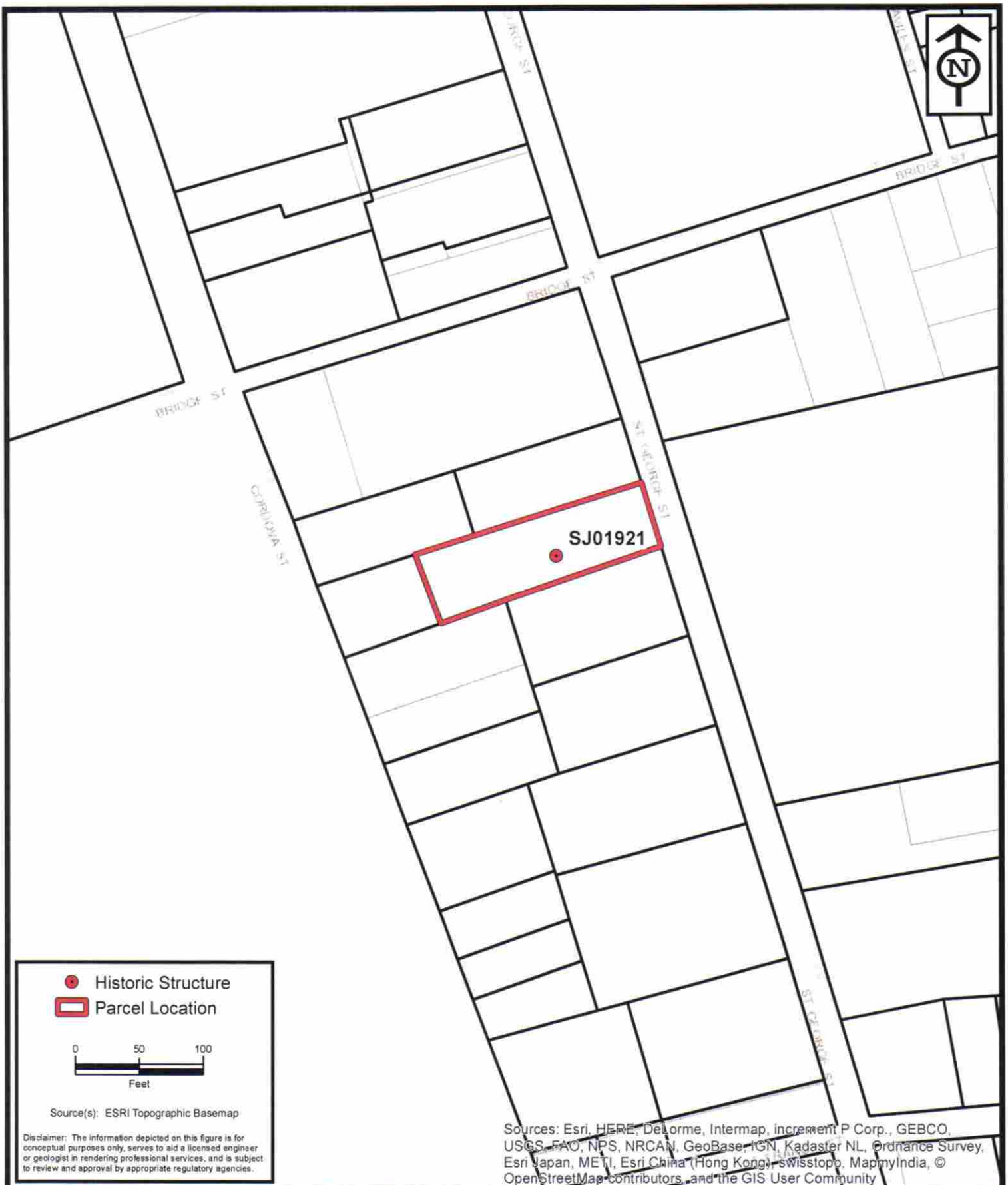
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01921
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



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



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

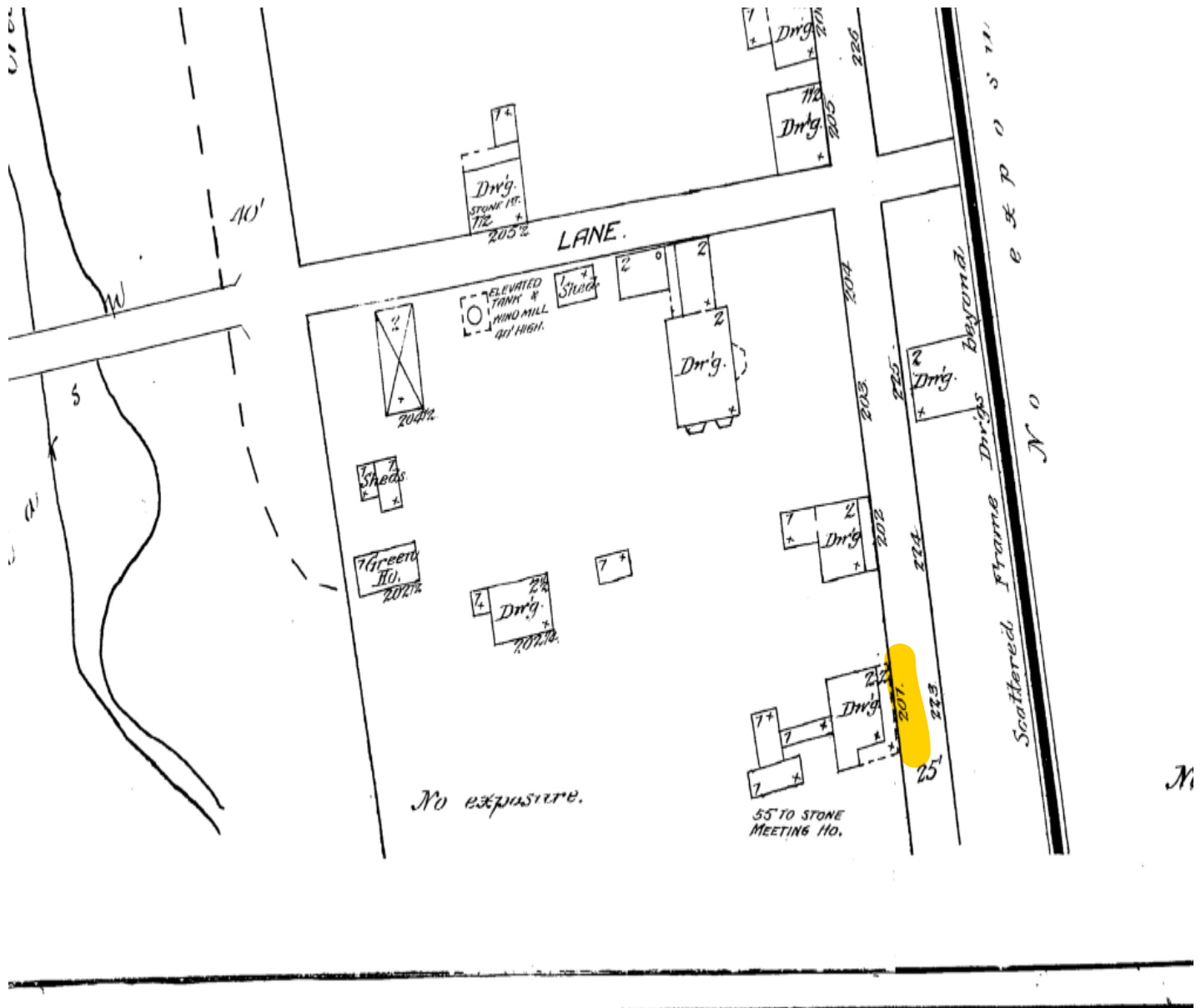
Parcel Location - SJ01921
City of St. Augustine
Historic Structure Survey
 St. Johns County, Florida

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



ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine July 1884, Sheet 2

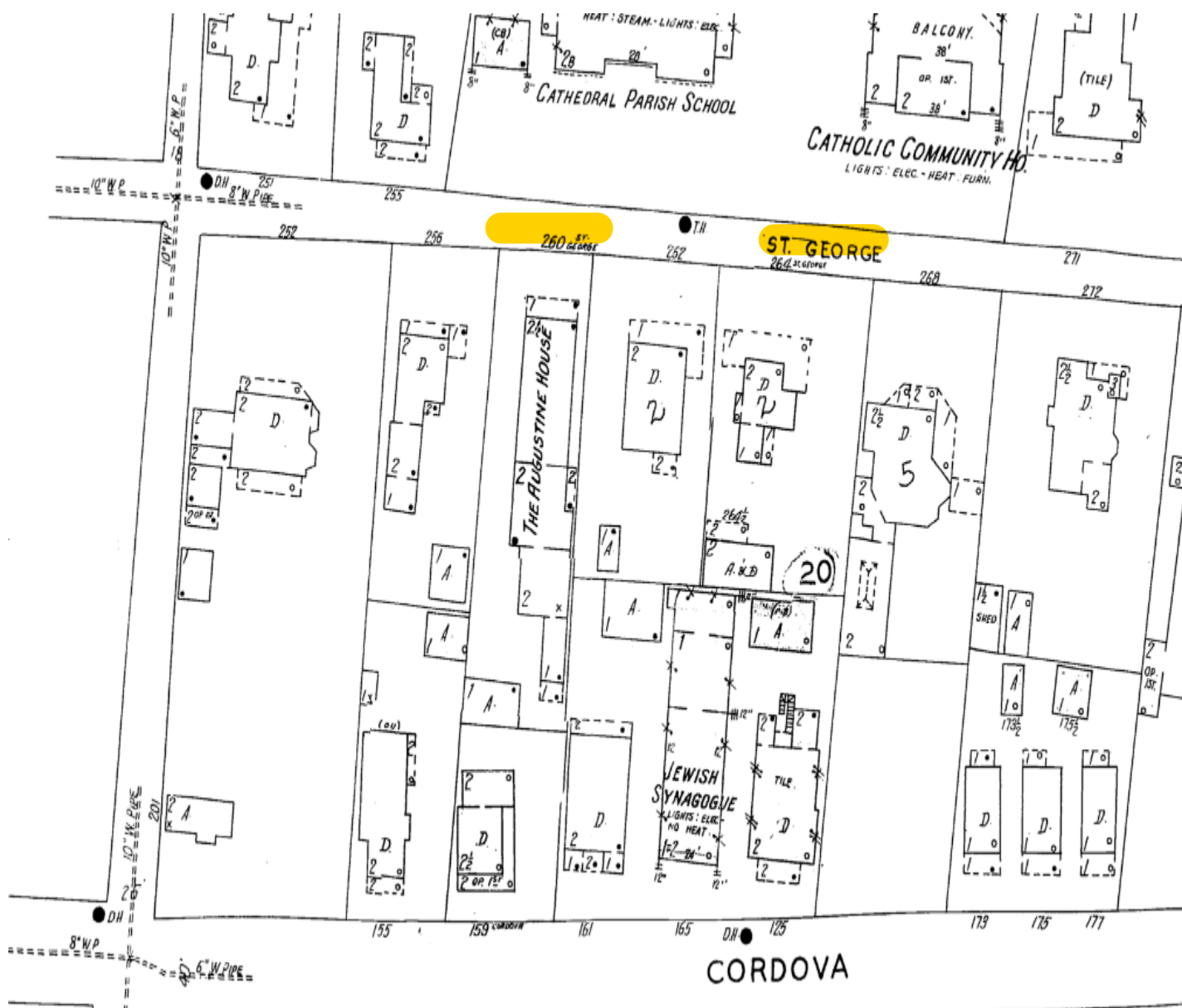


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 13 REVISED to 1946



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260 St. George Street:

1930 Sanborn Map, revised to 1957



1930 Sanborn Map, revised to 1961



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

November 18, 2021

260 St George St., LLC
3016 Alvarado Ave
Jacksonville, FL 32217

Re: Certificate of Appropriateness – 260 St. George Street – PL2021-0152

Dear Mr. Middlebrooks,

On November 18, 2021, the Historic Architectural Review Board (HARB) met and discussed your application for after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the December 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 10 days before the meeting, or by December 6.

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

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- | | |
|---|---|
| <p>☒ Certificate of Appropriateness</p> <p>☐ Certificate of Demolition</p> <p>☐ Certificate of Relocation</p> <p>☐ Certificate of Appropriateness for
Preservation Approach for Ad Valorem Tax
Exemption</p> | <p>☐ Certificate of Completeness and
Recommendation for Historic Property Tax
Exemption</p> <p>☐ Opinion of Appropriateness</p> |
|---|---|

IN THE MATTER OF:

Case No.: PL2021-0152
Applicant: 260 St. George St., LLC
Owner: 260 St. George St., LLC
Address: 260 St. George Street
Parcel Number: 1997700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, for after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 18, 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 November 18, 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 Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request for after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021.

Subject to the following conditions:

- Continued to the December 16, 2021 HARB meeting with
- information requested
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18 day of November, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0152

REQUEST APPROVED / DENIED / **CONTINUED**

Catherine Duncan
Sign Name

Catherine 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, Catherine 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 18th day of November, A.D., 2021.



Elyse Anderson
Notary Public, State of Florida

FOR DECEMBER 16, 2021 HARB MEETING

2021-0152: 260 ST. GEORGE STREET

Materials submitted by applicant.

260 St. George St.

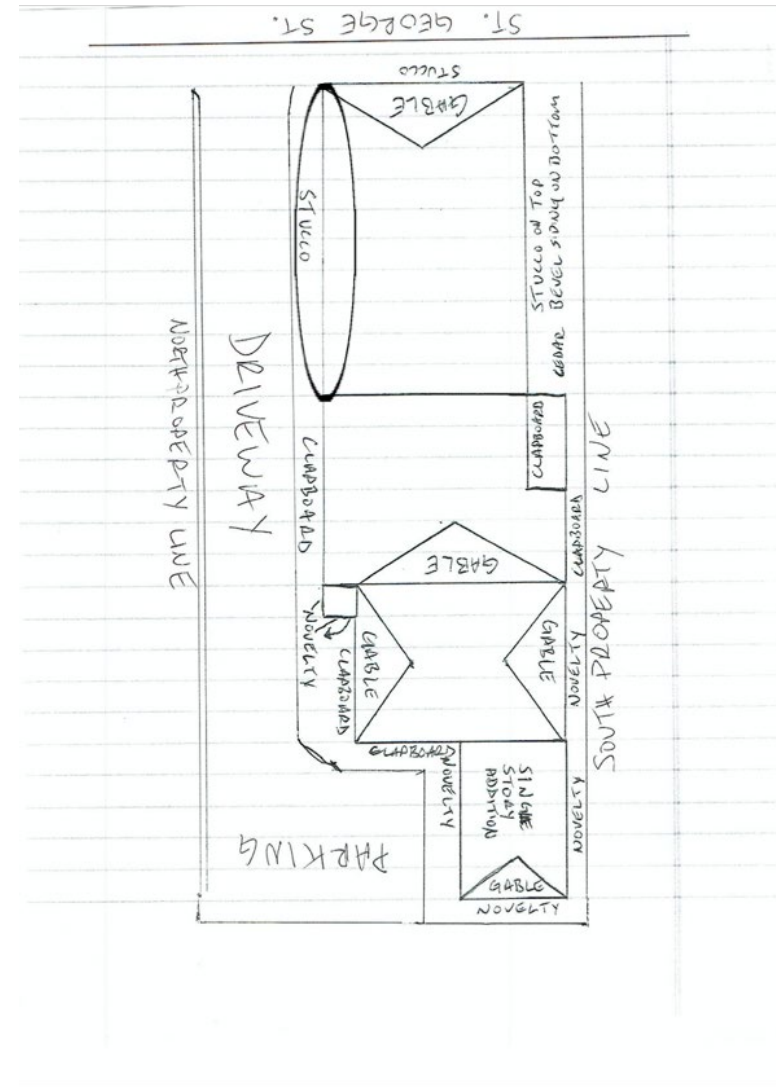
12-16-21 After the Fact Approval Application

Request to Replace Existing Non-Approved Windows

- I am requesting to replace the 2 over 2 windows on the front, stucco section of the building that were previously replaced with windows not approved by the board and were disapproved of by the board in the November 2021 HARB meeting. I am requesting to replace them with Jeld-Wen, wood sash windows (see attached brochure) with simulated divided lights with raised wood muntins. This request is for 33 of the 39 windows that are on the Stucco portion of the building that was added in the 1920s. There are 6 windows on this section of the building that were retained in the original renovation. The windows that were retained are the four 2 over 2 windows on the first floor that face St. George St. and the two casement windows on the third level facing St. George St. Those 6 windows will be retained.

North Elevation 1920s Stucco Section

- The stucco section of the north Elevation consists of thirteen 2 over 2 windows that were replaced of windows disapproved of by the board in the November 2021 HARB meeting. I am proposing to replace these with the Jeld-Wen windows with the same 2 over 2, vertical muntin pattern they originally had.



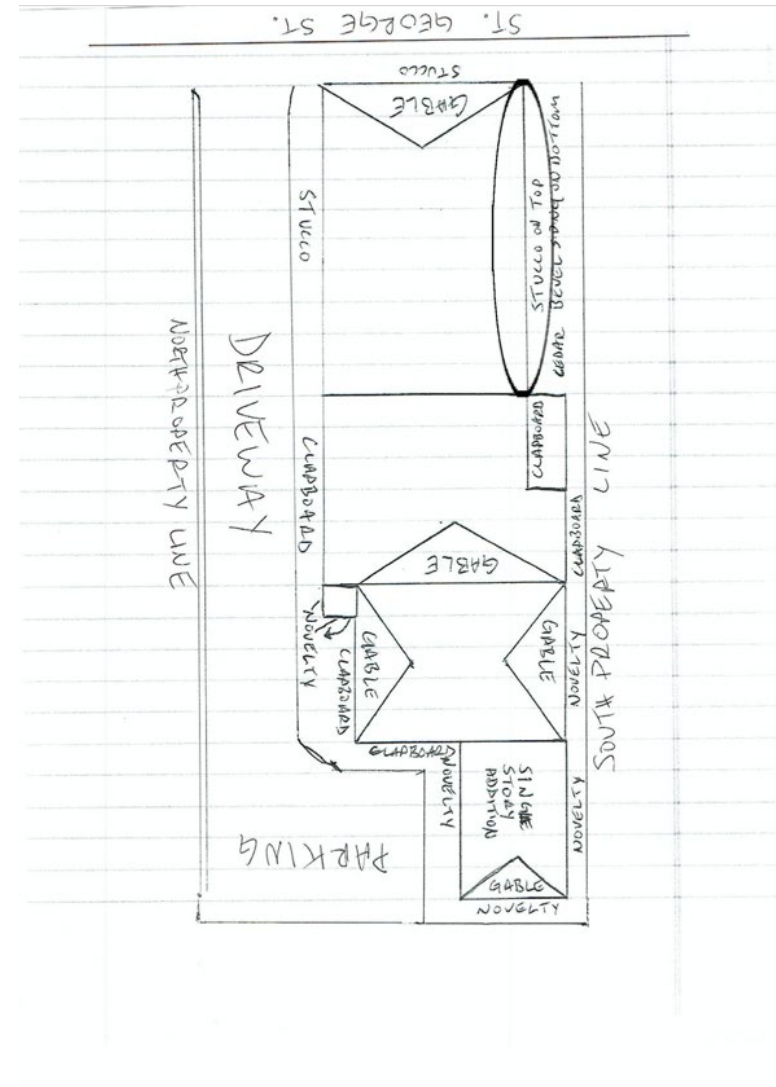
North Elevation Window Photos

In order of left to right, top to bottom



South Elevation 1920s Stucco Section

- The stucco section of the south Elevation consists of fifteen 2 over 2 windows that were replaced of windows disapproved of by the board in the November 2021 HARB meeting. I am proposing to replace these with the Jeld-Wen windows with the same 2 over 2, vertical muntin pattern they originally had.



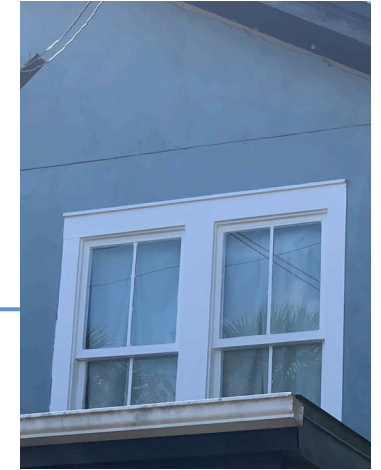
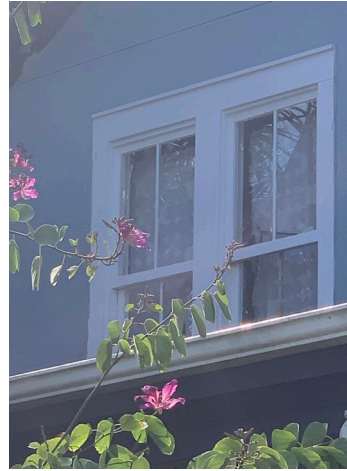
Received December 6, 2021
Planning and Building Department

South Elevation Window Photos

In order of left to right, top to bottom



East Elevation Window Photos



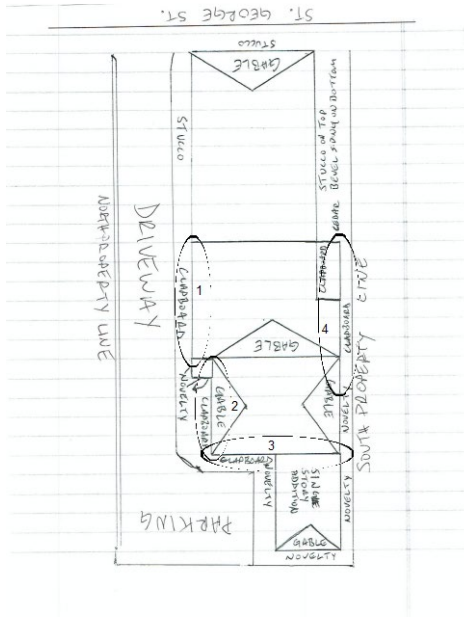
The three images above are the five windows on the east elevation that were previously replaced with windows disapproved of by the board. I am proposing to replace them with the Jeld-Wen windows.



