CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A - FINAL

THURSDAY, APRIL 21, 2022 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) March 17, 2022 Regular Meeting Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance): None
6. Certificate of Appropriateness

   a) HP2022-0018

   Renewal by Anderson of Florida - Applicant
   Cornelius Peter and Kimberly Kay Dungan - Owner
   174 Avenida Menendez
   To replace divided-lite wood windows with arched transoms on the upper level west, north, and east elevations of the detached garage with squared single-lite composite windows with no transom; and, to install a short metal fence on top of the masonry wall along the south property line.

   b) HP2022-0019

   Les Thomas Architect - Applicant
   Robert Edward & Constance M Kosberg - Owner
   53-55 Marine Street
   To modify the building at 55 Marine Street on the northeast corner to partially enclose the ground-floor porch and add exterior stairs; to replace an existing window on the east elevation of 53 Marine Street with new double French doors and construct associated steps and platform; and, site modifications to include a new outdoor kitchen structure on the southeast corner of the property visible from Avenida Menendez, an in-ground pool, new exterior lighting, new and modified concrete and brick walkways, and relocation of existing mechanical equipment and fire pit.

c) HP2022-0014 (Continued from March 17, 2022*)

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. (*Review of detached two-story building at rear and site modifications following HARB approval of alterations to the main building)

d) HP2022-0020

Grace Contracting, LLC - Applicant
Zigiz Holdings, LLC - Owner
28 W. Castillo Drive - Lot 14
To construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

e) HP2022-0021

Grace Contracting, LLc - Applicant
Zigiz Holdings, LLC - Owner
28 W. Castillo Drive - Lot 15
To construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

7. Certificate of Demolition and Partial Demolition

a) HP2022-0022

SEG Companies, LLC - Applicant
David Westbrook - Owner
104 Gaspar Street
To demolish a residential building constructed ca.1910-1920 that is recorded in the Florida Master Site File and not located in a district.

b) HP2022-0023

SEG Companies, LLC - Applicant
Barbara Fogg - Owner
5 Atlantic Avenue
To demolish a residential building constructed in 1954 that is recorded in the Florida Master Site File and not located in a district.

c) HP2022-0024

Hunter Hayden, Oasis Equity Holdings, LLC - Applicant and Owner
1 Palm Row
To partially demolish a residential building constructed in 1905 that is recorded in the Florida Master Site File, located in the Historic Preservation 1 Zoning District (HP-1), and is a contributing building to the St. Augustine Town Plan National Register Historic District, including removal of a masonry addition, replacement of existing siding and modifications of fenestration on wood addition, and extending the opening of the existing masonry wall on the east property line.

d) HP2022-0025

Jay Neumark - Applicant
Gerald Neumark – Owner
69 Lemon Street
To partially demolish a residential building constructed ca. 1917-1924 that is recorded in the Florida Master Site File and is an altered but contributing building to the Model Land National Register Historic District, including the removal of a rear addition, modifications to the fenestration, and replacement of existing windows.

e) HP2022-0008
(Continued from March 17, 2022 without being heard)

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.

f) HP2022-0026

Bart Piniaz - Applicant
163 School Street, LLC - Owner
163 School Street
To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District, including the existing detached garage and removal of existing roof and aluminum siding related to a second-floor addition and renovation.

8. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

   a) HP2022-0027 — Bridge Street Estates, LLC - Applicant
   Joseph Griffin - Owner
   115 Bridge Street
   To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application including proposed restoration and rehabilitation of existing architectural elements for a building constructed ca. 1800 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.

9. Planning and Building Staff Communications

   a) Staff Approved Permits Report

10. Other Business

   a) Discussion Regarding Historic Preservation Division Work Plan 2022-2023

11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
March 17, 2022

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

Absent: Paul Weaver, III, excused

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

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2. General Public Comments for Items not on the Agenda

Heard after Item 3

BJ Kalaidi
Gene Hand

3. Approval of Minutes

Dr. Wingo noted a few minor edits and stated on page two and three it should be precedent instead of precedence.

MOTION

Mr. Benoit MOVED to APPROVE the February 17, 2022, minutes with the requested corrections. The motion was SECONDED by Mr. MacDonald.

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

4. Modification and approval of Agenda

Ms. Duncan announced Item 6a HP 2022-0001, 23 Rhode Avenue and Item 8(a) HP 2022-0013, 158 Blanco Street had been withdrawn by the applicants. She clarified Items 7(a), (b) and (c) would be presented simultaneously. She noted Item 8(c) HP 2022-0008, 74 Saragossa Street requested a continuance as they did not have enough time to submit all documents requested by staff.

Ms. Lopez advised the Board that a motion for Item 8(c) was needed since they had requested a continuance.

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the Agenda to include the continuance for application HP 2022-0008. The motion was SECONDED by Dr. Wingo.

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

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5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) HP2022-0001 Continued from February 17, 2022 WITHDRAWN BY APPLICANT– 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.

7. Certificates of Appropriateness

7. (a) HP2022-0010– A to Z Custom Homes Inc.– Applicant
Pirate Haven LLC– Owner
118 Avenida Menendez

To replace existing cedar shake roof with composite cedar shakes.

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 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

Charles McHone, A to Z Roofing and Waterproofing, reviewed the applications.

Ex parte communication was provided during individual Board discussion.

Public hearing was opened.

Gene Hand, Eco Star, spoke in favor of the application and provided samples of the different materials that could be used at the different properties.

Tim Steel, representative of the Columbia restaurant, spoke in favor of the application and said they also needed to replace the shingles there. He encouraged the Board to be open-minded about the other products available as they would last longer and were similar to cedar shingles.

Charles Pappas spoke in opposition to the applications as these were prominent buildings. He said he understood the insurance issue; however, as long as the roof was watertight underneath it should be fine. He asked the Board to thoroughly examine the applications regarding the cedar shakes.

Public hearing was closed.

The Board discussed:

- Town had financial success by keeping the Colonial style in the historic district

- AGHP guidelines should be followed: replace wood for wood in Historic Preservation (HP) Districts One, Two, or Three
- Twenty-four-inch shakes would assist with insurance
- First two applications should retain a wooden roof
- Last application was framed vernacular and questioned if a metal roof would be a viable option being in HP district
- Framed vernacular and masonry vernacular with a pitched roof could use the pre-approved roofing materials such as galvanized steel 5-Vcrimp and unpainted metal
- 28 Cadiz Street, roof could be changed if approved by HARB
- If changed from diamond shape shingle to metal roof, would require compliance with the AGHP guidelines
- On Cadiz Street an asphalt match was hard to find and slate composite was compatible, kept the same color, retained the architecture, and was an appropriate alternative material
- Wood shake material aged differently than composite
- Would be similar at installation but over time wooden shakes would change
- Cost was a burden but benefited from keeping within the historic nature of the area
- Should provide substantial evidence if insurance companies were no longer insuring wooden roofs
- Should retain best practices as some wooden roofs lasted longer than others
- Thought Bayfront would change if the proposed composite shake was approved
- Synthetic material was not appropriate substitute for the wooden shakes in the historic districts, but was appropriate for the asbestos shingle
- Providing information of where to purchase materials would be beneficial and help to not sway from guidelines
- Cedar shakes appreciated overtime, whereas most materials depreciate
- Not in favor of the synthetic shake for the first two applications
- Anecdotal information regarding insurance; should provide a letter as proof
- Favored the synthetic for the Cadiz building
- Questioned having a black roof in Florida and felt the diamond shape was better than a metal roof
- Black color seemed to be harsh for the heat absorption; suggested lighter grey as historically there were no black roofs

Mr. Hand noted any color could be provided; however, the standard colors were more cost effective.

Discussion Continued:

- The Federal Grey would replicate closer than the existing asbestos shingles
- Applicant could provide samples of the diamond shape shingles in any color for Staff
- Colors would vary under different lighting

Ms. Seymour provided the Board with the current asbestos shingle that was on the roof for comparison.

Ms. Duncan reiterated there were three applications before the Board 7 (a), (b), and (c) and if anyone wanted to speak now was the time.

Mr. McHone thanked the Board and said the cedar materials used were from a distributor from up north which were twenty-four-inch heavies. He said they completed thirty-one cedar roofs in St. Augustine since the hurricanes and used the twenty-four-inch heavy cedar shingle with the cedar breather and felt between the layers. He said they would use this for the replacement, the life expectancy was between twenty to twenty-five years, and he would provide the materials to staff for reference if anyone else needed the information.

DRAFT

Mr. MacDonald stated the asbestos shingle was very dark; however, he agreed with a lighter color as it would be better for the environment.

Mr. McHone said he would provide different color samples, put them on the roof, and resubmit, as the colors in the daylight were completely different.

Mr. MacDonald asked if that could be done with staff or would the applicant need to come back for HARB approval.

Ms. Duncan stated that could be done by staff as they knew what the Board was looking for.

Public Comment was closed.

MOTION

Mr. Benoit MOVED to DENY application HP2022-0010 at 118 Avenida Menendez finding that the proposed composite shingle does not meet the Secretary of the Interiors Standards for replacement materials. The motion was SECONDED by Mr. MacDonald.

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

7. (b) HP2022-0011– A to Z Custom Homes Inc– Applicant
Historic Fraser Properties LLC– Owner
5 Spanish Street

Item heard under 7(a).

To replace existing cedar shake roof with composite cedar shakes.

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 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.

MOTION

Mr. Benoit MOVED to DENY application HP2022-0011 at 5 Spanish Street finding that the composite shingle was not a compatible replacement material for the wood shake shingle on the building. The motion was SECONDED by Dr. Wingo.

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

DRAFT

7. (c) HP2022-0012– A to Z Custom Homes Inc– Applicant
National Society of Colonial Dames – Owner
28 Cadiz Street

Item heard under 7(a).

To replace asbestos roof shingles with composite slate shingles.

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 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.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0012 finding that the diamond shaped composite slate type shingle was a good replacement for the diamond pattern asbestos shingle on the building currently with the condition that the applicant work with staff to finalize the color. The motion was SECONDED by Dr. Wingo.

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

7. (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.

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 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.

Shafer Weeks reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Diane Bradly spoke in favor of the application and said the doors were unable to be seen from the street and the materials resembled wood and the majority of the door was glass. She said there was a lot of deterioration being close to the Bayfront, but she wanted to protect the building. The roll down type hurricane shutter were the best option as the volunteers who run the Art Association were unable to get on ladders.

Public hearing was closed.

The Board discussed:

- This was a noncontributing building in the Historic District
- Being a noncontributing building the Kolbe and Kolbe aluminum clad and other details matched the wooden French door
- It was a reasonable replacement for the wood doors
- Rest of the building was not impact rated but wanted to install roll down shutters
- Roll down shutters were too large in front of the window
- Use of a soffit below the eve of the roof would be intrusive and odd to have a box in front of each window
- Fabric was the best viable option, would prevent water from entering the building, would not be visible most of the year, be less intrusive and easy to install
- Questioned ability to install roll down shutters on the inside, or from the bottom up, to be disguised as a window box
- Space on inside was not wide enough because they were hallways
- If installed below the window the tracts would be seen on the sides
- They would stucco the boxes since building was stucco, and paint it the same color
- Could mount at the top with a wooden valance and build something to encompass the arched window
- Door on Charlotte Street should be wooden; however, doors in courtyard could be aluminum
- Doors were not in good shape and needed to be replaced
- Felt long term solution would be to replace with impact rated doors

Mr. Weeks stated they wanted to do the aluminum clad on the front since it was a noncontributing building and those doors were tucked away, and he would agree to replacing the back door with wood as it was more visible. He said they would agree to the fabric screens; however, if they were able to come up with a creative solution to conceal the roll down shutter then they would return to HARB.

Mr. MacDonald clarified the Board agreed to the aluminum clad doors in the entry/courtyard and a wooden door on Charlotte Street, and the impact rating was at the applicant's discretion. He said they would approve the mylar screen system for the windows as that would be appropriate for the three arches.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2022-0009, 22 Marine Street for the installation or replacement of two double doors in Kolbe wood with aluminum covering in the foyer with a Kolbe wood door on the Charlotte Street side the single door and all opening protections to be done with the mylar screens and pins. The motion was SECONDED by Dr. Wingo.

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

7. (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.

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 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.

Len Weeks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- This was a minimal request and did not see an issue with it
- It would be a custom wood window to match the space
- Compatible way to solve utility issues
- Would stucco the outside to match existing exterior
- Would have around one foot and a half for landscaping
- Could waterproof up to about ten feet high to help floodproof the building
- Could enter storage from the outside not associated with the location

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0015 finding that the enclosing of the rear open area was compatible addition to the existing building. The motion was SECONDED by Dr. Wingo.

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

7. (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.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions relating to a CERTIFICATE OF APPROPRIATENESS at 308 St. George Street:

1. APPROVE if the applicant satisfactorily provides confirmation on the outstanding

[1] Break from 2:34p.m. - 2:40p.m.

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.

Loyda Whitney and Bill Knight reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Robert Plum spoke in favor of the application and said it was important for the backyard to have a good appearance from Lake Maria Sanchez.

Public hearing was closed.

The Board discussed:

- Architecture was respectful to the bungalow scale and compatible
- Similar material patterns to help carry the bungalow theme
- Siding could be differentiated from old versus new
- Two-story garage invoked the bungalow traits and was semi-detached which helped manage the scale of the additional square footage
- Thought it met the AGHP guidelines; however, the materials should be addressed
- Proposed windows were not a bungalow window lite pattern
- Detached building had a vertical feel unlike a bungalow feel which had heavier elements
- Difficult to obtain bungalow feel with small footprint
- Garage was twelve inches above grade
- French doors were on garage provided a different look; however, they were not appropriate
- View from Lake Maria Sanchez was a garage door with a balcony above it
- Roof did not have the feel of a bungalow
- The secondary building at eleven feet was tall and the roof should be brought down
- Trying to keep the same pitch as the main house but reducing the height would reduce the square footage
- Nine feet was high but could be brought down with a slopped roof in the interior which would align with a bungalow style
- Nine lite French doors were the norm but could be more compatible with a six lite; however, the four lite was the issue
- Existing front door was solid wood and applicant tried to replicate the pattern in glass
- Application did not match previously approved Opinion of Appropriateness (OOA)

Ms. Courtney advised there were photos of the OOA in the packets for Board review.

Board Discussion:

- The OOA and the COA were completely different
- Favored continuing the application until all staff questions were answered
- There were more items added since the OOA
- Rely on the guidelines for selections and support
- An addition can be different but should be complementary

Ms. Whitney asked if the two-story component was the main concern. She said all the concerns mentioned at the last

meeting had been discussed such as the hardware, windows, and the siding which had been retained. She said regarding the windows, there was a Kolbe specification in the packet which matched the bungalow.

Discussion Continued:

- Several concerns existed as the OOA was different from what was in front of the Board
- Concerned with the size and scale of the garage
- Should be more focused on the details at the meeting instead of the design
- If garage slab were low should be able to lower the ceiling heights
- Keep garage lower with no ramp in front and wetproof it
- Floor of garage was at road level (4.8)
- Grading effort the Board went through was to encourage owners to leave the garage down to avoid grading up and building ramps
- Right elevations had two roof lines in a valley which could cause water intrusion; however, this was an existing condition
- Main house was closer to previous discussion, but garage was not
- French door with panel at the bottom was appropriate type of door for the single and double doors
- Should be mindful that the back of the home could be viewed from the lake
- Rear of main house had several sets of doors that faced out
- Favored the doors in the rear as it was a modern interpretation and the front of the bungalow was compatible from St. George Street
- All doors should be full glass and perhaps have a new wooden siding pattern
- Not in favor of Hardie in the Historic District
- Roof was proposed as a grey painted roof, but guidelines specified mill finished galvalume
- Agreed to the mill finished galvalume roof and the preapproved bungalow colors
- All new windows for the interior and exterior were wooden and old windows were not being replaced
- Could to keep existing windows in the existing place but unable to reuse in other locations
- Proposed light fixtures were lanterns with a copper finish which came in various sizes but not the bungalow style
- Could confirm lighting at next meeting with the garage and landscaping
- Would comply with wood siding and wooden windows

MOTION

Mr. Benoit MOVED to APPROVE a partial approval for application HP2022-0014 at 308 St. George Street, MOTION to DENY the application relative to the two-story detached the garage, pool and site improvements but would APPROVE the application as it relates to the main house and the proposed addition to the main house with the following conditions: would have galvalume mill finish five feet crimp roof, all new windows would be wood windows per the drawings, doors at the rear would be full light doors with no mullions, front door to remain with the existing hardware per the application, new front door will have lights to match in scale the to the existing front door with a light below and or panel below (half-light) and the wood siding proposed at the rear would be wooden with a different siding such as novelty siding. The motion was SECONDED by Mr. MacDonald.

Mr. MacDonald asked if it could be shingles instead of novelty siding.

Ms. Duncan stated shingles would be a nice way to break it up.

Mr. MacDonald asked if it was a denial or a continuance for the items that were not being approved.

Mr. Benoit AMENDED the MOTION to be a continuance for the two-story detached garage, pool and site improvements. The AMENDED MOTION was SECONDED by Mr. MacDonald.

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

8. Certificate of Demolition and Partial Demolition

8. (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.

8. (b) HP2022-0016– Matthew and Kimberly Harrod– Applicant & Owner
40 Water Street

Mr. Benoit recused himself.[2]

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.

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 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 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, 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.

Les Thomas, Kimberly Harrod and Michael Harrod reviewed the application.

Mr. MacDonald provided ex parte communication during Board discussion.

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

Public hearing was opened.

BJ Kalaidi questioned if after the partial demolition was completed, would it be a contributing structure within the Abbott Tract National Register Historic district.

Public hearing was closed.

[2] Recusal form attached to original minutes

The Board discussed:

- Reviewed by Board since it was considered a partial demolition
- No concerns with the side porch additions in rear of home which were recent and unfinished
- Front porch with the bay window was reviewed by Planning and Zoning Board (PZB) which made the porch unfunctional, but needed to be finished
- Streetscape would not be impacted
- Porch would be expanded by three feet and the stairs would be twelve feet from the street
- Shingles were deteriorating on the home
- Plan would make the home a good functioning house
- Supported the application
- Board did not have purview over making sure a building would be a contributing structure
- A lot of the home was being demolished
- Most areas to be demoed were additions over the years and were not contributing to the structure
- Board had no purview; however, the wood siding being removed was significant
- Additions and raising the home were being completed nicely and added to the integrity of the home
- Integrity of the home would be lost if siding were removed
- Would deny based on the removal of shingles if not replaced
- Siding was part of the integrity, but applicants were keeping a lot of the important elements
- If the shingles changed the home, it would never look the same
- If applicant agreed in 'good faith' to replace siding with shingles, would favor supporting the application

Ms. Harrod said they would look into the cedar shingles; however, they were wanting to have longevity and something that would not be damaged. She said when they purchased the home there was extensive damage and they had insurance issues and the main concern was the siding. She said everything they were doing was to help improve the home.

Discussion continued:

- Real cedar shingles would add value and beauty to the home
- Added porches would help protect the shingles since they had overhangs
- Board was unable to condition the application but asked if applicant would agree to cedar shingles
- Suggested Cedar Valley Shingles which would be beneficial, last longer, they were cedar shakes, and easier to install
- Chimney was nonfunctional and removed when the roof was replaced
- Possible Board approval after-the-fact for removal of the chimney
- Additions to the structure should not change as a contributing structure if appropriate to the house
- Board agreed with the change in the streetscape

MOTION

Mr. MacDonald MOVED to APPROVE application HP2022-0016, 40 Water Street as per the plans with the condition that the cedar shakes would be replaced with a wood cedar shake or cedar shake wood system. The motion was SECONDED by Dr. Wingo.

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

8. (c) HP2022-0008 Previously 8(a): Incomplete Application at time of printing– Michael Silverio Sr., Shotgun Saragossa LLC– Applicant & Owner
74 Saragossa Street

Motion under Item 4.

DRAFT

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

9. (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.

Ms. Courtney read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions 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 significance
b. Possible archaeological significance (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

Leslee Keys, representative for Caleb King, reviewed the application and was available for questions.

Ms. Duncan asked if the home had issues with flooding or would it need to be raised.
Mr. Mac Donald stated the finished floor of the home was around ten and a half feet. He said at this time it did not but might need to be in the future.

Ms. Keys said it could be lifted if needed as it was part of the new standards by the National Parks Service.

The Board discussed:

- Noncontributing and contributing criteria had a subjective nature to them
- Since it was a local landmark, the Board had more flexibility
- National Park Standards were almost the same since implemented
- Knew the contractor/builder, but questioned if other information could be provided, would continue to research the contractor
- Coquina bricks were only in three locations and were significant to the home and made the home fairly architecturally significant
- North City Stonework produced north city blocks and was in business in 1924/1925
- Stone bricks were from St. Augustine Stone Works and Building Supplies in business 1927-1930
- Pleased the owner wanted property to be a local landmark for the City
- Questioned why the building was not a local landmark and why did the City not have more since it was a way to protect them

Ms. Courtney replied these considerations were brought to the Board's attention when there was a demolition or if an Ad Valorem Tax Exemption was desired. She said not being in a Historic District, a National Register District, or contributing to a district would be a reason to become a local landmark. She said there were only four, and the Board might want to consider more but would be talking about this more regarding the legislation.

DRAFT

Dr. Wingo advised the need for being consistent with following the criteria set forth. She asked if the State were to preempt the whole area.

Ms. Lopez stated the Bill had been passed and would provide a briefing at the next meeting. She said this was regarding residential only and would require the property owners' approval or consent.

Ms. Keys stated financial incentives were beneficial, and in return, the owner gave up some development rights, but it would lower the tax burden, which would pass to subsequent owners.

Ex Parte Communication:

(None)

13 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 2 had comments.

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

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0017 local landmark status for 2 Tremerton Place finding that it meets the Secretary of the Interiors Standards for architectural threshold and significance, a quintessential example of the bungalow style with unique materials to St. Augustine incorporated into that style. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Benoit, Duncan, Wingo, MacDonald
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

Ms. Duncan announced this would be Dr. Wigno's last meeting and thanked her for all her dedication, time, and support.

Ms. Courtney noted Dr. Wingo was appointed in February 2016 for her first full term and had served six years. She said that was a lot of work and thanked her for all her hard work and for being willing to continue serving as an alternate. She said Mr. Weaver sent his thanks as well.

Dr. Wingo thanked Ms. Courtney and said she enjoyed all the policy issues that had been discussed over the years.

Mr. MacDonald asked about the St. George Street application.

Ms. Courtney said the application was on-going; however, they had secured Sarah Ryan Architect's services who was trying to resolve it. She said the applicant understood he may have to return to HARB.

Ms. Courtney noted 215 St. George Street was approved November 18, 2021, by HARB for a coating to be applied to Trinity Church with the condition to apply a sample and have staff review it before the church was coated. She received an email from the contractor about the sample being ready and went to look at it and an entire wall had been coated with one coat. She was concerned with the direction the Board wanted, to go as there was an application that had been approved based on a sample from the meeting.

Mr. MacDonald asked how it looked.

Ms. Courtney said her concern was it looked like a grey paint. She said according to an email from the applicant he had coated the entire building and had determined how to finish it in accordance with the sample.

Ms. Duncan said she felt the project should be stopped as it was not as the Board approved, and the Board needed to review it before moving forward.

Ms. Courtney said the permit had come in either Tuesday or Wednesday and once the permit was issued then work would begin. She said there had been a stop work order issued after speaking with the building official and code enforcement.

Mr. MacDonald suggested stopped and not adding a second coat, then reconvening.

Ms. Keys said there was a National Park certified coating which would meet the Secretary of the Interiors Standards as a coating and was breathable.

Ms. Duncan stated the material was good quality, but the building was different as it had a shell finish. She said the idea was to have a clear coat as they were having water intrusion.

Ms. Lopez advised to conclude the discussion as this was not the Code Enforcement issue and if there was a violation of what had been approved, they would be directed to the Code Enforcement Board. She continued if there was a violation, they would have the ability to return to HARB to remedy the issue.

12. Adjournment

There being no further business, the meeting was adjourned at 5:04 P.M.[3]

Catherine Duncan, Chairperson

DRAFT

[3] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 21, 2022 Meeting



Application HP2022-0018 Address: 174 Avenida Menendez

Applicant: Renewal by Anderson
Property Owner: Cornelius Peter and Kimberly Kay Dungan

Project description: To replace divided-lite wood windows with arched transoms on the upper level west, north, and east elevations of the detached garage with squared single-lite composite windows with no transom; and, to install a short metal fence on top of the masonry wall along the south property line.

Architectural Style:	Moorish Revival	Florida Master Site File:	SJ00207
National Register:	Town Plan National Register District: Contributing	Construction date:	1891 (Garage: 1994)
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1985800000		
Agenda Item:	6(a)	Previous Action(s):	93-0140 94-0306 F2017-0176 HP2022-0002

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Avenida Menendez across from the bayfront and one house north of the intersection of St. Francis Street and Avenida Menendez, this structure, known as Brooks Villa/Oriel House was constructed ca. 1891. It is specifically referenced in the Architectural Guidelines for Historic Preservation as an example of the Moorish Revival style.
2. According to the Florida Master Site File (FMSF), notable architectural features of this Moorish Revival building include horseshoe arches with decorative columns and balustrade and two courses of ornamental tilework on the second story of the Avenida Menendez elevation. A one-story open porch, added to the south elevation between 1910 and 1917, is also visible above the stucco wall along Avenida Menendez. A small two-story section to the rear along Marine Street was constructed after 1930 and the two-story detached garage was constructed post-1960.
3. HARB previously approved the application for construction of the two-story garage and storage building on June 10, 1994 with the window design to match existing windows on the southwest corner of the main residence.
4. The applicant is requesting to replace the second story divided-lite wood casement windows with arched transoms on three elevations of the two-story detached garage, located on the southwest corner of the property along Marine Street, with squared, single-lite composite casement windows of composite materials.
5. Additionally, the property owner is requesting approval to install a section of metal fencing above the existing four-foot masonry wall along the south property line. No specifications for the fencing were provided except a photo of wrought-iron fencing submitted by the owner who stated he, “would like to find real wrought-iron. Maybe reclaimed so it looks old.” More details on the specific fencing proposed should be submitted for approval.
6. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of windows on “significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.” Two and five pane casement windows are indicated as appropriate for the Moorish Revival style. Composite materials for windows and doors have previously been approved by HARB for use on second-story elevations in local Historic Preservation Zoning Districts but the HARB should consider whether such treatment is appropriate for this project.
7. While the AGHP states that ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings, it also encourages that fences and walls match the architectural style of the primary building. Wrought-iron elements, including the second-story porch railing, have recently been approved by the HARB for the primary building on this property.

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 174 Avenida Menendez**:

1. **APPROVE** the application with the finding that the windows and proposed metal fencing meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs; OR,
2. **CONTINUE** the application to allow the applicant time to present more appropriate window and fence designs and details as recommended by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install new composite casement windows without transom on the second story east, north, and west elevations of the two-story detached garage to replace existing multi-lite wood casement windows with arched transoms.
2. Install a section of metal or wrought-iron fence above the 4' masonry wall on the eastern portion of the south property line.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 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**
10. **Reversibility of New Alterations and Additions**

Materials

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

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.
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.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

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.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.

- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies 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.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

Post-1821

Moorish Revival windows are double hung sash six-over-six, six-over-two, four-over-one, two-over-two, two-over-one, one-over-one, two pane casement and five pane casement. Fixed multi-pane and plate windows are also used. French doors, transoms, sidelights and attic louvers are also common. Stylized wood or iron balconies are common.

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. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. HARB Approved Garage Plans (1994)

STAFF PHOTOGRAPHS
174 Avenida Menendez



East Elevation (Avenida Menendez)

Staff Report pg. 7

STAFF PHOTOGRAPHS
174 Avenida Menendez



East Elevation (Behind Wall)



East Elevation (Avenida Menendez)

STAFF PHOTOGRAPHS
174 Avenida Menendez



North elevation from Marine Street and Courtyard Interior



Window on main residence that was inspiration for existing design

STAFF PHOTOGRAPHS
174 Avenida Menendez



West Elevation (Marine Street)



North Elevation Window Detail



Staff Report pg. 10

STAFF PHOTOGRAPHS
174 Avenida Menendez



Masonry wall where metal fence is proposed on top.

Staff Report pg. 11

STAFF PHOTOGRAPHS
174 Avenida Menendez









Context Photographs (Avenida Menendez)

STAFF PHOTOGRAPHS
174 Avenida Menendez









Context Photographs
(Marine Street)

Staff Report pg. 13

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 850207 1009==

Site Name: Brooks Villa Oriel House 830== Survey Date: 7808 820==

Address: 174 Avenida Menendez Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) 13 (lot) 868==

868==

Owner of Site: Name: Leahy, Maurice;

Address: 174 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

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

UTM: 17 (zone) 470085 (easting) 3306250 (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==

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: + 1891 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Moorish Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: DHS 2/1, french door, DHS 4/1, fanlight 942==

Foundation: Brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: Porch 942==

Porches & Balconies: 942==

Chimney Location: Interior 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up 882==

Ornament Exterior: Arches, decorative posts, jigsawn lattice work, decorative tiles 882==

Quantitative Data: (950-954)

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

Other: 956==

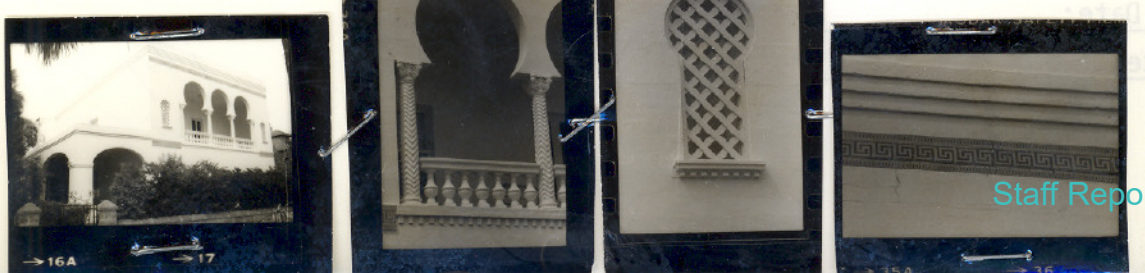
Surroundings: 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Literature, Art, Tourism, Religion.

920==

Statement of Significance: (911==)

ARCHITECTURE

The house at 174 Avenida Menendez (formerly Bay Street) was constructed in 1891 and is a late example of the Moorish Revival style in St. Augustine.

Moorish Revival architecture was introduced here by Franklin W. Smith, with the building of Villa Zorayda in 1883. Smith also pioneered the use of poured concrete construction, which Henry Flagler later adopted for his great hotels and churches. Private residences, commercial buildings and the Cordova Hotel were built here in the 1880's and early 1890's in the Moorish style—but after this period of popularity it died out. The surviving examples are definite period pieces, and one of the great treasures of St. Augustine Architecture.

The house on the bay front, known originally as the Brooks Villa and in recent years as Oriel House, utilized both brick and poured concrete construction. It lacks the ornamental parapet that characterizes most of the Moorish Revival buildings, but the horseshoe arches on the facade are a very visible element of the style. The decorative columns under the arches match those found on the Alcazar Hotel. There are two courses of ornamental tile work on the front. Between 1910 and 1917 a 1-story open porch was added to the south side of the building. After 1930, a small 2-story section was added at the rear, along Marine Street. The original 3 window along the ground floor facade were tall and extremely narrow. by 1915 the two outside ones were widened considerably. A turn-of-the-century photograph shows a wooden fence with narrow pickets. By 1915 it had been replaced by a wall of rock-faced concrete block. Early photographs show the columns and balustrade on the second story in a dark color(probably red terra cotta) contrasting with the light finish of the building. Today they are painted white. The lattice work in the small windows beside the arches is a later addition.

The area of the colonial city between Bridge and St. Francis Streets is one mixed usages. Though primarly residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossing. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city. such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine: Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the nonextant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Streets (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(20)

The land on which the house at 174 Avenida Menendez sits was purchased in 1890 and 1891 by Charles S. Brooks, and the house constructed soon after. The Tatler, the society newspaper of the Flagler era, reported in 1892:

> "Moorish style of architecture grows in favor everywhere, especially in this city, and the Brooks Villa, under the shadow of Uncle Sam's barracks, is one of the most attractive to those so fortunate as to enter there, and the owners, handsome and popular with their companions, and looked upon with longing eyes by ever girl visiting the city, and a word of warning, 'those who think they stand are the first to fall,' and the fact that another lot has been purchased in case two houses

should be required, has raised the hopes of the aspiring. Do not be surprised if another season sees a second cottage besides the first."(4)

The second cottage was never built, but the Brooks Brothers continued to vacation here for several years.

In 1893 it was reported that at the Valencia Hotel on St. George Street:

"Mrs. Frazer has a number of gentlemen, who are regular St. Augustinites among her guests, who come for meals only. Among these are . . . the Messers. Brooks, bachelors occupying the quant Moorish Villa on the Bay."(5)

In 1894 it was reported:

"Mr. Tracy Brook, of the Moorish Villa, is resting at the cordova, during the absence abroad of his brother, Mr. Charles Brook. It is pleasant to chronicle his recovery from a protracted illness."(6)

In 1897 it was reported:

"Mr. Charles Brooks, who spends his winters in his quaint Moorish Villa, on the Bay, is a recent arrival from 'over the water,' having spent his summer in the mountains of Switzerland. He is looking hale and heart and is very welcome."(7)

The Tatler reported some of the charitable social functions held at the Brooks Villa during the 1899 season:

"The entertainment at Brooks Villa, Bay street to be given under the Auspices of Ladies' Home Missionary Society of Memorial Church, is looked forward to with interest comprising as it does acknowledge talent both musical and elocutionary; and the many curios with which the house is adorned, gathered by its owners in their journeyings aboard as well worth the visitors' attention. Its friends are invited for the veening of January 26th from 7 to 10 and particularly requested to remember the refreshments at the close."(8)

This was the description given after event took place:

"The Ladies of the Missionary Society of Memorial Church, gave a very delightful entertainment at 'Brooks Villa,' the present home of Mrs. Louis Tyler, Thursday. The house was gay and bright with flowers and pretty young girls. A supper was served, and an interesting program of music and recitations given. The program include a violin solo by Howard Rosser, of Jacksonville, accompained by Proffessor Pasco, that

Staff Report pg. 18

was greatly appreciated. Mr. Rousseau, of Tennessee, recited 'A Walk Down the Avenue,' and for an encore, 'The Benedition.' Miss Mackey, of Virginia, sang 'Still as the Night,' accompanied by Miss Hutson, of St. Augustine. Mrs. Houston, of Holyoke, Mass., a graduate of Boston School of oratory, recited 'Music at Play,' and for an encore gave 'Fishin''. Mr. Rosser and Mr. Pasco then gave a selection from the Bohemian Girl, which deserved the applause it received. After this programme refreshments were served and the social time whic followed proved the ladies of the Memorial Church know the way to success, both financially and socially, the sum of money netted being $43.00. Many thanks are due those who aided so generously both in contributions and entertainments."(9)

A benefit tea was also announced:

"A St. Valentine's tea will be given at Brooks Villa, on the Bay, next Tuesday afternoon, for the benefit of the Ladies' Relief Association."(10)

There is an interesting architectural sidelight provided by Mrs. Lewis Tyler, who was occupying the Brooks Villa at the time. The prominent 19th century architect, Richard Morris Hunt designed a Moorish style commercial building in New York City in 1871 for the dry goods firm of Rice, Goodwin, Walker & Co. One of the partners in that business was Lewis H. Tyler. He came to Florida in 1879 on account of health, and established the St. George Hotel in St. Augustine, with which he was connected until his death in 1895. A few years later, his wife moved to the Moorish style Brooks Villa.(11)

"Mrs. J.J. Bush, of Elmira, New York, is occupying the Brooks Villa this season. She is a sister of Mr. Tracy and Mr. Charles Brooks, who built it and lived there. Miss Alice Sayers, a friend, is spending the winter there with her."(12)

The 1911-12 City Directory lists the Brooks Villa as the winter residence of Miss S.M. Van Buskirk. In the 1930's, it was the residence of Ralph Blaisdell, Chief Accountant for the Florida East Coast Railway. The 1951 directory lists it as the home of Harold S. Maddock, an artist. Since the late 1960's it has been the residence of Dr. Maurice Leahy, Author, Lecturer, and President of the Oriel Society, an international Catholic organization. Dr. Leahy calls the building "Oriel House." The British poet Stephen Spender (1909) stayed here with Dr. Leahy when he visited St. Augustine.(13)

ARCHAEOLOGY

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









Staff Report pg. 20

June 20, 1994

Charles L. Davis
174 Avenida Menendez
St. Augustine, Florida 32084

RE: Certificate of Appropriateness 94-0306
174 Avenida Menendez

Dear Mr. Davis:

On Thursday, June 16, 1994, the Historic Architectural Review Board (HARB) met and discussed your application to construct a garage/storage building at 174 Avenida Menendez.

Specifically, the HARB approved your application to construct the garage/storage building as described and illustrated in plans submitted to the Planning and Building Division on June 9, 1994, and in materials specifications submitted on May 31 and June 6, 1994, except as stipulated by the Board. The HARB stipulated that the stairway must be concrete with a smooth stucco solid wall, and that the lites placed within the window ellipses must be square to match those found on the existing residence. If you wish to make any changes or modifications to the plans reviewed and approved by HARB, you must request prior approval from the Board.

A Certificate of Appropriateness is valid for one (1) year. If at the end of one (1) year a Building Permit has not been issued, a new application must be submitted.

A review of your file indicates that you have submitted an Application to Planning and Zoning Board (PZB) to request variances to building height, sideyard setback and rearyard setback requirements and the PZB will meet and discuss your application on July 5, 1994.

Further review of your file indicates that an Application for Building Permit has been submitted to the Planning and Building Division. Three complete sets of construction plans must be submitted to the Planning and Building Division and staff must review and approve the plans before a building permit may be issued.

In addition, the proposed project is located in Archaeological Zone I-C, indicating the site has high archaeological significance and sensitivity. If required, archaeological fees must be paid before a building permit may be issued. No construction may begin until a building permit has been issued by the Planning and Building Division.

Should you have questions regarding this matter, please contact the Planning and Building Division at 825-1060.

Sincerely,

Jean Carver
Citizen Boards Technician

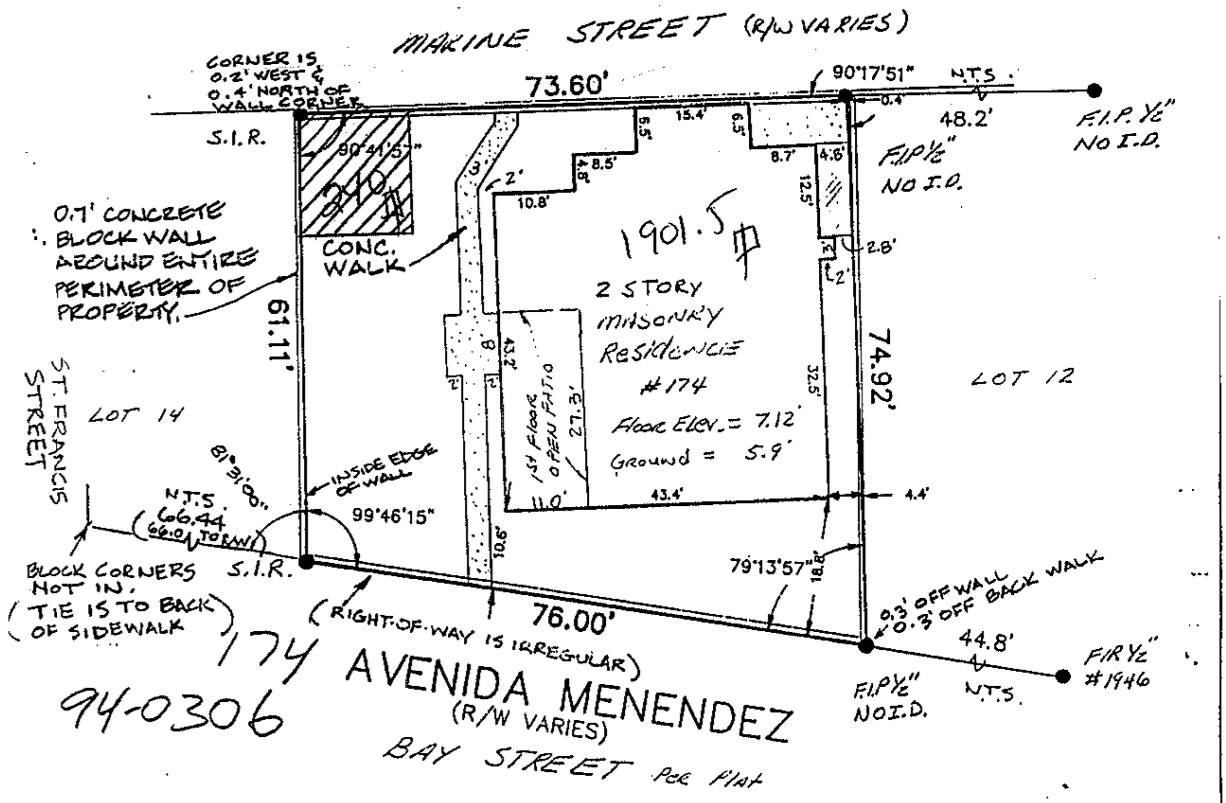
jc
cc: Joseph Pomar, Jr., City Manager
Michael Griffin, CBO, Planning and Building Manager
BDAC File 94-0348

MAP SHOWING SURVEY OF

LOT 13, BLOCK 22 DISTRICT NO. 6, AS SHC
THE OFFICAL MAP OF THE CITY OF ST. AUGU
FLORIDA DATED JUNE 12 1923 PUBLIC RECORDS O
COUNTY, FLORIDA.

RECEIVED
MAY 11 1994
Planning/Building Dept.

Approved to go to HRB and PZB Em 5/12/94



LEGEND

- F.I.P. - FOUND IRON PIPE
- F.I.R. - FOUND IRON ROD
- S.I.R. - SET IRON ROD I L.B. 6072 I 5/8"
- CONC. - CONCRETE
- I.D. - SURVEYOR'S IDENTIFICATION MARK
- F.C.M. - FOUND CONCRETE MONUMENT
- R/W - RIGHT OF WAY
- ℄ - CENTERLINE

CURVE DATA

- R - RADIUS
- CD - CHORD DISTANCE
- L - ARC LENGTH
- CB - CHORD BEARING
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- Δ - CENTRAL ANGLE

ELEVATIONS

- ELEV. OR EL. - ELEVATION
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM 1929
- F.F. - FINISHED FLOOR ELEVATION

- O.R. - OFFICIAL RECORDS BOOK/PAGE
- N.T.S. - NOT TO SCALE
- (D) - DEED MEASUREMENT
- (M) - FIELD MEASUREMENT
- BLK. - BLOCK

- P.R.M.- PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT

NOTES:

- The parcel of land as shown hereon lies within Federal Flood Zone AE9' as depicted on Flood Insurance Rate Map Community-Panel No. 125145-0004 for St. Johns County, Florida as revised 11/18/88
- Basis of bearing structure. Field Angles Shown North ARROW Scaled From Plat
- Encroachments as shown hereon are only those above-ground, visible objects observed by the surveyor.
- No underground structures, utilities of foundations were located or determined by this survey.
- This survey not valid unless signed and embossed with raised seal.
- This survey made without benefit of an abstract of title. No right-of-ways or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- Basis of elevations. NGVD 1929
- The certification, as provided on this survey is a statement of professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.

CERTIFIED TO:

CHARLES L DAVIS

BARNETT BANK OF THE ST JOHNS

NORTH FLORIDA TITLE CO.

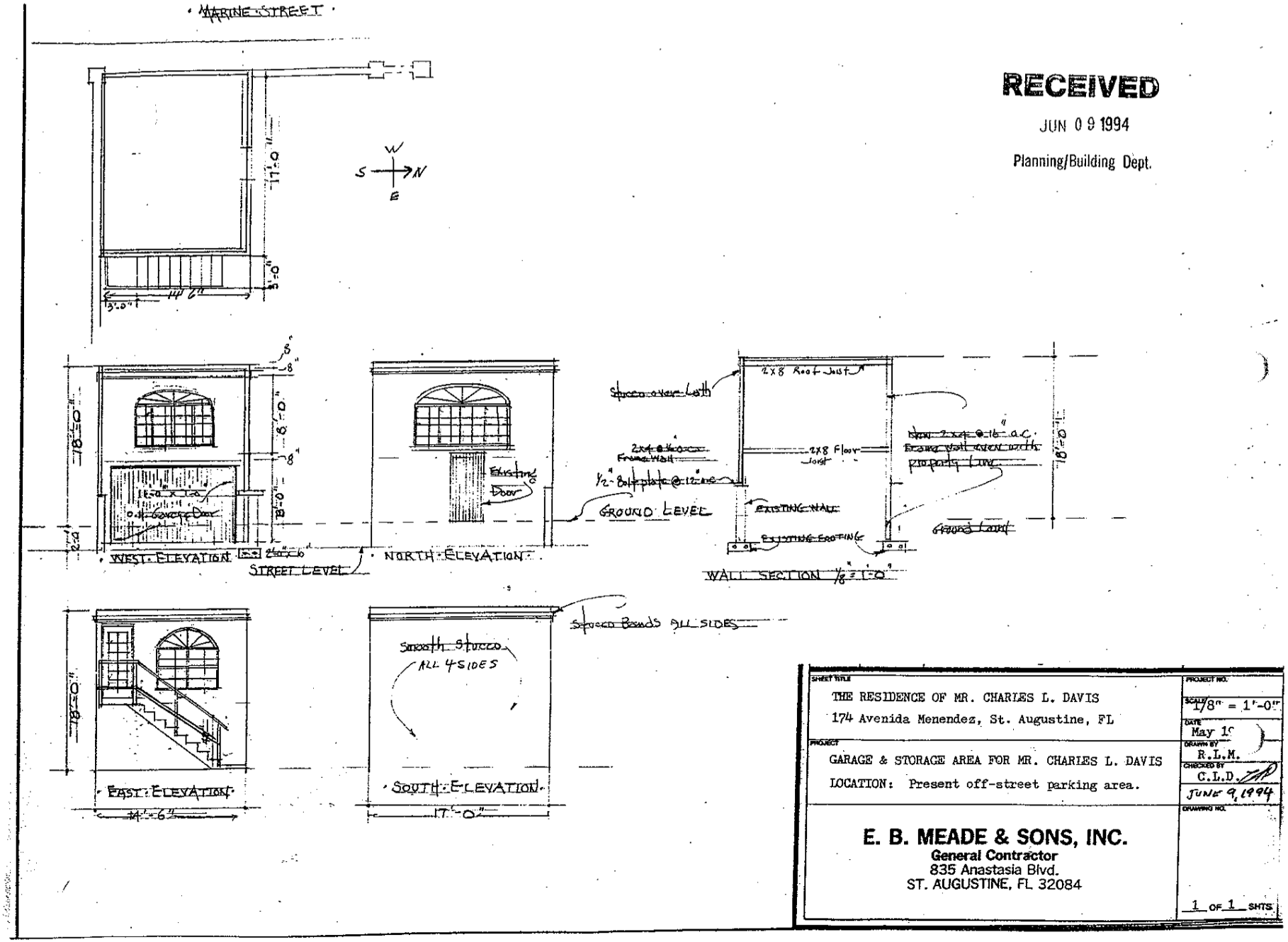
AMERICAN PIONEER TITLE INSURANCE COMPANY

CERTIFICATION: I HEREBY CERTIFY that the survey shown hereon meets Minimum Technical Standards as set forth in Chapter 21HH-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I. Dwight Strickland
Professional Land Surveyor
FL CERT No. LS # 4378

DEVINO & Associates, Inc.
ENGINEERS-SURVEYORS
3505 U.S. 1 SOUTH, SUITE 3
ST. AUGUSTINE, FLORIDA 32086
904-797-1867 · FAX 904-797-2049

FIELD BOOK: 410 PAGE 20
FIELD WORK: 10/8/92
SIGNED: 10/12/92
SCALE: 1"=20'
JOB NO: 92-0762
TYPE SURVEY: BOUNDARY & LOCATION (ELEVATION)



RECEIVED

JUN 09 1994

Planning/Building Dept.

SHEET TITLE

THE RESIDENCE OF MR. CHARLES L. DAVIS

174 Avenida Menendez, St. Augustine, FL

PROJECT

GARAGE & STORAGE AREA FOR MR. CHARLES L. DAVIS

LOCATION: Present off-street parking area.

E. B. MEADE & SONS, INC.

General Contractor

835 Anastasia Blvd.

ST. AUGUSTINE, FL 32084

PROJECT NO.

SCALE 1/8" = 1'-0"

DATE May 19

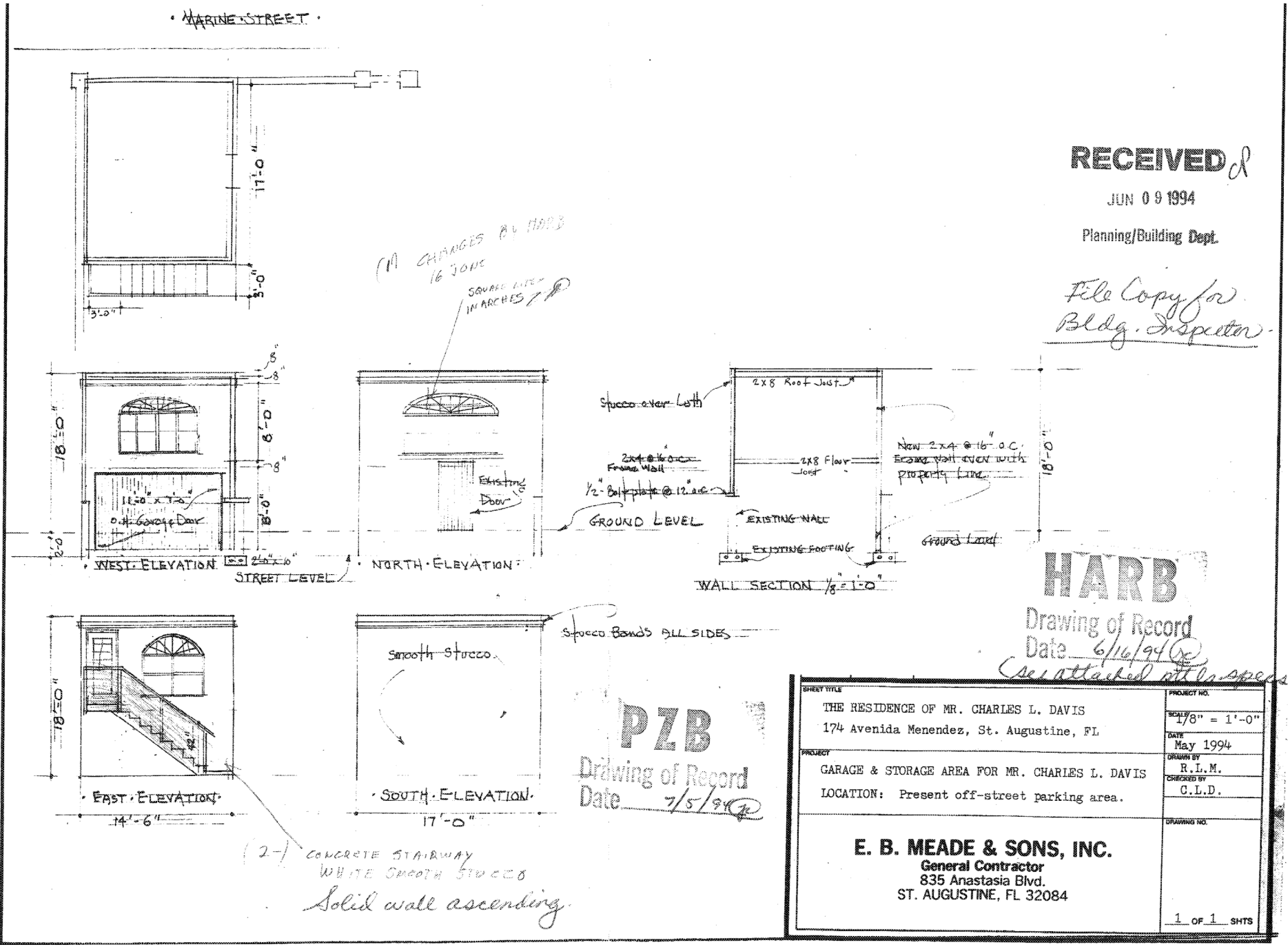
DRAWN BY R.L.M.

CHECKED BY C.L.D.

JUNE 9, 1994

DRAWING NO.

1 OF 1 SHTS.



RECEIVED
JUN 09 1994
Planning/Building Dept.

File Copy for
Bldg. Inspector

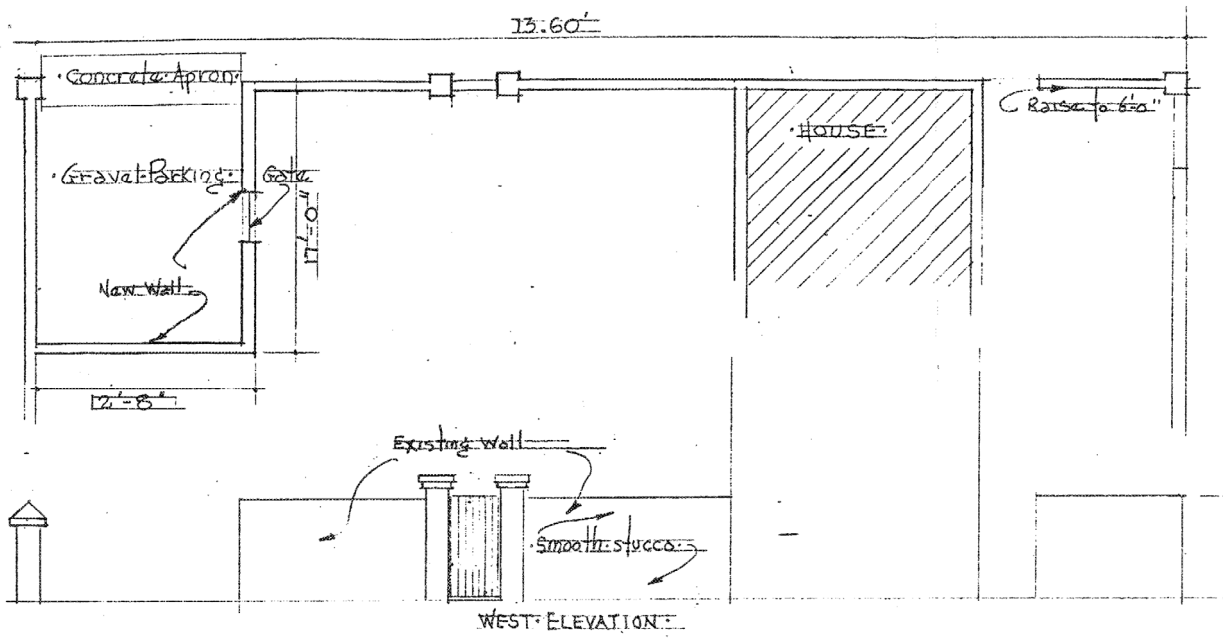
HARB
Drawing of Record
Date 6/16/94
(as attached stem specs)

PZB
Drawing of Record
Date 7/5/94

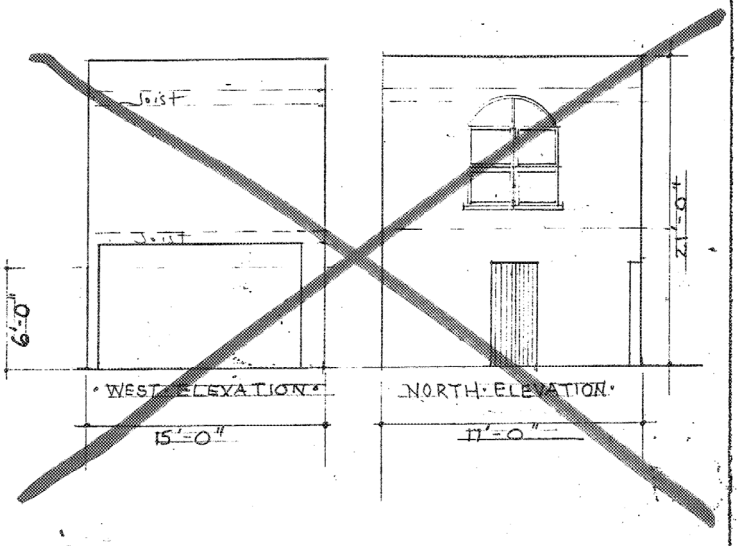
SHEET TITLE: THE RESIDENCE OF MR. CHARLES L. DAVIS 174 Avenida Menendez, St. Augustine, FL	PROJECT NO.
	SCALE: 1/8" = 1'-0"
	DATE: May 1994
PROJECT: GARAGE & STORAGE AREA FOR MR. CHARLES L. DAVIS LOCATION: Present off-street parking area.	DRAWN BY: R.L.M.
	CHECKED BY: C.L.D.
	DRAWING NO.

E. B. MEADE & SONS, INC.
General Contractor
835 Anastasia Blvd.
ST. AUGUSTINE, FL 32084

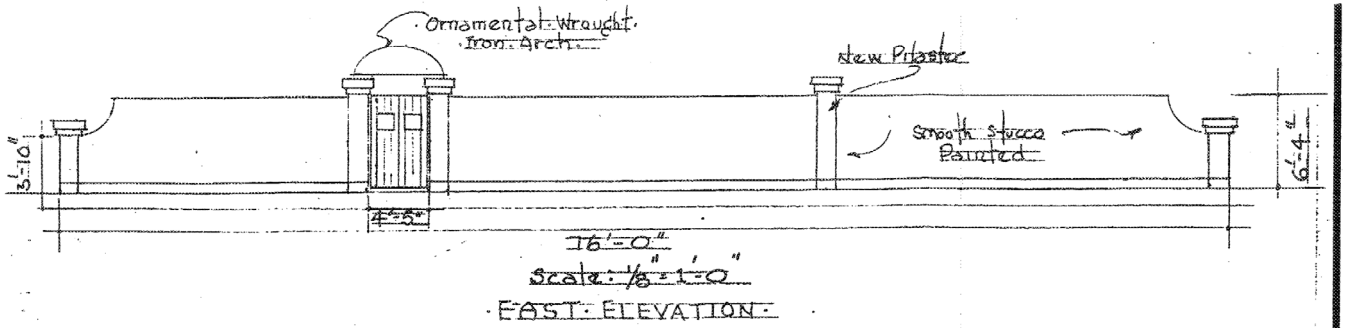
1 OF 1 SHTS



RECEIVED
MAY 11 1994
Planning/Building Dept.







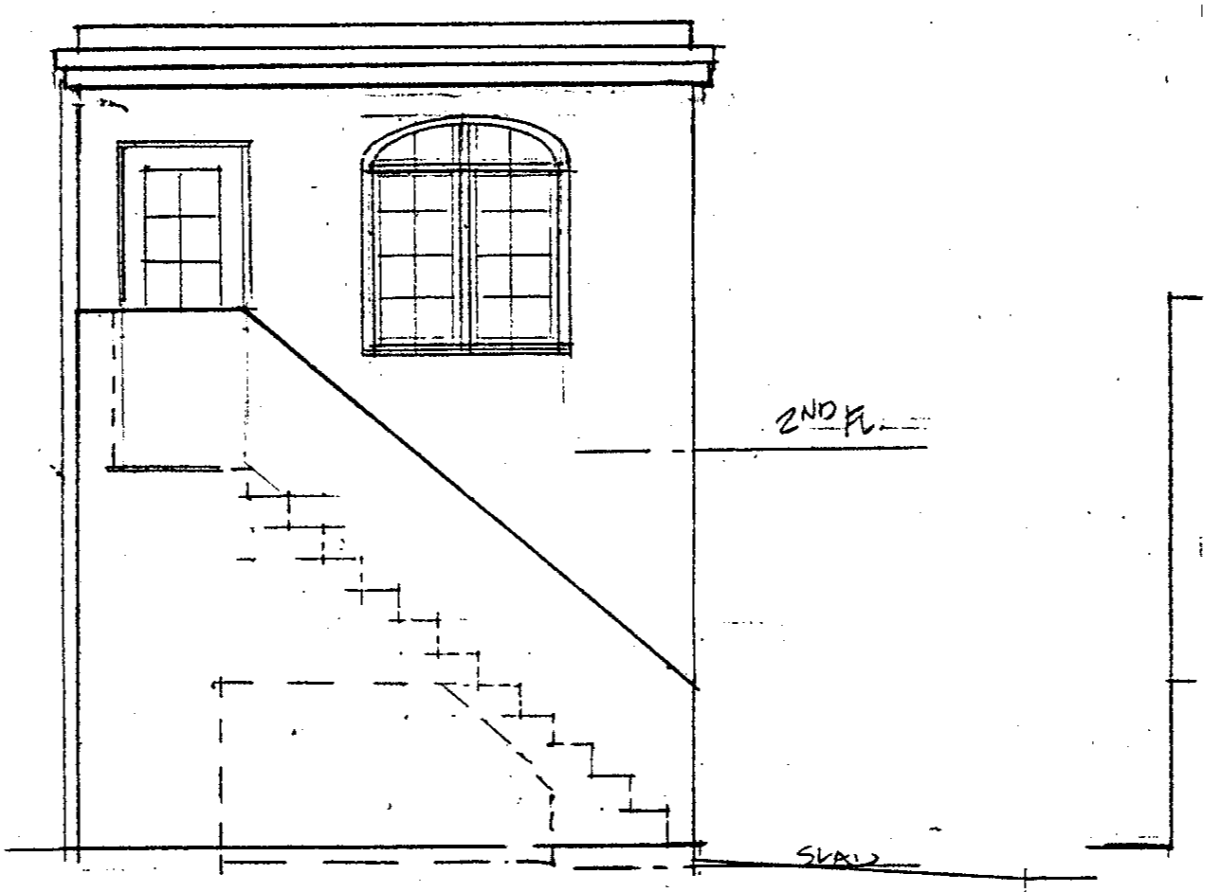
SHEET TITLE
THE RESIDENCE OF MR. CHARLES L. DAVIS

PROJECT
174 Avenida Menendez, St. Augustine, FL
RE-BUILD WALLS ON EAST & WEST PROPERTY LINES.

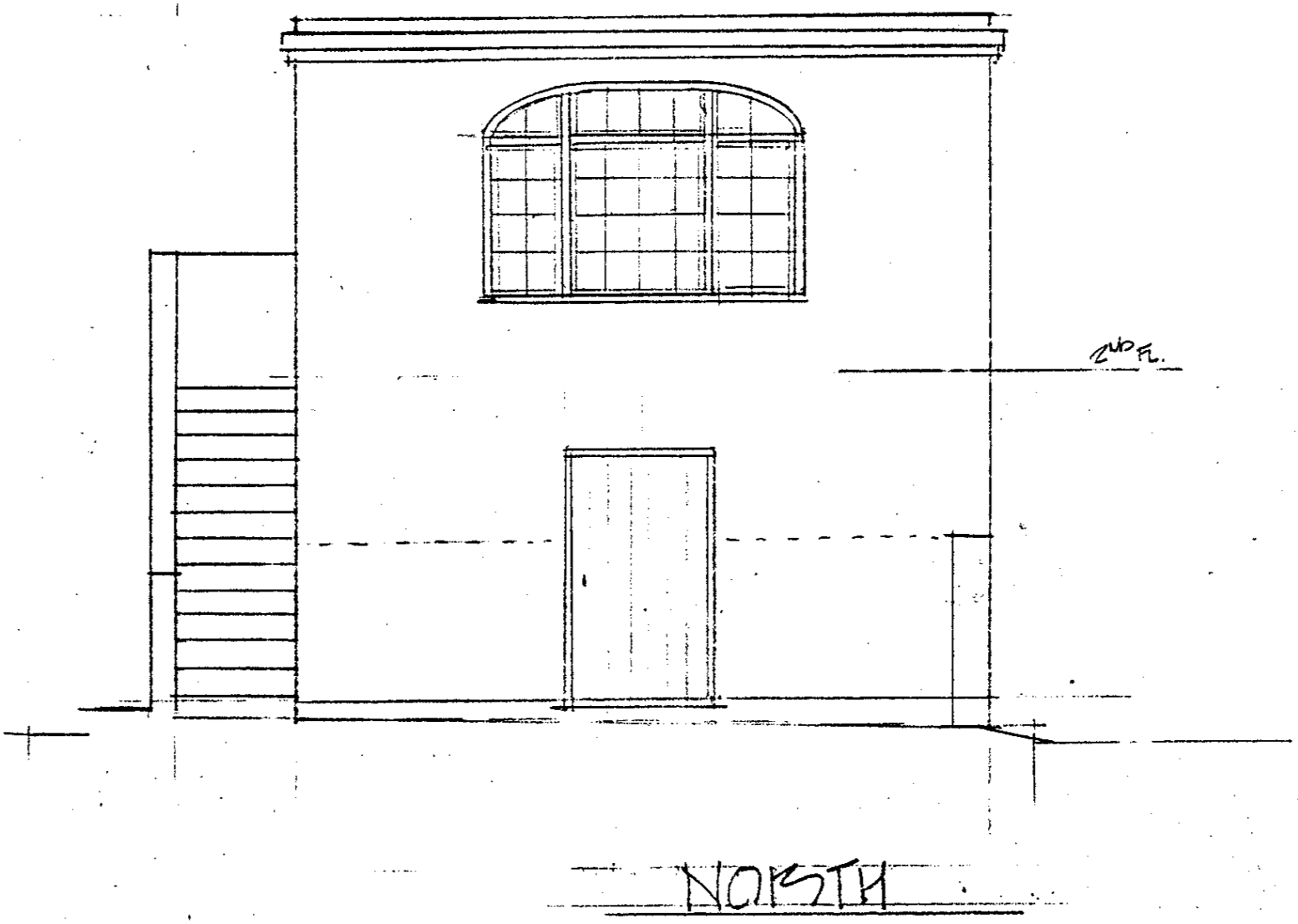
PROJECT NO.
SCALE 1/8" = 1'
DATE Feb. 16,
DRAWN BY R.L.M.
CHECKED BY C.L.D.
DRAWING NO.
OF

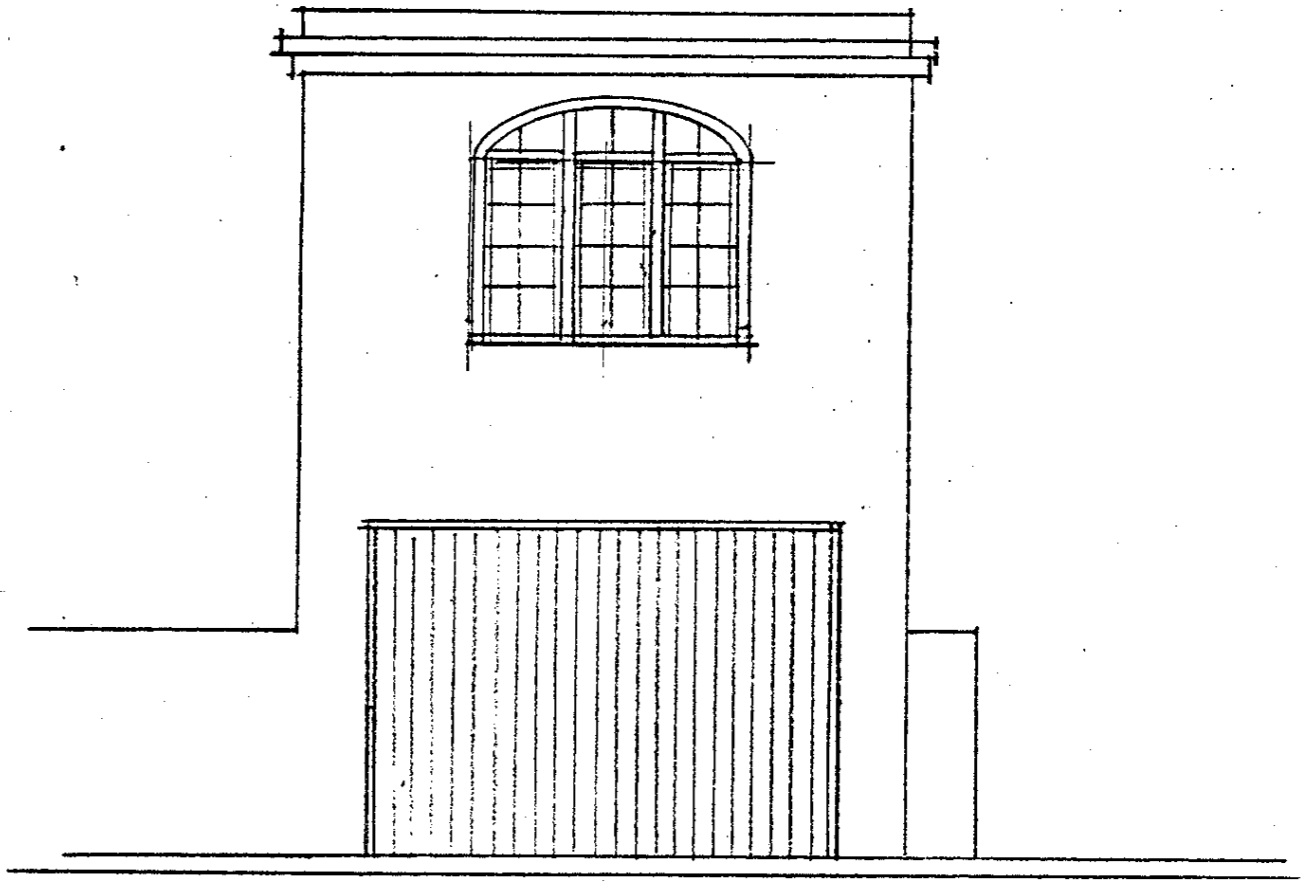
E. B. MEADE & SONS, INC.
General Contractor
835 Anastasia Blvd.
ST. AUGUSTINE, FL 32084

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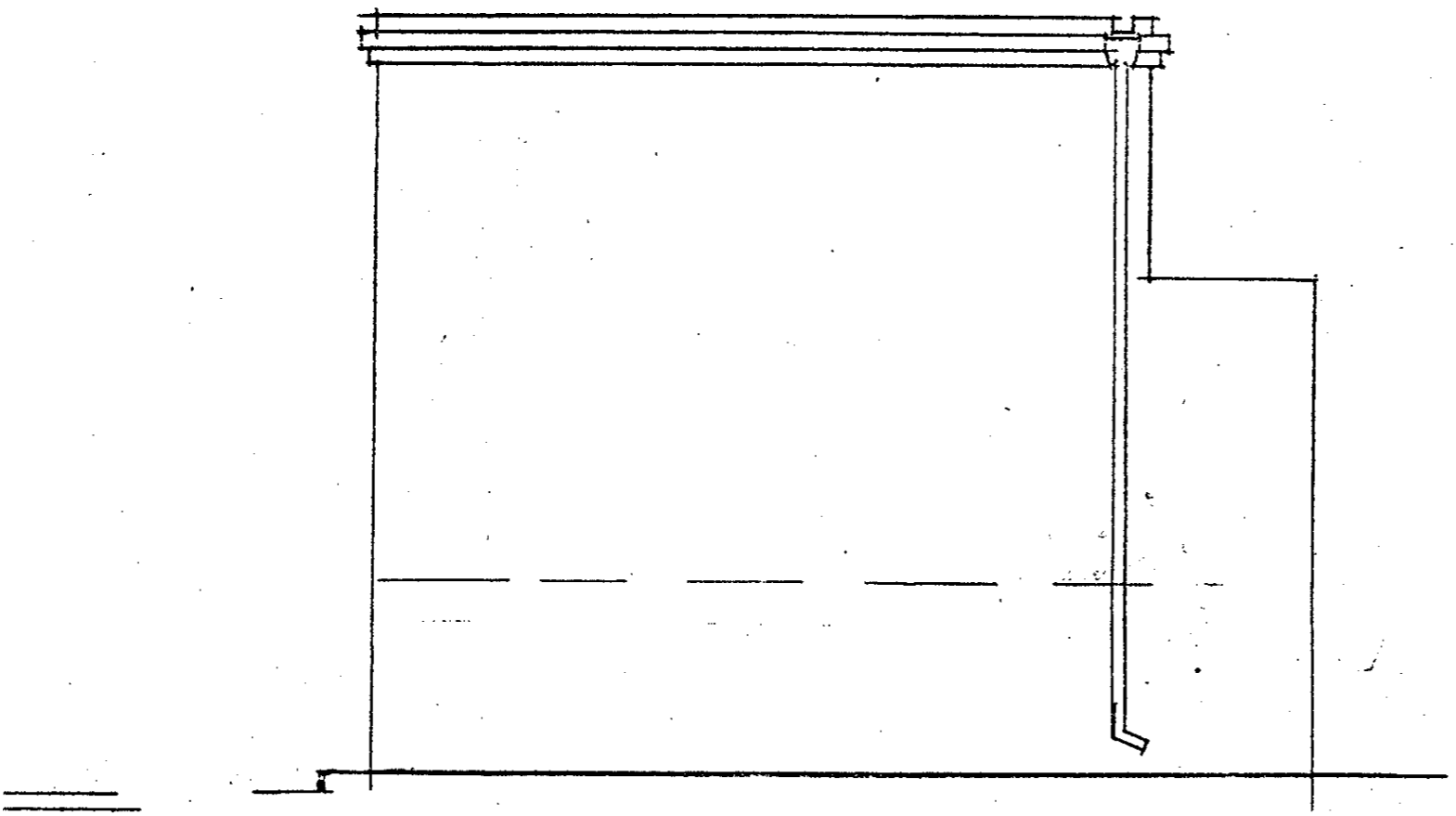


EAST


2ND FL.
NORTH

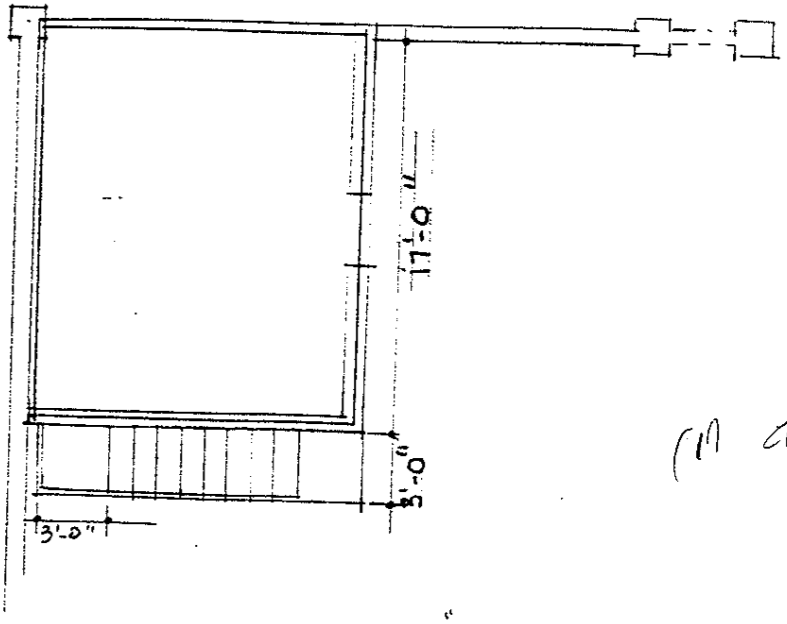


WEST



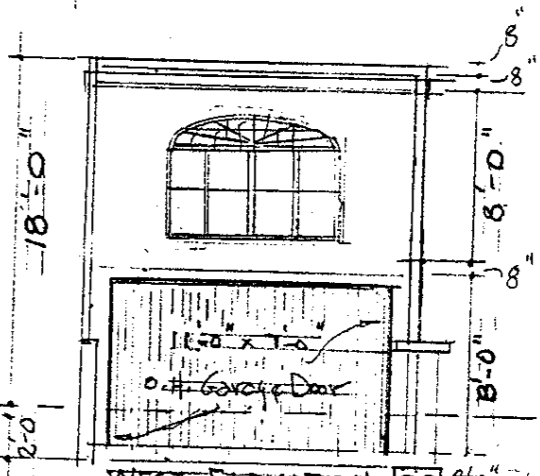
SOUTH

MARINE STREET

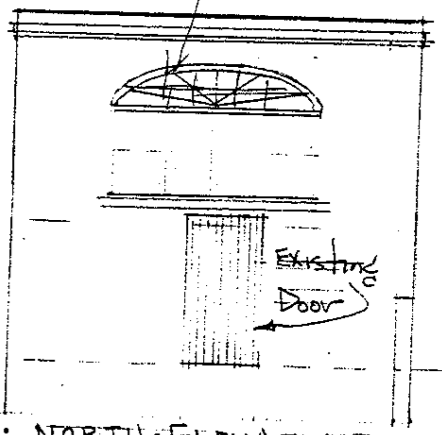


(1) CHANGES BY HDRB 16 JUNE

SQUARE LITES IN ARCHES

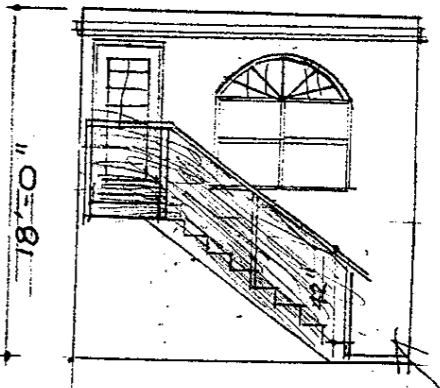


WEST ELEVATION 24'-0" x 10"



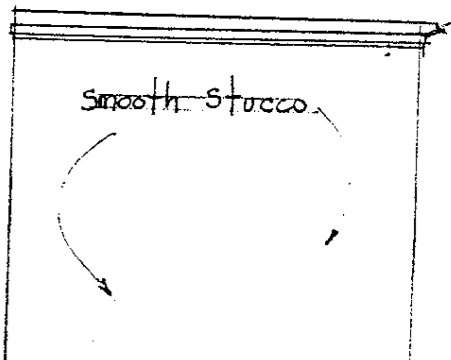
NORTH ELEVATION

STREET LEVEL



EAST ELEVATION

14'-6"



SOUTH ELEVATION

17'-0"

(2) CONCRETE STAIRWAY WHITE SMOOTH STUCCO

Solid wall ascending.

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. HP2022-0018

Receipt No. 2345561 Meeting Date: April 21, 2022

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

1. NAME OF APPLICANT JARED MELICK
   Business (if applicable) RENEWAL BY ANDERSON OF FLORIDA
   Address 9446 PHILLIPS HWY - SUITE 7
   City JACKSONVILLE State FL Zip Code 32256
   Daytime telephone 904 861 7709 Other phone/email CHRIS@RBAFLA.COM
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER CORNELIUS DUNGEN
   Business (if applicable) _____
   Address 174 AVENIDA MENENDEZ
   City ST AUGUSTINE State FL Zip Code 32084
   Daytime telephone (required) 832 948 9056 Other phone _____
3. PROJECT STREET ADDRESS 174 AVENIDA MENENDEZ
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE_____ PROPOSED USE _____
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☑	Windows CHANGING 4 WINDOW FRAMES TO SQUARED OFF TOPS @GARAGE
☐	☐	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)
CUSTOMER REPLACING 4 WINDOW ON DETACHED GARAGE/BUILDING CURRENT OPENING IS ARCHED, CUSTOMER HAVING OPENING SQUARED OFF FOR NEW WINDOWS (RENEWAL BY ANDERSEN) 4 - CASEMENT UNITS.

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 Jared Mellick
SIGNATURE OF APPLICANT _____ DATE 2/28/22
PRINT OWNER'S NAME Cornelius P. Dugan
SIGNATURE OF OWNER _____ DATE 2-28-2022

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

HP2022-0018
174 Avenida Menendez

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

N/A

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)

N/A

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)

N/A

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

AWNING/CANOPY

N/A

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

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

N/A

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.

FOUNDATION (replacement, infill, alteration including elevation)

N/A

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)

N/A

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

N/A

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

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

N/A

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

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

N/A

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

❖ Other details necessary for review:

A brief narrative and/or photo evidence illustrating the condition of the windows and the justification for replacement is not required but is strongly encouraged.

Project number: HP2022-0018 Project Address: 174 Avenida Menendez

Reviewed by: Candice Seymour Date: 03/23/2022

CITY OF ST. AUGUSTINE, EST. 1565

Owner's Authorization For Agent

Renewal by Andersen is/are hereby authorized TO ACT ON BEHALF OF Cornelius Dungan, 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 Historical Architectural Board, for an application related to the structure located at:

174 Avenida Menendez

BY: _____
Signature of Owner

Cornelius P. Dungan
Print Name of Owner

832-948-9056
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 28th day of March, 2022

By Cornelius Dungan

Identification verified: Y/S

Oath sworn: _____ Yes ✓ No

NOTARY PUBLIC STATE OF FLORIDA
RYAN M. FLEMING
Commission # HH 194609
Expires November 3, 2025
Bonded Thru Budget Notary Services

Notary Signature: _____

My Commission expires: 11/3/25

Rev:120219 jw

Received March 18, 2022
Planning and Building Department

dba: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Hamid Cooper,

Cornelius Dungan
174 Avenida Menendez
St. Augustine , FL 32084
H: (832)948-9056

Installation Package

174 Avenida Menendez

St. Augustine , FL 32084

PRODUCTS: 4 WINDOWS: 4 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0 *Updated 12/28/21*

BUYER

174 Avenida Menendez
St. Augustine , FL 32084
H: (832)948-9056
Year Built: 1995
bud@gastronics.com
Est. Duration:

REPRESENTATIVE

Eric Stanion

erics@rbafla.com

TECH MEASURE

Hamid Cooper

hcooper@rbafla.com

dba: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810
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Order Summary

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Measure Tech: Hamid Cooper,

Cornelius Dungan
174 Avenida Menendez
St. Augustine , FL 32084
H: (832)948-9056

ID#	ROOM	SIZE		DETAILS
JOB	Satin Nickel Hardware for all units per Change Order			
101	Office 1	71" **71-1/4"**	66" **66-1/2"**	**Window:** Casement, Triple, 1:1:1, Left Vent / Stat / Right Vent, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 25 | DP Rating: + 25 / - 25 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** ~~White~~ **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** 2" x 7/8" L-Trim, (12 ft), White (5), Caulk - White Exterior (1), Interior Caulk- White (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)
102b ~~102~~	Office 1	47" **47-1/4"**	66" **66-1/2"**	**Window:** Casement, Double, Vented, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 35 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** ~~White~~ **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** 2" x 7/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)
102A	Office 1	47" **47-1/4"**	66" **66-1/2"**	**Window:** Casement, Double, Vented, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 35 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** 2" x 7/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)
103	Office 1	47" **47-1/4"**	66" **66-1/2"**	**Window:** Casement, Double, Vented, Base Frame, Exterior White, Interior White **Performance Calculator:** Manual, PG Rating: 35 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** ~~White~~ **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** 2" x 7/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)

PRODUCTS: 4 WINDOWS: 4 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0

Updated 12/28/21

Received March 18, 2022
Planning and Building Department

Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

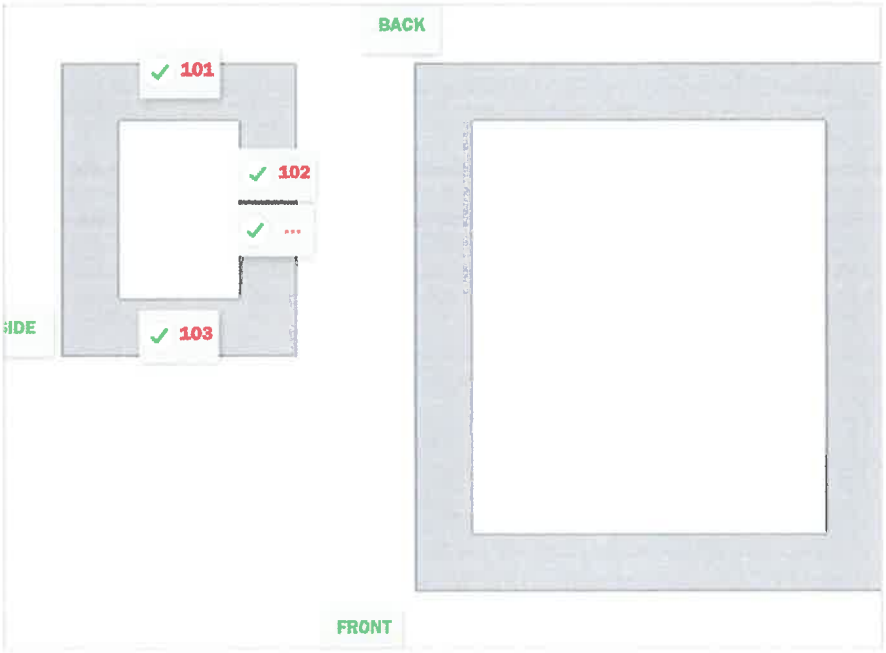
Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810
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Measure Tech: Hamid Cooper,

Cornelius Dungan
174 Avenida Menendez
St. Augustine , FL 32084
H: (832)948-9056

JOB NOTES

Estimated Duration:

FLOORPLAN - 1ST FLOOR



UNIT NOTES

JOB PHOTOS

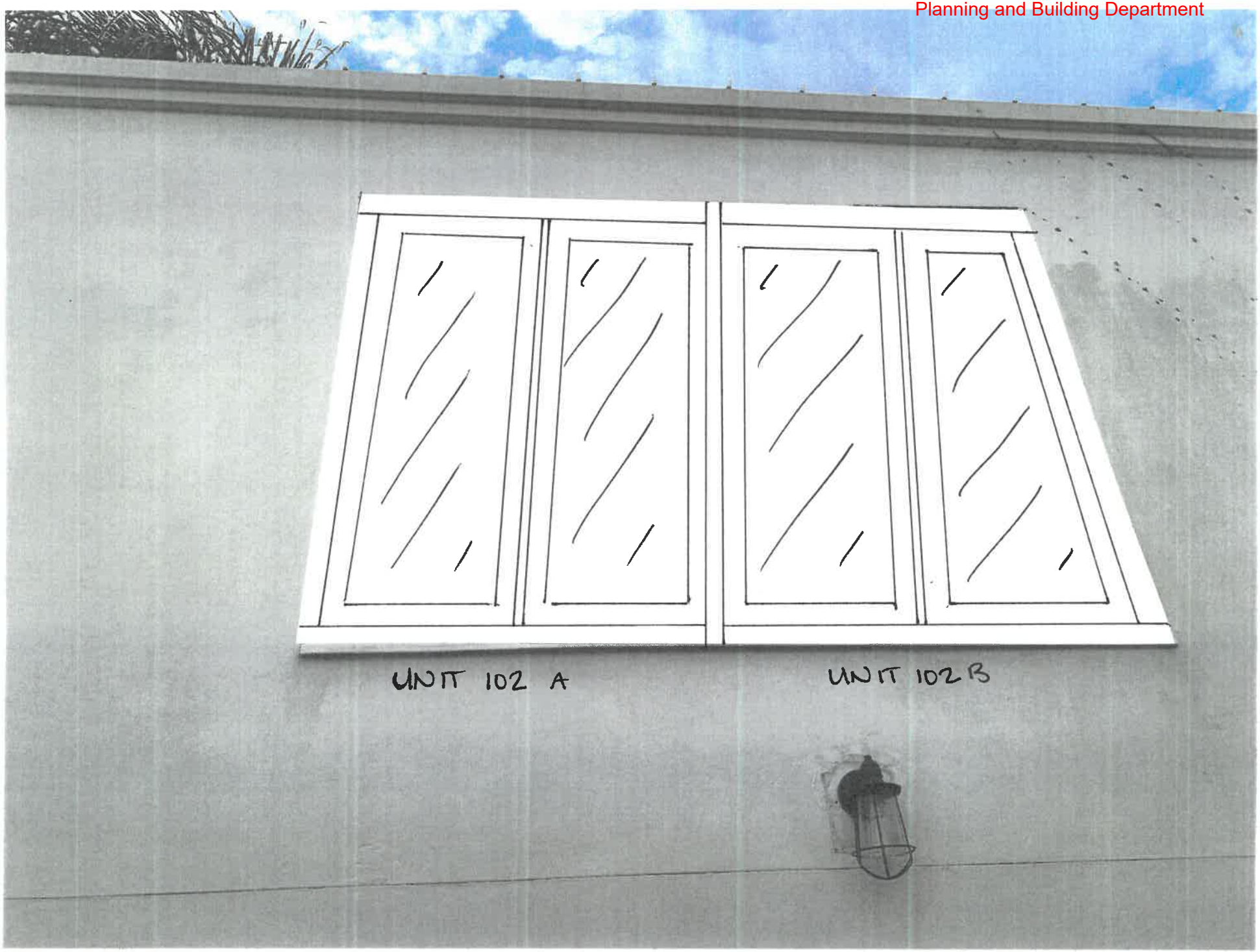


Image 1

Received March 18, 2022
Planning and Building Department



Received March 18, 2022
Planning and Building Department



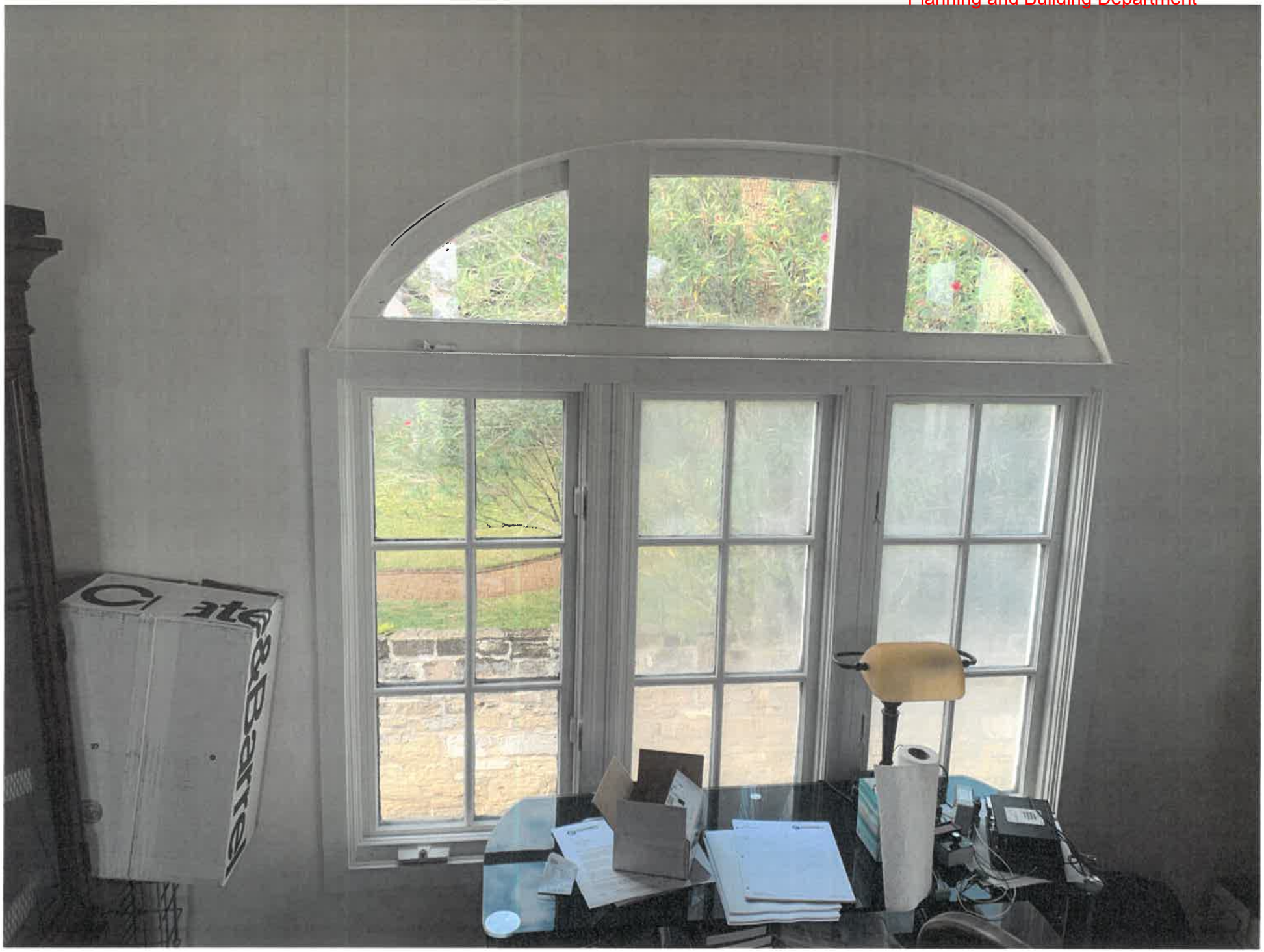
Received March 18, 2022
Planning and Building Department



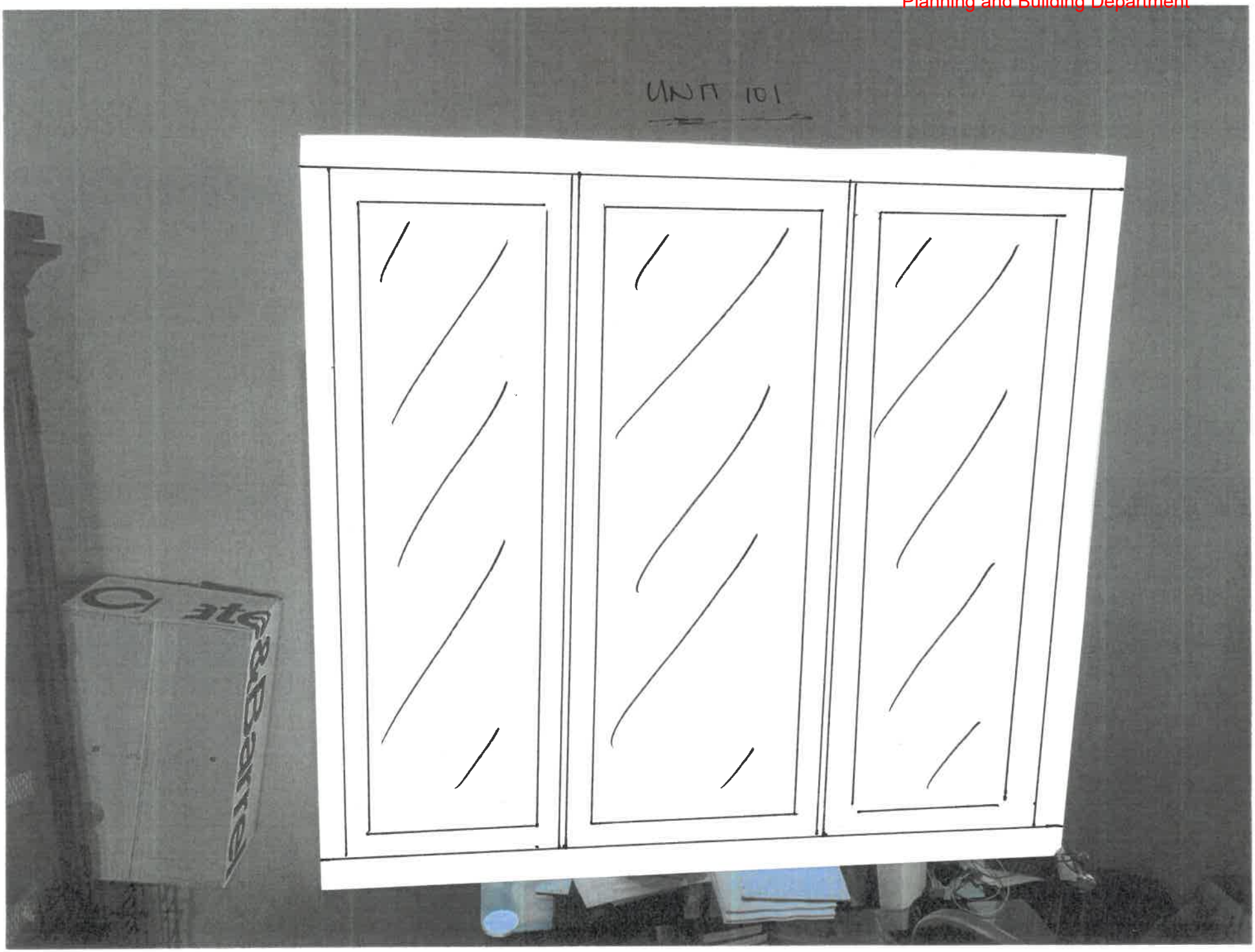
Received March 18, 2022
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Received March 18, 2022
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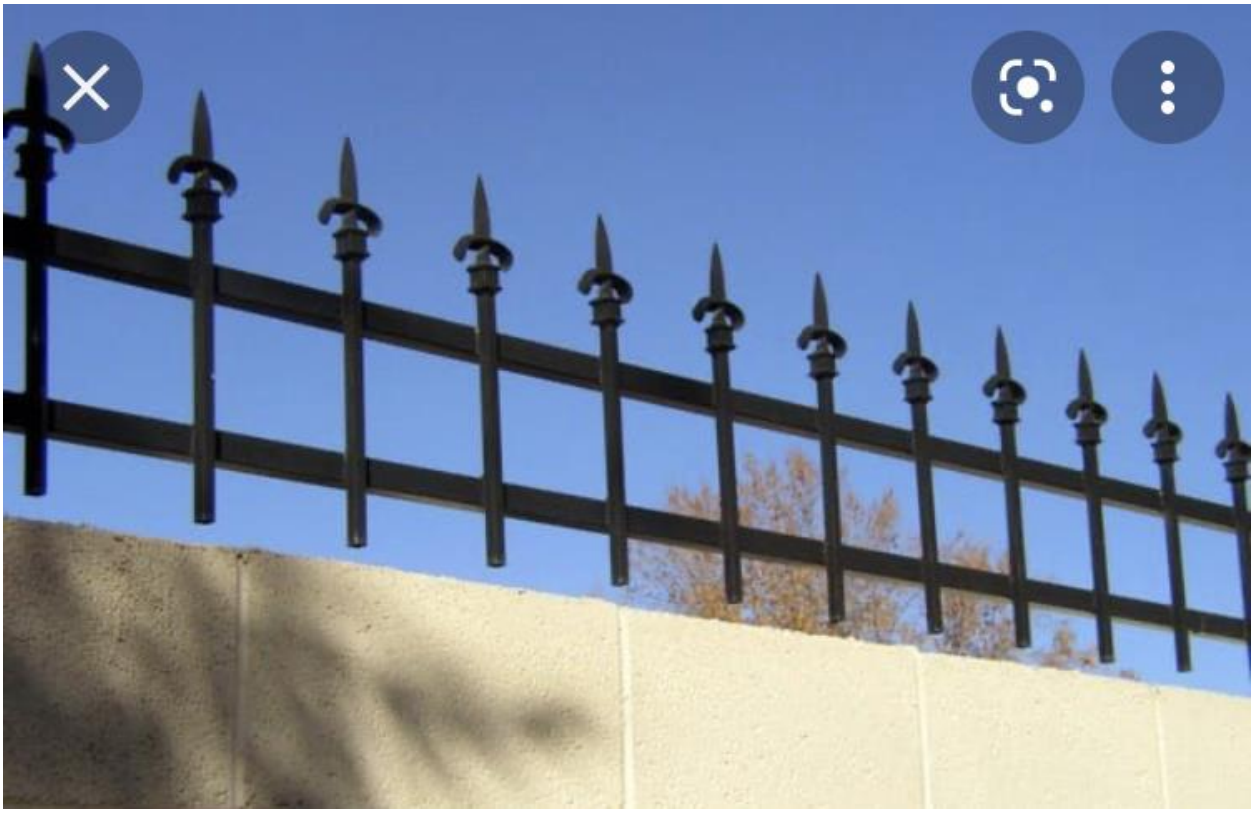
Received March 18, 2022
Planning and Building Department



From: Bud Dungan <bud@gastronics.com>
Sent: Thursday, March 31, 2022 11:13 AM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: COA - 174 Avenida Menendez

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,
This is what I want to do for wrought iron wall topper. But I'd like to find real wrought iron. Maybe reclaimed so it looks old.







