CITY OF ST AUGUSTINE EST. 1565

# CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

## A G E N D A - *AMENDED

## THURSDAY, MARCH 17, 2022 - 1:00 PM

### ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance): None
6. Continued Items from the previous HARB meetings

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| *a) | HP2022-0001<br>Continued from<br>February 17, 2022<br>WITHDRAWN BY APPLICANT | Enterprise Roofing - Applicant<br>Carlos and Tiffany Carrion Revocable Trust – Owner<br>23 Rohde Avenue<br>For partial demolition to remove the brick chimney on a building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is contributing to the North City National Register Historic District. |

7. Certificate of Appropriateness

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| a) | HP2022-0010 | A to Z Custom Homes Inc. - Applicant<br>Pirate Haven LLC - Owner<br>118 Avenida Menendez<br>To replace existing cedar shake roof with composite cedar shakes. |
| b) | HP2022-0011 | A to Z Custom Homes Inc. - Applicant<br>Historic Fraser Properties LLC - Owner<br>5 Spanish Street<br>To replace existing cedar shake roof with composite cedar shakes. |
| c) | HP2022-0012 | A to Z Custom Homes Inc. - Applicant<br>National Society of Colonial Dames - Owner<br>28 Cadiz Street<br>To replace asbestos roof shingles with composite slate shingles. |

d) HP2022-0009
Len Weeks Construction Design Development - Applicant
St. Augustine Art Association - Owner
22 Marine Street
To replace exterior divided-lite French doors with aluminum-clad impact-resistant doors styled to match existing exterior wood doors and to install metal roll-down hurricane shutters on courtyard windows.

e) HP2022-0015
Len Weeks Construction Design Development - Applicant
Claude L. Weeks, Jr. - Owner
58 Hypolita Street
To enclose an existing covered porch area on the north-east corner with stucco walls and install a wood window on the Spanish Street elevation with finishes and materials to match the existing building.

f) HP2022-0014
Michelle D. Ruby, Luckie Street Enterprises - Applicant & Owner
308 St. George Street
To construct a one-story attached addition and a detached two-story building at the rear of the existing residential building; to renovate the existing residence including window, door, and roof replacement, changes to fenestration and removal of exterior walls on north and west elevations for additions; and site modifications to include addition of in-ground pool, paved patio and rear driveway, wood deck, lighting, landscaping, and a wood picket fence along the front elevation.

8. Certificate of Demolition and Partial Demolition

*a) HP2022-0013
WITHDRAWN BY APPLICANT
St. Johns County Hurricane Housing Recovery Program - Applicant
Margaret Hankerson – Owner
158 Blanco Street
To demolish a building constructed ca.1885-1899 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

b) HP2022-0016
Matthew and Kimberly Harrod - Applicant & Owner
40 Water Street
To partially demolish a residential building constructed c. 1906 that is recorded in the Florida Master Site file and is a contributing structure to the Abbott Tract National Register Historic District, for work related to a building elevation and rehabilitation including the removal of the front, side, and enclosed rear porches, upper deck one-story north wing, portions of exterior wood and all cedar shake siding, changes to fenestration, and removal or replacement of certain doors and windows.

*c) HP2022-0008
Previously 8(a): Incomplete Application at time of printing

Michael Silverio Sr., Shotgun Saragossa LLC - Applicant & Owner
74 Saragossa Street
To demolish a building constructed ca.1904-1910 that is recorded in the Florida Master Site File and is an altered but contributing structure to the Model Land Company National Register Historic District.

9. Consideration for Local Historic Landmark Status

a) HP2022-0017

Caleb J. King - Owner
2 Tremerton Place
To evaluate 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 for a residential building constructed c. 1917 – 1924 that is recorded in the Florida Master Site File but not located in a district.

10. Planning and Building Staff Communications

a) 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
February 17, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 17, 2022, 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
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Barbara Wingo

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Amy Skinner, Planning and Building Director
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

**2. General Public Comments for Items not on the Agenda**

(None)

**3. Approval of Minutes**

**MOTION**

**Mr. Benoit MOVED to APPROVE the January 20, 2022, minutes with the above corrections. The motion was SECONDED by Dr. Wingo.**

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

**4. Modification and approval of Agenda**

Ms. Duncan announced there was a request to change Item 8(b) and move it in between Item 6(a) and 7(a).

**MOTION**

**Mr. Weaver MOVED to APPROVE the modifications to the Agenda and make Item 8(b) to the first order of business on new items. The motion was SECONDED by Mr. Benoit.**

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

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

(None)

**6. Continued Items from Previous Meetings**

**6. (a) PL2021-0176 – Jar Property Management Corporation– Applicant & Owner**
**159 Cordova Street**

**To construct a masonry wall along the front and portions of the north and south property lines to create a flood barrier.**

Ms. Seymour 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

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actions for a Certificate of Appropriateness at 159 Cordova Street:

1. CONTINUE the application to allow the applicant time to clearly illustrate the proposed design with appropriate material and how it relates to the existing structure, provide documentation that construction of the wall would sustain potential flood waters, and consider additional guidance provided by HARB.

2. APPROVE the application if the board finds that it meets the Secretary of the Interior's Standards for Rehabilitation 9 as a compatible contemporary design with the following conditions:

a. Confirmation of full dimensions (height, width, and depth)

b. Clearly stated material, design, and color

Joseph Repole provided a review of the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Four-foot high wall would offer some flood protection
- In favor of having the opening at the front
- Simple materials would be better
- In favor of smooth stucco and perhaps a cut coquina cap or tapered designed cap
- Pre-cast piece shown was for a pier
- Concerned with the lack of a proper drawing as it was challenging to understand
- Unable to know exactly what wall would look like and what materials would be used
- Part of the history of the property was a coquina wall and four feet was a good compromise
- Existing wall was in backyard and wanted to expand it into the front
- Provided several options for materials: match the back yard or use a stucco coquina finish
- Wanted to have architectural detailing around top
- Was supported by a material already on property and had more of a rustic look
- Material was appropriate and felt it fit the style
- Stucco wall seemed a bit out of character
- Unsure if materials were accessible and poured coquina wall would be an expensive solution
- Could have stucco wall as there was a precedence in the neighborhood already
- Material should have been provided to Board
- Back wall would not be connected, and water could still invade the area
- Applicant wanted to construct wall as shown in the exact way with same thickness
- Wall would be straight without piers
- Wall would mitigate most of the water
- During storms could add hurricane barriers to protect home and not obstruct the view
- Smooth stucco with a cut coquina cap was on the street already and had set a precedence
- Problem was smooth stucco finish was not intrusive when it was lower; however, the higher it was the more it did not fit with the style of the home
- Coquina block fit the era even though it was not attractive
- Four-foot wall would have never been in the front of the home
- Anything in front of the home should be appropriate
- Adding a fence in front of the stucco would be a nod to the AGHP

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- Could add plants to help soak up water then wall could be lowered with a fence in front
- Wall height would not protect applicant's home from hurricane

Mr. Benoit said there seemed to be Board consensus for a four-foot wall or lower with a picket fence in front.

Mr. Repole said he provided elevations which were from the City and the wall had been suggested to be between five or six feet high to protect the home from a hurricane. He said he felt he had aleady compromised as to what he wanted to be aligned with the Board.

Ms. Duncan stated for this type of home it should have a wooden fence to abide by the AGHP

Mr. Repole said he had left views open, conceded to the opening and flood barrier wall, and was open to any material, and asked for approval of four-foot wall with a fence in front. He said the finish was less of an issue but would do the stucco. He said this would allow him to follow the guidelines and protect his home.

Mr. Weaver said these were done on a case by case basis and wanted a drawing of what it would look like before construction. He said if staff were willing to review it, he would be in favor.

Mr. Benoit asked if the motion were detailed was staff comfortable with a drawing being submitted at the time of the building permit that showed elevations and footing details as required for the permit.

Mr. Weaver stated the standards were a prior application provided by Mr. Crichlow, which had been approved. He said it had to be specific and to staff's satisfaction; however, if not, it would return to the Board.

Ms. Seymour asked the Board to specify the material and type of wood fence was to be in front.

Mr. Weaver indicated the Board wanted it to be to the level of the previous application and needed to meet the guidelines. He said if the drawing were of that quality and met the guidelines then it was fine.

Ms. Seymour clarified the masonry wall behind would be four-foot-high, a smooth stucco finish without a cap with the picket fence in front.

**MOTION**

**Mr. Weaver MOVED to APPROVE a masonry wall at 159 Cordova Street that would be four feet high, smooth stucco, will have a designed picket fence appropriately before it based on the architectural guidelines and the precedence based on the Crichlow project with a 74 inch opening on the front, and color would be white stucco color and white picket fence. The motion was SECONDED by Mr. Benoit.**

Mr. Benoit asked about the height of the picket fencing.

Ms. Duncan suggested having the top railing of the fence align with the masonry wall.

Mr. Weaver said it should be based off the prior approved application.

Mr. MacDonald said the picket fence should not be eight feet tall but should cover the masonry wall.

Dr. Wingo added the fencing should be appropriate to the era of the home.

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

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**7. Certificates of Appropriateness**

**7. (a) HP2022-0002 – Sisters of St. Joseph, Inc. – Applicant & Owner**
**34 Aviles Street (241 St. George Street)**

Mr. Benoit recused himself from the application.

**To replace the new covered entry with an enclosed vestibule connecting the archive building, constructed c. 1940s, and Lourdes Hall, and to construct a storage closet on the east elevation of Lourdes Hall.**

Ms. Seymour 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 the Certificate of Appropriateness at 34 Aviles Street:

1. APPROVE if the HARB finds that the application meets the Secretary of the Interior's Standards for Rehabilitation 9 because the proposed vestibule and storage space are of compatible mass, scale, design, and material to the existing buildings and that the proposed alterations will not have a negative impact on the historic streetscape.

Les Thomas provided a review of the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Area was unable to be seen from the street and had no fenestration
- One of the removed windows would be relocated to the storage room
- Handicap ramp had to stay and would have cut across the windows
- Trim around building was ran in front of the vestibule and would agree to run across the storage room
- Concerned with the water coming off the roof leading to the ramp
- Would have a gutter system that tied into Lourdes Hall underground
- Ramp was directed to storage area with a continuous slope
- Mitigating factor was it was impacting a historic building
- In favor and thought design was compatible

**MOTION**

**Mr. MacDonald MOVED to APPROVE Item HP 2022-0002, 34 Aviles Street for a construction of a breezeway between two building with the addition of the band on the left side of the breezeway. The motion was SECONDED by Mr. Weaver.**

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

**7. (b) HP2022-0003– Cornelius Peter (a.k.a Bud) Dungan– Applicant**
**Cornelius Peter and Kimberly Kay Dungan– Owner**
**174 Avenida Menendez**

**To add a new door, canvas awning, decking, and iron railings, and return shutters to second-story windows above a one-story flat-roofed wing of the south elevation visible from Avenida Menendez and construct a new access-stair from the open porch below, to construct a new parking area with brick pavers and an adjacent wall with gate at the rear/west and replace and modify an existing masonry wall and wood gate on the Marine Street property line .**

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without

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the support of evidence to the contrary, staff finds that the board can take the following actions foe a Certificate of Appropriateness at 174 Avenida Menendez:

1. APPROVE the application with the following findings:

a. The proposed rear parking area and modifications of the existing wall / associated new walls and gates meet Secretary of the Interior Standard 9 as a compatible contemporary design.

b. The alterations to the south elevation of the building meet Secretary of the Interior Standards 9 and 10, because the access stair from the first-story patio, wrought-iron rail, and canvas awning are compatible contemporary additions, and if applicant indicates that the second story decking, rail and awning are reversible in nature; OR,

2. CONTINUE the application to allow the applicant to provide further detail and consider more compatible designs as recommended by the HARB

Bud Dungan and Les Thomas provided a review of the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi asked about the parking at the rear of the home and if the yellow curbing were removed would it affect the neighbors with the new parking space. She said if the yellow curb were removed it would allow more parking on an already narrowed street.

Mr. Dungan replied there was a flat wall across the street at his neighbors' home and they would not be obstructing the area.

Public hearing was closed.

Mr. Thomas pointed out there was not enough room to leave any cars on the street.

The Board discussed:

- Wanted to have a car screen but was unable to fit
- Unable to have two curb cuts on same side of the street and one was at the garage
- Was a nod to the Moorish architecture
- Wanted more examples of the Moorish revival buildings with these railings as it seemed plain
- Anything added to the residence would be removeable
- Post would be bolted in and railing would be attached to the post
- Roof was pitched and water would flow to the scupper which was underground that flowed on to Marine Street
- Decking would be wood and would not been seen from the exterior
- Perhaps awning could be pushed back off Avenida Menendez, but railing was fine
- Adding a French door on the south elevation improved the façade
- Partially removed wall that was added when the garage was built
- Home was built to have views of the Bay
- In favor of the simple rail system in order to not create a false sense of history
- Shutters would be on the two windows matching the awning
- Color of shutters would be same as awning either brown or hunter green
- Felt shutters on the home would be an improvement and would be made of wood
- Finish materials and colors would be any of the pre-approved colors unless Board indicated otherwise
- Style of shutters would be approved by staff
- Stairs under the deck would be wood and tiled treads
- Metal staircase would be more appropriate

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- Could do stucco with tile and a wrought iron
- Material in new parking area would be brick

**MOTION**

**Mr. Benoit MOVED to APPROVE application HP2022-0003 finding that the proposed awning and wrought iron materials do meet the Secretary of the Interiors Standard number nine, as compatible contemporary design for the existing house and ask that the applicant supply staff with material details for the shutters, and the railings as well as preapproved colors for the awning and the shutters. The motion was SECONDED by Mr. MacDonald.**

Mr. MacDonald said the tile for the stairs needed to be approved.

Dr. Wingo said the tile should be appropriate and asked if the Board was approving the parking area and materials.

**Mr. Benoit AMENDED the MOTION to include the parking area and the brick materials as submitted.**

**The AMENDED MOTION was SECONDED by Mr. MacDonald.**

**VOTE ON MOTION:**
**AYES: Benoit, MacDonald, Wingo, Weaver, Duncan**
**NAYES: NONE**
**MOTION CARRIED UNANIMOUSLY[1]**

**8. Certificate of Demolition and Partial Demolition**

**8. (a) HP2022-0001 – Enterprise Roofing – Applicant**
**Carlos and Tiffany Carrion Revocable Trust– Owner**
**23 Rohde Avenue**

**For partial demolition to remove the brick chimney on a building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is contributing to the North City National Register Historic District.**

Ms. Seymour 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 may take the following actions for a Certificate of Demolition at 23 Rohde Avenue:

1. APPROVE for removal of the chimney due to its structural condition with the determination that it is not a character defining feature of the building and with the condition that the applicant salvage the brick if feasible; OR,

2. CONTINUE the application to allow the applicant time to determine the feasibility of restoring the chimney and/or provide a report from a licensed architect or engineer regarding its structural integrity because the chimney is a character-defining feature of the building

Carlos Carrion and Chris Felix provided a review of the application.

Ex Parte Communication:

(None)

20 certified notices were sent, 6 were returned in favor, 1 was returned opposed and 4 had comments.

Public hearing was opened.

BJ Kalaidi stated that she hoped the decision would be based on facts before allowing removal the chimney. She said the home contributed to the North City Register District.

Public hearing was closed.

[1] Break from 3:04p.m.- 3:15p.m.

The Board discussed:

- Chimney was a character defining feature as they were not seen in new construction
- Board had previously approved removal if unable to be seen from the street
- Unsure of the accuracy of the cost it would take to fix the chimney
- Chimney was associated with an unused fireplace
- Photos showed the chimney was compromised
- Chimney had a lean but was stable
- In favor of repair unless deemed unsafe
- Could be repointed for less than quote provided
- Chimney was around eight to ten feet tall
- Felt that price on the removal was anecdotal information
- From testimony, chimney was not in eminent danger and could be repaired
- Restoration of home should include chimney
- Style of home was a simple vernacular
- Porch was made of coquina and chimney was significant
- Could support if hazardous, but if not should make a good faith effort to save
- Needed report from a structural engineer
- Provided a cost estimate for the repointing
- Could block the chimney on the inside with concrete and then have it repointed
- Felt there were other options to save the chimney

Mr. Weaver said the Board had three options for the application. He stated there was a consensus not to remove the chimney at this point; however, the application could be continued for Mr. Carrion to provide more documentation.

Mr. Benoit asked Mr. Carrion if he wanted to continue the application and provide the Board with more information or a denial in order to move forward with the reroofing and repoint the chimney when convenient.

Mr. Weaver said the Mr. Carrion could also withdraw the application because a denial was with prejudice and could be appealed to the City Commission.

Mr. Carrion said he would like to have an engineer come out and look at the chimney.

**MOTION**

**Mr. Weaver MOVED to CONTINUE to March 17, 2022 application HP 2022-0001, 23 Rohde Avenue for the partial demolition of a brick chimney. The motion was SECONDED by Mr. MacDonald.**

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

**8. (b) HP2022-0004 – Donald G. Poling, Jr– Applicant & Owner**
**148 Cunningham Avenue**

*Heard after Item 6(a)*

**To demolish a residential building constructed ca. 1885-1894 that is recorded in the Florida Master Site File and not located in a district.**

Ms. Seymour 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 148 Cunningham Avenue because it is not a local landmark or otherwise designated as a historic building; additionally, the Board may consider the following conditions:

For any salvageable 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,

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and the like for reuse in restoration of other historic properties.

To limit the time that the lot is vacant, the applicant shall submit the demolition permit application and the building permit application for a replacement structure simultaneously.

Donald Poling provided a reviewed the application.

Ex Parte Communication:

Mr. Weaver disclosed ex parte communication during Board comments.

17 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 1 had comments.

Public hearing was opened.
BJ Kalaidi spoke in opposition to the application and knew the Board would be unable to prevent the demolition and felt it was because due to neglect. She was concerned the City was changing and it was because of the neglect and thought St. Augustine would not be a historic City much longer.

Public hearing was closed.

The Board discussed:

- Would be a difficult building to repair
- Building had structural integrity and did not see much compromise
- Seal beams shown to be in good shape
- Building had not fallen as windows were in line
- If it was in a district, the building could be contributing; however, it did not meet the threshold
- Condition should be to salvage any materials that could be saved
- Dr. John Vetter previously lived in the home
- Home was an important part of St. Augustine's connection to early tourism
- Not eligible as a local landmark
- Questioned how much of the salvageable material could be used

Mr. Benoit said most of the time the glass from the windows could be used. He said unless the window was to be taken from the building and put back in the same building the window could not be used.

Dr. Wingo said there were limitation when applicants were instructed to salvage materials. She felt the City should have information on the website to help the applicants know what to do with it.

Discussion continued:

- Wood looked to be in good shape for reuse
- Most wood was destroyed by termite damage
- Able to salvage 1922 cast iron tub
- Wanted to use salvageable materials to build shed on the property
- Property had not been painted or used for the past forty years

Ms. Duncan asked if the applicant could provide drawings and photos of the property because it was an important part of history for St. Augustine.

Ms. Courtney stated that could be added by the Board.

Mr. Weaver requested a comprehensive interior and exterior photographs, floor plan, all elevations and any other details.

**MOTION**

**Mr. Weaver MOVED to APPROVE Item 8(b) HP2022-0004, 148 Cunningham Avenue based on the staff report that the building was not able to be a local or national register landmark or a local or register district, and conditions outlined in the staff report, salvage historic materials, and limit the time the lot was**

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**vacant, and submit the demolition permit application and building permit application for replacement structure simultaneously, and based on the standards the building be photographed and measure drawings of the interior and exterior be prepared before the it was demolished The motion was SECONDED by Dr. Wingo.**

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

**9. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption**
**9. (a) HP2022-0005 – Herrick A. & Debra H. Smith – Applicant & Owner**
**22 Grove Avenue**

**To review Parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for a building constructed ca. 1894-1899, that is listed on the Florida Master Site File, faces Historic Preservation Zoning District 5, and is contributing to the North City National Register Historic District.**

Mr. Weaver wanted to disclose the applicant was a colleague of his wife and he was able to be unbiases as this would not affect his judgement**.**

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can APPROVE a CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 22 Grove Avenue if the HARB finds:

1. The property is listed as contributing to the North City National Register Historic District

2. The proposed scope of work to the exterior and interior complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation, with possible exception of the expanded paver driveway

3.The proposed work meets the criteria established by the Department of State (see #4 of attachments).

Herrick Smith provided a review of the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi pointed out they had not started the rehab on the project and since they were in favor of keeping the chimney on a previous application would they be keeping their chimney in order to stay in line with the Ad Valorem Tax Exemption. She asked if there was a time period that the renovations had to be done to be in to qualify for the tax exemption.

Ms. Courtney stated she did not believe there was a time limit. She said the Board heard part three in the fall of 2020 for 127 Oneida Street and the original Certificate of Appropriateness was heard in 2013. She said the third part of the application had to be complete before being heard by the City Commission for approval.

Mr. Smith clarified he did not take a position on a previous application either for or against.

Ms. Duncan asked if he had planned to keep the chimney on the home.

Mr. Smith responded in the affirmative.

Public hearing was closed.

The Board discussed:

- Early photos showed the porch could integrate or isolate who lives in the home

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- Unclear of what era the home would be in; however, liked the plan proposed
- Suggested to keep the interior intact as much as possible
- Relocation of the kitchen was to help diminish the street noise as traffic was increasing
- Moving of the kitchen was not historic to the property
- For the tax credit, the interior was important as well
- Interior molding, trim and doors would be reused in the home
- Historically, would need to have smaller rooms
- Sketch of the proposed interior had been provided
- Would be keeping most of the walls in the home
- Documentation was very detailed
- Enclosure of the porch had history, but opening did as well
- Minimum alterations to the interior were acceptable
- Consensus that building would qualify as a contributing structure
- Scope of work was in line with what the Board would expect repair, reuse, and work within the guidelines
- PV solar panels lasted thirty years and the roof would need to last the same amount of time
- Wanted to be transparent about the solar panels and were nearly invisible from the street
- Would have to change to a rib roof to use the solar panels
- Felt panels would not qualify under the Secretary of the Interiors standards
- Would be a ten-year covenant but could afterwards, but not appropriate
- Not obligated to restore the original roof due to changes happening over time
- Porch windows had been there for a long time, applicant provided documentation showing the opening
- Was not the function of the kitchen, but more so the plan
- More concerned with the removal of the wall

Ms. Lopez cautioned the Board from limiting the use of solar panels. She said State Statute Chapter 163.04 specifically prohibits any adoptable ordinance which limits or prohibits the installation of solar panels or other energy devices based on renewable resources. She said the Board could point out the non-historic nature of the panels; however, advised the Board not to deny based on the solar panels as they were preempted.

Mr. Weaver felt this did not meet the Secretary of the Interiors Standards and since they were asking for an incentive it should meet the guidelines, but it did not.

Dr. Wingo explained the State Law would preempt whatever the City of St. Augustine had said were the guidelines of the tax exemption; therefore, the Board could suggest different placement to keep within the historic character of the building.

Mr. Weaver said he understood it was a regulatory measure but this was an incentive and if the guideline stated this was not allowed, that would not prohibit him from having the solar panel, but the Board would not incentive it.

Ms. Courtney said on historic homes solar panels were not the norm; however, on page eight of the staff report it had the Secretary of the Interiors Standards regarding energy efficiently accessibility considerations which says " *although this work was quite often an important aspect to a rehabilitation project it usually was not part of the overall process of protecting or character defining features rather such work was assessed for it potential negative impact on the buildings historic character, for this reason particular care must be taken not to radically change, obscure, damage or destroy character defining materials or features in the process of meeting code and energy requirements*". She said at the least the scope of work for

DRAFT

the Ad Valorem Tax Exemption did not include the expense of the solar panels.

The Discussion continued:

- Solar panels could be removed
- No issue with it, but should be consistent
- Location of panels seemed to be placed appropriately
- Felt the roof material was incorrect
- North elevation (back) had eight-inch novelty siding added in the 1970's
- Original building was siding, and stone/shell block was added to the front as a façade
- Florida Master Site file showed a remodel from the 1920's
- Unable to find evidence of the porch not being an original feature
- Some of the red brick piers were stucco, only stucco on the building
- Asphalt shingles were not original to the home, thought original would have been wooden shakes
- Would not favor having an asphalt shingle on the roof but would be open to a metal roof
- Proposed using a master rib or union roofing
- Proposed metal roof would fit the spirit of the home
- Windows from front porch would be used on the back porch

**The Board discussed the roof and the material type. There was Board consensus that the material on the roof was grandfathered in and could be used.**

**There was Board consensus regarding the justification of leaving the porch open, there was a legal basis for the solar panels, and applicant had a right move forward with the design.**

Mr. Weaver said the pavers had not been discussed; however, could be negotiated. He said he and Dr. Wingo felt a major concern with the removal of the wall in order to create a modern open kitchen.

Discussion continued:

- Instead of removing entire wall could have a cased opening
- Could do a partial wall as a compromise
- Would need a support beam if removed the wall but would add the same casings and moldings

Mr. Benoit said the floor plan showed the wall being removed between the living room and kitchen completely. He said the Board was asking him to leave enough starter wall or wing wall that read like a cased opening instead of being completely open. He said the mill work could be used around the cased opening; the picture molding would be retained in the living room. He said the kitchen could be discussed with the applicant but if the cased opening were there it would reference the wall and keep the integrity of the ceiling and mill work.

Discussion continued:

- Pavers throughout the property leading towards the carriage house made it feel more modern
- Solution would be to keep concrete ribbons and could have pavers in the back
- Ribbons added a lot from the streetscape and compatible
- Should keep the ribbons as a driving path without the pavers
- Back area could have pavers with a smooth finish
- Ribbons were made of concrete and went back to the carriage house and could be repaired
- If replaced with shell-crete needed to be six inches thick in order to not break
- Could be administratively approved with like-for-like material

**MOTION**

**Mr. Benoit MOVED to APPROVE application HP2022-0005 finding that the property was eligible for the City's Tax Ad**

DRAFT

**Valorem Tax credit program with the following on the exterior of the building from the top moving down, that the Board identified the most compatible roof material to be the material that matches the current front porch roof material, finding that the rest of the exterior improvements were repair and replace in kind, including the driveway which shall remain in its current form but would be replaced with new concrete to match, and the existing chimney would remain as part of the application, on the inside the Board added the condition that the wall that currently separates the living room and the front bedroom be maintained in part with the access between the living room and the proposed kitchen be through a cased opening wider than the door that was there now but with a head height that matches the other openings inside the house such that the picture molding in the living room is retained. The motion was SECONDED by Mr. Weaver.**

Mr. Weaver said the other two items that needed to be added were they would allow the opening of the porch and the removal of the existing windows and would allow the solar panels as designed.

**MOTION**

**Mr. Benoit MOVED to add Mr. Weavers comments to the motion. Mr. Weaver seconded the AMENDED MOTION.**

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

**10. Planning and Building Staff Communications**

**10. (a) Planning and Building Staff Approved Permits Report**

(Provided for informational purposes)

**11. Other Business**

**11. (a) Review Architectural Guidelines for Historic Preservation (AGHP) update phase I draft**

Ms. Courtney provided a brief update regarding the AGHP update for phase one and said the consulting team received the information from the Board last spring of 2021 and provided a draft to staff in October/November that has been under discussion. She said they had received grants to update three National Register Historic Districts and National Historic Landmark nominations. She said they were discussing with the State regarding changes to those updates, and hoped to provide a draft in April, and a consultant would be able to attend to have the Boards feedback.

Mr. MacDonald asked if Mr. King wanted to protect his home and volunteered for it to be local historic landmark, at 2 Tremerton Place, could be possible.

Mr. Weaver pointed out the home was not in a historic district.

Mr. MacDoanld said it was similar to the home that was on Davis Shores. He said he wanted the home to have some level of protection.

Mr. Weaver said if in the district could be certified as a historic structure and then he could have a substantial deduction for the charitable contribution.

Ms. Lopez said Florida Statues provides for conservation easements that provided ad valorem tax exemptions, and it would include ecology, archeology, and historic preservation which would be another option for Mr. King. She said he would have to add a conservation easement on the property.

The Board continued their discussion about Mr. King's property being reviewed as a local landmark.

DRAFT

Mr. MacDonald said Mr. King was ready to start the process and was not concerned with the tax break.

Ms. Lopez said no Board member was able to present an application to the Board they sit on but if Mr. King was interested, he was able to write a letter asking HARB to consider his property for a local landmark. She said once the letter was complete then HARB could direct staff to start the process. She advised the Board if time was of the essences, they were allowed to instruct staff to move forward with noticing the hearing.

**There was unanimous consensus to move forward with the noticing of hearing for Mr. King's property to be reviewed for local landmark status**.

**12. Adjournment**

There being no further business, the meeting was adjourned at 5:10 P.M.[2]

**Catherine Duncan, Chairperson**

DRAFT

[2] Transcribed by Elyse Wiemann

## Meredith H. Randolph

**From:** Chris Felix <chrisfelix@enterpriseroofingllc.com>
**Sent:** Friday, March 4, 2022 3:22 PM
**To:** harb
**Subject:** Re: 23 Rohde Ave Roof

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Please withdraw our application for the chimney removal at 23 Rohde Ave.

--
Thanks,

Chris Felix
904-808-3319
ChrisFelix@enterpriseroofingllc.com
www.enterpriseroofingllc.com

ENTERPRISE ROOFING
WE SET THE STANDARD

---

**From:** Candice Seymour <cseymour@citystaug.com>
**Date:** Friday, March 4, 2022 at 11:01 AM
**To:** Chris Felix <chrisfelix@enterpriseroofingllc.com>
**Subject:** Re: 23 Rohde Ave Roof

Good morning,

I am reaching out regarding the partial demo application to remove the chimney at 23 Rohde Ave. Our front-desk staff indicated that you may want to withdraw the application. If this is the case, we just need an e-mail sent to harb@citystaug.com expressing your desire to withdraw the application. Otherwise, additional information can be sent to the same email address and is due **Monday, March 7, 2022.**

Don't hesitate to reach out to me or Julie Courtney with any questions.

Have a great day!

**Candice Seymour**
Historic Preservation Planner
City of St. Augustine

cseymour@citystaug.com
904-209-4326

*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.

CITY OF ST AUGUSTINE
EST. 1565

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

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

Application HP2022-0010 Address: 118 Avenida Menendez

Applicant: A to Z Custom Homes Inc.

Property Owner: Pirate Haven LLC

Project description: To replace existing cedar shake roof with composite cedar shakes.

| | | | |
|---|---|---|---|
| Architectural Style: | Spanish Colonial | Florida Master Site File: | SJ00196 |
| National Register: | St Augustine Town Plan: Reconstruction | Construction date: | c. +1961 |
| Archaeology Zone: | IB | Zoning District: | HP-2 |
| Parcel number: | 1983800000 | | |
| Agenda Item: | 7(a) | Previous Action(s): | COA F2003-0982 |

STAFF SUMMARY AND ANALYSIS:

1. In 1961 this Colonial Spanish masonry building was dismantled at its original location along the west side of Marine Street and reconstructed across the street where it now sits on a point at the intersection of Marine Street and Avenida Menendez, across the street from the bayfront and Municipal Marina. The building is in the Historic Preservation 2 (HP-2) zoning district and is on the list of contributing reconstructions within the St. Augustine Town Plan National Register Historic District as the Worth House.
2. A Certificate of Appropriateness application, F2003-0982, that proposed an alternative material (metal roof system) at this location was denied on November 20, 2003. The Board stated in the motion that a wood shake roof or authentic gray slate roof would be allowed.
3. Currently, the building has a wood shingle roof typical of the Spanish Colonial style according to historical evidence. The 1885 Sanborn map notes a shingle-roofed masonry structure on Marine Street where now exists a parking area. By 1924, the Sanborn map shows the same building with a composition roof. The 1930 Sanborn map, updated to 1965, shows the movement of the building across the street and marks the return of the roof to shingle material. No documentation on the roof's condition was provided by the applicant.
4. The applicant is proposing to replace the existing roof with a composite shake that may mimic the size, shape, color, and texture of wood shakes. The proposed replacement material is a plastic material molded and colored to have a similar visual profile to wood shake singles when installed.
5. The National Park Service (NPS), which falls under federal jurisdiction for permitting, installed a cedar shake similar like to that proposed on their headquarters building at 1 S. Castillo Drive, which is not located in or facing a Historic Preservation Zoning District. The applicant indicated this location as an example of the composite cedar shake in use.
6. Buildings to the rear on the NPS property retain natural wood shingles and a clear comparison can be made between the two at this location. While similar from a distance, the composite shake material does not appear to exhibit the same weathering and bleaching over time. Additionally, plant materials such as leaves, twigs, and mosses that are often found on wood shakes do not appear to accumulate on composite shakes.
7. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of materials in-kind or with appropriate alternative/substitute materials that match the composition, size, shape, color, and texture of existing roof surfaces; however, the AGHP also discourages use of new materials that do not convey the visual appearance of the surviving parts of the roof, or that is physically or chemically incompatible.

## 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 118 Avenida Menendez**:

1. **APPROVE** the application if the board finds that the proposed composite roof shingles are a compatible replacement material because they match the original roof material in size, shape, color, and texture and meet the Secretary of the Interior's Standards for Rehabilitation 6 for repair or replacement of deteriorated or missing architectural features based on historic evidence; or,
2. **CONTINUE** the application to allow the applicant time to submit a more appropriate material.
3. **DENY** the application because the composite material shingles are not appropriate for the style of the building or the district because they do not meet the Secretary of the Interior's Standards for Rehabilitation 2, for retention of distinguishing architectural character and 6 for repair or replacement of deteriorated or missing architectural features based on historic evidence.

*Candice Seymour*
Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. To replace existing cedar roof shakes with a Brava Synthetic Cedar Shake.

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**
9. **Compatible Contemporary Design for New Alterations and Additions**

**Architectural Styles and Periods**

**Second Spanish Period (1784-1821)**

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

**New Construction**

***Materials***

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

**Roofs and Roofing**

**Do...**

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

**Don't...**

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

**Pre-1821**

First Spanish Period roofs may be either flat or pitched. Simple parapets with tile or wood canales (rain spouts) must be used with flat roofs. Pitched roofs may be either gable or hip, with gables more common. Roofs are steeply pitched between 45° and 53°, giving the building a medieval appearance. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress, or wood shingles giving the appearance of thatch. Modern composition shingles are appropriate only if they replicate the color, texture and shape of historically documented material.

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. Reconstructions within the St. Augustine Town Plan Historic District

# STAFF PHOTOGRAPHS
## 118 Avenida Menendez

View from Marine Street Intersection

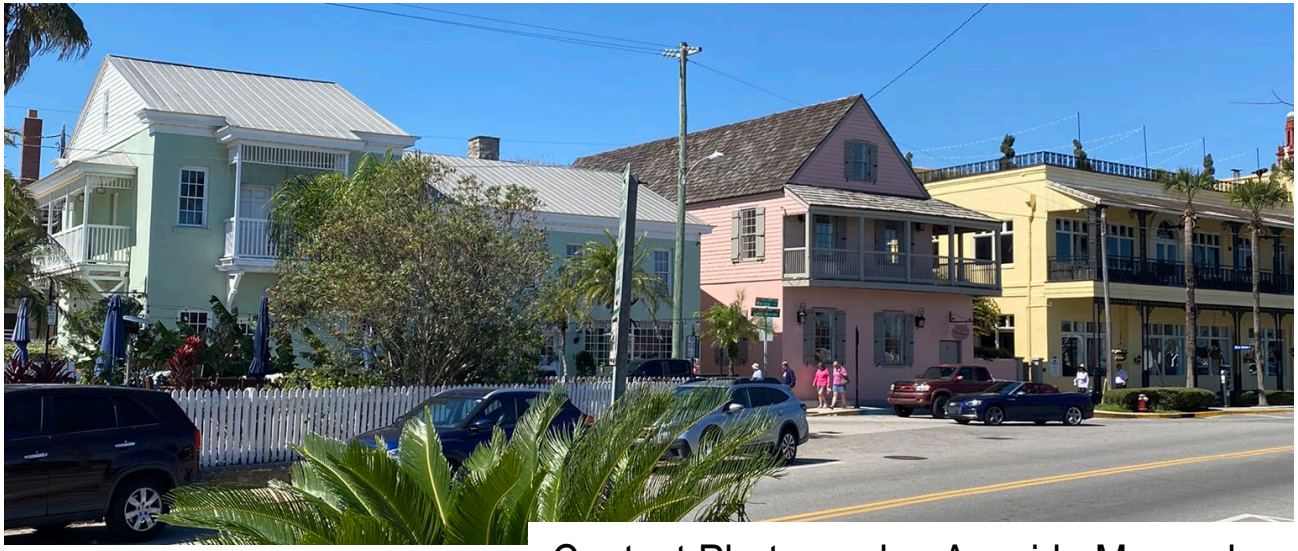
View from Avenida Menendez

# STAFF PHOTOGRAPHS
## 118 Avenida Menendez

View from Municipal Marina to the east

View from Seawall looking south

# STAFF PHOTOGRAPHS
## 118 Avenida Menendez



Context Photographs: Avenida Menendez

**STAFF PHOTOGRAPHS**
**118 Avenida Menendez**

National Park Service Headquarters
(Example of composite wood shakes in use nearby)

Rear buildings maintain real wood shakes

# STAFF PHOTOGRAPHS
## 118 Avenida Menendez

Comparing real and composite wood shakes side-by-side

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

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

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I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ196 1009==

Site Name: Worth House 830== Survey Date: 7912 820==

Address: 118 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 19 (block) 1 (lot) 868==

868==

Owner of Site: Name: Potter;

Address: 1 King Street

St. Augustine, FL 32084 902==

Occupant or Manager: St. Augustine Train Inc. 904==

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

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

UTM: (zone) (easting) (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

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II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
( ) Original Site 858==
( ) Restored - Date: 858==
(x) Moved - Date: 1960's 858==

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==

Date: +1961 844== Period: 20th cent. 845== Culture: Spanish 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stone (coquina); wood, BEC 854==

Structural Systems: Masonry, stone, (coquina) 856==

Features of Structure: (942)

Window Type: DHS 6/6 942==

Foundation: Stone Wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches, shed 942==

Porches & Balconies: Open balcony on north side, open 2nd floor porch landing on south side. 942==

Chimney Location: offset ridge. 942==

Materials: (882)

Chimney: Stone (coquina) 882==

Roof Surfacing: Wood shingles 882==

Ornament, Exterior: Spindle balustrade 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: Was moved from across the street and rebuilt stone by stone 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Former colonial, residential building moved across the street from its original site and used for commercial purposes. On the bayfront 859==

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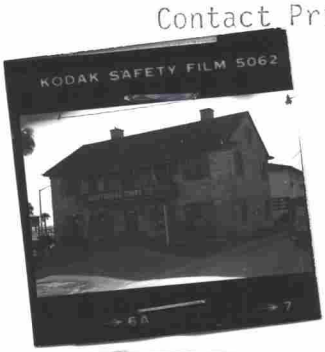
III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



## IV. SIGNIFICANCE

Areas of Significance: Architecture, Military, Families, Commerce, Tourism, Literature, Hotels, Religion 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Spanish Colonial style building at 118 Avenida Menendez known as the Worth House was reconstructed in 1961. The walls are constructed of coquina, the stone taken from the original house and moved across the street to rebuild the former residence on a new site. It is not stuccoed although covering masonry walls with plaster was a common practice for colonial buildings. A wooden balcony with spindle balustrade extends from the front (north) and an open two-story porch projects from the rear. The gable roof is shingled and wooden blinds accent the windows. The building is on the bayfront and near the Plaza.

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

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early

(over)

## V. BIBLIOGRAPHY

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

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

city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This historic reconstruction at 118 Avenida Menendez was rebuilt "stone by stone" from the coquina of the original colonial structure. The existing structure represents the house built by Miguel Ysardy between 1791 and 1799 and located on Marine Street on a site now occupied by a restaurant and parking lot. It served as one of the first hotels in the city operating under the names of Union Hotel, Levington's, and Bridier's. In 1821 the Reverend Andrew Fowler occupied a room in the hotel while establishing Trinity Parish Episcopal Church and administering to those stricken during the yellow fever epidemic.(4) General W. J. Worth owned the home from a time prior to the Mexican War. His son-in-law, Colonel John T. Sprague, was also a resident for a time. Author, Constance Fenimore Woolson, was an occupant.(5) An 1893 Tatler article mentions that Dr. George E. Walton, physician and author of medical works, repaired and remodeled the house while it was in his possession.(6) Sanborn maps show that the building was used for a variety of purposes including the Chamber of Commerce headquarters (1917) and a tourist Club and apartments (1924). A frame addition in existance from 1884 to 1910 was used for commercial purposes.(7) In 1961 the building was demolished and rebuilt on a lot closer to the bayfront. It now serves as a tourist center.(8)

Page 1

☐ Original
☒ Update

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

Site #8 SJ000196
Field Date 5-12-2016
Form Date 5-12-2016
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) Worth House — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

## LOCATION & MAPPING

| Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| **Address:** 118 | | Avenida Menedeez | _ | |

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 1983800000 — 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: 1961 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Cafeteria/Restaurant/Diner — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature updated windows and details
Additions: ☐ yes ☐ no ☒ unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — Describe _____

## DESCRIPTION

Style Spanish Colonial — Exterior Plan Rectangular — Number of Stories 2.5
Exterior Fabric(s) 1. Coquina block — 2. BEC ceiling board — 3. wood
Roof Type(s) 1. Gable — 2. _____ — 3. _____
Roof Material(s) 1. Wood shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. porches, shed
Windows (types, materials, etc.) composite DHS 6/6 with plank shutters

Distinguishing Architectural Features (exterior or interior ornaments) triangular lot; structure faces north and not street; patio seating in front; coquina block construction

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) paver patio seating with picket fence

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

# HISTORICAL STRUCTURE FORM

Site #8 SJ000196

## DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. _____ 2. Coquina

Structural System(s): 1. Masonry - General 2. _____ 3. Coquina

Foundation Type(s): 1. _____ 2. wall

Foundation Material(s): 1. Stone 2. _____

Main Entrance (stylistic details) single wood door with panels and decorative lights centrally located under porch

Porch Descriptions (types, locations, roof types, etc.) Open balcony on north side, open 2nd floor porch landing on south side

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource See Barbara Mattick NRHP Report Continuation Sheets

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) contributing building to the STA NR 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 (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

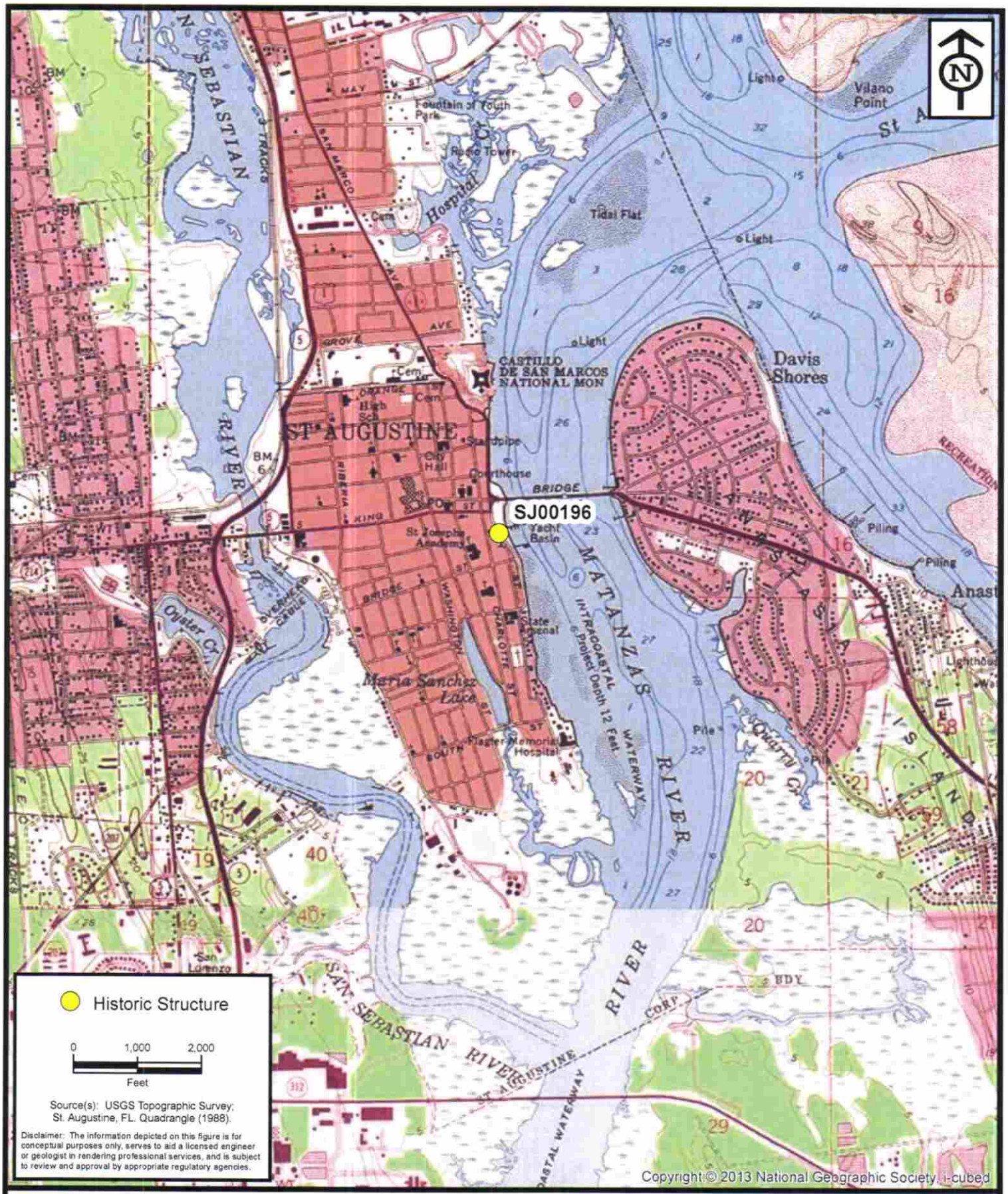
## Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.




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

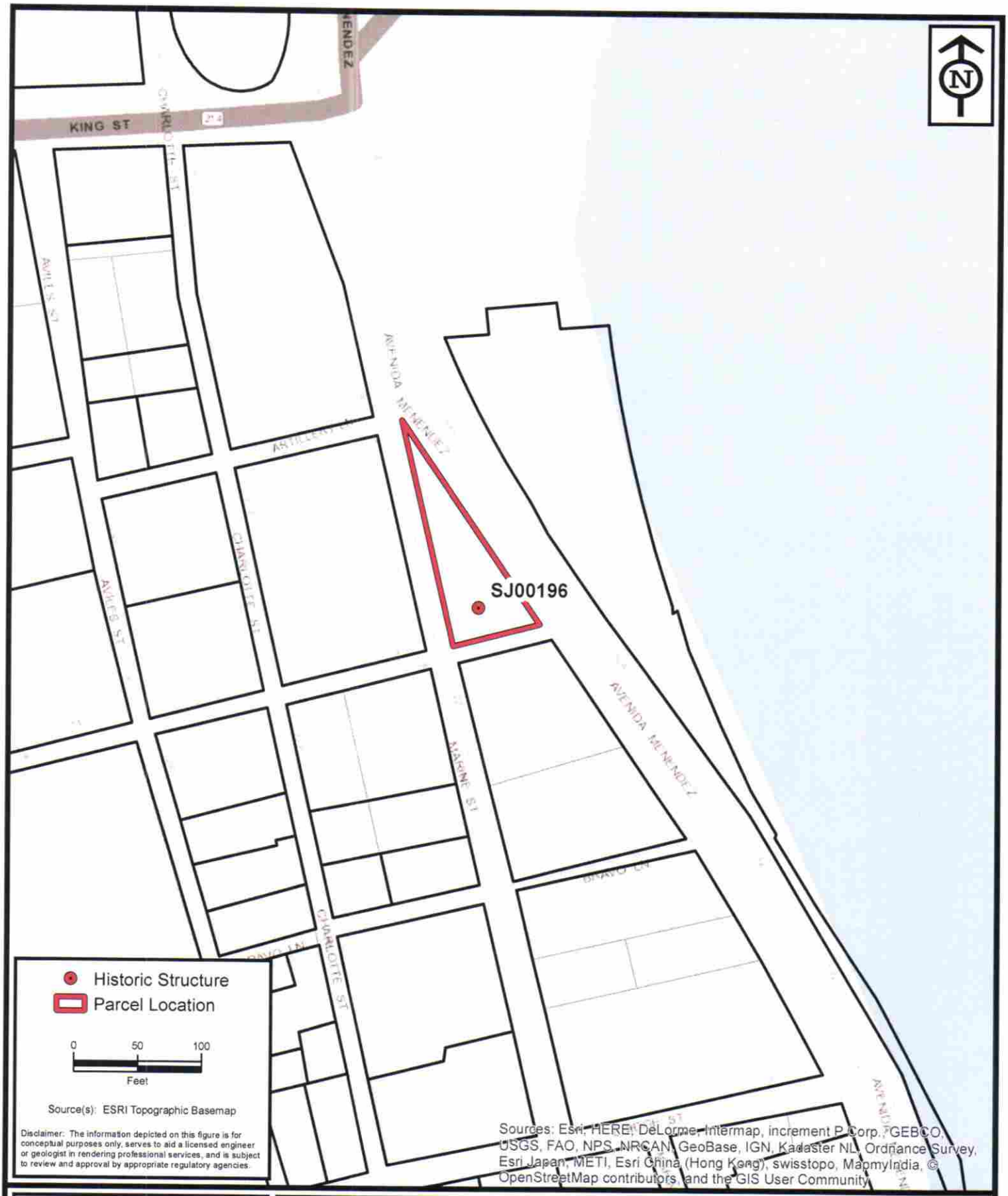
Project Location - SJ00196

# City of St. Augustine
# Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00196\Location.mxd Date: 1/28/2016 2:16:24 PM




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

Parcel Location - SJ00196

# City of St. Augustine
# Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00196\Parcel.mxd Date: 2/1/2016 4:22:23 PM



SJ00196

☐ Original
☒ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
**Version 5.0 3/19**

Site#8 SJ00196
Field Date 9-15-2020
Form Date 5-12-2021
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) Worth House — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine NHL NPS HIM — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

## LOCATION & MAPPING

| Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| 118 | | AVENIDA MENENDEZ | | |

Address: 118 AVENIDA MENENDEZ
Cross Streets (nearest / between) Between Cadiz St and Marine St
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 2015 — Plat or Other Map Location map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1963500000 — 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: 1800 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1961 — To (year): UNK
Current Use Restaurant — From (year): UNK — To (year): 2021
Other Use Commercial — From (year): _____ — To (year): _____
Moves: ☒yes ☐no ☐unknown — Date: 1-1-1961 — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature windows and details
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Local and National Hist. Distr

## DESCRIPTION

Style Spanish Colonial — Exterior Plan Rectangular — Number of Stories 2.5
Exterior Fabric(s) 1. Coquina block 2. Wood siding 3. _____
Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

6/6 DHS.

Distinguishing Architectural Features (exterior or interior ornaments)

Exposed coquina block masonry; shutters with metal shutter dogs; two-story porch; chamfered posts; triangular pediments on first floor windows.

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

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

# HISTORICAL STRUCTURE FORM

Site #8 SJ00196

## DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Other 2. Coquina
Structural System(s): 1. Masonry - General 2. 3.
Foundation Type(s): 1. Other 2. Wall
Foundation Material(s): 1. Stone 2.
Main Entrance (stylistic details)

Located at center of main facade; sheltered by two-story porch; secondary entrances at center rear, exterior stairway.

Porch Descriptions (types, locations, roof types, etc.)

Two-story porch is centered on main facade; sheltered by front-gabled roof with window in gable; porch roof supported by four chamfered wood posts; simple porch railings.

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

The 2 1/2-story Spanish Colonial building has a side-gabled roof crossed by a front-gabled roof over the 2-story porch; coquina masonry is exposed; shutters flank windows; triangular pediments on 1st story windows on main facade.

Archaeological Remains ☐Check if Archaeological Form Completed

## RESEARCH METHODS (select 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)

The building is an example of Spanish Colonial style; retains sufficient integrity; and contributes to the significance of St. Augustine National Historic 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. Architecture
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. Exploration/settlement
6.

## DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization University of Florida
Document description various File or accession #'s Digital Collection

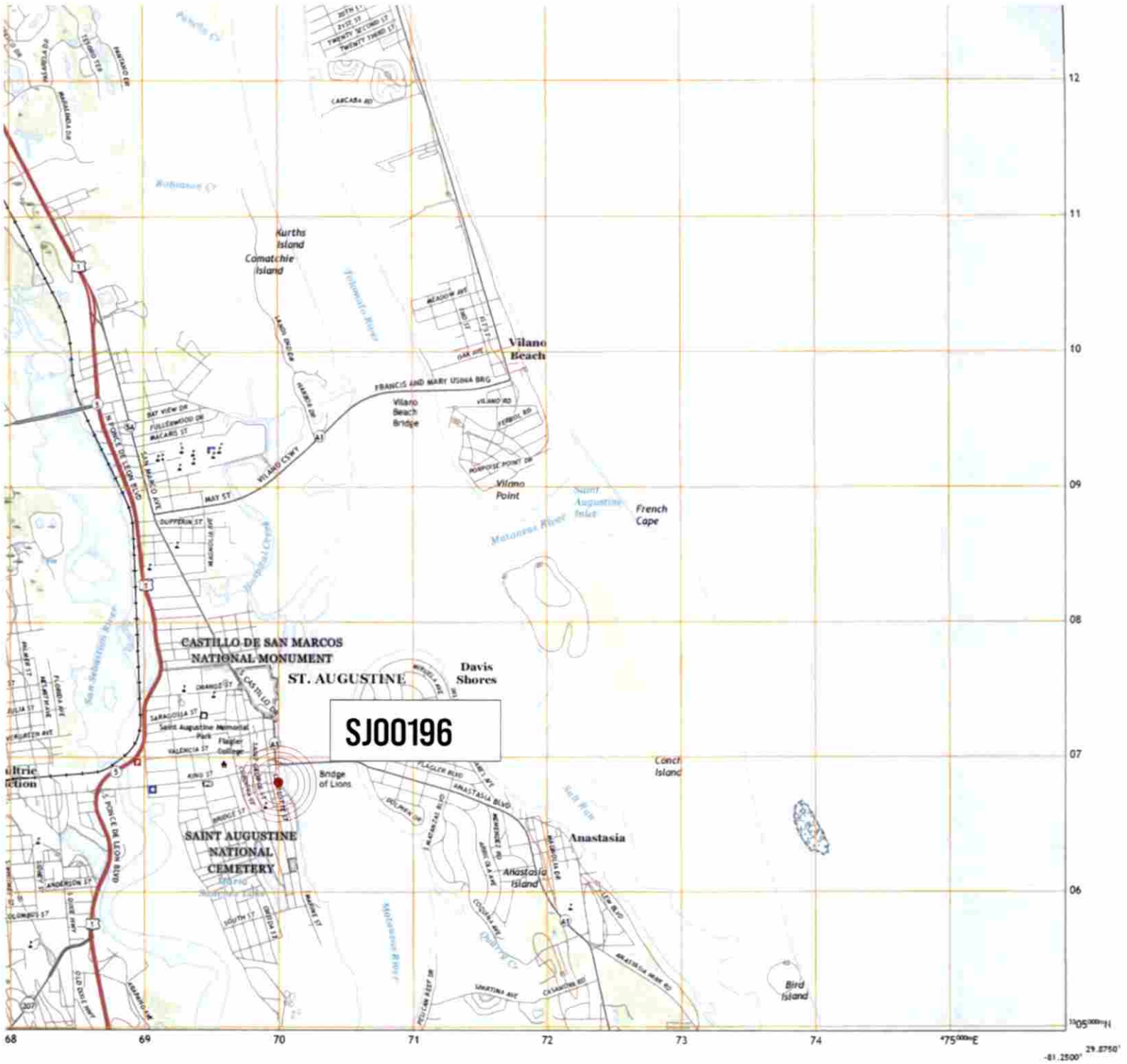
2) Document type All materials at one location Maintaining organization Florida Division of Historical Resources
Document description FMSF files File or accession #'s

## RECORDER INFORMATION

Recorder Name A. Jackson; S. Kim; M. Hylton III Affiliation University of Florida
Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

**Required Attachments**

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

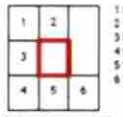



SCALE 1:24 000

KILOMETERS 0 0.5 1 2
METERS 1000 500 0 1000 2000
MILES 0 0.5 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.18




1 Durbin
2 South Ponte Vedra Beach
3 Bakersville
4 Elkton
5 Saint Augustine Beach
6 Saint Augustine Beach OE E

ADJOINING QUADRANGLES

**Produced by the United States Geological Survey**
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

**SAINT AUGUSTINE, FL**
**2018**

UF Historic Preservation UNIVERSITY of FLORIDA

# St. Augustine NHL NPS HIM
## Cultural Resources Survey
### St. Johns County, Florida

FMSF: SJ00196

Date: 02/18/2021

● Historic Building

PROPERTY APPRAISER
Eddie Creamer

# St. Johns County, FL

| | | | |
|---|---|---|---|
| **Parcel ID** | 1983800000 | **Physical Address** | 118 AVENIDA MENENDEZ SAINT AUGUSTINE |
| **Property Class** | 2105 - Owner Occupied Restaurants & Cafeterias | | |
| **Taxing District** | City of St Augustine | **Mailing Address** | PIRATE HAVEN LLC 118 AVENIDA MENENDEZ SAINT AUGUSTINE FL 32084-0000 |
| **Acres** | 0.14 | | |

N

| | | |
|---|---|---|
| UF Historic Preservation UNIVERSITY of FLORIDA | **St. Augustine NHL NPS HIM**<br>**Cultural Resources Survey**<br>St. Johns County, Florida | FMSF: SJ00196<br>Date: 5/12/2021<br>● Historic Building |

| UF Historic Preservation UNIVERSITY of FLORIDA | St. Augustine NHL NPS HIM<br>Cultural Resources Survey<br>St. Johns County, Florida | FMSF: SJ00196<br>Date: 02/18/2021<br>Historic Building |
|---|---|---|

| UF Historic Preservation UNIVERSITY of FLORIDA | St. Augustine NHL NPS HIM<br>Cultural Resources Survey<br>St. Johns County, Florida | FMSF: SJ00196<br>Date: 02/18/2021<br>Historic Building |
|---|---|---|

SJ196

# NATIONAL REGISTER OF HISTORIC PLACES
# PRELIMINARY SITE INFORMATION QUESTIONNAIRE

**FLORIDA DEPARTMENT OF STATE**

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

**Name and Location of Property**
O.C. White's Seafood & Spirits
118 Avenida Menendez
St. Augustine, FL 32084

**County:** St. Johns SJ196

**Has it ever been moved?** No __ Yes 1960 (year)

**Date of Construction or Significant Associations**
September 2, 1960

**Type of Property:**
- ____ Archaeological or Historic Site
- ____ Residential Building
- ____ Public Building
- ✓ Commercial Building
- ____ Other (Describe)

**Name and Address of Owner(s)**
Dave and Cathy White
118 Avenida Menendez
St. Augustine, FL 32084

I support __ oppose __ this effort to list or seek a determination of eligibility for listing my property in the National Register of Historic Places (optional).

**Owner's Signature & Date**

**Telephone:** 904-824-0808

**Original Use:** Residents / Headquarters for Red-sightseeing trolley trains

**Present Use:** O.C. White's Seafood & Spirits (Restaurant)

**Physical Description** (Indicate basic design and construction, and general condition at present time.)
Same coquina building materials used/made in 1790. Same construction and materials as the Castillo de San Marcos.

**Why is the property significant?**
The Spanish style colonial home constructed by Michael Reilly in the 1790s is now the parking lot. The actual building of the restaurant was constructed in 1960 with the same materials as the original structure belonging to the North of the War General William J. Worth family.

**Enclosures:**
- ____ Current Photos (original, required)
- ____ Historic Photos (if available, photocopy acceptable)
- ____ Location Map (required)
- ____ Proof of Ownership (Property Appraiser record or notarized letter, required)

**Name and Address of Person Submitting**
Taylor Streke
118 Avenida Menendez
St. Augustine, FL 32084

**Telephone (Daytime)** 904-824-0808

**Email** ocwhitesevents@yahoo.com

**Date:** 1/18/15 **Signature:**

**STAFF ONLY**

**Appears to be: Eligible, FNP** _____ / **Ineligible** _____, **due to** _____ / **Insufficient Info** ___ **Reviewer** _____ **Initial/date**
date sent

in Bella Bay Inn

RECEIVED 2015 JAN 20 AM 9:39 BUREAU OF HISTORIC PRESERVATION

O.C. WHITE'S
O.C. WHITES
118
OPEN

O.C. WHITE'S

118

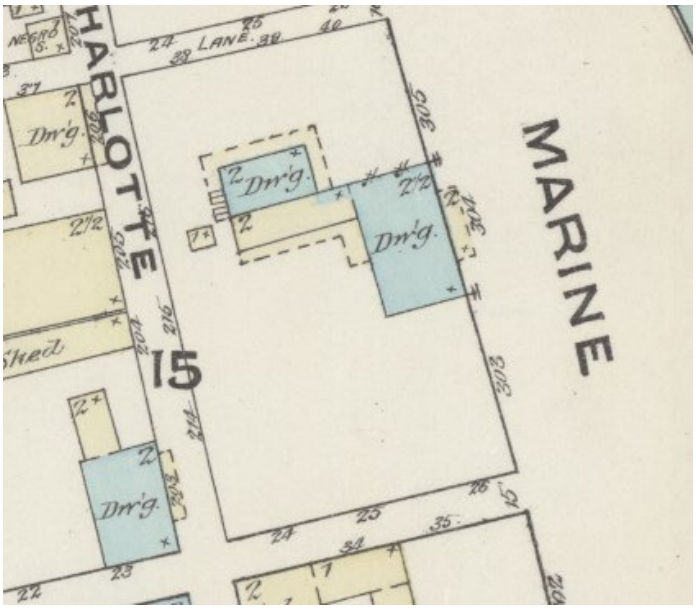
OPEN

O.C. WHITE'S
O.C. WHITE'S
CIRCA 1790
Seafood & Spirits
ENTRANCE
DO NOT BLOCK DRIVEWAY
TOW—AWAY ZONE
ONE WAY
STOP

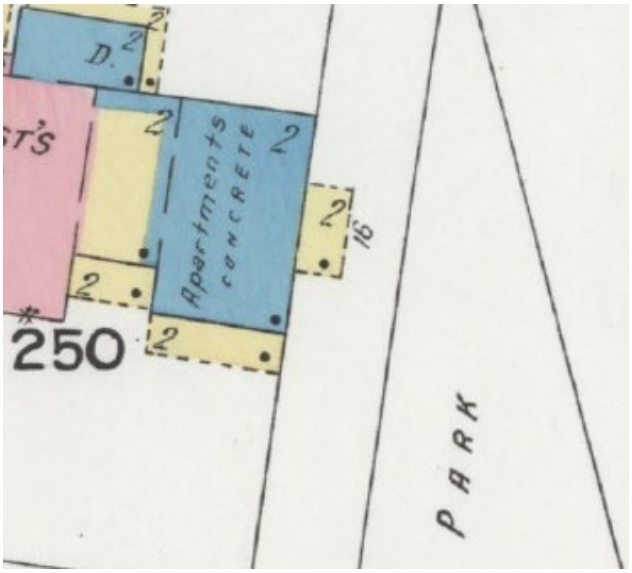
O.C. WHITE'S

ONE WAY
JERSEY GIRL
FACOPS
STOP

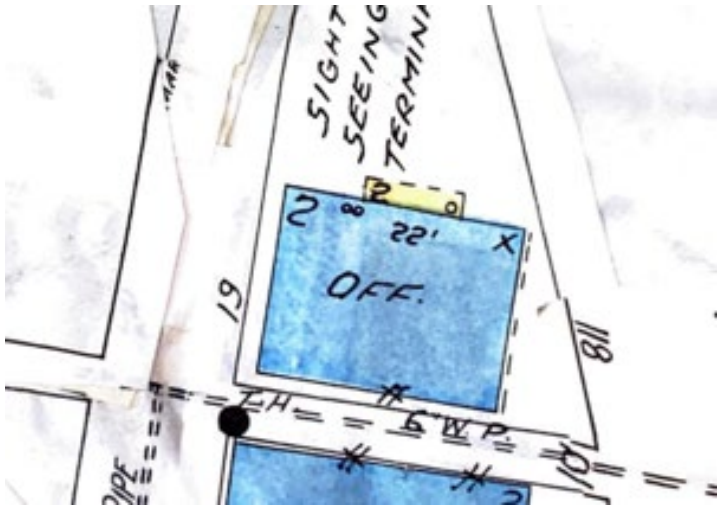
# SANBORN MAPS
# 118 Avenida Menendez



1885 (transparent version on right for context)




1924




1930 update to 1965

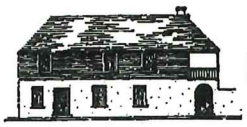
Key: X – shingle ● – composition

**RECONSTRUCTIONS WITHIN THE ST. AUGUSTINE HISTORIC DISTRICT/UF**
**(Numbers in parentheses indicate variations in the address listed)**

| Street Address | Historic Name | Date | FMSF# | UF# |
|---|---|---|---|---|
| **Avenida Menendez** | | | | |
| 118 | Worth House | 1961 | SJ196 | |
| **Aviles Street** | | | | |
| 3 | Spanish Military Hospital | 1966 | SJ217 | UF3924 |
| **Charlotte Street** | | | | |
| 26 | Blacksmith Shop | 1969 | SJ526 | UF3931 |
| 58 | Luciano de Herrera House | 1967 | SJ539 | |
| 206 | William Watson House | 1968 | SJ541 | UF3925 |
| 257 | Manuel de Herrera House | 1955 | SJ550 | |
| 269 | Alexander-Garrido House | 1966 | SJ551 | |
| 271 | Alexander-O'Donavan-O'Reilly House | 1964 | SJ552 | |
| **Cuna Street** | | | | |
| 27 | Wells Print Shop | 1969 | SJ620 | |
| 46 | Old Coquina Warehouse | 1966 | SJ622 | UF3918 |
| 46 ½ | Antonio Jose Rodriguez House | 1969 | SJ623 | |
| **King Street** | | | | |
| 11 | Wakeman House/Florida Heritage House | 1965 | SJ1025 | |
| **Marine Street** | | | | |
| 74 | De La Rosa House | 1963 | SJ1277 | |
| **St. George Street** | | | | |
| 21 | Gallegos House | 1963 | SJ1882 | UF3905 |
| 22 | Ribera House | 1964 | SJ1883 | UF3906 |
| 25(27) | Gomez House | 1971 | SJ1884 | UF3909 |
| 31(29) | Maria Triay House | 1964 | SJ1886 | UF3908 |
| 33 | Pedro de Florencia House | 1964 | SJ1887 | UF3923 |
| 39 | DeHita/Gonzalez/Tavern | 1979 | SJ5579 | |
| 42 | Jose Salcedo House | 1962 | SJ1889 | UF3927 |

**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. HP2022-0010

Receipt No. 2321377

Meeting Date: March 17, 2022

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

1. NAME OF APPLICANT Charles McHone

   Business (if applicable) A to Z Custom Homes Inc.

   Address 239 State Road 16

   City St. Aug State FL Zip Code 32084

   Daytime telephone 904-669-8037 Other phone/email atozbuilders1@aol.com

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

2. NAME OF PROPERTY OWNER Pirate Haven LLC

   Business (if applicable) OC Whites Seafood

   Address 118 Avenida Menendez

   City Saint Aug State FL Zip Code 32084

   Daytime telephone (required) 904-377-4033 Other phone _____

3. PROJECT STREET ADDRESS 118 Avenida Menendez

4. LEGAL DESCRIPTION: Lot____ Block 19 Subdivision City of St Aug Parcel 198 3800000

5. EXISTING USE Restaurants & Cafeterias PROPOSED USE Restaurants & Cafeterias

6. PROPOSED PROJECT WORK

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

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

| REPAIR | REPLACE | |
|---|---|---|
| ☐ | ☑ | Roof Replace existing Cedar roof covering with Brava Synthetic Cedar Shake |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.)_____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding)_____ |
| ☐ | ☐ | Porch/Deck/Balcony_____ |
| ☐ | ☐ | Awning/Canopy_____ |
| ☐ | ☐ | Exterior Doors_____ |
| ☐ | ☐ | Windows_____ |
| ☐ | ☐ | Shutters_____ |
| ☐ | ☐ | Foundation (including infill)_____ |
| ☐ | ☐ | Exterior lighting & other appurtenances_____ |
| ☐ | ☐ | Existing fences, walls & gates_____ |
| ☐ | ☐ | Existing parking, walkways & other site features_____ |

RECEIVED
FEB 16 2022
Planning/Building Dept.

October 2017

Received February 21, 2022
Planning and Building Department

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☐ New parking/walkways/other site features
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

Remove existing Cedar Shake Roof covering - Inspect for any damaged wood - Install New Brava Synthetic Cedar Shake

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 Charles McHone

SIGNATURE OF APPLICANT _____ DATE 2-16-22

PRINT OWNER'S NAME David White

SIGNATURE OF OWNER _____ DATE 2-17-22

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

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HP2022-0010
118 Avenida Menendez
March 17, 2022 HARB Meeting

*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.

CM 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) |

More and clearer photos of existing and proposed materials.

N/A **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 |

N/A **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. |

N/A **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 |

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

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

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October 2017

Application pg 3

CONTINUED

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

N/A **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. |

N/A **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. |

N/A **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 |

N/A **FENCES/WALLS/GATES**

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

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

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

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

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

❖ Other details necessary for review:

Clearer photos of existing roof and proposed roof materials. We have samples you provided for the Board, but you may want to provide photo comparison as well if possible. The more detail the better.

Project number: HP2022-0010 Project Address: 118 Avenida Menendez

Reviewed by: Candice Seymour Date: 02/22/22

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Received February 21, 2022
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

## Owner's Authorization For Agent

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

118 Avenida Menendez

BY: _____
Signature of Owner

David White
Print Name of Owner

904-377-4033
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 21 day of Feb, 2022

By David White

Identification verified:

Oath sworn: X Yes ____ No

Notary Public State of Florida
MICHELLE H BUCHANAN
My Commission HH 024019
Expires 07/27/2024

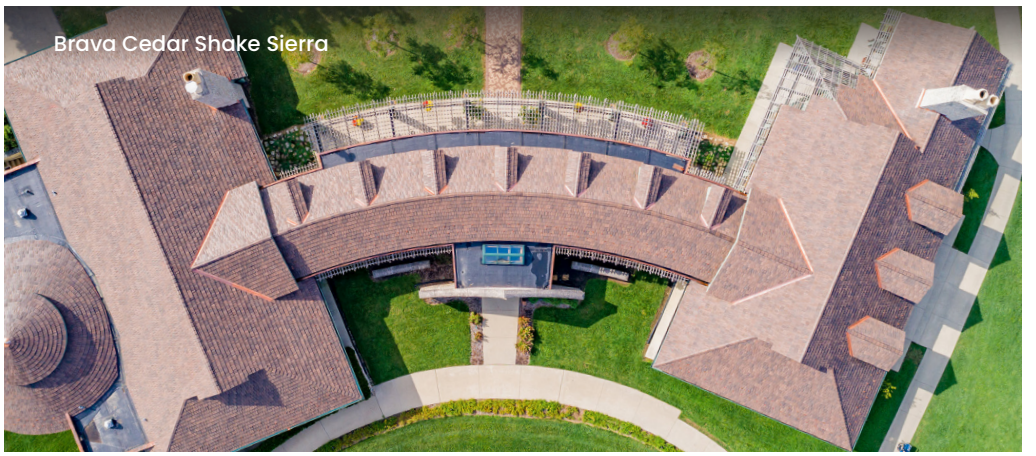
Notary Signature: Michelle Buchanan

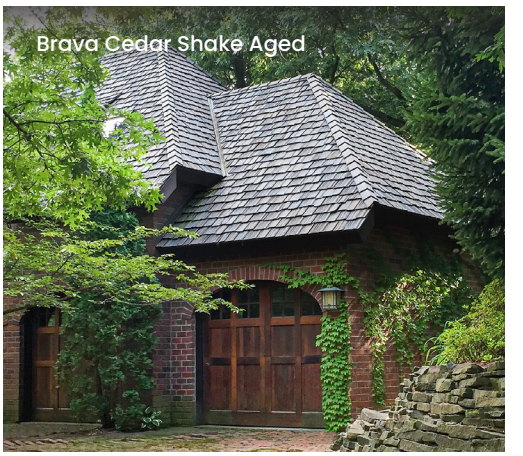
My Commission expires: 07-27-2024

Rev:120219 jw

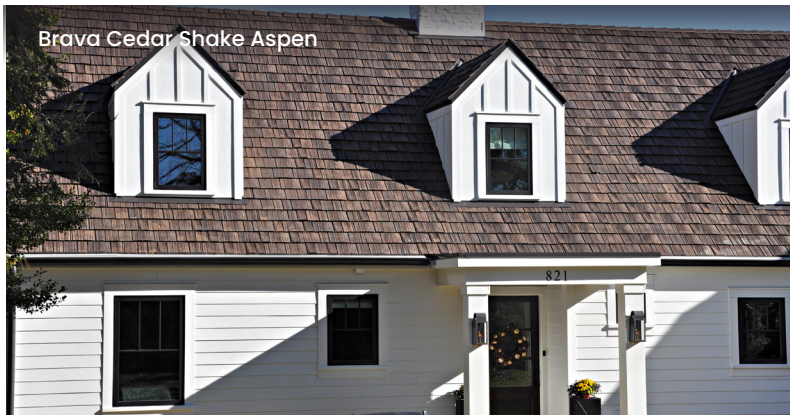
BRAVA
ROOF TILE

# Brava Cedar Shake


Brava Cedar Shake Sierra


Brava Cedar Shake Aged

Brava Cedar Shake Weathered


Brava Cedar Shake Aspen

# Beautifully authentic high-performance roofing.

## The beautiful look of a cedar shake roof without the maintenance.

**Truly realistic**
Our proprietary process creates the most authentic-looking cedar shake on the market.

**Superior performance**
Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

**Enhanced curb appeal**
Curb appeal directly correlates with owner satisfaction and higher property value.

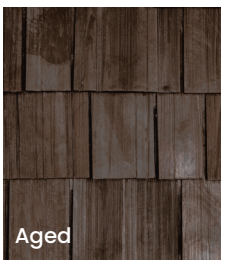
**Maintenance free**
Brava's proprietary formulation ensures extreme durability.

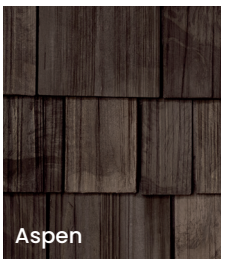
**Color technology**
Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

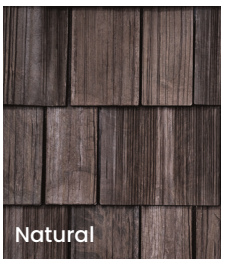
**Fully sustainable**
Brava uses recycled material to create a roof that is fully recyclable.

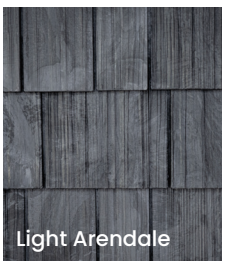
**Complete**
Brava offers a complete line of accessory tiles.

# Unparalleled Performance



| Description | Weight | Dimensions |
|---|---|---|
| Shake Field Tile 5" | 1.5 lbs. | 5"x 24"; 10" Exposure |
| Shake Field Tile 7" | 1.8 lbs. | 7" x 24"; 10" Exposure |
| Shake Field Tile 12" | 3.0 lbs. | 12" x 24"; 10" Exposure |
| Starter | 2.0 lbs. | 12" x 14" |
| Hip/Ridge | 1.9 lbs. | 5 $^{3}/_{8}$" x 6" x 14" |
| Solid Shake Accessory | 4.8 lbs. | 12" x 24"; 10" Exposure |

| Aesthetics | Brava Shake | Natural shake |
|---|---|---|
| Authentic Look | ✓ | ✓ |
| 5/8" to 1" Thickness | ✓ | Varies by manufacturer |
| Hand Split - True-to-Life Texture | ✓ | ✓ |
| Mineral-Infused Process for Authentic Color | ✓ | ✓ |

| Performance | Brava Shake | Natural shake |
|---|---|---|
| Not Prohibited in Many Jurisdictions | ✓ | |
| Fire Retardant: Class A or Class C | ✓ | Varies by manufacturer; needs treatment with corrosive chemicals |
| Wind Resistance: 110+ mph | ✓ | ✓ |
| Impact Resistance: Class 4 | ✓ | Natural shake is vulnerable to hail |
| Freeze/Thaw Resistant | ✓ | |
| Maintenance Free | ✓ | Requires replacement of individual shakes throughout life cycle |
| Color-Fast | ✓ | |
| Hail Warrantied | ✓ | |

| Installation | Brava Shake | Natural shake |
|---|---|---|
| Factory-Collated Color Blends | ✓ | ✓ |
| Factory-Collated Widths | ✓ | ✓ |
| Estimated Waste Factor | Low | High; shakes too narrow or broken during installation must be discarded |

CLASS 4
Class 4 hail rating

CLASS A
Class A fire rating available

Made in USA

MIAMI-DADE COUNTY APPROVED

Tolerances +or- 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.

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Application pg. 7

118 Avenida Menendez

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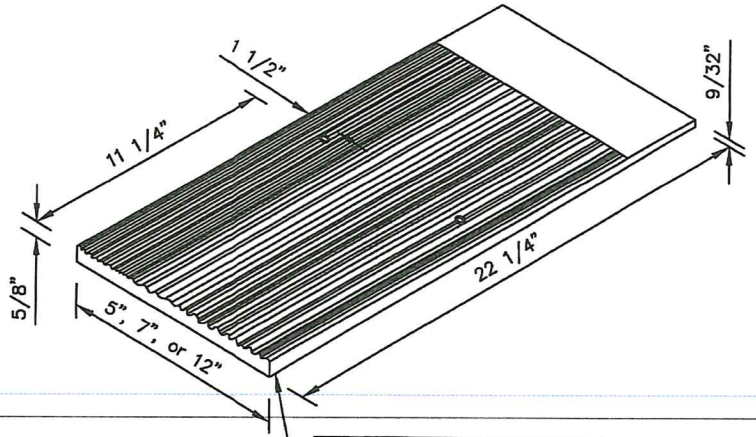
1 S Castillo Dr.

National Park Service / Brava Cedar Shake

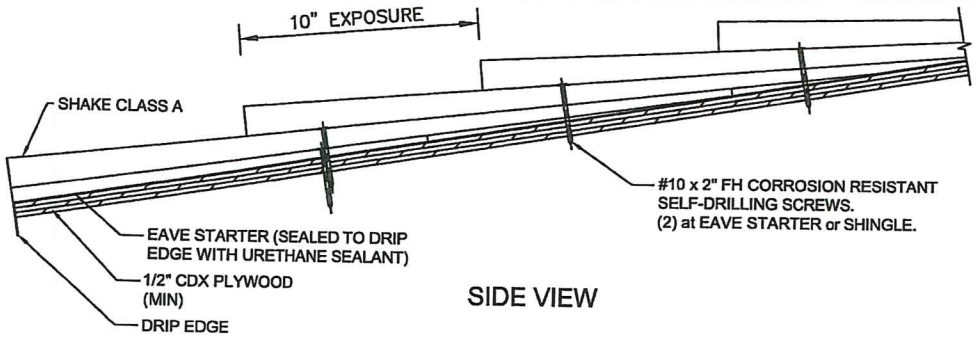
# BRAVA SHAKE
# COMPOSITE ROOF SHINGLE
## OVER 1/2" PLYWOOD (10" EXPOSURE)

MAX. DESIGN PRESSURE: -126 psf

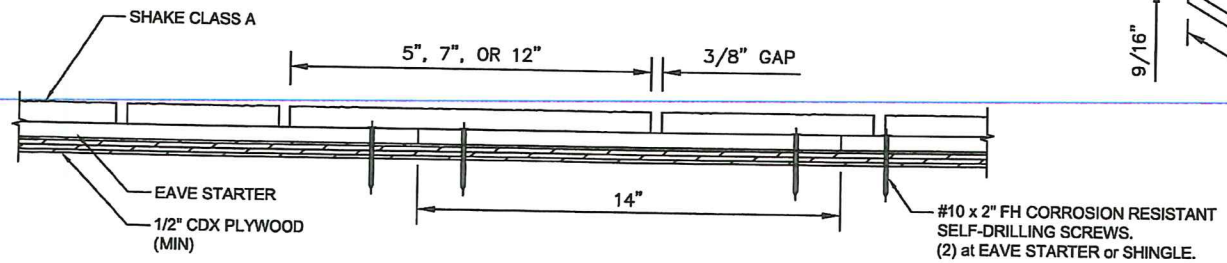



NOTE – BACK SIDE OF SHINGLES ARE HOLLOW WITH REINFORCING RIBS IN A DIAMOND PATTERN.

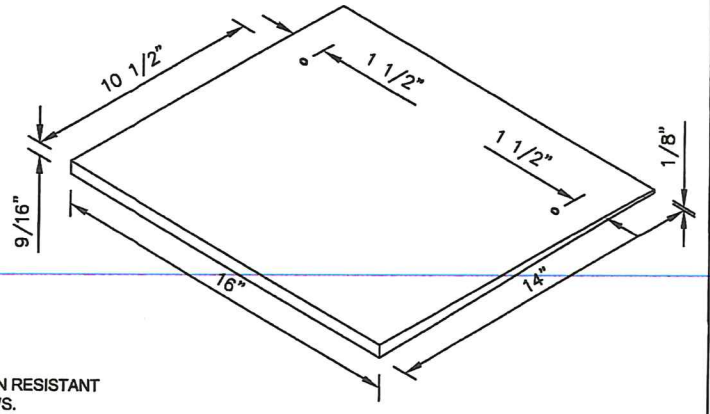
SHAKE CLASS A




SIDE VIEW




FRONT VIEW




EAVE STARTER

| MINIMUM ROOF DECK REQUIREMENTS |
|---|
| 1/2" CDX PLYWOOD, FASTENED TO 2x (min) SUPPORTS SPACED 24" MAX. O.C. WITH 8d x 2" GALVANIZED RING-SHANK ROOFING NAILS SPACED 12" MAX O.C. IN THE FIELD AND 6" O.C. AT THE PERIMETER. |

| REV.# | DATE |
|---|---|
| – | 4/19/21 |

1ST SUBMITTAL
PRINTS ISSUED FOR

SCOTT WOLTERS
STATE OF FLORIDA
No. 62354
PROFESSIONAL ENGINEER

SCOTT WOLTERS
FL PE# 62354

WOLTERS ENGINEERING, LLC
(COA# 27194)
15211 97TH ROAD NORTH
WEST PALM BEACH, FL 33412
(561) 225-1982

BRAVA ROOF TILE
915 E. TYLER STREET
WASHINGTON, IA 52353
PH: (844) 290-4196
FX: (319) 343-1038
www.bravaroofile.com

BRAVA ROOF TILE

DWG: BSCS-HZ
SHEET: 1/1

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Florida dbpr

**Product Approval**
**USER:** Public User



OFFICE OF THE SECRETARY

| | |
|---|---|
| FL # | FL29845-R3 |
| Application Type | Revision |
| Code Version | 2020 |
| Application Status | Approved |
| Comments | |
| Archived | |
| Product Manufacturer Address/Phone/Email | Brava Roof Tile<br>915 E. Tyler Street<br>Washington, IA 52353<br>(844) 290-4196<br>andrew@bravatile.com |
| Authorized Signature | Andrew Ahrens<br>andrew@bravatile.com |
| Technical Representative Address/Phone/Email | |
| Quality Assurance Representative Address/Phone/Email | |
| Category | Roofing |
| Subcategory | Roofing Tiles |
| Compliance Method | Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer<br>Evaluation Report - Hardcopy Received |
| Florida Engineer or Architect Name who developed the Evaluation Report | Scott Wolters |
| Florida License | PE-62354 |
| Quality Assurance Entity | Intertek Testing Services NA, Inc. - QA Entity |
| Quality Assurance Contract Expiration Date | 12/31/2023 |
| Validated By | Lucas A. Turner, P.E., MBA<br>Validation Checklist - Hardcopy Received |
| Certificate of Independence | FL29845_R3_COI_Brava COI3.pdf |

Referenced Standard and Year (of Standard)

| Standard | Year |
|---|---|
| TAS 100 | 1994 |
| TAS 110 | 1994 |
| TAS 125 | 1994 |

Equivalence of Product Standards Certified By

Sections from the Code

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| | |
|---|---|
| Product Approval Method | Method 1 Option D |
| Date Submitted | 04/19/2021 |
| Date Validated | 04/19/2021 |
| Date Pending FBC Approval | 04/23/2021 |
| Date Approved | 06/08/2021 |

**Summary of Products**

| FL # | Model, Number or Name | Description |
|---|---|---|
| 29845.1 | Brava Old World Slate Class A | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSCA Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSCA Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.2 | Brava Old World Slate Class C | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSCC Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSCC Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.3 | Brava Old World Spanish | Composite Roof Tile mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSCT Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSCT Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.4 | Brava Old World Spanish A4 | Composite Roof Tile mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSA4 Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSA4 Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.5 | Brava Shake Class A | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** +N/A/-131.75<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BSCACS Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BSCACS Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.6 | Brava Shake Class C | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** +N/A/-129.25<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BSCCCS Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BSCCCS Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.7 | Brava Shake Shingle | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes | | **Installation Instructions**<br>FL29845_R3_II_BSCS Dwg.pdf |

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**Approved for use outside HVHZ:** Yes
**Impact Resistant:** N/A
**Design Pressure:** +N/A/-126
**Other:** Please see Installation Drawings and Eval Report for Limits of Use.

Verified By: Scott Wolters FLPE# 62354
Created by Independent Third Party: Yes
**Evaluation Reports**
FL29845_R3_AE_BSCS Eval.pdf
Created by Independent Third Party: Yes

Back Next

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**Safe**
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Recorded in Public Records St. Johns County, FL
Clerk # 92007610 O.R. 931 PG 587 14:07 03-18-92
Recording 17.00 Surcharge 2.50 Doc Stamp 1,560.00

Rec 17.50
Doc
1560.00

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made effective this 12th day of March, 1992, by and between **BAY FRONT FIESTA, INC.**, f/k/a Carteret Florida Properties, Inc. (the "Grantor"), whose mailing address is 10 Waterview Boulevard, Parsippany, New Jersey 07054, and **D. L. WHITE MASONRY, INC.**, a New Jersey corporation (the "Grantee"; whose mailing address is 118 Avenida Menendez, St. Augustine, Florida, and whose taxpayer identification number is [redacted].

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns, forever, the real property located in St. Johns County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

**SUBJECT, HOWEVER**, to those matters set forth on Exhibit B attached hereto and made a part hereof;

**AND**, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all parties, claiming by, through or under Grantor but against none other.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

Maria Cutri
MARIA CUTRI
(print or type name)

Gayle Newell
Gayle Newell
(print or type name)

**BAY FRONT FIESTA, INC.**, f/k/a Carteret Florida Properties, Inc., a New Jersey corporation

By: Beverly A. Kelly
Beverly A. Kelly
(print or type name)
Its: Vice President
c/o Carteret Savings Bank
10 Waterview Blvd
(print or type address)
Parsippany, NJ 07054

THIS INSTRUMENT PREPARED BY:
SHARON R. PARKS
PAPPAS & METCALF, P.A.
1301 RIVERPLACE BOULEVARD
JACKSONVILLE, FLORIDA 32207

641

COPY

STATE OF New Jersey )
) SS
COUNTY OF Morris )

The foregoing instrument was acknowledged before me this 10th day of March, 1992, by Beverly A. Kelly, the Vice President of BAY FRONT FIESTA, INC., a New Jersey corporation, on behalf of the corporation. He/She is personally known to me or has produced her drivers license as identification and who did (did not) take an oath.

Philomena Stefani
(Print Name
NOTARY PUBLIC, State of New Jersey
at Large.
Commission No.

My Commission Expires:

PHILOMENA STEFANI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 25, 1992

COPY

EXHIBIT A

Block 19 of the City of St. Augustine, Florida, as shown by the map made by Robert Ranson, January 1, 1905, same being the Official Map of the City of St. Augustine, Florida, of said date, and also as shown by the Official Map of said City adopted by City Commission, June 12, 1923, by Ordinance Number 164 replacing said Official Map of 1905 and filed in the Office of the Clerk of the Circuit Court of St. Johns County, Florida.

Tax Parcel # 198380-0000

COPY

**EXHIBIT B**

1. The lien of taxes accruing subsequent to December 31, 1991.

2. Matters which would be disclosed by an accurate survey of the Property.

COPY

6 5 5 1

In: Estate (7240) Doc: $1,050.00
Ret: Grantee Rec: 10.50

Recorded in Public Records St. Johns County, FL
Clerk# 95014373 O.R. 1109 PG 901 03:47PM 05/18/95
Recording $9.00 Surcharge $1.50 Doc Stamps $1,050.00

**THIS WARRANTY DEED** Made and executed the 11th of May, A.D. 1995 by

**D.L. WHITE MASONRY, INC., A NEW JERSEY CORPORATION**

and having its principal place of business at

401 Marshpoint Circle St. Augustine, Fla. 32084

hereinafter called the grantor, to

**DAVID L. WHITE AND CATHERINE H. WHITE, HUSBAND AND WIFE**

whose postoffice address is 401 Marshpoint Circle St. Augustine, Fla. 32084

hereinafter called the grantee:

**WITNESSETH:** That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz :

COPY

Block 19, of the City of St. Augustine, Florida, as shown by the map made by Robert Ranson, January 1, 1905, same being the Official Map of the City of St. Augustine, Florida of said date, and also as shown by the official map of said City Adopted by City Commission, June 19, 1923, by Ordinance Number 164 replacing said Official Map of 1905 and filed in The Office of the Clerk of the Circuit Court of St. Johns County, Florida.

Parcel No. 198380-0000

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

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

**AND** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, 1994.

This instrument prepared by Carol A. Lagasse', an employee of Estate Title & Guaranty, Inc.; 71 Carrera St.; St. Augustine, Florida; 32084 (904) 829-5674 as a necessary incident to the fulfillment of conditions set forth in a title insurance commitment issued by Estate Title & Guaranty, Inc.