The four windows pictured above and the two windows on the third level pictured to the left are original and will be retained.

9 over 9 windows approved in the April 2021 HARB meeting.

- The replacement windows for this section of the building were approved in the April HARB meeting, however, the muntins on the windows that were delivered were not wood. We have since had the manufacturer deliver wood muntins to install.

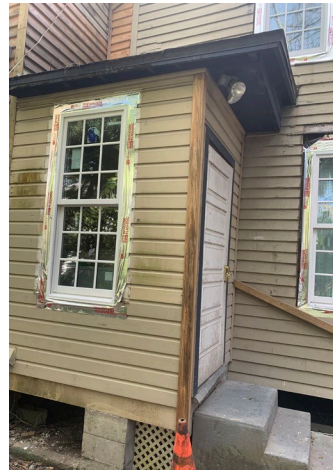


The circled sections in the left image above represent the areas of the building that were previously replaced with the Windsor windows as approved in the April meeting. The center image is of the Windsor window as currently installed and the wood muntins in the right image above are to be installed to meet the wood muntin requirements

Section 1



Section 2





Section 3



Section 4

There is a window that is boarded up in section 4 that was missed in the original window measurements due to being covered in a utility closet. There is also a fixed 6 lite in section 4 that was missed. I am proposing to replace these two windows with the same Jeld-Wen product that I would use for the 33 windows in the 1920s Stucco Section.

2 over 2 windows approved in the April 2021 HARB meeting.

- The replacement windows for this section of the building were approved in the April HARB meeting, however, the muntins on the windows that were delivered were not wood. We have since had the manufacturer deliver wood muntins to install.



The circled sections in the left image above represent the areas of the building that were previously replaced with the Windsor windows as approved in the April meeting. The middle there images are of the Windsor window as currently installed and the wood muntins in the right image above are to be installed to meet the wood muntin requirements

for life.

LIMITED LIFETIME

*Pine wood windows, patio doors, door frames and components made with AuraLast® wood are backed with a lifetime limited warranty.

All wood windows are the same, right? While they may appear the same on the outside, JELD-WEN® windows and doors constructed with AuraLast® pine go beyond the surface, providing unrivaled beauty and protection. Here's how...

AURALAST® - PROTECTION TO THE CORE™

TRADITIONAL TREATMENT

SURFACE ONLY

AuraLast®

SURFACE TO CORE™

JELD-WEN products made with AuraLast wood allow you to get the warmth and characteristics of wood that you desire, while eliminating the worry of rot and decay. Why settle for anything less!

Only JELD-WEN makes window and door products with solid pine AuraLast® solid pine wood

AuraLast®

See our warranty information

AuraLast®

JW JELD-WEN WINDOWS & DOORS

PROTECTION TO THE CORE™

AuraLast®

AuraLast® pine is a patented wood product that helps provide protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

EASY ON THE ENVIRONMENT

Water-based treatment releases up to 96% fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.

WET WEATHER PROTECTION

Whatever the climate, AuraLast protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.

TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.

Proposed Window Brochure

Page 295 of 383

From: [Chris Middlebrooks](#)
To: [Julie Courtney](#); [harb](#)
Cc: [Jim Ferry](#); [Les](#); [Candice Seymour](#)
Subject: Re: Clarification- 260 St George Street: additional Supporting Documents needed
Date: Wednesday, December 8, 2021 12:17:30 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[260 St. George Windsor Windows.zip](#)
[260 St. George Jeld-Wen Windows \(Proposed\).zip](#)

Julie,

Attached are two files. One file is for the Windsor windows that were approved in the April HARB meeting. One file is for the proposed Jeld-Wen windows to replace the windows that were hand built and not approved by HARB.

The Windsor Window file contains:

- The engineering for the windows. (The engineering was done for the original COA to replace all windows on the building with 2 over 2 vertical muntin patterns which is not what was approved, but the engineering still applied to the windows that were ultimately approved in April and are already installed.)
- The purchase order for those windows
- The building layout showing where those windows are located
- Pictures of a sample muntin from Windsor showing front and side profile

The Jeld-Wen file contains:

- The florida product approval information
- The proposed purchase order with sizes and muntin patterns
- An image from Jeld-Wen website showing the muntin profile
- An email from the distributor confirming they are all wood despite the sheet on the product approval mentioning cladding
- The building layout showing the location of the proposed windows
- **Jimmy is working on getting a sample in time for the 12/16 Meeting.

Best Regards,

Chris Middlebrooks

President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

On Tue, Dec 7, 2021 at 9:54 AM Julie Courtney <jcourtney@citystaug.com> wrote:



PARKING



PARKING



WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

CLAD COLOR OPTIONS
All rough profiles at 1 1/2" x 1 1/2"



GRILLE OPTIONS



windsorwindows.com

Received December 8, 2021
Planning and Building Department



WINDSOR

WINDOWS & DOORS
A Woodgrain Millwork Company

CLAD COLOR OPTIONS

All colors available in both 7/8" and 1 1/4"



White 7/8" Bar



Tan 7/8" Bar



Bronze 7/8" Bar



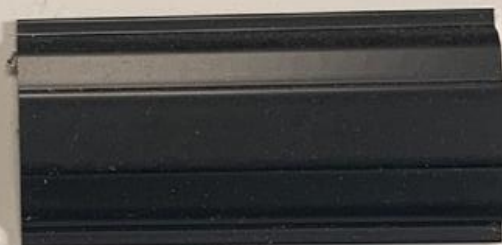
Hunter Green 7/8" Bar



Ivory 7/8" Bar



Cinnamon 1 1/4" Bar

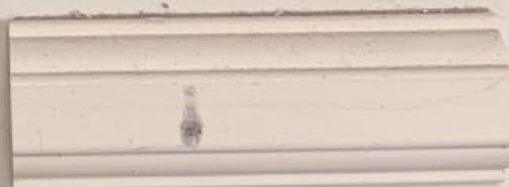


Black 1 1/4" Bar

GRILLE OPTIONS



7/8" Wood Grille



7/8" Cellular PVC Grille



1 1/4" Wood Grille



1 1/4" Cellular PVC Grille





WINDSOR
WINDOWS & DOORS

JIMMY FERRY WINDOWS INC

5875 MINING TERRACE

SUITE 201

JACKSONVILLE

FL 32257

Phone: 904-571-2752

Fax: 1-904-292-9950

Customer
Quote

Short Form
Totals Only

QUOTE EXPIRES

5/13/2021

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2021

CREATED

5/13/2021

jimmerrywindows@
bellsouth.net

PK # 276

Customer Information:

Phone:

Fax:

Delivery Information:

Phone:

Fax:

QUOTE #

STATUS

CUSTOMER PO#

DATE PRINTED

2068753

None

5/13/2021 15:20 PM

CUSTOMER JOB NAME

TERMS

QUOTE NAME

PROJECT NAME

St Augustine

Middlebrooks

Line # Room ID

Quantity

Overall RO

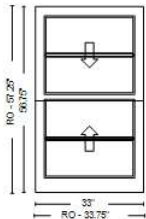
Overall Frame

100 None Assigned

4

33 3/4" X 57 1/4"

33" X 56.75"



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE2 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 33 x 56.75)(Pine Species)(Primer Int. Finish)(Grey Spacer) (White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 1W2H/1W2H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Line # Room ID

Quantity

Overall RO

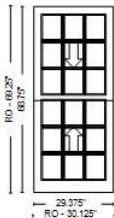
Overall Frame

200 None Assigned

22

30 1/8" X 69 1/4"

29.375" X 68.75"



Pinnacle Wood Prime Double Hung 2430-1 Complete Unit LoE2 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-4 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W3H/3W3H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Line # Room ID

Quantity

Overall RO

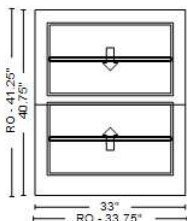
Overall Frame

300 None Assigned

1

33 3/4" X 41 1/4"

33" X 40.75"



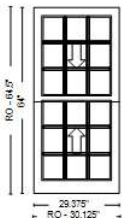
Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE2 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 33 x 40.75)(Pine Species)(Primer Int. Finish)(Grey Spacer) (White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 1W2H/1W2H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
--------	---------	----------	------------	---------------

400 None Assigned 2 30 1/8" X 64 1/2"

29.375" X 64"



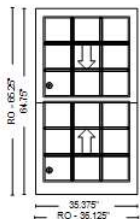
Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE2 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 29.375 x 64)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W3H/3W3H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
--------	---------	----------	------------	---------------

500 None Assigned 2 36 1/8" X 65 1/4"

35.375" X 64.75"



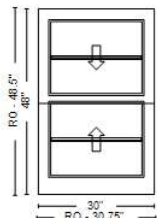
Pinnacle Wood Prime Double Hung 3028-1 Complete Unit LoE2 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-10 x 5-2)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 3W3H/3W3H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
--------	---------	----------	------------	---------------

600 None Assigned 1 30 3/4" X 48 1/2"

30" X 48"



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit LoE2 IG 4-9/16 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(FD: 30 x 48)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 1W2H/1W2H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$28,307.43
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$28,307.43

Messages:

* Units meeting Egress size conform to 2015 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements.

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!



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Suite 338
Dania Beach, FL 33004
954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

February 16th, 2021

To: Whom it may concern,

Form: Hermes F. Norero, PE
Florida Registered Professional Engineer #73778

Project location: 260 St George St
St. Augustine, FL 32084

On behalf of: Jimmy Ferry
5875 Mining Terrace Suite 201
Jacksonville, FL 32257

Report: PER 7485

Scope:

The purpose of this report is to evaluate the **Pinnacle Wood Prime Double Hung and Casement Window, +/- 50 psf, non-impact rated**. See appendix for the window size. The maximum opening size 32 1/8" x 69 1/4", 36 1/8" x 65 1/4" (Line# 200, 300) for double hung and maximum opening size 28 3/4" x 34" (Line# 600) has been evaluated for the purpose of qualifying all other products (Line# 100, 400, 500, 700, 800, 900, 1000, 1100). The evaluation has been conducted in accordance with the applicable provisions of the 2020 Florida Building Code, herein does not address water penetration resistance or air infiltration performance for the specific site conditions.

A. Comparative analysis

The Pinnacle Wood Prime Double Hung was tested to a design pressure of +/- 50 PSF at a maximum frame size of 37" x 75", and the Casement was tested to a design pressure of +/- 50 PSF at a maximum frame size of 36" x 76", these evaluations herein determine the maximum allowable design pressure for sizes other than tested. The unsupported member has been analyzed such that the maximum stress, relative deflection, and maximum end reactions do not exceed those tested.

For the resulting allowable design pressure for Pinnacle Wood Prime Double Hung and Casement Window at different size, refer to the table on page 1 of this report for allowable design pressure rating for respective product sizes.

Configuration	Max Width (in)	MAX Height (in)	Comparative Analysis	Anchor Calculation
DH	32 1/8"	69 1/4"	+/- 69.5 psf	Pass
DH	36 1/8"	65 1/4"	+/- 55.1 psf	Pass
CS	28 3/4"	34"	> +/- 100 psf	Pass

Hermes F. Norero, PE
Florida No. 73778
Page 1 of 18



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B. Anchor calculation:

Anchorage capacities have been evaluated for use in determining the required anchor spacing & layout. For installation to wood framing at jamb, #10 wood screw is used as through frame with sufficient length of achieve 1 1/2" embedment and 3/4" edge distance. No head and sill anchors. The following limit states have been evaluated for each connection, as applicable:

- a. Shear
- b. Bearing, tilting, & tear-out

See appendix of this report for anchor detail and analysis.

Limits of Use:

1. Units shall be installed as outlined within this report.
2. Should installation conditions vary from those described within this report, further evaluation shall be conducted by a registered engineer or architect.
3. This evaluation does not address air or water penetration requirements and is limited to the structural adequacy of the installation and framing members. Manufacturer is responsible for the fabrication and design of the products to be installed.
4. Existing substrate shall be adequate to withstand imposed loads from specified systems and anchorage as verified by Engineer of Record.

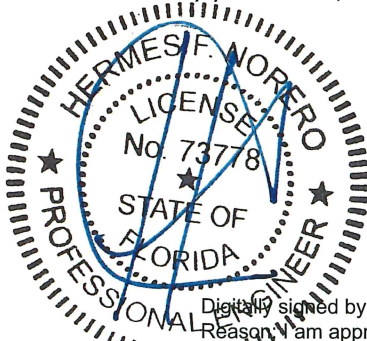
Referenced Data:

1. 2020 Florida Building Code
2. Test Report ESP017010P, ESP021368P
3. Florida Product Approval FL11092, FL11619

Conclusion:

In my professional opinion, the **Pinnacle Wood Prime Double Hung and Casement Window** are adequate for installation at the subject project site in accordance with the limitations of this report.

I trust that this will satisfy your needs, however feel free to call if you have any questions.



Digitally signed by Hermes F Norero
Reason: I am approving this document
Date: 2021.02.18 16:40:13 -05'00'

Hermes F. Norero, PE

Florida Registered Professional Engineer #73778

Certification of Independence:

Please note that I do not have nor will I acquire a financial interest in any company manufacturing or distributing the product(s) for which this report is being issued. Also, I do not have nor will I acquire a financial interest in any other entity involved in the approval process of the listed product(s).

Hermes F. Norero, PE

Florida No. 73778

Page 2 of 18



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APPENDIX

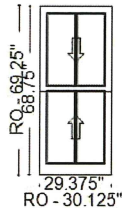
Product Line Comparative Analysis Anchor Calculation

THE FOLLOWING PAGES WERE REMOVED FROM
THIS APPLICATION PACKET, BUT ARE AVAILABLE
TO VIEW IN THE PLANNING AND BUILDING
DEPARTMENT FILES: PAGES 5-10, 13-15, 17-18
of the 18 page appendix

	JIMMY FERRY WINDOWS INC		Customer Quote
	5875 MINING TERRACE		Short Form
	SUITE 201		No Pricing
	JACKSONVILLE FL 32257		QUOTE EXPIRES
	Phone: 904-571-2752 Fax: 1-904-292-9950		N/A
			QUOTE DATE
			Quote Not Ordered
Customer Information:		Delivery Information:	BID BY
			PRICE BOOK
			Price Book 2021
			CREATED
			1/29/2021
			jimferrywindows@bellsouth.net
			PK # 272

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1991569	None		2/11/2021 11:35 AM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		St Augustine	Middlebrooks

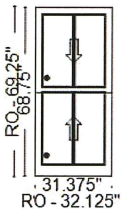
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	61	30 1/8" X 69 1/4"	29.375" X 68.75"



* Units viewed from exterior.

Pinnacle Wood Prime Double Hung 2430-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-4 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing) (7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	4	32 1/8" X 69 1/4"	31.375" X 68.75"



* Units viewed from exterior.

Pinnacle Wood Prime Double Hung 2630-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-6 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing) (7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)



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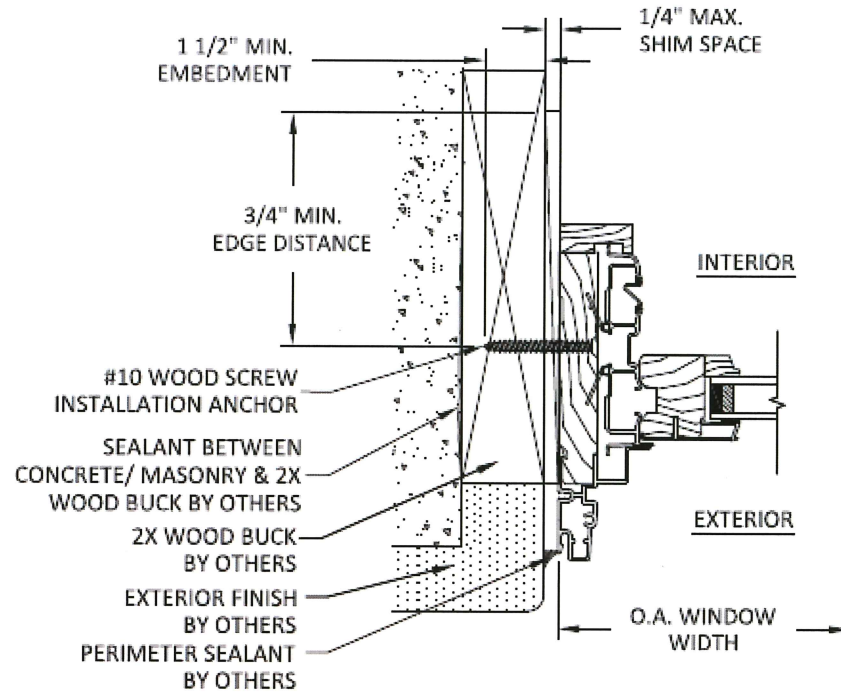
Suite 338

Dania Beach, FL 33004

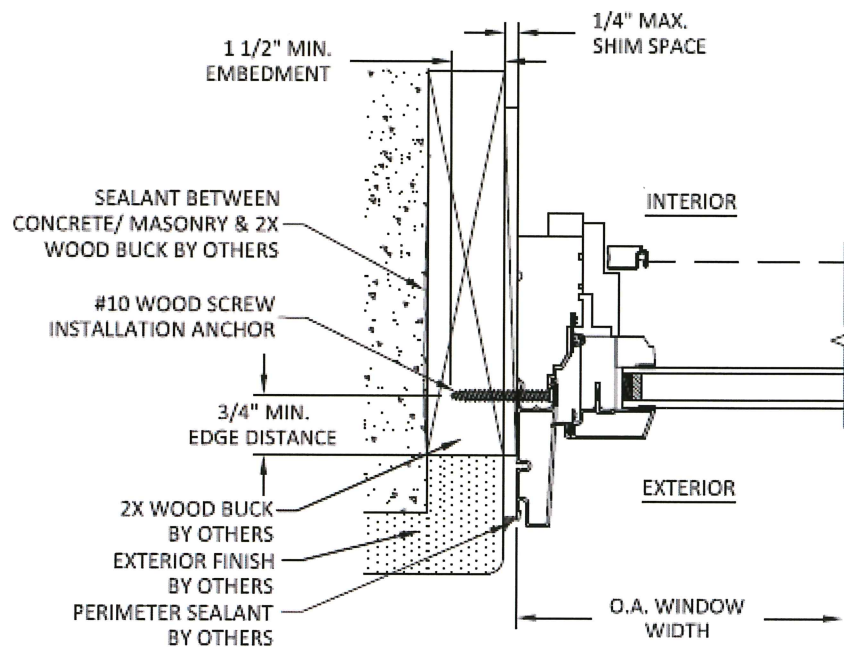
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Double Hung Jamb



Casement Jamb

Hermes F. Norero, PE

Florida No. 73778

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954.744.4738 FX
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#10 Jamb Wood Screw into Spruce-Pine-Fir w/ 0.125 in. of Gap Space.

Calculations herein are performed in accordance with the National Design Specification for Wood Construction - 2012, Chapter 11.3 and Technical Report 12 - General Dowel Equations for Calculating Lateral Connection Values, published by the American Wood Council

Wood Screw Type =	#10	Wood Screw
Wood Screw Length =	2.50	in
Wood Screw Embedment =	1.50	in
Wood Screw Thread Length =	1.67	in
D =	0.190	in , Dowel Diameter
D _m =	0.152	in , Dowel Diameter at max. stress in main member
D _s =	0.152	in , Dowel Diameter at max. stress in side member
F _b =	80,000	psi , Dowel bending strength

Wood Screw Lateral Calculations - Solid Main Member - Solid Side Member

Substrate (Main Member):	Spruce-Pine-Fir
Frame (Side Member):	Spruce-Pine-Fir
Cantilever Distance:	0.125 in , Frame hollow space + shim
ℓ _m =	1.500 in , Main member dowel bearing length
ℓ _s =	0.688 in , Side member dowel bearing length
F _{em} =	3,364 psi , Main member dowel bearing strength
F _{es} =	3,364 psi , Side member dowel bearing strength
q _m =	511 lbs/in , Main member dowel bearing resistance = F _{em} D _m
q _s =	511 lbs/in , Side member dowel bearing resistance = F _{es} D _s
M _m =	46.82 in-lbs , Main member dowel moment resistance = F _b (D _m ³ /6)
M _s =	46.82 in-lbs , Side member dowel moment resistance = F _b (D _s ³ /6)
θ =	90 degrees , Maximum angle of load to grain (0° ≤ θ ≤ 90°) for any member in a connection
K _θ =	1.25
K _D =	2.200



BUILDING DROPS

A Perfect Solution in Every Drop!

398 East Dania Beach
Suite 338
Dania Beach, FL 33004
954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

#10 Jamb Wood Screw into Spruce-Pine-Fir w/ 0.125 in. of Gap Space.