Best regards,

Bud Dungan
Gastronics, Inc.
Saint Augustine, FL 32084
Mobile: 001-832-948-9056
Home Office (Ohio): 001-216-662-4899
www.gastronics.com

Gastronics-Kurdistan
Atconz Compound-Villa S3/11
Erbil, Iraq-Kurdistan
Office: 00 964 750 851 4595
www.gastronics.krd

Instr #2020107896 BK: 5110 PG: 356, Filed & Recorded: 11/30/2020 9:47 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $7,700.00

LAND TITLE of America

Prepared by:
Cindy Brown
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 20-1264-CB

Parcel ID: 198580-0000

Warranty Deed

This Indenture made this **24th day of November, 2020** BETWEEN **Henry Muller Whetstone, Jr. and Janice F. Whetstone, husband and wife**, GRANTOR*, whose post office address is 400 Old Quarry Road, St. Augustine, FL 32080, and **Cornelius Peter Dungan and Kimberly Kay Dungan, Husband and Wife**, GRANTEE*, whose post office address is 1333 S. Ocean Blvd., Unit 131, Pompano Beach, FL 33062.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) 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 grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

Lot 13, Block 22, City of St. Augustine, as per the official map of said city, dated January 1, 1905, being the same property conveyed by Fannie Brooks Bush and husband, John James Bush, to William P. Van Ness by Deed dated April 28, 1905, recorded in Deed Book 10, Page 6, Public Records of St. Johns County, Florida.

Subject to Covenants, 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 the year 2020 and Subsequent Years.

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.

*Singular and plural are interchangeable, as context requires.

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

Henry Muller Whetstone, Jr.

Janice F. Whetsotne

WITNESSES

Witness: Cindy Brown

Witness: Billie Faris

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [XX] physical presence or [ ] online notarization on **November 24, 2020** by **Henry Muller Whetstone, Jr. and Janice F. Whetsotne** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

STEPHEN BOYD COLLINS
Notary Public, State of Florida
My Commission #GG 301854
Expires February 14, 2023

Notary Public:

My commission expires:

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	1985800000
Location Address	174 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOT 13 BLK 22 OR5110/356 *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	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.130
Homestead	Y

Owner Information

Owner Name	Dungan Cornelius Peter,Kimberly Kay 100% Dungan Kimberly Kay 100%
Mailing Address	174 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$431,980
Extra Features Value	$52,884
Total Land Value	$703,125
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,187,989**
Total Deferred	$226,896
Assessed Value	**$961,093**
Total Exemptions	$50,000
Taxable Value	**$911,093**

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

Historical Assessment Information

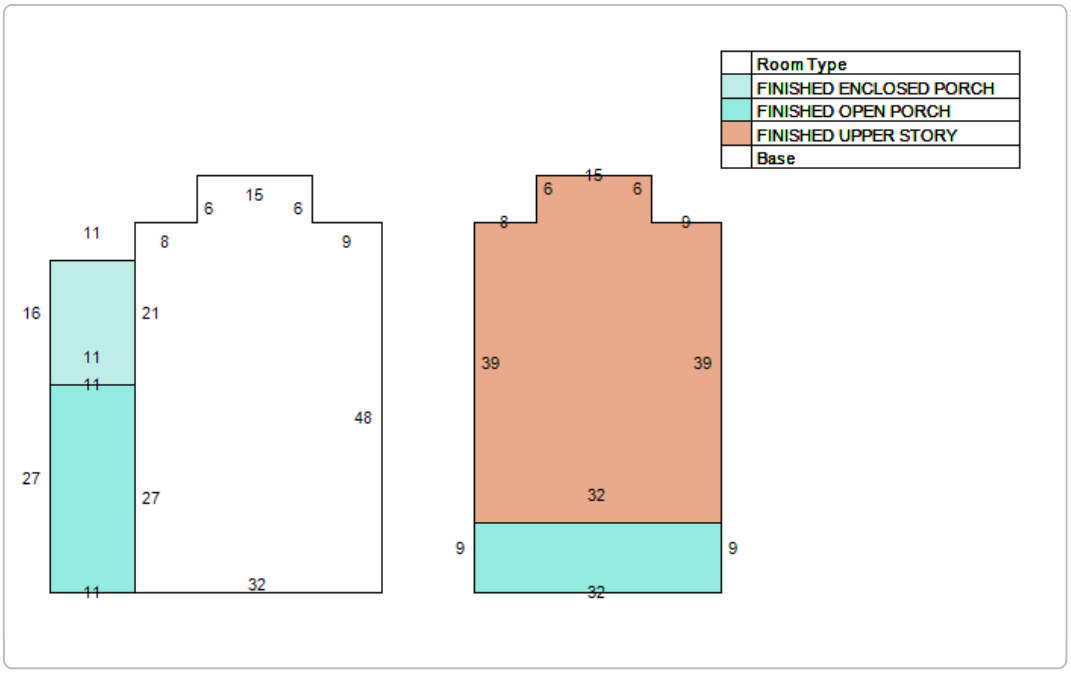
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$317,716	$52,884	$562,500	$0	$0	$933,100	$933,100	$50,000	$883,100
2020	$404,619	$52,884	$562,500	$0	$0	$1,020,003	$796,448	$223,555	$796,448
2019	$237,908	$8,011	$478,125	$0	$0	$724,044	$724,044	$0	$724,044
2018	$240,920	$8,252	$478,125	$0	$0	$727,297	$727,297	$0	$727,297
2017	$129,494	$8,493	$478,125	$0	$0	$616,112	$297,676	$368,436	$247,676
2016	$135,517	$8,734	$478,125	$0	$0	$622,376	$291,553	$380,823	$241,553
2015	$138,529	$8,975	$400,781	$0	$0	$548,285	$289,526	$308,759	$239,526
2014	$136,049	$9,216	$364,219	$0	$0	$509,484	$287,228	$272,256	$237,228
2013	$138,883	$9,457	$364,219	$0	$0	$512,559	$282,983	$279,576	$232,983
2012	$144,552	$9,698	$364,219	$0	$0	$518,469	$278,253	$290,216	$228,253
2011	$150,221	$9,939	$405,000	$0	$0	$565,160	$270,149	$345,011	$220,149
2010	$155,890	$10,180	$450,000	$0	$0	$616,070	$266,157	$399,913	$216,157

Building Information

Building	1
Year Built	1886
Actual Area	3725
Conditioned Area	3105
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up
Roof Structure	Flat
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3.5

Description	Square Footage
BASE AREA	1626
FINISHED UPPER STORY	1338
FINISHED OPEN PORCH	288
FINISHED ENCLOSED PORCH	176
FINISHED OPEN PORCH	297
Total SqFt	3725

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Garage Apartment		45760
Masonry Wall		7124

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	75	5625	SF	$703,125

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/30/2020	11/24/2020	$1,100,000.00	WARRANTY DEED	5110	356	Q	I	WHETSTONE HENRY MULLER JR,JANICE F	DUNGAN CORNELIUS PETER,KIMBERLY KAY
7/31/2017	7/25/2017	$1,200,000.00	WARRANTY DEED	4412	932	Q	I	DAVIS DAISY M (WIDOW'D)	WHETSTONE HENRY MULLER JR,JANICE F
	1/28/2000	$100.00	WARRANTY DEED	1474	291	U	I	DAVIS CHARLES L ***	DAVIS CHARLES L & DAISY M
	4/20/1998	$100.00	LIFE ESTATE	1317	927	U	I	DAVIS CHARLES L	DAVIS CHARLES L ***
	11/16/1992	$236,000.00	WARRANTY DEED	966	1723	Q	I	MC EVOY MADELINE	DAVIS CHARLES L
	12/1/1985	$0.00		692	1818	U	I		MC EVOY MADELINE

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Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
JLM WINDOWS, LLC

Filing Information

Document Number	L18000158828
FEI/EIN Number	83-1132273
Date Filed	06/29/2018
State	FL
Status	ACTIVE

Principal Address

5655 CARDER ROAD
ORLANDO, FL 32810

Mailing Address

5655 CARDER ROAD
ORLANDO, FL 32810

Registered Agent Name & Address

MELLICK, JARED L
5655 CARDER ROAD
ORLANDO, FL 32810

Authorized Person(s) Detail

Name & Address

Title MGR

MELLICK, JARED L
5655 CARDER ROAD
ORLANDO, FL 32810

Title Treasurer

Smith, Jade J
5655 CARDER ROAD
ORLANDO, FL 32810

Annual Reports

Report Year	Filed Date
2020	04/30/2020

2021	04/22/2021
2022	03/16/2022

Document Images

03/16/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
06/29/2018 -- 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 April 21, 2022 Meeting



Application HP-2022-0019 Address: 53-55 Marine Street

Applicant: Les Thomas Architect

Property Owner: Robert Edward & Constance M. Kosberg

Project description: To modify the building at 55 Marine Street on the northeast corner to partially enclose the ground-floor porch and add exterior stairs; to replace an existing window on the east elevation of 53 Marine Street with new double French doors and construct associated steps and platform; and, site modifications to include a new outdoor kitchen structure on the southeast corner of the property visible from Avenida Menendez, an in-ground pool, new exterior lighting, new and modified concrete and brick walkways, and relocation of existing mechanical equipment and fire pit.

Architectural Style:	Spanish Colonial / Spanish Colonial Interpretation	Florida Master Site File:	SJ02514
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	1812-1814
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984600000		
Agenda Item:	6(b)	Previous Action(s):	87-191 89-140 F2013-0011

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the block bounded by Marine Street to the west, Avenida Menendez to the east, and Bridge and St. Francis Streets to the north and south respectively within the Historic Preservation 1 zoning district (HP-1). The original structure on the site, known as the Puello House, was constructed of coquina between 1812 and 1814, and is a contributing building in the St. Augustine Town Plan National Register Historic District.
2. The Florida Master Site File (FMSF) indicates several remodels of the Puello House over time including enlargement and the addition of the clay tile roof before 1920, and major enlargement and remodeling in 1987 which included the addition of a garage apartment (55 Marine Street) on the property connected to the main house by a breezeway.
3. Previous actions by the HARB at this property include review and approval of a remodel in 1987, denial of an iron gate and two metal hitching posts which was overturned by the City Commission on appeal in 1989, and the 2013 approval to convert a flat-roofed breezeway connecting the two buildings on the property into a gable breezeway with clay tile roof to match the existing roof of the Puello House.
4. The applicant is proposing several site modifications to the garage apartment building, contemporary addition to the main residence, and existing site which are detailed in the Summary Scope of Work on page 4.
5. Sanborn Maps from 1893 through the 1930 updated to 1965 show several changes to the historic building envelope and site including wood frame additions to the existing Second Spanish Period coquina structure and wood and masonry outbuildings that were constructed, altered, and removed over time.
6. Site alterations proposed are all designed to match existing contemporary architectural features added to the historic structure over time, or, are being proposed on contemporary additions to the site and historic building.
7. On the garage apartment at 55 Marine Street, enclosing the ground floor porch with arches will create a loggie-type space. Proposed alterations to move the interior porch stair outside adjacent to the two story porch appears to conform with the typical stair located on the exterior end of a loggia or gallery on most First and Second Spanish Period buildings as noted in the Architectural Guidelines for Historic Preservation (AGHP). The addition of a new window to match existing windows along the east elevation of the garage does not appear to impact the design of the structure, though the applicant should confirm the materials for the proposed window and shutters.
8. The proposed outdoor kitchen will be visible from Avenida Menendez but appears to meet AGHP recommendations that accessory buildings be smaller in scale than the primary structure on the property, that they be located near a side or rear property line, and that they be a simplified versions of the primary structure in design, materials, detail and ornamentation.

9. Retention of existing windows is encouraged by the AGHP; however, the window proposed to be replaced with a double French door is located on a contemporary addition of 53 Marine Street. According to the AGHP, doors interior to courtyards may be partially or fully glazed with wood sash and raised muntin profiles and simple hardware. Door specifications such as material, design, color, and hardware should be clarified by the applicant.
10. The actual material being proposed for the steps and wood deck from the proposed French doors should be clarified as the plans call out both wood and "Trex." Wood substitute materials have not been typically approved in HP zoning districts.
11. The AGHP indicates that in-ground swimming pools may be appropriate if screened by fences, walls, buildings or landscaping. The HARB should determine whether the existing landscaping is sufficient screening for the proposed pool.
12. Changes to the site including plant and walkway/patio materials should conform to AGHP requirements and match existing features on the property.
13. Alterations to the property must be shown to meet all building and zoning code requirements including a maximum lot coverage of 70%, and maximum impervious surface area of 80% prior to the issuance of permits for construction.
14. This property is in Archaeology Zone IB and must conform to the Archeological Preservation Ordinance. The applicant should submit an Archaeology Review application well in advance of conducting any ground disturbing activities including new construction and installation of site features such as pools.

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 53-55 Marine Street**:

1. **APPROVE** the application if the HARB finds that the proposed materials are compatible with the AGHP and the scope of work meets the Secretary of the Interior's Standards # 9 for compatible contemporary design that matches existing contemporary additions and architectural features already approved on the site.
2. **CONTINUE** the application to allow the applicant time to provide additional information regarding the proposed materials and project scope and/or alter the proposed design(s) as recommended by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. 55 Marine Street (Garage apartment building):
    a. Relocate existing stair to exterior of two-story porch with tile steps and stucco exterior
    b. Partially enclose ground-floor porch area with stucco-finished walls with arched opening on the north and east elevations to match the existing loggia on 53 Marine Street
    c. Install a new window opening with shutters to match existing windows
2. 53 Marine Street (Main Residence):
    a. Replace existing window with double French doors
    b. Install step(s) from new French doors
    c. Construct 10’ x 10’ wood or “Trex” deck on grade at base of step(s)
3. Property Grounds:
    a. Realign the existing concrete walkway from Avenida Menendez to the central doorway on the east elevation of 53 Marine Street
    b. Remove existing concrete sidewalk that forks to the right
    c. Install a 10’ x 10’ tiled in-ground pool with brick paver surround
    d. Relocate existing firepit to the east side of the property with brick paver surround
    e. Construct a new outdoor kitchen, 15’ in total height, with wood trellis, brick paver patio, arched openings on the east and west elevations, wood shuttered arched window openings on the south elevation, and a widened arched opening on the north elevation with stucco finish and hipped tile roof to match 53 Marine Street

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

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...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- 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 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.
- 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...

- 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.

Pre-1821

Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the foot print of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible. Simple outbuildings should be painted white.

Primary and accessory buildings on the same lot may be connected. This connection is considered an accessory building. The connecting structure may be completely enclosed or may be an open sided gallery or loggia. The connecting structure may not be used for second story access or walkways, and should not cross lot lines.

Loggias and galleries are the distinctive feature of the St. Augustine Plan. They serve as outdoor rooms, and protect windows and doors from sun and rain. Loggias are inset into the facade and are enclosed by a colonnade. Loggias are not appropriate on the street facade of the building. The colonnade usually is in the same plane as the building wall. Floors for loggias and galleries may be either poured coquina concrete or tabby. Galleries project out from the facade, often with a distinctly separate roof. A gallery is also enclosed by a colonnade.

Colonnades are usually simple wood posts, but masonry columns may be appropriate. Masonry columns may be topped with arches. The appropriate proportion for arched colonnades is for the height to be approximately equal to the width or diameter of the arch. Posts and columns may be plain or have simple chamfers or moldings. Columns supporting an upper story wall are usually broad while those supporting only a roof should be lighter. All columns are square and may have a square base and capital.

Both loggias and galleries may be two story. Columns and arches on second floors should be shorter than those on the ground floor.

Chamfered wood posts are the most appropriate but masonry columns may be used. Posts or columns may support a second story wood porch or an extension of the main roof. Masonry columns may carry round arches which may support a second story wall, either of masonry or wood. Arches should be of appropriate proportion, with the height approximately equal to the width.

Stairs on most First Spanish Period and Second Spanish Period buildings are on the exterior, usually at the end of a loggia or gallery. Spindles and posts should be turned wood, and be both light and graceful. Buildings with flat roofs may have stairs leading to the roof. Stairs on British Period buildings may be interior or exterior. Exterior stairs should reflect First or Second Spanish Period design.

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: light fixtures; vents and stacks; swimming pools, pumps and filters; and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Pre-1821

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

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

Above ground swimming pools are 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.

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.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

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.
- Add aluminum or other inappropriate screen doors.
- 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.

Pre-1821

British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades.

Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

Windows and Window Treatments

Do...

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

Don't...

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

Pre-1821

Windows on First Spanish Period buildings should have banisters, possibly with lattice on the lower half. Rejas projecting twelve to eighteen inches on a masonry base are appropriate only for ground level street windows. Banisters or lattice must be used on all other windows. Windows with rejas and banisters may have single expanse glazing giving the impression of an unglazed window. One-over-one double hung sash windows are also appropriate. On larger buildings, wood twelve-over-twelve double hung sash windows, without rejas or banisters, may be appropriate. Multi-pane windows behind rejas and banisters are not appropriate.

Windows on British Period and Second Spanish Period buildings may be nine-over-nine, nine-over-six or six-over-six wood double hung sash. A common arrangement is nine-over-six on the ground floor and six-over-six on upper floors. Window and pane proportions must follow the historic models. Rejas are not appropriate.

Shutters should be functional, and located inside for rejas and bannistered windows, and outside for glazed windows. They should be louvered, square edged, beaded, tongue-and-grooved or paneled. Appropriate materials are wood for the shutters and iron for the hardware. It is historically appropriate for solid shutters to be used on the ground floor, with louvered shutters on the upper floor. Shutters may be painted or left natural. Shutter hinges are black iron and should not appear machine stamped or flimsy. Shutter tiebacks or "shutter dogs" should be fairly simple and functional. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Hardware must be black and in a documented pre-1821 design. Brass is generally not appropriate for St. Augustine. Refer to the Pre-Approved Guidelines when considering wood hurricane shutters for requirements that can be approved with a building permit by City Staff.

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.
- 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 in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

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.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

Trellises should be constructed of simple round wooden posts and poles.

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. Previously Approved Elevations of Garage and Addition

STAFF PHOTOGRAPHS
53 Marine Street



Marine Street (west) Elevation

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STAFF PHOTOGRAPHS
53 Marine Street



Staff Report pg. 13

STAFF PHOTOGRAPHS
53 Marine Street



Location of proposed porch alterations



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STAFF PHOTOGRAPHS
53 Marine Street



Staff Report pg. 15

STAFF PHOTOGRAPHS
53 Marine Street







Site Photographs

STAFF PHOTOGRAPHS
53 Marine Street



Site looking out the Avenida Menendez

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STAFF PHOTOGRAPHS
53 Marine Street

Left: Walkway proposed for alteration
Right: Window proposed for replacement with French door, associated steps, and platform



STAFF PHOTOGRAPHS
53 Marine Street



Approximate location of proposed pool



Walkway to be altered to lead straight to this door

STAFF PHOTOGRAPHS
53 Marine Street





Site Photographs

STAFF PHOTOGRAPHS
53 Marine Street



Existing arches which proposed porch alterations are meant to match

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STAFF PHOTOGRAPHS
53 Marine Street



Context Photographs:
Avenida Menendez





Page 1 HISTORICAL STRUCTURES FORM Site # SJ2514
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: 53 Marine St.
HISTORICAL CONTEXTS: 19th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: private
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 53 Marine St., St. Augustine, Florida 32084
VICINITY OF/ROUTE TO: East side of Marine St.& West side of Av
enida Menendez between Bridge & St. Franis Sts.
SUBDIVISION: City of St. Augustine BLOCK: 22 LOT: 4 & 5
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 17
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 470065 NORTHING:3306390
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +c.1812 RESTORATION DATE(S): 07/01/87
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid.
PRESENT USE(S): priv. resid

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: L-shape
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): masonry, stone (coquina)

EXTERIOR FABRIC(S): stucco

FOUNDATION: TYPE
PORCHES:
ROOF: TYPE gable SURFACE
SECONDARY STRUCS. dormers, shed
CHIMNEY: NO. 1 MTLS LOCNS end interior
WINDOWS: HDS 6/6, 6/1, attic louver

EXTERIOR ORNAMENT:
CONDITION: SURROUNDINGS: bayfront, narrow streets, sits at
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: Architecture, tourism, military, politics, --gov, local, ethn-heritage

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P

SUPPLEMENT FOR FMSF SITE FORMS

Site 8 SJ 2514

SITE NAME
NATURE OF SITE X standing structure __archaeological site __both

A. NARRATIVE DESCRIPTION OF SITE

The colonial architecture of St. Augustine was influenced by a royal ordinance concerning the laying out of new towns issued by the King of Spain in 1573. It was decreed that in hot climates the streets should be narrow, and that: "All town houses are to be so planned that they can serve as a defense or fortress against those who might attempt to create disturbances or occupy the town. Each house is to be so constructed that horses and household animals can be kept therein, the courtyards and stockyards being as large as possible to insure health and cleanliness."

Thus, in St. Augustine, the streets were narrow, and the houses built right upon them, with walls protecting the courtyards from the street.

The colonial house at 53 Marine Street, constructed late in the Second Spanish Period shows the effects of these early regulations, being built right to the street line.

It is one-and-a-half stories and constructed of coquina, the porous native shellstone quarried on nearby Anastasia Island and invariably plastered for protection against the elements. The stucco finish has a smooth surface.

There is a gable roof of north-south orientation with shed dormers front and rear. Windows are double-hung 6/6 and 6/1 sash, with an attic louver.

There is one end interior chimney on the Marine Street slope.

The building in November 1987 is a construction site. The interior has been gutted to the coquina walls. Doors, windows and roof covering have been removed. Foundations have been laid for a large L-shaped addition toward the bay and a garage on the south side of the lot.

This began as a small, very simple coquina house. A 1903 photograph from Marine Street shows it one-and-one-half stories with wood-shingle gable roof and shed dormer with wooden siding parallel to the roofline. There were vertical board shutters on the dormer. The first floor had a central 4 panel cross pattern door and one window on each side, double-hung 9/6 with moveable-louvered blinds.

The construction of the seawall between 1835 and 1842 greatly increased the depth of the lot, and the coming of wealthy winter residents after the Civil War greatly increased the real estate values. During the 20th century the orientation of the building changed from Marine Street to the bayfront. Outbuildings and other structures to the east were removed and the house expanded in that direction. It acquired a tile roof, rejas on the Marine Street

windows, a garage, and other signs of the times. The current remodeling is a continuation in that direction. In conformity with current architectural guidelines in the city of St. Augustine, the additions to be made will have some historical antecedents in colonial architecture. The original coquina building will be a small part of the finished complex.

Due to its many remodelings, this house was not usually included in lists of surviving colonial buildings, but research in the past decade has clearly documented it as such.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flagler-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

B. DISCUSSION OF SIGNIFICANCE

This Spanish colonial building was constructed of native shellstone (coquina). The narrow streets with houses and their courtyard walls built to the street line reflect the requirement of Royal decrees for New World towns. Except for a two-decade interlude (1763-1783) of British ownership, St. Augustine was a Spanish colonial outpost for two-and-one-half centuries. In 1821, when ceded to the United States, the city's Iberian defensive environmental elements were well established and have retained that character to the present.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. Most structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th-century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790s, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge

and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th-century Presbyterian Church and the 20th-century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th- and 19th-century buildings on all streets except Cordova which was developed primarily in the 1920s.(2)

There was a wooden house on this property by 1791. In 1797 it was bought by the Catholic priest, Father Michael Crosby. In 1812 he sold part of the property to Maria Puello. The wooden house may have been destroyed in the hurricane of 1811, which ruined others on Marine Street, or it may have been on the section that Crosby retained. At any rate, Maria Puello, in her 1814 testament, when seriously ill, noted that she built the existing stone house at 53 Marine Street at her own expense with money she inherited from her mother. So its date of construction is between 1812 and 1814. Puello (also spelled Pueyo) was a native of Havana whose husband Juan Gill had abandoned her twenty-four years before. They had no children.(3)

Puello survived that illness and in 1823 sold the house to Jose Sanchez. An 1830 deed for the property just to the south notes it as "bounding on the north by a House and Lot at present occupied by Simeon Sanchez Esq."(4)

Jose (later Joseph) Simeon Sanchez (1797-1853) was one of the most prominent figures in St. Augustine during the territorial and early statehood periods. He served as tax collector, justice of the peace, alderman, mayor, sheriff, marshal, representative to the legislature and delegate to the St. Joseph constitutional convention. In 1835 he bought the house at 43 Marine Street and in 1847 he married Sabina Marin Hawkins whose family owned 47 Marine Street, so over the years he was connected with all the property at the north end of the block, and some of it stayed in his family until the 1930s. Various pieces of the property were put into commercial use over the years, and an 1841 agreement refers to 53 Marine Street as a "House and Lot at this time occupied by Emanuel Crespo as a retail grocery."(5)

The house stayed in Joseph Simeon Sanchez's estate until 1877 when his son Frank acquired title, trading it for his interest in the house at 43 Marine Street. Frank lived there until his death in 1897.(6)

In 1900 it was rented for commercial purposes by "Ingraham Artistic Signs-established 1870." This was the business of W. Milford Ingraham, a Union soldier who settled in St. Augustine after the Civil War, served as city treasurer, fire chief and president of the city council, while operating a business as house, sign and decorative painter and seller of paints and oils.(7)

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In 1904 the house was used as a residence by Frank's son, J. W. Sanchez, a local undertaker.(8)

In 1911 the 39 heirs of Frank Sanchez sold the house to Margaret Armstrong (later Hunter) for $3,150. She held it for two years then sold it back into the Sanchez family for $3,000.(9)

The purchaser was J. Clifford R. Foster (1873-1928), the adjutant general of Florida, who was a grandson of Joseph Simeon Sanchez and a nephew of Frank. He was born in Savannah and came to St. Augustine in 1876 after the death of his father, a former Union soldier who had married into a family famous for its Confederate firebrands and became a southern planter. Clifford Foster was forced, for economic reasons, to leave school at an early age, but was appointed assistant postmaster of St. Augustine before he reached 21. He started the Morning Journal newspaper, resigning to join the military during the Spanish American War. In 1899 he was elected municipal judge, and in 1901, while still in his 20s, was appointed adjutant general. During his term he got the State military headquarters moved to St. Augustine and got the Federal Government to turn over the abandoned St. Francis Barracks for its use. He served until 1917, then was reappointed in 1923, serving until his death. While out of office, he helped to organize the American City Bureau and served for a time as executive manager of the Broadway Association in New York City. He was president of the Board of Trustees of Flagler Hospital, director of the First National Bank, and president of the Magnolia Hotel. He also served as president of the National Guard Association of the United States.(10)

The house was conveniently located a block away from Foster's office, but while he was adjutant general a house at 86 Marine Street was provided for his use. Foster enlarged and remodeled 53 Marine Street, adding a clay tile roof in place of the earlier wood shingles. In 1917 it was reported:

> "Adjutant General and Mrs. J. Clifford R. Foster have vacated their former residence adjoining the state arsenal and are now located in their own very pretty and comfortable home at 53 Marine Street, where in a day or two, as soon as household effects are placed, they will be at home to their friends."(11)

They did not stay there permanently, however. In 1918 it was reported:

> "Mr. and Mrs. P. H. Skidmore and child and Mrs. Skidmore's father, George A. Brigham, all of Winter Hill, Mass., have arrived in St. Augustine for the season. They have spent a few days at The Monson while looking for a suitable cottage to occupy during their winter's stay here. They were very much attracted by the pretty cottage belonging to General J. C. R. Foster, which has entrances from both Bay and Marine Streets, and have leased that for the season."(12)

In 1920 it was reported:

> "Mr. and Mrs. Floyd Kellar entertained Thursday night in the cottage on Bay Street which they have leased for the winter months from General and Mrs. J. C. R. Foster. This cottage was remodeled from one of St.

Staff Report pg. 28

Augustine's old coquina houses, and every precaution was taken to preserve as much as possible of its quaint charm, so it is most attractive in every way. The party of Thursday was in the nature of a house-warming and there were many friends entertained during the evening. There was dancing for the young folks to the accompaniment of victrola music. The decorations throughout the rooms were especially pretty, southern smilax, moss, ferns, roses and poinsettias being used. Refreshments of punch, sandwiches, cake and bon-bons were served in the dining-room during the evening."(13)

Later that year it was noted:

"Mr. and Mrs. Floyd Keller, who have enjoyed the attractive cottage of General Foster on the Bay for the past nine months will take up their residence October first at the Villa Zorayda, where they will welcome their friends. Mr. and Mrs. Keller came here over a year ago from Charleston, South Carolina, and that they are pleased with the Ancient City and its people is evidenced by the fact that they will purchase or lease a home as soon as one is available and will then have their household effects shipped in."(14)

In 1924 Foster, then back in office as adjutant general, bought part of the lot to the south of his, and did some rearranging to give his cottage a better view of the bay. It was reported:

"The Von Balsam house, which is on the property bought some months ago by Adjutant General J. C. R. Foster, adjoining his Bay Street property, is now being torn down. This is an interesting landmark, as it is one of the oldest frame buildings in the city. General Foster says that if it had been a stone house, he would have preserved it for its historical interest, but as it was very shabby it detracted from the beauty of Bay Street and he felt that it would be best to tear it down. The Hite house, which was on the northeast corner of the lot, is to be moved to the south end and renovated. This leaves a large yard between it and the Foster coquina cottage, which faces on Marine Street."(15)

Foster was actively involved in real estate development during the Florida land boom of the 1920s. In 1926 the boom collapsed, symbolically swept away by a hurricane, and at the end of the year the large wooden Victorian Magnolia Hotel of which he was president was destroyed by fire. Still, as 1927 dawned he was quoted as saying that 1926 had been the city's best year, and that gamblers should be able to take a loss without blinking. He died in June 1928 of a heart attack at his home in the Barracks. He was 55.(16)

53 Marine Street continued to be rented to various tenants. Royce Kershaw, a contractor, lived there in 1927. Dr. Z. Lote Webb, local dentist, was there in the 1930s, and Mrs. Mary Poe was the occupant in 1940.(17)

Winifred Foster, the General's widow, died in 1937 and the house was inherited by her brother, Charles Young, Sr., owner of the Monson Hotel. In 1943 it was sold to William F. Prentice, an antique dealer who had been living in another colonial house at 21 Aviles Street. He kept it until 1947 and sold it to Arthur and Fanny Kendrick. In 1949 it was bought by Catherine and Clifford Lawrence from Kissimmee, Florida. They sold it in 1957 to Dr. Reuben

J. Plant, Jr. who lived there for a decade, glassing in the porch off the dining room and building a small guest house. Camillo and Marion Gazzalo bought it from Plant in the 1960s. Mrs. Gazzalo, by then a widow, sold it to Arthur and Elizabeth Peckham from Canada in 1978. They lived there several years and sold to the current owners, the Childres.(18)

When it was on the Christmas Tour of Homes a card was distributed noting"

> "Last Christmas Ida Marie Rogero Childre found the deed to No. 53 Marine Street in her stocking. This gift from her husband returns the property to the Sanchez family."

The occupant at the time was William Daniell, an antique dealer who served on the city's Historic Architectural Review Board and later became chairman of the Historic St. Augustine Preservation Board.

In 1987 the house was vacant, undergoing major enlargement and remodeling.

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1. Kathleen Deagan, et. al, "A Sub-Survace Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

3. "Partial Chain of Title, Lot 4 and North Half of Lot 5, Block 22, 53 Marine St." in Block and Lot File, Historic, Historic St. Augustine Preservation Board; East Florida Papers, Escrituras, Bundle 379, folio 269 (August

4. St. Johns County Courthouse, Deed Book H, p. 33; Deed Book I-J, p. 42.

5. St. Augustine Historical Society, biographical file "Sanchez"; Jose Simeon Sanchez papers, SAHS manuscript collection, folder "repairs to house."

6. Deed Book X, p. 185; Miscellaneous Book 1, p. 84.

7. St. Augustine Record, January 17, 1900; p. 4; SAHS biographical cards, "Ingraham."

8. 1904 City Directory.

9. Deed Book ZZ, p. 186; Deed Book 24, p. 289.

10. St. Augustine Record, June 18, 1828, pp. 1 + 2; June 19, 1928, pp. 1 + 3; June 20, 1928, p. 1; June 21, 1928, p. 1; February 17, 1922, p. 4; January 31, 1925, p. 5.

11. St. Augustine Record, January 22, 1917, p. 6.

12. St. Augustine Record, November 10, 1918, p. 2; for reports on other winter residents, see October 1, 1917, p. 4 and January 3, 1921, p. 4.

13. St. Augustine Record, January 2, 1920, p. 4.

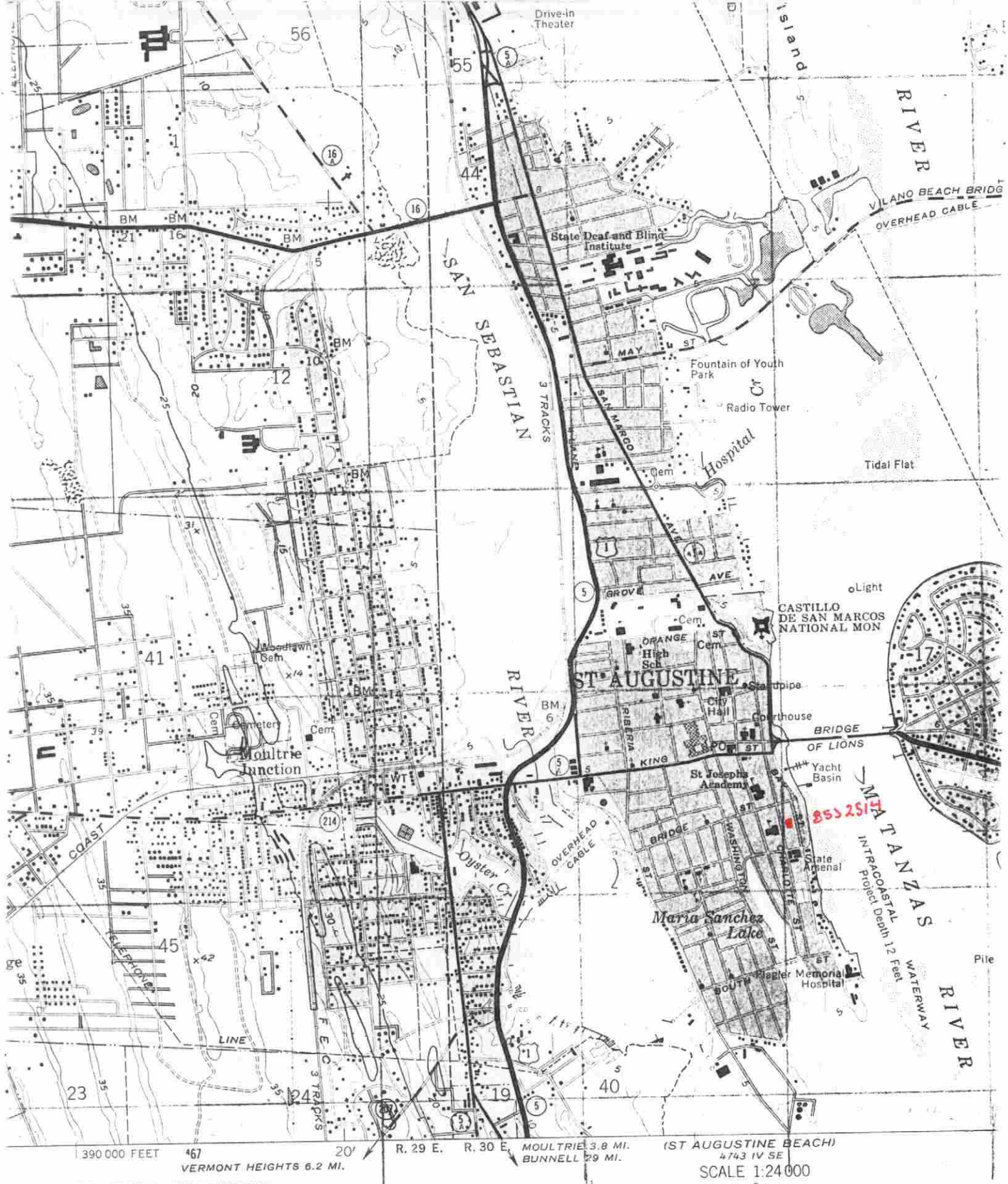
14. St. Augustine Record, September 27, 1920, p. 4.

15. Deed Book 52, p. 256; St. Augustine Record, July 30, 1924, p. 4.

16. St. Augustine Record, January 2, 1927, p. 2; June 18, 1928, pp. 1 + 2.

17. City Directories, 1927-40.

18. Deed Book 137, p. 291; Deed Book 168, p. 525; Deed Book 239, pp. 22-3; City Directories 1960-85.



ST. AUGUSTINE QUADRANGLE

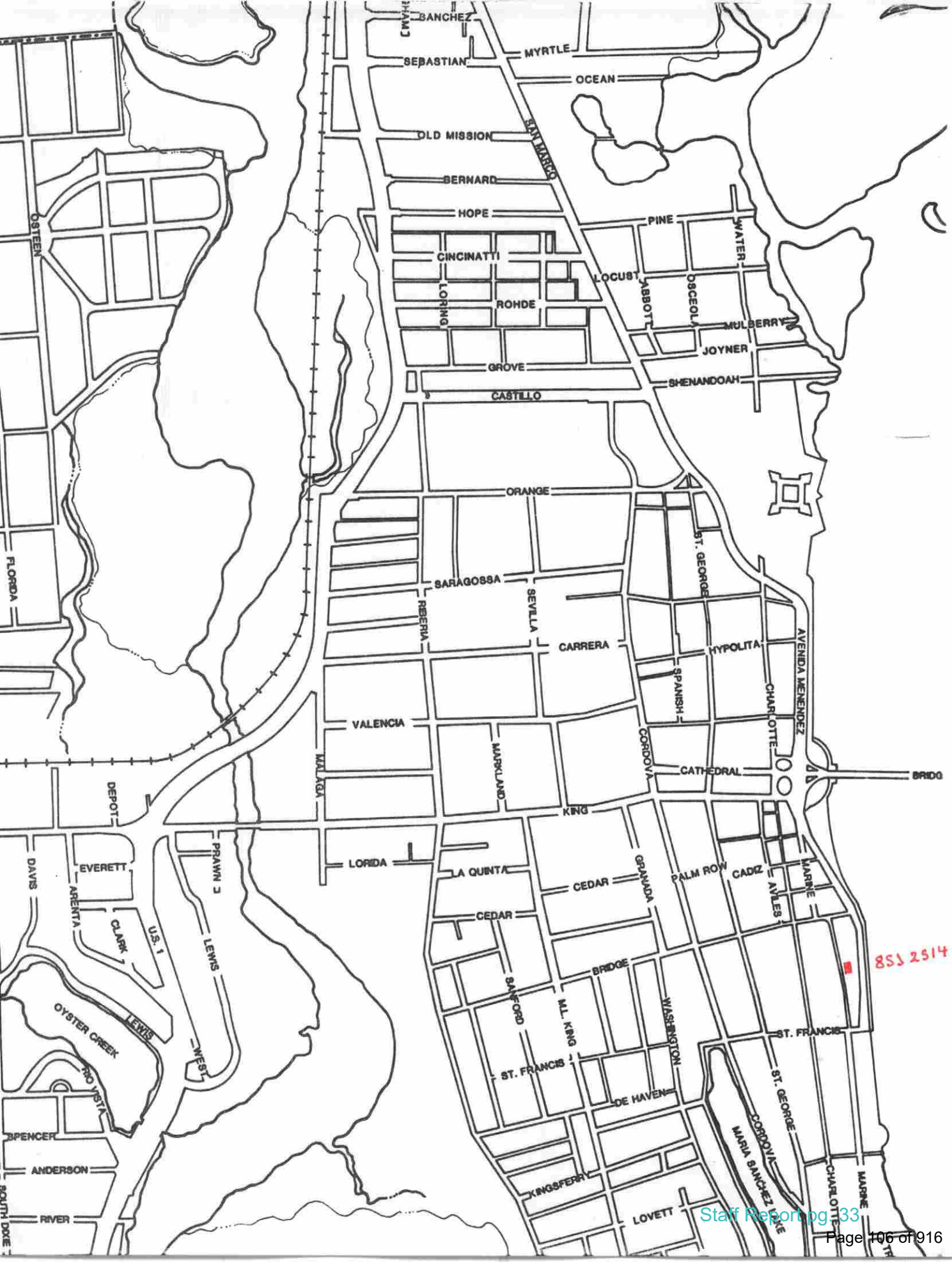
CONTOUR INTERVAL 5 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET


SANCHEZ
MYRTLE
SEBASTIAN
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
OSTEEN
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
FLORIDA
SARAGOSSA
SEVILLA
RIBERIA
ST. GEORGE
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARKLAND
CORDOVA
CATHEDRAL
BRIDG
MALAGA
DEPOT
KING
PRAWN
DAVIS
EVERETT
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
ARENTA
CLARK
U.S. 1
LEWIS
CEDAR
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
LEWIS
WEST
PRO VISTA
DE HAVEN
ST. GEORGE
CORDOVA
MARIA SANCHEZ LAKE
SPENCER
ANDERSON
KINGSFERRY
CHARLOTTE
MARINE
RIVER
LOVETT
SOUTH DIXIE

851 2514

☐ Original
☒ Update

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

Site #8 SJ02514
Field Date 5-19-2016
Form Date 5-19-2016
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Puello 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:	53		Marine	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1984600000 — **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: 1812 ☐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 ext. fabric, windows, doors, roof
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature side addition
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial — **Exterior Plan** L-shaped — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Spanish tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.) DHS 6/6, attic louver, rejas

Distinguishing Architectural Features (exterior or interior ornaments) rejas; flush with Marine Street ROW

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02514

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) located behind walled courtyard with gate

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) 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

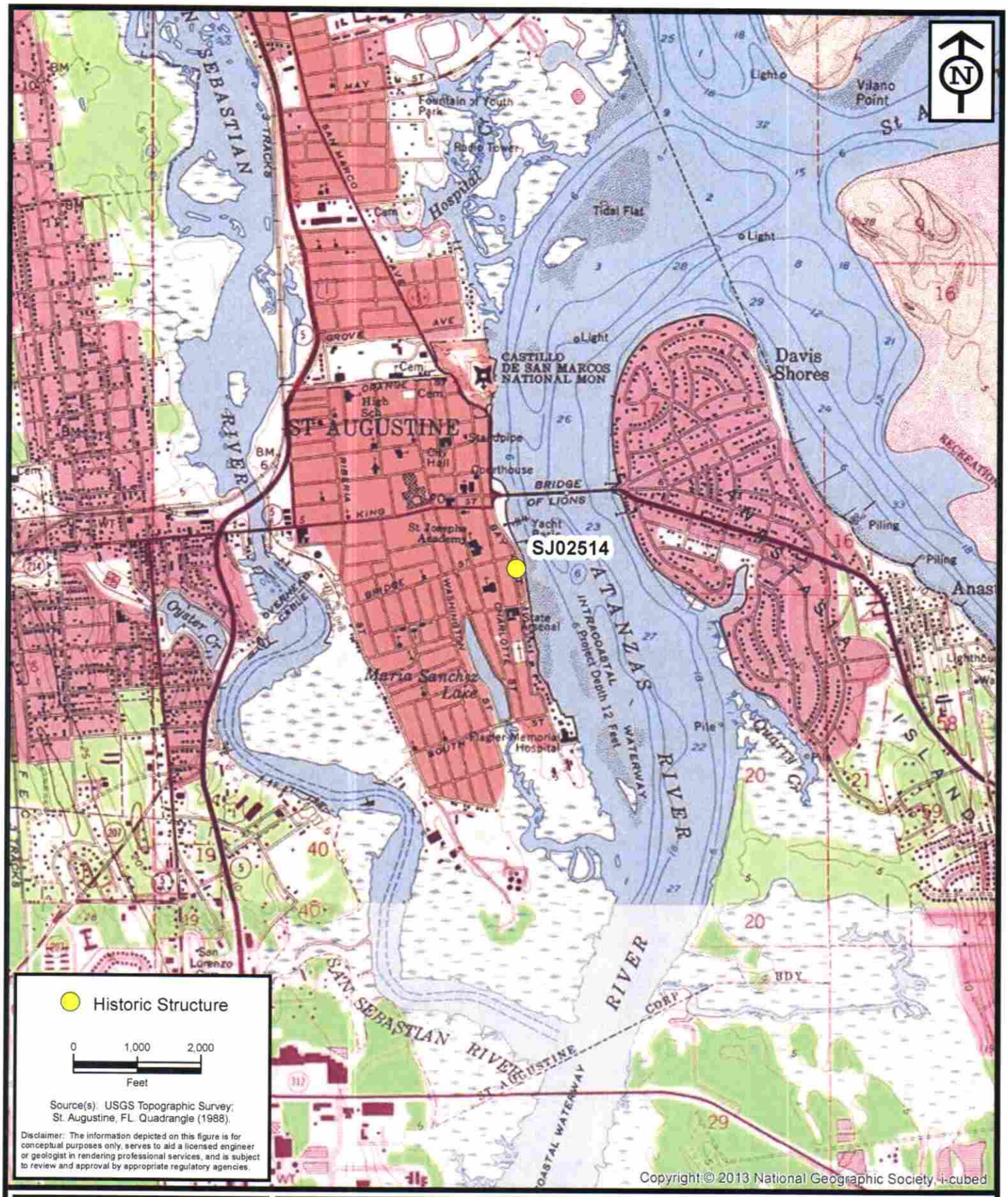
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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 - SJ02514

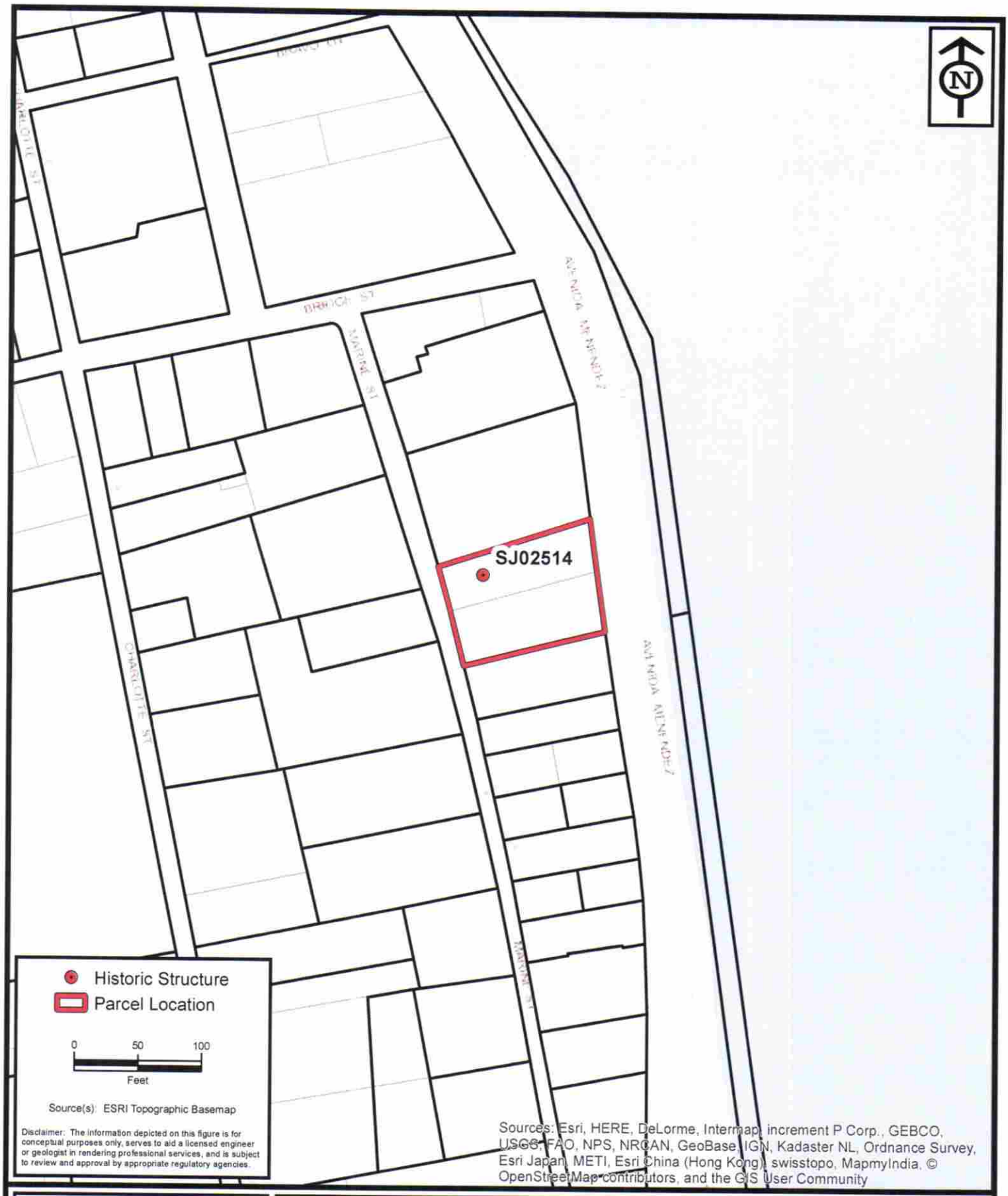
City of St. Augustine
Historic Structure Survey

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\SJ02514\Location.mxd Date: 1/29/2016 12:17:41 PM

SJ02514



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

Parcel Location - SJ02514

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\SJ02514\Parcel.mxd Date: 2/1/2016 9:45:36 AM

SJ02514

☐ Original
☒ Update

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

Site#8 SJ02514
Field Date 9-15-2020
Form Date 5-30-2021
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) Puello 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
53		Marine	Street	

Address:
Cross Streets (nearest / between) Between Bridge St and St Francis 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 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1984600000 — 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: 1812 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1812 — To (year): 2021
Current Use Private Residence (House/Cottage/Ca — From (year): 1812 — To (year): 2021
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1987 — Nature restoration
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1987 — Nature L-shaped addition
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

2021 May - Kosberg Robert Edward,Constance M.; for additional information see Supplement for FMSF Site Forms.

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

DESCRIPTION

Style Spanish Colonial — Exterior Plan L-shaped — Number of Stories _____
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. _____ — 3. _____
Roof Material(s) 1. Tile unspecified — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer — 2. _____
Windows (types, materials, etc.)

DHS 6/6; DHS 6/1; attic louver.

Distinguishing Architectural Features (exterior or interior ornaments)

Wood 'rejas' protect ground floor windows; toles cover shed roofs that protect windows and 'rejas'.

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

Masonry privacy wall extends form buildings west facade to along Marine Street to the south.

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02514

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Stone 2. Dressed coquina

Main Entrance (stylistic details)

The main entrance is not visible form street; the metal gate, set in the privacy wall, gives an access to property.

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

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

Narrative Description of Resource

The gable roof, covered with red ceramic tiles shelters the extant, one-story colonial section of the house; the L-shaped addition is late 20th century addition.

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 colonial section of the building is an example of Spanish Colonial style; retains its integrity; and contributes to the significance of St. Augustine National Historic District and St. Augustine Town Plan National Landmark 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. Ethnic heritage
6. Exploration/settlement

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 K. Ziedina; S. Kim; M. Hylton III — Affiliation University of Florida

Recorder Contact Information (address / phone / fax / e-mail) UF Historic Preservation Program; 3522941438, mhylton@ufl.edu

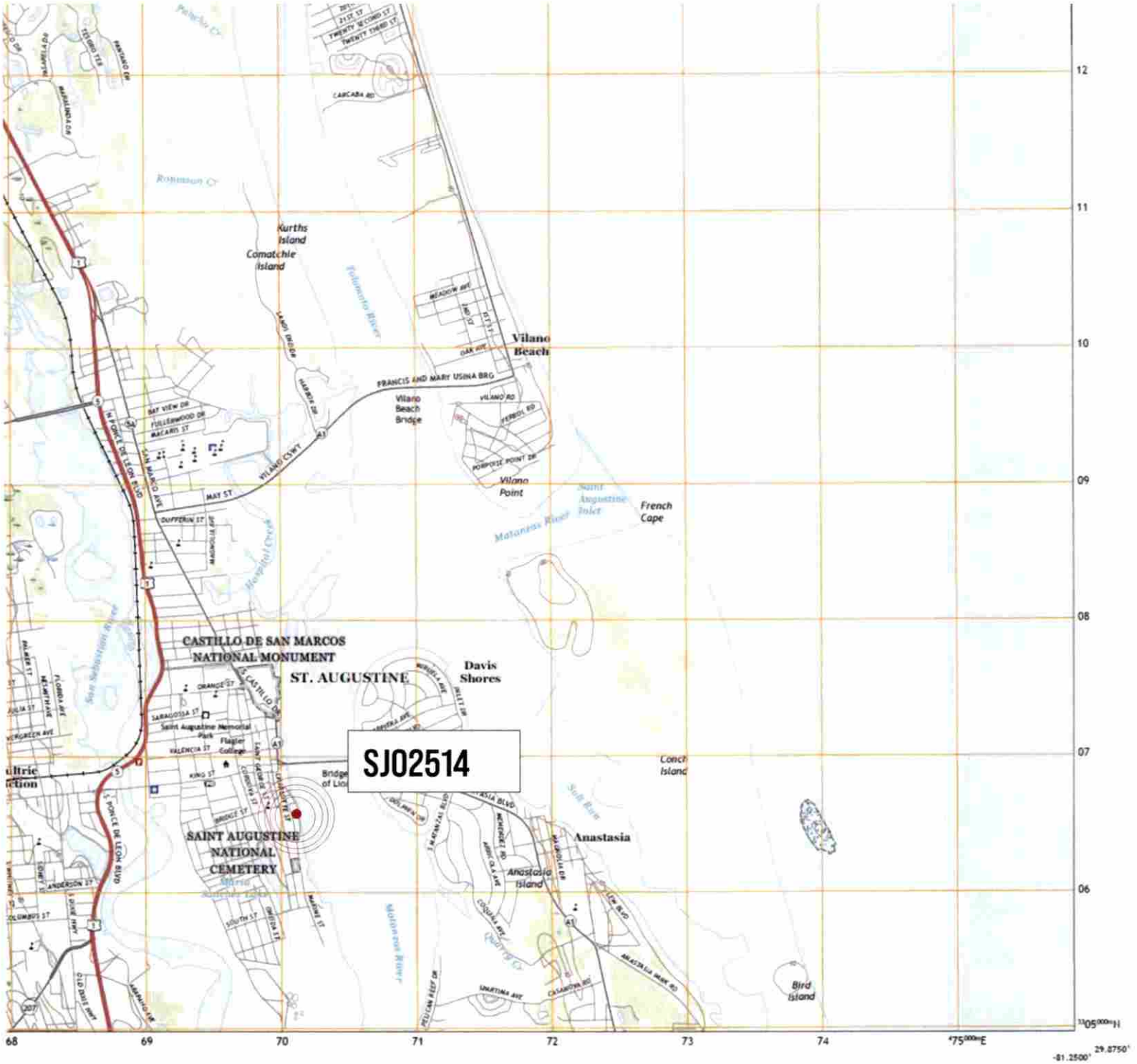
Required Attachments

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.



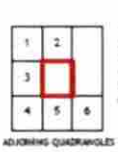
SCALE 1:24 000

KILOMETERS 0 0.5 1 2
METERS 1000 500 0 1000 2000
MILES 1 0.5 0 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 Ponce Vedra Beach
3 Bakersville
4 Elkton
5 Saint Augustine Beach
6 Saint Augustine Beach OE E

ADJOINING QUADRANGLES

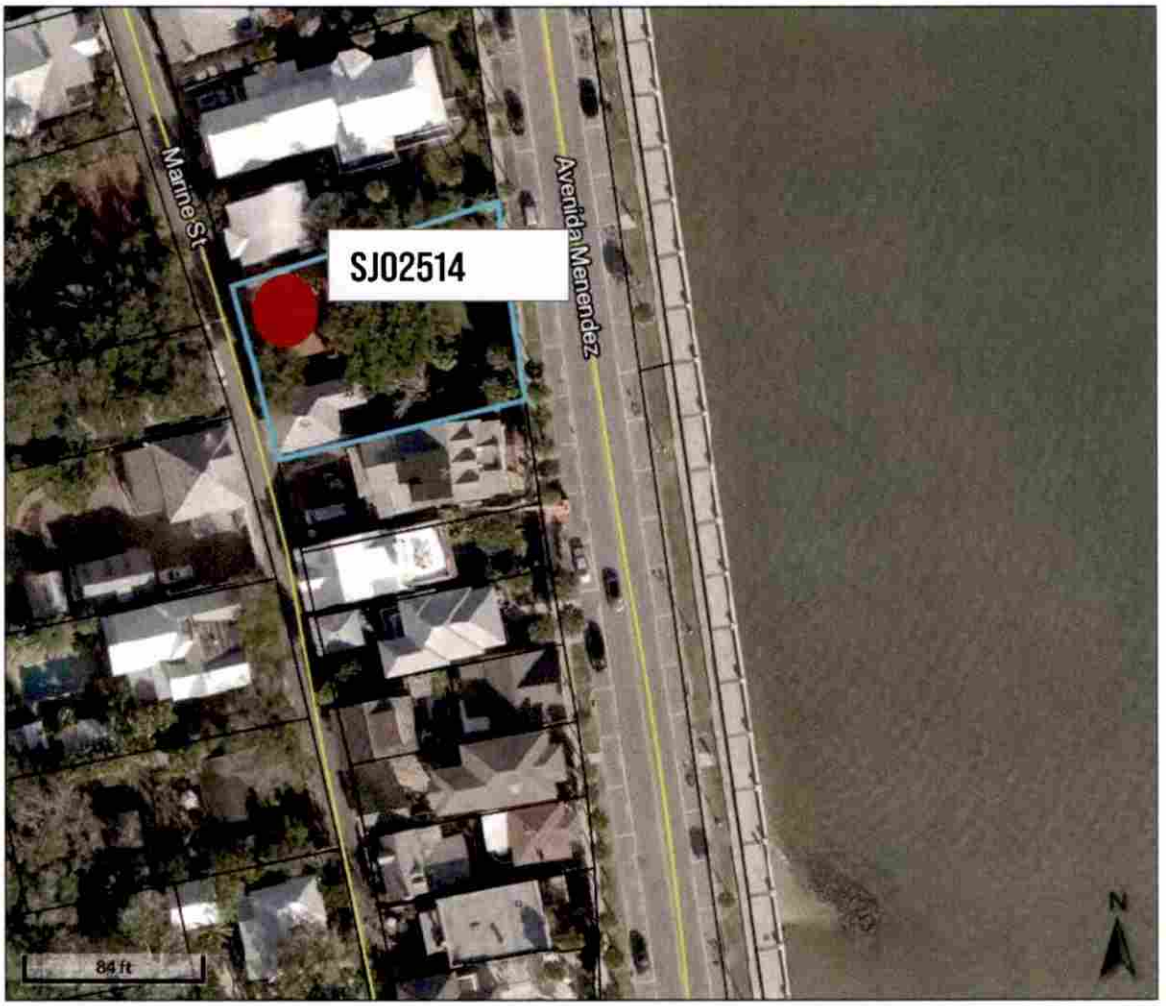
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ02514** **Date: 03/22/2021** **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview



Legend

☐ Parcels

Parcel ID	1984600000	**Physical Address**	53 MARINE ST SAINT AUGUSTINE
Property Class	0800 - Multi-Family (Less than 10 Units)	**Mailing Address**	KOSBERG ROBERT EDWARD,CONSTANCE M 53 MARINE ST SAINT AUGUSTINE FL 32084-5038
Taxing District	City of St Augustine		
Acres	0.23		

N

UF | Historic Preservation
UNIVERSITY of FLORIDA

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

FMSF: SJ02514

Date: 03/29/2021

● Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02514 Date: 03/18/2021 Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02514 Date: 03/18/2021 Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ02514 Date: 03/18/2021 Historic Building




53
ADT


PUELLO HOUSE
CIRCA 1812
ADT



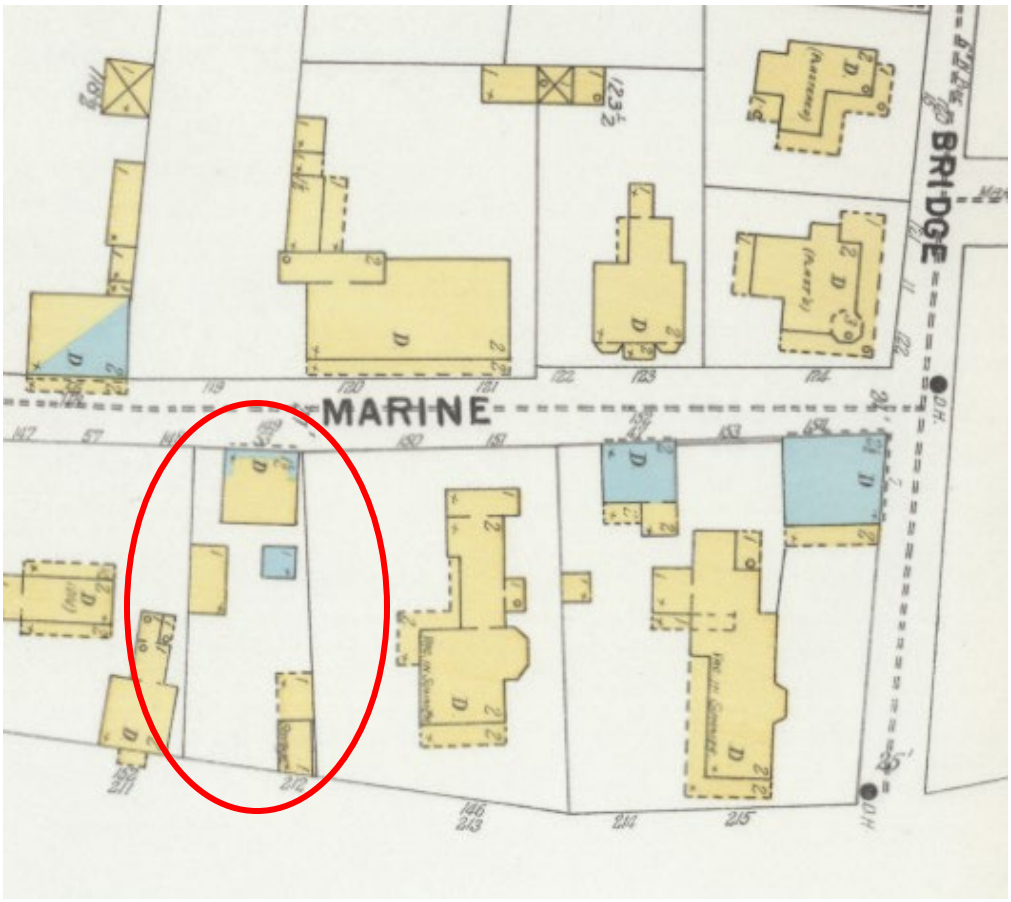

RESERVED
RESERVED
1812

SANBORN MAPS
53 Marine Street

1893



1899

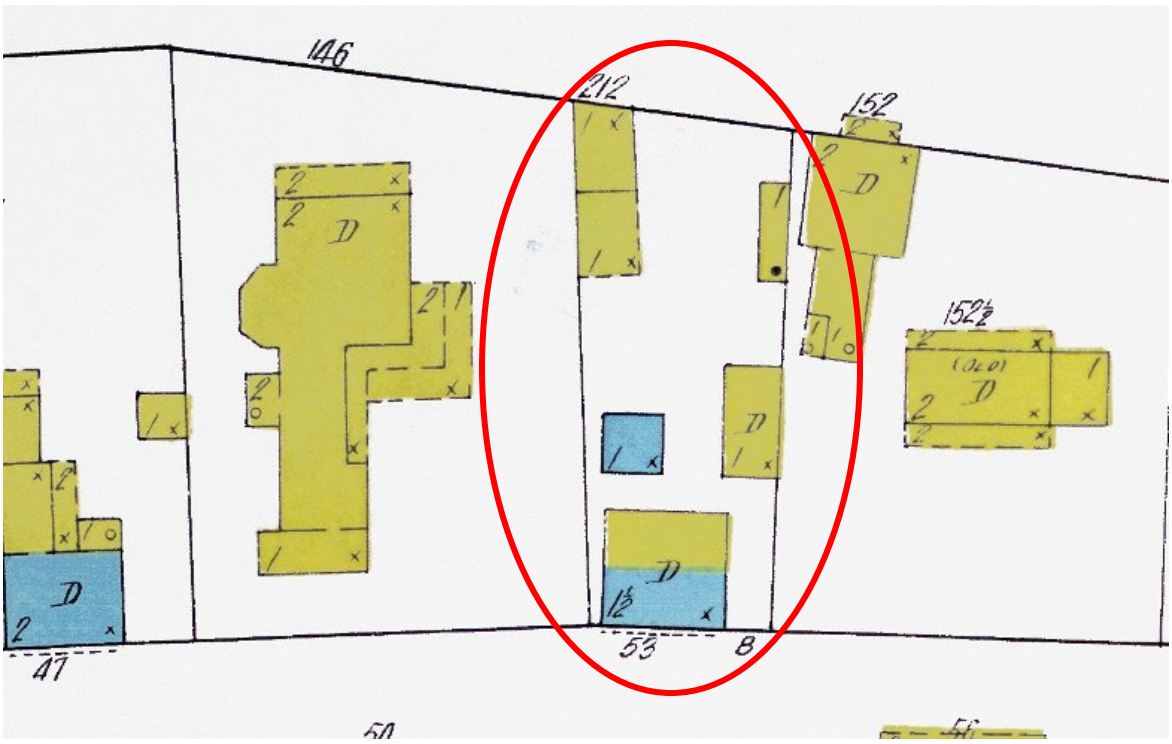


SANBORN MAPS
53 Marine Street

1904

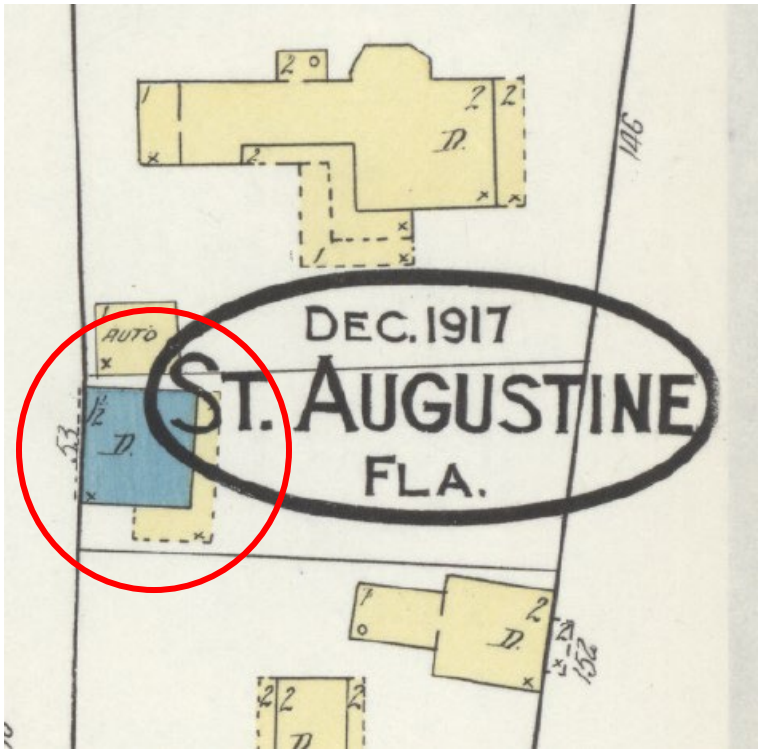


1910

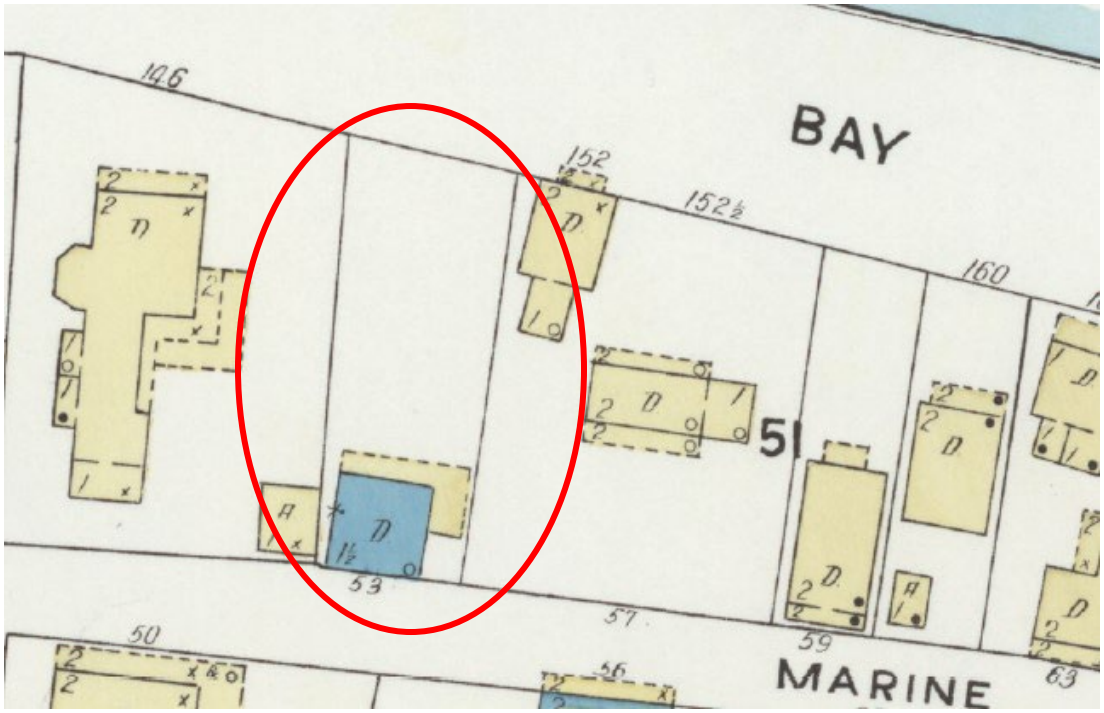


SANBORN MAPS
53 Marine Street

1917

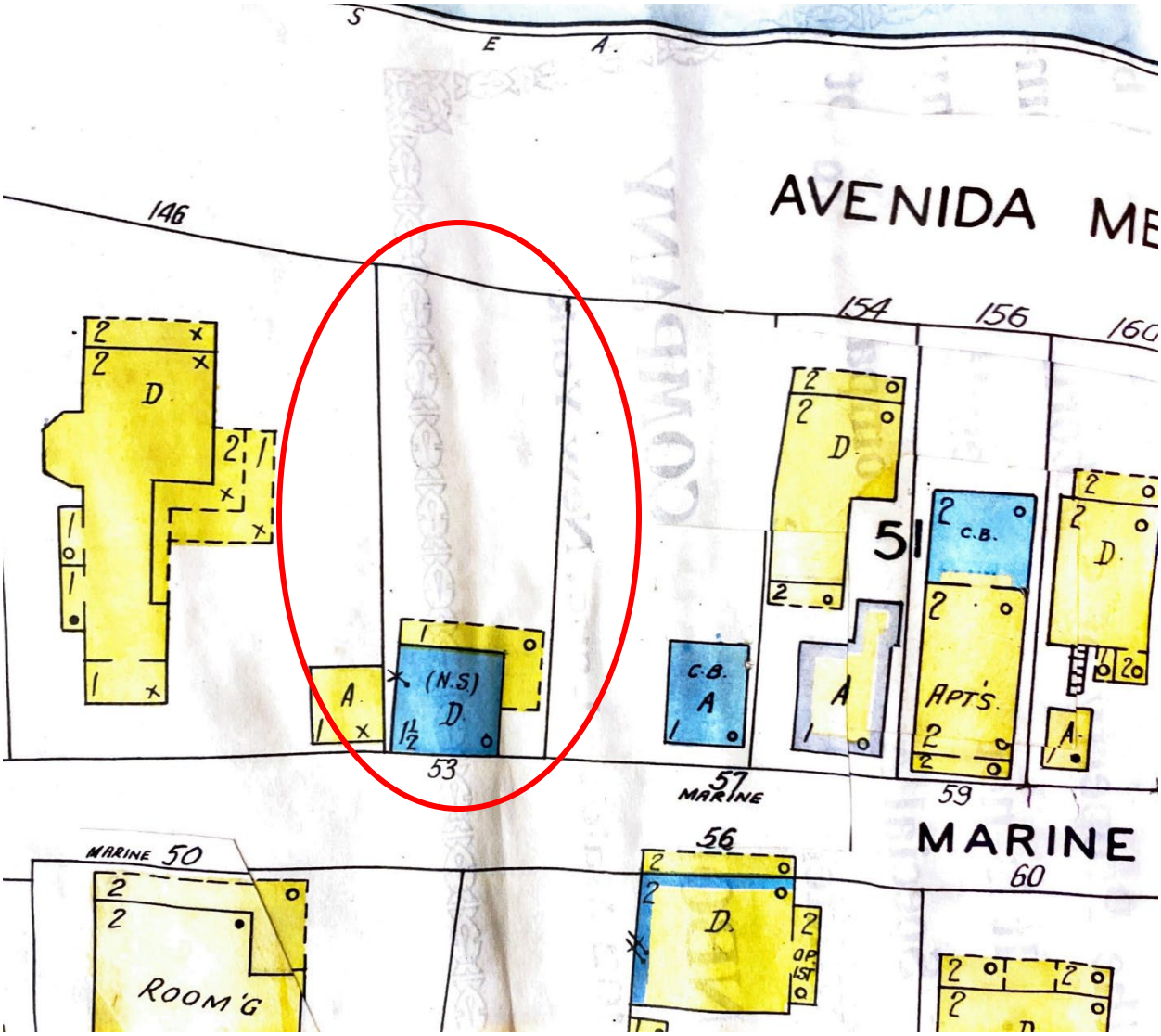


1924



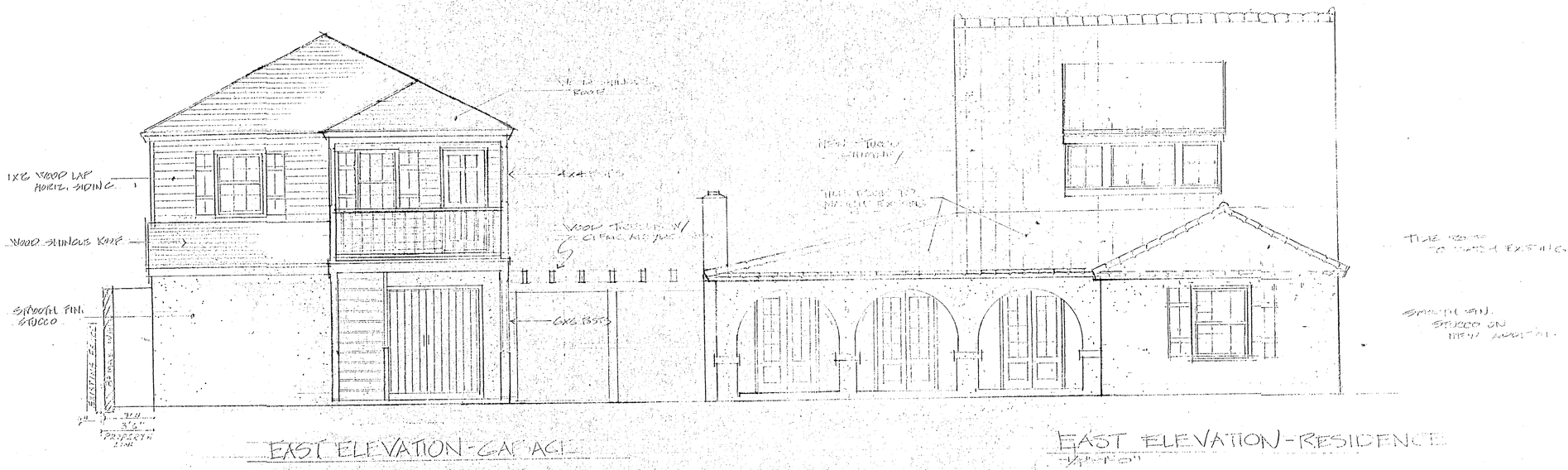
SANBORN MAPS
53 Marine Street

1930 updated to 1965



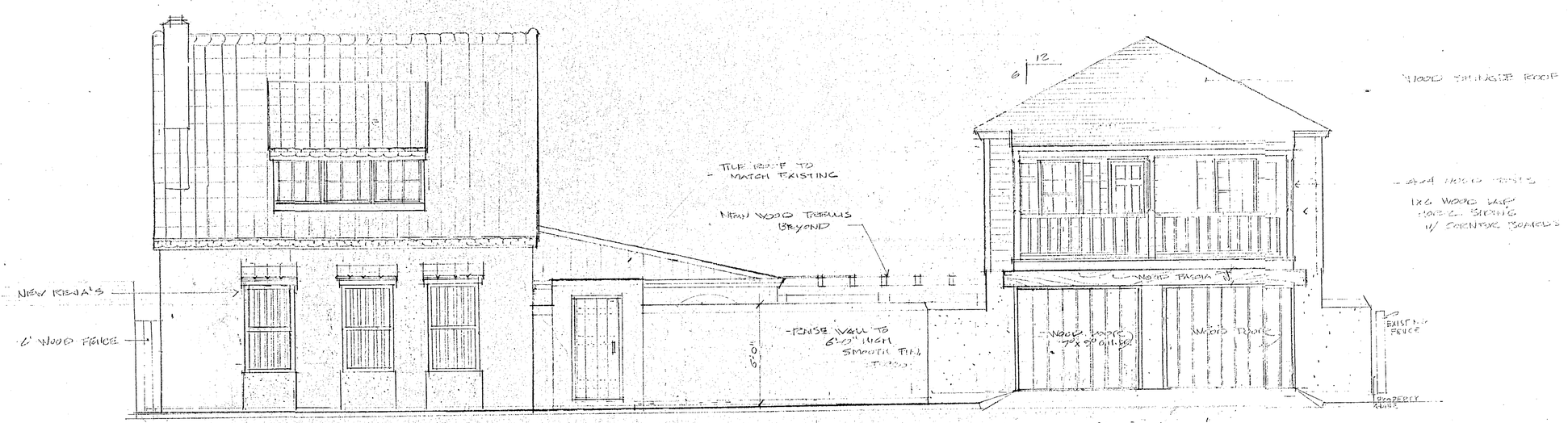
53 marine st

Plans Previously Approved by HARB on June 18, 1987 for Garage Apartment and Main Residence Additions,



EAST ELEVATION - GARAGE

EAST ELEVATION - RESIDENCE



WEST ELEVATION - RESIDENCE

WEST ELEVATION - GARAGE

REMODELING & ADDITION TO
53 MARINE ST.
FOR
MR. & MRS. LEE W. CHILDRE

LEE THOMAS
ARCHITECT
65 SANFORD ST., ST. AUGUSTINE, FL. 824-9508

Date 6.10.87
Scale
Drawn
Job
Sheet 4
Of 7 Sheets

24 X 36 PRINTED ON NO. 100CH CLEARPRINT

53 marine st

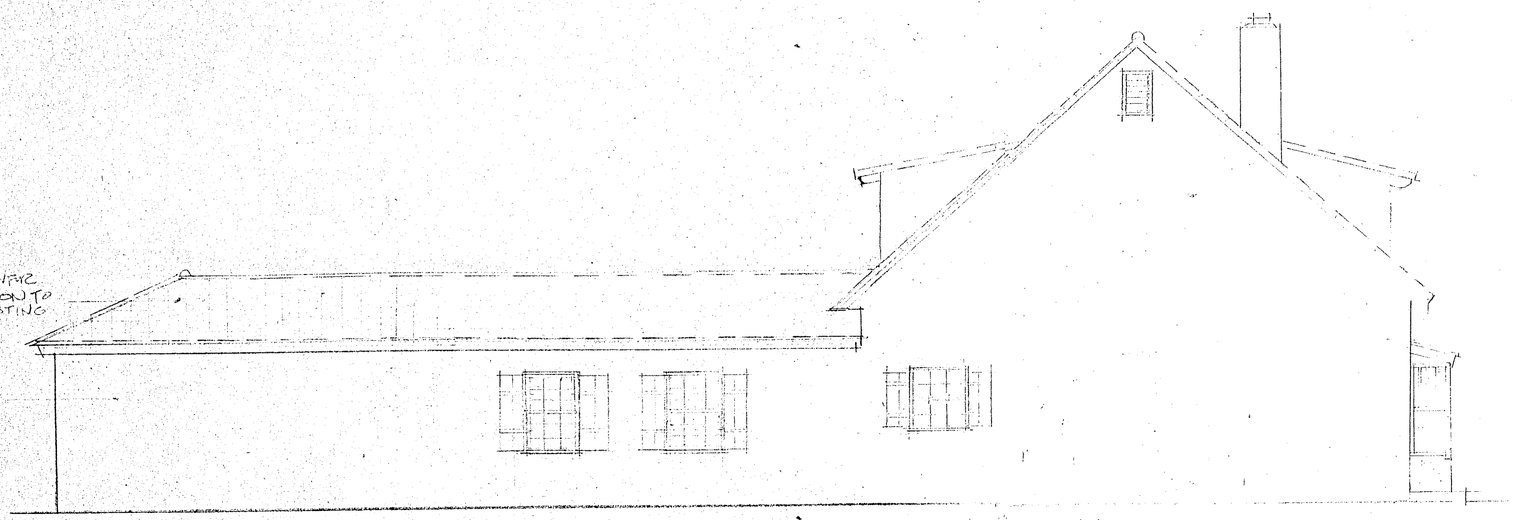
Plans Previously Approved by HARB on June 18, 1987 for Garage Apartment and Main Residence Additions,



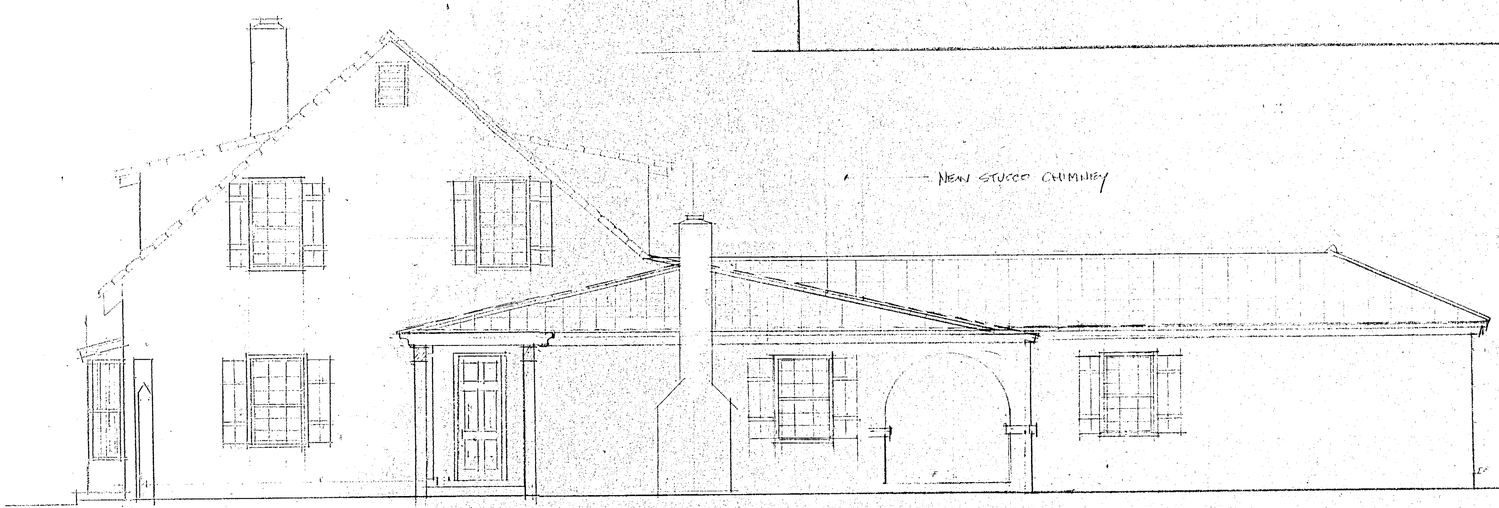
SOUTH ELEVATION - GARAGE



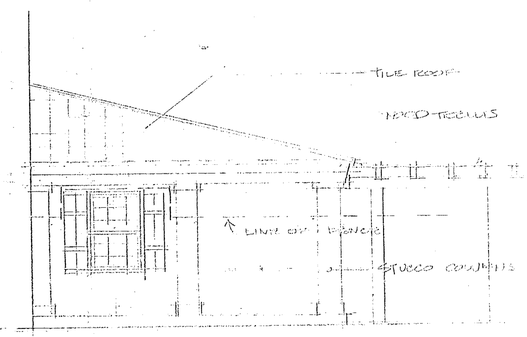
NORTH ELEVATION - GARAGE



NORTH ELEVATION - RESIDENCE



SOUTH ELEVATION - RESIDENCE



WEST ELEVATION - RESIDENCE

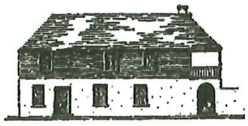
REMODELLING & ADDITION TO MARINE ST. RES. FOR MR. & MRS. JESS W. CHILDRE

LES THOMAS ARCHITECT
65 SANFORD ST., ST. AUGUSTINE, FL. 824-9508

Date 6-10-87
Scale
Drawn
Job
Sheet 5 Of 7 Sheets

RECEIVED
MAR 18 2022
Planning/Building

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. HP2022-0019

Receipt No. 2338285 Meeting Date: April 21, 2022

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

1. NAME OF APPLICANT LES THOMAS ARCHITECT
   Business (if applicable) _____
   Address 32 CORDOVA ST.
   City ST. AUGUSTINE State FL. Zip Code 32084
   Daytime telephone 824-9508 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) _____
   Address _____
   City _____ State _____ Zip Code _____
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 53 MARINE ST.
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE RESIDENTIAL PROPOSED USE RESIDENTIAL
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☑	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☑	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

RECEIVED

MAR 18 2022

Planning/Building Dept.

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

- [x] New building OUT DOOR KITCHEN.
- [ ] New addition STAIRWAY
- [x] New roof structures (dormers, chimneys, etc.)
- [x] New porch/deck/balcony
- [ ] New awning/canopy
- [ ] New entrances
- [x] New window opening/sashes FRENCH DOORS
- [x] New exterior lighting
- [ ] New fence/wall/gate
- [x] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

NEW FRENCH DOORS IN EXISTING WINDOW. 54 MARINE ST
NEW EXTERIOR STAIR AND WALLS @ 56 MARINE ST
NEW OUTDOOR KITCHEN @ ADJACENT MEMBERTEZ.
Pad and deck in future.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME LES THOMAS

SIGNATURE OF APPLICANT _____ DATE 3-18-22

PRINT OWNER'S NAME Connie Rostan

SIGNATURE OF OWNER _____ DATE 3/18/22

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.

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.)

Out Door Kitchen

OK	Need	N/A	
☐	☐	☒	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☒	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

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

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

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

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

AWNING/CANOPY N/A

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

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

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

N/A

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

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

☐	☒	☐	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 Clarify what is new and what is existing
☐	☒	☐	Plant material list with identification, quantity, size at planting and maturity, spacing (If applicable)

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

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

❖ Other details necessary for review:

Please detail new lighting fixtures and new walkway and pavement locations/materials/designs.

Project number: HP2022-0019 Project Address: 53 Marine Street

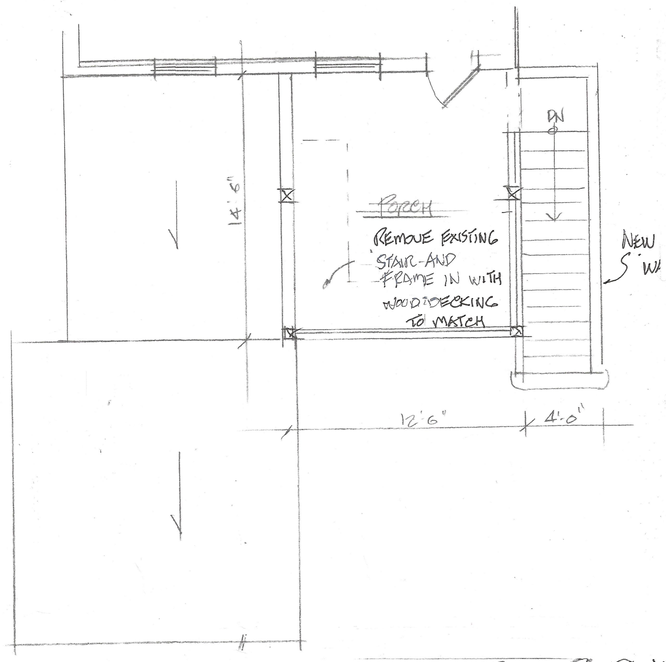
Reviewed by: Candice Seymour Date: 3/23/2022

Received April 11, 2022
Planning and Building Department

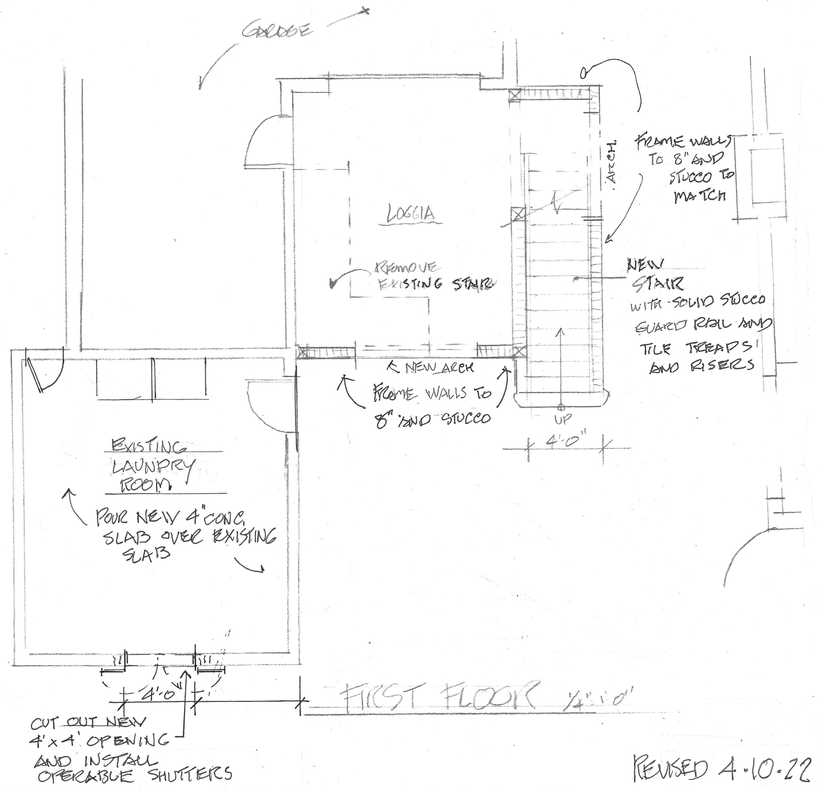




NORTH ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR 1/4"=1'-0"

REVISED 4-10-22

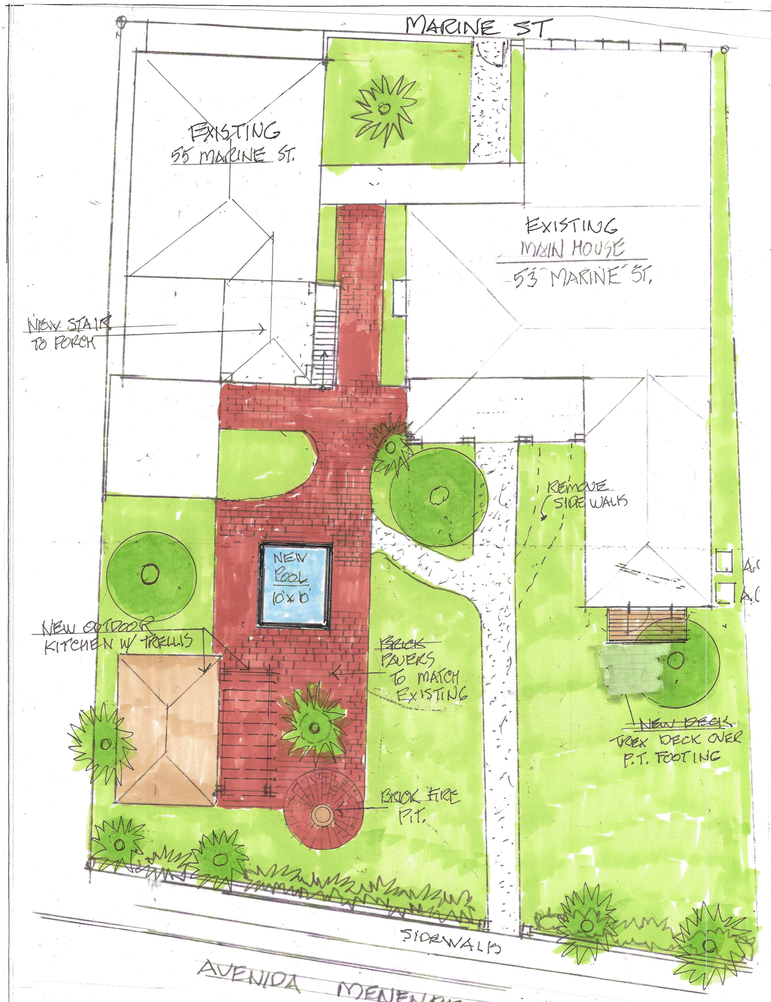
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

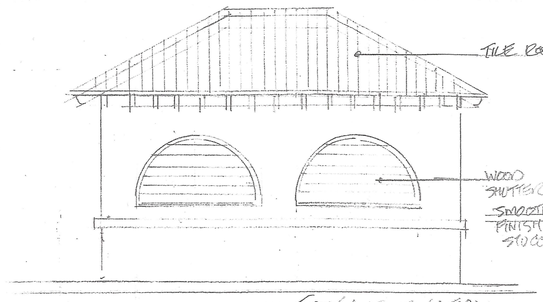
NEW ADDITIONS AND REMODEL
56 MARINE ST.
ST. AUGUSTINE, FL.

Date: 3-18-22
Scale: AS NOTED
Drawn: LT
File:

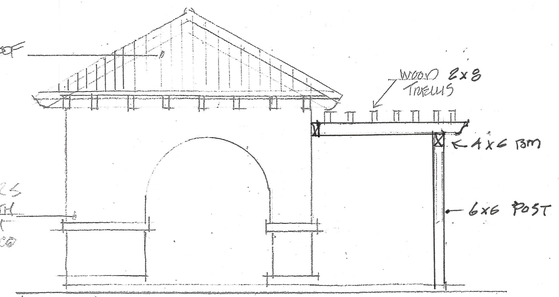
SHEET
A-1

Received April 11, 2022
Planning and Building Department

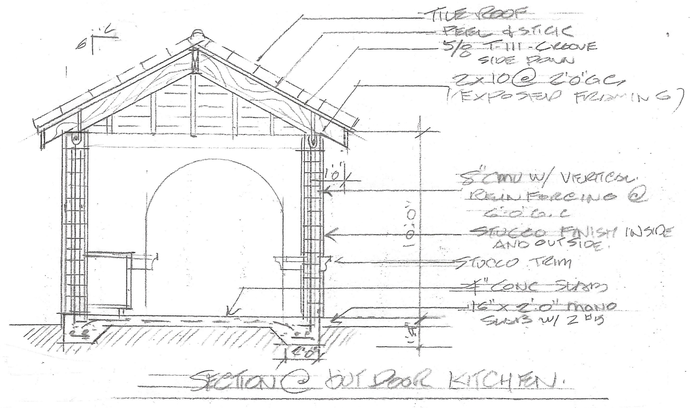




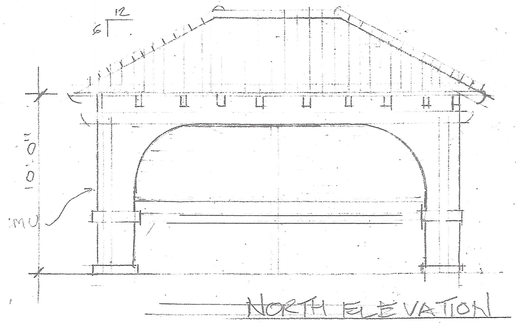
SOUTH ELEVATION



EAST ELEVATION

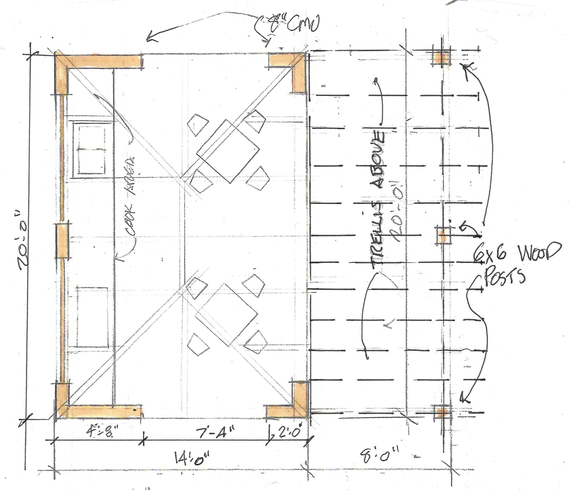


SECTION @ OUT DOOR KITCHEN.