**IN WITNESS WHEREOF** the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

D.L. WHITE MASONRY, INC.

Debra J. Lee
WITNESS

By: David L White Pres.
DAVID L. WHITE, President

Debra J. Lee
Print Witness Signature

401 MARSH POINT CIRCLE
ADDRESS

Joy P. Cantrell
WITNESS

ST. AUGUSTINE FL. 32084
city, state, zip

Joy P. Cantrell
Print Witness Signature

State of Florida
County of St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared **DAVID L. WHITE, PRESIDENT OF D.L. WHITE MASONRY, INC.** who is personally known to me or produced _____ for identification and who did not take an oath and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

COPY

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of May, A.D. 1995.

Joy P. Cantrell
Notary Public

Joy P. Cantrell
Print Notary Signature

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA

JOY P CANTRELL
My Commission CC308726
Expires Aug. 10, 1997
Bonded by HAI
800-422-1555

Instr #2019075862 BK: 4811 PG: 1759, Filed & Recorded: 10/10/2019 4:50 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $0.70

This instrument was prepared by:
David L. White
118 Avenida Menedez
St. Augustine, Florida 32084
Consideration: $100.00 (minimal doc stamps given as property is not encumbered)

---

# This Warranty Deed

Made this **October 10th 2019 A.D.** By **David L. White and Catherine H. White, husband and wife** hereinafter called the grantor, to **Pirate Haven, LLC, a Florida limited liability company** whose post office address is: **118 Avenida Menedez, St. Augustine, Florida 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)

COPY

**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:

Block 19, of the City of St. Augustine, Florida, as shown by the map made by Robert Ranson, January 1, 1905, same being the Official Map of the City of St. Augustine, Florida of said date, and also as shown by the official map of said City Adopted by City Commission, June 19, 1923, by Ordinance Number 164 replacing said Official Map of 1905 and filed in The Office of the Clerk of the Circuit Court of St. Johns County, Florida.

**Parcel ID Number: 198380-0000**

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

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2018.**

**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] Nancy Pelletier

Witness Printed Name: NANCY PELLETIER

[2] Dawny Tompkins

Witness Printed Name: DAWNY TOMPKINS

COPY

(Seal)

**David L. White**

**Address:** 609 OCEAN PALM WAY ST. AUGUSTINE FL. 32080

(Seal)

**Catherine H. White**

**Address:** 609 Ocean Palm Way St. Augustine, FL. 32080

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this October 10, 2019 by **David L. White and Catherine H. White** who ☑ are personally known to me or ☐ who have produced DRIVER'S LICENSE(S) as identification.

Linda N. Coleman

Notary Public
Notary Print Name Linda N. Coleman
My Commission Expires: 04/12/2023

**(notary seal)**

Notary Public State of Florida
Linda N Coleman
My Commission GG 315890
Expires 04/12/2023

PROPERTY APPRAISER
Eddie Creamer

# 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**

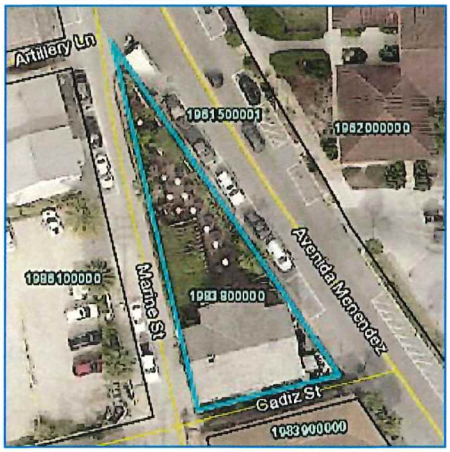
Clicking Image Opens Cyclomedia Viewer In a New Tab

| | |
|---|---|
| **Parcel ID** | 1983800000 |
| **Location Address** | 118 AVENIDA MENENDEZ<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Restaurants Stand Alone Historic (COM) (610.02) |
| **Tax Description*** | CITY OF ST AUG FRACTIONAL BLK 19 OR931/587 & 1109/901 & 4811/1759<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Restaurants & Cafeterias (Owner Occupied) (2105) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.140 |
| **Homestead** | N |

**Owner Information**

| | |
|---|---|
| **Owner Name** | Pirate Haven LLC 100% |
| **Mailing Address** | 118 AVENIDA MENENDEZ<br>SAINT AUGUSTINE, FL 32084-0000 |

**Map**

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## Valuation Information

| | 2022 |
|---|---|
| Building Value | $325,580 |
| Extra Features Value | $8,912 |
| Total Land Value | $442,120 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$776,612** |
| Total Deferred | $0 |
| Assessed Value | **$776,612** |
| Total Exemptions | $0 |
| Taxable Value | **$776,612** |

***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 | $335,598 | $8,912 | $442,120 | $0 | $0 | $786,630 | $786,630 | $0 | $786,630 |
| 2020 | $345,616 | $8,912 | $442,120 | $0 | $0 | $796,648 | $796,648 | $0 | $796,648 |
| 2019 | $284,718 | $8,912 | $341,064 | $0 | $0 | $634,694 | $583,755 | $50,939 | $583,755 |
| 2018 | $298,954 | $8,912 | $277,904 | $0 | $0 | $585,770 | $530,686 | $55,084 | $530,686 |
| 2017 | $249,128 | $10,552 | $277,904 | $0 | $0 | $537,584 | $482,442 | $55,142 | $482,442 |
| 2016 | $260,991 | $10,552 | $252,640 | $0 | $0 | $524,183 | $438,584 | $85,599 | $438,584 |
| 2015 | $275,227 | $10,552 | $221,060 | $0 | $0 | $506,839 | $398,713 | $108,126 | $398,713 |
| 2014 | $167,487 | $10,552 | $184,427 | $0 | $0 | $362,466 | $362,466 | $0 | $362,466 |
| 2013 | $175,862 | $10,552 | $184,427 | $0 | $0 | $370,841 | $370,841 | $0 | $370,841 |
| 2012 | $181,445 | $10,552 | $184,427 | $0 | $0 | $376,424 | $376,424 | $0 | $376,424 |
| 2011 | $120,033 | $10,552 | $259,200 | $0 | $0 | $389,785 | $389,785 | $0 | $389,785 |
| 2010 | $125,615 | $10,552 | $288,000 | $0 | $0 | $424,167 | $424,167 | $0 | $424,167 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Year Built** | 1960 |
| **Actual Area** | 3825 |
| **Conditioned Area** | 3328 |
| **Use** | Restaurants & Cafeterias |
| **Style** | 04 |
| **Class** | N |
| **Exterior Wall** | Stone |
| **Roof Cover** | Wood Shingle |
| **Roof Structure** | Wood Truss |
| **Interior Flooring** | Ceramic Tile |
| **Interior Wall** | Wall Board |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | |
| **Baths** | |

| Description | Square Footage |
|---|---|
| OUTSIDE STAIRS | 45 |
| FINISHED OPEN PORCH | 20 |
| BASE AREA | 3328 |
| FINISHED OPEN PORCH | 216 |
| FINISHED OPEN PORCH | 216 |
| POINTER | 0 |
| Total SqFt | 3825 |

## Sketch Information

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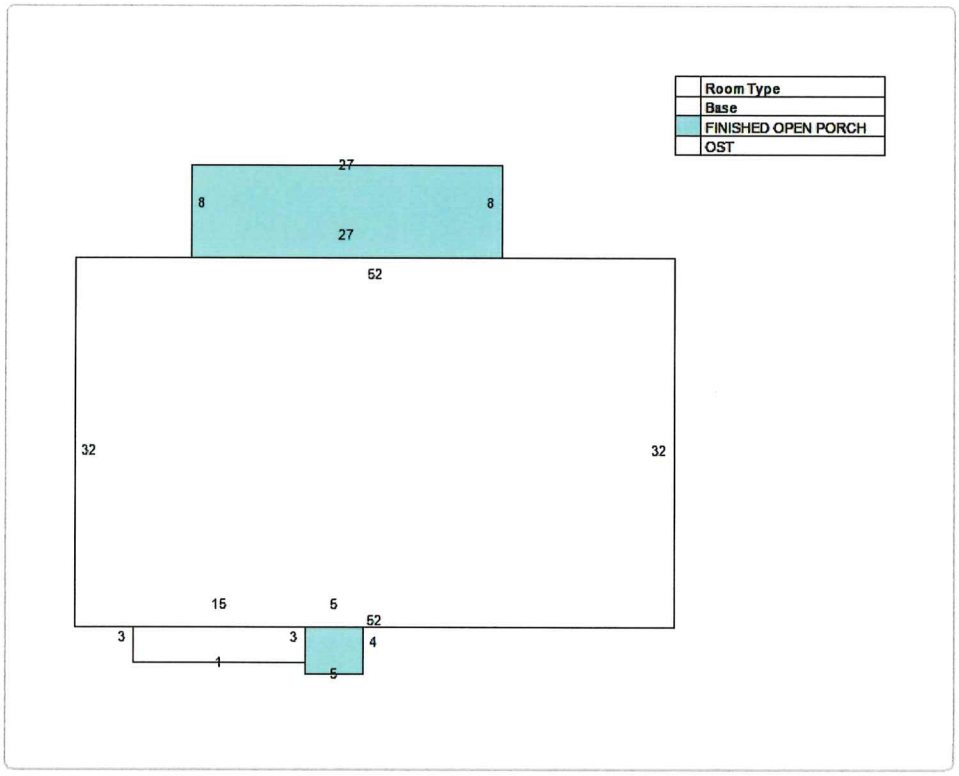


## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Wood Fence (3' - 4') | | 733 |
| Concrete Paving | | 3032 |
| Sprinkler Wet | | 4356 |
| Wood Fence | | 237 |
| Wood Fence (3' - 4') | | 73 |
| Deck (Unattached) | | 481 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Owner Occupied Restaurants & Cafeterias | 190 | 70 | 6316 | SF | $442,120 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 10/10/2019 | 10/10/2019 | $100.00 | WARRANTY DEED | 4811 | 1759 | U | I | WHITE DAVID L,CATHERINE H | PIRATE HAVEN LLC |
| | 5/11/1995 | $150,000.00 | WARRANTY DEED | 1109 | 901 | U | I | D L WHITE MASONRY INC | WHITE DAVID L,CATHERINE H |
| | 3/12/1992 | $260,000.00 | WARRANTY DEED | 931 | 587 | Q | I | CARTERET FLORIDA PROPERTIES INC | D L WHITE MASONRY INC |
| | 9/1/1989 | $0.00 | | 832 | 1224 | U | I | | CARTERET FLORIDA PROPERTIES INC |
| | 1/1/1986 | $0.00 | | 695 | 271 | U | I | | |
| | 12/1/1985 | $1,892,900.00 | | 692 | 1382 | Q | I | | |

**No data available for the following modules:** Exemption Information.

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Last Data Upload: 2/15/2022, 12:02:42 AM

Version 2.3.176

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Planning/Building Dept.

# Detail by Entity Name

Florida Limited Liability Company
PIRATE HAVEN, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L19000179353 |
| **FEI/EIN Number** | 84-5001609 |
| **Date Filed** | 07/11/2019 |
| **Effective Date** | 07/11/2019 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

125 13TH STREET
ST. AUGUSTINE, FL 32080

**Mailing Address**

125 13TH STREET
ST. AUGUSTINE, FL 32080

**Registered Agent Name & Address**

WHITE, DAVID L
125 13TH STREET
ST. AUGUSTINE, FL 32080

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

WHITE, DAVID L
125 13TH STREET
ST. AUGUSTINE, FL 32080

Title MGR

WHITE, CATHERINE H
125 13TH STREET
ST. AUGUSTINE, FL 32080

**Annual Reports**

| Report Year | Filed Date |
|---|---|

| | |
|---|---|
| 2020 | 03/17/2020 |
| 2021 | 02/08/2021 |
| 2022 | 02/01/2022 |

**Document Images**

| | |
|---|---|
| 02/01/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/17/2020 -- ANNUAL REPORT | View image in PDF format |
| 07/11/2019 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE EST. 1565

# CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
## STAFF REPORT AND RECOMMENDATION
**Prepared for March 17, 2022 Meeting**

Application HP2022-0011 Address: 5 Spanish Street

Applicant: A to Z Custom Homes Inc.

Property Owner: Historic Fraser Properties LLC

Project description: To replace existing cedar shake roof with composite cedar shakes.

| | | | |
|---|---|---|---|
| Architectural Style: | "Spanish Colonial" Interpretation | Florida Master Site File: | N/A |
| National Register: | St. Augustine Town Plan: non-contributing | Construction date: | c. 1976 |
| Archaeology Zone: | IA | Zoning District: | HP-3 |
| Parcel number: | 1972900000 | | |
| Agenda Item: | 7(b) | Previous Action(s): | F2020-0025 – Denied metal roof |

STAFF SUMMARY AND ANALYSIS:

1. This building is located at the corner of Spanish Street and the pedestrian extension of Tolomato Lane and is a 1970s "Spanish Colonial" Interpretation in the Historic Preservation 3 Zoning district and the St. Augustine Town Plan National Register Historic District.
2. Currently, the building has a wood shingle roof typical of the Spanish Colonial style according to historical evidence. The roof shows evidence of deterioration with loose shingles clearly visible in several areas. The applicant expressed concern that the loose shingles may be a hazard to passers-by. No documentation on the roof's condition was provided by the applicant.
3. The applicant is proposing to replace the existing roof with a composite shake that may mimic the size, shape, color, and texture of wood shakes. The proposed replacement material is a plastic material molded and colored to have a similar visual profile to wood shake singles when installed.
4. The National Park Service (NPS), which falls under federal jurisdiction for permitting, installed a cedar shake like to that proposed on their headquarters building at 1 S. Castillo Drive, which is not located in or facing a Historic Preservation Zoning District. The applicant indicated this location as an example of the composite cedar shake in use.
5. Buildings to the rear on the NPS property retain natural wood shingles and a clear comparison can be made between the two at this location. While similar from a distance, the composite shake material does not appear to exhibit the same weathering and bleaching over time. Additionally, plant materials such as leaves, twigs, and mosses that are often found on wood shakes do not appear to accumulate on composite shakes.
6. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of materials in-kind or with appropriate alternative/substitute materials that match the composition, size, shape, color, and texture of existing roof surfaces; however, the AGHP also discourages use of new materials that do not convey the visual appearance of the surviving parts of the roof, or that is physically or chemically incompatible.

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 5 Spanish Street**:

1. **APPROVE** the application if the board finds that the proposed composite roof shingles are a compatible replacement material because they match the original roof material in size, shape, color, and texture and meet the Secretary of the Interior's Standards for Rehabilitation 6 for repair or replacement of deteriorated or missing architectural features based on historic evidence; or,
2. **CONTINUE** the application to allow the applicant time to submit a more appropriate material.
3. **DENY** the application because the composite material shingles are not appropriate for the style of the building or the district because they do not meet the Secretary of the Interior's Standards for Rehabilitation 2, for retention of distinguishing architectural character and 6 for repair or replacement of deteriorated or missing architectural features based on historic evidence.

*Candice Seymour*
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace existing cedar roof shakes with a Brava Synthetic Cedar Shake.

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**
9. **Compatible Contemporary Design for New Alterations and Additions**

**Architectural Styles and Periods**

**Second Spanish Period (1784-1821)**

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

**New Construction**

***Materials***

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

**Roofs and Roofing**

**Do...**

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

**Don't...**

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

**Pre-1821**

First Spanish Period roofs may be either flat or pitched. Simple parapets with tile or wood canales (rain spouts) must be used with flat roofs. Pitched roofs may be either gable or hip, with gables more common. Roofs are steeply pitched between 45° and 53°, giving the building a medieval appearance. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress, or wood shingles giving the appearance of thatch. Modern composition shingles are appropriate only if they replicate the color, texture and shape of historically documented material.

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs

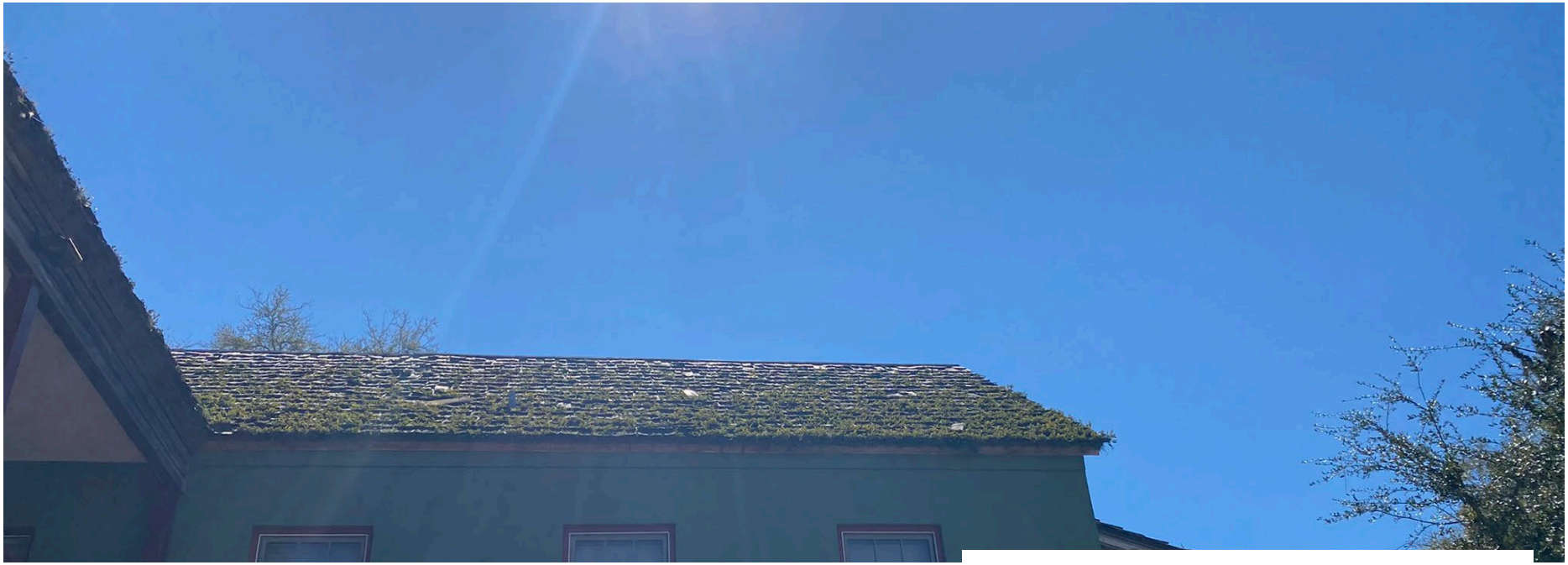
# STAFF PHOTOGRAPHS
## 5 Spanish Street

View from Spanish Street

# STAFF PHOTOGRAPHS
## 5 Spanish Street

Details of existing deterioration from Spanish Street

# STAFF PHOTOGRAPHS
## 5 Spanish Street



View from alley north of the building

# STAFF PHOTOGRAPHS
## 5 Spanish Street

Details of existing deterioration from alley

# STAFF PHOTOGRAPHS
## 5 Spanish Street

Context Photographs: St. George Street

**STAFF PHOTOGRAPHS**
**5 Spanish Street**

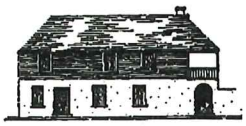
National Park Service Headquarters
(Example of composite wood shakes in use nearby)

Rear buildings maintain real wood shakes

# STAFF PHOTOGRAPHS
## 5 Spanish Street

Comparing real and composite wood shakes side-by-side

**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. HP2022-0011

Receipt No. 2321377

Meeting Date: March 17, 2022

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

1. NAME OF APPLICANT Charles McHone
   Business (if applicable) A to Z Custom Homes Inc.
   Address 239 State Road 16
   City St. Aug State Fl. Zip Code 32084
   Daytime telephone 904-669-8037 Other phone/email atozbuilders1@aol.com
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER Historic Fraser Properties LLC
   Business (if applicable) St. George Inn
   Address 11 Magnolia Ave.
   City St. Augustine State Fl. Zip Code 32084
   Daytime telephone (required) 904-377-9999 Other phone _____
3. PROJECT STREET ADDRESS 5 Spanish St. St. Aug Fl. 32084
4. LEGAL DESCRIPTION: Lot 1 2 29, 30 Block 12 Subdivision City St. Aug Parcel 1972900000
5. EXISTING USE Mixed Use PROPOSED USE Mixed 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 Replace existing roof covering with Brava Sythetic Cedar Shake |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) Cedar |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) |
| ☐ | ☐ | Porch/Deck/Balcony |
| ☐ | ☐ | Awning/Canopy |
| ☐ | ☐ | Exterior Doors |
| ☐ | ☐ | Windows |
| ☐ | ☐ | Shutters |
| ☐ | ☐ | Foundation (including infill) |
| ☐ | ☐ | Exterior lighting & other appurtenances |
| ☐ | ☐ | Existing fences, walls & gates |
| ☐ | ☐ | Existing parking, walkways & other site features |

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

- ☐ 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.a PAINT COLORS (check one)a

- ☐ 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.a OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Remove existing Cedar Shake Roof Covering - Inspect for any damaged wood - Install New Brava Synthetic Cedar Shake Roof Covering

8.a AGREEMENTa

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 Charles McHone

SIGNATURE OF APPLICANT _____ DATE 2-16-22

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE 2-17-22

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

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CITY OF ST AUGUSTINE
EST. 1565

# Owner's Authorization For Agent

Charles McHone is/are hereby authorized TO ACT ON BEHALF OF Historic Fraser Properties LLC EVB Steve Binninger, the owner(s) of those lands described within

☑ the a tached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to the structure located at:

5 Spanish St. St. Augustine FL.

BY: Elizabeth Binninger
Signature of Owner

Elizabeth Binninger, Manager/Owner
Print Name of Owner

904-377-9999
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 18th day of February, 20 . by physical presence

By Elizabeth Binninger who is personally Known to me.

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: Renee K. Chauvin

My Commission expires: 4/30/2025

RENEE K. CHAUVIN
MY COMMISSION # HH 119597
EXPIRES: April 30, 2025
Bonded Thru Notary Public Underwriters

Rev:120219 jw

*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) |

N/A **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 |

N/A **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. |

N/A **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 |

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

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

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CONTINUED

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

N/A **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. |

N/A **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. |

N/A **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 |

N/A **FENCES/WALLS/GATES**

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

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

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

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

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

❖ Other details necessary for review:

More detailed photographs of existing and proposed material and a close up comparison photo if possible. Detailed justification for the change also needed.

Project number: HP2022-0011 Project Address: 5 Spanish Street

Reviewed by: Candice Seymour Date: 02/22/22

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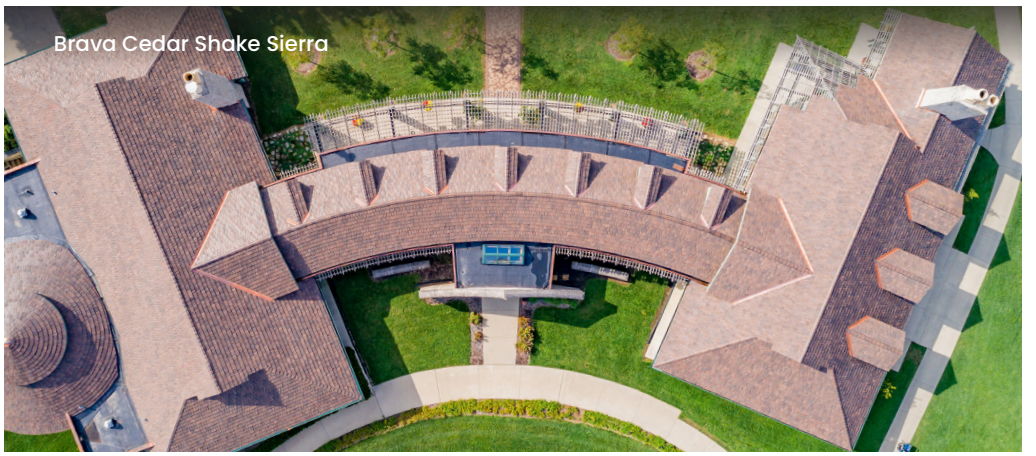
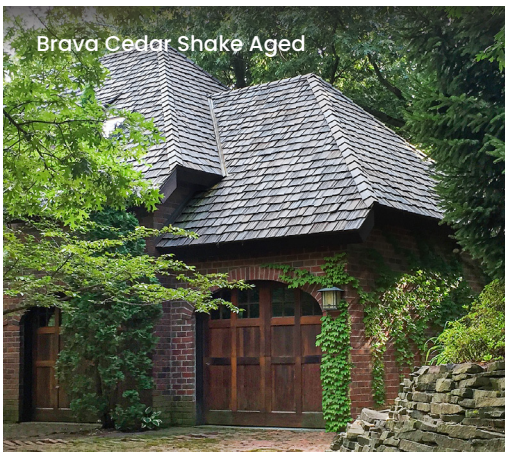
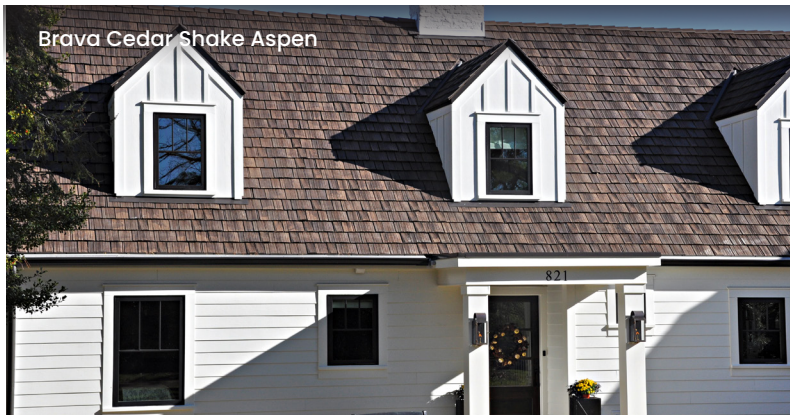
BRAVA
ROOF TILE

# Brava Cedar Shake


Brava Cedar Shake Sierra


Brava Cedar Shake Aged

Brava Cedar Shake Weathered


Brava Cedar Shake Aspen

# Beautifully authentic high-performance roofing.

## The beautiful look of a cedar shake roof without the maintenance.

**Truly realistic**
Our proprietary process creates the most authentic-looking cedar shake on the market.

**Superior performance**
Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

**Enhanced curb appeal**
Curb appeal directly correlates with owner satisfaction and higher property value.

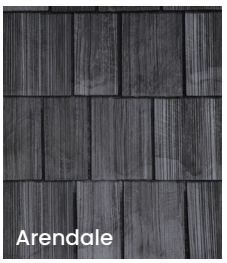
**Maintenance free**
Brava's proprietary formulation ensures extreme durability.

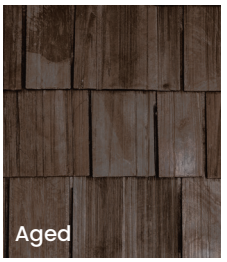
**Color technology**
Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

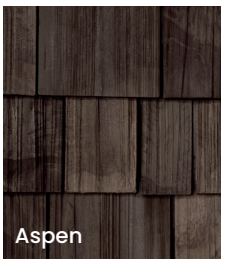
**Fully sustainable**
Brava uses recycled material to create a roof that is fully recyclable.

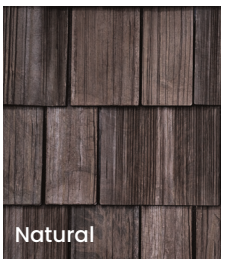
**Complete**
Brava offers a complete line of accessory tiles.

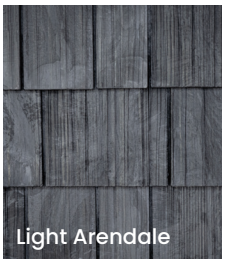
# Unparalleled Performance



| Description | Weight | Dimensions |
|---|---|---|
| Shake Field Tile 5" | 1.5 lbs. | 5"x 24"; 10" Exposure |
| Shake Field Tile 7" | 1.8 lbs. | 7" x 24"; 10" Exposure |
| Shake Field Tile 12" | 3.0 lbs. | 12" x 24"; 10" Exposure |
| Starter | 2.0 lbs. | 12" x 14" |
| Hip/Ridge | 1.9 lbs. | 5 $^{3}/_{8}$" x 6" x 14" |
| Solid Shake Accessory | 4.8 lbs. | 12" x 24"; 10" Exposure |

| Aesthetics | Brava Shake | Natural shake |
|---|---|---|
| Authentic Look | ✓ | ✓ |
| 5/8" to 1" Thickness | ✓ | Varies by manufacturer |
| Hand Split - True-to-Life Texture | ✓ | ✓ |
| Mineral-Infused Process for Authentic Color | ✓ | ✓ |

| Performance | Brava Shake | Natural shake |
|---|---|---|
| Not Prohibited in Many Jurisdictions | ✓ | |
| Fire Retardant: Class A or Class C | ✓ | Varies by manufacturer; needs treatment with corrosive chemicals |
| Wind Resistance: 110+ mph | ✓ | ✓ |
| Impact Resistance: Class 4 | ✓ | Natural shake is vulnerable to hail |
| Freeze/Thaw Resistant | ✓ | |
| Maintenance Free | ✓ | Requires replacement of individual shakes throughout life cycle |
| Color-Fast | ✓ | |
| Hail Warrantied | ✓ | |

| Installation | Brava Shake | Natural shake |
|---|---|---|
| Factory-Collated Color Blends | ✓ | ✓ |
| Factory-Collated Widths | ✓ | ✓ |
| Estimated Waste Factor | Low | High; shakes too narrow or broken during installation must be discarded |

CLASS 4
Class 4 hail rating

CLASS A
Class A fire rating available

Made in USA

MIAMI-DADE COUNTY APPROVED

Tolerances +or- 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.

© Brava 2021 CS.SS.V2.421

bravarooftile.com • (844) 290-4196 • info@bravarooftile.com

Application pg. 7

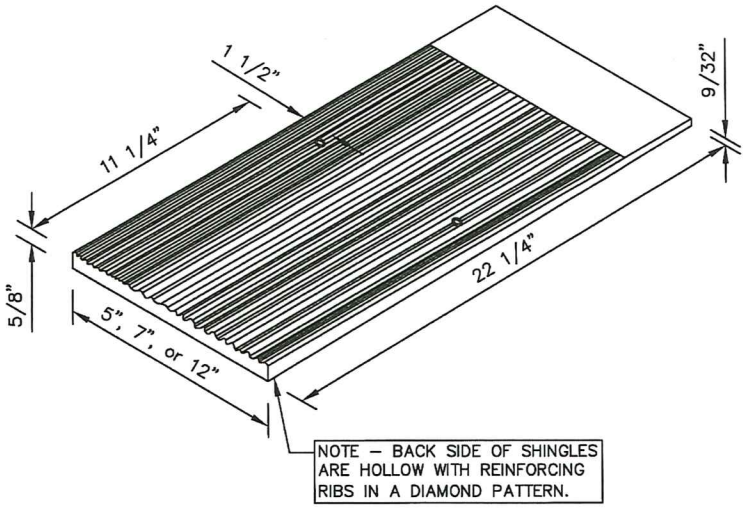
5 Spanish St.

1 S Castillo Dr.

National Park Service

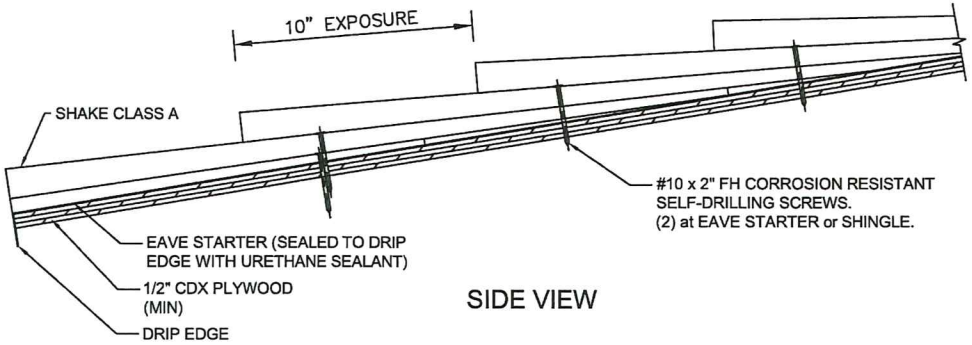
# BRAVA SHAKE
# COMPOSITE ROOF SHINGLE
## OVER 1/2" PLYWOOD (10" EXPOSURE)

MAX. DESIGN PRESSURE: -126 psf

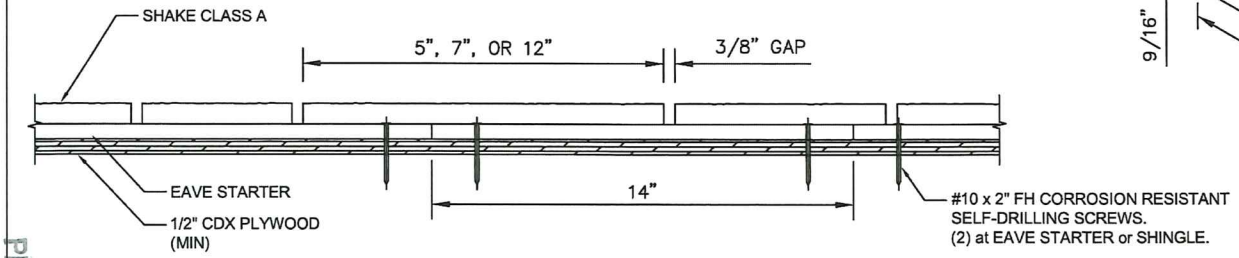



NOTE – BACK SIDE OF SHINGLES ARE HOLLOW WITH REINFORCING RIBS IN A DIAMOND PATTERN.

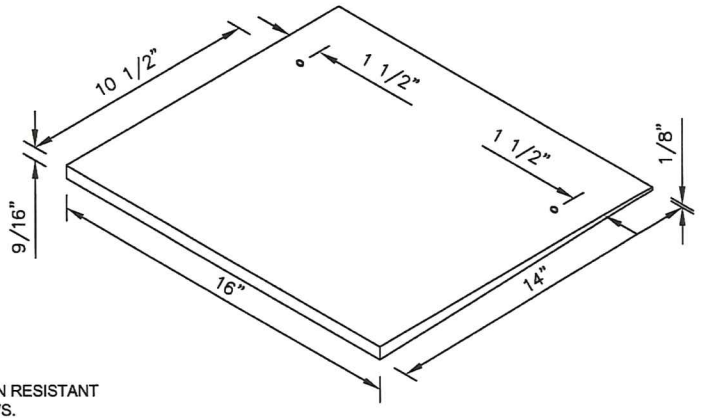
SHAKE CLASS A




SIDE VIEW




FRONT VIEW




EAVE STARTER

| MINIMUM ROOF DECK REQUIREMENTS |
|---|
| 1/2" CDX PLYWOOD, FASTENED TO 2x (min) SUPPORTS SPACED 24" MAX. O.C. WITH 8d x 2" GALVANIZED RING-SHANK ROOFING NAILS SPACED 12" MAX O.C. IN THE FIELD AND 6" O.C. AT THE PERIMETER. |

| REV.# | DATE | PRINTS ISSUED FOR |
|---|---|---|
| – | 4/19/21 | 1ST SUBMITTAL |

SCOTT WOLTERS No 62354 STATE OF FLORIDA PROFESSIONAL ENGINEER


SCOTT WOLTERS
FL PE# 62354
WOLTERS ENGINEERING (COA# 27184)
1521 SE 17TH ST #140
WEST PALM BEACH, FL 33401
(561) 225-1982



BRAVA ROOF TILE
915 E. TYLER STREET
WASHINGTON, IA 52353
PH: (844) 290-4196
FX: (319) 343-1038
www.bravarooftile.com


BRAVA ROOF TILE

DWG: BSCS-HZ
SHEET: 1/1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**Product Approval**
**USER:** Public User



| | |
|---|---|
| FL # | FL29845-R3 |
| Application Type | Revision |
| Code Version | 2020 |
| Application Status | Approved |
| Comments | |
| Archived | ☐ |
| Product Manufacturer | Brava Roof Tile |
| Address/Phone/Email | 915 E. Tyler Street<br>Washington, IA 52353<br>(844) 290-4196<br>andrew@bravatile.com |
| Authorized Signature | Andrew Ahrens<br>andrew@bravatile.com |
| Technical Representative<br>Address/Phone/Email | |
| Quality Assurance Representative<br>Address/Phone/Email | |
| Category | Roofing |
| Subcategory | Roofing Tiles |
| Compliance Method | Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer<br>☐ Evaluation Report - Hardcopy Received |
| Florida Engineer or Architect Name who developed the Evaluation Report | Scott Wolters |
| Florida License | PE-62354 |
| Quality Assurance Entity | Intertek Testing Services NA, Inc. - QA Entity |
| Quality Assurance Contract Expiration Date | 12/31/2023 |
| Validated By | Lucas A. Turner, P.E., MBA<br>☑ Validation Checklist - Hardcopy Received |
| Certificate of Independence | FL29845_R3_COI_Brava COI3.pdf |

Referenced Standard and Year (of Standard)

| Standard | Year |
|---|---|
| TAS 100 | 1994 |
| TAS 110 | 1994 |
| TAS 125 | 1994 |

Equivalence of Product Standards Certified By

Sections from the Code

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| | |
|---|---|
| Product Approval Method | Method 1 Option D |
| Date Submitted | 04/19/2021 |
| Date Validated | 04/19/2021 |
| Date Pending FBC Approval | 04/23/2021 |
| Date Approved | 06/08/2021 |

**Summary of Products**

| FL # | Model, Number or Name | Description |
|---|---|---|
| 29845.1 | Brava Old World Slate Class A | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSCA Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSCA Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.2 | Brava Old World Slate Class C | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSCC Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSCC Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.3 | Brava Old World Spanish | Composite Roof Tile mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSCT Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSCT Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.4 | Brava Old World Spanish A4 | Composite Roof Tile mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** N/A<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BOWSA4 Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BOWSA4 Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.5 | Brava Shake Class A | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** +N/A/-131.75<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BSCACS Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BSCACS Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.6 | Brava Shake Class C | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes<br>**Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** +N/A/-129.25<br>**Other:** Please see Installation Drawings and Eval Report for Design Pressures and Limits of Use. | | **Installation Instructions**<br>FL29845_R3_II_BSCCCS Dwg2.pdf<br>Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BSCCCS Eval3.pdf<br>Created by Independent Third Party: Yes |
| 29845.7 | Brava Shake Shingle | Composite Roof Shingle mechanically fastened to 1/2" CDX plywood deck. |
| **Limits of Use**<br>**Approved for use in HVHZ:** Yes | | **Installation Instructions**<br>FL29845_R3_II_BSCS Dwg.pdf |

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| | |
|---|---|
| **Approved for use outside HVHZ:** Yes<br>**Impact Resistant:** N/A<br>**Design Pressure:** +N/A/-126<br>**Other:** Please see Installation Drawings and Eval Report for Limits of Use. | Verified By: Scott Wolters FLPE# 62354<br>Created by Independent Third Party: Yes<br>**Evaluation Reports**<br>FL29845_R3_AE_BSCS Eval.pdf<br>Created by Independent Third Party: Yes |

Back Next

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**Product Approval Accepts:**

Credit Card
**Safe**
securityMETRICS

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Public Records of St. Johns County, FL Clerk # 2013032420, O.R. 3731 PG 1089,
05/16/2013 at 10:27 AM REC. $25.00 SUR. $27.50 Doc. D $.70

(2)

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 6-12-373

| $433,438.52 – Purchase Price |
|---|

# CORRECTIVE WARRANTY DEED

**THIS INDENTURE**, made this 13th day of May, 2013, by JOHN WALTER FRASER, a married man conveying his undivided one-quarter (1/4) interest in non-homestead property, JOAN ELIZABETH BINNINGER, a married woman conveying her undivided one-quarter (1/4) interest in non-homestead property, ELAINE FRASER, a single woman conveying her undivided one-quarter (1/4) interest and VIRGIL BRYAN FRASER, a single man conveying his undivided one-quarter (1/4) interest (collectively, "Grantor") to HISTORIC FRASER PROPERTIES, LLC, Florida limited liability company, whose post office address is 11 Magnolia Avenue, St. Augustine, Florida 32084 ("Grantee").

COPY

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").**

**PART OF PARCEL IDENTIFICATION NUMBER: 196370-0000 & 197290-0000**

**SUBJECT TO:** Those matters described on Exhibit "B" attached hereto.

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

**THIS CORRECTIVE WARRANTY DEED HAS BEEN EXECUTED AND RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION OF PARCEL 1 OF THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THAT CERTAIN GENERAL WARRANTY DEED DATED AUGUST 10, 2012 AND RECORDED IN OFFICIAL RECORDS 3600, PAGE 181, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON WHICH DOCUMENTARY STAMP TAX WAS PAID.**

**NO DOCUMENTARY STAMP TAX IS DUE ON THIS CORRECTIVE WARRANTY DEED BECAUSE IT IS CORRECTIVE IN NATURE AND NO CONSIDERATION WAS PAID TO GRANTOR AS PER RULE 12B-4.014(3), FLORIDA ADMINISTRATIVE CODE.**

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Witness FRANCIS T DUFF
(type name of witness)

Witness: Victoria Davis
(type name of witness)

John Walter Fraser
11 Magnolia Avenue
St. Augustine, Florida 32084

Witness FRANCIS T. Duff
(type name of witness)

Witness: BONNIE C FAUSEY
(type name of witness)

Joan Elizabeth Binninger
114 Heron's Nest Lane
St. Augustine, Florida 32080

Witness FRANCIS T DUFF
(type name of witness)

Witness: BONNIE C FAUSEY
(type name of witness)

Elaine Fraser
c/o Old Wooden School House
14 St. George Street
St. Augustine, Florida 32084

Witness FRANCIS T DUFF
(type name of witness)

Witness: BONNIE C FAUSEY
(type name of witness)

Virgil Bryan Fraser
77 Valencia Street
St. Augustine, Florida 32084

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 13 day of MAY, 2013, by John Walter Fraser, a married man conveying his undivided one-quarter (1/4) interest in non-homestead property, who (X) is personally known to me or (__) has produced a valid driver's license as identification.

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 14 day of May, 2013, by Joan Elizabeth Binninger, a married woman conveying her undivided one-quarter (1/4) interest in non-homestead property, who (X) is personally known to me or (__) has produced a valid driver's license as identification.

COPY

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 14 day of MAY, 2013, by Elaine Fraser, a single woman conveying her undivided one-quarter (1/4) interest, who (X) is personally known to me or (__) has produced a valid driver's license as identification.

Susanne S Driscoll
Notary Public
SUSANNE S DRISCOLL
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 14 day of MAY, 2013, by Virgil Bryan Fraser, a single man conveying his undivided one-quarter (1/4) interest, who (X) is personally known to me or (__) has produced a valid driver's license as identification.

Susanne S Driscoll
Notary Public
Susanne S Driscoll
(Name of notary, typed/stamped/printed)
My commission number: EE 148227
My commission expires: JAN 11, 2016

NOTARY PUBLIC STATE OF FLORIDA
SUSANNE S. DRISCOLL
MY COMMISSION # EE 148227
EXPIRES: January 11, 2016
Bonded Thru Budget Notary Services

COPY

**EXHIBIT "A"**

**PARCEL 1 (HISTORIC FRASER PROPERTIES, LLC):**

PART OF BLOCK 6, OF THE CITY OF ST. AUGUSTINE, FLORIDA. ACCORDING TO THE OFFICIAL MAP OF SAID CITY DATED JUNE 12, 1923, FILED OCTOBER 4TH, 1923, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE NORTH 07 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF ST. GEORGE STREET, A DISTANCE OF 26.51 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 07 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF ST. GEORGE STREET, A DISTANCE OF 210.93 FEET TO THE SOUTH LINE OF ORANGE STREET, AS IT CURRENTLY EXISTS; THENCE SOUTH 82 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH LINE OF ORANGE STREET, A DISTANCE OF 81.00 FEET TO THE WESTERLY LINE OF CASTILLO DRIVE; THENCE SOUTH 17 DEGREES 48 MINUTES 12 SECONDS EAST, ALONG SAID WESTERLY LINE OF CASTILLO DRIVE, A DISTANCE OF 65.89 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 192.57 FEET, A CENTRAL ANGLE OF 15 DEGREES 00 SECONDS 00 MINUTES, AN ARC LENGTH OF 50.41 FEET AND A CHORD BEARING AND CHORD LENGTH OF SOUTH 10 DEGREES 18 MINUTES 12 SECONDS EAST, 50.27 FEET; THENCE SOUTHERLY ALONG SAID ARC AND SAID WESTERLY RIGHT-OF-WAY LINE OF CASTILLO DRIVE, AN ARC DISTANCE OF 50.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 48 MINUTES 12 SECONDS EAST, ALONG SAID WESTERLY LINE OF CASTILLO DRIVE, A DISTANCE OF 143.89 FEET TO THE NORTH LINE OF FORT ALLEY, AS IT CURRENTLY EXISTS; THENCE NORTH 78 DEGREES 17 MINUTES 56 SECONDS WEST, ALONG SAID NORTH LINE OF FORT ALLEY, A DISTANCE OF 46.70 FEET; THENCE NORTH 11 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 32.32 FEET; THENCE NORTH 81 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 104.98 FEET TO THE POINT OF BEGINNING.

**PARCEL 2 (HISTORIC FRASER PROPERTIES, LLC):**

LOTS 1, 2, 29 AND 30 OF BLOCK 12, IN THE CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 AND FILE OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN A FOR ST. JOHNS COUNTY, FLORIDA ON THE 4TH DAY OF OCTOBER, 1923. LESS AND EXCEPT THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 3483, PAGE 604, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED TO OSH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED OCTOBER 1, 2011 AND RECORDED IN OFFICIAL RECORDS 3483, PAGE 604, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

**EXHIBIT "B"**

1. Taxes for the year 2012 and subsequent years.

2. Applicable zoning and other governmental regulations.

3. Final Judgment of Dissolution of Marriage recorded in Official Records Book 1095, page 1086, public records of St. Johns County, Florida.

4. Florida Power & Light Company easement recorded in Official Records Book 3293, page 628, public records of St. Johns County, Florida.

5. License Agreement recorded in Official Records Book 3422, page 906, public records of St. Johns County, Florida.

6. Notice of Prohibition Against Liens recorded in Official Records Book 3535, page 1286, public records of St. Johns County, Florida.

7. Unrecorded Lease in favor of Al's Pizza.

8. Notice of Commencement recorded in Official Records Book 3577, page 81, public records of St. Johns County, Florida.

9. Real Estate Mortgage in favor of Bank of St. Augustine recorded in Official Records 2018, Page 1239, public records of St. Johns County, Florida.

10. Assignment of Leases and Rents in favor of Bank of St. Augustine recorded in Official Records 2018, Page 1248, public records of St. Johns County, Florida.

11. Florida Power and Light Company easement recorded in Official Records 852, Page 1726, public records of St. Johns County, Florida.

12. Notice of Commencement recorded in Official Records Book 3593, page 940, public records of St. Johns County, Florida.

COPY

# 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** | 1972900000 |
| **Location Address** | 5 SPANISH ST<br>9 SPANISH ST<br>14 D ST GEORGE ST<br>14 F ST GEORGE ST<br>14 ST GEORGE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug ON St George St (COM) (610.07) |
| **Tax Description*** | CITY OF ST AUGUSTINE LOTS 1 2 & PTS OF 29 & 30 BLK 12 (EX PT IN OR3483/604) OR2873/6 & 3342/1365(L/A) & 3600/173(TR/D) & 3600/181 & 3731/1081(C/TRD) & 3731/1089(C/D)<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Mixed Use (Store/Office/Residential Combo) (1200) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.290 |
| **Homestead** | N |

**Owner Information**

| | |
|---|---|
| **Owner Name** | Historic Fraser Properties LLC 100% |
| **Mailing Address** | 11 MAGNOLIA AVE<br>SAINT AUGUSTINE, FL 32084-0000 |

**Map**

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## Valuation Information

| | 2022 |
|---|---|
| Building Value | $986,729 |
| Extra Features Value | $113,720 |
| Total Land Value | $1,067,770 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$2,168,219** |
| Total Deferred | $0 |
| Assessed Value | **$2,168,219** |
| Total Exemptions | $0 |
| Taxable Value | **$2,168,219** |

***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 | $981,287 | $120,022 | $960,993 | $0 | $0 | $2,062,302 | $2,062,302 | $0 | $2,062,302 |
| 2020 | $660,290 | $13,486 | $960,993 | $0 | $0 | $1,634,769 | $1,252,762 | $382,007 | $1,252,762 |
| 2019 | $513,316 | $11,778 | $942,150 | $0 | $0 | $1,467,244 | $1,187,581 | $279,663 | $1,187,581 |
| 2018 | $522,760 | $11,956 | $816,530 | $0 | $0 | $1,351,246 | $1,079,619 | $271,627 | $1,079,619 |
| 2017 | $503,406 | $13,508 | $1,004,960 | $0 | $0 | $1,521,874 | $981,472 | $540,402 | $981,472 |
| 2016 | $512,856 | $14,012 | $452,232 | $0 | $0 | $979,100 | $892,247 | $86,853 | $892,247 |
| 2015 | $522,400 | $14,665 | $408,265 | $0 | $0 | $945,330 | $811,134 | $134,196 | $811,134 |
| 2014 | $313,836 | $15,294 | $408,265 | $0 | $0 | $737,395 | $737,395 | $0 | $737,395 |
| 2013 | $319,906 | $15,797 | $408,265 | $0 | $0 | $743,968 | $743,968 | $0 | $743,968 |
| 2012 | $325,972 | $16,298 | $408,265 | $0 | $0 | $750,535 | $750,535 | $0 | $750,535 |
| 2011 | $365,285 | $26,087 | $636,480 | $0 | $0 | $1,027,852 | $1,027,852 | $0 | $1,027,852 |
| 2010 | $370,509 | $26,590 | $707,200 | $0 | $0 | $1,104,299 | $1,104,299 | $0 | $1,104,299 |

## Building Information

**Building** 1
**Year Built** 2020
**Actual Area** 2837
**Conditioned Area** 2744
**Use** Mixed Use (City/Historical)
**Style** 04
**Class** N
**Exterior Wall** Concrete Stucco, Wood

**Roof Cover** Wood Shingle
**Roof Structure** Gable Hip
**Interior Flooring** Hardwood
**Interior Wall** Drywall
**Heating Type** Air Duct
**Air Conditioning** Central
**Bedrooms**
**Baths**

| Description | Square Footage |
|---|---|
| BASE AREA | 1584 |
| FINISHED UPPER STORY | 1160 |
| FINISHED OPEN PORCH | 18 |
| FINISHED OPEN PORCH | 75 |
| Total SqFt | 2837 |

**Building** 2
**Year Built** 2012
**Actual Area** 216
**Conditioned Area** 216
**Use** Stores (City/Historical)
**Style** 04
**Class** N
**Exterior Wall** Wood

**Roof Cover** Wood Shingle
**Roof Structure** Gable Hip
**Interior Flooring** Ceramic Tile
**Interior Wall** Drywall
**Heating Type** Forced Air
**Air Conditioning** Central
**Bedrooms**
**Baths**

| Description | Square Footage |
|---|---|
| BASE AREA | 216 |
| Total SqFt | 216 |

**Building** 3
**Year Built** 2012
**Actual Area** 195
**Conditioned Area** 195
**Use** Stores (City/Historical)
**Style** 04
**Class** N
**Exterior Wall** Wood

**Roof Cover** Wood Shingle
**Roof Structure** Gable Hip
**Interior Flooring** Ceramic Tile
**Interior Wall** Drywall
**Heating Type** Forced Air
**Air Conditioning** Central
**Bedrooms**
**Baths**

| Description | Square Footage |
|---|---|
| BASE AREA | 195 |
| Total SqFt | 195 |

**Building** 4
**Year Built** 2020
**Actual Area** 346
**Conditioned Area** 304
**Use** Stores (City/Historical)
**Style** 04
**Class** N
**Exterior Wall** Wood

**Roof Cover** Wood Shingle
**Roof Structure** Gable Hip
**Interior Flooring** Hardwood
**Interior Wall** Drywall
**Heating Type** Forced Air
**Air Conditioning** Central
**Bedrooms**
**Baths**

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| Description | Square Footage |
|---|---|
| BASE AREA | 304 |
| CANOPY (COMMERCIAL) | 42 |
| Total SqFt | 346 |

| | | | |
|---|---|---|---|
| **Building** | 5 | **Roof Cover** | Wood Shingle |
| **Year Built** | 2020 | **Roof Structure** | Gable Hip |
| **Actual Area** | 988 | **Interior Flooring** | Hardwood |
| **Conditioned Area** | 800 | **Interior Wall** | Drywall |
| **Use** | Mixed Use (City/Historical) | **Heating Type** | Air Duct |
| **Style** | 04 | **Air Conditioning** | Central |
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| APARTMENT | 400 |
| OUTSIDE STAIRS | 153 |
| BASE AREA | 400 |
| FINISHED OPEN PORCH | 35 |
| Total SqFt | 988 |

| | | | |
|---|---|---|---|
| **Building** | 6 | **Roof Cover** | Wood Shingle |
| **Year Built** | 1976 | **Roof Structure** | Wood Truss |
| **Actual Area** | 192 | **Interior Flooring** | Carpet |
| **Conditioned Area** | 192 | **Interior Wall** | Wall Board |
| **Use** | Stores (City/Historical) | **Heating Type** | Forced Air |
| **Style** | 04 | **Air Conditioning** | Central |
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Wood | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 192 |
| Total SqFt | 192 |

| | | | |
|---|---|---|---|
| **Building** | 7 | **Roof Cover** | Wood Shingle |
| **Year Built** | 1990 | **Roof Structure** | Wood Truss |
| **Actual Area** | 3346 | **Interior Flooring** | Hardwood |
| **Conditioned Area** | 2663 | **Interior Wall** | Drywall |
| **Use** | Mixed Use (City/Historical) | **Heating Type** | Air Duct |
| **Style** | 04 | **Air Conditioning** | Central |
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 1300 |
| CANOPY (COMMERCIAL) | 246 |
| FINISHED UPPER STORY | 1300 |
| CANOPY (COMMERCIAL) | 373 |
| BASE AREA | 63 |
| OUTSIDE STAIRS | 64 |
| Total SqFt | 3346 |

| | | | |
|---|---|---|---|
| **Building** | 8 | **Roof Cover** | Wood Shingle |
| **Year Built** | 2005 | **Roof Structure** | Wood Truss |
| **Actual Area** | 6933 | **Interior Flooring** | Carpet, Hardwood |
| **Conditioned Area** | 4494 | **Interior Wall** | Drywall |
| **Use** | Mixed Use (City/Historical) | **Heating Type** | Air Duct |
| **Style** | 04 | **Air Conditioning** | Central |
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| CANOPY (COMMERCIAL) | 64 |
| FINISHED UPPER STORY | 1812 |
| FINISHED UPPER STORY | 1020 |
| BASE AREA | 990 |
| BASE AREA | 672 |
| CANOPY (COMMERCIAL) | 231 |
| CANOPY (COMMERCIAL) | 614 |
| CANOPY (COMMERCIAL) | 450 |
| PATIO | 644 |
| CANOPY (COMMERCIAL) | 360 |
| OUTSIDE STAIRS - FORCED | 76 |
| Total SqFt | 6933 |

| | | | |
|---|---|---|---|
| **Building** | 9 | **Roof Cover** | Wood Shingle |
| **Year Built** | 2012 | **Roof Structure** | Gable Hip |
| **Actual Area** | 351 | **Interior Flooring** | Ceramic Tile |

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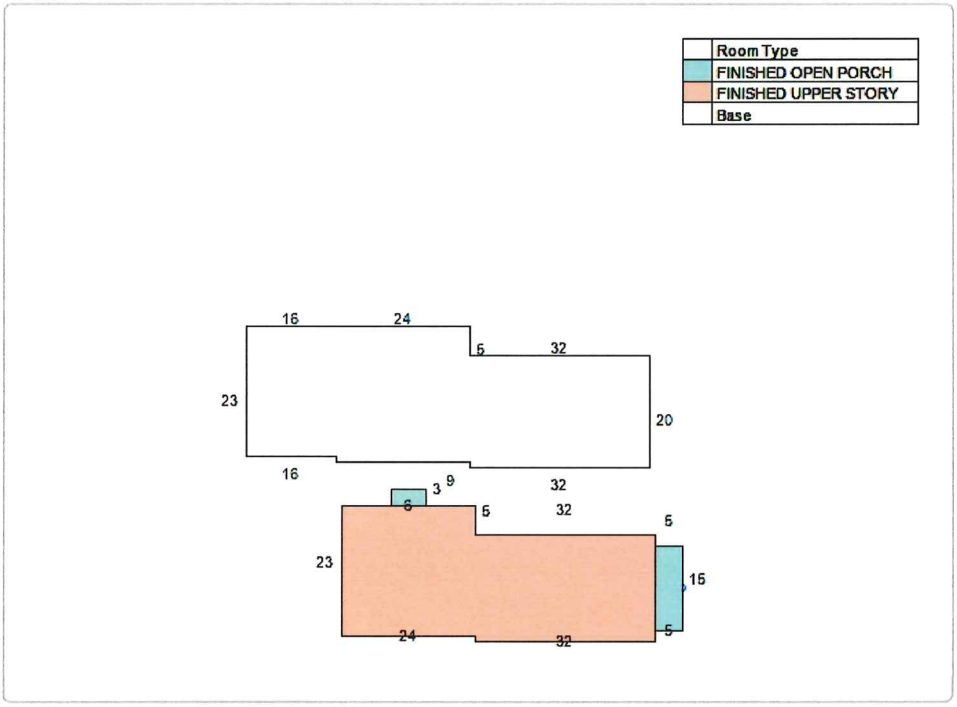
| | | | |
|---|---|---|---|
| **Conditioned Area** | 351 | **Interior Wall** | Drywall |
| **Use** | Stores (City/Historical) | **Heating Type** | Forced Air |
| **Style** | 04 | **Air Conditioning** | Central |
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Wood | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 351 |
| Total SqFt | 351 |

## Sketch Information

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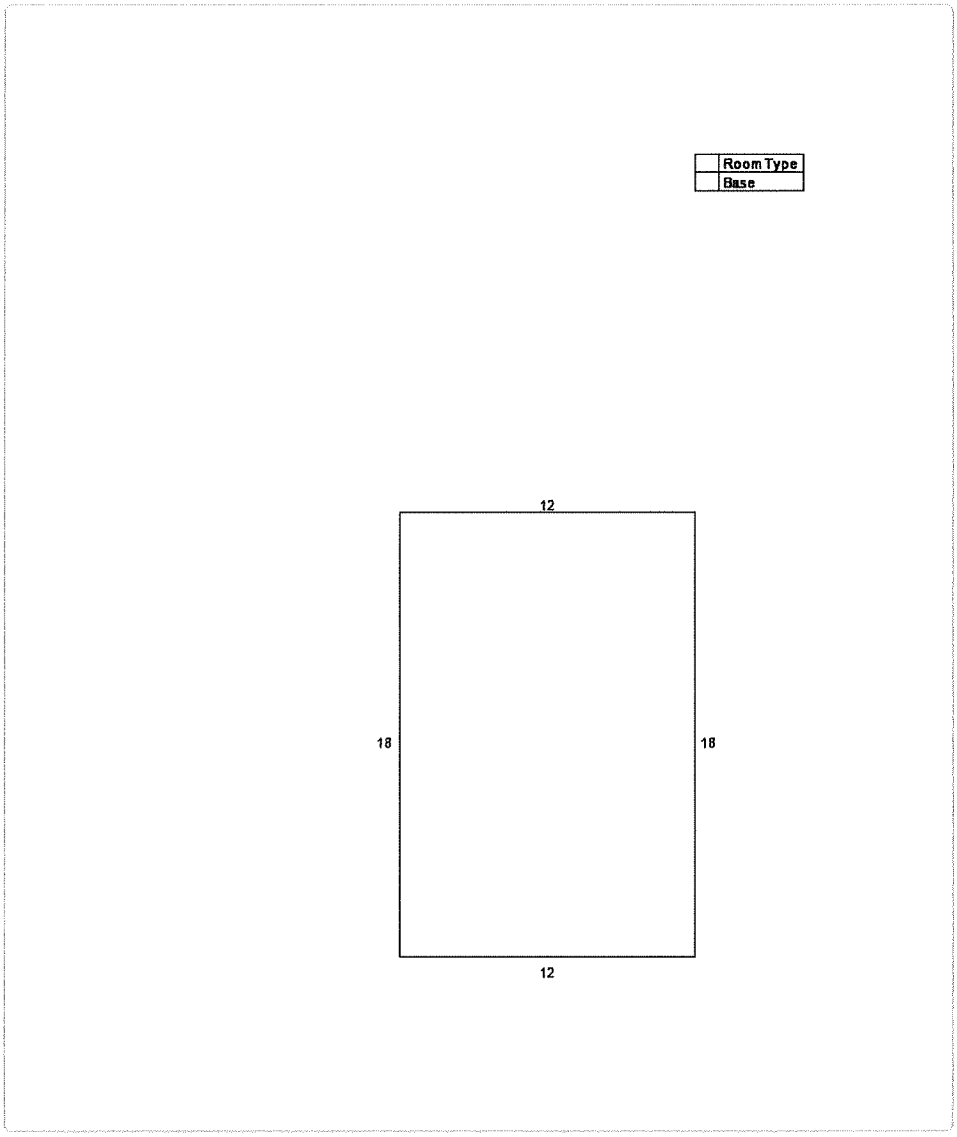


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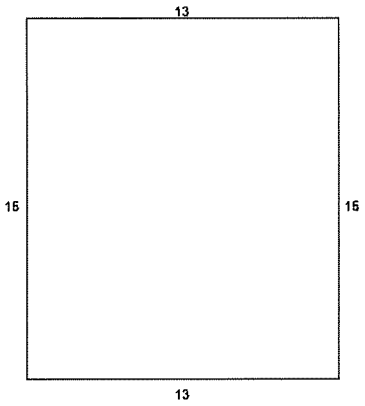
| | Room Type |
|---|---|
| | Base |

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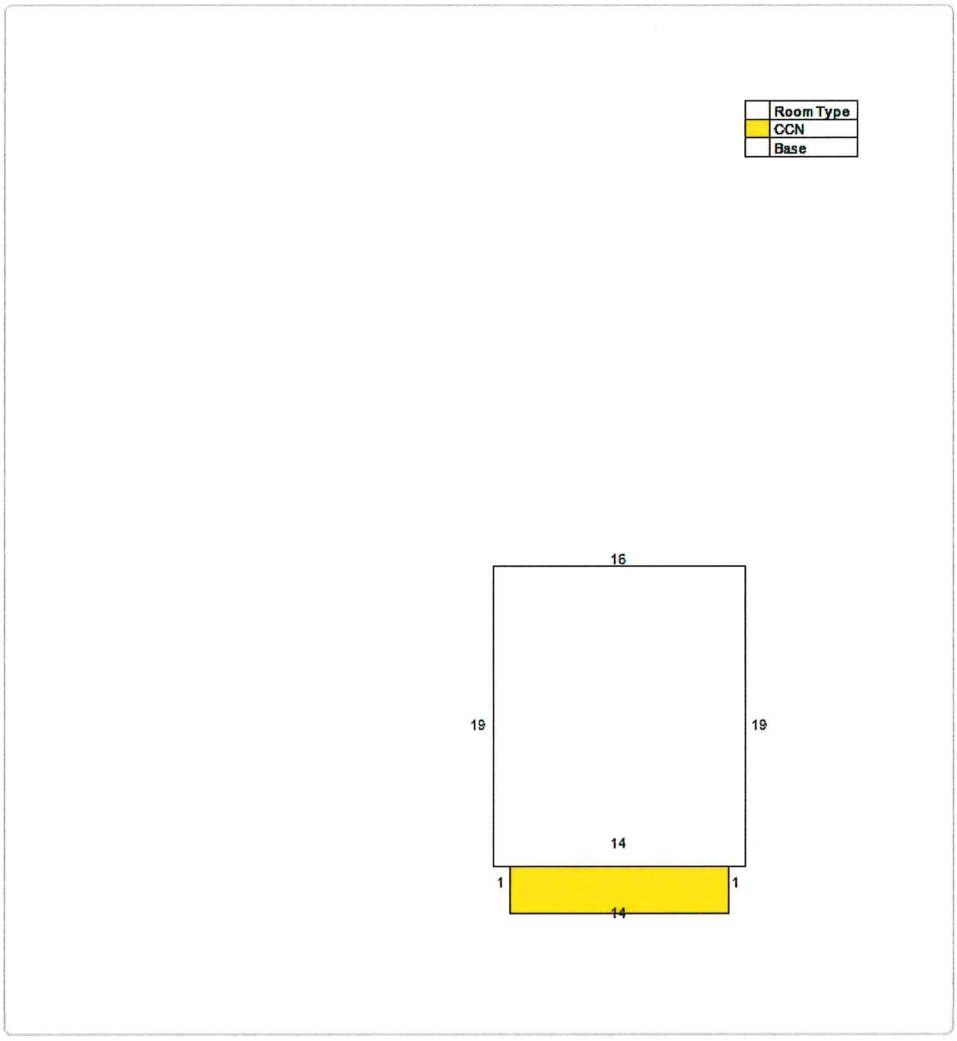


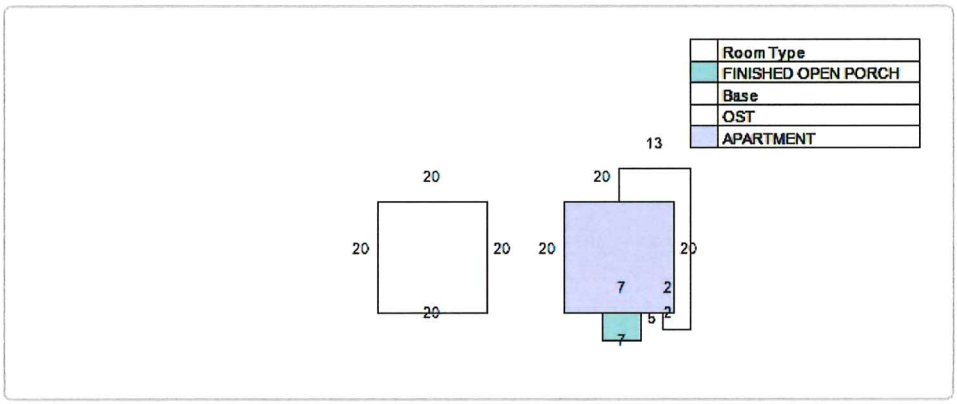


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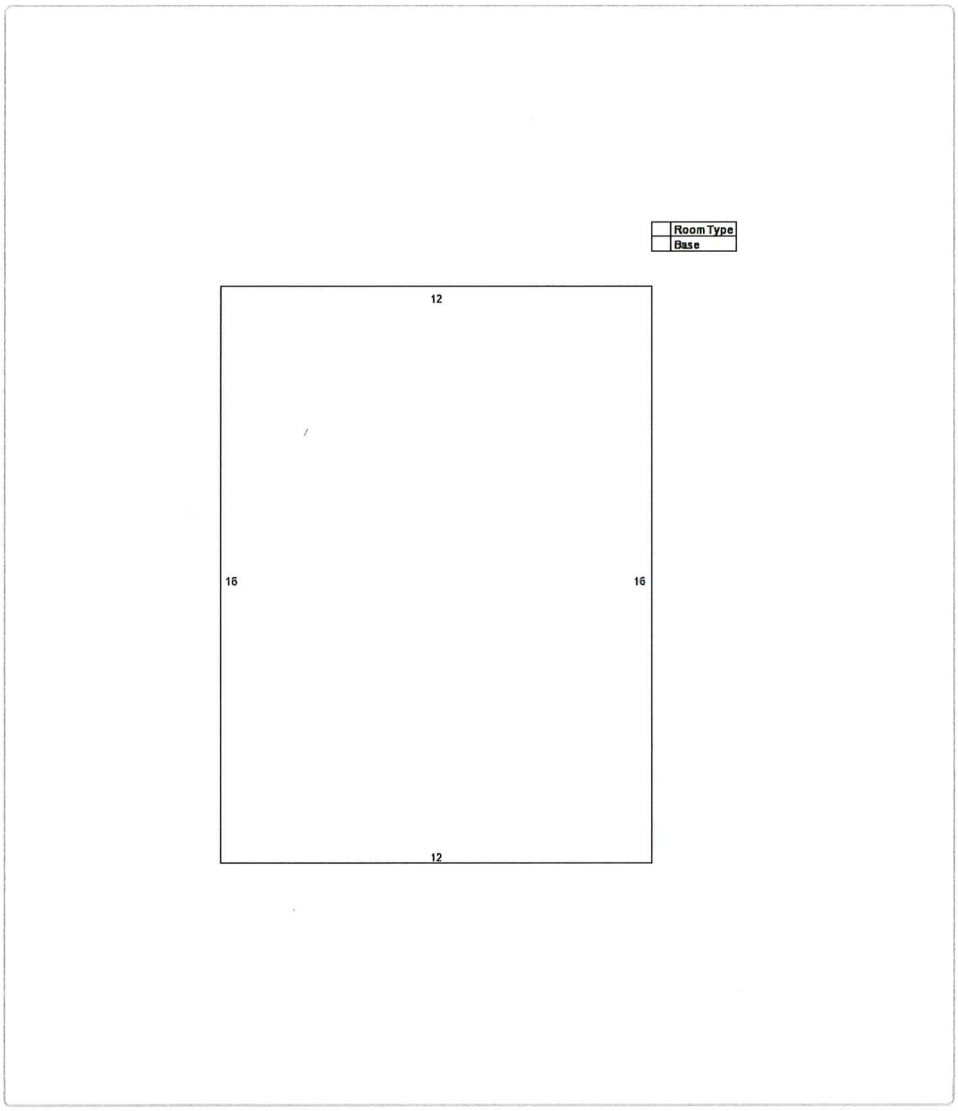


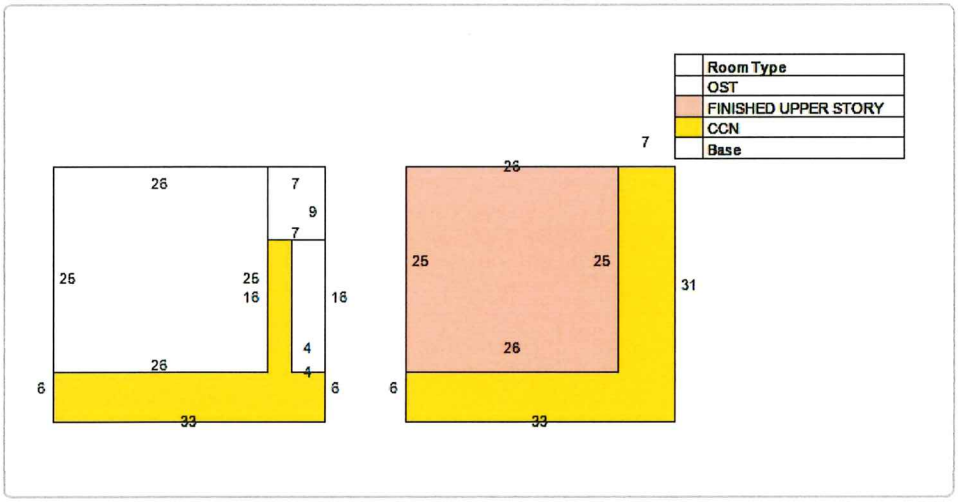


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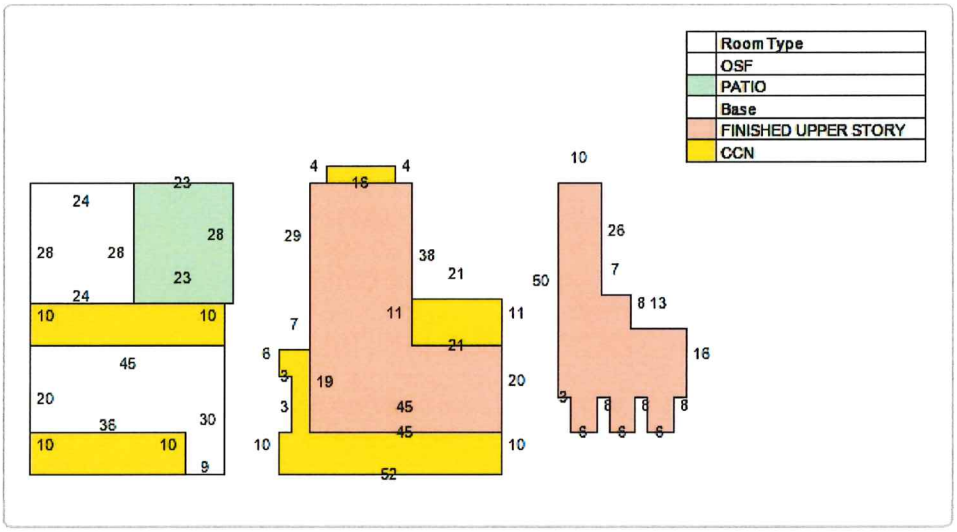


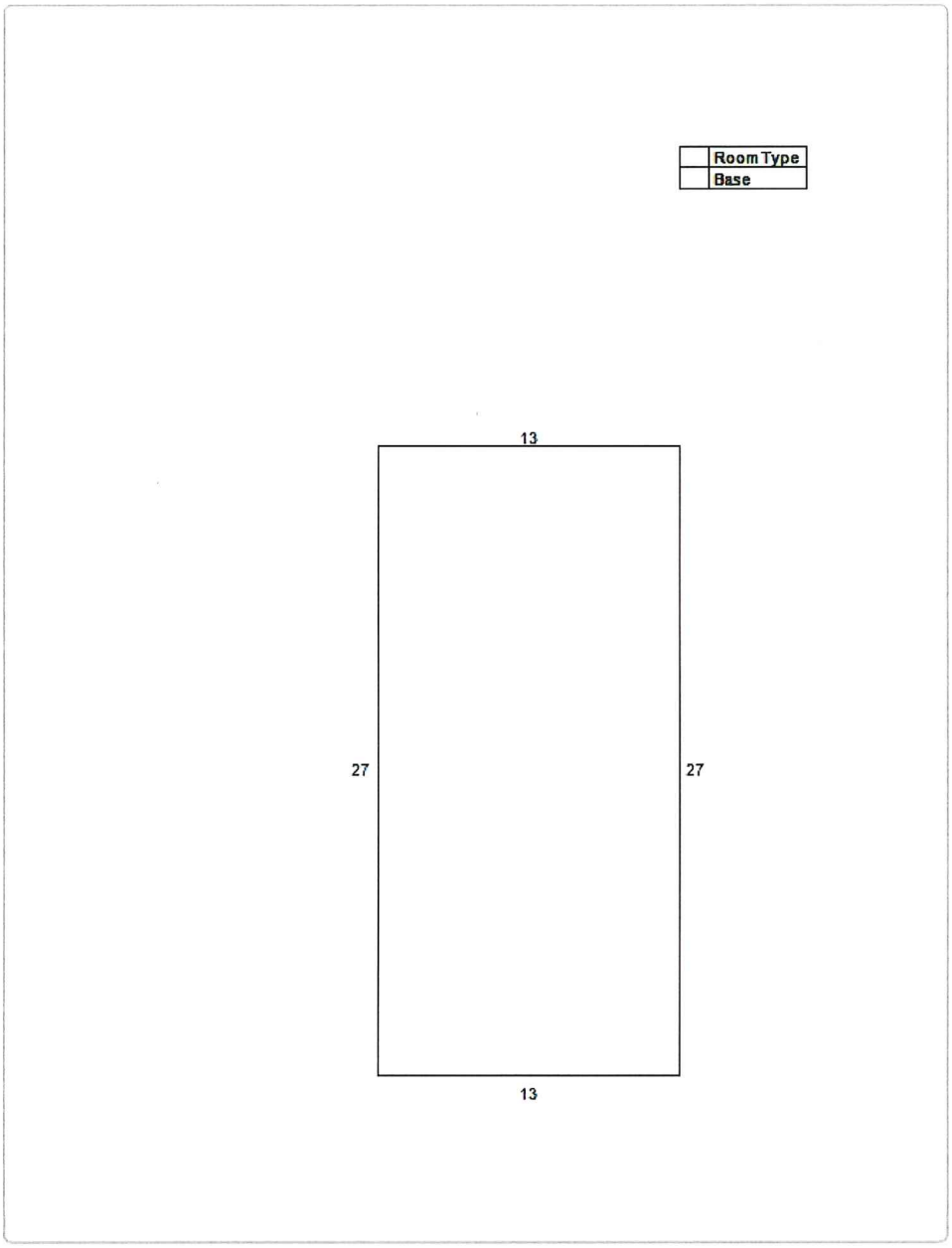


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## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Masonry Wall | | 1094 |
| Brick Pavers (0-500) | | 2358 |
| Wood Fence | | 289 |
| Sprinkler Wet | | 9745 |
| Commercial Storage Building | | 1104 |
| Brick Pavers (1001-3000) | | 99130 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Mixed Use (Store/Office/Residential Combo) | 0 | 0 | 12562 | SF | $1,067,770 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 5/16/2013 | 5/13/2013 | $100.00 | CORRECTIVE DEED | 3731 | 1089 | U | I | FRASER JOHN WALTER ETAL | HISTORIC FRASER PROPERTIES LLC |
| 5/16/2013 | 5/13/2013 | $100.00 | CORRECTIVE DEED | 3731 | 1081 | U | I | EDMISTON MARGARET GREER ETAL | FRASER JOHN WALTER ETAL |
| 8/10/2012 | 8/10/2012 | $433,500.00 | WARRANTY DEED | 3600 | 181 | U | I | FRASER JOHN WALTER ETAL | HISTORIC FRASER PROPERTIES LLC |
| 8/10/2012 | 8/10/2012 | $100.00 | TRUSTEES DEED | 3600 | 173 | U | I | FRASER JOHN R REVOCABLE TRUST | FRASER JOHN WALTER ETAL |
| | 8/6/2010 | $0.00 | LETTERS OF ADMN | 3342 | 1365 | U | I | FRASER JOHN R (DECD 6/8/10) | FRASER JOHN R REVOCABLE TRUST |
| | 2/8/2007 | $100.00 | WARRANTY DEED | 2873 | 6 | U | I | FRASER JOHN R | FRASER JOHN R REVOCABLE TRUST |
| | 2/7/1995 | $0.00 | FINAL JUDGMENT | 1095 | 1086 | U | I | FRASER JOHN R & | FRASER JOHN R |
| | 1/7/1995 | $697,000.00 | WARRANTY DEED | 1358 | 963 | U | I | FRASER JOAN S | FRASER JOHN R |
| | 12/1/1988 | $0.00 | | 805 | 429 | U | I | | FRASER JOHN R & |

**No data available for the following modules:** Exemption Information.

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Version 2.3.176

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

Application HP2022-0012 Address: 28 Cadiz Street

Applicant: A to Z Custom Homes Inc.

Property Owner: National Society of Colonial Dames

Project description: To replace asbestos roof shingles with composite slate shingles.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ00326 |
| National Register: | St. Augustine Town Plan: Contributing | Construction date: | c. 1904-1910 |
| Archaeology Zone: | IB | Zoning District: | HP-2 |
| Parcel number: | 1992500000 | | |
| Agenda Item: | 7(c) | Previous Action(s): | COA-F2007-0347 |

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the north side of Cadiz Street between Aviles Street and St. George Street in the Historic Preservation 2 zoning district and is a contributing building in the St. Augustine Town Plan National Register Historic District. The building is associated with and adjacent to one of the city's significant historic house museums, the Ximenez-Fatio House.
2. The 1910 Sanborn Fire Insurance map shows the original footprint of the house with the notation that it was only one story in height with a shingle roof. Years later, the dwelling was substantially remodeled, and the second story added. The 1924 Sanborn map shows the two-story rear portion of the building with a shingle roof material, and the forward single-story portion with a slate or tin roof. The 1930 Sanborn Map, updated to 1965, shows both the two- and single-story portions of the building with slate or tin roofing material with the one-story porch roofed in shingle.
3. Existing roof material on the building is a diamond-shaped asbestos shingle. Wear over time is evident, and a portion of the second-story roof is tarped-over, indicating possible water intrusion. No documentation on the roof's condition was provided by the applicant.
4. The applicant proposes to replace the diamond asbestos shingle with a diamond-shaped composite slate shingle, noting they had contacted manufacturers across the country and internationally to find a replacement material, and the composite being proposed is the only material available that is similar in size and shape to the existing asbestos shingle. The proposed replacement material is a plastic material molded and colored to have a similar visual profile to slate shingles when installed.
5. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of materials in-kind or with appropriate alternative/substitute materials that match the composition, size, shape, color, and texture of existing roof surfaces; however, the AGHP also discourages use of new materials that do not convey the visual appearance of the surviving parts of the roof, or that is physically or chemically incompatible.
6. While similar in shape, the composite slate would exhibit a more raised profile than the existing asbestos shingles which lay flat with minimal profile. Variations in texture and color between the two shingle-types is also evident.

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 28 Cadiz Street:**

1. **APPROVE** the application if the board finds that the proposed composite roof shingles are a compatible replacement material because they match the original roof material in size, shape, color, and texture and meet the Secretary of the Interior's Standards for Rehabilitation 6 for repair or replacement of deteriorated or missing architectural features based on historic evidence; or,
2. **CONTINUE** the application to allow the applicant time to submit a more appropriate material.
3. **DENY** the application because the composite material shingles are not appropriate for the style of the building or the district because they do not meet the Secretary of the Interior's Standards for Rehabilitation 2, for retention of distinguishing architectural character and 6 for repair or replacement of deteriorated or missing architectural features based on historic evidence.

*Candice Seymour*
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace existing diamond-shaped asbestos roof shingles with composite Ecostar Majestic Slate Chisel Point shingles.

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**
9. **Compatible Contemporary Design for New Alterations and Additions**

**New Construction**

***Materials***

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

**Roofs and Roofing**

**Do...**

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

**Don't...**

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.

- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

**Post-1821**

Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.

**Pre-Approved Guidelines**

Roofing material: If photographic or physical evidence can be shown that another roofing material had previously existed on a building, that same material can be pre-approved [otherwise the pre-approved roofing material guidelines are as follows]:

- Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
- Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
- Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps

# STAFF PHOTOGRAPHS
## 28 Cadiz Street

View from St. George Street

# STAFF PHOTOGRAPHS
## 28 Cadiz Street

View from Cadiz Street

View from Ximinez-Fatio House Balcony

# STAFF PHOTOGRAPHS
## 28 Cadiz Street

Detail of existing asbestos shingles

1980

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

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ326 1009==

Site Name: 28 Cadiz Street 830== Survey Date: 7808 820==

Address: 28 Cadiz Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 34 (block) North 32.3' of south 57.6' (lot) 868==

of lot 2 & West 10.3 of south 26.6' of lot 4 868==

Owner of Site: Name: Fotiou, George J. & Olga F;

Address: 28 Cadiz Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469860 (easting) 3306540 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

---

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboard, shingles butt, BEC ceiling board. 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, 6/1, glass doors, blinds 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porch, hip 942==

Porches & Balconies: One-story front porch. Second floor deck 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Turned spindle posts, railing around deck. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On narrow street in one of the oldest sections of the city. Faces school grounds. 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 28 Cadiz Street was constructed between 1904 and 1910. A one-story open porch extends from the front and supports a second floor deck. A railing with ornamental pinnacles surrounds the deck. The house faces St. Joseph's Academy on a narrow street in one of the oldest sections of the city. It borders the commercial area.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

Current residents of this house are Olga F. and Georg J. Fotiou.(4) Both area ctive workers within the Greek Orthodox Church and are instrumental in establishing the Greek Shrine in the former Avero House on St. George Street.

ARCHAEOLOGY

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

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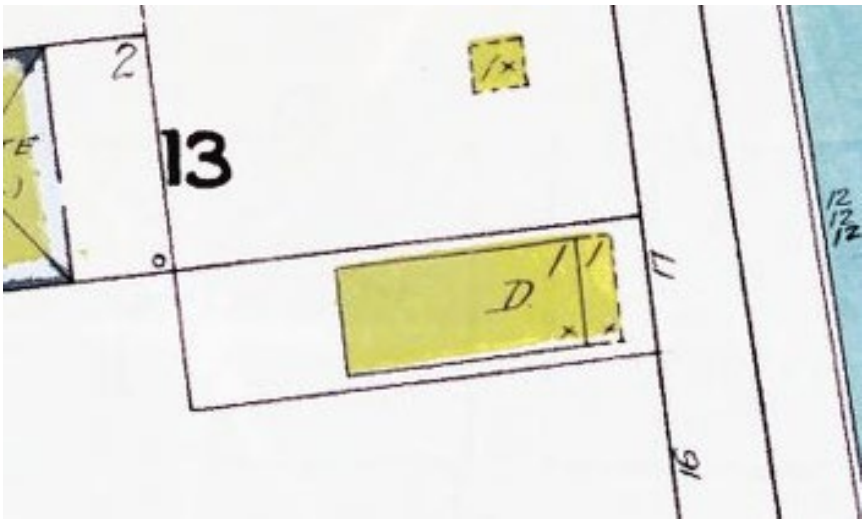
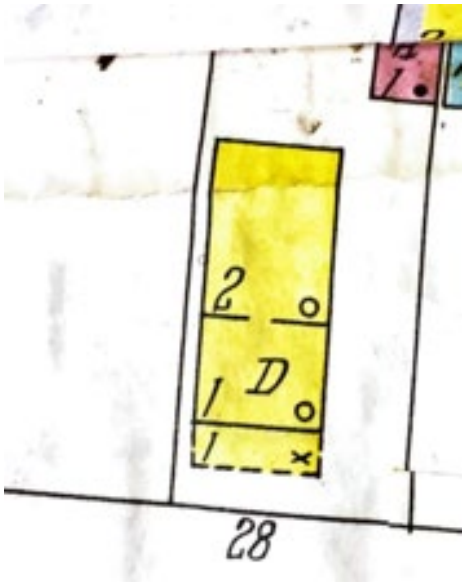
3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. St. Augustine City Directory, 1979.

# SANBORN MAPS
## 28 Cadiz Street




*1910*

*1924*

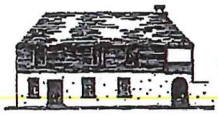



*1930 updated to 1965*

KEY: X – Shingle  O – slate or tin

Received February 16, 2022
Planning and Building Department

# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0012

Receipt No. 2321377 Meeting Date: March 17, 2022

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

1. NAME OF APPLICANT Charles McHone
   Business (if applicable) A to Z Custom Homes Inc
   Address 239 State Road 16
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-669-8037 Other phone/email atozbuilders2@aol.com
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER Nat'l Society of Colonial Dames
   Business (if applicable) _____
   Address 4114 Hershchel St. Suite 109
   City Jacksonville State Florida Zip Code 32210-2200
   Daytime telephone (required) 850-386-0153 Other phone _____
3. PROJECT STREET ADDRESS 28 Cadiz St. Saint Augustine FL 32084
4. LEGAL DESCRIPTION: Lot 4 Block 34 Subdivision City of St. Aug Parcel 1992500000
5. EXISTING USE Cultural Organizations & Facilities PROPOSED USE Cultural Organizations & Facilities
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 Remove existing roof covering / Install New synthetic Ecostar shingles |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.)_____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding)_____ |
| ☐ | ☐ | Porch/Deck/Balcony_____ |
| ☐ | ☐ | Awning/Canopy_____ |
| ☐ | ☐ | Exterior Doors_____ |
| ☐ | ☐ | Windows_____ |
| ☐ | ☐ | Shutters_____ |
| ☐ | ☐ | Foundation (including infill)_____ |
| ☐ | ☐ | Exterior lighting & other appurtenances_____ |
| ☐ | ☐ | Existing fences, walls & gates_____ |
| ☐ | ☐ | Existing parking, walkways & other site features_____ |

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Received February 28, 2022
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C.e NEW CONSTRUCTION (check and specify all work items that apply) e

- ☐ 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_____e_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D.e 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.e OVERALL PROJECT DESCRIPTION (attach additional pages if necessary) e

Roof Replacement of Asbestos Shingles - Remove existing asbestos shingles - Inspect for any damaged wood - Install New roof decking if needed - Install New Ecostar Majestic Slate to replace asbestos shingles

Chisel Point

8.e AGREEMENTe

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 Charles Mathone

SIGNATURE OF APPLICANT _____ DATE 2-15-22

PRINT OWNER'S NAME Jane J Arnold, President, NSCDA-FL

SIGNATURE OF OWNER Jane J Arnold DATE 2/24/2022

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

October 2017

HP2022-0012
28 Cadiz Street
March 17, 2022 HARB Meeting

*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) |

N/A **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 |

N/A **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. |

N/A **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 |

N/A **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*)***

N/A **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. |

N/A **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. |

N/A **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 |

N/A **FENCES/WALLS/GATES**

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

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

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

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

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

❖ Other details necessary for review:

More detailed photographs of existing and proposed material and a close up comparison photo if possible. Detailed justification for the change also needed.