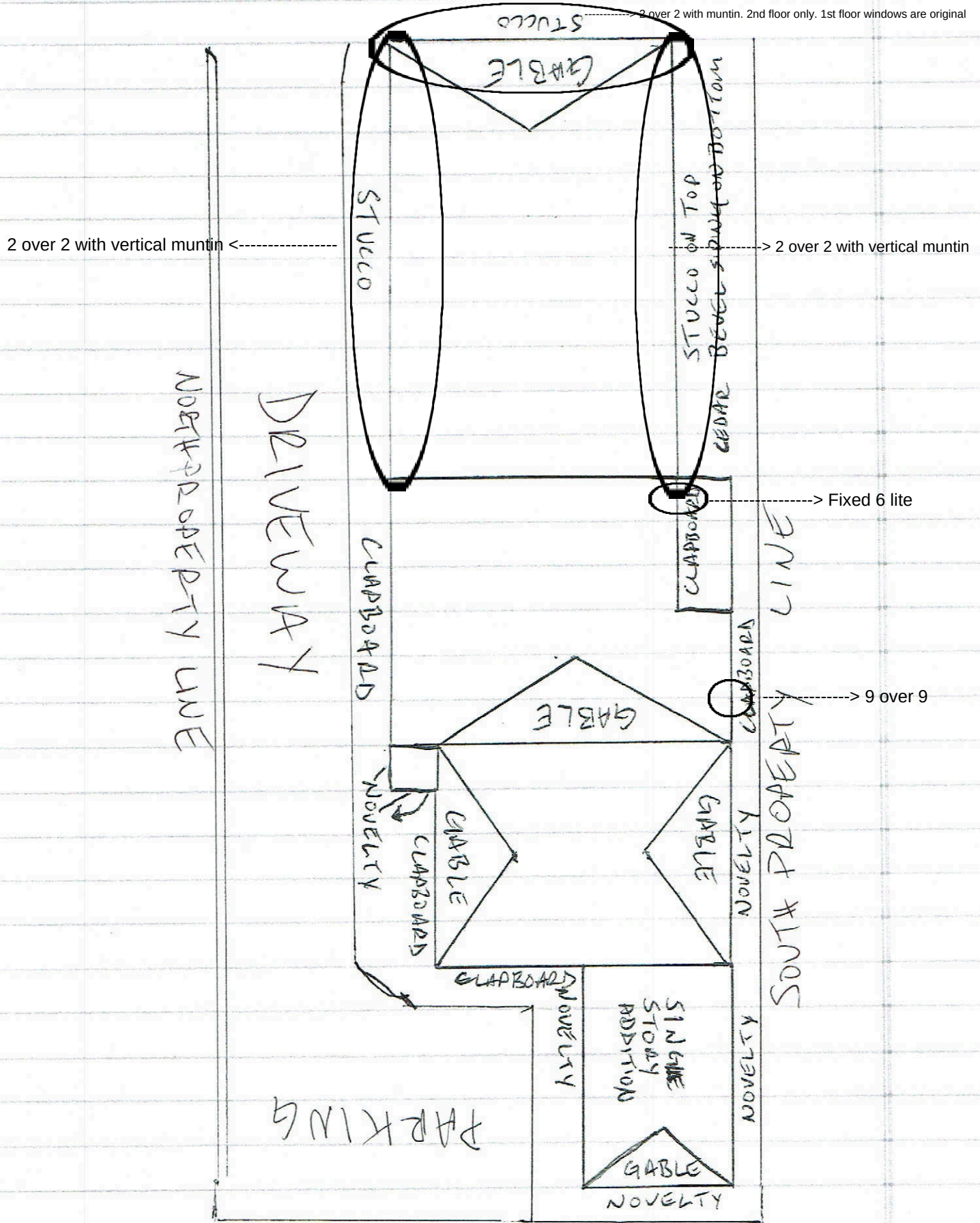
Calculations herein are performed in accordance with the National Design Specification for Wood Construction - 2012, Chapter 11.3 and Technical Report 12 - General Dowel Equations for Calculating Lateral Connection Values, published by the American Wood Council

Wood Screw Type =	#10	Wood Screw
Wood Screw Length =	1.75	in
Wood Screw Embedment =	1.50	in
Wood Screw Thread Length =	1.17	in
D =	0.190	in , Dowel Diameter
D _m =	0.152	in , Dowel Diameter at max. stress in main member
D _s =	0.152	in , Dowel Diameter at max. stress in side member
F _b =	80,000	psi , Dowel bending strength

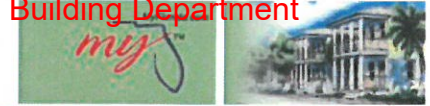
Wood Screw Lateral Calculations - Solid Main Member - Solid Side Member

Substrate (Main Member):	Spruce-Pine-Fir
Frame (Side Member):	Aluminum 6063-T5
Cantilever Distance:	0.125 in , Frame hollow space + shim
ℓ _m =	1.500 in , Main member dowel bearing length
ℓ _s =	0.110 in , Side member dowel bearing length
F _{em} =	3,364 psi , Main member dowel bearing strength
F _{es} =	23,000 psi , Side member dowel bearing strength
q _m =	511 lbs/in , Main member dowel bearing resistance = F _{em} D _m
q _s =	3,496 lbs/in , Side member dowel bearing resistance = F _{es} D _s
M _m =	46.82 in-lbs , Main member dowel moment resistance = F _b (D _m ³ /6)
M _s =	46.82 in-lbs , Side member dowel moment resistance = F _b (D _s ³ /6)
θ =	90 degrees , Maximum angle of load to grain (0° ≤ θ ≤ 90°) for any member in a connection
K _θ =	1.25
K _D =	2.200

ST. GEORGE ST.



These are the sections of the building where we are requesting to install the Jeld-Wen windows to replace the windows that were previously installed and did not meet HARB approval in the November Meeting.



FLORIDA DEPARTMENT OF

Business & Professional Regulation

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Product Approval
USER: Public User
[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**
OFFICE OF THE
SECRETARY

FL #	FL17594-R3				
Application Type	Affirmation				
Code Version	2020				
Application Status	Approved				
Comments					
Archived	☐				
Product Manufacturer	JELD-WEN				
Address/Phone/Email	3737 Lakeport Blvd Klamath Falls, OR 97601 (800) 535-3936 fbc1@jeld-wen.com				
Authorized Signature	Rylee Sumner Fricks fbc1@jeld-wen.com				
Technical Representative					
Address/Phone/Email					
Quality Assurance Representative					
Address/Phone/Email					
Category	Windows				
Subcategory	Double Hung				
Compliance Method	Certification Mark or Listing				
Certification Agency	Window and Door Manufacturer Association				
Validated By	Window and Door Manufacturers Association				
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>AAMA/WDMA/CSA 101/1.S.2/A440-08</td> <td>2008</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	AAMA/WDMA/CSA 101/1.S.2/A440-08	2008
<u>Standard</u>	<u>Year</u>				
AAMA/WDMA/CSA 101/1.S.2/A440-08	2008				
Equivalence of Product Standards Certified By					
☒ I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.					
Documentation from approved Evaluation or Validation Entity	☐ Yes ☐ No ☐ N/A				
Product Approval Method	Method 1 Option A				
Date Submitted	07/06/2020				
Date Validated	07/06/2020				

Date Pending FBC Approval

Date Approved

07/14/2020

Summary of Products

FL #	Model, Number or Name	Description
17594.1	Siteline Clad or W-5500 Clad	45 3/8 x 92 Double Hung
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +35/-35 Other:		Certification Agency Certificate FL17594_R3_C_CAC_406-H-811.00_5-22-19.pdf Quality Assurance Contract Expiration Date 02/03/2025 Installation Instructions FL17594_R3_II_Siteline Clad DH Install_45X92.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
17594.2	Siteline Clad or W-5500 Clad	46 3/8 x 80 Double Hung
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		Certification Agency Certificate FL17594_R3_C_CAC_406-H-811.01_5-22-19.pdf Quality Assurance Contract Expiration Date 02/03/2025 Installation Instructions FL17594_R3_II_Siteline Clad DH Install_45X80.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
17594.3	Siteline Clad or W-5500 Clad	33 3/8 x 80 Double Hung
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		Certification Agency Certificate FL17594_R3_C_CAC_406-H-811.02_5-22-19.pdf Quality Assurance Contract Expiration Date 02/03/2025 Installation Instructions FL17594_R3_II_Siteline Clad DH Install_33X80.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
17594.4	Siteline Wood or W-5500	45 3/8 x 92
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +35/-35 Other:		Certification Agency Certificate FL17594_R3_C_CAC_406-H-810.00_5-22-19.pdf Quality Assurance Contract Expiration Date 01/29/2025 Installation Instructions FL17594_R3_II_Siteline Wood DH Install_45X92.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
17594.5	Siteline Wood or W-5500	45 3/8 x 80 Double Hung
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		Certification Agency Certificate FL17594_R3_C_CAC_406-H-810.01_5-22-19.pdf Quality Assurance Contract Expiration Date 01/26/2025 Installation Instructions FL17594_R3_II_Siteline Wood DH Install_45X80.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
17594.6	Siteline Wood or W-5500	33 3/8 x 80 Double Hung
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		Certification Agency Certificate FL17594_R3_C_CAC_406-H-810.03_5-22-19.pdf Quality Assurance Contract Expiration Date 01/29/2025 Installation Instructions FL17594_R3_II_Siteline Wood DH Install_33X80.pdf Verified By: Window and Door Manufacturer Association Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:



Hallmark® Certificate of Conformance and License (CCL)

Received December 8, 2021
Planning and Building Department
AMS, INC.
Administrative Management
Systems, Inc.

JELD-WEN INC.
401 Harbor Isles Boulevard
Klamath Falls, OR 97601

Mfr ID: 406
For more Information visit www.amscert.com
Website: WWW.JELD-WEN.COM
TEL: (541) 882-3451

Product No.	Product Name	Standard	Rating	Wide	High	Test Report #	CertDate	ExpDate
406-H-810.00	Siteline or W-5500 or ClassicPlus Wood Double Hung	101/I.S.2/A440-08	Class LC-PG35; Size Tested 1150mm x 2334mm (45 x 92in) Type-H; Water Test Press 360Pa (7.52psf); Can. Air Infil/Exfil. Level=A2	1150mm	2334mm	SJW2015-008	2/27/2015	1/29/2025

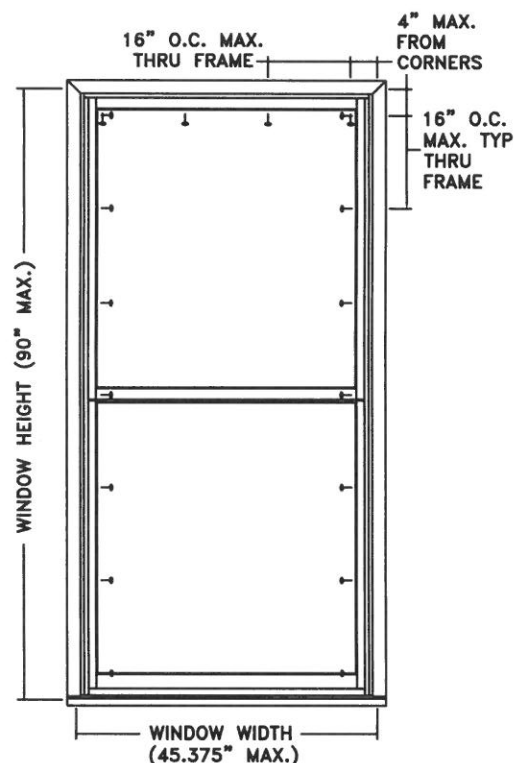
WDMA and AMS HEREBY CERTIFY that the aforesaid Company ("Licensee"), at its participating manufacturing plant(s), is licensed to use the WDMA Registered Hallmark on product lines that have been manufactured in accordance with the indicated standards. It is further certified that the plant(s), facilities, quality control procedures, methods, and processes of Licensee have been inspected, and are subject to regular follow-up inspection and test. It is further certified that samples of the product set forth above were tested and found to comply with the standards.

By: John McFee John McFee, VP of Certification Programs, WDMA Hallmark

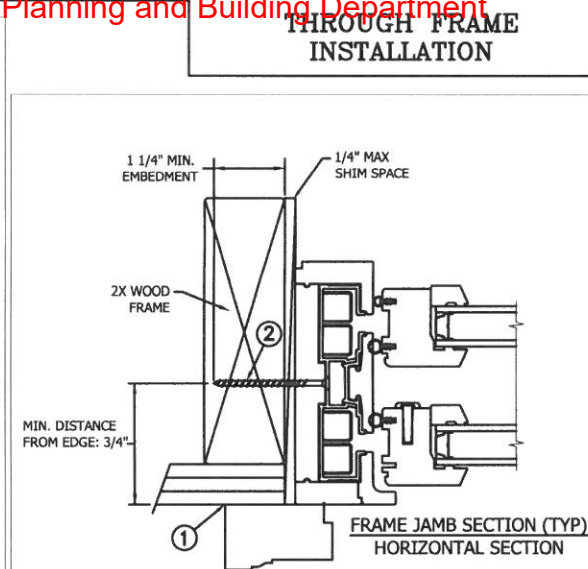
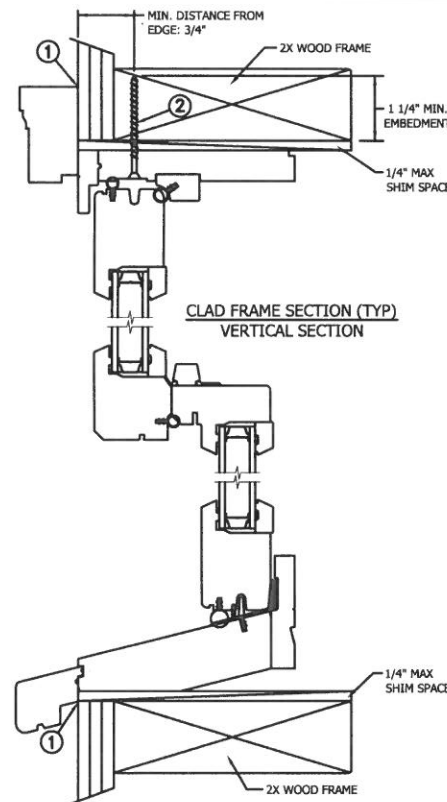
By: Lucas Wenzel Lucas L. Wenzel, Authorized Representative, AMS

Program Sponsor:
Window and Door Manufacturers Assoc
330 N. Wabash Avenue, Suite 2000
Chicago, IL 60611
TEL (312)673-4828 www.wdma.com

Program Administrator:
Administrative Management Systems, Inc.
PO Box 730, 205 West Main
Sackets Harbor, NY 13685
TEL (315)646-2234 staff@amscert.com



TYPICAL ELEVATION WITH FASTENER SPACING



Max Frame	DP Rating	Impact
45 3/8" x 92"	+/-35	NO

Installed Fastener Schedule:

1. Seal flange/frame to substrate.
2. All windows: install corrosion resistant #8 fasteners no more than 4" from each corner and 16" o.c. through the nail fins on all sides of the window. Fasteners must be long enough to penetrate at least 1 1/4" into framing members.

General Notes:

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) and the industry standard requirement for the stated conditions.
2. Buck, framing and masonry by others and is responsibility of architect or engineer of record.
3. All glazing shall conform to ASTM E1300.
4. At minimum, glazing shall be double strength annealed insulating glass.

This schedule addresses only the fasteners required to anchor the window to achieve the rated design pressure up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the door or go to www.jeld-wen.com/resources/installation.

DISCLAIMER:

This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.

PROJECT ENGINEER: --	DATE: 01/19/2015	JELD-WEN 3737 Lakeport Blvd Klamath Falls, OR. 97601 Phone: (541) 882-3451		
DRAWN BY: D. Vezo	SCALE: NTS			
CHECKED BY: J. Jones	TITLE: Siteline Wood Double Hung Window			
APPROVED BY: D. Stokes				
PART/PROJECT No.: D012040				
IDENTIFIER No. N/A	PLANT NAME AND LOCATION: Rantoul, IL	CAD DWG. No.:	REV:	SHEET

Brandon Sellers

QUOTE BY : Brandon Sellers

SOLD TO : Jim Ferry

PO# :

Ship Via : Ground

QUOTE # : JW2112002PL - Version 0

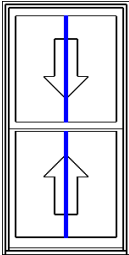
SHIP TO :

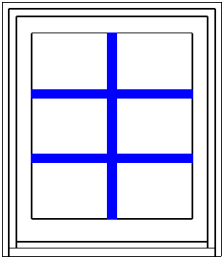
PROJECT NAME: Jim Ferry Windows

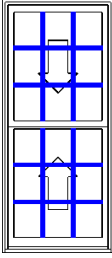
REFERENCE :

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 30 X 60			
	Rough Opening : 30 3/4 X 60 3/4	Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 35, FL# 17594.4 Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, No Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:26.2w, 26.4h, 4.8 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$774.46	33	\$25,557.18

Line 2		Frame Size : 23 3/4 X 27 1/2			
	Rough Opening : 24 1/2 X 28 1/4	Siteline Double Hung Product, Sash Back (Picture) Wood Fixed Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Florida - FBC, PG 35, FL# 17592.4 Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Silver Shadow Bar, Colonial 2 Wide 3 High Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), U-Factor: 0.27, SHGC: 0.19, VLT: 0.44, Energy Rating: 17.00, CR: 64.00, CPD: JEL-N-887-05316-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$680.16	1	\$680.16

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3		Frame Size : 30 X 68 1/2			
	Rough Opening : 30 3/4 X 69 1/4	Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 35, FL# 17594.4 Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Silver Shadow Bar, Colonial All Lite(s) 3 Wide 3 High Top, 3 Wide 3 High Btm, No Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:26.2w, 30.7h, 5.5 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-885-01836-00001 PEV 2021.3.0.3573/PDV 6.360 (09/09/21)NW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$1,245.05	1	\$1,245.05
			Total:		\$27,482.39
			Tax (6.5000%):		\$1,786.36
			Net Total:		\$29,268.75
			Total Units:		35

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



Chris Middlebrooks <cbmiddlebrooks@gmail.com>

Re: 260 St. George St.

1 message

Brandon Sellers <brandon@mansionwd.com>
To: cbmiddlebrooks@gmail.com

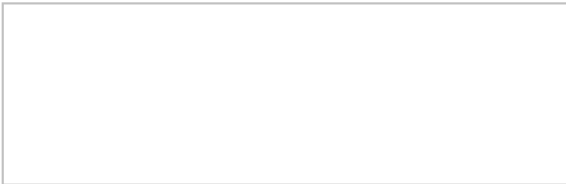
Wed, Dec 8, 2021 at 11:34 AM

Here is the Florida Product Approval for the all wood siteline window. There is no cladding on this window. The sashes and the frames are all wood.

Thanks,

Brandon Sellers

Inside Sales



[1964 W Fairbanks Ave Winter Park FL 32789](#)

c-(407) 701-7201 o-(407) 951-8636

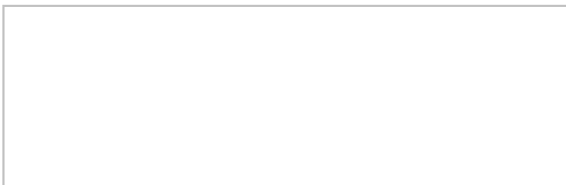
On Wed, Dec 8, 2021 at 11:32 AM Brandon Sellers <brandon@mansionwd.com> wrote:

Here is the Florida Product Approval for the all wood siteline window.

Thanks,

Brandon Sellers

Inside Sales



[1964 W Fairbanks Ave Winter Park FL 32789](#)

c-(407) 701-7201 o-(407) 951-8636

On Wed, Dec 8, 2021 at 10:56 AM Brandon Sellers <brandon@mansionwd.com> wrote:

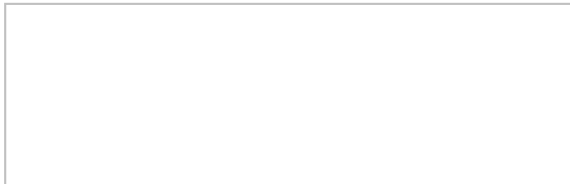
Good Morning,

Attached below is the FPA for the wood siteline double hung. Please let me know if you have any questions.

Thanks,

Brandon Sellers

Inside Sales



[1964 W Fairbanks Ave Winter Park FL 32789](#)

c-(407) 701-7201 o-(407) 951-8636

On Wed, Dec 8, 2021 at 10:10 AM Chris Middlebrooks <cbmiddlebrooks@gmail.com> wrote:

Brandon,

Can you email me the FL Product approval sheet along with a written statement/signature stating that it is an all wood window even though the sheet says clad on it?

Sent from my iPhone

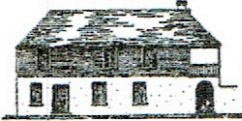
Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
[3018 Alvarado Ave.](#)
Jacksonville, FL 32217
[Ph: \(904\) 379-5944](#)
[Cell: \(904\) 803-3618](#)
[Fax: \(904\) 374-1293](#)

2 attachments

image001.png

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. PL2021-0152

Receipt No. _____

Meeting Date: November 18, 2021

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Chris Middlebrooks

Business (if applicable) 260 St. George St. LLC

Address 3016 Alvarado Ave.