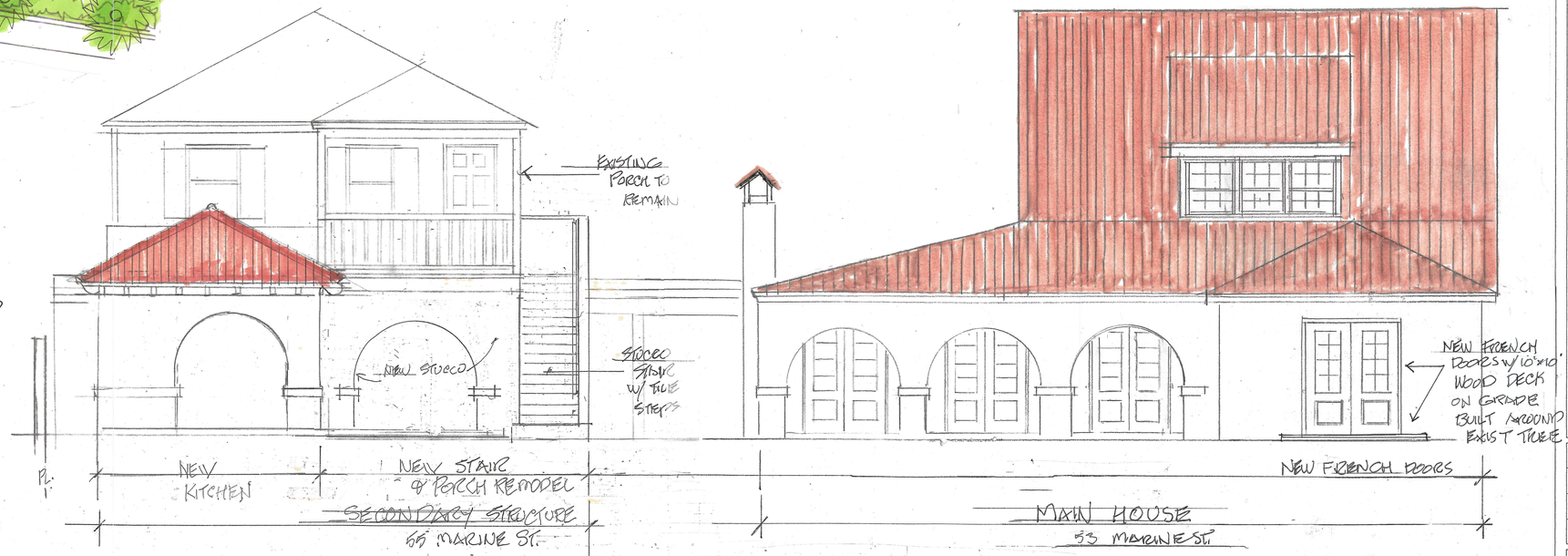


NORTH ELEVATION

NEW OUTDOORS KITCHEN



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



OVERALL VIEW FROM AVENIDA MENENDEZ

REVISED 4-10-22

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW ADDITIONS AND REMODEL
55 MARINE ST.
ST. AUGUSTINE, FL.

Date: 3-18-22
Scale: AS NOTED
Drawn: JT
File:

SHEET
A-2

Meredith H. Randolph

From: Les Thomas <lesthomasarchitect@gmail.com>
Sent: Monday, April 11, 2022 4:53 PM
To: harb
Subject: 56 Marine St.
Attachments: trial04112022_0001.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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.

Here are some more photos.
The ht. of the roof at the peak of the kitchen is 15'.
Les

Received April 11, 2022
Planning and Building Department



Received April 11, 2022
Planning and Building Department



Received April 11, 2022
Planning and Building Department

Gmail

Les Thomas <lesthomasarchitect@gmail.com>

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>
To: Lesthomasarchitect@gmail.com

Mon, Apr 11, 2022 at 4:34 PM



Before Connie bought the House
@ 56 Marine St.

Received April 11, 2022
Planning and Building Department

Gmail

Les Thomas <lesthomasarchitect@gmail.com>

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>
To: Lesthomasarchitect@gmail.com

Mon, Apr 11, 2022 at 4:34 PM



SHE HAS TRANSFORMED THE YARD WITH NATIVE Florida LANDSCAPE

56 MARINE ST.

Instr #2019056623 BK: 4771 PG: 1253, Filed & Recorded: 8/2/2019 1:41 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $7,931.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:19-17052
Consideration: $1,133,000.00
Documentary Stamps Paid: $7,931.00

This Warranty Deed

COPY

Made this **August 02, 2019 A.D.** By
Joyce Swanner, a single woman hereinafter called the grantor, to **Robert Edward Kosberg and Constance M. Kosberg, husband and wife,** whose post office address is:**53 Marine Street, Saint 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)

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

Lot 4 and the Northerly one-half of Lot 5, Block 22, City of St. Augustine, according to the Official Map thereof dated January 1, 1905. Said lands being bounded on the North by Lot 3; on the East Bay Street; on the West by Marine Street and on the South by lands now or formerly of Hawn as described in Deed Book 254, Page 154, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 198460-0000

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

In addition, the property is not contiguous to such persons' homestead, which is located at: 88 Ocean Oaks Lane, Palm Coast, Florida 32137.

[*signature page to follow*]

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.

COPY

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]_____ _____(Seal)

Witness Print Name: **Nick Asselta**

Joyce Swanner
Address:88 Ocean Oaks Ln., Palm Coast, FL 32137

[2]_____

Witness Print Name: CHARLIE REIGLE

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this July 29, 2019, by Joyce Swanner, a single woman, who ☐ is personally known to me or ☒ who has produced DRIVER'S LICENSE(S) as identification.

(NOTARY SEAL)

NICK ASSELTA MY COMMISSION EXPIRES January 27, 2020 #FF 954705 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Public
Print Name:Nick Asselta
My Commission Expires: 01/27/2020

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	1984600000
Location Address	53 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUG LOT 4 & N1/2 OF LOT 5 BLK 22 OR4771/1253 *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	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.230
Homestead	Y

Owner Information

Owner Name	Kosberg Robert Edward,Constance M 100% Kosberg Constance M 100%
Mailing Address	53 MARINE ST SAINT AUGUSTINE, FL 32084-5038

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$401,346
Extra Features Value	$5,396
Total Land Value	$1,268,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,675,492**
Total Deferred	$682,942
Assessed Value	**$992,550**
Total Exemptions	$50,000
Taxable Value	**$942,550**

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	$298,495	$5,396	$659,750	$0	$0	$963,641	$963,641	$50,000	$913,641
2020	$302,208	$5,396	$659,750	$0	$0	$967,354	$967,354	$0	$967,354
2019	$263,607	$5,396	$690,200	$0	$0	$959,203	$959,203	$0	$959,203
2018	$226,266	$5,396	$862,750	$0	$0	$1,094,412	$1,094,412	$0	$1,094,412
2017	$229,804	$4,840	$862,750	$0	$0	$1,097,394	$1,097,394	$0	$1,097,394
2016	$233,041	$4,840	$862,750	$0	$0	$1,100,631	$1,064,296	$36,335	$1,064,296
2015	$239,514	$4,840	$723,188	$0	$0	$967,542	$967,542	$0	$967,542
2014	$228,471	$4,840	$657,212	$0	$0	$890,523	$890,523	$0	$890,523
2013	$215,972	$4,840	$639,450	$0	$0	$860,262	$860,262	$0	$860,262
2012	$204,581	$4,840	$639,450	$0	$0	$848,871	$848,871	$0	$848,871
2011	$210,480	$4,840	$710,500	$0	$0	$925,820	$925,820	$0	$925,820
2010	$213,430	$4,840	$809,900	$0	$0	$1,028,170	$1,028,170	$0	$1,028,170

Building Information

Building 1
Year Built 1900
Actual Area 2095
Conditioned Area 2244
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Gable Hip
Interior Flooring Ceramic Tile, Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 2
Baths 2.5

Description	Square Footage
BASE AREA	1173
FINISHED OPEN PORCH	208
1.5 STORY	714
Total SqFt	2095

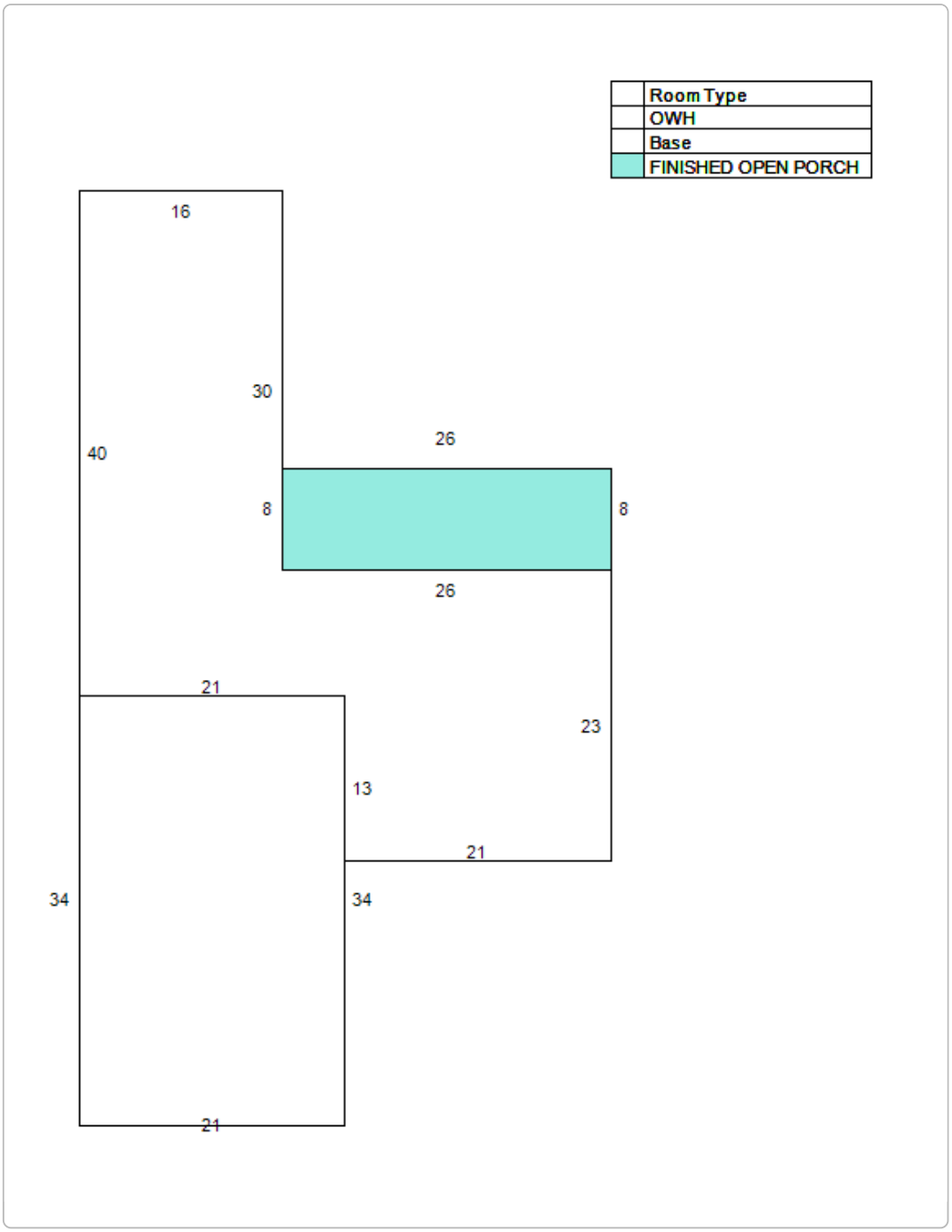
Building 2
Year Built 1988
Actual Area 1790
Conditioned Area 672
Use Single Family Residence

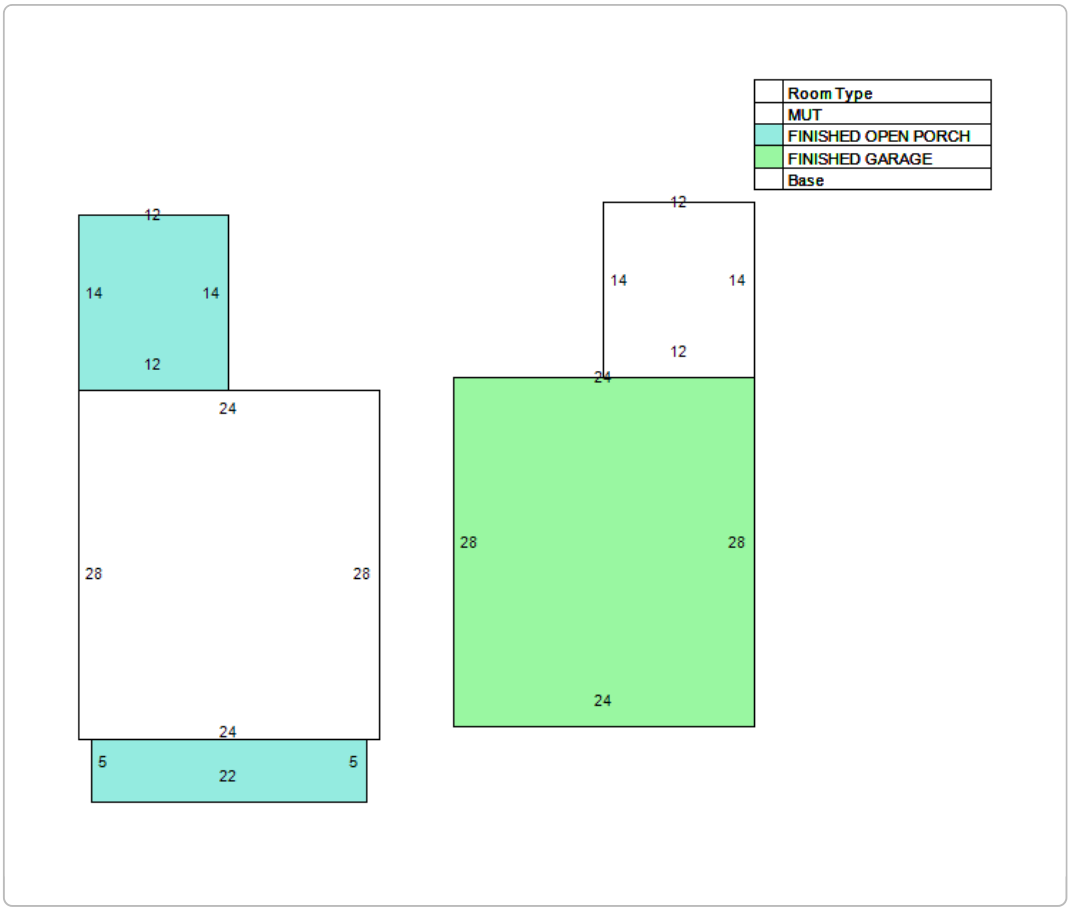
Roof Cover Wood Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct

Style	01	**Air Conditioning**	Central
Class	N	**Bedrooms**	1
Exterior Wall	Hard Board	**Baths**	1

Description	Square Footage
BASE AREA	672
FINISHED GARAGE	672
FINISHED OPEN PORCH	110
FINISHED OPEN PORCH	168
MASONRY UTILITY	168
Total SqFt	1790

Sketch Information





Extra Feature Information

Code Description	Status	Value
Patio		1575
Masonry Wall		3821

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	89	114	10150	SF	$1,268,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/2/2019	8/2/2019	$1,133,000.00	WARRANTY DEED	4771	1253	Q	I	SWANNER JOYCE	KOSBERG ROBERT EDWARD,CONSTANCE M
2/9/2018	2/9/2018	$1,100,000.00	WARRANTY DEED	4501	1104	Q	I	JACALONE JEROME V	SWANNER JOYCE
1/16/2013	1/15/2013	$1,000,000.00	TRUSTEES DEED	3673	208	Q	I	CHILDRE IDA MARIE ROGERO TRUSTEE & INDIVIDUALLY	JACALONE JEROME V ET AL
	4/19/1994	$100.00	WARRANTY DEED	1052	1049	U	I	CHILDRE IDA MARIE R,J W	CHILDRE
	12/1/1983	$152,600.00		621	316	Q	I		CHILDRE IDA MARIE R,J W
	1/1/1978	$86,000.00		366	110	U	I		

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Version 2.3.180

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 21, 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.

(Continued from the March 17, 2022 HARB meeting; Follows 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:	6(c)	Previous Action(s):	OOA PL2021-0030 COAs F2003-0380 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 was continued at the March 17, 2022 HARB meeting and 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 original COA and the OOA application plans.
2) At the March 2022 HARB meeting, the board approved with conditions the design of the house scope of work and continued the two-story detached garage structure design, proposed site work, and pool. The board expressed concern that the design of the garage building did not achieve the feeling or look of a Bungalow, on its tall overall height which could be addressed by lowering the first floor and incorporating the second under the roof more, and that the design departed from the design of the Opinion of Appropriateness in a different way than recommended when approved in June 2021, that Hardie Board siding was not preferred in the HP zoning districts, and the style of the proposed lights.
3) Some of the outstanding HARB OOA conditions stated the detached addition was to have Bungalow or Garage Apartment character relating to Cordova Street. With the revised plans, the detached two-story building proposed to the rear of the house to line up with the north wall of the rear addition is still nearly 25' in height, with an auto garage entrance from Cordova Street to the west and living area above. Instead of an accessory building, this counts as another main structure, as structures over 15' are defined this way by the zoning ordinance, there will be two main structures on the lot and all new construction must meet applicable zoning requirements.
4) Revised plans were submitted for this meeting and are at the front of the application packet. Many of the modifications are to the garage building, and some of the changes from the March reviewed COA plans include: the height of the first floor was reduced slightly but the overall height remains approximately the same at around 24' high; the roofline bumps down slightly from the front elevation; cedar shakes (to be painted) are now proposed instead of lap siding at the second floor level; the balcony on what is labeled "left elevation" is now incorporated under the cross gabled roof portion and includes pier columns, and the second floor interior space projects outward more in this new design; and columns were changed from the splayed pier columns, which is a stylistic element tied to Bungalows, to a rectilinear column shape; Some changes to the detached building's fenestration are visible, including: an additional window and single glass paneled French doors; muntin divisions were removed from the sliding glass doors; and notations were included that windows and doors are to be wood.
5) Proposed modifications to the site indicated on the plans include an in-ground swimming pool (possibly a future project), bricked paved breezeway and driveway, and Ipe wood decking and patio. Minimal details were still provided, so these elements were not fully evaluated.
6) The applicant should demonstrate that the proposed paved surfaces meet the impervious surface allowed by the city.
7) 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.
8) The proposed project will require an Archaeological Review. An application should be submitted as early as possible.

9) **<u>Confirmation is needed from the applicant regarding the following so that the HARB can determine if these elements are compatible with the AGHP:</u>**
   a) Charcoal finish of 5v Crimp metal roof is still proposed: unpainted metal is only finish found specified in AGHP
   b) Confirmation of materials on new detached building stairway, balconies, railings and columns
   c) Location, materials and design for proposed picket fence / gate (For fences/walls under this era: AGHP recommends 4' minimum height and below 5' if adjacent to the street)
   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) Additional pool details if it is to be considered with this application
   g) Location of mechanical equipment for detached building and screening for all mechanical equipment (house, pool, detached building, etc)
   h) 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 extending from the second level:**
   Cedar shakes on second floor and stucco-finish over wood frame on ground floor

4. **Paint Colors:** See revised paint colors in April 2022 plans.

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. (More specification details are needed)

7. **Picket fence: more details needed**

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

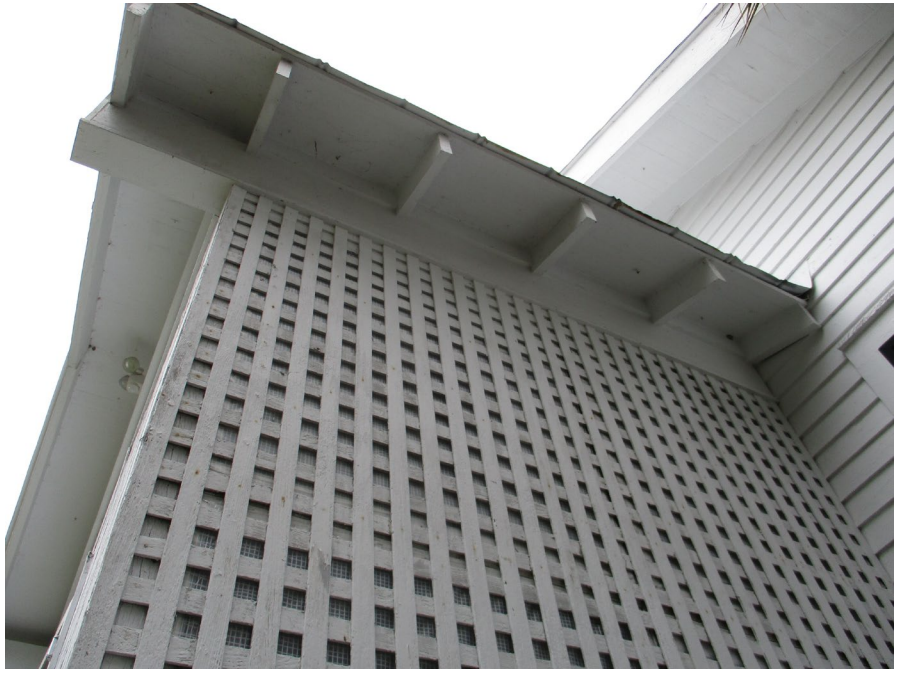
STAFF PHOTOGRAPHS
308 St. George Street





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==

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. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 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)

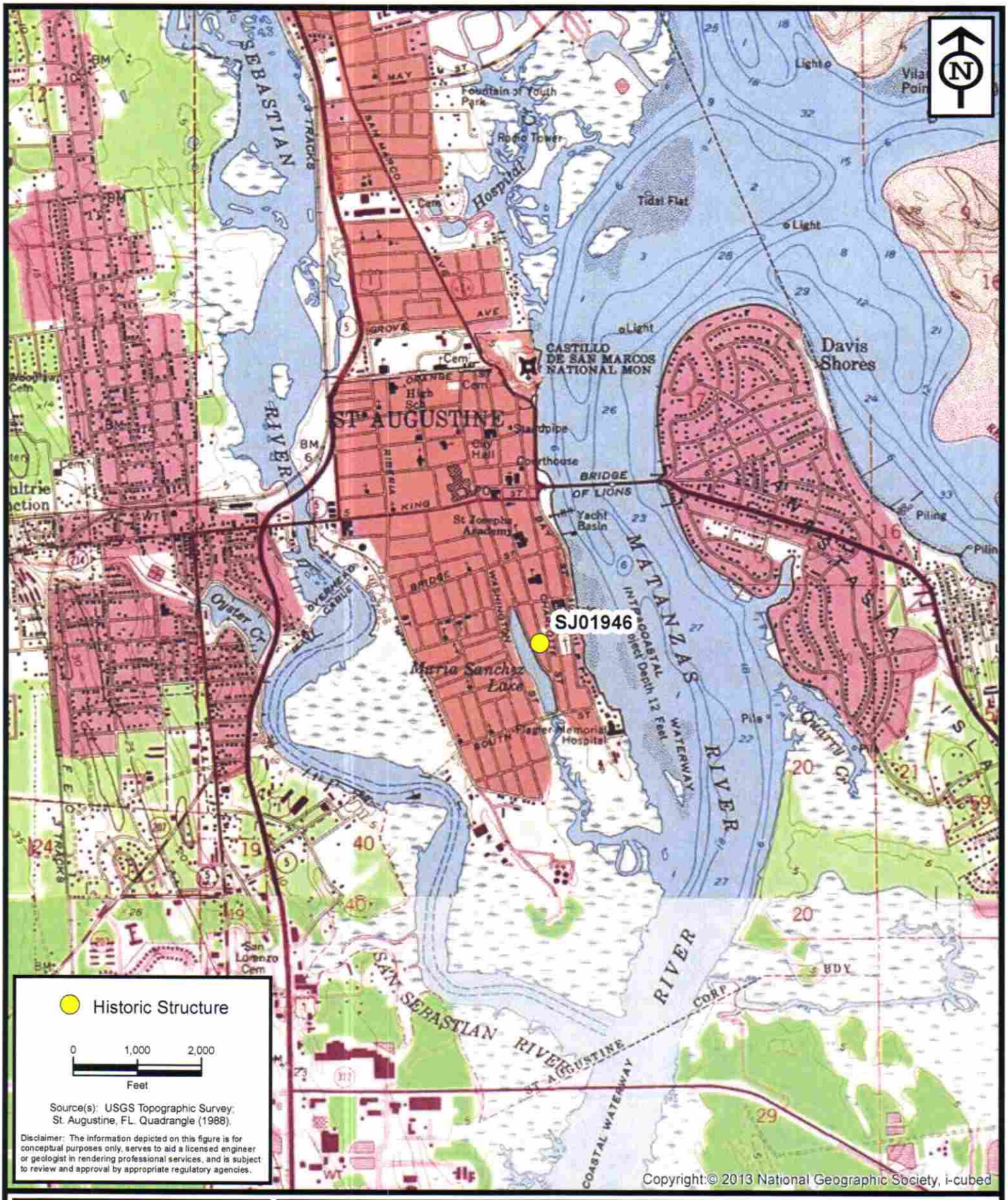
Required Attachments

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

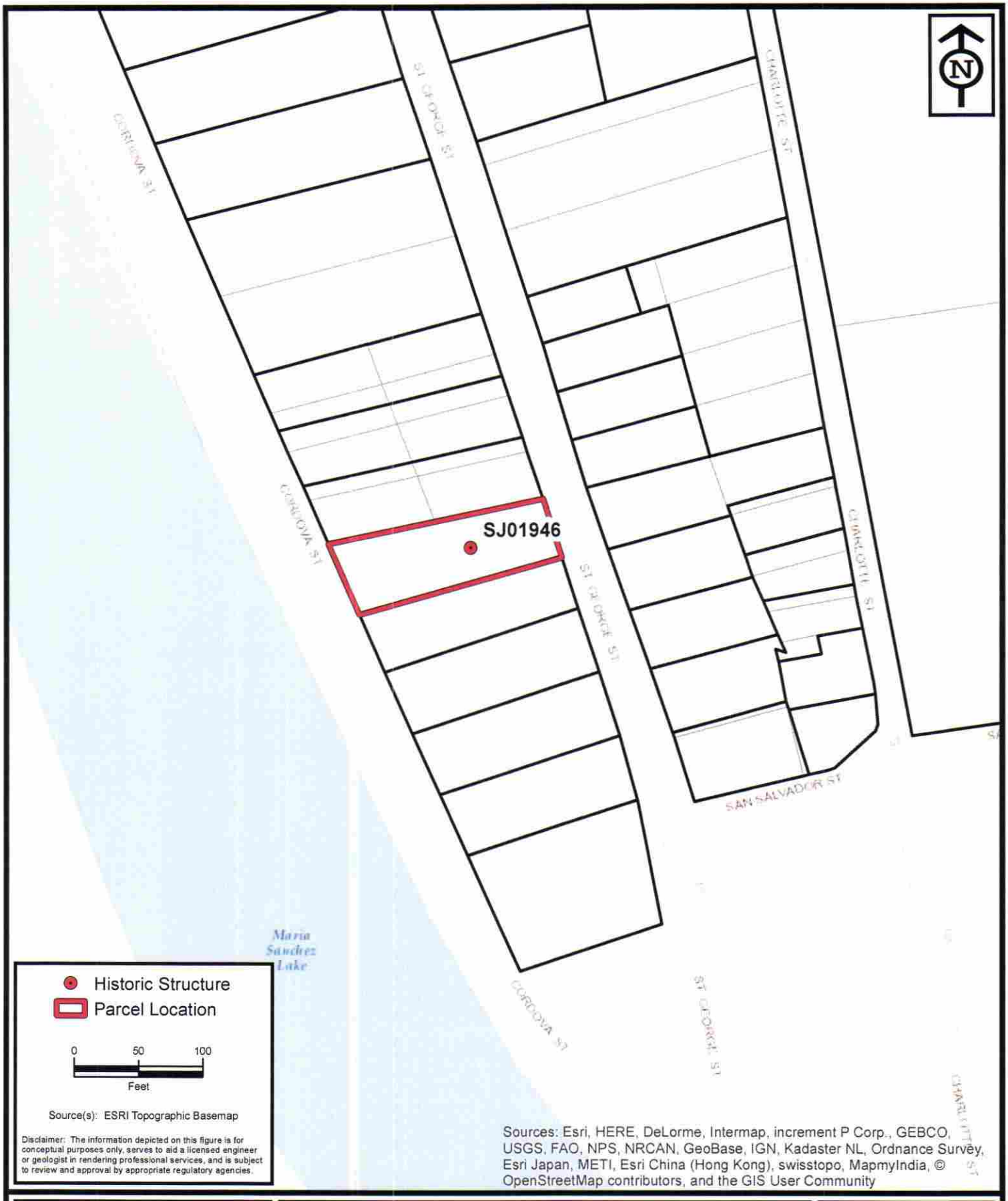
City of St. Augustine
Historic Structure Survey

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

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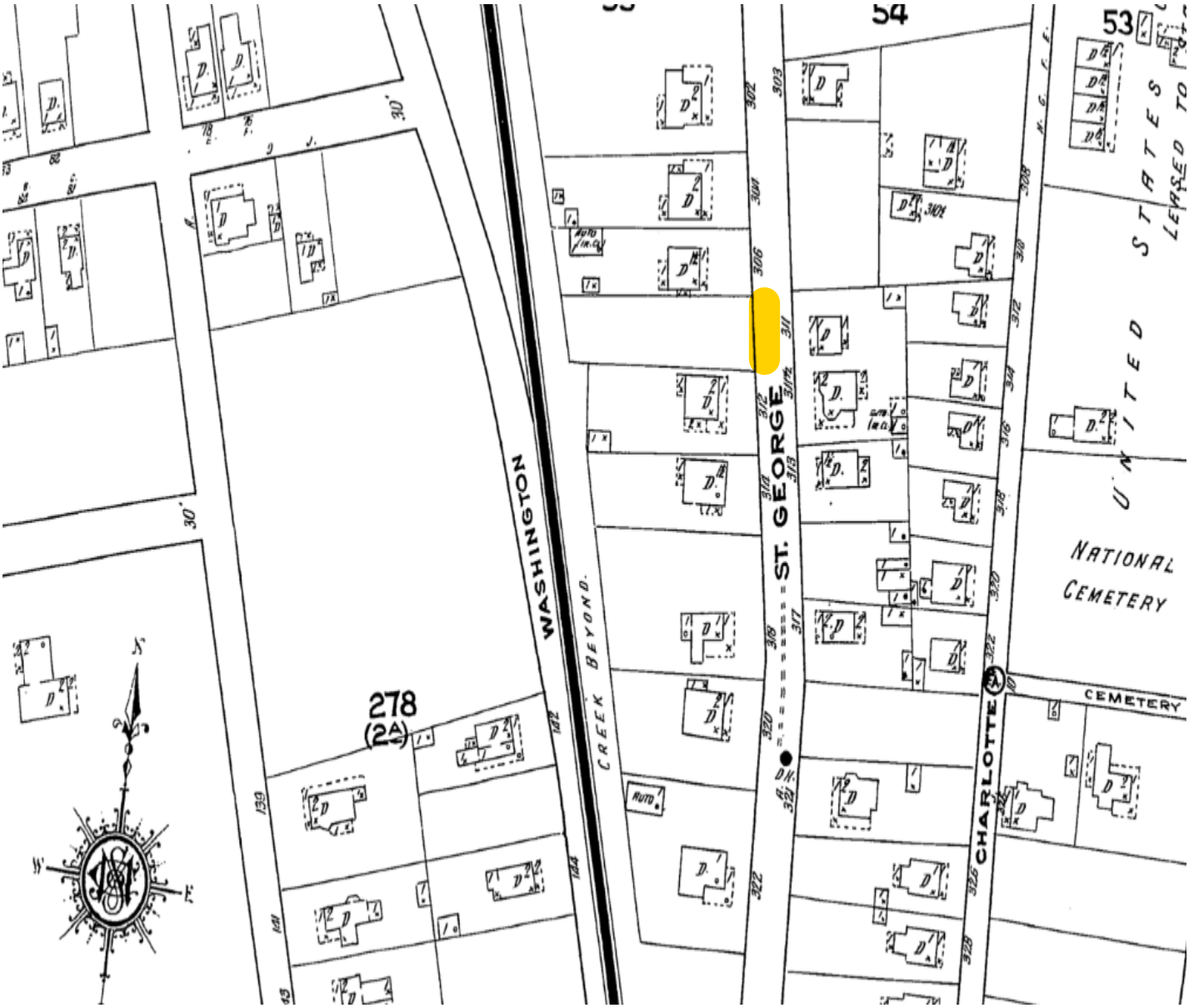
SJ01946





ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 17

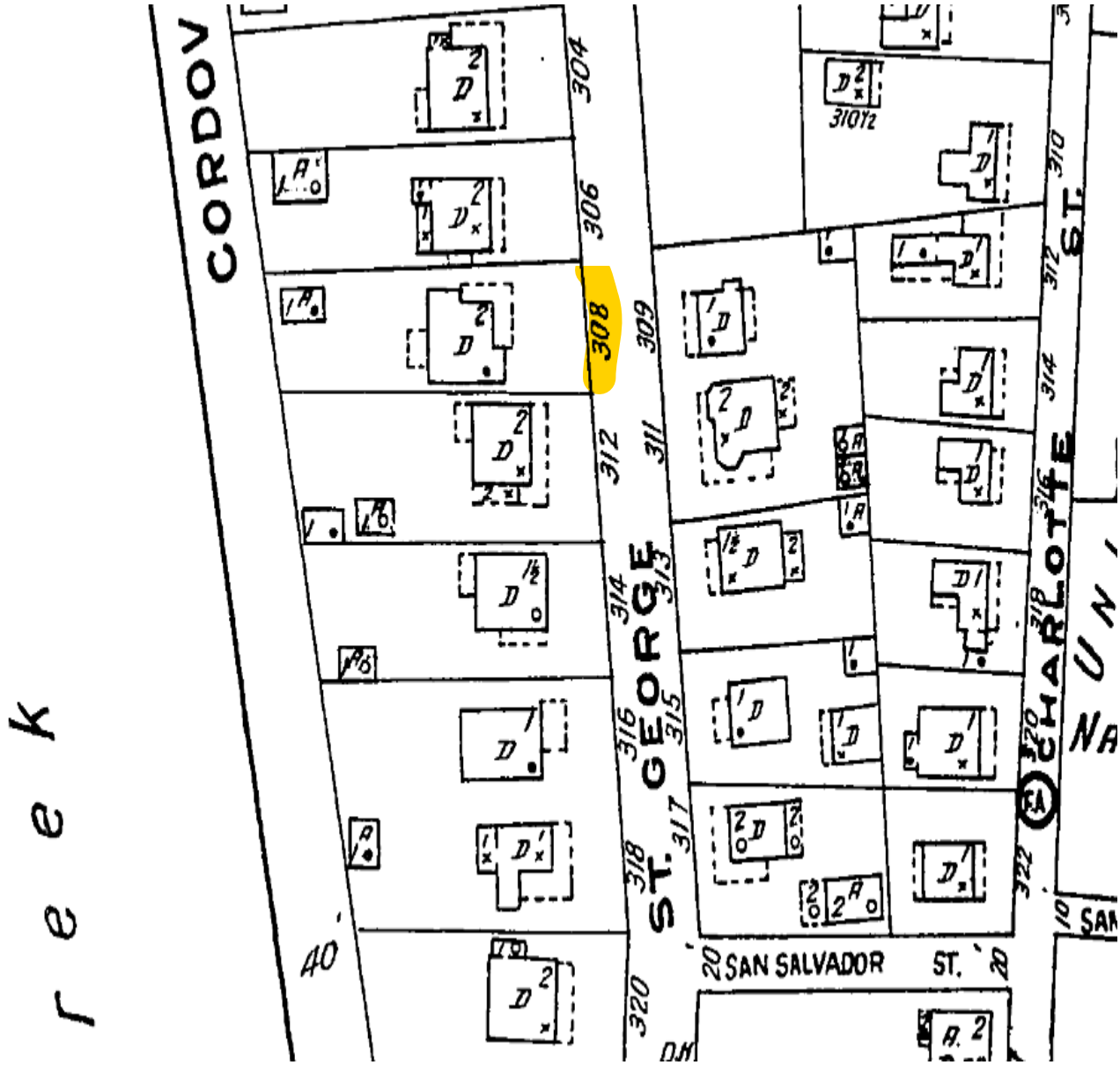


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 21

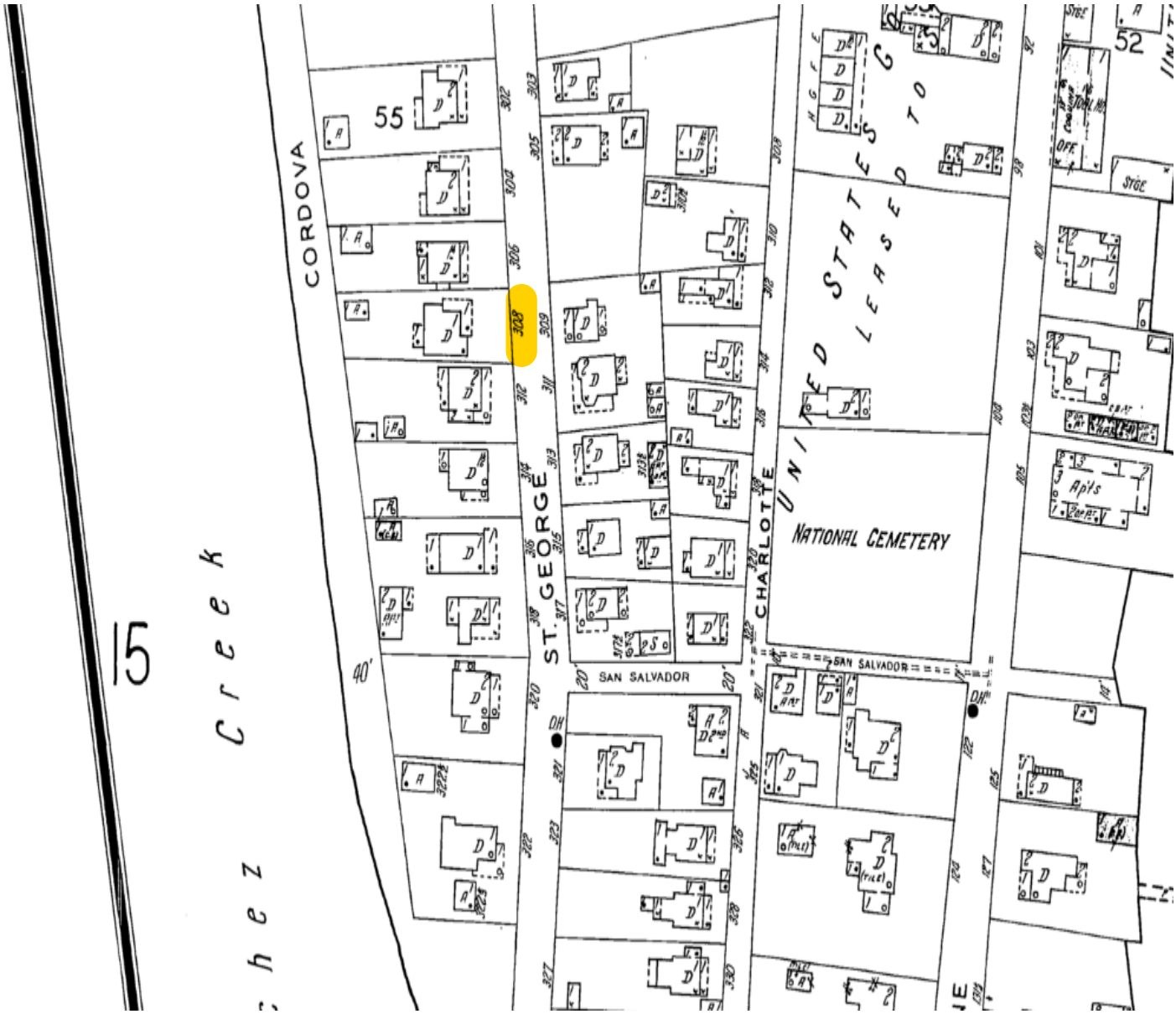


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 28

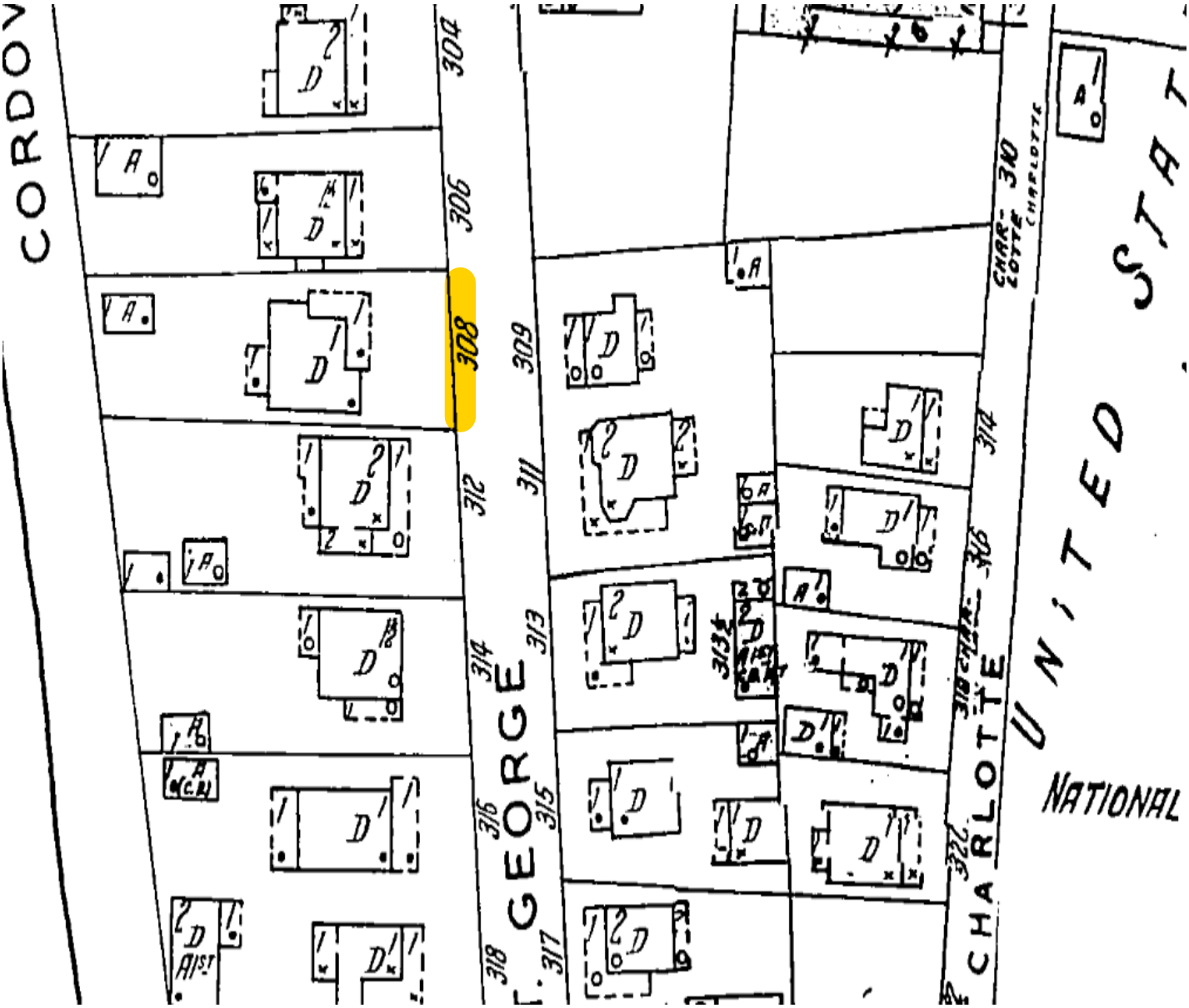


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ProQuest® Digital Sanborn Maps, 1867–1970

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.

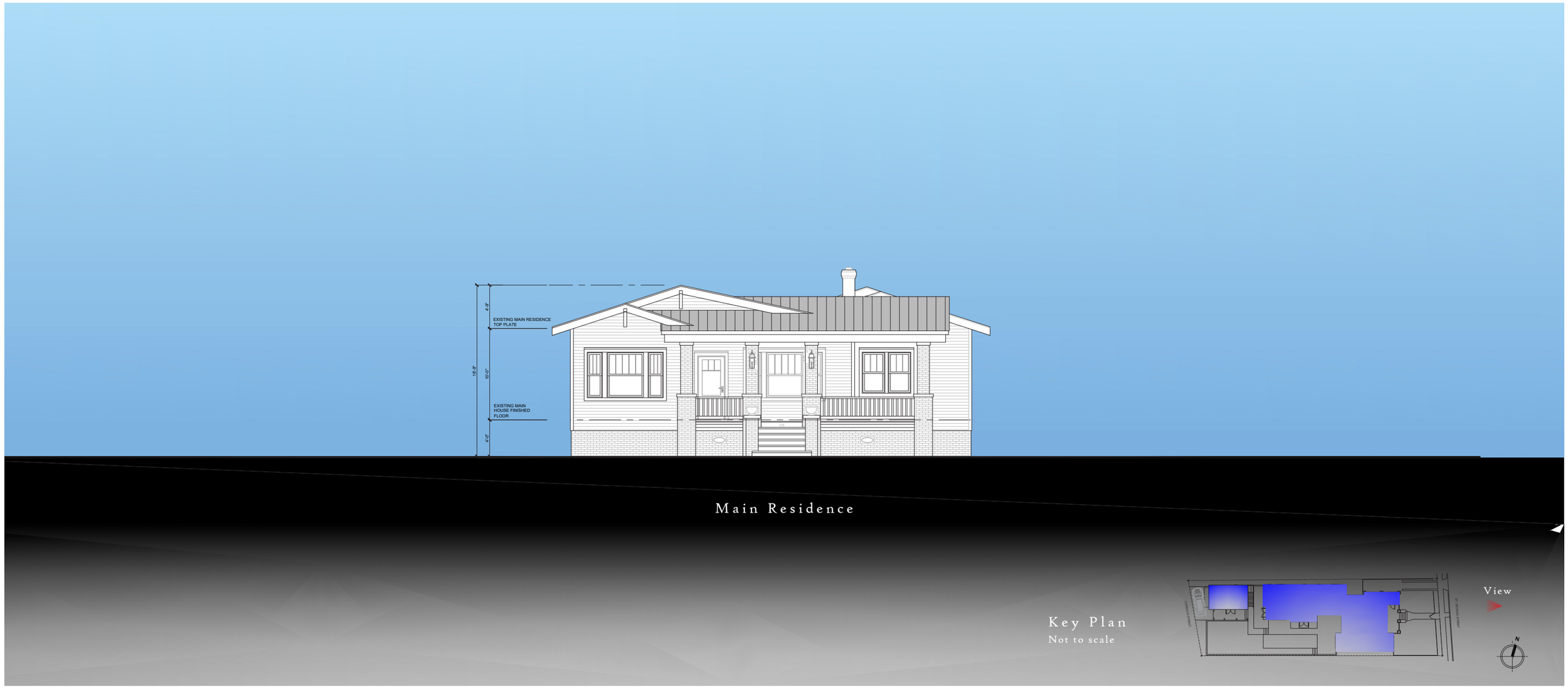
Ms. Courtney read the staff report and said based on a review of the AGHP, the previous discussion of the HARB, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 42-1/2 St. George Street because the revised submittal does 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)

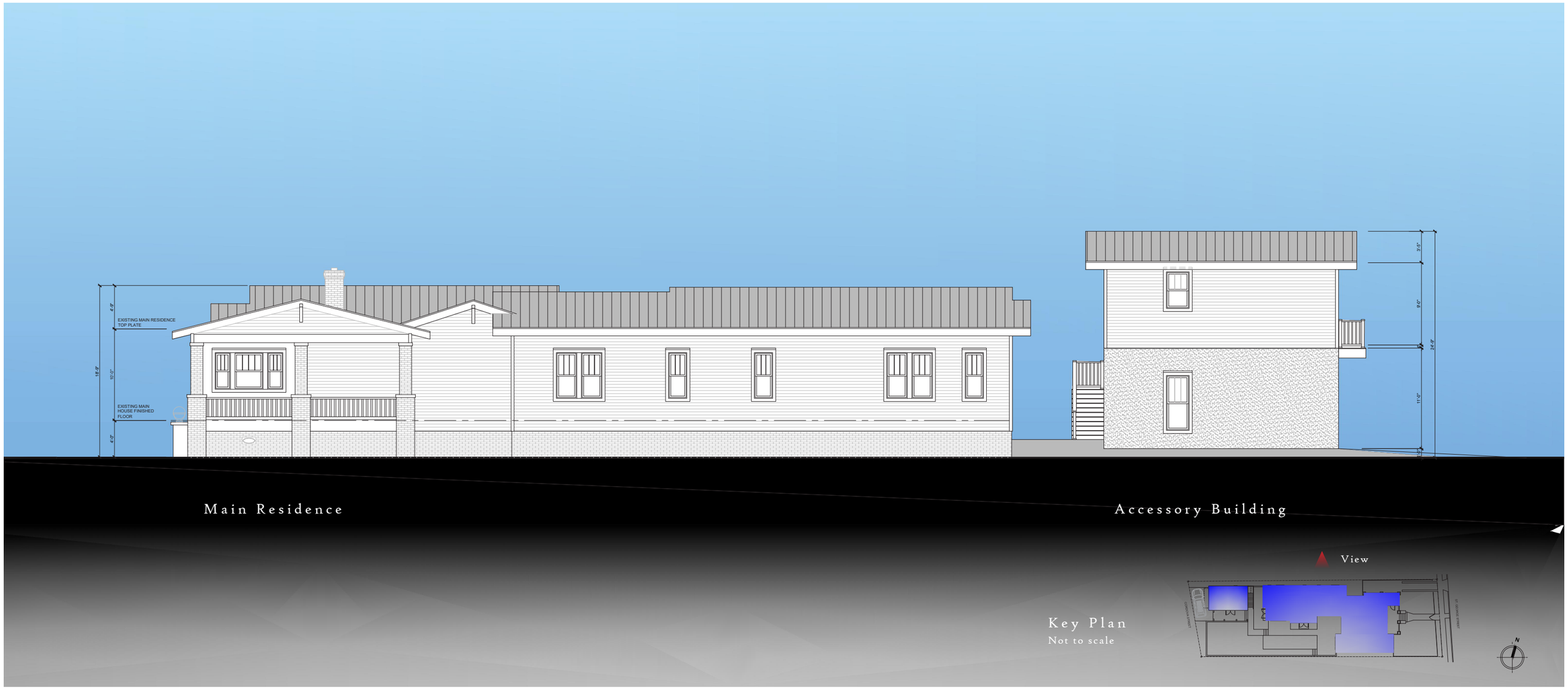
[2] Break from 2:52p.m. -3:00pm



Front Elevation, Proposed
Scale: 3/32"=1'-0"

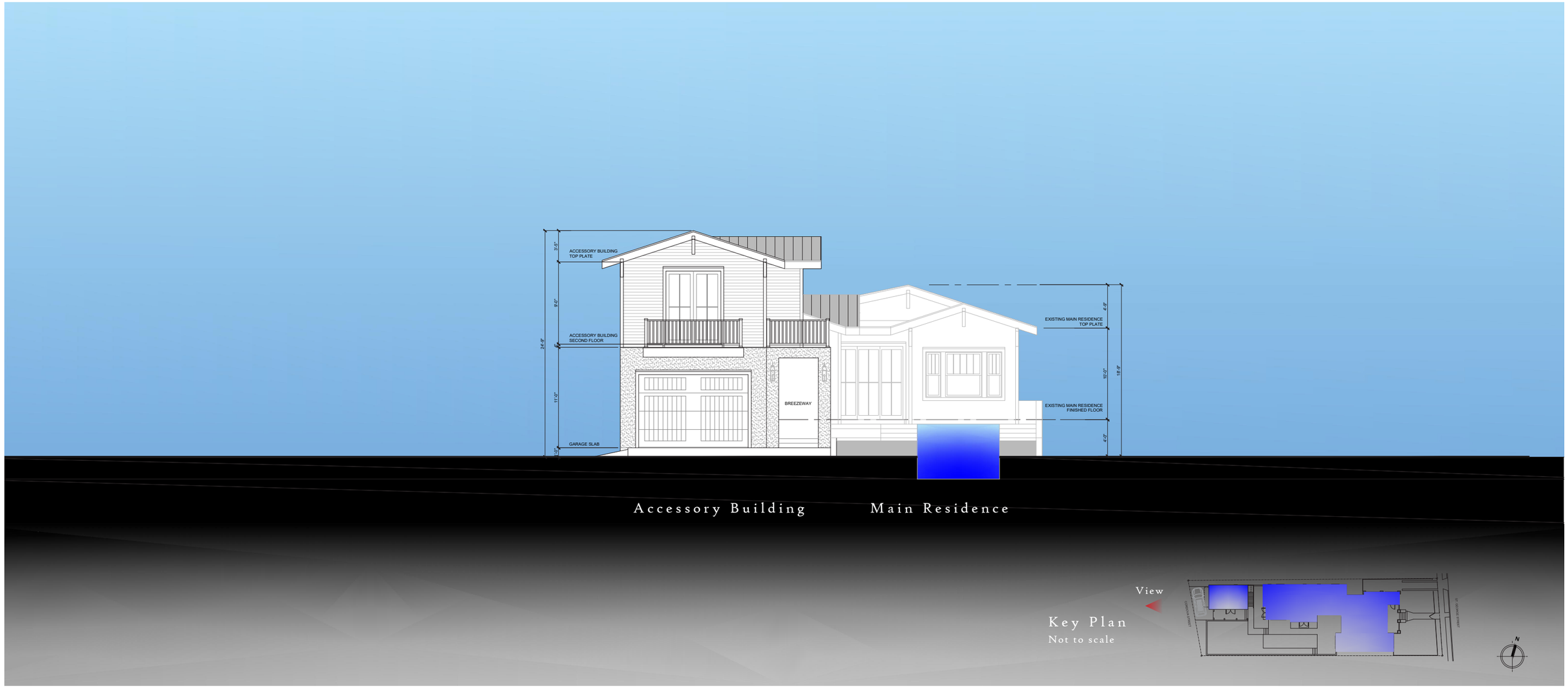
308
SAINT GEORGE STREET
1927 Bungalow

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

prepared by
L. WHITNEY DESIGN CO.



Left Elevation, Proposed
Scale: 3/32"=1'-0"

308
SAINT GEORGE STREET
1927 Bungalow



Rendering - St. George Street View

308
SAINT GEORGE STREET
1927 Bungalow



Rendering - Cordova Street View

308
SAINT GEORGE STREET
1927 Bungalow



Rendering - Cordova Street View 2

308
SAINT GEORGE STREET
1927 Bungalow

7. (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.

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 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.

Len Weeks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- This was a minimal request and did not see an issue with it
- It would be a custom wood window to match the space
- Compatible way to solve utility issues
- Would stucco the outside to match existing exterior
- Would have around one foot and a half for landscaping
- Could waterproof up to about ten feet high to help floodproof the building
- Could enter storage from the outside not associated with the location

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0015 finding that the enclosing of the rear open area was compatible addition to the existing building. The motion was SECONDED by Dr. Wingo.

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

7. (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.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions relating to a CERTIFICATE OF APPROPRIATENESS at 308 St. George Street:

1. APPROVE if the applicant satisfactorily provides confirmation on the outstanding

[1] Break from 2:34p.m. - 2:40p.m.

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.

Loyda Whitney and Bill Knight reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Robert Plum spoke in favor of the application and said it was important for the backyard to have a good appearance from Lake Maria Sanchez.

Public hearing was closed.

The Board discussed:

- Architecture was respectful to the bungalow scale and compatible
- Similar material patterns to help carry the bungalow theme
- Siding could be differentiated from old versus new
- Two-story garage invoked the bungalow traits and was semi-detached which helped manage the scale of the additional square footage
- Thought it met the AGHP guidelines; however, the materials should be addressed
- Proposed windows were not a bungalow window lite pattern
- Detached building had a vertical feel unlike a bungalow feel which had heavier elements
- Difficult to obtain bungalow feel with small footprint
- Garage was twelve inches above grade
- French doors were on garage provided a different look; however, they were not appropriate
- View from Lake Maria Sanchez was a garage door with a balcony above it
- Roof did not have the feel of a bungalow
- The secondary building at eleven feet was tall and the roof should be brought down
- Trying to keep the same pitch as the main house but reducing the height would reduce the square footage
- Nine feet was high but could be brought down with a slopped roof in the interior which would align with a bungalow style
- Nine lite French doors were the norm but could be more compatible with a six lite; however, the four lite was the issue
- Existing front door was solid wood and applicant tried to replicate the pattern in glass
- Application did not match previously approved Opinion of Appropriateness (OOA)

Ms. Courtney advised there were photos of the OOA in the packets for Board review.

Board Discussion:

- The OOA and the COA were completely different
- Favored continuing the application until all staff questions were answered
- There were more items added since the OOA
- Rely on the guidelines for selections and support
- An addition can be different but should be complementary

Ms. Whitney asked if the two-story component was the main concern. She said all the concerns mentioned at the last

DRAFT

meeting had been discussed such as the hardware, windows, and the siding which had been retained. She said regarding the windows, there was a Kolbe specification in the packet which matched the bungalow.

Discussion Continued:

- Several concerns existed as the OOA was different from what was in front of the Board
- Concerned with the size and scale of the garage
- Should be more focused on the details at the meeting instead of the design
- If garage slab were low should be able to lower the ceiling heights
- Keep garage lower with no ramp in front and wetproof it
- Floor of garage was at road level (4.8)
- Grading effort the Board went through was to encourage owners to leave the garage down to avoid grading up and building ramps
- Right elevations had two roof lines in a valley which could cause water intrusion; however, this was an existing condition
- Main house was closer to previous discussion, but garage was not
- French door with panel at the bottom was appropriate type of door for the single and double doors
- Should be mindful that the back of the home could be viewed from the lake
- Rear of main house had several sets of doors that faced out
- Favored the doors in the rear as it was a modern interpretation and the front of the bungalow was compatible from St. George Street
- All doors should be full glass and perhaps have a new wooden siding pattern
- Not in favor of Hardie in the Historic District
- Roof was proposed as a grey painted roof, but guidelines specified mill finished galvalume
- Agreed to the mill finished galvalume roof and the preapproved bungalow colors
- All new windows for the interior and exterior were wooden and old windows were not being replaced
- Could to keep existing windows in the existing place but unable to reuse in other locations
- Proposed light fixtures were lanterns with a copper finish which came in various sizes but not the bungalow style
- Could confirm lighting at next meeting with the garage and landscaping
- Would comply with wood siding and wooden windows

MOTION

Mr. Benoit MOVED to APPROVE a partial approval for application HP2022-0014 at 308 St. George Street, MOTION to DENY the application relative to the two-story detached the garage, pool and site improvements but would APPROVE the application as it relates to the main house and the proposed addition to the main house with the following conditions: would have galvalume mill finish five feet crimp roof, all new windows would be wood windows per the drawings, doors at the rear would be full light doors with no mullions, front door to remain with the existing hardware per the application, new front door will have lights to match in scale the to the existing front door with a light below and or panel below (half-light) and the wood siding proposed at the rear would be wooden with a different siding such as novelty siding. The motion was SECONDED by Mr. MacDonald.

Mr. MacDonald asked if it could be shingles instead of novelty siding.

Ms. Duncan stated shingles would be a nice way to break it up.

Mr. MacDonald asked if it was a denial or a continuance for the items that were not being approved.

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

March 17, 2022

Michelle D Ruby
Luckie Street Enterprises
501 Silver Lane
Boca Raton, FL 33432

Re: Certificate of Appropriateness – 308 St. George Street – HP2022-0014

Dear Ms. Ruby,

On March 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED** the portion of your application related to the garage, site work, and pool to the April 21, 2022 meeting and **APPROVED** the remainder of your application as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by April 11, 2022.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2022-0014
Applicant:	Michelle D. Ruby, Luckie Street Enterprises
Owner:	Michelle D. Ruby, Luckie Street Enterprises
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 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 17, 2022, 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 March 17, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Garage + Site work + pool

Subject to the following conditions:

- Continue detached garage application to April 21, 2022 meeting along with site work + pool
- *Conditions for approval of main house:
- Roof to be Galvalume mill finish 5v Crimp metal roof
- Wood Windows
- Full lite doors in the rear
- Front door to remain w/ new additional front door w/ lites to match existing door's pattern
- Appropriate wood siding w/ different profile than original build for proposed addition - specifically shingle siding

DONE AND ORDERED, at a public hearing on the 17 day of March, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0014

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of March, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

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

FOR APRIL 21, 2022 HARB MEETING

HP2022-0014: 308 St. GEORGE STREET

Additional Materials submitted by Applicant

Received April 11, 2022
Planning and Building Department

308
SAINT GEORGE STREET

Construction Documents

Received April 11, 2022
Planning and Building Department

prepared by
L. WHITNEY DESIGN CO.

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Construction Drawings, Accessory Building

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- Site Plan 8
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- Framing Details 10
- Elevations 11
- Details 12
- Electrical Plan 13

Materials and Specifications 14-20

308
SAINT GEORGE STREET
1927 Bungalow

Received April 11, 2022
Planning and Building Department

prepared by
L. WHITNEY DESIGN CO.

SUMMARY
Revised Elements

Detached Garage Revisions

Raised garage finished floor +12"

Hip roof wraps breezeway to visually reduce height

Introducing shingle siding at second level to coordinate with addition of Main Residence

Per client's request, pool eliminated from current scope

Limiting new brick to horizontal surface
Base of columns to receive stucco finish

General

Sconce Specification provided, alternate included

Blue Paint reference and alternate selection provided

308
SAINT GEORGE STREET
1927 Bungalow

Received April 11, 2022
Planning and Building Department



Rendering, View from Cordova Street

Please reference Landscape Architects Plan for flora species and layout.

308
SAINT GEORGE STREET

1927 Bungalow

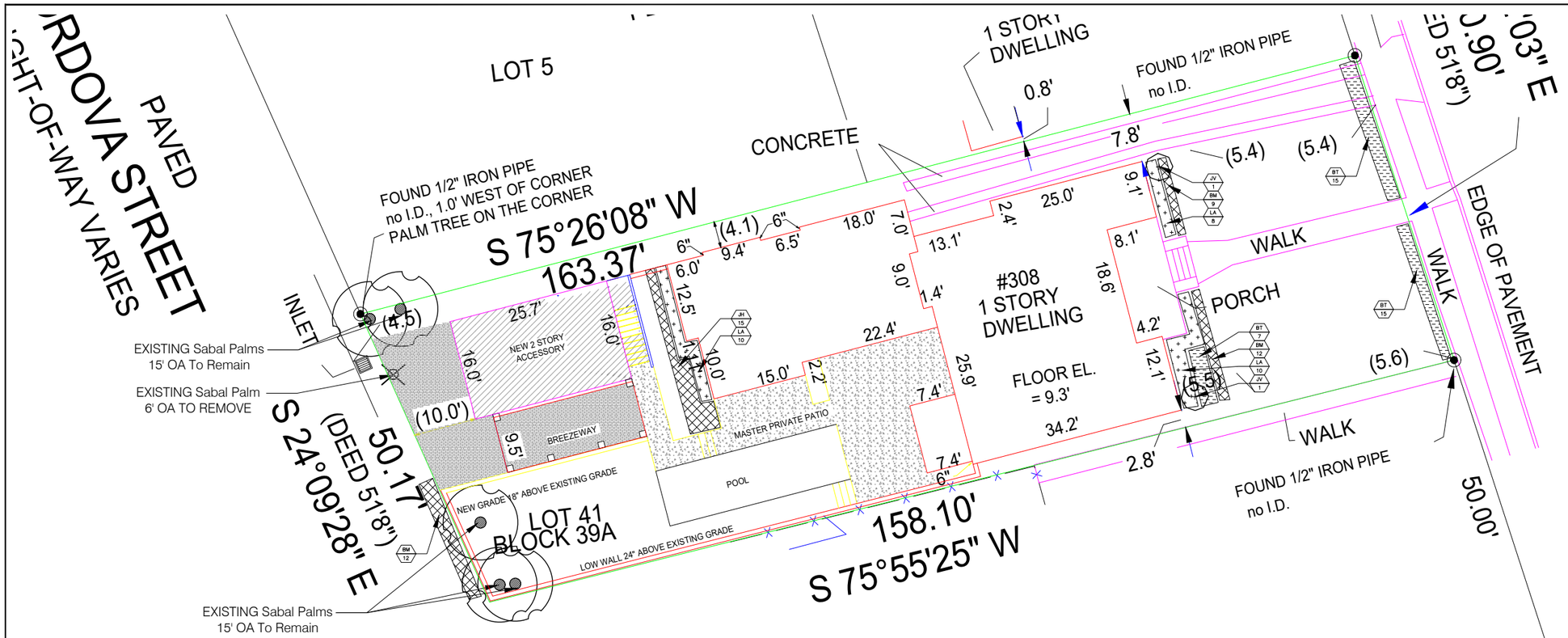
Received April 11, 2022
Planning and Building Department



Rendering, South Elevation

Please reference Landscape Architects Plan for flora species and layout.

308
SAINT GEORGE STREET
1927 Bungalow



N

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

0 8' 16' 32'

PROPOSED PLANT LIST

TREES / PALMS

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
JV		V	2	Juniperus virginana / Eastern Red Cedar	B&B Field Grown, 6' OA

ACCENTS / SHRUBS / GROUND COVERS

BT		V	37	Berberus thunbergi / Japanese Barberry	3 Gal., 24" OA, 2' OC
JH	(N)	V	15	Juniperus horizontalis / Creeping Juniper	3 Gal., 24" OA, 24" OC
BM		V	33	Buxus microphylla / Little Leaf Boxwood	3 Gal., 15" OA, 18" OC
LA		V	28	Ligustrum amurense / Amure Privet	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


Juniperus horizontalis / Creeping Juniper


Berberus thunbergi / Japanese Barberry


Juniperus virginana / Eastern Red Cedar


Ligustrum amurense / Amure Privet


Buxus microphylla / Little Leaf Boxwood

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.

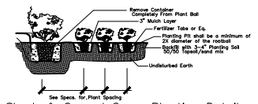
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

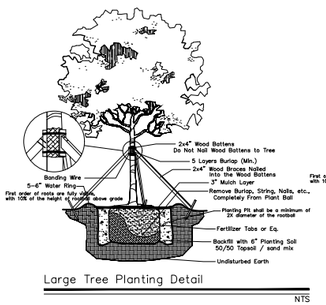
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

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.



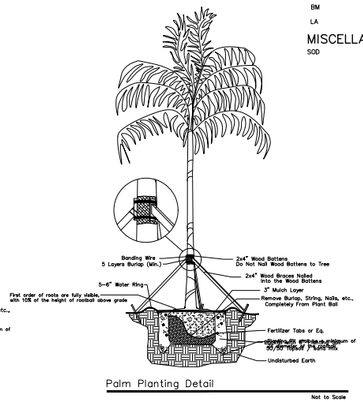
Shrub & Ground Cover Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

Not to Scale

TONNING & ASSOCIATES, INC.
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, RLA
FLA. REGISTRY

Wayne K Tonning
Digitally signed by Wayne K Tonning
Date: 2022.04.10 23:32:31 -04'00'

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 :	04-10-22

Received April 11, 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) 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-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***	LL/480	TL/240	

*TL MAX 1" UP TO 40FT SPAN
**TL MAX 3/4"
*** TL MAX 1/2"

WIND LOADING CRITERIA

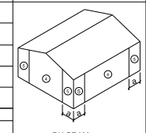
WIND SPEED (ULTIMATE)	139.9 MPH
WIND SPEED (ALLOWABLE)	108.5 MPH
EXPOSURE CATEGORY	C
BUILDING CATEGORY	II
BUILDING TYPE	V
ENCLOSURE CLASSIFICATION	ENCLOSED
INTERNAL PRESSURE COEFFICIENT	+/- 0.18

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 (-) 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 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"
TOMAS PONCE NIEGRE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068
DATE: April 09, 2022

Designer:
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Don't Relocate... Renovate

Builder:

Plan Issue Date: April 09, 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: 2 STORY DETACHED STRUCTURE
Elevation:
Builder Job Number:
Lot:
Address: 308 SAINT GEORGE ST. ST. AUGUSTINE FL. 32084
Block:

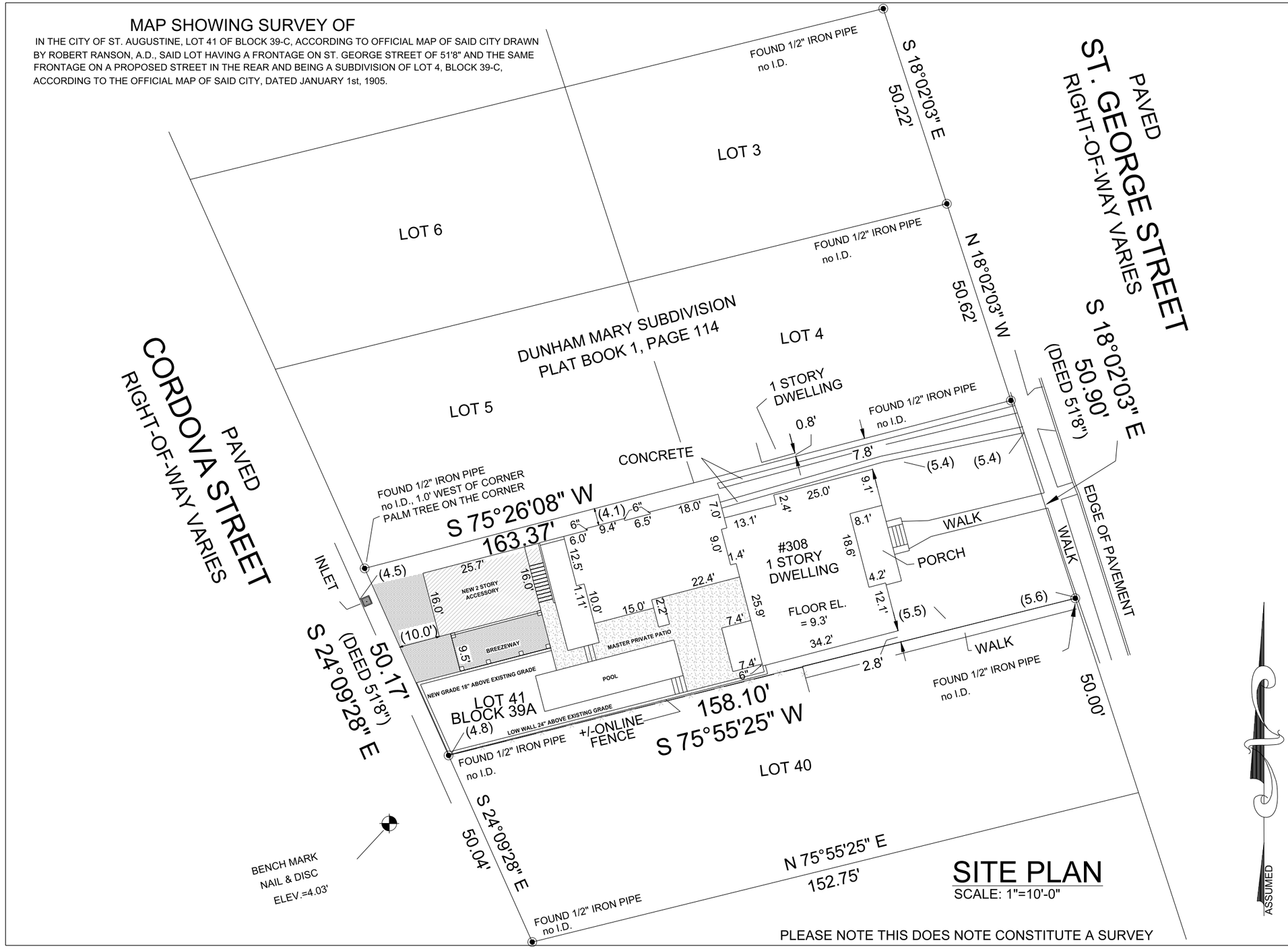
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2021-0910.1

Sheet: 01

Received April 11, 2022
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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

Consultants:
"THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION
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Job Information:

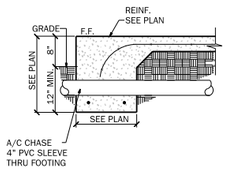
Residence of: **LUCKIE STREET**

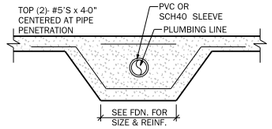
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Builder Job Number:
Elevation:
Block:
Lot:
Address: 308 SAINT GEORGE ST. ST. AUGUSTINE FL. 32084

D&BC Reference No.
2021-0910.1

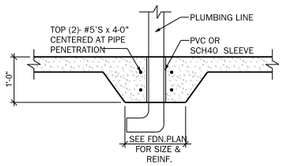
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Received April 11, 2022
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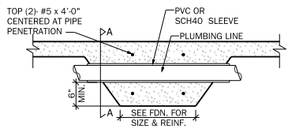




SECT. "A-A"

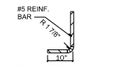


PIPE VERTICAL THRU FDN.

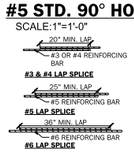


PIPE PERPENDICULAR TO FND

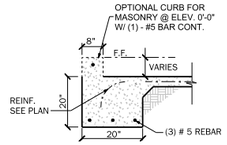
FM23 **TYPICAL. FOUNDATION PENETRATIONS**
SCALE: 3/4" = 1' - 0"



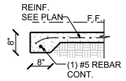
#5 STD. 90° HOOK
SCALE:1"=1'-0"



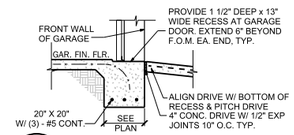
MS05 **REBAR SPLICE DETAIL**
SCALE: 1/2" = 1'-0"



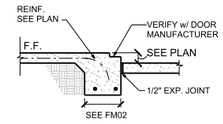
FM02 **SECTION @ GARAGE**
SCALE: 1/2" = 1'-0"



FM03 **THICKENED EDGE**
SCALE: 1/2" = 1'-0"



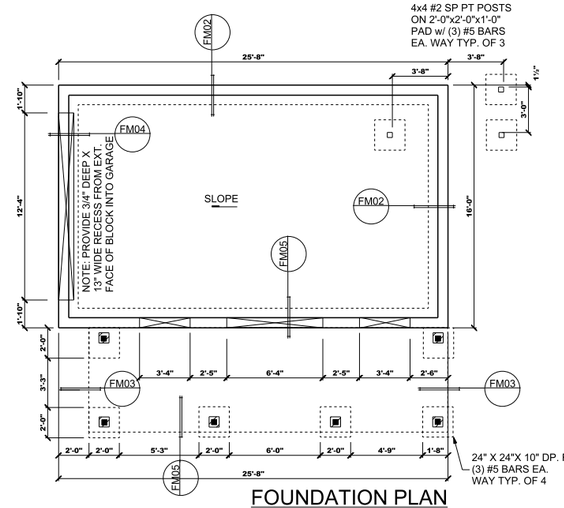
FM04 **SECTION @ GAR. DOOR**
SCALE: 1/2" = 1'-0"



FM05 **DOOR RECESS DETAIL**
BEARING SCALE: 1/2" = 1'-0"

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 MCCABE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068
DATE: April 09, 2022
Designer:
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johnscronk@gmail.com
Don't Relocate... Renovate
Builder:

Plan Issue Date: April 09, 2022

Revisions:
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2
3
4
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Job Information:

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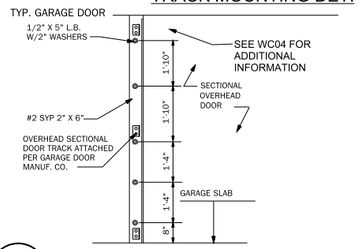
Residence of: **LUCKIE STREET**
Plan Name: 2 STORY DETACHED STRUCTURE
Elevation:
Builder Job Number:
Lot:
Block:
Address: 308 SAINT GEORGE ST. ST. AUGUSTINE FL. 32084

D&BC Reference No.
2021-0910.1

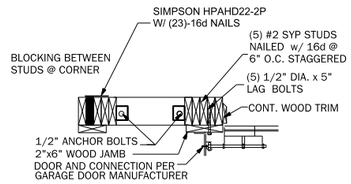
Sheet: 03

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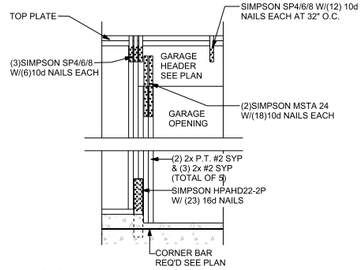
TRACK MOUNTING DET.



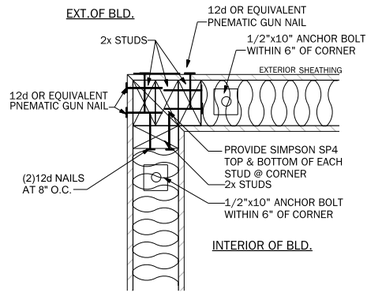
WC05 SECT. OVERHEAD GAR. DOOR INSTALL
N.T.S.



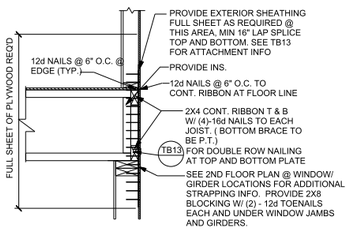
TYP. CORNER @ GARAGE



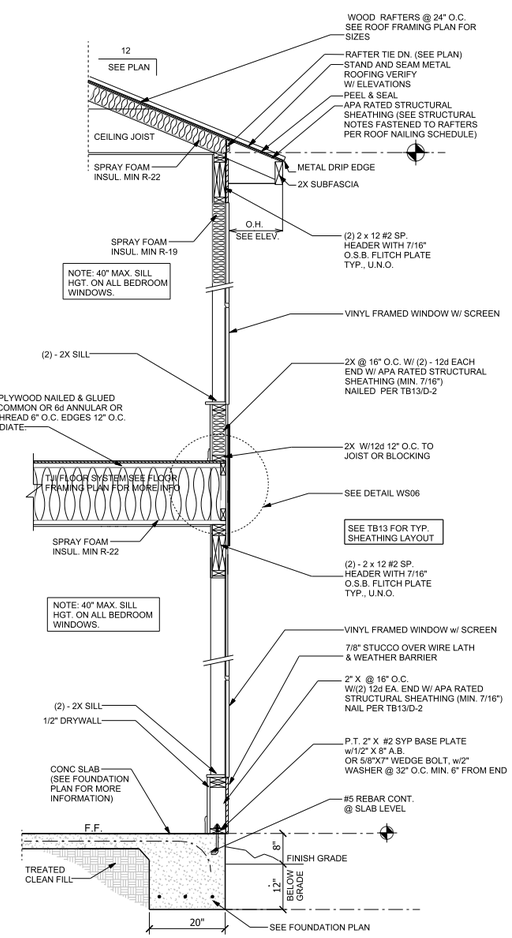
WC04 GARAGE HEADER ANCHOR
SCALE:1/2"=1'-0"



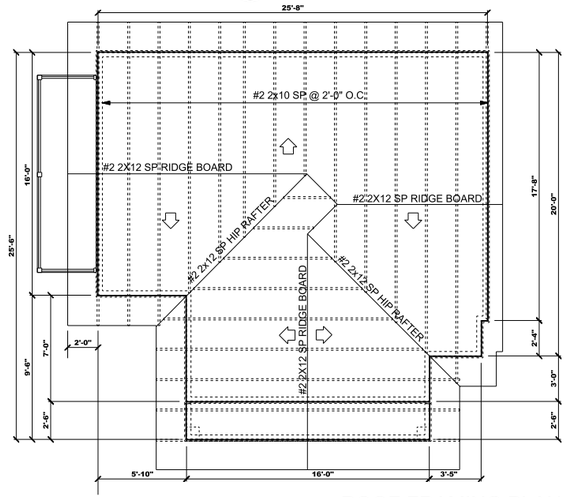
WC06 EXTERIOR FRAME CORNER
SCALE: 1" = 1'-0"



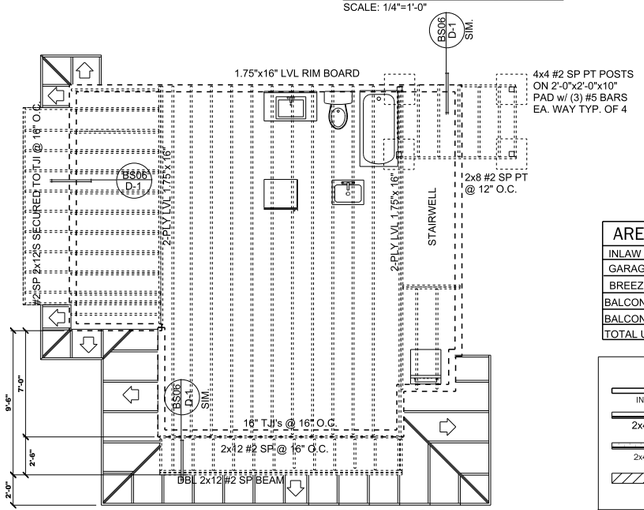
WS06 FLOOR ATTACHMENT DETAIL
SCALE: 3/4" = 1' - 0"



WS04 2-STORY FRAME WALL SETION
SCALE: 3/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

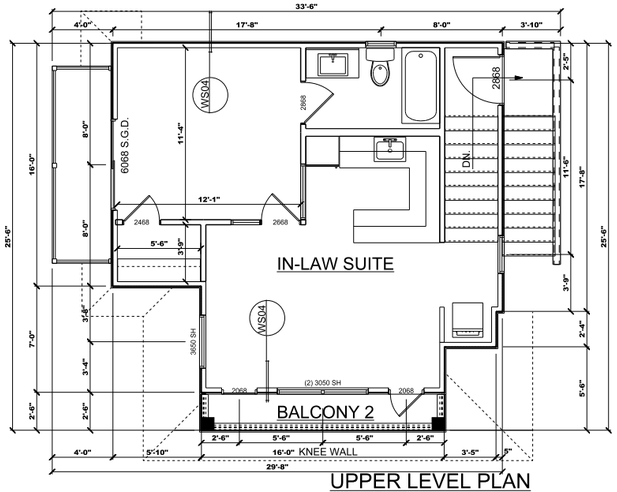


FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

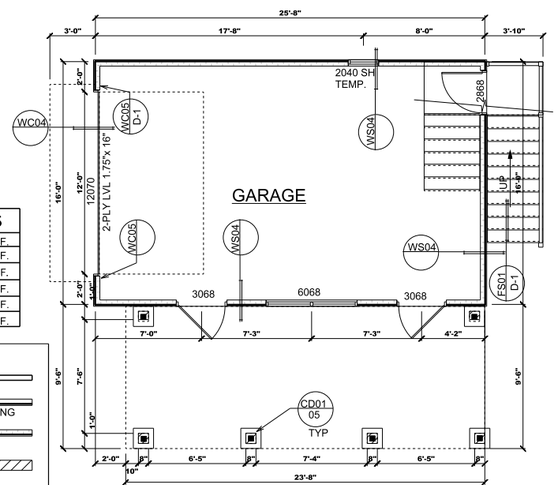
AREA CALCULATIONS	
INLAW SUITE (AC)	549 S.F.
GARAGE	411 S.F.
BREEZEWAY	166 S.F.
BALCONY 1	38 S.F.
BALCONY 2	41 S.F.
TOTAL UNDER ROOF	1205 S.F.

WALL LEGEND

- INTERIOR 2X4 FRAMED WALL
- 2x4 FRAMED WALL WITH SIDING
- 2x4 FRAMED WALL w/ 7/8"STUCCO
- 8" C.M.U. BLK.



UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"



LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

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TOMAS PONCE
FLPE # 50068

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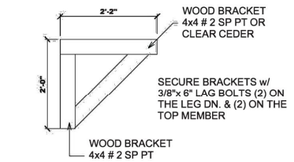
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Elevation:
Builder Job Number:
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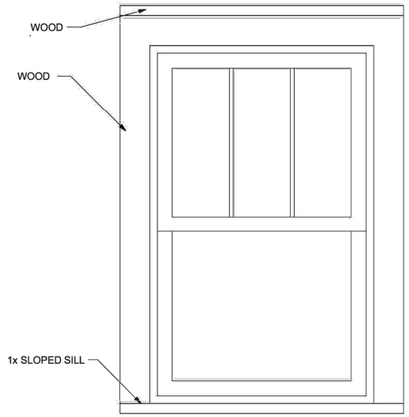
D&BC Reference No. 2021-0910.1

Sheet: 04

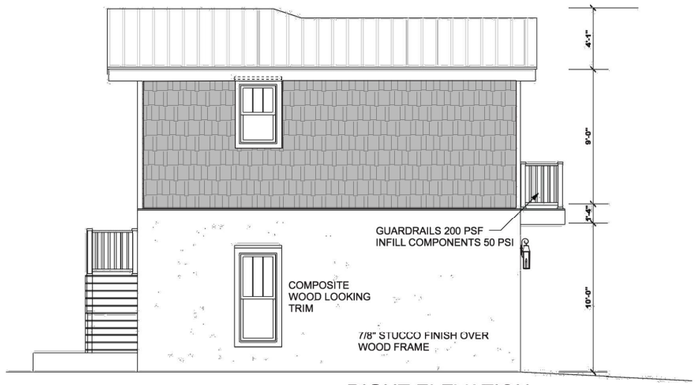
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BRACKET DETAIL
SCALE:3/4"=1'-0"



TYP. 3 OVER 1 WD.
SCALE: 1 1/2"=1'-0"



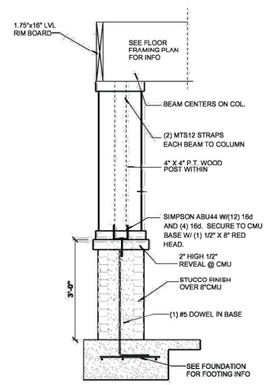
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



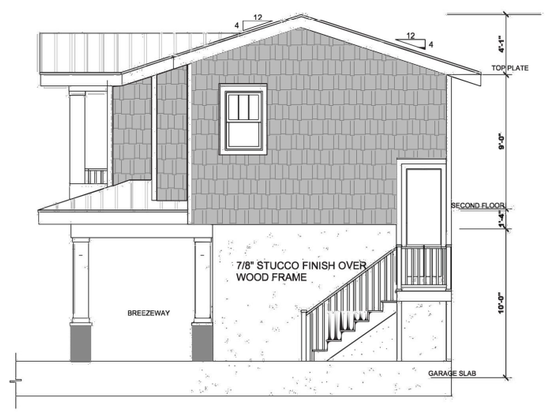
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



CD01 TYP. COL. DET.
SCALE 3/4" = 1'-0"



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

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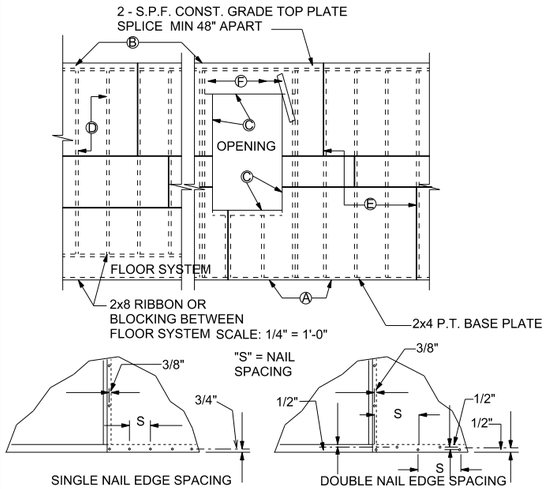
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Ⓐ NAIL AT BASE 2 ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓑ NAIL AT TOP PLATE TWO ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓒ NAIL OPENING PERIMETER @ 3" O.C. W/8d COMMON NAIL
Ⓓ NAIL INT. AT 6" O.C. W/8d COMMON NAIL
Ⓔ STAGGER ALL VERT. JOINTS & NAIL @ 4" O.C. W/8d COMMON 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.

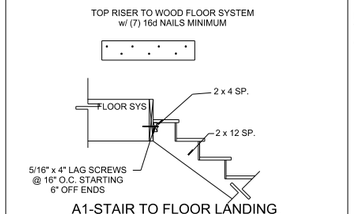
6.6 8d NAILS ARE RECOMMENDED FOR ALL SHEATHING NAILING. IF .099 DIA NAILS ARE USED ALL NAILING PATTERNS SHALL BE MODIFIED TO THE FOLLOWING SCHEDULE TO THE LEFT.

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

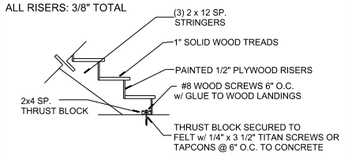
A: CEMENT COATED SINKERS
B: BRIGHT COMMONS
C: SPIRAL OR RING SHANK NAILS
D: CLIP HEAD GUN NAILS



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

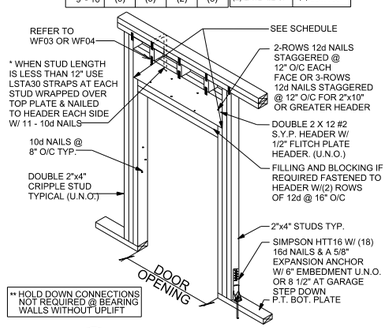


B1-STRINGER BOTTOM TO CONCRETE PAD
SCALE: 1/2" =1'-0"

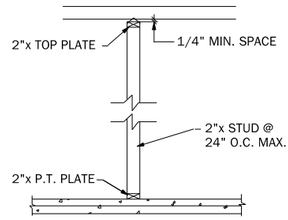
FS01 TYP. STAIR STRINGER DETAILS
SCALE: 3/4" = 1'-0"

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)

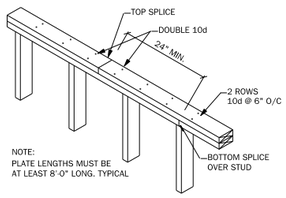
HEADER ANCHOR NAILED TO TOP PLATES, HEADER & JACK	
HEADER SIZE & GRADE	NO. & SIZE OF RAFTER TIES EACH END
(2) 2X12" #2 SP	(2) LSTA 30



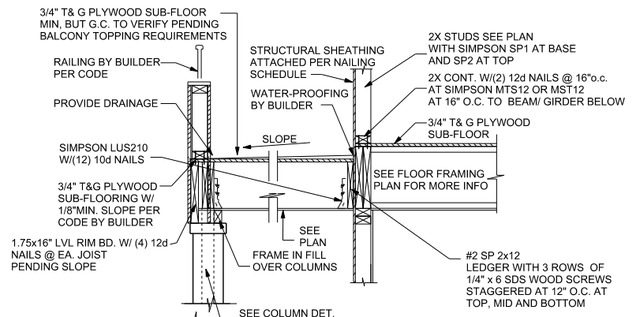
WF09 **WALL HEADER DETAIL**
SCALE: 1/2" = 1'-0"



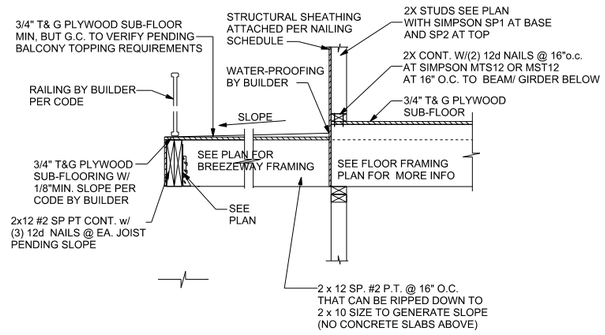
WF18 **TYPICAL INTERIOR NON-BEARING** SCALE: 3/4" = 1'-0"



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

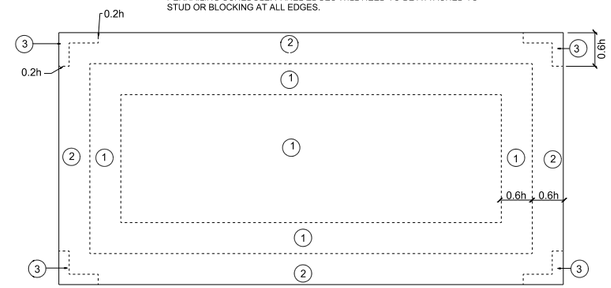
ROOF NAILING SCHEDULE:

NAILING ZONES (SHINGLES AND TILE)

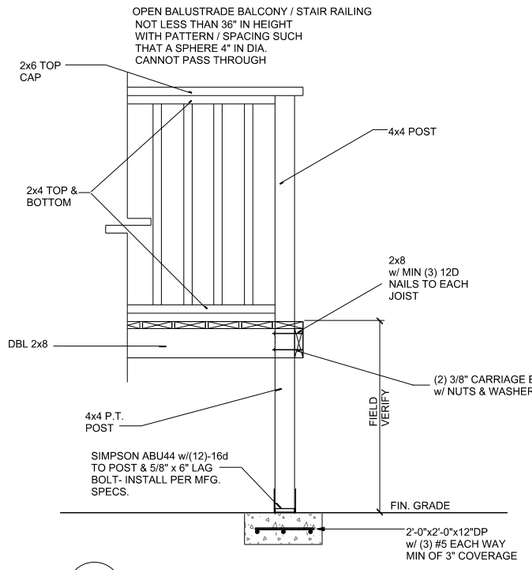
ZONE 1: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD
ZONE 2: 8d RING SHANK NAILS @ 4" O.C. ON EDGE AND 8" IN FIELD.
ZONE 3: 8d RING SHANK NAILS @ 3" O.C. ON EDGE AND 6" O.C. IN FIELD
(NOTE: IF 5/8" PLYWOOD IS USED, CONTRACTOR MUST USE 10d RING SHANK NAILS)

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"

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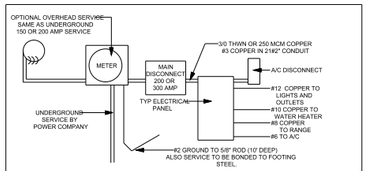
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Plan Name: 2 STORY DETACHED STRUCTURE
Elevation:
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Address: 308 SAINT GEORGE ST. ST. AUGUSTINE FL. 32084

D&BC Reference No.: 2021-0910.1
Sheet: D-1

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. 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
S/A CLG.	CEILING MOUNTED SMOKE DETECTOR
CO 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.



ELECTRICAL RISER

NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70A-2, LOCAL CODES AND THE LOCAL POWER CO.

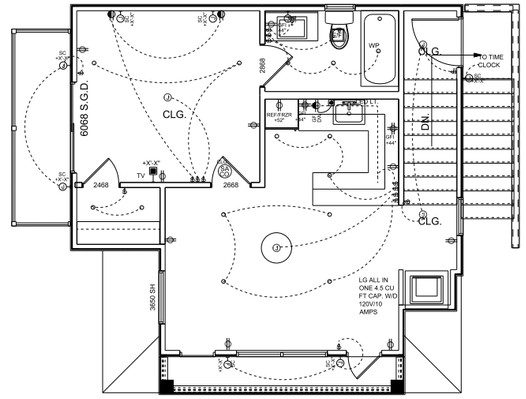
NOTES:

UNLESS OTHERWISE NOTED

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 16" AFF (GENERAL)

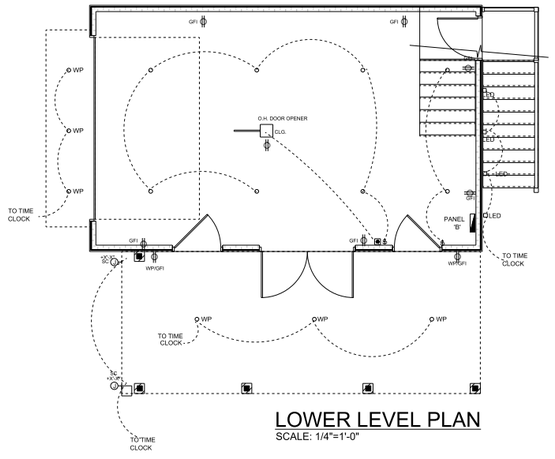
KITCHEN	44" AFF
BATHROOM	39" AFF
LAUNDRY ROOM	36" AFF
EXTERIOR WATERPROOF	12" AFF
GARAGE GENERAL PURPOSE	42" AFF
RANGE	2" AFF

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.



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 MACEIRE
367 MEDALLION PLACE CHULUOTA, FL. 32766
PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068

DATE: April 09, 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: April 09, 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: 2 STORY DETACHED STRUCTURE
Elevation:
Builder Job Number:
Block:
Lot:
Address: 308 SAINT GEORGE ST. ST. AUGUSTINE FL. 32084

D&BC Reference No.: 2021-0910.1

Sheet: E-1

Received April 11, 2022
Planning and Building Department

THE URBAN ELECTRIC Co.



RAVENSPOINT







RAVENSPOINT

WALL REGULAR **UE-3100WR**

DIMENSIONS

Width	6.75in
Height	24.25in
Depth	7.25in
X	16.5in
Y	21in

MOUNTING

Recommended Installers	1
Weight	10lbs
Backplate	4.5in x 7.5in
Junction Box	4in oct/rnd

LAMP / WIRING

Max Wattage	(1) 60W C

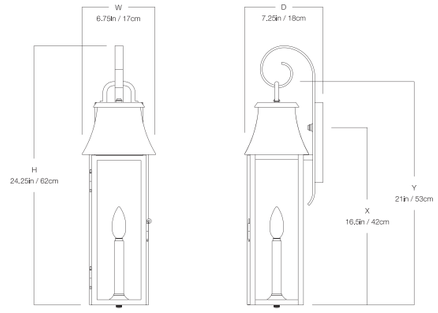
Ships with complimentary LED bulb

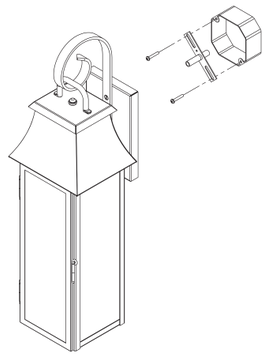
RATING

Suitable for WET locations

UL Listed

© 2022 The Urban Electric Co.