Project number: HP2022-0012 Project Address: 28 Cadiz Street

Reviewed by: Candice Seymour Date: 02/22/22

October 2017

Received February 28, 2022
Planning and Building Department

CITY OF ST AUGUSTINE. EST. 1565

## Owner's Authorization For Agent

Payson Jeler Tilden is/are hereby authorized TO ACT ON BEHALF OF NSCDA-FL, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's _____ Board, for an application related to the structure located at: 28 Cadiz Street & 20 Aviles St. St Aug. 32084

BY: Jane J Arnold
Signature of Owner

JANE I. ARNOLD
Print Name of Owner

904 307-0419
Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 24th day of February, 2022

By Jane Arnold

Identification verified:

Oath sworn: _____ Yes X No

Notary Signature: _____

My Commission expires: March 13, 2022

EVA DEVLIN NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires March 13, 2022 No. GG 195366

Rev:120219 jw

Received February 16, 2022
Planning and Building Department

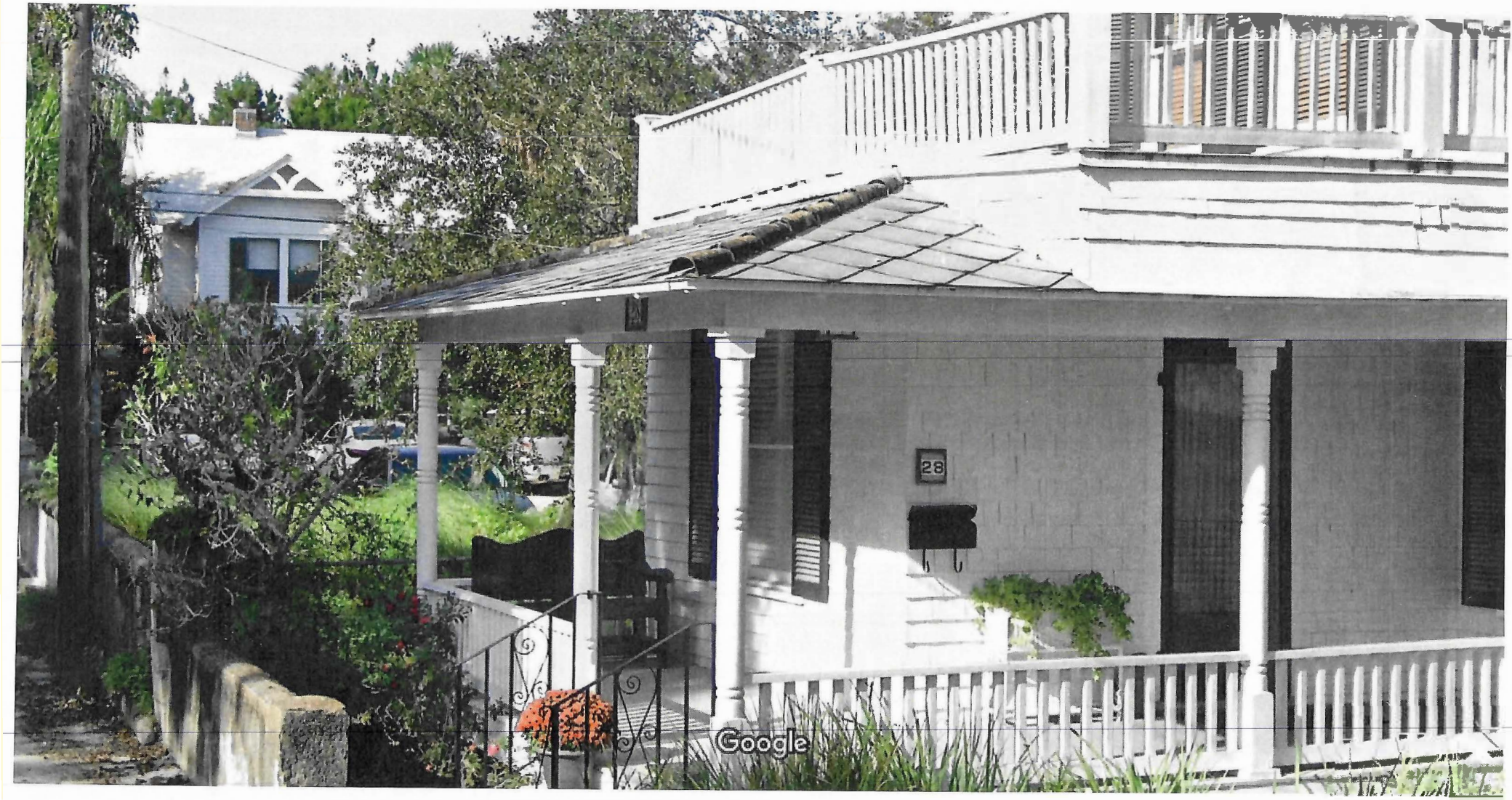



Image capture: Dec 2018 © 2021 Google

St. Augustine, Florida

Google

Street View

Received February 16, 2022
Planning and Building Department

CREEK
TECHNICAL SERVICES, LLC

*Certificate of Authorization No. 29824*
17520 Edinburgh Drive
Tampa, FL 33647
(813) 480-3421

## EVALUATION REPORT

**FLORIDA BUILDING CODE, 7TH EDITION (2020)**

*Issued August 4, 2020*

| | |
|---|---|
| **Manufacturer:** | ECOSTAR, LLC<br>42 Edgewood Drive<br>Holland, NY 14080<br>(800) 211-7170<br>www.ecostarllc.com |
| **Manufacturing Plants:** | Holland, NY |
| **Quality Assurance:** | Keystone Certifications, Inc. (QUA1824) |

## SCOPE

| | |
|---|---|
| **Category:** | Roofing |
| **Subcategory:** | Products Introduced as a Result of New Technology |
| **Code Edition:** | Florida Building Code, 7th Edition (2020) including High-Velocity Hurricane Zones (HVHZ) |
| **Code Sections:** | 1504.3, 1523.1.1, 1523.6.5 |
| **Properties:** | Wind Resistance |

## PRODUCT DESCRIPTION

| | |
|---|---|
| **Product:** | **Majestic Slate** |
| **Description:** | Rubber and plastic-based Class C roof tile with the look of natural stone slate |
| **Material:** | Formulated using recycled polyolefin polymers |
| **Size:** | 10- and 12-inches wide, 18-inches long, 1/4-inch thick |
| **Designs:** | 10" Traditional, 12" Traditional, Chisel Point, Beveled Edge, Beaver Tail |

**Majestic Slate**
**10" (254 mm) Traditional**

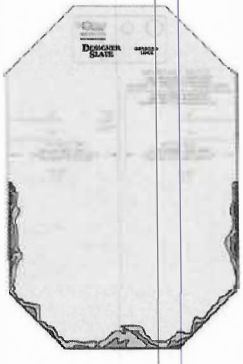
*10" x 18" long*
*(254 mm x 457 mm)*

**12" (305 mm)Traditional**

*12" wide x 18" long*
*(305 mm x 457 mm)*

**Majestic Slate**
**Chisel Point**

*12" wide x 18" long*
*(305 mm x 457 mm)*
**6" (152 mm) exposure only**



**Majestic Slate**
**Beveled Edge**

*12" wide x 18" long*
*(305 mm x 457 mm)*

**Majestic Slate**
**Beaver Tail**

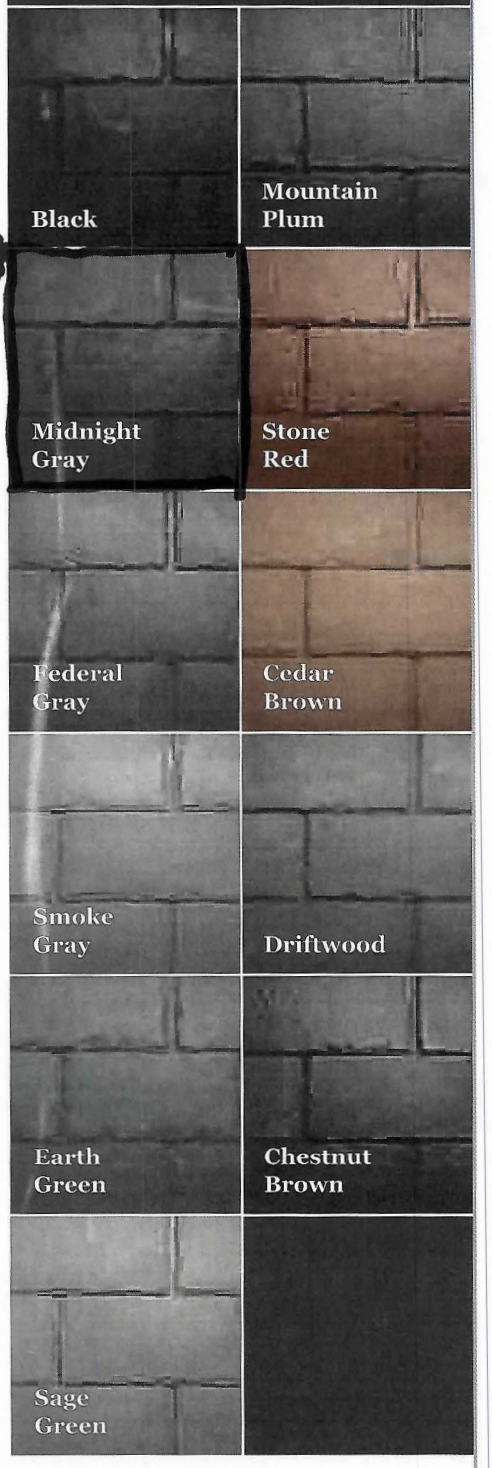
*12" wide x 18" long*
*(305 mm x 457 mm)*



This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

Received February 16, 2022
Planning and Building Department

## Majestic Slate & Majestic Niagara Slate Colors*




*Color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading.

# Innovative Design, Classic Slate Look

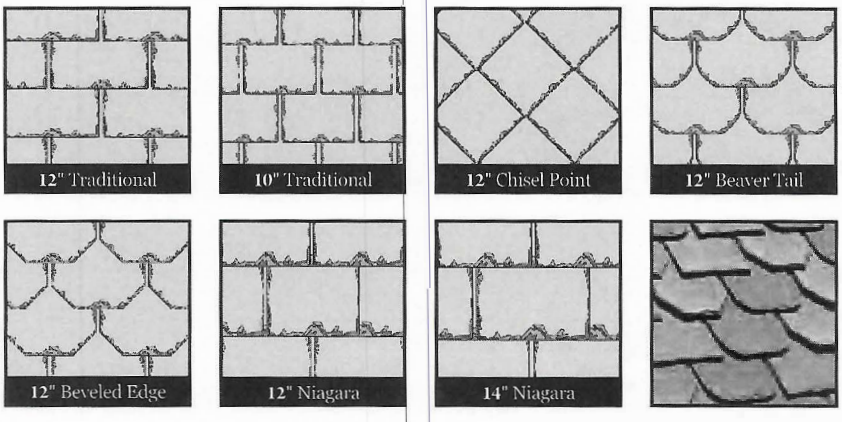
## EcoStar Slate

Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

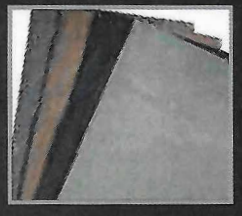
### Significant advantages:

- Weights significantly less than real slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

### Profiles




***Achieve a custom look by combining multiple profiles***



### Looking for a more unique look?

Give the visual impact your property deserves by choosing a combination of colors or by developing a custom color.
See page 16 to learn more.



Application pg. 8

Privacy - Terms

295 0 (1)

PREPARED BY AND RETURN TO:
Robert V. Duss
1050 Riverside Avenue
Jacksonville, Florida 32204-4123

Public Records of
St. Johns County, FL
Clerk# 02-055029
O.R. 1817 PG 620
11:59AM 09/20/2002
REC $5.00 SUR $1.00
Doc Stamps $2,100.00

FIVE MINUTE RECORDING

RE PARCEL ID #:199250-0000
BUYER'S TIN:

# WARRANTY DEED

(Statutory Form-§689.02 F.S.)

**This Indenture,** Made this 20 day of September 2002, Between
**GEORGE J. FOTIOU and OLGA K. FOTIOU, a/k/a Olga F. Fotiou, husband and wife,**
whose post office address is 21 Water Street, St. Augustine, Florida 32084
of the County of St. Johns , State of Florida , grantor*, and

**THE NATIONAL SOCIETY OF THE COLONIAL DAMES OF AMERICA IN THE STATE OF FLORIDA,** a Florida not-for-profit corporation
whose post office address is 4114 Herschel Street, No. 109, Jacksonville, Florida, 32210
of the County of Duval , State of Florida , grantee*,

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

A part and parcel of Block 34 of the City of St. Augustine; beginning at a point on the north line of Cadiz (formerly Green) Street 180 feet one inch west from the northwest corner of Cadiz and Aviles (formerly Hospital) Streets, said point being a southeast corner of property of Meitin (formerly Bigelow); thence run northerly, along the east line of Meitin, 57 feet 6 inches to a corner of Meitin; thence run easterly, along Meitin's south line, 23 feet to another southeast corner of Meitin; thence run northerly, along the east line of Meitin, 26 feet 6 inches to property of Hamblen; thence run easterly, along the south line of Hamblen property, 10 feet 3 inches to property of Capo; thence run southerly, along the west line of property of Capo, 82 feet 3 inches to the north line of Cadiz Street; thence run westerly, along the north line of Cadiz Street, 32 feet 3 inches to the point of beginning.

SUBJECT to real property taxes for the year 2002 and thereafter.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
**["Grantor" and "grantee" are used for singular or plural, as context requires]

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

Signed, sealed and delivered in
our presence:
(Please print witnesses' names below signatures)

Print Name: CHARLES E. PELLICER

Print Name: ROBERT V. DUSS

GEORGE J. FOTIOU (SEAL)

OLGA K. FOTIOU a/k/a Olga F. Fotiou (SEAL)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 20th day of September, 2002, by GEORGE J. FOTIOU and OLGA K. FOTIOU, who have produced Personally Known as identification.

Notary Public (Please print name below signature)

CHARLES E. PELLICER
MY COMMISSION # DD 124832
EXPIRES: June 11, 2006
Bonded Thru Notary Public Underwriters

bs:\8.0\real\ColonialDames\war-deed

# 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** | 1992500000 |
| **Location Address** | 28 CADIZ ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug S of Plaza (COM) (610.03) |
| **Tax Description*** | CITY OF ST AUG W32.3 OF S 57.6FT OF LOT 2 & W10.3 OF S 26.6FT OF LOT 4 BLK 34 OR1817/620<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Cultural Organizations & Facilities (7900) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.040 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Natl Society Of Colonial Dames 100% |
| **Mailing Address** | 4114 HERSCHEL ST STE 109<br>JACKSONVILLE, FL 32210-2200 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Non-Profit | | $172,746 |

## Map

## Valuation Information

| | 2022 |
|---|---|
| Building Value | $113,880 |
| Extra Features Value | $3,959 |
| Total Land Value | $76,800 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$194,639** |
| Total Deferred | $21,893 |
| Assessed Value | **$172,746** |
| Total Exemptions | $172,746 |
| Taxable Value | **$0** |

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

## Historical Assessment Information

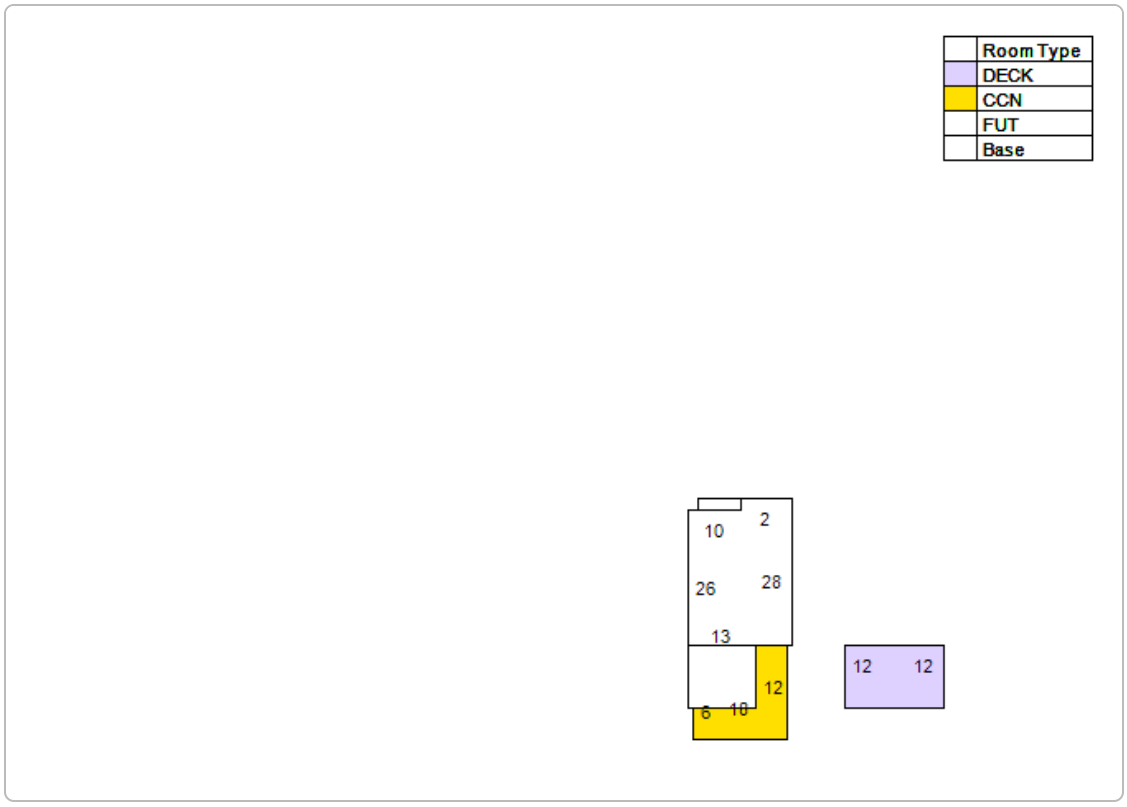
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2021 | $117,088 | $3,959 | $76,800 | $0 | $0 | $197,847 | $157,042 | $197,847 | $0 |
| 2020 | $69,598 | $3,959 | $76,800 | $0 | $0 | $150,357 | $142,765 | $150,357 | $0 |
| 2019 | $68,022 | $1,542 | $76,800 | $0 | $0 | $146,364 | $129,786 | $146,364 | $0 |
| 2018 | $54,045 | $1,542 | $62,400 | $0 | $0 | $117,987 | $117,987 | $117,987 | $0 |
| 2017 | $55,909 | $1,542 | $62,400 | $0 | $0 | $119,851 | $119,851 | $119,851 | $0 |
| 2016 | $58,704 | $1,542 | $62,400 | $0 | $0 | $122,646 | $121,805 | $122,646 | $0 |
| 2015 | $60,568 | $1,542 | $62,400 | $0 | $0 | $124,510 | $110,732 | $124,510 | $0 |
| 2014 | $36,723 | $1,542 | $62,400 | $0 | $0 | $100,665 | $100,665 | $100,665 | $0 |
| 2013 | $37,819 | $1,542 | $62,400 | $0 | $0 | $101,761 | $101,761 | $101,761 | $0 |
| 2012 | $38,915 | $1,542 | $62,400 | $0 | $0 | $102,857 | $102,857 | $102,857 | $0 |
| 2011 | $40,011 | $1,542 | $69,120 | $0 | $0 | $110,673 | $110,673 | $110,673 | $0 |
| 2010 | $41,108 | $1,542 | $76,800 | $0 | $0 | $119,450 | $119,450 | $119,450 | $0 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Year Built** | 1910 |
| **Actual Area** | 1660 |
| **Conditioned Area** | 1236 |
| **Use** | Cultural Organizations & Facilities |
| **Style** | 04 |
| **Class** | N |
| **Exterior Wall** | Wood |
| **Roof Cover** | Composite Shingle |
| **Roof Structure** | Wood Truss |
| **Interior Flooring** | Pine Wood |
| **Interior Wall** | Plaster |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | |
| **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 156 |
| BASE AREA | 1080 |
| FRAME UTILITY | 16 |
| CANOPY (COMMERCIAL) | 180 |
| FINISHED DECK | 228 |
| Total SqFt | 1660 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Garage | | 3420 |
| Metal Fence 6' | | 232 |
| Masonry Wall | | 307 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Cultural Organizations & Facilities | 32 | 60 | 1920 | SF | $76,800 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 9/20/2002 | $300,000.00 | WARRANTY DEED | 1817 | 620 | U | I | FOTIOU GEORGE J,OLGA F | NATIONAL SOCIETY OF COLONIAL DAMES AMERICA FL |

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/16/2022, 11:40:57 PM

Version 2.3.176

# Detail by Entity Name

Florida Not For Profit Corporation
THE NATIONAL SOCIETY OF THE COLONIAL DAMES OF AMERICA IN THE STATE OF FLORIDA

**Filing Information**

| | |
|---|---|
| **Document Number** | 721714 |
| **FEI/EIN Number** | 59-1218883 |
| **Date Filed** | 09/16/1971 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | AMENDMENT |
| **Event Date Filed** | 04/09/2010 |
| **Event Effective Date** | NONE |

**Principal Address**

4114 HERSCHEL ST #109
JACKSONVILLE, FL 32210

Changed: 05/13/1992

**Mailing Address**

4114 HERSCHEL ST #109
JACKSONVILLE, FL 32210

Changed: 05/13/1992

**Registered Agent Name & Address**

Towers, Elizabeth Fox
4114 HERSCHEL ST #109
JACKSONVILLE, FL 32210

Name Changed: 05/12/2020

Address Changed: 01/24/2018

**Officer/Director Detail**

**Name & Address**

Title President

Arnold, Jane Jeter, President

4114 HERSCHEL ST #109
JACKSONVILLE, FL 32210

Title VP

Coble, Shereth Landrum
4114 HERSCHEL ST #109
JACKSONVILLE, FL 32210

Title Treasurer

Ludwig, Diane Knauer
4114 HERSCHEL ST #109
JACKSONVILLE, FL 32210

Title VP

Howard, Elizabeth Barrs
4114 HERSCHEL ST #109
JACKSONVILLE, FL 32210

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 01/02/2020 |
| 2020 | 05/12/2020 |
| 2021 | 01/29/2021 |

**Document Images**

| | |
|---|---|
| 01/29/2021 -- ANNUAL REPORT | View image in PDF format |
| 05/12/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 01/02/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/07/2017 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/18/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/20/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/20/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/09/2010 -- Amendment | View image in PDF format |
| 01/08/2010 -- ANNUAL REPORT | View image in PDF format |
| 02/25/2009 -- ANNUAL REPORT | View image in PDF format |
| 01/14/2008 -- ANNUAL REPORT | View image in PDF format |
| 01/18/2007 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2006 -- ANNUAL REPORT | View image in PDF format |
| 03/08/2005 -- ANNUAL REPORT | View image in PDF format |
| 01/26/2004 -- ANNUAL REPORT | View image in PDF format |

| | |
|---|---|
| 02/21/2003 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2002 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2001 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2000 -- ANNUAL REPORT | View image in PDF format |
| 02/08/1999 -- ANNUAL REPORT | View image in PDF format |
| 01/16/1998 -- ANNUAL REPORT | View image in PDF format |
| 01/23/1997 -- ANNUAL REPORT | View image in PDF format |
| 01/25/1996 -- ANNUAL REPORT | View image in PDF format |
| 06/02/1995 -- ANNUAL REPORT | View image in PDF format |

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

Application HP2022-0009 Address: 22 Marine Street

Applicant: Len Weeks Construction Design Development

Property Owner: St. Augustine Art Association

Project description: To replace exterior divided-lite French doors with aluminum-clad impact-resistant doors styled to match existing exterior wood doors and to install metal roll-down hurricane shutters on courtyard windows.

| | | | |
|---|---|---|---|
| Architectural Style: | Masonry Vernacular | Florida Master Site File: | N/A |
| National Register: | St. Augustine Town Plan: Not Contributing | Construction date: | 1953 |
| Archaeology Zone: | IB | Zoning District: | HP-2 |
| Parcel number: | 1986200000 | | |
| | | Previous Action(s): | COA F2014-0020<br>COA F2014-0049<br>COA F2014-0129<br>COA F2015-0142 |
| Agenda Item: | 7(d) | | |

STAFF SUMMARY AND ANALYSIS:

1. This rectangular building, constructed in 1953, is located in the Historic Preservation 2 Zoning District (HP-2) on the corner of Marine, Cadiz, and Charlotte Streets and is a non-contributing building in the St. Augustine Town Plan National Register Historic District.
2. Previous actions by the HARB for this property include Certificate of Appropriateness approval for accessibility ramps along Marine Street with associated landscape plantings, installation of ramp handrails and a Braille pedestal, and installation of directional signage on the property (refer to numbers above).
3. Three existing wood French doors, two paired doors in the courtyard, and a single door in the rear along Charlotte Street, are proposed to be replaced with similar hurricane-rated aluminum-clad French doors with ADA hardware and muntin design to match existing. The two sets of paired French doors are less visible from the street, located on opposing side elevations and set back from the main courtyard under the roof overhang.
4. The interior courtyard features six arched true-divided-lite windows for which the applicant proposes installation of metal roll-down hurricane shutters. Alternatively, the applicant has provided details for screen-style hurricane coverings that would be less impactful to the window and building design. These windows are located on opposing side elevations in the main portion of the courtyard and are visible from Marine Street when looking into the courtyard, particularly at an angle.
5. Justification provided by the applicant for the proposed changes include mitigating safety and security issues during storm events, protecting the custom-built windows in the courtyard and concern that plywood or other stored-and-installed hurricane shutters would be too cumbersome for the elderly volunteers at the Art Association to install.
6. Post-1821 doors are generally wood, and the AGHP encourages deteriorated doors be replaced with compatible contemporary design and materials that are compatible in quality, color, texture, finish, and dimension to those common to the district. The applicant noted that similar doors to that being proposed have been approved as second-story exterior doors on new construction within the historic district.
7. The AGHP encourages installation of wood hurricane shutters of appropriate design. Due to the size and configuration of the existing windows, a traditional wood hurricane shutter is not feasible. The second option provided by the applicant of grommets for the installation of screen-style hurricane coverings would be less impactful to the design of the windows than installation of the roll-down hurricane shutters which would include a metal valance across the top and metal tracks along the sides of each window. Installation of exterior storm windows was suggested by staff as an option that may be less impactful to the design of the building and require no additional work from Art Association volunteers once installed. Concern for condensation between the storm and existing windows makes this a less desirable option for the applicant.

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 22 Marine Street:**

1. **APPROVE** the application if the board finds the proposed replacement doors meet the Secretary of the Interior's Standards for Rehabilitation (SOIS) 9 as a compatible contemporary design and material, and that the screen hurricane window coverings (the second option provided by the applicant) meet the SOIS 2, having the least impact on the overall design of the windows interior to the courtyard; or,
2. **CONTINUE** all or part of the application to allow the applicant time to consider more compatible and appropriate options for the replacement doors and/or the proposed hurricane shutters/screens.

*Candice Seymour*
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace two sets of paired wood French doors located in the building courtyard and one single wood French door in the rear along Charlotte Street with hurricane-rated, aluminum-clad French doors of size and muntin design to match existing.
2. Install roll-down hurricane shutters or fasteners for screen hurricane coverings for the six arched, wood, true-divided-lite windows interior to the building courtyard.

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4 , 6, and 9.**

**2. Retention of Distinguishing Architectural Character**
**3. Recognition of Historic Period**
**4. Retention of Significant Later Alterations and Additions**
**6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
**9. Compatible Contemporary Design for New Alterations and Additions**

**Pre-Approved Guidelines**

Wood hurricane shutters: Wood shutters reinforced with fiberglass to meet hurricane building code requirements, constructed with mortise and tenon joints, such as Kestrel Exterior Cedar Shutters. Shutter style to need approval unless it matches existing shutters. Shutter closing to be limited to when there is an impending hurricane.

**New Construction**

***Materials***

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

***Doors and Entrances***

**Do...**

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

**Don't...**

- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

- Add aluminum or other inappropriate screen doors.

**Post-1821**

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

***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.
- 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.

**Don't...**

- 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.

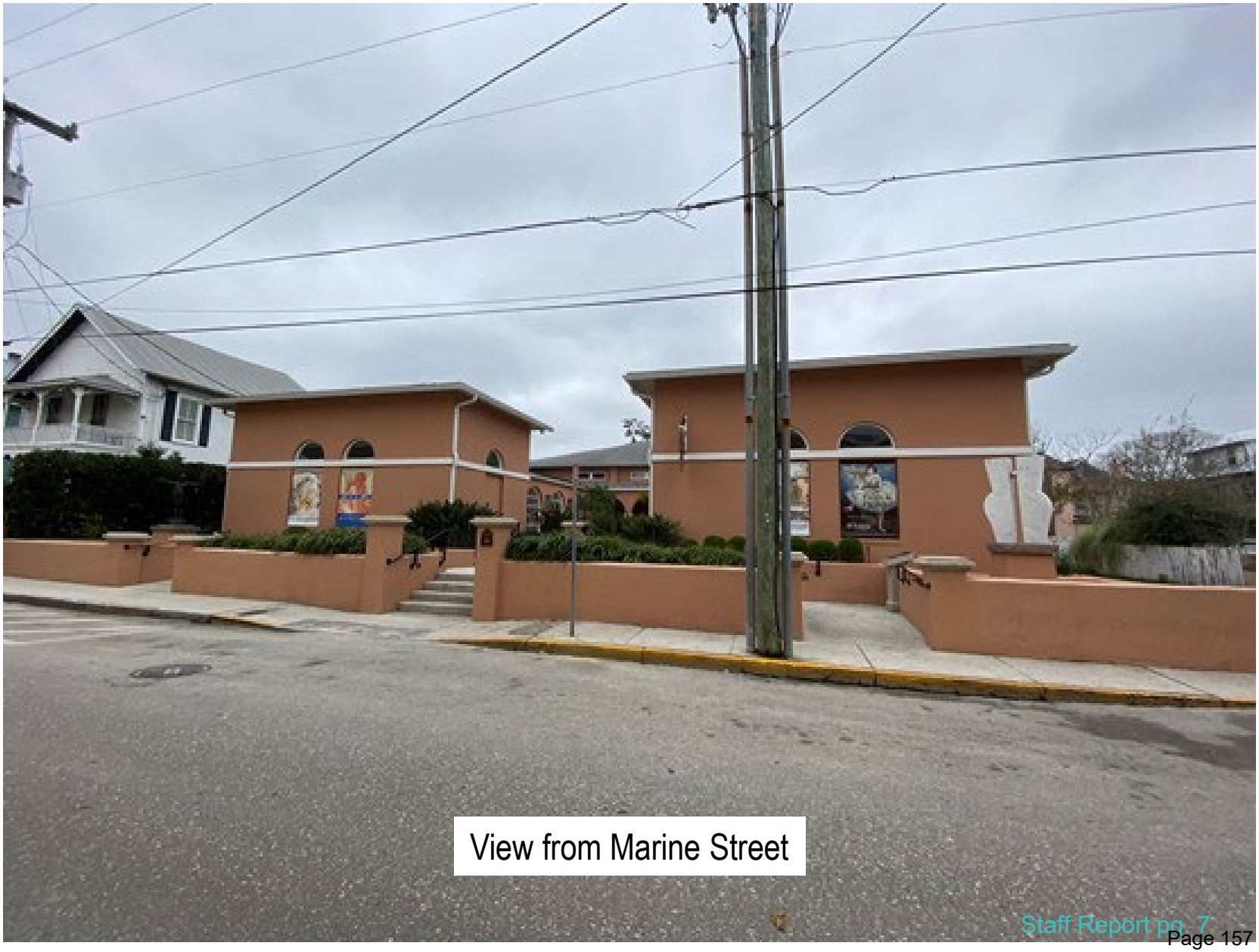
**Post-1821**

Masonry Vernacular windows may be fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two, or one-over-one. Windows in commercial buildings may be fixed sheet (plate glass). Transoms, fanlights and attic louvers are common. Jalousie windows, French doors and simple balconies are used occasionally. Prior to 1850, double hung sash eight-over-eight and 15 pane casement windows were also used.

LIST OF ATTACHMENTS:

1. Staff Photographs

# STAFF PHOTOGRAPHS
## 22 Marine Street



View from Marine Street

# STAFF PHOTOGRAPHS
## 22 Marine Street

Interior Courtyard off Marine Street where majority of work is proposed

Staff Report pg. 8

# STAFF PHOTOGRAPHS
## 22 Marine Street

Courtyard door south

Courtyard door north

Doors proposed for replacement

Rear Door from Charlotte Street

# STAFF PHOTOGRAPHS
## 22 Marine Street

Rear door details

# STAFF PHOTOGRAPHS
## 22 Marine Street

Window close-up

Courtyard windows proposed for hurricane shutters

# STAFF PHOTOGRAPHS
## 22 Marine Street

Views of courtyard from Marine Street

# STAFF PHOTOGRAPHS
## 22 Marine Street

Context Photographs

# STAFF PHOTOGRAPHS
## 22 Marine Street

Context Photographs

# STAFF PHOTOGRAPHS
## 22 Marine Street

61 Spanish Street

Second-story door and windows are of same make as proposed replacement doors

Received February 15, 2022
Planning and Building Department

# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ **OPINION** ▣ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. HP2022-0009

Receipt No. 2316999 Meeting Date: March 17, 2022

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

1. 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.*
2. NAME OF PROPERTY OWNER St. Augustine Art Association; Point of Contact is Diane Bradly, President
   Business (if applicable) St. Augustine Art Association
   Address 22 Marine Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-315-1643 Other phone dbradleyart@comcast.net
3. PROJECT STREET ADDRESS 22 Marine Street
4. LEGAL DESCRIPTION: Lot 1,2,5 Block 25 Subdivision City of St. Augustine Parcel 1986200000
5. EXISTING USE Cultural Organizations & Facilities PROPOSED USE Cultural Organizations & Facilities (NO CHANGE)
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 Replace with Colonial Style French Doors with Divided Lites (Shop Drawings Attached) |
| ☐ | ☐ | Windows |
| ☐ | ☒ | Shutters Installation of (6) Hurricane Shutters to Protect Existing Non-Hurricane-Rated Custom Courtyard Windows |
| ☐ | ☐ | 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)e

- ☐ 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)

Installation of (3) new doors, using Colonial Style French Doors with Divided Lites (Shop Drawings Attached) to match existinge doors. New doors to be Hurricane Rated and to include improved ADA hardware.e

Installation of (6) Hurricane Shutters to Protect Existing Non-Hurricane-Rated Custom Courtyard Windows (Photos Attached). **NOTE:** Photos shown are Roll-Down Style Hurricane Shutters, these are absolutely the preference due to the deploymente difficulties outlined in the attached email correspondence. With that being said, the St. Augustine Art Association would use E-Ze Screen Style Hurricane Shutters, or another Style, if the Roll-Down Style cannot be approved.e

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 Weekse

SIGNATURE OF APPLICANT Schaffer K Weeks DATE 2.14.2022

PRINT OWNER'S NAME Diane L. Bradley

SIGNATURE OF OWNER Diane L. Bradley DATE 2-15-2022

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.

HP2022-0009
22 Marine Street
March 17, 2022 HARB Meeting

*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.

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***

N/A **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) |

N/A **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 |

N/A **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. |

N/A **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 Clarify whether finish will match existing. |
| ☒ | ☐ | ☐ | Documentation of justification for changing the existing door(s) and the extent of the affected area. |

October 2017

CONTINUED

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

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

| OK | Need | N/A | |
|---|---|---|---|
| ☒ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) — Clarify proposed shutter finishes/ colors for both options proposed. |
| ☐ | ☐ | ☒ | For new openings, a scaled wall section with proposed windowo |
| ☒ | ☐ | ☐ | 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. |

N/A **FOUNDATION** (replacement, infill, alteration including elevation)

| OK | Need | N/A | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Photographs of affected foundation in detail and in context of whole building and adjacent buildingso |
| ☐ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infillo |
| ☐ | ☐ | ☐ | 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. |

N/A **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 |

N/A **FENCES/WALLS/GATES**

| | | | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gato |
| ☐ | ☐ | ☐ | 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,o construction section |

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

| | | | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected featureso |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features ando 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, spacingo |

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

| | | | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context areao |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, drivewayso |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and proposed constructiono |
| ☐ | ☐ | ☐ | Scaled landscape plan |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site featureso |
| ☐ | ☐ | ☐ | Wall sections |
| ☐ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanicalo |
| ☐ | ☐ | ☐ | 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 codeo |

❖ Other details necessary for review:
See notes above.

Project number: HP2022-0009 Project Address: 22 Marine Street

Reviewed by: Candice Seymour Date: 02/22/22

October 2017

**Meredith H. Randolph**

**From:** S. Weeks <sweeks@LWCDD.com>
**Sent:** Wednesday, February 2, 2022 1:18 PM
**To:** Julie Courtney
**Cc:** dbradleyart@comcast.net; William Masson, Esquire; Len Weeks
**Subject:** St. Augustine Art Association - Door and Window Improvements
**Attachments:** STAAA Existing Exterior Courtyard Doors (1).JPEG; STAAA Existing Exterior Courtyard Doors (2).JPEG; STAAA Existing Exterior Courtyard Windows (1).JPEG; STAAA Existing Exterior Courtyard Windows (2).JPEG; Hurricane Shutters, Proposed_Example Photo (1).jpg; Hurricane Shutters, Proposed_Example Photo (3).jpg; Hurricane Shutters, Proposed_Example Photo (4).jpg; Hurricane Shutters, Proposed_Example Photo (5).jpg; Hurricane Shutters, Proposed_Example Photo (6).jpg; STAAA Street View.pdf; STAAA 2023 Renovation - Manning Building Supply, Aluminum Clad Exterior Option - PROPOSAL.pdf

Julie,

I hope all is well. I am the Vice President of the Board of Directors for the St. Augustine Art Association (STAAA). The STAAA is approaching its 100th anniversary and the President, Diane Bradly, has asked me to research a few improvement items. The STAAA is a non-profit organization and is comprised of mainly volunteers, who are almost all senior citizens. I am reaching out today for (2) items that I have been researching. We're hoping to utilize these items to protect the building, and the artwork inside (which is commonly on loan from other galleries' permanent collections) from storm events, vandalism, and theft.

1. **Exterior Doors**
   Please see attached photos of the existing exterior doors used at the STAAA. These are French doors, with divided glass panes. Neither of these doors offer any hurricane resistance, are not very secure and create a vulnerability for vandalism or theft, and I am being told many of the patrons who come to events have difficulty operating the doors. We would like to use a similar French door system, with divided glass panes, but with a hurricane rating and easier to operate hardware (an ADA push bar would be utilized on the interior for egress). The doors we would like to use are manufactured by Kolbe and are the exact same that Len used a few years ago at 110 St. George Street and 61 Spanish Street and are commonly used in St. Augustine's historic district. I am attaching the quote for the aluminum clad exterior doors, so that you can view the shop drawings. Aluminum clad would definitely be our preference as it is more durable and tolerable to the intense salt air that surrounds the STAAA. Please let me know if this can be approved by HARB at a staff level, or what would be necessary for approval.

2. **Hurricane Shutters**
   Please see attached photos of the existing exterior courtyard windows used at the STAAA. These windows were installed in 2001 as part of an expansion project and are beautiful custom windows. However, these windows, like the doors, do not offer any hurricane resistance, are not very secure and create a vulnerability for potential property damage. These are true divided glass pane windows, with each pane being a separate piece of glass. I have thought a lot about how to protect these windows during storm events and the best solution I have is to use Roll-Up style Hurricane Shutters. Please see attached example photos. As I said earlier, most of the staff are volunteer senior citizens who are simply unable to deploy

plywood protection in an emergency, or any deploy any other system that I am aware of. Please note, these Hurricane Shutters would be left open at all times – outside of major storm events. Please let me know if this can be approved by HARB at a staff level, or what would be necessary for approval.

As always, I sincerely appreciate your input and I am very open to suggestions – but these are the best options we have come up with.

Should you have any additional questions please do not hesitate to call.

Thank you,

**Schaffer Weeks**
Project Manager

**Len Weeks**
**Construction • Design • Development**
Office: 62 Hypolita Street, St. Augustine, FL 32084
Office #: 904.824.1626
Cell #: 904.669.1672
sweeks@LWCDD.com

Google Maps 22 Marine St

Image capture: Jan 2019 © 2022 Google

St. Augustine, Florida

Google

Street View - Jan 2019

Google Maps 22 Marine St

Image capture: Jan 2019 © 2022 Google

St. Augustine, Florida

Google

Street View - Jan 2019

Received February 15, 2022
Planning and Building Department

# STAAA Existing Exterior Courtyard Doors

Received February 15, 2022
Planning and Building Department

# STAAA Existing Exterior Courtyard Doors

Received February 15, 2022
Planning and Building Department

On Behalf Of: Manning Bldg Sply/St Augustine
Address: 105 Sgt Tutten Drive
St Augustine, FL 32086
Phone: 904-825-1100
Fax: 9048291420
Contact: Joe Ziller
Email: joeziller@mbs-corp.com

KOLBE
WINDOWS & DOORS
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Aluminum Clad Exterior

# Quote 1111760D: L WEEKS/ ART ASSOCIATION/clad
# Project: L WEEKS / ART ASSOCIATION/clad
# Printed: 1/12/2022 10:09:23 AM

Printed By: Joe Ziller
Created: 1/12/2022

2022 Pricing

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

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| Line | Label | UOM | Quantity | Cubic Feet | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 001 | None Assigned | EA | ( 1 ) | 13.08 | $6,116.55 | $6,116.55 |

Scaled to Fit

**Rough Opening:**
**38 23/32" X 81 1/2"**

**Frame Size:**
**38 7/32" X 81"**

**Unit Dimension:**
**38 7/32" X 81"**

*** Unit ***
UXD (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Unit ***
Unit 1.1: Extruded Sash, Ultra, Outswing, Left Hinging, Full Lite Panel Style

*** Glass ***
Unit 1.1: Solar Low-E Glass

Unit 1.1: Clear Laminate, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 3W5H, 7/8" Bars to Match Existing, Beveled Bars - Exterior

*** Hardware-Accessories ***
Unit 1.1: Multi-Point Lock Door Hardware, Rustic Umber Hardware, 45 mm Backset, Standard Lock Height, Rustic Umber Hinges

*** Species-Finish-Color ***
Unit 1.1: 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Ultra Pure White Exterior, Primed Latex Interior Sash, Primed Latex Interior Frame

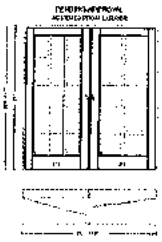
*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, 4-9/16" Jambs

Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations. Please check layouts for acceptability and adjust if necessary.

Received February 15, 2022
Planning and Building Department



**002** None Assigned **EA** ( 2 ) **25.32** **$11,566.48** **$23,132.96**



Scaled to Fit

**Rough Opening:**
**74 1/2" X 81 1/2"**

**Frame Size:**
**74" X 81"**

**Unit Dimension:**
**74" X 81"**

*** Unit ***
UXD (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Unit ***
Unit 1.1: Extruded Sash, Unit Notes = impact glass adder, Ultra, Outswing, Active - Active : Primary Left Hinging, Full Lite Panel Style

*** Glass ***
Unit 1.1: Solar Low-E Glass

Unit 1.1 Glass 1, 1.1 Glass 2: Clear Laminate, Tempered Glass

*** Lite Divisions ***
Unit 1.1 Glass 1: Performance Divided Lites, Colonial, 3W5H, 7/8" Bars to Match Existing, Beveled Bars - Exterior

Unit 1.1 Glass 2: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 7/8" Bars to Match Existing, Beveled Bars - Exterior

*** Hardware-Accessories ***
Unit 1.1: No Lock - No Prep Door Hardware, Astragal, Rustic Umber Hinges, Astragal Margin Cover

*** Species-Finish-Color ***
Unit 1.1: 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Ultra Pure White Exterior, Primed Latex Interior Sash, Primed Latex Interior Frame

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, 4-9/16" Jambs

Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations. Please check layouts for acceptability and adjust if necessary.

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# Notes / Totals / Signature

| | | | | |
|---|---|---|---|---|
| **Total Quantity:** 3 | **Total Cubic Feet:** 63.72 | **Total Perimeter Feet:** 858.44 | **Sub-Total*:** | $29,249.51 |
| | | | **Total Tax:** | ~~$0.00~~ |
| | | | **Total Freight:** | $0.00 |
| | | | **Total Labor:** | $0.00 |
| | | | **Total Amount:** | $29,249.51 |

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Plus Tax

**Signature:** _____ **Date:** _____

**Purchase Order:** _____

Printed By: Joe Ziller
Created: 1/12/2022



For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

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Planning and Building Department

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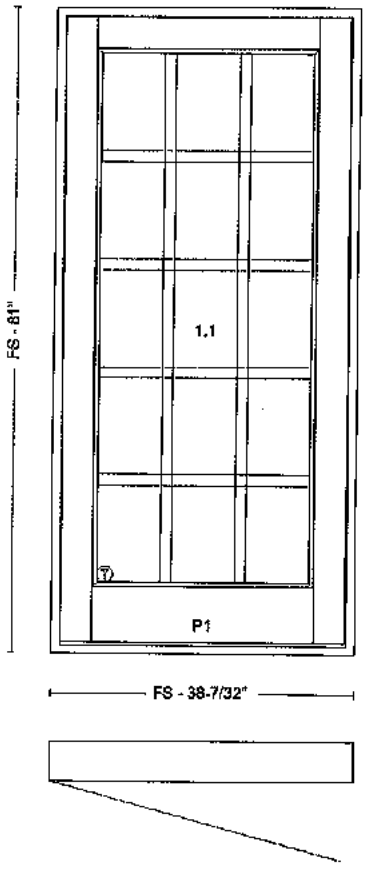
| | |
|---|---|
| Date: | Jamb (Incl BM): |
| Installer: | Head Filler: |
| Trim: Maintain New | Sill Filler: |
| BM: | ☐ Loose Trim |
| Box: | |
| Comments: | |

7/8" Beveled Bars to Match Existing




FS: 38-7/32" X 81"
RO: 38-23/32" X 81-1/2"
UD: 38-7/32" X 81"

Ultra Rectangle Exterior Swinging Door
UXD (Assy 1)

## NOT FOR PRODUCTION USE

| | | |
|---|---|---|
| CUSTOMER: MANNING BLDG SPLY/ST AUGUSTINE | LINE: 001-1 | QUANTITY: 1 |
| PRINTED BY: JOE ZILLER | LABEL: None Assigned | |
| PROJECT: L WEEKS / ART ASSOCIATION/CLAD | | |
| QUOTE 1111760: L WEEKS/ ART ASSOCIATION/CLAD | PK VERSION: 714 | |
| PRINTED: 1/12/2022 10:09 AM | | |

Received February 15, 2022
Planning and Building Department

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KOLBE WINDOWS & DOORS
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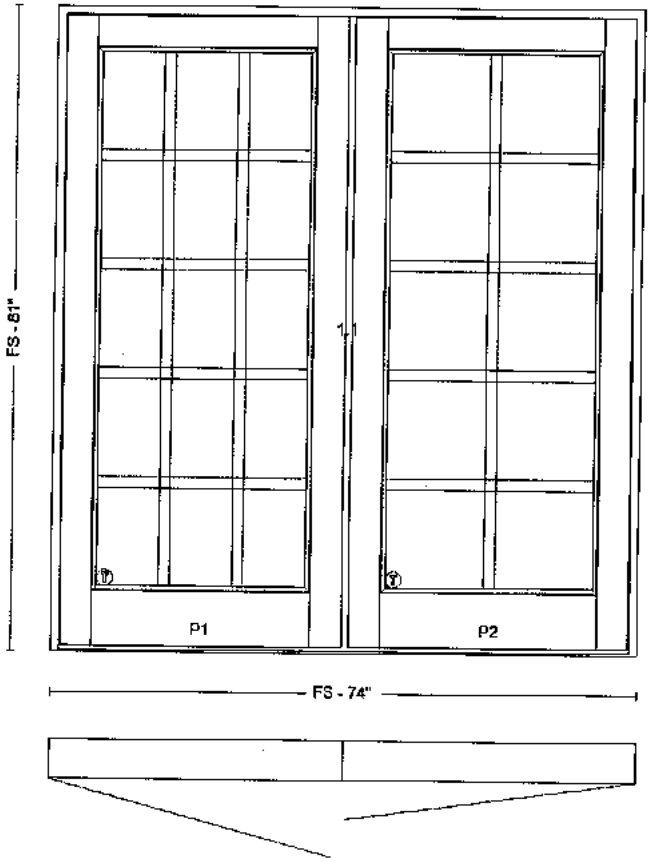
| | |
|---|---|
| Date: | Jamb (Incl BM): |
| Installer: | Head Filler: |
| Trim: Maintain New | Sill Filler: |
| BM: | ☐ Loose Trim |
| Box: | |
| Comments: PENDING APPROVAL | |

7/8" Beveled Bars to Match Existing




FS: 74" X 81"
RO: 74-1/2" X 81-1/2"
UD: 74" X 81"

Ultra Rectangle Exterior Swinging Door
UXD (Assy 1)

## NOT FOR PRODUCTION USE

| | | |
|---|---|---|
| CUSTOMER: MANNING BLDG SPLY/ST AUGUSTINE | LINE: 002-1 | QUANTITY: 2 |
| PRINTED BY: JOE ZILLER | LABEL: None Assigned | |
| PROJECT: L WEEKS / ART ASSOCIATION/CLAD | | |
| QUOTE 1111760: L WEEKS/ ART ASSOCIATION/CLAD | PK VERSION: 714 | |
| PRINTED: 1/12/2022 10:09 AM | | |

Received February 15, 2022
Planning and Building Department

# STAAA Existing Exterior Courtyard Windows

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# STAAA Existing Exterior Courtyard Windows

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# Hurricane Shutters, Proposed, Roll-Down Style - Example Photo

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# Hurricane Shutters, Proposed, Roll-Down Style - Example Photo

# Hurricane Shutters, Proposed, Roll-Down Style - Example Photo

Received February 15, 2022
Planning and Building Department
Application pg. 21

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# Hurricane Shutters, Proposed, Roll-Down Style - Example Photo

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# Hurricane Shutters, Proposed, Roll-Down Style - Example Photo

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Planning and Building Department

# Hurricane Shutters, Proposed Alternate, E-Z Screen Style - Example Photo

Received February 15, 2022
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Hurricane Shutters, Proposed Alternate, E-Z Screen Style - Example Photo

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Hurricane Shutters, Proposed Alternate, E-Z Screen Style - Example Photo

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Lookout Shutters, Inc.

Hereby Certifies That
Master Craft Windows & Doors
804 A Anastasia Blvd.
St. Augustine, Florida 32080

PGT

Visibly Better.

Received January 19, 2022
Planning and Building Department

Hurricane Shutters, Proposed Alternate, E-Z Screen Style - Example Photo. Attachment Detail, When Deployed

Received February 15, 2022
Planning and Building Department

Hurricane Shutters, Proposed Alternate, E-Z Screen Style - Example Photo. Attachment Detail, When Not Deployed

Document Image Only
Not for Zoning Purposes

Hurricane Shutters, Proposed Alternate, E-Z Screen Style - Example Photo. Attachment Detail, When Not Deployed

## Candice Seymour

**From:** S. Weeks <sweeks@LWCDD.com>
**Sent:** Friday, March 4, 2022 3:19 PM
**To:** Candice Seymour; harb
**Cc:** dbradleyart@comcast.net; wmasson@bolesfirm.com; Len Weeks; Mona Wareing
**Subject:** RE: 22 Marine Street - Certificate of Appropriateness application for March 17, 2022 Historic Architectural Review Board meeting
**Attachments:** Photos, 3.1.2022 - Kolbe Doors.zip; Photos, 3.1.2022 - Plexiglass Protection of Tiffany-Stained Glass at Flagler College.zip

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Candice and HARB,

It was great meeting with Candice on-site on Tuesday to photograph the exterior of the building.

As per the received Sufficiency Checklist, there are only (2) requested clarifications:

1. Exterior Doors Section, "Clarify whether finish will match existing"

- The existing doors are wooden. The proposed doors are aluminum clad. Both options would be painted white to match existing. The previously submitted HARB application included the door shop drawings. We used those same Kolbe doors in places at 61 Spanish Street and 108/110 St. George Street and were able to use the aluminum clad for the 2nd floor. Because these doors are mainly in the courtyard, and therefore not visible from the street, I am hoping to use the aluminum clad option here too. Please see attached photos from 61 Spanish Street and 108/110 St. George Street. I priced out both options, aluminum clad and wood, and both options are nearly the same exact cost. As a non-profit funding can be hard to come by for the STAAA. One of the reasons we are requesting to use the aluminum clad option here is so that the doors will have a longer life and the STAAA can prolong the cost of eventually replacing these doors.

2. Windows Section, "Clarify proposed shutter finishes/colors for both options proposed"
   - Roll Down Style
     - Color Options: White, Dark Brown, Beige, Ivory (We are proposing White. To match all trim and exposed decorative rafter tails)
     - Finish: Painted Aluminum
   - EZ Screen Style:
     - Color Options: Tan, White, Brown, Gray, Black (We are proposing White. To match all trim and exposed decorative rafter tails)
     - Finish: Poly Fiber Woven Screen

Additionally, when I met with Candice she mentioned that Flagler College used a plexiglass shield to protect their collection of Tiffany-Stained Glass; and she thought that maybe that system could be useful at the STAAA. I went to Flagler College and viewed this system (photos attached). I was unable to gain access inside to view from the inside. I am certain that overtime this plexiglass shield

would fog and would obstruct the light / view through these windows at the STAAA. I believe this is probably a good option at Flagler College because the glass is stained, but with STAAA glass being clear I believe it would be too large of an obstruction. For that reason, the STAAA is not very interested in utilizing that system as I do not believe it would properly suit our specific site conditions.

Should you have any additional questions please do not hesitate to call.

Thank you,

**Schaffer Weeks**
Project Manager

**Len Weeks**
**Construction • Design • Development**
Office: 62 Hypolita Street, St. Augustine, FL 32084
Office #: 904.824.1626
Cell #: 904.669.1672
sweeks@LWCDD.com

---

**From:** Candice Seymour <cseymour@citystaug.com>
**Sent:** Tuesday, February 22, 2022 12:39 PM
**To:** S. Weeks <sweeks@LWCDD.com>
**Cc:** dbradleyart@comcast.net; wmasson@bolesfirm.com; Len Weeks <lenweeks@LWCDD.com>
**Subject:** 22 Marine Street - Certificate of Appropriateness application for March 17, 2022 Historic Architectural Review Board meeting

RE: 22 Marine Street

Greetings!

This email is acknowledgement of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on March 17, 2022 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** Be aware, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

Additionally, this email details the sufficiency (completeness) of your application. The application form you submitted included the attached checklist which was used by staff for preliminary assessment of the documents provided with your application. Please review the completed checklist attached to determine information still required and any additional documents staff may recommend to supplement your application. Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

**Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by March 7, 2022,** per Resolution 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete.
**Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.**

*Please be aware that our staff may need to photograph the project area and will reach out to schedule a convenient time to access the property.*

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

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

**Candice Seymour**
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

*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.

Received March 4, 2022
Planning and Building Department

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# 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** | 1986200000 |
| **Location Address** | 22 MARINE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug S of Plaza (COM) (610.03) |
| **Tax Description*** | CITY OF ST AUGUSTINE LOT 1 & LOT 2 (EX S85FT) & ALL LOT 5 BLK 25 DB154/454<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Cultural Organizations & Facilities (7900) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.210 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | St Aug Art Association 100% |
| **Mailing Address** | 22 MARINE ST<br>SAINT AUGUSTINE, FL 32084-4438 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Non-Profit | | $704,945 |

## Map

## Valuation Information

| | 2022 |
|---|---|
| Building Value | $420,670 |
| Extra Features Value | $5,395 |
| Total Land Value | $278,880 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$704,945** |
| Total Deferred | $0 |
| Assessed Value | **$704,945** |
| Total Exemptions | $704,945 |
| Taxable Value | **$0** |

***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 | Just (Market) Value |
|---|---|---|---|---|
| 2021 | $433,228 | $5,572 | $278,880 | $717,680 |
| 2020 | $445,785 | $5,749 | $278,880 | $730,414 |
| 2019 | $422,270 | $5,927 | $278,880 | $707,077 |
| 2018 | $433,838 | $6,104 | $239,372 | $679,314 |
| 2017 | $260,303 | $6,282 | $239,372 | $505,957 |
| 2016 | $274,764 | $6,459 | $239,372 | $520,595 |
| 2015 | $289,226 | $1,966 | $239,372 | $530,564 |
| 2014 | $178,652 | $1,966 | $239,372 | $419,990 |
| 2013 | $158,344 | $1,206 | $239,372 | $398,922 |
| 2012 | $169,654 | $1,291 | $239,372 | $410,317 |
| 2011 | $179,080 | $1,376 | $267,260 | $447,716 |
| 2010 | $188,506 | $1,461 | $297,472 | $487,439 |

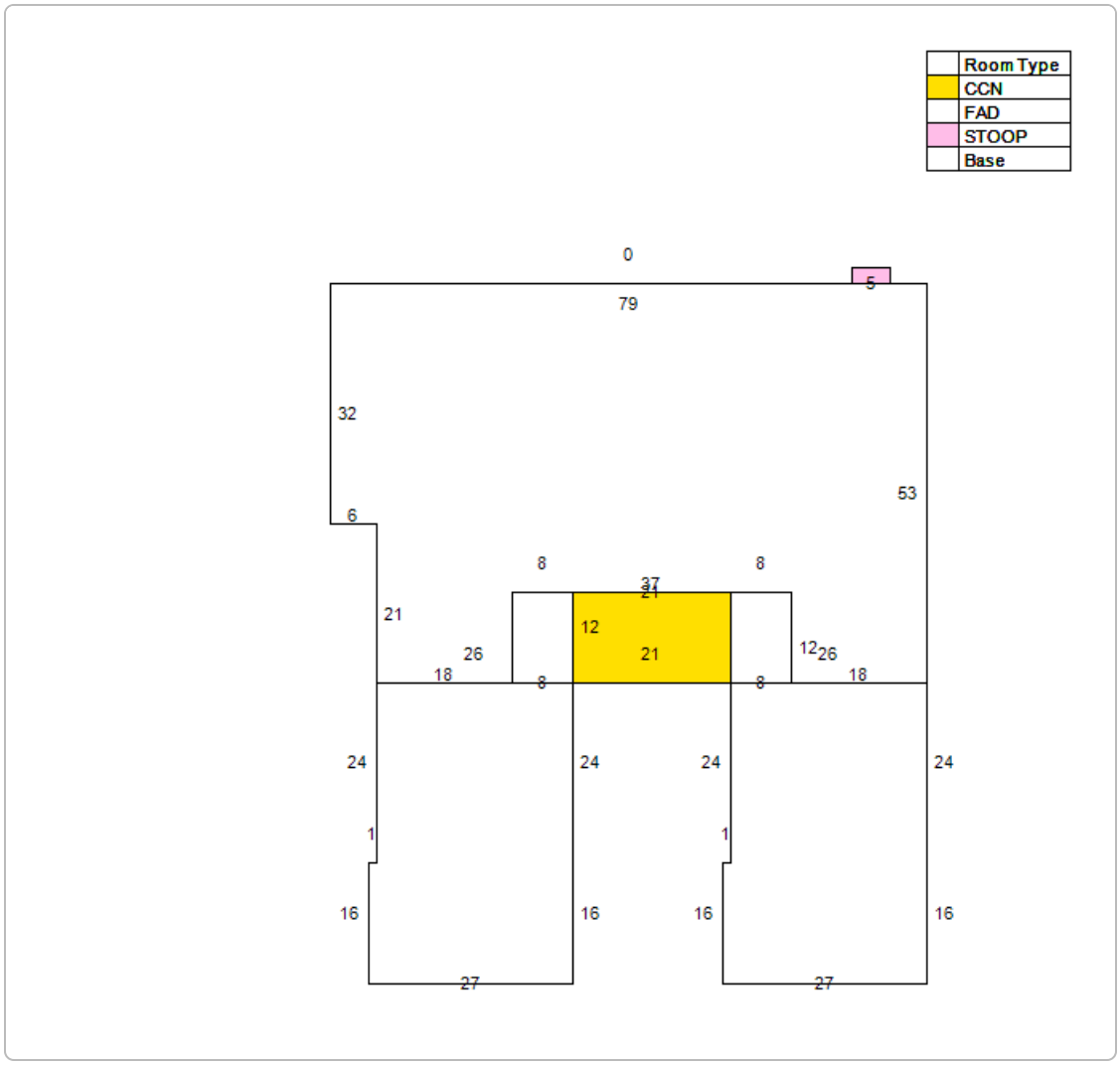
## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Year Built** | 1953 |
| **Actual Area** | 6183 |
| **Conditioned Area** | 5921 |
| **Use** | Cultural Organizations & Facilities |
| **Style** | 04 |
| **Class** | N |
| **Exterior Wall** | Concrete Stucco |
| **Roof Cover** | Composite Shingle |
| **Roof Structure** | Wood Truss |
| **Interior Flooring** | Ceramic Tile |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | |
| **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 3617 |
| STOOP | 10 |
| FRAME ADDITION | 96 |
| FRAME ADDITION | 1056 |
| CANOPY (COMMERCIAL) | 252 |
| FRAME ADDITION | 96 |
| FRAME ADDITION | 1056 |

| | |
|---|---|
| Total SqFt | 6183 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Masonry Wall | | 610 |
| Concrete Paving | | 1591 |
| Masonry Wall | | 3194 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Cultural Organizations & Facilities | 83 | 112 | 9296 | SF | $278,880 |

**No data available for the following modules:** 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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/16/2022, 12:18:44 AM

Version 2.3.176

# Detail by Entity Name

Florida Not For Profit Corporation
THE ST. AUGUSTINE ART ASSOCIATION

**Filing Information**

| | |
|---|---|
| **Document Number** | 700159 |
| **FEI/EIN Number** | 59-0719524 |
| **Date Filed** | 11/17/1959 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | AMENDMENT |
| **Event Date Filed** | 09/14/2009 |
| **Event Effective Date** | NONE |

**Principal Address**

22 MARINE ST
ST. AUGUSTINE, FL 32084

Changed: 04/24/1991

**Mailing Address**

22 MARINE ST
ST. AUGUSTINE, FL 32084

Changed: 04/24/1991

**Registered Agent Name & Address**

LeShane CPA, PA
44 South Dixie Highway
ST. AUGUSTINE, FL 32084

Name Changed: 03/24/2018

Address Changed: 03/24/2018

**Officer/Director Detail**

**Name & Address**

Title President

BRADLEY, DIANE L
144 CEDAR RIDGE CIR.
SAINT AUGUSTINE, FL 32080

Title Secretary

URBANSKI, RITA
246 PARKWOOD CIR
SAINT AUGUSTINE, FL 32086

Title Treasurer

STRAUSS, BARBARA
617 Forest Park Bend
ST. AUGUSTINE, FL 32092

Title Director

BURTIN, KAY
285 SOUTH MATANZAS BLVD.
Saint Augustine, FL 32080

Title VP

WEEKS, SCHAFFER
14 White St. West
ST. AUGUSTINE, FL 32080

Title Director

Zander, Karen
73 Valencia St.
St. Augustine, FL 32084

Title Director

MASSON, WILLIAM
35 PARK AVE
ST. AUGUSTINE, FL 32084

Title Director

TUTSCHEK, PHILLIP
261 Fiddlers Point Dr.
ST. AUGUSTINE, FL 32080

Title DIRECTOR

COWAN, JUDI
3873 Hickory Ln
St. Augustine, FL 32086

Title Director

RAKOV, ERIC
1019 Garrison Dr
St. Augustine, FL 30292

Title Director

WOLF, THOMAS
111 Laterra Links Cir. Unit 202
St. Augustine, FL 32092

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 03/22/2019 |
| 2020 | 04/03/2020 |
| 2021 | 03/25/2021 |

**Document Images**

| | |
|---|---|
| 03/25/2021 -- ANNUAL REPORT | View image in PDF format |
| 04/03/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/24/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/24/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/01/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/28/2013 -- ANNUAL REPORT | View image in PDF format |
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| 04/14/2010 -- ANNUAL REPORT | View image in PDF format |
| 09/14/2009 -- Amendment | View image in PDF format |
| 04/03/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/19/2007 -- ANNUAL REPORT | View image in PDF format |
| 06/12/2006 -- Amendment | View image in PDF format |
| 04/20/2006 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2005 -- ANNUAL REPORT | View image in PDF format |
| 02/11/2004 -- ANNUAL REPORT | View image in PDF format |
| 02/07/2003 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2002 -- ANNUAL REPORT | View image in PDF format |
| 01/23/2001 -- ANNUAL REPORT | View image in PDF format |
| 05/16/2000 -- ANNUAL REPORT | View image in PDF format |
| 05/24/1999 -- ANNUAL REPORT | View image in PDF format |
| 08/26/1998 -- ANNUAL REPORT | View image in PDF format |
| 02/04/1997 -- ANNUAL REPORT | View image in PDF format |
| 02/16/1996 -- ANNUAL REPORT | View image in PDF format |
| 04/12/1995 -- ANNUAL REPORT | View image in PDF format |

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

Application HP2022-0015 Address: 58 Hypolita Street

Applicant: Len Weeks Construction Design Development

Property Owner: Claude L. Weeks, Jr.

Project description: To enclose an existing covered porch area on the north-east corner with stucco walls and install a wood window on the Spanish Street elevation with finishes and materials to match the existing building.

| | | | |
|---|---|---|---|
| Architectural Style: | Masonry Vernacular | Florida Master Site File: | N/A |
| National Register: | St. Augustine Town Plan NR District: Non-Contributing | Construction date: | 1940 |
| Archaeology Zone: | IA | Zoning District: | HP-3 |
| Parcel number: | 1981300000 | | |
| Agenda Item: | 7(e) | Previous Action(s): | N/A |

## STAFF SUMMARY AND ANALYSIS:

1. This masonry vernacular building with a stepped parapet on the front façade, metal roof covering the gable roof, and stucco finish with unfinished block construction visible on the rear elevations, was constructed in 1940 according to the St. Johns County Property Appraiser. Located on the northwest corner of Hypolita and Spanish Streets in the Historic Preservation 3 Zoning district (HP-3), the building is non-contributing to the St. Augustine Town Plan Nation Register District.
2. The applicant proposes enclosing a covered porch area on the southeast corner of the building along Spanish Street with a new wood window, stucco finish, and colors, all to match the existing exterior.
3. The porch space is of simple design, level with the existing sidewalk, and located under the existing gable roof. The walls interior to the porch and on the north elevation of the building do not have the stucco finish seen on the other building elevations and the concrete block is clearly distinguishable under the matching paint. Proposed changes will not require alterations to the existing roof. Existing exterior walls of the porch area are proposed for removal after enclosure of the porch.
4. Justifications for this alteration provided by the applicant include adding usable space to the interior of the building and mitigating safety concerns as the covered porch is sometimes used by transients.
5. The 1930s Sanborn map, updated to 1965, shows the existing masonry building with open wood-frame porch. The building was constructed prior to design requirements which would have dictated that the building reflect one of the city's three colonial periods. Architectural features such as the rear porch and the 9/9 windows may have been added later to create a more colonial look.
6. The Architectural Guidelines for Historic Preservation (AGHP) discourages enclosing porches in a manner that destroys the historical appearance of the building.
7. The porch is a secondary feature on the building located at the rear corner and used primarily as a space to keep trash receptacles. Enclosure of the porch would not affect the primary façade or entrance to the building.

## 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** the application **Certificate of Appropriateness** at **58 Hypolita Street** if the board finds the proposed design meets the Secretary of the Interior's Standards 9 as a compatible contemporary design, with the following condition:

1. The proposed new window will be wood with exterior muntins that have a raised profile.

*Candice Seymour*
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Enclose a 9'3" x 9'5" covered porch area on the southeast corner of the building along Spanish Street by filling in the openings between the existing walls and corner structural support with non-load-bearing walls with a stucco finish and paint to match existing.
2. Remove existing exterior walls after enclosing the porch space to provide additional square footage to the interior of the building.
3. Install a new wood window along the Spanish Street elevation with design and paint to match existing windows on the building.

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 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**
**9. Compatible Contemporary Design for New Alterations and Additions**
**10. Reversibility of New Alterations and Additions**

***Accessory Buildings Including Porches***

**Do...**

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

**Don't...**

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

***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.
- 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.
- 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.
- 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.

***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.
- 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.

**Post-1821**

Masonry Vernacular windows may be fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two, or one-over-one. Windows in commercial buildings may be fixed sheet (plate glass). Transoms, fanlights and attic louvers are common. Jalousie windows, French doors and simple balconies are used occasionally. Prior to 1850, double hung sash eight-over-eight and 15 pane casement windows were also used.

St. Augustine Colonial Revival windows may be double hung sash twelve-over-twelve, six-over-six, two-over-two, fixed multi-pane, or less commonly, sixteen-over-sixteen, nine-over-nine, nine-over-six or eight-over-eight. Fixed sheet (plate glass) windows are often used on commercial buildings.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map

# STAFF PHOTOGRAPHS
## 58 Hypolita Street

Entrance from Hypolita Street

Project area from Marine Street

Proposed window design (Spanish Street)

# STAFF PHOTOGRAPHS
## 58 Hypolita Street

Project area from multiple angles along Spanish Street

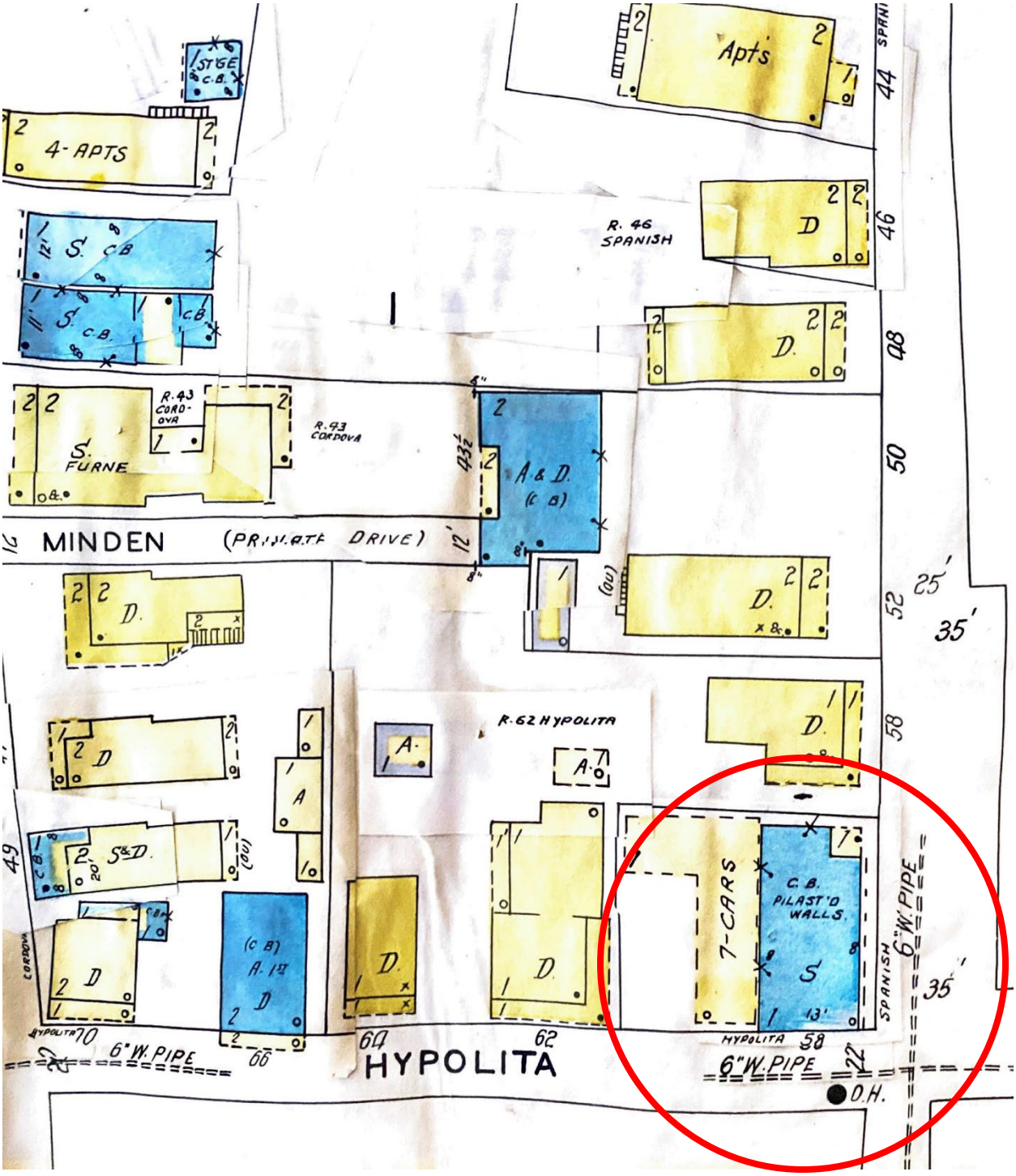
# STAFF PHOTOGRAPHS
## 58 Hypolita Street

Context Photographs

# STAFF PHOTOGRAPHS
## 58 Hypolita Street

Context Photographs

# SANBORN MAP – 1930 updated to 1965
# 58 Hypolita Street



# 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. HP2022-0015

Receipt No. 2321378 Meeting Date: March 17, 2022

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

1. 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.*
2. NAME OF PROPERTY OWNER Len Weeks (Claude L. Weeks, Jr.)
   Business (if applicable) Len Weeks Rental Properties
   Address 62 Hypolita Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-824-1626 Other phone 904-669-1670
3. PROJECT STREET ADDRESS 58 Hypolita Street
4. LEGAL DESCRIPTION: Lot 13,14 Block 17 Subdivision City of St. Augustine Parcel 1981300000
5. EXISTING USE Retail PROPOSED USE Retail
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

October 2017

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)

Enclose existing open area at the rear of 58 Hypolita Street. This will entail filling in (2) existing openings, with non-load bearing walls, and finishing with exterior stucco and paint to match existing.

Additionally requested is to install (1) set of windows to match existing windows. Installation is to be within this enclosed area, along the Spanish Street elevation.

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 2.18.2022

PRINT OWNER'S NAME Len Weeks

SIGNATURE OF OWNER Len Weeks DATE 2.18.2022

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.

HP2022-0015
58 Hypolita Street
March 17, 2022 HARB meeting

*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.

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****

N/A **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 |

N/A **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. |

N/A **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 |

N/A **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. |

October 2017

CONTINUED

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

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

| OK | Need | N/A | |
|---|---|---|---|
| ☒ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☒ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☒ | ☐ | 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. |

N/A **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. |

N/A **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 |

N/A **FENCES/WALLS/GATES**

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

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

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

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

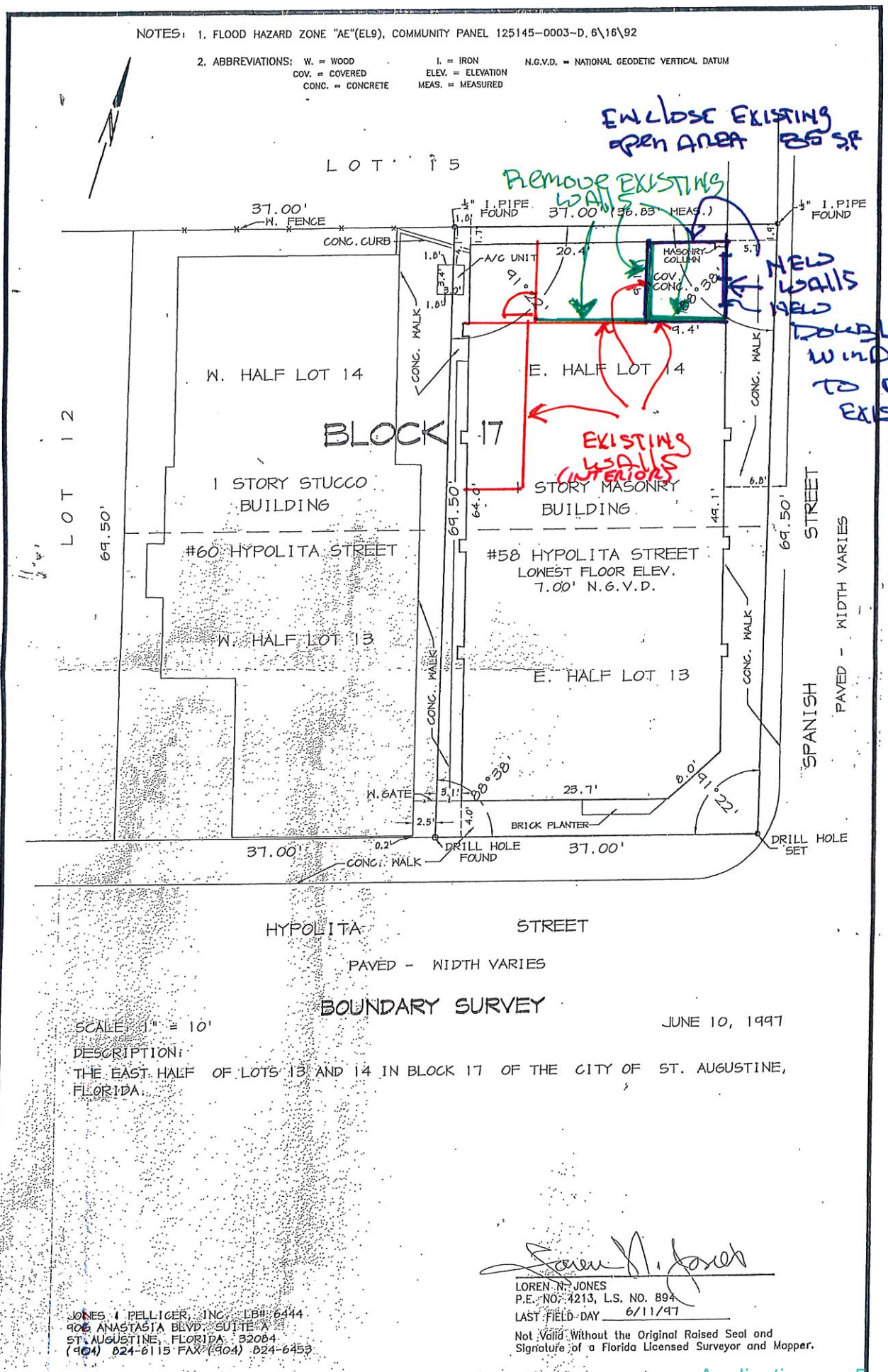
| | | | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☐ | ☐ | ☐ | Scaled site plan showing the property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

❖ Other details necessary for review:
Specify window material/manufacturer. A basic section of the window is recommended.

Project number: HP2022-0015 Project Address: 58 Hypolita Street

Reviewed by: Candice Seymour Date: 02/22/22

Received February 18, 2022
Planning and Building Department




# BOUNDARY SURVEY

SCALE: 1" = 10'

JUNE 10, 1997

DESCRIPTION:

THE EAST HALF OF LOTS 13 AND 14 IN BLOCK 17 OF THE CITY OF ST. AUGUSTINE, FLORIDA.

LOREN N. JONES
P.E. NO. 4213, L.S. NO. 894
LAST FIELD DAY 6/11/97

Not Valid Without the Original Raised Seal and Signature of a Florida Licensed Surveyor and Mapper.

JONES & PELLICER, INC. LB# 6444
906 ANASTASIA BLVD. SUITE A
ST. AUGUSTINE, FLORIDA 32084
(904) 824-6115 FAX (904) 824-6453

Received February 18, 2022
Planning and Building Department

# EXISTING SOUTH-EAST ELEVATION

Received February 18, 2022
Planning and Building Department

# PROPOSED SOUTH-EAST ELEVATION

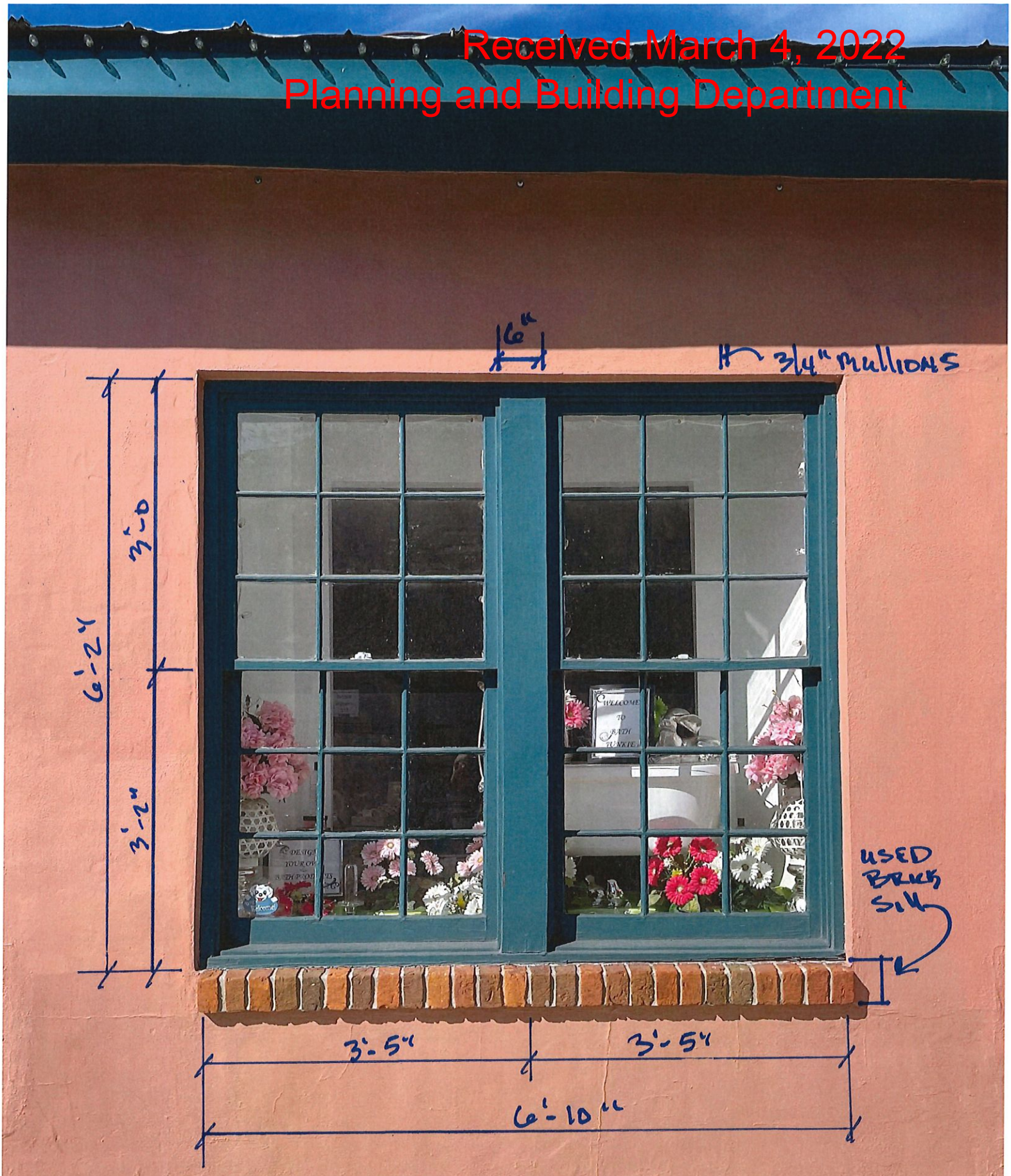
Received February 18, 2022
Planning and Building Department

# EXISTING NORTH-EAST ELEVATION

Received February 18, 2022
Planning and Building Department

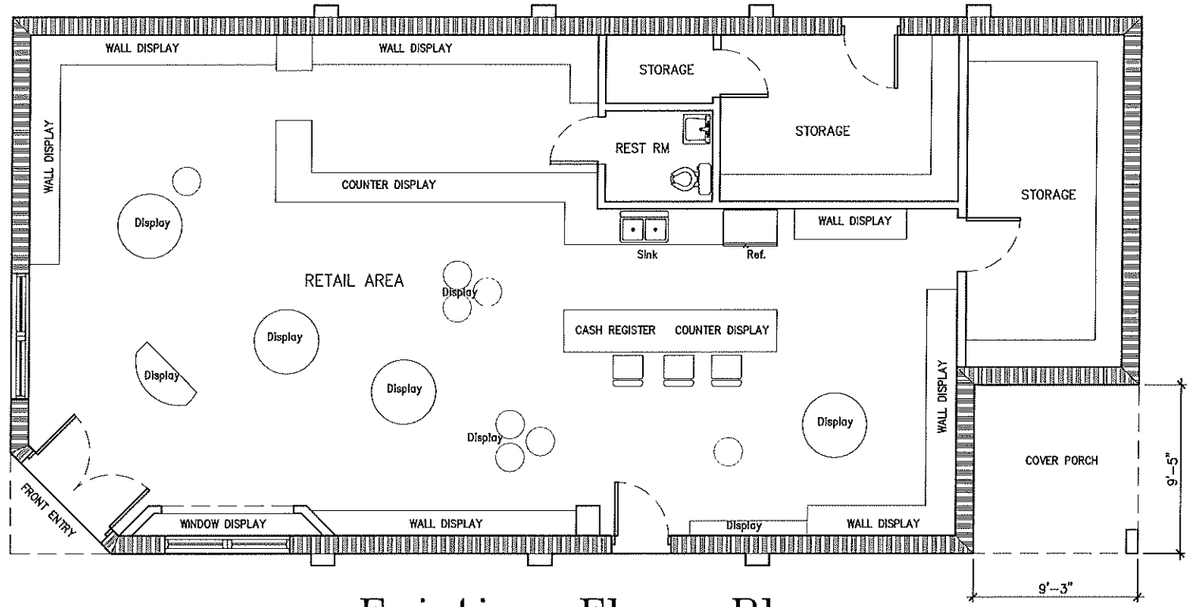
# PROPOSED NORTH-EAST ELEVATION

Received March 4, 2022
Planning and Building Department



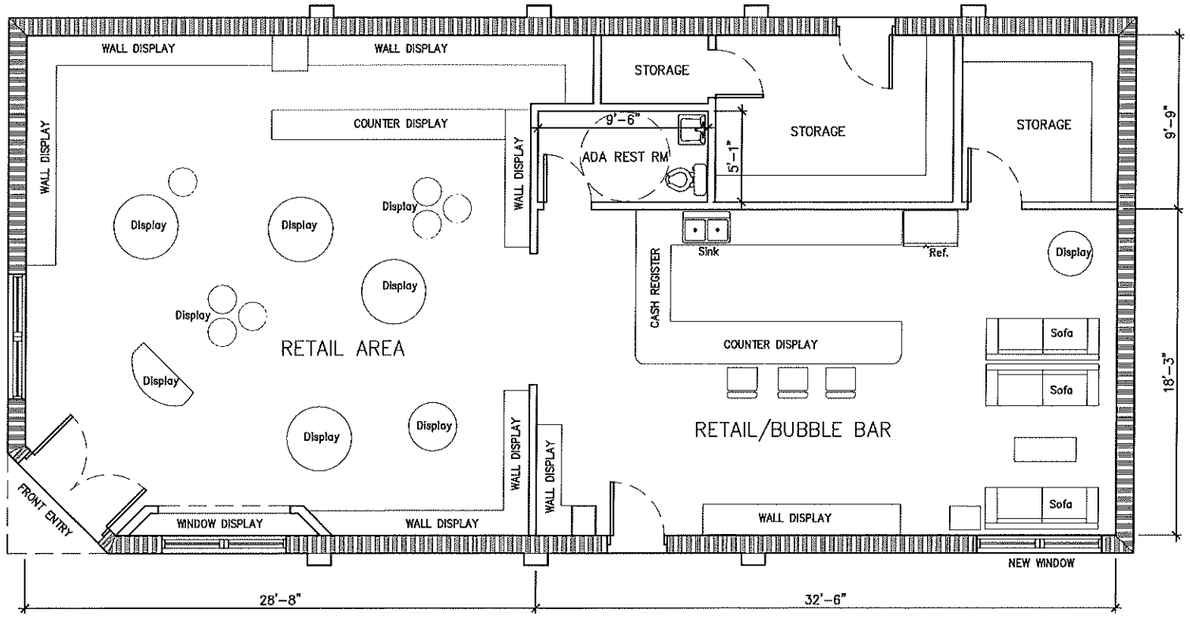

58 Hypolita ST. - Len WEEKS 3/3/22

Received March 4, 2022
Planning and Building Department




# Existing Floor Plan

SCALE: 1/8" = 1'-0"




# Proposed Floor Plan

SCALE: 1/8" = 1'-0"

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

Bath Junkie
Renovation

58 Hypolita Street • St. Augustine, Fl 32084

DIXON
Design Studio LLC
ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

3.4.2022

PROPOSED PLAN

Received March 4, 2022
Planning and Building Department

Received March 4, 2022
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Received March 4, 2022
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Received March 4, 2022
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Received March 4, 2022
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Planning and Building Department

Recorded in Public Records St. Johns County, FL
Clerk# 98002061 O.R. 1290 PG 224 03:01PM 01/16/1998
Recording $9.00 Surcharge $1.50 Doc Stamps $1,960.00

17940

FOR RECORDER

THIS INSTRUMENT PREPARED BY:
**Della A. Masters**
**Anastasia Title Services, Inc.**
**2730 U.S. 1 South, Suite G**
**St. Augustine, Florida 32086**

RECORD AND RETURN TO:
**Anastasia Title Services, Inc.**
**2730 U.S. 1 South, Suite G**
**St. Augustine, Florida 32086**

RE PARCEL ID #: **198130-0000**
BUYER'S TIN:

# WARRANTY DEED

**THIS WARRANTY DEED** made this **15th day of January, 1998** by **Emmett William Pacetti and Virginia R. Pacetti, husband and wife,** hereinafter called Grantor, and whose address is **800 Mickler Boulevard, St. Augustine, Florida 32084** to **Claude L. Weeks, Jr. and Kristina G. Weeks, husband and wife,** hereinafter called Grantee and whose address is **P.O. Box 3225, St. Augustine, Florida 32085-3225.**

(Wherever 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 and NO/100 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, lying and being in **St. Johns** County, **Florida,** viz:

**Beginning at the Northwest intersection of Hypolita and Spanish Streets, said intersection point being 38.7 feet from corner of concrete building at Northeast intersection of said streets, and 23.8 feet from the corner of the stone building at the Southwest intersection of said streets; thence run Northerly along and with the West line of Spanish Street 69.5 feet; thence run Westerly and at right angles to the said last line 37 feet; thence run Southerly and parallel to Spanish Street 69.5 feet more or less; to a point on the North line of Hypolita Street; thence run Easterly along and with the North line of Hypolita Street 37 feet to the place or point of beginning. Said land being part and parcel of Block 17, City of St. Augustine, St. Johns County, Florida.**

**SUBJECT TO** taxes accruing subsequent to December 31, **1997.**
**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.
**TOGETHER** with all the tenements, hereditaments and appurtenances thereunto 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.
**IN WITNESS WHEREOF,** the said Grantor has signed and sealed these presents the day and year first above written.