City Jacksonville State FL Zip Code 32217

Daytime telephone 904-803-3618 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Chris Middlebrooks

Business (if applicable) 260 St. George St., LLC

Address 3016 Alvarado Ave

City Jacksonville State FL Zip Code 32217

Daytime telephone (required) 904-803-3618 Other phone _____

3. PROJECT STREET ADDRESS 260 St. George St., St. Augustine, FL 32084

4. LEGAL DESCRIPTION: Lot 11 Block 38 Subdivision City of St. Augustine Parcel 1997700000

5. EXISTING USE Multi Family PROPOSED USE Multi Family

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☒ | Exterior finishes (stucco, masonry, siding) <u>New wood siding needed on North Elevation</u> |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☒ | Windows <u>Windows on Front, Stucco section were rebuilt with new material</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

The sub contractor said the original sashes and window frames were too damaged to rebuild and rebuilt all of the windows.

They still have the rope, pulley and weight counter balance system, but the glass was one single pane per sash.

They created the 2 over two look by adding a grid to the exterior of each window to create the 2 over 2 appearance.

I am proposing to add window glazing the each side of the center grid and around the exterior of the sash prior to painting to achieve the appearance of a true 2 over 2 window.

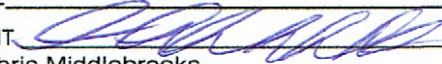
8. **AGREEMENT**

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.

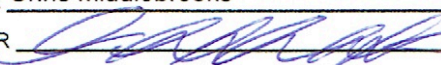
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, 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 Chris Middlebrooks

SIGNATURE OF APPLICANT 

DATE 10/29/2021

PRINT OWNER'S NAME Chris Middlebrooks

SIGNATURE OF OWNER 

DATE 10/29/21

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.

Staff informed applicant in person at an on-site meeting on October 22 and in subsequent phone conversations that supporting documents were needed to accompany the after-the-fact application and the deadline for additional documents was to be submitted by 10 days before the meeting date (November 8).

From: [Julie Courtney](#)
To: [Chris Middlebrooks](#)
Subject: RE: 260 St George
Date: Thursday, November 4, 2021 10:30:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

We discussed what we needed for the application by phone last Friday (you said you would submit the application that morning and follow up with the payment and photos, etc later that day) and I listed it out in an earlier email and also told you on our site visit the week prior:

On Thu, Oct 28, 2021 at 4:30 PM Julie Courtney <jcourtney@citystaug.com> wrote:

To be on the HARB's November 18 agenda, I told you last Friday that we would need the Certificate of Appropriateness application like you submitted previously by the end of this week (October 29).

It would be listed as an after-the-fact application on the agenda. You would need to provide information on what was approved under the previous COA, what work was done that was different than the approved, and what is proposed to help correct the work that did not match what was approved. Helpful information would include photos of before and after, specs of what was approved and what is proposed, and something that clearly shows what is proposed for the wood "grids"/muntins or how the windows you plan to add glazing to will look after that is done.

HARB Applications and related documents are found at:

<https://www.citystaug.com/195/Historic-Architectural-Review-Board-Appl>

with the Certificate of Appropriateness application you need directly at this link:

<https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF>

All HARB applications and supporting materials can be emailed to harb@citystaug.com.

Payment for the application fee can be made by submitting a check, or by credit card (a \$5 convenience fee is added to all credit card payments) by calling in your information, or emailing a completed [credit card authorization form](#) to:

Candice Seymour, Planning & Building Clerk

E: cseymour@citystaug.com | P: 904.825.1065

For the December 16th agenda, the application deadline is November 19. Meetings are almost always the 3rd Thursday of the month, with the application deadlines the month prior (typically on the 3rd Fridays)

Thank you,

Julie Courtney

Julie Courtney

Historic Preservation Officer

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.

From: Chris Middlebrooks <cbmiddlebrooks@gmail.com>

Sent: Thursday, November 4, 2021 9:24 AM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: Re: 260 St George

Good morning Julie,

What supporting documents do you feel are needed? Do you just want me to take a picture of the window in its existing state? I had planned to bring the version with the glazing around the perimeter of the window and center grid to the meeting for reference.

Best Regards,

Chris Middlebrooks

President

Lighthouse Property Management
& Realty, LLC

3018 Alvarado Ave.

Jacksonville, FL 32217

Ph: (904) 379-5944

Cell: (904) 803-3618

Fax: (904) 374-1293

On Wed, Nov 3, 2021 at 3:27 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello Chris,

Per Candice Seymour's email below, we need a response asap with payment of the application and some basic supporting documents by tomorrow morning so we can include your application on the agenda. We have upcoming deadlines for legal notices that we are required to advertise in the local newspapers.

Payment can be made by submitting a check, calling in your credit card information, or emailing a

completed credit card authorization form (attached) to:

Candice Seymour

Planning & Building Clerk

E: cseymour@citystaug.com | P: 904.825.1065

Thank you,

Julie Courtney

Historic Preservation Officer

Planning & Building Department

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From: Candice Seymour <cseymour@citystaug.com>

Sent: Tuesday, November 2, 2021 1:05 PM

To: Chris Middlebrooks <cbmiddlebrooks@gmail.com>

Cc: Julie Courtney <jcourtney@citystaug.com>

Subject: RE: 260 St George

Good afternoon Mr. Middlebrooks,

We are finalizing the November HARB agenda and need the fee payment (\$100) and basic supporting documents so we can include your application. I've attached our Credit Card Authorization Form for your convenience, and you are also welcome to pay via phone or in person (be aware there is a \$5.00 processing fee for any credit card payment). If I am not in the office if you call to pay, you can contact our front counter at 904-825-1065 and someone will be able to assist you.

If you have any questions, feel free to contact me.

Candice Seymour

Planning and Building Clerk

City of St. Augustine

cseymour@citystaug.com

904-209-4325



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From: Chris Middlebrooks <cbmiddlebrooks@gmail.com>
Sent: Friday, October 29, 2021 9:42 AM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 260 St George

Julie,

Attached is the application to get it in the system. I will work on getting the photos and supporting documents over to you asap. My window contractor said that they can get the wood wood grids for the new replacement windows that were installed on the back half of the building, so that won't need to be on the after the fact application.

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

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Candice Seymour, *Planning & Building Clerk*

E: cseymour@citystaug.com | P: 904.825.1065

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Thank you,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



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From: Chris Middlebrooks <cbmiddlebrooks@gmail.com>

Sent: Wednesday, October 27, 2021 4:02 PM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: 260 St George

Julie,

My window guy for the replacement windows said that wood grids are available. They are very expensive evidently. He asked if he can replace all of the grids on the first floor and leave the ones on the second floor.

On the front windows; I'm proposing to add glazing to the center grid and all around the exterior of the window as well before they are painted.

What do I need to do to get on the agenda for November?

Best Regards,

Chris Middlebrooks

President

Lighthouse Property Management
& Realty, LLC

3018 Alvarado Ave.

Jacksonville, FL 32217

Ph: (904) 379-5944

Cell: (904) 803-3618

Fax: (904) 374-1293



THIS INSTRUMENT PREPARED BY AND RETURN TO:
John Gullett

Title America Real Estate Closings, Inc.

10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w

FILE: **T40795**

Property Appraisers Parcel Identification (Folio) Numbers:

199770-0000

SALE PRICE: \$975,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 20th day of November, 2020 by

260 ST AUGUSTINE LLC, a Florida Limited Liability Company,

whose post office address is 117 8th Ave S Front Upper, Jacksonville Beach, FL 32250 herein called the Grantor, to

260 St George St., LLC, a Florida Limited Liability Company

whose post office address is 3016 Alvarado Ave, Jacksonville, FL 32217, hereinafter called the Grantee:

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

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ST. JOHNS** County, State of Florida, viz.:

Lot 11, Block 38, City of St. Augustine, according to the official map of the city dated January 1, 1905 and now in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

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, and hereby 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, 2020.

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

Signed, sealed and delivered in the presence of:

Carol DeMarco
 Witness #1 Signature
CAROL DeMarco
 Witness #1 Printed Name

CS
 Witness #2 Signature
Constance Gullett
 Witness #2 Printed Name

260 ST AUGUSTINE LLC, a Florida Limited Liability Company

BY: *[Signature]*
 Charles Roth, Jr., Manger

**STATE OF FLORIDA
 COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 20th day of November, 2020 by **Charles Roth, Jr., Manger** of 260 ST AUGUSTINE LLC, a Florida Limited Liability Company on behalf of the company, who is (☐) personally known to me or (☒) has produced H.N.D. as identification.

SEAL



CAROL S. DEMARCO
 Commission # GG 983369
 Expires August 8, 2024
 Bonded Thru Budget Notary Services

Notary Signature

Carol DeMarco
 Printed Notary Signature
 My Commission Expires: _____



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	1997700000
Location Address	260 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Small Apartment COSA (COM) (206.05)
Tax Description*	CITY OF ST AUGUSTINE LOT 11 BLK 38 OR5113/1618 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (10+ Units) (0300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.230
Homestead	N

Owner Information

Owner Name	260 St George St LLC 100%
Mailing Address	3016 ALVARADO AVE JACKSONVILLE, FL 32217-0000

Map



Valuation Information

	2021
Building Value	\$502,581
Extra Features Value	\$0
Total Land Value	\$279,188
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$781,769
Total Deferred	\$0
Assessed Value	\$781,769
Total Exemptions	\$0
Taxable Value	\$781,769

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	\$332,377	\$0	\$279,188	\$0	\$0	\$611,565	\$611,565	\$0	\$611,565
2019	\$321,280	\$0	\$279,188	\$0	\$0	\$600,468	\$600,468	\$0	\$600,468
2018	\$318,616	\$0	\$279,188	\$0	\$0	\$597,804	\$597,804	\$0	\$597,804
2017	\$292,098	\$0	\$179,478	\$0	\$0	\$442,900	\$442,900	\$0	\$442,900
2016	\$268,433	\$0	\$162,029	\$0	\$0	\$430,462	\$430,462	\$0	\$430,462
2015	\$274,421	\$0	\$162,029	\$0	\$0	\$436,450	\$436,450	\$0	\$436,450
2014	\$274,054	\$0	\$162,029	\$0	\$0	\$436,083	\$436,083	\$0	\$436,083
2013	\$279,906	\$0	\$162,029	\$0	\$0	\$441,935	\$441,935	\$0	\$441,935
2012	\$174,820	\$0	\$130,620	\$0	\$0	\$305,440	\$305,440	\$0	\$305,440
2011	\$244,103	\$0	\$66,690	\$0	\$0	\$310,793	\$310,793	\$0	\$310,793
2010	\$249,758	\$0	\$74,100	\$0	\$0	\$323,858	\$323,858	\$0	\$323,858

Building Information

Building 1
Actual Area 9570
Conditioned Area 9135
Actual Year Built 1960
Use Multi-Family Class C Small Apts. 30 to 40yrs old
Style 03
Class N
Exterior Wall Stucco, Wood
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Composite Shingle
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Stucco	50%
Exterior Wall	Wood	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Condition	Average	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	55 FIXTURES	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	3644	3644
FINISHED UPPER STORY	3577	3577
CANOPY	0	68
CANOPY	0	20
CANOPY	0	279
CANOPY	0	68
FINISHED UPPER STORY - FORCED	1914	1914
Total SqFt	9135	9570

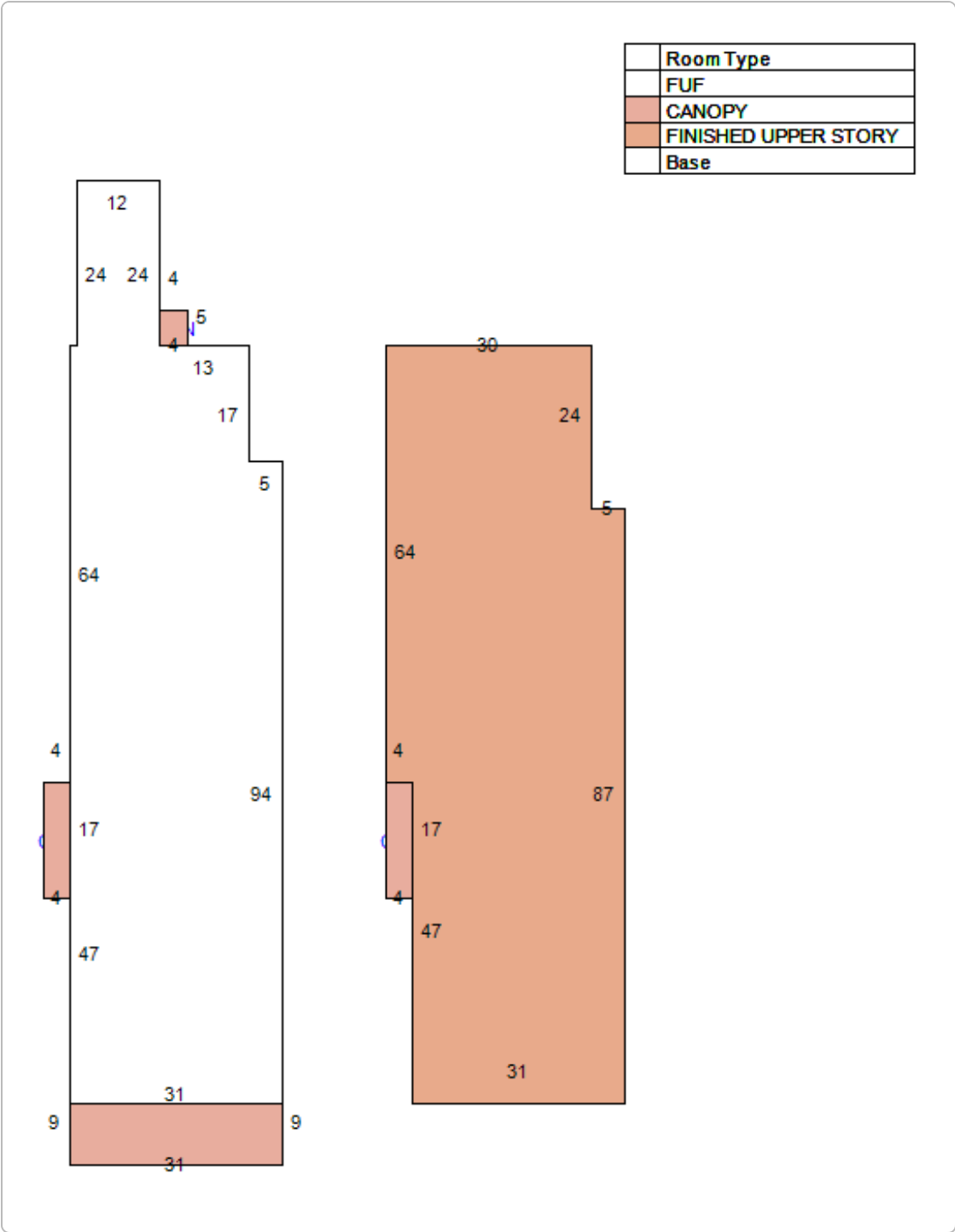
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (10+ Units)	52	190	9971	SF	\$279,188

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/2/2020	11/20/2020	\$975,000.00	WARRANTY DEED	5113	1618	Q	I	260 ST AUGUSTINE LLC	260 ST GEORGE ST LLC
5/31/2017	5/11/2017	\$747,500.00	WARRANTY DEED	4380	1886	Q	I	260 SAINT GEORGE LLC	260 ST AUGUSTINE LLC
5/31/2012	5/31/2012	\$535,000.00	WARRANTY DEED	3568	325	Q	I	ST GEORGE STREET LLC	260 SAINT GEORGE LLC
	10/29/2007	\$525,000.00	WARRANTY DEED	3004	772	Q	I	RUSSELL ROBERT L JR,KRISTA H	ST GEORGE STREET LLC
	3/22/1999	\$347,000.00	WARRANTY DEED	1396	1519	Q	I	BELMAR PROPERTIES INC	RUSSELL ROBERT L JR,KRISTA H
	6/13/1996	\$250,300.00	WARRANTY DEED	1178	954	Q	I	TRITTON RAYMOND R,LOUISE M	BELMAR PROPERTIES INC
	5/1/1984	\$0.00		643	587	U	I		TRITTON RAYMOND R,LOUISE M
	1/1/1979	\$115,000.00		434	657	U	I		

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](#)



Last Data Upload: 2/20/2021, 12:22:30 AM

Version 2.3.107



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
260 ST. GEORGE ST., LLC

Filing Information

Document Number	L20000351225
FEI/EIN Number	NONE
Date Filed	11/09/2020
Effective Date	11/09/2020
State	FL
Status	ACTIVE

Principal Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Mailing Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Registered Agent Name & Address

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217

Authorized Person(s) Detail

Name & Address

Title MGR

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Annual Reports

No Annual Reports Filed

Document Images

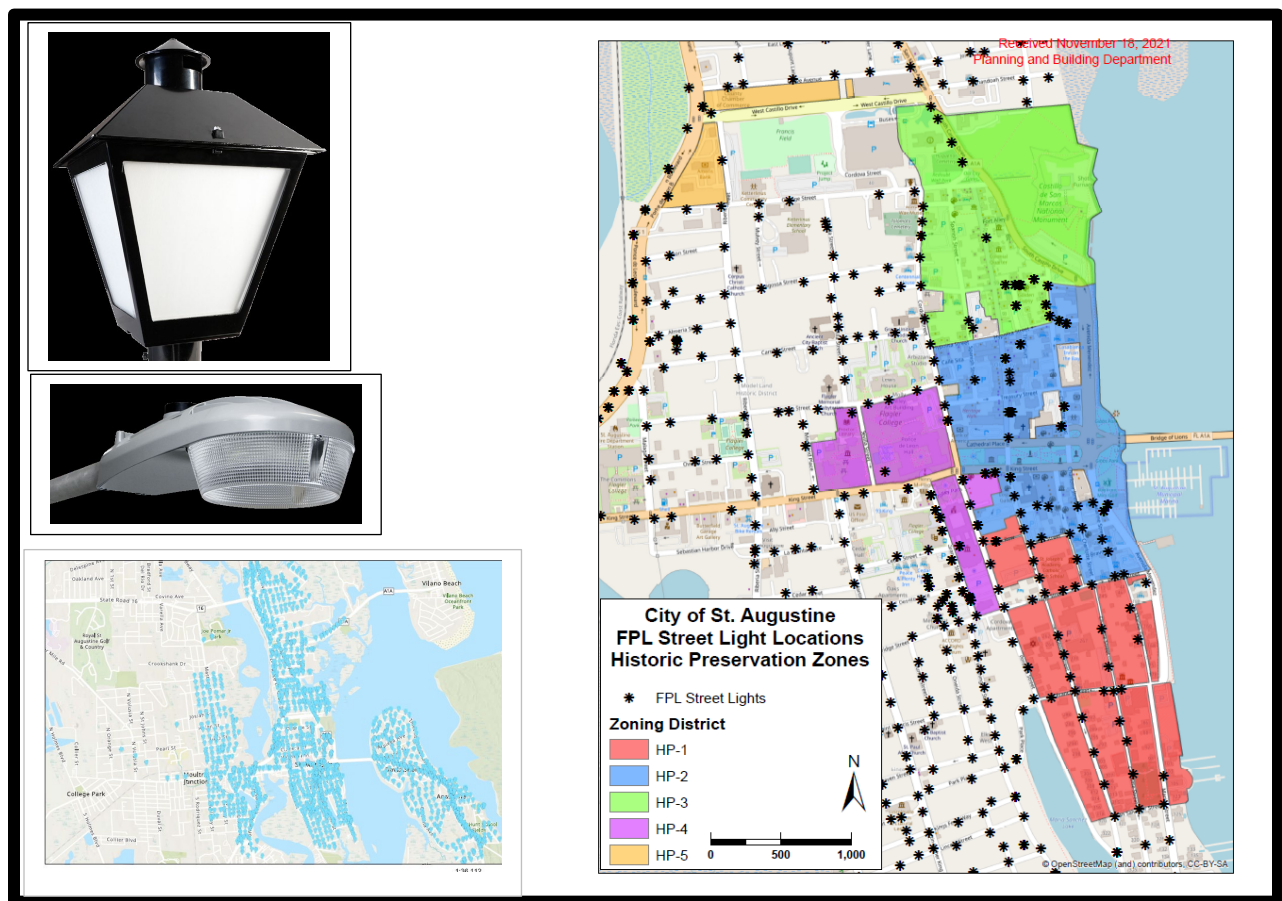
[11/09/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 16, 2021 Meeting**



Application PL2021-0160

Address: Various Locations

Applicant: City of St. Augustine, Public Works Department

Property Owner: City of St. Augustine / FPL (owner of light fixtures)

Project description: To replace existing street light fixtures and poles within the city limits, including in Historic Preservation Zoning Districts 1 - 5, under FPL's LED program.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Various	Construction date:	N/A
Archaeology Zone:	Various	Zoning District:	HP-1, HP-2, HP-3, HP-4, HP-5 and others
Parcel number:	Various		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is for the proposed replacement under FPL's LED program of the existing FPL street light fixtures which use a mercury light source and existing FPL poles within the city limits, including in Historic Preservation Zoning Districts 1 – 5 and the City's National Register Historic Districts. Please refer to the map submitted with the application that outlines the areas where new light fixtures are proposed.
2. This proposed project will replace the existing cobra head light fixtures with the cobra head LED fixtures that are on wood poles, and the black finished side paneled light fixtures on metal poles with similar LED replacement fixtures and poles. While there are multiple styles of light fixtures available through this LED program, as shown in the catalogue included in the application packet, the Public Works Department has selected a few different cobra head fixtures and one "Traditional Cobra" fixture, that are detailed in specs and cut sheets also included in the packet, but seeks the HARB's input.
3. Equivalent wattage to the existing fixtures is proposed, and ranges according to the location, so the brightness/output of the light will be similar to the existing in the different areas. To achieve the AGHP's recommended warm white color temperature for lighting, fixtures that are in the 3000K categories are being selected for all proposed replacement lights.
4. While cobra head light fixtures are not typically associated with historic downtown core areas, these types of fixtures currently exist widely throughout the city, including in the HP zoning districts and National Register Historic Districts.
5. The Architectural Guidelines for Historic Preservation (AGHP) provides recommendations for lighting relating to both pre-1821 and post-1821 architecture. Additionally, the *Historic Downtown Streetscape Guidelines* was created for the city around 2013 and provides helpful suggestions on street light fixture types and street lighting placement. Please refer to both sets of guidelines on pages 4 and 5.
6. The proposed project could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance if total project ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size. An A14 Archaeological Review Application may be required. Coordination with the City Archaeologist should begin as soon as possible to avoid any interruptions in the construction schedule.