Original Sconce Specification

308
SAINT GEORGE STREET
1927 Bungalow

Received April 11, 2022
Planning and Building Department

prepared by
L. WHITNEY DESIGN CO.

arroyo craftsman

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gories / Collections / Canterbury / canterbury cab-7l



Canterbury CAB-7L

Print

DESCRIPTION

7" Canterbury Long Body Wallmount

- **Dimensions:** 7"W x 22.5"H x 9"D
- **Extension:**
- **Canopy/Back Plate Dimensions:** 5" x 15.5"
- **Mounting Center to Top:**
- **Bulb Type:** 3-60W Candelabra (not included)
- **Safety Rating:** Suitable for Wet Locations
- **Finish Shown:** Satin Black
- **Ships Via:** Small Parcel

Glass

Clear

Finish

Antique Copper

Share this item with friends:

Sconce Specification, Vendor specializing in bungalow lighting

308
SAINT GEORGE STREET
1927 Bungalow

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Garage Door Style
Traditional Wood Collection
Alternate Color: Sherwin Williams Downing Slate (Preapproved Color)



Rear driveway and breezeway accessed from Cordova, new, brick paving
(Sample to be provided)



Rear Deck and Patio
Ipe wood
(Sample to be provided)

Details & Materials

308
SAINT GEORGE STREET
1927 Bungalow

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Rear Elevation, Preferred Patio Door Specification
Kolbe (or equal) All wood Heritage Series, Folding Patio Doors. Lites per image above



HARB Recommended Patio Doors, Solid Glass Panel
Kolbe (or equal)All wood Heritage Series Image



HARB Recommended Patio Doors, Solid Glass Panel
Kolbe (or equal)All wood Heritage Series 3D Drawing

Patio Doors

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Planning and Building Department

page 17 from preapproved colors

COLONIAL AND CLASSICAL REVIVAL, ca. 1890-1930

The turn of the century brought a return to light and pastel colors as well as a shift back to Neoclassical detailing. The fashionable architectural styles once again were based on Classical forms and included Colonial Revival and Classical Revival. The Garage Apartment was also a popular type constructed during this time period. Body colors were white, light yellow, tan, or medium gray. Trim colors were cream, warm white, or dark green. Doors were unpainted, varnished, grained, or painted olive green.

Vernacular houses in the early 1900s had lighter colored trim work than body colors, but very dark sash colors. Dark grays and browns as well as subdued greens were appropriate body colors. If the color is "quite light", then the body and trim can be painted the same color. (Information concerning vernacular houses comes from *Century of Color* by Roger Moss, page 79).

Refer to Colonial and Classical Revival colors if your house is one of the following architectural styles:

- Classical Revival (1890-1930)
- Vernacular (1890-1930)
- Colonial Revival (1900-1930)
- Garage Apartment (1900-1930)
- Bungalow (1900-1930)

Suggestions for Classical and Colonial Revival Color Schemes	
Body Colors	**Appropriate Trim Colors**
Colonial Revival Ivory	Colonial Revival Blue, Colonial Revival Gray, Colonial Revival Yellow
Colonial Revival Gray	Colonial Revival Ivory, Classical White
Classical White	Colonial Revival Blue, Colonial Revival Gray, Colonial Revival Yellow
Colonial Revival Yellow	Colonial Revival Ivory, Classical White
Colonial Revival Blue	Classical White, Colonial Revival Ivory

page 18 from preapproved colors

COLONIAL AND CLASSICAL REVIVAL, ca. 1890-1930

Numbers refer to Sherwin Williams paints

BODY AND TRIM
(Refer to the chart on the previous page for suggestions)

Classical White
SW 2829

Colonial Revival Ivory
(Match: Roycroft Vellum SW 2833)

Colonial Revival Yellow
(Match: Classical Yellow SW 2865)

Classical Gold
SW 2831

Colonial Revival Blue
(Match: Meditative SW 6227)

Colonial Revival Sea Green
SW 2825

Colonial Revival Green Stone
SW 2826

Colonial Revival Stone
SW 2827

Colonial Revival Tan
SW 2828

Colonial Revival Gray
SW 2832

Paint Selection, reference for Meditative Blue

Received April 11, 2022
Planning and Building Department

page 26 from preapproved colors

BUNGALOW, ca. 1890-1940

Numbers refer to Sherwin Williams paints unless otherwise noted

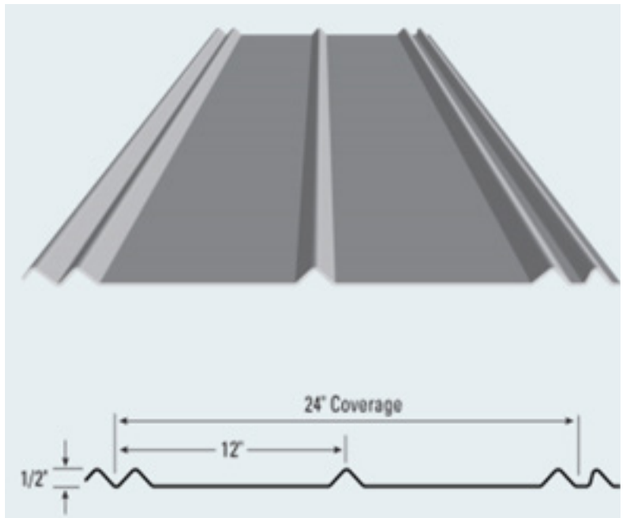
Family 4 – can be used with Family 2 or 3:



Downing Slate as Alternate for Meditative Blue

308
SAINT GEORGE STREET
1927 Bungalow

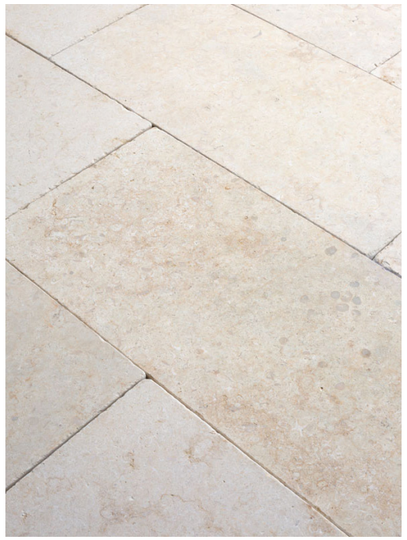
Received April 11, 2022
Planning and Building Department



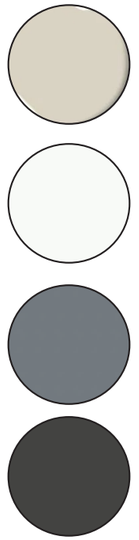
Roofing, Metal
5v Crimp
Color: Charcoal



Addition to receive Crafstman Cedar Shingles, painted



Pool Coping (Future)
Limestone



PT-1 SIDING AND COLUMN PLINTH
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
DOWNING SLATE
SW2819
(PREAPPROVED COLOR)

MT-1 METAL ROOF
CHARCOAL

Paint

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- C LOT 41 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 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 8044
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

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
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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

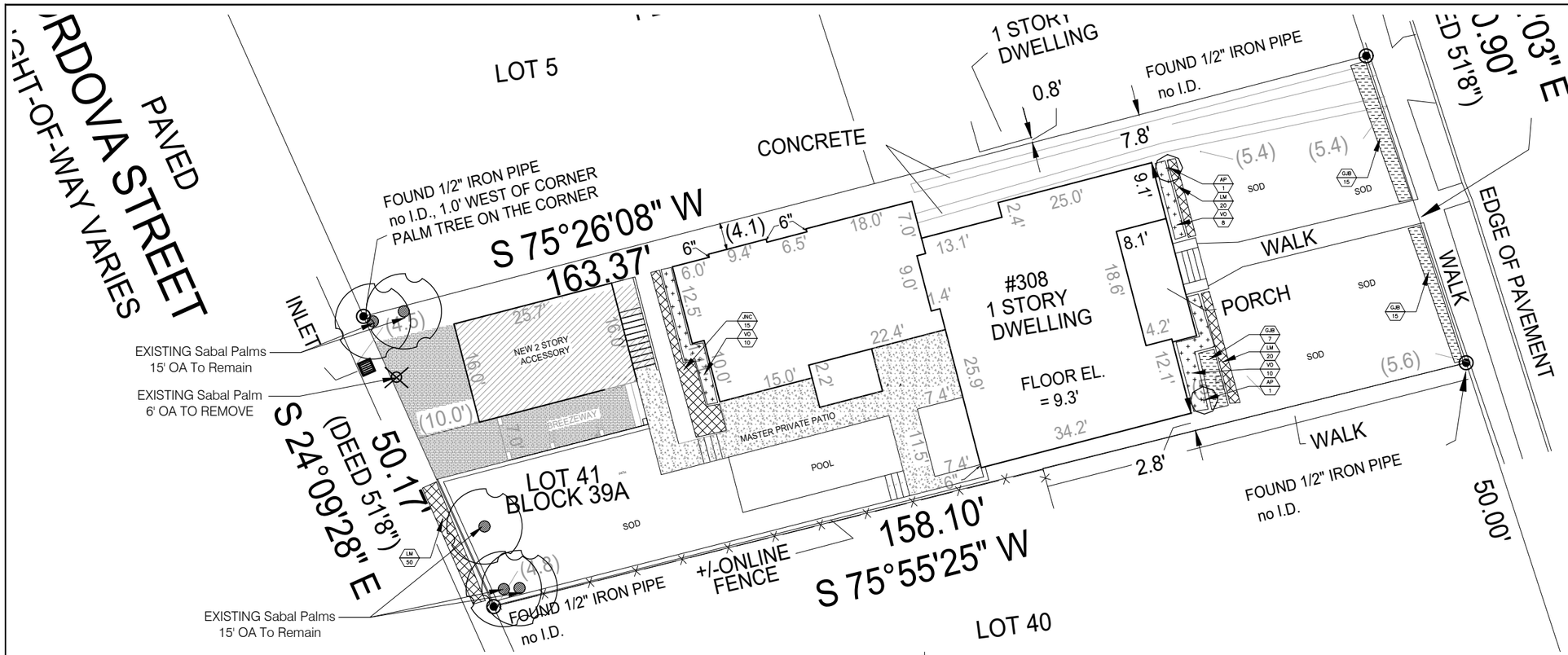
Added bungalow style columns at breezeway

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.

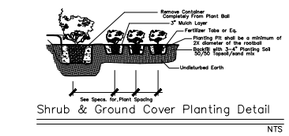
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

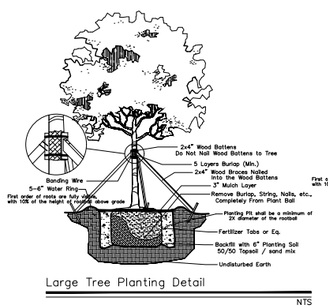
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

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.



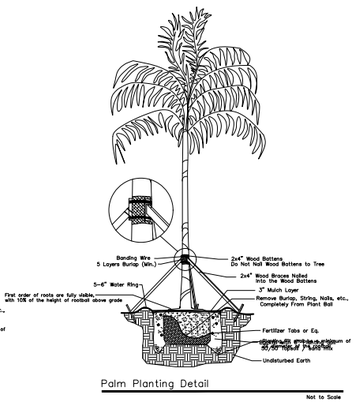
Shrub & Ground Cover Planting Detail

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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Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN

PROJECT : RESIDENCE
308 ST GEORGE STREET
ST AUGUSTINE, FLORIDA

CLIENT : HONEY TREE PROPERTIES

Wayne K Tonning
Digitally signed by Wayne K Tonning
Date: 2022.02.18 10:24:19 -05'00'

SEAL

WAYNE K. TONNING, RLA
FLA. REGISTRY

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

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Don't Relocate... Renovate

Builder:

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Revisions:

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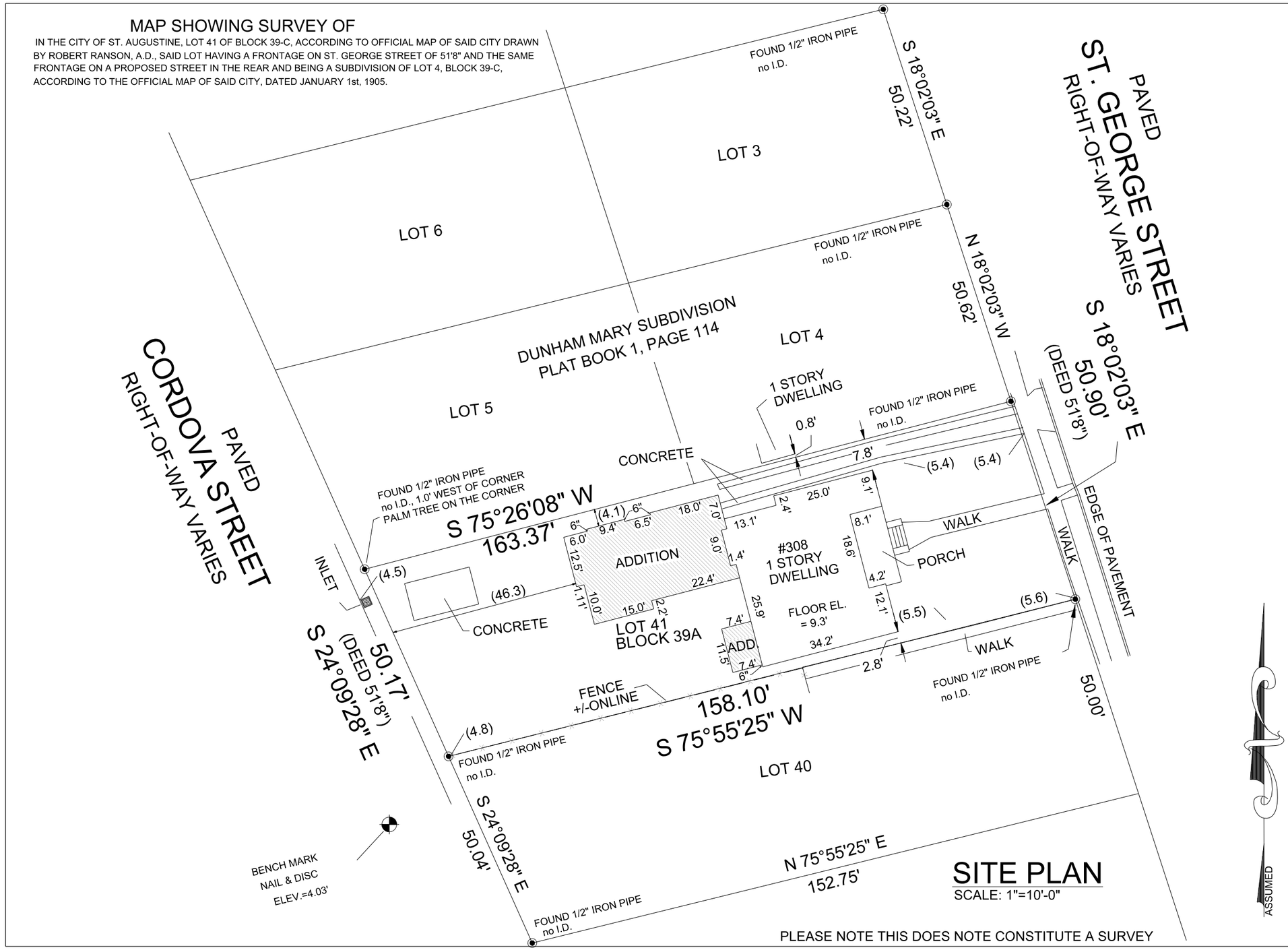
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MAP SHOWING SURVEY OF

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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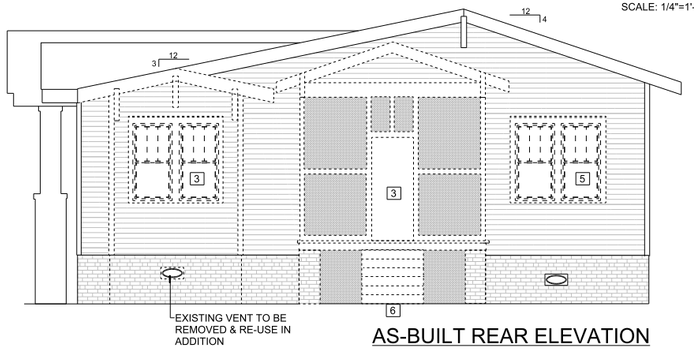
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AS-BUILT RIGHT ELEVATION
SCALE: 1/4"=1'-0"



AS-BUILT REAR ELEVATION
SCALE: 1/4"=1'-0"



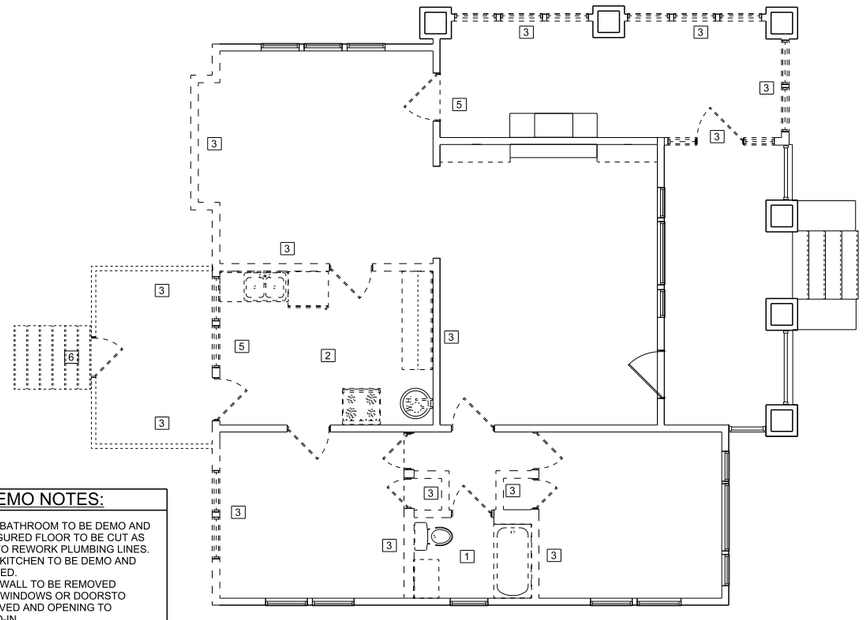
AS-BUILT / FRONT ELEVATION
SCALE: 1/4"=1'-0"

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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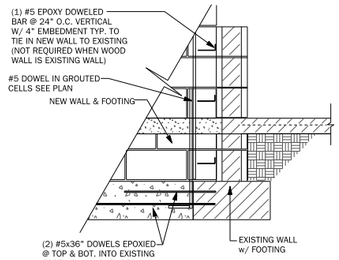
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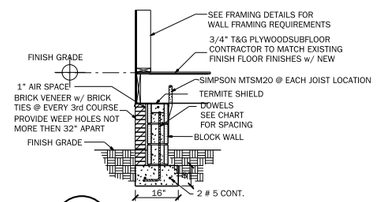
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RM03 **NEW WALL & FOOTING TO EXISTING**
SCALE 3/4" = 1'-0"



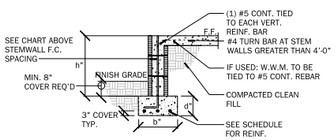
SW01 **STEMWALL w/ BRICK VENEER**
SCALE: 1/2" = 1'-0"

STEMWALL SCHEDULE

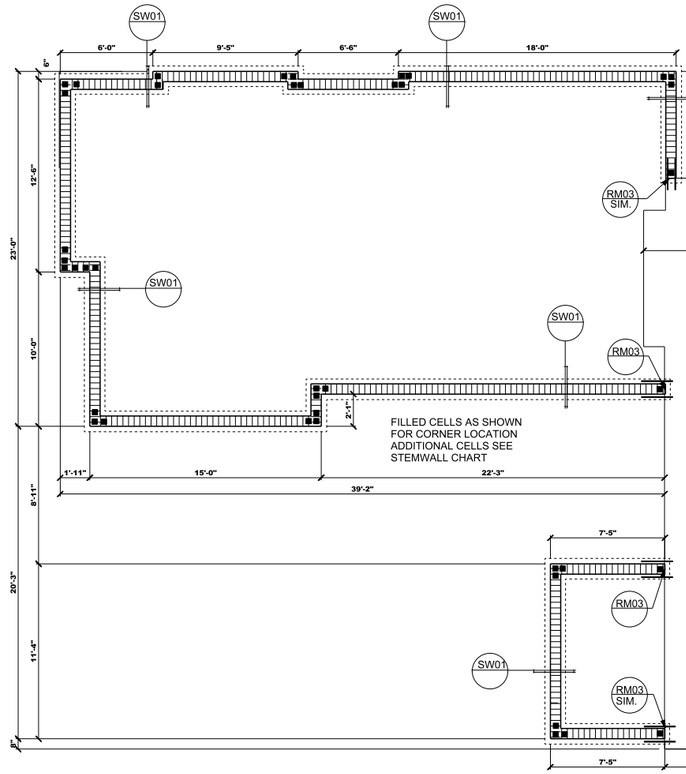
STEMWALL HEIGHT (h)	FOOTING DIMENSION				NUMBER/SIZE OF BARS	LAT.	MAXIMUM F.C. SPACING (O.C.) IN STEM WALL
	d 1 STORY	d 2 STORY	b 1 STORY	b 2 STORY			
0'-0"-2'-0"	8"	10"	16"	20"	W/ (3) #5 BARS	127.2#	6'-8"
2'-8"-4'-0"	10"	10"	20"	24"	W/ (3) #5 BARS	127.2#	4'-0"
4'-8" - 6'-8"	10"	10"	28"	28"	W/ (3) #5 BARS	395#	2'-8"

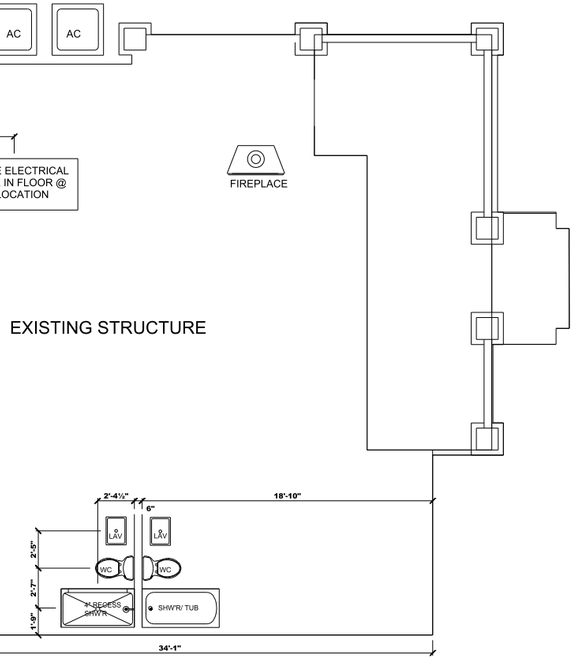
NOTE:

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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Builder:

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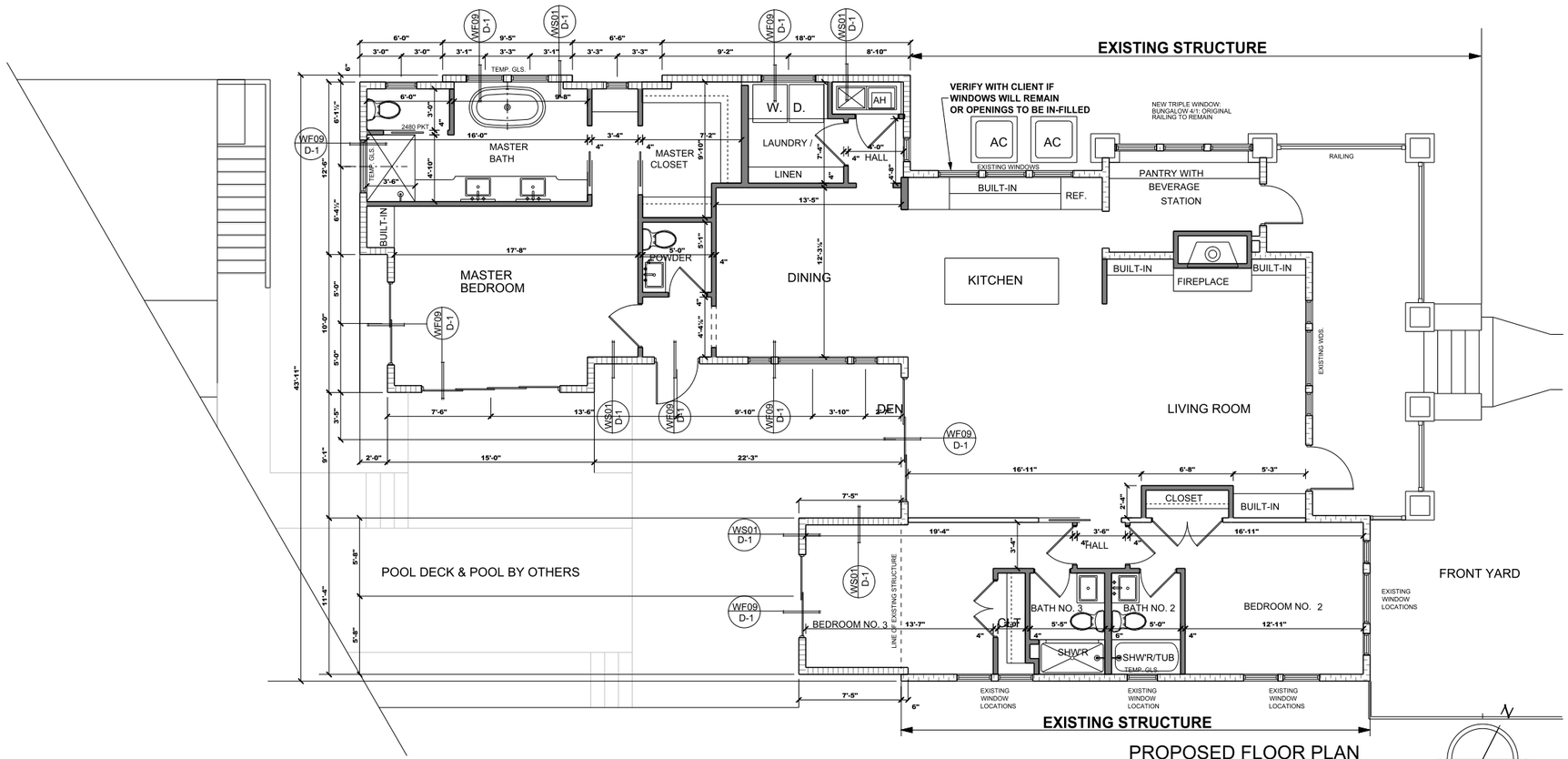
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AREA CALCULATIONS	
TOTAL LIVING (AC)	2088 S.F.
GARAGE	460 S.F.
COVERED ENTRY	244 S.F.
TOTAL UNDER ROOF	2835 S.F.

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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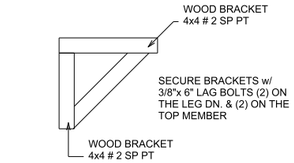
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Sheet: S-02

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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"

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2021-0910

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S-03

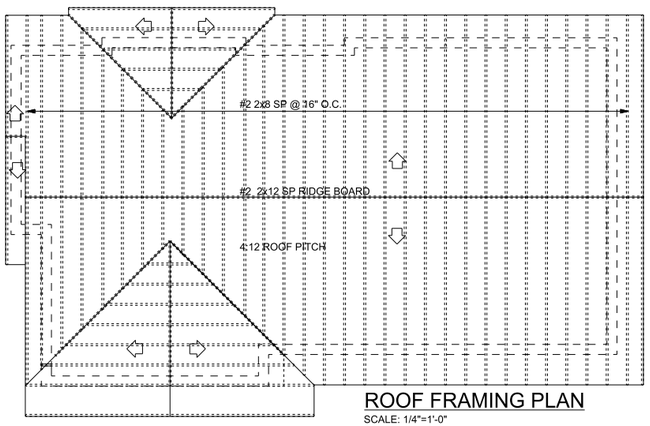
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NOTES:
ALL NEW CONSTRUCTION SHALL MATCH THE EXISTING ROOF PITCH, O.H. FASICA, AND SOFFIT.

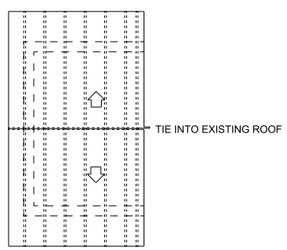
ALL RAFTER TO RIDGE CONNECTIONS
w/ SIMPSON A35 w/ (12) 0.131x 1.5 FASTENERS

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"

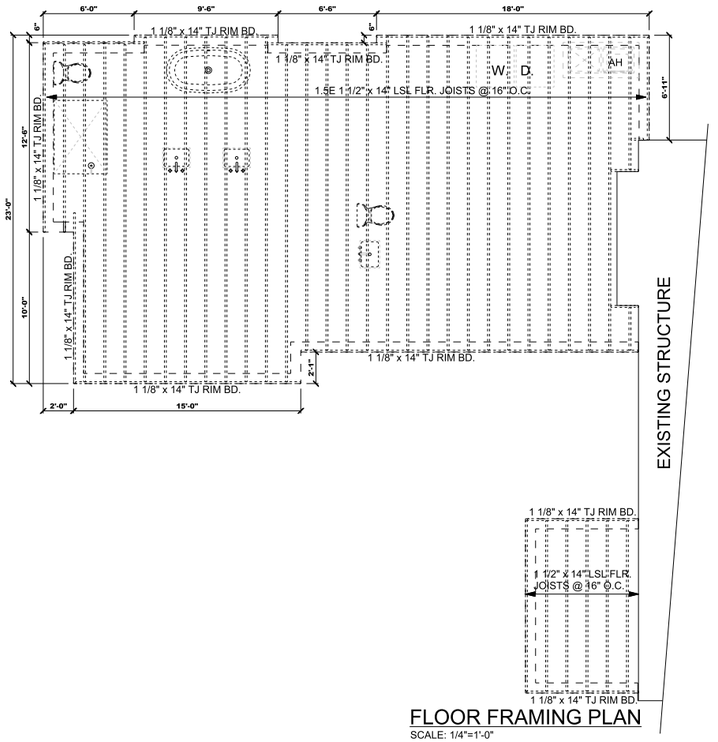


NOTES:
ALL NEW CONSTRUCTION SHALL MATCH THE EXISTING STRUCTURE

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"

Consultants:

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PHONE (407) 484-0037
TOMAS PONCE
FLPE # 50068

DATE: February 18, 2022

Designer:

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Builder:

Plan Issue Date:
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Job Information:

Residence of:
LUCKIE STREET

Plan Name:
Elevation:
Lot:
Block:
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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. 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
SA 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.

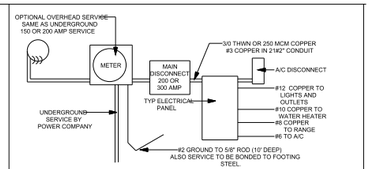
NOTES:

UNLESS OTHERWISE NOTED

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 16" AFF (GENERAL)

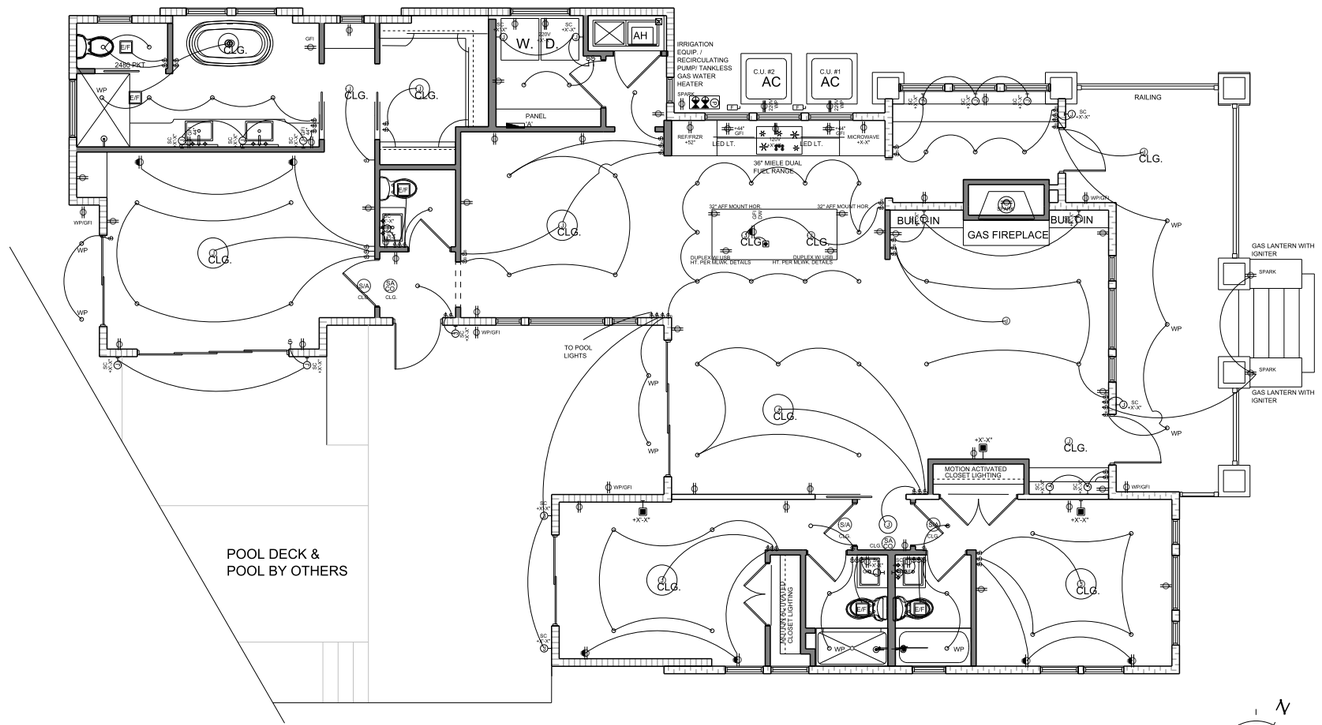
KITCHEN	44" AFF
BATHROOM	39" AFF
LAUNDRY ROOM	36" AFF
EXTERIOR WATERPROOF	12" AFF
GARAGE GENERAL PURPOSE	42" AFF
RANGE	2" AFF

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"

Consultants:

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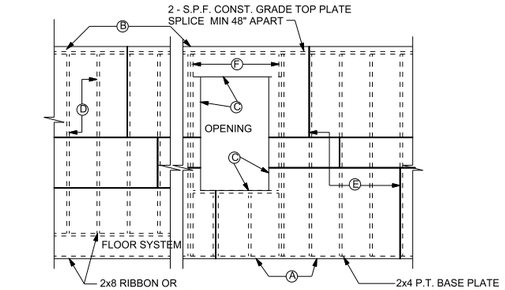
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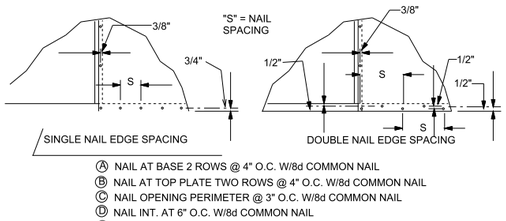
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Ⓐ NAIL AT BASE 2 ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓑ NAIL AT TOP PLATE TWO ROWS @ 4" O.C. W/8d COMMON NAIL
Ⓒ NAIL OPENING PERIMETER @ 3" O.C. W/8d COMMON NAIL
Ⓓ NAIL INT. AT 6" O.C. W/8d COMMON NAIL
Ⓔ STAGGER ALL VERT. JOINTS & NAIL @ 4" O.C. W/8d COMMON 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
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

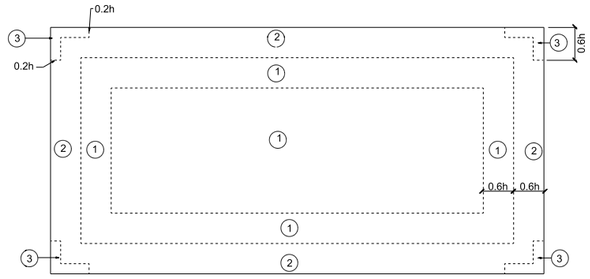
6.2 DESIGN, FABRICATE AND ERECT WOOD TRUSSES IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE, LATEST EDITION, HIB-LATEST EDITION AND QST-LATEST EDITION.

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)

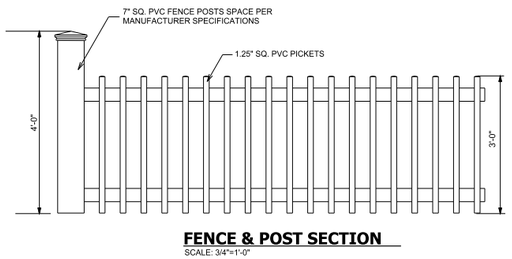
ZONE 1: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD
ZONE 2: 8d RING SHANK NAILS @ 4" O.C. ON EDGE AND 8" IN FIELD.
ZONE 3: 8d RING SHANK NAILS @ 3" O.C. ON EDGE AND 6" O.C. IN FIELD
(NOTE: IF 5/8" PLYWOOD IS USED, CONTRACTOR MUST USE 10d RING SHANK NAILS)

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

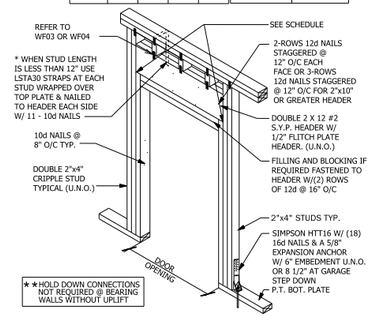
SHEATHING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY, ATTACHED PERNAILING SCHEDULE. PANEL EDGES WILL NEED TO BE ATTACHED TO STUD OR BLOCKING AT ALL EDGES.



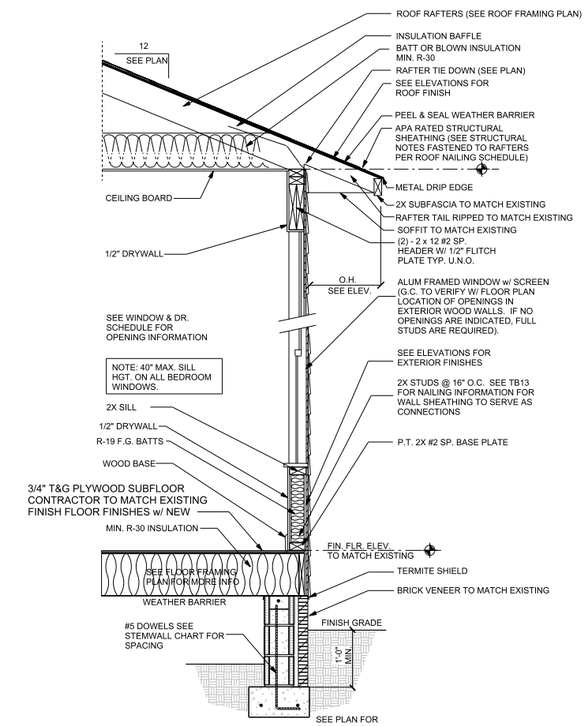
FENCE & POST SECTION
SCALE: 3/4"=1'-0"

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"



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 (-) 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 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:
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:
Builder Job Number:
Elevation:
Block:
Lot:
Address:

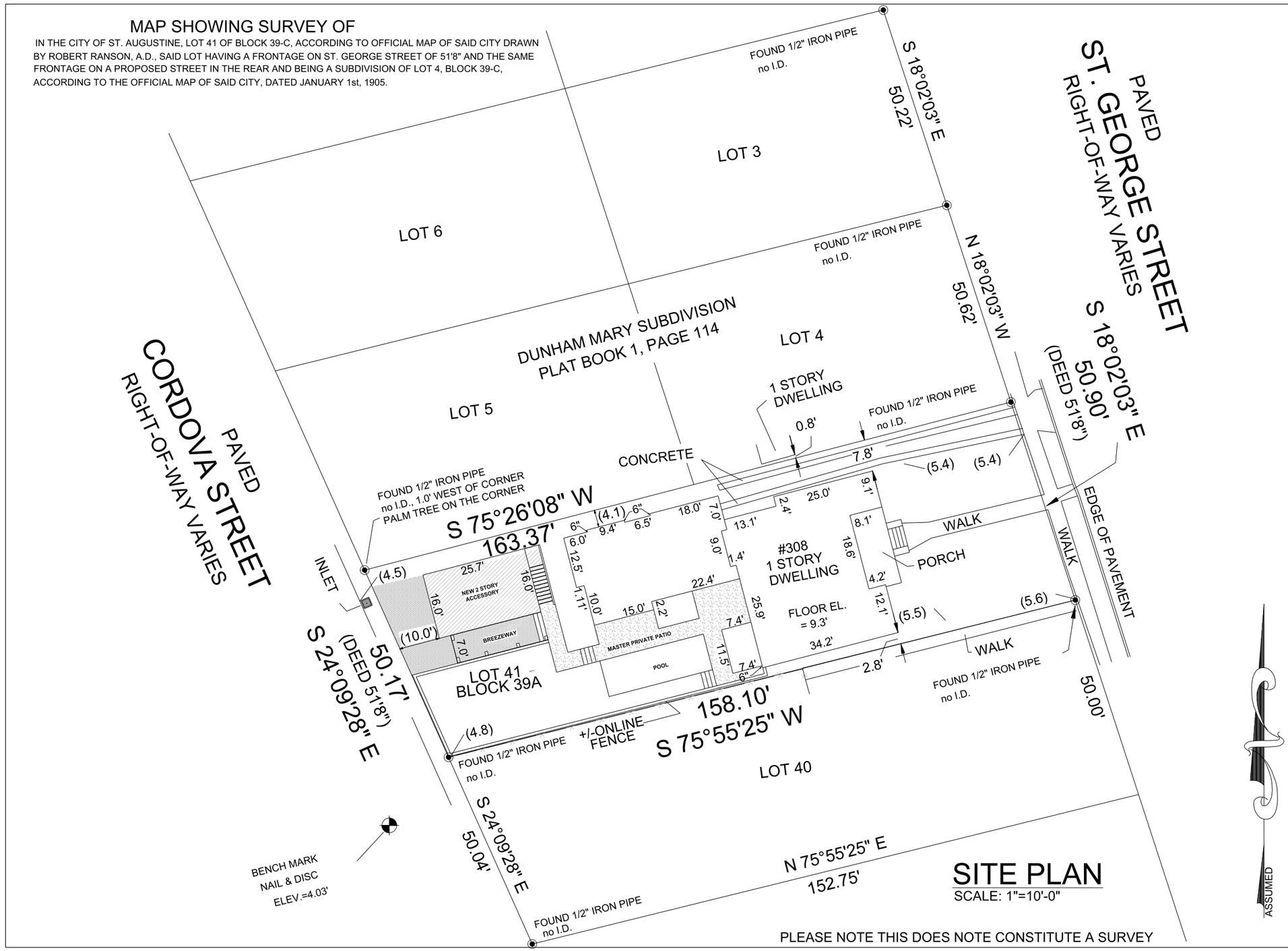
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Sheet: 01

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

Consultants:

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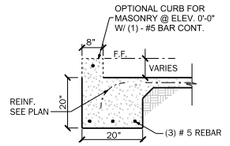
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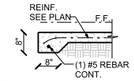
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2021-0910.1

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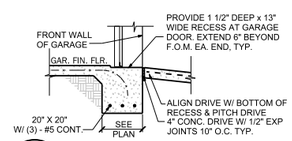
Received February 18, 2022
Planning and Building Department



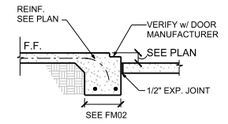
FM02 **SECTION @ GARAGE**
SCALE: 1/2" = 1'-0"



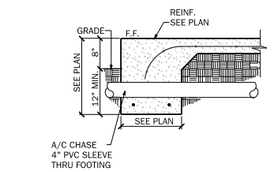
FM03 **THICKENED EDGE**
SCALE: 1/2" = 1'-0"

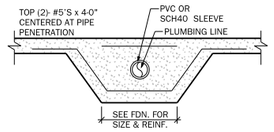


FM04 **SECTION @ GAR. DOOR**
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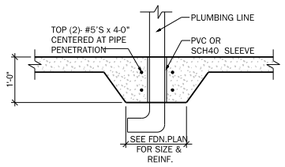


FM05 **DOOR RECESS DETAIL**
BEARING SCALE: 1/2" = 1'-0"

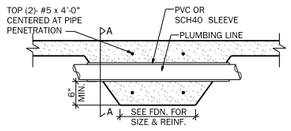




SECT. "A-A"



PIPE VERTICAL THRU FDN.

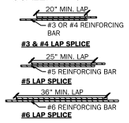


PIPE PERPENDICULAR TO FND

FM23 **TYPICAL. FOUNDATION PENETRATIONS**
SCALE: 3/4" = 1' - 0"



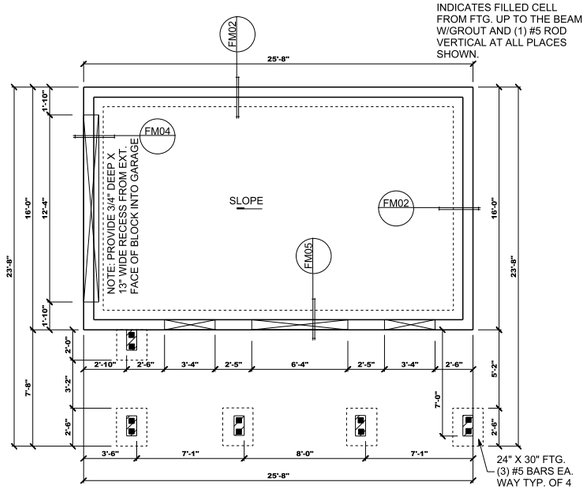
#5 STD. 90° HOOK
SCALE:1"=1'-0"



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:
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 11, 2022

Revisions:	
1	
2	
3	
4	
5	

Job Information:

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Job Information:

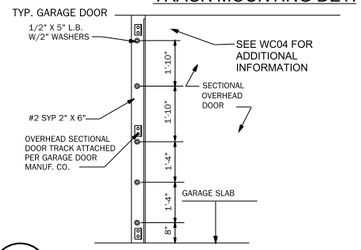
Residence of: **LUCKIE STREET**
Plan Name:
Elevation:
Builder Job Number:
Block:
Lot:
Address:

D&BC Reference No.
2021-0910.1

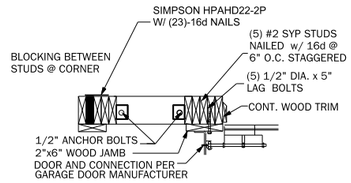
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Planning and Building Department

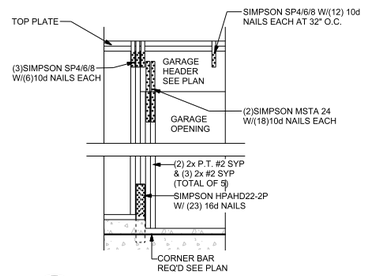
TRACK MOUNTING DET.



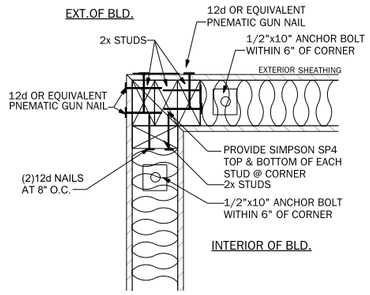
WC05 SECT. OVERHEAD GAR. DOOR INSTALL
N.T.S.



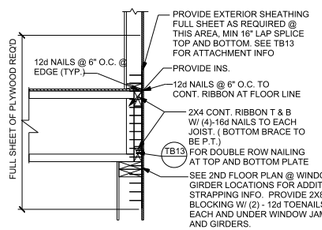
TYP. CORNER @ GARAGE



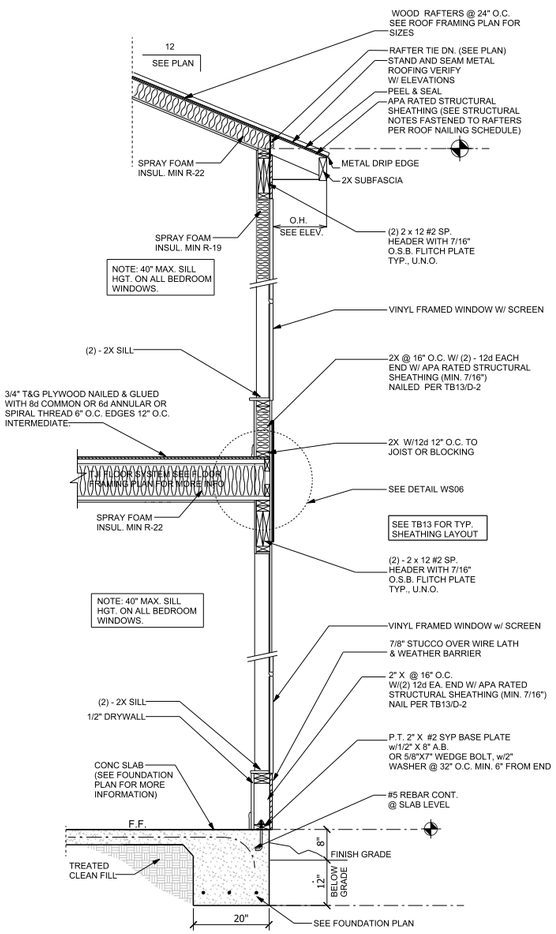
WC04 GARAGE HEADER ANCHOR
SCALE:1/2"=1'-0"



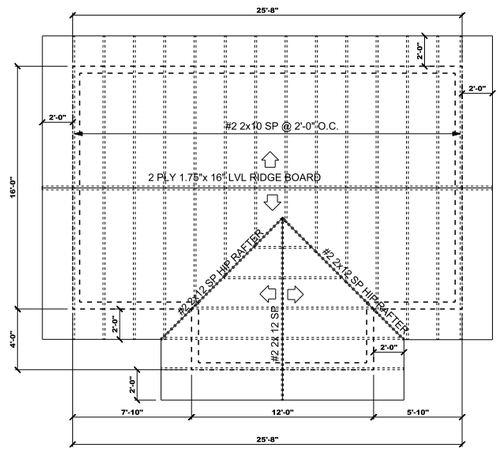
WC06 EXTERIOR FRAME CORNER
SCALE: 1" = 1'-0"



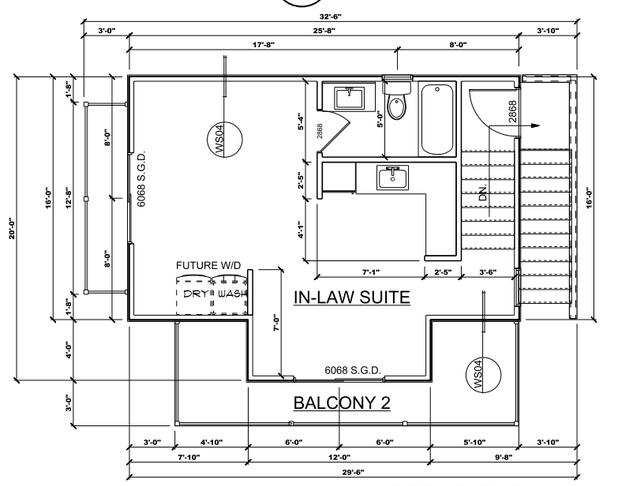
WS06 FLOOR ATTACHMENT DETAIL
SCALE: 3/4" = 1' - 0"



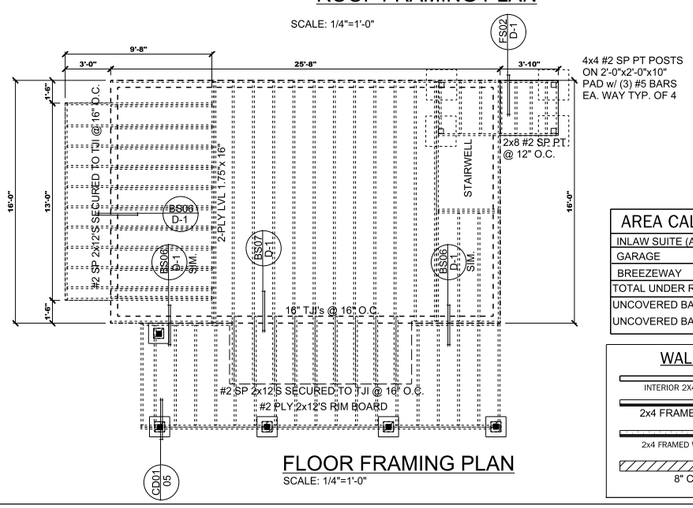
WS04 2-STORY FRAME WALL SETION
SCALE: 3/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

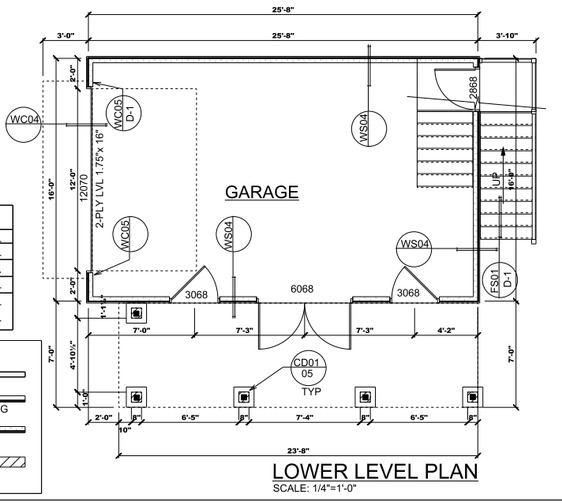


FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

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
FLPE # 50068
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Designer:
DESIGN & BUILDING CONCEPTS, LLC
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cell: 407 970.6974
johnscronk@gmail.com
Don't Relocate... Renovate
Builder:

Plan Issue Date: February 18, 2022

Revisions:
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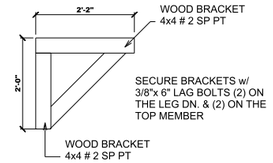
Job Information:

Residence of: LUCKIE STREET
Plan Name:
Builder Job Number:
Elevation:
Block:
Lot:
Address:

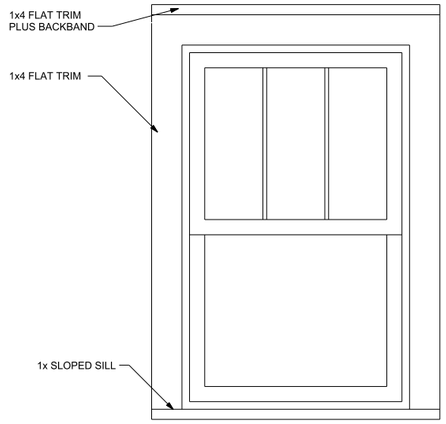
D&BC Reference No.
2021-0910.1

Sheet: 04

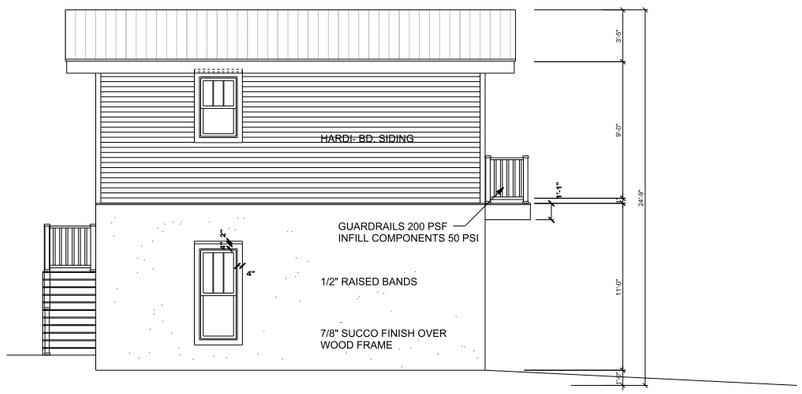
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BRACKET DETAIL
SCALE:3/4"=1'-0"



TYP. 3 OVER 1 WD.
SCALE: 1 1/2"=1'-0"



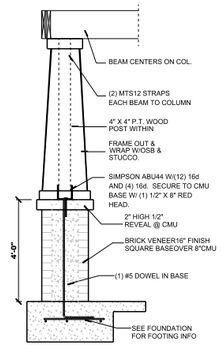
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

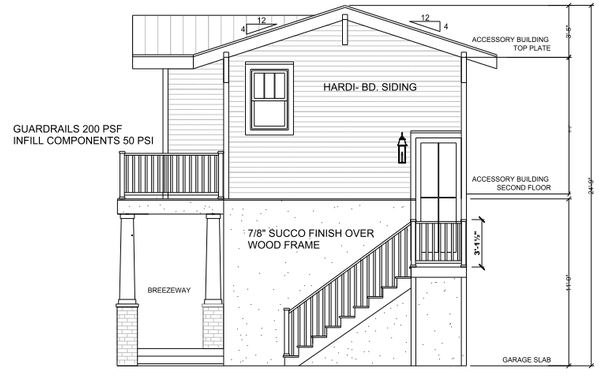


LEFT ELEVATION
SCALE: 1/4"=1'-0"



TYP. COL. DET.

CD01
SCALE 3/4" = 1'-0"



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

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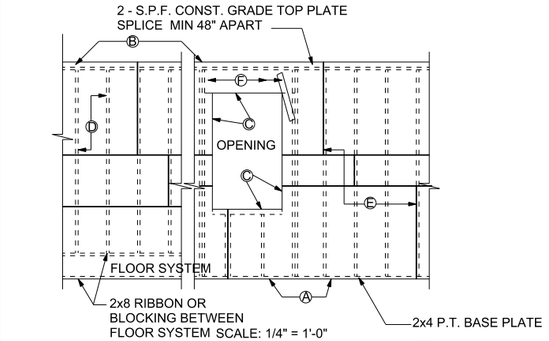
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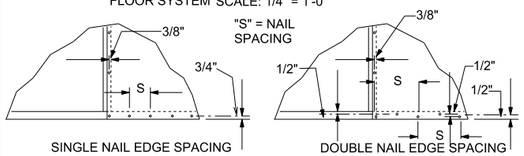
Residence of: LUCKIE STREET
Plan Name:
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Address:
Block:

D&BC Reference No.
2021-0910.1

Sheet:
05

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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.

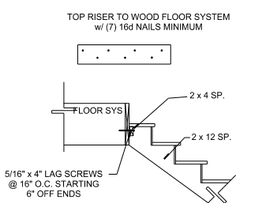
6.6 8d NAILS ARE RECOMMENDED FOR ALL SHEATHING NAILING. IF .099 DIA NAILS ARE USED ALL NAILING PATTERNS SHALL BE MODIFIED TO THE FOLLOWING SCHEDULE TO THE LEFT:

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

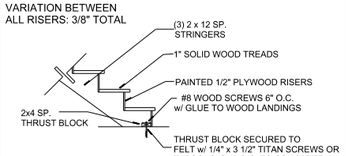
A: CEMENT COATED SINKERS
B: BRIGHT COMMONS
C: SPIRAL OR RING SHANK NAILS
D: CLIP HEAD GUN NAILS



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

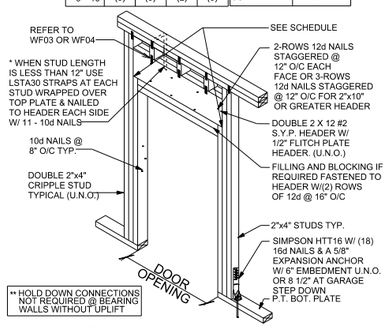


B1-STRINGER BOTTOM TO CONCRETE PAD
SCALE: 1/2" =1'-0"

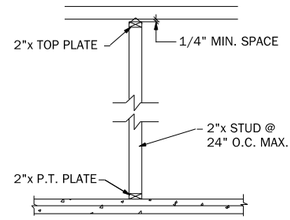
FS01 TYP. STAIR STRINGER DETAILS
SCALE: 3/4" = 1'-0"

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)

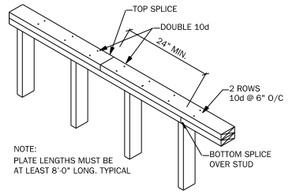
HEADER ANCHOR NAILED TO TOP PLATES, HEADER & JACK	
HEADER SIZE & GRADE	NO. & SIZE OF RAFTER TIES EACH END
(2) 2X12" #2 SP	(2) LSTA 30



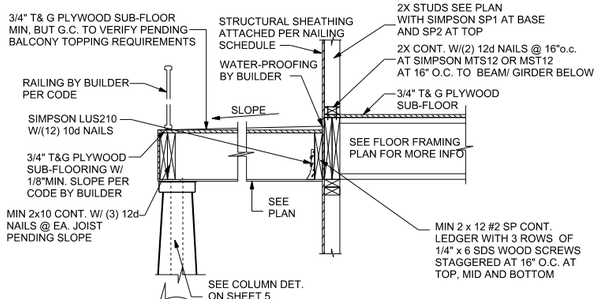
WF09 **WALL HEADER DETAIL**
SCALE: 1/2" = 1'-0"



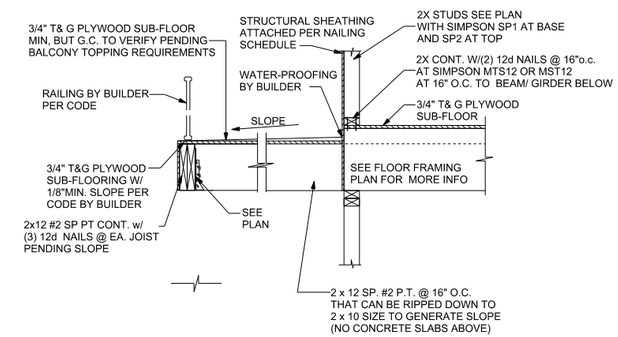
WF18 **TYPICAL INTERIOR NON-BEARING** SCALE: 3/4" = 1'-0"



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:

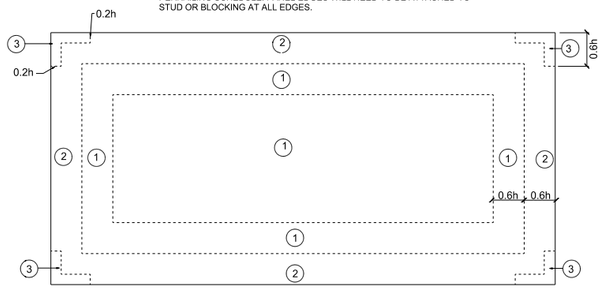
1. PLYWOOD AND SIDING:
   (FIELD) USE 8d NAILS @ 12" O.C.
   (EDGE) USE 8d NAILS @ 6" O.C.
2. GYPSUM:
   USE CODE APPROVED SIZE AND SPACING FOR CONNECTION

ROOF NAILING SCHEDULE:
NAILING ZONES (SHINGLES AND TILE)

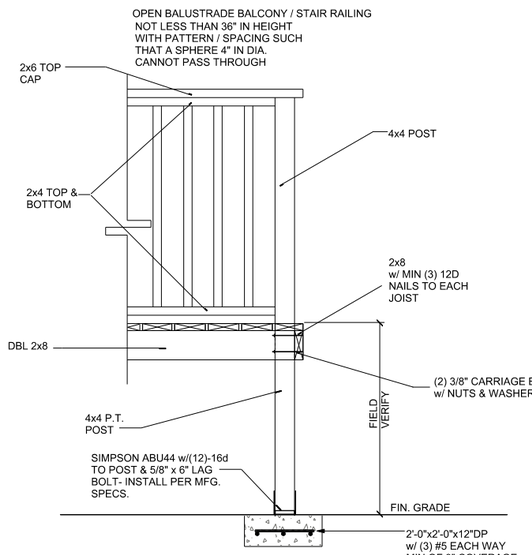
ZONE 1: 8d RING SHANK NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD
ZONE 2: 8d RING SHANK NAILS @ 4" O.C. ON EDGE AND 8" IN FIELD.
ZONE 3: 8d RING SHANK NAILS @ 3" O.C. ON EDGE AND 6" O.C. IN FIELD
(NOTE: IF 5/8" PLYWOOD IS USED, CONTRACTOR MUST USE 10d RING SHANK NAILS)

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:
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Revisions:

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Job Information:

Residence of: **LUCKIE STREET**
Plan Name:
Elevation:
Builder Job Number:
Lot:
Block:
Address:

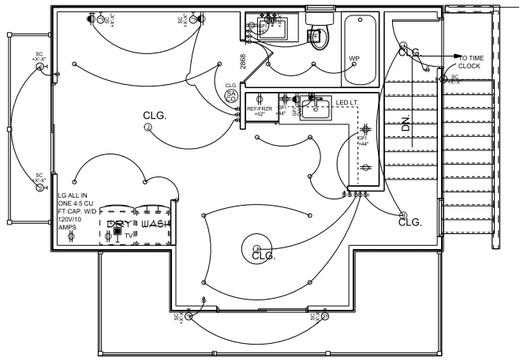
D&BC Reference No.
2021-0910.1

Sheet:
D-1

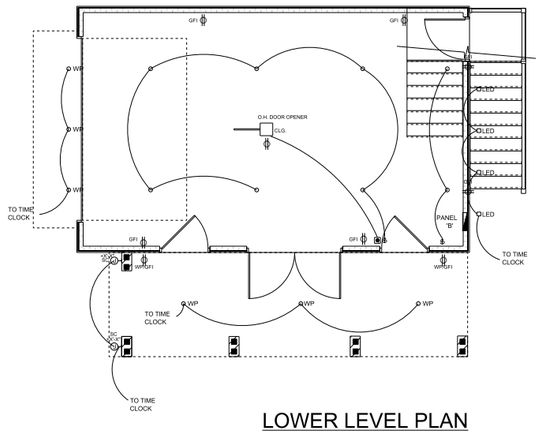
Received February 18, 2022
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SYMBOL LEGEND

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 +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. 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 MACEIPE
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:

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:
Block:
Lot:
Address:

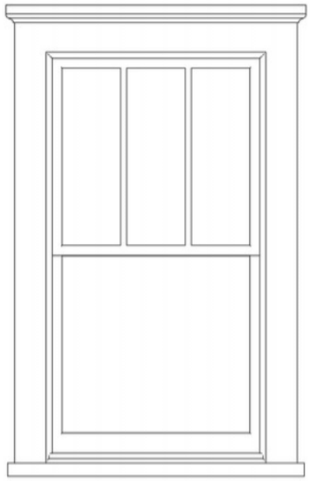
D&BC Reference No.
2021-0910.1

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

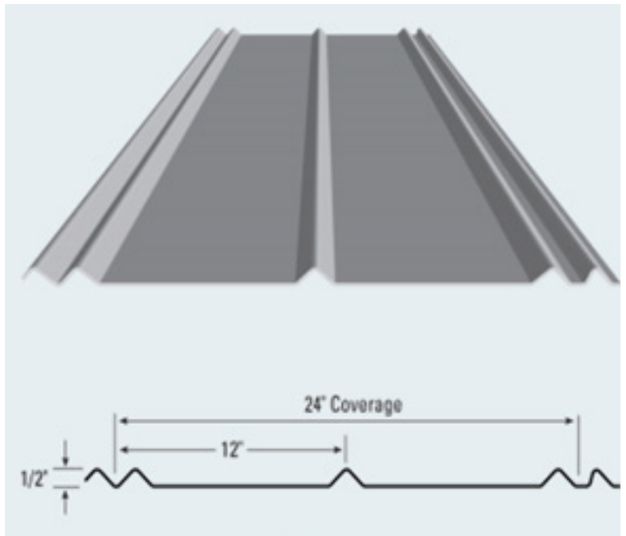


New hardware for Pantry and In-Law Suite Entry Door

Details & Materials

308
SAINT GEORGE STREET
1927 Bungalow

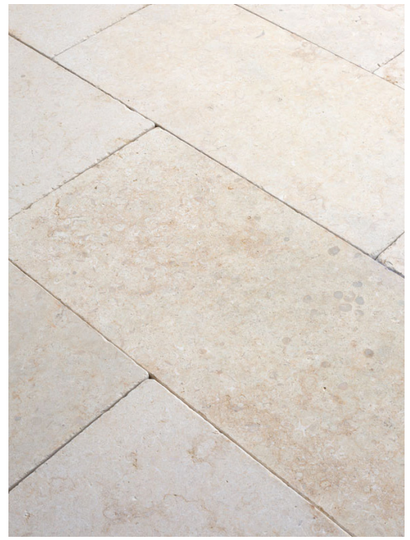
Received February 18, 2022
Planning and Building Department



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

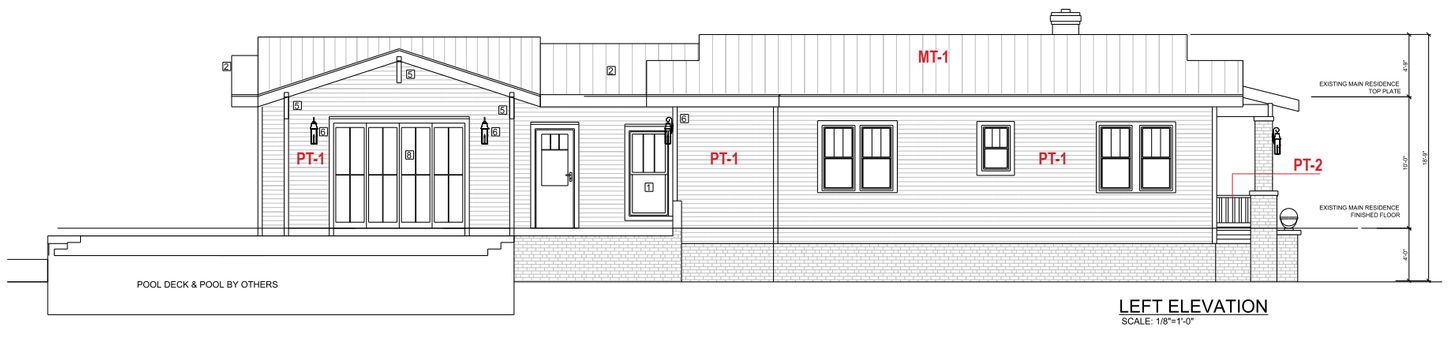
308
SAINT GEORGE STREET
1927 Bungalow

Received February 18, 2022
Planning and Building Department

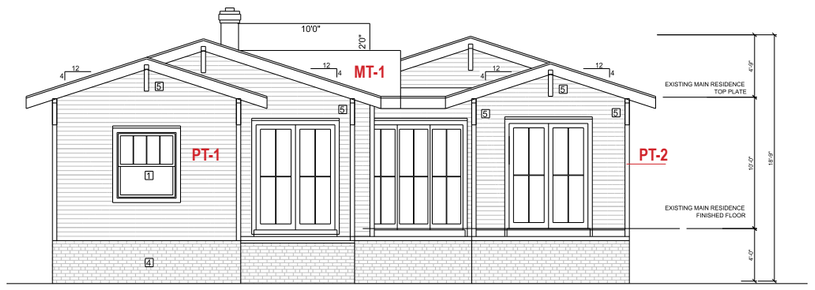
[6] NEW SCONCE LANTERN VERIFY WITH ARCHITECTURAL SPECIFICATIONS
[7] 4" TRIM BOARDS TO MATCH EXISTING
[8] NEW 4- PANEL S.G.D.



RIGHT ELEVATION
SCALE: 1/8"=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)

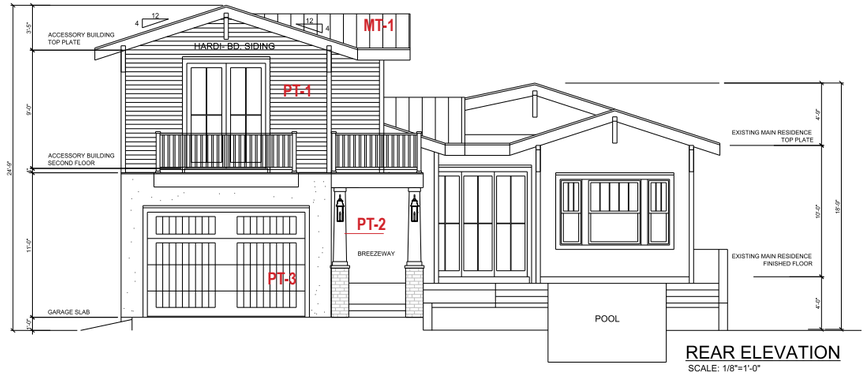
PT-3 GARAGE AND PANTRY DOOR
SHERWIN WILLIAMS
MEDITATIVE BLUE
SW6227
(PREAPPROVED COLOR)

MT-1 METAL ROOF
CHARCOAL

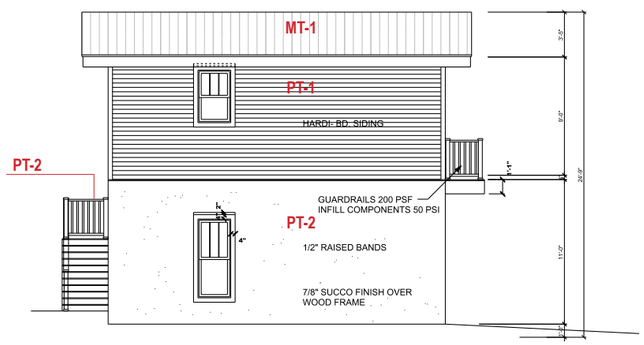
Paint

308
SAINT GEORGE STREET
1927 Bungalow

Received February 18, 2022
Planning and Building Department



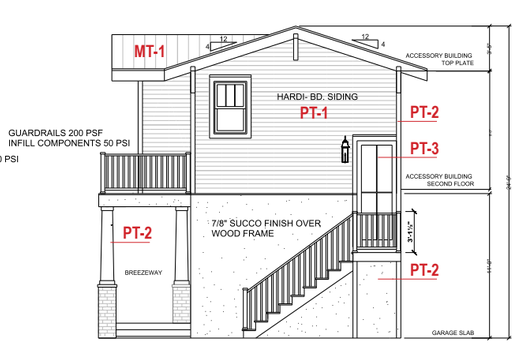
REAR ELEVATION
SCALE: 1/8"=1'-0"



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 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 *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 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

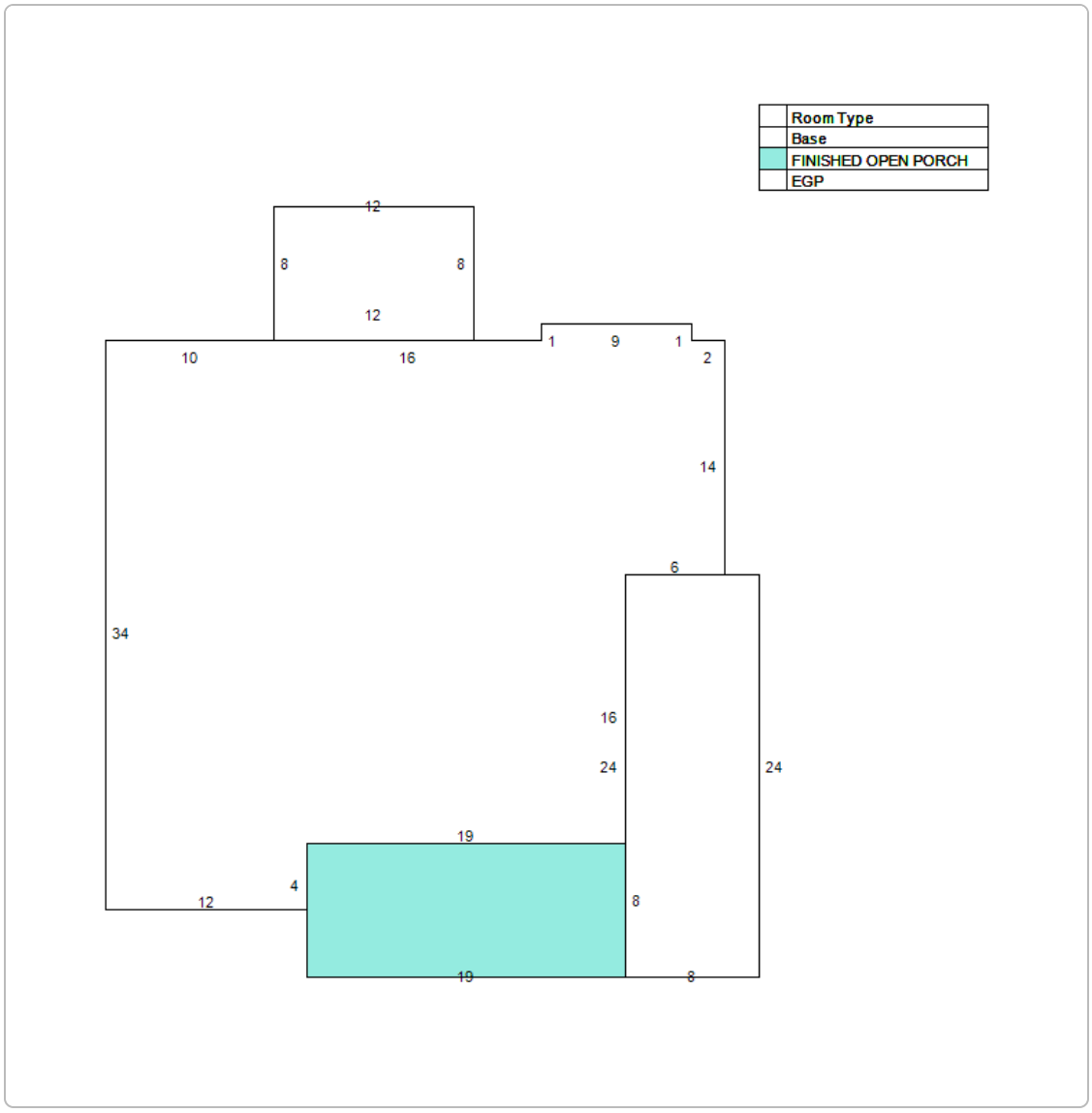
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$47,610	$0	$252,450	$0	$0	$300,060	$300,060	$0	$300,060
2020	$113,624	$0	$224,400	$0	$0	$338,024	$318,604	$19,420	$318,604
2019	$101,521	$0	$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.

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User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 2/18/2022, 12:00:01 AM

Version 2.3.177

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 21, 2022 Meeting



Applications: HP2022-0020 & HP2022-0021

Address: 28 W. Castillo Drive – Lots 14 & 15

Applicant: Grace Contracting, LLC Property Owner: Zigiz Holdings, LLC

Project description: To construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment. (Separate applications, same scope of work for each)

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-5
Parcel number:	1939600000		
Agenda Item:	6(d) & (e)	Previous Action(s):	COA 2013-0052 OOA 2017-0081

STAFF SUMMARY AND ANALYSIS:

1. The subject parcels are adjacent through lots with access to both Grove Avenue and W. Castillo Drive, centrally located along the block in the Historic Preservation 5 Zoning District (HP-5).
2. Previous HARB approvals for this property include a COA for the four-foot tall picket fences along Grove Avenue and W. Castillo Drive and an Opinion of Appropriateness for a new residential structure.
3. The applicant has submitted two separate applications, one for each lot, to construct a new residential structure, detached garage with residential space above, and associated site features including a pool, fencing, landscaping, and front and rear paver driveways.
4. The site plan for Lot 14 shows the main residential structure facing W. Castillo Drive with the detached garage to the rear along Grove Avenue. The lots adjacent to the east include a residential structure fronting Grove Avenue and a vacant parcel along W. Castillo Drive.
5. Lot 15's site plan, while identical in layout, indicates the main residential structure facing Grove Avenue with the rear detached garage facing W. Castillo Drive. This configuration matches the neighboring property to the west.
6. Sanborn Maps revised to 1965 indicate dwellings and associated outbuildings on both parcels. Lot 14 is labeled 29 Grove Avenue and Lot 15 is labeled 31 Grove Avenue. City permitting documents were not maintained prior to the late 1970s and these addresses do not appear in more recent city documents. Neither address appears in the 1975 Polk City Directory, and it is possible that these structures were demolished by that time.
7. The proposed main residential structure features a metal double-gable roof with a hip-roofed front porch, board and batten siding in the secondary gable, Hardie board lap siding on the remainder of the building, primarily one-over-one lite windows with smaller, horizontal fixed windows where bathrooms are proposed, six-paneled exterior doors, and brick veneer foundation with simple post columns and squared balusters at the front and rear covered porches.
8. The proposed two-story detached garage features an asphalt shingled gable roof with gabled dormer with window on the front elevation, Hardie board lap siding, six-paneled exterior doors and two single car garage doors, and one-over-one windows at the ground floor. Smaller horizontal fixed windows and sliding glass doors are on the second floor, with exterior stair access to/from two and six-paneled exterior doors.
9. The AGHP requires new construction in lots # 9 and greater in HP-5 be in the Frame Vernacular style and encourages site plans, heights, widths, massing, spacing, and roof forms be consistent with and complimentary to the existing historic streetscape. The HARB should determine whether the proposed construction plans, details, and specifications of the project meet the architectural requirements of the guidelines.
10. Many lots in the district are similarly long and narrow with similar building setbacks from the street, often with rectangular footprints and minimal front and side yards and the proposed site plans are consistent with existing properties in this way. The applicant may consider revising the plans for lot 14 to have the main residence facing Grove Avenue based on the historic configuration of the lots with primary structures facing this street. This would be consistent with the residential feel along the Grove Avenue streetscape.

11. Streetscape drawings and/or footprint plans were recommended in staff's sufficiency review but not provided and are needed to clearly understand how the buildings would fit within the pattern of existing buildings and lots facing both Grove Avenue and W. Castillo Drive.
12. Most of the building form and features align with the Frame Vernacular style as described by the AGHP including the gable roof, rectangular plan, and porches with uniform materials and minimal detailing.
13. The exterior siding is identified as Hardie board which is not a listed pre-approved material in the AGHP but has been used previously in some new construction projects. The HARB may find the Hardie board material acceptable if its size, shape, and texture mimics wood siding. Plans call out metal roofing on the main residential structure and 5V crimp roofing is a compatible material for this style according to the AGHP. The detached garage is proposed to have asphalt shingles. Fiberglass architectural shingles in medium to dark grey or brown are listed in the AGHP as a compatible roofing material for Frame Vernacular buildings constructed after 1920.
14. Material specifications for other details including the windows, doors, porch and stair railings and supports, foundation, driveways, pool and pool surround, and proposed fencing as well as proposed colors, roof, window, and door specifications, and locations of mechanical equipment have not been provided and should be clarified by the applicant. Scaled all section drawings of a typical window, door, and porch balustrade element are also needed.
15. Portions of this property are in archeology zone IA; therefore, new construction must comply with the Archeological Preservation Ordinance and an A14 Archaeological Review application should be submitted well in advance of beginning any ground disturbance including but not limited to foundations and paving for new construction.
16. A cursory review by zoning staff indicated that a Use by Exception application to and approval from the Planning and Zoning Board for multi-family use may be required for these projects. Any HARB design approval does not dictate interior layout unless directly related to exterior fenestration, nor does HARB approval make judgement on the future use of the proposed structures.
17. All additional landscaping, tree removal, impervious surface area, zoning, and building code requirements outside the HARBs purview must also be met prior to issuance of a permit.

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 Certificate of Appropriateness** applications **at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021**) to allow the applicant time to provide sufficient information regarding materials, and construction details as noted in the staff report, and, to consider any design changes recommended by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Lot 14:
    a. Construct a 1-1/2 story single family residence along W. Castillo Drive with a metal gable roof, hip-roofed front porch, Hardie board siding, one-over-one lite windows, front and rear covered porches, and brick veneered foundation.
    b. Construct a detached two-story building along Grove Avenue encompassing a garage with residential space above featuring an asphalt shingle gable roof, Hardie board siding, exterior access stairs, one-over-one lite windows on the ground floor, and horizontal fixed windows and sliding doors on the second floor.
    c. Window materials and design not specified for either building.
    d. Install paver driveways along both W. Castillo Drive and Grove Avenue (material and design not specified).
    e. Install fencing (locations, material, and dimensions not specified)
    f. Install an in-ground pool with paver surround between the main residence and detached garage (design details not provided).
    g. Install associated mechanical equipment including water/wastewater equipment (noted on site plan) and other mechanical equipment (not noted on site plan).
    h. Associated landscaping (details not included)

2. Lot 15:
    a. To construct a 1-1/2 story single family residence along Grove Avenue with a metal gable roof, hip-roofed front porch, Hardie board siding, one-over-one lite windows, front and rear covered porches, and brick veneered foundation
    b. Construct a detached two-story building along Grove Avenue encompassing a garage with residential space above featuring an asphalt shingle gable roof, Hardie board siding, exterior access stairs, one-over-one lite windows on the ground floor, and horizontal fixed windows and sliding doors on the second floor.
    c. Window materials and design not specified for either building.
    d. To install paver driveways along both W. Castillo Drive and Grove Avenue (material and design not specified)
    e. To install fencing (locations, material, and dimensions not specified)
    f. To install an in-ground pool with paver surround between the main residence and detached garage (design details not provided)
    g. To install associated mechanical equipment including water/wastewater equipment (noted on site plan) and other mechanical equipment (not noted on site plan)
    h. Associated landscaping (details not included)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Pre-Approved Guidelines

- 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.

Vernacular (1821-1940)

Vernacular refers to common buildings that do not display a formal or distinctive style. These buildings do, however, generally display at least some of the design elements and features commonly used in styled buildings constructed during the same era. They may also reflect minor influences such as Chippendale, Arts and Crafts, Pennsylvania Dutch, and Minorcan Cracker. Construction may be frame, masonry or both. Vernacular buildings make up the bulk of St. Augustine's historic building resources. These buildings dominate the streetscape, establish the scale of neighborhoods, create a sense of place, and record the change of construction technology and materials over time. Vernacular buildings represent the history, influence and culture of the middle and lower classes.

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845.

Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types 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.

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

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

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-5

St. Augustine Colonial Revival is the only style of new construction permitted in the eastern part of Historic Preservation-Five (HP-5). This area includes Lots 1 through 8 of the Kingsland Addition Subdivision. Frame Vernacular architecture is the only style of new construction permitted in the remaining areas of Historic Preservation-Five (HP-5).

Post-1821 Building Plans

Vernacular (Frame and Masonry) buildings are usually regular, rectangular or L, and less commonly, irregular; one to two and one-half stories.

Post-1821 Design Considerations

All post-1821 buildings are designed based on the inches, feet and yards familiar to us today.

St. Augustine Code of Ordinances:

Sec. 28-187. - Historic preservation district: HP-5.

Intent. This district is intended to provide a mix of residential and nonresidential uses compatible with the existing historic structures and the district's relationship with surrounding neighborhoods and traffic circulation.

(5) *Maximum lot coverage by all buildings:*

a. Fifty (50) percent.

b. Main structures, two thousand five hundred (2,500) square feet.

(6) *Maximum and minimum yard requirements:*

a. Front, ten (10) feet minimum, twenty (20) feet maximum.

b. Side, five (5) feet.

c. Rear, twenty (20) feet.

(7) *Maximum height of structures:* Thirty-five (35) feet, two and one-half (2½) stories.

(8) *Minimum yard requirements.*

a. Minimum lot width, fifty (50) feet.

b. Minimum lot area, six thousand, seven hundred and fifty (6,750) square feet.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Maps
3. Opinion of Appropriateness August 17, 2017 HARB Minutes

STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive



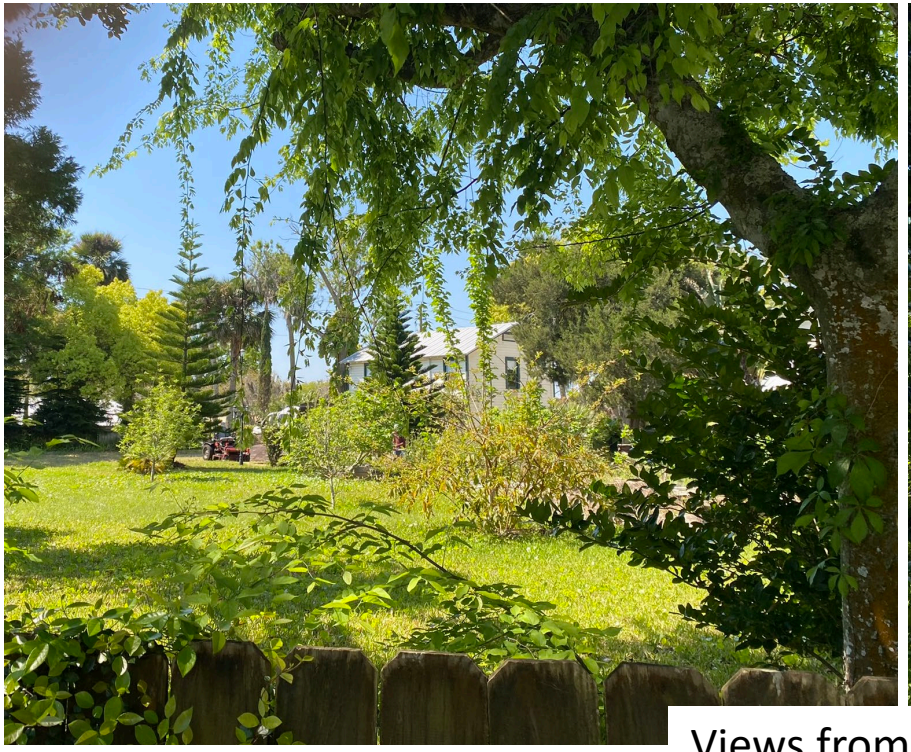
STAFF PHOTOGRAPHS
28 W. Castillo Drive



Views from W. Castillo Drive

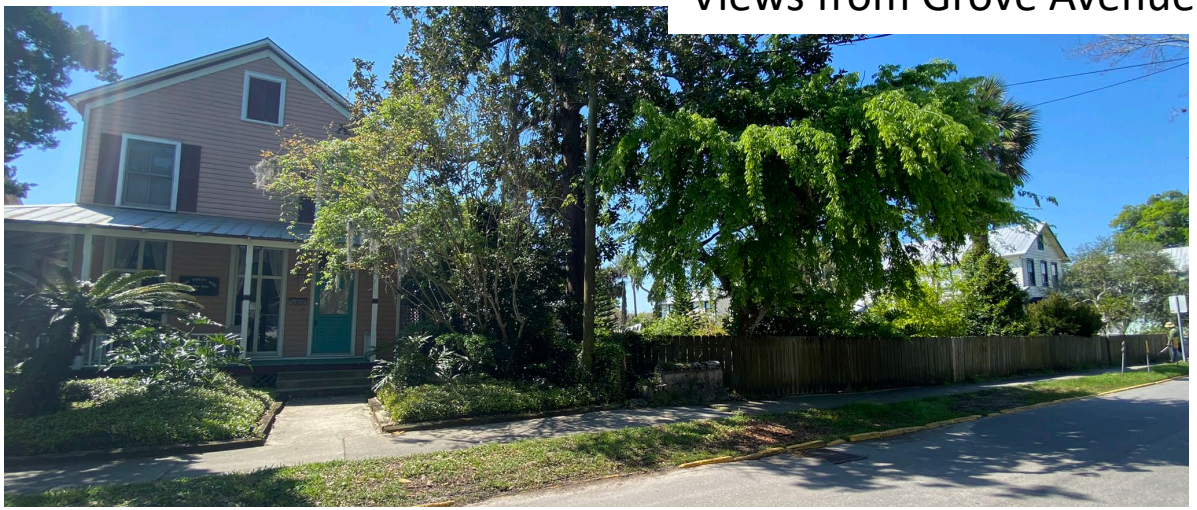


STAFF PHOTOGRAPHS
28 W. Castillo Drive





Views from Grove Avenue



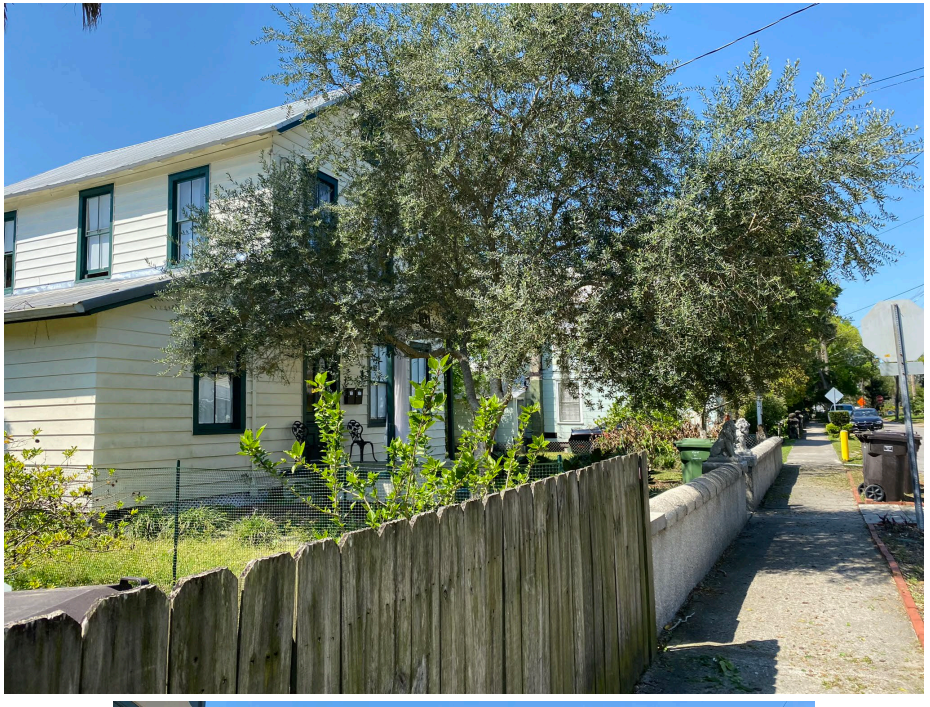


STAFF PHOTOGRAPHS
28 W. Castillo Drive

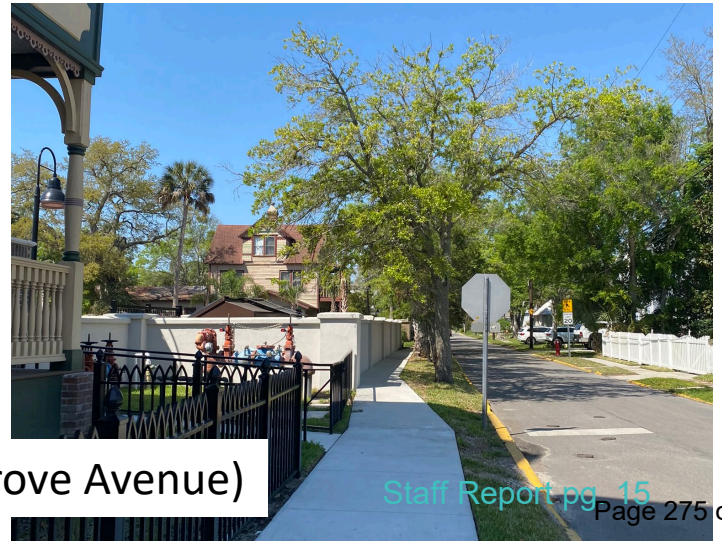


STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (W. Castillo Drive)

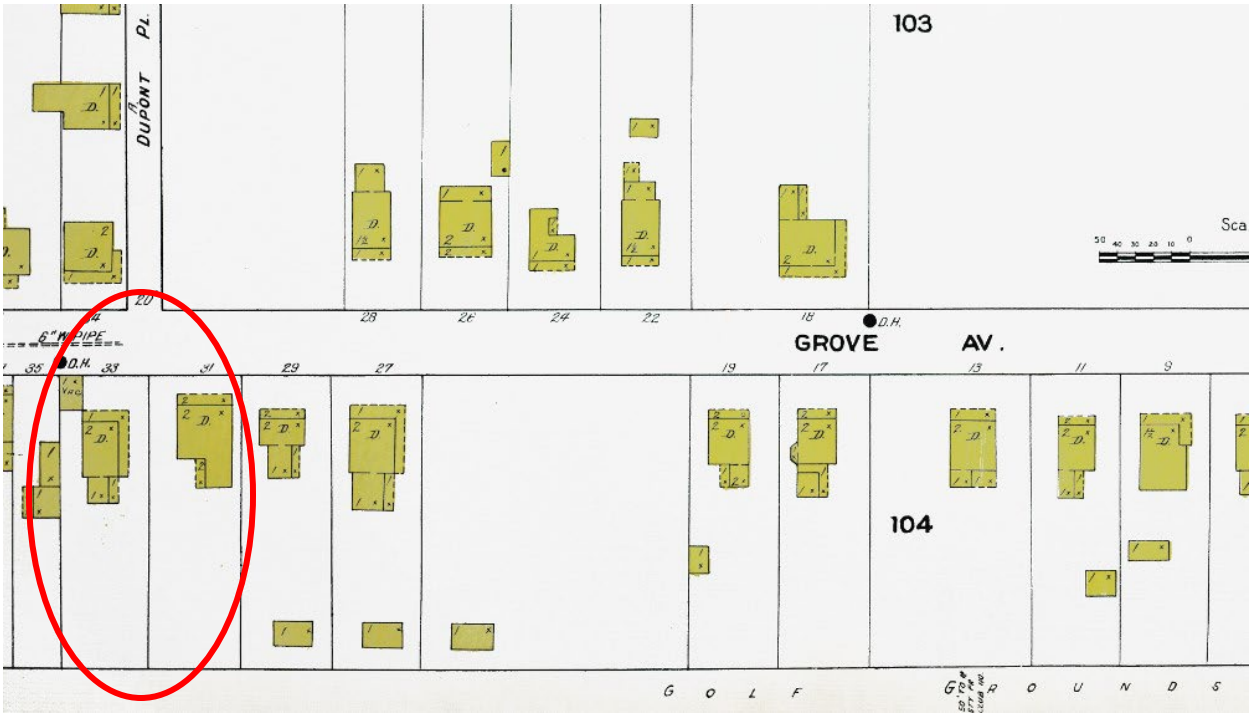
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904



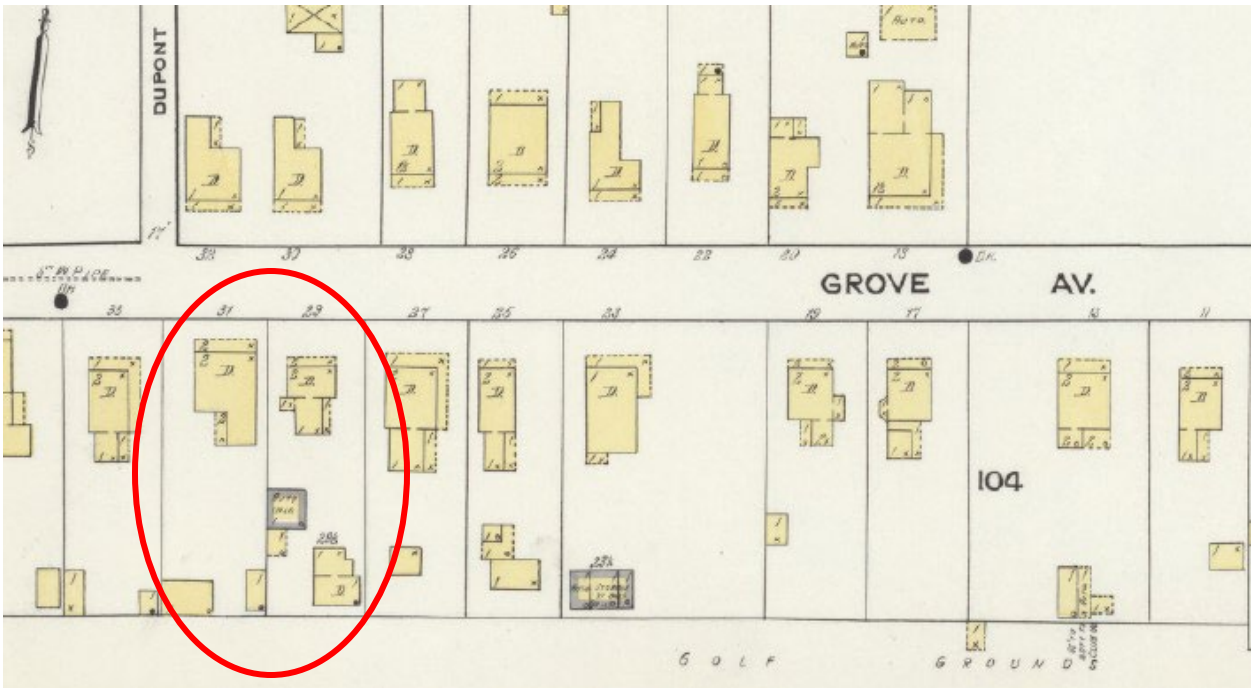
1910



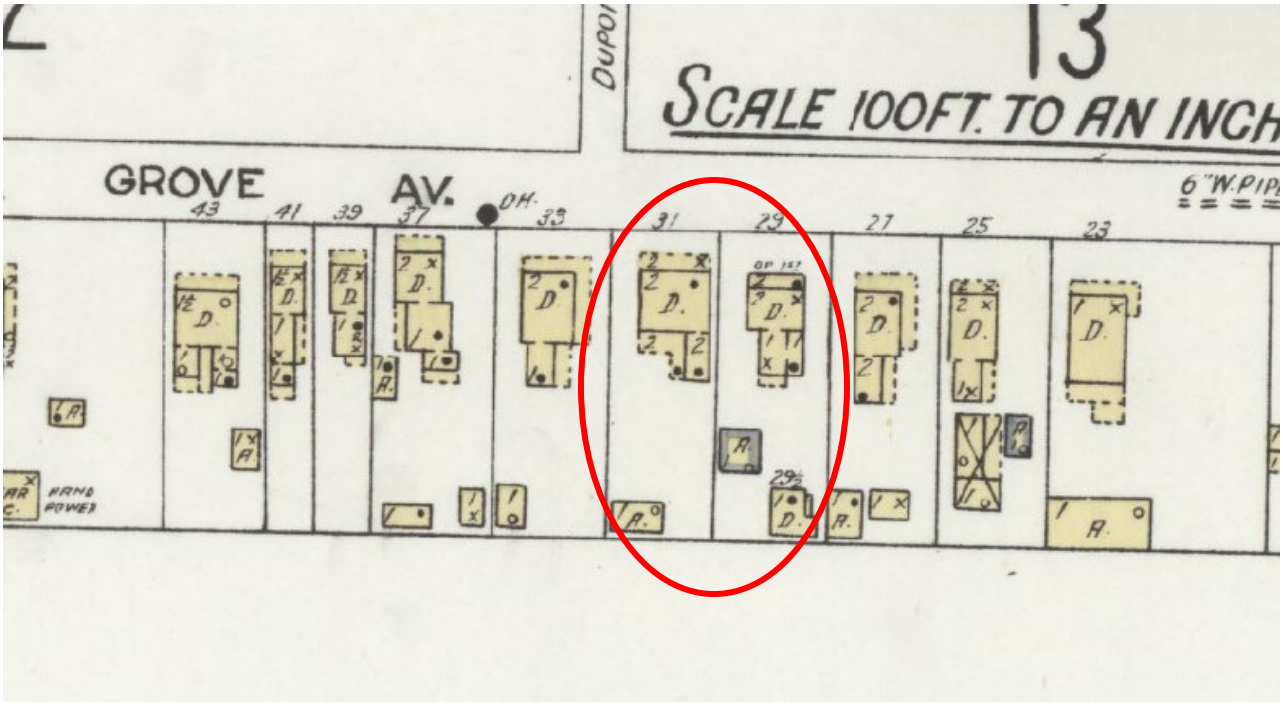
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917



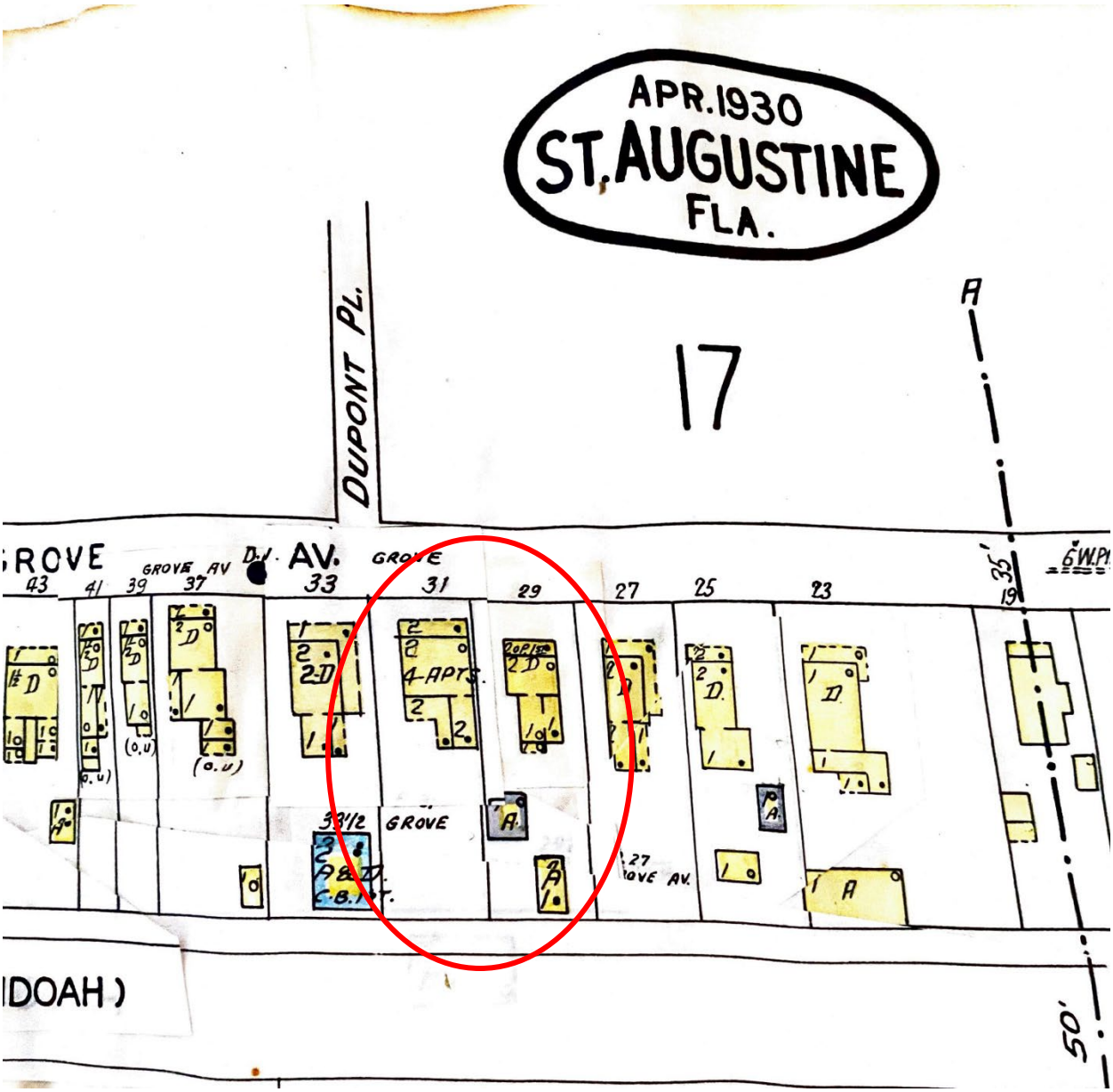
1924



SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1930 updated to 1960



Ms. Duncan MOVED to APPROVE application F2017-0095 at 133-135 St. George Street to request the installation of a new awning. The motion was SECONDED by Mr. Gordon.