O.R. 1290 PG 0225

Signed, sealed and delivered in our presence:

Witness Signature

Della A. Masters
Witness Printed Signature

P B Wainwright
Witness Signature

P B Wainwright
Witness Printed Signature

Emmett William Pacetti

Virginia R. Pacetti

STATE OF **FLORIDA**
COUNTY OF **ST. JOHNS**

The foregoing instrument was acknowledged before me this **15th day of January, 1998** by **Emmett William Pacetti and Virginia R. Pacetti, husband and wife.** He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

Notary Signature

Notary Printed Signature

(Title or Rank)

(Serial No., if any)

DELLA A MASTERS
My Commission CC490865
Expires Sep. 17, 1999

COPY



Form Software by Automated Real Estate Systems, Inc. 1-800-330-1285

# 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** | 1981300000 |
| **Location Address** | 58 HYPOLITA ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug W of St George (COM) (610.06) |
| **Tax Description*** | CITY OF ST AUGUSTINE E37FT OF LOT 13 & 14 BLK 17 OR1290/224<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Stores (1100) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.060 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Weeks Claude L Jr,Kristina G 100%<br>Weeks Kristina G 100% |
| **Mailing Address** | PO BOX 3225<br>SAINT AUGUSTINE, FL 32085-3225 |

## Map

## Valuation Information

| | 2022 |
|---|---|
| Building Value | $93,014 |
| Extra Features Value | $0 |
| Total Land Value | $220,150 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$313,164** |
| Total Deferred | $88,149 |
| Assessed Value | **$225,015** |
| Total Exemptions | $0 |
| Taxable Value | **$225,015** |

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

## Historical Assessment Information

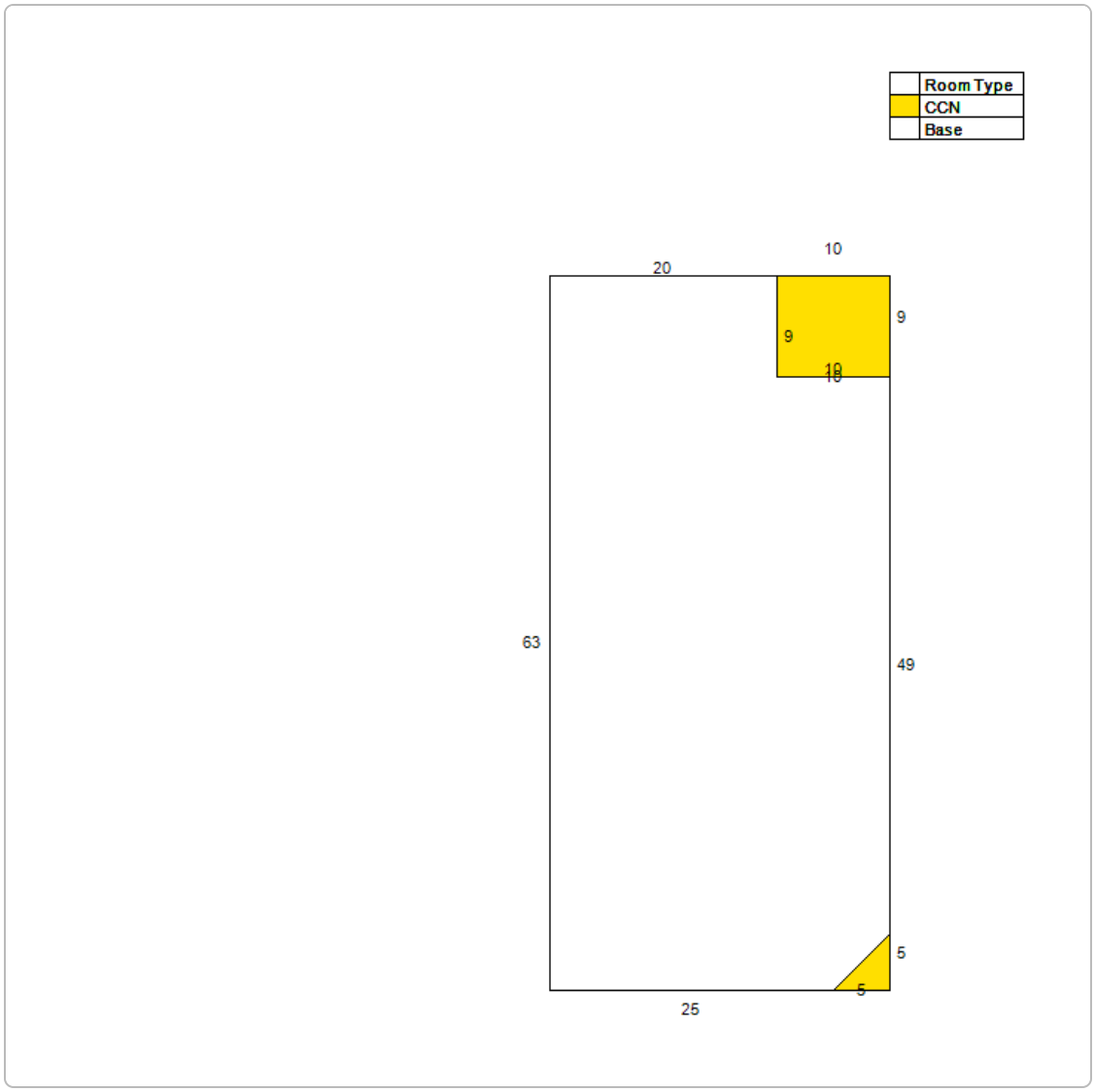
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2021 | $95,967 | $0 | $220,150 | $0 | $0 | $316,117 | $204,559 | $111,558 | $204,559 |
| 2020 | $106,305 | $0 | $220,150 | $0 | $0 | $326,455 | $185,963 | $140,492 | $185,963 |
| 2019 | $57,425 | $0 | $220,150 | $0 | $0 | $277,575 | $169,057 | $108,518 | $169,057 |
| 2018 | $60,448 | $0 | $93,240 | $0 | $0 | $153,688 | $153,688 | $0 | $153,688 |
| 2017 | $63,470 | $0 | $93,240 | $0 | $0 | $156,710 | $156,710 | $0 | $156,710 |
| 2016 | $66,492 | $0 | $93,240 | $0 | $0 | $159,732 | $153,480 | $6,252 | $153,480 |
| 2015 | $70,119 | $0 | $84,175 | $0 | $0 | $154,294 | $139,527 | $14,767 | $139,527 |
| 2014 | $42,668 | $0 | $84,175 | $0 | $0 | $126,843 | $126,843 | $0 | $126,843 |
| 2013 | $44,801 | $0 | $84,175 | $0 | $0 | $128,976 | $128,976 | $0 | $128,976 |
| 2012 | $46,223 | $0 | $84,175 | $0 | $0 | $130,398 | $130,398 | $0 | $130,398 |
| 2011 | $47,646 | $0 | $93,240 | $0 | $0 | $140,886 | $140,886 | $0 | $140,886 |
| 2010 | $49,068 | $0 | $103,600 | $0 | $0 | $152,668 | $152,668 | $0 | $152,668 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Cover** | Metal |
| **Year Built** | 1940 | **Roof Structure** | Wood Truss |
| **Actual Area** | 1891 | **Interior Flooring** | Ceramic Tile |
| **Conditioned Area** | 1788 | **Interior Wall** | |
| **Use** | Stores (City/Historical) | **Heating Type** | Air Duct |
| **Style** | 04 | **Air Conditioning** | Central |
| **Class** | N | **Bedrooms** | |
| **Exterior Wall** | Concrete Block, Concrete Stucco | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 1788 |
| CANOPY (COMMERCIAL) | 90 |
| CANOPY (COMMERCIAL) | 13 |
| Total SqFt | 1891 |

## Sketch Information




## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Stores | 37 | 70 | 2590 | SF | $220,150 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 1/15/1998 | $280,000.00 | WARRANTY DEED | 1290 | 224 | U | I | PACETTI EMMETT W & VIRGINIA R | WEEKS CLAUDE L JR & KRISTINA G |

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

Application HP2022-0014 Address: 308 St George Street

Applicant: Michelle D. Ruby, Luckie Street Enterprises

Property Owner: Michelle D. Ruby, Luckie Street Enterprises

Project description: To construct a one-story attached addition and a detached two-story building at the rear of the existing residential building; to renovate the existing residence including window, door, and roof replacement, changes to fenestration and removal of exterior walls on north and west elevations for additions; and site modifications to include addition of in-ground pool, paved patio and rear driveway, wood deck, lighting, landscaping, and a wood picket fence along the front elevation. *(Following OOA Application PL2021-0030)*

| | | | |
|---|---|---|---|
| Architectural Style: | Bungalow | Florida Master Site File: | SJ01946 |
| National Register: | N/A | Construction date: | c. 1917-1924 |
| Archaeology Zone: | IC | Zoning District: | HP-1 |
| Parcel number: | 2008400000 | | |
| Agenda Item: | 7(f) | Previous Action(s): | OOA PL2021-0030<br>COAs F2003-0380<br>and F2003-0532 |

## STAFF SUMMARY AND ANALYSIS:

1) An approved Certificate of Appropriateness (COA) application is required to obtain a building permit for exterior alterations and redevelopment projects for properties located in Historic Preservation Zoning Districts. This COA application follows an Opinion of Appropriateness (OOA) application for the proposed project, which was heard and continued by the HARB at the March 18, 2021 HARB meeting and then approved on June 17, 2021. Please refer to the staff reports and HARB minutes from those meetings for previous staff summaries and board discussion and the OOA application plans.
2) Located south of St. Francis Street on the west side of St. George Street and bounded to the west by Cordova Street and Maria Sanchez Lake, the bungalow styled building first appears on the 1924 Sanborn map with the same footprint with wrap front porch visible until at least the 1930 revised to 1961 version. The only HARB approved changes to the exterior found recorded was to modify the front screen room by enclosing into a sunroom (COA2003-0380/2003-0532). The detached garage building to the west of the house that backed up to Cordova Street appears on Google Maps Street View until the image captured in May 2013, which shows the wood frame garage collapsed to the ground.
3) See the Summary Scope of Work section on page 4 of this report for a detailed list of exterior modifications to the existing house, of the new addition, detached rear building, and the site that are proposed with the newly submitted plans. A comparison of these COA plans with the OOA plans and June 2021 conditions resulted in the following observations:
   **a) HARB Condition that window openings on the north and south elevations of historic house are to remain:**
   -North elevation drawings (Sheet S-03) show all 9 of the existing windows of the historic house are proposed to be removed, with 6 of these as part of the enclosed porch that was added later, according to the OOA applicant, and the other the existing triple window west of the porch. A new triple window is proposed in a different configuration and location. The Architectural Guidelines for Historic Preservation (AGHP) recommends retaining window openings "where they contribute to the architectural and historic character of the building."
   -South elevation appears to retain all existing window openings, but confirmation is needed if historic windows are being retained
   **b) HARB Condition to provide a break in the north elevation by adding a relief/setback or change in material to distinguish addition:** Breaks added along the addition's north elevation create 4 bays and a cross gable was added to the roof
   **c) HARB Condition for the detached addition to have Bungalow or Garage Apartment character relating to Cordova Street:** Some of the proposed architectural elements were revised, including the splayed stucco finished columns on brick piers and styles of doors, which point to a Bungalow reference
   **d) HARB Condition for the proposed elements to be compatible with the AGHP, but materials of addition should be slightly differentiated:** Hardie board lap siding with wood grain is now proposed to continue on the addition of the house and upper floor of the detached building with stucco on the first floor, along with 3/1 or 4/1 single-hung windows, and 5v crimp metal roofing. Specifications were not provided with this application, so applicant needs to provide clarification of materials (see #8 and #9) and on how this condition is being met with the proposed COA plans.
4) Although the proposed addition of a second door on the north end of the front façade will be in a new set back exterior wall (where the enclosed front porch portion will be removed), it is not in keeping with the AGHP that recommends placing new entrances on secondary elevations away from the main elevation.

5) A detached two-story building, nearly 25' in height, is still proposed to the rear of the house to line up with the north wall of the rear addition, with an auto garage entrance from Cordova Street to the west and living area above. Although labeled as "accessory building," this counts as another main structure, as defined by the zoning ordinance. Since the definition of a main structure is over 15', there will be two main structures on the lot and must meet applicable zoning requirements. Architectural features on the COA design of the detached building were revised to incorporate Bungalow references as recommended by the HARB, as noted above under 3d.
6) Proposed modifications to the site indicated on the plans include an in-ground swimming pool, bricked paved breezeway and driveway, and Ipe wood decking and patio. Only minimal details were not provided, so these elements were not fully evaluated.
7) The applicant should demonstrate that the proposed paved surfaces meet the impervious surface allowed by the city.
8) Any redevelopment or new building plans will require additional zoning review, may require PZB approval, and need to take the Tree and Landscape Ordinance into consideration.
9) The proposed project will require an Archaeological Review. An application should be submitted as soon as possible.

10) **Proposed Materials/finishes that do not conform to the AGHP and will require HARB's approval:**
   - **a)** Charcoal finish of 5v Crimp metal roof: unpainted metal is only finish found specified in AGHP
   - **b)** PVC fencing/gate: PVC material and 3' height of fencing (AGHP recommends 4' minimum height and below 5' if adjacent to the street)
   - **c)** Hardie Board siding (an alternative material that has not been consistently allowed by the HARB in HP districts)
   - **d)** Possible window and door materials (if materials other than wood are proposed)
   - **e)** Paint colors: Meditative Blue (SW6227) not found on the pre-approved paint color palette under Bungalows and proposed use of primarily white / light color is not fully in keeping with pre-approved paint color recommendations for Bungalows
   - **f)** If any proposed landscape materials are not in the AGHP plant list or a Florida native plant

11) **Confirmation is needed from the applicant regarding the following so that the HARB can determine if these elements are compatible with the AGHP:**
   - a) If historic windows and doors will be kept where the openings are being retained
   - b) Material of proposed new windows and doors
   - c) Material for railing on new detached building stairway and balconies
   - d) If the proposed brick for the breezeway and driveway is a true clay material instead of concrete and the finish
   - e) Paving pattern for brick paved areas
   - f) Location of Ipe deck and patio
   - g) Location of all areas for proposed fence and details of gate if one is proposed
   - h) Pool details if it is to be considered with this application
   - i) Location of mechanical equipment for detached building and screening for all mechanical equipment (house, pool, detached building, etc)
   - j) Verification that the proposed plants are in the AGHP plant list or a Florida native plant

## 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 relating to a CERTIFICATE OF APPROPRIATENESS at 308 St. George Street:**

1. APPROVE if the applicant satisfactorily provides confirmation on the outstanding design details listed above and the board finds that the COA plans are compatible with the AGHP with the following conditions:
   a. That all proposed building and site elements will be in materials compatible with the AGHP
2. CONTINUE with a finding that the overall design is not compatible with the AGHP or more details about the proposed design need to be confirmed by the applicant and to allow time for these outstanding issues to be resolved.

*Julie Courtney*
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

*As shown on newly Certificate of Appropriateness submitted plans*

1. **Exterior modifications to the existing house include the following:**
   **On Front Façade / east elevation:**
   *a)* Remove wall with paired windows that encloses front porch on north end and add new exterior wall with a French door to be slightly set back from the main front façade *(applicant to verify existing windows/door to remain)*
   **On north elevation (labeled "Right"):**
   b) Open east end of porch by removal of the portion of enclosed front porch wall on east side, which elongates the open portion of the front porch
   c) Remove 6 windows on existing enclosed front porch and replace 3 of these windows with 3/1 windows in different configuration
   d) Remove three windows on existing west end
   **On south elevation (labeled "Left"):**
   Appears to remain unchanged on the exterior *(applicant to verify existing windows to remain)*
   **On west elevation/rear:**
   e) Remove exterior rear walls for addition and remove a set of paired windows on each end and a rear doorway in the center

2. **Construct a one-story addition to the rear or west elevation of the existing one-story wood frame house:**
   5v Crimp metal roof, in charcoal finish, Hardie horizontal siding with wood grain, 3/1 or 4/1 windows (*no material specified – applicant to confirm material*)
   **On north elevation (labeled "Right"):**
   a) Includes two paired windows and 2 single windows with two small breaks along new exterior wall
   **On south elevation (labeled "Left"):**
   b) Includes a single 3/1 window, exterior door, and 4-panel sliding glass door
   **On west elevation/rear:**
   c) Includes front-facing 12/4 pitch gable roofs with wood brackets to match existing, a single 3/1 window, three sets of folding/sliding glass doors, and a brick veneer stem wall to match existing

3. **Construct an approximately 25' high two-story detached building with garage and breezeway off the first level south elevation and living space with balconies on all sides of the second:**
   Hardi-board siding on second floor and stucco-finish over wood frame on ground floor
   a) **On front / east elevation:** 3/1 window, French door, and exterior stair (Sheet D-1 indicates wood treads and plywood risers (*no material specified for stair railing – applicant to confirm*)
   b) **On north elevation (labeled "Right"):** 3/1 windows
   c) **On south elevation (labeled "Left"):** Breezeway details include splayed stucco finished columns on brick veneer piers, French doors on lower level and folding/sliding glass doors on upper level
   d) **On rear (west) elevation:** Garage door on rear elevation and sliding glass doors on upper level

4. **Paint Colors:** Sherwin Williams Roycroft Vellum for siding; Classical white for trim, railing, fence, and stucco; Meditative Blue for pantry door on house and garage and in-law door on detached building. Wood tone front door

5. **Light Fixtures:** Copper finish lantern style; **Door Hardware (**certain new entry doors**):** silver finish

6. **Site Modifications:** Modify the existing site with a rear Ipe wood deck and patio, inground pool with limestone coping (possible future project), brick paved breezeway and driveway extending west from detached building to Cordova Street (details were not provided)

7. **Construct PVC picket fence (see Sheet D-1):** 4' H PVC posts, 3' H x 1.25" square PVC pickets

8. **Add new landscaping (see Landscape Plan (LP-1))**

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
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**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

## *Additions*

**Do...**

- 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.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- 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 additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- 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.

**Post-1821**

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

## *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.

**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.

**Post-1821**

Bungalow windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two or one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

## *Doors and Entrances*

***Do...***

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

**Don't...**

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade. Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

**Post-1821**

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

## *Roofs*

***Do…***

- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.

Bungalow roofs are usually a gable main roof over a gable porch roof. Multiple gables, gable on hip, hip or gambrel are less common. Secondary roof types include shed porches and gable, shed or hip dormers. Roof surfaces are composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll. Chimneys are brick, with or without metal caps, and may be finished with stucco. Chimney stacks may be tapered.

Garage Apartment roofs are usually hip or gable. Flat roofs with a parapet, and jerkinhead roofs are also used, but are less common. Shed roofs on porches are common. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp. Flat roofs are built-up. Chimneys are brick, with or without metal caps, and may be finished with stucco.

## New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

### *Site Plans and Building Setbacks*

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

### *Height, Width and Massing*

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

### *Horizontal Rhythms*

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

***Roof Forms***

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

***Proportion of Openings***

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

***Materials***

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

***Architectural Styles for New Construction***

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

**HP-1**

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District. For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

**Post-1821 Designs for New Construction**

**Post-1821 Site Plans**

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

**Post-1821 Building Plans**

Bungalows are regular or rectangular with the narrow end oriented toward the street; one or two stories.

## *Architectural Styles and Periods*

### *Bungalow (1910-1940)*

The Bungalow style originated in East Asia as a wayside shelter for British travelers in India in the eighteenth and nineteenth centuries. During the first part of the twentieth century, the bungalow became the most common style of residential architecture in the United States. Bungalows come in various shapes and forms, but small size, simplicity and economy generally characterize the style.

Identifying features of the style include gently sloping gable-over-gable roofs that face the street, and porches dominated by short, oversized, tapered or square columns which rest on massive brick piers connected by a balustrade. Front porches typically extend across the width of the building. Rafter ends are usually exposed and are often carved in decorative patterns to combine structure and ornament. In St. Augustine, foundation piers and porch bases are often made of coquina concrete, while palm trunks are used as porch posts. Another common porch post is an elongated pyramid rising from a square base and topped with a small square capital.

Buildings are not constructed directly on the street, although the size of yards varies.

The most common building plan is rectangular, usually oriented with the narrow side facing the street, although other buildings are irregular or L-shaped. Buildings are one, one and one-half or two stories.

Foundations are brick, coquina or concrete block piers; or continuous brick or concrete block. Piers may be finished with stucco. Pier foundations may have lattice infill, or less commonly, concrete block infill. Exterior finishes are usually drop siding or weatherboards with corner boards; or less frequently, stucco, coquina brick, artificial stone or rusticated concrete block.

The most common roof type is a gable main roof over a gable porch roof. Multiple gables, gable on hip, hip or gambrel are less common. Secondary roof types include shed porch roofs, and gable, shed or hip dormers. Roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two, one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

Detailing is simple and includes exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; and tapered chimneys.

**Bungalow architecture examples:**
9 Arenta Street, 1910-1917
84 Bridge Street, Trinity Methodist House, 1924-1930
181 Cordova Street, 1917-1924
287 St. George Street, George L. Estes House, 1910-1917
290 St. George Street, Henderich House, 1904-1910
322 St. George Street, 1910-1917

## *Accessory Buildings including porches*

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

**Do...**

- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

**Don't...**

- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

**Post-1821**

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garage doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

## *Fences, Walls and Gates*

**Do...**

- Retain and repair existing historic fences, walls and gates.

**Don't...**

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

**Post-1821**

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

## *Electrical and Mechanical Equipment*

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; **light fixtures**; vents and stacks; **swimming pools,** pumps and filters; and similar electrical and mechanical devices.

**Do…**
- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.

**Don't...**
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

**Post-1821**
Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

Above ground swimming pools are generally not appropriate. In ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. Ground level decks should not extend from the building to the swimming pool.

## *Parking, Landscaping and Site Features*

**Do...**

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

**Don't...**

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

***Post-1821 (Parking, Landscaping and Site Features)***

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Garages are addressed in the Accessory Buildings section of these Guidelines.

## *Historic Plant Materials*

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

## ***Paint Colors:*** According to the pre-approved color booklet

**Bungalow, ca. 1890-1940**

- Trim colors are contrasting and often window sashes are a dark or light contrast to the trim with as many as four colors used on a house.
- Doors are unpainted, varnished or a contrast trim color.
- Stark white was rarely used as a body color and then usually only one story of a multi-story house to emphasize horizontality.
- Usually2 to 5 colors consisting of a “family” and an accent (complementary or contrasting) color that may or may not be a trim color.
- Sash (moveable parts of window)= white, light, dark, body or accent color

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Maps
4. HARB order from the June 17, 2021 HARB meeting
5. Meeting minutes from the June 17, 2021 HARB meeting
6. Elevations from OOA Application Packet (PL PL2021-0030)

# STAFF PHOTOGRAPHS
## 308 St. George Street

Front Façade / East Elevation

# STAFF PHOTOGRAPHS
## 308 St. George Street

With neighboring houses to the north and south

# STAFF PHOTOGRAPHS
## 308 St. George Street

Front Façade / East Elevation's enclosed front porch proposed to be returned to open porch area

# STAFF PHOTOGRAPHS
## 308 St. George Street

Windows and Doors on Front Façade / East Elevation

# STAFF PHOTOGRAPHS
## 308 St. George Street

North Elevation:  looking west and east

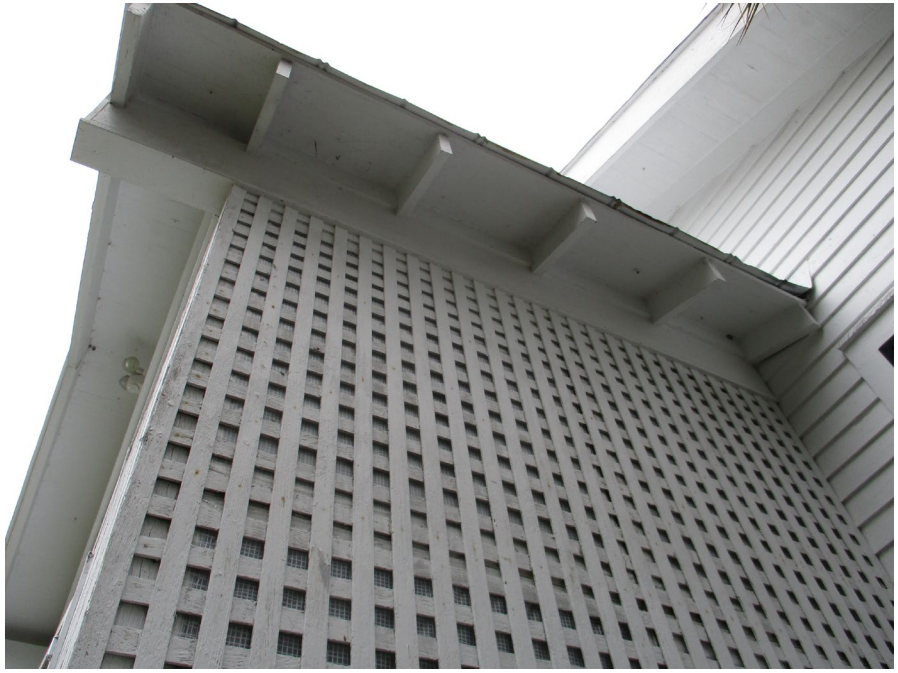
# STAFF PHOTOGRAPHS
## 308 St. George Street

West/Rear Elevation:  north bay where addition will attach to the building and looking south

# STAFF PHOTOGRAPHS
## 308 St. George Street

West/Rear Elevation

# STAFF PHOTOGRAPHS
## 308 St. George Street



West/Rear Elevation

# STAFF PHOTOGRAPHS
## 308 St. George Street

South Elevation:  looking west and east

# STAFF PHOTOGRAPHS
## 308 St. George Street

Rear yard: looking west toward Cordova Street and concrete pad remaining from previous detached garage; West Elevation viewed from Cordova Street

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1946 1009==

Site Name: 308 St. George Street 830== Survey Date: 7808 820==

Address: 308 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Re-subdivision of Lot 4, (lot) 868==

Lot 41 868==

Owner of Site: Name: Kuhn, Ernest G.;

Address: 308 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469965 (easting) 3305990 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

---

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, multi/1 942==

Foundation: Brick wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Gable, porch 942==

Porches & Balconies: 1 story open L-shaped porch on northeast (front) side 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: Brick posts, bungalow brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Creek on west 859==

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III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Bungalow style residence at 308 St. George Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. There are brick posts on the one-story open L-shaped porch on the front and bungalow brackets under the eaves. Maria Sanchez Lake is visible from the west side of the house.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A

(over)

## V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

☐ Original
☒ Update

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

Site # SJ01946
Field Date 5-18-2016
Form Date 5-18-2016
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) 308 ST GEORGE STREET — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

## LOCATION & MAPPING

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| **Address:** | 308 | | St George | Street | |

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2008400000 — 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: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature enclosed porch
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe _____

## DESCRIPTION

Style Bungalow — Exterior Plan Rectangular — Number of Stories 1-2
Exterior Fabric(s) 1. Weatherboard 2. Wood/Plywood 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. Metal, novelty
Roof secondary strucs. (dormers etc.) 1. _____ 2. Gable, porch
Windows (types, materials, etc.) wood picture window 5/1 flanked by 3/1 DHS; enclosed porch has paired 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Brick posts, bungalow brackets

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

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

# HISTORICAL STRUCTURE FORM

Site # 8 SJ01946

## DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. wall

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood panel with 6 lights and wood trim

Porch Descriptions (types, locations, roof types, etc.) 1-story open L-shaped porch on northeast (front) side

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource see original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

## OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

## RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

(address / phone / fax / e-mail)

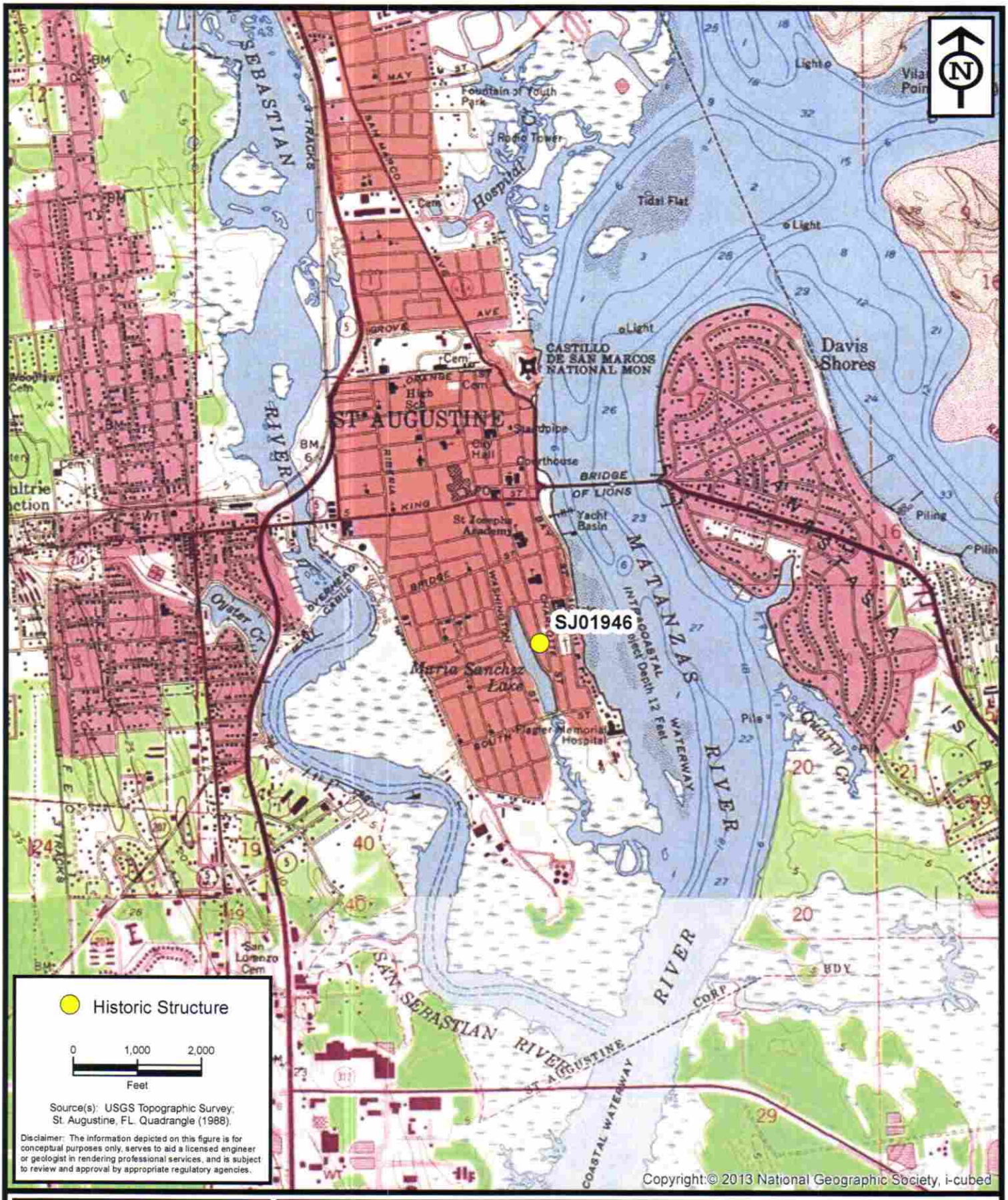
**Required Attachments**

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.




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

Project Location - SJ01946

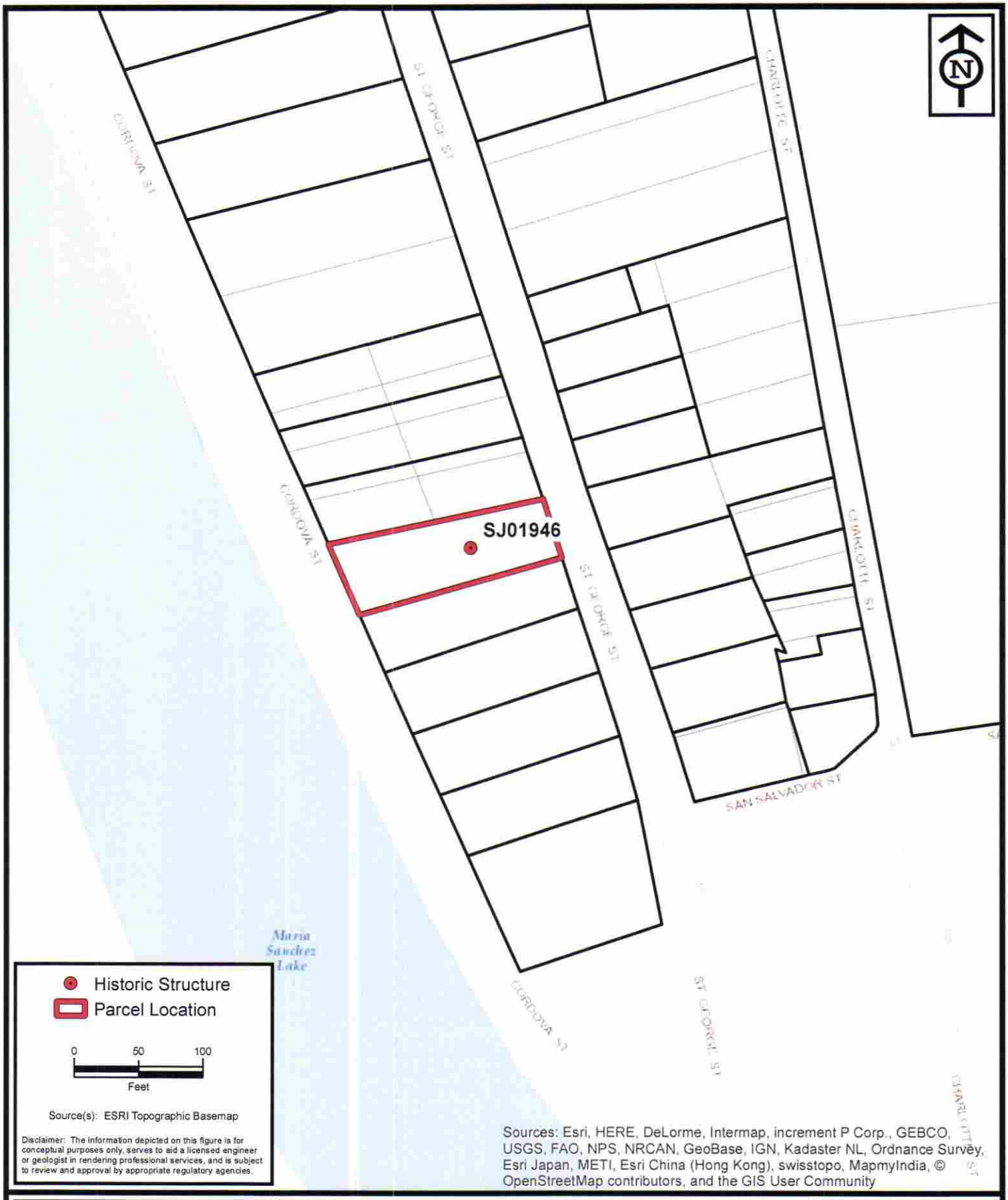
# City of St. Augustine
# Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01946\Location.mxd Date: 1/29/2016 11:37:09 AM

SJ01946




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

Parcel Location - SJ01946

# City of St. Augustine
# Historic Structure Survey

St. Johns County, Florida

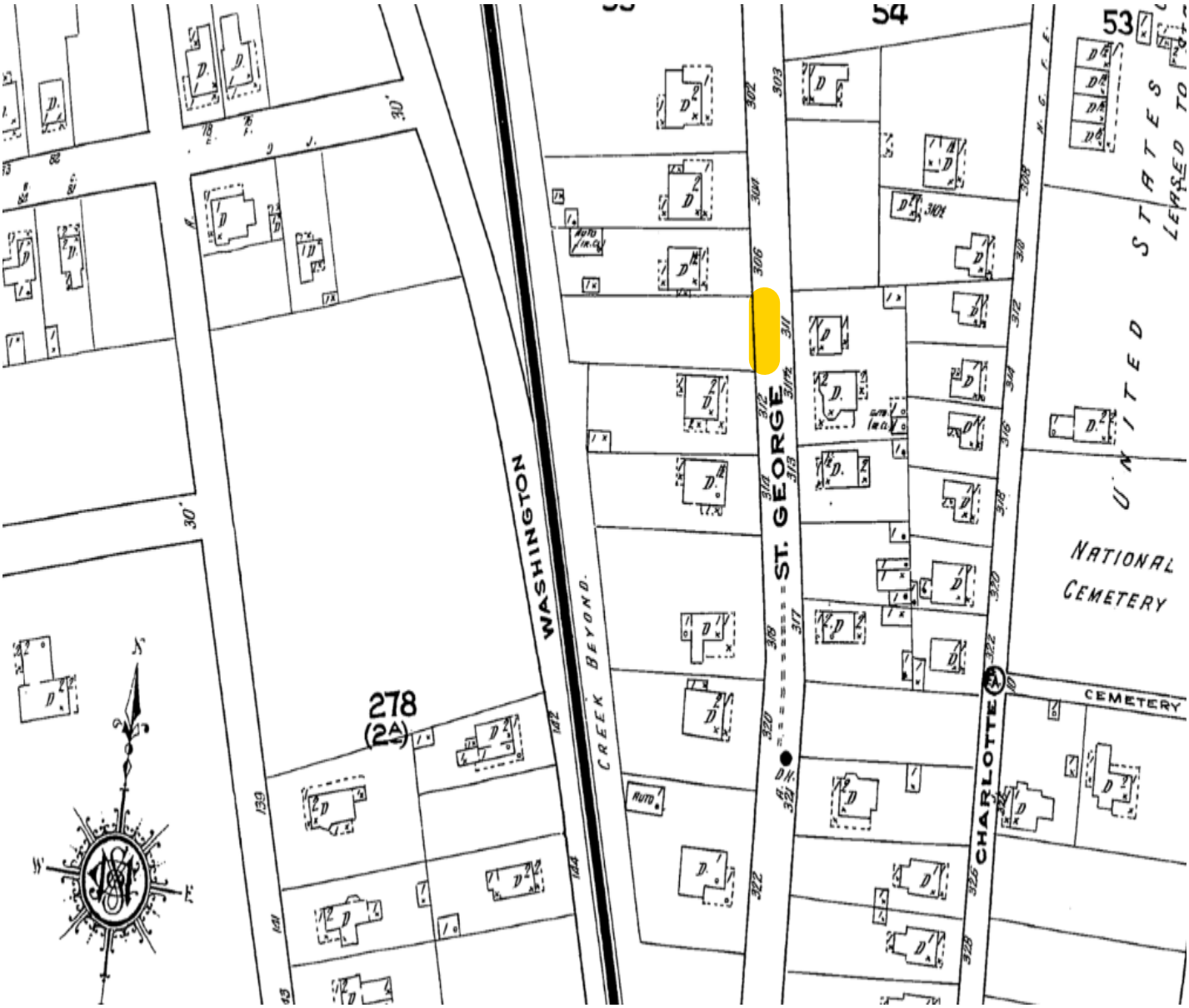
| | |
|---|---|
| Project: | AJ15441.00 |
| Date: | May 2016 |
| Drawn By: | AVL |
| Checked By: | JRN |
| Approved By: | PD |
| Figure: | 2 |

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01946\Parcel.mxd Date: 2/1/2016 11:02:44 AM

SJ01946

# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Dec. 1917, Sheet 17

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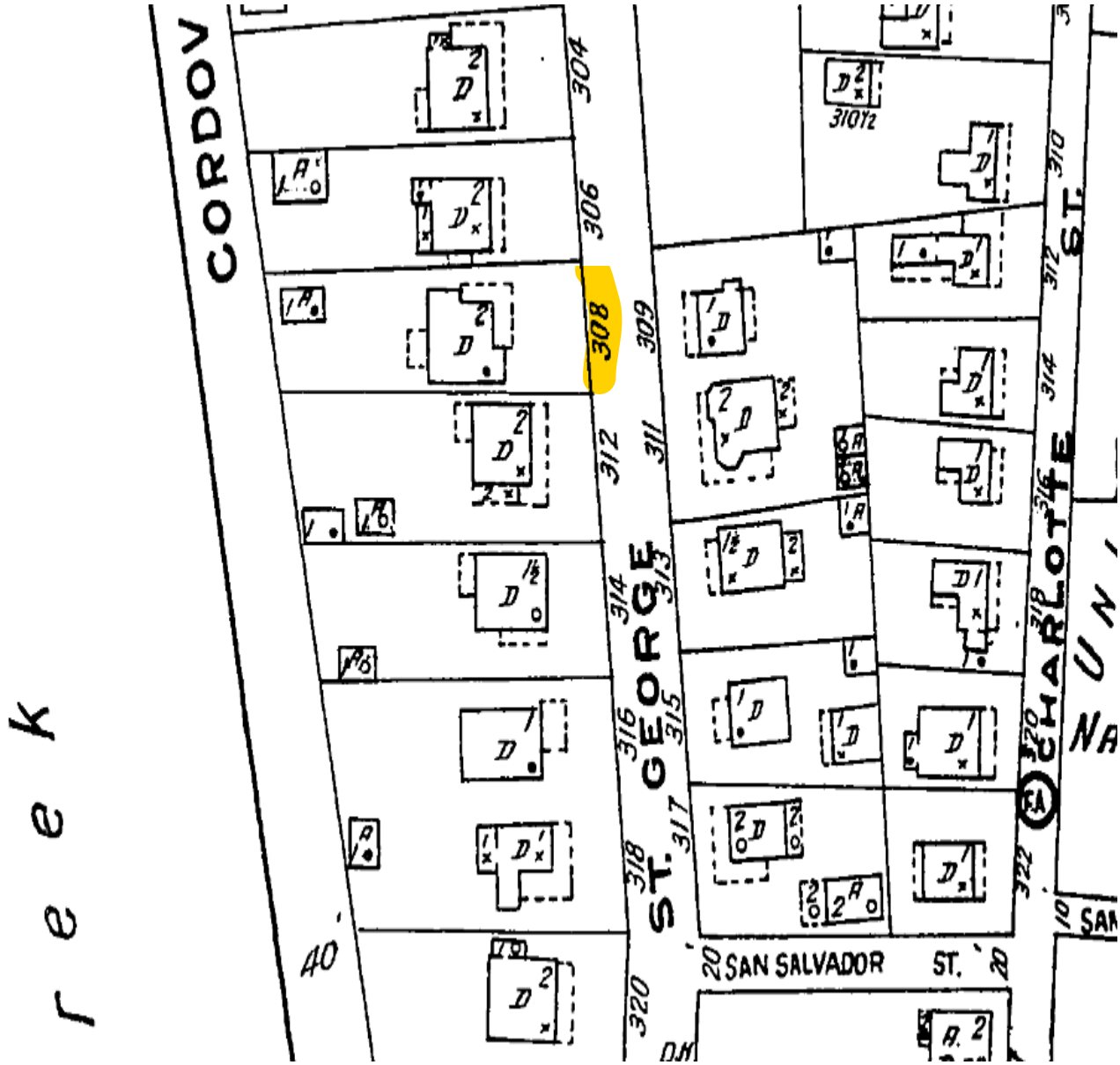
# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine July 1924, Sheet 21

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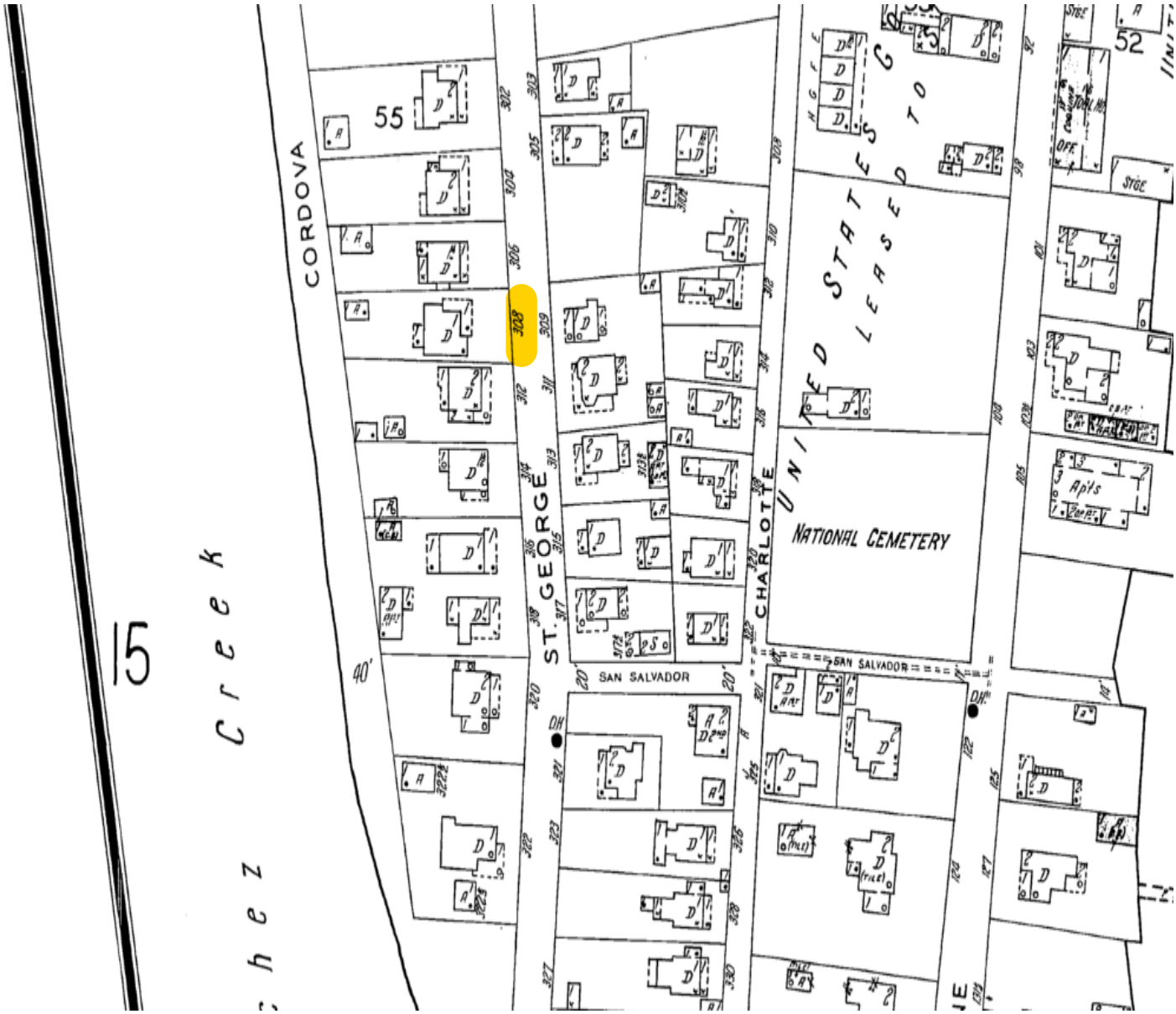
# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Apr. 1930, Sheet 28

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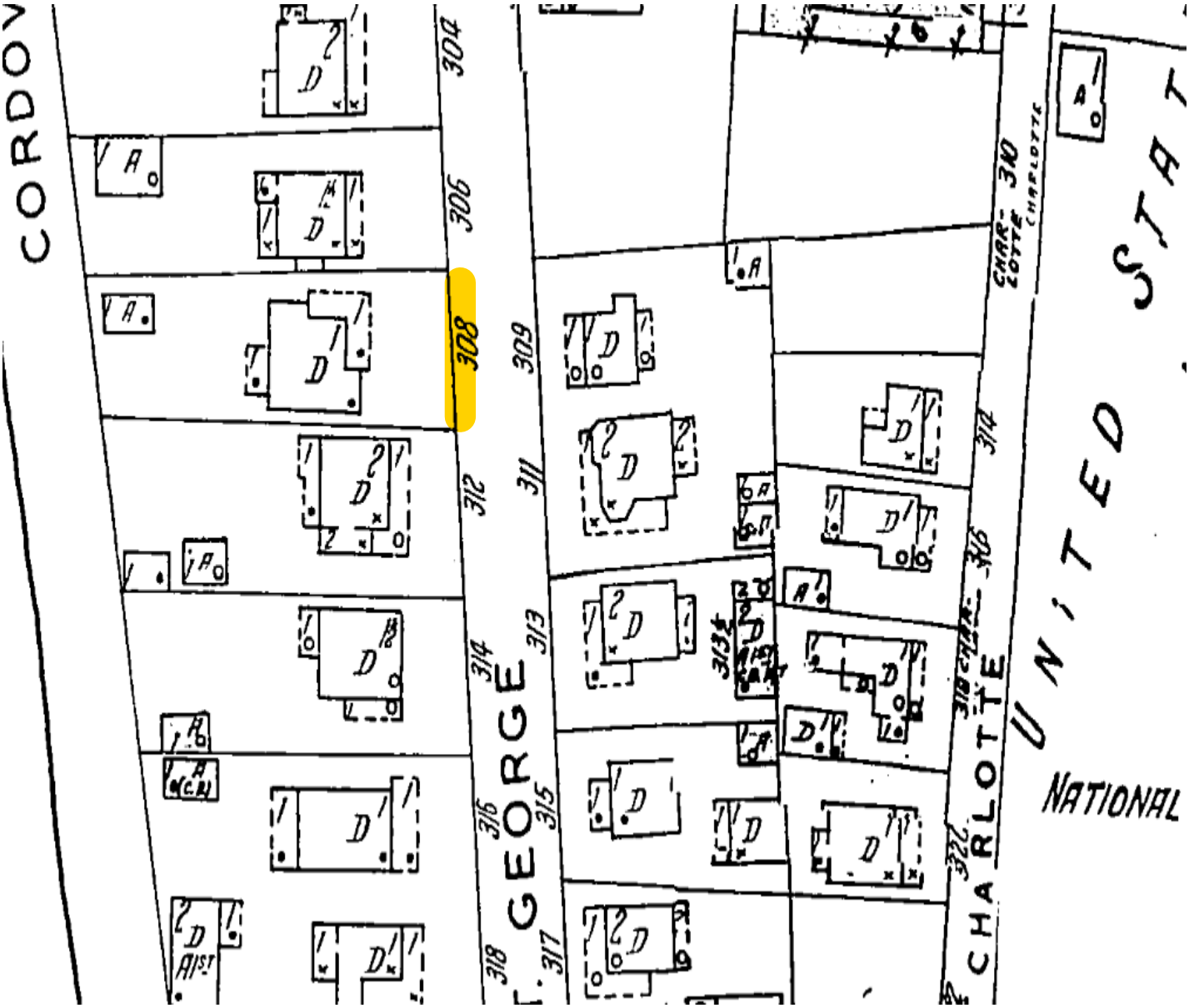
# ProQuest® Digital Sanborn Maps, 1867–1970

## Saint Augustine Apr. 1930, Sheet 28 REVISED to 1947

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

**TYPE OF REQUEST:**

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

**IN THE MATTER OF:**

| | |
|---|---|
| Case No.: | PL2021-0030 |
| Applicant: | Peter Hotz, Architect of Peter Hotz, Inc. |
| Owner: | Michelle D. Ruby |
| Address: | 308 St. George Street |
| Parcel Number: | 2008400000 |

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

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

**ORDER:**

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

Subject to the following conditions:

- (1) Window openings on north and South elevations of existing historic House to remain
- (2) a break be provided in north elevation by adding a relief/setback or change in material to distinguish addition
- (3) The detached addition to have Bungalow or Garage Apt character relating to Cordova Street
- (4) proposed elements to be compatible w/ AGHP meaning the are slightly differentiated.

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

**Case No. PL2021-0030**

**REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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

Elyse Andersen
Notary Public, State of Florida

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

**To demolish a residential building constructed c. 1925 - 1947 that is not recorded in the Florida Master Site File and is located within the Lincolnville National Register Historic District.**

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 63 Oneida Street because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

31 certified notices were sent, 2 were returned in favor, and 1 had comments.

**MOTION**

**Mr. MacDonald MOVED to APPROVE application PL2021-0076, at 63 Oneida Street for the demolition of the building and any salvage if possible. The motion was SECONDED by Dr. Wingo.**

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

**5. (e) PL2021-0079– Sarah Ryan, Architect LLC – Applicant**
**Clukey & Tebault, LLC – Owner**
**251 San Marco Avenue**
**To demolish a commercial building constructed in 1945 that is not recorded in the Florida Master Site File or located in a district.**

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 251 San Marco Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. In accordance with Sec. 28-89(2)d6 the salvage of reusable wood and preformed coquina concrete elements and documentation of the structure in the Florida Master Site File inventory

Ex Parte Communication:

(None)

14 certified notices were sent, 3 were returned in favor.

**MOTION**

**Mr. Weaver MOVED to APPROVE modified agenda item 5. (e) PL2021-0079 251 San Marco Ave with the condition as expressed in the Staff report to salvage any reusable wood and preform coquina concrete elements and documentation of the structure in the Florida Master Site File inventory. The motion was SECONDED by Dr. Wingo**

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

**6. Continued Items from Previous Meetings**

**6. (a) 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.**

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 an OPINION OF APPROPRIATENESS at 308 St. George Street with the following modifications to the plans for an approvable Certificate of Appropriateness:

1. For the window openings on the north and south elevations of the existing historic house to remain

2. That a break in the south elevation wall be added

3. For the design of the first-floor porch area under the balcony to have Bungalow references, while still being differentiated as a new building

4. That all proposed elements will be in materials compatible with the AGHP

Peter Hotz presented the application. He was concerned with the windows to the South of the building as they were not able to be seen. He asked the Board if those were necessary to be kept.

Ms. Duncan responded in the affirmative. She said the goal was to preserve the history of the building and keep the integrity of the windows and layout.

Mr. Hotz stated there were nine windows on the North side of the home. He stated six of the windows were part of an addition to the home several years back and the Western three windows were part of the original structure, but the six on the East side were not.

Ex Parte Communication:

(none)

Public hearing was opened; however, there was none.

The Board discussed:

- Well completed designs and modifications
- Separation from addition and original structure identified

Ms. Courtney stated the additions on the south elevation did not have a break and were disproportionate to the historic house. She stated while she understood the home would not be visible from St. George Street; however, it would diminish the character when attached to the historic house.

Mr. Hotz stated there was a defined break on the north side where the addition was located. He said the addition was a straight line, which enabled the site to keep the trees.

The discussion continued:

- Keep windows to help break up the linear side of the home
- Home would lose character if windows were removed
- Home should maintain the bungalow feel
- On target for keeping the windows and the South elevation
- Solid siding did not meet guidelines
- Option could be to use plate glass in place of the existing windows
- Extra slight break would help keep the style of the historic home
- Not appropriate to close in the porch
- Reducing of the addition size was good
- Delineation of space showed what was added and what was not
- Use a different finish on the addition to differentiate between the two buildings
- Should be easy to distinguish between Bungalow and the addition
- Delineation should be complementary to design
- Looked institutional and plain
- Make balcony look more like a bungalow on rear of home

Mr. Hotz pointed out the bungalow was four foot above grade. He said for access to the garage, he dropped it one foot higher than the existing grade. He stated the porch to the south would need to be at the same height and it would be hard to duplicate a higher porch. He said he could give the porch the appearance of replication with the columns and the brick from the front.

Ms. Duncan commented that the addition did not feel like a garage. She said the windows made it feel like a house. She suggested revising the plan to make the addition look more like a garage apartment.

Mr. Weaver summarized with input from the Board to provide Mr. Hotz with better direction.

- Preserve the historic windows on the original portion of the home
- Setback for addition should reflect the correct setbacks needed
- Have garage reflect a similar setting described on Cordova Street

Mr. MacDonald added that breaks between the house and the addition was a natural way to demonstrate separation, but he suggested using a different wall finish like shingles or board and batten. He said with those two things combined, separation would be achievable.

Ms. Duncan stated this fell under a recommendation that all proposed elements and materials would be compatible with the Architectural Guidelines for Historic Preservation (AGHP).
Mr. Weaver agreed that it should be compatible but slightly differentiated for the addition.

**MOTION**

**Mr. Weaver MOVED to APPROVE Opinion of Appropriateness PL2021-0030 at 308 St. George Street with the conditions that were outlined in the staff report and that were stated by the Board members. The motion was SECONDED by Dr. Wingo.**

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

Mr. Hotz asked clarification for on what type of materials should be used for the addition.

After a brief discussion, the Board advised that the goal should be to use materials that would provide a subtle distinction between the two structures.[2]

**6. (b) PL2021-0057– Marquis, Latimer + Halback, Inc.– Applicant**
**TIITF/Department of State– Owner**
**42-1/2 St. George Street**

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

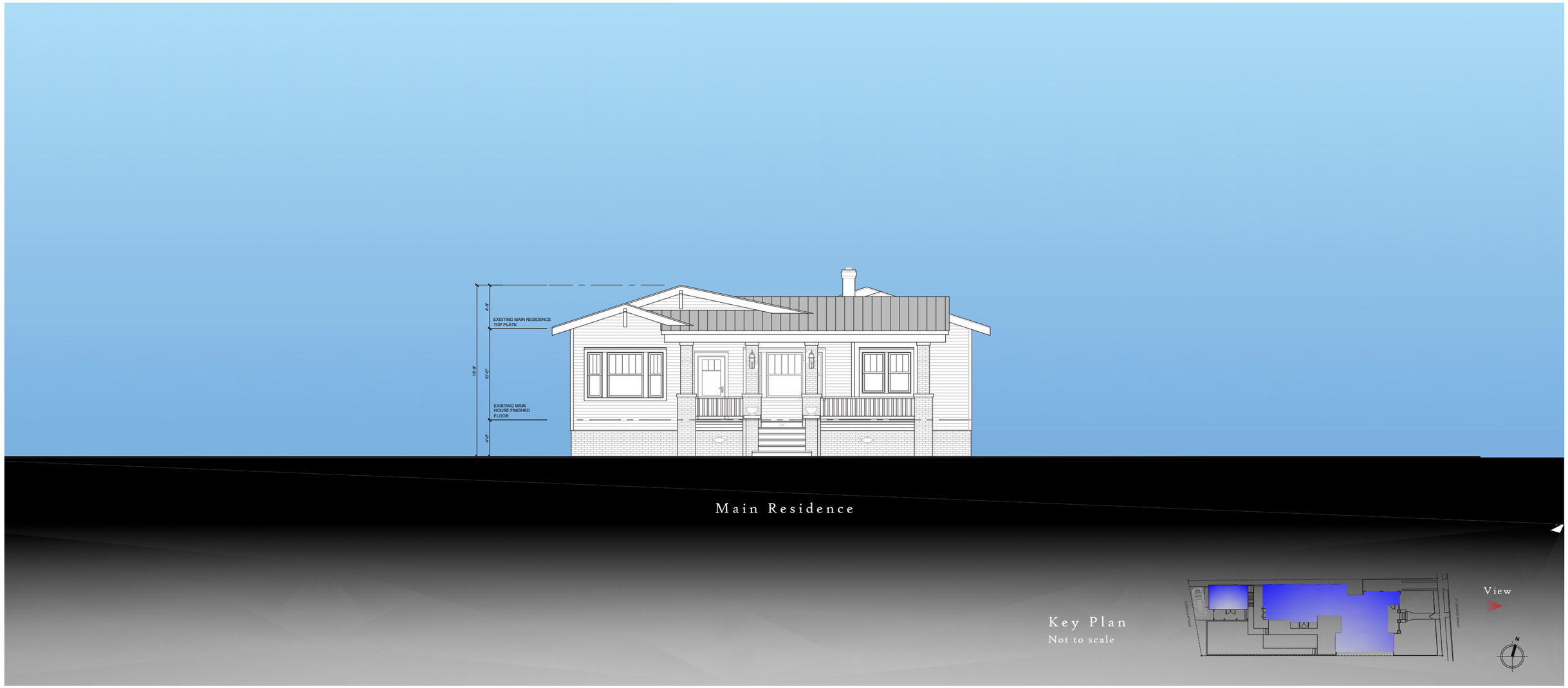
Ms. Courtney read the staff report and said based on a review of the AGHP, the previous discussion of the HARB, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street because the revised submittal does not sufficiently address the HARB concerns from the previous meeting and does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9.

Jeremy Marquis, Bruce McGuire and Emily Finn presented the application.

Ex Parte Communication:

(None)

[2] Break from 2:52p.m. -3:00pm

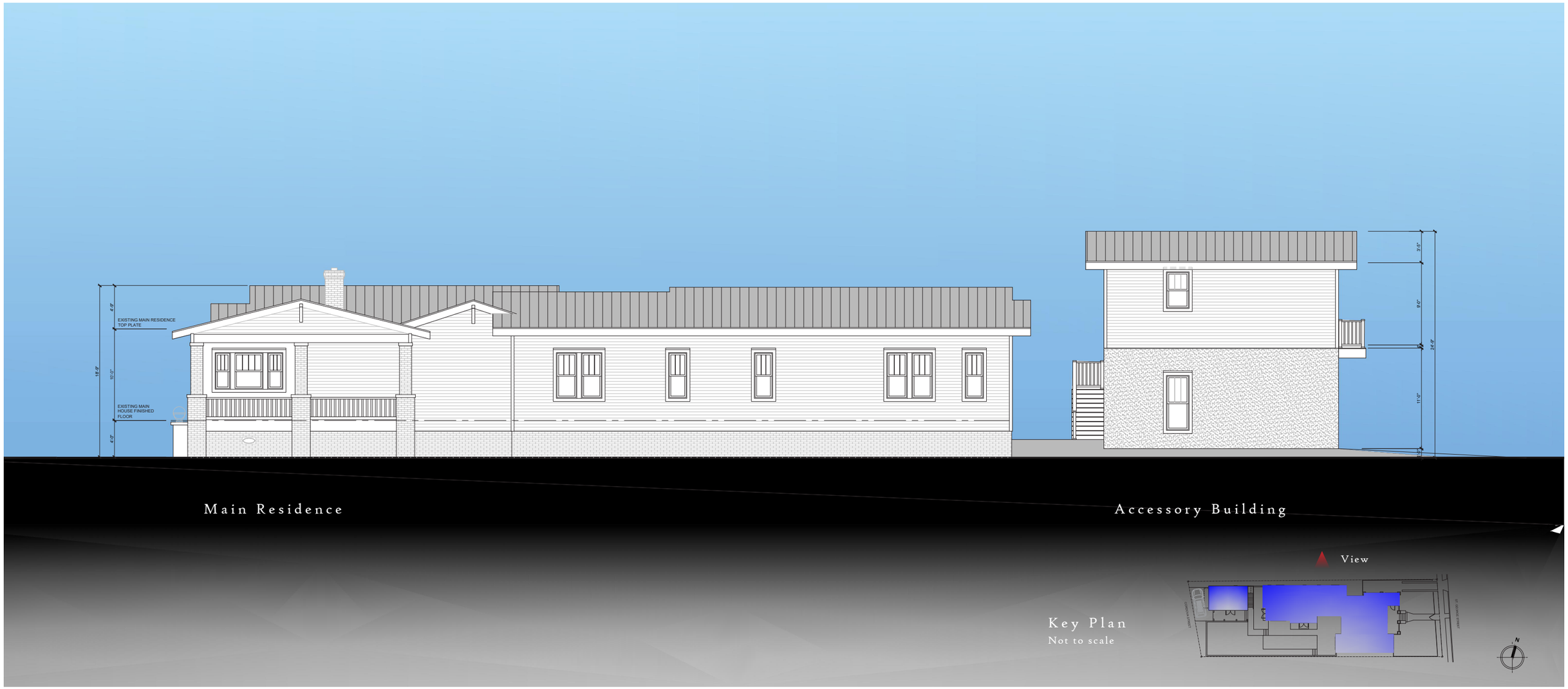



Front Elevation, Proposed
Scale: 3/32"=1'-0"

# 308
# SAINT GEORGE STREET
1927 Bungalow

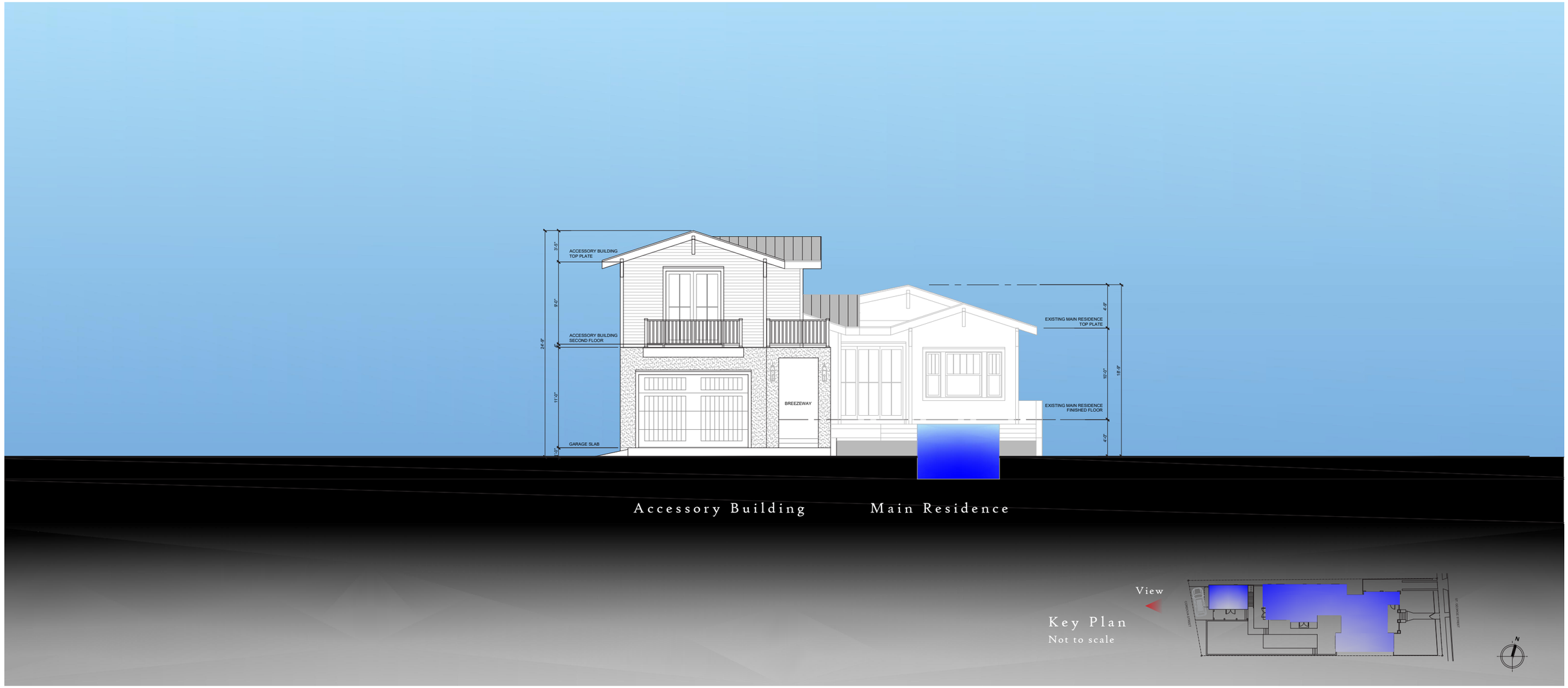
*prepared by*
L. WHITNEY DESIGN CO.






Right Elevation, Proposed
Scale: 3/32"=1'-0"

# 308
# SAINT GEORGE STREET
1927 Bungalow




Rear Elevation, Proposed
Scale: 3/32"=1'-0"

# 308
# SAINT GEORGE STREET
1927 Bungalow

Left Elevation, Proposed
Scale: 3/32"=1'-0"

# 308
# SAINT GEORGE STREET
1927 Bungalow

Rendering - St. George Street View

# 308
# SAINT GEORGE STREET

Rendering - Cordova Street View

# 308
# SAINT GEORGE STREET

Rendering - Cordova Street View 2

# 308
# SAINT GEORGE STREET

Received February 18, 2022
Planning and Building Department

# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ **OPINION** X **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. HP2022-0014

Receipt No. 2320136 Meeting Date: March 17, 2022

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

1. NAME OF APPLICANT Michelle D Ruby
   Business (if applicable) Luckie Street Enterprises
   Address 501 Silver Lane
   City Boca Raton State FL Zip Code 33432
   Daytime telephone 561-654-8044 Other phone/email _____
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER Michelle D Ruby
   Business (if applicable) Luckie Street Enterprises
   Address 501 Silver Lane
   City Boca Raton State FL Zip Code 33432
   Daytime telephone (required) 561-654-8044 Other phone _____
3. PROJECT STREET ADDRESS 308 St George Street
4. LEGAL DESCRIPTION: Lot 4 Block 39- ( Subdivision _____ Parcel 2008400000
5. EXISTING USE SFH PROPOSED USE NSFH
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)

Repairing the current home while adding additional sqft.

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 Michelle D Ruby

SIGNATURE OF APPLICANT Michelle D Ruby DATE 2/17/22

PRINT OWNER'S NAME Michelle D Ruby

SIGNATURE OF OWNER Michelle D Ruby DATE 2/17/22

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

RECEIVED

FEB 22 2022

Planning/Building Dept.

CITY OF ST AUGUSTINE. EST. 1565

## Owner's Authorization For Agent

Layda Whitney is/are hereby authorized TO ACT ON BEHALF OF Michelle Rubi, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at:

_____

BY: _____
Signature of Owner

Michelle Rubi
Print Name of Owner

561 654 8044
Telephone Number

State of Florida

County of Broward

Signed and sworn before me on this 22 day of February, 2022

By Michelle Rubi

Identification verified:

Oath sworn: Yes No

Notary Signature: _____

CANDACE NICKERSON
MY COMMISSION # GG 362551
EXPIRES: August 5, 2023
Bonded Thru Notary Public Underwriters

My Commission expires: Aug 5 2023

Rev:120219 jw

CITY OF ST AUGUSTINE. EST. 1565

RECEIVED
FEB 22 2022
Planning/Building Dept.

## Owner's Authorization For Agent

William Knight is/are hereby authorized TO ACT ON BEHALF OF Michelle Ruby, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at:

_____

BY: _____
Signature of Owner

Michelle Ruby
Print Name of Owner

561 654 8041
Telephone Number

State of Florida

County of Broward

Signed and sworn before me on this 22 day of February, 2022

By Michelle Ruby

Identification verified:

Oath sworn: (Yes) No

Notary Signature: _____

CANDACE NICKERSON
MY COMMISSION # GG 362551
EXPIRES: August 5, 2023
Bonded Thru Notary Public Underwriters

My Commission expires: Aug 5 2023

Rev:120219 jw

## 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 more detail 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 Missing pool and pool deck details |
| ☐ | ☒ | ☐ | 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. |

N/A **AWNING/CANOPY**

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

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

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

CONTINUED

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

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

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

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

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

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

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

**FENCES/WALLS/GATES**

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

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

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

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

| | | | |
|---|---|---|---|
| ☐ | ☒ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☒ | ☐ | ☐ | Scaled landscape plan |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☒ | ☐ | ☐ | Wall sections Need window and door 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 detailed photographs of existing property conditions. As well as how proposed footprint and scale relates to existing building along the streetscape. See additional notes above and on previous page.

Project number: HP2022-0014 Project Address: 308 St. George Street

Reviewed by: Candice Seymour Date: 02/22/22

Received February 18, 2022
Planning and Building Department

# 308
# SAINT GEORGE STREET

## *Construction Documents*

Received February 18, 2022
Planning and Building Department

*prepared by*
L. WHITNEY DESIGN CO.

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308
SAINT GEORGE STREET
1927 Bungalow

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*prepared by*
L. WHITNEY DESIGN CO.

# SUMMARY
## Revised Elements

Front Elevation

Porch presence restored

North Elevation
Retained existing dining room windows
Created additional breaks in surface and added gable

Rear Elevation

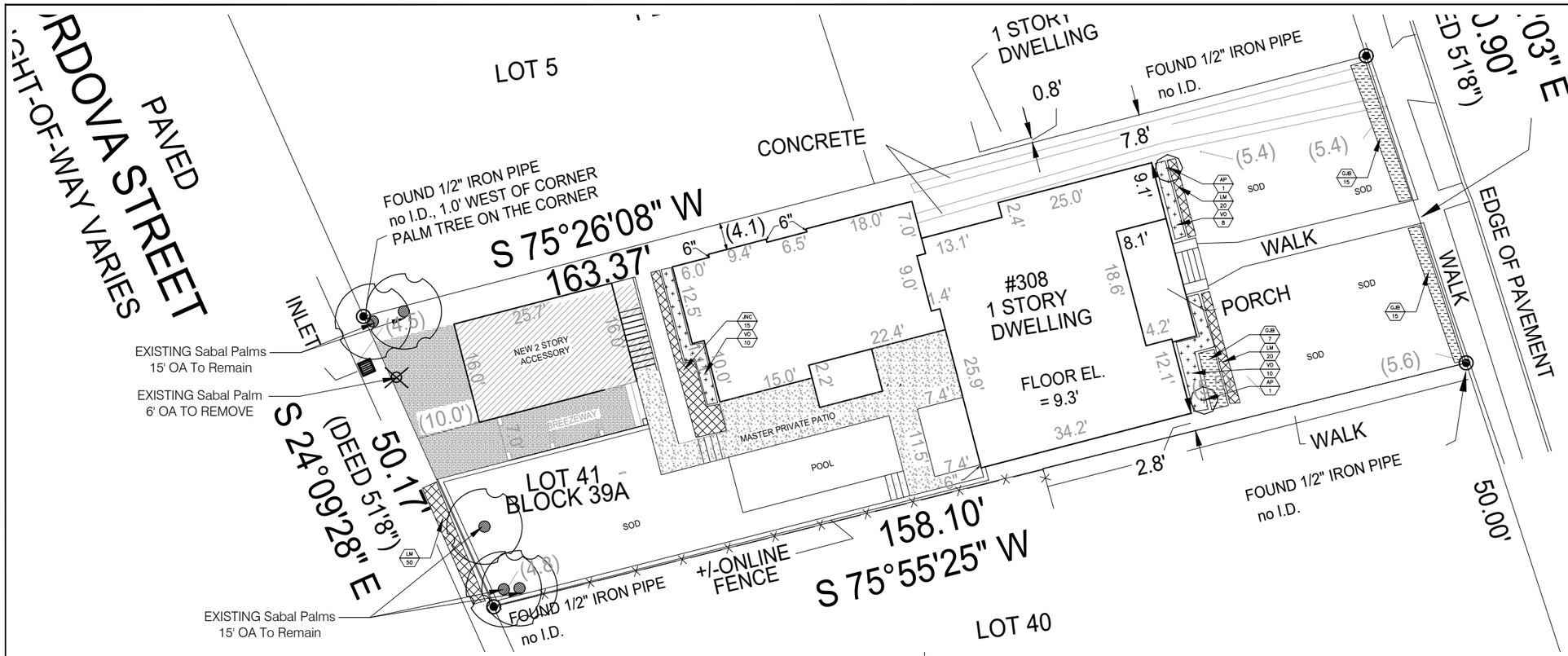
Added bungalow style columns at breezeway

South Elevation

Retained existing windows

General
Variations in surface implemented to define addition from existing structure

308
SAINT GEORGE STREET
1927 Bungalow




NOTES:

## GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

## Special Note

No items to be stored higher than the screening wall or fence.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

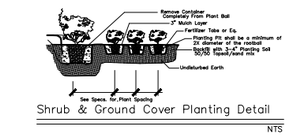
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

The plan takes precedence over the plant list.

## SPECIAL INSTRUCTIONS

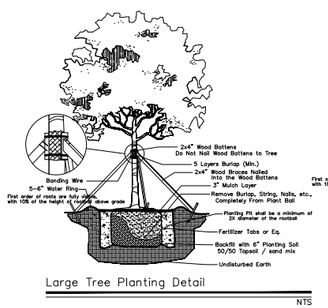
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



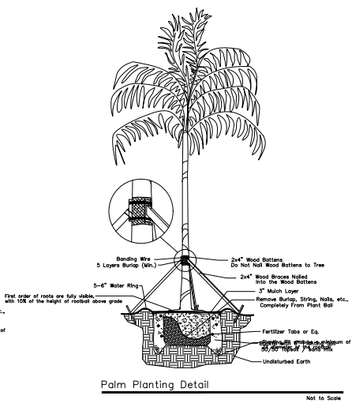

Shrub & Ground Cover Planting Detail

NTS




Large Tree Planting Detail

NTS




Palm Planting Detail

Not to Scale

## PROPOSED PLANT LIST

### TREES / PALMS

| Code | | Drought | QTY. | Botanical Name / Common Name | Specifications |
|---|---|---|---|---|---|
| AP | | V | 2 | Arborvitae platycladus / Arborvitae | B&B Field Grown, 6' OA |

### ACCENTS / SHRUBS / GROUND COVERS

| | | | | | |
|---|---|---|---|---|---|
| GJB | | V | 37 | Gardenia jasminoides / Buttons Gardenia | 3 Gal., 24" OA, 2' OC |
| JNC | (N) | V | 15 | Juniperus conferta / Shore Juniper | 3 Gal., 24" OA, 24" OC |
| LM | | V | 90 | Liriope muscari varigata / Green Liriope | 1 Gal., 10" OA, 1' OC |
| VO | (N) | V | 28 | Viburnum odarata / Walters Viburnum | 3 Gal., 24" OA, 2' OC |

### MISCELLANEOUS

| | | | |
|---|---|---|---|
| SOD | | Stenotaphrum secundatum / St. Augustine 'Floratam' | Solid application – no gaps between seams |

| | | |
|---|---|---|
| M | Moderate Drought Tolerance | Xeriscape Landscape |
| (N) | Florida Native Plant Species | |
| L | Low Drought Tolerance | |
| V | Very Drought Tolerant | Xeriscape Landscape |

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Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269
Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN

PROJECT : RESIDENCE
308 ST GEORGE STREET
ST AUGUSTINE, FLORIDA

CLIENT : HONEY TREE PROPERTIES

SEAL

Wayne K Tonning
Digitally signed by Wayne K Tonning
Date: 2022.02.18 10:24:19 -05'00'

WAYNE K. TONNING, RLA
FLA. REGISTRATION

PROJECT NO. 18-127
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 02-17-22
DWG. NO. LP-1
SHT. NO. 1 of 1
REVISIONS :

Received February 18, 2022
Planning and Building Department



# STRUCTURAL ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| ACI | AMERICAN CONCRETE INSTITUTE |
| ADDL | ADDITIONAL |
| AFF | ABOVE FINISHED FLOOR |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION |
| AISI | AMERICAN IRON AND STEEL INSTITUTE |
| AL, ALUM | ALUMINUM |
| ALT | ALTERNATE |
| ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE |
| APPROX | APPROXIMATELY |
| ARCH | ARCHITECTURAL |
| ASSY | ASSEMBLY |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| AWG | AMERICAN WIRE GAGE |
| AWS | AMERICAN WELDING SOCIETY |
| B/ | BOTTOM OF |
| BL | BUILDING LINE |
| BLDG | BUILDING |
| BLK | BLOCKING |
| BM | BEAM OR BENCH MARK |
| BP | BASE PLATE |
| BTW | BETWEEN |
| CF | CUBIC FOOT OR FEET |
| CH | CHORD |
| CJ | CONTROL JOINT |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEAN OUT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| CSK | COUNTER SUNK |
| CTR | CENTER |
| CY | CUBIC YARD |
| DBL | DOUBLE |
| DEG | DEGREE |
| DEMO | DEMOLITION |
| DET, DTL | DETAIL |
| DIA | DIAMETER |
| DIAG | DIAGONAL OR DIAGRAM |
| DIM | DIMENSION |
| DL | DEAD LOAD |
| DN | DOWN |
| DO | DITTO |
| DWG | DRAWING |
| DWL | DOWEL |
| EA | EACH |
| EF | EACH FACE |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATIONS |
| ENGR | ENGINEER |
| EOS | EDGE OF SLAB |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EQV | EQUIVALENT |
| ETC | ET CETERA |
| EXIST | EXISTING |
| EXP | EXPANSION |
| EXT | EXTERIOR |
| EW | EA WAY |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FFE | FINISHED FLOOR ELEVATION |
| FF | FINISHED FLOOR |
| FIN | FINISH |
| FLG | FLANGE |
| FLR | FLOOR OR FLOORING |
| FMG | FRAMING |
| FP | FULL PENETRATION WELD |
| FR | FROM OR FIRE RATED |
| FT | FOOT OR FEET |
| FTG | FOOTING |
| FUT | FUTURE |
| GA | GAGE/GAUGE |
| GALV | GALVANIZED |
| GB | GRADE BEAM |
| GC | GENERAL CONTRACTOR |
| GEN | GENERAL |
| GR | GROUND |
| GRTG | GRATING |
| H | HIGH |
| HDW | HARDWARE |
| HM | HOLLOW METAL |
| HT | HEIGHT |
| HORIZ | HORIZONTAL |
| HP | HIGH POINT |
| HVAC | HEATING VENT. AIR COND. |
| HK | HOOK |
| ID | INSIDE DIAMETER |
| IF | INSIDE FACE |
| IN | INCHES |
| INCL | INCLUDING |
| INFO | INFORMATION |
| INT | INTERIOR OR INTERNAL |
| JT | JOINT |
| K | KIPS |
| KO | KNOCK OUT |
| KSI | KIPS PER SQUARE INCH |
| LF | LINEAR FEET |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LOC | LOCATION |
| LONG | LONGITUDINAL |
| LP | LOW POINT |
| LW | LONG WAY |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MEZZ | MEZZANINE |
| MTL | METAL |
| MFG | MANUFACTURING |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MK | MARK |
| MOD | MODIFY OR MODIFICATION |
| NF | NEAR FACE |
| NA | NOT APPLICABLE |
| NO | NUMBER |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OPNG | OPENING |
| OPP | OPPOSITE |
| PAF | POWER ACTUATED FASTENER |
| PERM | PERMANENT |
| PL | PLATE |
| PLYWD | PLYWOOD |
| PREFAB | PREFABRICATED |
| PSF | POUND PER SQUARE FOOT |
| PSI | POUND PER SQUARE INCH |
| PT | PRESSURE TREATED |
| QTY | QUALITY |
| RC | REINFORCED CONCRETE |
| REF | REFERENCE |
| REINF | REINFORCED OR REINFORCEMENT |
| REQD | REQUIRED |
| REV | REVISION |
| RO | ROUGH OPENING |
| RP | REFERENCE POINT |
| SCHED | SCHEDULE OR SCHEDULED |
| SDS | SELF-DRILLING SCREW |
| SIM | SIMILAR |
| SPEC | SPECIFICATION(S) |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STRUCT | STRUCTURE OR STRUCTURAL |
| SYS | SYSTEM |
| T | TOP |
| T&G | TONGUE AND GROOVE |
| TBD | TO BE DETERMINED |
| TEMP | TEMPORARY |
| THRU | THROUGH |
| TYP | TYPICAL |
| UL | UNDERWRITER'S LABORATORIES |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VFY | VERIFY |
| VIF | VERIFY IN FIELD |
| W | WIDTH |
| W/ | WITH |
| W/O | WITHOUT |
| WP | WORK POINT |
| WT | WEIGHT |
| WWR | WELDED WIRE REINFORCEMENT |

# GENERAL STRUCTURAL NOTES

## CAST IN PLACE REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
3. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185/ A185M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD
6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST,SCALE & OIL & SHALL MEET ASTM A615/ A185M GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05.
7. SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

## MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, CONFORMING TO ASTM C90-0601, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI ( f'm = 2000 PSI )
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.
6. REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
8. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
9. TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS
10. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318
11. DURING CONCRETE POURS, THE CONTRACTOR TO ADEQUATELY VIBRATE THE FILLED CELL WITH EITHER RODDING OR PENCIL VIBRATOR TO ENSURE PROPER CONCRETE CONSOLIDATION

## WOOD CONSTRUCTION

1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, ( I.E. BLOCKING OR GABLE END BRACING ) SHALL BE EITHER #1 SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.
2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.
4. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
8. ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
   COLUMNS: 2.0E Fb = 2950
   BEAMS: 2.0E Fb= 2950
9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
   ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
   FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24)
   WALL SHEATHING: PLYWOOD C-C/C-D EXTERIOR OR OSB

## STRUCTURAL STEEL

1. **MATERIAL SPECIFICATIONS:**
   WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI
   TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI
   PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35 KSI
   ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI
2. **STRUCTURAL CONNECTIONS:**
   ALL STRUCTURAL BOLTS TO BE A325N U.N.O
   STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307
   THREADED ROD SHALL CONFORM TO A36 OR A307
   ANCHOR BOLTS SHALL CONFORM TO ASTM F1554
   ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307
   SHOP AND FIELD WELDS: E70XX ELECTRODES
   STEEL SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD (EOR) BEFORE FABRICATION FOR REVIEW AND APPROVAL

## PRE ENGINEERED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES . SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

## UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS AND STRUCTURAL PLANS FOR MORE INFO.

## FIELD REPAIR NOTES

1. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE ) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
3. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT ( BAR DOES NOT HAVE TO BE CONT. TO FOOTING ).
4. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/ (4) ¼"x 2½" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS.
   - NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
5. IF MISSED, MSTAM36 OR MSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTT5 W/ (26) 16d x 2 ½" NAILS AND ⅝" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE.
   - CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

# STRUCTURAL DESIGN CRITERIA

## CODE CRITERIA

- FLORIDA RESIDENTIAL BUILDING CODE 7th EDITION (2020)
- FLORIDA FIRE PREVENTION CODE (2020)
- FLORIDA ACCESSIBILITY CODE 7th EDITION (2020)
- NFPA 70-14. NATIONAL ELECTRICAL CODES
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - (ACI 318-14)
- SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS - (ACI 301-14)
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (TMC 402-2016)
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - NDS-2018
- WOOD FRAMED CONSTRUCTION MANUAL 2015 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-16
- ALUMINUM DESIGN MANUAL - 2010 EDITION
- SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - (AISC 360 -10)

## GENERAL ROOF LOADING

| | SHINGLE ROOF (PSF) | METAL ROOF (PSF) | TILE ROOF (PSF) | HEAVY ROOF (PSF) |
|---|---|---|---|---|
| TOP CHORD LL | 20 | 20 | 20 | 20 |
| TOP CHORD DL | 10 | 10 | 15 | 25 |
| BOTTOM CHORD LL* | 0 | 0 | 0 | 0 |
| BOTTOM CHORD DL | 10 | 10 | 10 | 10 |
| TOTAL (PSF) | 40 | 40 | 45 | 55 |
| BOTTOM CHORD LL (OPT) ATTICS W/ LIMITED STORAGE | 20 | | | |
| ATTICS W/ HEAVY STORAGE | 50 | | | |
| * ATTICS W/ NO STORAGE (NON-CONCURRENT) | 10 | | | |

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

## GENERAL FLOOR LOADING

| | | |
|---|---|---|
| TOP CHORD LL | 40 (PSF) | COMMENTS: |
| TOP CHORD DL | 10 (PSF) | |
| BOTTOM CHORD LL | 0 (PSF) | |
| BOTTOM CHORD DL | 5 (PSF) | |

## SPECIAL FLOOR LOADING

| | | |
|---|---|---|
| GAME ROOM | 60 (PSF) | COMMENTS: |
| BALCONIES/ DECKS | 40 (PSF) | |
| BALCONIES OVER 100 SQ.FT | 60 (PSF) | |
| LIGHT STORAGE | 125 (PSF) | |
| LIBRARIES | | |
| READING ROOMS | 60 (PSF) | |
| STACK ROOMS | 150 (PSF) | |

## DEFLECTION CRITERIA

| | | | |
|---|---|---|---|
| ROOF TRUSSES* | LL/240 | TL/180 | COMMENTS: |
| ROOF RAFTERS | LL/240 | TL/180 | |
| ROOF RAFTERS (W/O CLG) | LL/240 | TL/180 | |
| FLOOR TRUSSES/ BEAMS ** | LL/360 | TL/240 | |
| FLOOR I-JOIST*** | LL480 | TL/240 | |

*TL MAX 1" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"

## WIND LOADING CRITERIA

| | |
|---|---|
| WIND SPEED (ULTIMATE) | 139.9 MPH |
| WIND SPEED (ALLOWABLE) | 108.5 MPH |
| EXPOSURE CATEGORY | C |
| BUILDING CATEGORY | II |
| BUILDING TYPE | V |
| ENCLOSURE CLASSIFICATION | ENCLOSED |
| INTERNAL PRESSURE COEFFICIENT | +/- 0.18 |

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

## ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS

FOR MEAN ROOF HEIGHT ≤30 ft

| EFFECTIVE WIND AREA (SQ FEET) | WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION | | WIND PRESSURE AND SUCTION DIAGRAM |
|---|---|---|---|
| AREA | (4) | (5) | |
| 10 | (+) 29.6 (-) 32.2 | (+) 29.6 (-) 39.6 | |
| 20 | (+) 28.3 (-) 30.8 | (+) 28.3 (-) 37.0 | |
| 50 | (+) 26.5 (-) 29.0 | (+) 26.5 (-) 33.4 | |
| 100 | (+) 25.2 (-) 27.7 | (+) 21.7 (-) 30.8 | |
| GARAGE DOORS* | | | |
| 9'-0" x 7'-0" | 16'-0" x 7'-0" | | |
| (+) 22.7 (-) 25.8 | (+) 21.8 (-) 24.8 | | |

DIAGRAM

## GENERAL PRESSURE NOTES

NOTES:
1. MULTIPLE THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
3. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

## INDEX



| SH.# | DISCRIPTION |
|---|---|
| 1 | COVER SHEET STRUCTURAL NOTES |
| 2 | SITE PLANS |
| AB-01 | AS-BUILT / DEMO FLOOR PLAN & ELEVATIONS |
| S-01 | FOUNDATION PLAN w/ DETAILS |
| S-02 | PROPOSED FLOOR PLAN |
| S-03 | PROPOSED ELEVATIONS |
| S-04 | PROPOSED FLOOR & ROOF FRAMING PLAN |
| E-1 | PROPOSED ELECTRICAL PLAN |
| D-1 | STRUCTURAL DETAILS |



Consultants:

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cell: 407 970.6974
johnscronk@gmail.com
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Builder:

Plan Issue Date: February 18, 2022

Revisions:

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Plan Name:
Builder Job Number:
Elevation:
Block:
Lot:
Address:

D&BC Reference No. 2021-0910

Sheet: 01

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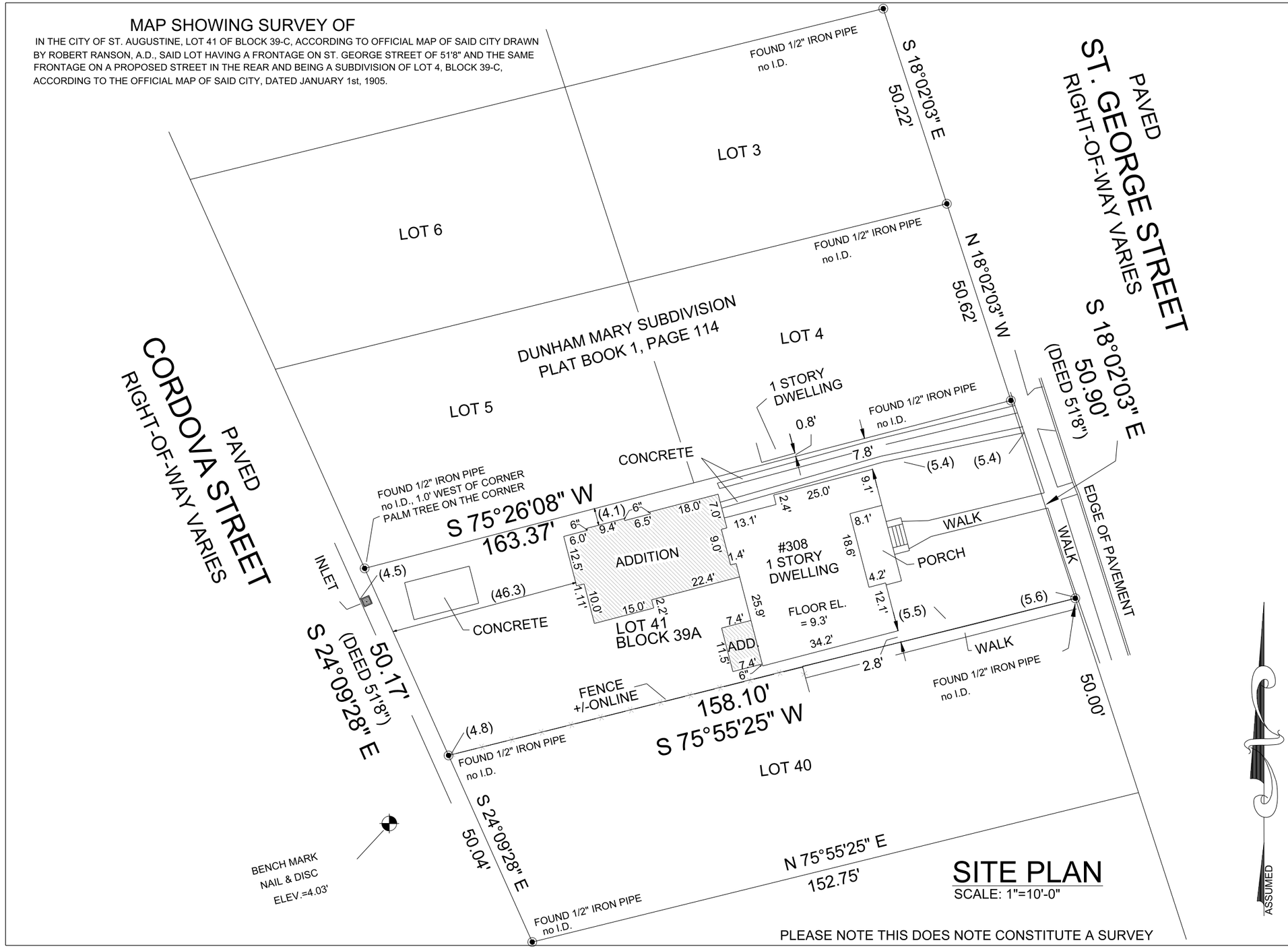
# MAP SHOWING SURVEY OF

IN THE CITY OF ST. AUGUSTINE, LOT 41 OF BLOCK 39-C, ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF 51'8" AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUBDIVISION OF LOT 4, BLOCK 39-C, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1st, 1905.