STAFF RECOMMENDATION:

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

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Proposed project will replace the existing FPL light fixtures and poles within the city limits, including in Historic Preservation Zoning Districts 1 – 5 and the City's National Register Historic Districts:

- Replace FPL cobra head light fixtures with cobra head LED fixtures that are on wood poles
- Replace FPL black finished 4-panel styled light fixtures on metal poles with similar LED replacement fixtures with frosted panels and poles
- Equivalent wattage to the existing fixtures is proposed, and ranges according to the location, so the brightness/output of the light will be similar to the existing in the different areas
- Fixtures that have 3000K color temperature are being selected for all proposed replacement lights

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: light fixtures

Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.

- 2. Retention of Distinguishing Architectural Character**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 8. Protection and Preservation of Significant Archaeological Resources**
- 9. Compatible Contemporary Design for New Alterations and Additions**

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as fixtures and lights.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Install a replacement feature that does not convey the same visual appearance.

Pre-1821

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. 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.

Post-1821

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.

FROM HISTORIC DOWNTOWN STREETSCAPE GUIDELINES: EXECUTIVE SUMMARY (September 16, 2013)

Street Light Fixture Type

A four-sided Colonial style fixture is recommended for the historic downtown core to complement the Second Spanish Period and other historic Colonial architecture (See the materials schedule for specific fixture call outs.)

HARB noted that lighting should be as inconspicuous as possible, especially during the evenings. Other fixture types should be considered outside of the study area to compliment the surrounding architecture.

The color of the light is also important. Energy efficient LED fixtures are proposed, within a light output similar in color to an incandescent fixture. Specifically, LED fixtures close to 2800-3000K should be utilized.

Street Lighting Placement

General placement of street lights is shown. The general height of the fixtures is suggested as 12' pole height. This results in spacing of lights approximately 36' on center.

The lights are typically shown immediately behind the flush curb, helping to define the edge of the cartway and presenting an obstacle in the vehicle path to help ensure cars stay on the cartway.

THE FULL DOCUMENT IS AVAILABLE AT THIS LINK:

<https://www.citystaug.com/DocumentCenter/View/196/Historic-Downtown-Streetscape-Guidelines-PDF?bidId=>

COA PL2021-0160
Various Locations
December 16, 2021

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS

St. Augustine/FPL Lighting Fixture Replacement: Existing 4-panel light fixtures on metal poles



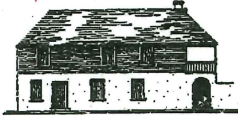
Same fixture and pole,
zoomed in

STAFF PHOTOGRAPHS

St. Augustine/FPL Lighting Fixture Replacement: Existing cobra head light fixtures on wood poles



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. PL2021-0160

Receipt No. _____

Meeting Date: December 16, 2021

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT City of St. Augustine (Public Works)

Business (if applicable) _____

Address 75 King Street

City St. Augustine State FL Zip Code 32084

Daytime telephone 904-825-1040 Other phone/email _____

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

2. NAME OF PROPERTY OWNER City of St. Augustine / FDOT

Business (if applicable) _____

Address 75 King Street

City St. Augustine State FL Zip Code 32084

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS Various (see attached map)

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

5. EXISTING USE Public Streets PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☒ | Exterior lighting & other appurtenances <u>Replacement of Street Light Poles and Fixtures</u> |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

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

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

Replacement of street light pole and fixtures.

LT-1 LED Tariff, FPL's new LED program allows the customers LED lights at NO upfront costs. Existing lights the City can upgrade to LED's at NO upfront costs

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Reuben Franklin, P.E.

SIGNATURE OF APPLICANT _____

DATE 11/16/21

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

DATE _____

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

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

See page 2:

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	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)			
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY			
☐	☐	☐	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)			
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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

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.

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.

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

☐	☐	☐ 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

☐	☐	☐	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

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

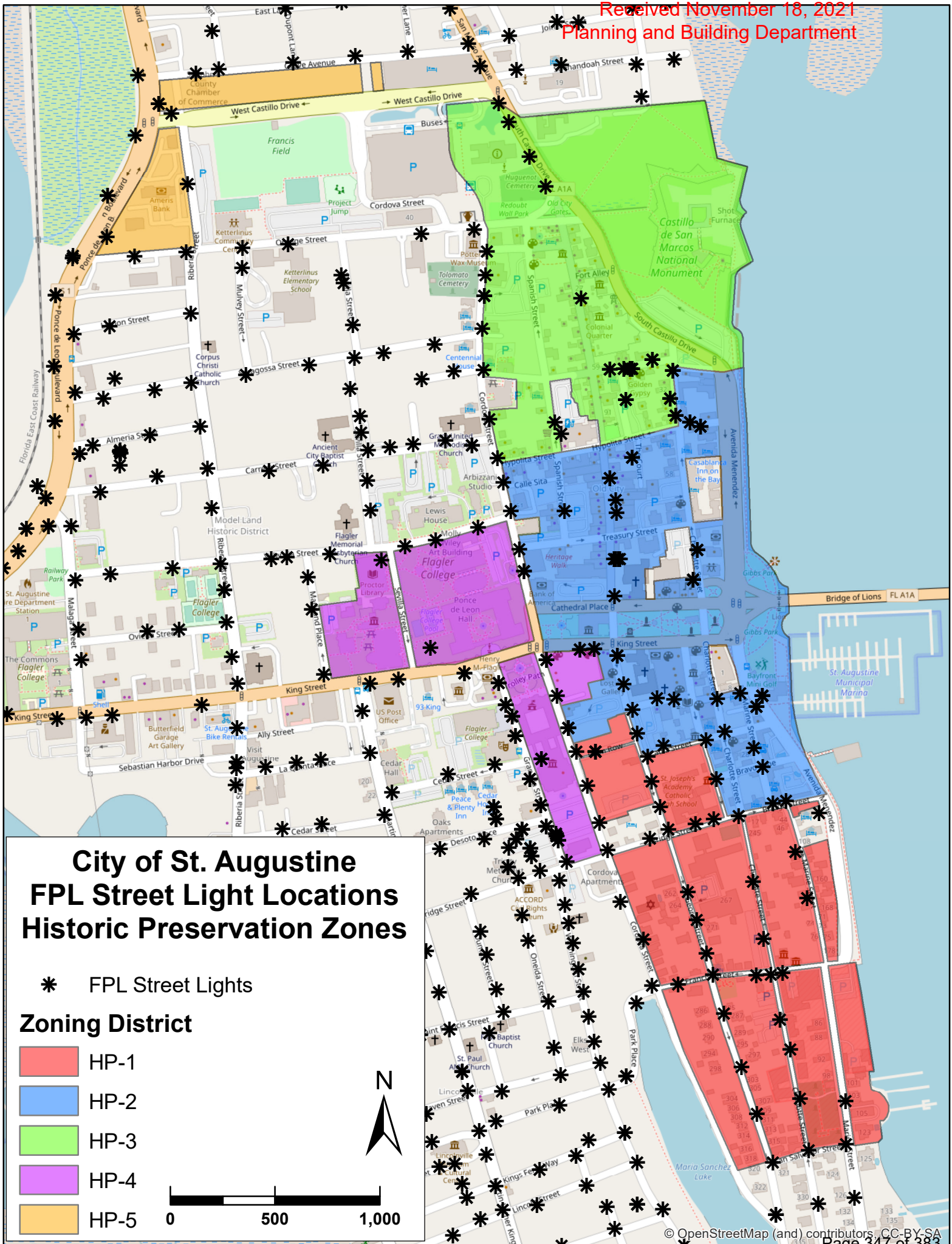
- Please provide spec sheets of fixtures that are proposed or indicate if all fixtures are possible choices

Project number: PL 2021-0160

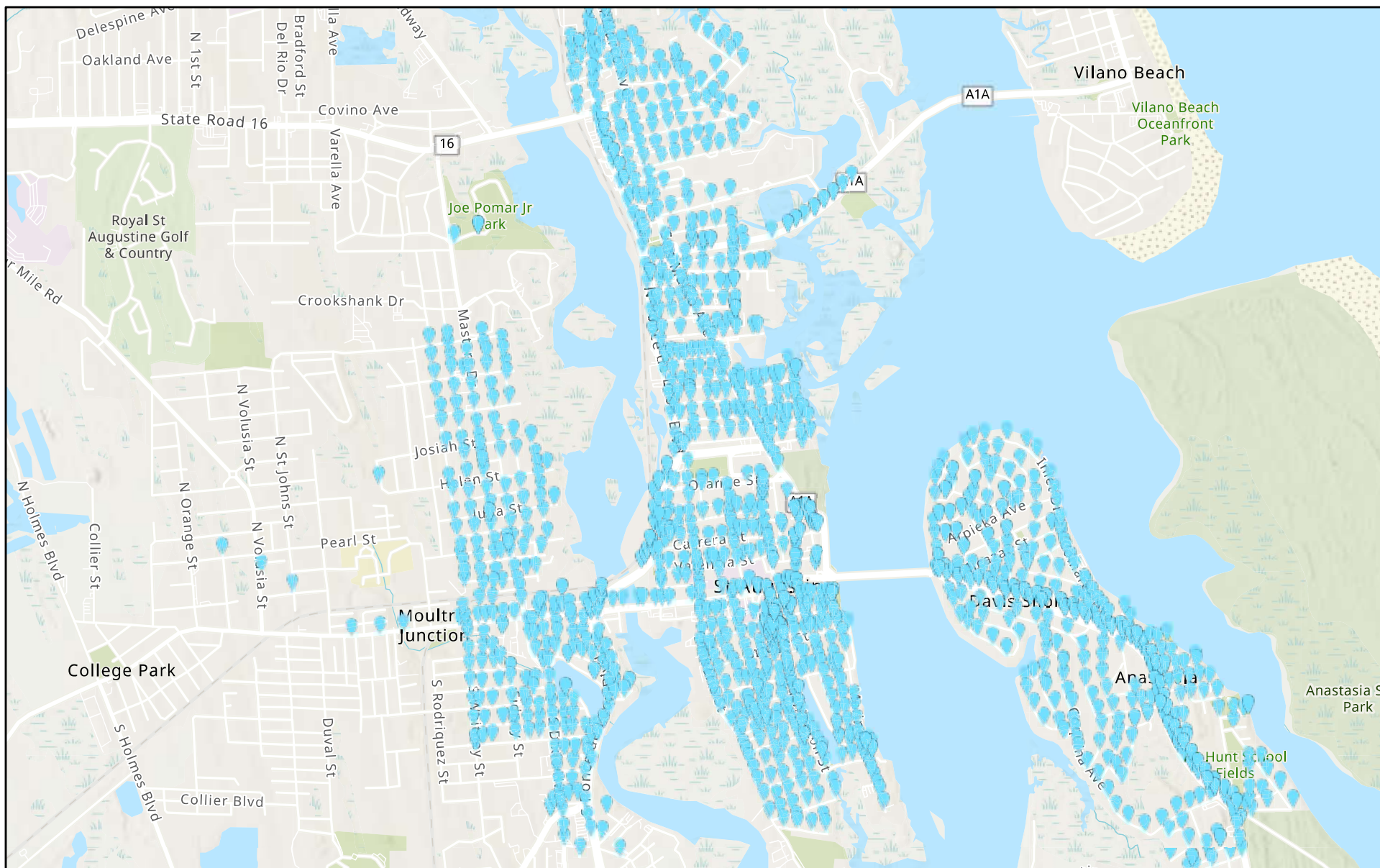
Project Address: Various Locations (off project map)

Reviewed by: Julie Courtney

Date: 11.23.2021



ArcGIS Web Map

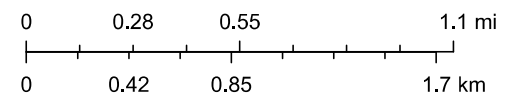


11/15/2021, 2:46:33 PM



Street Lights FPL

1:36,112



Esri, NASA, NGA, USGS, FEMA, FDEP, Esri, HERE, Garmin, SafeGraph,

ArcGIS Web AppBuilder



Existing 2200 Kelvin HPS



3000 Kelvin



4000 Kelvin



LED Lighting Plan

Saint Augustine

Going Green

This plan reduces power consumption by:
and that eliminates:
or removing:

353,304 kWh / year
248 metric tons of CO₂ every year¹
53 cars from the road²

¹ eGRID, U.S. annual non-baseload CO₂ output emission rate, year 2012 data
² US Environmental Protection Agency

TOTAL	1366		\$	12,415.20	\$	12,005.81	\$	-	\$	-
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Installation Details		Existing		Option 1			
1 70 CH	select fixture:	SL1 - HPS0070	RSW 45 Watt 3000K				
	fixture / pole:	1	1				
	select pole:						
	Fixture*	\$ 3,738.70	\$ 4,856.50				
	Pole						
Quantity:	763						
FPL Conversion:	Yes	Maintenance \$ 1,526.00	\$ 991.90				
Full/Hybrid:	Full	Energy** \$ 1,248.37	\$ 631.46				
		Monthly Total \$ 6,513.07	\$ 6,479.85				

Installation Details		Existing		Option 1			
2 70 PTT	select fixture:	SL1 - HPS0070	Traditional Carriage 39 Watt 3000K				
	fixture / pole:	1	1				
	select pole:						
	Fixture*	\$ 112.70	\$ 146.40				
	Pole						
Quantity:	23						
FPL Conversion:	Yes	Maintenance \$ 46.00	\$ 29.90				
Full/Hybrid:	Full	Energy** \$ 37.63	\$ 17.71				
		Monthly Total \$ 196.33	\$ 194.00				

Installation Details		Existing		Option 1			
3 100 CH	select fixture:	SL1 - HPS0100	RSW 45 Watt 3000K				
	fixture / pole:	1	1				
	select pole:						
	Fixture*	\$ 656.76	\$ 992.94				
	Pole						
Quantity:	156						
FPL Conversion:	Yes	Maintenance \$ 310.44	\$ 202.80				
Full/Hybrid:	Full	Energy** \$ 360.37	\$ 129.11				
		Monthly Total \$ 1,327.57	\$ 1,324.85				

Installation Details		Existing		Option 1			
4 100 PTT	select fixture:	SL1 - HPS0100	Traditional Carriage 73 Watt 3000K				
	fixture / pole:	1	1				
	select pole:						
	Fixture*	\$ 81.90	\$ 114.57				
	Pole						
Quantity:	18						
FPL Conversion:	Yes	Maintenance \$ 36.18	\$ 23.40				
Full/Hybrid:	Full	Energy** \$ 41.58	\$ 27.29				
		Monthly Total \$ 159.66	\$ 165.26				

*Includes fixture fee and monthly conversion fee where applicable.

**Includes Non-Fuel Energy charge, Fuel, Conservation, Capacity, Environmental, and Storm Charges.

Based upon FPL bill rates as of 01.01.22

Installation Details		Existing		Option 1	
5	150 CH	select fixture:	SL1 - HPS0150	ATBS 76 Watt	
		fixture / pole:	1	1	
		select pole:			
		Fixture*	\$ 1,697.78	\$ 2,304.13	
		Pole			
Quantity:	362	Maintenance	\$ 738.48	\$ 470.60	
FPL Conversion:	Yes	Energy**	\$ 1,223.42	\$ 559.23	
Full/Hybrid:	Full	Monthly Total	\$ 3,659.68	\$ 3,333.96	

Installation Details		Existing		Option 1	
6	150 PTT	select fixture:	SL1 - HPS0150	Traditional Carriage 73 Watt 3000K	
		fixture / pole:	1	1	
		select pole:			
		Fixture*	\$ 93.80	\$ 127.30	
		Pole			
Quantity:	20	Maintenance	\$ 40.80	\$ 26.00	
FPL Conversion:	Yes	Energy**	\$ 67.59	\$ 30.32	
Full/Hybrid:	Full	Monthly Total	\$ 202.19	\$ 183.62	

Installation Details		Existing		Option 1	
7	200 CH	select fixture:	SL1 - HPS0200	ATB2 133 Watt, Gray	
		fixture / pole:	1	1	
		select pole:			
		Fixture*	\$ 163.53	\$ 215.40	
		Pole			
Quantity:	23	Maintenance	\$ 59.80	\$ 29.90	
FPL Conversion:	Yes	Energy**	\$ 114.13	\$ 62.60	
Full/Hybrid:	Full	Monthly Total	\$ 337.46	\$ 307.89	

Installation Details		Existing		Option 1	
8	400 CH	select fixture:	SL1 - HPS0400	ATB2 268 Watt, Gray	
		fixture / pole:	1	1	
		select pole:			
		Fixture*	\$ 7.18	\$ 9.37	
		Pole			
Quantity:	1	Maintenance	\$ 2.59	\$ 1.30	
FPL Conversion:	Yes	Energy**	\$ 9.47	\$ 5.71	
Full/Hybrid:	Full	Monthly Total	\$ 19.24	\$ 16.37	

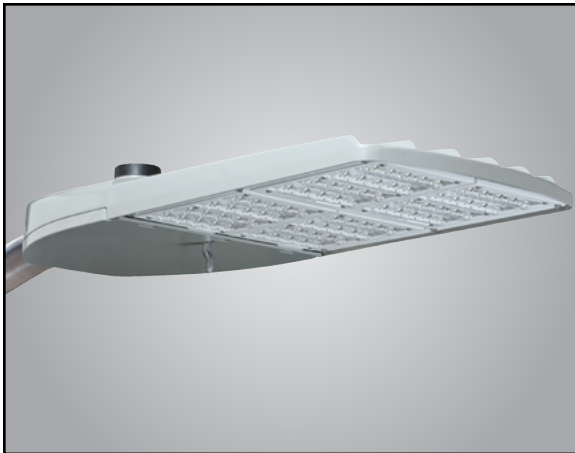
*Includes fixture fee and monthly conversion fee where applicable.

**Includes Non-Fuel Energy charge, Fuel, Conservation, Capacity, Environmental, and Storm Charges.
Based upon FPL bill rates as of 01.01.22



Consistent with LEED® goals
& Green Globes™ criteria
for light pollution reduction

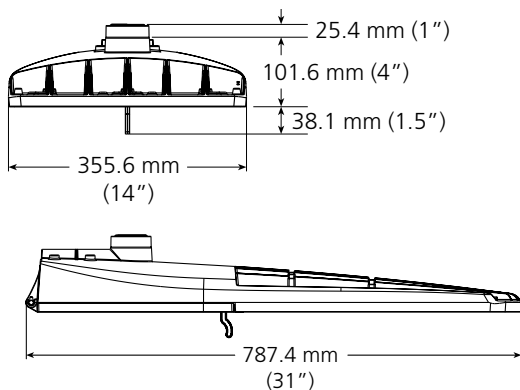
PRODUCT OVERVIEW



Applications:

- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ATB2 is 0.78 sq. ft.,
Approx. Wt. = 21 lbs. (9.53 kg)

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of $\leq 3000\text{K}$ must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient.

CSA Certified to U.S. and Canadian standards

Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice.

Autobahn Series – AEL_0109_ATB2

Features:

OPTICAL

Same Light: Performance is comparable to 250-400W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.

Available in Type II, III, IV, & V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated $>100,000$ hours at 25°C , L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an average of 40-60% over comparable HPS platforms.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Easy to Maintain: Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing is polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Four-bolt mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter and provides a 3G vibration rating per ANSI C136.

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 Pin photocontrol receptacle is standard, with the Acuity designed ANSI 7 Pin receptacle optionally available.

Premium solid state locking sale photocontrol - PCSS (10 year rated life). Extreme long life sold state locking style photocontrol - PCLL (20 year rated life).

Mult-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and can also allow a single fixture to be flexibly applied in many different applications.

ORDERING INFORMATION

Example: ATB2 40LEDE70 MVOLT R2

Series	Performance Packages	Voltage	Optics
ATB2 Autobahn LED Roadway	40BLEDE70 40B Chips, 700mA Driver 40BLEDE10 40B Chips, 1050mA Driver 40BLEDE13 40B Chips, 1300mA Driver 40BLEDE15 40B Chips, 1500mA Driver 60BLEDE70 60B Chips, 700mA Driver 60BLEDE85 60B Chips, 850mA Driver 60BLEDE10 60B Chips, 1050mA Driver 60BLEDE13 60B Chips, 1300mA Driver 60BLEDE15 60B Chips, 1500mA Driver 80BLEDE70 80B Chips, 700mA Driver 80BLEDE85 80B Chips, 850mA Driver 80BLEDE10 80B Chips, 1050mA Driver 80BLEDE12 80B Chips, 1200mA Driver 80BLEDE15 80B Chips, 1500mA Driver	MVOLT Multi-volt, 120-277V 347 347V 480 480V	R2 Roadway Type II R3 Roadway Type III R4 Roadway Type IV R5 Roadway Type V

Options

Color Temperature (CCT)

(Blank)	4000K CCT, 70 CRI Min.
3K	3000K CCT, 70 CRI Min.
5K	5000K CCT, 70 CRI Min.