VOTE ON MOTION:
AYES: Duncan, Gordon, Harvey, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. (b) Certificate of Appropriateness F2017-0111 – Gerald Dallaire/Kernel Poppers – Applicant
114-116 HMR LLC – Owner
116 B St. George Street

To install a new awning.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for the fabric awning at **116 B St. George Street**.

Gerald Dallaire waived the presentation.

Ex Parte Communication:

(None)

MOTION

Ms. Harvey MOVED to APPROVE Certificate of Appropriateness application F2017-0111 for 116 St. George Street to install a new awning. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Harvey, Duncan, Gordon, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness F2017-0081 – Hugh Holborn – Applicant
The Holborn Group Inc. – Owner
Vacant Lot PID 1939500010 W. Castillo Drive

To construct a one-story residential building with intersecting gable roofs, horizontal and shingle siding, and front and side porches including a fence and parking area.

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** an Opinion of Appropriateness for the construction of a new residential building at **Vacant Lot PID 1939500010 W. Castillo Drive** with the following conditions:

1. Applicant will provide evidence that the proposed building meets the scale and historic lot coverage patterns within the context area (such as a streetscape and footprint plan)
2. Future application for Certificate of Appropriateness will simplify the gable pediment to maintain the vernacular versus bungalow design; foundation screening will be vertical and horizontal in orientation, and all other details will be provided in conformance with the AGHP and zoning requirements

Hugh Holborn reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response

The Board discussed:

- Structure intended for applicant's elderly mother
- Glazing along one elevation not sufficient
- Gable material

- Foundation screening details

MOTION

Ms. Duncan MOVED to APPROVE Opinion of Appropriateness application F2017-0081 for Vacant lot PID 1939500010 for the construction of the new residence with staff recommendation number two. The motion was SECONDED by Mr. Gordon.

VOTE ON MOTION:
AYES: Duncan, Gordon, Harvey, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness F2017-0100 – St. Johns Law Group/James G. Whitehouse, Esq. – Applicant
San Marco Hotel, Inc. – Owner
6 W. Castillo Drive (AKA San Marco Hotel PUD), 11 Grove Avenue, 14 W. Castillo Drive, and 19 Grove Avenue

To construct new surface parking lots and associated site features to include a tunnel.

Ms. Wolfe read the staff report and said based on a review of the AGHP, the approved Opinion of Appropriateness, the HARB discussion at the March 16, 2017 and July 20, 2017 meetings, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for the surface parking lots, tunnel, and site features at **11 Grove Avenue, 14 West Castillo Drive, and 19 Grove Avenue**.

The Board provided their ex parte communications.

Public hearing was opened.

B.J. Kalaidi asked that public comment be opened after the applicant's presentation so that additional information could be addressed by the public.

Public Hearing was closed.

James Whitehouse and Freemont Latimer reviewed the application with a presentation.[1]

The Board discussed:

- The wall Along Ms. Devain's property
- Tunnel depth
- Landscape maturity timeframe
- Tunnel logistics
- Possibility of shade Trees along West Castillo
- Wall and landscape maintenance to be responsibility of applicant

MOTION

Mr. Gordon MOVED to APPROVE Certificate of Appropriateness application F2017-0100 for 6 W. Castillo Drive (AKA San Marco Hotel PUD), 11 Grove Avenue, 14 W. Castillo Drive, and 19 Grove Avenue to construct new surface parking lots and associated site features as presented. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Gordon, Duncan, Harvey, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

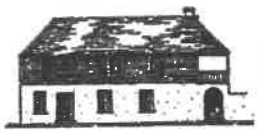
6. (c) Local Historical Landmark Designation in association with a Certificate of Demolition F2017-0048 – Donald Crichlow & Assoc. – Applicant
18 St. George Street LLC – Owner
18 St. George Street

To demolish a building constructed ca. 1888 with subsequent alterations and additions and located in the St. Augustine National Register Historic District. In addition, to evaluate the

[1] Attached to original minutes

Received March 21, 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. HP2022-0020

Receipt No. 2344924 Meeting Date: April 21, 2022

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

1. NAME OF APPLICANT Allen Register`
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City Saint Augustine, State Florida Zip Code 32084
   Daytime telephone (904) 814-9606 Other phone/email allen.gracecontractingllc@gmail

   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 BOATING CLUB RD
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone (required) (904) 874-1096 Other phone _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 14 Block ____ Subdivision kingsland add, Parcel 1939600000
5. EXISTING USE HP-5 PROPOSED USE Single Family
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	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)

- [x] New building: New Single Family Home, Detached Garage/498 SF Living Above
- [ ] New addition: _____
- [x] New roof structures (dormers, chimneys, etc.): 12/12 Gabe, with Hip, Dormer on Garage
- [x] New porch/deck/balcony: Covered Porch on Home, Open Deck on Det. Gar.
- [ ] New awning/canopy: _____
- [x] New entrances: Driveway access for Det. Gar. off Grove Avenue/Drive off Castillo for Home
- [ ] New window opening/sashes: _____
- [x] New exterior lighting: Oil Rubbed Bronze Exterior Lighting at all Doors
- [x] New fence/wall/gate: Picket Style Fencing around property
- [x] New parking/walkways/other site features: Parking for home/Det. Gar., Pool
- [x] Exterior utility service/mechanical equipment: (2) a/c cond., grinder pump

D. PAINT COLORS (check one)

- [ ] Scheme with pre-approved paint colors (exterior colors available upon request)
- [x] 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)

Proposing a Single Family Home, with a Detached Garage, with a 1br, 1bath, 498 S.F. living above. Will need to add a second driveway access for Det. Garage. We have met with Road and Bridge, and were told to stay a min. of 50' from any other driveways, which we have shown on our attached site plans. We also have our plans attached for both the detached garage, with living above, and the main house, with plans for a pool in between

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: Allen Register

SIGNATURE OF APPLICANT: _____ DATE: 3.21.22

PRINT OWNER'S NAME: Brian Screrre

SIGNATURE OF OWNER: _____ DATE: 3.21.22

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☒ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☒	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☒	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

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

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

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

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

AWNING/CANOPY Not Applicable

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.

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.

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 If Applicable

☐	☒	☐	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
☐	☒	☐	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

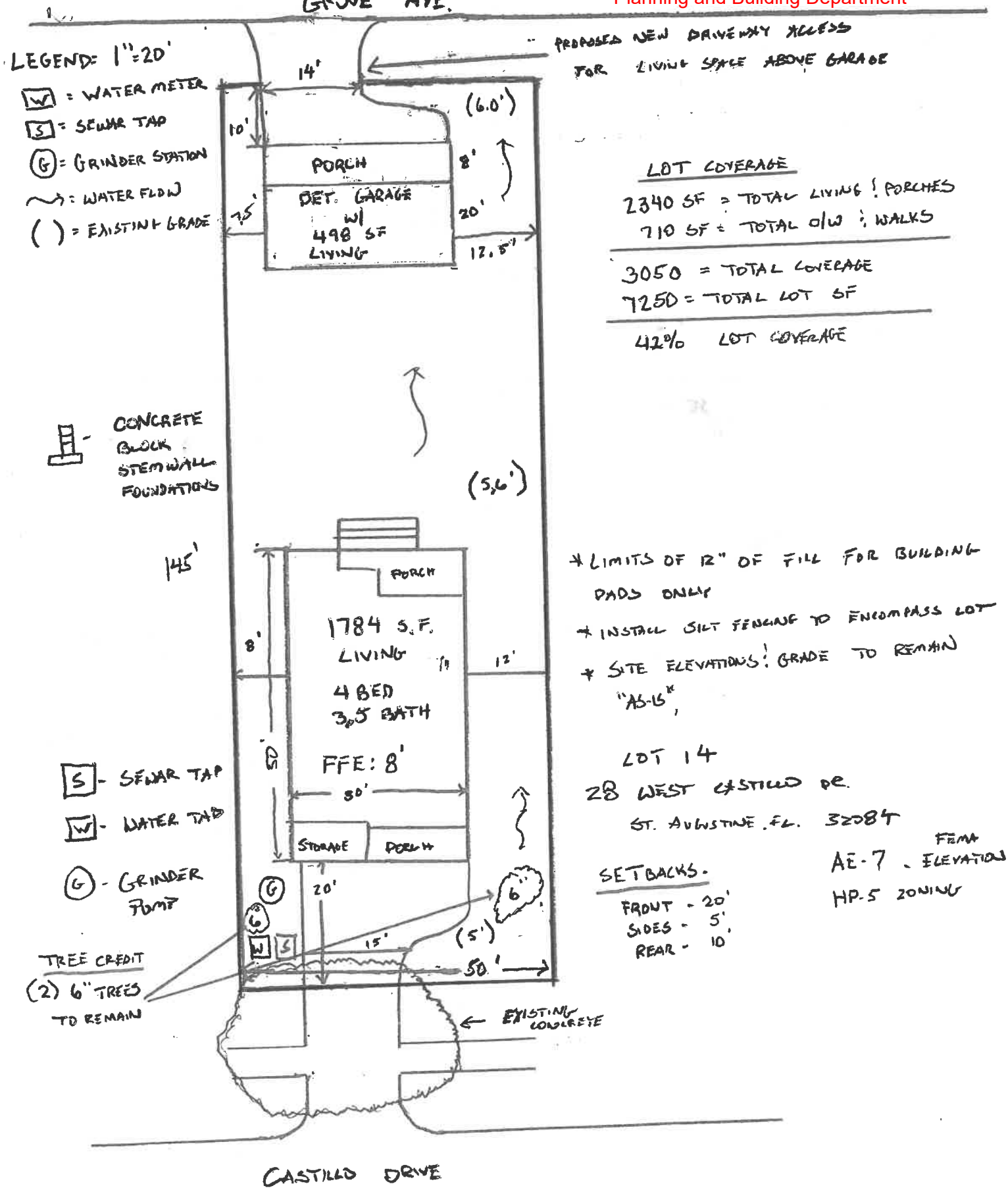
❖ Other details necessary for review:

Keep in mind, the architectural style for this area is Frame Vernacular and the building design must reflect this style. Please see above checklist for additional application details needed paying close attention to those with the center (need) box marked.

Project number: not yet assigned Project Address: 28 W Castillo Drive - Lot 14

Reviewed by: Candice Seymour Date: 03/23/2022

Received March 21, 2022
Planning and Building Department



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Planning and Building Department



Image capture: Jul 2019 © 2022 Goo

← 28 W Castillo Dr

All Street View & 360°

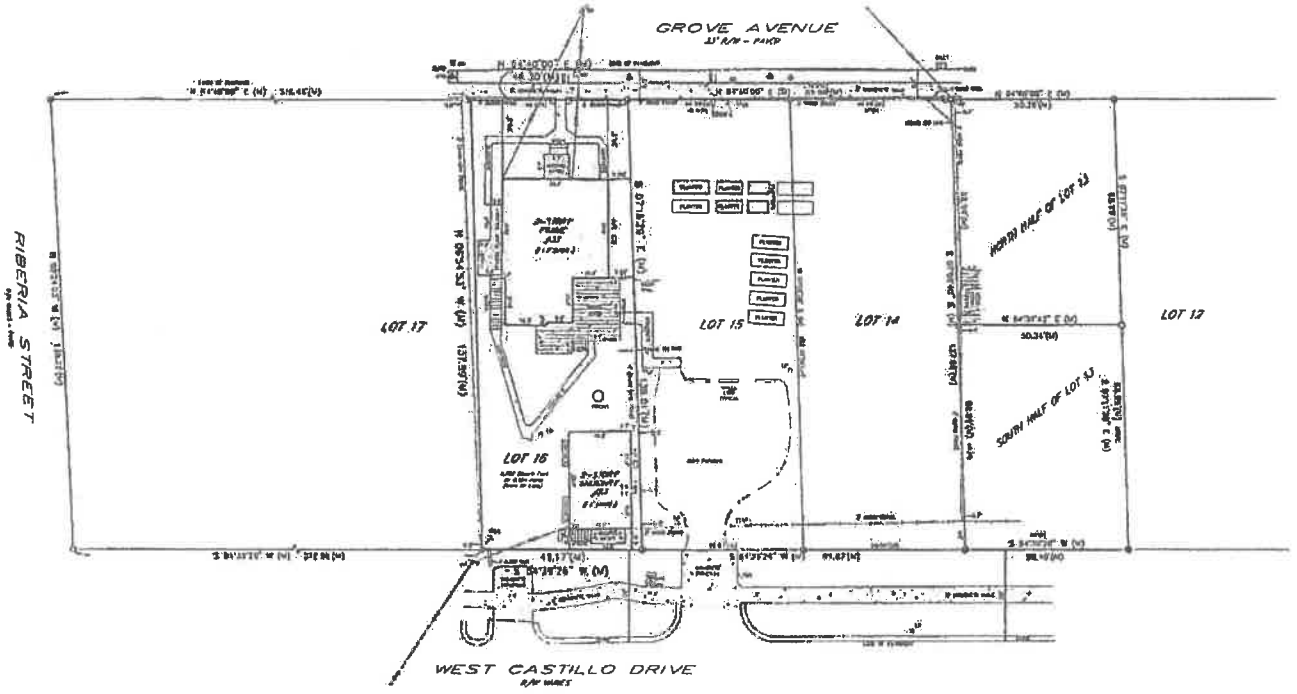


St. Augustine, Florida
Google
Street View - Jul 2019

Received March 21, 2022
Planning and Building Department

MAP OF SURVEY

LOT 16, KINGSLAND ADDITION, ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF ST. AUGUSTINE, DATED JANUARY 1, 1905, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.



LEGEND

- R/W = RIGHT OF WAY
- (B) = RECORD
- (M) = MEASURED
- PP = POWER POLE
- LP = LIGHT POLE
- OHW = OVERHEAD WIRE(S)
- C/A = CUT MARC ANCHOR
- WV = WATER VALVE
- FH = FIRE HYDRANT
- MB = MAIL BOX
- BP = BOLLARD POST
- WM = WATER METER
- EM = ELECTRIC METER
- A/C = AIR CONDITIONER
- = FOUND 5/8" IRON ROD — # 5660
- = FOUND 1/2" IRON ROD — # 5660
- = FOUND 5/8" IRON ROD — PRS IDENTIFICATION
- = FOUND 1/2" IRON PIPE — NO IDENTIFICATION
- = FOUND 3/4" IRON PIPE — NO IDENTIFICATION
- = FOUND 5/8" IRON ROD — LB # 8177
- = SET NAIL AND DISK — LB # 8177

SCALE: 1 INCH = 20 FEET

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 7 FEET NAVD 1988) AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 12109C-0314-J, COMMUNITY NO. 125147) FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018.

THE BASIS OF BEARING AS SHOWN HEREON IS THE SOUTHERLY RIGHT-OF-WAY LINE OF GROVE AVENUE HAVING AN ASSUMED BEARING OF N 84°40'00" E.

SUBSURFACE OR FENCES NOT DETERMINED BY THIS SURVEY.

NO TREE MONUMENTATION AS SHOWN CHARACTER FOR CLARITY.

ALL ELEVATIONS SHOWN HEREON ARE BASED ON (NGVD) DATUM.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP;

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE LANDS AS SHOWN HEREON WERE NOT ABSTRACTED FOR DEEDS, EASEMENTS, RESTRICTIONS, EXCEPTIONS OR OTHERS OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: HOLBROOK GROUP, INC.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

BOUNDARY SURVEY

ANCIENT CITY SURVEYORS
ACS
PROFESSIONAL
LAND SURVEYING

MICHAEL J. FRENCH PLS
Professional Land Surveyor

Received March 21, 2022
Planning and Building Department

HOUSE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

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

CONCRETE:

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

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

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
HETA12 1265	0-365	H2.5	(10)8d(TOTAL)
HETA16 1810	366-820	H6	(16)8d(TOTAL)
HETA20 1810	821-1085	HTS16	(16)10d
HETA24 1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA40 1810			BLOCK:
	0-1450	META12	(10)6d
10d X 1 ½" NAILS	1451-1780	HETA12	(7)16d
	1781-2235	HHETA16	(9)16d

TABLE R301.2.1.3
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) ** PANEL SPAN 4 FEET	PANEL SPAN >4 TO 6 FEET	PANEL SPAN >6 FEET	CLADDING LOCATION SUBJECTED TO
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" HU SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

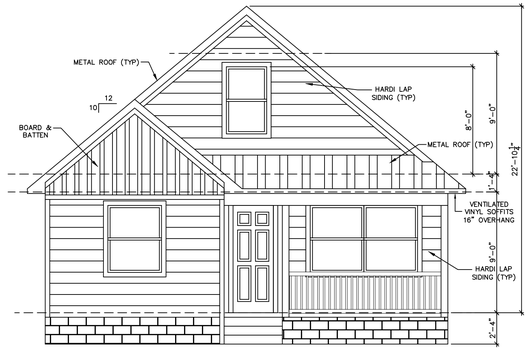
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

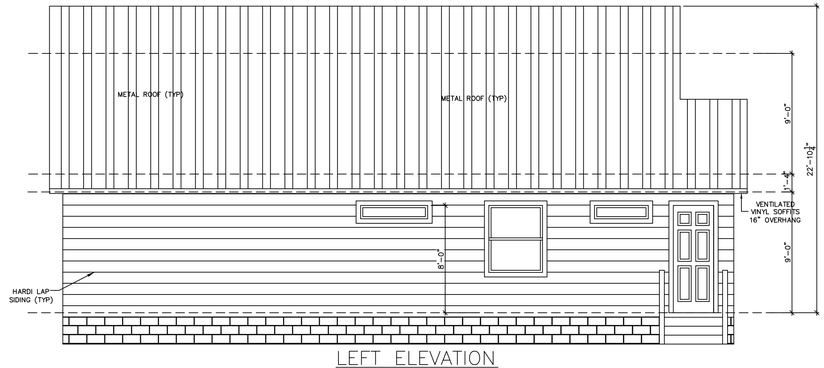
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

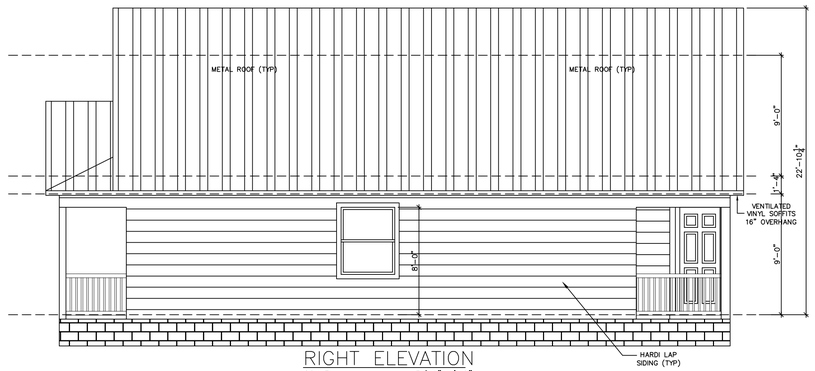
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



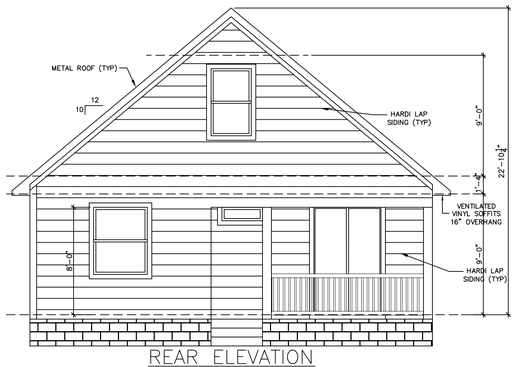
FRONT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY

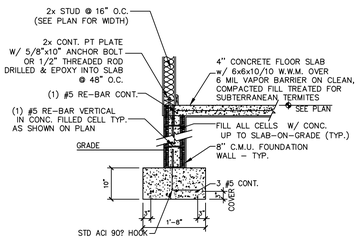
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received March 21, 2022
Planning and Building Department

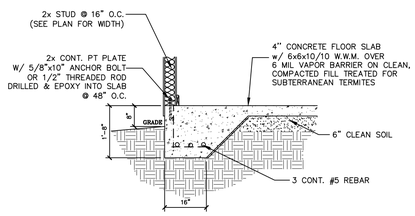
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

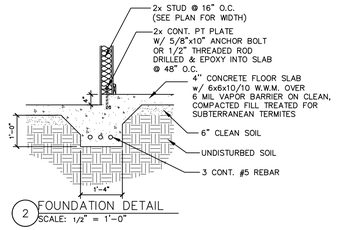
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



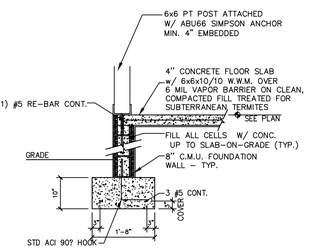
1 FOUNDATION DETAIL
SCALE: NTS



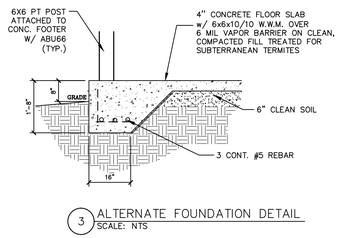
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



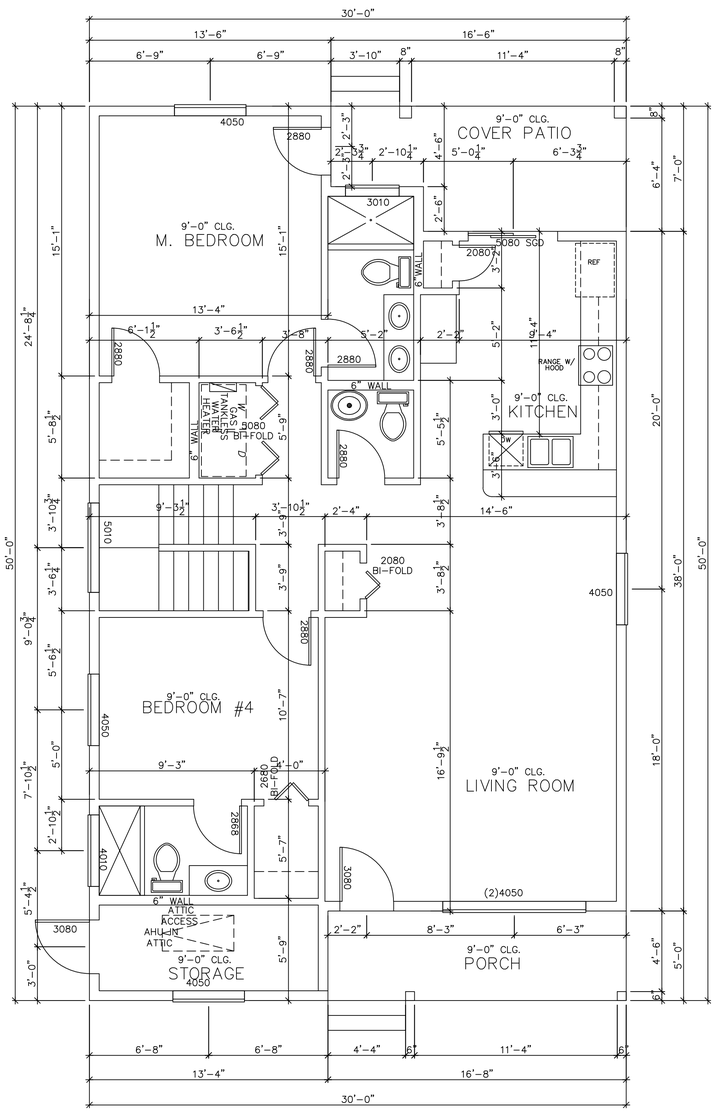
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



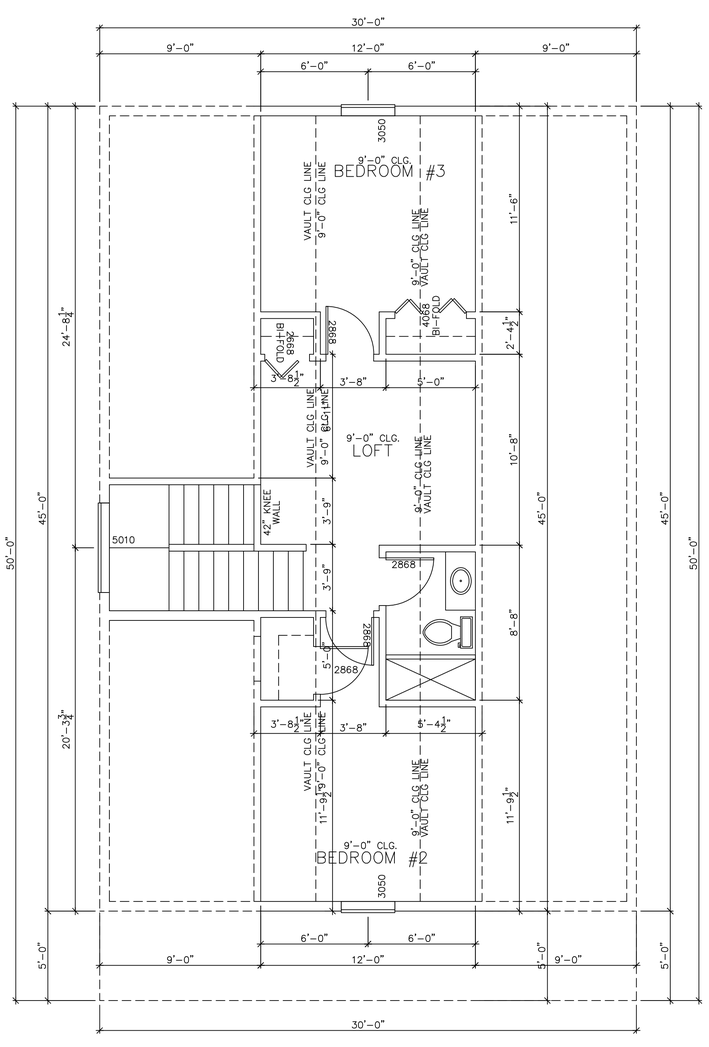
3 FOUNDATION DETAIL
SCALE: NTS



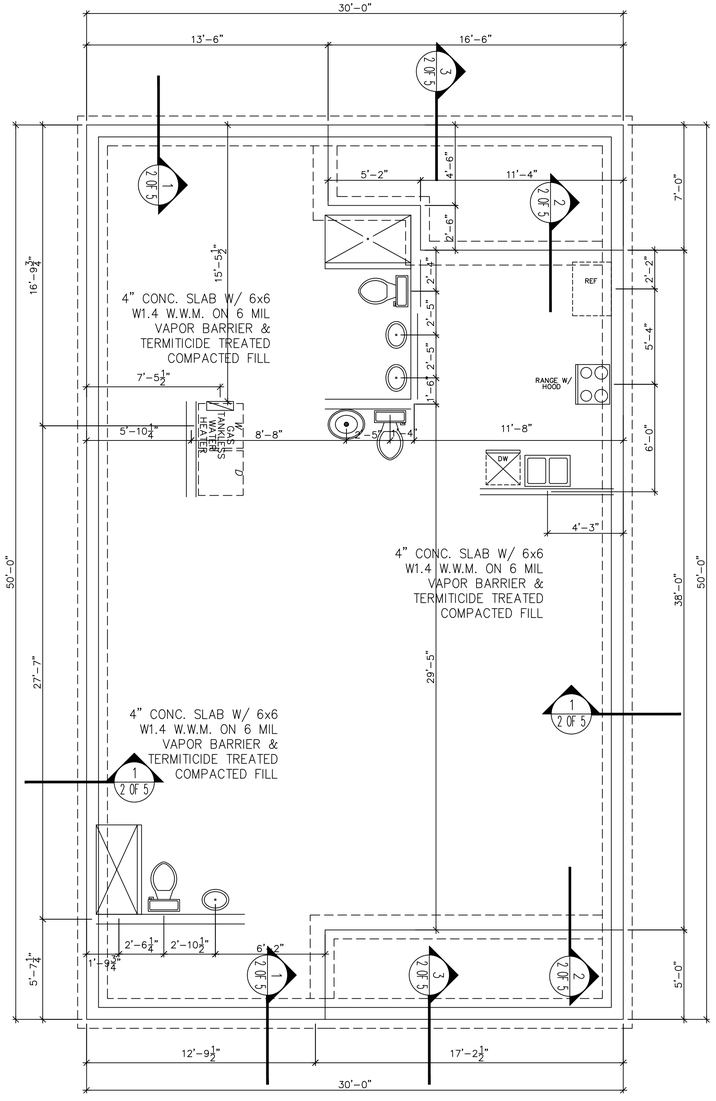
3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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



2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

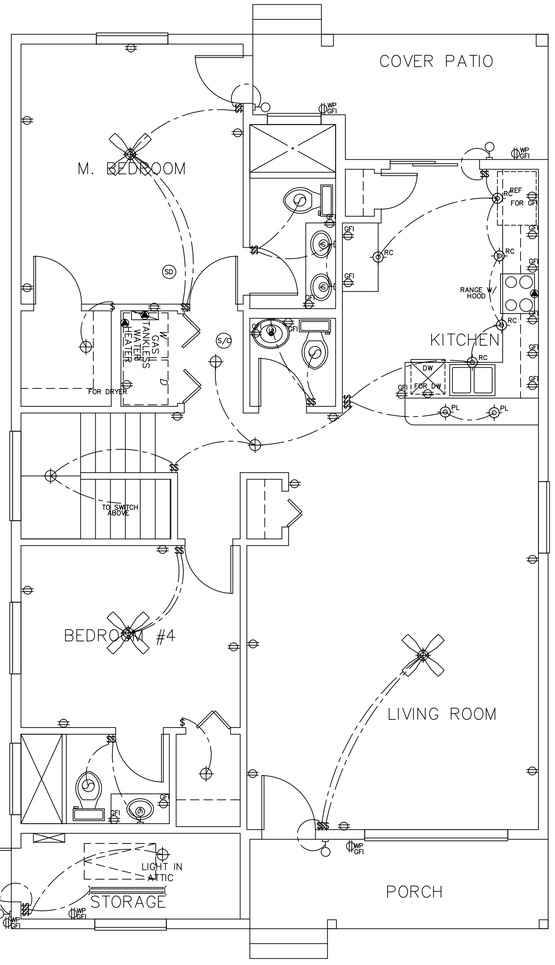
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SIGNED (DESIGNER)

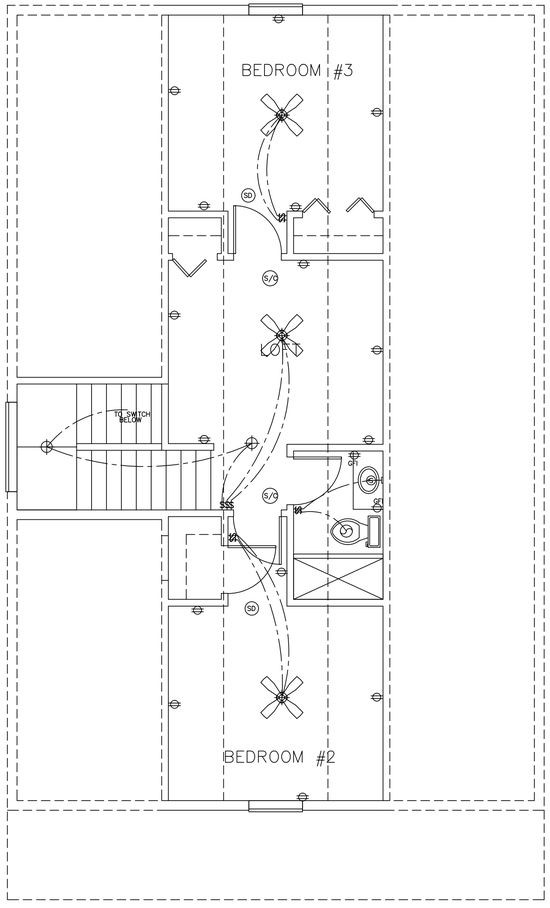
NEW HOUSE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

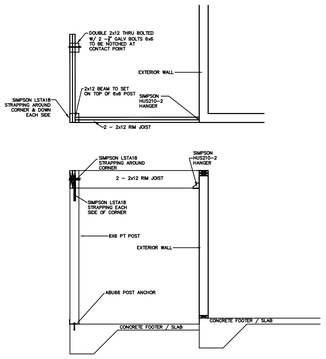
Received March 21, 2022
Planning and Building Department



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



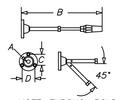
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



PORCH CORNER SECTION
SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



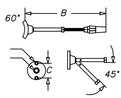
ITEM	A	B	C	D	FAST.	WT
S0981–0005	1/2"	8.00"	1.20"	1.39"	1/4"	0.67 (LB)
S0981–0007	1"	8.50"	1.20"	1.39"	1/4"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE 1/8" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT
S0982–0004	1/2"	6.10"	1.00"	1.50"	1/8" RIVET	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X 1/8" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL



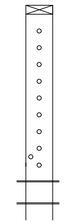
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	1/8"	25'	580	1.44 (LB)
C0978–4100	3/16"	100'	580	6.84 (LB)
C0978–4500	1/4"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

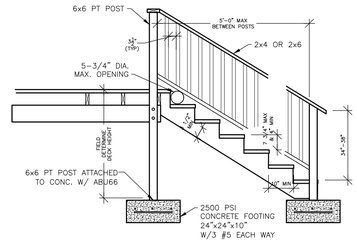
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/8"X10" LAG BOLTS W/ 3" WASHER



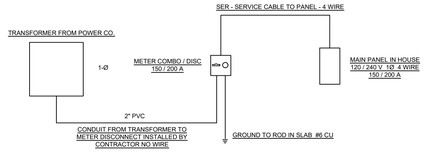
TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'-0")

*NOTE:
–Location of electric outlets are a representation only. outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

ELECTRICAL SYMBOL KEY

	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
RC WP	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	TH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER–PROOF OUTLET	S/D	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
GATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
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 AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7., GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

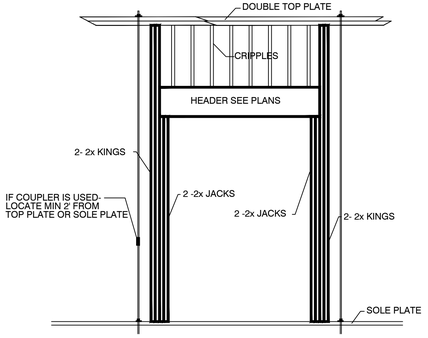
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SHEET NO	3 OF 4

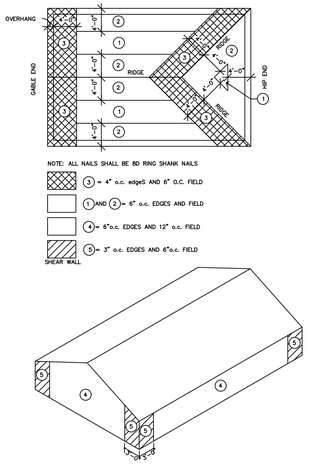
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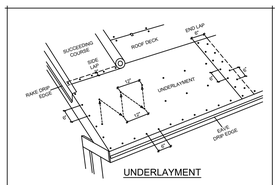
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

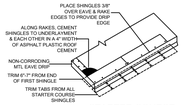
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



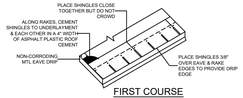
Plywood Nailing Details



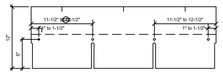
UNDERLAYMENT



STARTER COURSE



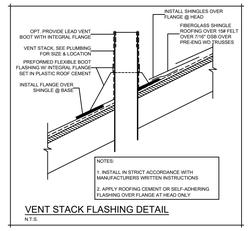
FIRST COURSE



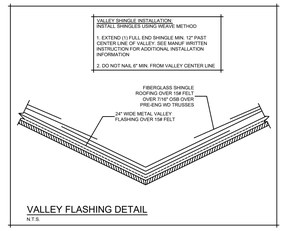
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

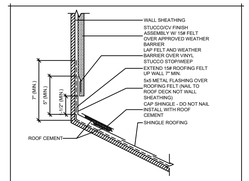
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



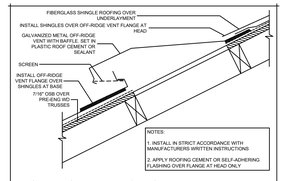
VENT STACK FLASHING DETAIL
N.T.S.



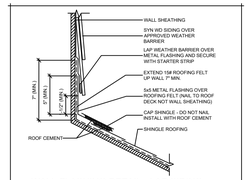
VALLEY FLASHING DETAIL
N.T.S.



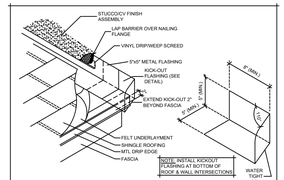
WALL FLASHING DETAIL - STUCCO
N.T.S.



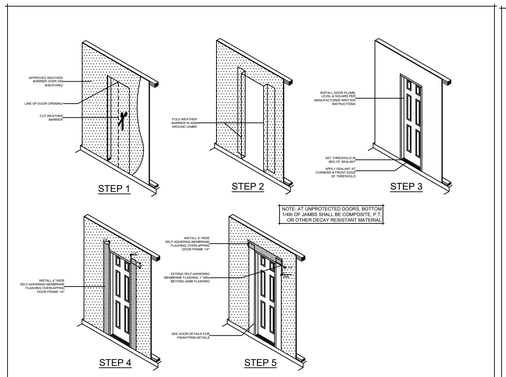
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



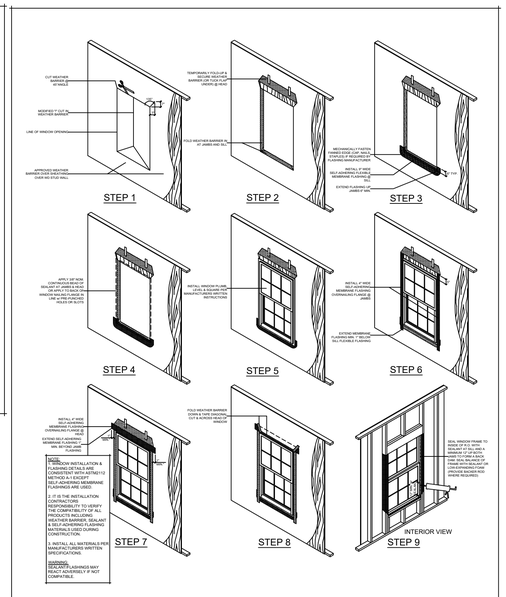
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



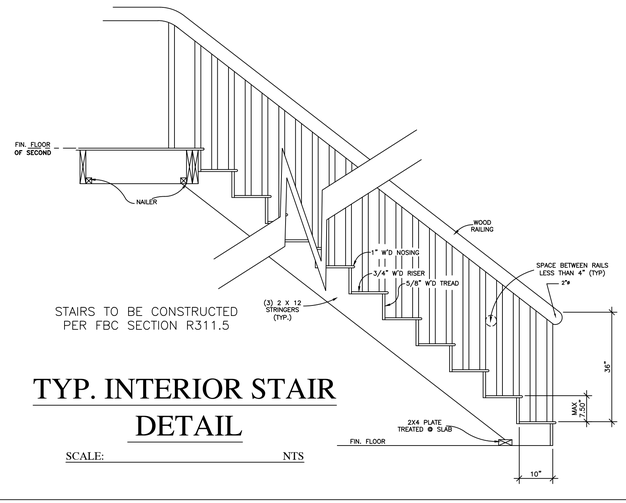
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

Received March 21, 2022
Planning and Building Department

GARAGE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

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

CONCRETE:

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

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

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9" OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DEVICE	WOOD NAILING
HETA12	1265	0-365	H2.5	(10)8d(TOTAL)
HETA16	1810	366-820	H6	(14)8d(TOTAL)
HETA20	1810	821-1085	HTT16	(18)10d
HETA24	1810	1086-2170	(2)HTT16	(16)10d(EACH) BLOCK:
HETA40	1810	0-1450	META12	(8)16d
		1451-1780	HETA12	(7)16d
10d X 1 ½" NAILS		1781-2235	HHETA16	(8)16d

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) * MAX. SPAN 4 FEET	MAX. SPAN > 4 FEET	MAX. SPAN ≤ 4 FEET	** CLEAR SPAN 9 FEET
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
2" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

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

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

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

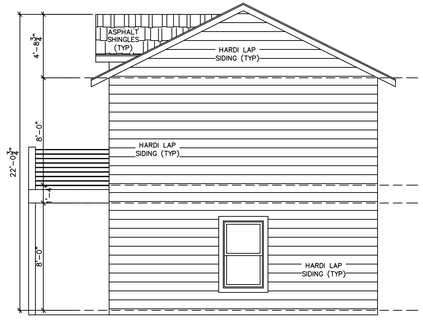
STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE

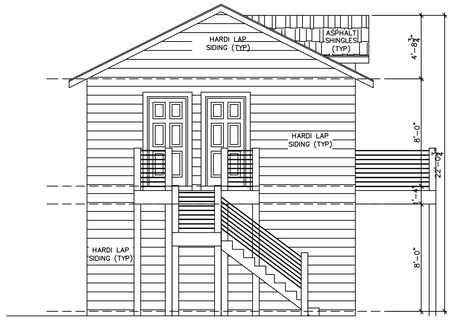
DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

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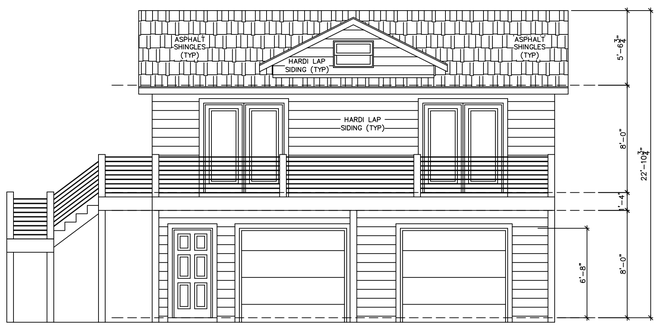
SIGNED (DESIGNER)



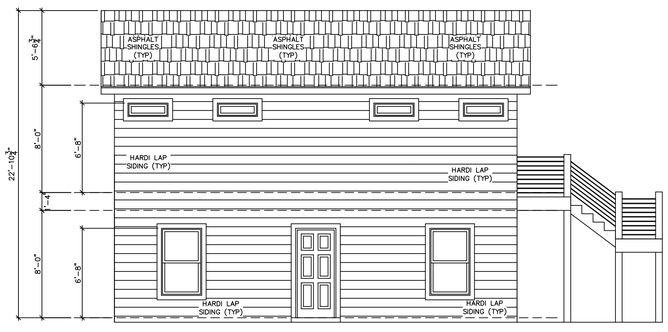
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION
SCALE: 3/16"=1'-0"

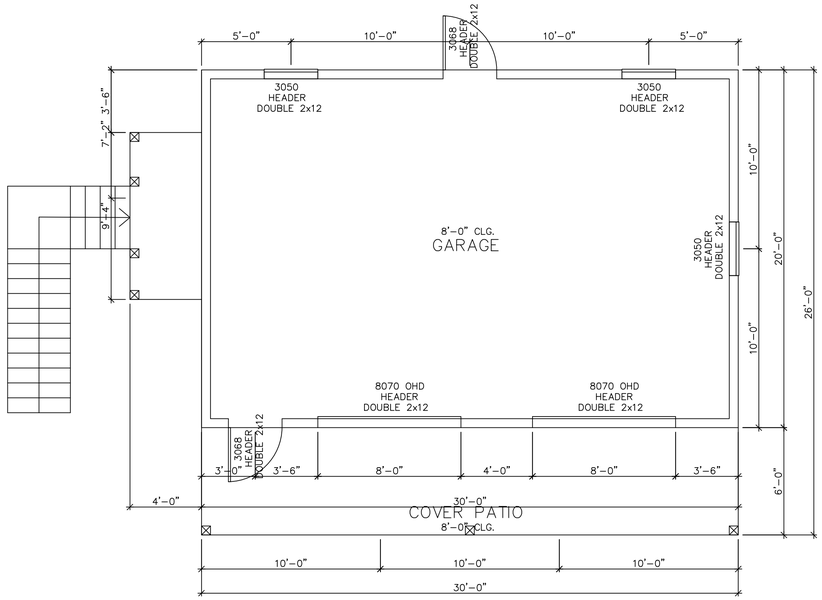


REAR ELEVATION
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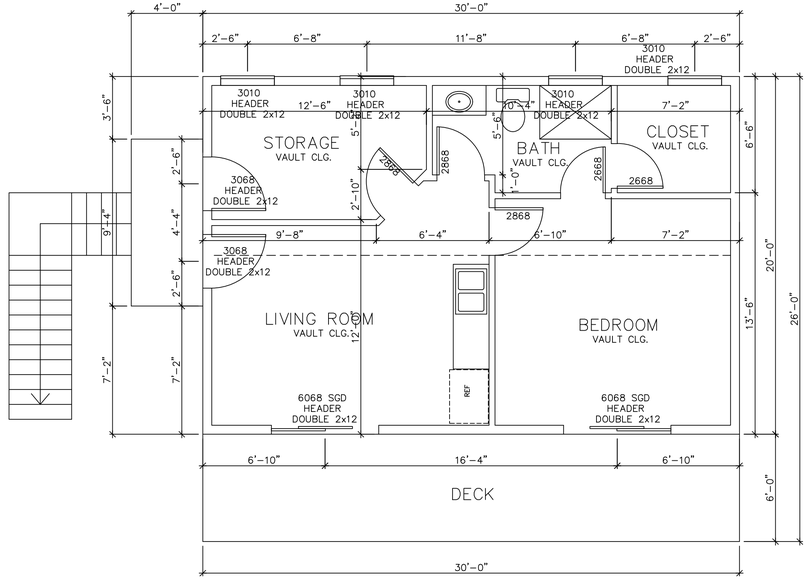
NEW GARAGE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received March 21, 2022
Planning and Building Department



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



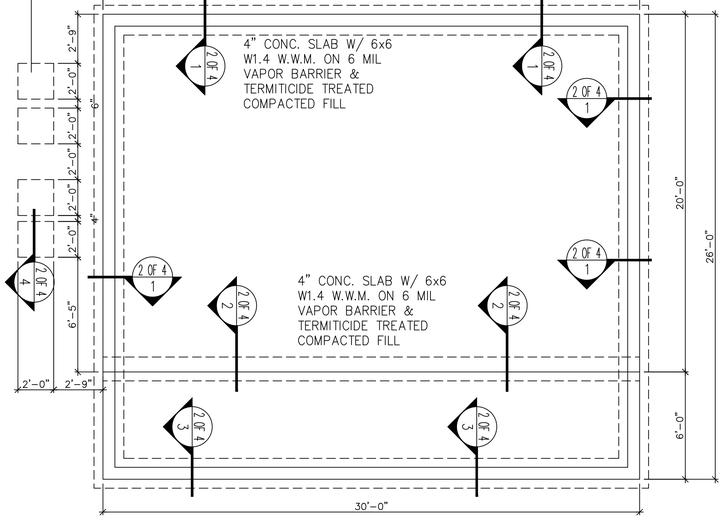
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

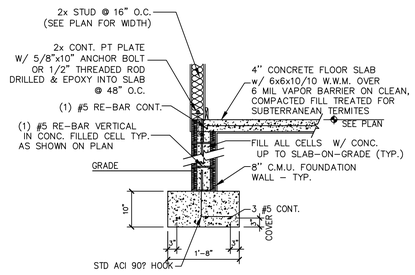
1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

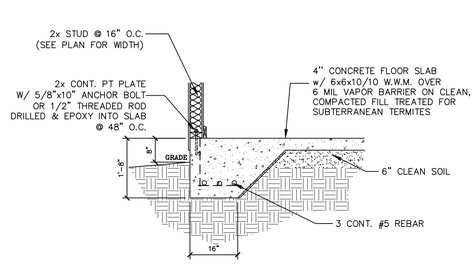
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



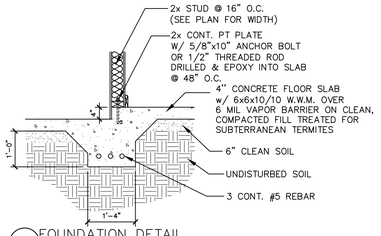
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



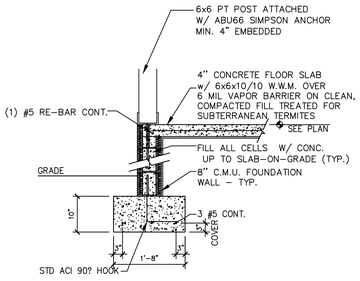
1 FOUNDATION DETAIL
SCALE: NTS



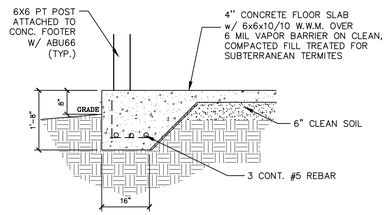
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



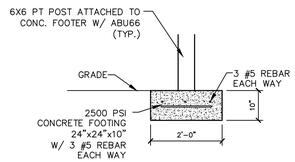
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



4 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

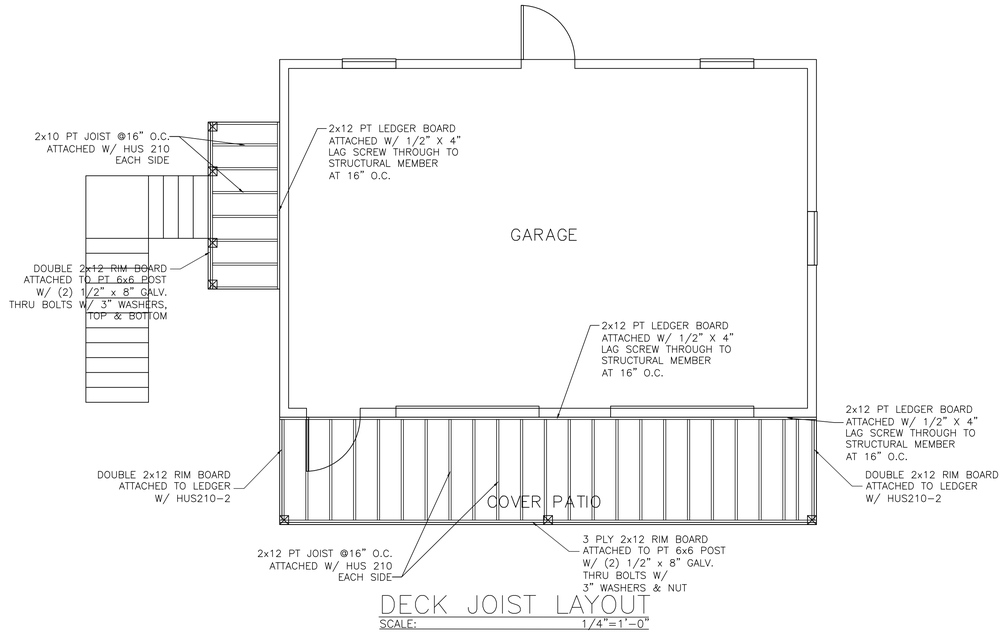
ROBERT G. MORGEN JR., P.E.
#58118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY

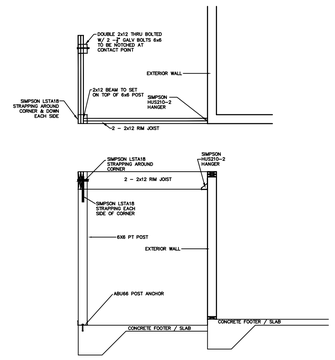
DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

Received March 21, 2022
Planning and Building Department



DECK JOIST LAYOUT

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



PORCH CORNER SECTION

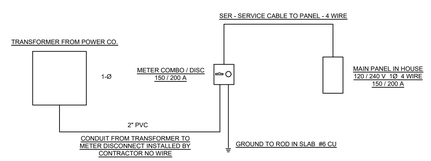
SCALE: NTS

*NOTE:
-Location of electric outlets are a representation only. outlets will be located per local building code.

-Provide AFCI(arc-fault circut interrupters) in all dwelling unit bedrooms per NEC article 210-12)

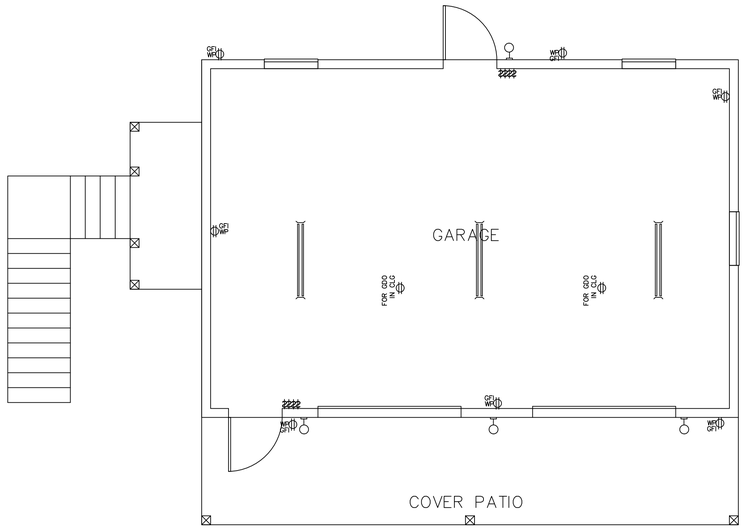
ELECTRICAL SYMBOL KEY

⊕	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
⊕	WALL MOUNTED LIGHT	$3	3-WAY SWITCH
⊕	WALL MOUNTED SCONCE LIGHT	$4	4-WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
FLC PF	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
EC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
P.A.	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER-PROOF OUTLET	S/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
GFI	GFI FLOOR OUTLET		
GEN	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
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 AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC



1st FLOOR ELECTRICAL

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

RAILEASY™ QUICK ATTACH-FLAT

316 STAINLESS STEEL



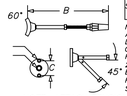
ITEM	A	B	C	D	FAST.	WT.
S0981-0005	1/2"	8.00"	1.20"	1.39"	1"	0.67 (LB)
S0981-0007	1"	8.50"	1.20"	1.39"	1"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE 1/8" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER-ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT.
S0982-0004	1/2"	6.10"	1.00"	1.50"	1/8" RIVET	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X 1/8" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

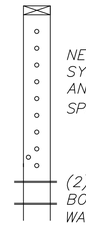
ITEM	SIZE	SPOOL	WT.	WT
C0978-4025	1/8"	25'	580	1.44 (LB)
C0978-4100	1/8"	100'	580	6.84 (LB)
C0978-4500	1/8"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978-4100 AND C0978-4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

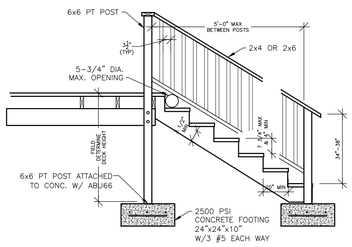
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



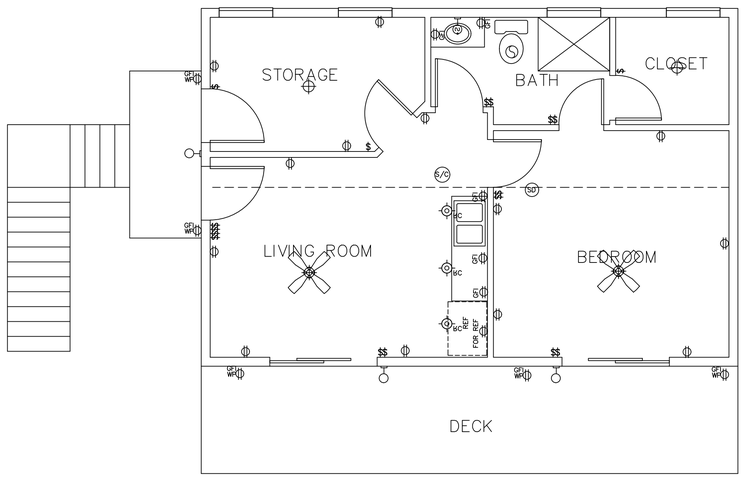
NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/8"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION

(SCALE: 1/2" = 1'-0")



2ND FLOOR ELECTRICAL PLAN

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

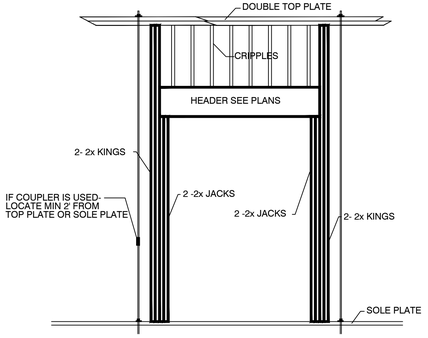
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PLAN NO	
SHEET NO	3 OF 4

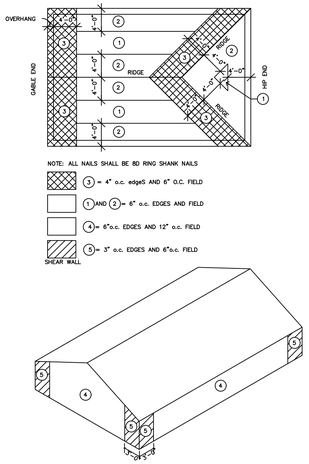
Received March 21, 2022
Planning and Building Department



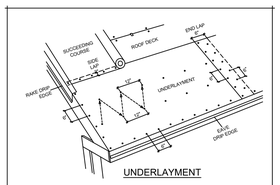
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

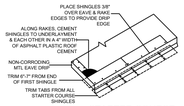
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



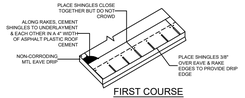
Plywood Nailing Details



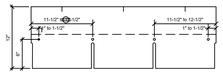
UNDERLAYMENT



STARTER COURSE



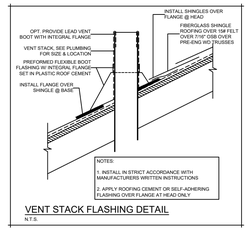
FIRST COURSE



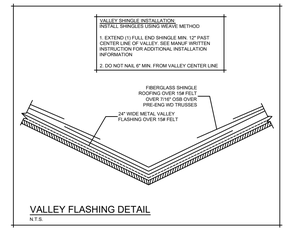
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

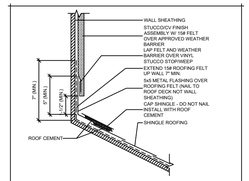
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



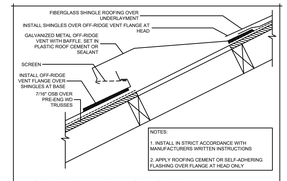
VENT STACK FLASHING DETAIL
N.T.S.



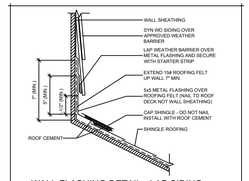
VALLEY FLASHING DETAIL
N.T.S.



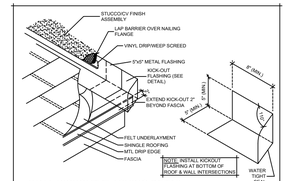
WALL FLASHING DETAIL - STUCCO
N.T.S.



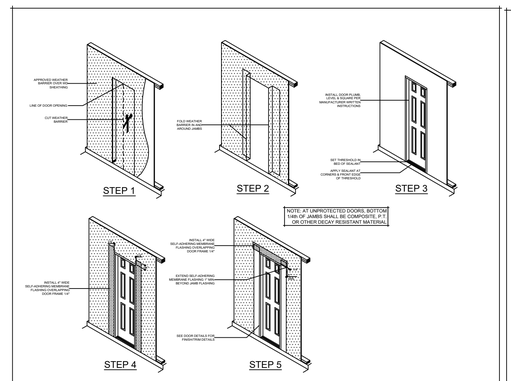
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



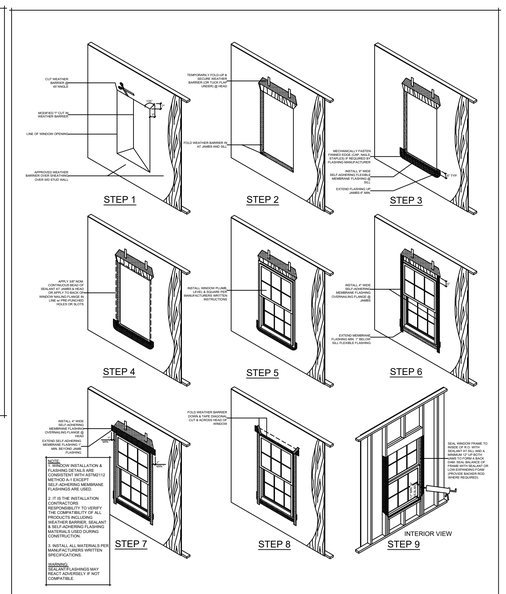
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



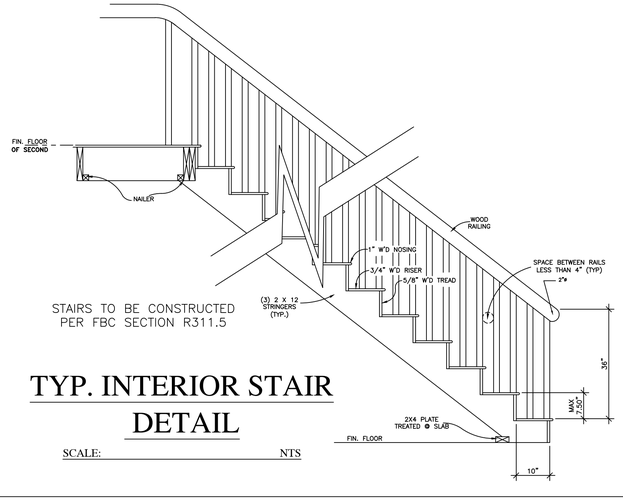
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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NEW GARAGE PLANS FOR
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DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

Instr #2021073595 BK: 5307 PG: 1343, Filed & Recorded: 7/1/2021 2:26 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $1,820.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116613
193970-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 28, 2021, between The Holborn Group Inc., a Florida Corporation, whose mailing address is: 92 Ponte Vedra Colony Circle, Ponte Vedra Beach, Florida 32082, party of the first part, and Zigiz Holdings, LLC, whose mailing address is: 501 Boating Club Road, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 14 and 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, 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 claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

The Holborn Group Inc., a Florida Corporation

By: _____, President
Print Name: Hugh A. Holborn, Jr.
Title: President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced Drivers License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # GG 093061
EXPIRES: August 11, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

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	1939600000
Location Address	28 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOTS 14 & 15 OR5307/1343 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

Owner Information

Owner Name	Zigiz Holdings LLC 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$1,540
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,540**
Total Deferred	$0
Assessed Value	**$253,540**
Total Exemptions	$0
Taxable Value	**$253,540**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,540	$273,000	$0	$0	$274,540	$140,018	$134,522	$140,018
2020	$0	$1,668	$273,000	$0	$0	$274,668	$127,289	$147,379	$127,289
2019	$0	$1,796	$273,000	$0	$0	$274,796	$115,717	$159,079	$115,717
2018	$0	$1,284	$220,500	$0	$0	$221,784	$105,197	$116,587	$105,197
2017	$0	$1,412	$220,500	$0	$0	$221,912	$95,634	$126,278	$95,634
2016	$0	$1,540	$85,400	$0	$0	$86,940	$86,940	$0	$86,940
2015	$0	$1,668	$85,400	$0	$0	$87,068	$87,068	$0	$87,068
2014	$0	$1,796	$85,400	$0	$0	$87,196	$87,196	$0	$87,196
2013	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2012	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2011	$0	$0	$94,500	$0	$0	$94,500	$94,500	$0	$94,500
2010	$0	$0	$105,000	$0	$0	$105,000	$105,000	$0	$105,000

Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		1540

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	140	100	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

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

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Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2019	01/08/2019
2020	01/17/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	04/06/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
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04/15/2019 -- ANNUAL REPORT	View image in PDF format
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03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

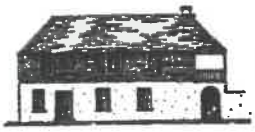
FOR APRIL 21, 2022 HARB MEETING

HP2022-0021: 28 W CASTILLO DRIVE, LOT 15

Staff Report included under 6(d) for 28 W Castillo Drive, Lot 14

Received March 21, 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. HP2022-0021

Receipt No. 2344924 Meeting Date: April 21, 2022

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

1. NAME OF APPLICANT Allen Register`
   Business (if applicable) Grace Contracting, LLC
   Address 334 Cortez Drive
   City Saint Augustine, State Florida Zip Code 32084
   Daytime telephone (904) 814-9606 Other phone/email allen.gracecontractingllc@gmail
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Brian Scrone
   Business (if applicable) Zigiz Holdings, LLC
   Address 501 BOATING CLUB RD
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone (required) (904) 874-1096 Other phone _____
3. PROJECT STREET ADDRESS 28 W Castillo Drive
4. LEGAL DESCRIPTION: Lot 15 Block ____ Subdivision kingsland add, Parcel 1939600000
5. EXISTING USE HP-5 PROPOSED USE Single Family
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	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)

- [x] New building: New Single Family Home, Detached Garage/498 SF Living Above
- [ ] New addition: _____
- [x] New roof structures (dormers, chimneys, etc.): 12/12 Gabe, with Hip, Dormer on Garage
- [x] New porch/deck/balcony: Covered Porch on Home, Open Deck on Det. Gar.
- [ ] New awning/canopy: _____
- [x] New entrances: Driveway access for Det. Gar. off Grove Avenue
- [ ] New window opening/sashes: _____
- [x] New exterior lighting: Oil Rebbed Bronze Exterior Lighting at all Doors
- [x] New fence/wall/gate: Picket Style Fencing around property
- [x] New parking/walkways/other site features: Parking for home/Det. Gar., Pool
- [x] Exterior utility service/mechanical equipment: (2) a/c cond., grinder pump

D. PAINT COLORS (check one)

- [ ] Scheme with pre-approved paint colors (exterior colors available upon request)
- [x] 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)

Proposing a Single Family Home, with a Detached Garage, with a 1br, 1bath, 498 S.F. living above. Will need to add a second driveway access for Det. Garage. We have met with Road and Bridge, and were told to stay a min. of 50' from any other driveways, which we have shown on our attached site plans. We also have our plans attached for both the detached garage, with living above, and the main house, with plans for a pool in between

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: Allen Register

SIGNATURE OF APPLICANT: _____ DATE: 3.21.22

PRINT OWNER'S NAME: Brian Scrone

SIGNATURE OF OWNER: _____ DATE: 3.21.22

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☒ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☒	Photographs of existing roof and affected features
☐	☒	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☒	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

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

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

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

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

AWNING/CANOPY Not Applicable

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.

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.

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 If Applicable

☐	☒	☐	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
☐	☒	☐	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

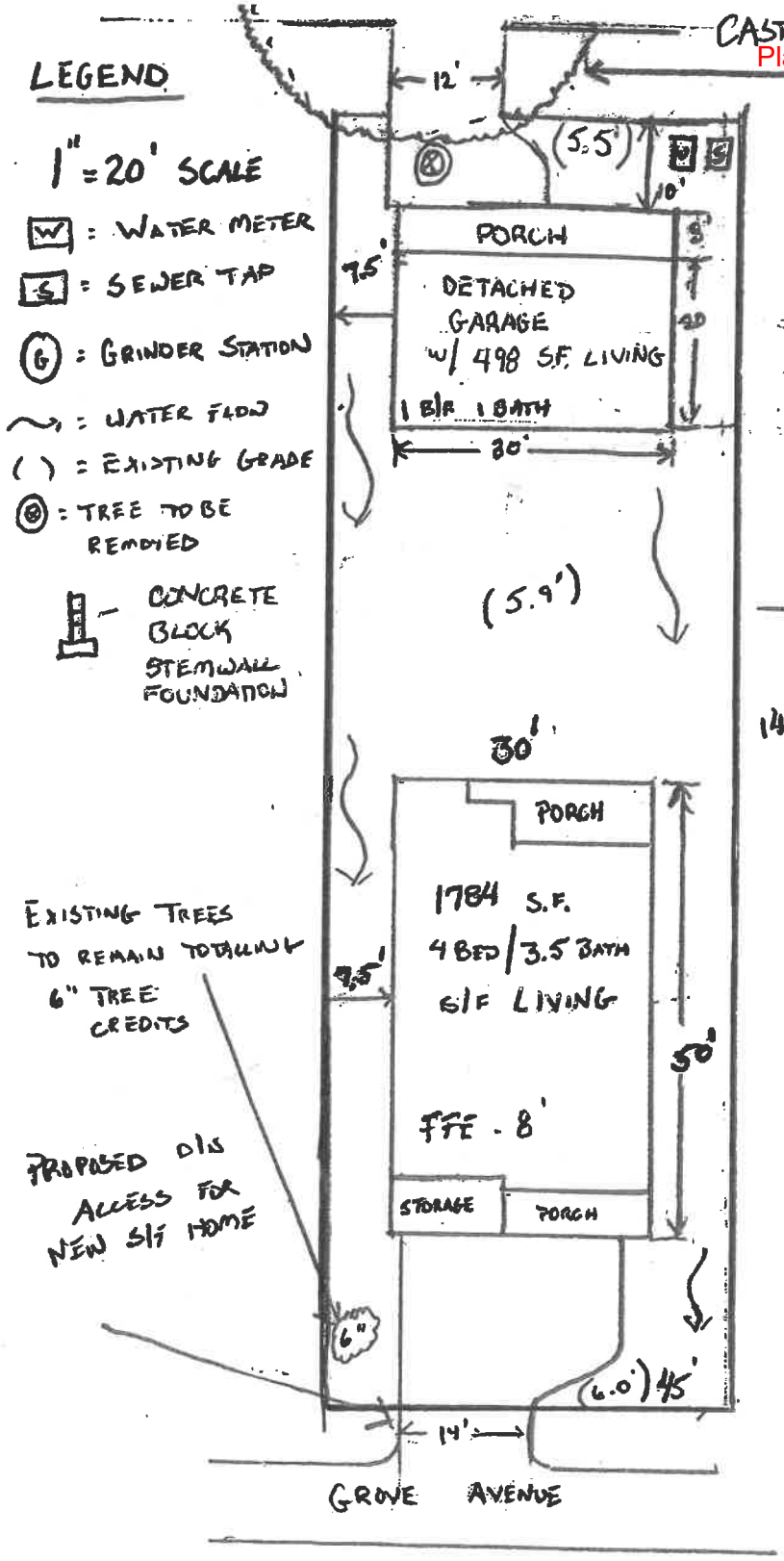
❖ Other details necessary for review:

Keep in mind, the architectural style for this area is Frame Vernacular and the building design must reflect this style. Please see above checklist for additional application details needed paying close attention to those with the center (need) box marked.

Project number: not yet assigned Project Address: 28 W Castillo Drive - Lot 15

Reviewed by: Candice Seymour Date: 03/23/2022

Received March 21, 2022
Planning and Building Department



LEGEND

1" = 20' SCALE

W : WATER METER

S : SEWER TAP

G : GRINDER STATION

~ : WATER FLOW

( ) : EXISTING GRADE

⊗ : TREE TO BE REMOVED

CONCRETE BLOCK STEMWALL FOUNDATION

EXISTING TREES TO REMAIN TOTALLING 6" TREE CREDITS

PROPOSED D/W ACCESS FOR NEW S/F HOME

PROPOSED D/W ACCESS FOR LIVING AREA ABOVE DETACHED GARAGE

LOT COVERAGES

2340 S.F. = TOTAL LIVING + PORCHE

650 S.F. = DRIVEWAYS / WALKS

2990 TOTAL IMPERVIOUS COVERA

6525 : TOTAL S.F. OF LOT

35.86% TOTAL

145'

* LIMIT OF 12" FILL FOR BUILDING PADS ONLY
* ENCOMPASS BUILDING AREA w/ SILT FEN TO INCLUDE BOULANT AREA
* ELEVATIONS OF LOT TO REMAIN "AS-IS". EXISTING DRAINAGE PATTERI WILL STAY THE SAME AS CURRENT SITE CONDITIONS

SETBACKS ALLOWED

FRONT - 20'
SIDES - 5'
REAR - 10'

LOT 15

PARCEL ID # : 1938600000

AE - 7 - FLOOD ZONE

HP5 - ZONING

Received March 21, 2022
Planning and Building Department



Image capture: Jul 2019 © 2022 Goo

← 28 W Castillo Dr

All Street View & 360°

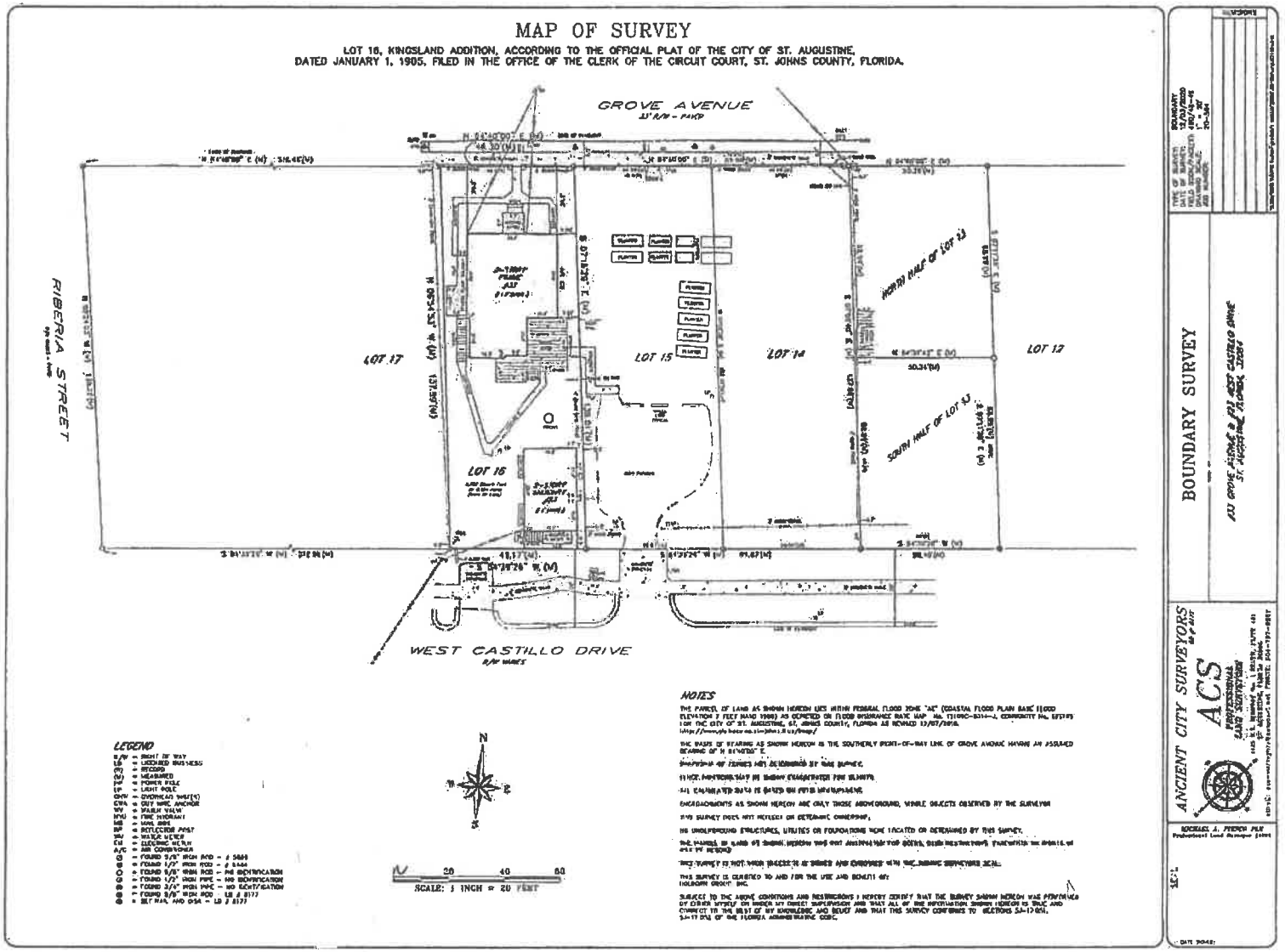


St. Augustine, Florida

Google

Street View - Jul 2019

Received March 21, 2022
Planning and Building Department



Received March 21, 2022
Planning and Building Department

HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

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

CONCRETE:

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

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

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UPLIFT	DEVICE	WOOD NAILING
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	366-505	H6	(16)8d(TOTAL)
HETA16 1810	821-1085	HTH8	(18)10d
HETA20 1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA24 1810			BLOCK:
HETA40 1810	0-1450	META12	(10)6d
	1451-1780	HETA12	(7)16d
10d X 1 ½" NAILS	1781-2235	HHETA16	(9)16d

TABLE R301.2.1.3
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) ** panel span ≤ 4 feet	panel span > 4 feet and ≤ 8 feet	panel span > 8 feet	ALTERNATE BRACING SYSTEM
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" HU SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

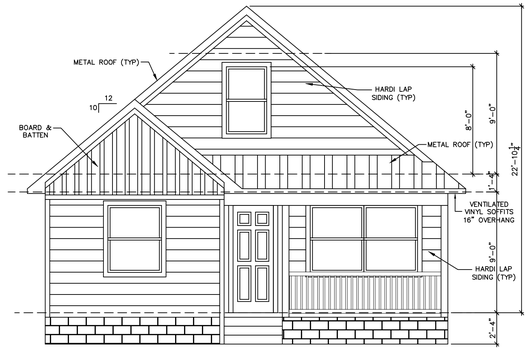
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

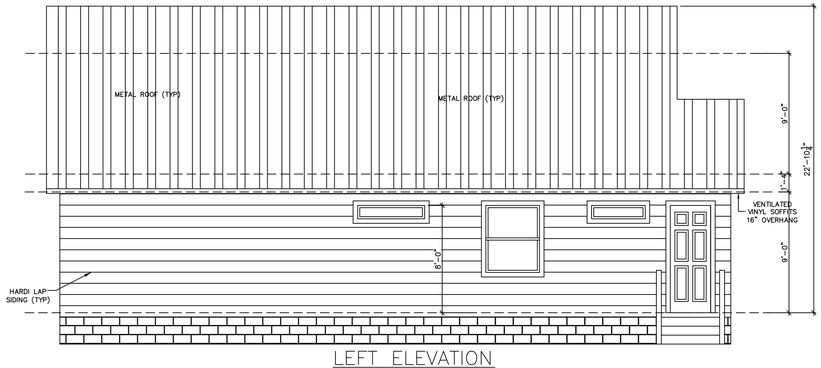
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

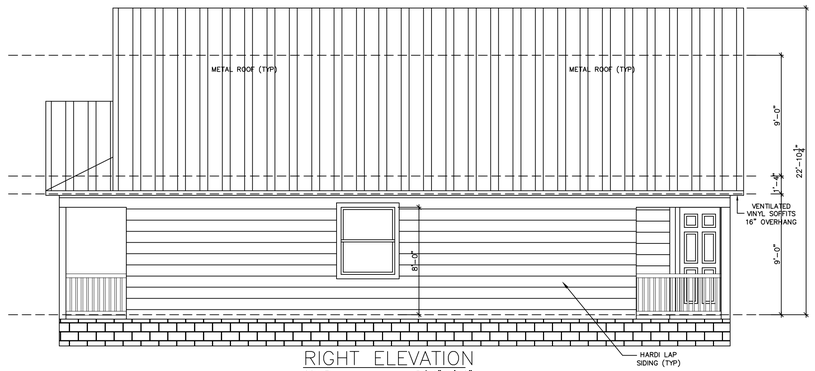
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



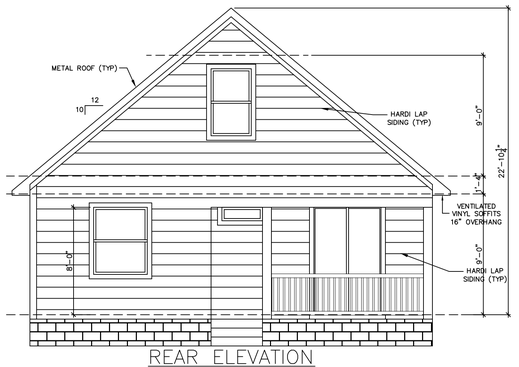
FRONT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

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RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

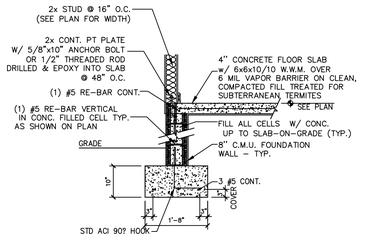
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DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received March 21, 2022
Planning and Building Department

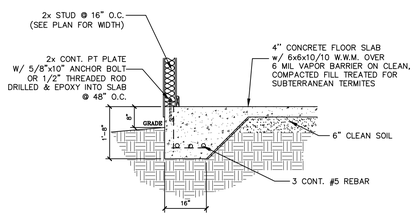
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

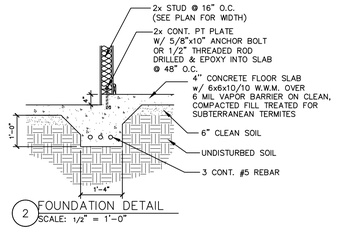
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



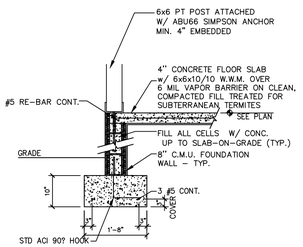
1 FOUNDATION DETAIL
SCALE: NTS



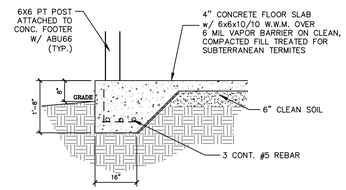
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



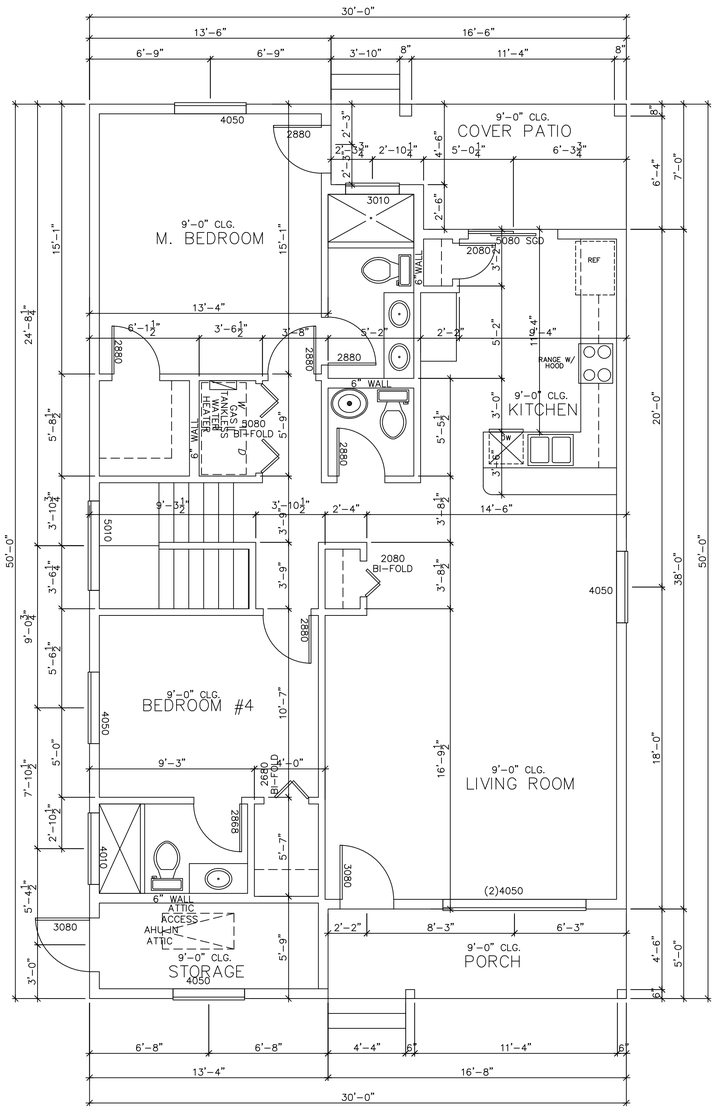
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



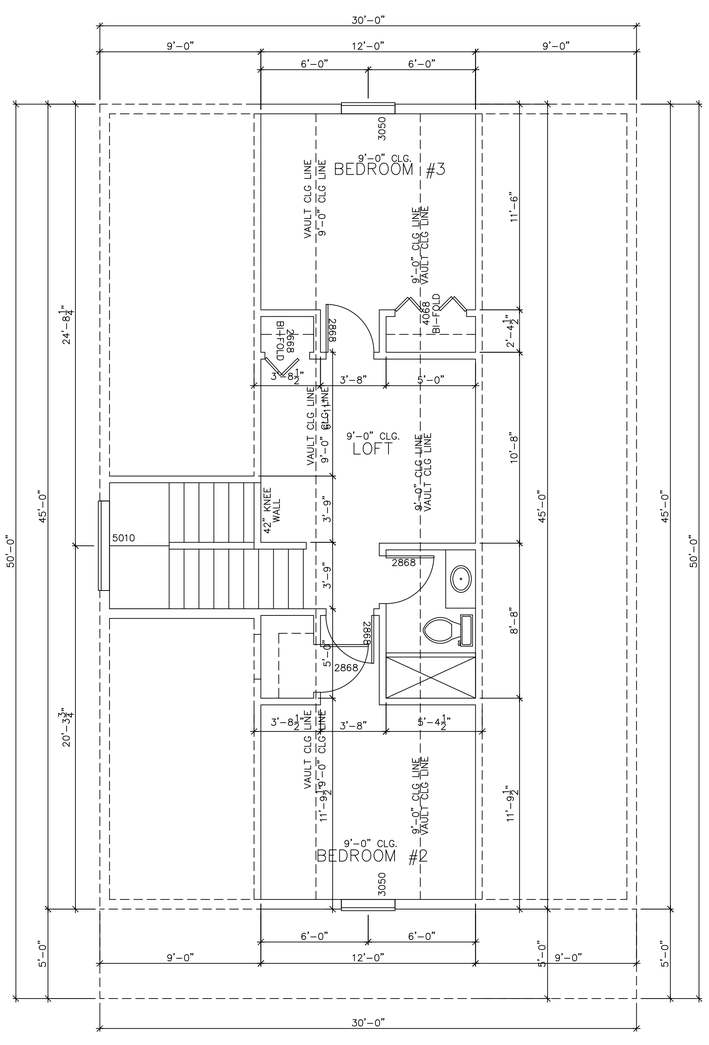
3 FOUNDATION DETAIL
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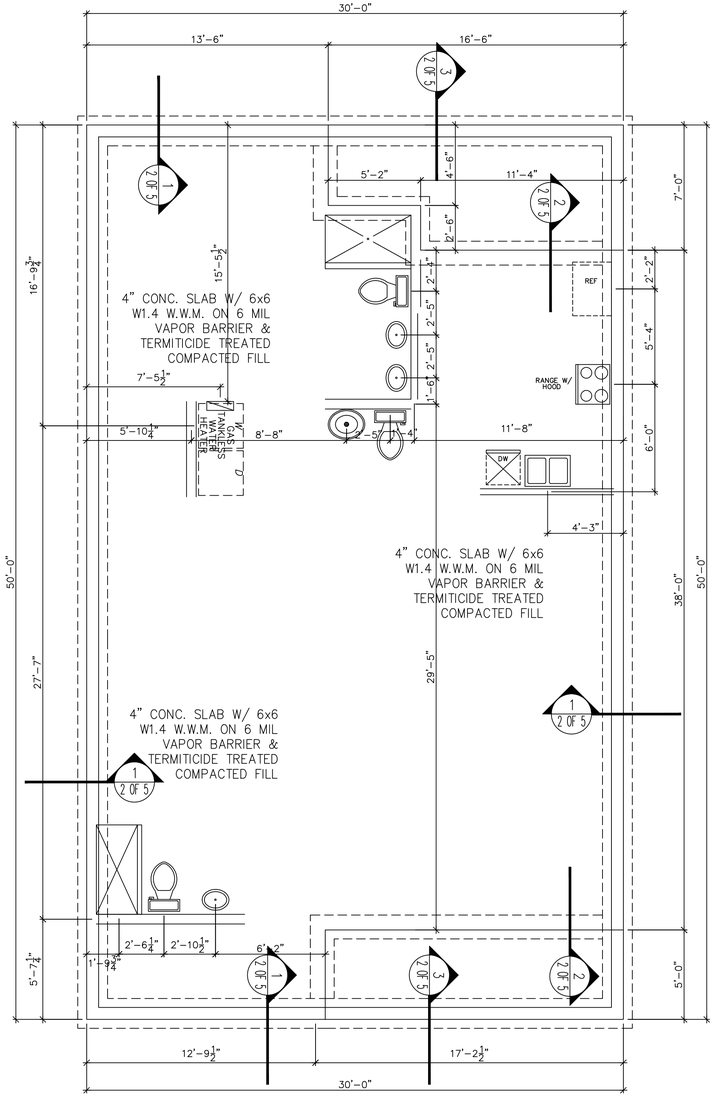
3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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



2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

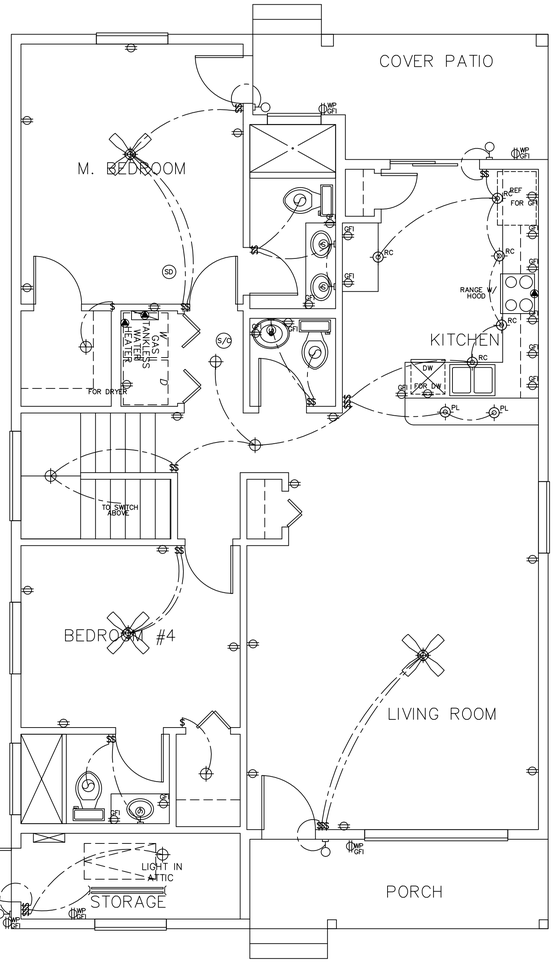
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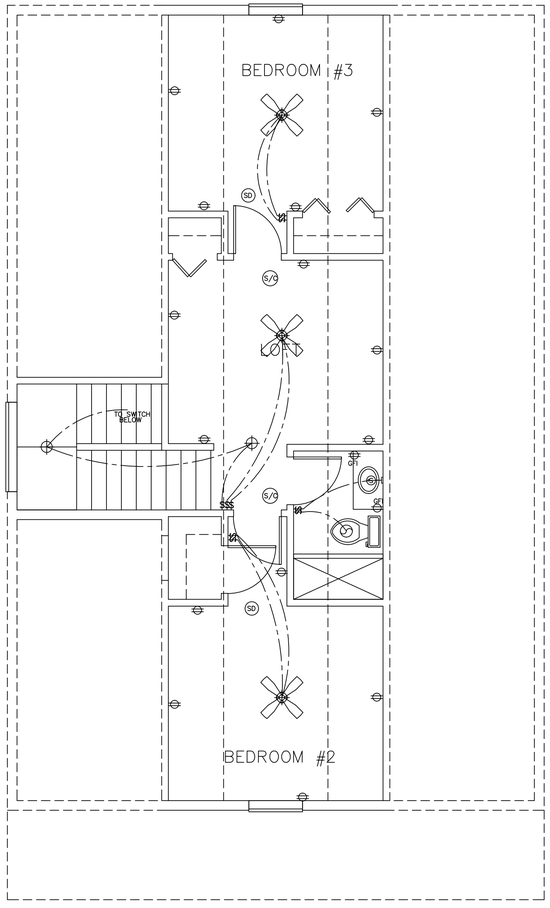
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PLAN NO	
SHEET NO	2 OF 4

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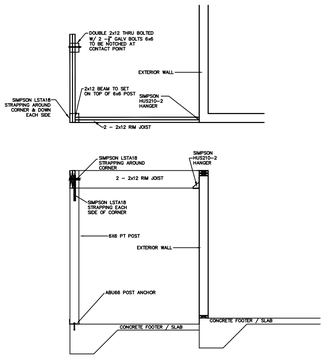
1st FLOOR ELECTRICAL PLAN

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



2nd FLOOR ELECTRICAL PLAN

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



PORCH CORNER SECTION

SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL

ITEM	A	B	C	D	FAST.	WT
S0981–0005	½"	8.00"	1.20"	1.39"	¼"	0.67 (LB)
S0981–0007	¼"	8.50"	1.20"	1.39"	¼"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE ⅜" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL

ITEM	A	B	C	D	FAST.	WT
S0982–0004	½"	6.10"	1.00"	1.50"	⅛" RIVET.	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X ⅜" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

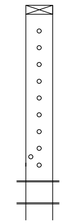
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	⅛"	25'	580	1.44 (LB)
C0978–4100	⅛"	100'	580	6.84 (LB)
C0978–4500	⅛"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978–4100 AND C0978–4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

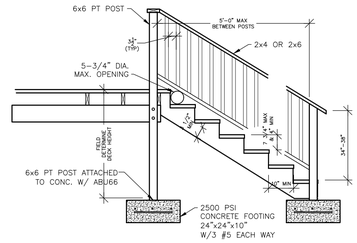
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 ¾" O.C.