## SITE PLAN

SCALE: 1"=10'-0"

PLEASE NOTE THIS DOES NOTE CONSTITUTE A SURVEY

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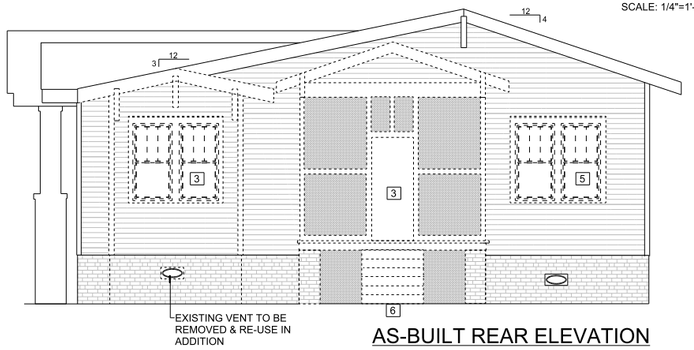
AS-BUILT RIGHT ELEVATION
SCALE: 1/4"=1'-0"



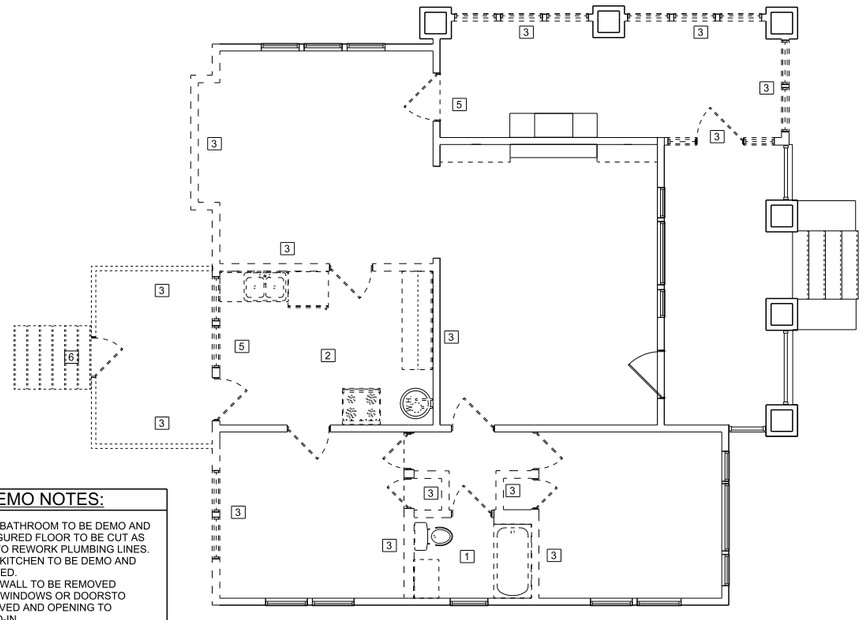

AS-BUILT REAR ELEVATION
SCALE: 1/4"=1'-0"

AS-BUILT / FRONT ELEVATION
SCALE: 1/4"=1'-0"

**NOTE TO G.C.**

**IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL ROOF PITCHES, OVER HANGS, AND HEEL HGTS. TO BE SURE ALL NEW CONSTRUCTION SHALL MATCH THE EXISTING ALL WINDOW HEIGHTS SHALL MATCH EXISTING HEADER HGTS. UNLESS NOTED OTHER WISE.**

AS-BUILT LEFT ELEVATION
SCALE: 1/4"=1'-0"




AS-BUILT / DEMO PLAN
SCALE: 1/4"=1'-0"

**WALL LEGEND**

DEMO EXISTING WALL TO BE

EXISTING FRAMED WALL

**AREA CALCULATIONS**

| | |
|---|---|
| TOTAL LIVING (AC) | 1075 S.F. |
| COVERED FRONT PORCH | 358 S.F. |
| REAR PORCH | 96 S.F. |
| TOTAL UNDER ROOF | 1529 S.F. |

**DEMO NOTES:**

1. EXISTING BATHROOM TO BE DEMO AND RECONFIGURED FLOOR TO BE CUT AS NEEDED TO REWORK PLUMBING LINES.
2. EXISTING KITCHEN TO BE DEMO AND RELOCATED.
3. EXISTING WALL TO BE REMOVED
4. EXISTING WINDOWS OR DOORSTO BE REMOVED AND OPENING TO BE FILLED-IN
5. EXISTING WINDOW OR DOOR TO BE REMOVED AND OPENING ADJUSTED TO ACCOMMODATE NEW WINDOWS OR DOORS
6. EXISTING STAIRS TO BE REMOVED

**NOTE TO G.C.**

**BEFORE ANY EXISTING WALLS ARE BEING REMOVE THE EXISTING STRUCTURE SHOULD BE PROPERLY BRACED AND SURPORTED**

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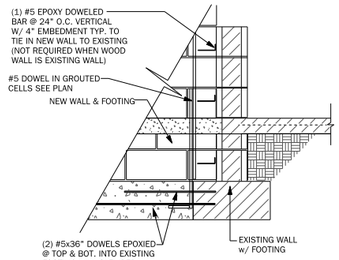
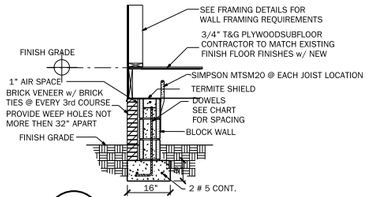



RM03 **NEW WALL & FOOTING TO EXISTING**
SCALE 3/4" = 1'-0"



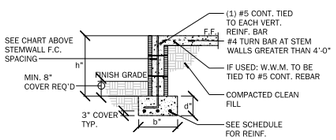

SW01 **STEMWALL w/ BRICK VENEER**
SCALE: 1/2" = 1'-0"

STEMWALL SCHEDULE

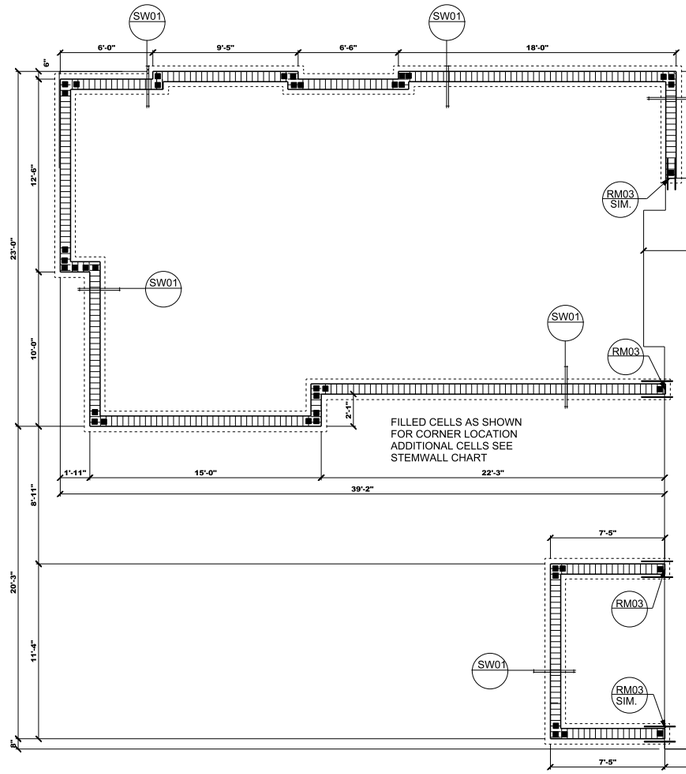
| STEMWALL HEIGHT (h) | FOOTING DIMENSION | | | | NUMBER/SIZE OF BARS | LAT. | MAXIMUM F.C. SPACING (O.C.) IN STEM WALL |
|---|---|---|---|---|---|---|---|
| | d 1 STORY | d 2 STORY | b 1 STORY | b 2 STORY | | | |
| 0'-0"-2'-0" | 8" | 10" | 16" | 20" | W/ (3) #5 BARS | 127.2# | 6'-8" |
| 2'-8"-4'-0" | 10" | 10" | 20" | 24" | W/ (3) #5 BARS | 127.2# | 4'-0" |
| 4'-8" - 6'-8" | 10" | 10" | 28" | 28" | W/ (3) #5 BARS | 395# | 2'-8" |

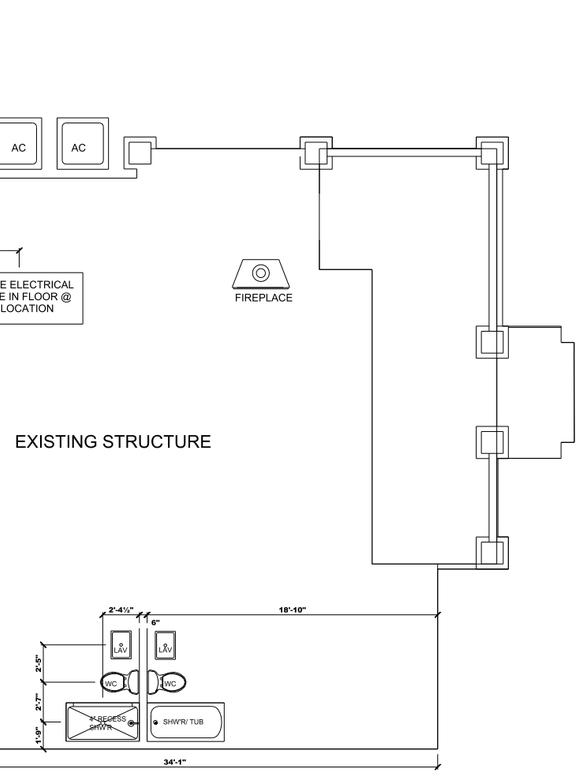
NOTE:

1. VERTICAL REINFORCING IN SOLID GROUTED CELLS AT ALL CORNERS, JAMBS, WALL INTERSECTIONS, BELOW GIRDER TRUSS LOCATIONS, AND AT THE MAXIMUM SPACING STATED IN SCHEDULE.
2. W.W.M.OR FIBERMESH IS REQUIRED TO MAKE ADEQUATE CONNNECTION BETWEEN SLAB AND WALL. WHEN STEM WALL EXCEEDS 4'-0", W.W.M. OR FIBERMESH CAN NOT BE USED AND #4 TURN BARS ARE REQUIRED @ EACH FILLED CELL LOCATION. EACH BAR TO TIE INTO VERITCAL BAR AND EXTEND OUT MIN 4'-0" INTO SLAB.
3. IF STEM IS REQ'D TO BE HIGHER CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION FOR MORE INFOMATION.
4. G.C. TO PROVIDE ADEQUATE BRACING OF STEM WHEN UNEVEN BACK FILLING IS TAKING PLACE.




STEM WALL FOOTING SCHEDULE
SCALE: N.T.S.




EXISTING STRUCTURE

EXISTING WD.FLOOR SYSTEM SHALL BE MODIFIED AS NEEDED FOR NEW PLUMBING. wHEN REQUIRED THE EXISTING FLOOR JOIST SHALL BE REMOVED AND REPLACED

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

**GENERAL NOTES:**

■ INDICATES FILLED CELL W/3000 PSI CONC. REFER TO STEMWALL SCHEDULE FOR SPACING

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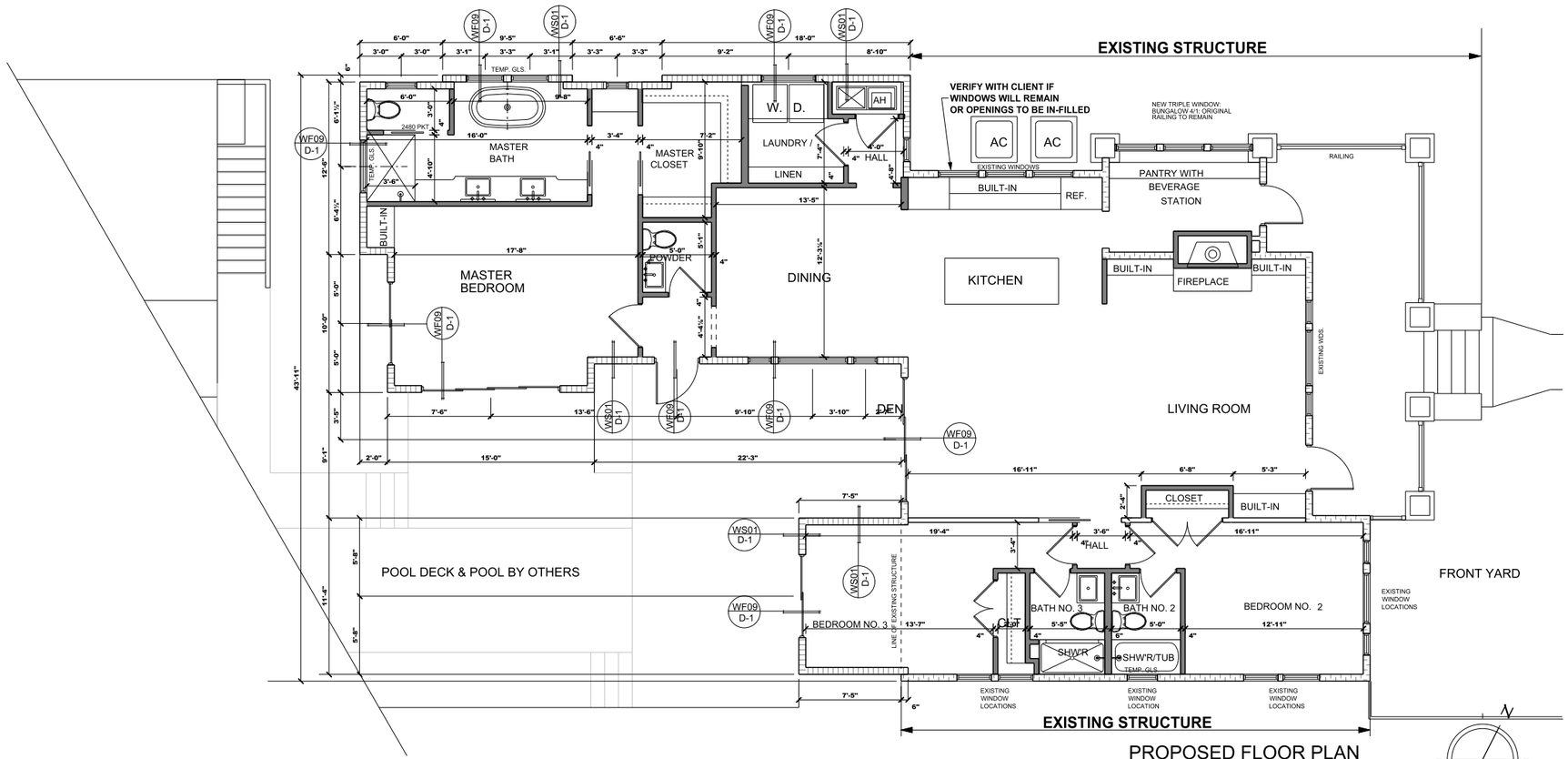
| AREA CALCULATIONS | |
|---|---|
| TOTAL LIVING (AC) | 2088 S.F. |
| GARAGE | 460 S.F. |
| COVERED ENTRY | 244 S.F. |
| TOTAL UNDER ROOF | 2835 S.F. |

**WALL LEGEND**

- NEW INTERIOR 2X FRAMED WALL
- NEW EXTERIOR 2X6 FRAME WALL
- EXISTING INTERIOR 2X FRAME WALL
- EXISTING 2x6 EXTERIOR FRAMED WALL WHEN REQUIRED ADD NEW INSULATION




## PROPOSED FLOOR PLAN

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

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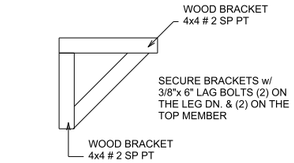


BRACKET DETAIL
SCALE:3/4"=1'-0"

NOTE:

1. NEW WINDOWS TO BE SINGLE HUNG 3 OVER 1 ANDERSON 400 SERIES
2. ROOF TO BE METAL VERIFY TYPE w/ ARCHITECTURAL SPECIFICATIONS
3. EXTERIOR SIDING SHALL BE PAINTED WOOD TO MATCH EXISTING
4. NEW STEMWALL TO HAVE BRICK VENEER TO MATCH EXISTING
5. NEW DECROTIVE WOOD BRACKETS TO MATCH EXISTING
6. NEW SCONCE LANTERN VERIFY WITH ARCHITECTURAL SPECIFICATIONS
7. 4" TRIM BOARDS TO MATCH EXISTING
8. NEW 4- PANEL S.G.D.

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

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

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

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

Consultants:

"THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION"

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PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068

DATE: February 18, 2022

Designer:

DESIGN & BUILDING CONCEPTS, LLC
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Don't Relocate... Renovate!

Builder:

Plan Issue Date:
February 18, 2022

Revisions:

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2021-0910

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S-03

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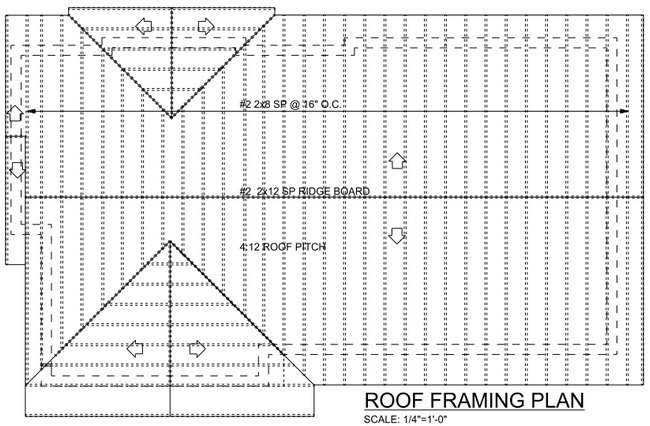
NOTES:
ALL NEW CONSTRUCTION SHALL MATCH THE EXISTING ROOF PITCH, O.H. FASICA, AND SOFFIT.

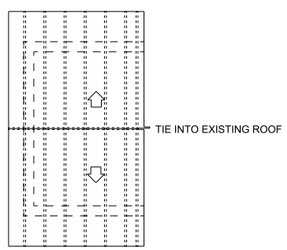
ALL RAFTER TO RIDGE CONNECTIONS
w/ SIMPSON A35 w/ (12) 0.131x 1.5 FASTENERS

ALL COMMON RAFTER TO WALL CONNECTIONS SHALL BE SIMPSON H1 w/ (6) 0.131 x 1 1/2" FASTENERS TO RAFTERS AND (4) 0.131 x1 1/2 FASTENERS TO PLATES

ALL JACK TO VALLEY SHALL BE SDS WOOD SCREWS
1/4" x 3" MIN. 3 PER RAFTER




ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

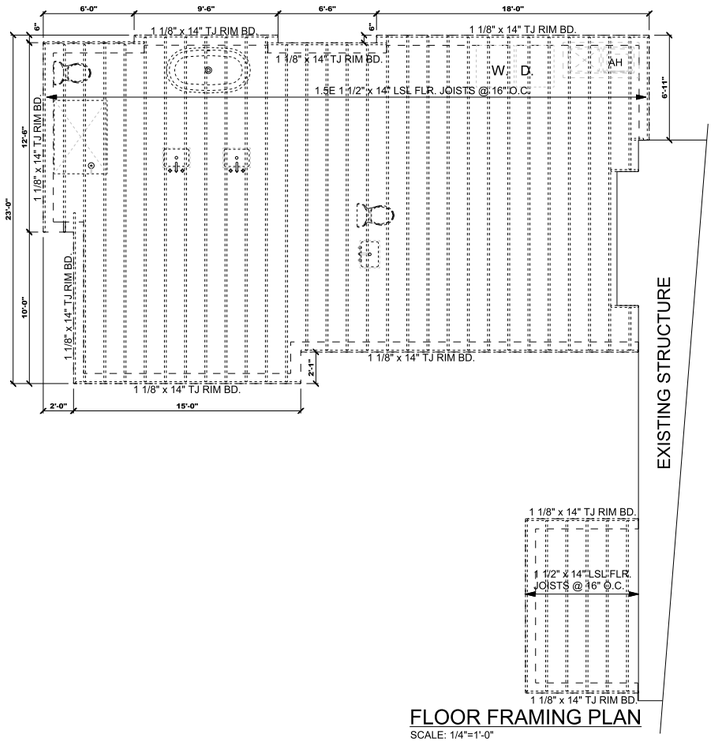



NOTES:
ALL NEW CONSTRUCTION SHALL MATCH THE EXISTING STRUCTURE

CONTRACTOR TO PROVIED TERMITESHIELD
EXTENDED THROUGH BRICK VENEER WALL
FLASHING AND WEEP HOLES.

ALL FLOOR JOISTS SHALL BE SECURED TO RIM BOARD
w/ SIMPSON A35 FRAMING ANGLES @ EACH END w/
(12) 0.131x 1.5 FASTENERS

EXTEND FLOOR JOISTS WITH RIM BOARD SO SIDING
IS FLUSH WITH BRICK VENEER







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

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## SYMBOL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| +X'-X" | 110V WALL MOUNTED DUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| B | 110V BASE MOUNTED DUPLEX RECEPTACLE INSTALLED 2" FROM FINISHED FLOOR - HORIZONTALLY MOUNTED. VERIFY WITH LOCAL CODES. |
| D +X'-X" | 110V WALL MOUNTED DUPLEX RECEPTACLE ON DEDICATED CIRCUIT INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| GFI +X'-X" | 110V WALL MOUNTED GROUND FAULT DUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| CLG | 110V CEILING MOUNTED DUPLEX RECEPTACLE |
| WP/GFI | 110V WEATHERPROOF, WALL MOUNTED DUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| +X'-X" | 110V WALL MOUNTED SWITCHED, DUPLEX RECEPTACLE INSTALLED FROM FINISH FLOOR AS NOTED - VERTICALLY MOUNTED |
| +X'-X" | 110V WALL MOUNTED QUADRUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED |
| GFI +X'-X" | 110V FLOOR MOUNTED RECEPTACLE WITH COVER PLATE TO BE FLUSH WITH ADJACENT FINISHED FLOOR |
| +X'-X" | 220V WALL MOUNTED RECEPTACLE ON DEDICATED CIRCUIT. INSTALLED FROM FINISH FLOOR AS NOTED. |
| WP +X'-X" | 220V WEATHERPROOF, WALL MOUNTED RECEPTACLE ON DEDICATED CIRCUIT. INSTALLED FROM FINISH FLOOR AS NOTED |
| +X'-X" | WALL MOUNTED POWER GROUPING FOR TELEVISION INSTALLED FROM FINISH FLOOR AS NOTED.<br>GROUPING TO INCLUDE: |
| | QTY. 2, CAT7 ETHERNET CONNECTIONS |
| | 110V DUPLEX RECEPTACLE |
| | COAX CABLE |
| | *PROVIDE RECESSED BOX AS RECOMMENDED BY TV MOUNTING BRACKET MANUFACTURER. |
| SC +X'-X" | WALL MOUNTED JUNCTION BOX ON STANDARD CIRCUIT FOR SCONCE. INSTALLED FROM FINISH FLOOR AS NOTED. EC TO COORDINATE REQUIREMENTS WITH FINAL SPECIFICATION(S) AND INSTALLATION HEIGHT WITH INTERIOR ELEVATION(S) |
| LV +X'-X" | WALL MOUNTED LOW VOLTAGE JUNCTION BOX INSTALLED FROM FINISH FLOOR AS NOTED. |
| LV | LOW VOLTAGE JUNCTION FOR MOTORIZED WINDOW TREATMENT. EC TO COORDINATE REQUIREMENTS WITH FINAL SPECIFICATION(S) |
| CLG | CEILING MOUNTED JUNCTION BOX FOR LIGHT FIXTURE AND/OR FAN - STANDARD CIRCUIT UNLESS NOTED OTHERWISE |
| | ELECTRICAL METER |
| | FUSE DISCONNECT |
| | FACTORY INSTALLED DISCONNECT |
| | ELECTRICAL PANEL |
| | LOW VOLTAGE PANEL |
| | CEILING FAN |
| O.H. DOOR OPENER CLG. | OVERHEAD GARAGE DOOR OPENER. PROVIDE 110V CEILING MOUNT DUPLEX RECEPTACLE. CIRCUITING AS RECOMMENDED BY MANUFACTURER. |
| EJF | FRAMELESS EXTRACT GRILL (EQUAL TO HALLIDAY BAILLIE HB1010 / 250: BRIDGEPORT WORLWIDE LLC: TEL 1 800 362 1484) |
| | STANDARD SWITCH |
| | THREE-WAY STANDARD SWITCH |
| | MULTI-ZONE WITH MASTER 'AWAY' SWITCH |
| | DIMMER SWITCH |
| | PUSH BUTTON |
| SA CLG | CEILING MOUNTED SMOKE DETECTOR |
| CA CLG | CEILING MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE (CO) DETECTOR |
| * UNLESS NOTED OTHERWISE, DEVICES ARE TO BE INSTALLED 18" ABOVE FINISH FLOOR. SWITCHES / PUSH BUTTONS ARE TO BE INSTALLED AT 48" ABOVE FINISH FLOOR. | |
| LT## | RECESSED LIGHT FIXTURE. REFERENCE LIGHTING SCHEDULE FOR TYPE & DETAILS. |
| LT## | RECESSED PIN LIGHT. REFERENCE LIGHTING SCHEDULE FOR TYPE & DETAILS. |
| | RECESSED LIGHT FIXTURE. SPECIFICATION BY ARCHITECT / OWNER |
| | RECESSED LIGHT FIXTURE. SPECIFICATION BY ARCHITECT / OWNER |
| LT## | LED LIGHT COVE LUMINAIRE. REFERENCE LIGHTING SCHEDULE FOR TYPE & DETAILS. |
| LED | LED MILLWORK LUMINAIRE. TYPE AS NOTED ON MILLWORK DESIGN DETAILS. |
| CH## | CEILING MOUNTED LIGHT FIXTURE. TYPE AS NOTED. |

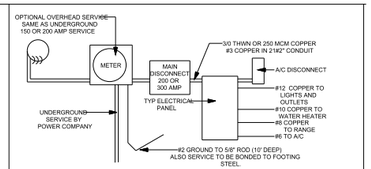
## NOTES:

UNLESS OTHERWISE NOTED

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 16" AFF (GENERAL)

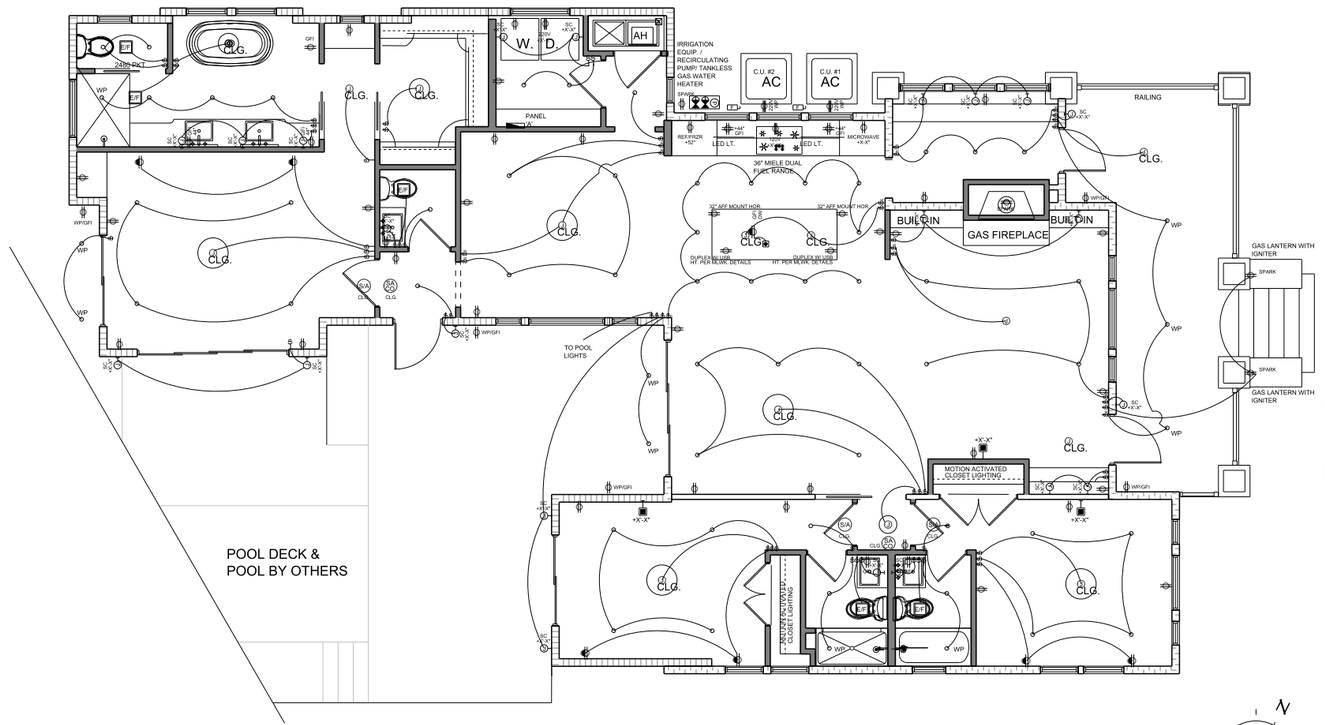
| | |
|---|---|
| KITCHEN | 44" AFF |
| BATHROOM | 39" AFF |
| LAUNDRY ROOM | 36" AFF |
| EXTERIOR WATERPROOF | 12" AFF |
| GARAGE GENERAL PURPOSE | 42" AFF |
| RANGE | 2" AFF |

2. ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
3. ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
4. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
5. SMOKE DETECTORS SHALL BE BOTH INSIDE & OUTSIDE OF ALL BEDROOMS. CARBON MONOXIDE DETECTORS SHALL BE LOCATED WITHIN 10 FEET OF ALL BEDROOMS. IN ACCORDANCE WITH FBC 2007 R313.2.1 ANDR313.4
6. PROVIDE AFCIs (ARC FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLINGUNITS PER (NFPA-72 AND THE 2008 NEC, AS DEFINED IN UL-217.
7. KEEP ALL SMOKE DETECTORS MINIMUM OF 36" FROM BATHROOM DOORS
8. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN A/C ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP.
9. BATHROOM EXHAUST FANS MUST VENT TO THE EXTERIOR OF THE BUILDING, VENTILATION TO ATTIC SPACE AND SOFFITS IS NOT ACCEPTABLE.
10. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 dBA AT 10 FEET, AND EITHER HARDWIRED OR OF THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR OR WINDOW ARE OPENED.
11. ADD GFCI PROTECTION TO RECEPTACLES IN LAUNDRY ROOMS AND UTILITY ROOMS OF DWELLINGS WHERE INSTALLED WITHIN 6' IF THE OUTSIDE EDGE OF A SINK. THIS WOULD INCLUDE THE RECEPTACLE INSTALLED FOR A WASHING MACHINE. RECEPTACLES OUTLESTS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE OR SINK TO FULFILL THE REQUIREMENT FOR AN OUTLET EVERY 24". THE WIDTH OF THE SINK OR RANGE IS NOT TO BE INCLUDED IN THE SPACING OF THE OUTLETS UNLESS THE DISTANCE FROM THE SINK OR RANGE IS GREATER THE 12" FOR STRAIGHT COUNTER TOPS AND 18" FOR SINKS AND RANGES INSTALLED IN CORNER COUNTERS.




## ELECTRICAL RISER

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70A-2, LOCAL CODES AND THE LOCAL POWER CO.




## PROPOSED ELECTRICAL PLAN

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

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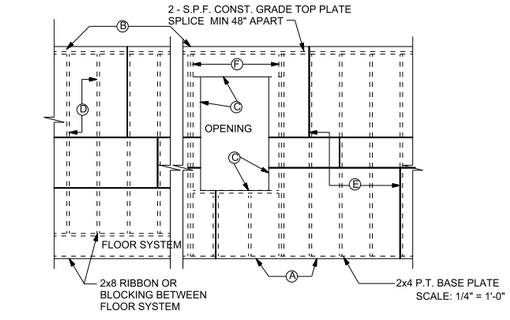
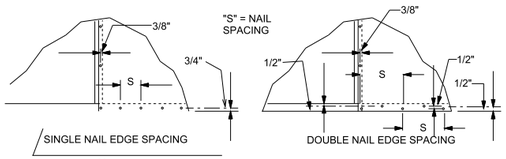
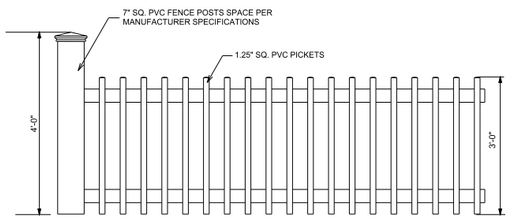



Ⓐ NAIL AT BASE 2 ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓑ NAIL AT TOP PLATE TWO ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓒ NAIL OPENING PERIMETER @ 3" O.C. W/8d COMMON NAIL
Ⓓ NAIL INT. AT 6" O.C. W/8d COMMON NAIL
Ⓔ STAGGER ALL VERT. JOINTS & NAIL @ 4" O.C. W/8d COMMON NAIL
Ⓕ NO SPLICE @ HEADER - NAIL SHEATHING TO HEADER W/8d COMMON NAIL@ 4" o/c

TB13 **WALL SHEATHING INSTALL & NAILING SCHED.** SCALE: 1/2" = 1'-0"




**FENCE & POST SECTION**
SCALE: 3/4"=1'-0"

## STRUCTURAL NOTES

6) WOOD:

6.1 WOOD STRUCTURAL FRAMING MEMBERS:

| | |
|---|---|
| WALL STUDS | -SPF STUD OR CONSTRUCTION GRADE |
| TOP & BOTTOM PLATE | -SPF STD & BTC |
| BOTTOM PLATE IN CONTACT WITH MASONRY | -#3 SP PT |
| I JOIST SQUASH BLOCK I | -SPF STUD OR CONSTRUCTION GRADE |
| FURRING & B.U.C. STRIP | -#3 SP PT |

(UNLESS NOTED OTHERWISE ABOVE) #2 SOUTHERN YELLOW PINE WITH AN ALLOWABLE BENDING STRESS (Fb) PER NDS = 1250 PSI AND A MODULUS OF ELASTICITY = 1,600,000 PSI

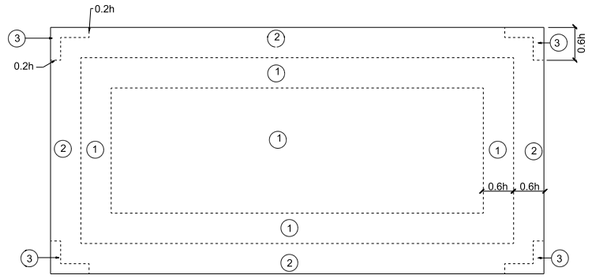
6.2 DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE, LATEST EDITION, HIB-LATEST EDITION AND QST-LATEST EDITION.

6.3 ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.

6.4 ROOF SHEATHING: (APA RATED EXPOSURE 1) 1/2" PLYWOOD OR 7/16" OSB MIN. (SHINGLES) SPAN RATED 24/16

6.5 UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

6.6 8d NAILS ARE RECOMMENDED FOR ALL SHEATHING NAILING. IF .099 DIA NAILS ARE USED ALL NAILING PATTERNS SHALL BE MODIFIED TO THE FOLLOWING SCHEDULE TO THE LEFT:




ROOF NAILING ZONE DIAGRAM

## ROOF NAILING SCHEDULE:

### NAILING ZONES (SHINGLES AND TILE)

ZONE 1: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD
ZONE 2: 8d RING SHANK NAILS @ 4" O.C. ON EDGE AND 8" IN FIELD.
ZONE 3: 8d RING SHANK NAILS @ 3" O.C. ON EDGE AND 6" O.C. IN FIELD
(NOTE: IF 5/8" PLYWOOD IS USED, CONTRACTOR MUST USE 10d RING SHANK NAILS)

### BEARING WALL NAIL PATTERN:

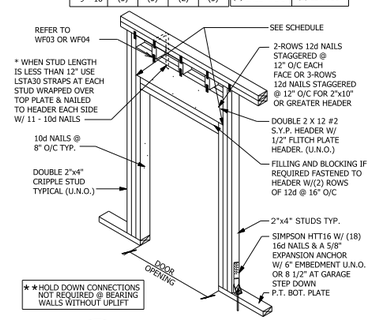
1. PLYWOOD AND SIDING:
   ( FIELD ) USE 8d NAILS @ 12" O.C.
   ( EDGE ) USE 8d NAILS @ 6" O.C.
2. GYPSUM:
   USE CODE APPROVED SIZE AND SPACING FOR CONNECTION

NOTE:
ROOF SHEATHING : (APA RATED EXPOSURE 1) 1/2" PLYWOOD (TILE) OR 7/16" OSB MIN. (SHINGLES) SPAN RATED 24/16

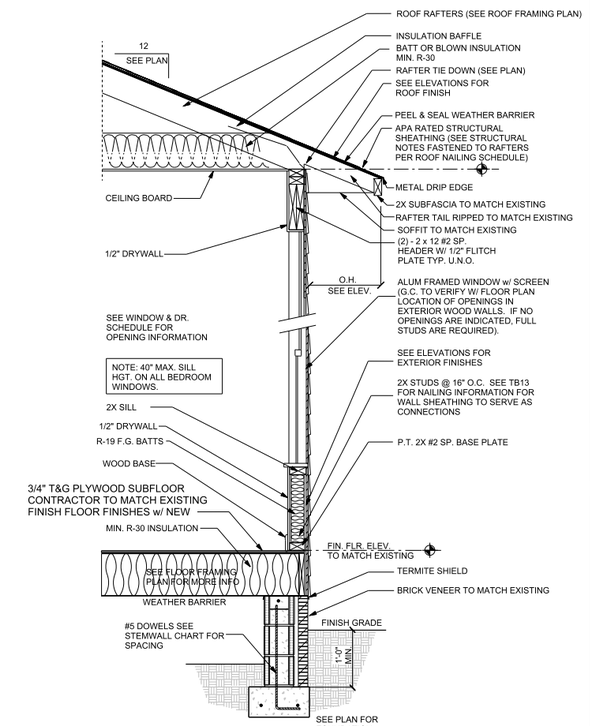
SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ATTACHED PERNAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD OR BLOCKING AT ALL EDGES.

| HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS | | | | |
|---|---|---|---|---|
| | 2 X 4 WALL | | 2 X 6 WALL | |
| OPENING SIZE | JACKS EA END | STUDS EA END | JACKS EA END | STUDS EA END |
| 1' - 4' | (1) | (2) | (1) | (2) |
| 4' - 9' | (2) | (3) | (2) | (2) |
| 9' - 16' | (3) | (3) | (2) | (3) |

| HEADER ANCHOR NAILED TO TOP PLATES, HEADER & JACK | |
|---|---|
| HEADER SIZE & GRADE | NO. & SIZE OF RAFTER TIES EACH END |
| (2) 2X12* #2 SP | (2) LSTA 30 |




WF09 **WALL HEADER DETAIL**
SCALE: 1/2" = 1'-0"




WS01 **TYPICAL 1 STORY WALL SECTION**
SCALE: 3/4" = 1'-0"

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# STRUCTURAL ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| ACI | AMERICAN CONCRETE INSTITUTE |
| ADDL | ADDITIONAL |
| AFF | ABOVE FINISHED FLOOR |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION |
| AISI | AMERICAN IRON AND STEEL INSTITUTE |
| AL, ALUM | ALUMINUM |
| ALT | ALTERNATE |
| ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE |
| APPROX | APPROXIMATELY |
| ARCH | ARCHITECTURAL |
| ASSY | ASSEMBLY |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| AWG | AMERICAN WIRE GAGE |
| AWS | AMERICAN WELDING SOCIETY |
| B/ | BOTTOM OF |
| BL | BUILDING LINE |
| BLDG | BUILDING |
| BLK | BLOCKING |
| BM | BEAM OR BENCH MARK |
| BP | BASE PLATE |
| BTW | BETWEEN |
| CF | CUBIC FOOT OR FEET |
| CH | CHORD |
| CJ | CONTROL JOINT |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEAN OUT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| CSK | COUNTER SUNK |
| CTR | CENTER |
| CY | CUBIC YARD |
| DBL | DOUBLE |
| DEG | DEGREE |
| DEMO | DEMOLITION |
| DET, DTL | DETAIL |
| DIA | DIAMETER |
| DIAG | DIAGONAL OR DIAGRAM |
| DIM | DIMENSION |
| DL | DEAD LOAD |
| DN | DOWN |
| DO | DITTO |
| DWG | DRAWING |
| DWL | DOWEL |
| EA | EACH |
| EF | EACH FACE |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATIONS |
| ENGR | ENGINEER |
| EOS | EDGE OF SLAB |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EQV | EQUIVALENT |
| ETC | ET CETERA |
| EXIST | EXISTING |
| EXP | EXPANSION |
| EXT | EXTERIOR |
| EW | EA WAY |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FFE | FINISHED FLOOR ELEVATION |
| FF | FINISHED FLOOR |
| FIN | FINISH |
| FLG | FLANGE |
| FLR | FLOOR OR FLOORING |
| FMG | FRAMING |
| FP | FULL PENETRATION WELD |
| FR | FROM OR FIRE RATED |
| FT | FOOT OR FEET |
| FTG | FOOTING |
| FUT | FUTURE |
| GA | GAGE/GAUGE |
| GALV | GALVANIZED |
| GB | GRADE BEAM |
| GC | GENERAL CONTRACTOR |
| GEN | GENERAL |
| GR | GROUND |
| GRTG | GRATING |
| H | HIGH |
| HDW | HARDWARE |
| HM | HOLLOW METAL |
| HT | HEIGHT |
| HORIZ | HORIZONTAL |
| HP | HIGH POINT |
| HVAC | HEATING VENT. AIR COND. |
| HK | HOOK |
| ID | INSIDE DIAMETER |
| IF | INSIDE FACE |
| IN | INCHES |
| INCL | INCLUDING |
| INFO | INFORMATION |
| INT | INTERIOR OR INTERNAL |
| JT | JOINT |
| K | KIPS |
| KO | KNOCK OUT |
| KSI | KIPS PER SQUARE INCH |
| LF | LINEAR FEET |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LOC | LOCATION |
| LONG | LONGITUDINAL |
| LP | LOW POINT |
| LW | LONG WAY |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MEZZ | MEZZANINE |
| MTL | METAL |
| MFG | MANUFACTURING |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MK | MARK |
| MOD | MODIFY OR MODIFICATION |
| NF | NEAR FACE |
| NA | NOT APPLICABLE |
| NO | NUMBER |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OPNG | OPENING |
| OPP | OPPOSITE |
| PAF | POWER ACTUATED FASTENER |
| PERM | PERMANENT |
| PL | PLATE |
| PLYWD | PLYWOOD |
| PREFAB | PREFABRICATED |
| PSF | POUND PER SQUARE FOOT |
| PSI | POUND PER SQUARE INCH |
| PT | PRESSURE TREATED |
| QTY | QUALITY |
| RC | REINFORCED CONCRETE |
| REF | REFERENCE |
| REINF | REINFORCED OR REINFORCEMENT |
| REQD | REQUIRED |
| REV | REVISION |
| RO | ROUGH OPENING |
| RP | REFERENCE POINT |
| SCHED | SCHEDULE OR SCHEDULED |
| SDS | SELF-DRILLING SCREW |
| SIM | SIMILAR |
| SPEC | SPECIFICATION(S) |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STRUCT | STRUCTURE OR STRUCTURAL |
| SYS | SYSTEM |
| T | TOP |
| T&G | TONGUE AND GROOVE |
| TBD | TO BE DETERMINED |
| TEMP | TEMPORARY |
| THRU | THROUGH |
| TYP | TYPICAL |
| UL | UNDERWRITER'S LABORATORIES |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VFY | VERIFY |
| VIF | VERIFY IN FIELD |
| W | WIDTH |
| W/ | WITH |
| W/O | WITHOUT |
| WP | WORK POINT |
| WT | WEIGHT |
| WWR | WELDED WIRE REINFORCEMENT |

# GENERAL STRUCTURAL NOTES

## CAST IN PLACE REINFORCED CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI (SLABS) 3000 PSI (COLUMNS AND BEAMS), A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 2 TO 5% AIR ENTRAINMENT, AND A MAXIMUM WATER/CEMENT RATIO OF 0.63
2. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEAMS.
3. HORIZONTAL FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH A 2'-0" LAP PROVIDED.
4. CONCRETE COVER MIN. 3" WHEN EXPOSED TO EARTH OR 1 1/2" TO FORM U.N.O.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185/ A185M. WWF SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE WITHIN THE 6". POLYPROPYLENE FIBERS FOR SLABS ON GRADE TO BE MIN 1.5 LBS OF FIBER PER CUBIC YARD
6. ALL REINFORCING STEEL / STIRRUPS AND TIES SHALL BE NEW DOMESTIC DEFORMED BARS FREE FROM RUST,SCALE & OIL & SHALL MEET ASTM A615/ A185M GRADE 40 U.N.O. REINFORCING FOR FOOTING SHALL BE SUPPORTED ON PRE-CAST CONCRETE PADS, TOP REINFORCING SHALL BE POSITIVELY SUPPORTED BY TEMPORARY STRINGERS. DOWELS FOR COLUMNS & FILLED CELLS SHALL BE SECURED IN PLACE BY USING ADDITIONAL CROSS- REINFORCING TIED TO FOOTING REINFORCING. SPLICES IN REINFORCING WHERE PERMITTED SHALL BE AS PER DETAIL MS05.
7. SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE WAS USED IN THE DESIGN OF THIS PRODUCT. IF CONTRACTORS WISH TO USE A DIFFERENT EPOXY, THEY MUST FIRST CONTACT THE ENGINEER OF RECORD FOR WRITTEN APPROVAL.
8. WHERE PROJECT IS TO BE LOCATED IN KNOWN RADON GAS PREVALENT AREAS, APPENDIX "F" OF THE 2014 FLORIDA RESIDENTIAL BUILDING CODE IS TO BE IMPLEMENTED. F303.4 CONCRETE STRENGTH IN THESE AREAS ARE TO BE A MINIMUM OF 3000 P.S.I. THEREFORE, ANY AND ALL NOTES ON THESE PLANS THAT INDICATE 2500 P.S.I. SHALL BE REPLACED WITH 3000 P.S.I. FOR THE CONCRETE STRENGTH.

## MASONRY

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, CONFORMING TO ASTM C90-0601, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI ( f'm = 2000 PSI )
2. MORTAR SHALL BE TYPE "S", CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI SLUMP 8" TO 11". CONTINUOUS MASONRY INSPECTIONS ARE REQUIRED DURING CONSTRUCTION
4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 192 DIA OR 10FT WHICH EVER IS LESS. REINFORCING SHALL BE PLACED IN THE CENTER OF THE MASONRY CELL WITH MIN 1/2" CLEARANCE TO INSIDE FACE.
6. REINFORCING STEEL SHALL BE LAPPED PER DETAIL MS05, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. GROUT STOPS SHALL BE PROVIDED BELOW BOND BEAM. PLASTIC SCREEN, METAL LATH STRIP OR CAVITY CAPS MAY BE USED TO PREVENT THE FLOW OF GROUT INTO CELLS BELOW. THE USE OF FELT PAPER AS A STOP IS PROHIBITED.
8. TEMPORARY BRACING AND SHORING OF WALL TO PROVIDE STABILITY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
9. TYPICAL FILLED CELL REINFORCING SIZE AND SPACING SHALL BE ABOVE AND BELOW ALL WALL OPENINGS
10. DO NOT APPLY UNIFORM LOADS TO MASONRY WALLS FOR (3) DAYS AND NO CONCENTRATED LOADS FOR (7) DAYS. PER CODE ACI 318
11. DURING CONCRETE POURS, THE CONTRACTOR TO ADEQUATELY VIBRATE THE FILLED CELL WITH EITHER RODDING OR PENCIL VIBRATOR TO ENSURE PROPER CONCRETE CONSOLIDATION

## WOOD CONSTRUCTION

1. ALL EXTERIOR WOOD STUD WALLS, BEARING WALLS, SHEAR WALLS AND MISC. STRUCTURAL WOOD FRAMING MEMBERS, ( I.E. BLOCKING OR GABLE END BRACING ) SHALL BE EITHER #1 SOUTHERN PINE, OR S.P.F. NUMBER 2 GRADE OR BETTER SHALL BE USED REGARDLESS OF SPECIES.
2. ALL LUMBER SPECIFIED ON DRAWINGS ARE INTENDED FOR DRY USE ONLY (MOISTURE CONTENT 19% OR LESS), U.N.O. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
3. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIA. SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIA. FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 STUD SHOES,TYP., U.N.O.
4. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND TO SELECT APPROPRIATE CONNECTORS THAT RESIST CORROSION. FOR EXAMPLE, ACQ-C, ACQ-D, CBA-A OR CA-B REQUIRE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS. DOT SODIUM BORATE (SBX) DOES NOT.
5. ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.
6. UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.
7. SEE PLAN FOR STUD PACK AND BEAM NAILING PATTERNS
8. ALL ENGINEERING LUMBER TO HAVE THE FOLLOWING MIN VALUES U.N.O.
   COLUMNS: 2.0E Fb = 2950
   BEAMS: 2.0E Fb= 2950
9. SEE PLAN NOTE FOR ADDITIONAL ROOF, WALL, SHEAR WALL AND FLOOR SHEATHING REQUIREMENTS ALONG W/ NAILING INFORMATION OTHERWISE:
   ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB
   FLOOR SHEATHING: T&G A-C GROUP 1 APA RATED (48/24)
   WALL SHEATHING: PLYWOOD C-C/C-D EXTERIOR OR OSB

## STRUCTURAL STEEL

1. **MATERIAL SPECIFICATIONS:**
   WIDE FLANGE SECTIONS: ASTM A992, GRADE 50, Fy=50 KSI
   TUBE STEEL (HSS): ASTM A500, GRADE B, Fy = 46 KSI
   PIPE STEEL: ASTM A53, TYPE E OR S, Fy = 35 KSI
   ALL OTHER STRUCTURAL & MISC. STEEL: A36 Fy=36 KSI
2. **STRUCTURAL CONNECTIONS:**
   ALL STRUCTURAL BOLTS TO BE A325N U.N.O
   STRUCTURAL BOLTS SMALLER THAN 5/8" DIA. TO BE A307
   THREADED ROD SHALL CONFORM TO A36 OR A307
   ANCHOR BOLTS SHALL CONFORM TO ASTM F1554
   ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307
   SHOP AND FIELD WELDS: E70XX ELECTRODES
   STEEL SHOP DRAWINGS TO BE PROVIDED TO ENGINEER OF RECORD (EOR) BEFORE FABRICATION FOR REVIEW AND APPROVAL

## PRE ENGINEERED WOOD TRUSSES

1. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS PER STRUCTURAL PLAN
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
3. TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND THE LIVE LOADS GIVEN IN THE NOTES AND TOTAL DEAD LOAD.
4. BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY THE TRUSS MANUFACTURER UNLESS NOTED ON THE PLANS.
5. TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN, BUT SHALL BE DESIGNED BY THE TRUSS MANUFACTURER IN ACCORDANCE WITH THE FRAMING DESIGN LOADS:
6. DESIGN SPECIFICATIONS FOR LIGHT WEIGHT METAL PLATE CONNECTED WOOD TRUSSES PER THE TRUSS PLATE INSTITUTE TPI LATEST EDITION.
7. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH SPECIFIED LOADS AND GOVERNING CODES . SUBMITTALS SHALL INCLUDE TRUSS FRAMING PLANS AND DETAILS SHOWING MEMBER SIZES, BRACING, ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS, AND PERMANENT BRACING AND/OR BRIDGING AS REQUIRED FOR ERECTION AND FOR THE PERMANENT STRUCTURE. EACH SUBMITTAL SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. SUBMIT 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

## UPLIFT CONNECTORS

1. UPLIFT CONNECTORS SUCH AS HURRICANE CLIPS, TRUSS ANCHORS AND ANCHOR BOLTS ARE ONLY REQUIRED ON MEMBERS IN WALLS THAT ARE EXPOSED TO UPLIFT OR LATERAL FORCES. INTERIOR LOAD BEARING WALLS ARE NOT ALWAYS EXPOSED TO UPLIFT FORCES. THE MEMBERS OF THESE WALLS WOULD NOT NEED TO HAVE CONNECTORS APPLIED. PLEASE COORDINATE THE TRUSS ENGINEER FOR THE LOCATION OF THESE WALLS.AND STRUCTURAL PLANS FOR MORE INFO.

## FIELD REPAIR NOTES

1. MISSED "J" BOLTS FOR WOOD BEARING WALLS MAY BE SUBSTITUTED WITH 1/2" DIA. EPOXY ANCHORS WITH 7" EMBEDMENT. SIMPSON "SET" EPOXY ADHESIVE BINDER FOLLOWING ALL MANUFACTURER'S RECOMMENDATIONS OR SIMPSON 1/2" TITEN HD BOLTS WITH MINIMUM 7" EMBEDMENT. SEE PLAN FOR EMBEDMENT DEPTH AT FLOOR STEPS.
2. FOR MISSED VERT. DOWELS, DRILL A 3/4" DIAMETER HOLE 6" DEEP AT THE LOCATION OF THE OMITTED REBAR AND INSTALL A 32" LONG #5 BAR INTO THE EPOXY FILLED HOLE. USE A TWO PART EMBEDMENT EPOXY (SIMPSON HIGH STRENGTH EPOXY-TIE ANCHORING ADHESIVE ) MIXED PER THE MANUFACTURER'S INSTRUCTIONS. ASSURE THAT ALL DUST AND DEBRIS FROM DRILLING ARE REMOVED FROM THE HOLE BY BRUSHING AND USING COMPRESSED AIR PRIOR TO APPLYING THE EPOXY. ALLOW THE EPOXY TO CURE TO THE MANUFACTURER'S SPECIFICATIONS, THEN FILL THE CELL IN THE NORMAL WAY DURING BOND BEAM POUR.
3. FOR MORTAR JOINTS LESS THAN 1/4", PROVIDE (1) #5 VERT. IN CONC. FILLED CELL EACH SIDE OF THE JOINT ( BAR DOES NOT HAVE TO BE CONT. TO FOOTING ).
4. MISSED LINTEL STRAPS FOR MASONRY CONSTRUCTION MAY BE SUBSTITUTED WITH (1) SIMPSON MTSM16 TWIST STRAP W/ (4) ½"x 2½" TITENS TO MASONRY AND (7)-10d NAILS TO TRUSS FOR UPLIFTS LESS THAN 860 LBS (USE (2) MTSM16 FOR UPLIFTS LESS THAN 1720#). IF CORNER STRAP IS MISSED CONTRACTOR TO INSTALL (2) SIMPSON HGAM10 W/ (4) 1/4" x 1 1/2" SDS SCREWS AND (5) 1/4" x 2 1/4" TITENS ONE EACH SIDE OF TRUSS.
   NO MORE THAN 10 STRAPS MAY BE SUBSTITUTED OR NO MORE THAN 3 IN A ROW WITHOUT APPROVAL FROM EOR. IF GIRDER TRUSS CONNECTIONS ARE MISSED, CONTACT THE EOR FOR SUBSTITUTION.
5. IF MISSED, MSTAM36 OR MSTAM40 STRAP IS MISSED FOR 2ND FLOOR JAMB STUD CONNECTION, CONTRACTOR MAY INSTALL SIMPSON HTT5 W/ (26) 16d x 2 ½" NAILS AND ⅝" ANCHOR BOLT SET IN SIMPSON HIGH STRENGTH EPOXY W/ MIN 6" EMBEDMENT AND MIN 3" EDGE DISTANCE. CONTACT EOR IF STRAPS ARE MISSED UNDER GIRDER JAMB STUD LOCATIONS.

# STRUCTURAL DESIGN CRITERIA

## CODE CRITERIA

- FLORIDA RESIDENTIAL BUILDING CODE 7th EDITION (2020)
- FLORIDA FIRE PREVENTION CODE (2020)
- FLORIDA ACCESSIBILITY CODE 7th EDITION (2020)
- NFPA 70-14. NATIONAL ELECTRICAL CODES.
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - (ACI 318-14)
- SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS - (ACI 301-14)
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (TMC 402-2016)
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - NDS-2018
- WOOD FRAMED CONSTRUCTION MANUAL 2015 EDITION.
- APA PLYWOOD DESIGN SPECIFICATION
- AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-16
- ALUMINUM DESIGN MANUAL - 2010 EDITION
- SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - (AISC 360 -10)

## GENERAL ROOF LOADING

| | SHINGLE ROOF (PSF) | METAL ROOF (PSF) | TILE ROOF (PSF) | HEAVY ROOF (PSF) |
|---|---|---|---|---|
| TOP CHORD LL | 20 | 20 | 20 | 20 |
| TOP CHORD DL | 10 | 10 | 15 | 25 |
| BOTTOM CHORD LL* | 0 | 0 | 0 | 0 |
| BOTTOM CHORD DL | 10 | 10 | 10 | 10 |
| TOTAL (PSF) | 40 | 40 | 45 | 55 |
| BOTTOM CHORD LL (OPT) | | | | |
| ATTICS W/ LIMITED STORAGE | 20 | | | |
| ATTICS W/ HEAVY STORAGE | 50 | | | |
| * ATTICS W/ NO STORAGE (NON-CONCURENT) | 10 | | | |

NOTE: LL REDUCTIONS ARE ALLOWED PER CODE BUT ONLY WITH WRITTEN APPROVAL FROM EOR OR INDICATED ON PLAN

## GENERAL FLOOR LOADING

| | | |
|---|---|---|
| TOP CHORD LL | 40 (PSF) | COMMENTS: |
| TOP CHORD DL | 10 (PSF) | |
| BOTTOM CHORD LL | 0 (PSF) | |
| BOTTOM CHORD DL | 5 (PSF) | |

## SPECIAL FLOOR LOADING

| | | |
|---|---|---|
| GAME ROOM | 60 (PSF) | COMMENTS: |
| BALCONIES/ DECKS | 40 (PSF) | |
| BALCONIES OVER 100 SQ.FT | 60 (PSF) | |
| LIGHT STORAGE | 125 (PSF) | |
| LIBRARIES | | |
| READING ROOMS | 60 (PSF) | |
| STACK ROOMS | 150 (PSF) | |

## DEFLECTION CRITERIA

| | | | |
|---|---|---|---|
| ROOF TRUSSES* | LL/240 | TL/180 | COMMENTS: |
| ROOF RAFTERS | LL/240 | TL/180 | |
| ROOF RAFTERS (W/O CLG) | LL/240 | TL/180 | |
| FLOOR TRUSSES/ BEAMS ** | LL/360 | TL/240 | |
| FLOOR I-JOIST*** | LL/480 | TL/240 | |

*TL MAX 1" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"

## WIND LOADING CRITERIA

| | |
|---|---|
| WIND SPEED (ULTIMATE) | 139.9 MPH |
| WIND SPEED (ALLOWABLE) | 108.5 MPH |
| EXPOSURE CATEGORY | C |
| BUILDING CATEGORY | II |
| BUILDING TYPE | V |
| ENCLOSURE CLASSIFICATION | ENCLOSED |
| INTERNAL PRESSURE COEFFICIENT | +/- 0.18 |

NOTE: MEAN ROOF HEIGHT FOR TYPICAL SINGLE STORY HOME IS 15FT, AND FOR 2 STORY HOME IS 30FT

## ASCE 7-16 WALL DESIGN ALLOWABLE COMPONENTS AND CLADDING WIND PRESSURES AND SUCTIONS

FOR MEAN ROOF HEIGHT ≤ 30 ft

| EFFECTIVE WIND AREA (SQ FEET) | WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION | | WIND PRESSURE AND SUCTION DIAGRAM |
|---|---|---|---|
| AREA | (4) | (5) | |
| 10 | (+) 29.6<br>(-) 32.2 | (+) 29.6<br>(-) 39.6 | |
| 20 | (+) 28.3<br>(-) 30.8 | (+) 28.3<br>(-) 37.0 | |
| 50 | (+) 26.5<br>(-) 29.0 | (+) 26.5<br>(-) 33.4 | |
| 100 | (+) 25.2<br>(-) 27.7 | (+) 21.7<br>(-) 30.8 | |
| GARAGE DOORS* | | | |
| 9'-0" x 7'-0" | 16'-0" x 7'-0" | | |
| (+) 22.7<br>(-) 25.8 | (+) 21.8<br>(-) 24.8 | | |

DIAGRAM

## GENERAL PRESSURE NOTES

NOTES:
1. MULTIPLE THE ABOVE PRESSURES BY 1.67 TO GET ULTIMATE WIND PRESSURES.
2. "a" = END ZONE IS ONLY WITHIN 5'-0" OF ALL EXTERIOR BUILDING CORNERS.
3. INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES, OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

## INDEX



| SH.# | DISCRIPTION |
|---|---|
| 1 | COVER SHEET STRUCTURAL NOTES |
| 2 | SITE PLAN |
| 3 | FLOOR PLANS , FLOOR & ROOF FAMING & DETAILS |
| 4 | ELEVATIONS |
| D-1 | STRUCTURAL DETAILS |
| E-1 | ELECTRICAL PLAN |



Consultants:

"THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION"

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FLPE # 50068

DATE: February 18, 2022

Designer:

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Don't Relocate... Renovate

Builder:

Plan Issue Date: February 18, 2022

Revisions:

| | |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

Job Information:

BUILDER NOTICE:
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Job Information:

Residence of: LUCKIE STREET
Plan Name:
Builder Job Number:
Elevation:
Block:
Lot:
Address:

D&BC Reference No.: 2021-0910.1

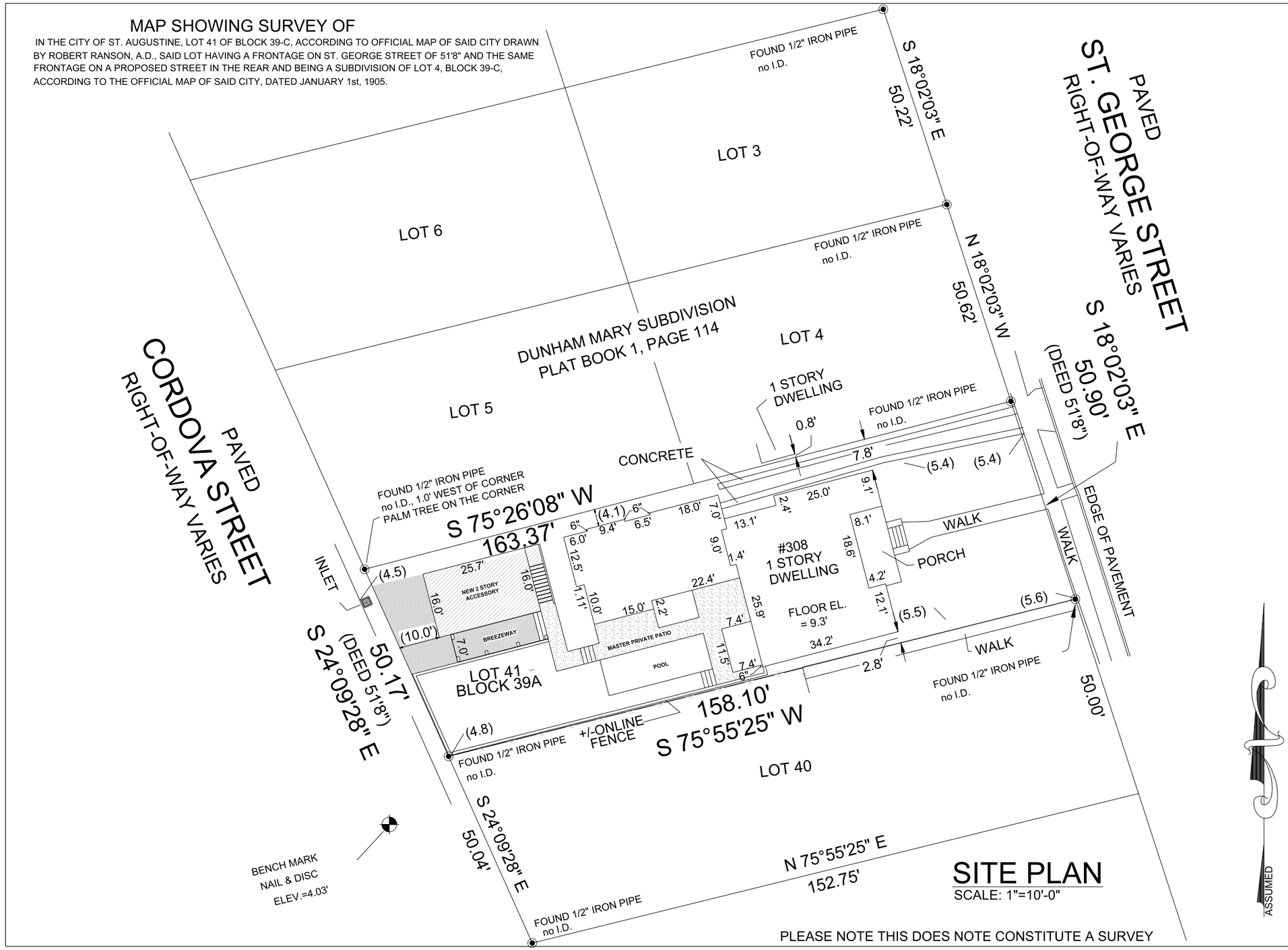
Sheet: 01

Received February 18, 2022
Planning and Building Department



# MAP SHOWING SURVEY OF

IN THE CITY OF ST. AUGUSTINE, LOT 41 OF BLOCK 39-C, ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF 51'8" AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUBDIVISION OF LOT 4, BLOCK 39-C, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1st, 1905.




## SITE PLAN
SCALE: 1"=10'-0"

PLEASE NOTE THIS DOES NOTE CONSTITUTE A SURVEY

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Job Information:

Residence of: LUCKIE STREET
Plan Name:
Elevation:
Builder Job Number:
Block:
Lot:
Address:

D&BC Reference No.
2021-0910.1

Sheet: 02

Received February 18, 2022
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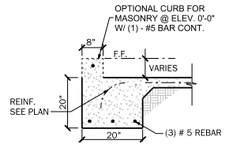
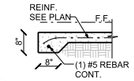
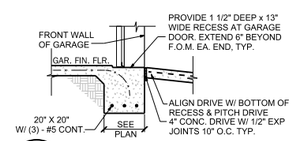


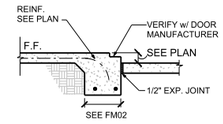

FM02 **SECTION @ GARAGE**
SCALE: 1/2" = 1'-0"



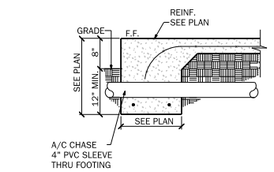

FM03 **THICKENED EDGE**
SCALE: 1/2" = 1'-0"

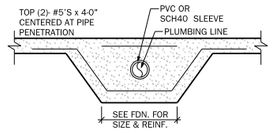



FM04 **SECTION @ GAR. DOOR**
SCALE: 1/2" = 1'-0"

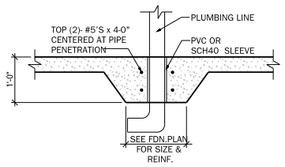



FM05 **DOOR RECESS DETAIL**
BEARING SCALE: 1/2" = 1'-0"

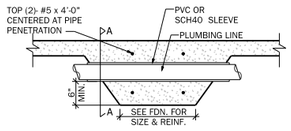



**SECT. "A-A"**



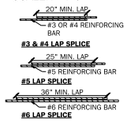

**PIPE VERTICAL THRU FDN.**




**PIPE PERPENDICULAR TO FND**

FM23 **TYPICAL. FOUNDATION PENETRATIONS**
SCALE: 3/4" = 1' - 0"

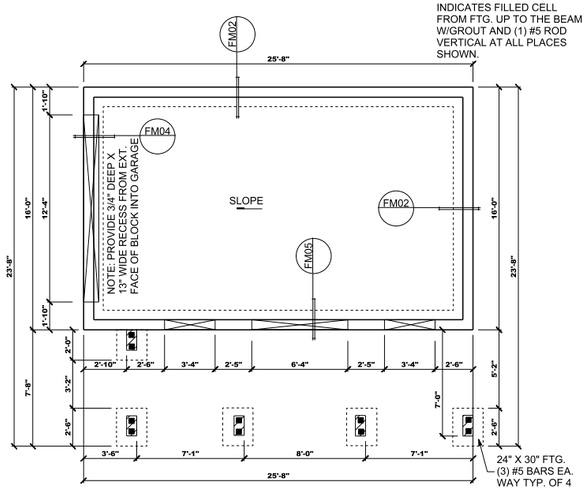
**#5 STD. 90° HOOK**
SCALE:1"=1'-0"




MS05 **REBAR SPLICE DETAIL**
SCALE: 1/2" = 1'-0"

## FOUNDATION NOTES:

1. ALL CONCRETE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI AT 28 DAYS
2. CONCRETE FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI AT 28 DAYS. REINFORCE FOOTINGS WITH #5 REBAR AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFORM TO ASTM DESIGNATION A305 AND BE CLEAN AND FREE FROM RUST AND SCALE. SPLICES SHALL OVERLAP 25" MINIMUM.
3. FOR CONCRETE BLOCK WALLS, PROVIDE CONCRETE FILLED CELLS WITH 1 - #5 REBAR VERT. CONTINUOUS FROM FOOTING TO TIE BEAM AT ALL CORNERS AND WHERE INDICATED PER FOUNDATION PLAN.
4. EXTEND SLAB 1 1/2" AT DOOR OPENINGS.
5. RECESS 3/4" FOR DOOR THRESHOLDS VERIFY w/ MANUFACTURE
6. CONCRETE MASONRY UNITS MAY BE SUBSTITUTED FOR BRICK FINISH BELOW GRADE WHEN APPLICABLE.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIXTURE LOCATIONS ON SITE PRIOR TO POURING OF CONCRETE SLAB.
8. AIR CONDITIONING COMPRESSOR PAD SHALL BE 4" THICK BY WIDTH AND LENGTH WITH 6 X 6 #10 w.w.m. AS SHOWN ON PLANS.
9. NO WOODEN STAKES PERMITTED IN SLAB OR FOOTINGS




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

Consultants:
THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION
TOMAS PONCE MACEIRE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068
DATE: February 11, 2022

Designer:
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Don't Relocate... Renovate

Builder:

Plan Issue Date: February 11, 2022

Revisions:
1
2
3
4
5

Job Information:
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Job Information:
Residence of: LUCKIE STREET
Plan Name:
Elevation:
Builder Job Number:
Block:
Lot:
Address:

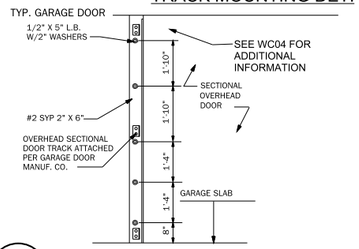
D&BC Reference No.
2021-0910.1

Sheet: 03

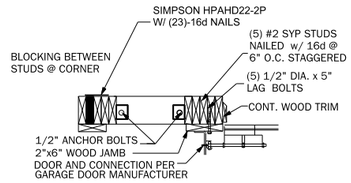
Received February 18, 2022
Planning and Building Department



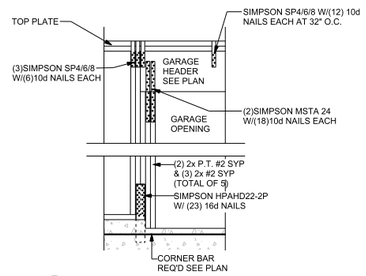
## TRACK MOUNTING DET.



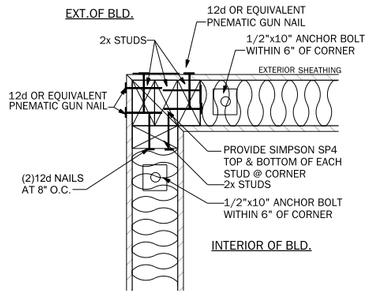

WC05 SECT. OVERHEAD GAR. DOOR INSTALL
N.T.S.



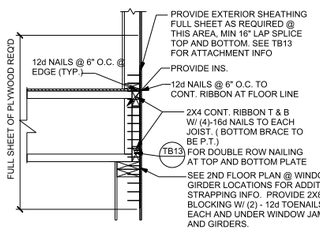

TYP. CORNER @ GARAGE



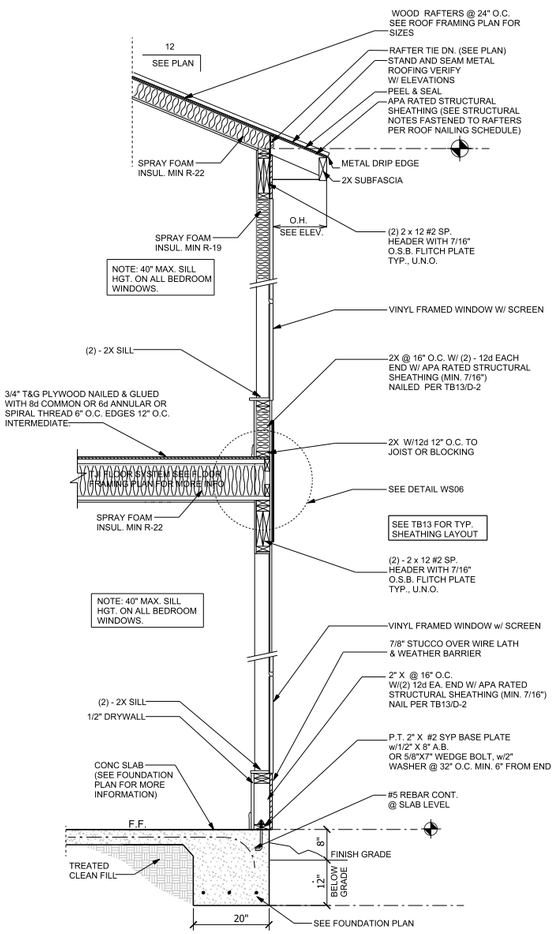

WC04 GARAGE HEADER ANCHOR
SCALE:1/2"=1'-0"



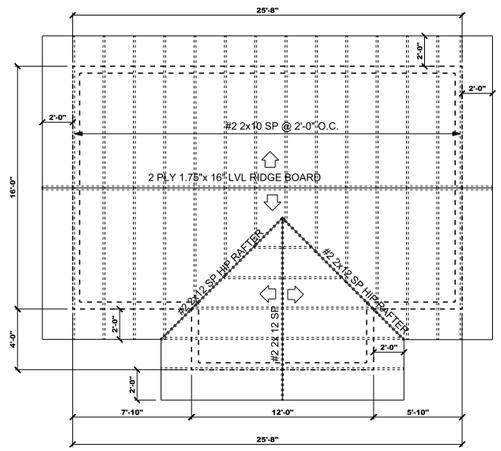

WC06 EXTERIOR FRAME CORNER
SCALE: 1" = 1'-0"



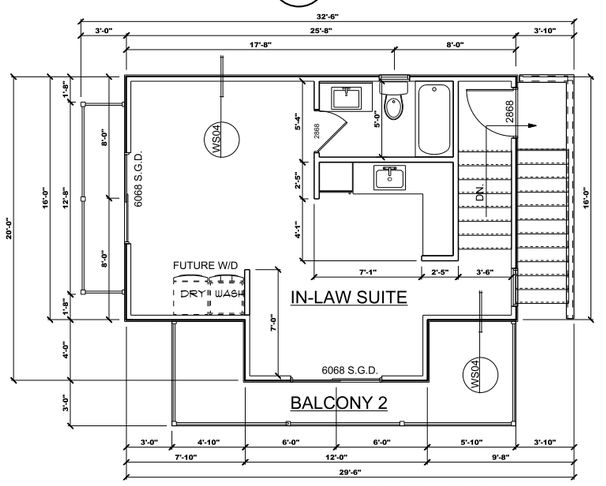

WS06 FLOOR ATTACHMENT DETAIL
SCALE: 3/4" = 1' - 0"



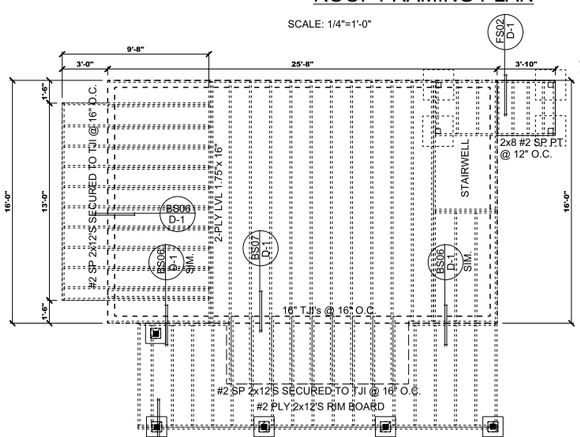

WS04 2-STORY FRAME WALL SETION
SCALE: 3/4" = 1'-0"




ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"




UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

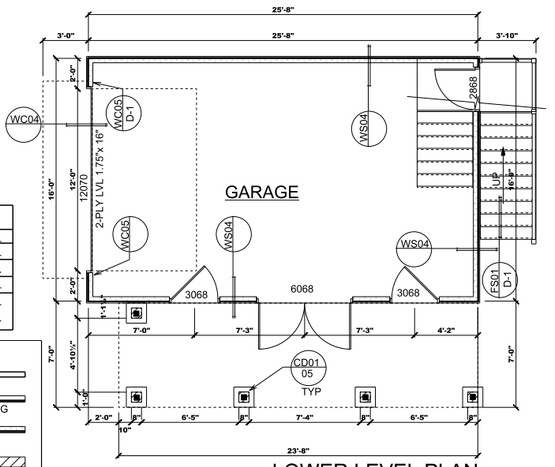



FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

| AREA CALCULATIONS | |
|---|---|
| INLAW SUITE (AC) | 459 S.F. |
| GARAGE | 411 S.F. |
| BREEZEWAY | 166 S.F. |
| TOTAL UNDER ROOF | 1036 S.F. |
| UNCOVERED BALCONY 1 | 38 S.F. |
| UNCOVERED BALCONY 2 | 156 S.F. |

WALL LEGEND

- INTERIOR 2X4 FRAMED WALL
- 2x4 FRAMED WALL WITH SIDING
- 2x4 FRAMED WALL w/ 7/8"STUCCO
- 8" C.M.U. BLK.




LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

Consultants:
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TOMAS PONCE MISCEPE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068
DATE: February 18, 2022
Designer:
DESIGN & BUILDING CONCEPTS, LLC
Specializing in Remodeling Residential Design & New Custom Home Designs
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cell: 407 970.6974
johnscronk@gmail.com
Don't Relocate... Renovate
Builder:

Plan Issue Date: February 18, 2022

Revisions:
1.
2.
3.
4.
5.

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Residence of: LUCKIE STREET
Plan Name:
Elevation:
Builder Job Number:
Block:
Lot:
Address:

D&BC Reference No.
2021-0910.1

Sheet: 04

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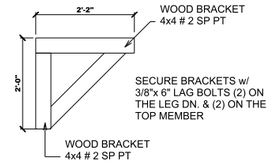
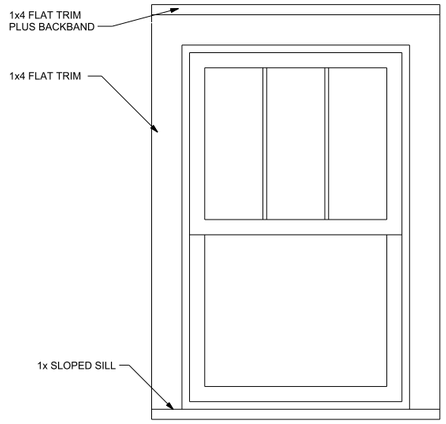
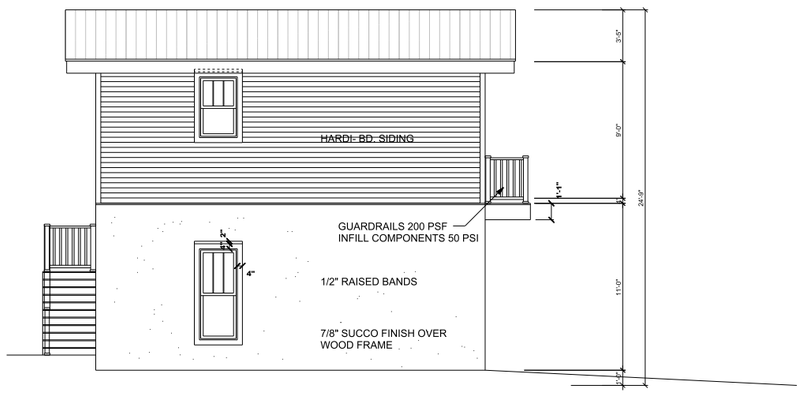



BRACKET DETAIL
SCALE:3/4"=1'-0"



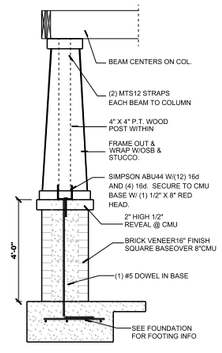

TYP. 3 OVER 1 WD.
SCALE: 1 1/2"=1'-0"




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

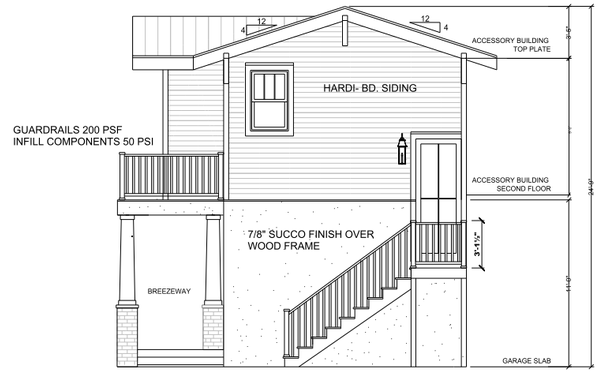
REAR ELEVATION
SCALE: 1/4"=1'-0"

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




TYP. COL. DET.

CD01
SCALE 3/4" = 1'-0"




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

Consultants:

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TOMAS PONCE MICEPE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068

DATE: February 18, 2022

Designer:

DESIGN & BUILDING CONCEPTS, LLC
Specializing in Remodeling Residential Design & New Custom Home Designs
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johnscronk@gmail.com
Don't Relocate... Renovate

Builder:

Plan Issue Date:
February 18, 2022

Revisions:

| | |
|---|---|
| 1. | |
| 2 | |
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| 5 | |

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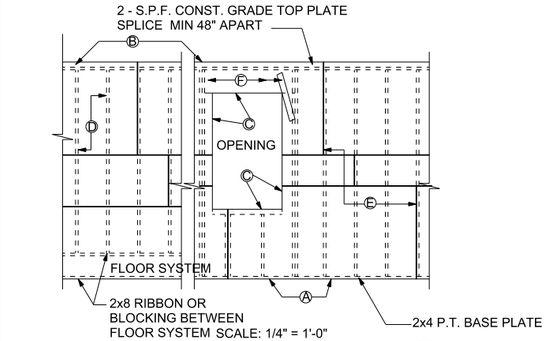
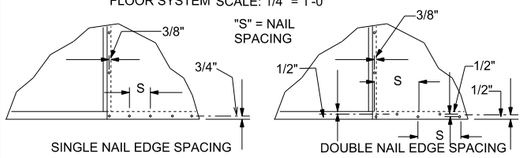



Ⓐ NAIL AT BASE 2 ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓑ NAIL AT TOP PLATE TWO ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓒ NAIL OPENING PERIMETER @ 3" O.C. W/8d COMMON NAIL
Ⓓ NAIL INT. AT 6" O.C. W/8d COMMON NAIL
Ⓔ STAGGER ALL VERT. JOINTS & NAIL @ 4" O.C. W/8d COMMON NAIL
Ⓕ NO SPLICE @ HEADER - NAIL SHEATHING TO HEADER W/8d COMMON NAIL@ 4" o/c

TB13 **WALL SHEATHING INSTALL & NAILING SCHED.** SCALE: 1/2" = 1'-0"

## STRUCTURAL NOTES

6) WOOD:

6.1 WOOD STRUCTURAL FRAMING MEMBERS:

| | |
|---|---|
| WALL STUDS | -SPF STUD OR CONSTRUCTION GRADE |
| TOP & BOTTOM PLATE | -SPF STD & BTC |
| BOTTOM PLATE IN CONTACT WITH MASONRY | -#3 SP PT |
| I JOIST SQUASH BLOCK I | -SPF STUD OR CONSTRUCTION GRADE |
| TRUSS BRACING & BLOCKING | -SPF STUD OR CONSTRUCTION GRADE |
| FURRING & B.U.C. STRIP | -#3 SP PT |

(UNLESS NOTED OTHERWISE ABOVE) #2 SOUTHERN PINE WITH AN ALLOWABLE BENDING STRESS (Fb) PER NDS = 1250 PSI AND A MODULUS OF ELASTICITY = 1,600,000 PSI

6.2 DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE, LATEST EDITION, HIB-LATEST EDITION and QST-LATEST EDITION.

6.3 ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESSURE TREATED.