Paint

(Blank)	Gray (Standard)
BK	Black
BZ	Bronze
DDB	Dark Bronze
GI	Graphite
WH	White

Surge Protection

(Blank)	Standard 10kV/5kA SPD
20	20kV/10KA SPD
MP¹	MOV Pack
IL¹	SPD with Indicator Light

Terminal Block

(Blank)	Terminal Block (Standard)
T2	Wired to L1 & L2 Positions

Misc.

BL	External Bubble Level
HS	House-Side Shield
NL	Nema Label
XL	Not CSA Certified
HK	Hingekeepers

Misc. (continued)

UMR-XX	8" Horizontal Arm for Round Pole, Painted to match Fixture
UMS-XX	8" Horizontal Arm for Square Pole, Painted to match Fixture
UMR-GALV	8" Horizontal Arm for Round Pole, Galvanized
UMS-GALV	8" Horizontal Arm for Square Pole, Galvanized

Controls

(Blank)	3 Pin NEMA Photocontrol Receptacle (Standard)
P7²	7 Pin Photocontrol Receptacle (Dimmable Driver Included)
NR	No Photocontrol Receptacle
AO²	Field Adjustable Output
DM	0V-10V Dimmable Driver (Controls by others)
ML^{3,4}	Multi-Level Dimming
PCSS¹	Solid State Lighting Photocontrol (120-277V)
PCLL	Solid State Long Life Photocontrol
SH	Shorting Cap

Packaging

(Blank)	Single Unit (Standard)
JP	Job Pack (24/Pallet)

Notes

1. Not available in 347 or 480V.
2. Not available with DM or ML options.
3. Not available with AO, DM or P7 options.
4. Dimming schedule and light level information required from the customer in order to configure product. Contact Infrastructure Technical Support to proceed.



AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectricalighting.com

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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

P E R F O R M A N C E P A C K A G E								
Performance Package	Drive Current (mA)	Input Watts	Optic	4000K CCT		LLD @ 25°C		
				Delivered Lumens	Efficacy (LPW)	50k Hours	75k Hours	100k Hours
40B	700	88	R2	11607	132	0.97	0.97	0.96
	1000	133		16360	123	0.95	0.93	0.92
	1300	171		19544	114	0.93	0.90	0.87
	1500	198		21384	108	0.93	0.90	0.87
	700	88	R3	11552	131	0.97	0.97	0.96
	1000	133		16249	122	0.95	0.93	0.92
	1300	171		19462	114	0.93	0.90	0.87
	1500	198		21331	108	0.93	0.90	0.87
	700	88	R4	11768	134	0.97	0.97	0.96
	1000	133		16593	125	0.95	0.93	0.92
	1300	171		19877	116	0.93	0.90	0.87
	1500	198		21799	110	0.93	0.90	0.87
	700	88	R5	12388	141	0.97	0.97	0.96
	1000	133		17499	132	0.95	0.93	0.92
	1300	171		20795	122	0.93	0.90	0.87
	1500	198		22828	115	0.93	0.90	0.87
60B	700	130	R2	18193	140	0.97	0.97	0.96
	850	165		21436	130	0.95	0.93	0.92
	1000	204		24940	122	0.95	0.93	0.92
	1300	254		29357	116	0.93	0.90	0.87
	1500	291		32052	110	0.93	0.90	0.87
	700	130	R3	17714	136	0.97	0.97	0.96
	850	165		21351	129	0.95	0.93	0.92
	1000	204		25520	125	0.95	0.93	0.92
	1300	254		29991	118	0.93	0.90	0.87
	1500	291		32709	112	0.93	0.90	0.87
	700	130	R4	17984	138	0.97	0.97	0.96
	850	165		21446	130	0.95	0.93	0.92
	1000	204		25423	125	0.95	0.93	0.92
	1300	254		29898	118	0.93	0.90	0.87
	1500	291		32527	112	0.93	0.90	0.87
	700	130	R5	18561	143	0.97	0.97	0.96
	850	165		22402	136	0.95	0.93	0.92
	1000	204		26128	128	0.95	0.93	0.92
	1300	254		30964	122	0.93	0.90	0.87
	1500	291		33922	117	0.93	0.90	0.87
80B	700	177	R2	23037	130	0.97	0.97	0.96
	850	214		27086	127	0.95	0.93	0.92
	1000	268		31920	119	0.95	0.93	0.92
	1200	330		36826	112	0.93	0.90	0.88
	1500	388		40326	104	0.91	0.87	0.83
	700	177	R3	23934	135	0.97	0.97	0.96
	850	214		26879	126	0.95	0.93	0.92
	1000	268		32416	121	0.95	0.93	0.92
	1200	330		37042	112	0.93	0.90	0.88
	1500	388		41858	108	0.91	0.87	0.83
	700	177	R4	23230	131	0.97	0.97	0.96
	850	214		27263	127	0.95	0.93	0.92
	1000	268		32329	121	0.95	0.93	0.92
	1200	330		37293	113	0.93	0.90	0.88
	1500	388		41611	107	0.91	0.87	0.83
	700	177	R5	24776	140	0.97	0.97	0.96
	850	214		28865	135	0.95	0.93	0.92
	1000	268		34319	128	0.95	0.93	0.92
	1200	330		39552	120	0.93	0.9	0.88
	1500	388		44747	115	0.91	0.87	0.83

Note: Information shown above is based on 4000K nominal system data. To calculate 3000K lumen values, multiply the 4000K lumens by .93. Individual fixture performance may vary. Specifications subject to change without notice.

ATB2	15°C	20°C	25°C	30°C	35°C	40°C
LLD Multiplier	1.02	1.01	1	0.99	0.97	0.96

To calculate the LLD for a temperature other than 25°C, multiply the LLD @ 25°C (shown in the performance package table) by the LLD multiplier for the selected temperature.



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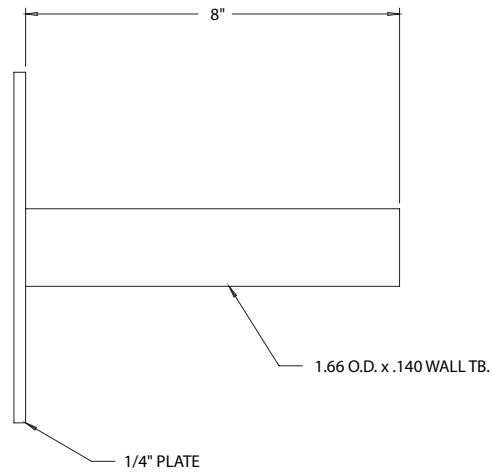
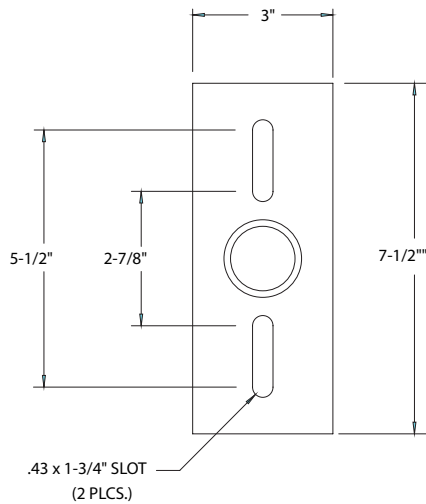
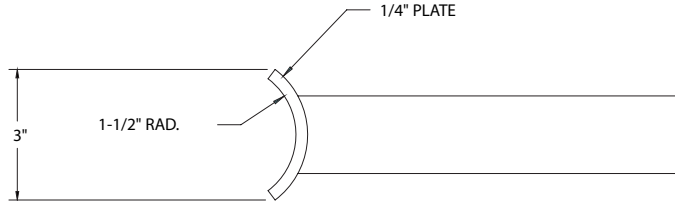
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Warranty Five-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
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Please contact your sales representative for the latest product information.

UMR POLE ADAPTOR

RECOMMENDED FOR USE WITH POLES OF 4" DIAMETER OR SMALLER



UMS POLE ADAPTOR



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Consistent with LEED® goals
& Green Globes™ criteria
for light pollution reduction

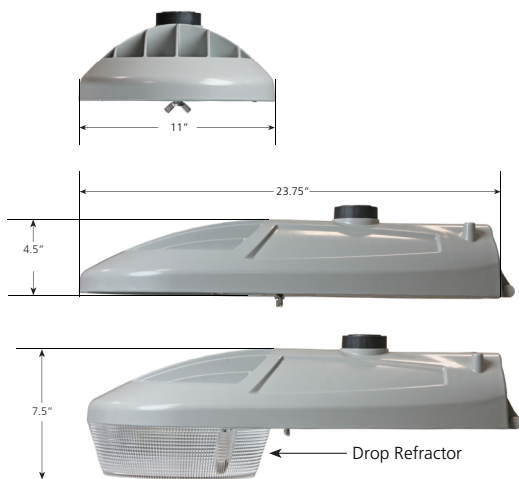
PRODUCT OVERVIEW



Applications:

Residential streets
Parking lots
General security lighting

DIMENSIONS



Effective Projected Area (EPA) The EPA for the ATBS is 0.3 sq. ft.,
Approx. Wt. = 12 lbs. (5 kg)

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of $\leq 3000\text{K}$ must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient

CSA Certified to U.S. and Canadian standards

Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Features:

OPTICAL

Same Light: Performance is comparable to 50W – 150W HPS and up to 175W Mercury Vapor roadway and security lighting luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

IP66 rated borosilicate glass optics ensure longevity and minimize dirt depreciation. Unique IP66 rated LED light engines provide 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.

Available distributions are Type II, III, and V roadway distributions. When used with the optional acrylic refractor the unit provides approximately 10% uplight and increased vertical foot-candles

ELECTRICAL

Expected Life: LED light engines are rated $>100,000$ hours at 25°C , L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA surge protection is also available.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. The 2 – bolt clamping mechanism provides 3G vibration rating per ANSI C136.

The Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 5 pin and 7 pin receptacles optionally available.

Premium solid state locking-style photocontrol – PCSS (10 year rated life) Extreme long life solid state locking-style photocontrol – PCL1 (20 year rated life)

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

Autobahn Series ATBS

Roadway & Security Lighting

ORDERING INFORMATION

Example: ATBS A MVOLT R2

Series	Performance Packages	Voltage	Optics
ATBS Autobahn LED Roadway & Security	A 2,500 lumens B 3,200 lumens C 3,800 lumens E 4,700 lumens F 5,400 lumens G 6,100 lumens H 7,100 lumens I 8,500 lumens	MVOLT Multi-volt, 120-277V	R2 Roadway Type II R3 Roadway Type III R5 Roadway Type V D2 Type II, Drop Refractor included D3 Type III, Drop Refractor included D5 Type V, Drop Refractor included

Options		
<u>Color Temperature (CCT)</u> (Blank) 4000K CCT, 70 CRI Min. 3K 3000K CCT, 70 CRI Min. 5K 5000K CCT, 70 CRI Min. <u>Paint</u> Blank Gray (Standard) BK Black WH White BZ Bronze <u>Surge Protection</u> Standard 10kV/5kA SPD Blank Acuity SPD-10kV/5kA with inductive filter (Standard) 20 20kV/10KA SPD MP MOV Pack IL SPD with Indicator Light <u>Misc.</u> HSS House Side Shield NL NEMA Label	XL Not CSA Certified <u>Controls</u> (Blank) 3 Pin NEMA Photocontrol Receptacle NR¹ No Photocontrol Receptacle DM² 0V-10V Dimmable Driver P5 5 Pin Photocontrol Receptacle (dimmable driver included) P7 7 Pin Photocontrol Receptacle (dimmable driver included) PCSS¹ DTL DSS Photocontrol PCL1¹ DTL DLL Photocontrol 120-277V A0 Field Adjustable Output SH Shorting Cap <u>Packages</u> (Blank) Standard Pack JP Job Pack (54/pallet) <u>Install Packages</u> PKGS DTL DSS Photocontrol PKGL DTL DLL Photocontrol Packages ship with selected photocontrol, 24", 1 1/4" diameter arm, 5' of prewire and mounting hardware	<u>Accessories</u> ATBSREF Drop Refractor for field installation ATBSHSS House Side Shield for field installation ATBSLTS Light Trespass Shield for field installation

Notes

1. Not available with Install Packages.
2. Not available with A0 option.



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PERFORMANCE PACKAGE

Performance Package	Distribution	Lumens	Input Watts	LPW	50K Hours	LLD @ 25°C 75K Hours	100K Hours
A	R2	2,514	19	132	0.93	0.89	0.85
	R3	2,515		132			
	R5	2,649		139			
	D2	2,394		126			
	D3	2,372		125			
	D5	2,521		133			
B	R2	3,166	24	132	0.93	0.89	0.85
	R3	3,167		132			
	R5	3,336		139			
	D2	3,015		126			
	D3	2,988		124			
	D5	3,175		132			
C	R2	3,784	31	122	0.93	0.89	0.85
	R3	3,780		122			
	R5	4,029		130			
	D2	3,604		116			
	D3	3,566		115			
	D5	3,835		124			
E	R2	4,770	40	119	0.93	0.89	0.85
	R3	4,704		118			
	R5	4,867		122			
	D2	4,543		114			
	D3	4,438		111			
	D5	4,650		116			
F	R2	5,392	47	115	0.93	0.89	0.85
	R3	5,407		115			
	R5	5,175		110			
	D2	5,135		109			
	D3	5,101		109			
	D5	5,051		107			
G	R2	6,235	50	125	0.94	0.92	0.90
	R3	6,101		122			
	R5	6,404		128			
	D2	5,938		119			
	D3	5,756		115			
	D5	6,193		124			
H	R2	7,194	60	120	0.94	0.92	0.90
	R3	7,141		119			
	R5	7,508		125			
	D2	6,851		114			
	D3	6,737		112			
	D5	7,150		119			
I	R2	8,653	76	114	0.94	0.92	0.90
	R3	8,525		112			
	R5	9,003		118			
	D2	8,241		108			
	D3	8,042		106			
	D5	8,574		113			

Note: Information shown above is based on 4000K nominal system data. Individual fixture performance may vary. Specifications subject to change without notice.



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Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

RSW Series

RSW™ LED Street Luminaire – Small

Product Description

The Cree® RSW Series, utilizing WaveMax™ Technology, will transform the way cities and municipalities light their residential streets, interchanges, and expressways. With the first viable LED streetlight at warm CCT, the RSW Series delivers up to 115 LPW, enhanced visual comfort with reduced glare and high color contrast leading to improved overall illumination using less energy. The RSW Series provides warm, inviting dark sky friendly lighting that makes good economic sense.

Applications: Roadway

Performance Summary

Utilizes Cree WaveMax™ Technology

Efficacy: Up to 115 LPW

CRI: 80 CRI

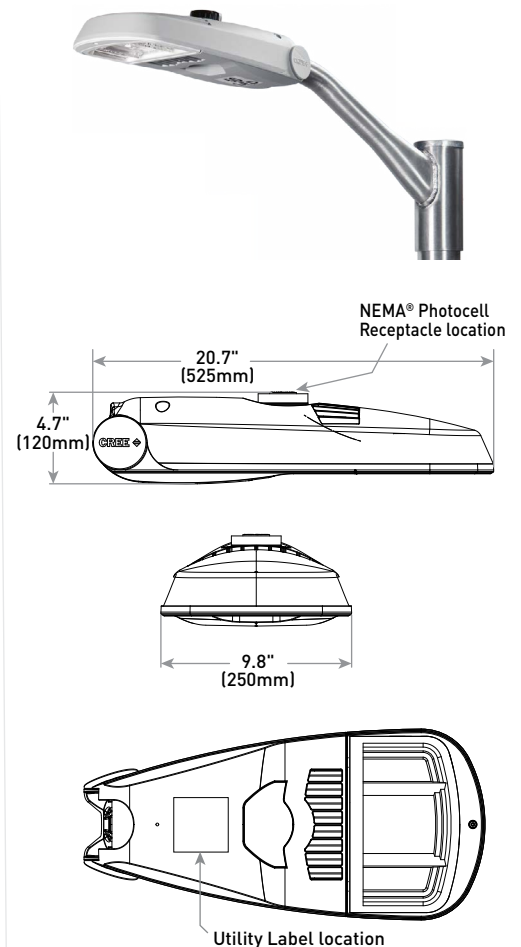
CCT: 3000K (+/- 175K); 4000K (+/- 300K)

Limited Warranty*: 10 years

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Control Shield RSW-BLSS - Provides 1 mounting height cutoff	Bird Guard RSW-BRDGRDS



Weight*

6.5 lbs [2.9kg]

*RSW-BLSS Accessory: add 0.4 lbs. [0.2kg]

Ordering Information

Example: RSW-HT-2ME-30W-30K-UL-GY-N

RSW	HT				UL	GY	N	
Product	Mounting	Optic	Input Power	CCT	Voltage	Color Options	Utility Label/Receptacle	Options
RSW	HT Horizontal Tenon	2ME* Type II Medium 2LG* Type II Long 3ME* Type III Medium	30W 30W 50W 50W	30K 3000K 40K 4000K	UL Universal 120-277V	GY Grey	N Utility Label and NEMA® Photocell Receptacle - External wattage label per ANSI C136.15 - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Photocell and shorting cap by others	Q Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Rev. Date: V6 06/10/2016



US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

RSW™ LED Street Luminaire – Small

Product Specifications

CREE WAVEMAX™ TECHNOLOGY

Featuring up to 90% optical efficiency and precise control, Cree WaveMax™ Technology provides unmatched comfort and decreased LED source luminance by smoothly spreading brightness over a broader area. When integrated with luminous surfaces made of a polymer medium engineered with DiamondFacet™ optical elements, extremely high efficacy luminaires are the result – ultimately creating more visually comfortable and appealing environments while exceeding illumination performance.

CONSTRUCTION & MATERIALS

- Housing constructed of high strength, lightweight bulk molding compound for long weathering and durability
- UV stabilized polymeric door with handle pocket for tool-less entry
- Straight in wiring to terminal block for power input (#6-#14 AWG)
- IP66 rated optic box and driver
- Luminaire secured with two mounting bolts
- Mounts on 1.25" (32mm) IP, 1.66" (42mm) O.D. or 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon (minimum 8" [203mm] in length) and is adjustable +/- 5° in 2.5° increments to allow for fixture leveling
- Comes standard with Utility Label per ANSI C136.15 and 7-pin NEMA® Photocell Receptacle per ANSI C136.41
- **Weight:** 6.5 lbs. (2.9kg); add 0.4 lbs. (0.2kg) for RSW-BLSS accessory

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.22mA
- **Operating Temperature Range:** -40°C - +40°C (-40°F - + 104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- Meets CALTrans 611 Vibration testing
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- DLC qualified, premium classification. Please refer to www.designlights.org/QPL for most current information

Electrical Data*					
Input Power	System Watts 120-277V	Total Current			
		120V	208V	240V	277V
30W	30	0.25	0.15	0.13	0.12
50W	50	0.41	0.24	0.21	0.19

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V +/-10%

Recommended RSW Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	30W	1.04	0.99	0.95	0.92	0.89
	50W					
10°C (50°F)	30W	1.03	0.98	0.94	0.91	0.88
	50W					
15°C (59°F)	30W	1.02	0.97	0.93	0.90	0.87
	50W					
20°C (68°F)	30W	1.01	0.96	0.93	0.89	0.86
	50W					
25°C (77°F)	30W	1.00	0.95	0.92	0.88	0.85
	50W					

¹ Lumen maintenance values at 4000K and 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing (IDUT) i.e. the packaged LED chip

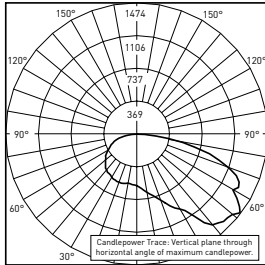
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing (IDUT) i.e. the packaged LED chip

RSW™ LED Street Luminaire – Small

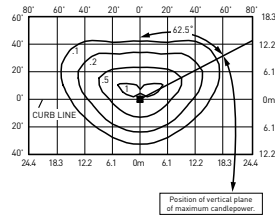
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/lighting

2ME



ITL Test Report #: 86560
RSW-**-2ME-30W-30K-UL-GY-N
Initial Delivered Lumens: 3,245



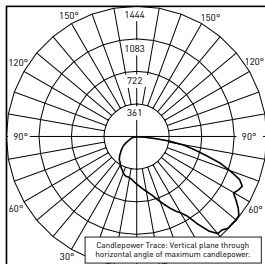
RSW-**-2ME-30W-30K-UL-GY-N
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 3,300
Initial FC at grade

Type II Medium Distribution

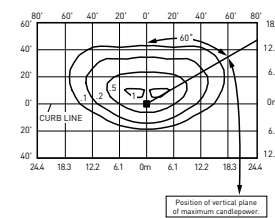
Input Power	3000K		4000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
30W	3,300	B1 U0 G1	3,300	B1 U0 G1
50W	5,000	B1 U0 G2	5,000	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL07397-002A
RSW-**-2ME-30W-30K-UL-GY-N
w/RSW-BLSS
Initial Delivered Lumens: 2,770



RSW-**-2ME-30W-30K-UL-GY-N w/RSW-BLSS
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 2,800
Initial FC at grade