(2) ⅝"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION

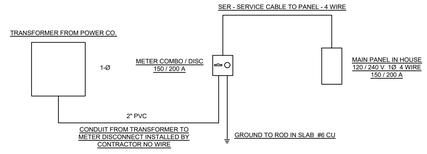
(SCALE: 1/2" = 1'-0")

*NOTE:
–Location of electric outlets are a representation only. outlets will be located per local building code.

–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)

ELECTRICAL SYMBOL KEY

	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
	WALL MOUNTED LIGHT	$3	3–WAY SWITCH
	WALL MOUNTED SCONCE LIGHT	$4	4–WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
RC VP	VAPOR–PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
RC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	PH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	CO	CUT–OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
PA	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
	WATER–PROOF OUTLET	S/D	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		
GATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
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 AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7., GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

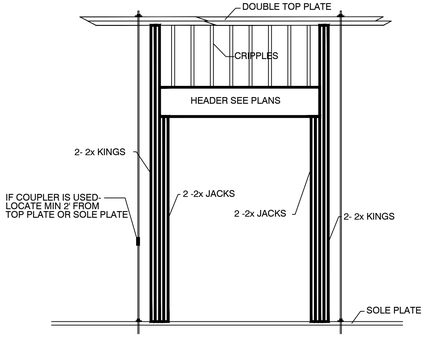
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SIGNED (DESIGNER)

NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1–5–22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	3 OF 4

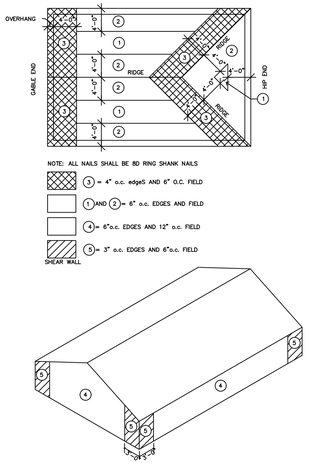
Received March 21, 2022
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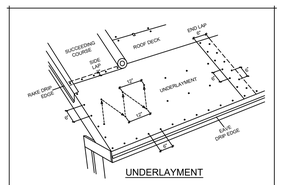
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

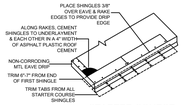
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



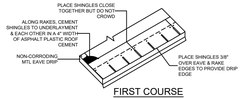
Plywood Nailing Details



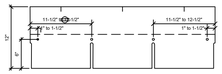
UNDERLAYMENT



STARTER COURSE



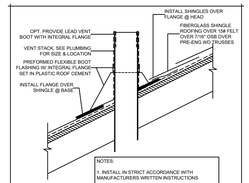
FIRST COURSE



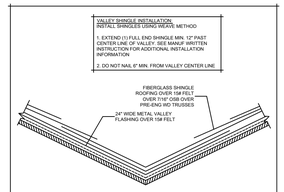
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

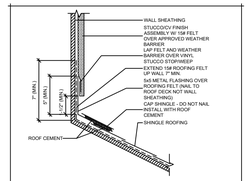
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



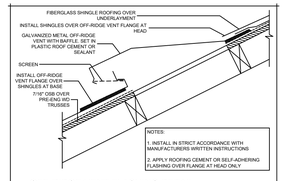
VENT STACK FLASHING DETAIL
N.T.S.



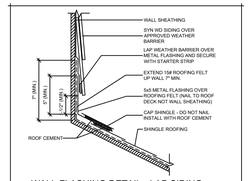
VALLEY FLASHING DETAIL
N.T.S.



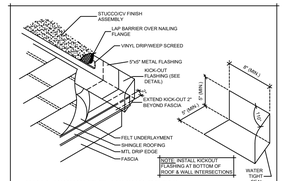
WALL FLASHING DETAIL - STUCCO
N.T.S.



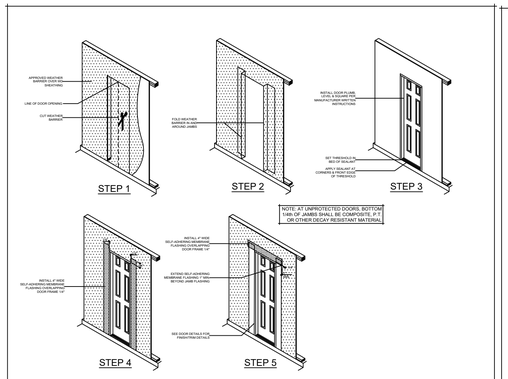
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



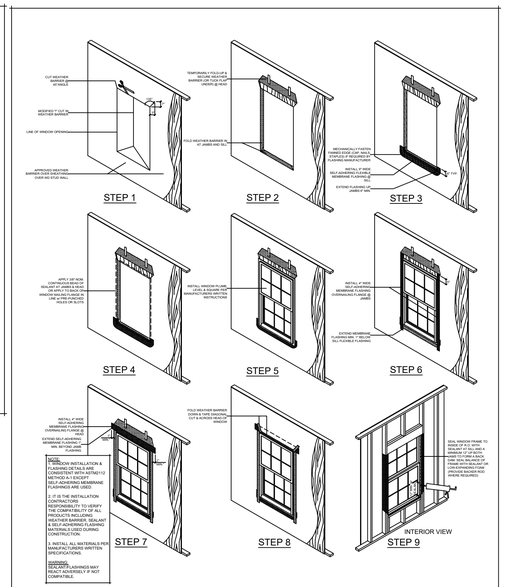
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



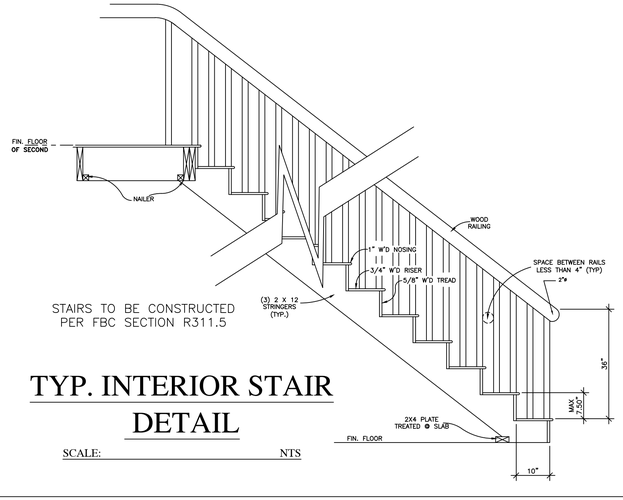
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'



STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

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NEW HOUSE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

Received March 21, 2022
Planning and Building Department

GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

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

CONCRETE:

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

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

    A. ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
    B. ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

       1 AT 7 DAYS
       2 AT 28 DAYS

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

WOOD FRAMING:

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

MASONRY:

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

ALTERNATES TO EMBEDDED TIEDOWNS
(SIDE ANCHORED TO TIEBEAM)

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

FASTENER DESCRIPTIONS

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

VENTILATION SYSTEM

SHALL BE:
VENTILATED VINLY SOFFIT WITH (4) 4' OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9' OF NET FREE AIR PER SQUARE FOOT
OFF RIDGE VENT: L 46½" H 5.5"
AREA NET FREE SQUARE INCHES 138

COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

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

TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS		UPLIFT	DEVICE	WOOD NAILING
HETA12	1265	0-365	H2.5	(10)8d(TOTAL)
HETA16	1810	AND 500-820	H6	(14)8d(TOTAL)
HETA20	1810	821-1085	HTS16	(18)16d
HETA24	1810	1086-2170	(2)HTS16	(16)10d(EACH)
HETA40	1810			BLOCK:
		0-1450	META12	(10)16d
		1451-1780	HETA12	(7)16d
		1781-2235	HHETA16	(8)16d

10d X 1 ½" NAILS

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING (INCHES) * MAX. 12"c/c IN YELLOW	MAX. 6"c/c IN RED	MAX. 4"c/c IN BLUE	** ALTERNATE SPACING (INCHES)
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	10	8
#8 WOOD SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	12	9
8" LAG SCREW-BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16	16

DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE . THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 7TH EDITION 2020 FLORIDA BUILDING CODE – BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TC LIVE LOAD- 20 PSF
TC DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 7TH EDITION 2020 FLORIDA BUILDING CODE FOR THE 130 MPH WND ZONE.

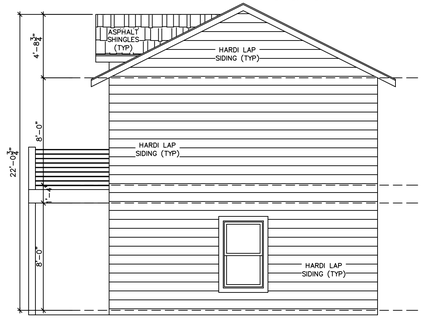
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT

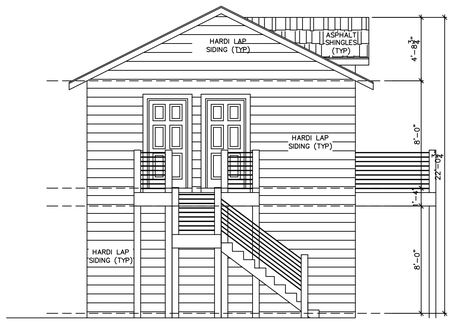
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:

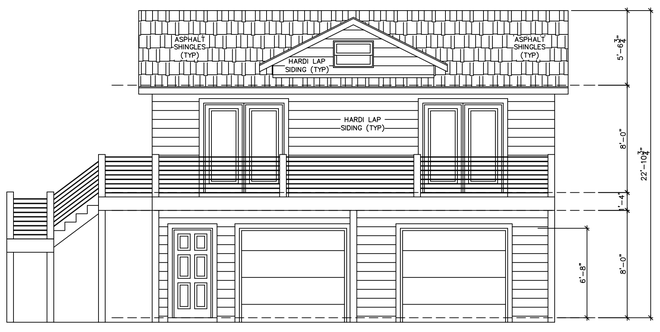
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



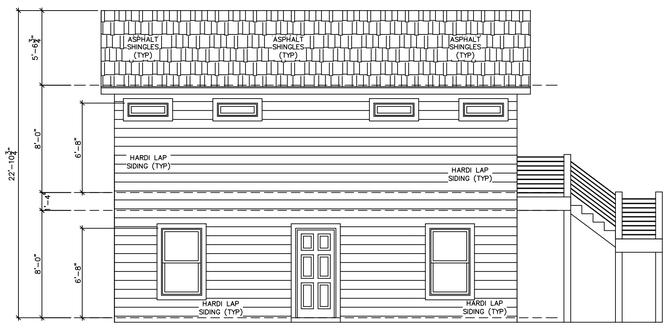
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS & DECKS FLOOR JOISTS
4	DETAILS
5	
6	
7	
8	
9	
10	

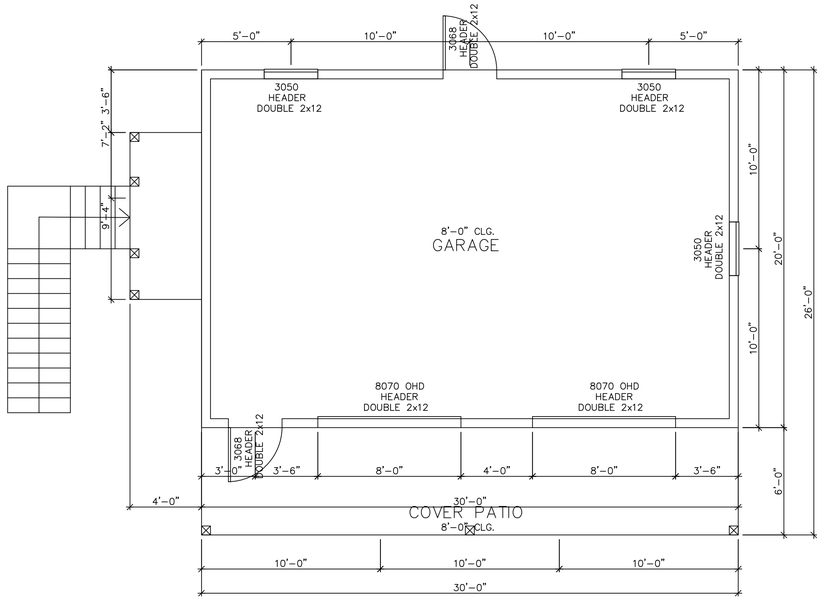
ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

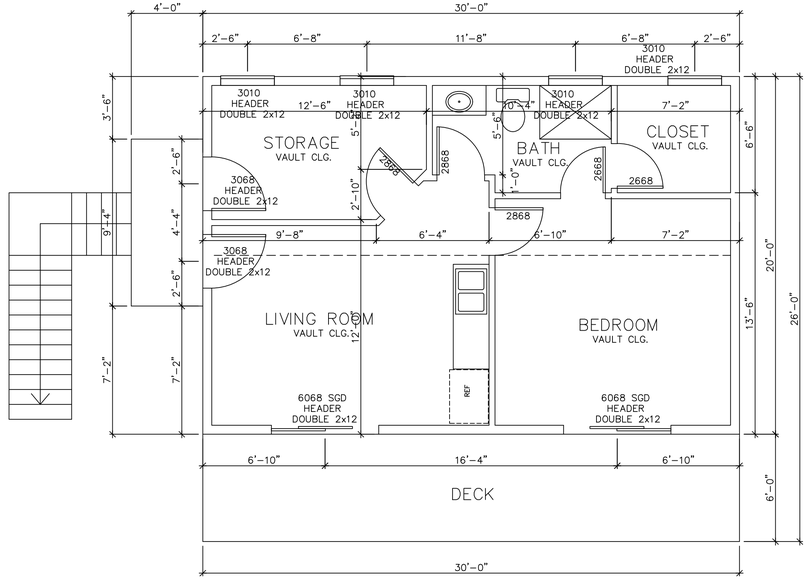
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received March 21, 2022
Planning and Building Department



1ST FLOOR PLAN

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



2ND FLOOR PLAN

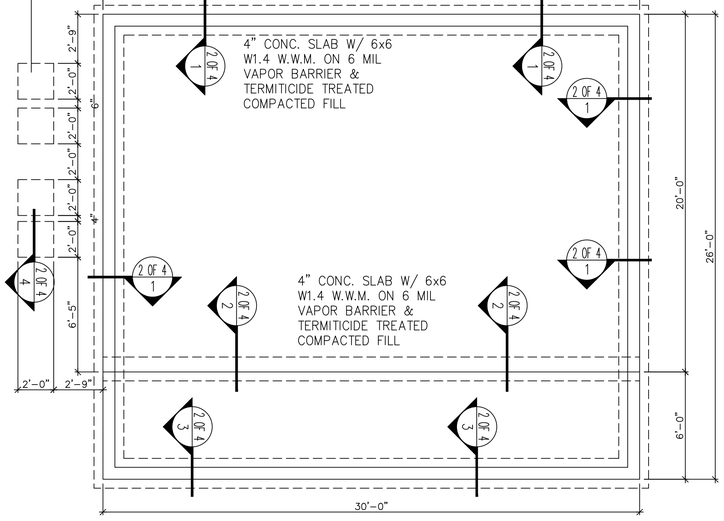
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

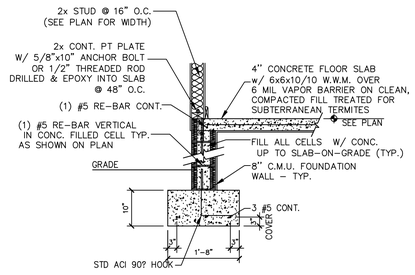
GARAGE / RESIDENCE SEPARATION REQUIRMENTS

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area



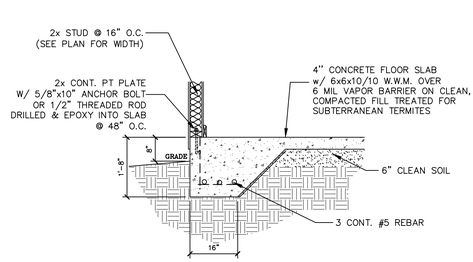
FOUNDATION PLAN

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



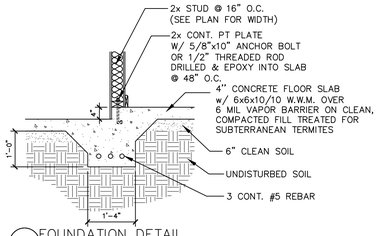
1 FOUNDATION DETAIL

SCALE: NTS



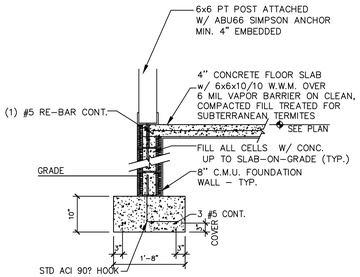
1 ALTERNATE FOUNDATION DETAIL

SCALE: NTS



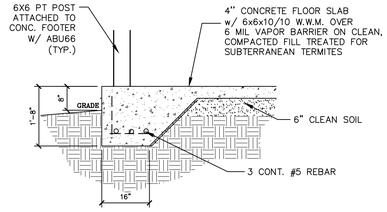
2 FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



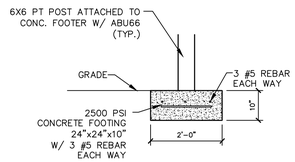
3 FOUNDATION DETAIL

SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL

SCALE: NTS



4 FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"

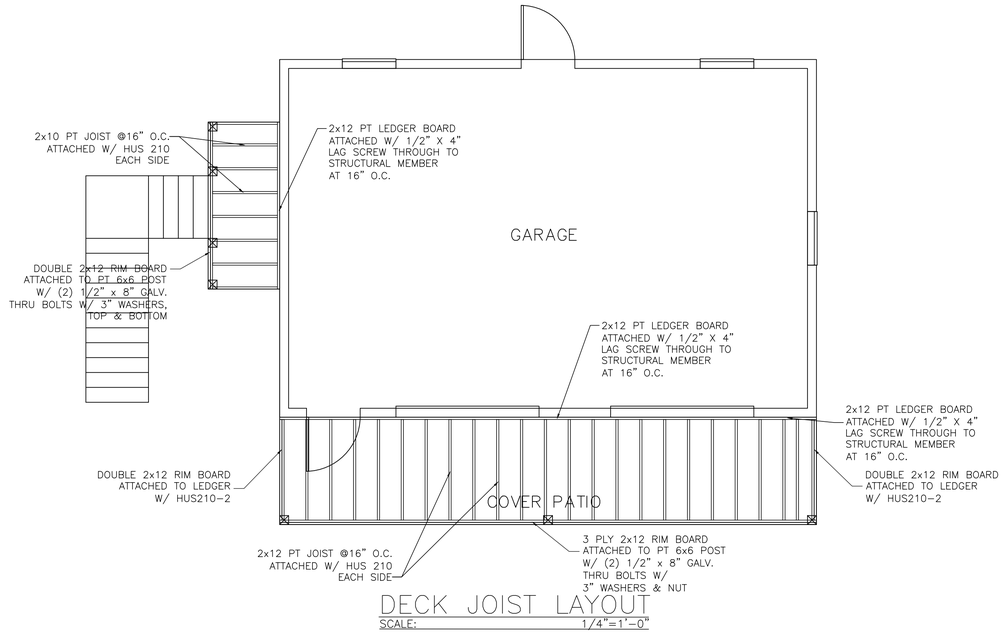
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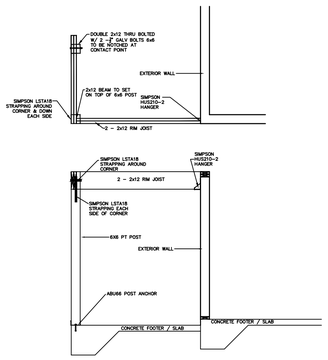
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DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

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DECK JOIST LAYOUT

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



PORCH CORNER SECTION

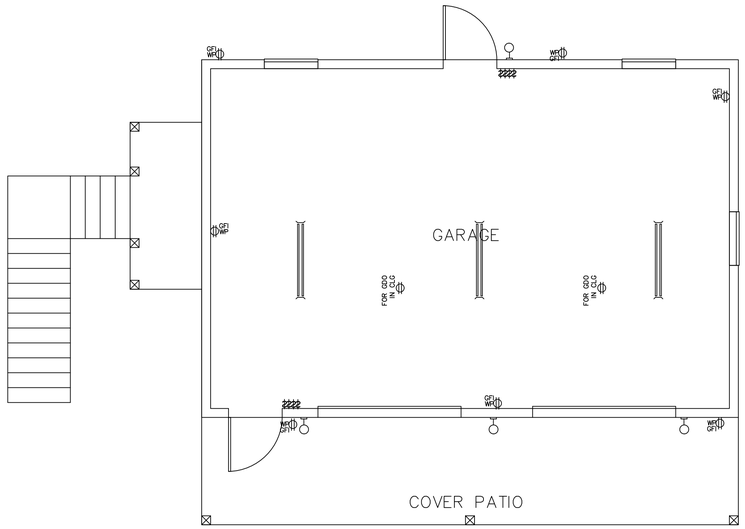
SCALE: NTS

*NOTE:
-Location of electric outlets are a representation only. outlets will be located per local building code.

-Provide AFCI(arc-fault circut interrupters) in all dwelling unit bedrooms per NEC article 210-12)

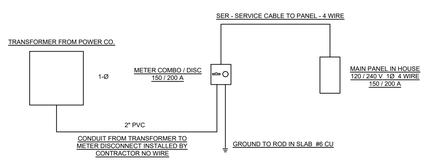
ELECTRICAL SYMBOL KEY

⊕	SURFACE MOUNTED LIGHT	$	SINGLE SWITCH
⊕	WALL MOUNTED LIGHT	$3	3-WAY SWITCH
⊕	WALL MOUNTED SCONCE LIGHT	$4	4-WAY SWITCH
RC	RECESSED CAN LIGHT	$RC	REMOTE CONTROL SWITCH
FLC PF	VAPOR-PROOF RECESSED	$D	DIMMER SWITCH
PL	PENDANT LIGHT	DB	DOOR BELL CONNECTION
EC EB	RECESSED EYEBALL CAN LIGHT	CH	DOOR CHIME
	EXHAUST FAN W/ LIGHT	TV	TV OUTLET
	EXHAUST FAN	TH	PHONE OUTLET
	UNDER CABNET	DA	DATA OUTLET
	RECESSED FLOURESCENT LIGHT	J	JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLOURESCENT LIGHT	T	THERMOSTAT
	TRACK LIGHTING	DISC	CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT	SS	SURROUND SOUND BASE
P.A.	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)	VAC	CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET	SD	SMOKE DETECTOR
WP GFI	WATER-PROOF OUTLET	S/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
WP GFI	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
GFI	GFI FLOOR OUTLET		
GATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



1st FLOOR ELECTRICAL

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



ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 39" AFF (44" AFF WITH RAISED VANITY) - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
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 AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R314 AND R315
6. PROVIDE AFCIs (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12
7. GFIs (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902
8. ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBC EC R404.1
9. ALL 125-VOLT 15-AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES
10. ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



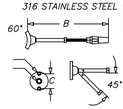
ITEM	A	B	C	D	FAST.	WT.
S0981-0005	1/2"	8.00"	1.20"	1.39"	1/4"	0.67 (LB)
S0981-0007	1"	8.50"	1.20"	1.39"	1/4"	0.75 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS WHERE A LARGER WIRE SIZE IS NEEDED. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. FLAT BASE CAN BE FIXED ON ANY LEVEL SURFACE AT ANY ORIENTATION AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF CABLE.

NOTE: THROUGH BOLT FASTENED TO EXISTING METAL TRUSSES WITH THREE 1/8" 316 STAINLESS STEEL MACHINE SCREWS

RAILEASY™ TENSIONER–ROUND

316 STAINLESS STEEL



ITEM	A	B	C	D	FAST.	WT.
S0982-0004	1/2"	6.10"	1.00"	1.50"	1/4" RIVET	0.21 (LB)

NOTE: PATENTED TENSIONERS ARE USED FOR CABLE RAILING APPLICATIONS. SLOTTED BASE ALLOWS FOR ANGLES UP TO 45 DEGREES AND IS USED AT EITHER END OF CABLE RUNS. COMPRESSION FITTING ALLOWS FOR TENSIONING WITH SIMPLE HAND TOOLS. ROUND SHAPED BASE IS DESIGNED FOR USE WITH 2" STAINLESS TUBING AND STAYS FIXED WHILE ALLOWING THE BODY TO ROTATE DURING TENSIONING OF THE CABLE. REQUIRES RIVETS TO ATTACH TO TUBING (SUPPLIED WITH COMPLETE SYSTEMS).

NOTE: ATTACH TENSIONER TO EXHAUST DUCT WITH 2X 1/8" 316 STAINLESS STEEL MACHINE SCREWS AND 2" 316 STAINLESS STEEL WASHERS ON INSIDE OF DUCT SHAPED TO SAME CURVE AS TENSIONER BASE

WIRE ROPE 1X19

316 STAINLESS STEEL

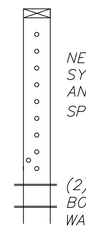
ITEM	SIZE	SPOOL	WT.	WT
C0978-4025	1/8"	25'	580	1.44 (LB)
C0978-4100	1/8"	100'	580	6.84 (LB)
C0978-4500	1/8"	500'	580	32.62 (LB)

NOTE: WIRE IS LEFT HAND LAY. WEIGHT FOR PART NUMBERS C0978-4100 AND C0978-4500 INCLUDES REEL.

13B VALUES USED IN THE DESIGN OF THIS PROJECT FOR ALL S.Y.P. WOOD

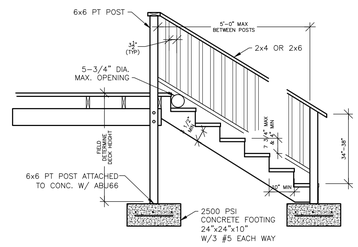
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



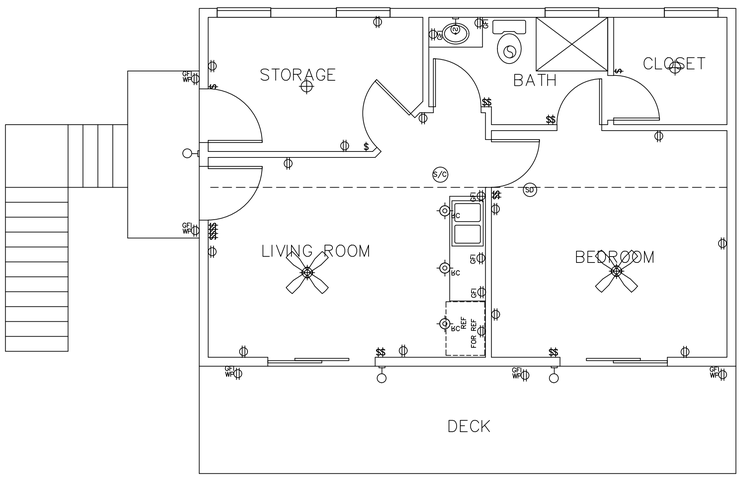
NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/8"X10" LAG BOLTS W/ 3" WASHER



TYPICAL STAIR CONSTRUCTION

(SCALE: 1/2" = 1'-0")



2ND FLOOR ELECTRICAL PLAN

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

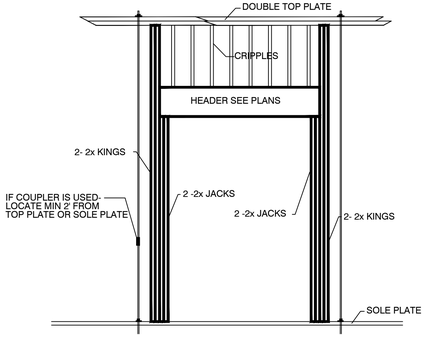
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SHEET NO	3 OF 4

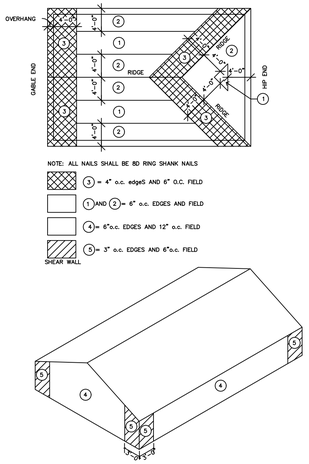
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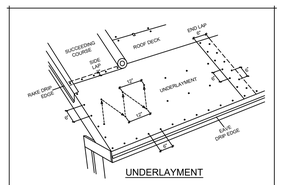
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

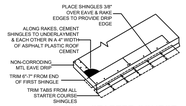
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



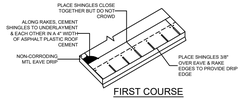
Plywood Nailing Details



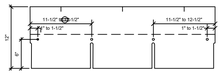
UNDERLAYMENT



STARTER COURSE



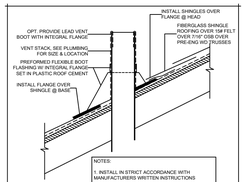
FIRST COURSE



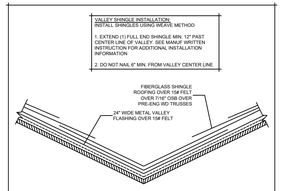
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

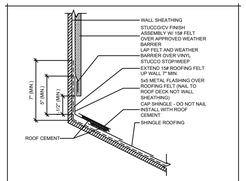
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



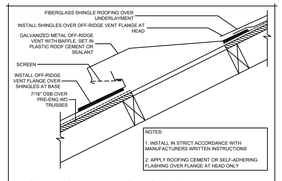
VENT STACK FLASHING DETAIL
N.T.S.



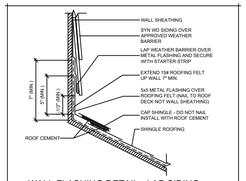
VALLEY FLASHING DETAIL
N.T.S.



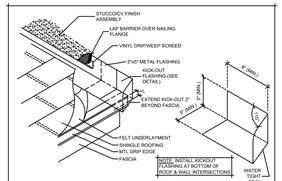
WALL FLASHING DETAIL - STUCCO
N.T.S.



OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.

TYPICAL WALL SECTION

SCALE $\frac{3}{4}$"=1'

STAIRS TO BE CONSTRUCTED PER FBC SECTION R311.5

TYP. INTERIOR STAIR DETAIL

SCALE: NTS

DOOR FLASHING INSTALLATION DETAILS
N.T.S.

WINDOW FLASHING INSTALLATION DETAILS
N.T.S.

ROBERT G. MORGEN JR., P.E.
#56118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633

RGM Engineering, Inc.

SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	4 OF 4

Instr #2021073595 BK: 5307 PG: 1343, Filed & Recorded: 7/1/2021 2:26 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $1,820.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #116613
193970-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 28, 2021, between The Holborn Group Inc., a Florida Corporation, whose mailing address is: 92 Ponte Vedra Colony Circle, Ponte Vedra Beach, Florida 32082, party of the first part, and Zigiz Holdings, LLC, whose mailing address is: 501 Boating Club Road, Saint Augustine, Florida 32084, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 14 and 15, Kingsland Addition, according to the Official Plat of the City of St. Augustine, dated January 1, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, 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 claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 28, 2021.

Signed, sealed and delivered
in the presence of:

Witness signature

Print witness name

Witness signature

Print witness name

The Holborn Group Inc., a Florida Corporation

By: _____, President
Print Name: Hugh A. Holborn, Jr.
Title: President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this June 28, 2021 by Hugh A. Holborn, Jr., President of The Holborn Group Inc., a Florida Corporation who is personally known to me or who has produced Drivers License as identification.

Notary Public

JOSEPH M. DANESE III
MY COMMISSION # GG 093061
EXPIRES: August 11, 2021
Bonded Thru Notary Public Underwriters

Print Notary Name
My Commission Expires:
Notary Seal

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	1939600000
Location Address	28 W CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	KINGSLAND ADDN LOTS 14 & 15 OR5307/1343 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

Owner Information

Owner Name	Zigiz Holdings LLC 100%
Mailing Address	501 BOATING CLUB RD SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$1,540
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$253,540**
Total Deferred	$0
Assessed Value	**$253,540**
Total Exemptions	$0
Taxable Value	**$253,540**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$1,540	$273,000	$0	$0	$274,540	$140,018	$134,522	$140,018
2020	$0	$1,668	$273,000	$0	$0	$274,668	$127,289	$147,379	$127,289
2019	$0	$1,796	$273,000	$0	$0	$274,796	$115,717	$159,079	$115,717
2018	$0	$1,284	$220,500	$0	$0	$221,784	$105,197	$116,587	$105,197
2017	$0	$1,412	$220,500	$0	$0	$221,912	$95,634	$126,278	$95,634
2016	$0	$1,540	$85,400	$0	$0	$86,940	$86,940	$0	$86,940
2015	$0	$1,668	$85,400	$0	$0	$87,068	$87,068	$0	$87,068
2014	$0	$1,796	$85,400	$0	$0	$87,196	$87,196	$0	$87,196
2013	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2012	$0	$0	$85,400	$0	$0	$85,400	$85,400	$0	$85,400
2011	$0	$0	$94,500	$0	$0	$94,500	$94,500	$0	$94,500
2010	$0	$0	$105,000	$0	$0	$105,000	$105,000	$0	$105,000

Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		1540

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	140	100	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2021	6/28/2021	$260,000.00	WARRANTY DEED	5307	1343	Q	V	HOLBORN GROUP INC	ZIGIZ HOLDINGS LLC
	12/29/2005	$414,000.00	WARRANTY DEED	2628	641	Q	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	HOLBORN GROUP INC
	5/1/2005	$284,700.00	WARRANTY DEED	2438	1533	U	I	INDIAN RIVER INDUSTRIAL CONTRACTORS INC	IRIC ACQUISITION CORP
	3/1/1989	$0.00		816	135	U	V		INDIAN RIVER INDUSTRIAL CONTR
	7/1/1986	$0.00		709	1403	U	V		
	4/1/1986	$125,000.00		702	316	Q	V		

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

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

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Last Data Upload: 3/22/2022, 1:40:05 AM

Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
ZIGIZ HOLDINGS, LLC

Filing Information

Document Number	L17000233824
FEI/EIN Number	82-4312998
Date Filed	11/13/2017
Effective Date	11/06/2017
State	FL
Status	ACTIVE

Principal Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Mailing Address

501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGRM

SCRONE, CONSTANZE
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Title MGRM

SCRONE, BRIAN
501 BOATING CLUB ROAD
SAINT AUGUSTINE, FL 32084 UN

Annual Reports

Report Year	Filed Date

2019	01/08/2019
2020	01/17/2020
2021	01/12/2021

Document Images

01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
GRACE CONTRACTING LLC

Filing Information

Document Number	L06000108463
FEI/EIN Number	20-5846389
Date Filed	11/08/2006
Effective Date	11/08/2006
State	FL
Status	ACTIVE

Principal Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Mailing Address

334 Cortez dr
ST AUGUSTINE, FL 32086

Changed: 02/02/2021

Registered Agent Name & Address

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Address Changed: 02/02/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GRACE, BRADLEY S
334 Cortez dr
ST AUGUSTINE, FL 32086

Title Manager

Eden, Russell W

980 S Whitney St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	04/06/2020
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/03/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
11/08/2006 -- Florida Limited Liability	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 21, 2022 Meeting



Application HP2022-0022 Address: 104 Gaspar Street

SEG Companies, LLC – Applicant David Westbrook – Owner

Project description: To demolish a residential building constructed ca.1910-1920 that is recorded on the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00857
National Register:	N/A	Construction date:	c. 1910-1920
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1094500000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located at the end of unpaved Gaspar Street off Palmer Street between Josiah and Avery Streets. The residence, constructed between 1910 and 1920, is tucked away from the main road at the northwest corner of now vacated portions of Gaspar Street and Nesmith Avenue and is surrounded by vacant land and outbuildings on a heavily treed lot.
2. The two-story Frame Vernacular residential structure features a gable roof with diamond composition shingles, two-story hipped roof porch with exposed rafter tails, the top-half of which has been enclosed with jalousie windows, and a one-story gable-roofed addition. Window styles on the building include metal jalousie, one-over-one and two-over-two wood windows, and double French doors on the east elevation. Asbestos siding covers both the main house and addition. The two-story porch wraps the front and east elevations with square wood posts. A brick chimney is visible from the interior of the building.
3. The applicant is proposing full demolition of the building as part of the St. Johns County Hurricane Housing Recovery Program; however, the standard documentation related to this was not submitted after requests by staff.
4. Outbuildings on the property are not proposed for demolition with this application.
5. A condition assessment report was not required for this structure, and none was submitted. Staff observed some deterioration of wood elements throughout the building and softening of the wood floors on the second story.
6. Information regarding the structure is limited. The area does not appear on Sanborn maps until the 1930 version. The Florida Master Site File (FMSF) states that a once-famous scenic drive went through this part of town and a tourist attraction called “Ponce de Leon Springs” was in this area. The history of the region also includes use as a plantation and later as farmland owned by Minorcan farmers. Nothing directly related to these historical uses was found specific to the subject property upon staff’s initial review and additional research would be necessary to determine such associations.
7. St. Augustine Polk City Directory research found that Aiken Street (the former name of Gaspar Street) was not included until around 1930 and no addresses are listed on the street until 1940. Starting in 1940, the only address listed in the block where the subject property is situated is 106 Aiken Street. In 1951 the address changes to 106 Gaspar and in 1955 and 1957 no address is given, only the letters “nw” and a property description of “nw corner of Nesmith Ave.” The address 104 Gaspar makes its first appearance in 1960 when it remains in the ownership of George L. Russel, a foreman for several companies including the Florida East Coast Railway, through 1975.
8. Concept plans for a replacement structure, though not required, were recommended for submittal but not received. No design review requirements are in place for this area and replacement plan submittal is not required; 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.
9. Any demolition and redevelopment plans must meet all additional building and zoning code requirements prior to issuance of a permit. Tree removal will require a permit and may require review by the Planning and Zoning Board.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **104 Gaspar Street** because it is not a local landmark or otherwise designated as a historic building with the condition that 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, and the like for reuse in restoration of other historic properties.

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 1920 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW 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 does not contribute to a streetscape directly, as it is tucked back on a large lot down a dirt road, the end of which has been vacated and is a private driveway. Buildings adjacent to the Palmer and Gaspar Street intersection consist of small-scale one-story homes.

3. The impact of the loss of the structure on the streetscape. Because the building is essentially down a private driveway and does not interact with the surrounding streetscape, the permanent loss may not be visible from Palmer Street, the adjacent main road.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The building is being demolished as part of the St. Johns County Hurricane Housing Recovery Program. It is staff's understanding that the intent is to replace the building with a single-family home more suited to the current resident; however, after requests by staff, no program related documentation nor plans have been submitted.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No known historic or cultural associations are associated with the building. According to the 2020 FMSF survey, it would not contribute to a district due to alterations.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district, according to the 2020 FMSF survey.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a two-story Frame Vernacular residence that has been altered over time.

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 commonly found throughout St. Augustine particularly in the West Augustine and Lincolnville neighborhoods.

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 wood frame building is not such that its design could not be reproduced; however, new construction often has a different look and feel than the existing building being replaced or that remain in the vicinity.

10. ***The justification for the proposed demolition.*** The applicant seeks to demolish the property as part of the St. Johns Hurricane Housing Recovery Program funded in part with federal funds.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Gaspar/Nesmith Street Vacation
5. Polk City Directroy Research

STAFF PHOTOGRAPHS
104 Gaspar Street



Front (south) Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
104 Gaspar Street



East Elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
104 Gaspar Street





West Elevation

STAFF PHOTOGRAPHS
104 Gaspar Street



North Elevation

Staff Report pg. 11

STAFF PHOTOGRAPHS
104 Gaspar Street







North Elevation Details

STAFF PHOTOGRAPHS
104 Gaspar Street



East Elevation Details





South Elevation Detail

STAFF PHOTOGRAPHS
104 Gaspar Street



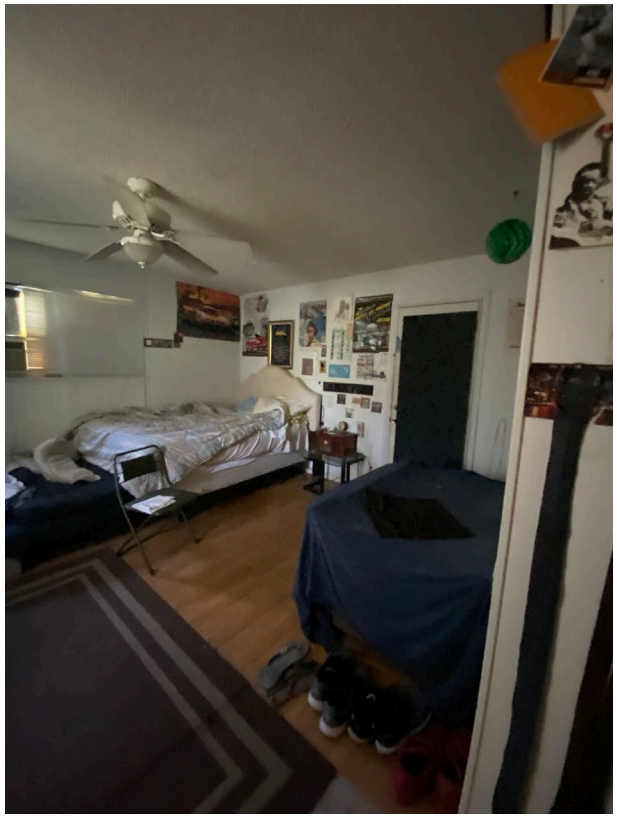


South Elevation Details

STAFF PHOTOGRAPHS
104 Gaspar Street



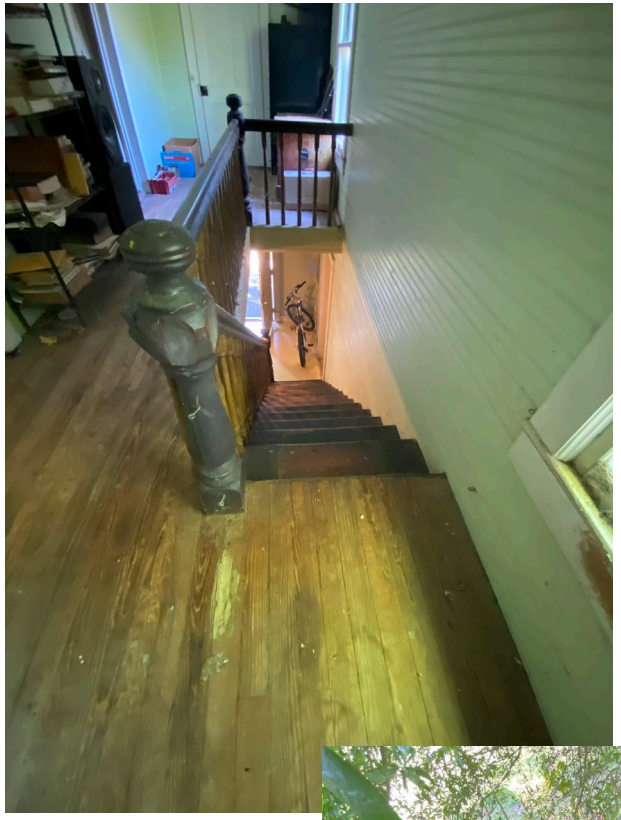


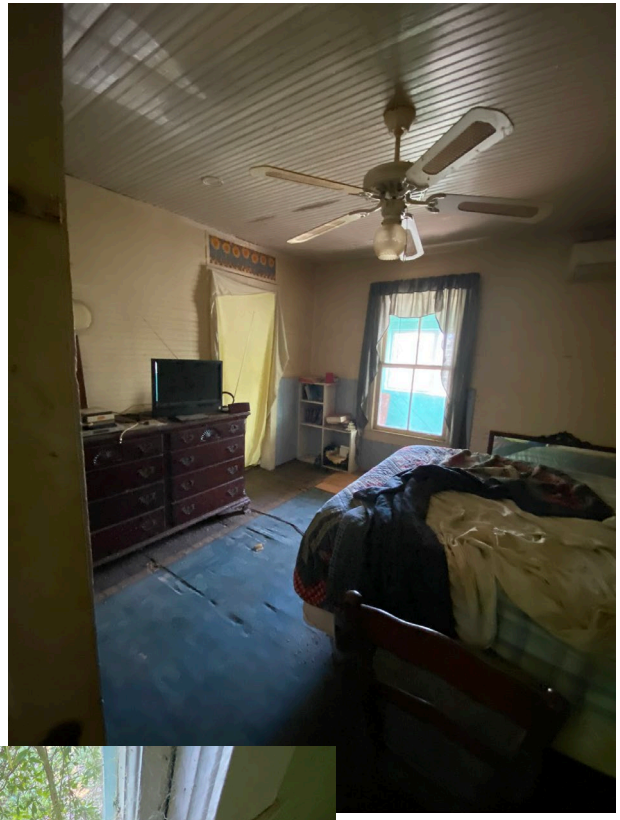


Interior Photographs

STAFF PHOTOGRAPHS
104 Gaspar Street









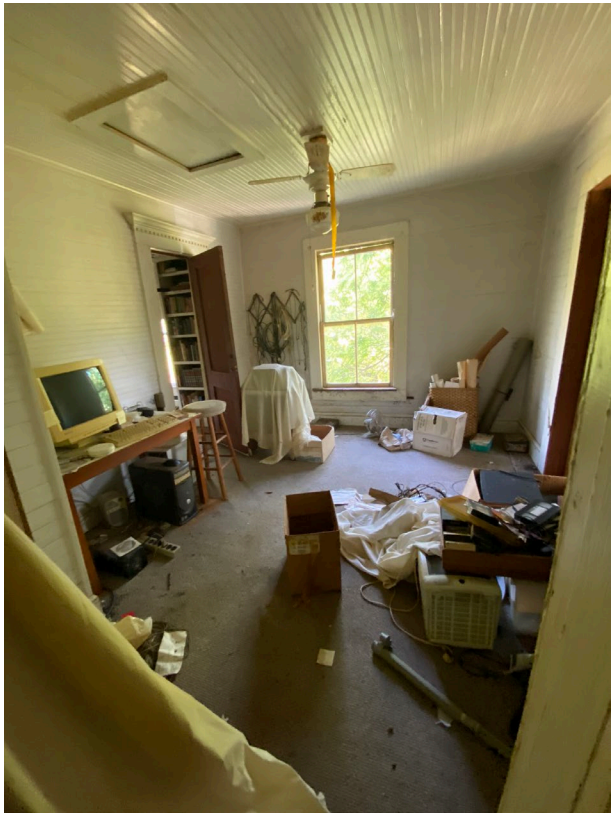
Interior Photographs

Staff Report pg. 16

STAFF PHOTOGRAPHS
104 Gaspar Street

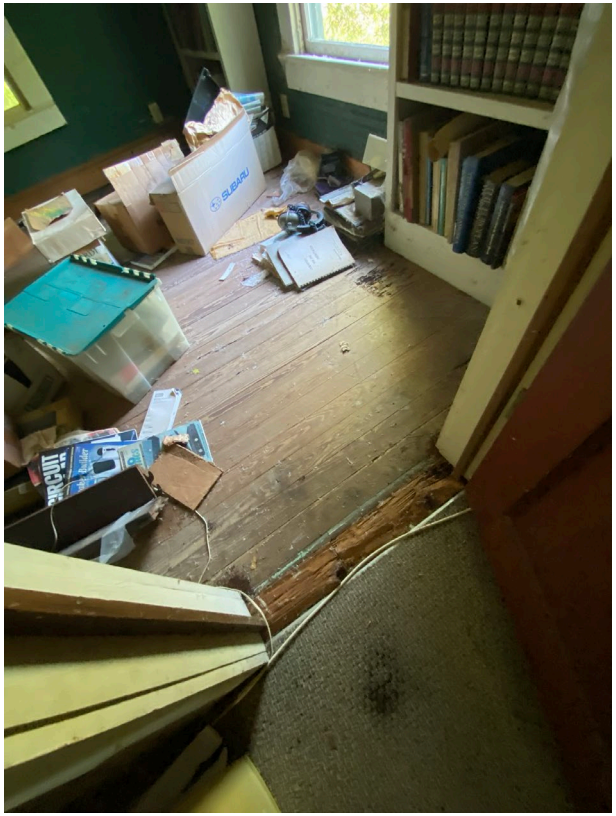






Interior Photographs

STAFF PHOTOGRAPHS
104 Gaspar Street



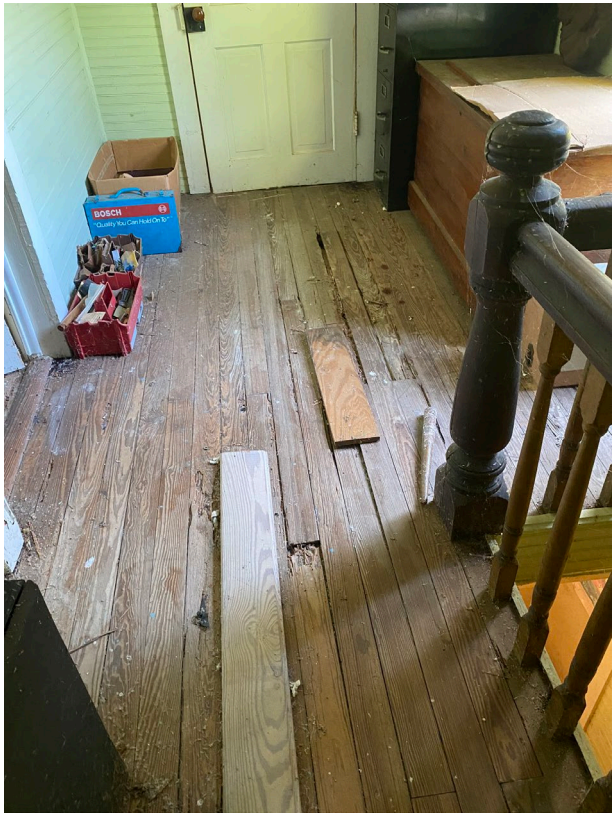




Interior Photographs

STAFF PHOTOGRAPHS
104 Gaspar Street

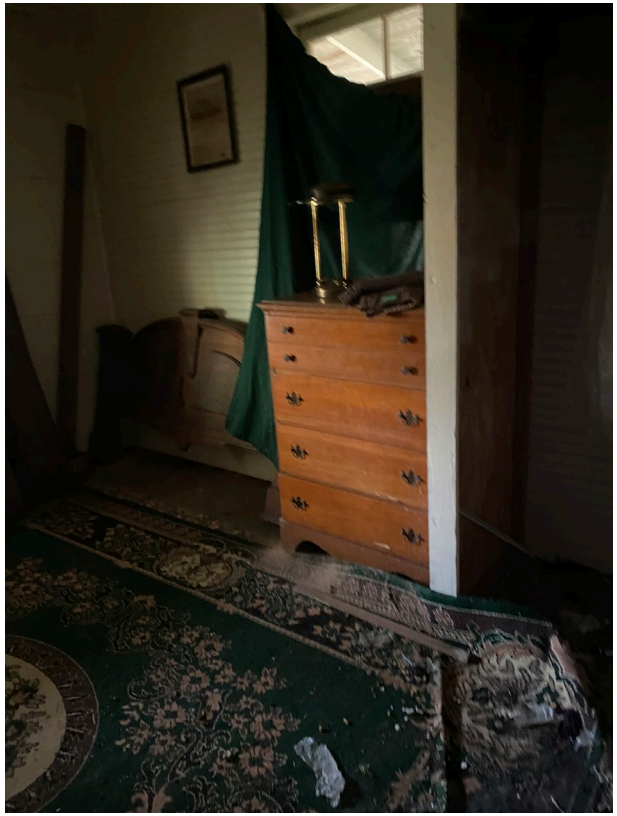






Interior Photographs

STAFF PHOTOGRAPHS
104 Gaspar Street

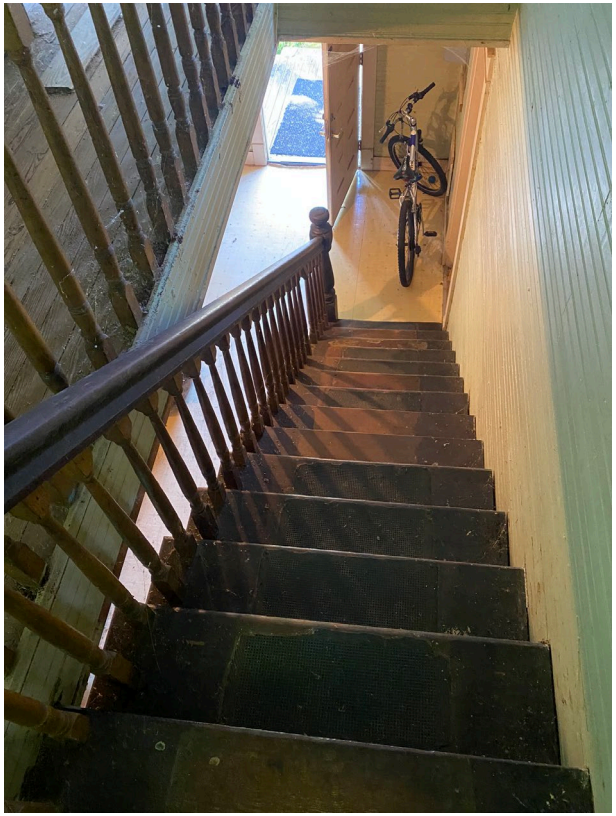






Interior Photographs

STAFF PHOTOGRAPHS
104 Gaspar Street

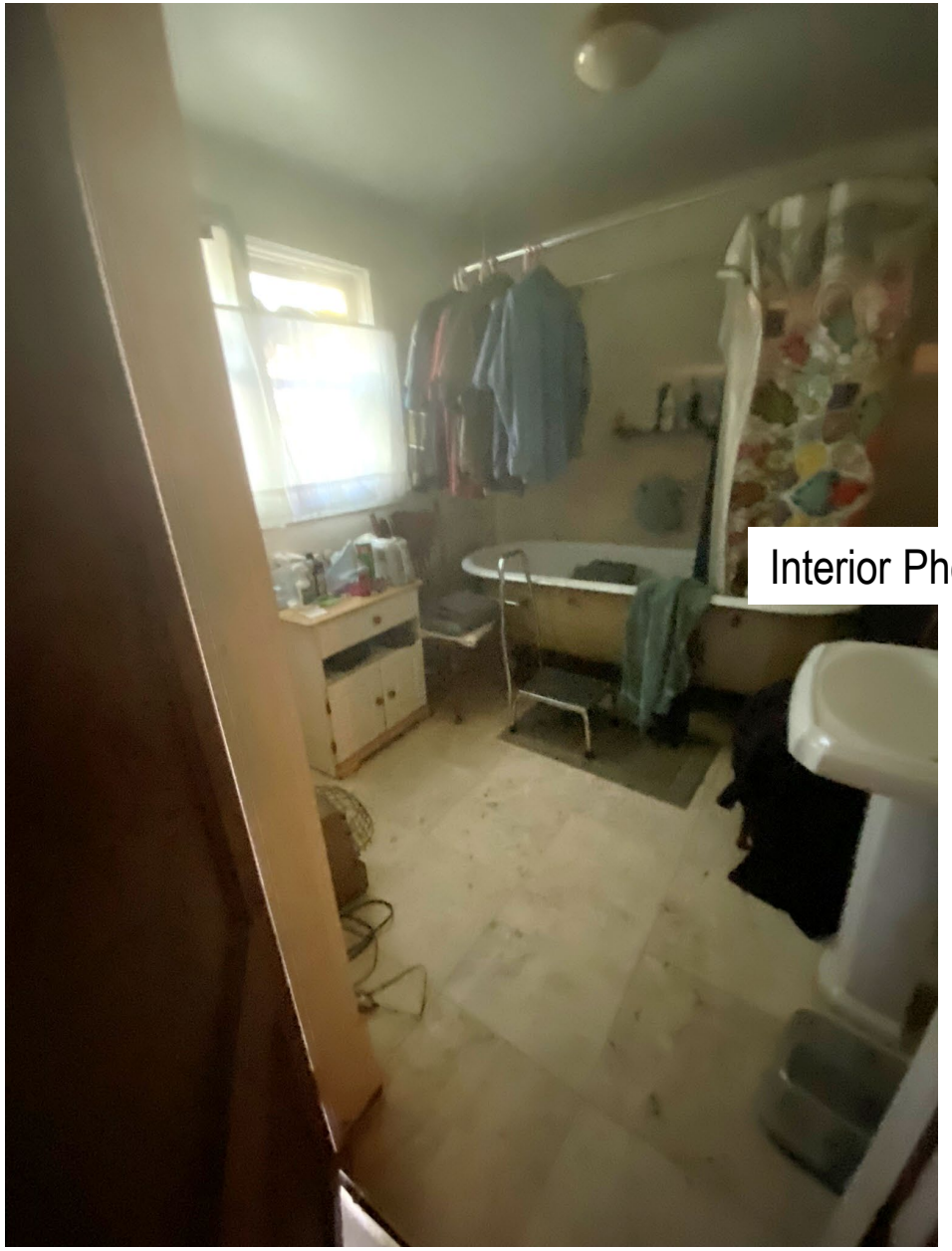


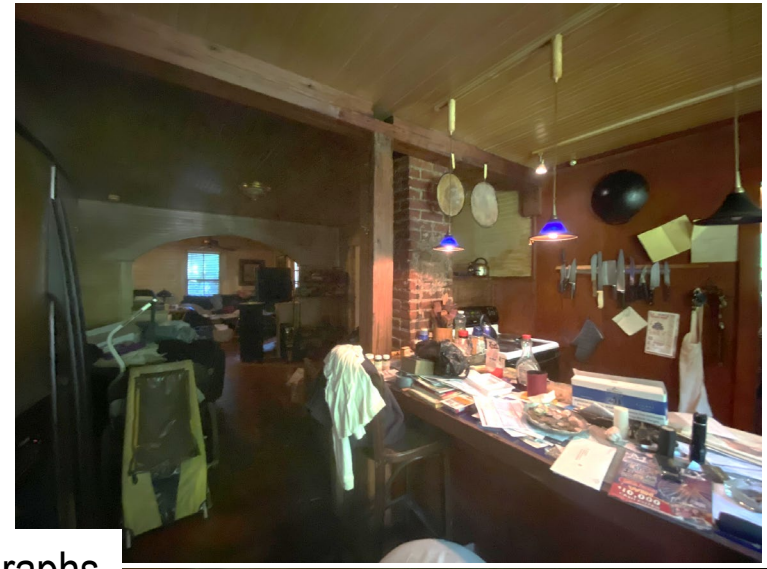




Interior Photographs

STAFF PHOTOGRAPHS
104 Gaspar Street





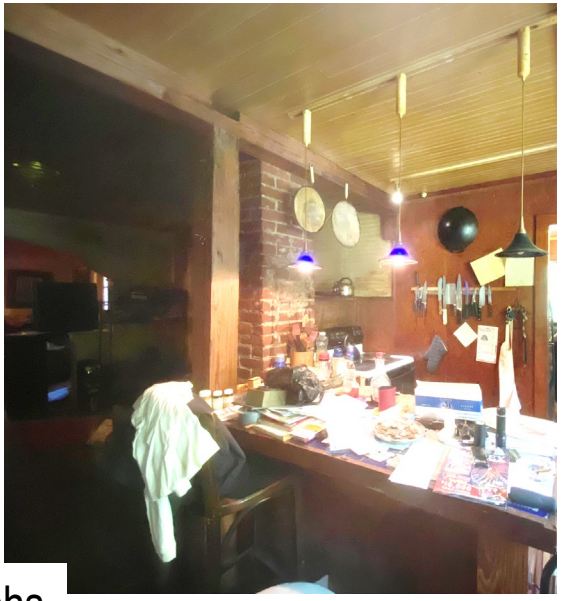
Interior Photographs



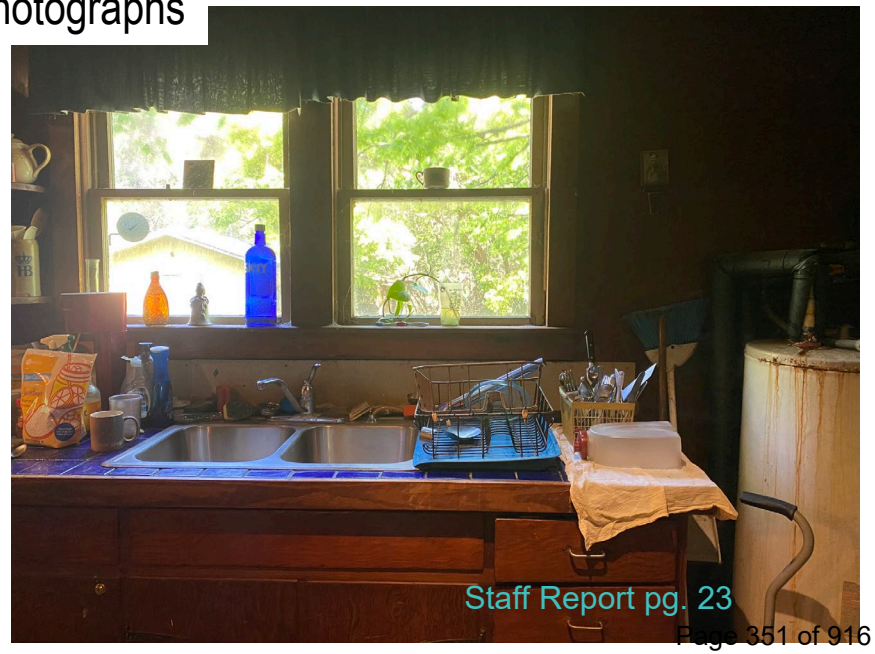
Staff Report pg. 22

STAFF PHOTOGRAPHS
104 Gaspar Street





Interior Photographs

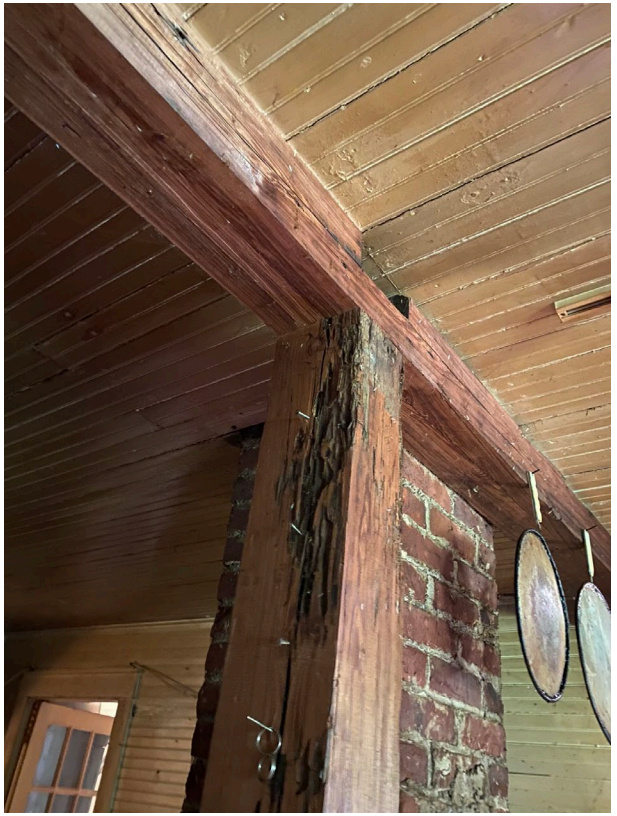


Staff Report pg. 23

STAFF PHOTOGRAPHS
104 Gaspar Street







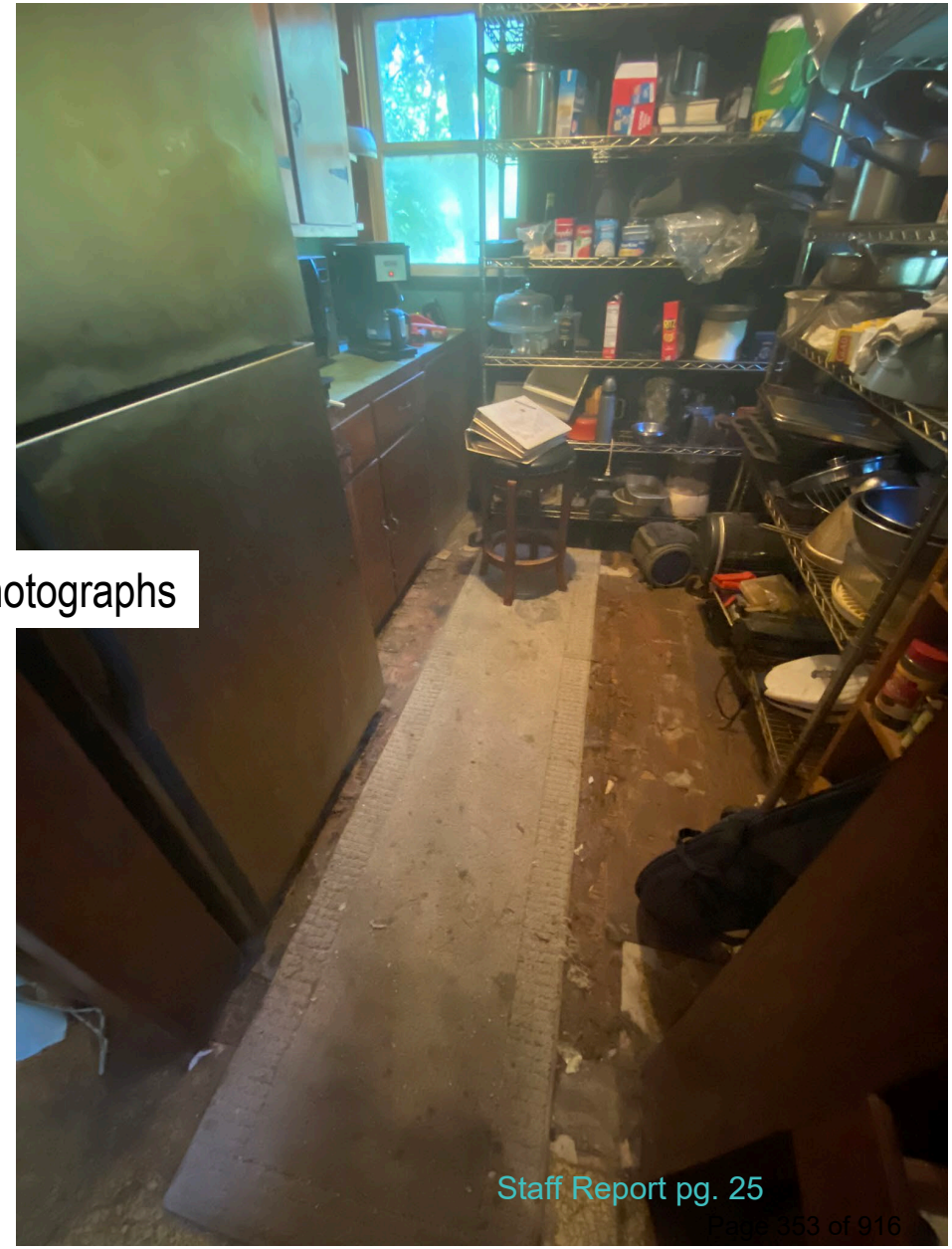
Interior Photographs

STAFF PHOTOGRAPHS
104 Gaspar Street



Interior Photographs





STAFF PHOTOGRAPHS
104 Gaspar Street





Interior Photographs

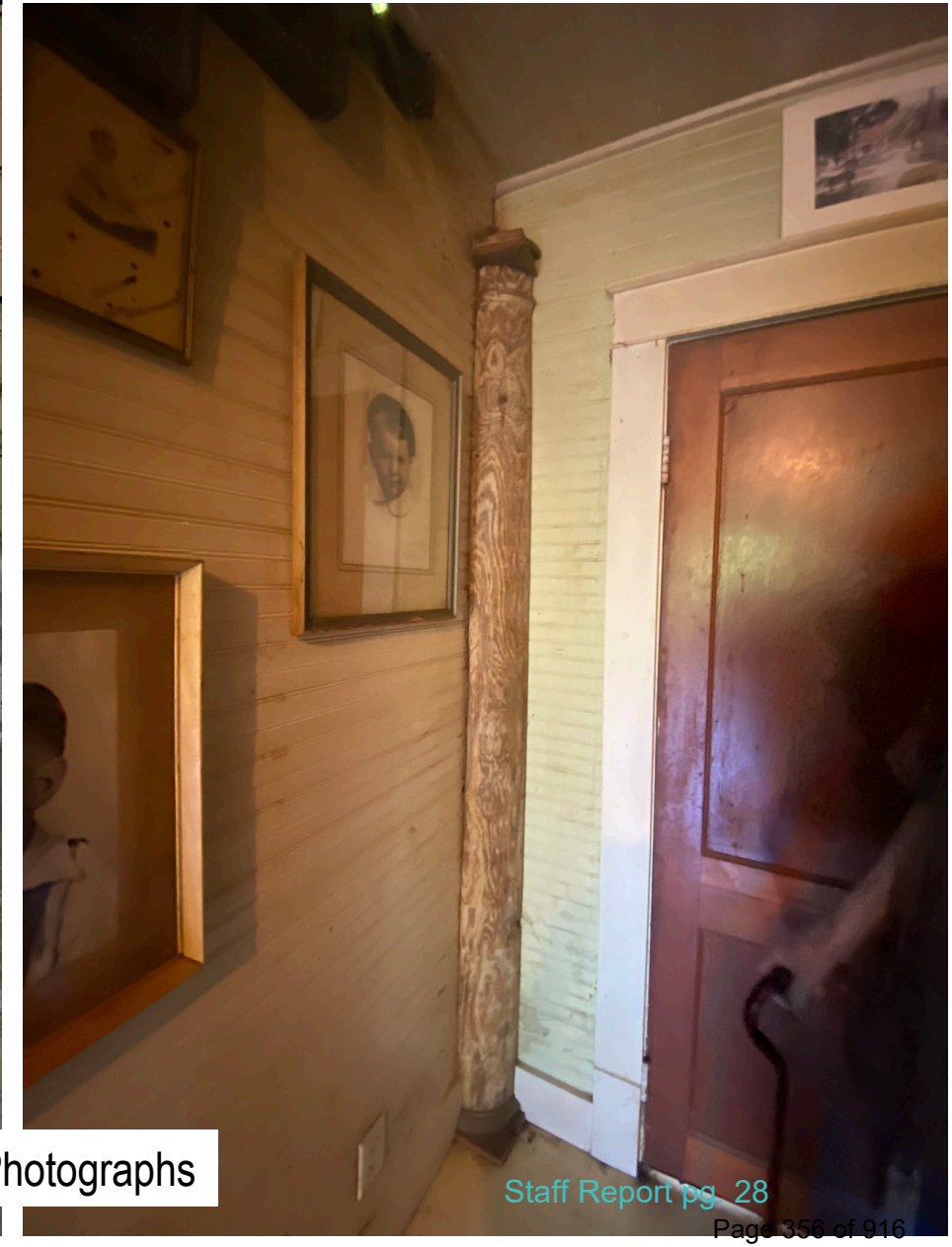
STAFF PHOTOGRAPHS
104 Gaspar Street



Staff Report pg. 27

STAFF PHOTOGRAPHS
104 Gaspar Street





Interior Photographs

Staff Report pg. 28

STAFF PHOTOGRAPHS
104 Gaspar Street







Context Photographs

Staff Report pg. 29

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ857 1009==

Site Name: 104 Casper Street 830== Survey Date: 7907 820==

Address: 104 Gasper Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Ravenswood (subdivision) 40C (block) 30, 32, 34, 353, (lot) 868==

354, 355 868==

Owner of Site: Name: Russell, George L. and Gladys;

Address: 104 Gasper Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: George L. Russell 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 468146 (easting) 3307625 (northing) 890== Location: T07S (T) R29E (R) N41 (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: +1920 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, 2/2, metal jalousie 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 2 story front and side porch, open first, enclosed second 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Square wood posts

882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== Stories: 2 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Set way back from traveled road

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence was constructed between 1910 and 1920.

The Ravenswood area contains one of the more extensive Victorian residential developments in St. Augustine, particularly along Masters Drive and Spring Street. Later infill, on previously vacant land, was largely influenced by the early 20th century Bungalow style. There are a number of post-World War II tract developments on the fringes of older neighborhoods. On the north, the 1920's Florida Boom Period development of Santa Rosa left a number of substantial Mediterranean Revival residences. Because of the sparse early development, many areas were used for agriculture and some of the old buildings still have unusually large lots. The once-famous scenic drive "Around the Horn" went through this part of town. "Ponce de Leon Springs" was a tourist attraction in this area. Ravenswood today is threatened generally by drainage problems, traffic along Masters Drive, some housing deterioration, and the zoning of residential areas into commercial categories.

HISTORY

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] The northernmost and largest tract was granted in 1785 to Francisco and Juan Triay, two enterprising Minorcan farmers, and extended from Oyster Creek to present-day Theodore Street. Between 1794 and 1822 the land was the property of Corsican Jose Peso de Burgo, a prosperous local merchant, who developed some of the first commercial orange groves in Florida and constructed a plantation home.[2] West Point graduate, Col. Francis Dancy, mayor of St. Augustine from 1838-40 and son-in-law of Territorial Governor, Robert Reid, acquired the

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.

2. Ibid.; Biographical File, SAHS.

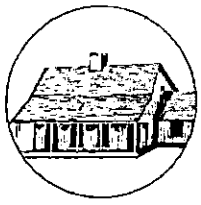
3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.

4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical

property in 1837.[3] The section of Dancy tract generally north of King Street was purchased in 1870 by John F. Whitney of New York, a relative of Eli Whitney and founder of the St. Augustine Press. Whitney subdivided the land in 1874, thereby creating the first subdivision in West Augustine, but restricted property owners to Northerners only. Whitney's Ravenswood developed much more slowly than planned, with most construction dating from the 20th century, although sections of earlier development remain. Ravenswood has been resubdivided into nine subdivisions between 1888 and 1926, including Greeno and Dancy Tracts and H. L. Fulger, the later bearing the name of a Black employee of the Florida East Coast Railway.[4]

Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.

☐ Original
☒ Update



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

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site#8 SJ00857
Field Date 2-11-2020
Form Date 2-17-2020
Recorder # ESI

Site Name(s) (address if none) 104 GASPER ST — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — 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
104		GASPAR	ST	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 29E — Section 41 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1094500000 — Landgrant _____
Subdivision Name RAVENSWOOD — Block 30 - 40 — Lot 47 48 49 50 356
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1914 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1914 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1914 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: 2nd story porch enclosed, asbestos
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature: _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Westbrook David L

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Asbestos — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. Shed — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

jalousie, paired 1/1 aluminum sash, wood 1/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

interior brick chimney, attic vents in gable ends, asbestos siding & shingle gable roof w 2nd story shed roof porch encl w jalousie windows

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

large t-shaped wood frame open boat shed, overgrown vegetation & unkempt yard

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

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HISTORICAL STRUCTURE FORM

Site #8 SJ00857

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

centrally located, panel door, located under 2nd story porch

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

2nd story, full width, shed roof, enclosed w jalousie windows

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

This 1914 Frame Vernacular building is in deteriorated condition. It has a Gable roof, Asbestos siding, and is 2 stories.

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) City Staff

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)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations.

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 _____

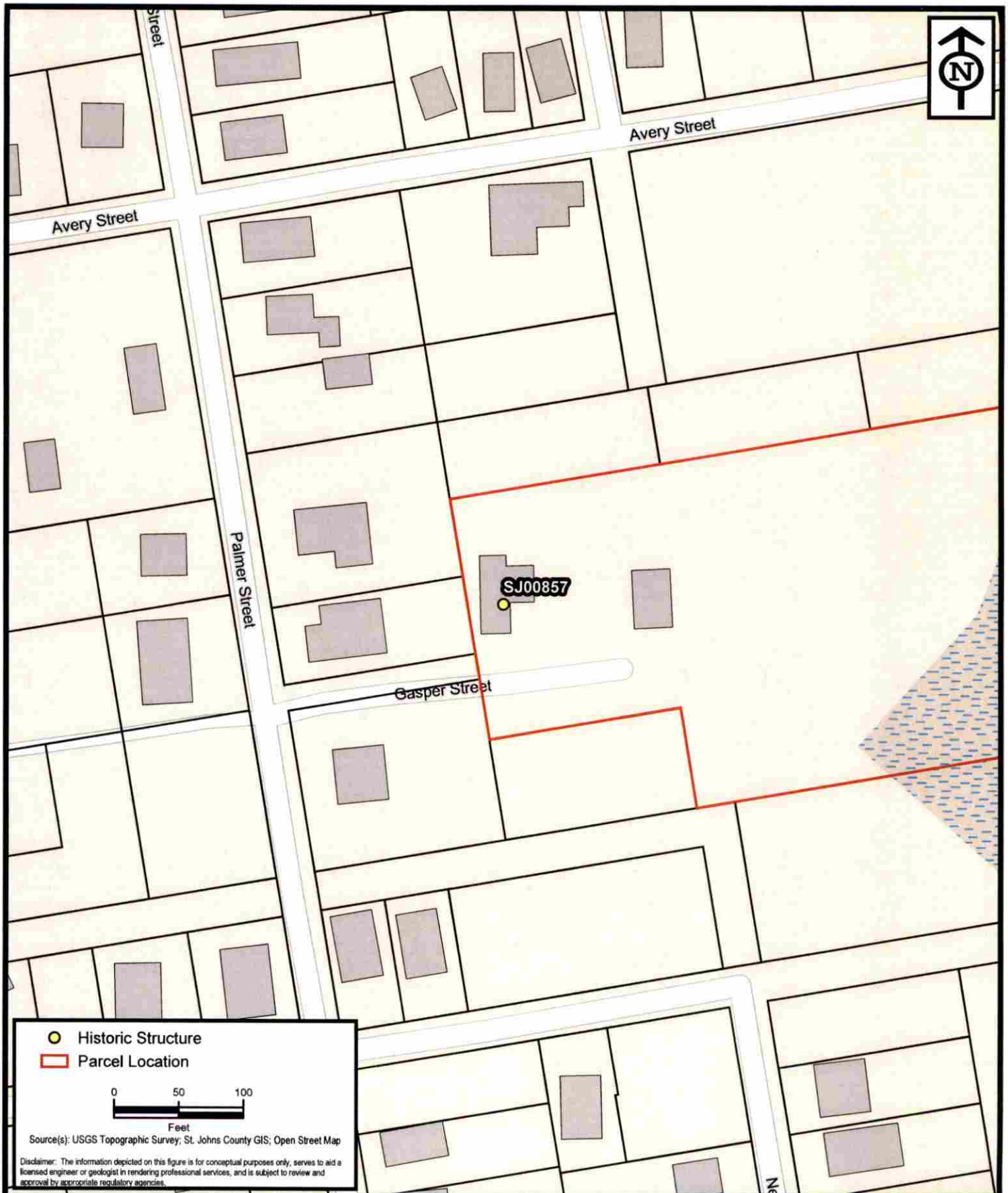
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Meghan Powell Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(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.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

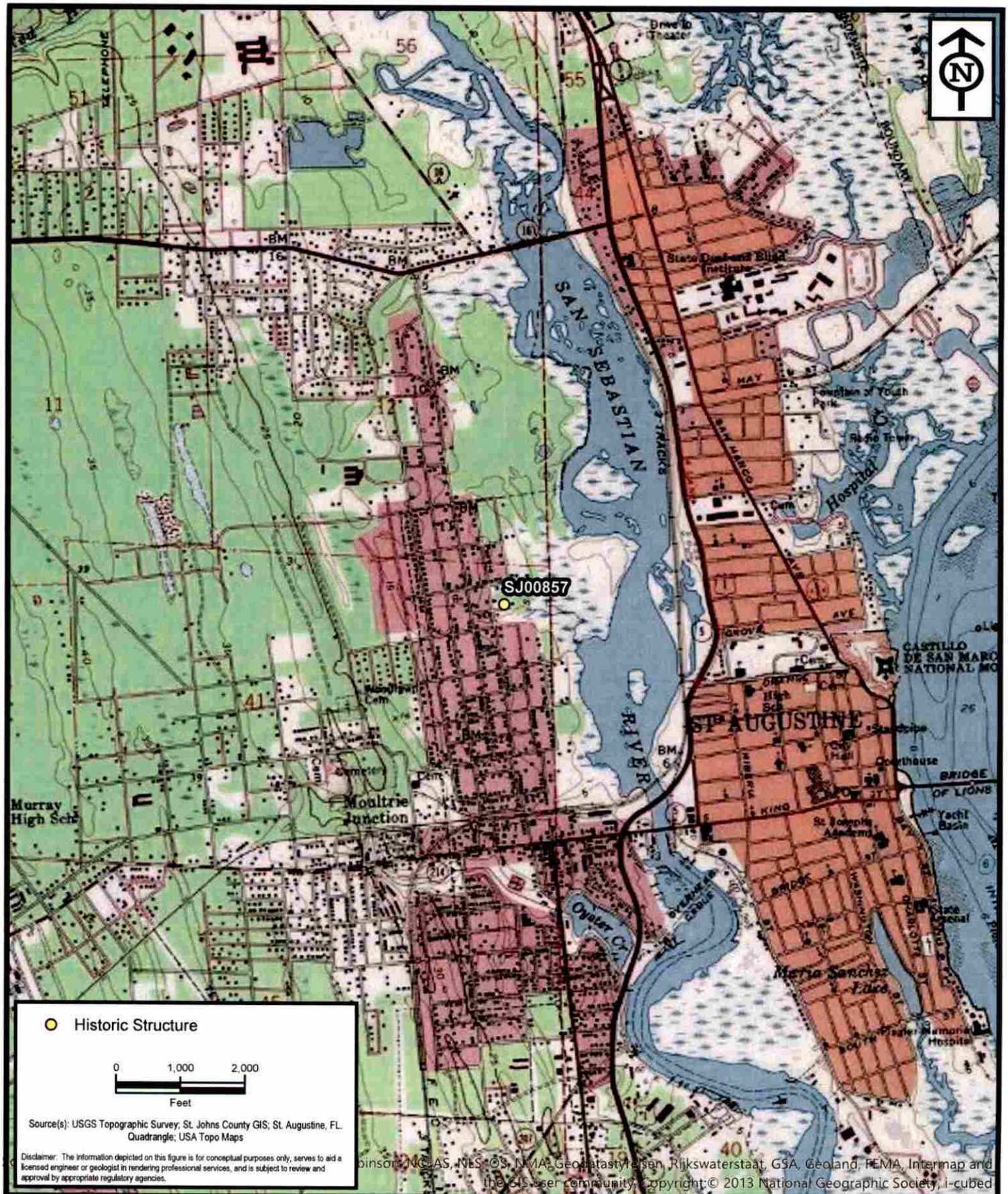
Parcel Location - SJ00857

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**1**

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/15/2020 1:12 PM



ENVIRONMENTAL SERVICES, INC.
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7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
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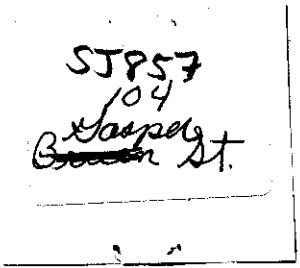
Project Location - SJ00857

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

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SJ857
104
Jasper
St.


K AK SAFETY











SANBORN MAP: 1930 UPDATED TO 1965
104 Gaspar Street



Recorded in Public Records St. Johns County, FL
Clerk# 96008914 O.R. 1160 PG 913 04:13PM 03/14/96
Recording $17.00 Surcharge $2.50

Fwd'd. to Paula @ City St Aug.

CITY OF ST. AUGUSTINE
COUNTY OF ST. JOHNS
STATE OF FLORIDA

COPY

I, Paula B. Owens, City Clerk, City of St. Augustine, Florida, do hereby certify that the attached copy of Ordinance 95-38, adopted by the City Commission of the City of St. Augustine on March 11, 1996, vacating a portion of Gaspar and Nesmith Streets, contains a full, true and correct copy as the same appears of Record and on the files in my office, City of St. Augustine, 2nd Floor, S.E., Elevator B, City Hall, 75 King Street.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the corporate seal of the City of St. Augustine, Florida, this 14th day of March, 1996.

Paula B. Owens

Paula B. Owens, City Clerk

ORDINANCE NO. 95-38

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, VACATING, DISCONTINUING AND ABANDONING THAT CERTAIN PORTION OF GASPAR AND NESMITH STREETS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF GASPAR STREET EASTERLY OF THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 30, BLOCK 40-C, AND WESTERLY OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF LOT 48, BLOCK 39-D, RAVENSWOOD, ACCORDING TO THE MAP OF NEW AUGUSTINE, DATED JUNE, 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA; AND THAT CERTAIN PORTION OF NESMITH STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF NESMITH STREET, LYING SOUTH OF THE EASTERLY PROJECTION OF THE NORTH LINE OF LOT 34, BLOCK 40-C AND LYING NORTH OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 355, BLOCK 40-C, RAVENSWOOD, ACCORDING TO THE MAP OF NEW AUGUSTINE, DATED JUNE, 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA. AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF ST. AUGUSTINE, FLORIDA:

Section 1. That the following described portion of the street, avenue or road in the City of St. Augustine, Florida, more particularly described as follows:

> That portion of Gaspar Street easterly of the southerly projection of the west line of Lot 30, Block 40-C, and westerly of the southerly projection of the east line of Lot 48, Block 39-D, Ravenswood, according to the map of New Augustine, dated June, 1918, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

be, and the same is hereby vacated, discontinued and abandoned, and is hereby declared no longer to be a public street, avenue or road of the City of St. Augustine, Florida.

Section 2. That the following described portion of the street, avenue or road in the City of St. Augustine, Florida, more particularly described as follows:

> That portion of Nesmith Street, lying south of the easterly projection of the north line of Lot 34, Block 40-C and lying north of the easterly projection of the south line of Lot 355, Block 40-C, Ravenswood, according to the map of New Augustine, dated June, 1918, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida

be, and the same is hereby vacated, discontinued and abandoned, and is hereby declared no longer to be a public street, avenue or road of the City of St. Augustine, Florida.

COPY

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect ten (10) days after its passage.

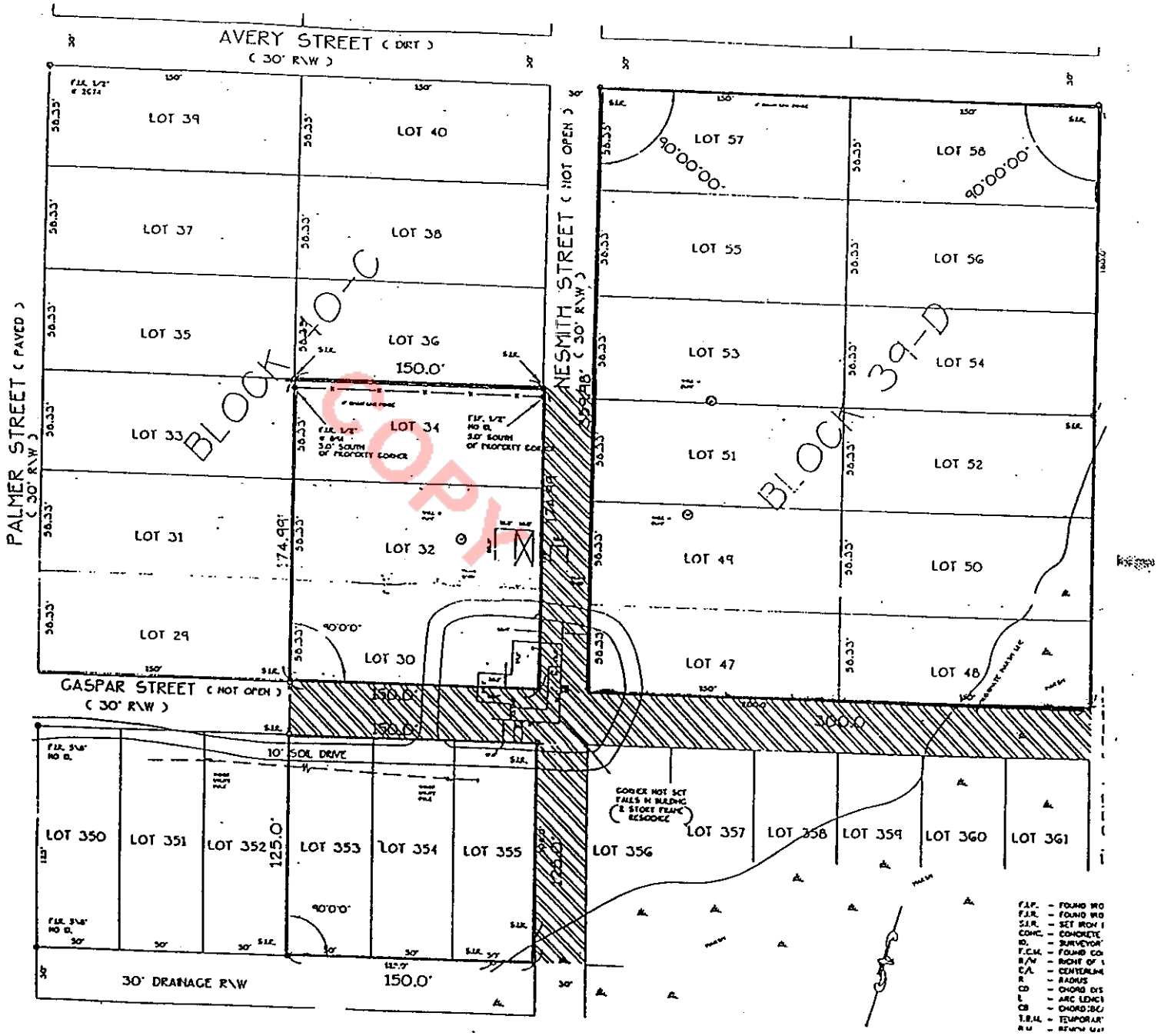
PASSED by the City Commission of the City of St. Augustine, Florida this 11th day of March, A.D., 1996.

Ron Woodson
Mayor-Commissioner

ATTEST:

Linda B. Owens
City Clerk

ordvacat.doc



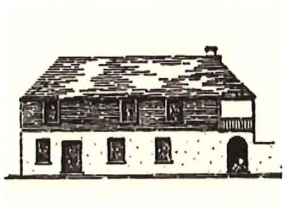
UNOPENED CITY STREETS
TO BE VACATED

ORDINANCE NO. 95-38

104 Gaspar Street (Formerly Aiken) (c. 1910-1920)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION/NOTES
1930	Aiken listed, no addresses		
1934	Aiken listed, no addresses		
[1] 1940	Daniel W. Lanier (Hinton D, Wife)		Not Listed
[1] 1945	Daniel W. Lanier (Beacham, Wife)	(o)	Carpenter L H Nix Boat Yard
[2] 1951	Daniel W. Lanier (Beacham, Wife)		Not Listed
[2] 1953-54	No resident listed		
[3] 1955	William C Lee (Viola G, wife)	(o)	Bridge Tender State Road Department nw corner of Nesmith Ave
[3] 1957	George L Russell (Gladys W, wife)		Foreman FEC Gaspar nr Nesmith
+1960	George L Russell (Gladys W, wife)	(o)	Foreman FEC
1965	George L Russell (Gladys W, wife)	(o)	Bridge Foreman Bankhead Construction
[4] 1970	George L Russell (Gladys W, wife)	(o)	Bridge Foreman Bankhead Construction
1975	George L Russell (Gladys W, wife)	(o)	S & S Construction

Key:
+ First entry found for this address
(o) Owner
[1] 106 Aiken listed as only address in same block
[2] 106 Gaspar listed as only address in same block
[3] No address numbers listed for property owners on Gaspar Street
[4] Labeled Gasper Street
+ 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. HP2022-0022

Receipt No. 2341932 Meeting Date April 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Scott Nagel
   Business (if applicable) SEG COMPANIES
   Address 12453 Veterans Memorial Hwy
   City Douglasville State GA Zip 30134
   Daytime telephone 678.399.8290 Other phone/email nbryson@segcompanies.net

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

2. NAME OF PROPERTY OWNER DAVID WESTBROOK
   Business (if applicable) _____
   Address 104 GASPAR ST
   City ST. AUGUSTINE State FL Zip 32084
   Daytime telephone (required) 678.399.8290 Other phone _____

3. PROJECT STREET ADDRESS 104 GASPAR ST

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 249 Block 40C Subdivision RAVENSWOOD Parcel Number 1094500000

5. DATE OF CONSTRUCTION TBD - 2022 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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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 Scott Nagel DATE 3/4/22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME David L. Westbrook, Sr. DATE 3.4.22

SIGNATURE OF 1st PROPERTY OWNER D L Westbrook, 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.

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MAR 24 2022

Planning/Building Dept.

Owner's Authorization For Agent

Sara Solomons is/are hereby authorized TO ACT ON BEHALF OF David L. Westbrook, Sr. the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application no. _____, 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 104 Gaspar St. St. Augustine 32084

BY: David L. Westbrook, Sr.
Signature of Owner

David L. Westbrook Sr.
Print Name of Owner

904. 540. 8632
Telephone Number

State of FL

County of Duval

Signed and sworn before me on this 22 day of March, 2022 ~~2014~~.

By Alanna J Thibodeau

Identification verified: FL lic W231-172-43-246-0 issued 9-15-2017 exp 7-8-2025

Oath sworn: ✓ Yes _____ No

Notary Signature: Alanna J Thibodeau

My Commission expires: 5/15/2023

ALANNA JUDITH THIBODEAU
MY COMMISSION # GG 334984
EXPIRES: May 15, 2023
Bonded Thru Notary Public Underwriters

THIBODEAU
GG 334984
2023
Bonded Thru Notary Public Underwriters

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.