6.4 ROOF SHEATHING: (APA RATED EXPOSURE 1) 1/2" PLYWOOD OR 7/16" OSB MIN. (SHINGLES) SPAN RATED 24/16

6.5 UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE OR MASONRY. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

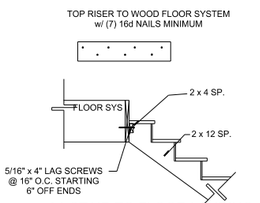
6.6 8d NAILS ARE RECOMMENDED FOR ALL SHEATHING NAILING. IF .099 DIA NAILS ARE USED ALL NAILING PATTERNS SHALL BE MODIFIED TO THE FOLLOWING SCHEDULE TO THE LEFT:

## BEARING WALL NAIL PATTERN:

1. PLYWOOD AND SIDING:
   ( FIELD ) USE 8d NAILS @ 12" O.C.
   ( EDGE ) USE 8d NAILS @ 6" O.C.
2. GYPSUM:
   USE CODE APPROVED SIZE AND SPACING FOR CONNECTION

## ALLOWABLE FASTENERS

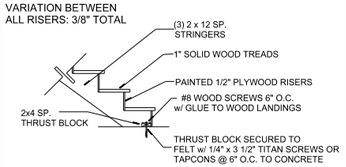
A: CEMENT COATED SINKERS
B: BRIGHT COMMONS
C: SPIRAL OR RING SHANK NAILS
D: CLIP HEAD GUN NAILS




A1-STAIR TO FLOOR LANDING
SCALE: 1/2" =1'-0"

T= TREAD
10" EXCLUSIVE OF NOSING

R= RISER
MAXIMUM: 7.75"
VARIATION BETWEEN
ALL RISERS: 3/8" TOTAL

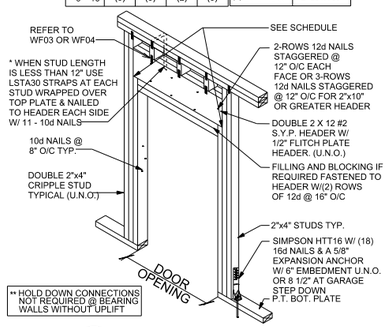



B1-STRINGER BOTTOM TO CONCRETE PAD
SCALE: 1/2" =1'-0"

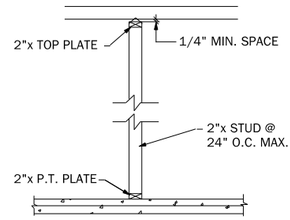
FS01 TYP. STAIR STRINGER DETAILS
SCALE: 3/4" = 1'-0"

| HEADER SUPPORT NO. OF JACKS & STUDS REQ. AT OPENINGS | | | | |
|---|---|---|---|---|
| | 2 X 4 WALL | | 2 X 6 WALL | |
| OPENING SIZE | JACKS EA END | STUDS EA END | JACKS EA END | STUDS EA END |
| 1' - 4' | (1) | (2) | (1) | (2) |
| 4' - 9' | (2) | (3) | (2) | (2) |
| 9' - 16' | (3) | (3) | (2) | (3) |

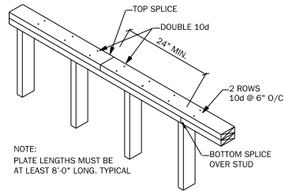
| HEADER ANCHOR NAILED TO TOP PLATES, HEADER & JACK | |
|---|---|
| HEADER SIZE & GRADE | NO. & SIZE OF RAFTER TIES EACH END |
| (2) 2X12" #2 SP | (2) LSTA 30 |



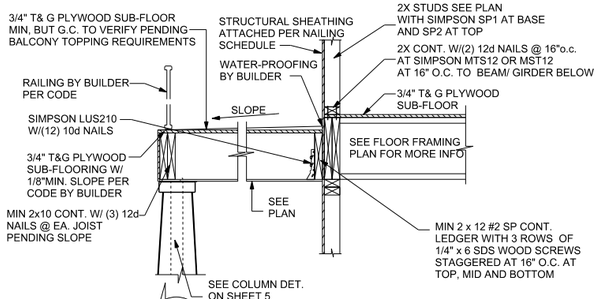

WF09 **WALL HEADER DETAIL**
SCALE: 1/2" = 1'-0"



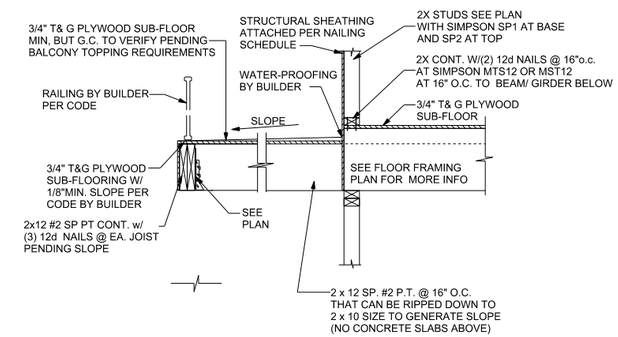

WF18 **TYPICAL INTERIOR NON-BEARING** SCALE: 3/4" = 1'-0"




WF17 **TOP PLATE SPLICE DETAIL**
SCALE: 3/4" = 1'-0"




BS06 SECTION @ BALCONY
SCALE 3/4" = 1'-0"




BS07 SECTION @ BALCONY
SCALE 3/4" = 1'-0"

## BEARING WALL NAIL PATTERN:

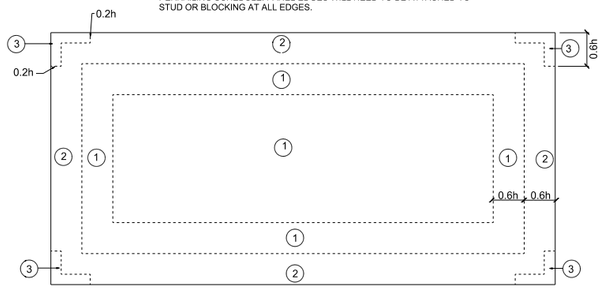
1. PLYWOOD AND SIDING:
   ( FIELD ) USE 8d NAILS @ 12" O.C.
   ( EDGE ) USE 8d NAILS @ 6" O.C.
2. GYPSUM:
   USE CODE APPROVED SIZE AND SPACING FOR CONNECTION

## ROOF NAILING SCHEDULE:
## NAILING ZONES (SHINGLES AND TILE)

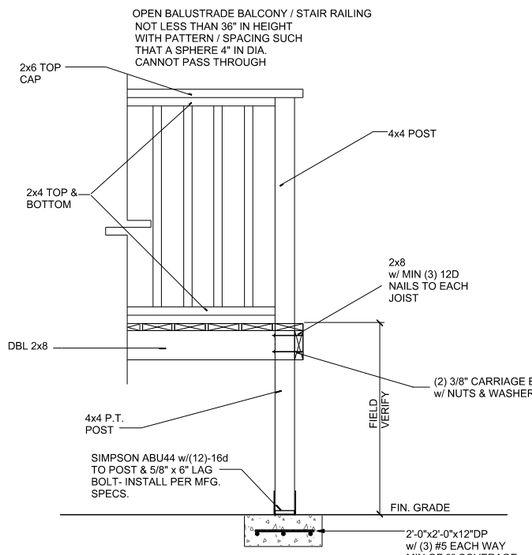
ZONE 1: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD
ZONE 2: 8d RING SHANK NAILS @ 4" O.C. ON EDGE AND 8" IN FIELD.
ZONE 3: 8d RING SHANK NAILS @ 3" O.C. ON EDGE AND 6" O.C. IN FIELD
(NOTE: IF 5/8" PLYWOOD IS USED, CONTRACTOR MUST USE 10d RING SHANK NAILS)

NOTE:
ROOF SHEATHING : (APA RATED EXPOSURE 1) 1/2" PLYWOOD
(TILE) OR 7/16" OSB MIN. (SHINGLES) SPAN RATED 24/16

SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ATTACHED PERNAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD OR BLOCKING AT ALL EDGES.




ROOF NAILING ZONE DIAGRAM




FS02 POST TO LANDING DETAIL
SCALE: 3/4" = 1'-0"

Consultants:
"THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION
TOMAS PONCE MCCLPE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068
DATE: February 18, 2022

Designer:
DESIGN & BUILDING CONCEPTS, LLC
Specializing in Remodeling Residential Design & New Custom Home Designs
407.877.4696
cell: 407.970.6974
johnscronk@gmail.com
Don't Relocate.. Renovate!

Builder:

Plan Issue Date: February 18, 2022

Revisions:

| | |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

Job Information:

BUILDER NOTICE:
Its is the intent of the designer that these plans are accurate and are clear enough for the licensed professional to construct this project. In the event that something is unclear or needs clarification, Stop, and call the designer listed on this title page. It is the responsibility of the licensed professional that is constructing this project to fully review these documents before construction begins and any and all corrections if needed to be made, before any work is done

Job Information:

Residence of: LUCKIE STREET
Plan Name:
Elevation:
Builder Job Number:
Lot:
Block:
Address:

D&BC Reference No.: 2021-0910.1

Sheet: D-1

Received February 18, 2022
Planning and Building Department

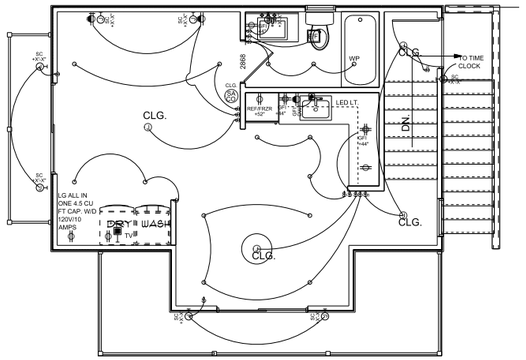


## SYMBOL LEGEND

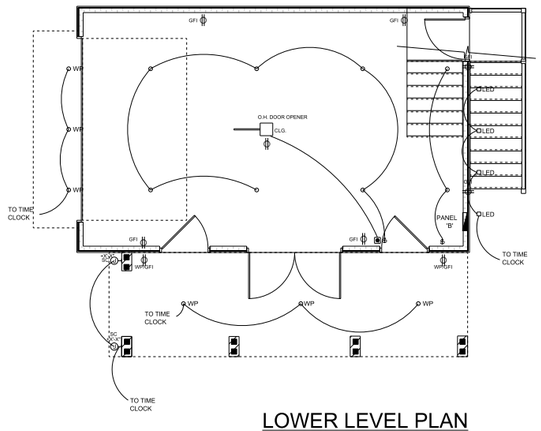
| SYMBOL | DESCRIPTION |
|---|---|
| +X'-X" | 110V WALL MOUNTED DUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| B | 110V BASE MOUNTED DUPLEX RECEPTACLE INSTALLED 2" FROM FINISHED FLOOR - HORIZONTALLY MOUNTED. VERIFY WITH LOCAL CODES. |
| D +X'-X" | 110V WALL MOUNTED DUPLEX RECEPTACLE ON DEDICATED CIRCUIT INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| GFI +X'-X" | 110V WALL MOUNTED GROUND FAULT DUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| CLG | 110V CEILING MOUNTED DUPLEX RECEPTACLE |
| WP/GFI +X'-X" | 110V WEATHERPROOF, WALL MOUNTED DUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED - VERTICALLY MOUNTED. |
| •X'-X" | 110V WALL MOUNTED SWITCHED, DUPLEX RECEPTACLE INSTALLED FROM FINISH FLOOR AS NOTED - VERTICALLY MOUNTED |
| +X'-X" | 110V WALL MOUNTED QUADRUPLEX RECEPTACLE INSTALLED FROM FINISHED FLOOR AS NOTED |
| GFI •X'-X" | 110V FLOOR MOUNTED RECEPTACLE WITH COVER PLATE TO BE FLUSH WITH ADJACENT FINISHED FLOOR |
| +X'-X" | 220V WALL MOUNTED RECEPTACLE ON DEDICATED CIRCUIT. INSTALLED FROM FINISH FLOOR AS NOTED. |
| WP +X'-X" | 220V WEATHERPROOF, WALL MOUNTED RECEPTACLE ON DEDICATED CIRCUIT. INSTALLED FROM FINISH FLOOR AS NOTED |
| •X'-X" | WALL MOUNTED POWER GROUPING FOR TELEVISION INSTALLED FROM FINISH FLOOR AS NOTED.<br>GROUPING TO INCLUDE: |
| | QTY. 2, CAT7 ETHERNET CONNECTIONS |
| | 110V DUPLEX RECEPTACLE |
| | COAX CABLE |
| | *PROVIDE RECESSED BOX AS RECOMMENDED BY TV MOUNTING BRACKET MANUFACTURER. |
| SC +X'-X" | WALL MOUNTED JUNCTION BOX ON STANDARD CIRCUIT FOR SCONCE. INSTALLED FROM FINISH FLOOR AS NOTED. EC TO COORDINATE REQUIREMENTS WITH FINAL SPECIFICATION(S) AND INSTALLATION HEIGHT WITH INTERIOR ELEVATION(S) |
| LV +X'-X" | WALL MOUNTED LOW VOLTAGE JUNCTION BOX INSTALLED FROM FINISH FLOOR AS NOTED. |
| LV | LOW VOLTAGE JUNCTION FOR MOTORIZED WINDOW TREATMENT. EC TO COORDINATE REQUIREMENTS WITH FINAL SPECIFICATION(S) |
| CLG | CEILING MOUNTED JUNCTION BOX FOR LIGHT FIXTURE AND/OR FAN - STANDARD CIRCUIT UNLESS NOTED OTHERWISE |
| | ELECTRICAL METER |
| | FUSE DISCONNECT |
| | FACTORY INSTALLED DISCONNECT |
| | ELECTRICAL PANEL |
| | LOW VOLTAGE PANEL |
| | CEILING FAN |
| O.H. DOOR OPENER CLG. | OVERHEAD GARAGE DOOR OPENER. PROVIDE 110V CEILING MOUNT DUPLEX RECEPTACLE. CIRCUITING AS RECOMMENDED BY MANUFACTURER. |
| | FRAMELESS EXTRACT GRILL (EQUAL TO HALLIDAY BAILLIE HB1010 / 250: BRIDGEPORT WORLWIDE LLC. TEL 1 800 362 1484) |
| | STANDARD SWITCH |
| | THREE-WAY STANDARD SWITCH |
| M | MULTI-ZONE WITH MASTER "AWAY" SWITCH |
| D | DIMMER SWITCH |
| | PUSH BUTTON |
| SA CLG. | CEILING MOUNTED SMOKE DETECTOR |
| SA CO CLG. | CEILING MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE (CO) DETECTOR |

* UNLESS NOTED OTHERWISE, DEVICES ARE TO BE INSTALLED 16" ABOVE FINISH FLOOR. SWITCHES / PUSH BUTTONS ARE TO BE INSTALLED AT 48" ABOVE FINISH FLOOR.

| | |
|---|---|
| LT## | RECESSED LIGHT FIXTURE, REFERENCE LIGHTING SCHEDULE FOR TYPE & DETAILS. |
| LT## | RECESSED PIN LIGHT. REFERENCE LIGHTING SCHEDULE FOR TYPE & DETAILS. |
| | RECESSED LIGHT FIXTURE. SPECIFICATION BY ARCHITECT / OWNER |
| | RECESSED LIGHT FIXTURE. SPECIFICATION BY ARCHITECT / OWNER |
| LT## | LED LIGHT COVE LUMINAIRE. REFERENCE LIGHTING SCHEDULE FOR TYPE & DETAILS. |
| LED | LED MILLWORK LUMINAIRE. TYPE AS NOTED ON MILLWORK DESIGN DETAILS. |
| CH## | CEILING MOUNTED LIGHT FIXTURE. TYPE AS NOTED. |




## UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"




## LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

Consultants:

THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION

TOMAS PONCE MACEPE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068

DATE: February 18, 2022

Designer:

DESIGN & BUILDING CONCEPTS, LLC
Specializing in Remodeling Residential Design & New Custom Home Designs
407.877.6696
cell: 407.970.6974
johnscronk@gmail.com
Don't Relocate... Renovate

Builder:

Plan Issue Date: February 18, 2022

Revisions:

| | |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

Job Information:

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Job Information:

Residence of: **LUCKIE STREET**

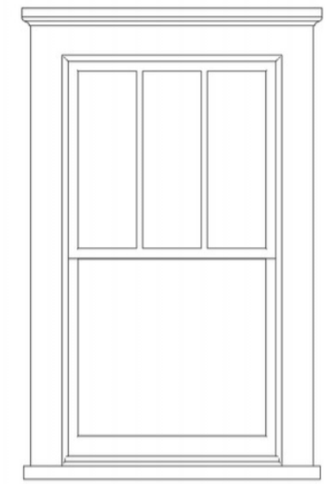
Plan Name:
Elevation:
Builder Job Number:
Block:
Lot:
Address:

D&BC Reference No.
2021-0910.1

Sheet: E-1

Received February 18, 2022
Planning and Building Department

Existing 4/1 Bungalow windows and screen



New 3/1 or 4/1, single hung windows

Existing bracket detail

Existing drain hole

Details
Existing Elements to be retained:
Windows, Screens, Brackets & Drain Holes

308
SAINT GEORGE STREET
1927 Bungalow

Received February 18, 2022
Planning and Building Department

Wood tone proposed for Front Door

Lighting, new
Lantern Style Sconce
Equal to UECO, Ravenspoint
Finish: Copper, below

Picket Fence at Front Elevation, new: Reference construction drawings for details

Flora for existing entry planters

Details & Materials

# 308
# SAINT GEORGE STREET
1927 Bungalow

Received February 18, 2022
Planning and Building Department

Pantry and In-Law Suite Entry Door Style
Manufacturer's reference image
Color: Meditative Blue
(Preapproved Color)

Garage Door Style
Manufacturer's reference image
Color: Sherwin Williams Meditative Blue
(Preapproved Color)

Rear driveway and breezeway accessed from Cordova, new, brick paving

Rear Deck and Patio
Ipe wood

Details & Materials

# 308
# SAINT GEORGE STREET
1927 Bungalow

Received February 18, 2022
Planning and Building Department

Screen and Hardware to remain
Paint Screen Door
Color: Sherwin Williams
Classical White
(Preapproved Color)

Door Hardware to remain

Rear Elevation, Kolbe (or equal) Folding and Patio Doors. Lites per construction drawings

New hardware for Pantry and In-Law Suite Entry Door

Details & Materials

Received February 18, 2022
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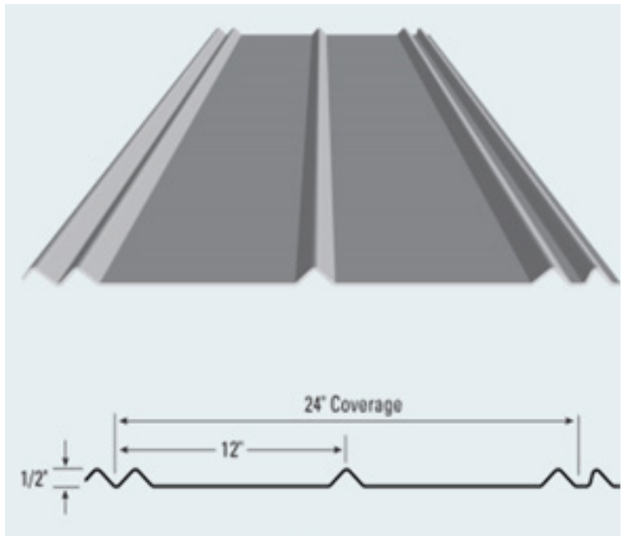
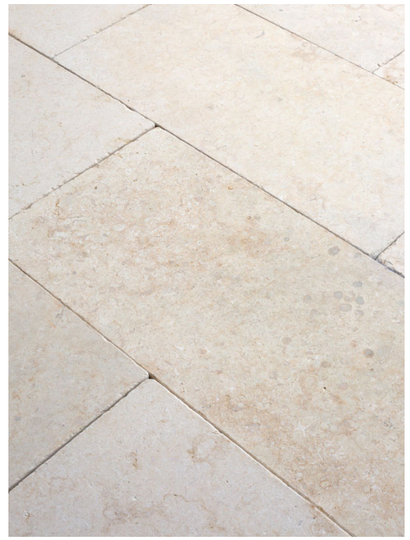



Roofing, Metal
5v Crimp
Color: Charcoal

Existing Siding to remain
Addition to receive Hardie
plank with wood grain texture



Pool Coping (Future)
Limestone

PT-1 SIDING
SHERWIN WILLIAMS
ROYCROFT VELLUM
SW2833
(PREAPPROVED COLOR)

PT-2 TRIM, RAILING, FENCE & STUCCO
SHERWIN WILLIAMS
CLASSICAL WHITE
SW2829

PT-3 GARAGE AND PANTRY DOOR
SHERWIN WILLIAMS
MEDITATIVE BLUE
SW6227
(PREAPPROVED COLOR)

MT-1 METAL ROOF
CHARCOAL

Paint

Details & Materials

# 308
# SAINT GEORGE STREET
1927 Bungalow

Received February 18, 2022
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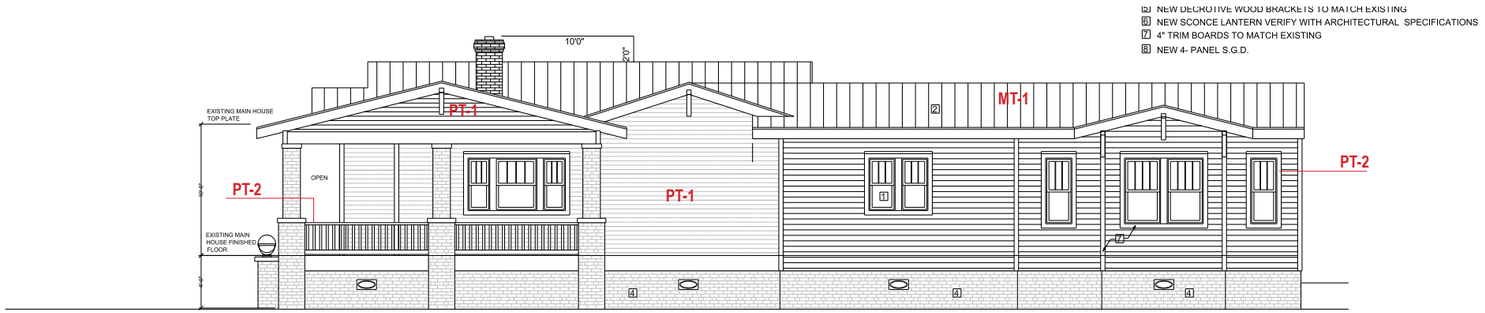
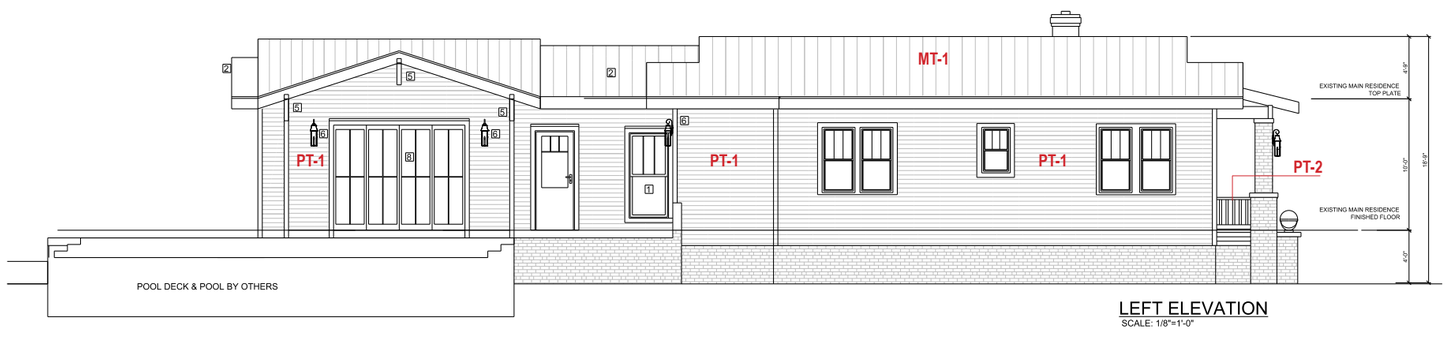
*prepared by*

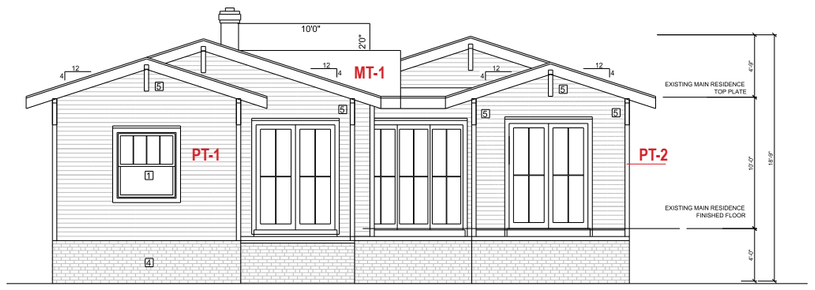
L. WHITNEY DESIGN CO.




RIGHT ELEVATION
SCALE: 1/8"=1'-0"




LEFT ELEVATION
SCALE: 1/8"=1'-0"




REAR ELEVATION
SCALE: 1/8"=1'-0"

FRONT ELEVATION
SCALE: 1/8"=1'-0"

Elevations for Finish Designations

PT-1 SIDING
SHERWIN WILLIAMS
ROYCROFT VELLUM
SW2833
(PREAPPROVED COLOR)

PT-2 TRIM, RAILING, FENCE & STUCCO
SHERWIN WILLIAMS
CLASSICAL WHITE
SW2829
(PREAPPROVED COLOR)

PT-3 GARAGE AND PANTRY DOOR
SHERWIN WILLIAMS
MEDITATIVE BLUE
SW6227
(PREAPPROVED COLOR)

MT-1 METAL ROOF
CHARCOAL

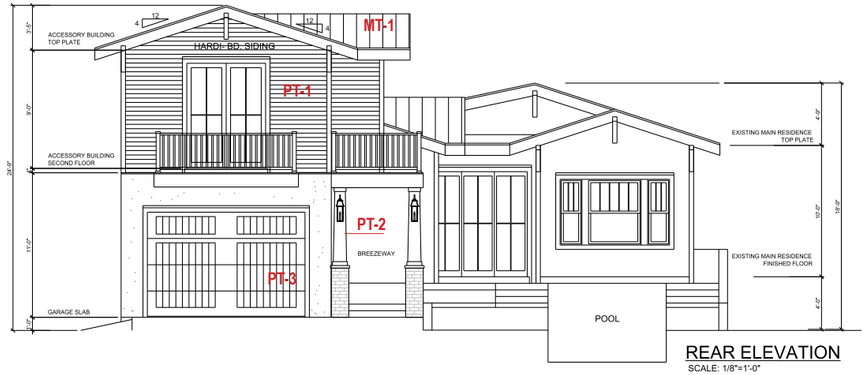
Paint

# 308
# SAINT GEORGE STREET

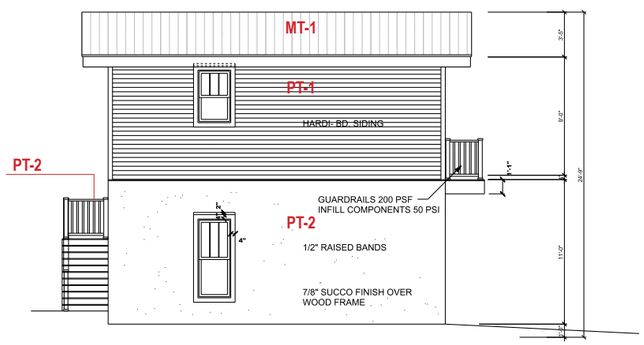
1927 Bungalow

Received February 18, 2022
Planning and Building Department



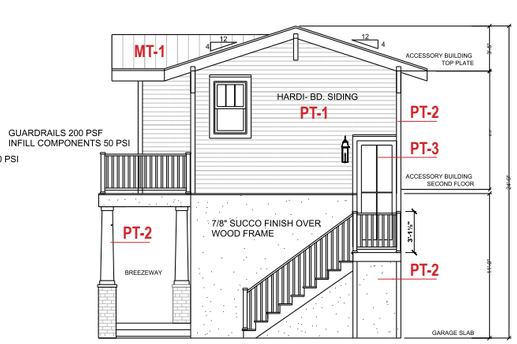



REAR ELEVATION
SCALE: 1/8"=1'-0"




RIGHT ELEVATION
SCALE: 1/8"=1'-0"

LEFT ELEVATION
SCALE: 1/8"=1'-0"




FRONT ELEVATION
SCALE: 1/8"=1'-0"

Elevations for Finish Designations

PT-1 SIDING
SHERWIN WILLIAMS
ROYCROFT VELLUM
SW2833
(PREAPPROVED COLOR)

PT-2 TRIM, RAILING, FENCE & STUCCO
SHERWIN WILLIAMS
CLASSICAL WHITE
SW2829
(PREAPPROVED COLOR)

PT-3 GARAGE AND PANTRY DOOR
SHERWIN WILLIAMS
MEDITATIVE BLUE
SW6227
(PREAPPROVED COLOR)

MT-1 METAL ROOF
CHARCOAL

Paint

# 308
# SAINT GEORGE STREET
1927 Bungalow

Instr #2020076296 BK: 5037 PG: 351, Filed & Recorded: 9/9/2020 9:12 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,450.00

Rec: $18.50 Doc: 2450.00 ($350,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
200840-0000
File No.: 63104

# WARRANTY DEED

**This Warranty Deed,** Made the 31st day of ~~August~~ Sept, 2020, by **BETTY K. BURROUGHS AND HELEN AILENE DIXON, TRUSTEES OF THE KUHN FAMILY PROPERTY TRUST u/a/d June 8, 2018**, whose post office address is:
9536 S.W. 39th Ave Gainesville FL 32608
hereinafter called the "Grantor", to

**MICHELLE D. RUBY,** whose post office address is:
123 Luckie Street #1507 Atlanta GA 30303
, hereinafter called the "Grantee".

COPY

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($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, to wit:

IN THE CITY OF ST. AUGUSTINE, FLORIDA, LOT 41 OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO OFFICIAL MAP OF SAID CITY DRAWN BY ROBERT RANSON, A.D., SAID LOT HAVING A FRONTAGE ON ST. GEORGE STREET OF FIFTY-ONE (51) FEET AND EIGHT (8) INCHES AND THE SAME FRONTAGE ON A PROPOSED STREET IN THE REAR AND BEING A SUB-DIVISION OF LOT FOUR (4) OF BLOCK THIRTY-NINE C (39-C), ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905.

The 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 member of the household of Grantor(s) 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 2019, reservations, restrictions and easements of record, if any.
*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF,** Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Carol A Lagasse
Printed Name: Carol A Lagasse

THE KUHN FAMILY PROPERTY TRUST U/A/D JUNE 8, 2018

Betty K. Burroughs
Betty K. Burroughs
Trustee

Witness Signature: Marlene Lagasse
Printed Name: Marlene Lagasse

Helen Ailene Dixon
Helen Ailene Dixon
Trustee

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 31st day of ~~August~~ Sept, 2020 by Betty K. Burroughs and Helen Ailene Dixon Trustees of THE KUHN FAMILY PROPERTY TRUST u/a/d June 8, 2018. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Carol A Lagasse
Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

# 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** | 2008400000 |
| **Location Address** | 308 ST GEORGE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City of St Augustine (Cordova/St George St) (610.41) |
| **Tax Description*** | CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 41 (PROBATE 88-120-CP) OR5037/351<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 20-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.200 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Ruby Michelle D 100% |
| **Mailing Address** | 123 LUCKIE ST #1507<br>ATLANTA, GA 30303-0000 |

## Map

## Valuation Information

| | 2022 |
|---|---|
| Building Value | $83,482 |
| Extra Features Value | $0 |
| Total Land Value | $308,550 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$392,032** |
| Total Deferred | $61,966 |
| Assessed Value | **$330,066** |
| Total Exemptions | $0 |
| Taxable Value | **$330,066** |

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

## Historical Assessment Information

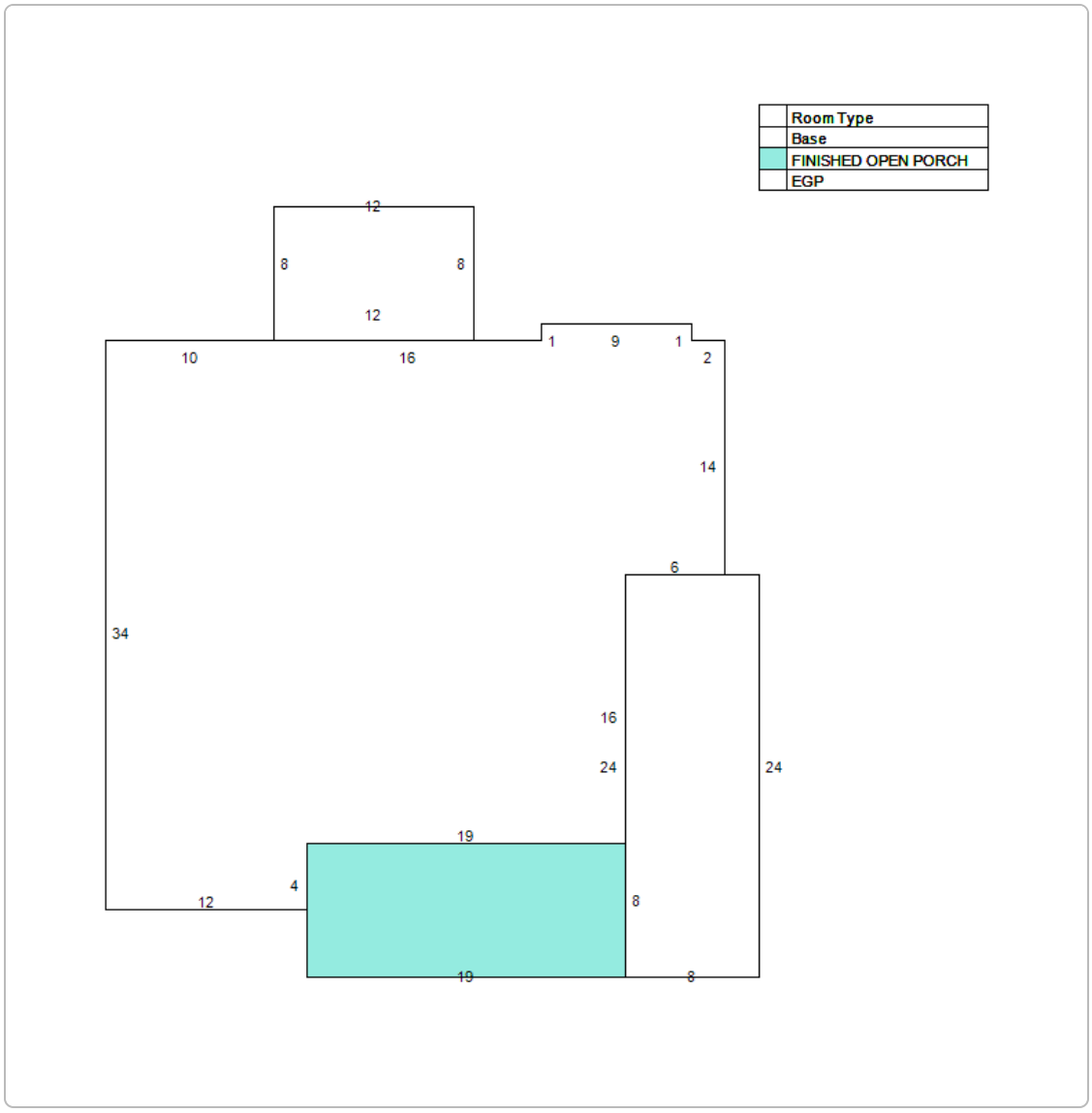
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2021 | $47,610 | $0 | $252,450 | $0 | $0 | $300,060 | $300,060 | $0 | $300,060 |
| 2020 | $113,624 | $0 | $224,400 | $0 | $0 | $338,024 | $318,604 | $19,420 | $318,604 |
| 2019 | $101,521 | $0 | $196,350 | $0 | $0 | $297,871 | $289,640 | $8,231 | $289,640 |
| 2018 | $66,403 | $556 | $196,350 | $0 | $0 | $263,309 | $263,309 | $0 | $263,309 |
| 2017 | $68,305 | $556 | $196,350 | $0 | $0 | $265,211 | $251,017 | $14,194 | $251,017 |
| 2016 | $71,092 | $556 | $196,350 | $0 | $0 | $267,998 | $228,197 | $39,801 | $228,197 |
| 2015 | $66,493 | $556 | $151,470 | $0 | $0 | $218,519 | $207,452 | $11,067 | $207,452 |
| 2014 | $51,714 | $556 | $136,323 | $0 | $0 | $188,593 | $188,593 | $0 | $188,593 |
| 2013 | $53,594 | $556 | $136,323 | $0 | $0 | $190,473 | $190,473 | $0 | $190,473 |
| 2012 | $55,475 | $556 | $136,323 | $0 | $0 | $192,354 | $192,354 | $0 | $192,354 |
| 2011 | $56,415 | $556 | $151,470 | $0 | $0 | $208,441 | $208,441 | $0 | $208,441 |
| 2010 | $58,296 | $556 | $168,300 | $0 | $0 | $227,152 | $227,152 | $0 | $227,152 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Year Built** | 1924 |
| **Actual Area** | 1511 |
| **Conditioned Area** | 1071 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Class** | N |
| **Exterior Wall** | Wood |
| **Roof Cover** | Metal |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Pine Wood |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 2 |
| **Baths** | 1 |

| Description | Square Footage |
|---|---|
| BASE AREA | 1071 |
| ENCLOSED GLASS PORCH | 96 |
| ENCLOSED GLASS PORCH | 192 |
| FINISHED OPEN PORCH | 152 |
| Total SqFt | 1511 |

## Sketch Information




## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 51 | 158 | 51 | EF | $308,550 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 9/9/2020 | 9/1/2020 | $350,000.00 | WARRANTY DEED | 5037 | 351 | Q | I | KUHN FAMILY PROPERTY TRUST D: 6-8-2018 | RUBY MICHELLE D |
| 7/3/2018 | 6/8/2018 | $100.00 | WARRANTY DEED | 4573 | 1628 | U | I | BURROUGHS BETTY K ETAL | KUHN FAMILY PROPERTY TRUST D: 6-8-2018 |

**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.
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Developed by Schneider GEOSPATIAL

Last Data Upload: 2/18/2022, 12:00:01 AM

Version 2.3.177

## Meredith H. Randolph

**From:** Candice Seymour
**Sent:** Tuesday, March 8, 2022 3:30 PM
**To:** Caitlyn Tyde
**Cc:** Julie Courtney; Meredith H. Randolph
**Subject:** RE: 158 Blanco St. Certificate of Demolition

Received. We will withdraw your application.

**Candice Seymour**
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

*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.

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**From:** Caitlyn Tyde <ctyde@sjcfl.us>
**Sent:** Tuesday, March 8, 2022 3:28 PM
**To:** Candice Seymour <cseymour@citystaug.com>
**Cc:** Julie Courtney <jcourtney@citystaug.com>
**Subject:** RE: 158 Blanco St. Certificate of Demolition

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Good Afternoon,

I wanted to inform you that this demo project is no longer moving forward therefore I would like to officially withdraw this application and can be removed from the agenda.

Respectfully,

Caitlyn Glendenning
CDBG-DR Housing Program Supervisor
St. Johns County
500 San Sebastian View

St. Augustine, FL 32084
Phone: (904) 209.0788
Email: ctyde@sjcfl.us

---

**From:** Candice Seymour <cseymour@citystaug.com>
**Sent:** Tuesday, March 8, 2022 1:02 PM
**To:** Caitlyn Tyde <ctyde@sjcfl.us>
**Cc:** Julie Courtney <jcourtney@citystaug.com>
**Subject:** Re: 158 Blanco St. Certificate of Demolition

Hi Caitlyn,

I wanted to touch base with you regarding 158 Blanco Street. We are still missing a condition assessment for this application and additional information was due yesterday. You have two options at this point for the application:

1. Proceed with the application at the upcoming meeting with the information you have already submitted. There is a chance HARB may continue your application until a condition assessment is received. If you have the condition assessment, I can accept it via harb@citystaug.com by the end of the day for inclusion in the meeting packet. If you manage to obtain the condition assessment prior to the meeting, you can provide copies to the Board and staff (9 copies total) at the meeting; however, it is at the discretion of the HARB whether new information will be considered without thorough review and the application may still be continued.
2. Request a continuance to the April meeting to allow more time to obtain the required condition assessment. You can send this request via e-mail to harb@citystaug.com and we will present it to the Board on your behalf (you wouldn't have to be present at the meeting unless you want to be).

Let me know how you would like to proceed. The meeting packet should be completed by Friday and will be sent to you no later than Monday before the meeting.

Thank you,

**Candice Seymour**
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

Application HP2022-0016 Address: 40 Water Street

Matthew and Kimberly Harrod – Applicant & Owner

Project description: To partially demolish a residential building constructed c. 1906 that is recorded in the Florida Master Site file and is a contributing structure to the Abbott Tract National Register Historic District, for work related to a building elevation and rehabilitation including the removal of the front, side, and enclosed rear porches, upper deck on one-story north wing, portions of exterior wood and all cedar shake siding, changes to fenestration, and removal or replacement of certain doors and windows.

| | | | |
|---|---|---|---|
| Architectural Style: | Colonial Revival | Florida Master Site File: | 8SJ2373 |
| National Register: | Abbott Tract NRHD: Contributing | Construction date: | c. 1906 |
| Archaeology Zone: | IIA | Zoning District: | RS-1 |
| Parcel number: | 1955100000 | | |
| Agenda Item: | 8(b) | Previous Action(s): | PZB 2021-0125: Variance |

STAFF SUMMARY AND ANALYSIS:

1. This two-story Colonial Revival Style residence, constructed in 1906, is located on the southwest corner of Water and Mulberry Streets and is a contributing building to the Abbott Tract National Register Historic District.
2. The building features a metal hip roof with a front facing gable dormer on the front elevation; a one-story shed-roofed porch with gable hood, partially screened, with round wood columns, resting on brick piers; wood lap siding along the ground floor front façade and side and rear additions and wood shingle siding along the remainder; and 1/1 lite wood windows.
3. Sanborn Maps show little alteration to the rectangular structure between 1910 and 1965. A 1-story side porch at the rear of the south elevation is seen on the 1910 Sanborn but does not appear after. The roof material is marked as shingle until the 1930 Sanborn Map updated to 1965 marks it as composition. Over time, additions on the north, south, and west elevations have been constructed. The Florida Master Site File (FMSF) also indicates a brick chimney which is no longer extant on the roof.
4. The applicant is proposing partial demolition of the building in conjunction with elevating and rehabilitating the property. Features proposed for demolition/ removal / replacement include:
    - Front porch
    - Entry door fenestration change – relocate front door and remove door that accesses front porch
    - Aluminum window awning on front elevation gable
    - South elevation porch and entry door
    - Upper deck on north one-story north wing
    - Wood siding on original structure and all cedar shake siding
    - Small rear addition
    - Three rear elevation ground-floor windows and rear walls to facilitate planned addition
5. Justification for the partial demolition includes lifting the structure for flood damage mitigation.
6. Plans for full rehabilitation of the structure were provided by the applicant, including replacement of some features proposed for removal including:
    - Deepened reconstruction of the front porch with same roof design and round columns, relocated front entry door, and altered location of access stair (Applicant obtained a Variance approval from the Planning and Zoning Board in October 2021 for setbacks on the east and north elevations to accommodate porches)
    - Replace front dormer window with aluminum clad double hung, similar to existing
    - Replace cedar shake siding (with wood or composite) on original structure (wood siding on north wing to remain)
7. While no design requirements are in place for this area, it is encouraged new construction not replicate historic styles and to use inspiration of the immediate context area with respect to height, mass, scale, rhythms, materials, and site plans. The HARB may provide feedback on replacement designs which the applicant can take into consideration when finalizing the project.
8. Overall, the proposed alterations will be minimized with the replacements proposed for some of the significant features. The change to a composite shake shingle may cause a significant difference in appearance to the siding.
9. Demolition and new construction will require compliance with the Archaeological Preservation Ordinance and the applicant should contact the City Archaeologist before beginning any ground disturbance (including demolition).

## STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition** at **40 Water 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 or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

*Candice Seymour*
Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Partial demolition of exterior features associated with elevation and renovation of the residential building including removal or modification to:
    a. Front porch
    b. Fenestration change related to entry doors on front facade
    c. Aluminum window awning and replacement of window on front elevation gable dormer.
    d. South elevation porch and entry door
    e. Upper deck on north one-story north wing
    f. Wood siding on original structure and all existing cedar shake siding
    g. Small rear addition
    h. Three rear elevation ground-floor windows

CITY CODES/DESIGN GUIDELINES:

**ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

**Demolition and Relocation**

**Demolition**

**Secretary of the Interior's Standards 2 and 4 apply.**
**2. Retention of Distinguishing Architectural Characteristics**
**4. Retention of Significant Later Additions and Alterations**

Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features. The destruction of significant archaeological features, such as foundations and wells, also constitutes demolition.

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

**Eligibility for Demolition Review** (Section 28-87(3), CoSA Code of Ordinances)
The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

**National Register Status** (Section 28-89, CoSA Code of Ordinances)
A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

**Local Landmark Designation** (Section 28-87(3) & (10), CoSA Code of Ordinances)
HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

**Conditions for Demolition Approval** (Section 28-89(2)d, CoSA Code of Ordinances)
HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

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

The building was built by 1906 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is listed as a contributing building in the Abbot Tract National Register Historic District and recorded on the Florida Master Site File.

The requirements have been sufficiently met.

## DEMOLITION REVIEW CRITERIA (AGHP):

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

***2. The contribution of the structure to the mass and scale of the streetscape.*** The building has a similar mass and scale to other two to two-and-a-half story residences along Water Street. The scale of the neighborhood reflects more single-story frame houses further west off Water Street.

***3. The impact of the loss of the structure on the streetscape.*** The building is located on a prominent corner lot. Permanent removal of features including porches, windows, and doors, and changes to fenestration will impact the streetscape and historic district.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** Plans were submitted by the applicant for the proposed replacement features which includes building a deeper reconstruction of the front porch with relocated front door and altered entry steps, replacing the window in the gable dormer, constructing a new northern second-story porch, and constructing an addition and porch on the rear of the property. Certain proposed replacements like the front porch will help to mitigate the elements that are proposed for removal. The side steps leading to the existing porch will be duplicated in an L-shape stair leading to the new higher porch.

***5. The historical or cultural merit of the structure.*** The building is listed as a contributing structure to the Abbot Tract National Register Historic District and is recorded in the FMSF but is not located in a historic preservation zoning district or individually listed on the National Register. The FMSF indicates that knowledge of the building's construction date was obtained by the date and builders initials painted above the north attic window but provides no connections to prominent people or events beyond its location in Abbot Tract.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is described in the FMSF as harmonizing with the character of Water Street. Although the proposed plans are not for a full building demolition, removal of historic architectural features, enclosing window or door openings, and any alterations to historic exterior materials may cause the look and feel of the existing building to be permanently changed, thereby altering its existing architectural integrity.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The wood-frame Colonial Revival style residence is not unusual or particularly unique along Water Street or within St. Augustine. Examples can be found in several other National Register Districts including Model Land Company and St. Augustine Town Plan. However, the existing house has an authentic historic character that new construction often does not replicate.

**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.*** Examples of similar Colonial Revival structures can be found in several other National Register Districts including Model Land Company and St. Augustine Town Plan.

**9.** ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building does not have a unique architectural style or characteristics that would be difficult to reproduce but alterations and new materials (particularly composite siding) could be significantly different in appearance.

**10.** ***The justification for the proposed demolition.*** The applicant seeks to elevate the building for flood mitigation and to renovate the residence.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

# STAFF PHOTOGRAPHS
## 40 Water Street

Front Façade (Water Street)

Staff Report pg. 8

# STAFF PHOTOGRAPHS
## 40 Water Street

Detail of dormer window and awning proposed for removal

Front Façade (Water Street)

# STAFF PHOTOGRAPHS
## 40 Water Street

North Façade (Mulberry Street)

# STAFF PHOTOGRAPHS
## 40 Water Street

North Façade (Mulberry Street)

# STAFF PHOTOGRAPHS
## 40 Water Street

Rear (West) Façade

Staff Report pg. 12

# STAFF PHOTOGRAPHS
## 40 Water Street

Details of rear windows
and rear addition
proposed for removal
(two additional windows are
situated behind landscaping
and existing rear addition)

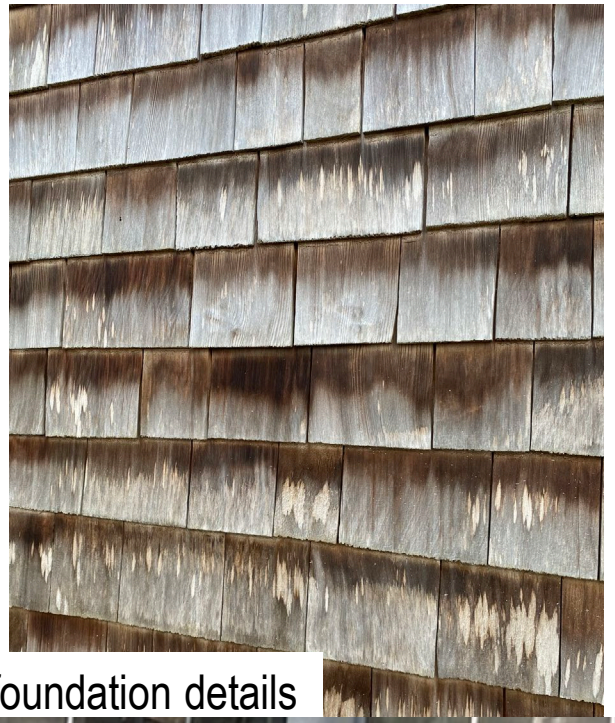
# STAFF PHOTOGRAPHS
## 40 Water Street

South Façade

# STAFF PHOTOGRAPHS
## 40 Water Street

Detail of side and front porches/entries proposed for removal

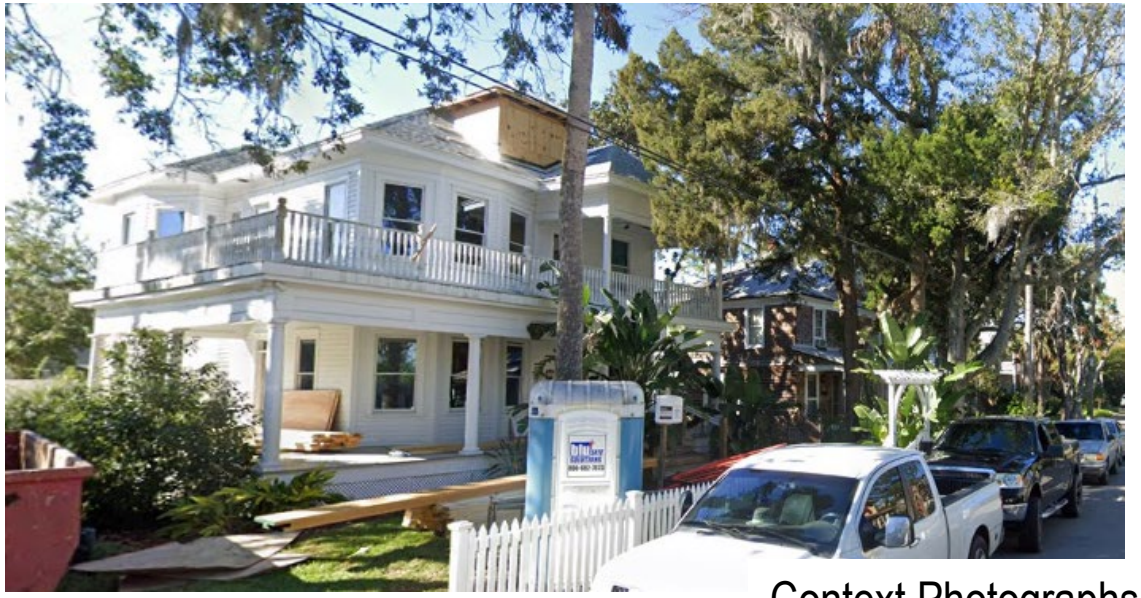
# STAFF PHOTOGRAPHS
## 40 Water Street



Existing wood-shake siding and foundation details

# STAFF PHOTOGRAPHS

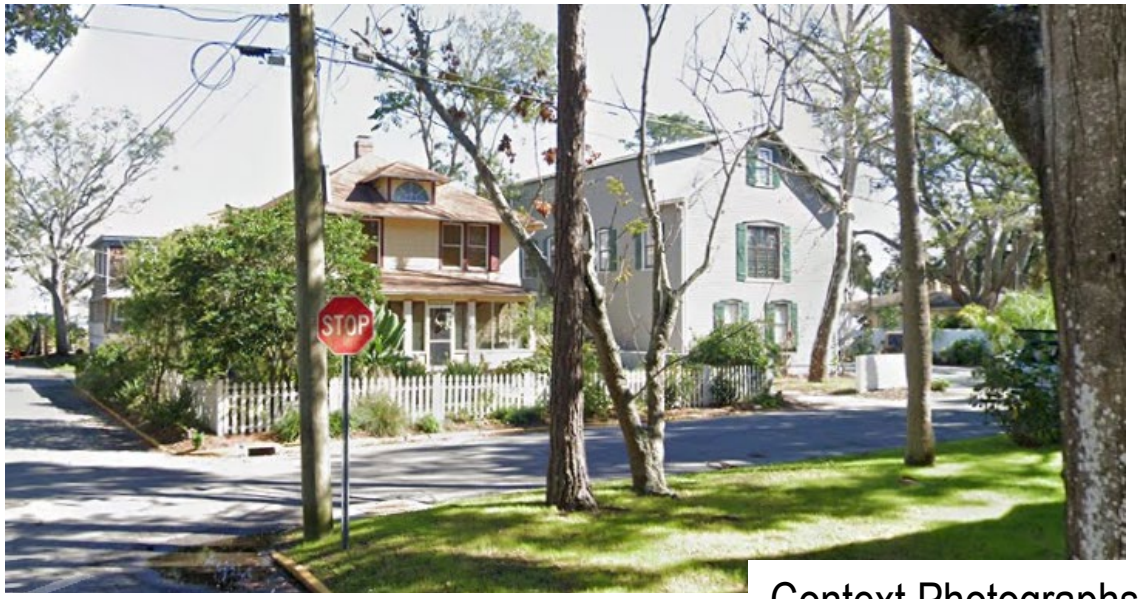
## 40 Water Street



Context Photographs

# STAFF PHOTOGRAPHS

## 40 Water Street



Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2373 1009==

Site Name: 40 Water Street 830== Survey Date: 7808 820==

Address: 40 Water Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) I (block) North 1/2 of Lot 5, (lot) 868==

Block I (Except West 14 feet) 868==

Owner of Site: Name: Gioseffi, William V.;

Address: 40 Water Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 469790 (easting) 3307585 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

---

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(X) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1906 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Colonial Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, shingles, butt end, weatherboards with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: Brick piers, lattice infill 942==

Roof Type: Hip 942==

Secondary Roof Structures: Dormer, gable, shed porch, gable hood 942==

Porches & Balconies: 1 story porch on front, part open, part screened 942==

Chimney Location: Offset ridge 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Round wood columns 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot. 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Colonial Revival residence at 40 Water Street was constructed in 1906. This large wood frame house harmonizes with the character of Water Street. The one-story porch with round wood columns is partially enclosed. The natural wood shingle finish is typical of several early 20th century houses on Water Street.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3) North of Smith's property was Davis' Range, land comprised of the three re-

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.

2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.

3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.

4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

maining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

Water Street, between the fort green and Joyner Street, was originally named Cleland Street after John C. Cleland, a local district attorney and one of the earliest speculators in the Noda Concession.(7) The shaded thoroughfare boasts of some ante-bellum residences and of a series of tract houses built after the Civil War by Lucy Abbott, the area's leading developer.(8) Water Street traditionally has been the home of many prominent local residents.

Evidence for the construction date of this house at 40 Water Street comes from the 1906 date and builders initials which are painted above the north attic window. The property was purchased in 1903.(9)

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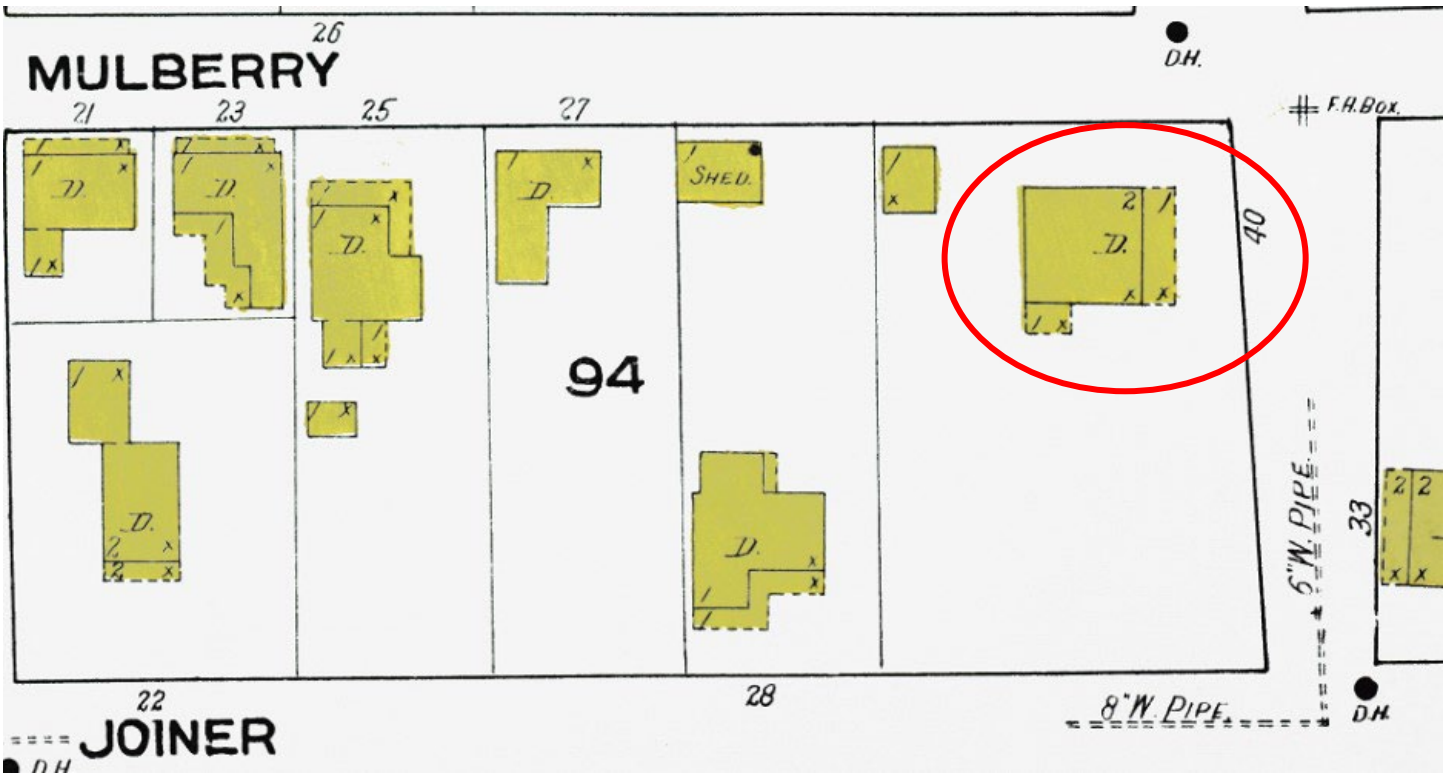
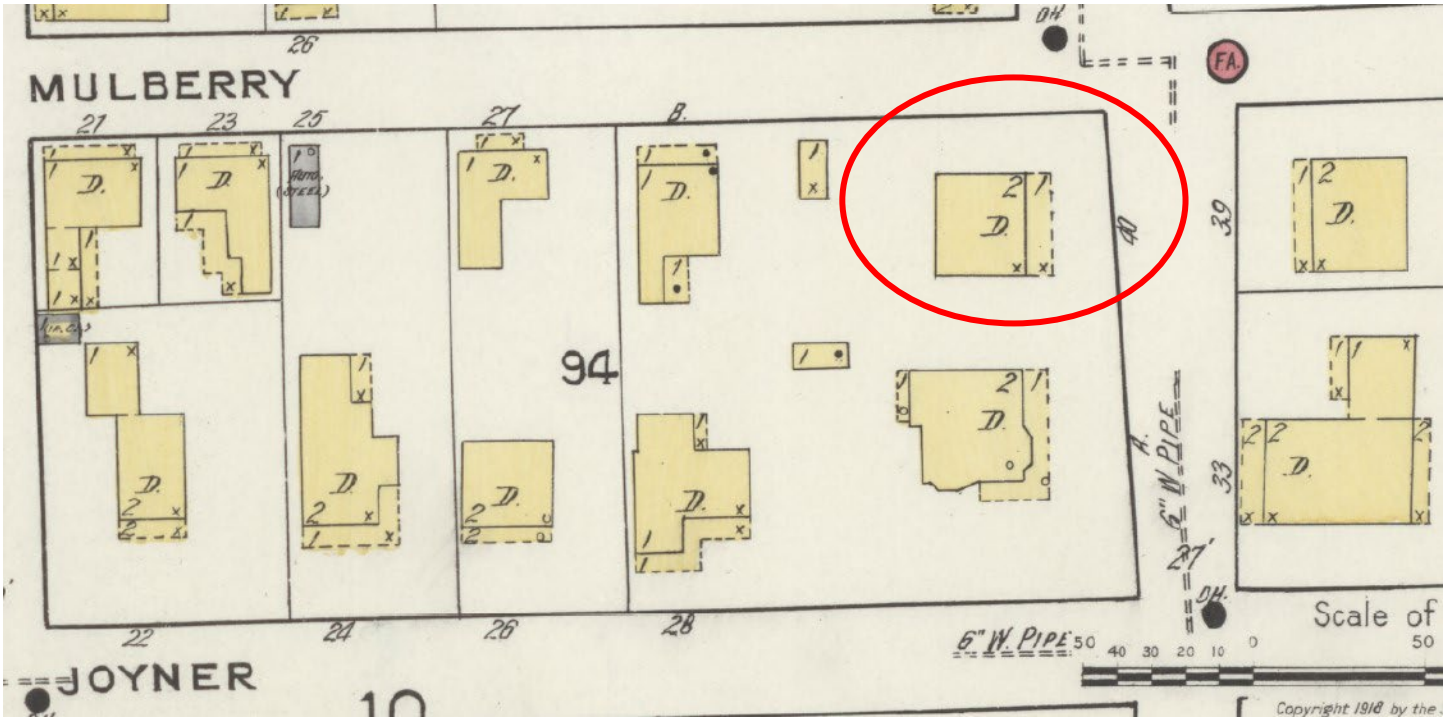
p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.
6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."
7. Deed Records, Book N, p. 210; Florida Herald Southern Democrat, July 15, 1839.
8. Historic Properties Inventory House Index.
9. Interview with William V. Gioseffi, July 24, 1979 found in Block and Lot File, Historic St. Augustine Preservation Board.

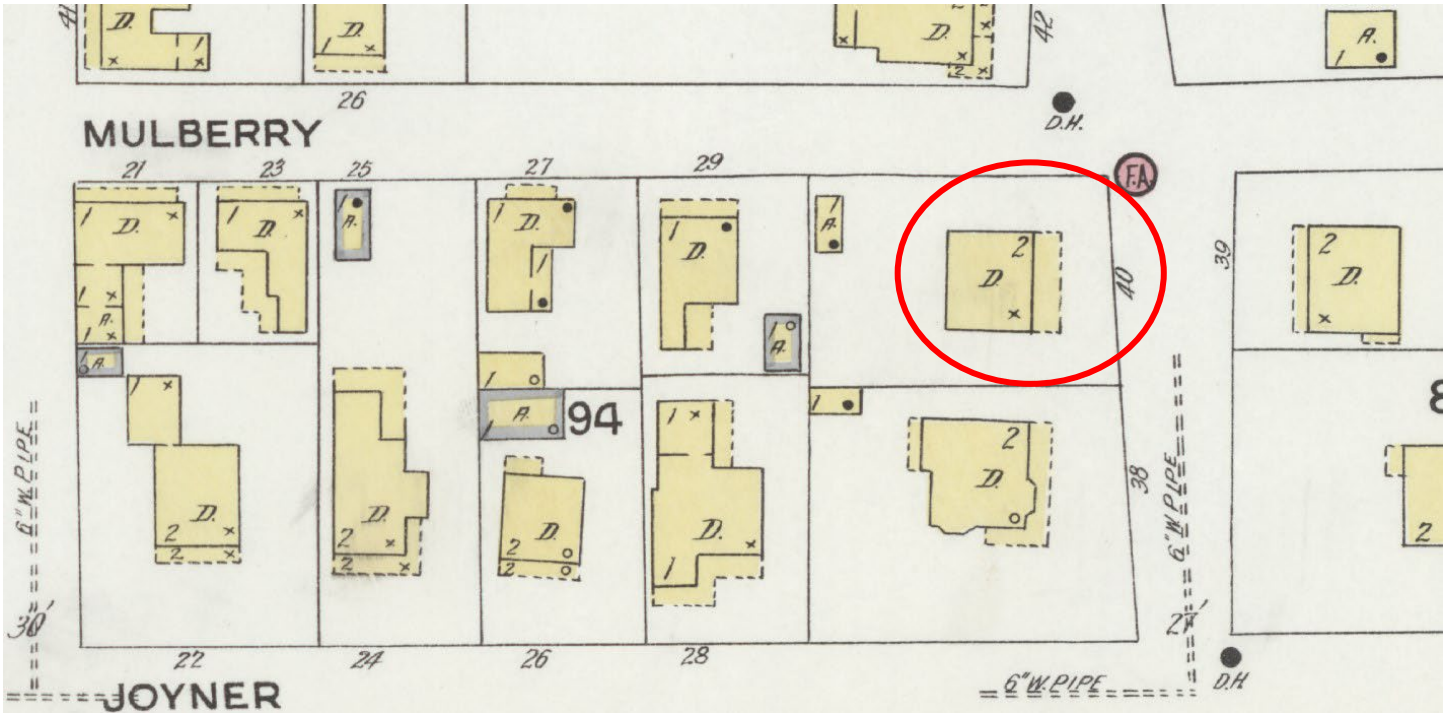
# 1910 SANBORN MAP



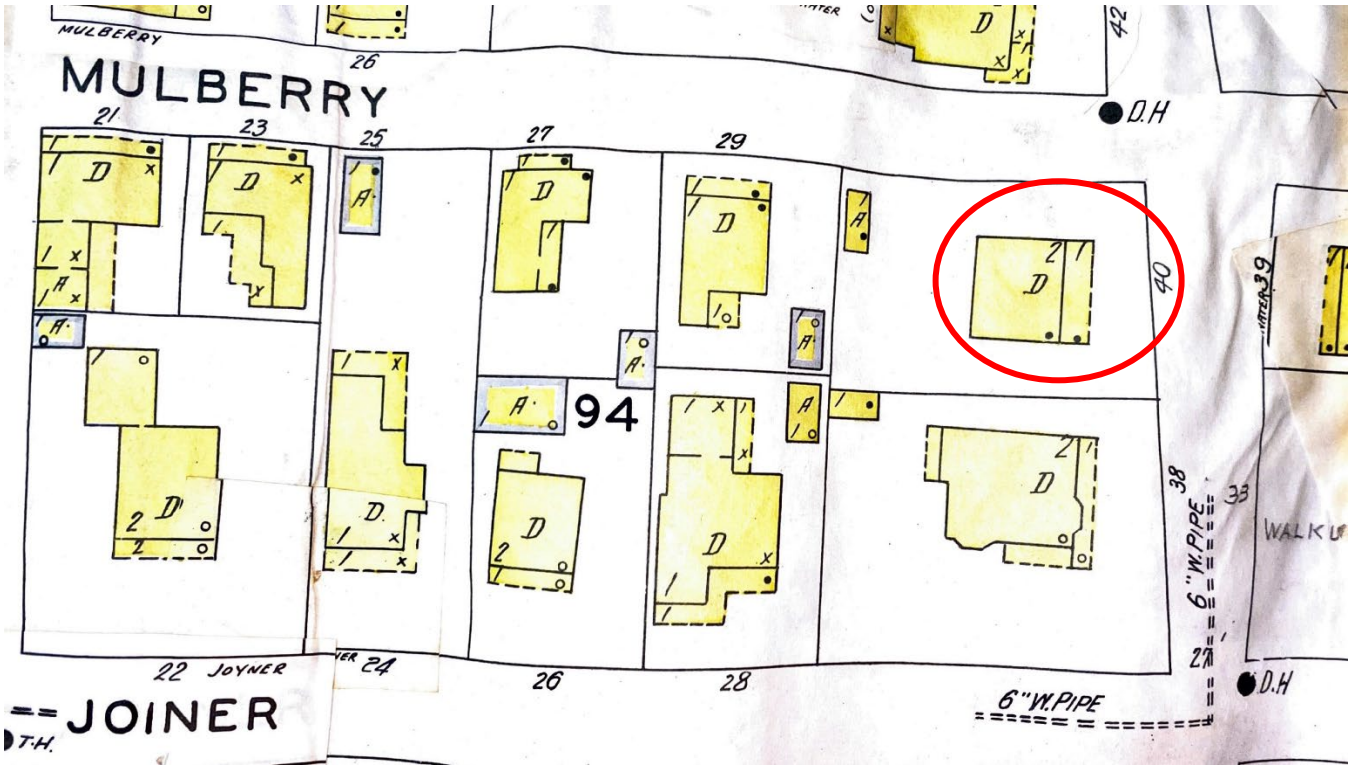
# 1917 Sanborn Map



# 1924 Sanborn Map

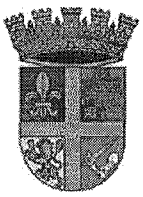


# 1930 Sanborn Map updated to 1965



Received February 23, 2022
Planning and Building Department

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



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

Application Fee: $300.00 full ~~$150.00 partial~~ (plus advertising costs) BDAC Project No. HP2022-0016

Receipt No. 2322017 Meeting Date March 17, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Matthew and Kimberly Harrod

   Business (if applicable) _____

   Address 92 Medittera Ave.

   City Ponte Vedra State FL Zip 320 8

   Daytime telephone (904) 473-4995 Other phone/email (904) 607-4995

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

2. NAME OF PROPERTY OWNER Matthew and Kimberly Harrod

   Business (if applicable) _____

   Address 92 Medittera Ave.

   City Ponte Vedra State FL Zip 320 8

   Daytime telephone (required) (904) 473-4995 Other phone (904) 607-4995

3. PROJECT STREET ADDRESS 40 Water St.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 5 Block 1 Subdivision Abbott Tract Parcel Number 195510-0000

5. DATE OF CONSTRUCTION 1906 Source: SJC Property Appraiser

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: Refer to drawings

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

| HISTORIC | NOT HISTORIC | NOT SURE | |
|---|---|---|---|
| ☐ | ☐ | ☐ | Building addition |
| ☐ | ☐ | ☐ | Outbuilding/Accessory building |
| ☐ | ☐ | ☐ | Roof structures (dormers, chimneys, etc.) Specify: Refer to drawings |
| ☐ | ☐ | ☐ | Porch/Deck/Balcony Specify: Front Porch, side porch, rear addition |
| ☐ | ☐ | ☐ | Exterior walls |
| ☐ | ☐ | ☐ | Exterior finishes (stucco, masonry, siding) Specify: Existing Siding |
| ☐ | ☐ | ☐ | Fenestration (arrangement of windows and doors) |

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ❑ Photographs of existing conditions including façade of the building.
        - ❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Matthew T. Harrod DATE 2/23/2022

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Kimberly A. Harrod DATE 2/23/2022

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received February 23, 2022
Planning and Building Department



## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

## BOARD REVIEW

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

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

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

Received February 23, 2022
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

## Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Matthew T. Harrod
Print Name of Owner

904-607-4995
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 23 day of February, 2022.

By Matthew Thomas Harrod

Identification verified: Driver License

Oath sworn: X Yes ___ No

ALLEN P. MYERS
Commission # HH 217627
Expires January 19, 2026

Notary Signature: _____

My Commission expires: 1/19/26

Rev:022117

CITY OF
ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

Les Thomas is/are hereby authorized TO ACT ON BEHALF OF Matthew & Kim Harrod, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's ~~Planning & Zoning~~ Historic Architectural Review Board, located at: 75 King St., St. Augustine FL 32084. Property address - 40 Water St

BY: [signature]
Signature of Owner

Kimberly Harrod
Print Name of Owner

904-504-1032
Telephone Number

State of Florida
County of St Johns

Signed and sworn before me on this 17 day of February, 2022
By Kimberly Harrod

Identification verified:

Oath sworn: X Yes ___ No

Notary Signature: [signature]

My Commission expires: November 27, 2022

KIMBERLY MCLAREN
Commission # GG 279777
Expires November 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Rev:022117

Received February 17, 2022
Planning and Building Department

# HARB Application for Partial Demolition

**Property Address:** 40 Water St.

**Applicants:** Matt and Kim Harrod

**Project Architect:** Les Thomas

Received February 17, 2022
Planning and Building Department

Initial Project Scope was to lift house for flood damage mitigation. To modernize the kitchen and primary bath, the applicants propose removing an earlier 6' x 6' addition and then bumping out the existing first floor. The remodeling also includes a new dormer at the rear of the house to facilitate proper stairs to the attic space.

The list of architectural features to be permanently removed as part of this project include:

1) Removal of front porch. Removal of the front porch facilitates the house lift. The beams required to get under the house to lift it don't fit on property between the porch and the street. The front porch will be rebuilt with the same center gable and round columns, however, the porch will be built back 3' deeper to create a more usable space on the porch.

2) Removal of side porch & entry door. We presume that the property was at one point a duplex with two separate entrances. There appears to have been a secondary foyer built around the stair hall inside. Once the house is lifted, all exterior stairs get much longer. Applicants intend to use the south side of the house for parking. The longer stairs required for the house lift start to interfere with parking. Removing porch also facilitates house lift staging.

3) Removal of aluminum window and awning. These features are not original to the house. The metal window will be replaced with an aluminum clad wood Double Hung Window that will be a pretty close match to existing window patterns.

4) Removal and reinstallation of the front door. Applicant would like to center the door between columns on the front porch. Door is to be repurposed, just slid down a few feet.

5) Removal of front porch access door. There is a full lite French door that goes from the living room to the front porch. This door is also off center. It creates a problem screening in the front porch. This door will be removed and the wall filled in.

6) Removal of wood siding at front porch – the wood siding at the front porch appears to have been installed when the 1st floor bump out to the north was added. The applicant would like to get the entire front elevation to be in matching shingle style siding. The wood siding around the 1st floor addition will remain.

7) Removal of three windows at the rear of the building to facilitate the expansion of the kitchen and primary bath.

8) Removal of small one-story utility bump out at the rear of the house. Appears to be a later addition. Removal facilitates expansion of the kitchen area of the home.

9) Removal of cedar shake siding to replace with new composite or real wood shakes.

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Partial Demolition Application includes removal of front and south side porches to facilitate house lift and eventually parking.

**Front Porch** – Removal of the front porch facilitates staging of beams and other equipment needed to lift the structure to a higher flood elevation. The house appears to have gotten water at the floor joists but not quite inside the structure. The front porch will be built back with the same centered gable. Stairs will be reconfigured towards the street to accommodate two small off street parking spaces.

**Side Porch** – we believe this was an entry to a 2nd floor apartment at one point. The porch will be removed and the door opening filled in. Stairs from a rebuilt side porch would have interfered with parking potential. The property currently only has very informal off-street parking. On street parking is getting harder and harder to come by. Applicant is trying to provide two off street parking spaces along the south side of the house. Also allows for the reality of charging an electric vehicle at the house.

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Partial Demolition of a window and a few doors on the front elevation are intended to rectify some previous remodeling.

**WINDOW –** The aluminum window and awning in this front facing dormer will be removed and replaced with an aluminum clad wood double hung window to match existing one over one windows.

**FRONT DOOR –** This photo shows how the front door doesn't quite line up between the columns on the front porch. The front door also doesn't align with the window above. We propose shifting the same door unit over to center between the porch columns.

**PORCH DOOR –** This photo shows the odd bump out that was built to get the screening south of the porch entry door. Our intent is try and retain the bay window but try to clean up the rest of these additions over time.

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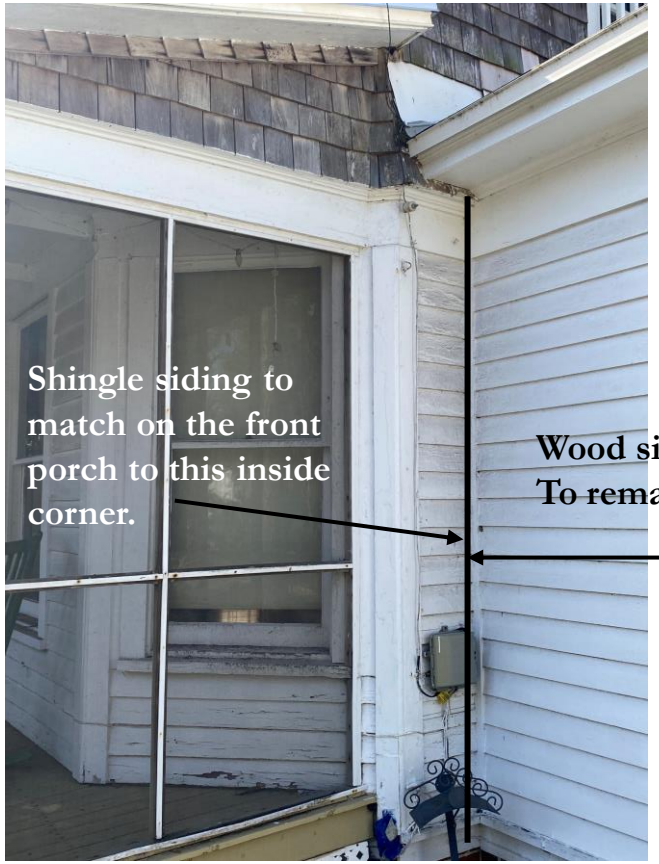
Removal of the front porch wood siding is intended to get the original two-story portion of the house to all match with new shingles.

**ABOVE –** This photo shows the NE corner of the house. The one story bump out to the north/right was clearly a later addition to the original two story shingle style house. When they did the addition, the must have also added this bay to the front of the house. They ran the wood siding around the one story bump out and then onto the front porch. We propose that the front porch should have shingle siding to match what's above and to the left of the porch.

**ABOVE:** Shingles to match two story part of the house to the inside corner.



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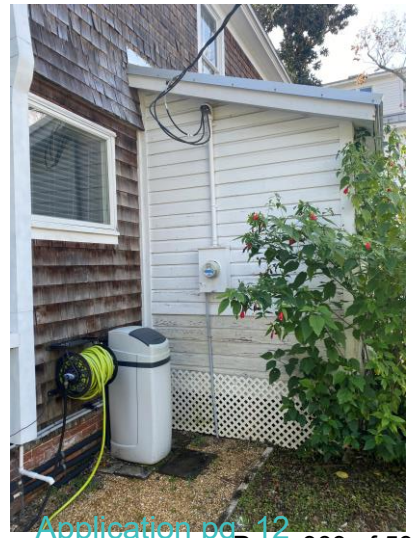
Removal of three small windows and a small utility bump out provide for a kitchen and bath update.

**ABOVE:** These are the three windows to be removed. The window at left was part of an earlier addition. The window in the center appears to be a more modern window replacement. The window to the right of the little bump out may be an original wood window but it is an odd size. This would be the only original wood window being removed.

**RIGHT:** South Elevation of the bump out at rear. Note that window to the right of the bump out is the only original window being removed. It too is odd sized and may not be original to the house.

**RIGHT:** North elevation of the small bump out to be removed to make way for kitchen bump out. Refer to drawings for new bump out elevations.



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Once renovations are complete, we desire a uniform siding look on all four sides of the house. Towards that end, we propose the removal of the existing wood shingles.

This partial demolition application also includes removal of all existing wood shingles on the building. These photos show flashing issues are everywhere from earlier work that did not do enough removal of shingles to be flashed properly. We need to remove shingles a few courses up above these roof areas to be able to flash properly. We would like to replace all of the shingles so that it doesn't look like patchwork. Between proposed changes to the front porch and rear, now is the time to remove the shingles, install a proper weather barrier, and then reinstall new shingles. Replacement shingles will be either a premium composite shingle OR a real wood, prefinished shingle.

**LEFT & BELOW**: The flare between the 1st and 2nd Floors will be retained. Wood windows will be restored, including trim.