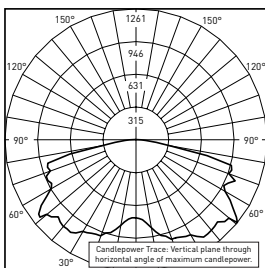
Type II Medium w/BLS Distribution

Input Power	3000K		4000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
30W	2,800	B1 U1 G1	2,800	B1 U1 G1
50W	4,200	B1 U1 G2	4,200	B1 U1 G2

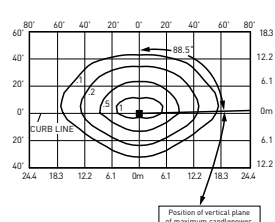
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

2LG



ITL Test Report #: 86227
RSW-**-2LG-30W-30K-UL-GY-N
Initial Delivered Lumens: 3,306



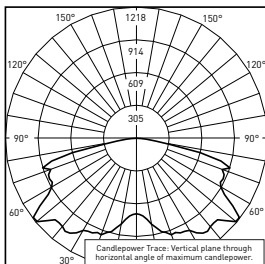
RSW-**-2LG-30W-30K-UL-GY-N
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 3,300
Initial FC at grade

Type II Long Distribution

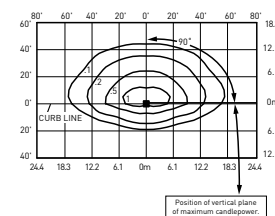
Input Power	3000K		4000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
30W	3,300	B1 U0 G1	3,300	B1 U0 G1
50W	5,000	B1 U0 G2	5,000	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL07397-003A
RSW-**-2LG-30W-30K-UL-GY-N
w/RSW-BLSS
Initial Delivered Lumens: 2,794



RSW-**-2LG-30W-30K-UL-GY-N w/RSW-BLSS
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 2,800
Initial FC at grade

Type II Long w/BLS Distribution

Input Power	3000K		4000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
30W	2,800	B1 U1 G1	2,800	B1 U1 G1
50W	4,200	B1 U1 G2	4,200	B1 U1 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

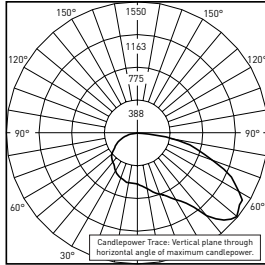


RSW™ LED Street Luminaire – Small

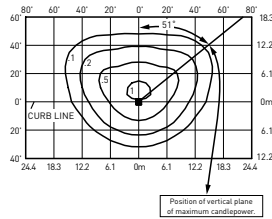
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/lighting

3ME



ITL Test Report #: 86228
RSW-**-3ME-30W-30K-UL-GY-N
Initial Delivered Lumens: 3,294



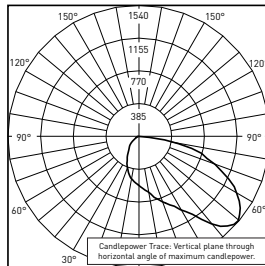
RSW-**-3ME-30W-30K-UL-GY-N
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 3,300
Initial FC at grade

Type III Medium Distribution

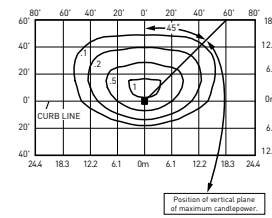
Input Power	3000K		4000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
30W	3,300	B1 U0 G1	3,300	B1 U0 G1
50W	5,000	B1 U0 G2	5,000	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL07397-001A
RSW-**-3ME-30W-30K-UL-GY-N
w/RSW-BLSS
Initial Delivered Lumens: 2,829



RSW-**-3ME-30W-30K-UL-GY-N w/RSW-BLSS
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 2,800
Initial FC at grade

Type III Medium w/BLS Distribution

Input Power	3000K		4000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
30W	2,800	B1 U1 G1	2,800	B1 U1 G1
50W	4,200	B1 U1 G2	4,200	B1 U1 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Luminaire EPA

Horizontal Tenon Mount – Weight: 6.5 lbs. (2.9kg); RSW-BLSS Accessory: add 0.4 lbs. (0.2kg)					
Luminaire	Single	2 @ 90°	2 @ 180°	3 @ 90°	4 @ 90°
Tenon Configuration If used with Cree tenons, please add tenon EPA with luminaire EPA					
Standard Luminaire	0.59	1.17	0.85	1.44	1.57
Luminaire w/RSW-BLSS Accessory	0.63	1.17	1.22	1.80	2.12

Tenon EPA

Part Number	EPA
PD Series Tenons	0.09
PT Series Tenons	0.10
WM-2L	0.13
XA-TMDA8	0.19

Tenons and Brackets* (must specify color)

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles
PD-1H4 – Single PD-3H4(90) – 90° Triple
PD-2H4(90) – 90° Twin PD-4H4(90) – 90° Quad
PD-2H4(180) – 180° Twin

Wall Mount Brackets

- Mounts to wall or roof
WM-2L – Extended Horizontal

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375"-3" (60-76mm) O.D. round aluminum or steel poles or tenons
PT-1H – Single PT-3H(90) – 90° Triple
PT-2H(90) – 90° Twin PT-4H(90) – 90° Quad
PT-2H(180) – 180° Twin

Direct Arm Pole Adaptor Bracket

- Mounts to 3-6" (76-152mm) round or square aluminum or steel poles
XA-TMDA8

* Refer to the [Bracket and Tenons spec sheet](#) for more details



Evolve[®]
LED Post Top
Town & Country (EPTT)



Product Features

The Evolve® LED Town & Country Post Top offers energy efficiency and quality of light in a classic look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control. GE's unique optical technology effectively aims the light where needed.

The Town & Country post top can yield up to a 60-percent reduction in system energy compared with standard HID systems, depending on applications. This reliable system operates well in cold temperatures and offers more than 20 years of service life, reducing maintenance frequency and expense, based on a rated 100,000 hour life and 12 hours of operation per day.

Applications

- Roadway, site, area, and general lighting utilizing advanced LED optical system providing high uniformity, excellent vertical illuminance, reduced offsite visibility, and reduced on-site glare.

Housing

- Die-cast aluminum housing.
- Traditional lantern design.
- Cupola compatible with C136.10 PE's and Shorting Caps and LightGrid 2.0 node.

LED & Optical Assembly

- Structured LED array for optimized Roadway/Walkway photometric distributions.
- Utilizes high brightness 3000K and 4000K LEDs at 70 CRI typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance Tables

Projected Lxx per IES TM-21 at 25°C for reference:

LUMEN OUTPUT CODES	Lxx(10k)@Hours		
	25,000 hr	50,000 hr	60,000 hr
F4	L94	L89	L87
F7	L96	L94	L93

Note: Projected Lxx based on LM80 (10,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
45	0.97



Please refer to the DLC QPL website for the latest and most complete information. www.designlights.org/QPL



International Dark Sky Association listed. 2700K or 3000K must be selected to meet IDA certification and approval.

Ratings

- **Surge Protection:** 10kV/5kA per ANSI C136.2-2015
- **Safety:** UL/cUL Listed. UL1598 listed, suitable for wet locations
- **Environmental:** Compliant with the materials restrictions of RoHS
- **EMI:** Title 47 CFR Part 15 Class A
- **Vibration:** 3.0G per ANSI C136.41-2010
- **Operating Temperature:** -40°C to 50°C
 - LM-79 testing in accordance with IESNA Standards.
 - LED optical enclosure rated IP65 per ANSI C136.25-2009

Electrical

- **Input Voltage:** 120-277V
- **Input Frequency:** 50/60Hz
- **Power Factor (PF)*:** ≥90
- **Total Harmonic Distortion (THD)*:** ≤20%

* System PF and THD specified at rated watts.

Mounting

- Mounts to 2-3/8 to 3-inch (60-76mm) OD vertical tenon.

Construction & Finish

- **Housing:** Die cast enclosure
- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- **Standard colors:** Black & Dark Bronze.
- RAL & custom colors available.

Controls

- **Dimming:** Standard 0-10V; Optional DALI
- **Sensors:** Photo-electric sensors (PE) available
- Supports LightGrid via 7-Pin C136.41 socket

Accessories

- House Side Shields
- Ladder Rest

Warranty

- 5 Year Standard
- 10 Year Optional

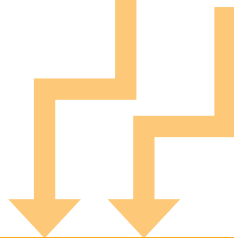


Ordering Number Logic

Town & Country Post Top (EPTT)

EPTT **01** **0** **--** **--** **--** **--** **A** **P** **BLCK** **--**

FAMILY	GENERATION	VOLTAGE	LUMEN OUTPUT	DIST. CODE	REFRACTOR	LED COLOR TEMP	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve P = Post Top T = Town & Country T = Traditional	01 = 1st Gen	0 = 120-277		B = Asymmetric D = Asymmetric HO	A = Acrylic N = None <> <> Select N = None for IDA approved units	30 = 3000K <> 40 = 4000K <> Select 2700K or 3000K CCT for IDA approved units	A = ANSI C136.41 7-pin dimming PE Socket # Order Dimming/Control PE as a separate item.	P = Pole Mounted	BLCK = Black	L = Latch Canopy U = Dali Programmable* *Compatible with LightGrid 2.0 nodes



NEW CURRENT PART NUMBER (WITH OPTICS INCLUDED)	LUMEN OUTPUT	DISTRIBUTION CODE	DESCRIPTION	REFRACTOR CODE	INPUT WATTAGE	COLOR	LUMENS W/OPTICS	BUG RATING W/OPTICS	IES FILE W/OPTICS
EPTT010F4BA30APBLCKLUxxx	F4	B	Asymmetric	A	39	3000K	3500 L	B1-U3-G3	EPTT01_F4BA30_-120-277V.IES
EPTT010F4BA40APBLCKLUxxx	F4	B	Asymmetric	A	39	4000K	3600 L	B1-U3-G3	EPTT01_F4BA40_-120-277V.IES
EPTT010F7DA30APBLCKLUxxx	F7	D	Asymmetric HO	A	73	3000K	6450 L	B2-U4-G3	EPTT01_F7DA30_-120-277V.IES
EPTT010F7DA40APBLCKLUxxx	F7	D	Asymmetric HO	A	73	4000K	6750 L	B2-U4-G3	EPTT01_F7DA40_-120-277V.IES
EPTT010F4BN30APBLCKLUxxx	F4	B	Asymmetric	N	39	3000K	4090 L	B1-U0-G2	EPTT01_F4BN30_-120-277V.IES
EPTT010F4BN40APBLCKLUxxx	F4	B	Asymmetric	N	39	4000K	4110 L	B1-U0-G2	EPTT01_F4BN40_-120-277V.IES
EPTT010F7DN30APBLCKLUxxx	F7	D	Asymmetric	N	73	3000K	7425 L	B2-U0-G2	EPTT01_F7DN30_-120-277V.IES
EPTT010F7DN40APBLCKLUxxx	F7	D	Asymmetric	N	73	4000K	7660 L	B2-U0-G2	EPTT01_F7DN40_-120-277V.IES

Photometrics: Town & Country Post Top (EPTT)

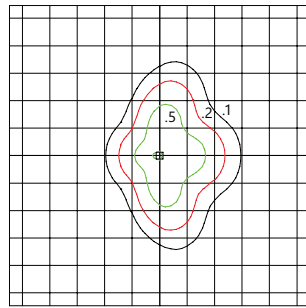
EPTT

120-277V

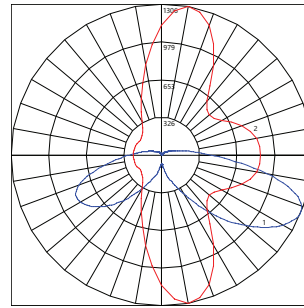
(F4BA30)

3,500 Lumens

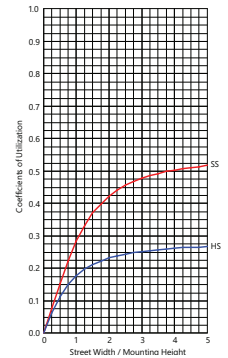
EPTT01_F4BA30_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of Max. Cd at 80°
— Horizontal cone through vertical angle of Max. Cd at 68°



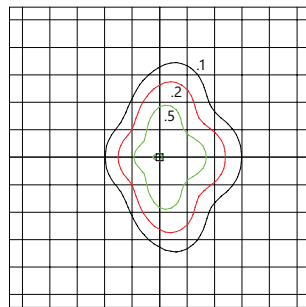
EPTT

120-277V

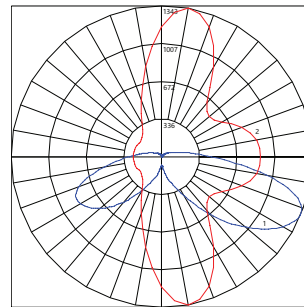
(F4BA40)

3,600 Lumens

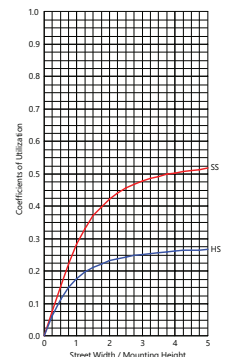
EPTT01_F4BA40_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of Max. Cd at 80°
— Horizontal cone through vertical angle of Max. Cd at 68°



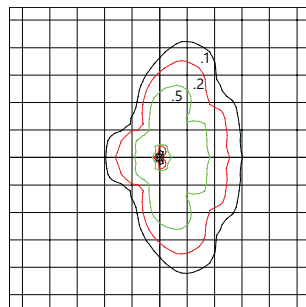
EPTT

120-277V

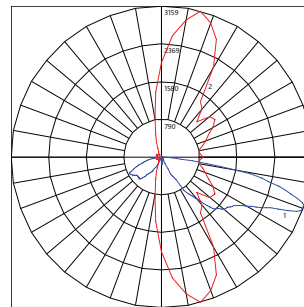
(F4BN30)

4,090 Lumens

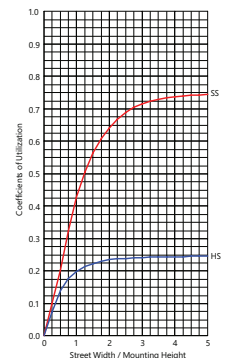
EPTT01_F4BN30_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of Max. Cd at 75°
— Horizontal cone through vertical angle of Max. Cd at 71°



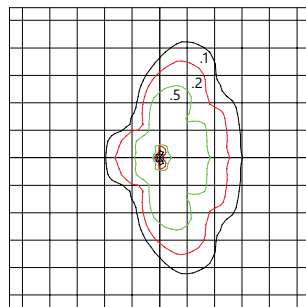
EPTT

120-277V

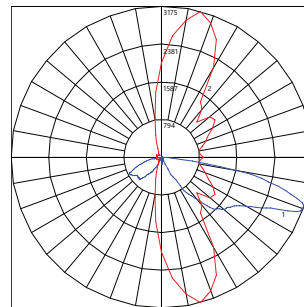
(F4BN40)

4,100 Lumens

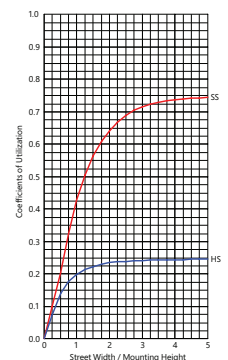
EPTT01_F4BN40_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade



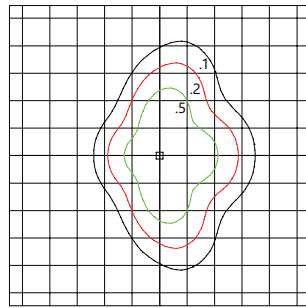
— Vertical plane through horizontal angle of Max. Cd at 75°
— Horizontal cone through vertical angle of Max. Cd at 71°



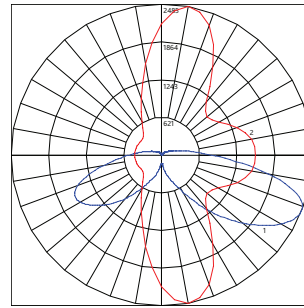
Photometrics: Town & Country Post Top (EPTT)

EPTT 120-277V (F7DA30)

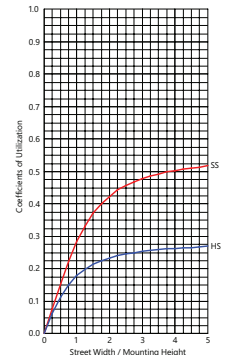
6,450 - 7,425 Lumens
EPTT01_F7DA30_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade

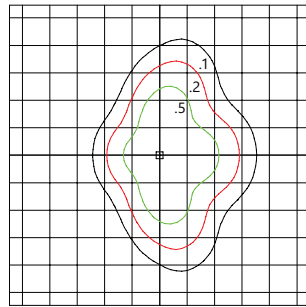


— Vertical plane through horizontal angle of Max. Cd at 80°
— Horizontal cone through vertical angle of Max. Cd at 68°

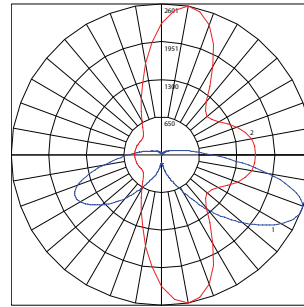


EPTT 120-277V (F7DA40)

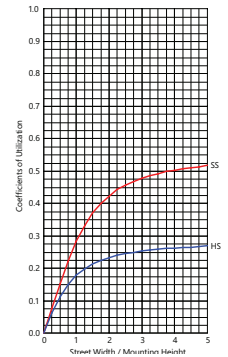
6,750 - 7,660 Lumens
EPTT01_F7DA40_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade

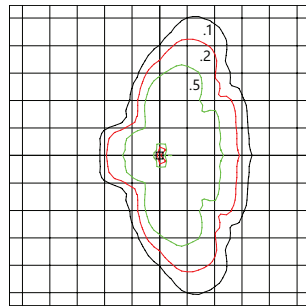


— Vertical plane through horizontal angle of Max. Cd at 80°
— Horizontal cone through vertical angle of Max. Cd at 68°

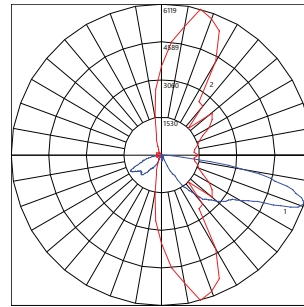


EPTT 120-277V (F7DN30)

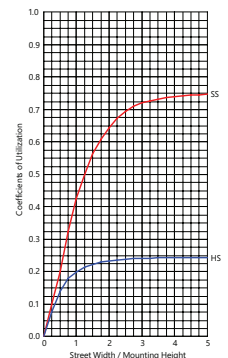
7,425 Lumens
EPTT01_F7DN30_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade

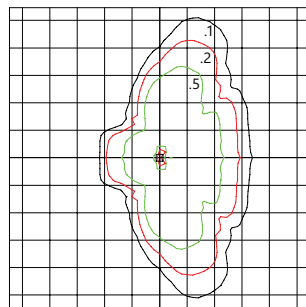


— Vertical plane through horizontal angle of Max. Cd at 75°
— Horizontal cone through vertical angle of Max. Cd at 71°

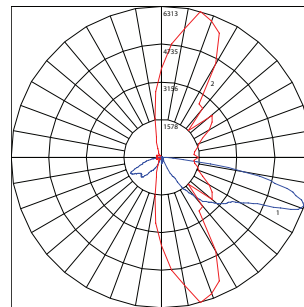


EPTT 120-277V (F7DN40)

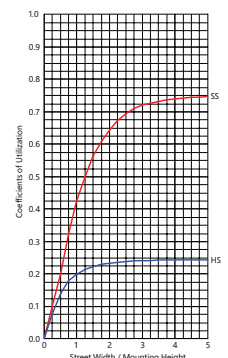
7,660 Lumens
EPTT01_F7DN40_-120-277V.IES



Grid Distance in Units of Mounting Height at 16'
Initial Footcandle Values at Grade

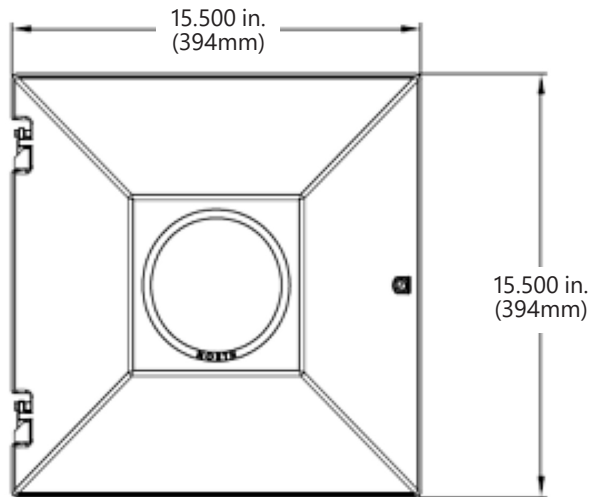


— Vertical plane through horizontal angle of Max. Cd at 75°
— Horizontal cone through vertical angle of Max. Cd at 71°



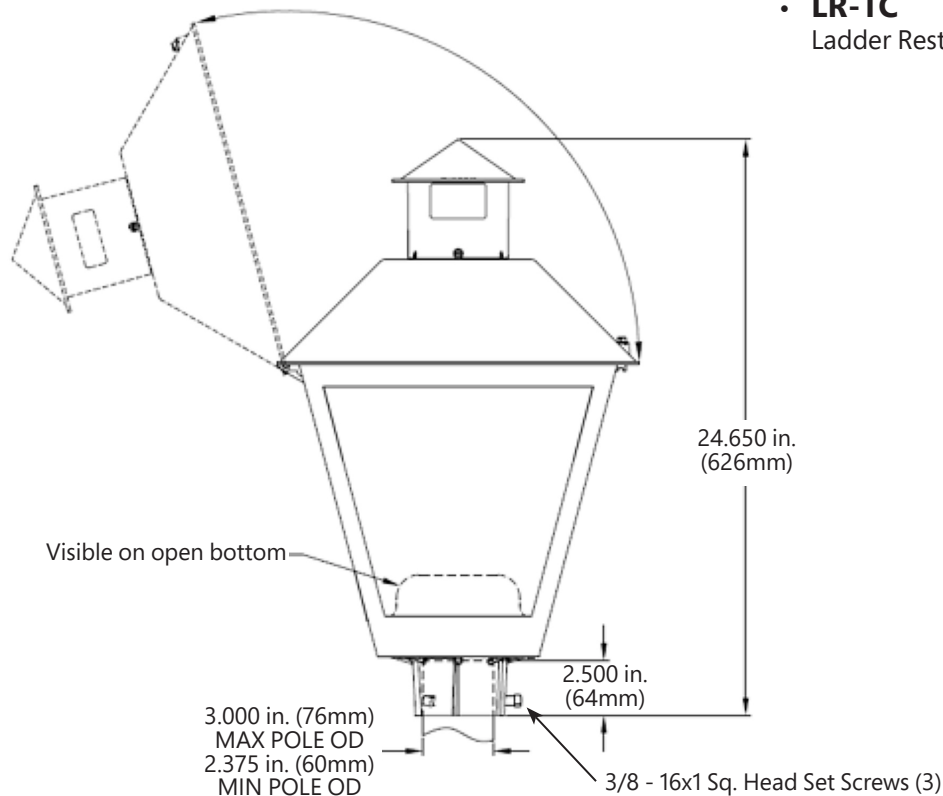
Product Dimensions

Town & Country Post Top (EPTT)



EPTT - Accessories

- **LSPR-TT**
Perforated Shield for
A/P Refractor design
- **LSSR-TT**
Solid Shield for
A/P Refractor design
- **LSPN-TT**
Perforated Shield "Bare Aluminum" for
Open Sided design
- **LSSN-TT**
Solid Shield "Black" for
Open Sided design
- **LR-TC**
Ladder Rest – Black



DATA

- Approximate Net Weight: 14-18 lbs (6.2-8 kgs)
- Suggested Mounting Height: 8-18 ft. (2.5-5.5 M)
- Effective Projected Area: 1.6 sq ft. max (0.15 sq M max)



LED Lighting Solutions



Roadway Lighting | Area Lighting | Pendant Lighting | Post Top Lighting | Brackets and Poles

Safer. Smarter. More Vibrant Spaces.