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(2)

Public Records of
St. Johns County, FL
Clerk# 00-000652
O.R. 1466 PG 331
10:35AM 01/06/2000
REC $9.00 SUR $1.50
Doc Stamps $1,015.00

Prepared by and return to:
John Galletta, Jr., Esquire
4100 A1A South
St. Augustine, Florida 32084

Property Identification No. 109450-0000

Rec 10.50
D/S 1,015.00

Warranty Deed

This Indenture, Made this 30th day of September, 1999 between, **ROBERT K. BALCH and MILDRED C. VREELAND, husband and wife**, grantor*, whose post office address is: 1 Ponce de Leon Ave., St. Augustine, FL 32084 and **DAVID L. WESTBROOK,** grantee*, whose post office address is 104 Gaspar Street, St. Augustine, Florida 32095.

*"grantor" and "grantee" are used for singular or plural, as context requires

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other 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:

PROPERTY AS DESCRIBED ON ATTACHED "EXHIBIT A" WHICH DESCRIPTION IS MADE A PART HEREOF BY REFERENCE.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS.

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.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

John Galletta
(witness signature)
Print witness name John Galletta, Jr.

Robert K. Balch

Luanne R. Hickey
(witness signature)
Print witness name Luanne R. Hickey

Mildred C. Vreeland

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 30th day of September, 1999 by ROBERT K. BALCH and MILDRED C. VREELAND, husband and wife, who are personally known to me or who produced FL Driv. Lic. as identification.

Luanne R. Hickey
Notary Public
My commission expires: 10/03/03
10/10/03

Luanne R. Hickey
Notary Public, State of Florida
Commission No. CC 498043
My Commission Expires [redacted]
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Luanne R. Hickey
MY COMMISSION # CC878541 EXPIRES
October 10, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

99-1113

All of Lots 30 and 32, together with the Northerly 47 feet of Lots 353, 354 and 355 of Block 40-C, RAVENSWOOD, according to the Map of New Augustine dated June, 1918 on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida, along with that portion of a 30 foot vacated street known as Nesmith Street, lying Easterly of Lots 30 and 32 and that portion of vacated Gaspar Street lying Northerly of Lots 353, 354 and 355 of Block 40-C, RAVENSWOOD. ALSO all of Lots 47, 48, 49, 50, 356, 357, 358, 359, 360 and 361 of Block 39-D, RAVENSWOOD, according to the Map of New Augustine dated June, 1918, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida; along with that portion of vacated Gaspar Street lying Northerly of Lots 356, 357, 358, 359, 360 and 361 of Block 39-D, RAVENSWOOD and that portion of a 30 foot vacated street known as Nesmith Street lying Westerly of Lot 356, Block 39-D, RAVENSWOOD.

SUBJECT TO a non-exclusive easement for ingress and egress in favor of St. Johns County, Florida, over and across the Westerly 30 feet of that part of Gaspar Street, in the City of St. Augustine, St. Johns County, Florida, vacated by City of St. Augustine, Ordinance No. 95-38, recorded in Official Records Book 1160, pages 913-916, of the public records of St. Johns County, Florida.

SUBJECT ALSO to a non-exclusive easement for ingress and egress over the Westerly 30 feet of Lot 353, Block 40-C of RAVENSWOOD according to map of New Augustine dated June, 1918, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida, as set forth in Deed recorded at Official Records Book 1158, page 51, of the 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	1094500000
Location	104 GASPAR ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	1-116 RAVENSWOOD SUB LOTS 47 48 49 50 356 357 358 359 360 361 BLK 39-D & ALL LOTS 30 & 32 & N'LY 47FT OF LOTS 353 354 & 355 BLK 40-C & ALL PTS OF VACATED NESMITH & GASPAR STS LYING BETWEEN & THAT PT OF VACATED NESMITH LYING W OF LOT 356 OR1466/331 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	2.650
Homestead	Y

Owner Information

Owner Name	Westbrook David L 100%
Mailing Address	104 GASPAR ST SAINT AUGUSTINE, FL 32084-3104

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Senior Exemption		$50,000

Map



Valuation Information

	2022
Building Value	$119,102
Extra Features Value	$5,753
Total Land Value	$222,736
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$347,591**
Total Deferred	$215,994
Assessed Value	**$131,597**
Total Exemptions	$100,000
Taxable Value	**$31,597**

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

Historical Assessment Information

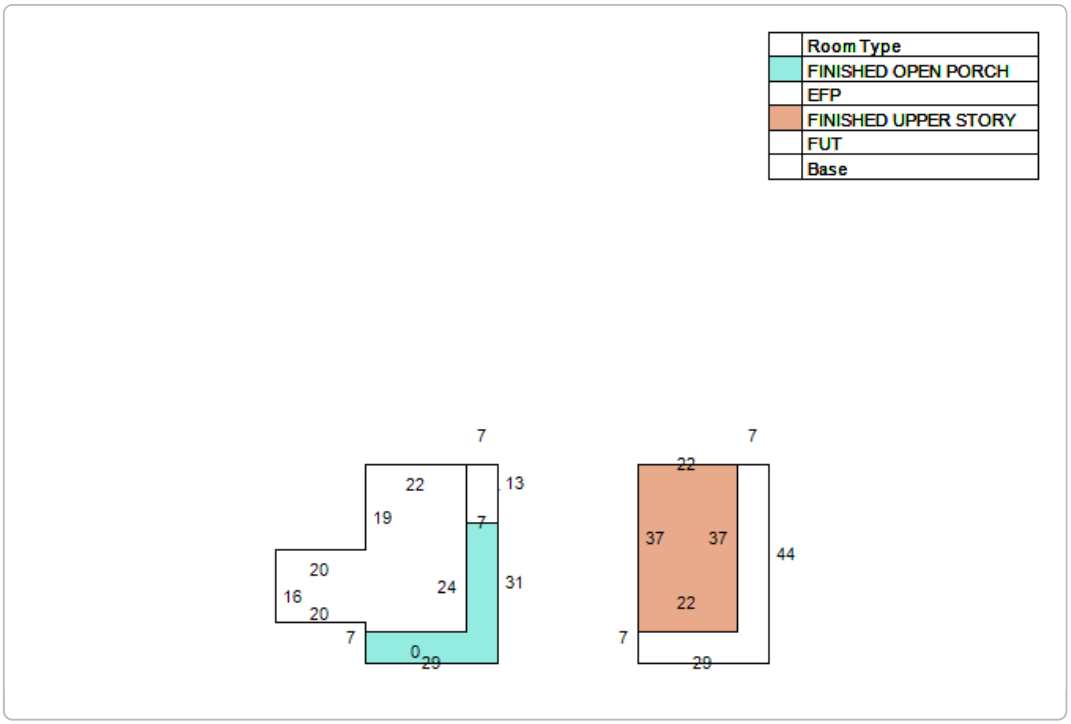
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$96,283	$5,753	$150,714	$0	$0	$252,750	$127,764	$224,986	$27,764
2020	$99,661	$5,753	$113,369	$0	$0	$218,783	$126,000	$192,783	$26,000
2019	$69,470	$5,548	$113,369	$0	$0	$188,387	$123,167	$165,220	$23,167
2018	$59,901	$2,897	$102,700	$0	$0	$165,498	$120,870	$144,628	$20,870
2017	$54,331	$2,897	$97,364	$0	$0	$154,592	$118,384	$136,208	$18,384
2016	$48,417	$3,114	$77,357	$0	$0	$128,888	$115,949	$112,939	$15,949
2015	$41,609	$3,330	$70,689	$0	$0	$115,628	$115,143	$100,485	$15,143
2014	$39,978	$3,562	$70,689	$0	$0	$114,229	$114,229	$100,000	$14,229
2013	$38,635	$3,795	$70,689	$0	$0	$113,119	$113,119	$100,000	$13,119
2012	$40,150	$4,027	$70,222	$0	$0	$114,399	$114,399	$100,000	$14,399
2011	$41,261	$4,260	$78,024	$0	$0	$123,545	$119,043	$104,502	$19,043
2010	$54,278	$4,548	$133,375	$0	$0	$192,201	$117,284	$174,917	$17,284

Building Information

Building	1
Year Built	1914
Actual Area	2872
Conditioned Area	1948
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Cement Fiber
Roof Cover	Cement Fiber Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	None
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1134
FRAME UTILITY	91
FINISHED UPPER STORY	814
ENCLOSED FRAMED PORCH	462
FINISHED OPEN PORCH	371
Total SqFt	2872

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Unfinished (Low)		1288
Storage Building		480
Carport		1080
Lean-To Shelter		197
Pole Barn		2708

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	125	300	125	EF	$64,712
Single Family	106	300	106	EF	$93,821
Single Family	47	150	47	EF	$41,992
Single Family	20	470	20	EF	$22,211

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/30/1999	$145,000.00	WARRANTY DEED	1466	331	U	I	BALCH ROBERT K JOINED BY MILDRED C	WESTBROOK DAVID L
	3/22/1996	$80,000.00	WARRANTY DEED	1163	845	U	I	RUSSELL SAMUEL G ETAL	BALCH ROBERT K
	3/11/1996	$0.00	OTHER INSTRUMENT	1160	913	U	I	CITY OF ST AUGUSTINE	
	2/13/1996	$100.00	QUIT CLAIM DEED	1158	519	U	I	ST JOHNS COUNTY	RUSSELL SAMUEL G ETAL
	8/18/1994	$100.00	QUIT CLAIM DEED	1180	16	U	I	RUSSELL HOYT HUGHEY(SURV SPOUSE OF GEORGE LEW	RUSSELL SAMUEL G, RAYMOND D, LARRY L,SARRIS E
	8/18/1994	$100.00	QUIT CLAIM DEED	1180	16	U	I	RUSSELL HOYT HUGHEY SURVIVING SPOUSE OF GEO.	RUSSELL S SARRIR USSELL R GROSBY & RUSSELL L
	1/1/1978	$0.00		366	379	U	I		RUSSELL GEORGE L ESTATE

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Version 2.3.180



Detail by Entity Name

Foreign Limited Liability Company
SEG COMPANIES, LLC

Filing Information

Document Number	M21000001942
FEI/EIN Number	81-1748411
Date Filed	02/17/2021
State	NV
Status	ACTIVE

Principal Address

12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Mailing Address

12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Registered Agent Name & Address

SMITH, DOUGLAS L
221 MCKENZIE AVE
PANAMA CITY, FL 32401

Authorized Person(s) Detail

Name & Address

Title M

BRYSON, WALLACE
12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Title M

LEGGETT, BRIAN
12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Annual Reports

No Annual Reports Filed

Document Images

02/17/2021 -- Foreign Limited | 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 April 21, 2022 Meeting



Application HP2022-0023 Address: 5 Atlantic Avenue

SEG Companies, LLC – Applicant Barbara Fogg - Owner

Project description: To demolish a residential building constructed in 1954 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ05100
National Register:	N/A	Construction date:	1954
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1507400000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located in the Greater Fullerwood neighborhood on the south side of Atlantic Avenue one house east of the intersection of Billings Street and just outside of the Fullerwood Park Residential National Register Historic District.
2. The one-story Masonry Vernacular residence, constructed in 1954 according to the Florida Master Site File (FMSF), features a minimally sloped side gable roof with newer shed roofed front porch, painted masonry block exterior, and aluminum windows in awning and one-over-one lite styles. A detached carport is situated off the southwest corner of the structure.
3. The applicant is seeking demolition as part of the St. Johns County Hurricane Housing Recovery Program; however, the standard documentation related to this was not submitted after requests by staff.
4. The property owner indicated that Hurricane Matthew had caused a large tree to fall onto the front portion of the property, destroying the previously existing front porch. Flooding was present in the area; however, the owner believes the fallen tree may have lessened water intrusion impacts to the interior. The large tree stump remains in the front yard along the east property line.
5. The FMSF indicates that the building appears on the 1953 Sanborn Map update. The 1930 Sanborn Map, updated to 1965, also shows the concrete block structure with front porch.
6. Polk City Directory research indicates the possible first owner of the property as Clarence Holt, of the U.S. Army, in 1957. Other residents include waitress Mrs. Ann J. Evans, furniture manufacturer Dell Evans, and retiree Roscoe Smith.
7. A conditions assessment report was not required nor submitted for the building. No design review 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. Plans for a replacement structure were recommended for submittal but not submitted by the applicant.
9. Demolition and redevelopment plans for the property must comply with all building and zoning code requirements prior to issuance of a permit.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **5 Atlantic Avenue** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. (Per Section 28-89(2)d, CoSA Code of Ordinances): 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.

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 1954 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW 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 appears smaller in mass and scale to others along the streetscape, likely because the minimal roof pitch creates a lower profile than other residences along the street.

3. The impact of the loss of the structure on the streetscape. Loss of the structure will create an undesirable void along the streetscape until a replacement structure is built.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Although requested, plans were not submitted by the applicant for the proposed replacement structure, it is staff's understanding plans for a replacement structure were completed for the St. Johns County Hurricane Housing Recovery Program. The HARB may consider a condition requiring the application for the building permit and the demolition be submitted simultaneously, as allowed per city code.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File but is not located in a district. No known historic or cultural association are associated with the building individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. According to the 2006 FMSF survey, the building is not designated as historic and not located in an area that appears eligible for listing as a National Register district. Vacant lots are not desirable in neighborhoods and the replacement building may not be compatible with the existing streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple type Masonry Vernacular buildings constructed during the post-WWII era built with a slab foundation and concrete block exterior.

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 commonly found throughout St. Augustine particularly in the Davis Shores neighborhoods and other areas developed around the same time.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The concrete block building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The applicant seeks to demolish the residence as part of the St. Johns County Hurricane Housing Recovery Program funded in part with federal funds. The property owner described hurricane damage during a site visit.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
5 Atlantic Avenue



STAFF PHOTOGRAPHS
5 Atlantic Avenue



STAFF PHOTOGRAPHS
5 Atlantic Avenue



West Elevation

STAFF PHOTOGRAPHS
5 Atlantic Avenue



South Elevation



STAFF PHOTOGRAPHS
5 Atlantic Avenue



East Elevation



Front Elevation

STAFF PHOTOGRAPHS
5 Atlantic Avenue

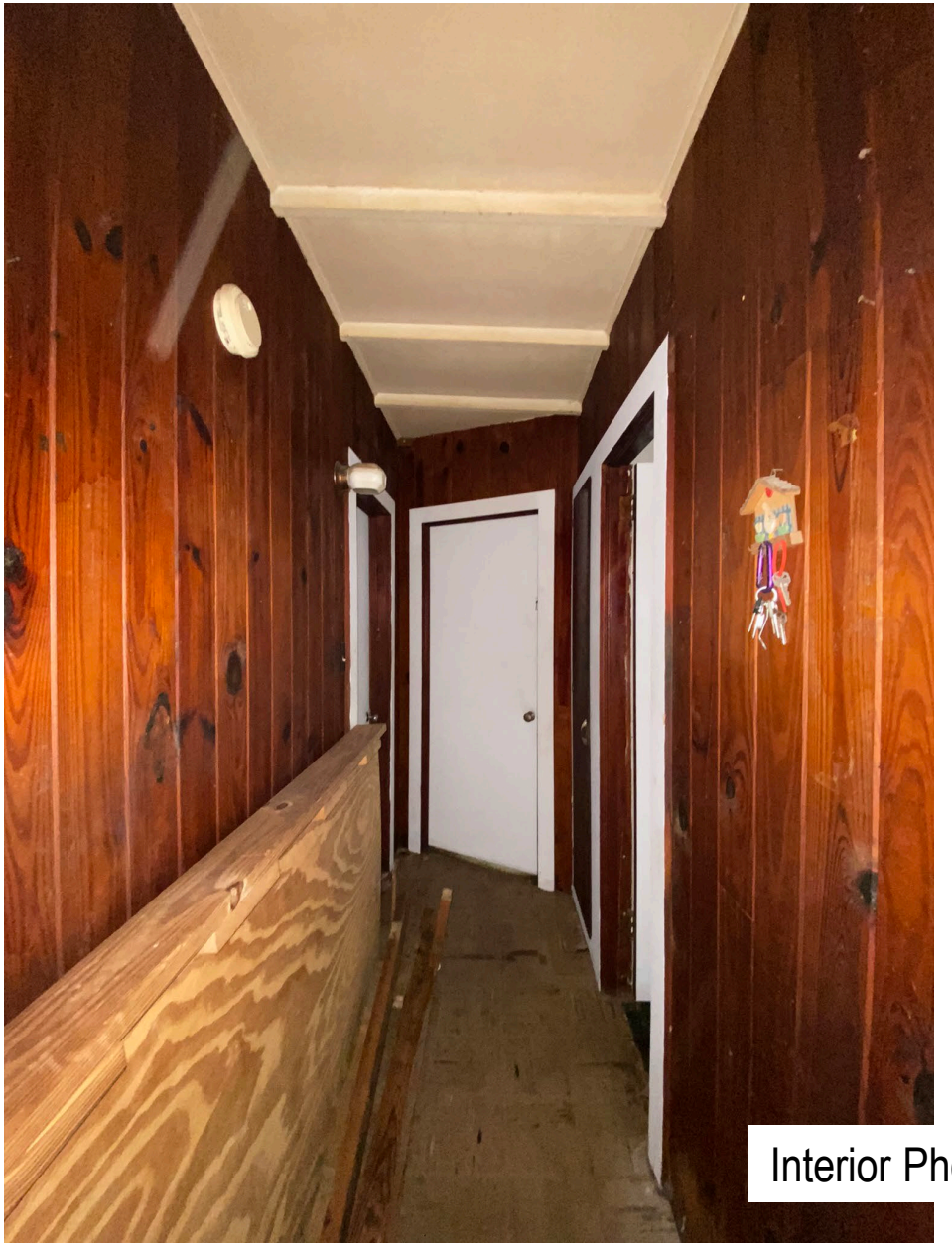
Interior Photographs





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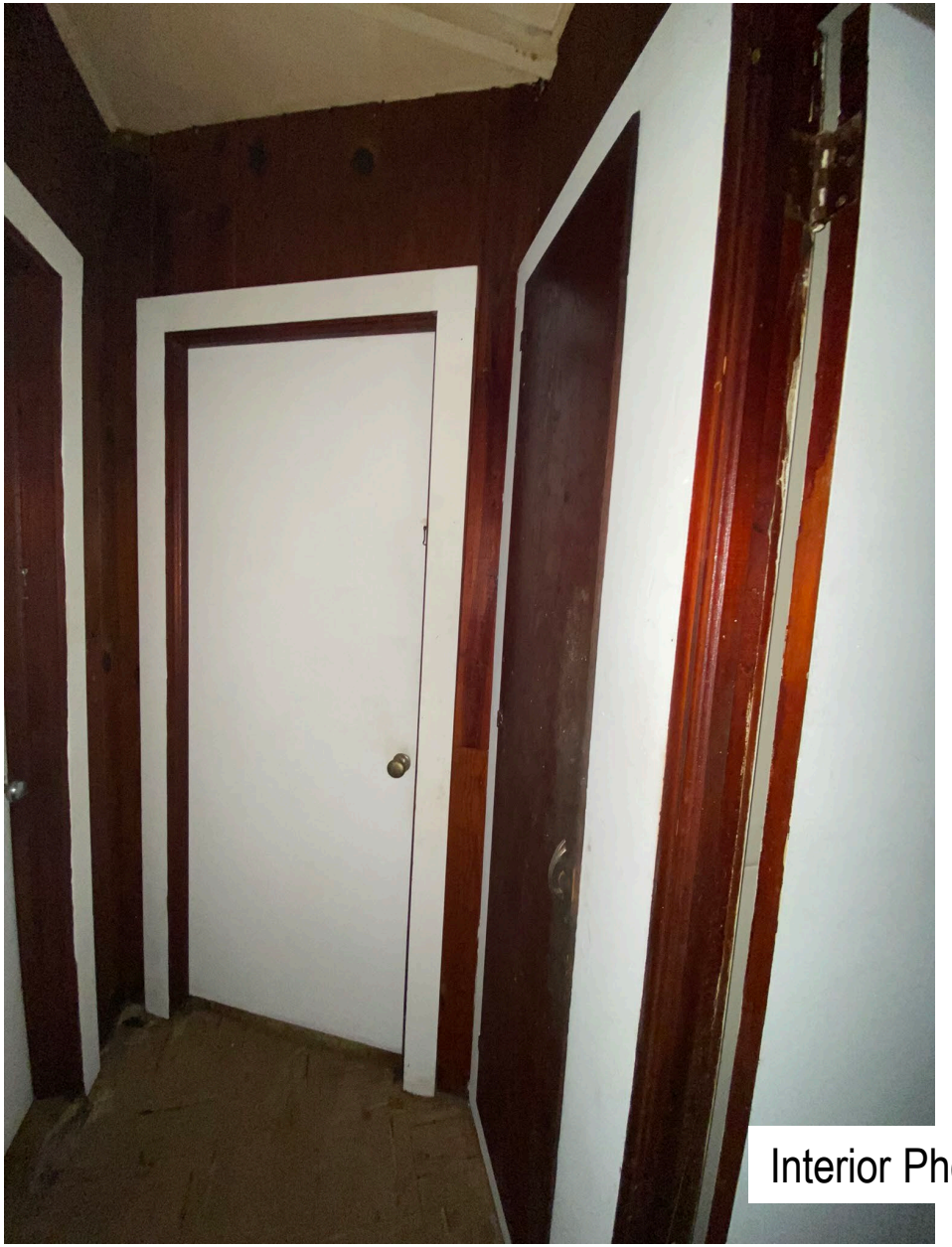
STAFF PHOTOGRAPHS
5 Atlantic Avenue





Interior Photographs

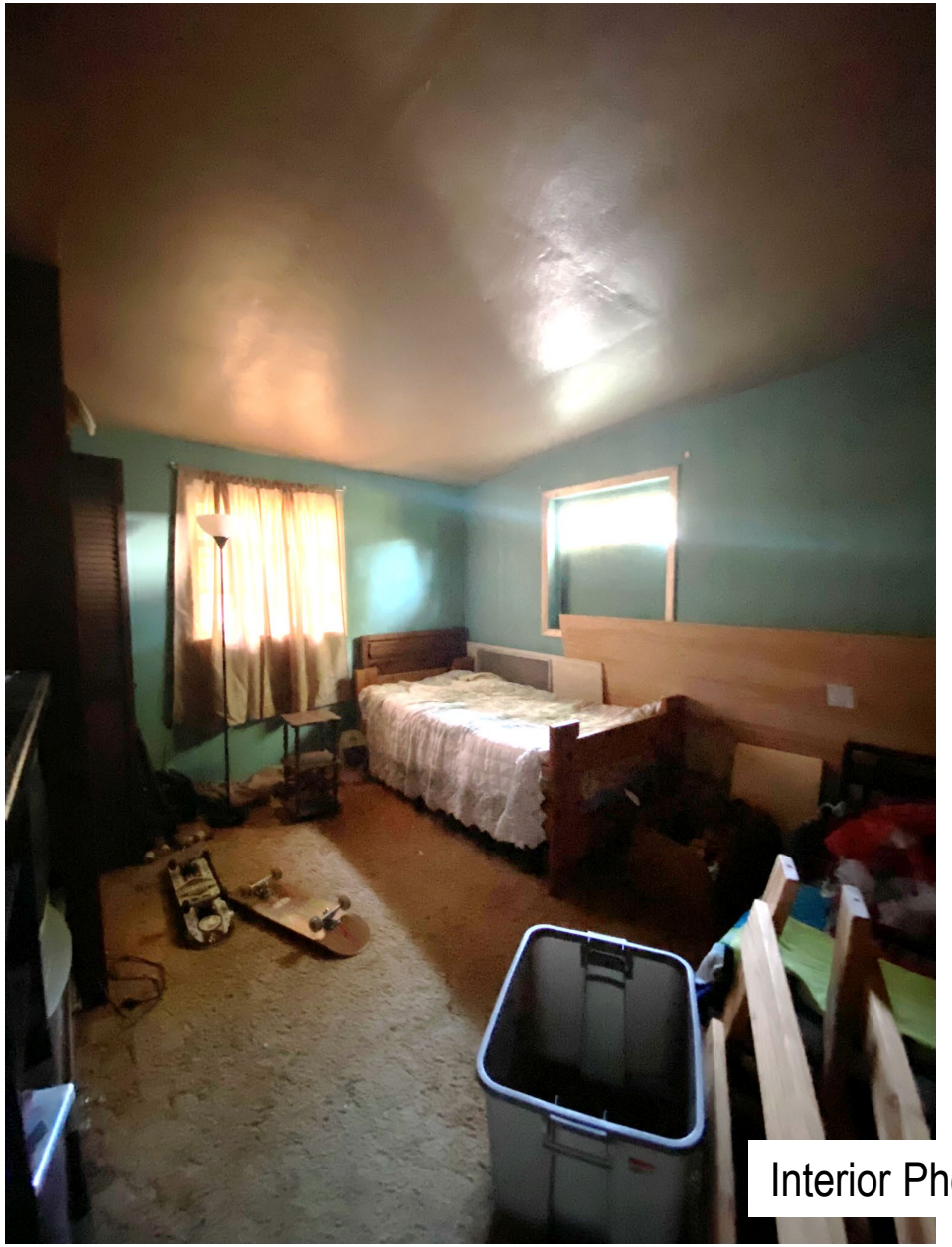
STAFF PHOTOGRAPHS
5 Atlantic Avenue

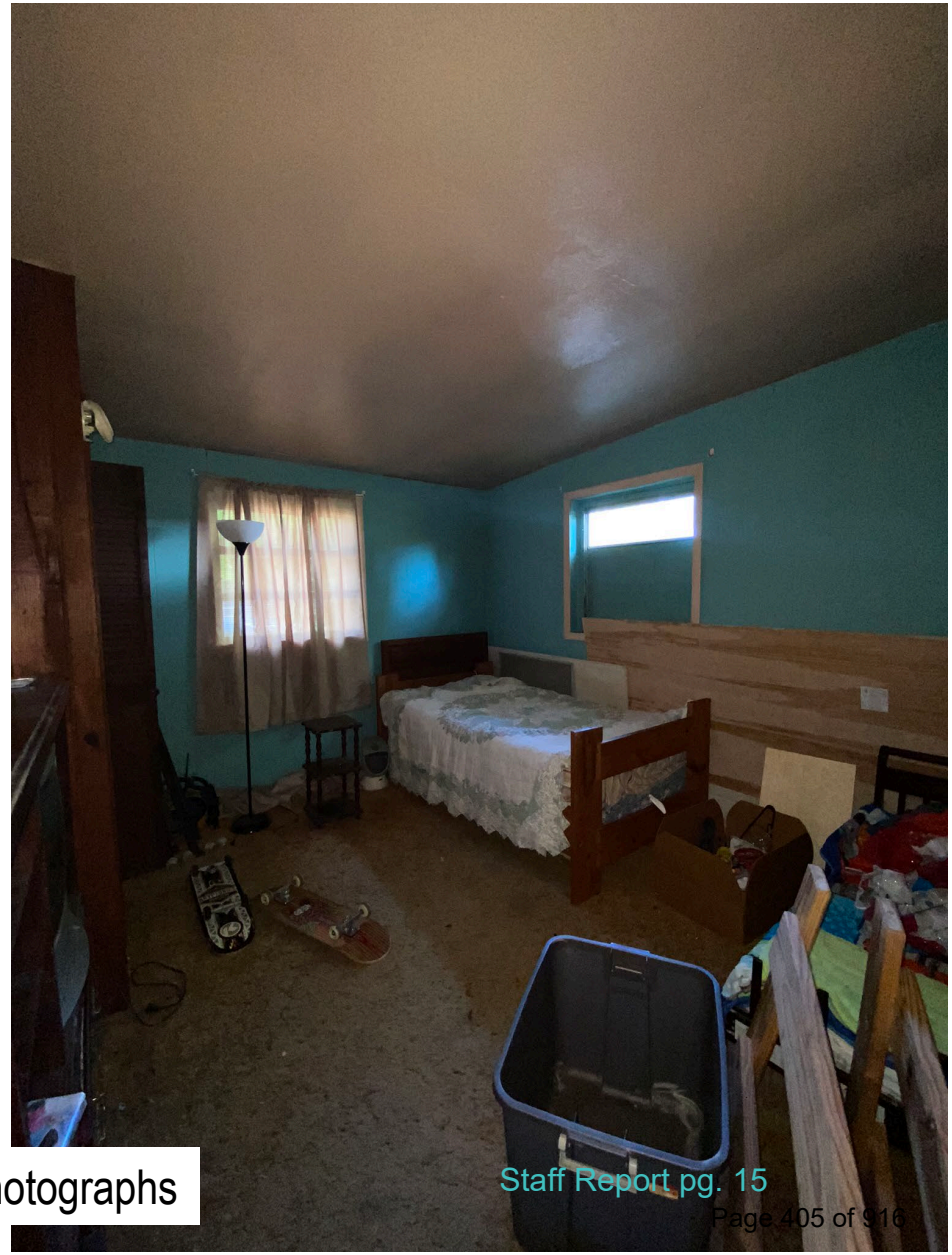




Interior Photographs

STAFF PHOTOGRAPHS
5 Atlantic Avenue



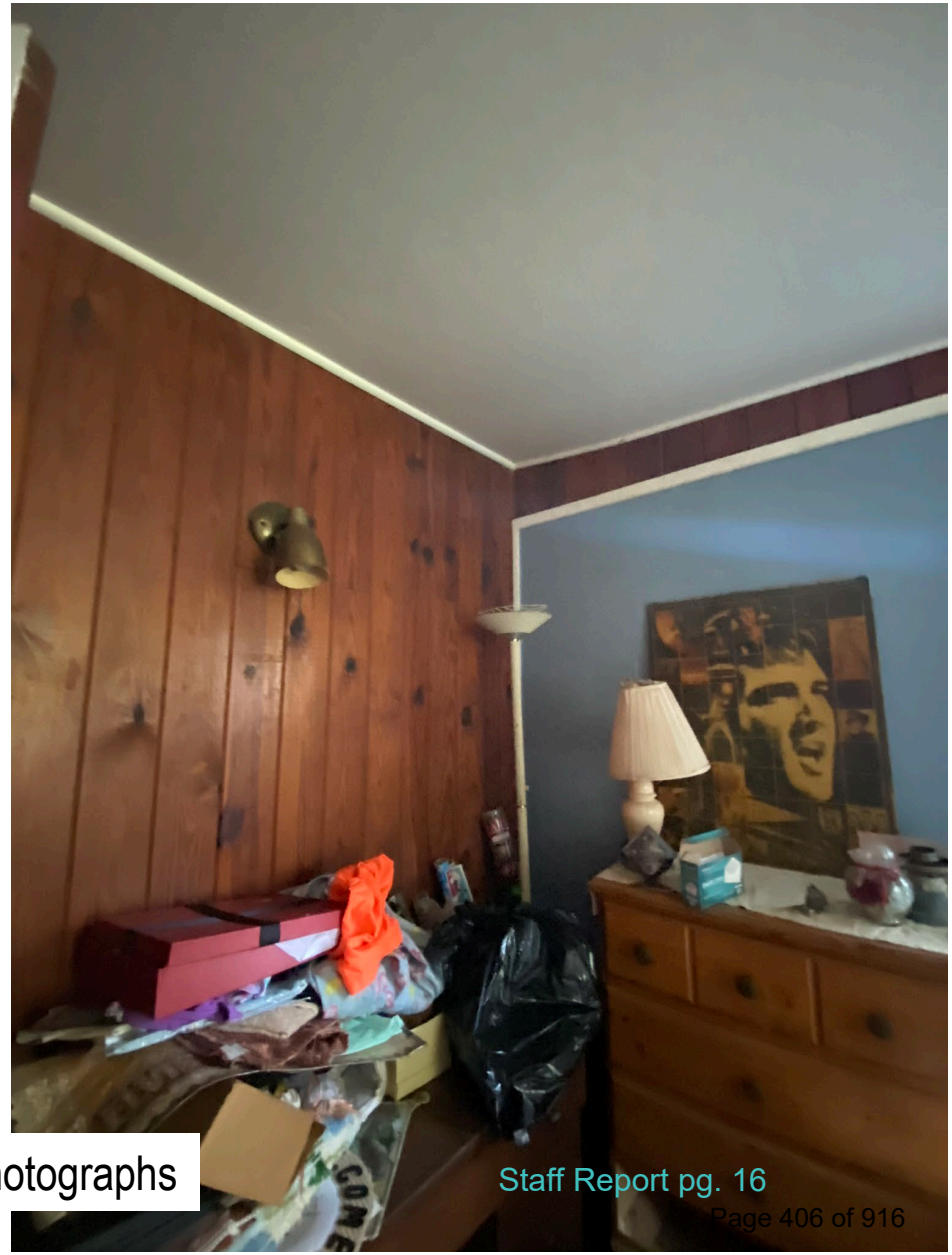


Interior Photographs

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STAFF PHOTOGRAPHS
5 Atlantic Avenue





Interior Photographs

STAFF PHOTOGRAPHS
5 Atlantic Avenue









Interior Photographs

STAFF PHOTOGRAPHS
5 Atlantic Avenue





Context Photographs



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Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SJ05100
Recorder #
Field Date 8/15/2006
Form Date 9/18/2006
FormNo 200608
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 5 Atlantic Avenue Multiple Listing (DHR only)
Other Names >>
Survey or Project Name North City 2006 Suvey Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
5		Atlantic	Avenue	

Cross Streets (nearest/ between) Barbour Place
City / Town (within 3 miles) In Current City Limits? YES
County St. Johns Tax Parcel #(s)
Subdivision Name Hildreth Back Bay Block 5 Lot 3
Ownership Private Individual
Name of Public Tract (e.g., park) N/A
Route to (especially if no street address) N/A

MAPPING

USGS 7.5' Map Name Publication Date >> ST. AUGUSTINE;1988
Township: Range: Section: 1/4 section: >> 7S ;30E ;6;UNSP
Irregular Section Name: N/A
Landgrant N/A
UTM: Zone Easting Northing
Plat or Other Map (map's name, location) St. Augustine

DESCRIPTION

Style Masonry Vernacular Other Style N/A
Exterior Plan Square Other Exterior Plan N/A
Number of Stories 1
Structural System(s) >> Concrete block
Other Structural System(s) N/A
Foundation Type(s) >> Slab
Other Foundation Types N/A
Foundation Material(s) >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) >> Concrete block
Other Exterior Fabric(s) N/A
Roof Type(s) >> Flat
Other Roof Type(s) N/A
Roof Material(s) >> Tar & gravel
Other Roof Material(s) N/A
Roof Secondary Structure(s) (dormers etc) >> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 0
Chimney Material
Other Chimney Material(s) N/A
Chimney Location(s) N/A

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HISTORICAL STRUCTURE FORM

8SJ05100

DESCRIPTION (continued)

Window Descriptions: Awning, 3-light

Main Entrance Description (stylistic details): Offset, Solid Core

Porches: #open: 1 #closed: #incised: Location(s): Front (North)

Porch Roof Types(s): Shed

Exterior Ornament: None

Interior Plan: Unknown Other Interior Plan: N/A

Condition: Fair

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features):

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional):

HISTORY

Construction year: 1954

Architect (last name first): Unknown Builder (last name first): Unknown

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;;;			

Structure Use History

Use: Year Use Started: Year Use Ended: >> Residence--private;c1954;

Other Structure Uses: Continuation Sheet

Ownership History (especially original owner, dates, profession, etc.): Continuation Sheet

RESEARCH METHODS

Research Methods: >> Examine local property records

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible:

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance: >> Community planning & development

Other Historical Associations: See continuation sheet

Explanation of Evaluation (required): See continuation sheet

HISTORICAL STRUCTURE FORM

8SJ05100

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Weaver, Paul

Recorder Address / Phone P.O. Box 1002, St. Augustine, Florida 32085, 904-824-5178

Recorder Affiliation Historic Property Associates Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type:
Electronic Form Used:

SHPO's Evaluation of Resource

Date

Form Type Code:
Form Quality Ranking:
Form Status Code:

Supplement Information Status: FMSF Staffer:
Supplement File Status: Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

RN: 1 SJ5100/5 Atlantic Avenue: Continuation Sheet/Supplemental Information

GENERAL COMMENTS AND SUPPLEMENTAL INFORMATION

The northernmost subdivisions in the City of St. Augustine include, Hildreth Back Bay, San Marco Court, McMillan, Superior Dairies, Saratoga Lakes and Ft. Moosa Gardens. Hildreth Back Bay and San Marco Court were part of the Douglas Plantation purchased by Charlotte Hildreth in 1869. In 1914 Ida C. Russell from Massachusetts purchased a portion of the Hildreth tract and platted Hildreth Back Bay Subdivision in 1914. In 1926 Roy W. Spencer acquired another portion of the Hildreth tract and platted San Marco Courts Subdivision. Development in both subdivisions dates from the 1920s.

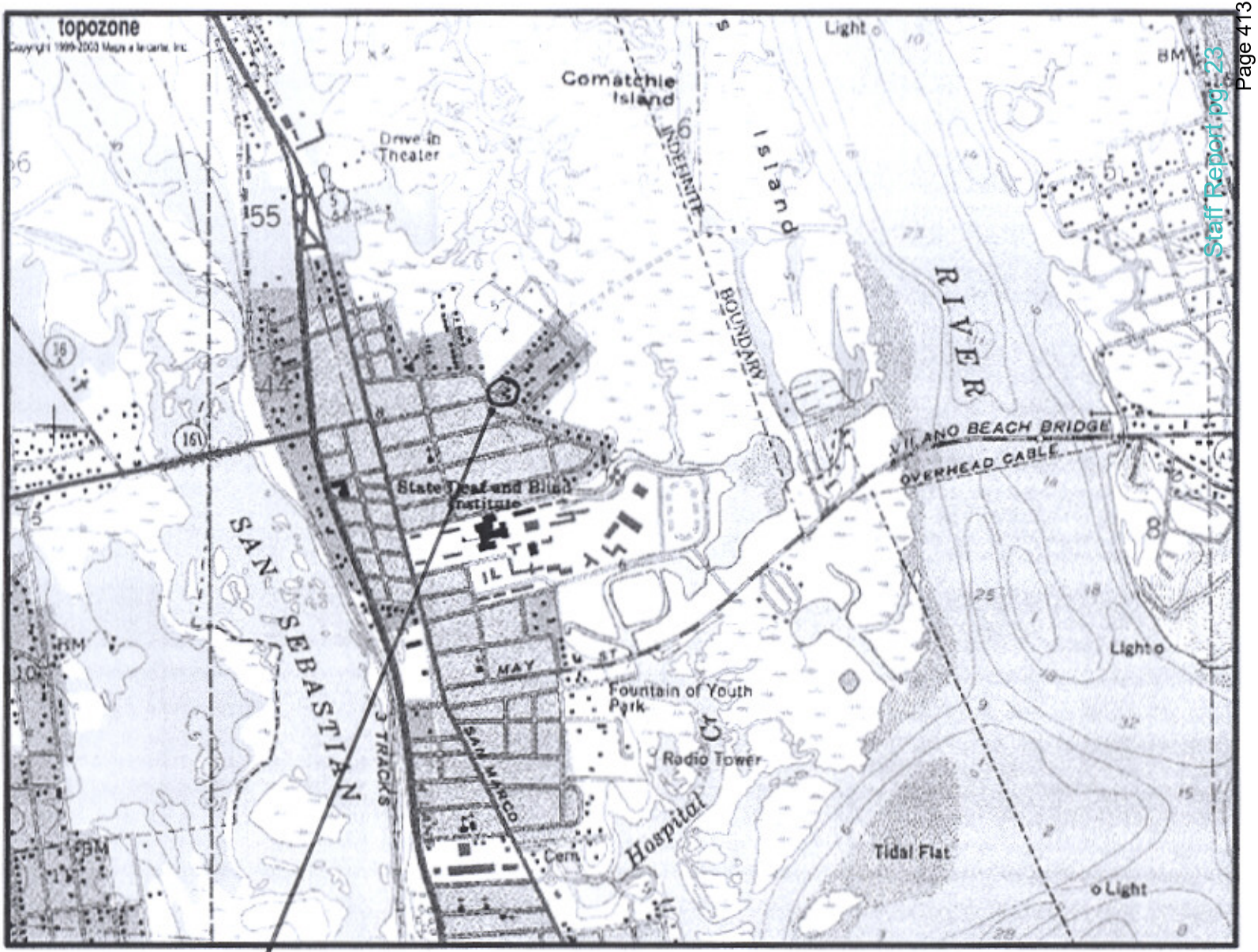
Development of Hildreth Back Bay was completed in the post-World War II years. Little building activity occurred in the subdivision during the Depression/New Deal and World War II eras. In the post war era builders introduced new styles, materials and methods of construction. Slab foundations on grade, concrete block wall systems, jalousie and metal awning windows, Johns-Mannville asbestos cement siding and roof shingles became common place.

This one-story residential building is located within the Hildreth Back Bay Subdivision. It embodies the post-World War II development and architecture of the subdivision. It is an example of masonry vernacular construction. In Florida, most masonry vernacular buildings constructed before 1920 were brick. Since World War II concrete block has been the leading material used in Florida. During the 1930s Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. The mainly residential Masonry Vernacular buildings found in St. Augustine's post-World War II neighborhoods are usually one story in height and generally constructed of concrete block and less often of brick. They generally have a low pitched hip, gable or flat roof and a narrow porch or stoop. The building's architectural features include a slab foundation, a concrete block structural system, a low-pitched roof and a stoop.

Property Appraiser records suggest a construction date of 1954. The building appears on the 1953 Sanborn Fire Insurance update. The 1957 St. Augustine City Directory indicates the first owner was likely Clarence Holt.

The building is not individually eligible for National Register designation and is not located in an area which appears eligible for listing as a district in the National Register.

NORTH CITY SITE MAP



FMSF NO: SJ5100
ADDRESS: 5 ATLANTIC AVENUE

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North City Historic Architectural Survey
St. Augustine, Florida
Spring 2006

0 100 200 400 Feet

Hildreth Back Bay Subdivision

5 Atlantic Avenue

Lot 3, Block 5

= Subdivision Boundary = Subject Property = Building Footprint

This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Classifications depicted are for convenience only and should be confirmed by the Planning & Building Department of the City of St. Augustine prior to legal use.

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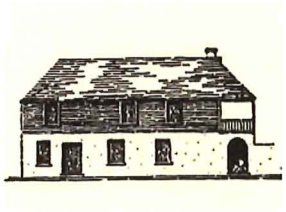
SANBORM MAP: 1930 UPADTED TO 1965
5 Atlantic Avenue



5 Atlantic Ave (c. 1954)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1957	Clarence H Holt		U.S. Army
1960	Mrs. Ann J. Evans		Waitress, McCartney's
1965	Dell Evans (Ann J, wife)		Furniture Manufacturer
1970	Roscoe Smith (Beverly, wife)	(o)	Retired
1975	Roscoe Smith (Beverly, wife)	(o)	Retired

\+ 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. HP2022-0023

Receipt No. 2341932 Meeting Date April 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT SCOTT NAGEL
   Business (if applicable) SEG COMPANIES
   Address 12453 VETERANS MEMORIAL HWY
   City DOUGLASVILLE State GA Zip 30134
   Daytime telephone 678.349.8290 Other phone/email [redacted] NBRYSON@SEGCOMPANIES.NET

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

2. NAME OF PROPERTY OWNER BARBARA FOGG
   Business (if applicable) _____
   Address 5 ATLANTIC AVE
   City ST AUGUSTINE State FL Zip 32084
   Daytime telephone (required) 678.349.8290 Other phone _____

3. PROJECT STREET ADDRESS 5 ATLANTIC AVE

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 3 Block 5 Subdivision HILDRETH BACK BAY Parcel Number 1507A00000

5. DATE OF CONSTRUCTION TBD-2022 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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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 Scott Nagel DATE 3/3/22

SIGNATURE OF APPLICANT Scott Nagel

PRINT 1st OWNER'S NAME Barbara A. Fogg DATE 3-3-22

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER Barbara A. Fogg 3-4-22

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.

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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.

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Owner's Authorization For Agent

Scott Nagel is/are hereby authorized TO ACT ON BEHALF OF Barbara Fogg, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application no. _____, 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 5 Atlantic Ave.

BY: Barbara A. Fogg
Signature of Owner

Barbara Fogg
Print Name of Owner

904 392 9842
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 14th day of March, ~~2014.~~ 2022 M

By personally known to me

Identification verified:

Oath sworn: X Yes _____ No

Notary Signature: Tiffany Mariotti

My Commission expires: 1/2/26

TIFFANY MARIOTTI
Notary Public
State of Florida
Comm# HH212319
Expires 1/2/2026

TIFFANY MARIOTTI
Notary Public
State of Florida
Comm# HH212319
Expires 1/2/2026

Recorded in Public Records St. Johns County, FL
Clerk # 92017035 O.R. 944 PG 420 04:29PM 06-09-92
Recording 0.00 Surcharge 0.00

IN THE CIRCUIT COURT IN AND FOR
ST. JOHNS COUNTY, FLORIDA

PROBATE DIVISION: 3 pgs #63

CASE NUMBER: 92-111-CP
DIVISION: A

IN RE: ESTATE OF

BEVERLY ESTHER SMITH,

Deceased.

FILED JUN 9 1992
CARL "BUD" MARKEL
CLERK CIRCUIT COURT
EX-OFFICIO CLERK
PROBATE COURT
BY: DEPUTY CLERK

ORDER DETERMINING HOMESTEAD REAL PROPERTY

COPY

On the petition of BARBARA FOGG for an order determining the homestead of the above decedent, that the material allegations of the petition are true; that the decedent was domiciled in St. Johns County, Florida, at the time of death; that decedent was not survived by a surviving spouse, or minor child, and that at the time of decedent's death she owned certain real property as her residence; it is

ADJUDGED that the following described property:

> Lot Three (3) of Block Five (5) of HILDRETH BACK BAY SUBDIVISION, according to plat thereof recorded in Map Book 2, page 29, public records of St. Johns County, Florida.

constituted the homestead of the above decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the above-described property descended to BARBARA FOGG free of the claims of creditors.

ADJUDGED FURTHER that the Personal Representative is authorized and directed to surrender to BARBARA FOGG all or any part of the above-described property which may be in the possession or control of the Order

Paper No. 14 Claim No. 92-111-CP

Personal Representative and that the Personal Representative shall have no further responsibility with respect thereto.

ORDERED this 9th day of June, 1992.

Circuit Judge

Copy furnished to: 6/9/92 cs

Upchurch, Bailey and Upchurch, P.A.

COPY

Public Records of St. Johns County, FL Clerk # 2009048230, O.R. 3241 PG 49,
09/17/2009 at 03:12 PM REC. $13.00 SUR. $14.00

ORDINANCE NO. 2009-23

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, VACATING, DISCONTINUING AND ABANDONING AN UNNAMED ALLEY IN BLOCK 5, HILDRETH BACK BAY, ADDITION TO, ST. AUGUSTINE, FLORIDA; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

COPY

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances and resolutions by municipalities; and

WHEREAS, Section 13.06 of the Charter Laws of the City of St. Augustine provides a procedure for vacating streets; and

WHEREAS, the subdivision known as Hildreth Back Bay, Addition to, St. Augustine, Florida, July 1914, Replacing Plats of March and May, 1913, as recorded in Map Book 2, Page 29, Public Records of St. Johns County, Florida, delineates a ten foot (10') wide alley in Block 5 running northeasterly from Billings Street and terminating at Lot 19, Block 5, of said subdivision; and

WHEREAS, the above-referenced alley is not used by members of the general public for access to other streets and roads and is not required for use by the City of St. Augustine;

NOW, THEREFORE, BE IT ORDAINED by the City Commission for the City of St. Augustine, Florida, as follows:

Section 1. Street Vacation. That the following described portion of the public street, avenue or road in the City of St. Augustine, Florida, more particularly described as follows:

THE UNNAMED ALLEY IN BLOCK 5, HILDRETH BACK BAY, ADDITION TO, ST. AUGUSTINE, FLORIDA, AS RECORDED IN MAP BOOK 2, PAGE 29, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

be, and the same is hereby, vacated, discontinued and abandoned and is hereby declared no longer to be a public street, avenue or road of the City of St. Augustine, Florida.

COPY

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this 14th day of September, 2009.

ATTEST:

Karen Rogers, CMC, City Clerk

Joe Boles, Mayor-Commissioner

(SEAL)

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	1507400000
Location Address	5 ATLANTIC AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Hildreth Back Bay & Bird View Subs (581)
Tax Description*	2-29 HILDRETH BACK BAY LOT 3 BLK 5 & N1/2 VAC ALLEY LYING SE OR944/420(H/R) & 3241/49(ORD #2009-23) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Hildreth Back Bay Addition To St Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	Y

Owner Information

Owner Name	Fogg Barbara 100%
Mailing Address	5 ATLANTIC AVE SAINT AUGUSTINE, FL 32084-2102

Exemption Information

Exemption Type	Status	Amount
Homestead		$40,437
Senior Exemption		$24,500
Widow/Widower		$500

Map



Valuation Information

	2022
Building Value	$54,392
Extra Features Value	$180
Total Land Value	$127,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$181,772**
Total Deferred	$116,335
Assessed Value	**$65,437**
Total Exemptions	$65,437
Taxable Value	**$0**

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

Historical Assessment Information

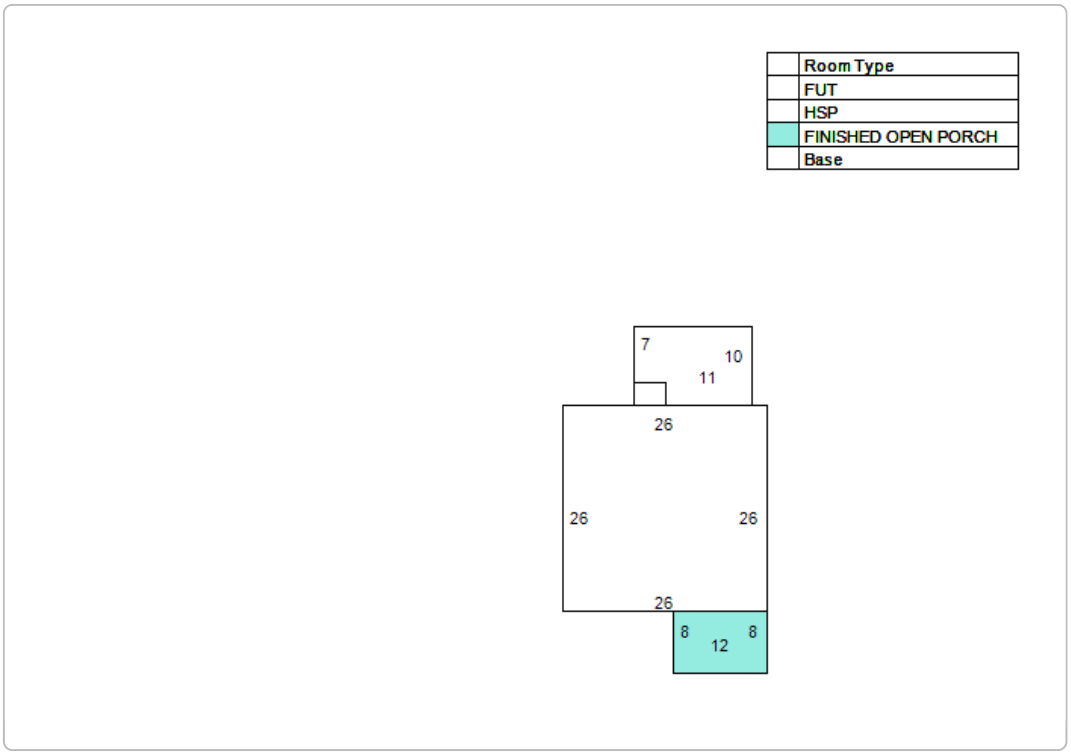
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$42,848	$180	$95,400	$0	$0	$138,428	$63,531	$138,428	$0
2020	$48,042	$180	$84,800	$0	$0	$133,022	$62,654	$133,022	$0
2019	$41,086	$144	$84,800	$0	$0	$126,030	$61,245	$126,030	$0
2018	$41,749	$144	$63,600	$0	$0	$105,493	$60,103	$105,493	$0
2017	$26,177	$144	$63,600	$0	$0	$89,921	$53,660	$89,921	$0
2016	$30,004	$144	$63,600	$0	$0	$93,748	$57,127	$93,748	$0
2015	$26,130	$144	$52,470	$0	$0	$78,744	$56,730	$78,744	$0
2014	$23,628	$160	$52,470	$0	$0	$76,258	$56,280	$76,258	$0
2013	$20,392	$160	$52,470	$0	$0	$73,022	$55,448	$73,022	$0
2012	$21,191	$192	$52,470	$0	$0	$73,853	$54,521	$73,853	$0
2011	$21,991	$223	$52,470	$0	$0	$74,684	$52,933	$74,684	$0
2010	$22,791	$255	$58,300	$0	$0	$81,346	$52,151	$81,346	$0

Building Information

Building	1
Year Built	1954
Actual Area	922
Conditioned Area	676
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block
Roof Cover	Built Up
Roof Structure	Gable Hip
Interior Flooring	Sheet Vinyl, Carpet
Interior Wall	Drywall
Heating Type	Convection
Air Conditioning	Window
Bedrooms	2
Baths	1

Description	Square Footage
BASE AREA	676
FINISHED OPEN PORCH	96
HALF SCREEN PORCH	138
FRAME UTILITY	12
Total SqFt	922

Sketch Information



Extra Feature Information

Code Description	Status	Value
Canopy		180

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	145	50	EF	$127,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/14/2009	$0.00	OTHER INSTRUMENT	3241	49	U	I	CITY COMM/CITY OF ST AUGUSTINE	ORD # 2009-03
	6/9/1992	$0.00	ORDER DET HX REAL P	944	420	U	I	SMITH BEVERLY E ESTATE	FOGG BARBARA
	12/1/1982	$34,900.00		567	205	U	I		SMITH BEVERLY E
	12/1/1981	$31,000.00		520	360	U	I		

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Version 2.3.180

Detail by Entity Name

Foreign Limited Liability Company
SEG COMPANIES, LLC

Filing Information

Document Number	M21000001942
FEI/EIN Number	81-1748411
Date Filed	02/17/2021
State	NV
Status	ACTIVE

Principal Address

12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Mailing Address

12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Registered Agent Name & Address

SMITH, DOUGLAS L
221 MCKENZIE AVE
PANAMA CITY, FL 32401

Authorized Person(s) Detail

Name & Address

Title M

BRYSON, WALLACE
12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Title M

LEGGETT, BRIAN
12453 VETERANS MEMORIAL HWY
DOUGLASVILLE, GA 30134

Annual Reports

No Annual Reports Filed

Document Images

02/17/2021 -- Foreign Limited | 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 April 21, 2022 Meeting



Application HP2022-0024 Address: 1 Palm Row

Oasis Equity Holdings – Applicant & Owner

Project description: To partially demolish a residential building constructed in 1905 that is recorded in the Florida Master Site File, located in the Historic Preservation 1 Zoning District (HP-1), and is a contributing building to the St. Augustine Town Plan National Register Historic District, including removal of a masonry addition, replacement of existing siding and modifications of fenestration on wood addition, and extending the opening of the existing masonry wall on the east property line.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01583
National Register:	St Augustine Town Plan - Contributing	Construction date:	1905
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1994200000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the southeast corner of Palm Row and St. George Street in the Historic Preservation 1 Zoning District (HP-1), this Frame Vernacular residence was constructed in 1905 and is a contributing building in the St. Augustine Town Plan National Register District.
2. A one-story frame rear section built between 1910 and 1917, a one-story open rear porch and two-story open porch on the northwest corner (later modified and enclosed) constructed between 1917 and 1924, and a contemporary concrete block addition at the rear are all noted in the Florida Master Site File 1978 survey as alterations to the building over the years, most of which are confirmed by Sanborn Maps.
3. The applicant is proposing demolition of the concrete block addition on the rear (south) elevation of the property that currently contains an interior bathroom, hallway, and exterior storage closet with a toilet inside. Additionally, the application includes widening the opening of the existing masonry wall along the east property line for vehicular access. The applicant should confirm which existing piers will remain between the wall sections.
4. Alterations to the existing residential structure to remain includes:
    - New wood siding to match existing where void is left on the building from demolition as well as on the existing wood-frame addition.
    - Fenestration changes including a new door with steps on the east elevation of the remaining wood-frame addition and, potentially, removal of an existing window which requires clarification by the applicant.
5. It is unclear when the contemporary block addition was added to the structure. It is not noted on the Sanborn Maps updated to 1965, and permit records for the property do not include this addition. The earliest permit record in the city digital archives is new construction for a wall in 1987, which may be the wall proposed for alteration; however, no details are included in the existing permit record to confirm this.
6. The Architectural Guidelines for Historic Preservation (AGHP) discourages the construction of additions that obscure architectural features. Removal of the masonry block addition will restore a partially blocked existing window to full view. Under the Gates, Walls, and Fences section, the only reference for gate openings is under Pre-1821, where it states the most appropriate gate width is 50". Driveway gates and auto related openings are found on other walls in the HP districts.
7. Any redevelopment plans may require additional zoning and Archaeological Review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** for partial demolition at **1 Palm Row** if the HARB finds the following:

1. Removal of the contemporary masonry addition and widening of the masony wall opening will not be a detriment to the historic architectural integrity of the strcuture.
2. Associated alterations to the building and site as proposed or modified by the HARB are appropriate for the architectural style of the building and the HP-1 district.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of an existing ~11' x 16' masonry addition with associated building alterations to include:
    a. New siding to match existing
    b. Changes in fenestration
    c. A new door and steps to the existing wood addition to remain
2. Widening of the opening in the existing masonry fence along the east property line by 4' on each side.

CITY CODES/DESIGN GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 6, 9 and 10 apply.

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

Additions

Do...

- Protect architectural details and features that contribute to the character of the building during construction.
- 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...

- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- 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.
- 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

Doors and Entrances

Do...

- Place new entrances on secondary elevations away from the main elevation.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

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.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- 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.

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.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

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 1905 and is thus more than 50 years old. The building is located in the HP-1 Zoning district, is a contributing building to the St. Augustine Town Plan National Register Historic District and is 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. The structure is located in the Historic Preservation 1 Zoning District (HP-1)

2. The contribution of the structure to the mass and scale of the streetscape. The building, though altered over time, maintains a similar mass, scale, and architectural design to other along Palm Row constructed contemporaneously.

3. The impact of the loss of the structure on the streetscape. The portion of the building proposed for removal at the rear is not visible from Palm Row and thus will have no impact on that streetscape. Demolition of the 1-story addition will be visible from St. George Street; however, these alterations will have minimal impact to the streetscape as it is not a historically or architecturally significant element of the building and is set back from the existing two-story main residence and a large tree. Removal of the masonry additional will also restore a partially covered window to full view. Widening the existing opening by removing 8' from the masonry wall will also be visible primarily from St. George Street. The wall has been visibly altered over time and is in need of repair. The elevations submitted are unclear regarding if the pier elements between the wall sections will remain.

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 to detail how removal of the addition would be mitigated on the building with new siding added in exposed areas and a new rear door with steps leading into the remaining wood frame addition the replaces the void left on that exposed elevation.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File (FMSF) and contributes to the St. Augustine Town Plan National Register Historic District. A detailed history of the structure is provided in the FMSF as it relates to both the structure itself, its significance in the development of Palm Row and the City, and its associations with notable locals including Mary Lee Gannon, whose son Dr. Michael Gannon would go on to be a respected historian.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Loss of the contemporary concrete block addition and portions of the existing masonry wall will not have as significant an impact on the historical or cultural integrity of the district as loss of the entire structure and wall would.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is representative of the Palm Row development, a grouping of residences designed in the late Victorian Style and constructed between 1904 and 1905 by contractor S. Clarke Edminster, and who also constructed several other notable houses in the city, according to the FMSF.

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 found in many areas of St. Augustine developed around the same time and later into the century.

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 elements proposed for removal are not of such craftsmanship or material that they could not be reproduced if needed, but newly constructed portions can often have a different look and feel than those built historically.

10. *The justification for the proposed demolition.* The applicant has expressed a desire to restore the building to an earlier time period with removal of the contemporary masonry addition. Expansion of the masonry wall opening is to allow easier vehicular access to the site and align the wall opening more closely with the existing street apron. A Certificate of Appropriateness may be required if additional alterations to the site are proposed related to a new driveway, landscaping, etc.

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
1 Palm Row



Front (north) Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
1 Palm Row



West Elevation



STAFF PHOTOGRAPHS
1 Palm Row



West Elevation



STAFF PHOTOGRAPHS
1 Palm Row



West Elevation
Wood addition to remain
Masonry block addition proposed for demolition



STAFF PHOTOGRAPHS
1 Palm Row


South Elevation


South/East Elevations

STAFF PHOTOGRAPHS
1 Palm Row



East Elevation of addition proposed for removal

Staff Report pg. 15

STAFF PHOTOGRAPHS
1 Palm Row



Staff Report pg. 16

STAFF PHOTOGRAPHS
1 Palm Row

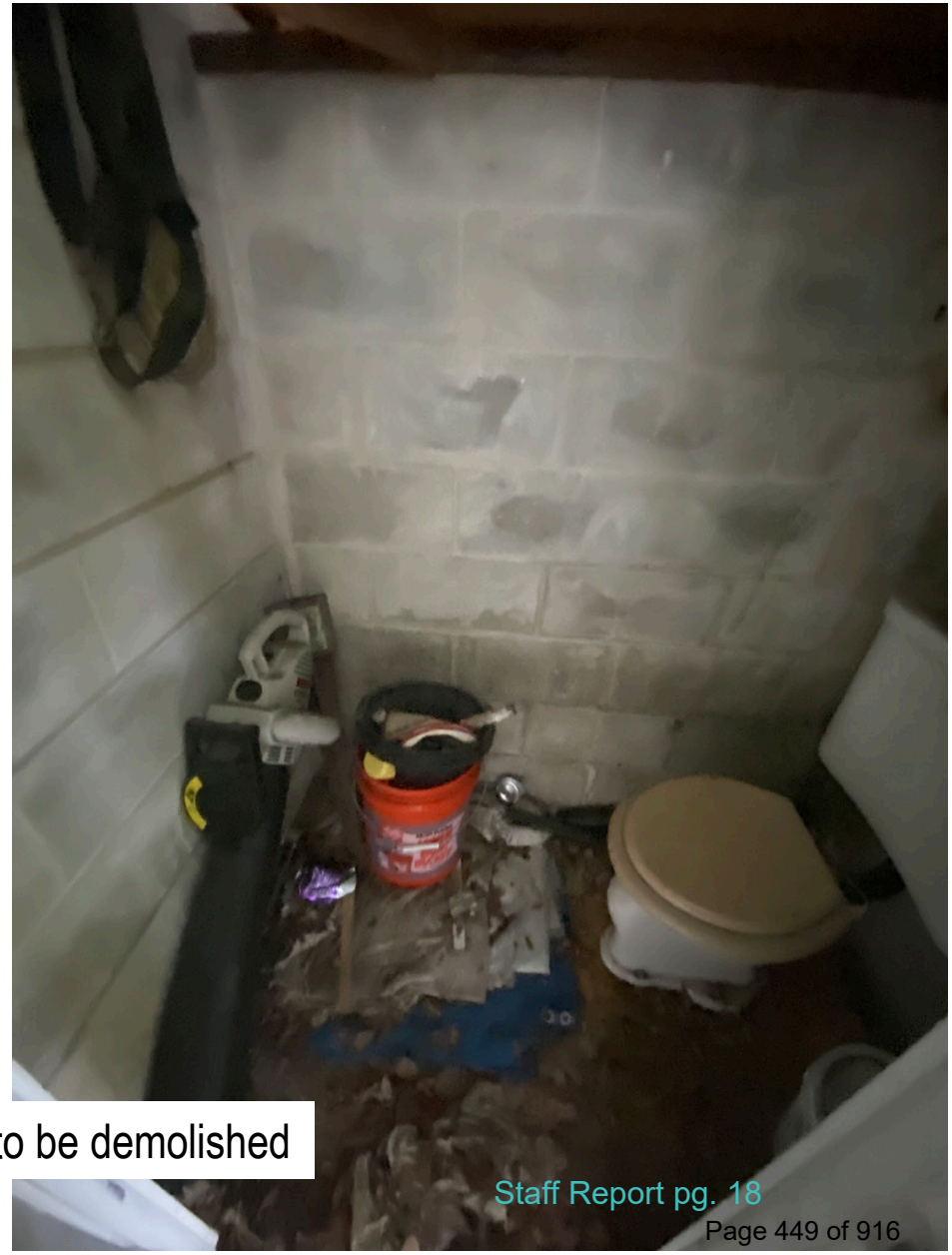


Masonry wall opening proposed to be widened

Staff Report pg. 17

STAFF PHOTOGRAPHS
1 Palm Row





Interior of portion to be demolished

STAFF PHOTOGRAPHS
1 Palm Row





Interior of portion to be demolished

STAFF PHOTOGRAPHS
1 Palm Row





Interior of portion to be demolished

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1583 1009==

Site Name: 1 Palm Row 830== Survey Date: 7808 820==

Address: 1 Palm Row, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36 (block) pt 4 (lot) 868==

868==

Owner of Site: Name: Gannon, Mary Lee;

Address: 1 Palm Row

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

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

UTM: 17 (zone) 469810 (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==

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

II. SITE DESCRIPTION, continued.

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

Date: +1905 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, blinds, moveable louvers 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porch, hip; hood, gable 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition roll; metal 882==

Ornament Exterior: Etched glass in doors; jigsawn brageboards chamfered posts. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Residential building, part of distinctive neighborhood cut through block, facing common green. Across from Church groungs 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Hotels, Education, Law, Women, Tourism, Military, Literature, Religion 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular building at 1 Palm Row was constructed in 1905. This house has a contemporary concrete block addition at the rear. A one-story frame rear section was added to the house between 1910 and 1917. Between 1917 and 1924 a one-story open rear porch was added, as well as an open two-story porch on the northwest corner, which has since been modified and enclosed.

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.

This distinctive residential neighborhood adjacent to the downtown area is unique in the annals of St. Augustine architecture. Designed in late Victorian style, maximum advantage was taken of lot size and configuration, providing privacy from the public roadways and a kind of common green for the houses in the neighborhood. Palm Row was built in 1904 and 1905 for Henry Philip Ammidown by contractor S. Clarke Edminster, a prominent turn-of-the century builder in St. Augustine. Edminster also built the Bigelow Villa--called "Aloha"--which stood across St. George Street from Palm Row, until its

(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.

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demolition. Several of his buildings still stand along Central Avenue and Sanford Street, as well as a noteworthy Victorian house at 142 Avenida Menendez which is linked at the back to a colonial house facing Marine Street. In an early Mediterranean Revival style, he built the St. Augustine Record Building, a couple of years after Palm Row. Edminster served as a St. Augustine City Councilman in the early 20th century, and he had a brother, Charles Edminster, who was an architect here.

Certain common architectural features link the Palm Row buildings and, along with their layout, contribute to their uniqueness: gable roofs, novelty wood siding, gable hoods over doors, shuttered windows, corbelled brick chimneys, brick pier foundations, balconets on the attic level, etched glass in doors, jigsawn brackets and bargeboards, chamfered wood posts, and double hung 1/1 windows. Several of the houses were built on a basic cross plan, which made sense for air circulation in the days before air conditioning. The buildings have survived relatively intact over theirthree-quarters of a century. Most additions have been to the rear of buildings and thus are not visible from the Palm Row side. There have been some changes over the years affecting the street-scape. All of the buildings originally had wood shingle roofs. These were outlawed in the city as a fire hazard in 1925, and people were given until 1930 to replace them with noncombustible materials. Today there are both metal and composition shingle roofs on the Palm Row buildings. The original fence along St. George Street has been replaced by a concrete block wall. Some of the buildings have lost one or another of their distinctive architectural features over the years. Consideration should be given to replacing them, given the architectural importance of the area. All of the Palm Row houses were designed with wooden novelty siding, marked by a distinctive groove at the top of each board, that was popular in St. Augustine construction from the 1880's through the 1920's. In recent years, 2 Palm Row was re-sided on the front with natural-finish wood shingles, which clashed with the architectural harmony of the neighborhood. A request to install aluminum siding on the house was turned down by the Historic Architectural Review Board in 1979. The Review Board decision was overturned by a 3-2 vote of the City Commission, and the aluminum siding was put on by Jack Wilson Roofing of St. Augustine.

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 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)

In the summer of 1978 a team of archaeologists led by Dr. Kathleen Deagan of Florida State University were digging on property belonging to Mr. William Blanchard and Mrs. Mary Lee Gannon on Palm Row. They were looking for evidence of the house of Francisco Ponce de Leon, a high military official of the late first Spanish period. They found a well, which when excavated, produced pottery fragments dating back to the late 1500's. It is said to be one of the oldest wells showing European occupancy of North America. A 1588 map of St. Augustine shows a house located somewhere in this vicinity. Later maps of the first Spanish period also show a building or buildings on the site. Three surviving colonial buildings are located on this block of St. George Street, but any buildings on this particular site went down during the British period. Later maps show the area being used for an orange grove, and archaeologists found evidence of this in their digging.

The first purchaser of the property during the American territorial period was Dr. William Simmons (1784-1870), who bought it from the de Castro family in 1832.(4) Dr. Simmons had earlier served on the two-man commission that selected Tallahassee as the site for the Florida State capital. He had also written a book, Notices of East Florida, published in 1822, which is still in print today as part of the Bicentennial Floridiana reprint series of the University of Florida Press. Dr. Simmons sold the property in 1834 to Hannah Douglas, wife of the District Attorney for East Florida.(5) Judge Thomas Douglas (in 1853 he became a Florida Supreme Court Justice) wrote of this transaction and its aftermath in his autobiography published posthumously in 1856:

"Mrs. Douglas also bought a very fine large lot of Madam de Castro on which there were about one hundred and fifty trees, several of which were bearing. These purchases were thought by good judges to have been well made and seemed a prosperous beginning; but on the nights of the 7th and 8th of the following month of February, there came a frost 'a killing frost'--which destroyed every orange, lime and lemon tree in Florida, a circumstance that could not have been foreseen, as such a thing had never occurred before, although the orange had been raised in East Florida for several hundred years, and there were trees in St. Augustine more than one hundred years old. This was a severe blow to East Florida and especially to the 'Ancient City,' orange culture being one of its principal resources and one which, with the poorer classes, could not be easily supplied. But young trees sprang up from the old roots, grew vigorously and the groves were rapidly recovering from the effects of frost when in 1835, an insect made its appearance upon the grove of Dr. Robinson at Mandarin, which treatened to destroy it. They soon afterward made their appearance in the grove of Gen. Peter S. Smith, in St. Augustine. Mr. Robinson, in the year 1834, procured from Usina a box of lime trees. These he placed for a while in a greenhouse in New York and late in that year sent them out by Mr. Calvin Read to Mandarin on the St. Johns River. General Smith procured some of these trees and had them set out on his lot in St. Augustine and, from the fact that these insects first made their appearance in the groves of these gentlemen, it has been supposed that they were imported in them."(6)

As if these difficulties were not enough, the newspaper on June 24, 1835 reported that Douglas narrowly escaped death when a gun loaded with slugs was discharged at his window.(7) On August 27, 1835 there was a second attempt made with shots fired into his bedroom window. This time the Mayor offered a $300 reward for capturing the culprit.(8) Judge Douglas died in 1855, but his widow kept the property until 1873 when it was sold to a wealthy New Yorker named John P. Howard, who began vacationing here after the Civil War.(9) Howard transferred this property along with many others in 1880 to Amos C. Spear of Burlington, Vermont, a relative by marriage.(10) In 1886 Spear sold the property to Dr. E. M. Alba, a physician and pioneer druggist, who had also served as Mayor of St. Augustine in 1883-84.(11)

The property was purchased after the turn of the century by Theodore Parsons Hall of Detroit, a winter visitor to St. Augustine. The Tatler, the society newspaper of the Flagler Era, reported in 1902:

"So pleased are they with the possibilities of St. Augustine as a winter home that Mr. Hall purchased the

> vacant lot between the property of Mrs. S. C. Stanbury and Mr. H. P. Ammidown, extending from St. George street to Cordova, and is preparing to build a winter home. Mr. and Mrs. Hall spent part of last winter at Palm Beach, rounding out the season at the Ponce de Leon. Their summer home is on the banks of the St. Clair River, near Detroit, and is one of the most beautiful country seats in the country. It has been the property of Mr. Hall's family since James Madison was President, he having signed the grant that was attested by James Monroe, Secretary of State."(12)

Two months later is was reported that Mr. Hall was making improvements to the property:

> "An old coquina-walled well, on Mr. T. P. Hall's lot, on St. George Street, will be made an ornament to the property, and Mr. F. F. Andreu is at work building on to it. The wall will be raised several feet by the addition, on new blocks of coquina. A gravel circular path from Cordova to St. George Street is also in course of construction. Mr. Hall admires rough coquina buildings, and has expressed his intention of erecting a house on his property, providing he can obtain sufficient coquina to build the first-story walls."(13)

A week later there was this further report:

> "The lot, recently purchased by Mr. T. P. Hall, has been considerably improved recently, but no building will be erected thereon until next fall, when Mr. Hall expects to build a winter residence. The lot is one of the highest in the city and will admit building a cellar. In a conversation with a Record representative Mr. Hall said he will build a house suitable to local conditions. He has given considerable attention to the matter, and will make his winter home a model of convenience."(14)

But Hall never built his cottage. Instead he sold the lot in 1904 to the man who owned the adjoining property to the north, Henry Philip Ammidown.(15) Mr. Ammidown's father, Holmes Ammidown (1801-83) was a prominent merchant in Boston and New York who came to St. Augustine and built a mansion on the site now occupied by the Webb Parking Lot on St. George Street. Holmes Ammidown had served in the Massachusetts legislature in the 1830's and helped to establish the Board of Education in that state. In St. Augustine,

he promoted public education and beautified the plaza area by planting orange trees there.

There were no buildings on the property when Henry Philip Ammidown acquired it, but in short order he produced one of St. Augustine's architectural treasures: Palm Row.

Contemporary newspaper accounts tell of the building of Palm Row. The St. Augustine Evening Record of March 4, 1904 reported:

> "Definite information has been obtained relative to the proposed improvements on the lot recently purchased from Mr. T. P. Hall by Mr. H. P. Amidown (sic). A street is to be cut through the center of the lot from St. George to Cordova Street, and three cottages are to be built on each side. The street will be paved and will add another very desirable improvement to the city, as it cuts in two the largest block in town. The cottages will be ornaments to the city and will be most attractive in design and models of convenience."(16)

A week later, information about further details and some changes in plan were given:

> "As time passes more information is obtained about the improvements contemplated by Mr. H. P. Amidown (sic) on the lot recently purchased from Mr. T. P. Hall.
>
> "An outline of the proposed work was published in The Record a few days ago but since then the contract has been awarded to Mr. S. C. Edminister to build 12 cottages on the lot. The dwellings will be artistic in appearance, and will be equipped with baths, hot and cold water, and all other modern conveniences. The street will be 20 feet in width, and will be paved with vitrified brick at Mr. Amidown's expense. It will be a public thoroughfare, but will probably be used more by pedestrians and bicyclists than teams.
>
> "At the rear of the cottages an alley will be cut for the use of delivery wagons, so nothing objectionable will offend the eye in front of the cottages.
>
> "The dwellings will all be two story buildings and some of them will be modern flats.
>
> "A row of stately palms will be converted into a veritable beauty spot."(17)

Although it was planned to build 12 cottages, in fact only six were erected on the Palm Row site. The rest of the land was used for a kind of common green on the north side of the property. This green has been an integral part of the charm of the area ever since.

While the trees were being planted along Palm Row, a discovery was

made that presaged the work of future archaeologists on the site. The St. Augustine Evening Record reported in November, 1905:

> "While digging a hole on Palm Row in which to plant a palmetto tree last Saturday afternoon, the workmen stumbled on an old hidden treasure.
>
> "About $6 in Spanish and Mexican coins were unearthed and these were quickly seized by a group of a half dozen or more present. The largest coin was a silver dollar. The others ranged from a half dollar to a dime. The coins seemed to be in an enclosure formed by pieces of slate. Evidently the crowd were not inspired with avarice by their find, as no attempt was made to search further."(18)

In the 1907-08 St. Augustine City Directory, we find the first listing of buildings on Palm Row. The residents of Palm Row during its first decade included a pharmacist, a physician, a Florida East Coast Railway station engineer, a clothier, a real estate broker, and an architect. The beauty of the Palm Row area led to its becoming one of the popular picture postcard scenes of St. Augustine. The widely reprinted view focused on the tropical plantings, the row of palm trees, the consistent Victorian architectural features, and the brick walk.

Henry Philip Ammidown died in New York City in 1913 and left the property to his nephew Philip Homes Ammidown, who died in 1914. It then passed to another Henry Philip Ammidown, this one the son of Philip Holmes Ammidown. The property remained in the Ammidown family continuously from 1904 until 1941. Then it was sold and eventually subdivided to individual owners. Two prominent St. Augustine politicians played a role in the sale of the properties to individual owners: the late State Representative F. Charles Usina, and the late State Senator Verle Pope.(19)

During the second World War, some of the Palm Row buildings were occupied by military representatives of the United States Navy and Coast Guard.

Some of the buildings have been used for non-residential purposes over the years. The 1922-23 City Directory lists 4½ Palm Row as the Christian Science Reading Room. During the Depression, 2 Palm Row was used as the Palm Row School and Kindergarten, as it had earlier been used as the Beckley School for Boys and Girls. 3 Palm Row was once used as a beauty shop.

Today the buildings are all used as private residences or apartments, with the exception of No. 3-4 (a duplex), which is used as a law office.

The City Directories for 1911-12 and 1914-15 list 1 Palm Row as the residence of Frank B. Stephens, partner in the Stephens and Speer drug stores at 49 King Street and 53 Washington Street. Mr. Speer also lived on Palm Row.

From 1916-25 it is listed as the residence of G. H. Dyer. His wife, Margaret, had previously been married to Philip Holmes Ammidown, who inherited Palm Row from its original owner.

In 1930 it was the home of Malcolm H. Westberry, assistant treasurer of the Florida East Coast Hotel Company. In 1934 it was the residence of Nannie P. Hart, who owned the Palm Row Kindergarten. The 1937 and 1940 Directories list it as the home of attorney M. Leslie Stephens.

This covers the period when the house was owned by the Ammidowns and used as rental property.

In 1941 Palm Row was purchased by F. Charles Usina and W. I. Drysdale, who operated the St. Augustine Alligator Farm.(20) They sold this house to Mrs. Mary Lee Gannon(21), widow of Captain Michael V. Gannon of the United States Army, who moved to St. Augustine with her three sons. Mrs. Gannon had grown up in China, where her father was a doctor.(22)

One of her sons, Dr. Michael Gannon of the University of Florida, currently serves as chairman of the Historic St. Augustine Preservation Board. He is the author of two books: Rebel Bishop (1964), a biography of Augustin Verot, the first Bishop of St. Augustine; and The Cross in the Sand (1965), a history of the early Catholic Church in Florida.(23)

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. Johns County Court House, Deed Records, Book LJ, p. 365.
5. Deed Book L, p. 15.
6. Thomas Douglas, The Autobiography of Thomas Douglas (New York, 1856), pp. 109-110.
7. Florida Herald and Southern Democrat, June 24, 1835.
8. Ibid., August 27, 1835.
9. Deed Book N, p. 34.
10. Deed Book Z, p. 117.
11. Deed Book JJ, p. 680.
12. Tatler, January 22, 1902, p. 3.
13. St. Augustine Evening Record, Wednesday, March 12, 1902, p. 1.
14. Ibid., Monday, March 17, 1902, p. 3.
15. Deed Book 7, p. 227.
16. Evening Record, March 4, 1904, p. 1.
17. Ibid., March 10, 1904, p. 2.
18. Ibid., November 6, 1905, p. 4.
19. Deed Book 128, p. 262; Book 134, p. 460.
20. Deed Book 128, p. 262.
21. Deed Book 130, p. 362.
22. The Traveler, February 7, 1979, p. 5.
23. Florida Times-Union and Journal (Jacksonville), Sunday, July 8, 1979.

☐ Original
☒ Update

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

Site #8 SJ01583
Field Date 5-11-2016
Form Date 5-11-2016
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) 1 Palm Row — 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:	1		Palm Row	–	

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 # 1994200000 — **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: 1905 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — **Original address** _____
Alterations: ☐yes ☐no ☒unknown — Date: _____ — **Nature** _____
Additions: ☒yes ☐no ☐unknown — Date: _____ — **Nature** rear first floor 1 room
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — **Describe** _____

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Irregular — **Number of Stories** 2-3
Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, hip; hood, gable
Windows (types, materials, etc.) Single + paired 1/1 SHS trim + sill

Distinguishing Architectural Features (exterior or interior ornaments) gable facade w/ wood rafters side porch- extended 2nd floor overhang

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Private road access. concrete block wall on St. George Street-- Single Car carport across ROW, on extra lot.

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ01583

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) Single wood door w/ square light

Porch Descriptions (types, locations, roof types, etc.) side-screened porch in NE corner of bldg

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) retains integrity and would contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

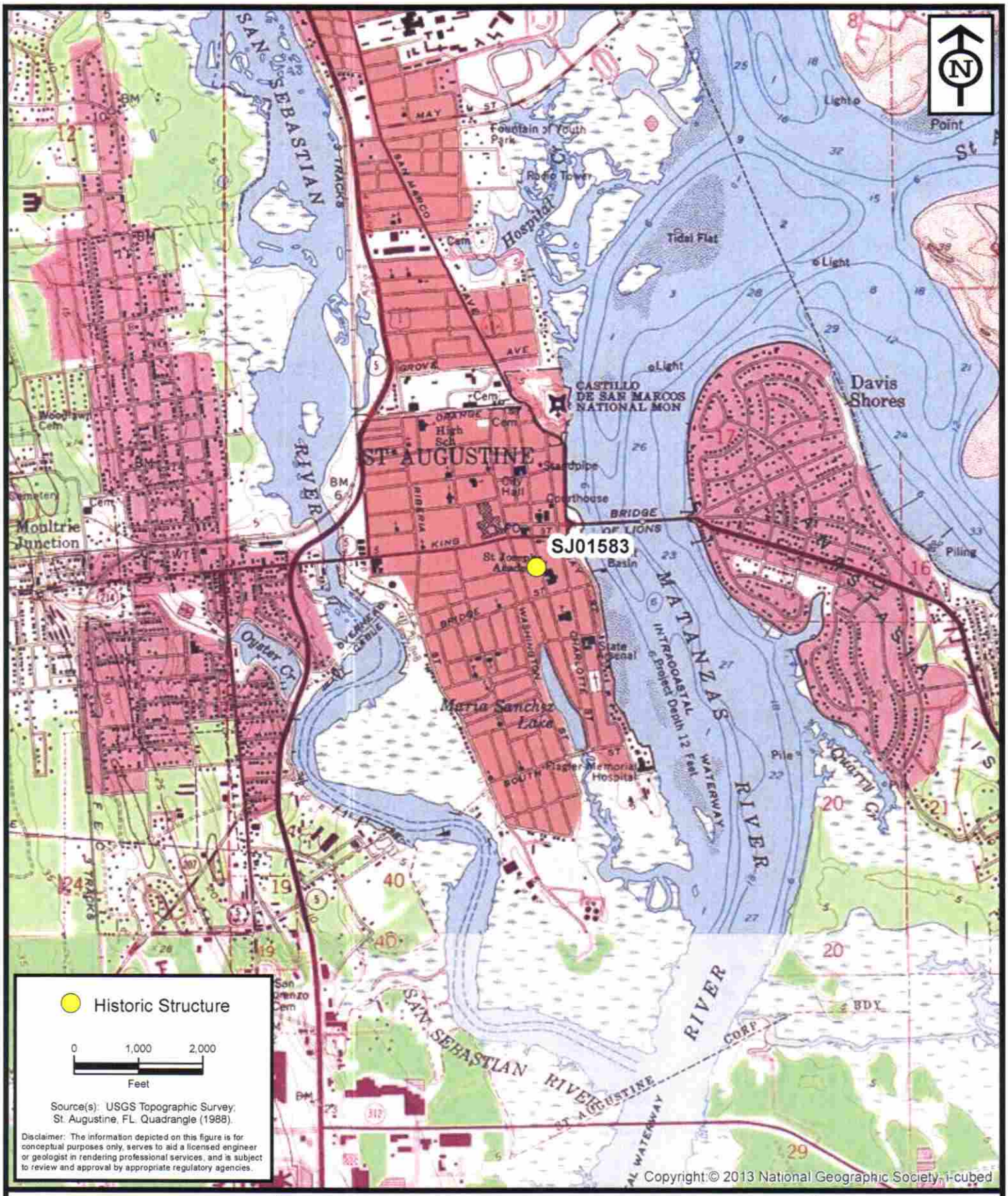
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01583

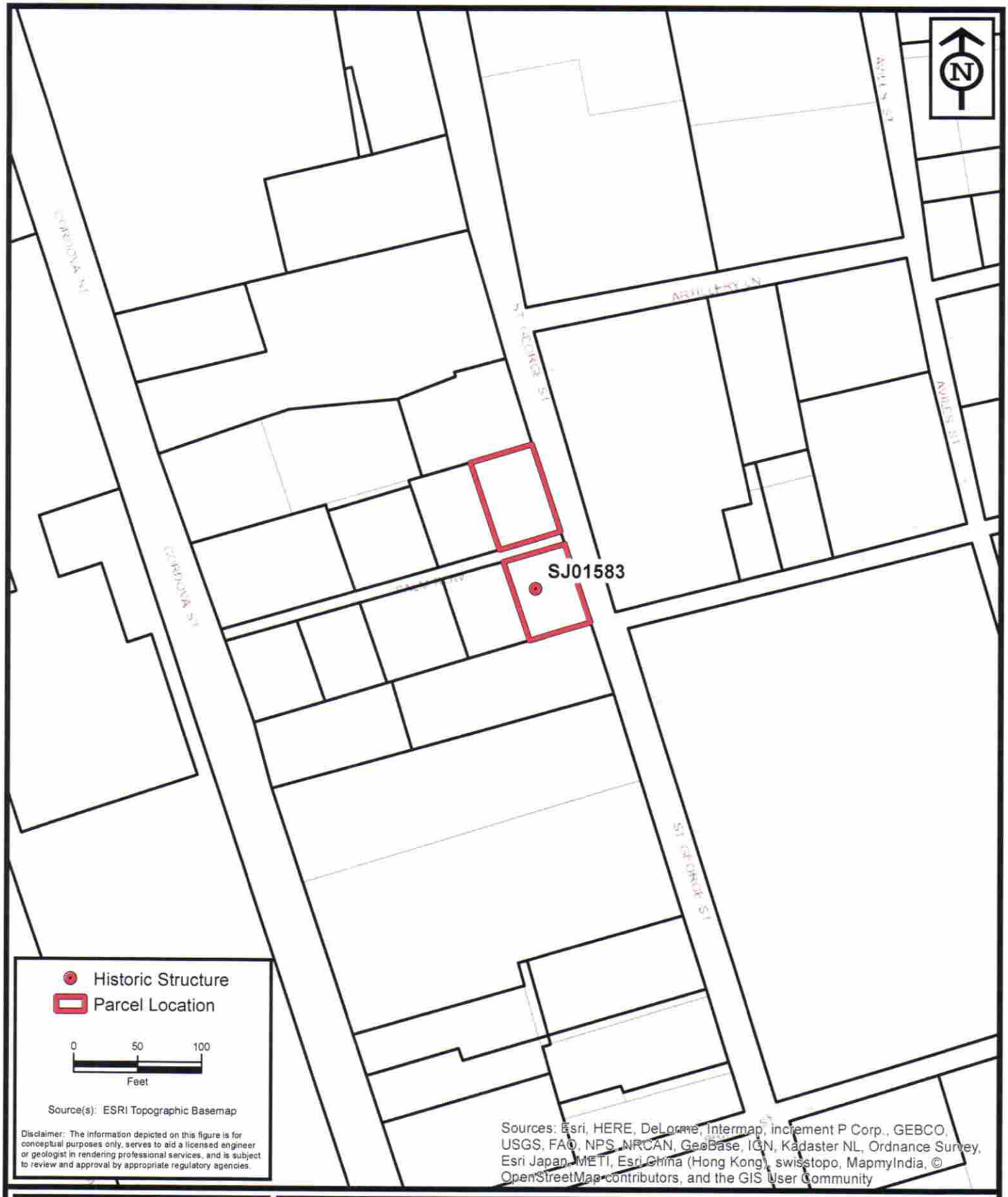
City of St. Augustine
Historic Structure Survey

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\SJ01583\Location.mxd Date: 1/29/2016 9:03:34 AM

SJ01583



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

Parcel Location - SJ01583

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\SJ01583\Parcel.mxd Date: 2/1/2016 12:54:00 PM

SJ01583


25A
26


OLD TOWN
St. George St.
NO THRUWAY
PRIVATE
DRIVEWAY


1

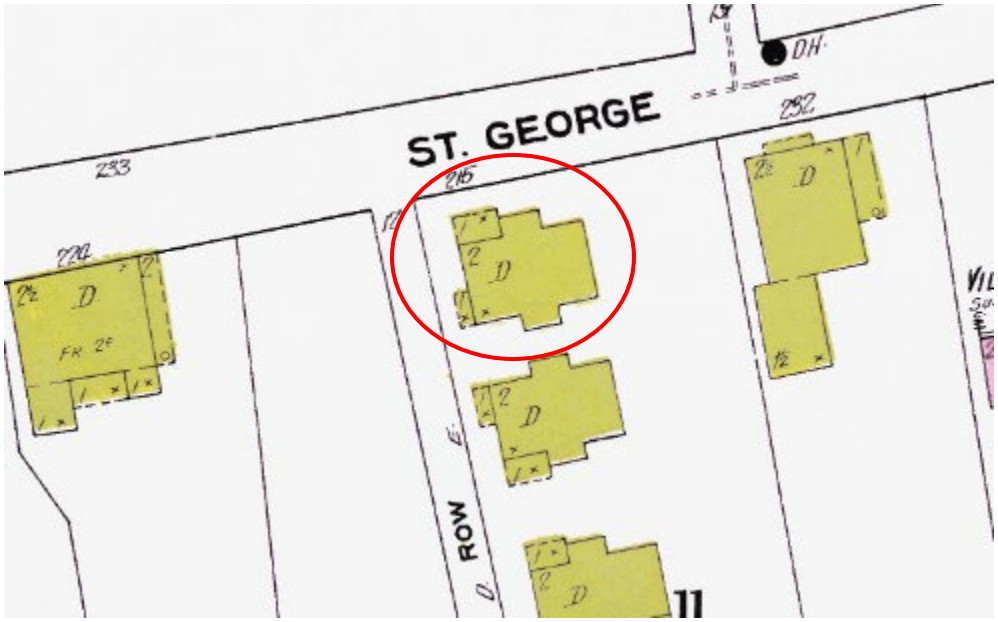


Staff Report pg. 39

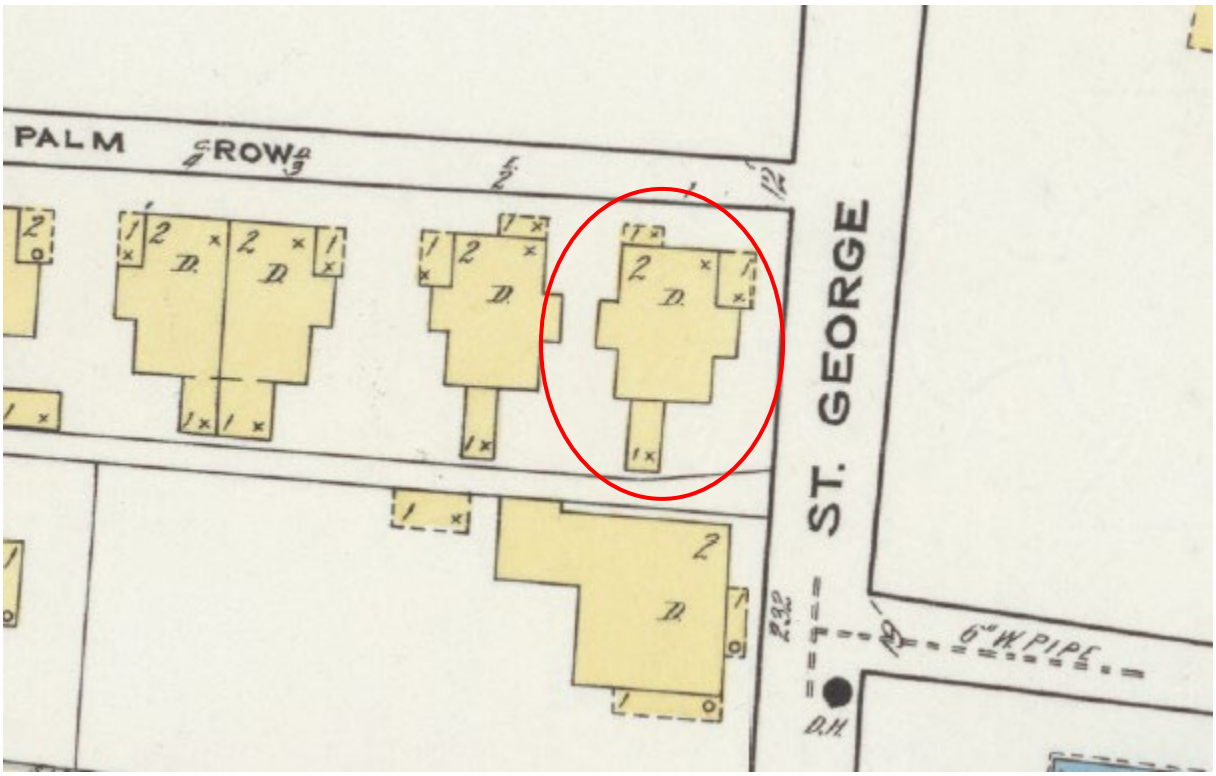


SANBORN MAPS
1 Palm Row

1910

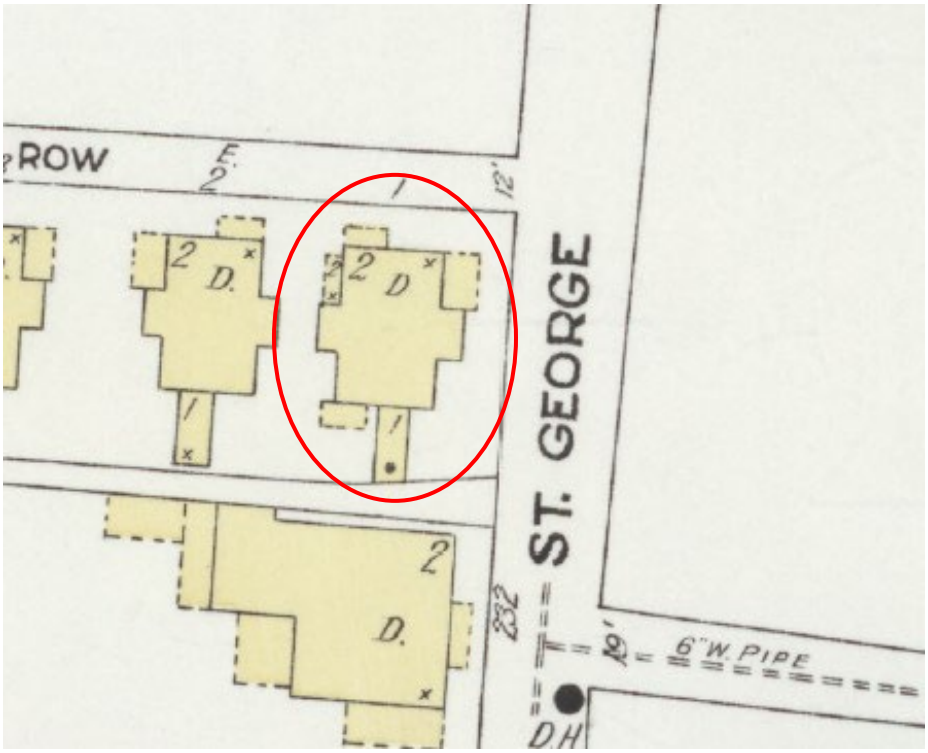


1917

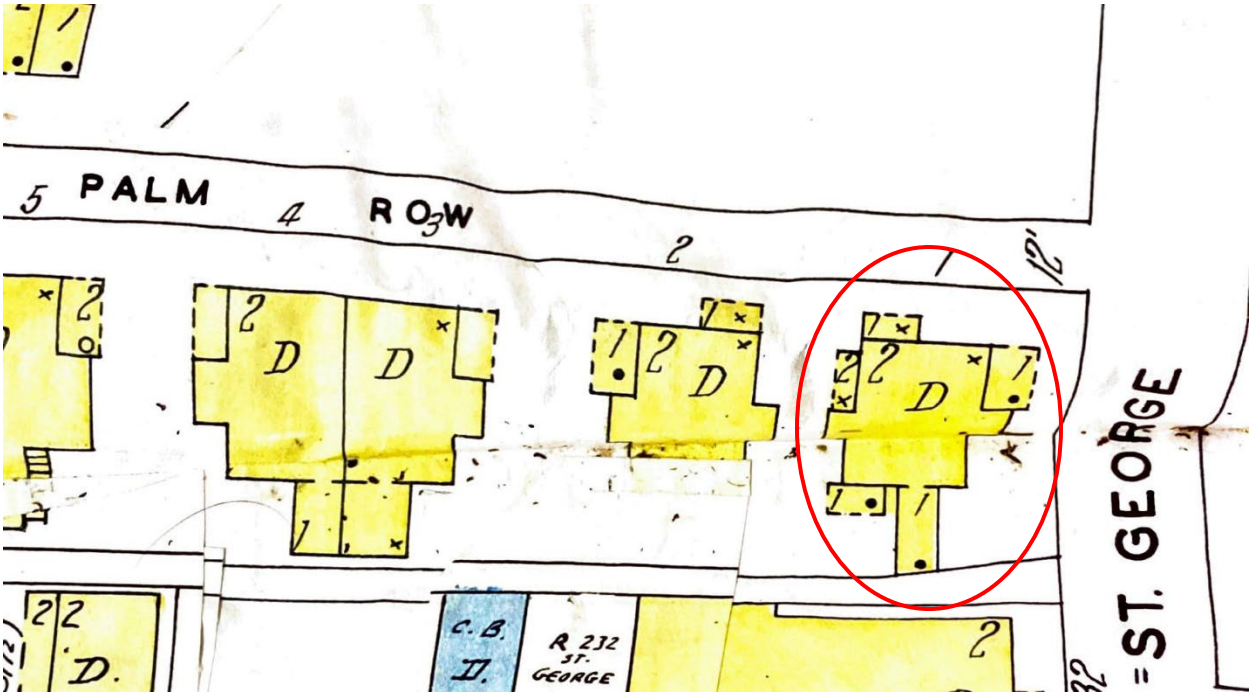


SANBORN MAPS
1 Palm Row

1924



1930 updated to 1965



Received March 11, 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. HP2022-0024

Receipt No. 2347879 Meeting Date April 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Hunter Hayden

   Business (if applicable) _____

   Address 1 Palm Row

   City St. Augustine State FL Zip 32080

   Daytime telephone 9047422658 Other phone/email hunterfho@gmail.com

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

2. NAME OF PROPERTY OWNER _____

   Business (if applicable) Oasis Equity Holdings

   Address 7906 Linkside Drive

   City Jacksonville State FL Zip 32256

   Daytime telephone (required) 904-742-2658 Other phone _____

3. PROJECT STREET ADDRESS 1 Palm Row St. Augustine FL 32080

4. LEGAL DESCRIPTION OF PROPERTY
   Lot E Block _____ Subdivision Palm Row Parcel Number 1994200000

5. DATE OF CONSTRUCTION 1910 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Hunter Hayden DATE 3/11/2022

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Hunter Hayden DATE 3/11/2022

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 March 11, 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.