Received February 18, 2022
Planning and Building Department

## TYPE OF CONSTRUCTION

TYPE VB

PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

## WIND ZONE INFORMATION

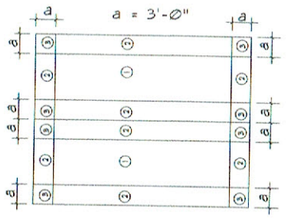
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

| | EFFECTIVE WIND AREA FL Sq. | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 10 | | 20 | | 50 | | 100 | |
| ROOF | | | | | | | | |
| 1 | 10.5 | -25.9 | 10.0 | -25.2 | 10.0 | -24.4 | 10.0 | -23.7 |
| 2&3 | 10.5 | -43.5 | 10.0 | -38.8 | 10.0 | -32.1 | 10.0 | -28.1 |
| WALL | | | | | | | | |
| 4 | 25.9 | -28.1 | 24.7 | -26.9 | 23.2 | -25.4 | 22.0 | -24.2 |
| 5 | 25.9 | -34.7 | 24.7 | -32.4 | 23.2 | -29.3 | 22.0 | -26.9 |

| ROOF OVERHANG | 10 | 20 | 50 | 100 |
|---|---|---|---|---|
| | -37.3 | -36.7 | -35.2 | -35.1 |
| | -61.3 | -48.3 | -30.8 | -17.6 |




NOTES:

1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

### HEADER SCHEDULE

| OPENING WIDTH | BEARING WALL OR SHEAR WALL | NON-BEARING WALL |
|---|---|---|
| 0'- 0" TO 3'- 0" | (2) 2"X 8" | (2) 2"X 6" |
| 3'- 1" TO 5'- 0" | (2) 2"X 10" | (2) 2"X 6" |
| 5'- 1" TO 7'- 0" | (2) 2"X 12" | (2) 2"X 10" |
| 7'- 1" TO 10'- 0" | (2) 2"X 12" WITH 1/2" PLYWOOD FLITCH | (2) 2"X 10" |
| 10'- 1" and LARGER | LVL (ENGINEERED) | LVL (ENGINEERED) |

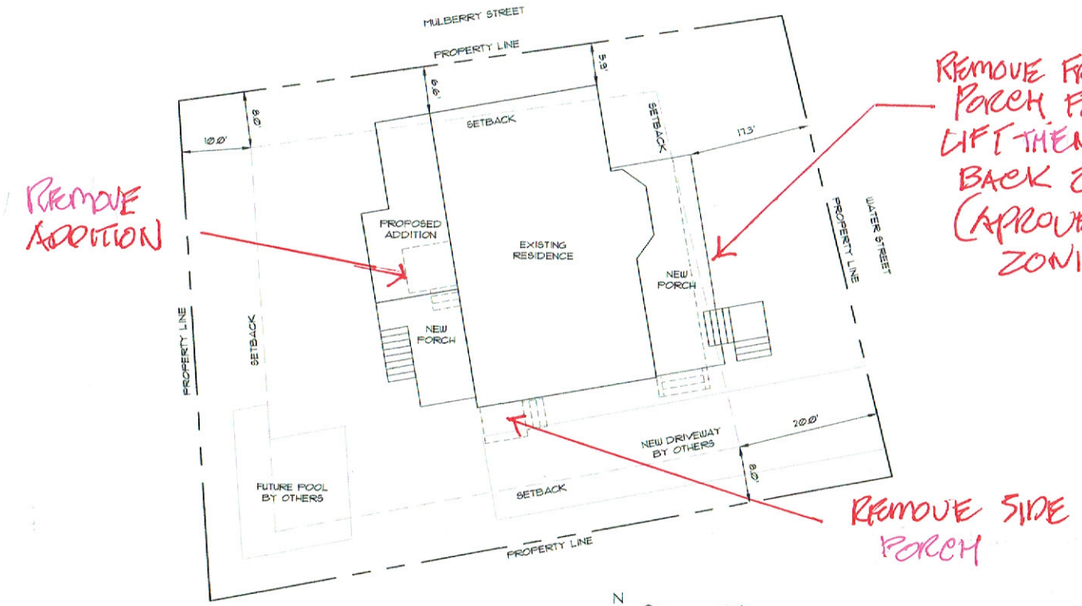
NOTES:

1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

## CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:

BUILDING - FLORIDA BUILDING CODE, RESIDENTIAL 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2021 EDITION WITH UP TO DATE AMENDMENTS
FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, CURRENT EDITION WITH UP TO DATE AMENDMENTS
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 7th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION




N

Site Plan
1" = 10'-0"

## INDEX OF DRAWINGS


A1 SITE PLAN, CODE INFORMATION, AND SHEET INDEX
A2 EXISTING FLOOR PLANS
A3 EXISTING ELEVATIONS
A4 PROPOSED FIRST FLOOR PLAN
A5 PROPOSED SECOND FLOOR AND ATTIC PLANS
A6 PROPOSED NORTH AND EAST ELEVATIONS
A7 PROPOSED SOUTH AND WEST ELEVATIONS
A8 PRELIMINARY FOUNDATION PLAN
A9 ELECTRICAL PLANS


## LOT INFORMATION

| | |
|---|---|
| LOT SIZE | 6,444 SQ FT |
| EXISTING HOUSE | 1,354 SQ FT |
| PROPOSED RESIDENCE | 1,688 SQ FT |
| EXISTING LOT COVERAGE | 21% |
| PROPOSED LOT COVERAGE | 26% |
| RS-1 ZONING (NON-CONFORMING) | |

# Residence
## Building Renovation
## 40 Water Street
## Saint Augustine, Florida

## STRUCTURAL NOTES

1. DESIGN LOADS:
   A. ROOF LIVE LOADS —— 16 p.s.f.
   B. FLOOR LIVE LOADS —— 40 p.s.f.
   C. WIND LOADS —— 130 m.p.h.
   (FL. BLDG. CODE 2017)
2. MATERIAL
   A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

| ITEM | COMPRESSIVE STRENGTH @ 28 DAYS |
|---|---|
| SLAB | 3,500 P.S.I. |
| C.M.U. FILLED CELLS & BEAMS | 3,500 P.S.I. |

   B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
      1. SHAPES AND PLATES CONFORM TO ASTM A-36
      2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
      3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
      4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
      1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
      2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
      3. LVL BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
      4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
      1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
      2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
      3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   F. PLYWOOD ROOF AND WALL SHEATHING:
      CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
      MORTAR SHALL BE TYPE M OR S.
   H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
   4. CONCRETE MASONRY UNITS:
      A. ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
      B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
   5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
   6. SHEATHING NAILING:
      A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS.
      8d RING SHANK NAILS
      8d NAILS @ 6" O.C. AT PANEL EDGES.
      8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
      8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
      B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS.
      8d NAILS @ 4" O.C. AT PANEL EDGES.
      8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
      C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
      PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
   7. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 18" O.C.
   8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

SUBMITTED 2-18-22

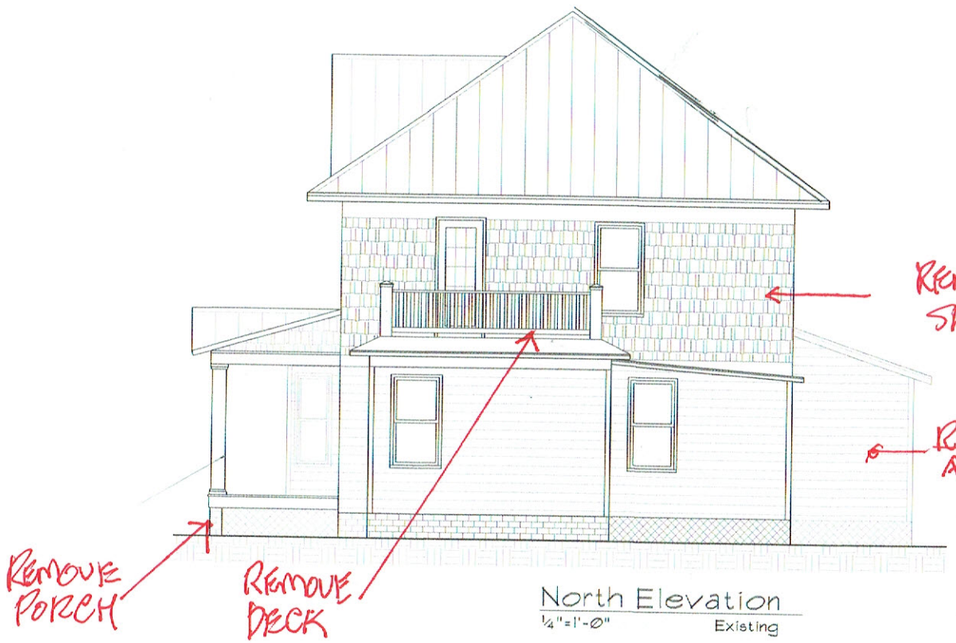
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

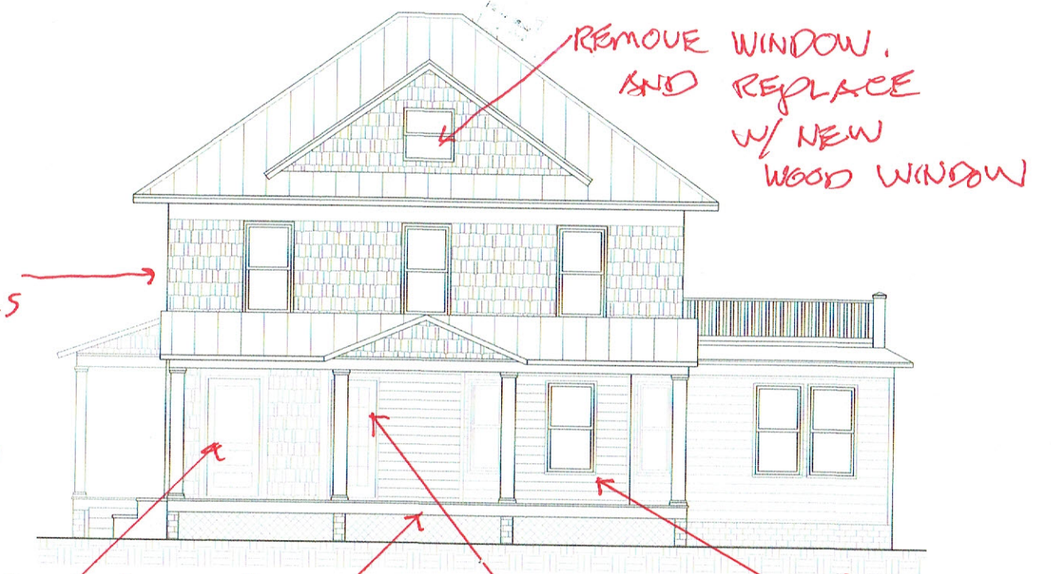
Date: 7.26.21
Scale: AS NOTED
Drawn: Murphy
File: 40 Water

SHEET
A1

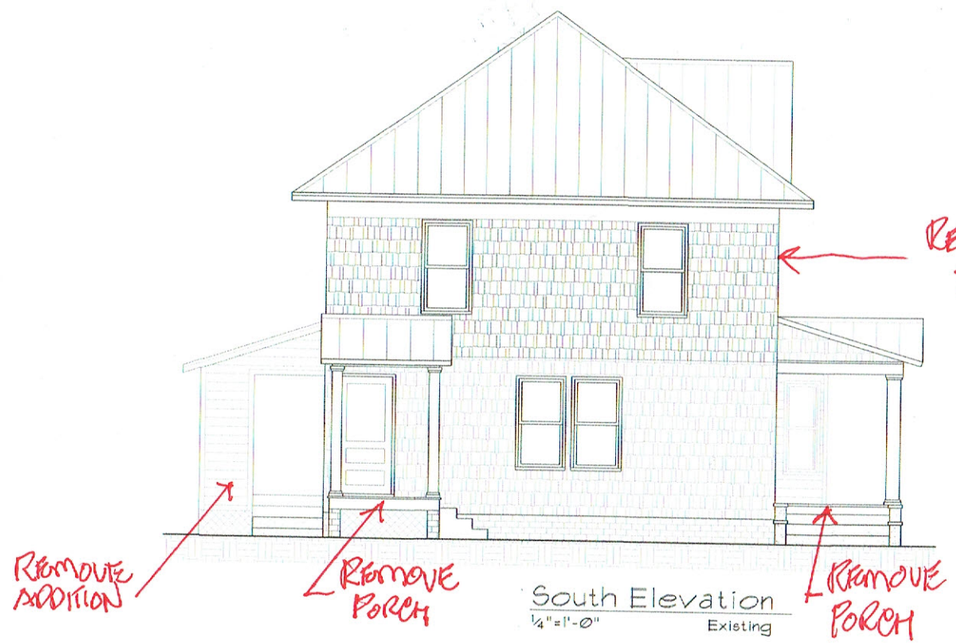
Received February 18, 2022
Planning and Building Department



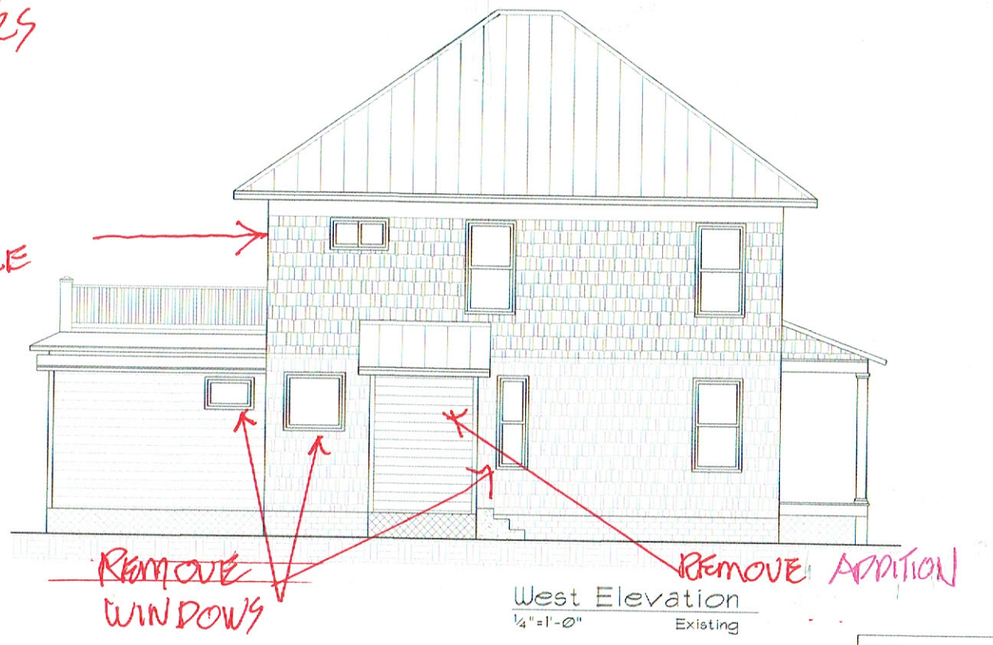

North Elevation
¼"=1'-0" Existing




East Elevation
¼"=1'-0" Existing




South Elevation
¼"=1'-0" Existing




West Elevation
¼"=1'-0" Existing

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

Date: 7.26.21
Scale: AS NOTED
Drawn: Murphy
File: 40 Water

SHEET
A3

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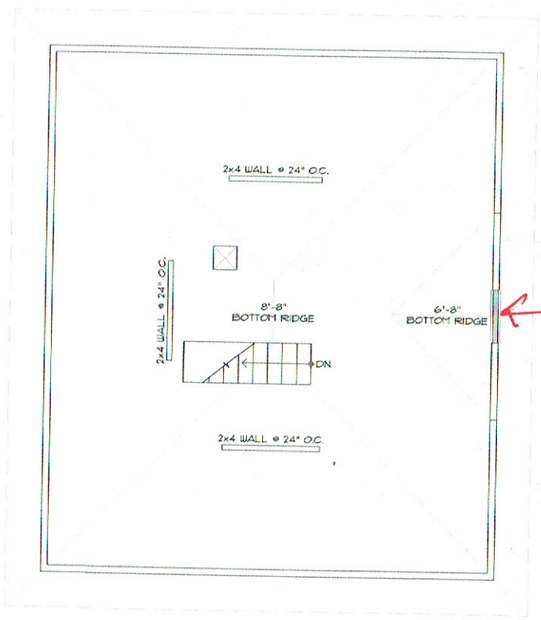
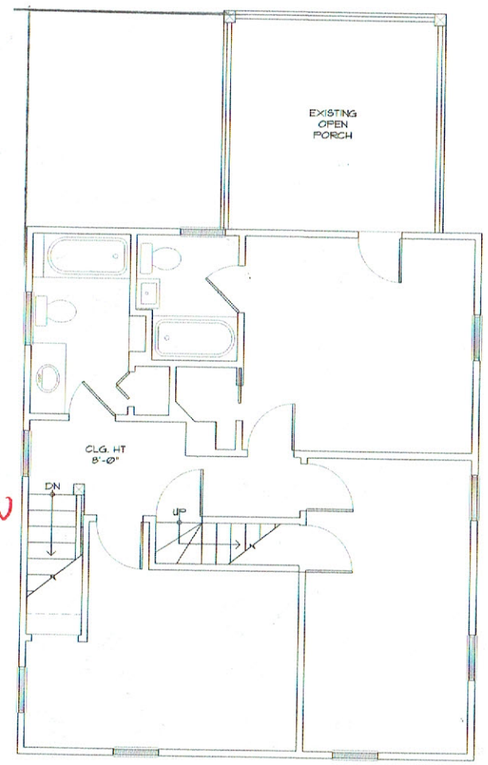
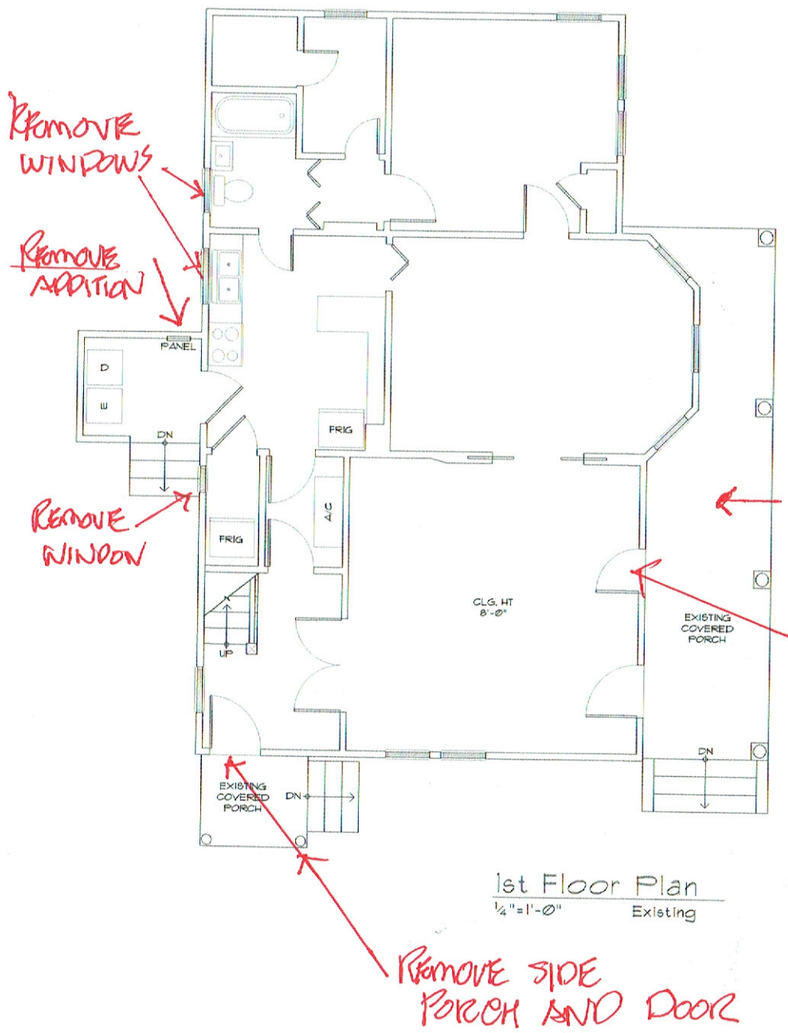



Attic Plan
¼"=1'-Ø" Existing




2nd Floor Plan
¼"=1'-Ø" Existing




1st Floor Plan
¼"=1'-Ø" Existing

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

Date: 7.26.21
Scale: AS NOTED
Drawn: Murphy
File: 40 Water

SHEET
A2

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

Received February 18, 2022
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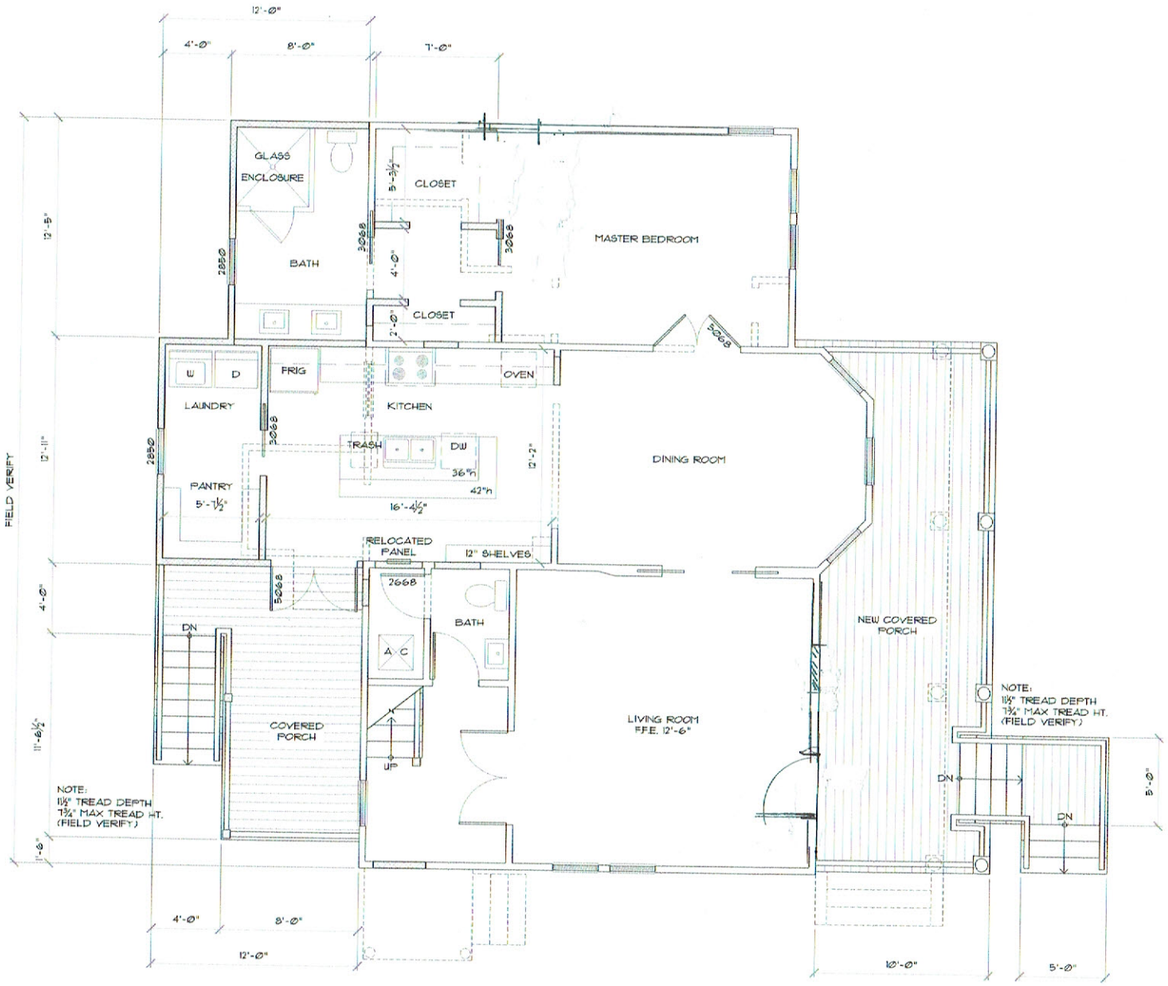


## 1st Floor Plan

¼"=1'-Ø"

SQ. FT. CALCULATIONS

| | | |
|---|---|---|
| EXISTING FIRST FLOOR | 1,162 | Sq. Ft. |
| EXISTING SECOND FLOOR | 783 | Sq. Ft. |
| EXISTING ATTIC | 783 | Sq. Ft. |
| EXISTING FRONT PORCH | 192 | Sq. Ft. |
| PROPOSED FIRST FLOOR | 1,366 | Sq. Ft. |
| PROPOSED SECOND FLOOR | 783 | Sq. Ft. |
| PROPOSED ATTIC | 783 | Sq. Ft. |
| PROPOSED FRONT PORCH | 212 | Sq. Ft. |
| NEW REAR PORCH | 140 | Sq. Ft. |
| TOTAL CONDITIONED | 2,740 | Sq. Ft. |
| TOTAL BUILDING FOOT PRINT | 1,768 | Sq. Ft. |

LEGEND

EXTERIOR WALL
2x4 (U.N.O.) @ 16" O.C. w/ 1/2" CDX SHEATHING
w/TYVEK HOUSE WRAP and SIDING TO MATCH EXISTING
w/R-11 BATT INSUL. AND 1/2" SHEETROCK INT. SIDE

INTERIOR WALL
2x4 STUDS (2x6 WET WALLS) @ 24" O.C. 1/2" SHEETROCK COND. SIDES

DEMO WALL
REPAIR AS REQUIRED, MATCH EXISTING AS REQUIRED

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

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SHEET
A4

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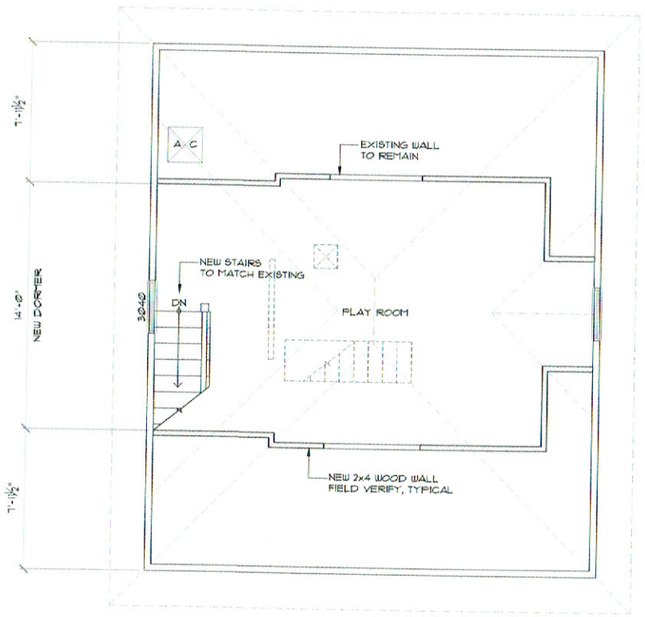
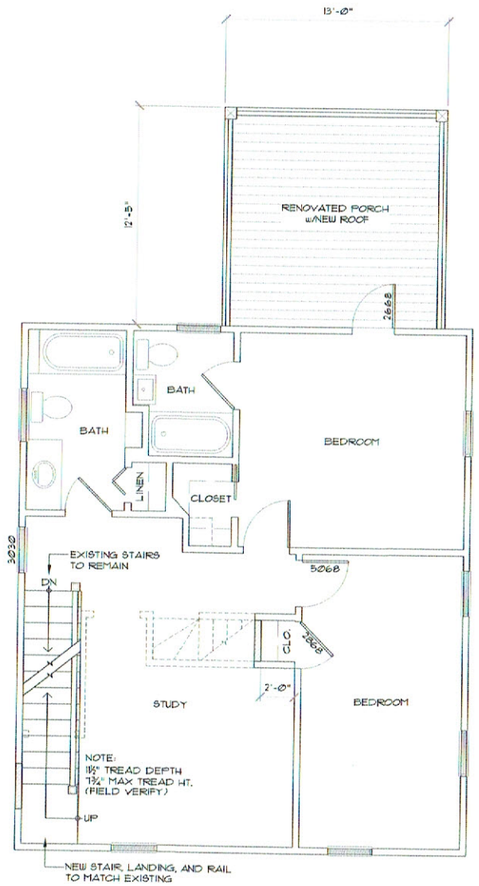



Attic Plan
¼"=1'-Ø"




2nd Floor Plan
¼"=1'-Ø"

LEGEND

EXTERIOR WALL
2x4 (U.N.O.) @ 16" O.C. w/ 1/2" CDX SHEATHING
w/TYVEK HOUSE WRAP and SIDING TO MATCH EXISTING
w/R-11 BATT INSUL. AND 1/2" SHEETROCK INT. SIDE

INTERIOR WALL
2x4 STUDS (2x6 WET WALLS) @ 24" O.C. 1/2" SHEETROCK COND. SIDES

DEMO WALL
REPAIR AS REQUIRED, MATCH EXISTING AS REQUIRED

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

Date: 7.26.21
Scale: AS NOTED
Drawn: Murphy
File: 40 Water

SHEET
A5

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East Elevation
1/4"=1'-0"

North Elevation
1/4"=1'-0"

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
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40 WATER STREET, SAINT AUGUSTINE, FLORIDA

Date: 7.26.21
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Drawn: Murphy
File: 40 Water

SHEET
A6

Received February 18, 2022
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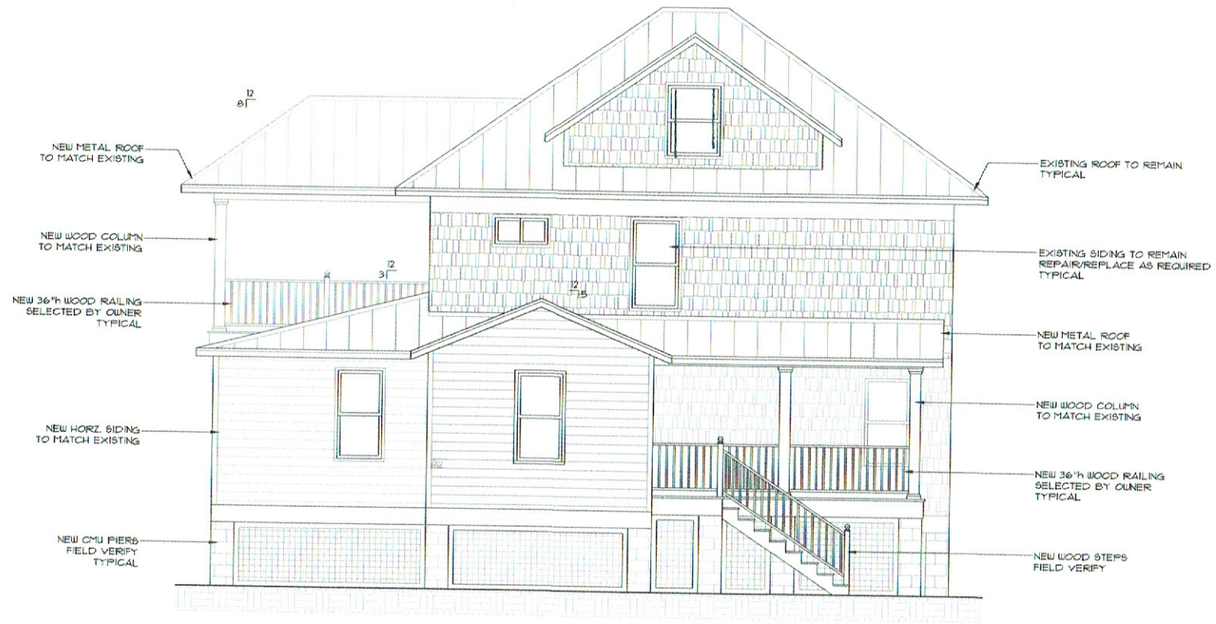


West Elevation
¼"=1'-0"

South Elevation
¼"=1'-0"

NOTE:
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LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

Date: 7.26.21
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A7

Received February 18, 2022
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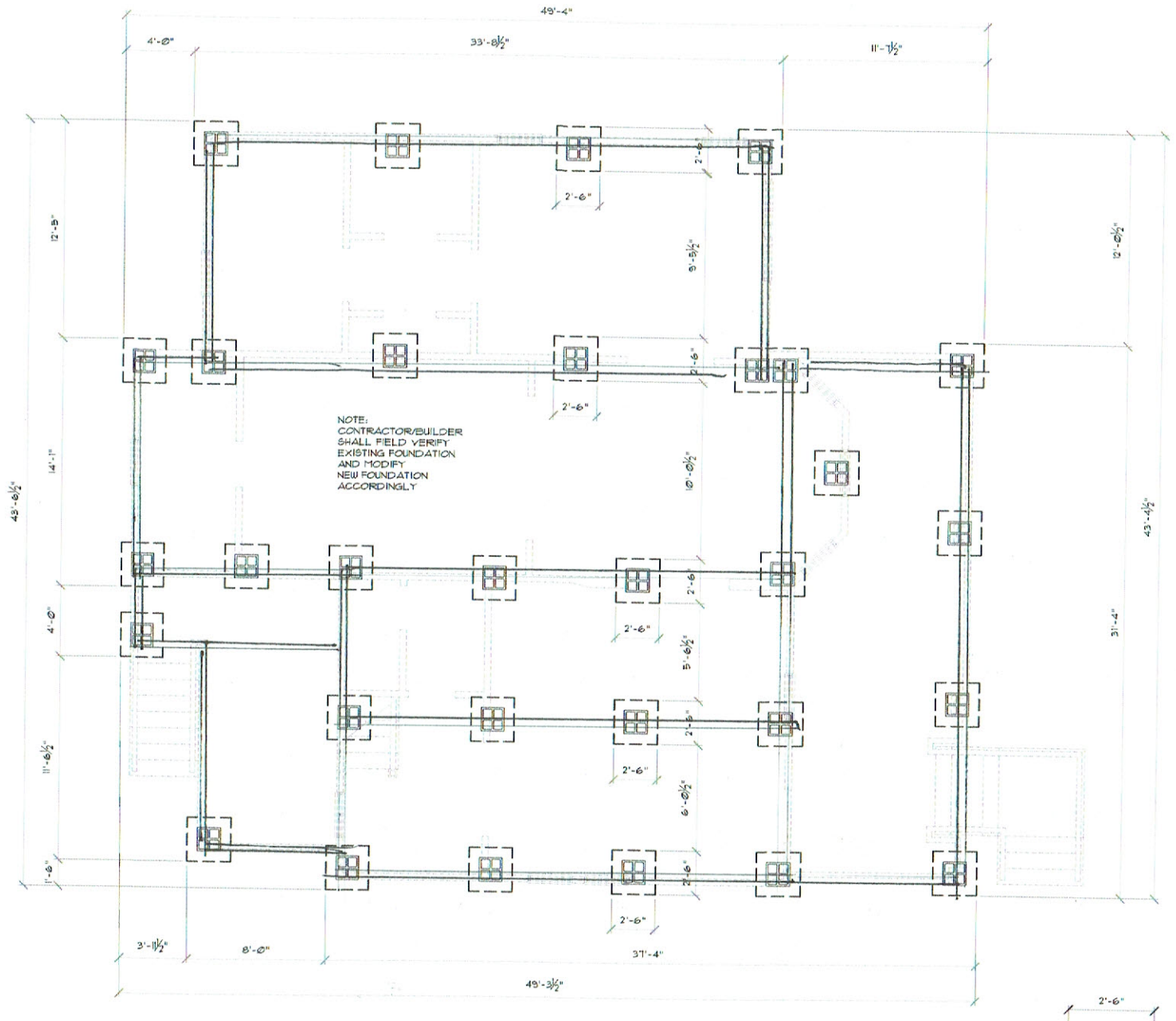
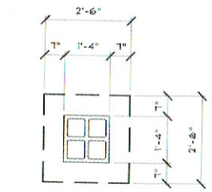



## Foundation Plan
¼"=1'-0"




30"x30"x16" DEEP
CONCRETE FTG. W/3-#5 BARS,
EACH WAY, TYPICAL

## Pier Type
½"=1'-0"

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

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A8

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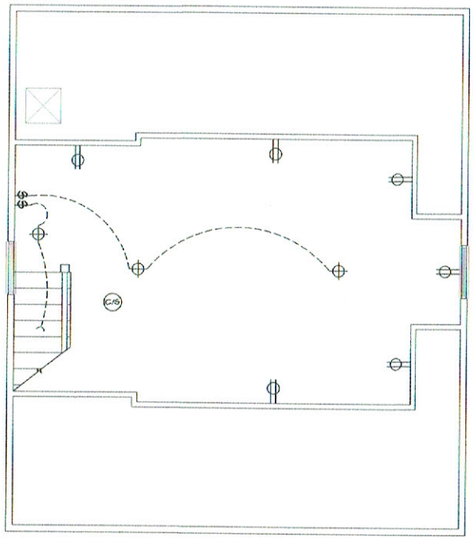
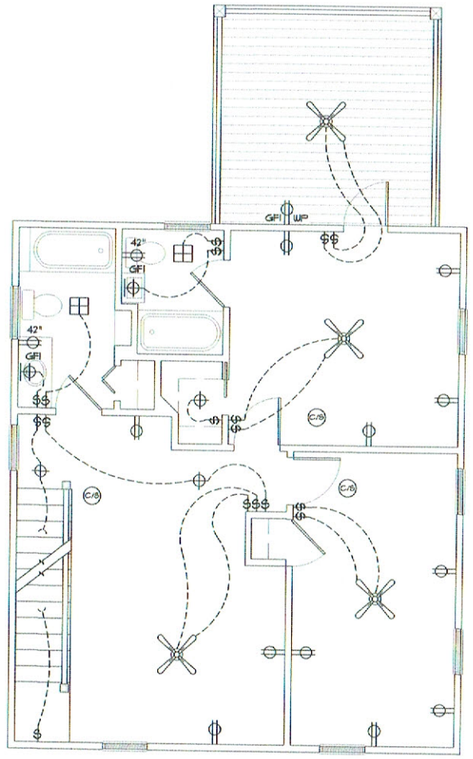
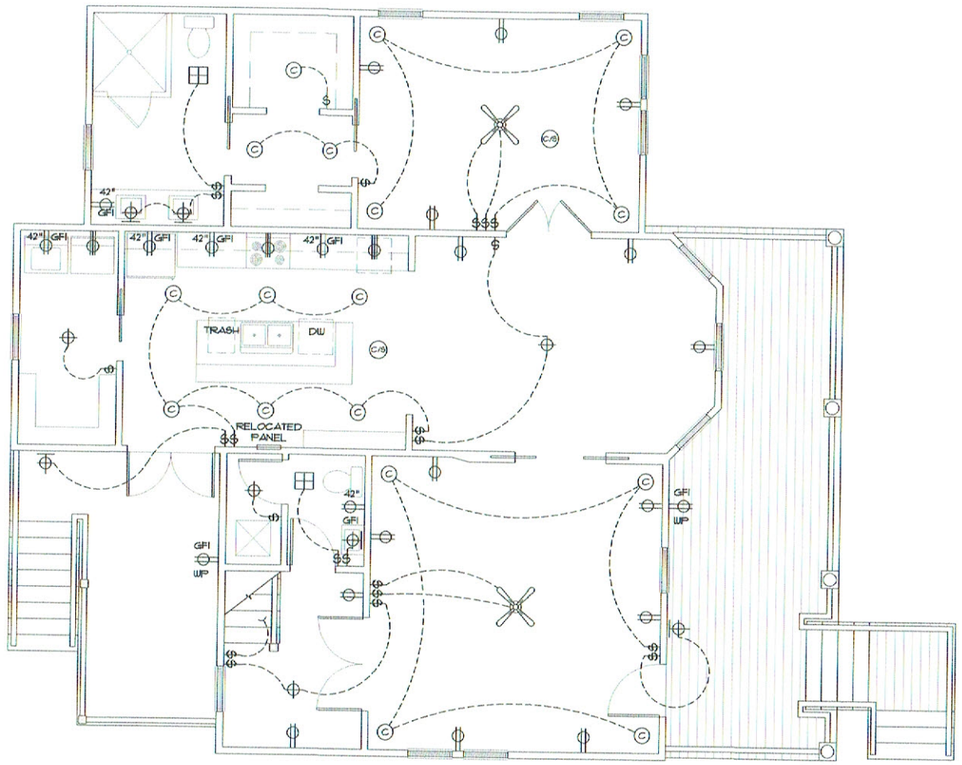


Attic Plan
¼"=1'-0" Electrical




2nd Floor Plan
¼"=1'-0" Electrical




Note:
CONTRACTOR/BUILDER SHALL
FIELD VERIFY EXISTING ELECTRICAL SYSTEM
REPAIR, REPLACE, MODIFY AS REQUIRED
PER OWNER DIRECTION IN COMPLIANCE WITH THE
FLORIDA BUILD CODE 2020 7th EDITION
AND THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE

1st Floor Plan
¼"=1'-0" Electrical

## Electrical Notes

1. ALL SMOKE PROTECTORS SHALL MEET THE REQUIREMENTS OF FBC AND NFPA72.
2. GFCI PROTECTED ALL WET AREAS.
3. SMOKE ALARMS TO BE INSTALLED IN SLEEPING ROOMS AND HALLS.
4. SMOKE ALARMS TO BE INTERCONNECTED W/ BATTERY BACKUP.
5. HVAC AIRHANDLER W/ DISCONNECT.
6. ELECTRICIAN TO PROVIDE Cat5 LINE IF REQUESTED BY OWNER. TERMINATION TO BE LOCATED BY OWNER.
7. ELECTRICIAN TO PROVIDE FOR (4) PHONE LINES TERMINATION LOCATED BY OWNER.
8. PROVIDE SEPARATE SWITCH FOR FAN AND LIGHTING IN EACH BATHROOM.
9. BRANCH CIRCUITS IN LIVING ROOMS, BEDROOMS, FOYER, DINING ROOM, STAIRWAYS, LAUNDRY ROOM, KITCHEN, PANTRY, CLOSETS AND HALLWAYS SHALL BE ARC FAULT CIRCUIT-INTERUPTER PROTECTED.
10. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.
11. CARBON MONOXIDE DETECTORS SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE FBC.

## Electrical Legend

| | |
|---|---|
| | 120V WALL MOUNT DUPLEX RECEPTACLE 12" AFF. U.N.O. |
| | 240V WALL MOUNT DUPLEX RECEPTACLE - 12" AFF. U.N.O. |
| | WALL MTD LIGHT, SELECTED BY OWNER |
| | CEILING MTD LIGHT, SELECTED BY OWNER |
| C | STANDARD BOX w/RECESSED LEDs or PENDANT, SELECTED BY OWNER |
| $ | WALL MOUNTED SWITCH - 48" AFF. U.N.O |
| | CEILING MTD EXHAUST FAN |
| GFI | w/ GROUND FAULT INTERRUPTER |
| WP | WEATHER PROTECTED |
| C/O | CARBON MONOXIDE AND SMOKE DETECTOR |
| | CEILING MTD FAN WITH LIGHT, SELECTED BY OWNER |

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
RESIDENCE
40 WATER STREET, SAINT AUGUSTINE, FLORIDA

Date: 7.26.21
Scale: AS NOTED
Drawn: Murphy
File: 40 Water

SHEET
A9

Instr #2020072167 BK: 5026 PG: 1695, Filed & Recorded: 8/27/2020 8:55 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,884.00

Rec: $18.50 Doc: $2884.00 ($412,000.00)

This Instrument Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
195510-0000
File No.: 63057

# WARRANTY DEED

**This Warranty Deed,** Made the 26 day of August, 2020, by **CAROL ARMSTRONG WILKINS, Successor Trustee of The Annette Taylor Armstrong Revocable Living Trust u/a/d July 10, 2012,** conveying non homestead property whose post office address is: 7026 N Barnett Ln Milwaukee WI 53217, hereinafter called the "Grantor", to

**MATTHEW THOMAS HARROD and KIMBERLY HARROD, husband and wife,** whose post office address is: 92 Mediterra Ave Ponte Vedra FL 32081, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($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, to wit:

SITUATED IN THE CITY OF ST. AUGUSTINE, AT THE SOUTHWEST CORNER OF MULBERRY AND CLELAND STREETS, BOUNDED ON THE NORTH BY MULBERRY STREET, ON WHICH IT FRONTS, FOR 103 FEET; SOUTH BY LAND OF LUCY B. ABBOTT, MEASURING ON ITS SOUTH SIDE 111 FEET; EAST BY CLELAND STREET, MEASURING THEREON 68 FEET; AND WEST BY LOT OF IWANOWSKI, MEASURING THEREON 70 1/2 FEET; BEING DESIGNATED UPON THE OFFICIAL MAP OF SAID CITY, DATED JANUARY 1, 1905, AS THE NORTH HALF OF LOT FIVE (5) OF BLOCK "I" OF THE ABBOTT TRACT, BEING SAME LOT OF LAND DESCRIBED IN DEED FROM LUCY B. ABBOTT TO H.L. KNIGHT, DATED JANAURY 2, 1903, RECORDED IN DEED BOOK 7, PAGE 65, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXCEPTING THEREFROM THE WEST 14 FEET OF THE NORTH HALF OF LOT 5 OF BLOCK "I" OF THE ABBOTT TRACT OF THE CITY OF ST. AUGUSTINE, FLORIDA.

ALSO: EASEMENT FOR DRIVEWAY PURPOSES AS DESCRIBED IN DEED BOOK 196, PAGE 520 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The 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 member of the household of Grantor(s) 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 2019, reservations, restrictions and easements of record, if any.
*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF,** Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

COPY

2 Witness Signature: Sarah S. Cook

2a Printed Name: SARAH S. COOK

3 Witness Signature: Usman Ghaffar

3a Printed Name: Usman Ghaffar

THE ANNETTE TAYLOR ARMSTRONG REVOCABLE LIVING TRUST U/A/D JULY 10, 2012

Carol Armstrong Wilkins TTEE

Carol Armstrong Wilkins
Successor Trustee

4 State of Wisconsin
County of Milwaukee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 24 day of August, 2020 by CAROL ARMSTRONG WILKINS, Successor Trustee of The Annette Taylor Armstrong Revocable Living Trust u/a/d July 10, 2012. He/She/They is/are ☑ Personally Known OR ☐ Produced WI DL as Identification.

6 Sarah S. Cook
Notary Public Signature (SEAL)

My Commission Expires: 05/23/2023
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

118

SARAH S. COOK NOTARY PUBLIC STATE OF WISCONSIN

File No.: 63057

# 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** | 1955100000 |
| **Location Address** | 40 WATER ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Abbott Tract (606) |
| **Tax Description*** | ABBOTT TRACT CITY N1/2 OF LOT 5 BLK I (EX W14FT) OR5026/1695<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Abbott Tract |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.150 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Harrod Matthew Thomas,Kimberly 100%<br>Harrod Kimberly 100% |
| **Mailing Address** | 92 MEDITTERA AVE<br>PONTE VEDRA, FL 32081-0000 |

## Map

## Valuation Information

| | 2022 |
|---|---|
| Building Value | $172,762 |
| Extra Features Value | $1,134 |
| Total Land Value | $260,992 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$434,888** |
| Total Deferred | $36,206 |
| Assessed Value | **$398,682** |
| Total Exemptions | $0 |
| Taxable Value | **$398,682** |

***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 | $131,016 | $1,134 | $230,288 | $0 | $0 | $362,438 | $362,438 | $0 | $362,438 |
| 2020 | $197,239 | $1,404 | $260,992 | $0 | $0 | $459,635 | $459,635 | $0 | $459,635 |
| 2019 | $180,509 | $967 | $260,992 | $0 | $0 | $442,468 | $95,131 | $397,837 | $44,631 |
| 2018 | $137,095 | $591 | $260,992 | $0 | $0 | $398,678 | $93,357 | $355,821 | $42,857 |
| 2017 | $135,403 | $638 | $208,794 | $0 | $0 | $344,835 | $91,437 | $303,898 | $40,937 |
| 2016 | $137,588 | $685 | $190,371 | $0 | $0 | $328,644 | $89,556 | $289,588 | $39,056 |
| 2015 | $118,691 | $732 | $151,990 | $0 | $0 | $271,413 | $88,933 | $232,980 | $38,433 |
| 2014 | $102,299 | $779 | $138,172 | $0 | $0 | $241,250 | $88,227 | $203,523 | $37,727 |
| 2013 | $100,825 | $826 | $138,172 | $0 | $0 | $239,823 | $86,923 | $203,400 | $36,423 |
| 2012 | $97,654 | $873 | $124,355 | $0 | $0 | $222,882 | $85,470 | $187,912 | $34,970 |
| 2011 | $100,485 | $920 | $138,172 | $0 | $0 | $239,577 | $82,981 | $207,096 | $32,481 |
| 2010 | $97,042 | $967 | $138,172 | $0 | $0 | $236,181 | $81,755 | $204,426 | $31,755 |

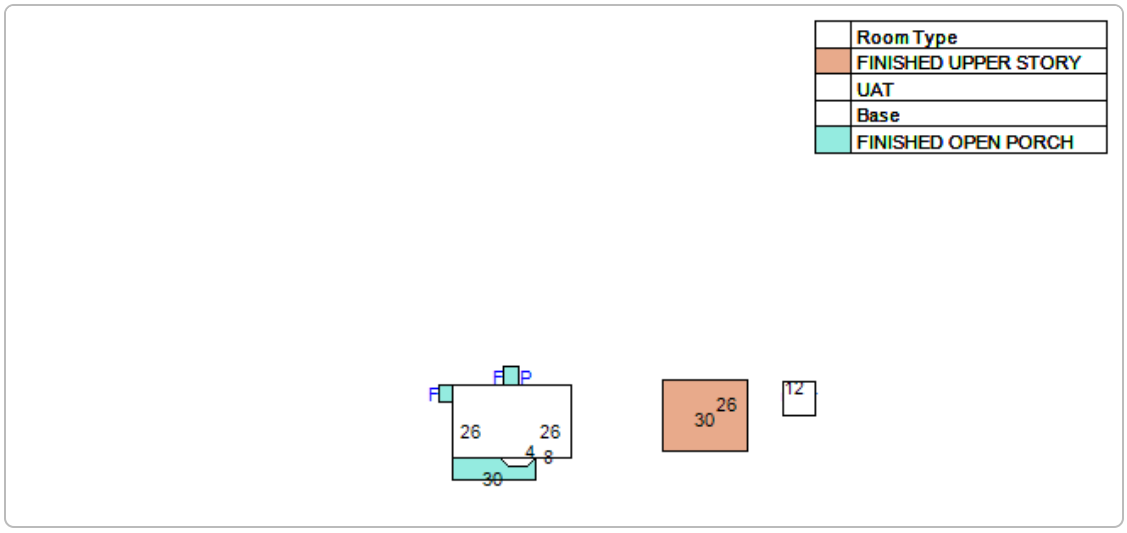
## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Year Built** | 1906 |
| **Actual Area** | 2354 |
| **Conditioned Area** | 1928 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Class** | N |
| **Exterior Wall** | Wood, Wood Shingle |
| **Roof Cover** | Metal |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Pine Wood |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 4 |
| **Baths** | 3 |

| Description | Square Footage |
|---|---|
| FINISHED OPEN PORCH | 30 |
| BASE AREA | 1118 |
| FINISHED OPEN PORCH | 210 |
| BASE AREA | 30 |
| UNFINISHED ATTIC | 144 |
| FINISHED UPPER STORY | 780 |

| | |
|---|---|
| FINISHED OPEN PORCH | 42 |
| Total SqFt | 2354 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Carport | | 1134 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 69 | 93 | 69 | EF | $260,992 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 8/27/2020 | 8/26/2020 | $412,000.00 | WARRANTY DEED | 5026 | 1695 | Q | I | ARMSTRONG ANNETTE TAYLOR REV LIVING TRUST | HARROD MATTHEW THOMAS,KIMBERLY |
| 11/14/2019 | 10/30/2019 | $0.00 | DEATH CERTIFICATE | 4831 | 607 | U | I | ARMSTRONG ANNETTE TAYLOR (DEC'D) | ARMSTRONG ANNETTE TAYLOR REV LIVING TRUST |
| 7/17/2012 | 7/16/2012 | $100.00 | WARRANTY DEED | 3588 | 671 | U | I | ARMSTRONG ANNETTE TAYLOR | ARMSTRONG ANNETTE TAYLOR REV LIVING TRUST |
| | 4/8/2010 | $0.00 | LETTERS OF ADMN | 3303 | 990 | U | I | ARMSTRONG JOHN ALEXANDER JR (DECD) | ARMSTRONG ANNETTE TAYLOR (PERS REP) |
| | 2/23/2010 | $0.00 | WILL | 3303 | 985 | U | I | ARMSTRONG JOHN A JR (DECD) | ARMSTRONG ANNETTE(SURV SPOUSE) |
| | 1/1/1979 | $48,000.00 | | 406 | 345 | U | I | | ARMSTRONG JOHN A JR,ANNETTE |

**No data available for the following modules:** Exemption Information.

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Version 2.3.177

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

Application HP2022-0008 Address: 74 Saragossa Street

Michael Silverio Sr., Shotgun Saragossa LLC – Applicant & Owner

Project description: To demolish a building constructed ca.1904-1910 that is recorded in the Florida Master Site File and is an altered but contributing structure to the Model Land Company National Register Historic District.

| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | SJ02135 |
| National Register: | Model Land Co. NR District: Altered Contributing | Construction date: | c. 1904-1910 |
| Archaeology Zone: | N/A | Zoning District: | RG-1 |
| Parcel number: | 2036000000 | | |
| Agenda Item: | 8(c) | Previous Action(s): | N/A |

STAFF SUMMARY AND ANALYSIS:

1. Located on the north side of Saragossa Street, one building east of N Ponce de Leon Boulevard (US-1), this one-story Frame Vernacular residential structure was built ca. 1904-1910 and is an altered but contributing building in the Model Land Company National Register Historic District.
2. The building features brick front-entry steps, a dentil cornice over the front door, vinyl siding, a clipped gable/jerkinhead roof with diamond-pattern asbestos shingles, exterior brick chimney on the west façade, and several wood and aluminum window styles including single-pane, one-over-one, and two-over-one windows, some with decorative shutters, and one with a metal awning.
3. A required condition assessment had not been provided by the applicant at the drafting of this staff report; however, the applicant has indicated that an architect has been retained to provide one. Damage caused by termites and moisture damage in the floor from past flooding are primary concerns which have triggered this demolition request according to the applicant. The applicant has provided detailed photographs to illustrate the condition of the building.
4. No documentation was submitted regarding undue economic hardship.
5. The Florida Master Site File indicates that the building was owned in 1905 by builder and contractor William Fishwick, who may have constructed the residence. Polk City directory research shows several owners /residents from 1910 until 1940 when the residence remains under the ownership of Angelo Militello until 1987 when, according to deed records, it was sold after his death.
6. The applicant expressed intent to replace the structure within the same building footprint and provided a rough drawing and sample design of the front elevation for a single-story residential building.
7. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
8. The Board may consider conditioning an approval to include salvage of any useable materials.
9. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

## STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Demolition** at **74 Saragossa Street** to allow the applicant time to provide the required condition assessment, proof of undue economic harship, and any additional documentation as required by the HARB to justify demolition of the structure.

*Candice Seymour*
Candice Seymour, Historic Preservation Planner

## SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built by 1910 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is an altered but contributing building in the Model Land Company National Register Historic District and recorded on the Florida Master Site File.

The requirements have not been sufficiently met and the applicant shall provide a condition assessment and/or materials demonstrating undue economic hardship.

## 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 similar mass and scale to other residential buildings along the street and within the Model Land Company National Register District. It is immediately east of an expansive two-story commercial building along US-1 and appears small in comparison.

***3. The impact of the loss of the structure on the streetscape.*** The building is similar in architectural character to other Frame Vernacular residences in the neighborhood that have been altered over time. The jerkinhead roof is a unique feature that is not prominently seen in the Model Land neighborhood. The permanent loss of a historic structure will have an impact on the largely intact streetscape until a replacement is constructed.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** A floorplan and sample front elevation rendering were submitted by the applicant showing a one-story residential structure within a similar footprint, mass, and scale to the existing building.

***5. The historical or cultural merit of the structure.*** The building is listed as an altered contributing building in the Model Land National Register District and is recorded in the Florida Master Site File. The house may have been constructed by builder/contractor William Fishwick and housed several clerks for the Florida East Coast Railway. Insurance Agent Andrew S. Russell, Jr. had his home and office on the property in the 1920s and 30s. Angelo Militello, who owned the home from at least 1940 through the late 1980s, was a commercial fisherman, and employee or proprietor of several businesses including Lincolnville Bar, Palm Shrimp Packing, Angelo's Package Store, Riverview Liquor Store, and treasurer of St. Augustine Ice within his lifetime.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** As an altered but contributing building in the Model Land National Register Historic District, loss of the structure would take yet another building from the fabric of the district. Consistent loss and alteration of historic buildings in National Register Districts may impact a district's nomination when surveys are next updated.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is an example of one-story frame vernacular residences altered over time which are commonly found throughout the National Register District and St. Augustine.

**8.** ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is common throughout the National Register District and St. Augustine. The jerkinhead roof is a feature not commonly seen on Frame Vernacular residences in the city.

**9.** ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The frame building does not have unique architectural features that would be difficult to reproduce. A condition assessment for the building had not been received at the time of this staff report.

**10.** ***The justification for the proposed demolition.*** According to the applicant, the original intent was to rehabilitate the building; however, exploratory interior demolition revealed termite and water damage. The applicant intends to replace the structure with a one-story residential building and has provided a floor plan and example rendering of the front elevation.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directroy Research

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Front (South) Elevation

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Front (South) Elevation

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Front (South) Elevation Details

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

West Elevation

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Rear (North) Elevation

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Rear masonry garage intended to remain

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

East Elevation

Staff Report pg. 13

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Interior

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Interior

# STAFF PHOTOGRAPHS
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Interior

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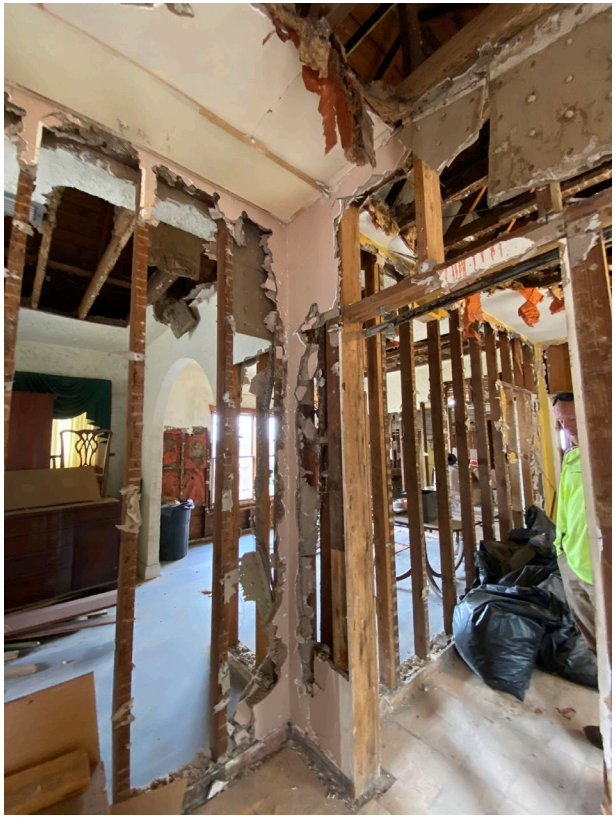
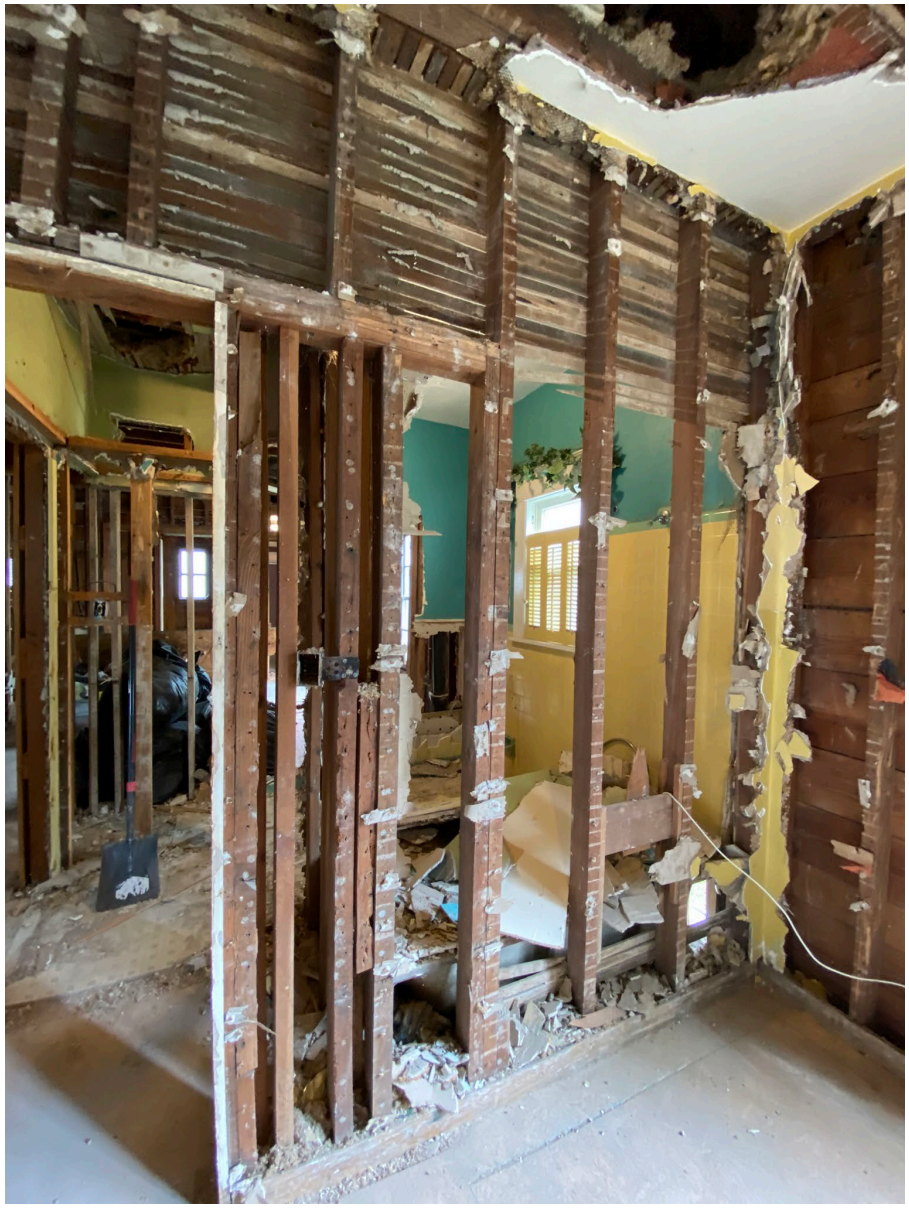
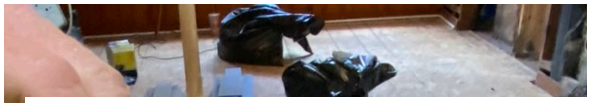
## 74 Saragossa Street



# STAFF PHOTOGRAPHS
## 74 Saragossa Street

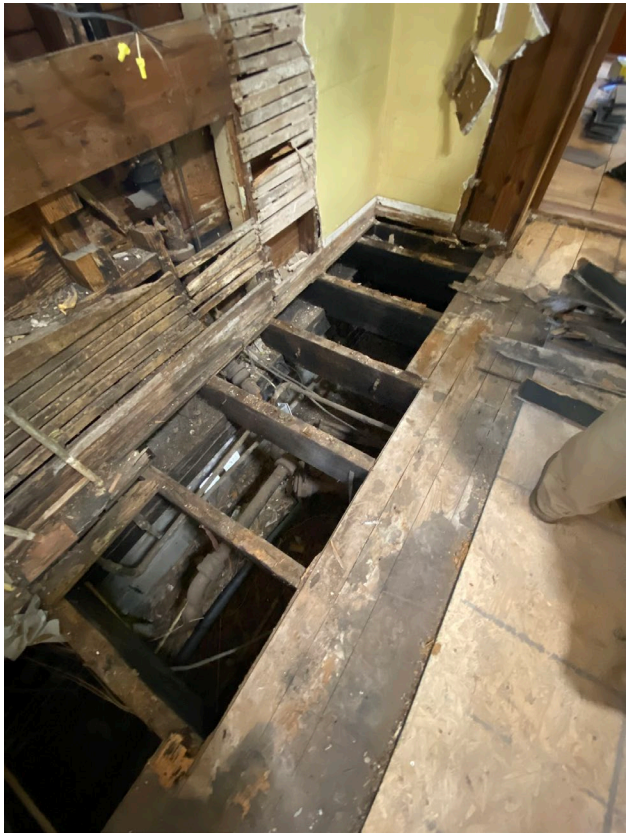
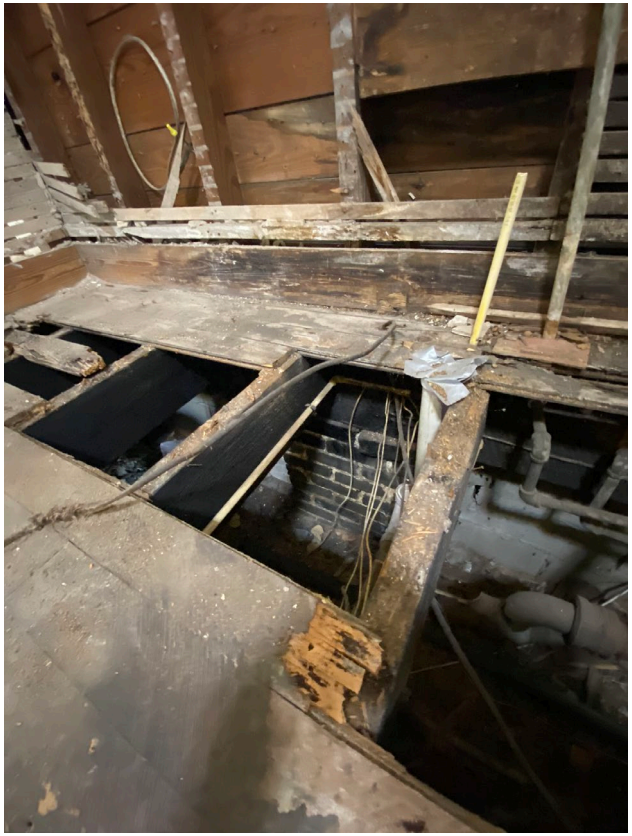




Example of termite damage found throughout

Interior

# STAFF PHOTOGRAPHS
## 74 Saragossa Street

Interior

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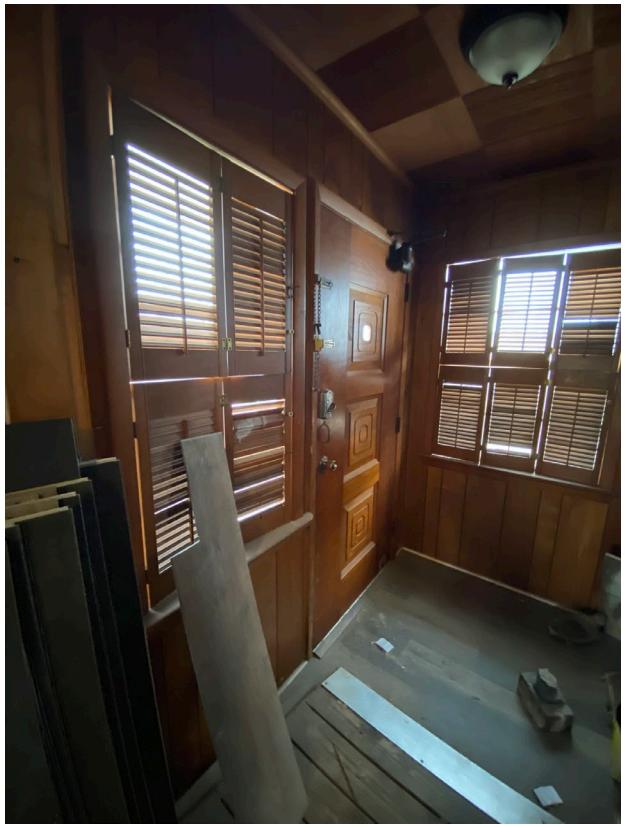
## 74 Saragossa Street



Interior

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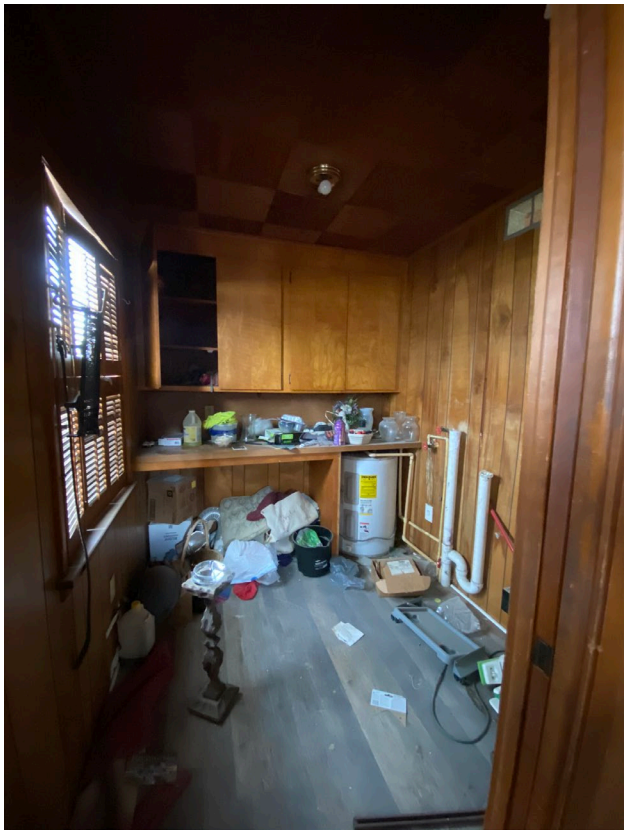

Interior

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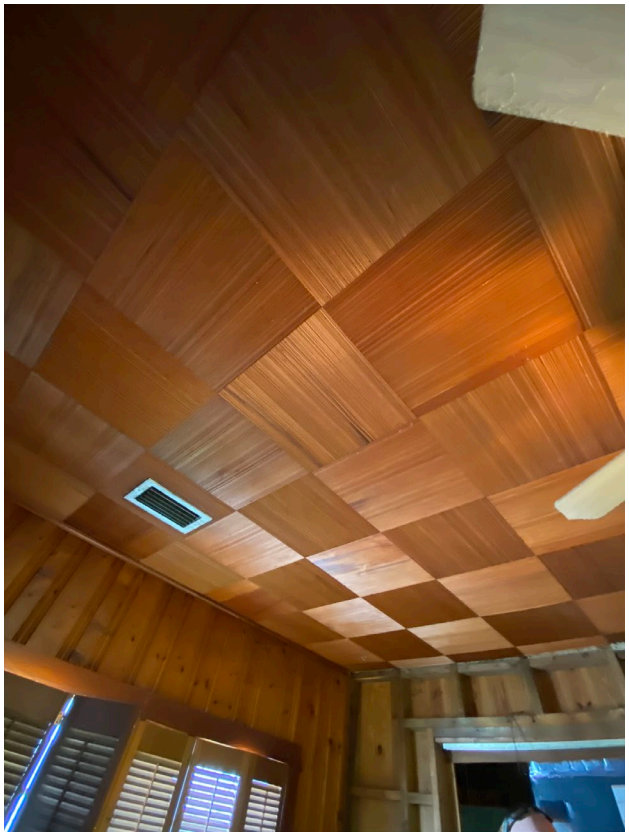
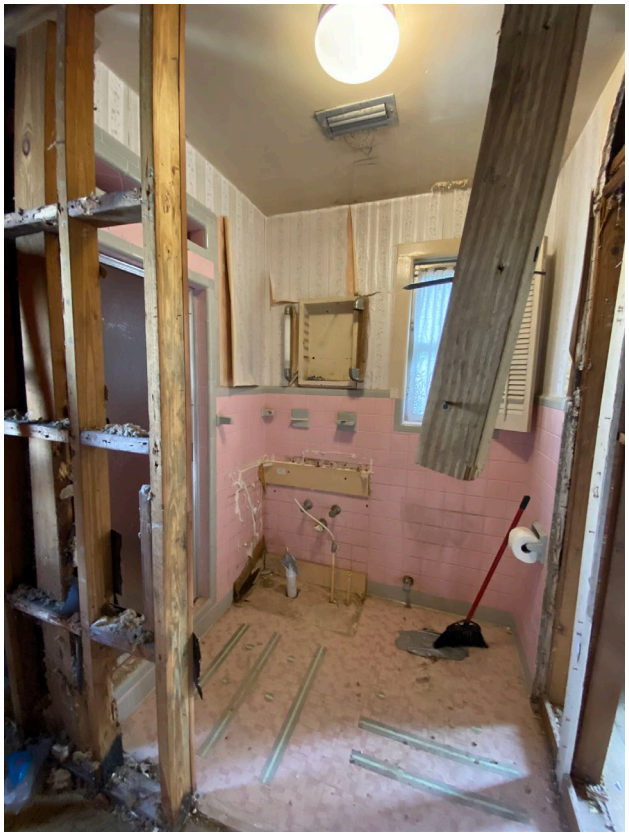
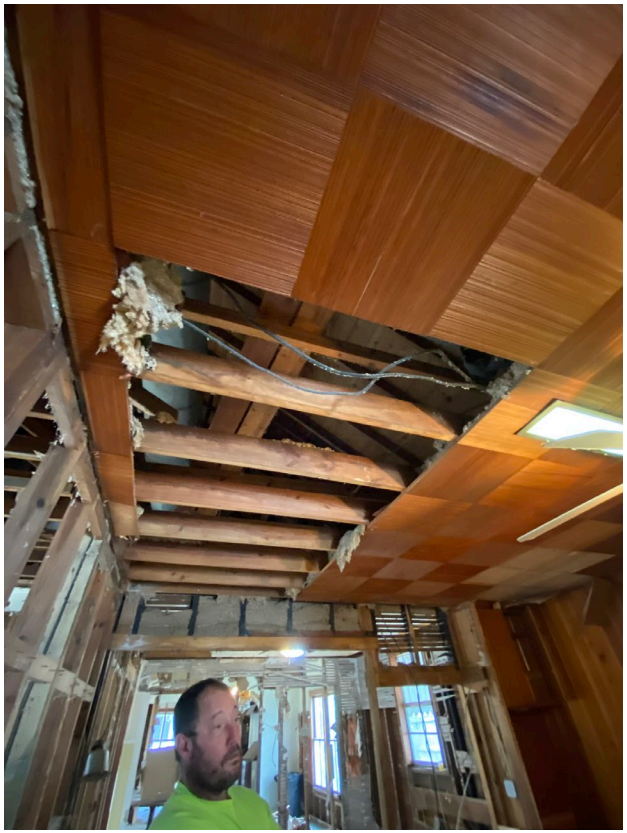
## 74 Saragossa Street





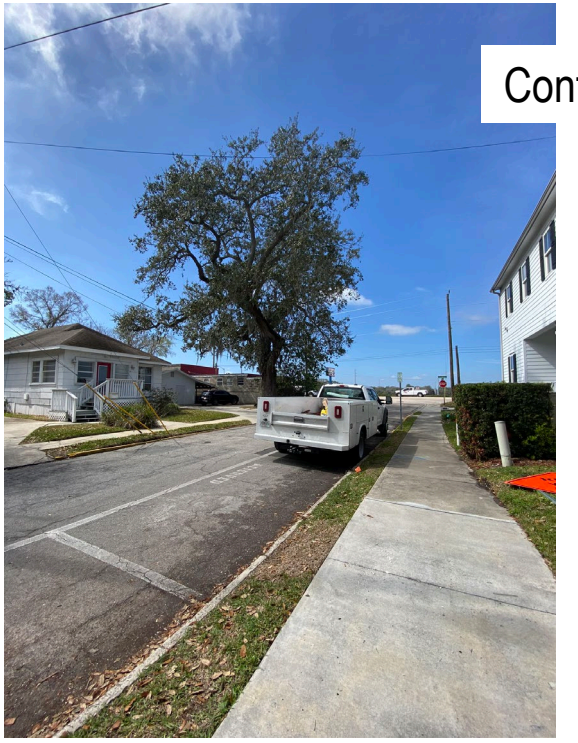
Interior

# STAFF PHOTOGRAPHS
## 74 Saragossa Street



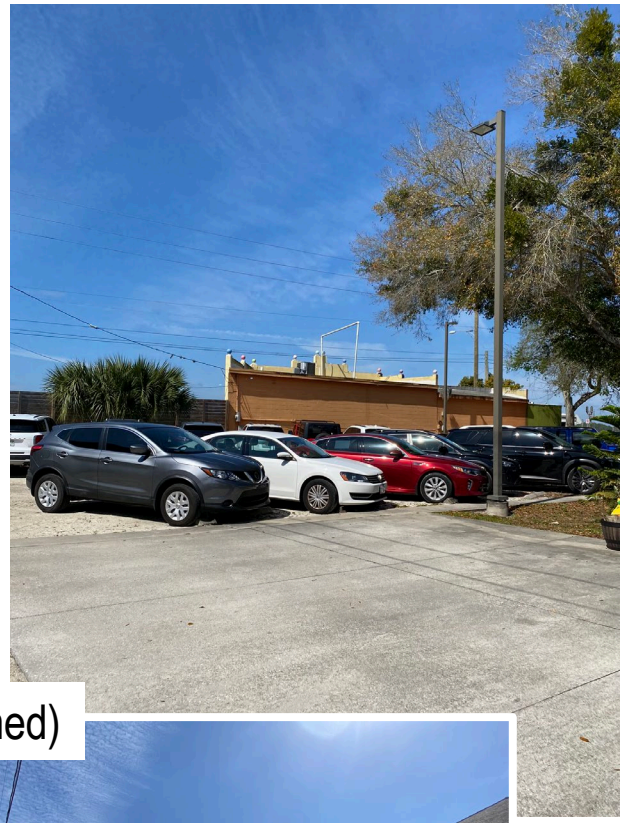
Interior

# STAFF PHOTOGRAPHS
## 74 Saragossa Street



Context Photographs Saragossa Street

# STAFF PHOTOGRAPHS
## 74 Saragossa Street



Context Photographs Rear Alley (unnamed)

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

---

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2135 1009==

Site Name: 74 Saragossa Street 830== Survey Date: 7807 820==

Address: 74 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) A (block) 4 (lot) 868==

868==

Owner of Site: Name: Militello, Angelo;

Address: 74 Saragossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

NR Classification Category: Building 916== Recording Date: RG1 832==

UTM: 17 (zone) 469060 (easting) 3307048 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

---

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Metal, aluminum siding

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, blinds, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Jerkin head 942==

Secondary Roof Structures: 942==

Porches & Balconies: 1 story enclosed porch on front

942==

Chimney Location: End exterior lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape) 882==

Ornament Exterior: Dentil cornice over front door

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Residential building adjacent to commercial zone.

859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Engineering

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 74 Saragossa Street was constructed between 1904 and 1910. Significant details include a dentil cornice over the front door. The original wood exterior has been covered by aluminum siding.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

This house at 74 Saragossa Street was owned in 1905 by William Fishwick, a builder and contractor who possibly constructed the residence.(2)

## V. BIBLIOGRAPHY

1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

2. Supplement to Official City Map, 1905.

☐ Original
☒ Update

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

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

Site #8 SJ02135
Field Date 11-1-2016
Form Date 11-3-2016
Recorder #

Site Name(s) (address if none) 74 Saragossa Street
Multiple Listing (DHR only)
Survey Project Name CRAS FOR US 1 CONCRETE REHABILITATION PROJECT
Survey # (DHR only) 23545
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

## LOCATION & MAPPING

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 74 | | Saragossa | Street | |

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 04 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name:
Tax Parcel # 2036000000 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: 1925 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1925 To (year): 2016
Current Use Private Residence (House/Cottage/Cabin) From (year): 1925 To (year): 2016
Other Use From (year): To (year):
Moves: ☐yes ☒no ☐unknown Date: Original address
Alterations: ☐yes ☐no ☒unknown Date: Nature
Additions: ☒yes ☐no ☐unknown Date: Nature Addition to west facade
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 Model Land Company Hist. Dist.

## DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. 3.
Roof Type(s) 1. Clipped gable 2. 3.
Roof Material(s) 1. Shingle, unspecified 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Fixed wood-sash windows, 1/1 and 2/2 SHS wood windows

Distinguishing Architectural Features (exterior or interior ornaments) Tall exterior brick chimney on the west facade; the windows feature non-operational louvered wood shutters; louvered vent in south gable

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Shares a parcel with resourse 8SJ06487 to the north

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date 2AUG1983 ☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init.<br>KEEPER – Determined eligible: ☐yes ☐no Date<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ02135

## DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) Wood door with three glass windows set in a decorative entableture above a concrete stoop
Porch Descriptions (types, locations, roof types, etc.) Brick stoop on the south facade with metal railings

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource One-story, rectangular plan Frame Vernacular residence set on a continuous concrete block foundation. A brick garden wall is located on the southwest corner of the building.

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) Pedestrian/Windshield Survey

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

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Due to lack of sufficient historic significance and architectural distinction, 8SJ02135 is ineligible for listing in the NRHP individually, but is eligible as a contributing resource to the Model Land Company Historic District (8SJ02462).

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 All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials File or accession #'s 3796-16196T

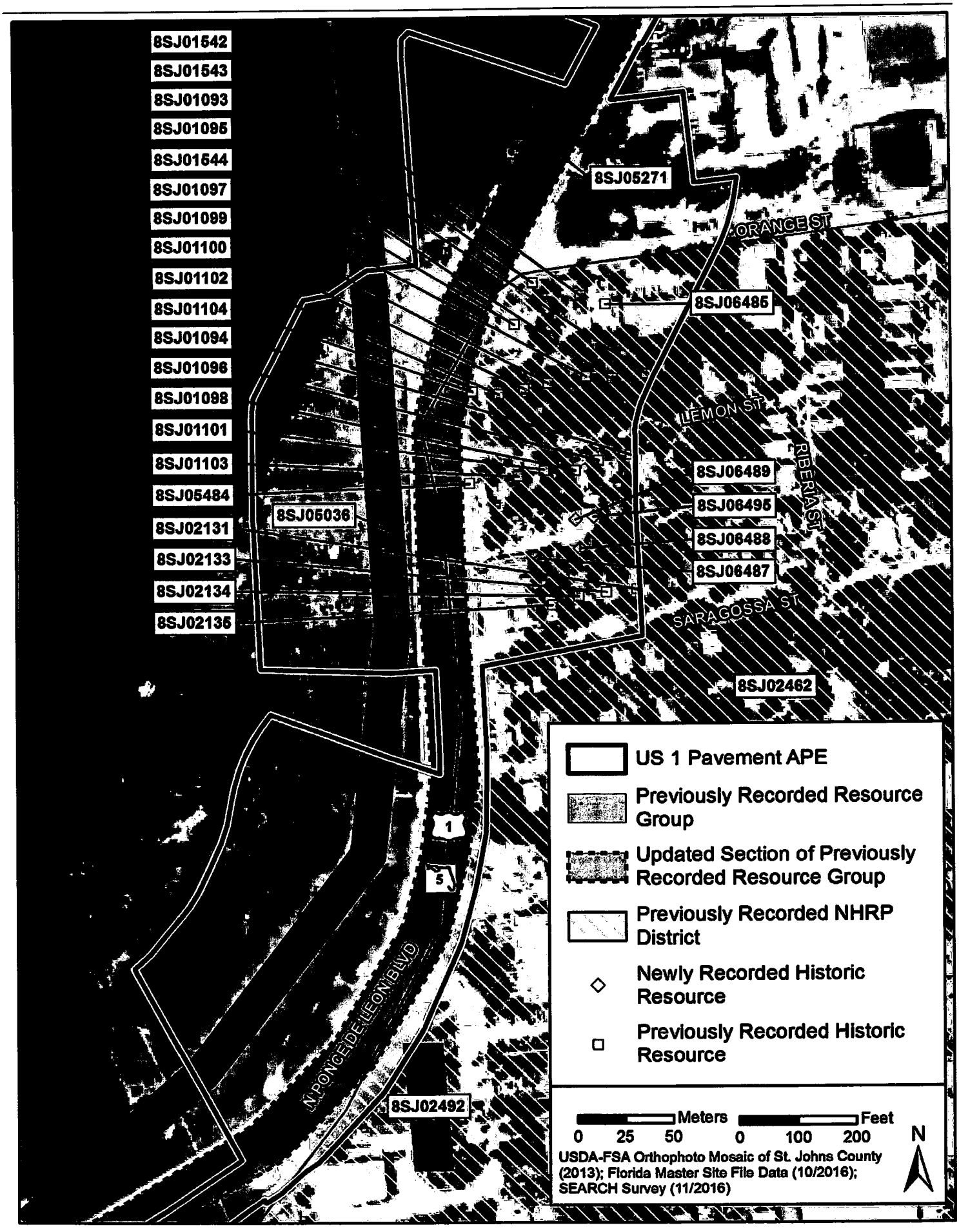
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

## RECORDER INFORMATION

Recorder Name Cothran, Drew; Roberts, Benjamin Affiliation Southeastern Archaeological Research
Recorder Contact Information 315 NW 138 Terr, Newberry, FL 32669/352-333-0049/352-333-0069/dcothran@searchinc.com
(address / phone / fax / e-mail)

**Required Attachments**

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.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8SJ06495
8SJ06488
8SJ06487
8SJ05036
8SJ02462
8SJ02492
ORANGE ST
LEMON ST
RIBERA ST
SARAGOSSA ST
N PONCE DE LEON BLVD
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5
US 1 Pavement APE
Previously Recorded Resource Group
Updated Section of Previously Recorded Resource Group
Previously Recorded NHRP District
Newly Recorded Historic Resource
Previously Recorded Historic Resource
Meters
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Feet
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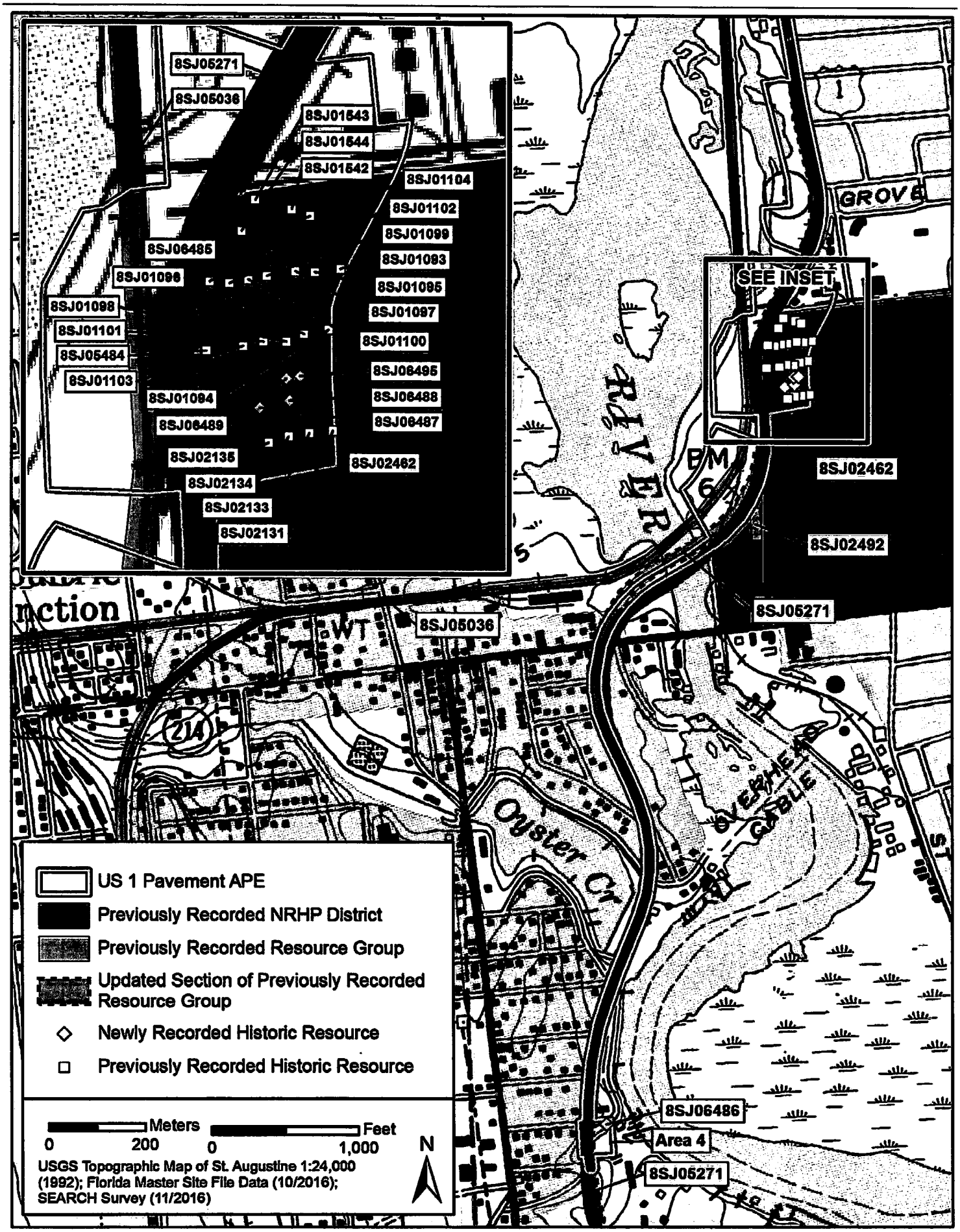
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8SJ05036
WT
214
Oyster Cr
OVERHEAD CABLE
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Area 4
8SJ05271
US 1 Pavement APE
Previously Recorded NRHP District
Previously Recorded Resource Group
Updated Section of Previously Recorded Resource Group
Newly Recorded Historic Resource
Previously Recorded Historic Resource
Meters
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200
Feet
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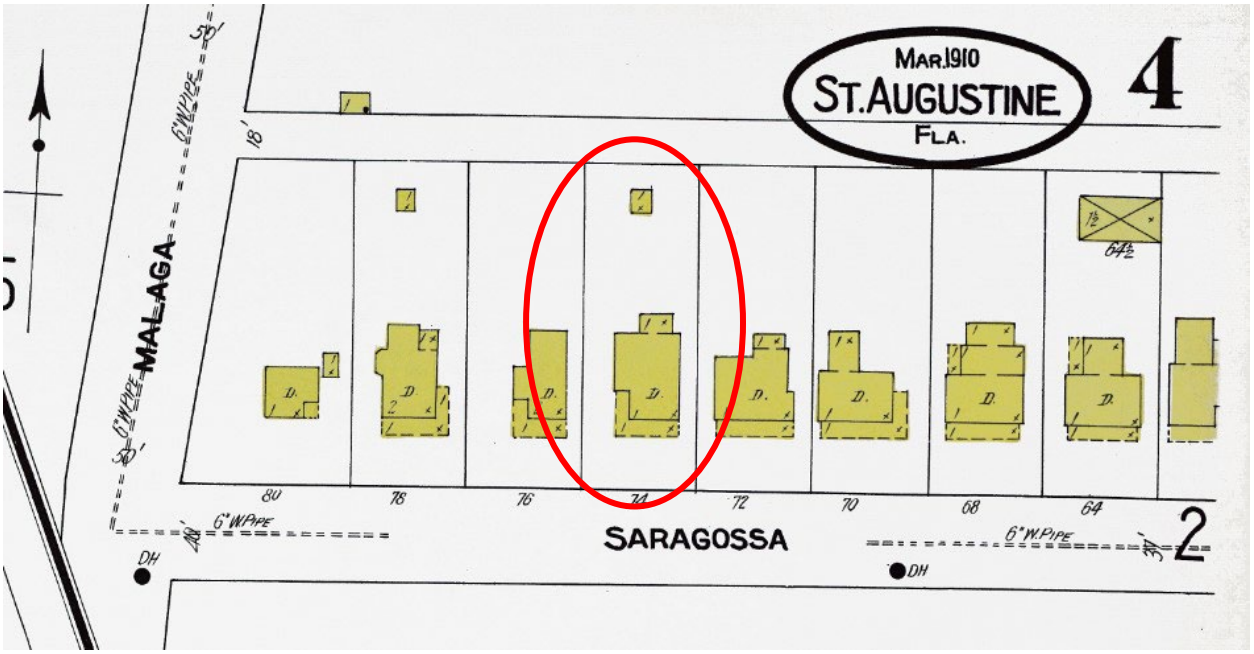
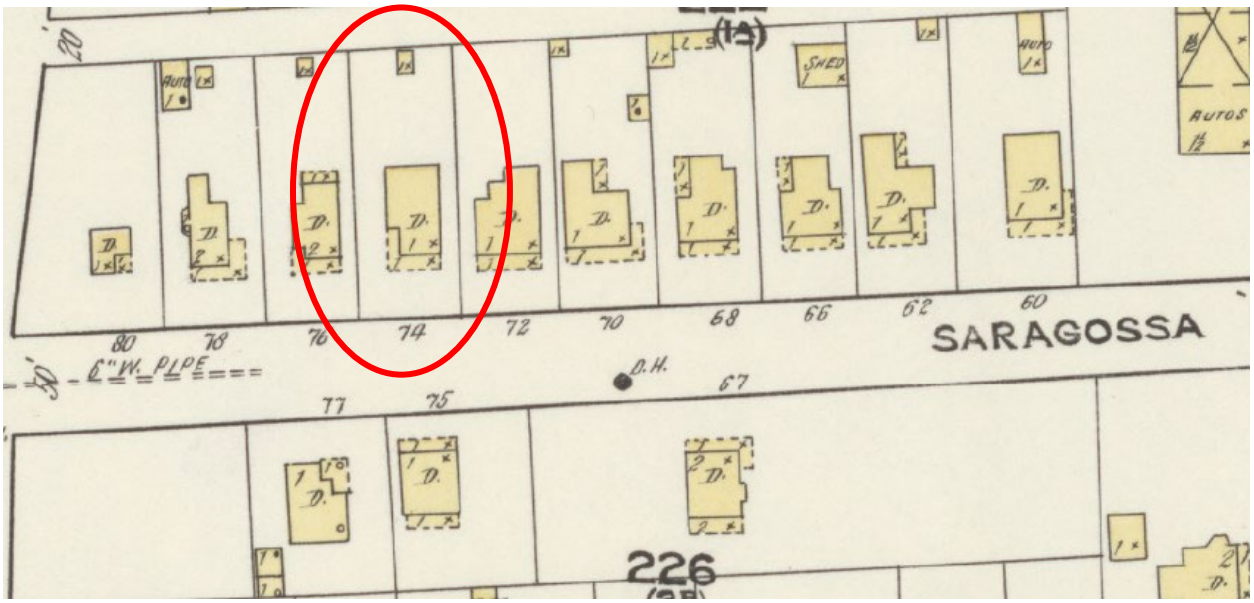
USGS Topographic Map of St. Augustine 1:24,000 (1992); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)

# SANBORN MAPS
## 74 Saragossa Street

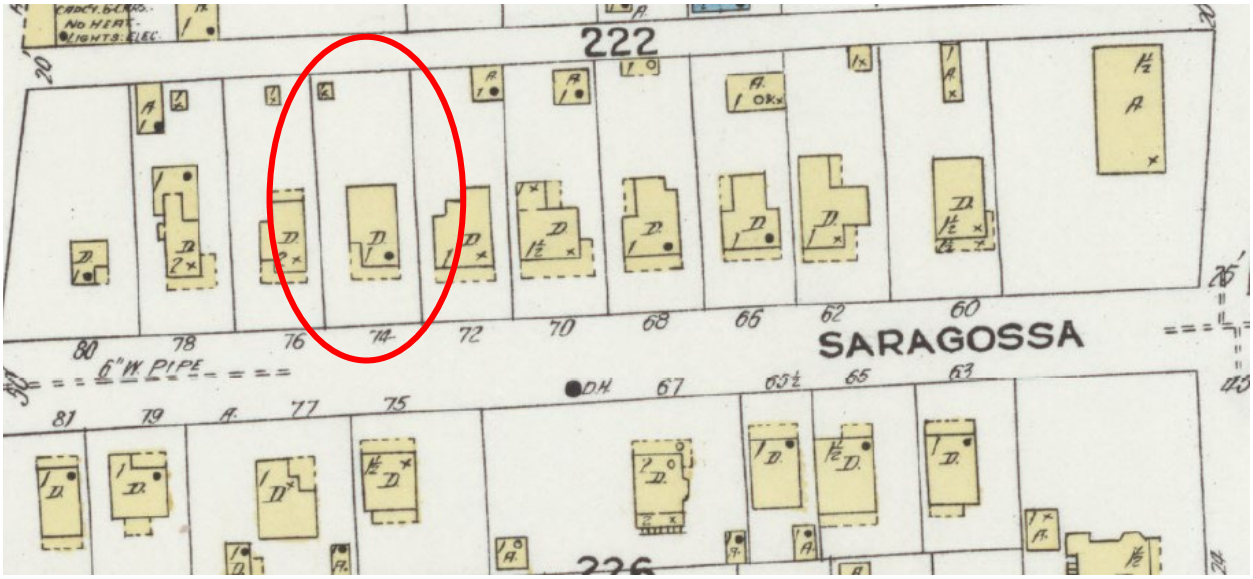



1910

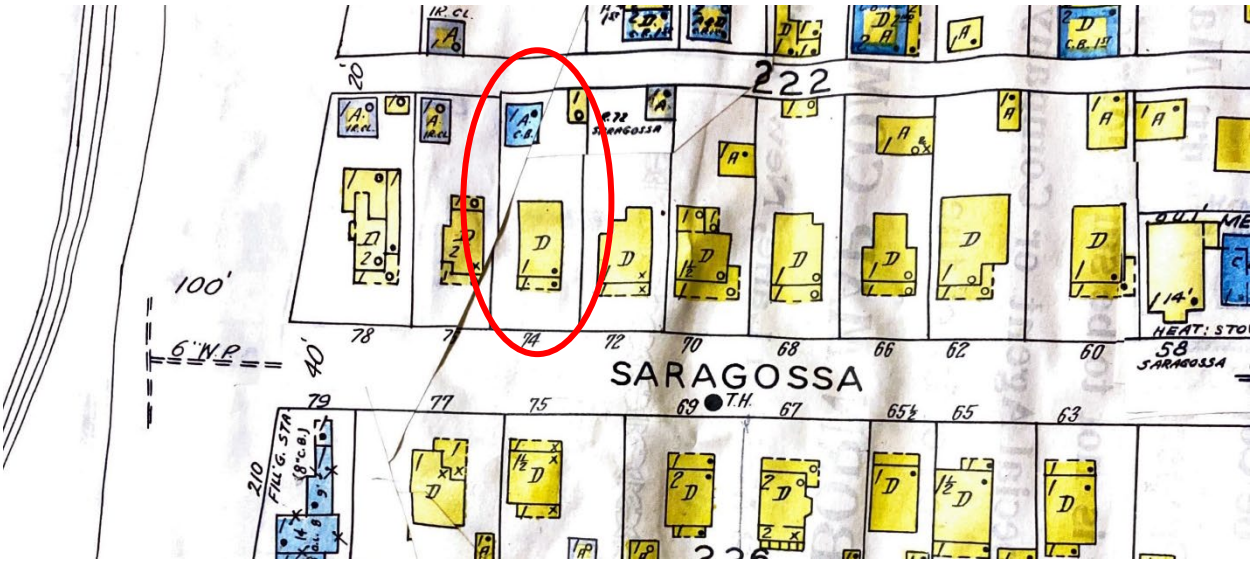



1917

# SANBORN MAPS
# 74 Saragossa Street




1924




1930 updated to 1965

# 74 Saragossa Street (c. 1904-1910)
# SAHS POLK CITY DIRECTORY RESEARCH

| DATE(S) | NAME | SYMBOLS | PROFESSION |
|---|---|---|---|
| + 1911-12 | Barto V. Crichlow (w. Nettie) | | Clerk, Florida East Coast Railway |
| 1916-17 | Howard P. McMullen (w. Margaret) | | Clerk, Florida East Coast Railway |
| 1920-21 | Joseph B. Sparkman (w. Hazel) | | Clerk, Post Office |
| | Agnes Sparkman | | Clerk, W.W. Leonardi |
| 1924-25 | Andrew S. Russell (w. Maria C.) | Home & office | General Insurance & Agent, NY Life Insurance Co. (ad on pg. 43) |
| 1930 | Andrew S. Russell, Jr. | Home & office | General Insurance & Agent, NY Life Insurance Co. |
| 1934 | Raymond L. Colquitt (w. Nannie) | | Clerk, Florida East Coast Railway Company |
| 1940 | Angelo Militello (w. Carmelina T) | | Lincolnville Bar |
| 1945 | Angelo Militello (w. Carmelina) | (o) | Lincolnville Bar |
| 1951 | Angelo Militello (w. Carnielina T) | (o) | Commercial Fisherman |
| 1955 | Angelo Militello (w. Carmella T) | (o) | Palm Shrimp Packing |
| | Grace J | | Student |
| | Rose M | | Student |
| 1960 | Angelo Militello (w. Carmelina) | (o) | Angelo's Package Store |
| | Grace J | | Bookkeeper: State Police Officer's Association |
| 1965 | Angelo Militello (w. Carmelina) | (o) | Riverview Liquors |
| 1970 | Angelo Militello (w. Carmelina) | (o) | Riverview Liquor Store |
| 1975 | Angelo Militello (w. Carmelina) | (o) | Treasurer, St. Augustine Ice |