LED Lighting Solutions

Roadway Lighting

Feel Safe, Drive Safe



Shield facing coastal line

Cree – RSW Large and Extra-large
Turtle-friendly Amber



Cree – RSW



Cree – XSPM



AEL – ATBS



AEL – ATBM and ATBL

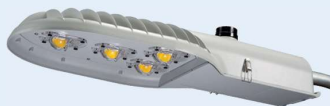
Available in black,
bronze, or gray



AEL – ATB2

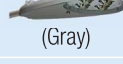


Cooper – Verdeon M



Cooper – Verdeon M

ROADWAY LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Cree	RSW Large and Extra-large Turtle-friendly Amber	 (Gray) shield facing coastal line	6, 7	1	3	92/90	594nm (Amber)	3,715	B3-U0-G3	PL 14092-001A RSWL - TRL AID FnRpt.ies	F5
			6, 7	1	3	144/140	594nm (Amber)	5,300	B1-U0-G2	PL15098-001A RSWX-A-HT-3ME-32L-TRL-UL-GY-N AID FnRpt.ies	I5
	RSW	 (Gray)	6, 7	1	3	28/30	3000K	3,300	B1-U0-G1	RSWS-3ME-3L-30K7.ies	B2
			6, 7	1	3	26/30	4000K	3,300	B1-U0-G1	RSWS-3ME-3L-40K7 CONFIGURED.ies	B2
			6, 7	1	3	45/50	3000K	5,000	B1-U0-G1	RSWS-3ME-5L-30K7 CONFIGURED.ies	C2
			6, 7	1	3	41/40	4000K	5,000	B1-U0-G1	RSWS-3ME-5L-40K7 CONFIGURED.ies	C2
	XSPM	 (Gray)	6, 7	1	3	95/100	4000K	12,000	B2-U0-G2	XSPMD-D-HT-3ME-12L-40K7-UL-SV-N-DAL_PL14275-001A.ies	G3
AEL	ATBS	 (Gray)	6, 7	1	2	40/40	4000K	4,770	B1-U0-G1	ATBS_E_XXXXX_R2.ies	C2
			6, 7	1	2	47/50	4000K	5,392	B1-U0-G1	ATBS_F_XXXXX_R2.ies	C2
			6, 7	1	2	76/80	3000K	8,212	B2-U0-G2	ATBS_I_XXXXX_R2_3K_DALI.ies	E2
			6, 7	1	2	76/80	4000K	8,653	B2-U0-G2	ATBS_I_XXXXX_R2.ies	E2
	ATBM	 (Gray)	6, 7	1	3	118/120	4000K	15,453	B2-U0-G3	ATBM_P30_XXXXX_R3_4K_5K.ies	G2
	ATBL	 (Gray)	6, 7	1	3	259/260	4000K	28,091	B3-U0-G5	ATBL_F_XXXXX_R3.ies	O4
	ATB2	 (Gray)	6, 7, 9	1	4	133/130	3000K	15,627	B2-U0-G3	ATB2_40BLEDE10_XXXXX_R4_3K_DALI.ies	H3
			6, 7, 9	1	4	133/130	4000K	16,593	B2-U0-G3	ATB2_40BLEDE10_XXXXX_R4_4K_5K.ies	H3
			6, 7, 9	1	4	268/270	3000K	30,644	B3-U0-G5	ATB2_80BLEDE10_XXXXX_R4_3K_DALI.ies	O5
			6, 7, 9	1	4	268/270	4000K	32,329	B3-U0-G5	ATB2_80BLEDE10_XXXXX_R4.ies	O5
		 (Bronze)	6, 7	Hybrid only	4	133/130	4000K	16,593	B2-U0-G3	ATB2_40BLEDE10_XXXXX_R4_4K_5K.ies	H3
			6, 7	Hybrid only	4	268/270	4000K	32,329	B3-U0-G5	AATB2_80BLEDE10_XXXXX_R4.ies	O5
		 (Black)	4,6,7,8*,9	2	4	133/130	4000K	16,593	B2-U0-G3	ATB2_40BLEDE10_XXXXX_R4_4K_5K.ies	H3
			4,6,7,8*,9	2	4	268/270	4000K	32,329	B3-U0-G5	ATB2_80BLEDE10_XXXXX_R4.ies	O5
Cooper	Verdeon M	 (Gray)	6, 7	1	3	182/180	4000K	22,236	B3-U0-G3	VERD-M-A03-E-U-T3-AP.ies	K4
	Verdeon M	 (Gray)	6, 7	1	3	247/250	4000K	29,537	B3-U0-G4	VERD-M-A04-E-U-T3-AP.ies	N4

* Pole option 8 black – 33' (24' MH) available only

Note: All roadway fixtures are grey unless otherwise noted



LED Lighting Solutions

Area Lighting

Inspiring Illumination



Acuity – AEL



Available in black,
or gray or bronze

Cooper – Galleon



Cooper – UFLD

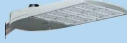
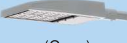


Cooper – UFLD



Cooper – UFLD

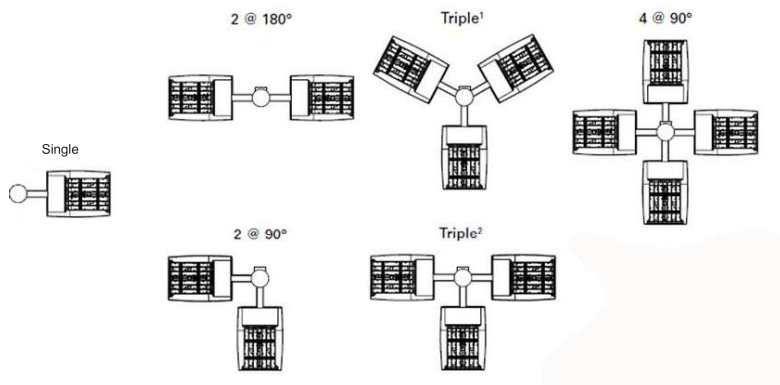
AREA LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Acuity/AEL	ATB2		1, 9	1, 5	5	295/300	4000K	36,750	B5-U0-G4	ATB2-P605-R5-4K.ies	R3
Cooper	Galleon		1,4,8*,9	Double at 90°, triple at 90° and quad spoke bracket available**	4	113/110	4000K	14,658	B2-U0-G3	GAP-SA2C-740-U-T4W.ies	G3
		(Black)	1,4,8*,9		4	225/230	4000K	28,333	B3-U0-G4	GAN-SA4C-740-U-T4W.ies	M4
			1,4*,8*,9		4	445/450	4000K	56,291	B4-U0-G5	GAN-SA8C-740-U-T4W.ies	Y6
		(Gray)	1,4*,8*,9		4	558/560	4000K	69,521	B4-U0-G5	GAN-SA0C-740-U-T4W.ies	EE7
Cooper	UFLD		6, 7	24" stand-off (2DS)	6x6	51/50	4000K	5,976	B2-U0-G1	UFLD-S-C15-X-U-66.ies	D3
			6, 7	24" stand-off (2DS)	6x6	85/90	4000K	10,530	B3-U0-G1	UFLD-C25-X-U-66.ies	F3
			6, 7	24" stand-off (2DS)	6x6	184/180	4000K	23,797	B4-U0-G2	UFLD-C70-X-U-66.ies	K4
			6, 7	24" stand-off (2DS)	6x6	371/370	4000K	48,028	B5-U0-G3	UFLD-L-C175-X-U-66.ies	U5

* Galleon pole options 1, 4
20' (13' MH) Standard concrete pole
35' (27'6" MH) Standard concrete pole applicable to all.

* Galleon pole option 8 black
33' (24' MH) available only

* Galleon configurations



Note: Glare (BUG) Ratings for UFLD are measured at 0° tilt.



LED Lighting Solutions

Pendant Lighting

Functional Can Be Beautiful



Holophane – Bern



Holophane – Teardrop with deep skirt



Holophane – Teardrop (Memphis)

Turtle-friendly amber



Holophane – Bern

PENDANT LIGHTING

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Holophane	Bern		3, 4, 8	3	3	58/60	4000K	6,808	B1-U0-G2	ISF 31451P5 GBLF2 P20 40K XX X X L3.ies	D11
		 (Turtle-friendly amber)	3, 4, 8	3	3	56/60	Amber	1,934	B1-U0-G0	Upon Request	D11
	Teardrop w/deep skirt	 (Black)	3, 4, 8	3	3	144/140	4000K	11,384	B3-U0-G3	ISF 36774P15 ES2 P35S 40K XX SG 3 DS.ies	I11
	Teardrop (Memphis)	 (Black)	3, 4, 8	3	3	144/140	4000K	15,375	B2-U3-G4	ISF 33920P15 ES2 P35S 40K XX TG 3.ies	I10



LED Lighting Solutions

Post Top Lighting

Making a Great First Impression



**AEL – Contemporary
(Contempo)**



Cooper – Arbor



Cooper – Mesa



GE – EPTC



**GE – Traditional Carriage (Town &
Country) – No Side Panels**



**GE – Traditional Carriage (Town &
Country) – W/Side Panels**



Black/Black

Holophane – Granville



Clear/Black

Holophane – Granville



Green/Green

Holophane – Granville



LED Lighting Solutions

Post Top Lighting

Making a Great First Impression



King – Victorian



King – Victorian (No Lens)



King – Vizcaya

POST TOP LIGHTING (Page 1 of 2)

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
AEL	Contemporary (Contempo)	 (Grey)	1 (20'), 2, 8	NA	3	38/40	3000K	3,358	B1-U3-G2	245L_P30_XX_30K_R3_RNA_FPD95.ies	C2
			1 (20'), 2, 8	NA	3	72/70	3000K	6,385	B2-U3-G2	245L_P55_XX_30K_R3_RNA_FPD95_Special.ies	E2
			1 (20'), 2, 8	NA	3	38/40	4000K	3,615	B1-U3-G2	245L_P30_XX_40K_R3_RNA_FPD95.ies	C2
			1 (20'), 2, 8	NA	3	72/70	4000K	6,874	B2-U3-G2	245L_P55_XX_40K_R3_RNA_FPD95_Special.ies	E2
Cooper	Arbor		1 (20'), 2**, 5, 8	NA or 6	3	48	3000K	4,197	B1-U0-G2	ARB-B2-LED-D1-T3-7030	C7
			1 (20'), 2**, 5, 8	NA or 6	3	48	4000K	4,534	B1-U0-G2	ARB-B2-LED-D1-T3-7040	C7
			1 (20'), 2**, 5, 8	NA or 6	3	96	3000K	7,823	B2-U0-G3	ARB-B3-LED-D1-T3-7030	F7
			1 (20'), 2**, 5, 8	NA or 6	3	96	4000K	8,451	B2-U0-G3	ARB-B3-LED-D1-T3-7040	F7
	Mesa	 (Black)	1 (20'), 2**, 5, 8, 9	NA or 6	3	75/80	4000K	7,456	B2-U0-G2	PMM-E03-LED-E-U-T3.ies	E5
			1 (20'), 2**, 5, 8, 9	NA or 6	3	150/150	4000K	14,911	B3-U0-G3	PMM-E06-LED-E-U-T3.ies	I6
			1 (20'), 2**, 5, 8, 9	NA or 6	5	258	4000K	28,336	B5 U0 G4	MSA-SA4D-740-U-5WQ.ies	P5
GE	EPTC	 (Black)	1 (20'), 2, 8	NA or 6	3	65/70	4000K	7,300	B3-U0-G1	eptc02_07A40_____.ies	D4
	Traditional Carriage (Town & Country) - No Side Panels	 (Black)	1 (20'), 2, 8	NA or 6	3	39/40	3000K	4,090	B1-U0-G2	EPTT01_F4BN30_____-120-277V.IES	C2
			1 (20'), 2, 8	NA or 6	3	39/40	4000K	4,110	B2-U0-G2	EPTT01_F4BN40_____-120-277V.IES	C2
			1 (20'), 2, 8	NA or 6	3	73/70	3000K	7,425	B1-U0-G2	EPTT01_F7DN30_____-120-277V.IES	E2
			1 (20'), 2, 8	NA or 6	3	73/70	4000K	7,660	B2-U0-G2	EPTT01_F7DN40_____-120-277V.IES	E2
	Traditional Carriage (Town & Country) - W/Side Panels	 (Black)	1 (20'), 2, 8	NA or 6	3	39/40	3000K	3,500	B1-U3-G3	EPTT01_F4BA30_____-120-277V.IES	C2
			1 (20'), 2, 8	NA or 6	3	39/40	4000K	3,600	B1-U3-G3	EPTT01_F4BA40_____-120-277V.IES	C2
			1 (20'), 2, 8	NA or 6	3	73/70	3000K	6,450	B1-U4-G3	EPTT01_F7DA30_____-120-277V.IES	E2
			1 (20'), 2, 8	NA or 6	3	73/70	4000K	6,750	B1-U4-G3	EPTT01_F7DA40_____-120-277V.IES	E2

*Also available in double bracket configuration

**New construction only

Post Top B – 8/24/21

POST TOP LIGHTING (Page 2 of 2)

Manufacturer	Style	Fixture	Pole Options	Bracket Options	Light Pattern	Line Watts/ NEMA Label	Color Temp	Lumens	Glare Rating (BUG)	.ies File	Billing Tier
Holophane	Granville		1, 5, 8*	NA or 4, 6	3	37/40	3000K	4,704	B2-U3-G4	ISF 193553P6 GVD3 P20 30K XXXX GL3LU.ies	C5
			1, 5, 8*	NA or 4, 6	3	37/40	5000K	5,075	B2-U3-G4	ISF 193553P8 GVD3 P20 50K XXXX GL3LU.ies	C5
			1, 5, 8*	NA or 4, 6	3	51/50	3000K	7,216	B2-U4-G5	ISF 193553P10 GVD3 P30 30K XXXX GL3LU.ies	D5
			1, 5, 8*	NA or 4, 6	3	51/50	5000K	7,484	B2-U4-G5	ISF 193553P12 GVD3 P30 50K XXXX GL3LU.ies	D5
	Granville		1, 5, 8*	NA or 4, 6	3	51/50	5000K	8,210	B2-U5-G4	ISF 193532P12 GVD3 P30 50K XXXX GL3.ies	D5
	Granville		1, 5	NA or 4	3	37/40	3000K	4,704	B2-U3-G4	ISF 193553P6 GVD3 P20 30K XXXX GL3LU.ies	C5
			1, 5	NA or 4	3	37/40	5000K	5,075	B2-U3-G4	ISF 193553P8 GVD3 P20 50K XXXX GL3LU.ies	C5
			1, 5	NA or 4	3	51/50	3000K	7,216	B2-U4-G5	ISF 193553P10 GVD3 P30 30K XXXX GL3LU.ies	D5
			1, 5	NA or 4	3	51/50	5000K	7,484	B2-U4-G5	ISF 193553P12 GVD3 P30 50K XXXX GL3LU.ies	D5
King	K56		1, 2, 5, 8	NA	3	60	3000K	4,338	B1-U3-G1	0056TP4AR3X06030XXE.ies	E5
			1, 2, 5, 8	NA	3	100	3000K	6,311	B2-U3-G2	0056TP4AR3X10030XXE.ies	G5
	K56 (No lens)		1, 2, 5, 8	NA	3	60	3000K	4,598	B1-U0-G1	0056TP4NL3X10030XXE.ies	E5
			1, 2, 5, 8	NA	3	100	3000K	6,731	B2-U0-G2	0100WP4NG3X04030XXE.ies	G5
	Vizcaya		1, 2, 5, 8	N/A or 4, 6	3	40	3000K	4,190	B1-U0-G1	0100WP4NG3X04030XXE.ies	C5
			1, 2, 5, 8	N/A or 4, 6	3	60	3000K	5,986	B2-U0-G2	0100WP4NG3X06030XXE.ies	E5

*Also available in double bracket configuration

**New construction only

Post Top B – 8/24/21



LED Lighting Solutions

Brackets and Poles

Discover a New Road to Efficiency

BRACKETS (Page 1 of 2)



1

Style
Standard 2', 6', 8', 12' Side Mounted
Color
Silver



2

Style
Standard 8' Side Mounted Arm or Standard 6', 8' Tenon Mounted Arm
Color
Black



For pole
#4 only



3

Style
Decorative 6' Single or Double, Tenon Mounted Arm or Decorative 48" Pedestrian Side Mounted Arm
Color
Black



LED Lighting Solutions

Brackets and Poles

Discover a New Road to Efficiency

BRACKETS (Page 2 of 2)



4

Style

Decorative Double Bracket
Tenon Mounted Arm

Color

Black
Green



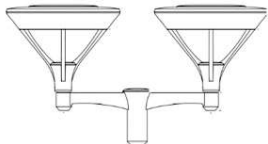
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Style

Multiple Fixture
Configurations
Available

Color

Black
Gray
Bronze



6

Style

Decorative Double
Modern Bracket
Tenon Mounted Arm

Color

Black

POLES

**Standard
Concrete**



1

Tenon Mount
20' (13' MH)
35' (27'6" MH)

**Standard Black
Fiberglass**



2

Tenon Mount
13' (10' MH)
20' (15'6" MH)

**Black Washington
Concrete**



3

Tenon Mount
23' (16' MH)

**Black Octagonal
Concrete**



4

Tenon Mount
37' (30' MH)

**Black or Green
Washington Concrete**



5

Tenon Mount
18.5' (14'6" MH)

**Standard
Wood**



6

Arm Mount
35' (29' MH)
40' (33'6" MH)
45' (38" MH)

**Standard
Concrete**



7

Arm Mount
30' (22'6" MH)
35' (27'6" MH)
40' (30" MH)
45' (35' MH)

**Black Tapered
Concrete**



8

Tenon Mount
14'6" (10' MH)
21'(15'6" MH)
33' (24' MH)

**Grey Round Concrete Pole
on Concrete Base**
(Non-roadway Only)



9

22' pole
25' MH

*MH = Approximate Mounting Height

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: December 16, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of November 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

59 Cuna Street (Interior Remodel with update of mechanical, electrical, and plumbing as needed)

322 Charlotte Street (Replacement of damaged electrical riser and panel)

85 Marine Street (Electrical repair of wire in existing meter)

112 St. George Street (Change-out of heat-pump system)

20 Aviles Street (Cedar roof replacement with Jumbo Reserve Cedar Wood Shakes in same pattern as existing)

88 Marine Street (aka 305 & 307 Charlotte Street) (Remove existing roof cover and replace with architectural shingles)

DEMOLITIONS

100 Menendez Road (Full demolition as approved by HARB)

63 Oneida Street (Full demolition as approved by HARB)

160 Blanco Street (Full demolition as approved by HARB)



Candice Seymour, Planning and Building Clerk