+ First entry found for this address
(o) Owner

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

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee ~~$300.00 full~~ $150.00 partial (plus advertising costs) BDAC Project No. HP2022-0008

Receipt No. 2317195 Meeting Date March 17, 2022

Advertising Costs $ _____ Paid on _____ Receipt No. _____

1.e NAME OF APPLICANTe Michael Silverio Sr

Business (if applicable) Shotgun Saragossa LLCe

Address 1540 St Marks Pond Blvd

City St. Augustine State FL Zip 32095

Daytime telephone 904-325-0706 Other phone/email _____

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

2.e NAME OF PROPERTY OWNERe Michael Silverio Sr

Business (if applicable) Shotgun Saragossa LLC

Address 1540 St. Marks Pond Blvd

City St. Augustine State FL Zip 32095

Daytime telephone (required) 904-325-0706 Other phone _____

3.e PROJECT STREET ADDRESS 74 Saragossa

4.e LEGAL DESCRIPTION OF PROPERTY (Model land Company)
Lot 4 Block A Subdivision Anderson ~~Parcel Number~~ 2036000000

5.e DATE OF CONSTRUCTION 1905 Source: online

6.e HISTORIC STATUS (check all that apply)e

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

7.e PROPOSED PROJECT WORK (check one)e

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

8.e PROPOSED REPLACEMENT BUILDING/FEATURE: New Residential Home

9.o FOR PARTIAL DEMOLITION PROJECTS ONLYo

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

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

B.o Required submittals:

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

10.oFOR FULL DEMOLITION PROJECTS ONLYo

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Michael Silvestro Sr DATE 2-13-2022

SIGNATURE OF APPLICANT MS Sr

PRINT 1st OWNER'S NAME Michael Silvestro Sr DATE 2-13-2022

SIGNATURE OF 1st PROPERTY OWNER MS Sr

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received February 15, 2022
Planning and Building Department



## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

1.a *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of publica hearing, via the United States Postal Service, all adjacent property owners within 150 feet of thea boundaries of the subject property. A list of owners is provided by the Planning & Building Department.a The applicant shall produce evidence that the mailing was completed by the deadline.a

2.a *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of generala circulation not less than ten (10) days prior to the public hearing.a

3.a *Signs* - The city shall post a sign on each street frontage of the property in full view of the publica providing notification of the pending hearing not less than seven (7) days in advance of the meeting.a The sign shall be maintained by the applicant until final determination has been made.a

## BOARD REVIEW

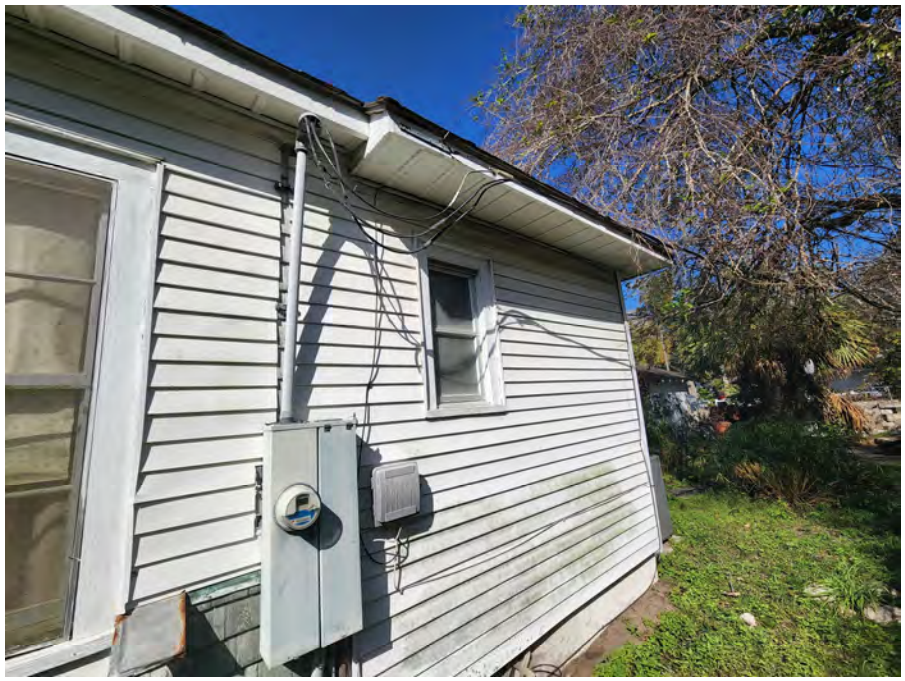
Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application.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

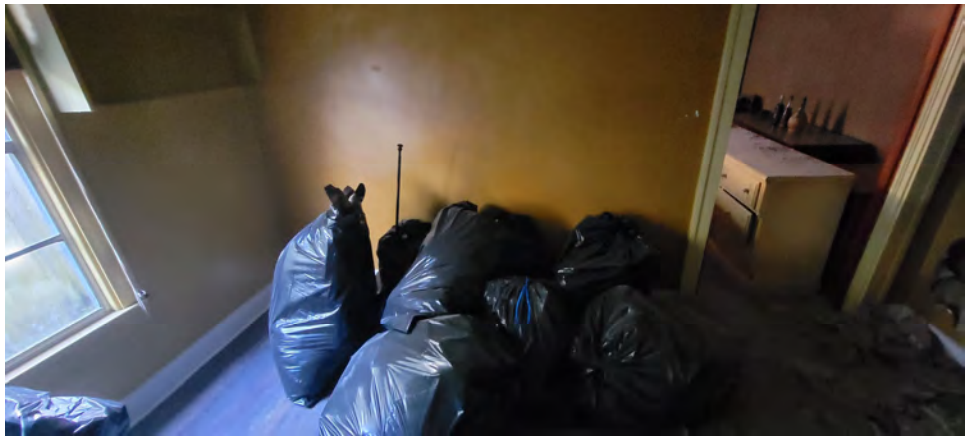
After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection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

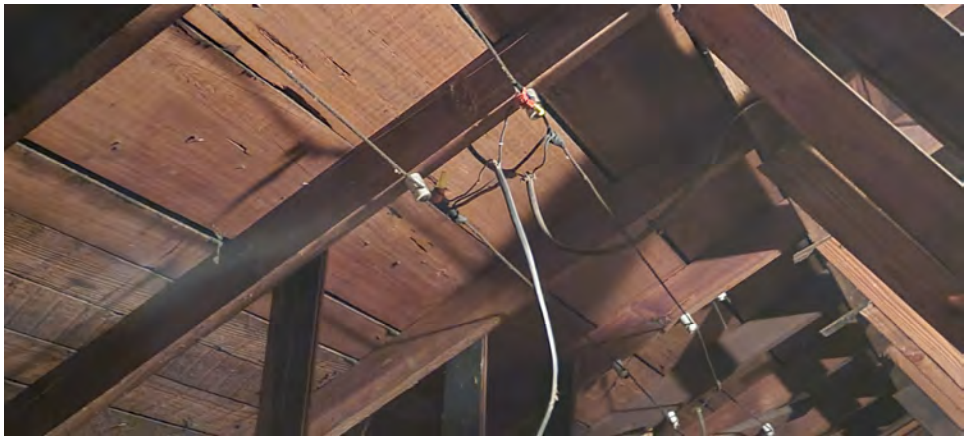
When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

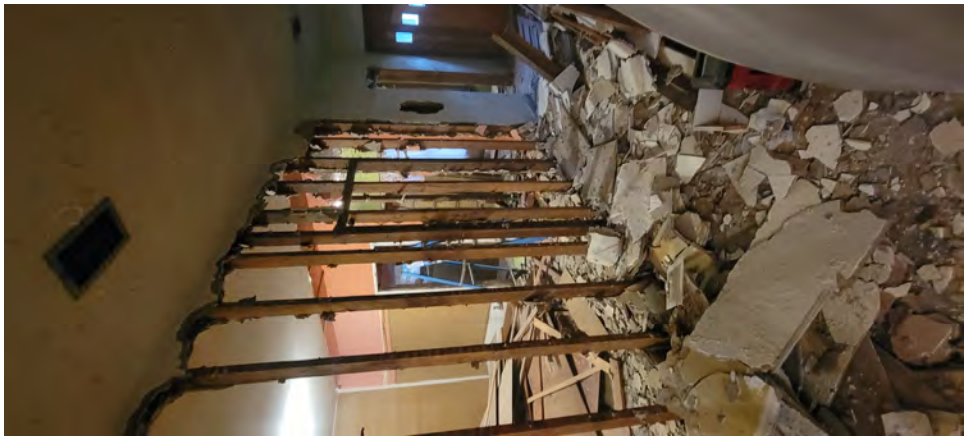
74

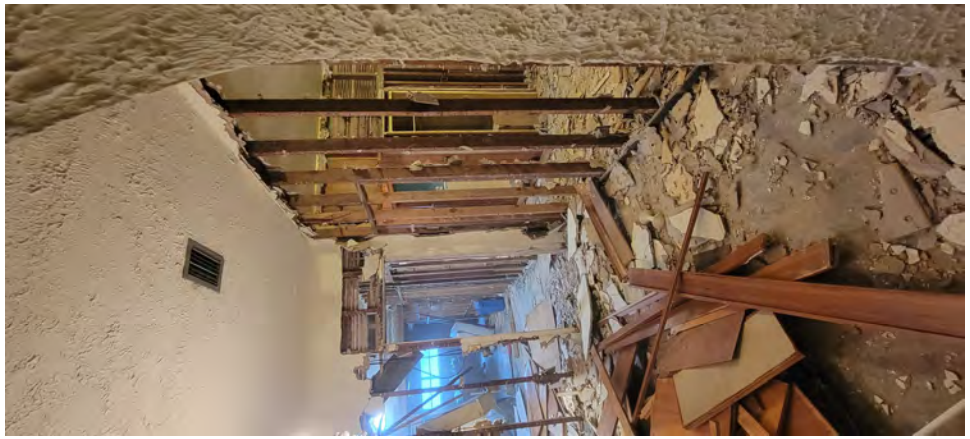
74











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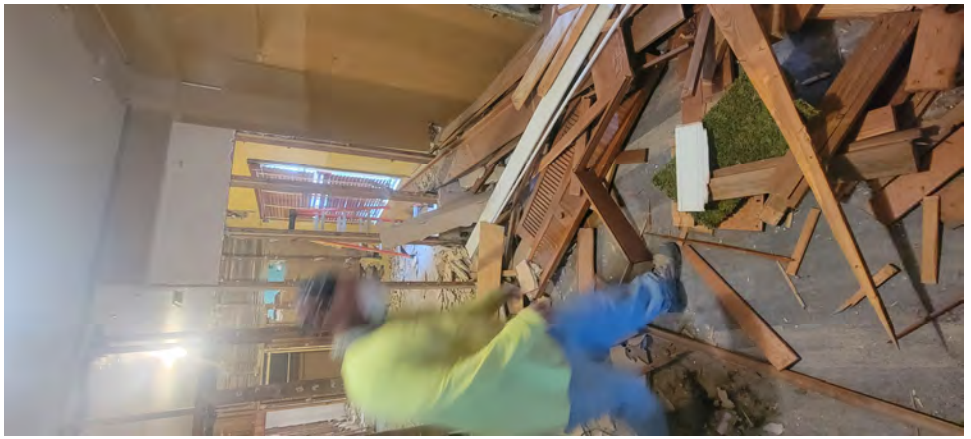

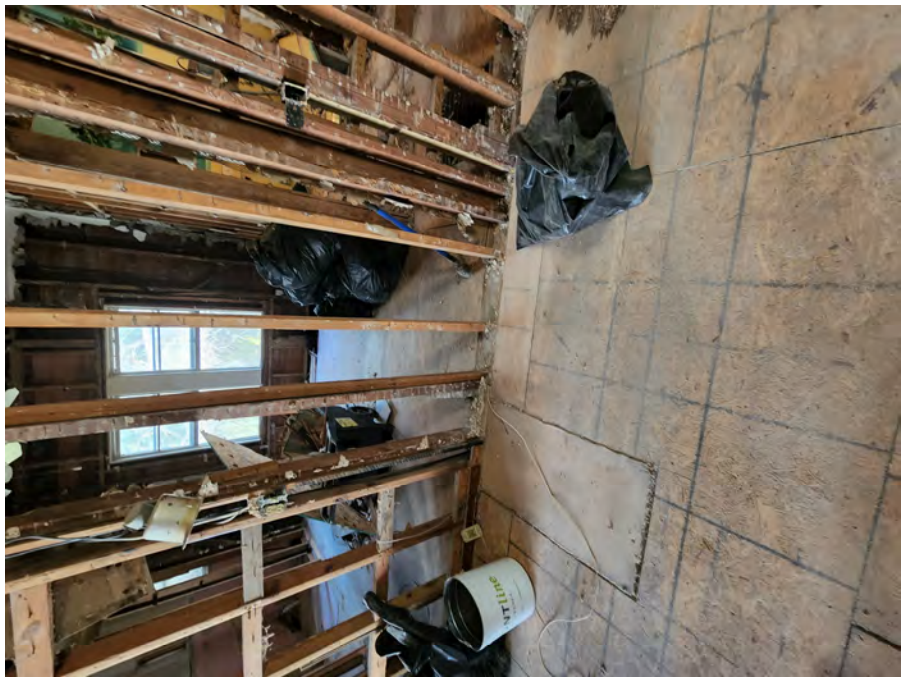

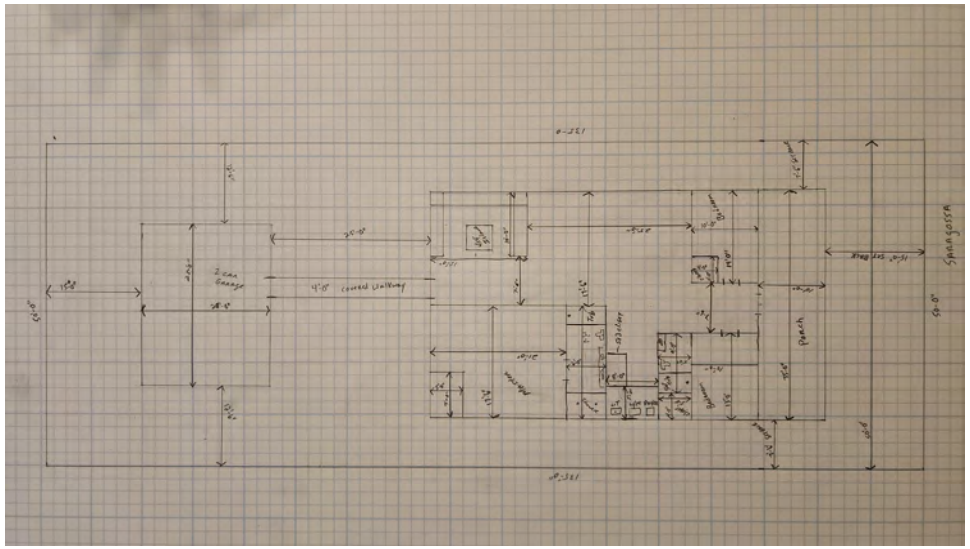

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Photographs may show modified designs
Home / Style / Country House Plans
KEY SPECS
1749 sq ft
3 Beds
2 Baths
1 Floors
0 Garages
Select Plan Set
Chat

Received March 7, 2022
Planning and Building Department

Received March 7, 2022
Planning and Building Department

9:22

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SAVED REGISTER LOGIN

Home / Style / Country House Plans

## KEY SPECS

| 1749 sq ft | 3 Beds | 2 Baths | 1 Floors | 0 Garages |
|---|---|---|---|---|

## Select Plan Set

Chat

Instr #2021139819 BK: 5455 PG: 846, Filed & Recorded: 12/28/2021 4:45 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $2,695.00

Rec: 18.50 Doc: 2,695.00 (385,000.00)

In, Return and Prepared by:
Margie Cassese
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2036000000
File No.: 63997

# WARRANTY DEED

COPY

**This Warranty Deed,** Made the 12th day of November, 2021, by **SUSAN L JONES**, CONVEYING NON-HOMESTEAD PROIPERTY whose post office address is:

4074 Ridge View Rd Anderson, IN 46013,

hereinafter called the "Grantor", to

**SHOTGUN SARAGOSSA, LLC, a Florida Limited Liability Company,** whose post office address is:

**1540 ST. MARKS POND BLVD, SAINT AUGUSTINE, FL 32095**hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($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, to wit:

LOT FOUR (4) OF BLOCK "A", OF THE SUBDIVISION OF PART OF BLOCK FORTY-FIVE (45), OF THE CITY OF ST. AUGUSTINE, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR SAID COUNTY IN MAP BOOK 1, PAGE 108, AS REVISED IN MAP BOOK 2, PAGE 44 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

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

**nd** 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 2021, reservations, restrictions and easements of record, if any.
*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF,** Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Carol A Lagasse Susan L. Jones
SUSAN L JONES

Printed Name: Carol A Lagasse

Witness Signature: Margarita Cassese

Printed Name: Margarita Cassese

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 12 day of November, 2021 by SUSAN L JONES. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Carol A Lagasse
Notary Public Signature (SEAL)
Printed Name: Carol Lagasse
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

# 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** | 2036000000 |
| **Location Address** | 74 SARAGOSSA ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Model Land/City (610.3) |
| **Tax Description*** | 2-44 MODEL LAND CO SUB CITY LOT 4 BLK A OR5455/846<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Model Land Co.'s Subdivision Of A Part O |
| **Sec/Twp/Rng** | 18-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.150 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Shotgun Saragossa LLC 100% |
| **Mailing Address** | 1540 ST MARKS POND BLVD<br>SAINT AUGUSTINE, FL 32095-0000 |

## Map

## Valuation Information

| | 2022 |
|---|---|
| Building Value | $174,895 |
| Extra Features Value | $9,183 |
| Total Land Value | $153,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$337,078** |
| Total Deferred | $0 |
| Assessed Value | **$337,078** |
| Total Exemptions | $0 |
| Taxable Value | **$337,078** |

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

## Historical Assessment Information

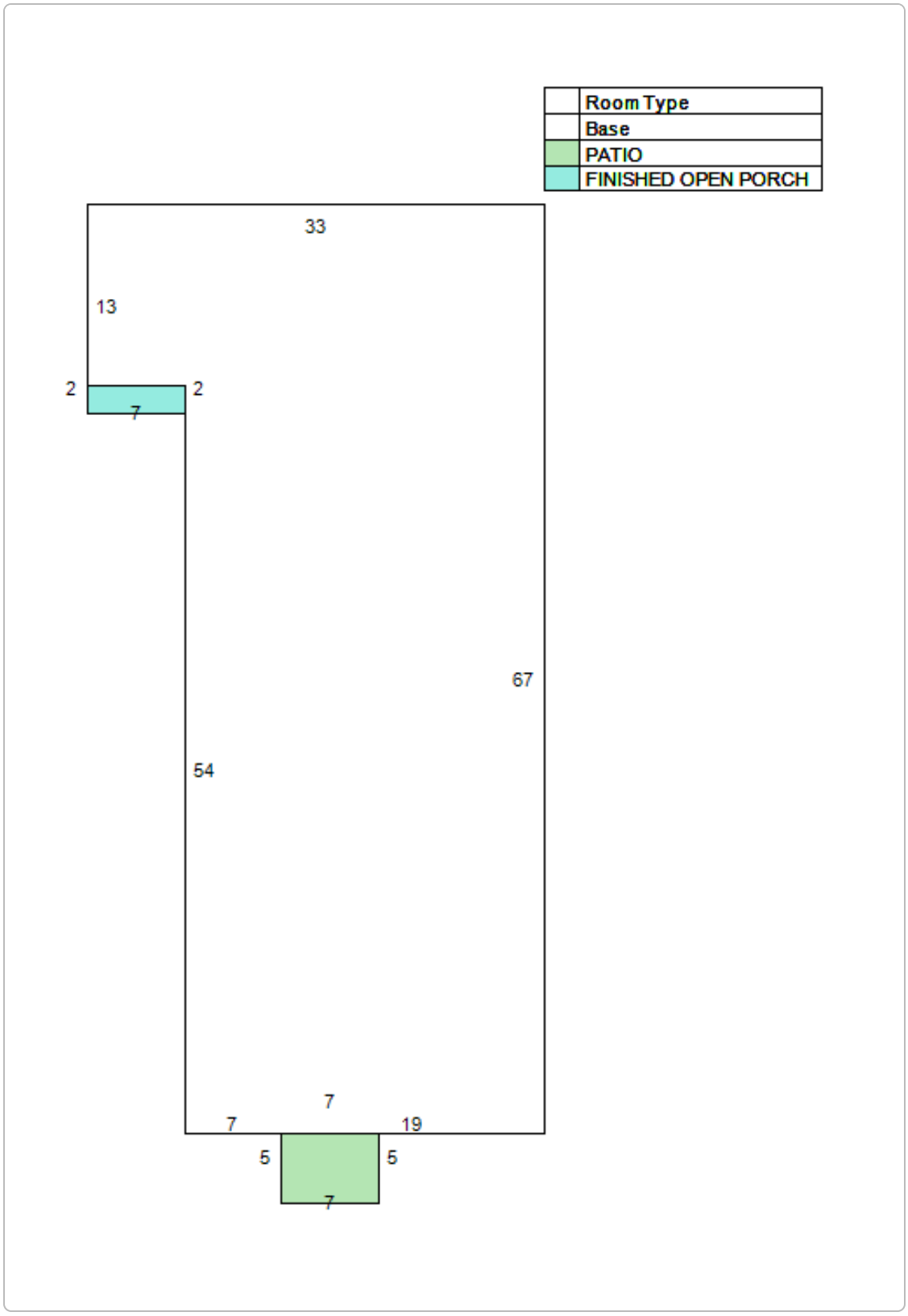
| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|---|---|---|---|---|---|---|---|---|---|
| 2021 | $133,107 | $9,183 | $145,350 | $0 | $0 | $287,640 | $244,857 | $93,283 | $194,357 |
| 2020 | $140,986 | $9,183 | $145,350 | $0 | $0 | $295,519 | $199,283 | $147,236 | $148,283 |
| 2019 | $116,465 | $9,183 | $145,350 | $0 | $0 | $270,998 | $194,803 | $127,195 | $143,803 |
| 2018 | $101,643 | $9,183 | $145,350 | $0 | $0 | $256,176 | $191,171 | $116,005 | $140,171 |
| 2017 | $103,760 | $7,226 | $145,350 | $0 | $0 | $256,336 | $187,239 | $120,097 | $136,239 |
| 2016 | $97,713 | $7,345 | $126,225 | $0 | $0 | $231,283 | $183,388 | $98,895 | $132,388 |
| 2015 | $90,851 | $7,346 | $114,750 | $0 | $0 | $212,947 | $182,113 | $81,834 | $131,113 |
| 2014 | $80,034 | $7,464 | $114,750 | $0 | $0 | $202,248 | $180,668 | $72,580 | $129,668 |
| 2013 | $82,944 | $7,582 | $114,750 | $0 | $0 | $205,276 | $183,377 | $110,993 | $94,283 |
| 2012 | $74,659 | $7,701 | $90,882 | $0 | $0 | $173,242 | $173,242 | $87,121 | $86,121 |
| 2011 | $75,925 | $7,819 | $100,980 | $0 | $0 | $184,724 | $184,724 | $92,362 | $92,362 |
| 2010 | $78,455 | $7,937 | $112,200 | $0 | $0 | $198,592 | $198,592 | $100,500 | $98,092 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Year Built** | 1925 |
| **Actual Area** | 1882 |
| **Conditioned Area** | 1833 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Class** | N |
| **Exterior Wall** | Aluminum Vinyl |
| **Roof Cover** | Cement Fiber Shingle |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Carpet, Sheet Vinyl |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 0 |
| **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 1833 |
| FINISHED OPEN PORCH | 14 |
| PATIO | 35 |
| Total SqFt | 1882 |

## Sketch Information




## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Garage Unfinished (Average) | | 7020 |
| Patio | | 999 |
| Masonry Wall | | 1164 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 50 | 130 | 50 | EF | $153,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 12/28/2021 | 11/12/2021 | $385,000.00 | WARRANTY DEED | 5455 | 846 | U | I | JONES SUSAN L | SHOTGUN SARAGOSSA LLC |
| 12/28/2021 | 10/13/2021 | $0.00 | DEATH CERTIFICATE | 5455 | 845 | U | I | JONES ANGELA M (DECD) | JONES SUSAN L |
| 7/27/2021 | 7/7/2021 | $0.00 | QUIT CLAIM DEED | 5327 | 779 | U | I | JONES ANGELA M ET AL | JONES ANGELA M ET AL |
| 1/27/2017 | 1/27/2017 | $0.00 | QUIT CLAIM DEED | 4323 | 350 | U | I | JONES ANGELA M & JONES RICHARD M,SUSAN L(TC) | JONES ANGELA M ETAL |
| 1/20/2017 | 10/28/2012 | $0.00 | DEATH CERTIFICATE | 4319 | 1993 | U | I | JONES RICHARD MARSHALL JR | JONES SUSAN (SURVIVING SPOUSE) |
| | 1/6/2007 | $82,600.00 | CORRECTIVE DEED | 2856 | 1298 | U | I | JONES ANGELA M,RICHARD M | JONES ANGELA M & JONES RICHARD M,SUSAN L(TC) |
| | 10/1/1987 | $65,500.00 | | 761 | 264 | Q | I | | JONES ANGELA M,RICHARD M |

**No data available for the following modules:** Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/16/2022, 12:18:44 AM

Version 2.3.176

# Detail by Entity Name

Florida Limited Liability Company
SHOTGUN SARAGOSSA, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L21000481134 |
| **FEI/EIN Number** | 87-4072156 |
| **Date Filed** | 11/08/2021 |
| **Effective Date** | 11/01/2021 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

1540 ST. MARKâ S POND BLVD.
ST. AUGUSTINE, FL 32095

**Mailing Address**

1540 ST. MARKâ S POND BLVD.
ST. AUGUSTINE, FL 32095

**Registered Agent Name & Address**

SILVERIO, MICHAEL A
1540 ST, MARKS POND BLVD
ST. AUGUSTINE, FL 32095

**Authorized Person(s) Detail**

**Name & Address**

Title Manager

SILVERIO, MICHAEL Alan
1540 ST. MARKS POND BLVD.
ST. AUGUSTINE, FL 32095

Title Manager

Silverio, Henry Armando
P.O. Box 1118
Darby, MT 59828

Title Manager

Silverio, Dorthy

P.o.box 1118
Darby, MT 59828

**Annual Reports**

| Report Year | Filed Date |
| --- | --- |
| 2022 | 01/07/2022 |

**Document Images**

| | |
| --- | --- |
| 01/07/2022 -- ANNUAL REPORT | View image in PDF format |
| 11/08/2021 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

# STAFF REPORT AND RECOMMENDATION

**Prepared for March 17, 2022 Meeting**

File #: HP2022-0017 Address: 2 Tremerton Place

Property Owner: Caleb J. King (Dr. Caleb King III)

To evaluate 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 for a residential building constructed c. 1917 – 1924 that is recorded in the Florida Master Site File but not located in a district.

| | | | |
|---|---|---|---|
| Architectural Style: | Craftsman Bungalow | Florida Master Site File: | SJ02286 |
| National Register: | N/A | Construction date: | c. 1917 - 1924 |
| Archaeology Zone: | IC | Zoning District: | RS-1 |
| Parcel number: | 2012900000 | | |
| Agenda Item: | 9(a) | Previous Action(s): | N/A |

STAFF SUMMARY AND ANALYSIS:

1. At the February 17, 2022 HARB meeting, the board by unanimous consent voice vote requested staff move forward on steps required for local landmark consideration by the board for this meeting. Information from the Florida Master Site File and the St. Augustine Historical Society Research Library was researched and provided in this report.
2. Located on the north side of the street that is currently named Tremerton Place where Tremerton Street intersects only from the south, the large property is bonded by the Matanzas River to the east, and is one house east of Marine Street to the west.
3. 2 Tremerton Place was formerly listed as 3 Hernandez Street, according to the early Sanborn Maps.
4. Constructed between 1917 and 1924, according to Sanborn Map research and the Florida Master Site File (FMSF) survey, which lists the property as 3 Tremerton Place, the residential building was “one of the later houses built in the neighborhood.”
5. While there is a two-story garage apartment building and a one-story garage building located on the lot along the north property line, it is staff’s understanding that the main house should be considered for the local landmark designation, unless otherwise requested by the owner.
6. Per the city’s code of ordinance (Section 28-87(3) & (10), HARB is assigned the authority of reviewing buildings for potential designation as a 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.
7. A Local Historical Landmark desingantion would allow the building to be eligible for preservation incentives and also is one of the considerations called out in the city ordinance that offers some protection to buildings against proposed demolition:
   Section 28-89(2)d Criteria for certificate of appropriateness or demolition review
   ...**If the building or structure is of exceptional significance**, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, **the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.**
8. To evaluate for designation as a Local Historical Landmark, the building and property are evaluated using criteria and standards established by the National Register of Historic Places, substituting the importance to the city and state levels rather than the nation as a whole.

9. **National Register of Historic Places Criteria** (see also excerpted text from the Bulletin on the following pages) The quality of significance in American [ST. AUGUSTINE] history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
   **A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
   **B.** That are associated with the lives of significant persons in our past; or
   **C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
   **D.** That have yielded or may be likely to yield, information important in history or prehistory.

10. The house and its relation to each of these criteria are summarized on the following pages. From an initial review, the home's location, design, setting, materials, workmanship, feeling, and association are intact enough to convey the historic integrity. While there are other houses in St. Augustine that are listed in the Bungalow style by the FMSF surveys, this largely unaltered house and setting are of high quality with the intact architectural character and original materials, enhanced by the overall location and feeling. Furthermore, the property appears to have local architectural significance, and possibly archaeological significance because there is a possibility of the property yielding information important to history.

## 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 related to a Local Historic Landmark designation for 22 Tremerton Place:**

1. Designate the main house building as a Local Historic Landmark if the HARB finds the building has the integrity and significance to warrant local landmark designation based on the following:
   a. Architectural signficance
   b. Possible arcahaeolgical signifcance (there is a possibility of the property yielding information important to history (archaeological significance).
2. Continue the consideration if the board finds more information is needed for designation as a local landmark

*Julie Courtney*
Julie Courtney, Historic Preservation Officer

***HARB should consider the following in evaluating the property for local significance:***

1. There are limited examples of officially designated 'local landmarks' in the city for staff to establish a benchmark or comparison of significance and integrity that warrants a local landmark designation. Local Historic Landmarks include the following buildings and the year they were designated:
    - The Record Building at 154 Cordova Street (2003)
    - St. Augustine Waterworks building at 184 San Marco Avenue (2013)
    - Wisteria Cottage at 32 Granada Street relocated to 36 Granada Street (2016)
    - 307 Minorca Avenue (2021)

2. **Does the building possess integrity of location, design, setting, materials, workmanship, feeling, and association?**: The NPS defines historic integrity as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. (*How to Complete the NR Registration Form*, NR Bulletin page 4)

    *Several to all of the aspects of integrity should be met. The home's location, design, setting, materials, workmanship, feeling, and association are intact enough to convey the historic integrity. A site visit by staff included an opportunity to inspect the full property, including the exterior and interior of the house and detached garage apartment building. The house has been well maintained and shows no visible signs of deterioration. While the kitchen has been updated, as well as the bathrooms with new fixtures and flooring according to permit records, most of the historic design and much of the materials appears to remain intact. A search of building permit records revealed that the house received a new metal roof in 2010 after a reroof permit in 2001, a permit for the garage to rebuilt in 2002 after a demolition permit was issued also in 2002 (2002-0295) for the previously existing garage.*

    *The house sits on a large property that extends eastward to the Matanzas River and is surrounded by mature landscaping. While the existing outbuildings are not original (garage) and have been later added and altered over the years (garage apartment), the property appears to resemble its historic appearance, the house has retained its physical materials, design features, and aspects of construction, as described under #4.*

3. **Criteria A - Associated with events that have made a significant contribution to the broad patterns of our history:** Is the building significant because of an association with historic events or patterns of activity? Does the existing building reflect in a tangible way the important historical associations? How have alterations or additions contributed to or detracted from the resource's ability to convey the feeling and association of the significant historic period? (*How to Complete the NR Registration Form*, NR Bulletin page 47)

    *No information was found showing that the building is directly associated with significant historical events. According to the Polk City Directories, one of the first owners/occupants of the house was J. B. Heaney, a real estate broker, and his wife Nellie, who were listed in the 1924-25 directory. In 1927, the couple were listed along with Helen Heaney, a student. By 1930, the address was listed as vacant. The time of the house's construction and subsequent vacancy could point to events related to the Florida Land Boom, but more research is needed to relate the two and there would likely only be a general tie to this historic land development pattern, if any.*

4. **Criteria B- Associated with the lives of significant persons in our past:** Is the building significant because of an association with an individual, how long and when was the individual associated with the building and during what period in his or her life? What were the individual's significant contributions during the period of association? Are there other resources in the vicinity also having strong associations with the individual? If so, compare their significance and associations to that of the subject building. (*How to Complete the NR Registration Form*, NR Bulletin page 47)

   *Significant individuals could be long-time or original inhabitants or individuals significant in their own right, independent of their duration in the building. During the building's historic period (50 years or more), there are no known associations with the lives of significant persons in our past. The only possibly long-term owner of the property was a post office employee Harold E. Hubbard and wife, Berla Hubbard, from around 1960 – 1995 and Dr. Caleb King III, the current owner from 2004 to present, as noted below.*

   *Unfortunately, the accuracy of the Polk City Directory listings for this property is unknown, as research revealed inconsistent and varying ways of listing the street and address where the house is located, which is recorded on the related document found in the attachments at the end of this staff report. As previously noted, 2 Tremerton Place was formerly listed as 3 Hernandez Street. Another important observation is that later directories seem to possibly later interchange what is now 2 Tremerton Place with the address listed as 2 Tremerton Street. This inconsistency among others causes the accuracy of the city directory listings to be questioned, as there is no 2 Tremerton Street noted on Sanborn maps from those years and the address is not recognized even today. The house where 2 Tremerton Street would be geographically located is recorded as 139 Marine Street on the 1924 and l957 revised Sanborns. What was Hernandez Street (now Tremerton Place) is perpendicular to Tremerton Street. Hernandez Street runs east-west, is intersected by Tremerton Street only to the south, stops at Marine Street to the west, and then starts again between Charlotte and Cordova Street. This portion of Hernandez Street is later called Charlotte Place by the 1957 revised map.*

   *Keeping in mind that 2 Tremerton Place was formerly listed as 3 Hernandez Street, after J.B. Heaney (who worked in real estate) and wife Nellie Heaney were found in the first listings for 3 Hernandez (in 1924-25, and again in 1927), the next occupied listing for 3 Hernandez was in 1934, with Sidney E. Farwell, a fruit grower, recorded as the owner. The FMSF survey mentions C. Locke Crumley was listed at 3 Hernandez in the 1934 directory. This is only found when looking him up by name, where Mr. Crumley, who was the manager of the Jefferson Theatre is listed with his wife, Clarissa, as residents at this address in 1934.*

   *In the 1937 directory 3 Hernandez Street is listed as vacant. In 1940, Farwell is listed under 2 Tremerton Street and only the name of Hernandez Street is listed in the directory, but with no addresses listed under it. Again, Sanborn maps do not show any buildings marked with an address of 2 Tremerton Street, so one has to question if Farwell moved to a different house between the 1934 and 1940 listings, or if the listings for 3 Hernandez started being listed as 2 Tremerton Street around this time. Various subsequent residents are listed under 2 Tremerton Street, while Hernandez Street continues to be listed with no addresses. Directories around these years list addresses at 1-11 Tremerton Street, which ends at Flagler Hospital; however, Tremerton Place is not listed until the 1985 City Directory. In the 1960 Polk directory, Harold Hubbard starts to be listed under 2 Tremerton Street with his wife Berla. He is first recorded as a post office clerk, then a post office carrier by 1970, and listed as retired in the 1985 directory, when he starts to be recorded under the address of 2 Tremerton Place (not Street) until 1990. In at least the 1984-85 directory, Tremerton Street is not listed at all, but Tremerton Place is. In 1995, Donna Duvall is listed under 2 Tremerton Place and is recorded as a seasonal resident. Her name is listed on the St. Johns County Property Appraiser report for 2 Tremerton Place under the Sale Information section, as the purchaser of the property in 1992 and the seller to the current owner, Caleb J. King (Dr. Caleb King III), in 2004.*

5. **Criteria C- Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction:**
Is the building significant for architectural, landscape, aesthetic, or other physical qualities, what are those qualities and why are they significant? Does the property retain enough of its significant design to convey these qualities? If not, how have additions or alterations contributed to or detracted from the significance of the resource?

*Formerly recorded on Sanborn maps as 3 Hernandez Street, and on the FMSF as 3 Tremerton Place, the 1-1/2 story Craftsman style bungalow appears to be largely unchanged. Built as one of the later houses in the neighborhood when it was constructed between 1917 and 1924, no architect was found listed for this house. The SJCPA lists the year of construction as 1900, and it is not uncommon for these build dates to be incorrect, especially for older buildings. Sanborn maps show a vacant lot at this location prior to the 1924 version. There is no evidence the house was moved to this lot. As one of only two houses located to the north of what is called Tremerton Place today, the house to the west at 6 Tremerton Place, which was labeled on earlier Sanborns as137 Marine Street, is on the northeast corner of Tremerton Place and Marine Street. The Matanzas River is to the east of the large lot that has mature landscaping. Different detached out-buildings are visible on the property over the years on Sanborn maps. The existing detached garage and two-story garage apartment appear to be the structures showing to the north of the house on the Sanborn map revised to 1957. These detached buildings are not detailed below but staff photos are included in the attachments.*

*A low pitch side facing gable metal roof with a front-facing gabled dormer with triple window (in the center is a paired casement) sits on top of the wood framed house, which rests on piers. Unique narrow wood horizontal siding with rolled edges that is reported to be from the Sears Roebuck patterns, according to the owner, clads the exterior. Simple wood beams (referred to decorative or false beams) extend at widely spaced intervals under the wide eaves along the side gable end, while exposed rafter tails are visible on other areas. Wood double-hung windows consist of 6-over-one sashes, or single or paired casements divided by 6 or 8-lites.*

*An expansive one-story front porch is a major significant architectural feature of the house. According to the FMSF, the units used for the pillars are "a very rare coquina brick, one of only three known examples in St. Augustine (all of them, interestingly, being on waterfront property – one at Lighthouse Park overlooking Salt Run [443 Ocean Vista Drive, c. 1924-1930], and the other on St. Francis Street overlooking Maria Sanchez Lake)." The FMSF notes a 1927-28 City Directory St. Augustine Stone Works at 12 Loreida Street listing as a seller of "Coquina Bricks." Broad arched openings, with vertical wood siding above, crown the tapered coquina brick pillars, which are accented with bands of what appears to be red clay brick and rest on massive, rusticated coquina block piers and walls that extend across the full front façade. On one end, the porch appears to have been enclosed with casement windows and a French door. The main entrance to the house, under the front porch, consists of a French door flanked with paired folding doors, all divided with 10-lites.*

*On the interior, the house appears to have retained many of its Craftsman era details which may have been painted, including the brick fireplace with built-in glass door bookcases, splayed columns separating the front living room from the dining room, wood beamed ceilings extending between the two rooms adorned with period light fixtures, paneled dining room walls, wood door frames with lintel moldings, 2-paneled doors and glass doorknobs typical of the era, and oak floors throughout. As mentioned earlier, the kitchen and possibly the bathrooms have been updated, but were done in a manner compatible to the original existing features of the house.*

6. **Criteria D-That have yielded or may be likely to yield, information important in history or prehistory:**

*The property at 2 Tremerton Place is located within Archaeological Zone IC and there is no record of an archaeological review or archaeological work on the property. Since the property falls within the boundaries of Site 8SJ0094, which is associated with the Mission of Nuestra Senora del Rosario de la Punta (Our Lady of the Rosary of the Point), there is the possibility of intact, archaeological deposits on the parcel. This is* the most intensively investigated 18th-century Native American mission community in the Southeast. *Archaeological testing would be required to confirm presence of such archaeological deposits. Therefore, there is a possibility of the property yielding information important to history. More information on the Nuestra Senora del Rosario de la Punta can be found in the following resources:*

- City Archaeology staff created a Storymap with Paleowest about these refugee missions and the people who fled to St. Augustine following the collapse of the Spanish mission system, which is at the following link: https://tinyurl.com/staugmissions.
- *Nuestra Senora del Rosario de la Punta* summary on the city website: https://www.citystaug.com/172/Nuestra-Seora-del-Rosario-de-la-Punta
- Academic Book Chapter: Andrea White. Refuge among the Spanish: St. Augustine and the Legacy of the Yamasee People after 1715. In *The Yamasee Indians: From Florida to South Carolina* edited by Denise I. Bossy. University of Nebraska Press. 2018

CODE OF ORDINANCES

**28-87(3) [HARB] Responsibilities**

**The review of all applications for demolition permits for structures** that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, **or which have been designated as an historical landmark.** Also, review all applications for demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark.

**28-87(10) Responsibilities**

**Designate historical landmarks.** As utilized herein the term "historical landmark" shall mean 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. In the event the historic architectural review board desires not to issue a demolition permit for a structure that is not fifty (50) years old, or older, the historic architectural review board shall initiate proceedings for designation of the structure as an historic landmark. In the designation of an historical landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the *National Register of Historical Places substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as an historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

28-89(2)d Criteria for certificate of appropriateness or demolition review

...**If the building or structure is of exceptional significance**, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, **the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.**

28-2 Definitions

***Exceptional significance* means buildings or structures** that are National **or Local Landmarks**, listed individually on the National Register of Historic Places, original Colonial buildings and other buildings and structures that meet the criteria for the National Register of Historic Places **or Local Landmarks**.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research
5. St. Johns County Property Appraiser Card (front and back)

# STAFF PHOTOS
# 2 Tremerton Place

# STAFF PHOTOS
# 2 Tremerton Place

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## 2 Tremerton Place

# STAFF PHOTOS
## 2 Tremerton Place: Interior

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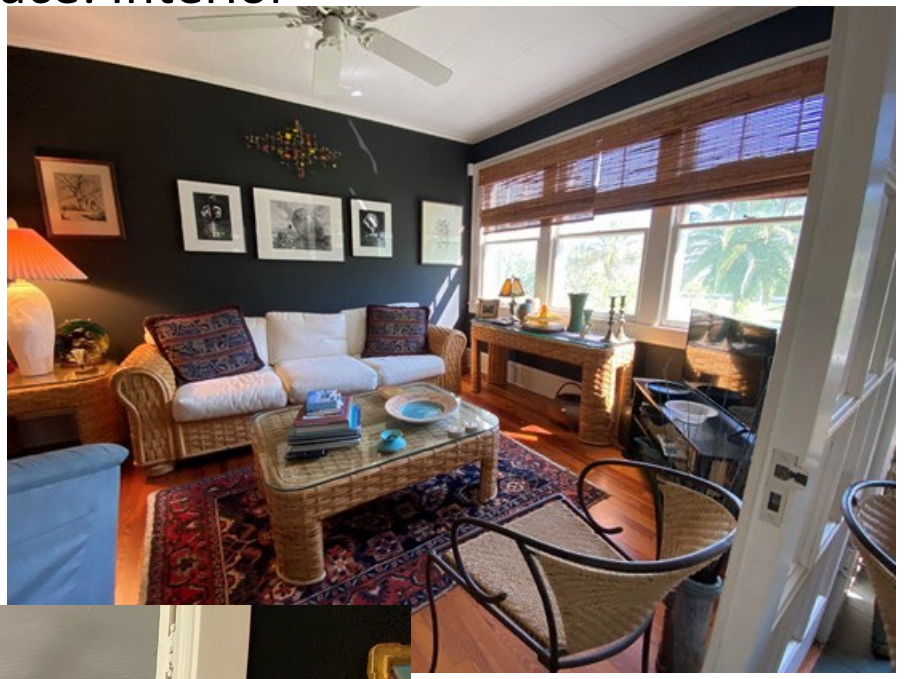
## 2 Tremerton Place: Interior



# STAFF PHOTOS

## 2 Tremerton Place: Interior

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## 2 Tremerton Place: Interior

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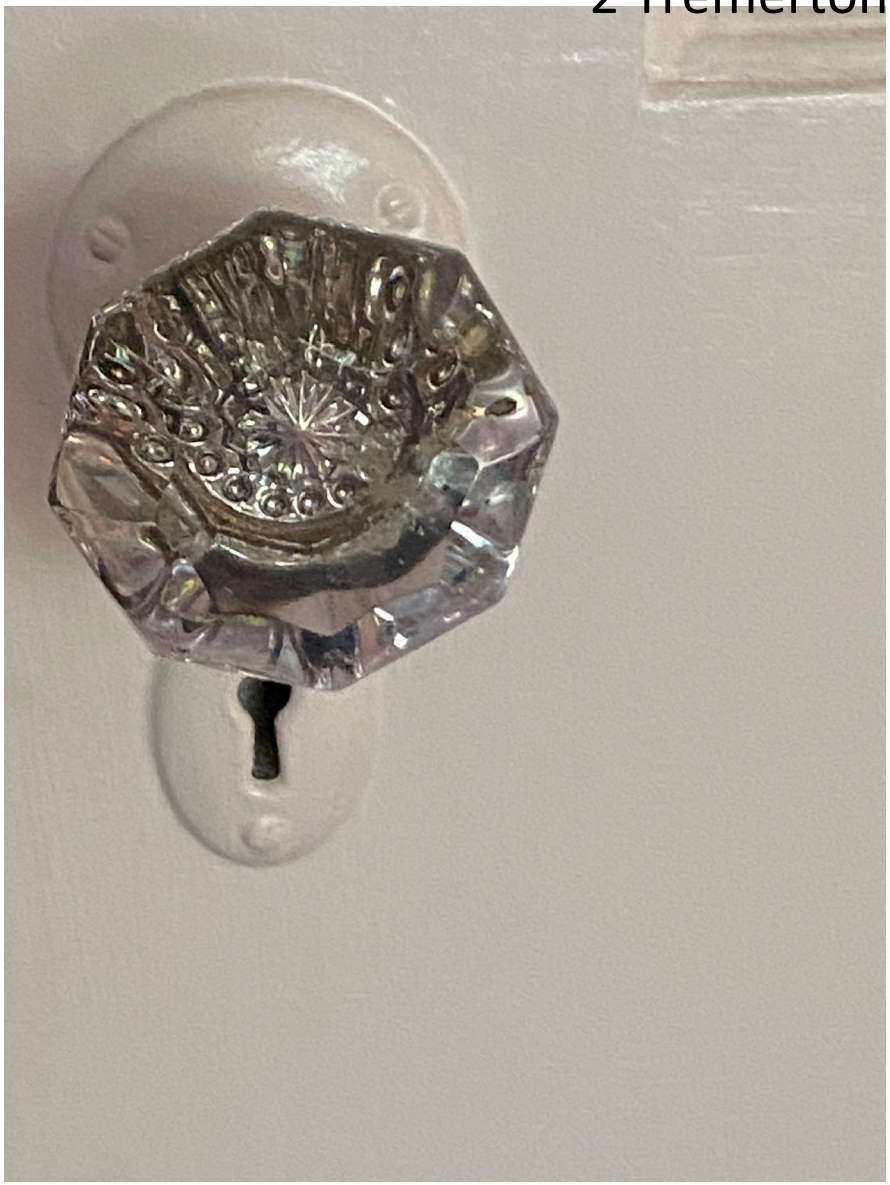
## 2 Tremerton Place: Interior



# STAFF PHOTOS
# 2 Tremerton Place Property

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# 2 Tremerton Place Property

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## 2 Tremerton Place: Cottage/Garage Apartment

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## 2 Tremerton Place:  Context Area

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2286 1009==
Site Name: 3 Tremerton Place 830== Survey Date: 7808 820==
Address: 3 Tremerton Place, St. Augustine, Fla. 32084 905==
Instructions for Locating:

813== County: St. Johns 808==
Location: City of St. Augustine (subdivision) 44A (block) 10 (lot) 868==

868==
Owner of Site: Name: Barnett Bank of St. Augustine NA Trustees;
Address: 60 Cathedral Place
St. Augustine, Fla. 32084 902==
Occupant or Manager: 904==
Type of Ownership: Private 848== Zoning: RSE
NR Classification Category: Building 916== Recording Date: 832==
UTM: 17 (zone) 470200 (easting) 3305820 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist);
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:
(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:
( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick, wood, weatherb ard with cornerboard 854==

Structural Systems: Masonry, brick; wood frame 856==

Features of Structure: (942)

Window Type: DHS, casement 942==

Foundation: 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: One story open porch on sough side (front) 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Massive brick posts on rusticated walls 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Faces bay 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Theatre, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 3 Tremerton Street was constructed between 1917 and 1924 and is one of the later houses built in this neighborhood. There is a one-story open porch on the front with massive brick posts on top of rusticated walls. The house is located behind 137 Marine Street and faces the Matanzas River to the east. The porch on this house is built of very rare coquina brick, one of only three known examples in St. Augustine (all of them, interestingly, being on waterfront property--one at Lighthouse Park overlooking Salt Run, and the other on St. Francis Street overlooking Maria Sanchez Lake). The 1927-28 City Directory lists the St. Augustine Stone Works at 12 Loreida Street as selling "Coquina Bricks". They may have supplied the ones used in this building.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

(over)

## V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.

2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insur-

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led directly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divided into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

In the 1920's the house at 3 Tremerton Place )also referred to as 3 Hernandez) was the residence of Jason B. Heaney, a real estate broker and his wife Nellie. In 1934 it was the home of C. Locke Crumley, manager of the Jefferson Theatre.(3)

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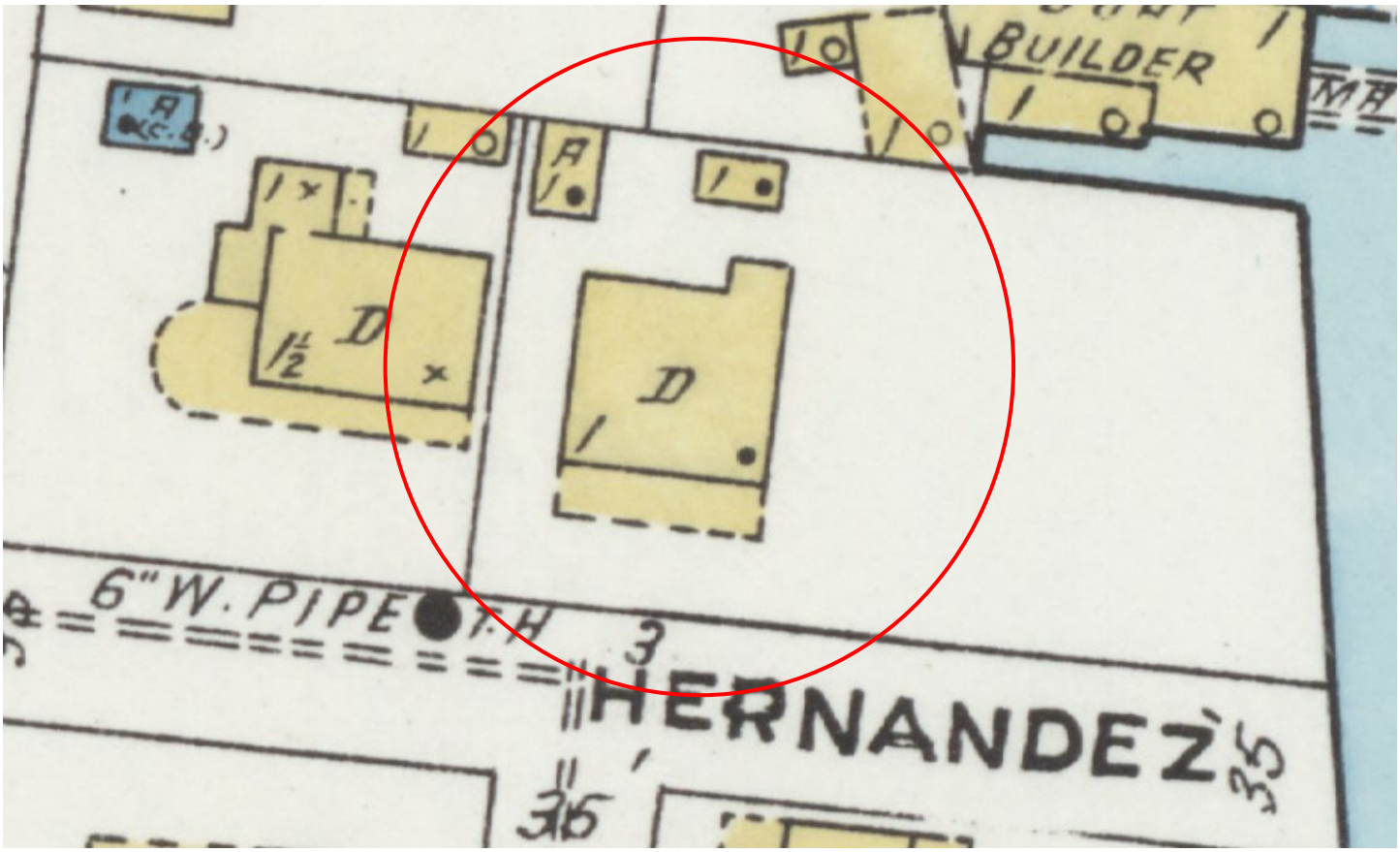
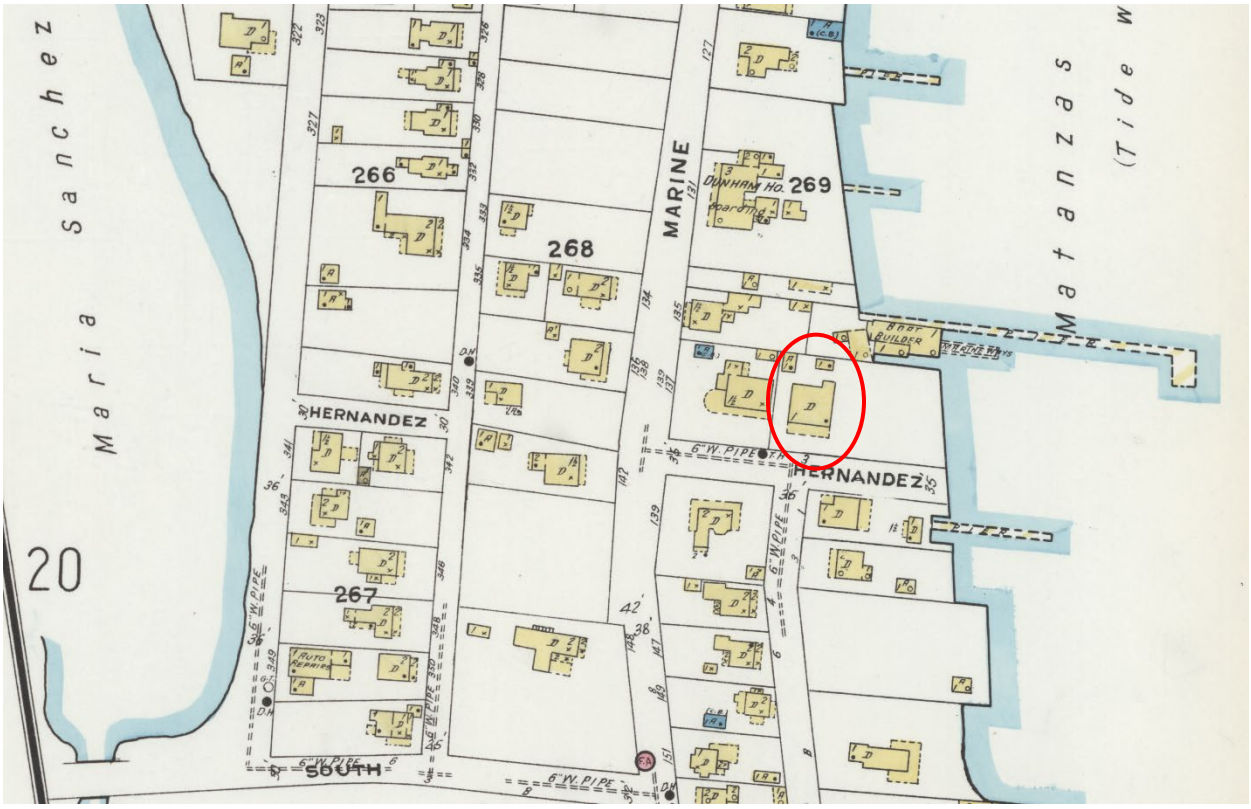
ance Maps, 1893-1930.

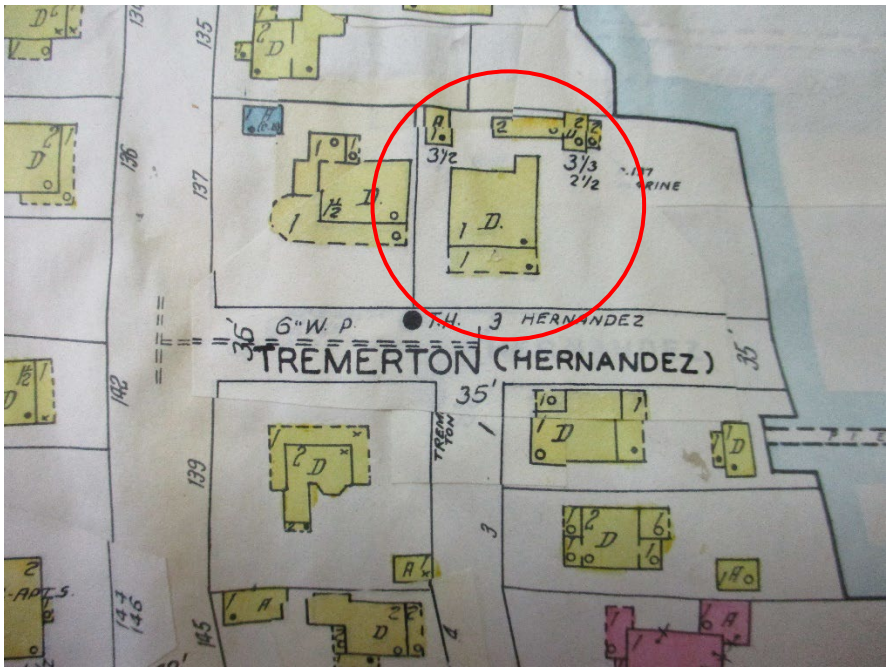
3. St. Augustine City Directory, 1924-25, 1927-28, 1934.

# 1924 SANBORN MAP



# 1930 SANBORN MAP updated to 1965



# 2 Tremerton Place (c. 1917-1924)
# SAHS POLK CITY DIRECTORY RESEARCH

| DATE(S) | NAME | SYMBOLS | PROFESSION |
|---|---|---|---|
| + 1924-25 | ~ J.B. Heaney (w. Nellie) | | Real Estate |
| 1927 | ~ J.B. Heaney (w. Nellie) | | Real estate broker |
| | ~ Nellie Heaney | | Student |
| 1930 | ~ VACANT | | |
| 1934 | ~ Sidney E. Farwell | | Fruit Grower |
| | ~ C. Locke Crumley (Clarissa) | | Manager, Jefferson Theatre |
| 1940 | ^ Sidney E. Farwell | | Not listed |
| 1945 | ^ *No 2 Tremerton St. listed* | | |
| 1947 | ^ Edward W. Jacunski | | |
| | ^ (2-1/2): Raymond Carroll | | |
| 1949 | ^ Hugh C. Cartwright | | |
| | ^ (2-1/2): Raymond Carroll | | |
| 1951 | ^ Irving A. Hussey<br>(w. Mary P.) | | U.S. Army |
| 1955 | ^ Eldon McDaniel<br>(w. Sara S.) | | Sales Manager, Quality Dairy Products |
| 1960 | ^ Harold E. Hubbard<br>(w. Berla S) | (o) | Clerk, Post Office |
| 1965 | ^ Harold E. Hubbard<br>(w. Berla S) | (o) | Clerk, Post Office |
| 1970 | ^ Harold E. Hubbard<br>(w. Berla S) | (o) | Carrier, Post Office |
| | Mrs. Bernice S. Kirkwood | | Principal, Fullerwood Elementary School |
| 1975 | ^ Harold E. Hubbard<br>(w. Berla S) | | Carrier, Post Office |
| 1985 &<br>1990 | * Harold E. Hubbard<br>(w. Berla S) | (o) | Retired |
| 1995 | * Donna Duvall | | Seasonal resident |
| | | | |

\+ First entry found for this address (previous directories did not have Hernandez Street or Tremerton Place listed)

~ Address listed as 3 Hernandez Street

^ Hernandez Street is listed with no addresses - listings as shown were under 2 Tremerton Street. This address was utilized based on 1934 to 1940 listing similarities and lack of 2 Tremerton Street on Sanborn Maps

* 2 Tremerton Place

(o) Owner

ST. JOHNS COUNTY
TAX ASSESSORS OFFICE

0796458 ACCT. NO. -201270-0000

| AREA | ZONING | SURVEY NO | AERIAL NO.S | USE CODE | BUS. NAME | SITE USE | CARD | MAP NO. | SEC. | TSP. | RNG | PARCEL NO. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 45ST | | | 154D | 19 | | | / | SE 175X | 20 ~~18~~ | 07 | 30 | |

| TAX ROLL DESCRIPTION | OWNERS NAME AND ADDRESS | DATE | BOOK/PAGE | AMOUNT | NOTES |
|---|---|---|---|---|---|
| CITY OF ST AUGUSTINE LOT 10 BL BLK 44-A | FAVER HIRAM H<br>135 MARINE ST<br>ST AUGUSTINE FL 32084 | | | | |
| | BARNETT BANK OF ~~St. Aug. N.A.~~ St. Johns Co., TRUSTEE<br>~~60 Cuttershaw Plaza~~<br>~~St Aug~~ P.O. Drawer ~~1929~~ 1707<br>St. Aug. Fla. 32084 | 6/24/76 | 306/718 | 30 K | |
| | | 12-79 | BP# 10275 $1,800. permit 3/82 C.E.P. | | CENTRAL HEAT & A/C - S/F |

5/81 C.E.P. ✓ 4/21/82 C.E.P. ✓

| SITE DATA | | EXEMPTIONS |
|---|---|---|
| TOPO: | STREETS | YR |
| ABOVE | | HX |
| LEVEL ✓ | SIDEWALKS | 65 |
| BELOW | CURB | WD |
| DRAINAGE | SWALES & CUL. | DIS |
| STORM SEW. | | AG |
| SEPTIC TK. | LOCATION | |
| SEWER SER. ✓ | NEIGHB'D | |
| WELL | DATE SUBD. | ELECT. |
| WATER SER. ✓ | %IMPR. YR. % | ST. LTG. |
| FIRE HYD. | TREND | GAS |
| SOIL TYPE: | TREES | |

| LAND | TYPE . DESCRIPTION | SIZE . AREA | UNIT PRICE | D. F. | FRONT FT. | VALUE |
|---|---|---|---|---|---|---|
| | | 100 X 140 | 175 — | 1 05 | 183 75 | ~~18 580~~ |
| | 1986 | 100 X 150 | 600 — | 1 07 | 642 — | 64 200 |

| YEAR | 1984 | 1985 | 1986/87 | 1982 | 1982 |
|---|---|---|---|---|---|
| IMPRV. | 23 850 | 24 600 | 24 600 | 20 720 | 23 850 |
| LAND | 26 450 | 26 450 | 64 200 | 22 980 | 26 450 |
| TOTAL | 50 300 | | 88 800 | 43 700 | 50 300 |
| LAND CLASS'D. | | | | +1700 | |
| TOTAL CLASS'D. | | | | | |

PC/15 86/16 x 1.151

0823 0000 2800

PROPERTY ADDRESS

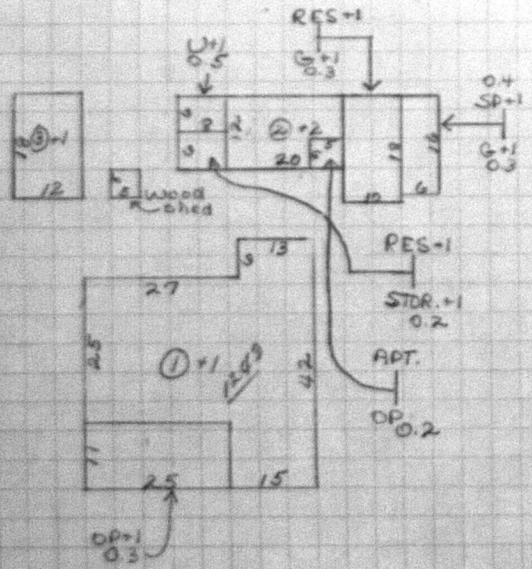
ACCT NO. 201290-0000 CARD

| NO. | MAP NO. | SUB | LOT | BLK | EXT. APPR. |
|---|---|---|---|---|---|
| 1 | RES | | | | |
| 2 | GDR FOP | | | | |
| 3 | SHR | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |

| BLDG NO. | 1 | 2 | 3 | 4 |
|---|---|---|---|---|
| FOUNDATION | | | | |
| A AIR GRADE | | | | |
| PIERS | | | | |
| CONC. WALL | 1 | 1 | | |
| C. B. | ✓ | | | |
| BR | | | | |
| HEIGHT | | | | |
| B EXTERIOR WALLS | | | | |
| POST | | | | |
| WALL BD/WF 15 | | | | |
| SHEETMETAL 16 | | | | |
| STUCCO/WF 28 | | | | |
| WD-NO-SH/WF 30 | | ✓ | ✓ | |
| ASB. SHGLE/WF 33 | | | | |
| WD-SH/WF 33 | ✓ | | | |
| AL-SDG./WF 33 | | | | |
| BRICK/WF 38 | | | | |
| C. B. 31 | | | | |
| C B S 33 | | | | |
| 6" JUMBO BR 33 | | | | |
| BR/MAS 38 | | | | |
| HEIGHT | | | | |
| C ROOF TYPE | | | | |
| FLAT & SHED 7 | | | | |
| GABLE 8 | ✓ | ✓ | ✓ | |
| HIP 8 | | | | |
| MANSARD 9 | | | | |
| CONC. SLAB 10 | | | | |
| CONC. PRESTR. 10 | | | | |
| WD TR & WD DK 13 | | | | |
| BJ & RIG INSUL 14 | | | | |
| ST. TRUSS 15 | | | | |
| FREE SPAN | | | | |
| PEAK HGT | | | | |

| BLDG NO. | 1 | 2 | 3 | 4 |
|---|---|---|---|---|
| D ROOFING MATERIALS | | | | |
| SH. METAL 2 | | ✓ | | |
| ROLL COMP 2 | | | ✓ | |
| BU & TG 3 | | | | |
| COMP SGLE 4 | ✓ | | | |
| ASB SGLE 5 | | | | |
| CEM TILE 6 | | | | |
| CLAY TILE 7 | | | | |
| WOOD SGLE 8 | | | | |
| E FLOORING | | | | |
| NO | | | | |
| PLY 3 | | | | |
| S PINE 5 | | ✓ | | |
| CONC/GRADE 6 | | | ✓ | |
| COMP TILE 7 | | | | |
| CONC RAISED 8 | | | | |
| TERRAZO 9 | | | | |
| D PINE 10 | ✓ | | | |
| D HWD 12 | | | | |
| C & U 12 | | | | |
| PARQUET 15 | | | | |
| F INTERIOR FINISH | | | | |
| UNFINISHED 0 | | | ✓ | |
| PAINTED 5 | | | | |
| WD OR CLBD 15 | | | | |
| L. C. DRYWALL 18 | | ✓ | | |
| PLAS-NO FUR 24 ~~✓~~ | | | | |
| PLY PANEL 24 | | | | |
| ~~DRYWALL~~ CORRECTN 1981 END 30 | ✓ 30 | | | |
| DRYWALL 30 | | | | |
| PINE PANEL 35 | | | | |
| UNF CEIL ✓ | | | | |
| CEIL ACCOUST 30 | | | | |
| CEIL SUS ACC 34 | | | | |
| G ELECTRICAL | | | | |
| NONE 0 | | | | |
| MIN 1 | | | | |
| AV 3 | ✓ | ✓ | ✓ | |
| MAX 5 | | | | |

| BLDG NO. | 1 | 2 | 3 | 4 |
|---|---|---|---|---|
| H PLUMBING | | | | |
| NONE 0 | | | ✓ | |
| POOR-PLAIN 5 | | | | |
| AV NO TILE 8 | | ✓ | | |
| AV TILE 11 | ✓ | | | |
| I PLUMBING EXTRA FEATURES | | | | |
| 2 FX BATH | 1+280 | | | |
| FX BATH | | | | |
| FX TOILET | | | | |
| FX R R | | | | |
| TILE FLOOR 1 | | | | |
| ½ TILE WALLS | | | | |
| FULL TILE WALLS | | | | |
| UTL | | | | |
| J HEAT & AIR CONDITIONING | | | | |
| NONE | | | ✓ | |
| GAS ~~GRAV~~ | ✓-170 +160 | | | |
| OIL | | | | |
| ELECT | | | | |
| R.C. 1981 | +540 | | | |
| AIR COND | | | | |
| FIREPLACE +1 | 1+240 | | | |
| DUCTS | | | | |
| THRU WALLS R. C. | | | | |
| THRU WALLS A. C. | | | | |
| FIXTURES | | | | |
| EQUIP | | | | |
| INSU WALLS | | | | |
| INSU CEIL | | | | |
| K ADJUSTMENTS | | | | |
| FR. TIMBER | | | | |
| FR. OPEN ST. | | | | |
| FR. REIN CONC | | | | |
| FR. F. P. STEEL | | | | |
| HEIGHT | | | | |
| FRONT & INT | | | | |
| PARTITIONS | | | | |
| SPECIAL USE | | | | |
| APT. EQUIV. | | | | |
| SHAPE & COR | | | | |




1633

| NO. | DEPRECIATION ADJ. | NO. | STYS | CLASS SCALE | CLASS UNITS | CONST TYP | TOTAL RATE | BASE RATE | LOC | INDEX | SQ FT COST | BASE AREA | ADJ. AREA | | REPL COST | BUILT | REN. | COND | ADJ | V.F. | VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 1 | H/C - | +10 | 93 | 103 | 3.12 | 3.21 | 4.2 | 13 48 | 1 243 | 1 326 | 4452 | 23,387 | 1900 | | 55 | | 1.12 | 14,400 |
| | | 2 | 2 | H/E | -12 | 74 | 62 | 3.66 | 2.27 | 4.2 | 9 53 | 468 | 797 | 672 | 8 267 | 1935 | | 45 | | | 6 170 |
| | | 3 | | LC/G | | | | | .87 | 4.2 | 3 65 | 216 | | | 788 | 1935 | | 30 | | | 270 |
| | | 4 | | | | | | | | | | | | | | | | | | | |
| | | 5 | | RC SEAWALL | 100 ℄ | ✓ | | | 3.20 | 4.2 | 13 44 | 100 | | | 1 344 | | | 40 | | | 610 |
| | | 6 | | Conc. Blk Wall 2'x 40' | | | | | .25 | 4.2 | 1 05 | 80 | | | 84 | | | 40 | | | 30 |
| | | 7 | | | | | | | | | | | | | | | | | | | |

1981

| | | | |
|---|---|---|---|
| | | | 1981 |
| | | | 12860 |
| | | | -11 430 |
| | | | -3 720 |
| | | | -240 |
| | | | -540 |
| | | | -30 |

* = X 1.12

1 L32 0000 2800

Received February 18, 2022
Planning and Building Department

2/18/22

Dear Julie Courtney,

I am writing to request for my property at 2 Tremerton Place, St Augustine Florida 32084 be considered for designation as a Local Landmark. The reason for this is my need to sell the house and wishing for its integrity to be protected in the future. Having been born in Florida in 1943 I have a deep attachment to the State of Florida, it's history and unique culture.

The home has unique qualities and is one of the best examples of an Arts and Crafts home in St Augustine. Many of the detailing and siding were old Sears and Roebuck patterns. There are two lots involved in this property with the house sitting back from the water and a lot in front. The obvious fear is that someone would take down the house and put up a Mc'Mansion in its place as the lot would be oversized. It is also on the water and consequently would be attractive for that kind of development. It is my intent that this home is protected for posterity

Sincerely

Dr Caleb King 111

RECEIVED

MAR 01 2022

Planning/Building Dept.

CITY OF ST. AUGUSTINE. EST. 1565

## Owner's Authorization For Agent

Dr. Leslie Reyes is/are hereby authorized TO ACT ON BEHALF OF Caleb King III, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number:_____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architecture Board, for an application related to the structure located at:

---

BY: _____
Signature of Owner

CALEB J. KING
Print Name of Owner

352-376-4146
Telephone Number

State of Florida

County of Alachua

Signed and sworn before me on this 24 day of February, 2022

By Caleb J. King

Identification verified:

Oath sworn: ✓ Yes____ No

LORI B FISHEL
Notary Public - State of Florida
Commission # HH 187679
My Comm. Expires Feb 3, 2026
Bonded through National Notary Assn.

Notary Signature: _____

My Commission expires: 2/3/2026

Rev:120219 jw

Public Records of St. Johns County, FL Clerk # 2012013008, O.R. 3533 PG 1923,
03/09/2012 at 08:45 AM REC. $13.00 SUR. $14.00 Doc. D $.70

This Document Prepared by and Return to:

Thomas G. Christmann, Esq.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

Parcel Nos. 201290-0000

$27.00
$ .70
$27.70

# SPECIAL WARRANTY DEED

**This Indenture,** made this 6th day of March, 2012, between Caleb J. King, an unmarried person, of the County of Alachua, State of Florida, Grantor, and **Caleb J. King, as Trustee of the Caleb J. King Revocable Trust dated February 24, 1998,** (hereinafter referred to as the "Trust Agreement"), whose address is 5014 NW 27th Court, Gainesville, Florida 32606, Grantee,

## Witnesseth,

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, as a tenant in common in and to the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

COPY

> In the City of St. Augustine, Lot 10 of Block 44-A, according to the official map of the City of St. Augustine, made by Robert Renson, C.E., dated January 1, 1905, and on fuile in the Office of the Clerk of Court of St. Johns County, Florida. This Lot is bounded on the North by Lot formerly of Joseph Sanchez, on the South by Hernandex Street, on the West by Lot of Howatt, and on the East by the Matanzas River, measuring on East and West sides 100 feet more or less and with all Riparian Rights. As described in the Public Records of St. Johns County, Florida, in Official Records Book 306, Page 718, "Parcel I".
>
> Subject to Convenants, Restrictions, Easements, and Reservations of record, if any; however, this reference does not operate to reimpose same: Subject to Zoning Ordinances that may affect subject property.
>
> Subject to taxes for 2012, and subsequent years.

TO HAVE AND TO HOLD the said Property in fee simple upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth, with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunder appertaining.

Full power and authority is hereby granted by this Deed to the Trustee or her successors to protect, conserve, sell, lease, encumber and otherwise manage and dispose of said Property or any part thereof.

Note to property Appraiser. Homestead Property. The Trust grants to the Grantor of said trust and the Grantor's spouse the right to possess and a beneficial interest for life in any property described

herein in which the Grantor or the Grantor's spouse resides. This beneficial interest is intended to qualify such property under Section 196.031 and 196.041, Florida Statutes, for all homestead exemptions for which the Grantor and the Grantor's spouse are otherwise eligible

In no case shall any party dealing with said Trustee in relation to said Property, or to whom said Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement. Every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, her or their predecessor in trust.

COPY

The Trustee shall have no obligation whatsoever with respect to any matter in any way related to the Property, whether in contract, tort or otherwise, except to the extent of property held by the Trustee pursuant to the Trust Agreement, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said Property, and such interest is hereby declared to be personal property, and no beneficiary under the Trust Agreement shall have any title or interest, legal or equitable, in or to said Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described Property and therefore express no opinion as to condition of title.

This deed was prepared without the benefit of a survey.

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

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

COPY

Signed, sealed and delivered in our presence:

Witness
Printed Name: Thomas G Christmann

**Caleb J. King**, Grantor

Witness
Printed Name: Lois S. MARINO

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared to me **Caleb J. King**, an unmarried person, known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of March, 2012.

Notary Public in and for the State of Florida

NOTARY PUBLIC STATE OF FLORIDA
THOMAS G. CHRISTMANN
MY COMMISSION # DD 978303
EXPIRES: April 19, 2014
Bonded Thru Budget Notary Services

# 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** | 2012900000 |
| **Location Address** | 2 TREMERTON PL<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City of St Aug (east of lake) (SF) (612) |
| **Tax Description*** | CITY OF ST AUGUSTINE LOT 10 BLK 44-A OR3533/1923<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Multi-Family (Less than 10 Units) (0800) |
| **Subdivision** | City of St Augustine |
| **Sec/Twp/Rng** | 20-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 19.3368 |
| **Acreage** | 0.380 |
| **Homestead** | Y |

## Owner Information

| | |
|---|---|
| **Owner Name** | King Caleb J *** 100%<br>King Caleb J Rev Trust 0% |
| **Mailing Address** | 2 TREMERTON PL<br>SAINT AUGUSTINE, FL 32084-0000 |

## Exemption Information

| Exemption Type | Status | Amount |
|---|---|---|
| Homestead | | $50,000 |

## Map

## Valuation Information

| | 2022 |
|---|---|
| Building Value | $163,665 |
| Extra Features Value | $29,987 |
| Total Land Value | $700,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| Just (Market) Value | **$893,652** |
| Total Deferred | $233,941 |
| Assessed Value | **$659,711** |
| Total Exemptions | $50,000 |
| Taxable Value | **$609,711** |

***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 | $149,030 | $29,987 | $700,000 | $0 | $0 | $879,017 | $640,496 | $288,521 | $590,496 |
| 2020 | $161,802 | $29,987 | $600,000 | $0 | $0 | $791,789 | $631,653 | $210,136 | $581,653 |
| 2019 | $162,471 | $3,622 | $600,000 | $0 | $0 | $766,093 | $617,452 | $198,641 | $567,452 |
| 2018 | $165,918 | $3,719 | $600,000 | $0 | $0 | $769,637 | $605,939 | $213,698 | $555,939 |
| 2017 | $170,642 | $4,215 | $600,000 | $0 | $0 | $774,857 | $593,476 | $231,381 | $543,476 |
| 2016 | $174,098 | $14,105 | $600,000 | $0 | $0 | $788,203 | $588,597 | $249,606 | $538,597 |
| 2015 | $161,455 | $15,226 | $600,000 | $0 | $0 | $776,681 | $584,505 | $242,176 | $534,505 |
| 2014 | $123,340 | $16,347 | $542,500 | $0 | $0 | $682,187 | $579,866 | $152,321 | $529,866 |
| 2013 | $125,672 | $9,745 | $542,500 | $0 | $0 | $677,917 | $564,565 | $163,352 | $514,565 |
| 2012 | $128,003 | $9,975 | $417,150 | $0 | $0 | $555,128 | $555,128 | $50,000 | $505,128 |
| 2011 | $127,850 | $11,013 | $463,500 | $0 | $0 | $602,363 | $602,363 | $50,000 | $552,363 |
| 2010 | $130,076 | $11,194 | $515,000 | $0 | $0 | $656,270 | $656,270 | $50,000 | $606,270 |

## Building Information

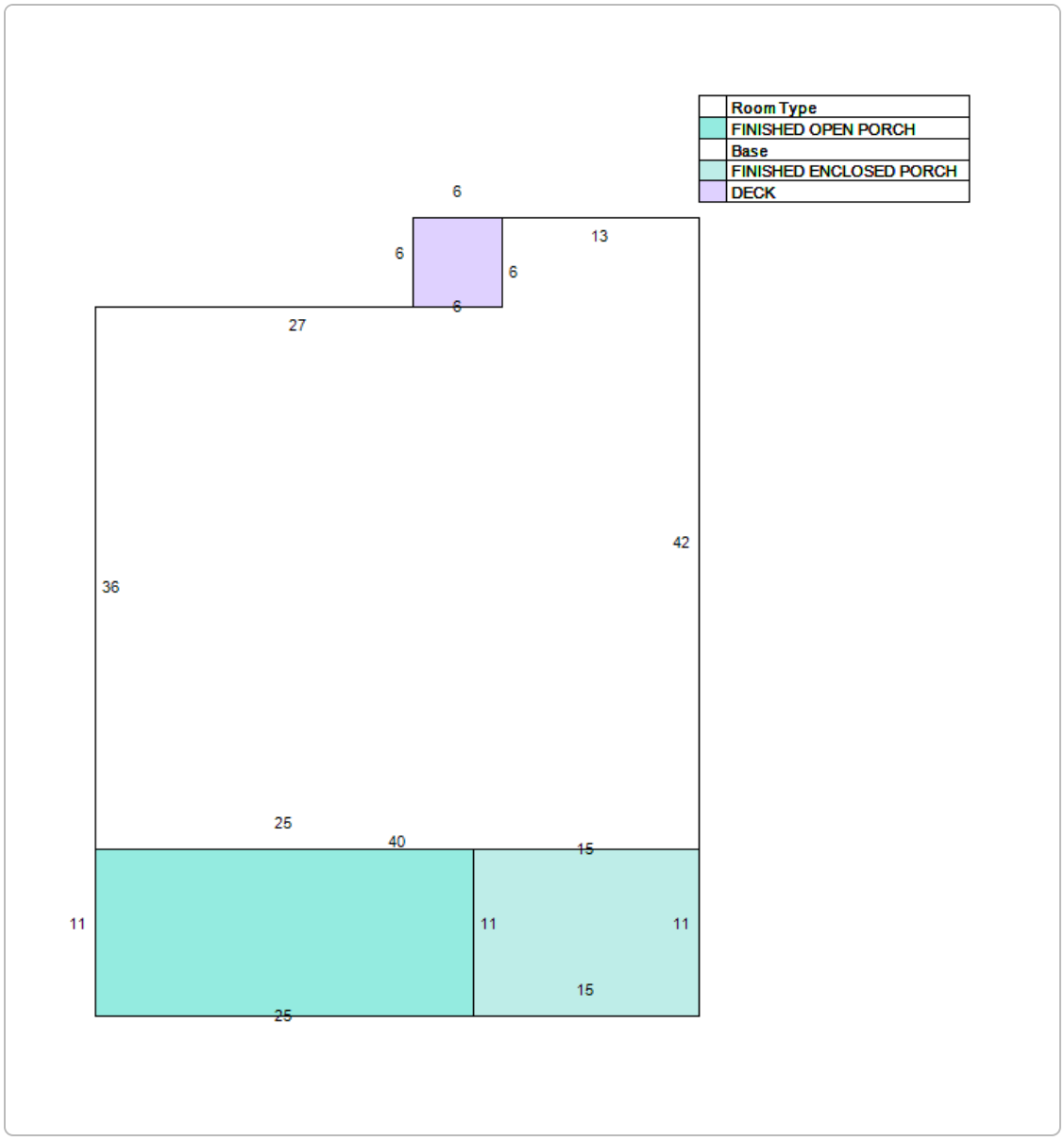
| | |
|---|---|
| **Building** | 1 |
| **Year Built** | 1900 |
| **Actual Area** | 1994 |
| **Conditioned Area** | 1650 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Class** | N |
| **Exterior Wall** | Wood |
| **Roof Cover** | Metal |
| **Roof Structure** | Gable Hip |
| **Interior Flooring** | Pine Wood |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Air Conditioning** | Central |
| **Bedrooms** | 0 |
| **Baths** | |

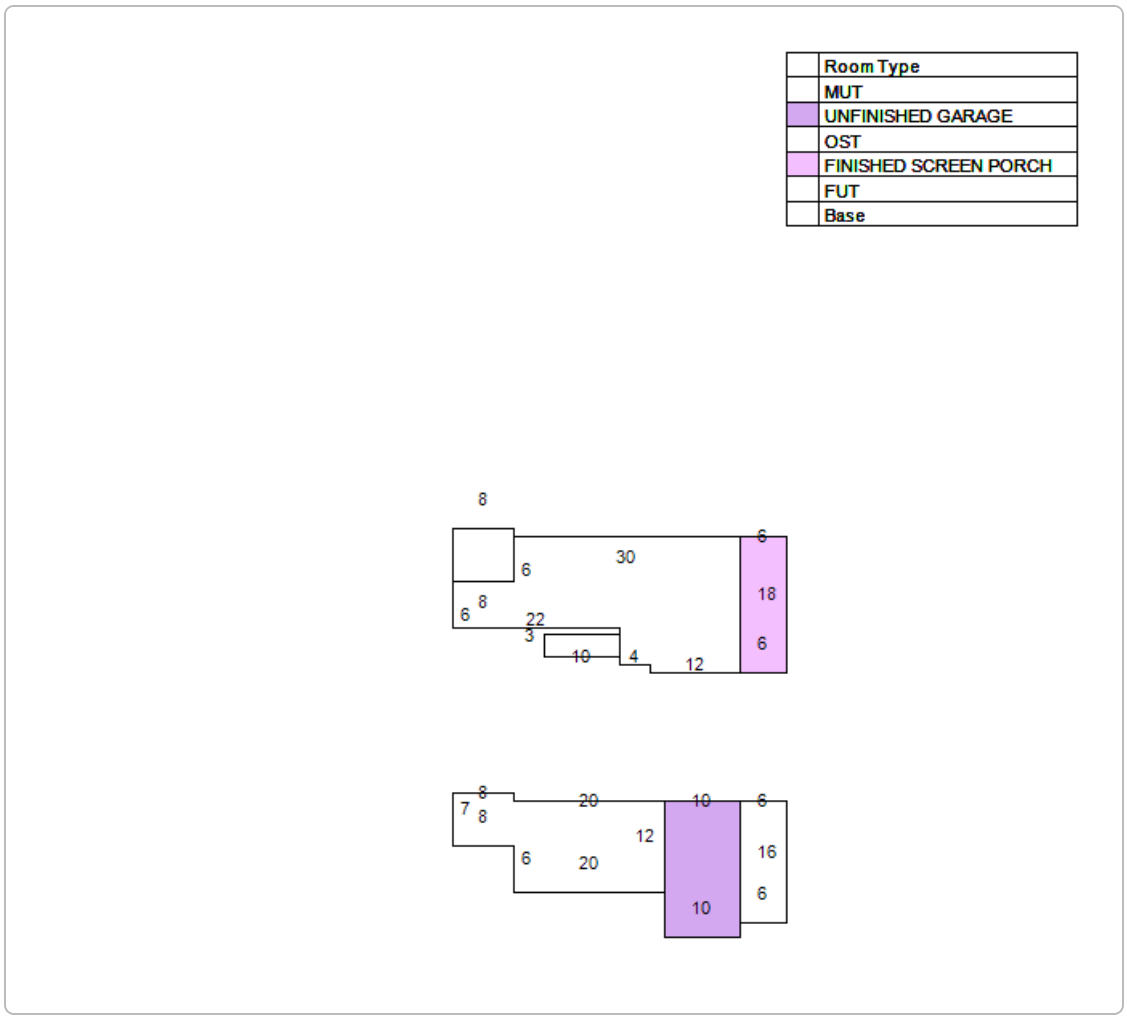
| Description | Square Footage |
|---|---|
| BASE AREA | 1518 |
| FINISHED DECK | 36 |
| FINISHED ENCLOSED PORCH | 165 |
| FINISHED OPEN PORCH | 275 |
| Total SqFt | 1994 |

| | | | |
|---|---|---|---|
| **Building** | 2 | **Roof Cover** | Metal |
| **Year Built** | 1935 | **Roof Structure** | Gable Hip |
| **Actual Area** | 1266 | **Interior Flooring** | Pine Wood |
| **Conditioned Area** | 500 | **Interior Wall** | Drywall |
| **Use** | Single Family Residence | **Heating Type** | Forced Air |
| **Style** | 01 | **Air Conditioning** | Window |
| **Class** | N | **Bedrooms** | 0 |
| **Exterior Wall** | Wood | **Baths** | |

| Description | Square Footage |
|---|---|
| BASE AREA | 500 |
| FRAME UTILITY | 56 |
| FINISHED SCREEN PORCH | 108 |
| OUTSIDE STAIRS | 30 |
| FRAME UTILITY | 296 |
| UNFINISHED GARAGE | 180 |
| MASONRY UTILITY | 96 |
| Total SqFt | 1266 |

## Sketch Information






## Extra Feature Information

| Code Description | Status | Value |
|---|---|---|
| Garage Unfinished (Average) | | 2722 |
| Bulkhead (Low) | | 2625 |
| Boat Dock (Average) | | 24640 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Multi-Family (Less than 10 Units) | 100 | 150 | 100 | FF | $700,000 |

## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 3/9/2012 | 3/6/2012 | $100.00 | WARRANTY DEED | 3533 | 1923 | U | I | KING CALEB J | KING CALEB J *** |
| | 1/20/2004 | $1,130,000.00 | WARRANTY DEED | 2126 | 817 | Q | I | DUVALL DONNA L | KING CALEB J |
| | 1/7/1992 | $219,000.00 | TRUSTEES DEED | 921 | 1076 | U | I | BARNETT BANK OF ST JOHNS CO TRUSTEE | DUVALL DONNA L |

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User Privacy Policy
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Last Data Upload: 2/24/2022, 12:14:22 AM

Version 2.3.177

# CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: March 17, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of February 2022, 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**

**20 Avenida Menendez** (Remove second floor front balcony tile, repair subfloor as needed, apply water resistant sealer and retile)

**8 Cathedral Place** (Replace roof top a/c unit - unit to be same size and remain in same location)

**172 Cordova Street, Unit 12** (Rewire of kitchen and relocate washer and dryer and water heater line)

**104 Marine Street** (Changeout 100-amp panel in Utility shed)

**2 St. George Street, Unit 109** (Approved quote to provide & install a Carrier 14 seer 3.5 ton straight cool split system. includes new WIFI thermostat and secondary drain pan. hooks to existing cooper line set, electrical and duct work)

**241 St. George Street** (Reroof one detached storage building on campus)

**SIGNS**

**12 Avenida Menendez** (1 new hanging bracket sign: 28.5in x 30in - 6 sf non-illuminated. 1 new wall mounted sign: 12in x 72in - 6 sf- non-illuminated. Materials, location, colors meet AGHP)

*Meredith Randolph*

Meredith Randolph, Planning and Building Clerk