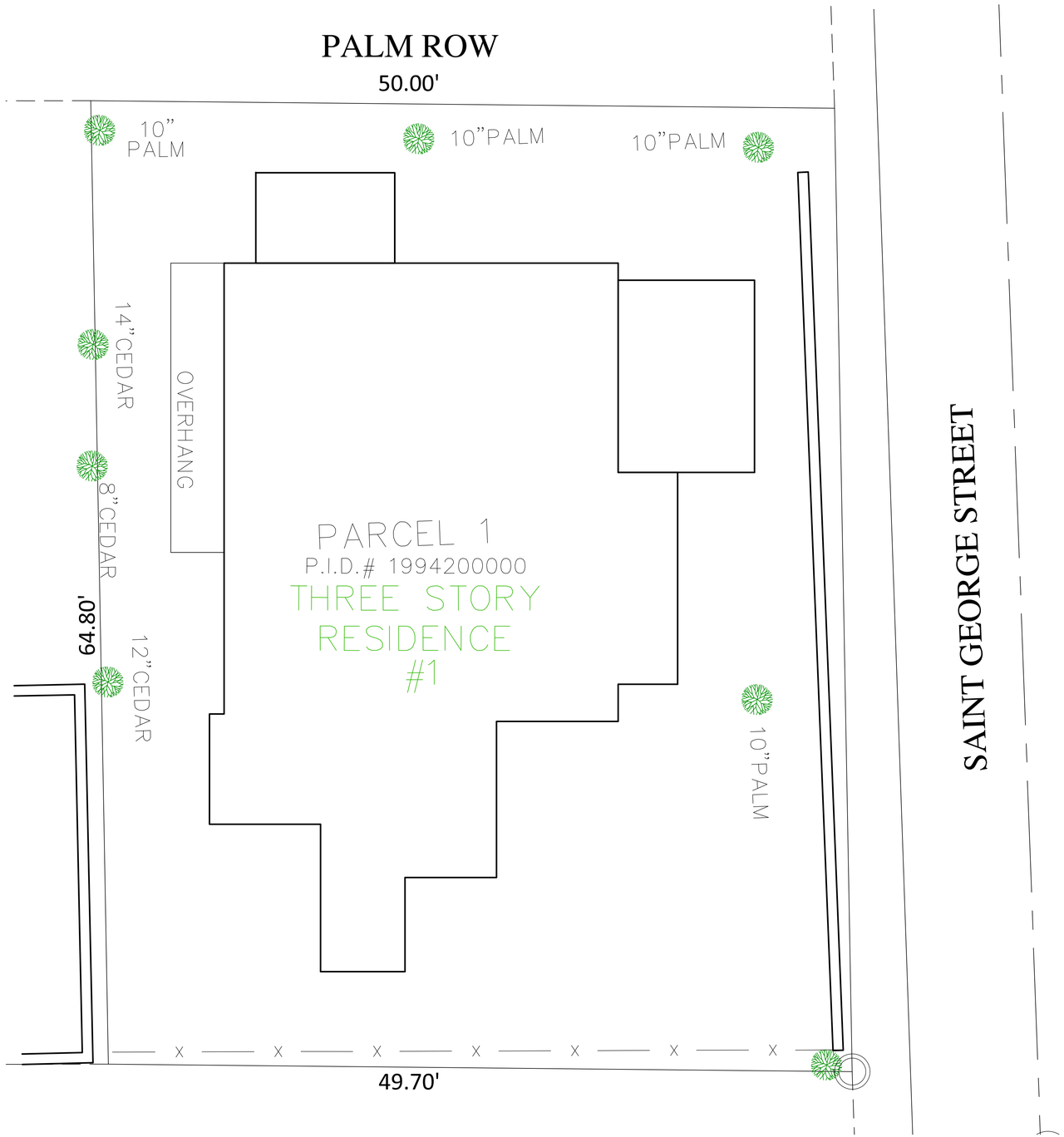
BOARD REVIEW

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 April 8, 2022
Planning and Building Department



EXISTING CONDITIONS
SITE PLAN
1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE
1 Palm Row, Saint Agustine, FL 32207

EXISTING CONDITIONS PLAN

FOR REVIEW
DRAFT
04/05/2022

ExF1

Received April 8, 2022
Planning and Building Department

PALM ROW

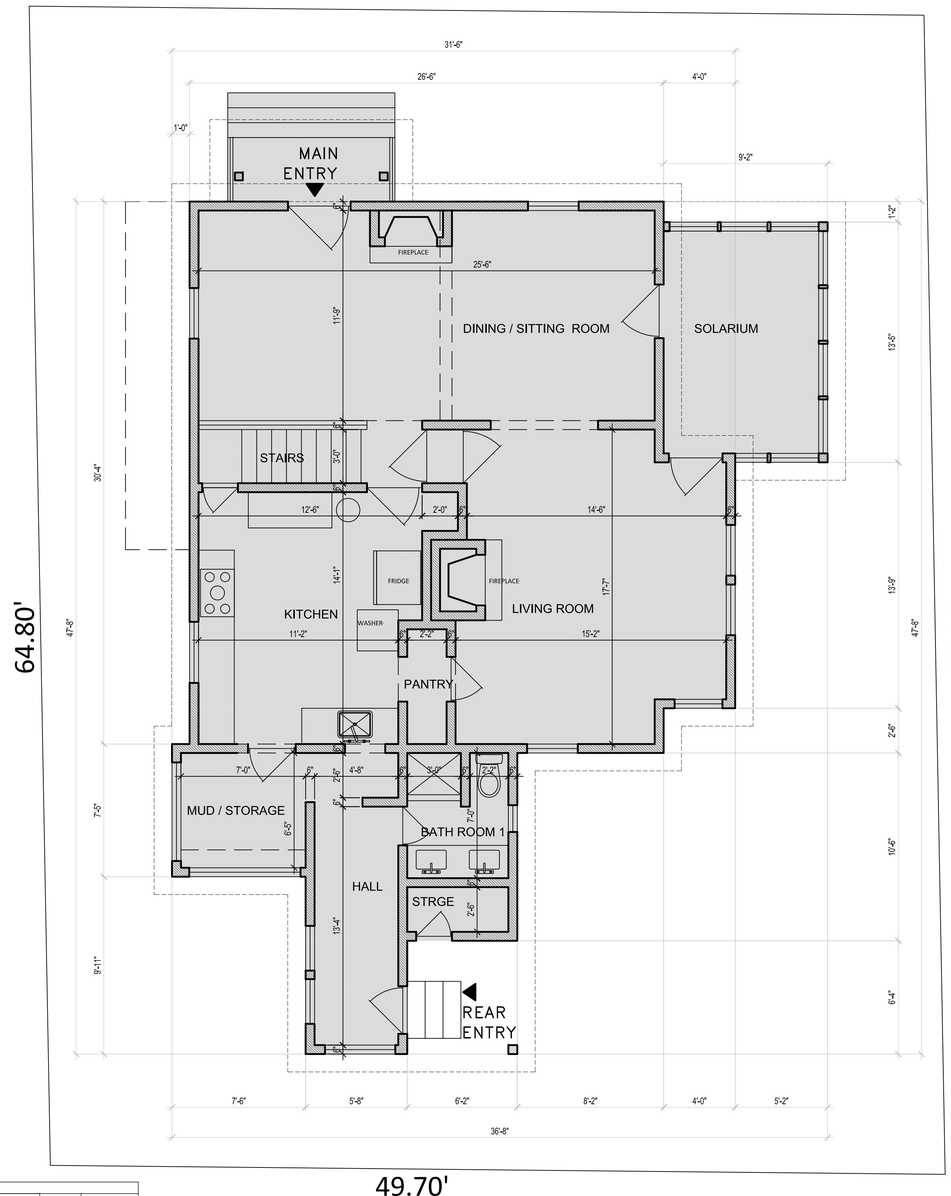
50.00'

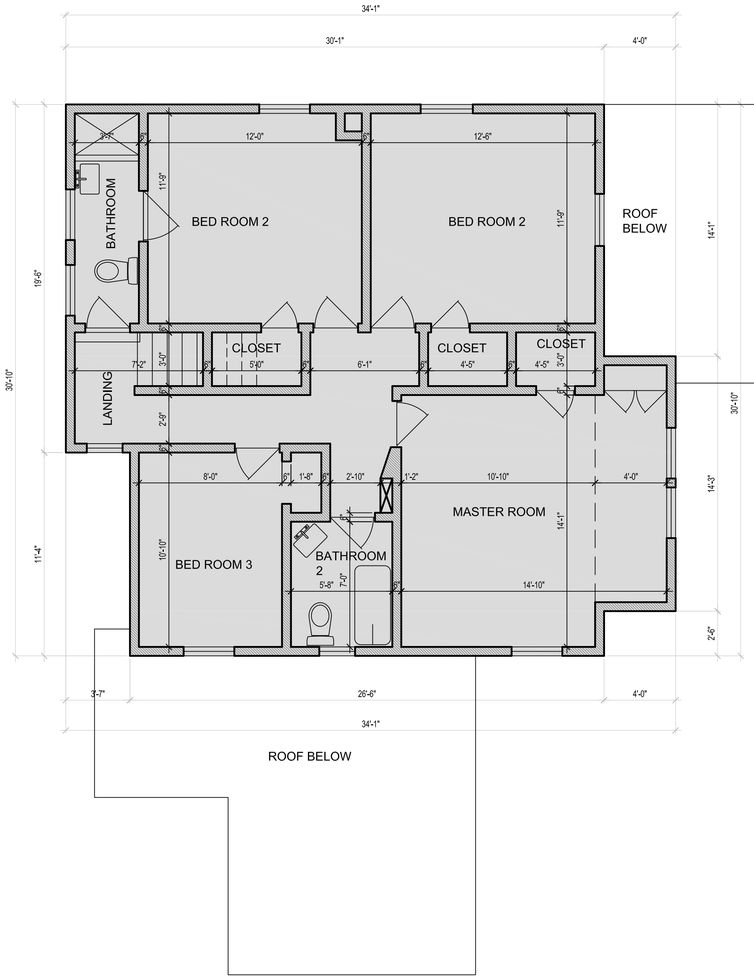
64.80'

64.44'

SAINT GEORGE ST

49.70'





SYMBOL LEGEND			
	EXISTING HOUSE		
	EXISTING WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

EXISTING PLANS
1/4"=1'0"

EXISTING CONDITIONS
FIRST FLOOR PLAN
1/4"=1'0"

EXISTING CONDITIONS
SECOND FLOOR PLAN
1/4"=1'0"

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1 Palm Row, Saint Agustine, FL 32207

EXISTING CONDITIONS PLAN

FOR REVIEW
DRAFT
04/05/2022

Ex1

Received April 8, 2022
Planning and Building Department



1 EXISTING ELEVATIONS
EAST ELEVATION (FRONT)
1/4"=1'0"

SYMBOL LEGEND			
	EXISTING HOUSE		
	EXISTING WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

EXISTING ELEVATIONS
EXTERIOR ELEVATIONS
1/4"=1'0"



2 EXISTING ELEVATIONS
NORTH ELEVATION (SIDE)
1/4"=1'0"

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1 Palm Row, Saint Agustine, FL 32207

DESIGN PROPOSAL EXTERIOR ELEVATIONS

FOR REVIEW
DRAFT
04/05/2022

EX2

Received April 8, 2022
Planning and Building Department



1 EXISTING ELEVATIONS
WEST ELEVATION (SIDE)
1/4"=1'0"

SYMBOL LEGEND			
	EXISTING HOUSE		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

EXISTING ELEVATIONS
EXTERIOR ELEVATIONS
1/4"=1'0"



2 EXISTING ELEVATION
SOUTH ELEVATION (REAR)
1/4"=1'0"

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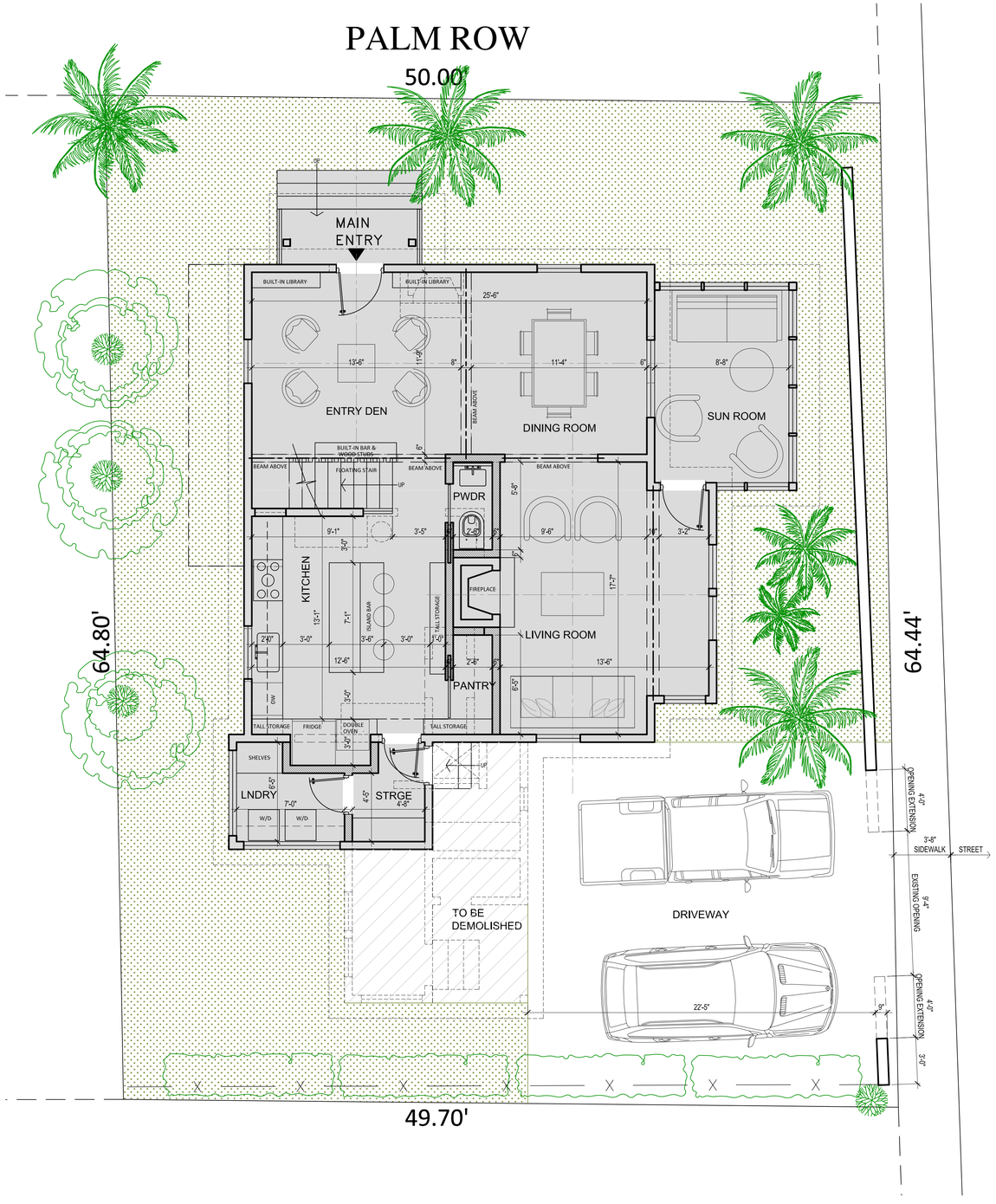
HAYDEN RESIDENCE
1 Palm Row, Saint Agustine, FL 32207

DESIGN PROPOSAL
EXTERIOR ELEVATIONS

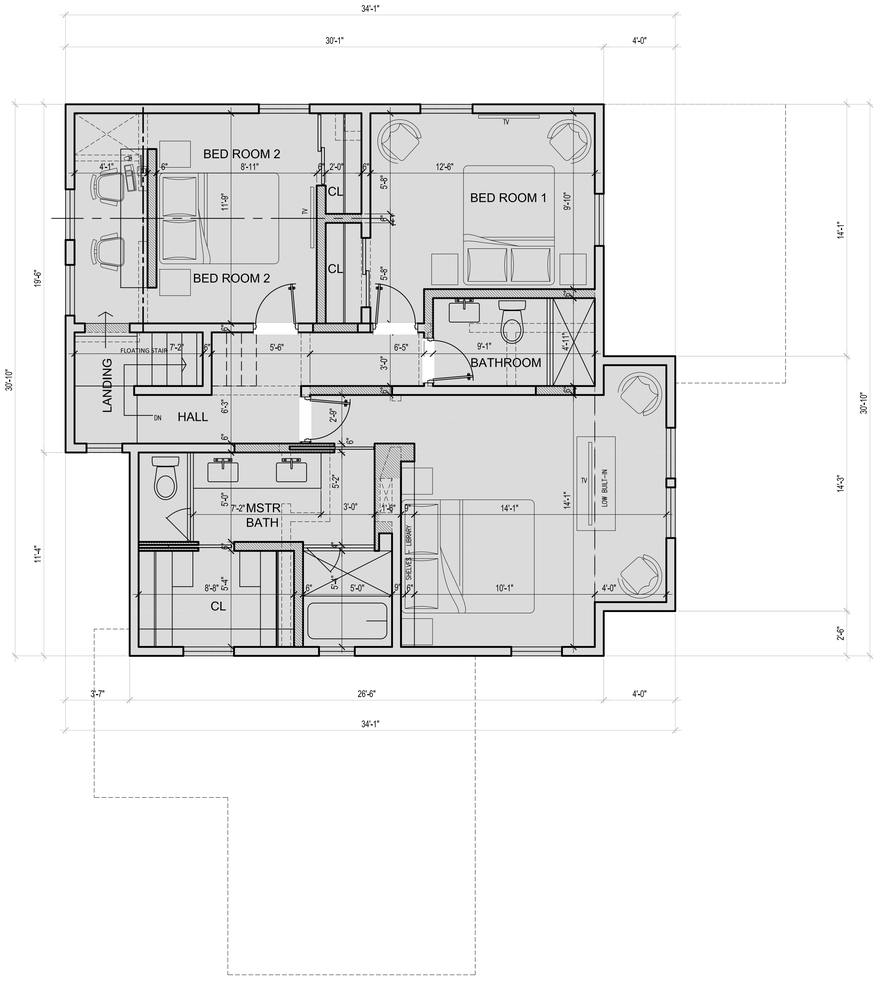
FOR REVIEW
DRAFT
04/05/2022

EX3

Received April 8, 2022
Planning and Building Department



DESIGN PROPOSAL
FIRST FLOOR PLAN - OPTION Q
1/4"=1'0"



DESIGN PROPOSAL
SECOND FLOOR PLAN - OPTION Q
1/4"=1'0"

SYMBOL LEGEND	
	EXISTING WALL
	NEW PROPOSED WALL
	DEMOLISHED WALL
	GRASS

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1 Palm Row, Saint Agustine, FL 32207

EXISTING CONDITIONS PLAN

FOR REVIEW
DRAFT
04/05/2022

Q-1

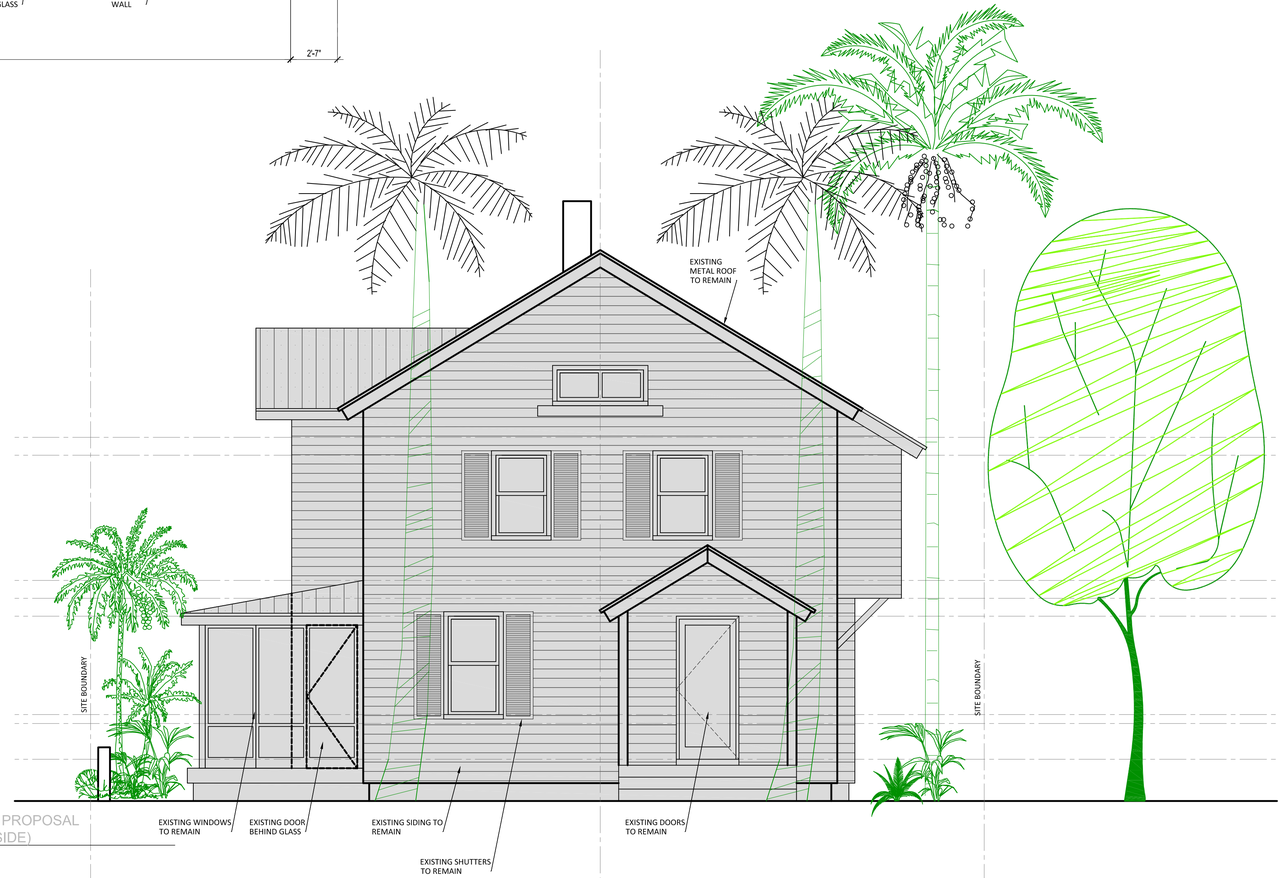
Received April 8, 2022
Planning and Building Department



1 HOUSE DESIGN PROPOSAL
EAST ELEVATION (FRONT)
1/4"=1'0"

SYMBOL LEGEND			
	EXISTING WALL		
	EXISTING HOUSE		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

DESIGN PROPOSAL - OPTION Q
EXTERIOR ELEVATIONS
1/4"=1'0"



2 APARTMENT DESIGN PROPOSAL
NORTH ELEVATION (SIDE)
1/4"=1'0"

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HAYDEN RESIDENCE
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DESIGN PROPOSAL EXTERIOR ELEVATIONS

FOR REVIEW
DRAFT
04/05/2022

Q-2

Received April 8, 2022
Planning and Building Department



HOUSE DESIGN PROPOSAL
WEST ELEVATION (SIDE)
1/4"=1'0"

1

SYMBOL LEGEND			
	EXISTING WALL		
	EXISTING HOUSE		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

DESIGN PROPOSAL - OPTION Q
EXTERIOR ELEVATIONS
1/4"=1'0"



APARTMENT DESIGN PROPOSAL
SOUTH ELEVATION (REAR)
1/4"=1'0"

2

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DESIGN
PROPOSAL
EXTERIOR
ELEVATIONS

FOR REVIEW
DRAFT
04/05/2022

Q-3



Original Rear Porch meets CMU block addition looking EAST.



Original Porch attachment to CMB Block Addition looking South East.



Rear Addition taken from St. George Street. As you can see, the addition covers part of the window on the main home.

Instr #2021113412 BK: 5396 PG: 917, Filed & Recorded: 10/18/2021 4:10 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,850.00

Prepared under the direction of and return to:
Ian McKillop
McKillop Law Firm, PL
7563 Philips Highway
Building 500
Jacksonville, FL 32256
File Number: 21-1941
Consideration: $550,000.00

WARRANTY DEED

This Warranty Deed made this 13th day of October, 2021 between **Donna M. Gannon, an unmarried woman**, whose post office address is 150 Village Crossing Court, Apt 110A, St. Augustine, FL 32084 (whether singular or plural, "Grantor"), and **Oasis Equity Holdings, LLC, a Florida Limited Liability Company**, whose post office address is 9310 Old Kings Road South, Unit 1702, Jacksonville, FL 32257 (whether singular or plural, "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

WITNESSETH, that Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, FL, (the "Property"):

Commencing at a U. S. marble monument at the Southeast corner of the United States Post Office and Customs House lot in the City of St. Augustine, Florida, thence run along and with the West line of St. George Street 580.95 feet more or less to the Southeast corner of the property commonly known as the Ammidown property, formerly owned by Henry Philip Ammidown and now owned by F. Charles Usina, Jr. and W. I. Drysdale, and the point of beginning of this survey, thence run Westerly along and with the South line of said Ammidown property 49.7 feet to an iron stake, the Southwest corner of this survey, thence run North 18 degrees 45 minutes West 64.8 feet to an iron stake situate in the South line of Palm Row, the North west corner of this survey, thence run Easterly along and with the South line of Palm Row North 73 degrees 47 minutes East 50 feet to an iron stake in the West line of St. George Street, the Northeast corner of this survey, thence run along and with the West line of St. George Street South 18 degrees 29 minutes East 64.4.feet to the point of beginning of this survey, the Southeast corner of this survey. Said land being part and parcel of the South Half (S1/2) of Lot Four (4) of Block Thirty-six (36) of the City of St. Augustine, Florida.

Together with a perpetual easement of ingress, egress and regress over and upon Palm Row as shown on the official map of the City of St. Augustine, Florida dated June 12th, 1923 and filed October 4th, 1923 in the office of the Clerk of the Circuit Court for St. Johns County, Florida from St. George Street to Cordova Street and from Cordova Street to St. George Street as shown on said map.

AND

Commencing at a U. S. marble monument at the southeast corner of the United States Post Office and Customs House lot in the City of St. Augustine, Florida, run thence South 13 degrees East magnetic 365 feet 4 inches along the West property line of St. George street to the northeast corner of the property of Amey M. Macmillan; thence South 17 degrees 30 minutes East 70 feet to the southeast corner of the aforesaid Amey M. Macmillan property; thence run South 18 degrees 29 minutes East 71.57 feet to the North side of Palm Row and the point of beginning; thence run South 73 degrees 45 minutes West along the North side of Palm Row 50.04 feet to a point; thence run North 18 degrees 45 minutes West to the south line of Amey M. Macmillan 71.28 feet; thence run North 73 degrees 27 minutes East along the South line of Amey M. Macmillan property 50.37 feet to the West

Application pg. 15

line of St. George Street: thence run South 18 degrees 29 minutes East along the West line of St. George Street 71.57 feet to the point of beginning.

SUBJECT to driveway easement over the north ten feet of above property in favor of Amos E. Pilgrim and Ruth L. Pilgrim, as particularly described in that certain deed recorded in Deed Book 126 at page 467, public records of St. Johns County, Florida.

RE#: 199420-0000
Address: 1 Palm Row, St. Augustine, FL 32084

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

TO HAVE AND TO HOLD, the same in fee simple forever. And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes for 2021 and subsequent years, and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

COPY

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature:_____ Witness Signature:_____

Witness Name: Ian McKillop Witness Name: Jordan Thompson

Donna M. Gannon by Jane M. Gannon, her Attorney-In-Fact

Donna M. Gannon by Jane M. Gannon, her Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 13th day of October, 2021, by Jane M. Gannon, as Attorney-In-Fact for Donna M. Gannon.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: driver license

IAN MCKILLOP
Notary Public - State of Florida
Commission # HH 149555
My Comm. Expires Aug 8, 2025
Bonded through National Notary Assn.

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

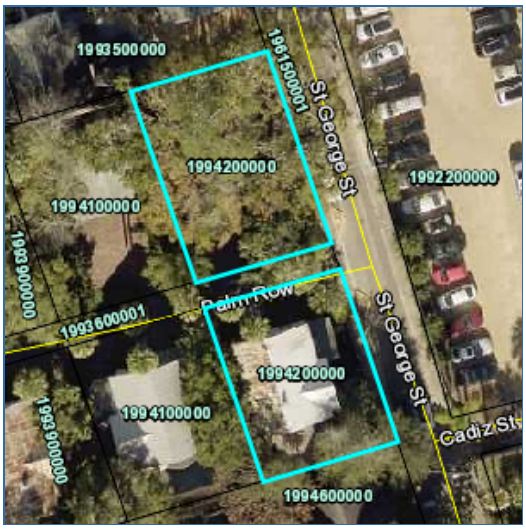


Parcel ID	1994200000
Location Address	1 PALM ROW SAINT AUGUSTINE 32084-0000
Neighborhood	Palm Row/St George St (610.14)
Tax Description*	PALM ROW SUBD CITY LOT E & E50FT OF N1/2 OF LOT 4 OR5396/917 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Palm Row
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	Oasis Equity Holdings LLC 100%
Mailing Address	9310 OLD KINGS RD SOUTH UNIT 1702 JACKSONVILLE, FL 32257-0000

Map



Valuation Information

	2022
Building Value	$168,966
Extra Features Value	$1,493
Total Land Value	$325,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$495,459**
Total Deferred	$0
Assessed Value	**$495,459**
Total Exemptions	$0
Taxable Value	**$495,459**

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

Historical Assessment Information

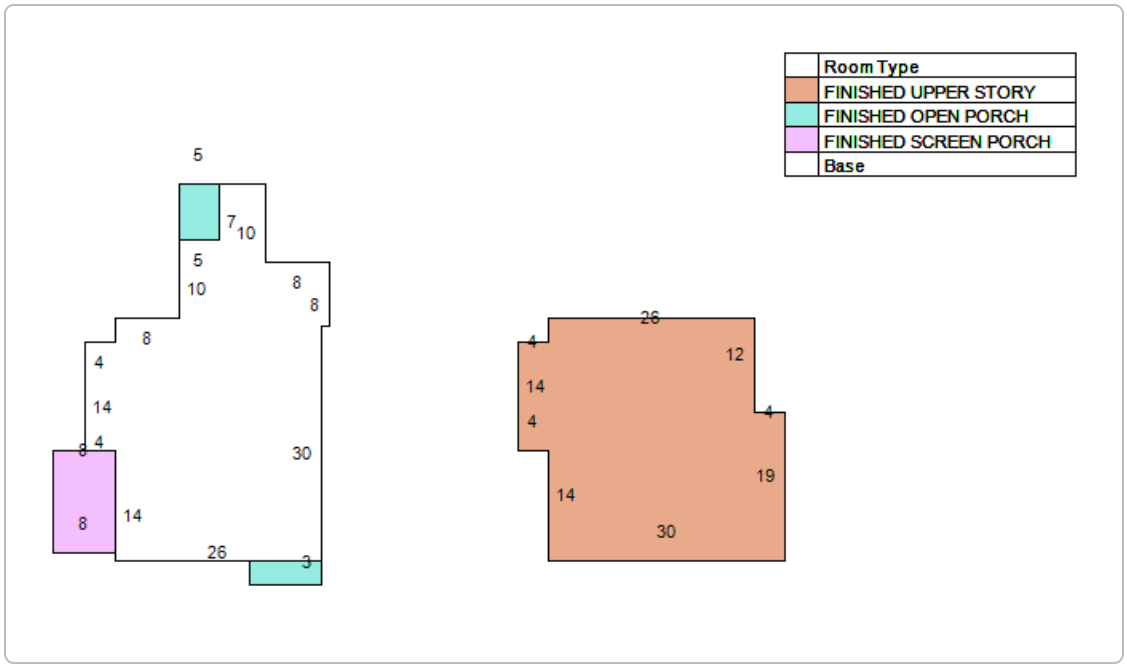
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$146,176	$1,493	$325,000	$0	$0	$472,669	$277,110	$246,059	$226,610
2020	$148,326	$1,493	$325,000	$0	$0	$474,819	$273,284	$252,035	$222,784
2019	$131,463	$1,337	$325,000	$0	$0	$457,800	$267,140	$241,160	$216,640
2018	$92,773	$2,010	$167,376	$0	$0	$262,159	$262,159	$50,500	$211,659
2017	$94,476	$2,010	$167,376	$0	$0	$263,862	$263,862	$50,000	$213,862
2016	$97,339	$2,010	$167,376	$0	$0	$266,725	$266,725	$50,000	$216,725
2015	$98,770	$2,010	$167,376	$0	$0	$268,156	$267,160	$50,996	$217,160
2014	$95,654	$2,010	$167,376	$0	$0	$265,040	$265,040	$50,000	$215,040
2013	$97,002	$2,010	$167,376	$0	$0	$266,388	$266,388	$50,000	$216,388
2012	$99,696	$2,010	$167,376	$0	$0	$269,082	$265,662	$53,420	$215,662
2011	$78,745	$2,004	$186,876	$0	$0	$267,625	$257,924	$59,701	$207,924
2010	$92,091	$2,004	$208,000	$0	$0	$302,095	$254,112	$97,983	$204,112

Building Information

Building	1
Year Built	1910
Actual Area	2175
Conditioned Area	2009
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Metal, Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1071
FINISHED SCREEN PORCH	104
FINISHED OPEN PORCH	35
FINISHED OPEN PORCH	27
FINISHED UPPER STORY	938
Total SqFt	2175

Sketch Information



Extra Feature Information

Code Description	Status	Value
Canopy		770
Masonry Wall		723

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	65	3250	SF	$162,500
Single Family	50	65	3250	SF	$162,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/18/2021	10/13/2021	$550,000.00	WARRANTY DEED	5396	917	Q	I	GANNON DONNA M	OASIS EQUITY HOLDINGS LLC
	3/6/1996	$0.00	QUIT CLAIM DEED	1162	287	U	I	GANNON PATRICK T,DONNA M ETAL	GANNON PATRICK T & DONNA M
	1/30/1996	$72,000.00	WARRANTY DEED	1152	1624	U	I	GANNON MICHAEL V ETAL	GANNON PATRICK T,DONNA M ETAL
	8/1/1986	$0.00		712	1953	U	I		GANNON MICHAEL V ETAL
	4/1/1986	$0.00		702	313	U	I		

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
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Last Data Upload: 3/16/2022, 12:19:20 AM

Version 2.3.179



Detail by Entity Name

Florida Limited Liability Company
OASIS EQUITY HOLDINGS, LLC

Filing Information

Document Number	L20000035908
FEI/EIN Number	86-2611334
Date Filed	01/29/2020
Effective Date	02/01/2020
State	FL
Status	ACTIVE

Principal Address

9310 OLD KINGS ROAD SOUTH
1702
JACKSONVILLE, FL 32257

Mailing Address

9310 OLD KINGS ROAD SOUTH
1702
JACKSONVILLE, FL 32257

Registered Agent Name & Address

MCKILLOP LAW FIRM, P.L.
7563 PHILLIPS HWY
500
JACKSONVILLE, FL 32257

Authorized Person(s) Detail

Name & Address

Title MGR

HAYDEN, HUNTER
9310 OLD KINGS ROAD SOUTH 1702
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2021	03/16/2021

Document Images

03/16/2021 -- ANNUAL REPORT	View image in PDF format
01/29/2020 -- 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 April 21, 2022 Meeting



Application HP2022-0025 Address: 69 Lemon Street

Jay Neumark – Applicant Gerald Neumark - Owner

Project description: To partially demolish a residential building constructed ca. 1917-1924 that is recorded in the Florida Master Site File and is an altered but contributing building to the Model Land National Register Historic District, including the removal of a rear addition, modifications to the fenestration, and replacement of existing windows.

Architectural Style:	Frame Vernacular/ Bungalow	Florida Master Site File:	SJ01096
National Register:	Model Land Company – Altered Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2037400000		
Agenda Item:	7(d)	Previous Action(s):	COD F2008-0126

STAFF SUMMARY AND ANALYSIS:

1. This bungalow style residence, constructed c. 1917-1924, is in the block bounded by Riberia Street to the east, Ponce de Leon Boulevard to the west, and Lemon Street and an unnamed alley to the north and south respectively and is an altered but contributing building in the Model Land Company National Register Historic District.
2. The applicant is proposing partial demolition of the structure to include changes in fenestration/window replacement on all four elevations and removal of a contemporary rear addition. The proposed work is related to a proposed renovation of the building. The HARB previously approved a partial demolition in 2008 to remove a dilapidated detached garage on the rear of the property
3. Windows proposed for replacement are aluminum frame in several styles including one-over-one windows on the side elevations, jalousie windows in the rear, and awning windows around the enclosed front porch.
4. A c. 1980 photograph in the Florida Master Site File (FMSF) appears to show the enclosed front porch with one-over-one lite windows in the same configuration as existing, though the photo is blurred. The FMSF 1978 survey lists window types as double-hung 2/2 sashes, metal, and attic louver, while the 2016 lists 1/1 single hung and grouped 3.light wood awning windows as window types. Based upon time of construction, the windows existing on the house are not original and those that were likely added later to enclose the porch appear to have been replaced with aluminum awning windows. There are no permit records for window replacement at this address in city archives. Details about the new replacement windows were not provided, but if simulated divided lite windows are proposed, exterior muntins with raised profile are recommended.
5. The AGHP encourages retention and repair of historic window openings, frames, sash, glass, lintels, sills, pediments, architraves, shutters, and shutters when they contribute to the architectural and historic character of the building. The HARB should determine whether the existing fenestration and window features contribute to the architecture in such a way that the proposed changes would negatively impact the architectural integrity of the building.
6. The construction year of the rear addition is not known; however, it does not appear to be architecturally significant.

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 regarding a **Certificate of Demolition** for partial demolition at **69 Lemon Street:**

1. **APPROVE** the application finding that the proposed demolition and fenestration changes will not negatively impact the historic architectural integrity of the already altered but contributing building
2. **CONTINUE** the application to allow the applicant time to consider alternatives to proposed changes in fenestration as recommended by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of contemporary addition on the southeast corner of the structure
2. Modify fenestration to include movement and/or replacement or removal of 10 existing aluminum windows of varying styles: 2 on the north elevation, 4 on the east elevation, 1 on the south elevation, and 3 on the west elevation.

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 1924 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 to the Model Land Company National Register Historic District and is 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 as the numerous one-story residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other Bungalow style residences constructed around the same time-period.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Removal of the rear addition will allow the southeast corner of the building to be squared-off for additional interior space. The applicant should clarify the proposed exterior finish for this area as well as proposed replacement window design and cladding material and confirm that the existing wood siding on the house will not be replaced.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File. No known historic or cultural associations are connected with the building individually but it is designated as an altered but contributing building in the Model Land Company National Register Historic District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. While complete removal of the structure would negatively impact the historical and cultural integrity of the district, removal of contemporary features such as the rear addition, and removal of aluminum windows and replacement with an appropriate window style may not negatively impact the already altered but contributing building.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Bungalow style that has been altered over time with an enclosed front porch, rear addition, and varying styles of aluminum frame windows from replacement over time.

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 commonly found throughout St. Augustine particularly in the Model Land neighborhood and other areas developed around the same time-period.

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.*** Neither the structure as a whole nor the features proposed for partial demolition are such that they could not be reproduced. However, new construction often has a different look and feel than existing historic buildings.

10. ***The justification for the proposed demolition.*** The applicant seeks to renovate the property and proposed fenestration changes relate to changes to the interior layout. According to the applicant, the addition proposed for removal was poorly constructed, and the intent is to square off the rear of the building for additional interior space.

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
69 Lemon Street



Front (north) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
69 Lemon Street



Front (north) and East Elevations

Staff Report pg. 8

STAFF PHOTOGRAPHS
69 Lemon Street



East Elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
69 Lemon Street



East Elevation Details



STAFF PHOTOGRAPHS
69 Lemon Street



Rear (south) Elevation with addition to be removed

Staff Report pg. 11

STAFF PHOTOGRAPHS
69 Lemon Street





STAFF PHOTOGRAPHS
69 Lemon Street





Staff Report pg. 13

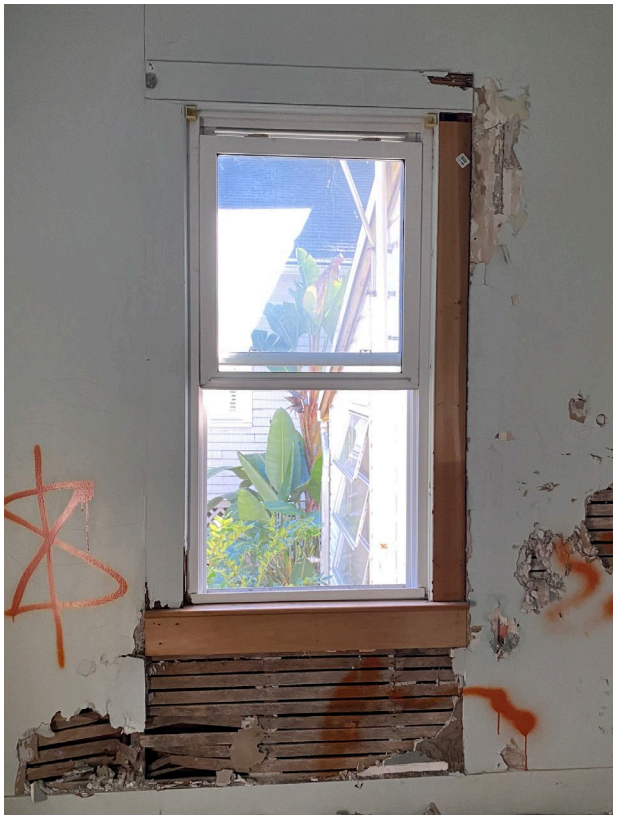
STAFF PHOTOGRAPHS
69 Lemon Street





Staff Report pg. 14

STAFF PHOTOGRAPHS
69 Lemon Street



Example of window to be moved



Original window opening



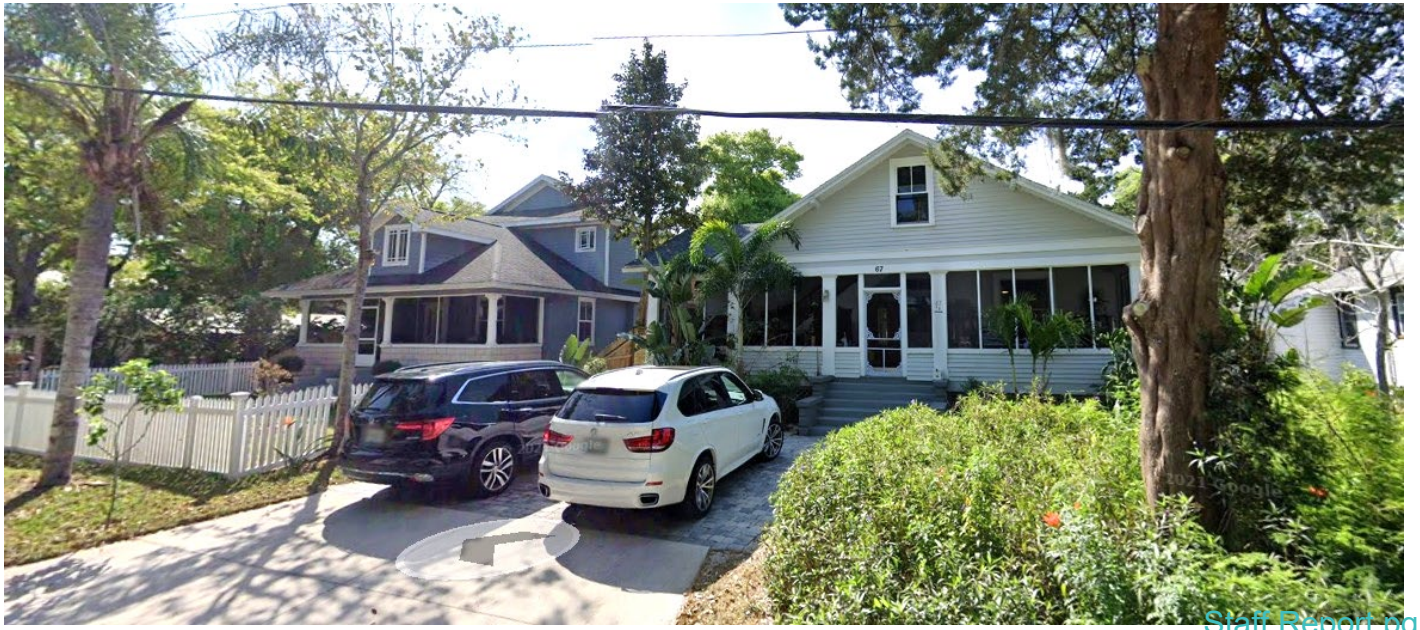
Window to remain

STAFF PHOTOGRAPHS
69 Lemon Street



STAFF PHOTOGRAPHS
69 Lemon Street





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1096 1009==

Site Name: 69 Lemon Street 830== Survey Date: 7807 820==

Address: 69 Lemon Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) B (block) 7 (lot) 868==

868==

Owner of Site: Name: Grohowski, Thomas J. & Mary L.;

Address: 69 Lemon Street

St. Augudtine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469105 (easting) 3307121 (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: +1924 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 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, metal, attic louver 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tobacco

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 68 Lemon Street was constructed between 1917 and 1924.

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 69 Lemon Street was once the residence of Jose M. Casas of the Casas Brothers cigar manufacturers.(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. St. Augustine City Directory, 1920-21.

☐ 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 SJ01096
Field Date 11-1-2016
Form Date 11-2-2016
Recorder #

Site Name(s) (address if none) 69 Lemon Street
Survey Project Name CRAS FOR US 1 CONCRETE REHABILITATION PROJECT
Multiple Listing (DHR only)
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
69		Lemon	Street	

Address:
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 # 2037400000 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: 1920 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1920 To (year): 2016
Current Use Private Residence (House/Cottage/Cabin) From (year): 1920 To (year): 2016
Other Use From (year): To (year):
Moves: ☐yes ☒no ☐unknown Date: Original address
Alterations: ☒yes ☐no ☐unknown Date: Nature Replacement roofing; Porch enclosed
Additions: ☒yes ☐no ☐unknown Date: Nature Addition to south 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 Bungalow Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. 3.
Roof Type(s) 1. Gable on hip 2. Shed 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) 1/1 SHS wood windows, grouped 3-light wood awning windows

Distinguishing Architectural Features (exterior or interior ornaments) Dutch Gable on north facade; exposed rafter-tails and louvered vents in the gable ends

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Small concrete block wall located to the east of the building

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. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ01096

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 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 a vision window with diamond-shaped lights on the north facade

Porch Descriptions (types, locations, roof types, etc.) Raised wood deck with vinyl railings accessed by a concrete stair

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource One-story, roughly L-plan Bungalow residence set on a continuous concrete block foundation with built in ventilator blocks. A shed roofed addition has been added to the north facade of the building, giving it an overall L-shaped plan.
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, 8SJ01096 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

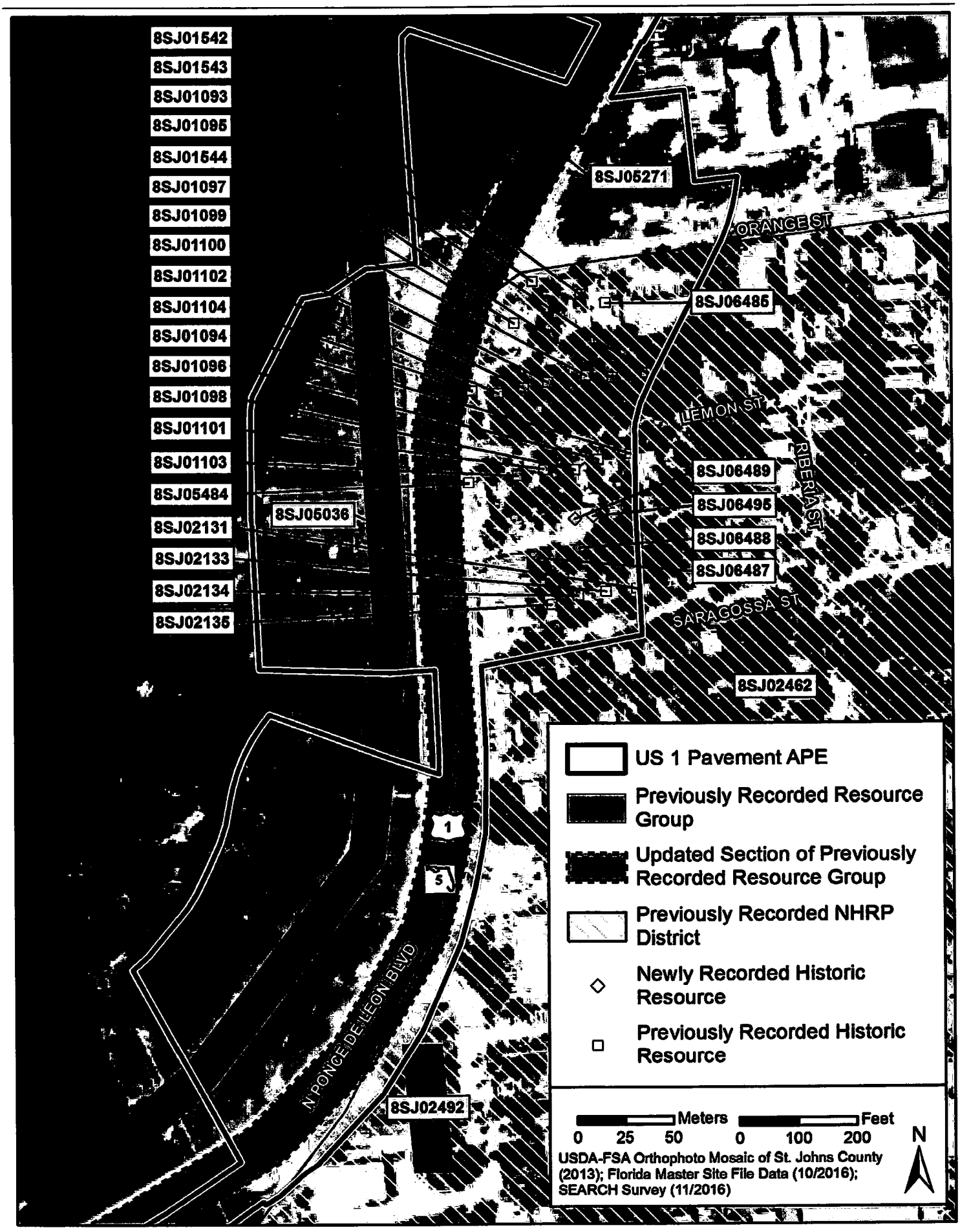
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials File or accession #'s 3796-16196T
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

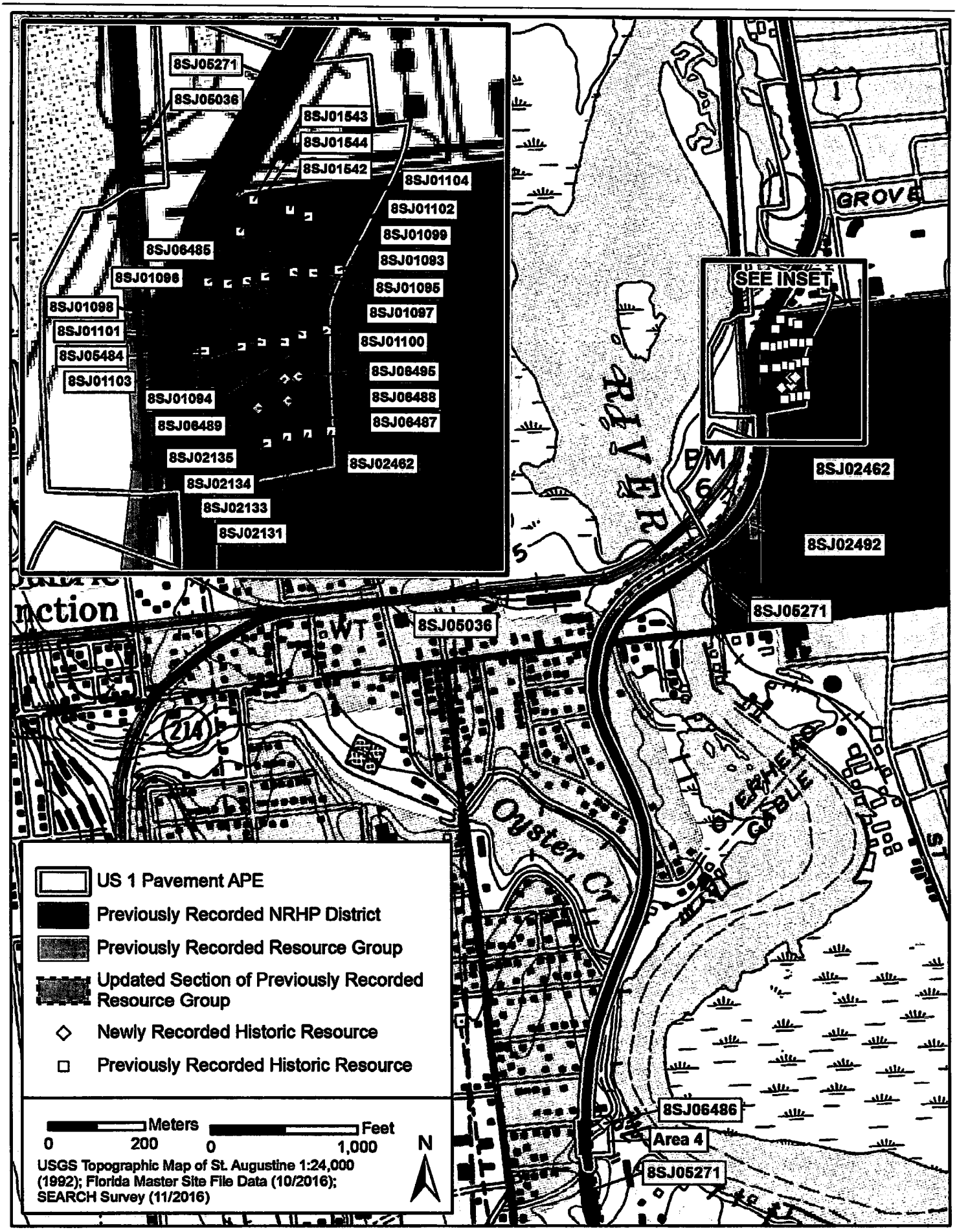
RECORDER INFORMATION

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.


8SJ01542
8SJ01543
8SJ01093
8SJ01095
8SJ01544
8SJ01097
8SJ01099
8SJ01100
8SJ01102
8SJ01104
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8SJ01101
8SJ01103
8SJ05484
8SJ02131
8SJ02133
8SJ02134
8SJ02135
8SJ05036
8SJ05271
8SJ06485
8SJ06489
8SJ06495
8SJ06488
8SJ06487
8SJ02462
8SJ02492
ORANGE ST
LEMON ST
RIBERA ST
SARAGOSSA ST
N PONCE DE LEON BLVD
1
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
0 25 50
Feet
0 100 200
N
USDA-FSA Orthophoto Mosaic of St. Johns County (2013); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)

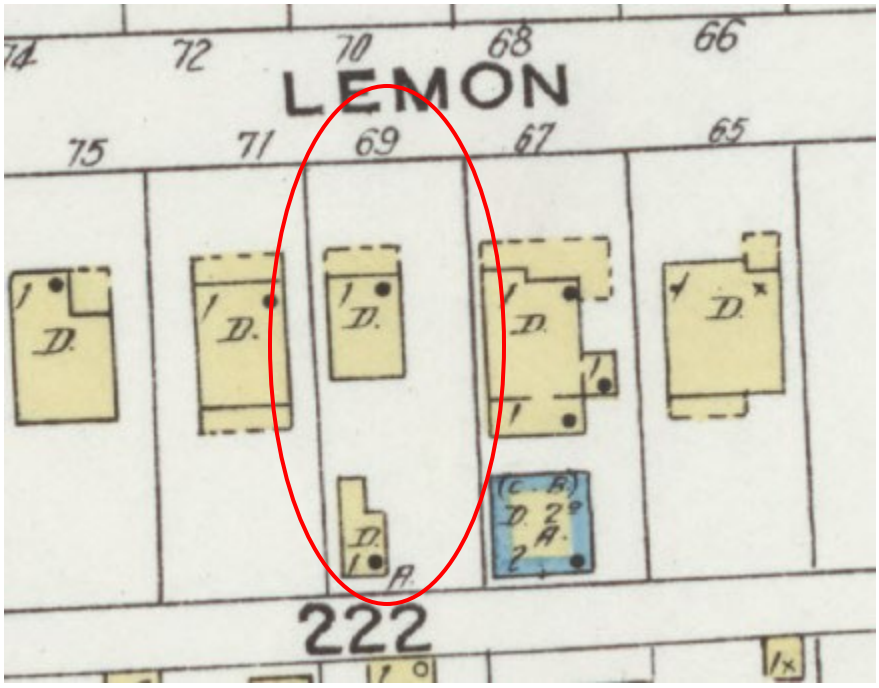

8SJ05271
8SJ05036
8SJ01543
8SJ01544
8SJ01542
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8SJ01093
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8SJ01094
8SJ06487
8SJ06489
8SJ02135
8SJ02462
8SJ02134
8SJ02133
8SJ02131
SEE INSET
8SJ02462
8SJ02492
8SJ05271
8SJ05036
8SJ06486
Area 4
8SJ05271
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
0
200
Feet
0
1,000
N
USGS Topographic Map of St. Augustine 1:24,000 (1992); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)



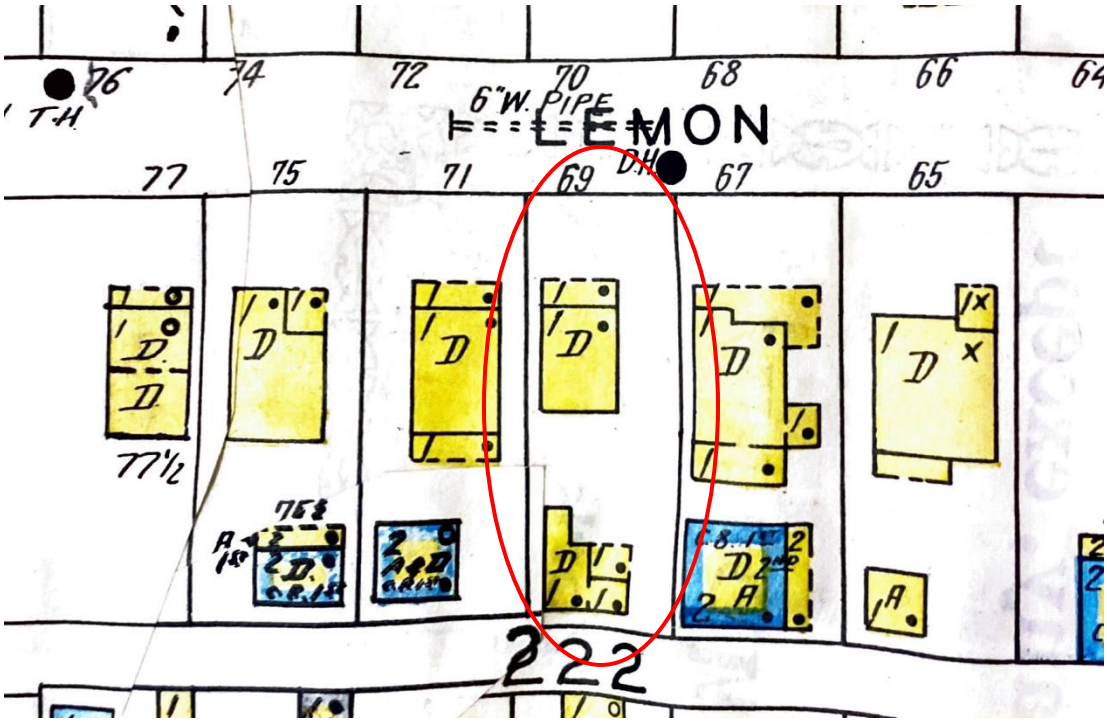
Staff Report pg. 25

SANBORN MAPS
69 Lemon Street

1924



1930 updated to 1965



Received March 22, 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. HP2022-0025

Receipt No. 2342040 Meeting Date April 21, 2022

Advertising Costs $ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Jay Neumark

Business (if applicable) _____

Address 5 Sevilla Street

City St. Augustine State FL Zip 32084

Daytime telephone 904.687.3437 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Gerald Neumark

Business (if applicable) _____

Address 702 Cedar Chase Circle

City Atlanta State GA Zip 30324

Daytime telephone (required) 404.219.3001 Other phone _____

3. PROJECT STREET ADDRESS 69 Lemon Street, St. Augustine FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
Lot 7 Block B Subdivision Model Land Parcel Number 203740 0000

5. DATE OF CONSTRUCTION 1920 Source: Prop 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: Windows

Received March 22, 2022
Planning and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

HISTORIC	HISTORIC	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) some trim may be

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- 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 Jay Neumark DATE 4-4-22

SIGNATURE OF APPLICANT Jay Neumark

PRINT 1st OWNER'S NAME GERALD M. NEUMARK DATE 3-21-2022

SIGNATURE OF 1st PROPERTY OWNER Gerald M. Neumark

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.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

JAY GRAHAM NEUMARK is/are hereby authorized TO ACT ON BEHALF OF GERALD M. NEUMARK, 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: 69 LEMON ST. ST. AUGUSTINE, FL 32084

BY: Gerald M. Neumark
Signature of Owner

GERALD M. NEUMARK
Print Name of Owner

904-687-3437 / 404-261-5863
Telephone Number

State of Georgia

County of Fulton

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

By Gerald M. Neumark

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: [signature]

My Commission expires: 02/12/2025

B T MARK NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 12, 2025

Rev:022117

Received March 22, 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.

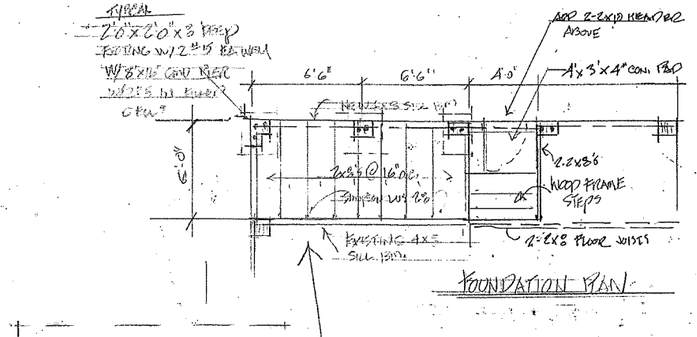
After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection 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.

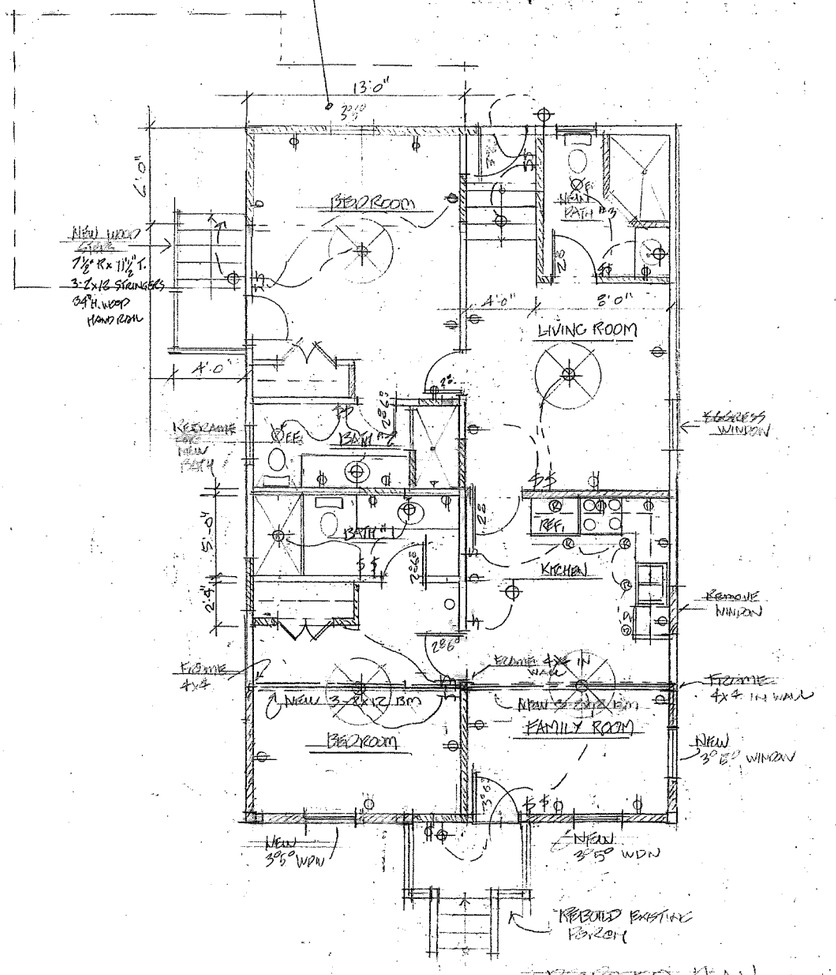
When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

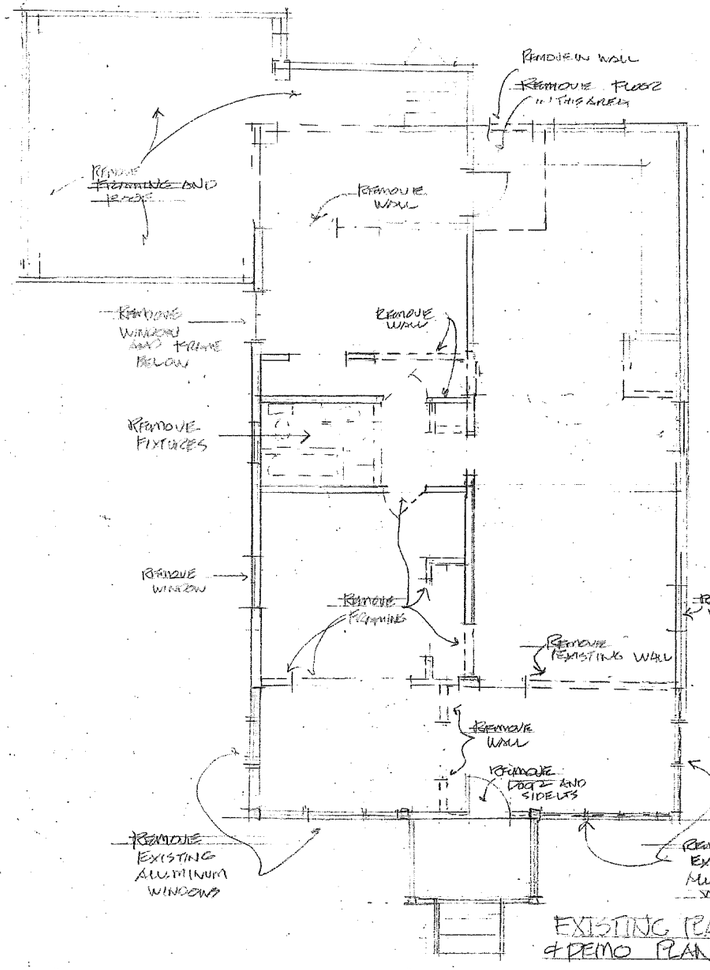
RECEIVED

MAR 23 2022

Planning/Building Dept.







LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

RENOVATIONS
69 LEMON ST.
ST. AUGUSTINE, FL.

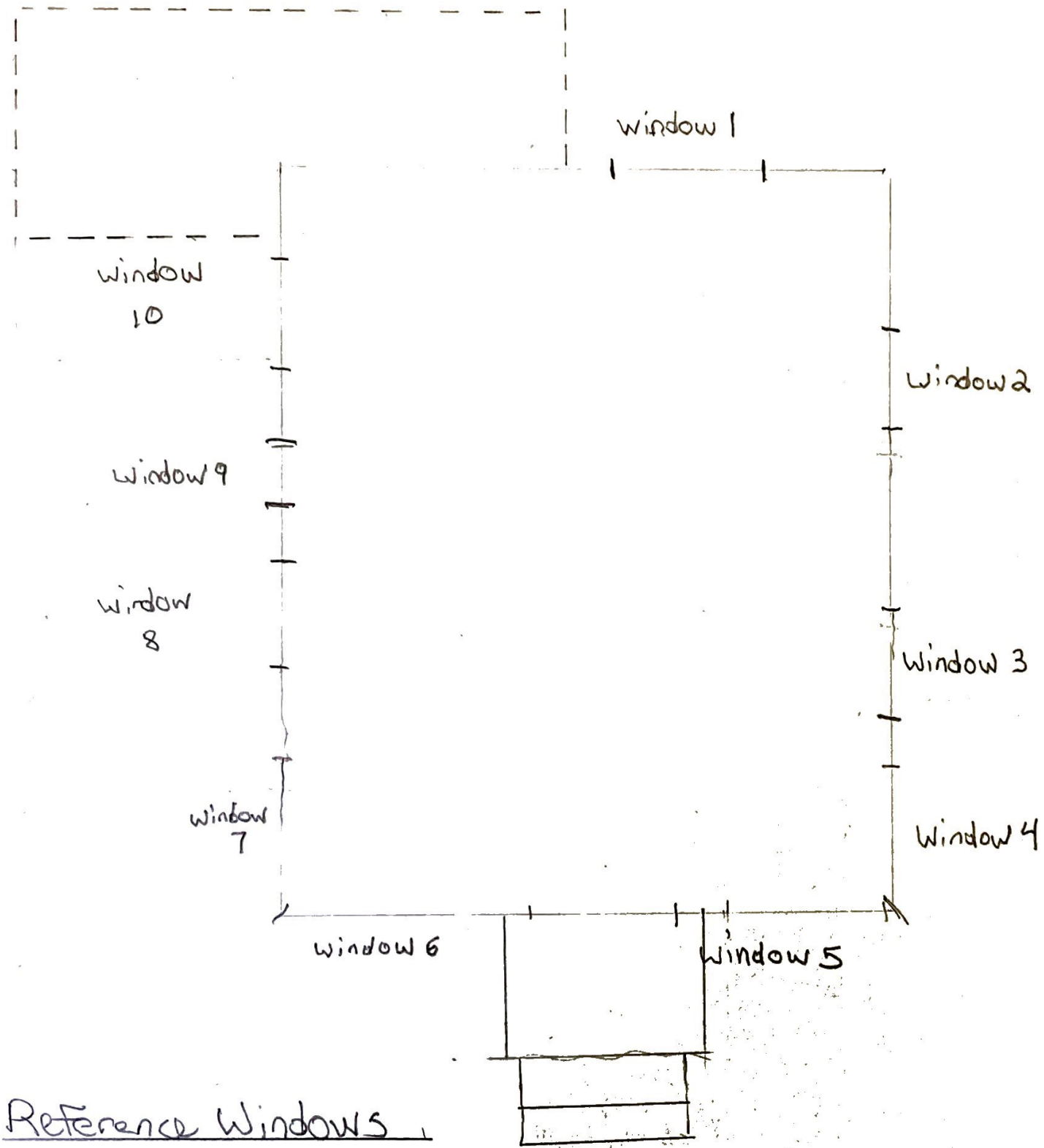
Date: 1-27-22
Scale: AS NOTED
Drawn: JT
File:

SHEET
A1

Leslie J. Thomas

Digitally signed by Leslie J. Thomas
Date: 2022.01.27 16:06:06 -05'00'

Received April 6, 2022
Planning and Building Department



Reference Windows.

to be removed/changed

Received April 6, 2022
Planning and Building Department

Front Elevation



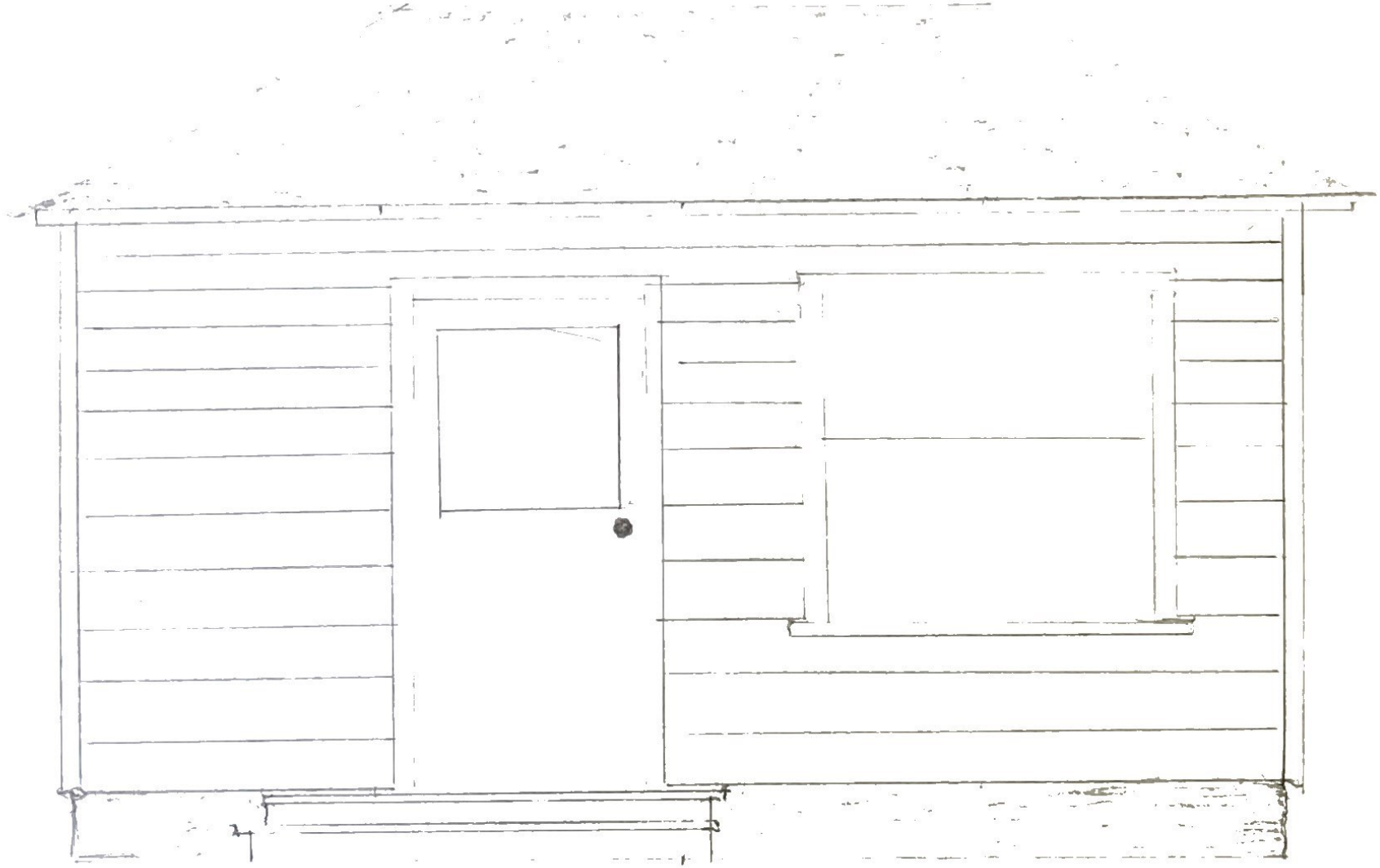
Received April 6, 2022
Planning and Building Department

East Side Elevation



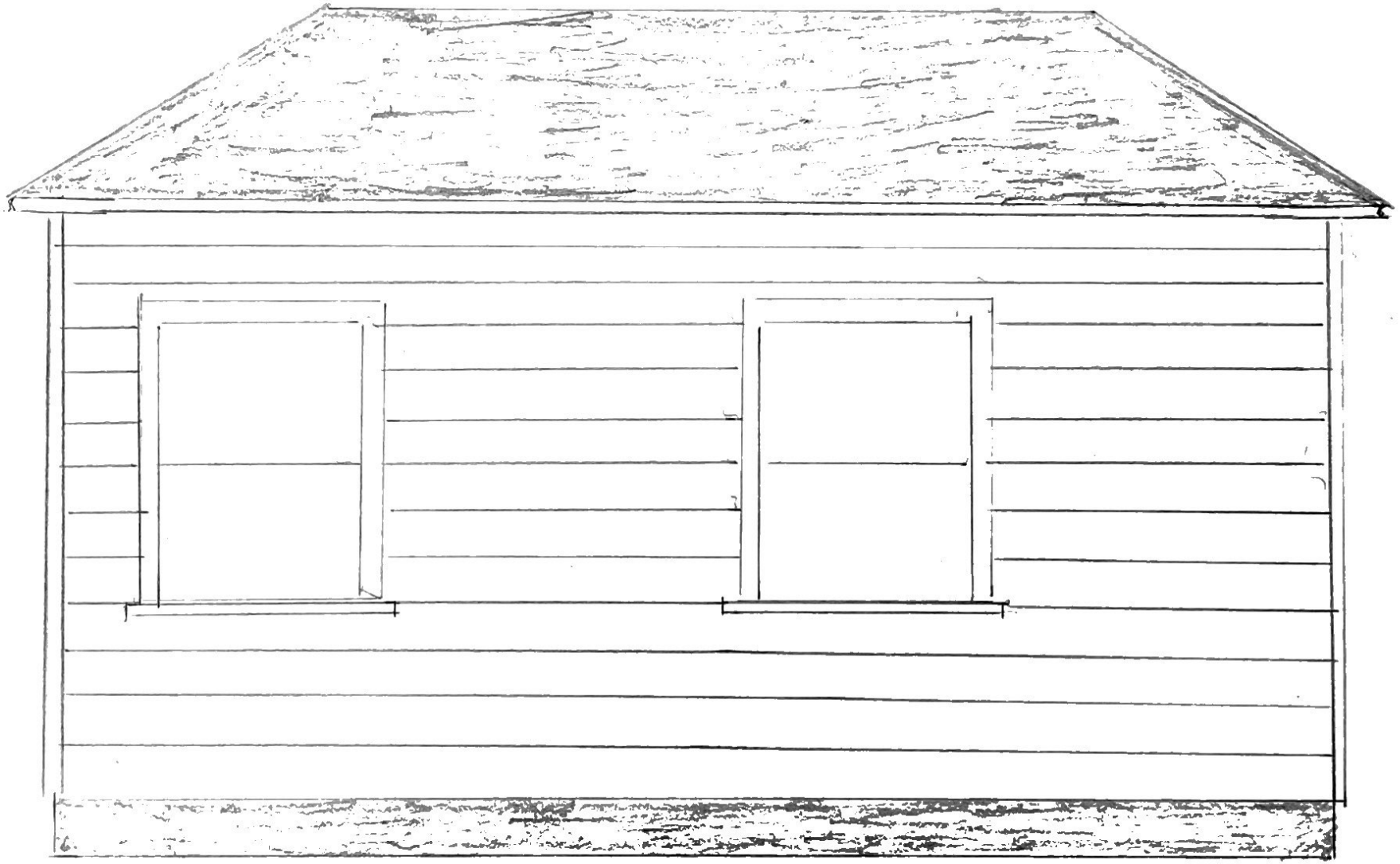
Received April 6, 2022
Planning and Building Department

Rear Elevation



Received April 6, 2022
Planning and Building Department

West Side Elevation



Window 1

Received April 6, 2022
Planning and Building Department

Received April 6, 2022
Planning and Building Department

Window 2

Window 3

Received April 6, 2022
Planning and Building Department

Window 4

Received April 6, 2022
Planning and Building Department

Received April 6, 2022
Planning and Building Department

Window 5

Window 6

Received April 6, 2022
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Window 7

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Window 8

Received April 6, 2022
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Received April 6, 2022
Planning and Building Department

Window 9

Window 10

Received April 6, 2022
Planning and Building Department

Instr #2021127591 BK: 5428 PG: 815, Filed & Recorded: 11/24/2021 1:45 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $2,310.00

THIS INSTRUMENT PREPARED BY:
CHARLES E. PELLICER, ESQ.
1510 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

PA# 203740-0000

THIS WARRANTY DEED dated this 24th day of November, 2021 by **THE ESTATE OF THOMAS J. GROHOWSKI, JR.,** whose address is *7 Lydia Lane, St. Augustine, FL 32084*, hereinafter called the grantor, to **GERALD NEUMARK,** whose address is ***702 Cedar Chase Circle NE, Atlanta, GA 30324,*** hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of **TEN ($10) DOLLARS AND NO/100THS,** and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents does hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in **St. Johns County, Florida,** to-wit:

> **Lot 7, Block B, Model land Company's Subdivision of a part of Block forty-five (45) of the City of St. Augustine, Florida according to the map or plat thereof as recorded in Plat Book 2, Page 44, Public Records of St. Johns County, Florida.**
>
> **The real property is not the homestead of the grantor.**
>
> **Subject to a well agreement with the owners of Lot 8, Block B Model Land Company Subdivision as recorded in Official Record 1380 Page 1894, Public Records, 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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor have good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

The Estate of Thomas J. Grohowski, Jr.

Witness
Print: CHARLES E. PELLICER

By: Donna J. Grohowski
DONNA J. GROHOWSKI,
Personal Representative

Karoline K. Puzio
Witness
Print: KAROLINE K. PUZIO

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 24th day of November, 2021 by DONNA J. GROHOWSKI by means of _x_ physical presence or ___ online notarization, who is _x_ personally known to me and who ___ did ___ did not take an oath.

KAROLINE K. PUZIO
Commission # GG 262129
Expires September 25, 2022
Bonded Thru Budget Notary Services

Karoline K. Puzio
NOTARY PUBLIC
STATE OF FLORIDA at Large

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	2037400000
Location Address	69 LEMON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 7 BLK B OR5428/815 *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	Neumark Gerald 100%
Mailing Address	702 CEDAR CHASE CIR NE ATLANTA, GA 30324-0000

Map



Valuation Information

	2022
Building Value	$113,316
Extra Features Value	$0
Total Land Value	$153,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$266,316**
Total Deferred	$0
Assessed Value	**$266,316**
Total Exemptions	$0
Taxable Value	**$266,316**

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

Historical Assessment Information

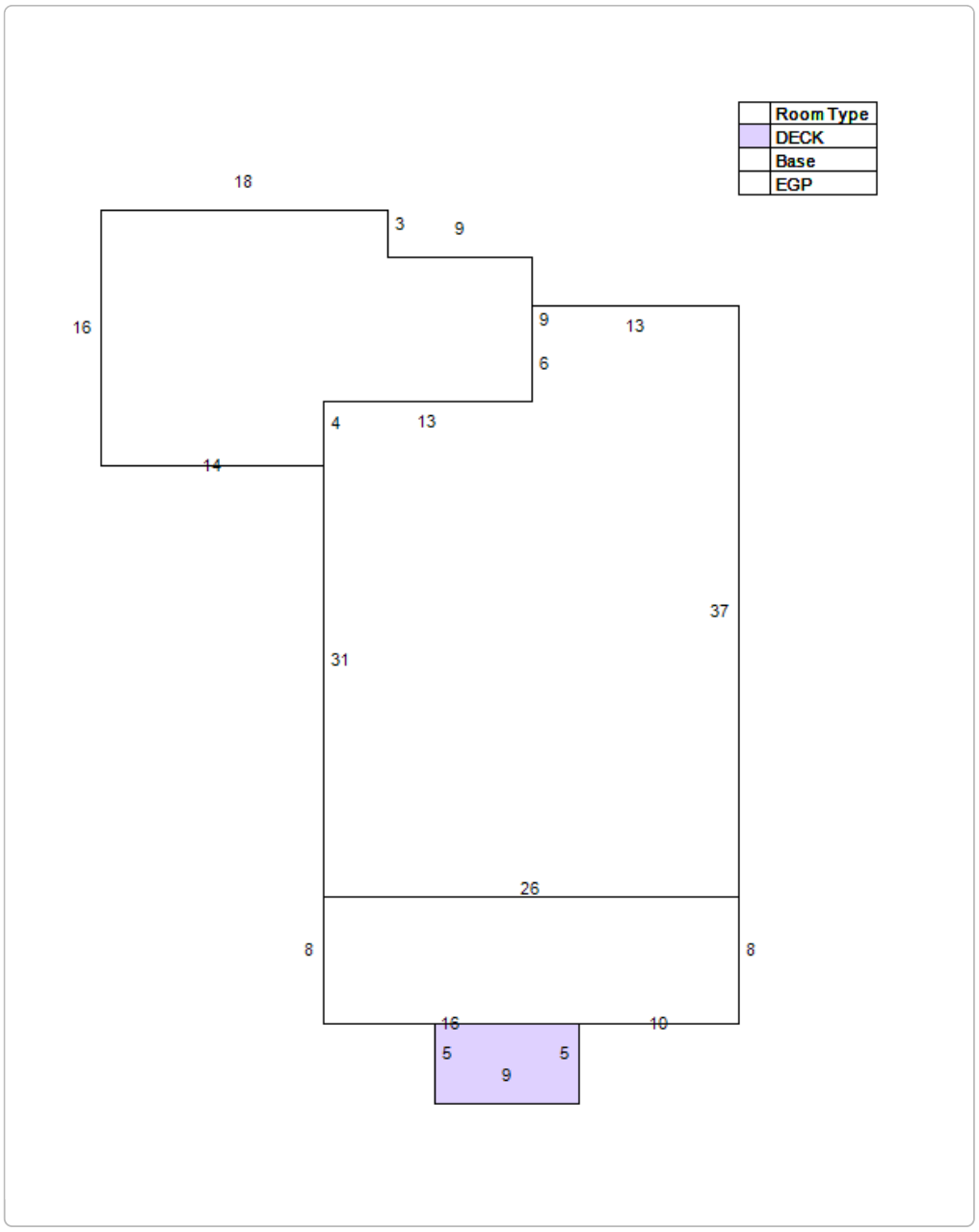
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$85,150	$0	$145,350	$0	$0	$230,500	$65,460	$206,000	$24,500
2020	$90,189	$0	$145,350	$0	$0	$235,539	$64,556	$211,039	$24,500
2019	$72,638	$0	$145,350	$0	$0	$217,988	$63,105	$193,488	$24,500
2018	$63,393	$0	$145,350	$0	$0	$208,743	$61,928	$184,243	$24,500
2017	$64,713	$0	$145,350	$0	$0	$210,063	$60,654	$185,563	$24,500
2016	$60,938	$0	$126,225	$0	$0	$187,163	$59,406	$162,663	$24,500
2015	$56,667	$0	$114,750	$0	$0	$171,417	$58,993	$146,917	$24,500
2014	$49,918	$0	$114,750	$0	$0	$164,668	$58,525	$140,168	$24,500
2013	$51,733	$0	$114,750	$0	$0	$166,483	$57,660	$141,983	$24,500
2012	$46,563	$0	$90,882	$0	$0	$137,445	$56,696	$112,945	$24,500
2011	$44,898	$0	$100,980	$0	$0	$145,878	$55,045	$121,378	$24,500
2010	$46,394	$0	$112,200	$0	$0	$158,594	$54,232	$134,094	$24,500

Building Information

Building	1
Year Built	1920
Actual Area	1490
Conditioned Area	884
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Minimum
Heating Type	Forced Air
Air Conditioning	None
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	884
ENCLOSED GLASS PORCH	353
ENCLOSED GLASS PORCH	208
FINISHED DECK	45
Total SqFt	1490

Sketch Information



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
11/24/2021	11/24/2021	$330,000.00	WARRANTY DEED	5428	815	U	I	GROHOWSKI THOMAS J ESTATE	NEUMARK GERALD
11/1/2021	1/17/2021	$0.00	LETTERS OF ADMN	5408	319	U	I	GROHOWSKI THOMAS J ESTATE	GROHOWSKI THOMAS J ESTATE
9/3/2021	1/17/2021	$0.00	LETTERS OF ADMN	5360	706	U	I	GROHOWSKI THOMAS JOSEPH JR (DECD)	GROHOWSKI THOMAS J ESTATE

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 April 21, 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:	7(e)	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 provided by the applicant indicates termite damage to sheathing, studs, and ceiling joists with a recommendation to replace rather than remediate the damaged components. The assessment also notes that the existing brick piers show signs of mortar deterioration and a lack of positive connection between the first floor framing beams and the foundation which cannot be brought up to building code standards without full replacement of the brick piers.
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 remained 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 take the following actions for a **Certificate of Demolition** at **74 Saragossa Street:**

1. **APPROVE** the application if the HARB finds that the evidence of deteriorated structural integrity as provided is sufficient to justify demolition of the structure with the following conditions:
    a. 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, and the like for reuse in restoration of other historic properties.
    b. 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; OR,
2. **CONTINUE** the application to allow the applicant time to provide 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 should provide materials demonstrating undue economic hardship. The building owner was encouraged to complete the Determination of Undue Economic Hardship Worksheet.

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; however, similar new construction may still have a different look and feel than neighboring historic buildings. A condition assessment for the building has been received and recommends replacement of structural components over attempting remediation.

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

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STAFF PHOTOGRAPHS
74 Saragossa Street



Front (South) Elevation

STAFF PHOTOGRAPHS
74 Saragossa Street







Front (South) Elevation Details





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74 Saragossa Street



West Elevation



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74 Saragossa Street





Rear (North) Elevation

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74 Saragossa Street





Rear masonry garage intended to remain





STAFF PHOTOGRAPHS
74 Saragossa Street



East Elevation

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STAFF PHOTOGRAPHS
74 Saragossa Street



Interior

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STAFF PHOTOGRAPHS
74 Saragossa Street





Interior

STAFF PHOTOGRAPHS
74 Saragossa Street

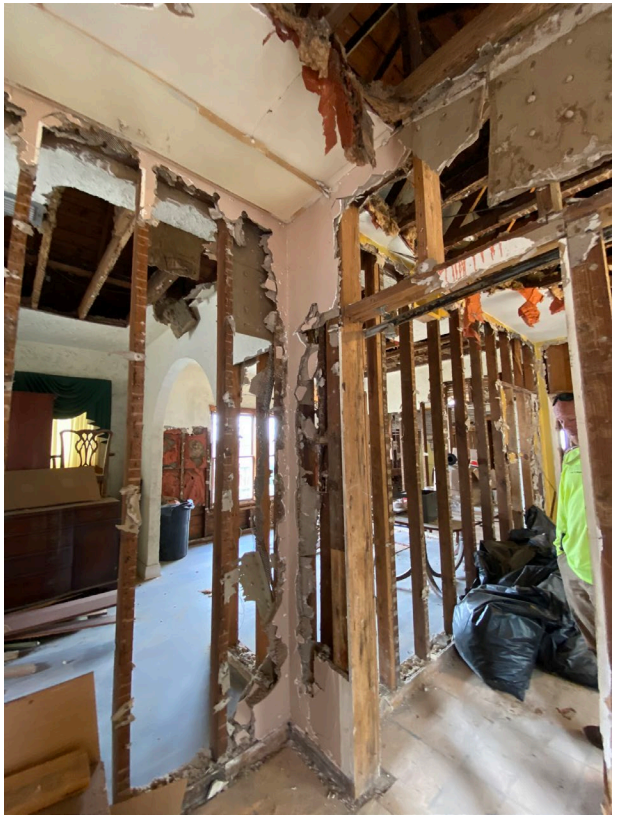




Interior

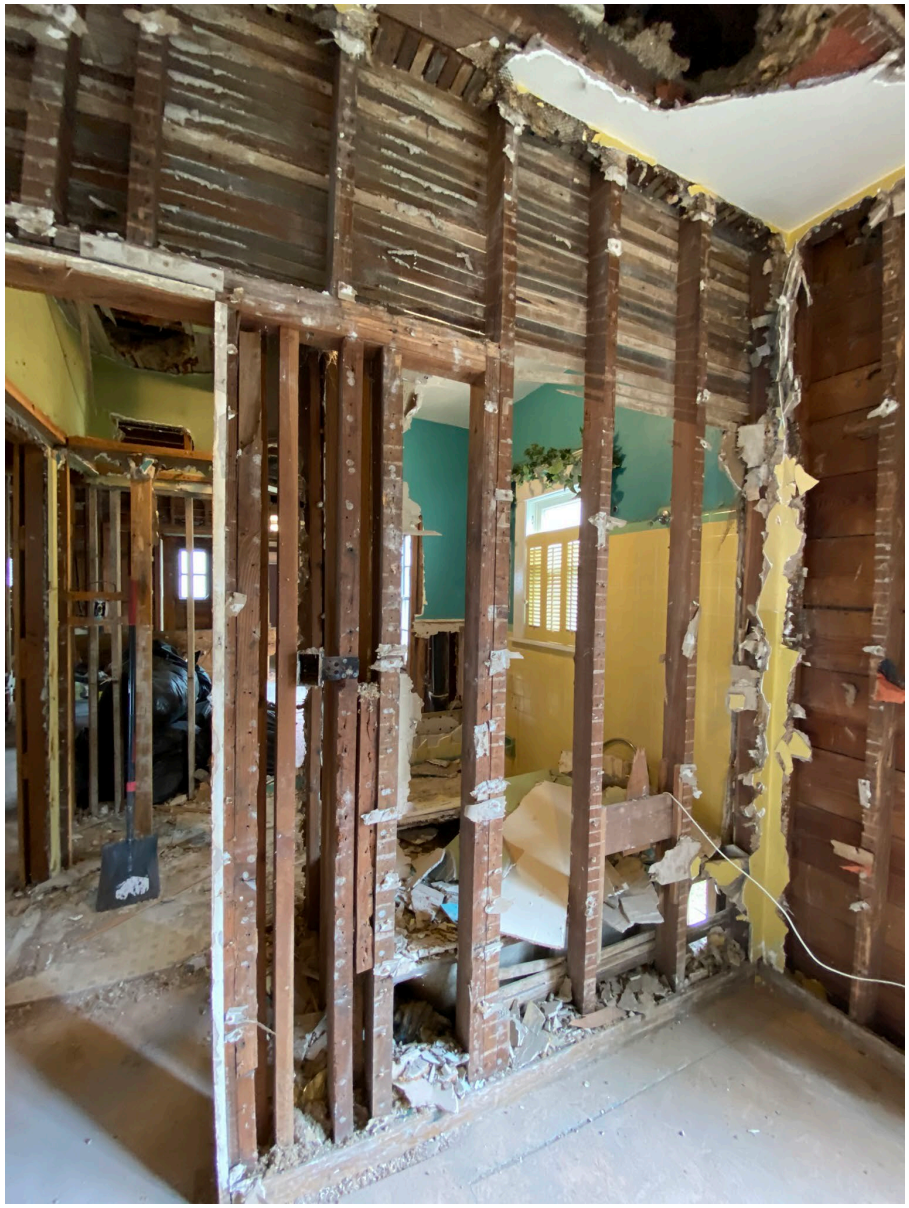
STAFF PHOTOGRAPHS
74 Saragossa Street

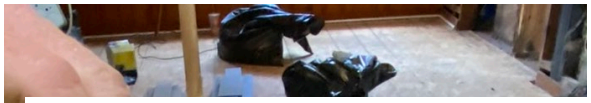






STAFF PHOTOGRAPHS
74 Saragossa Street





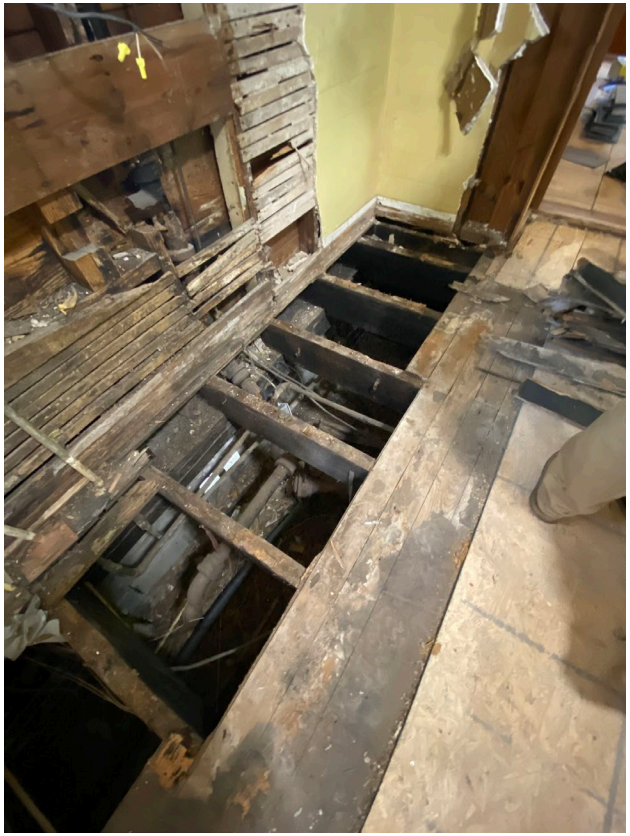
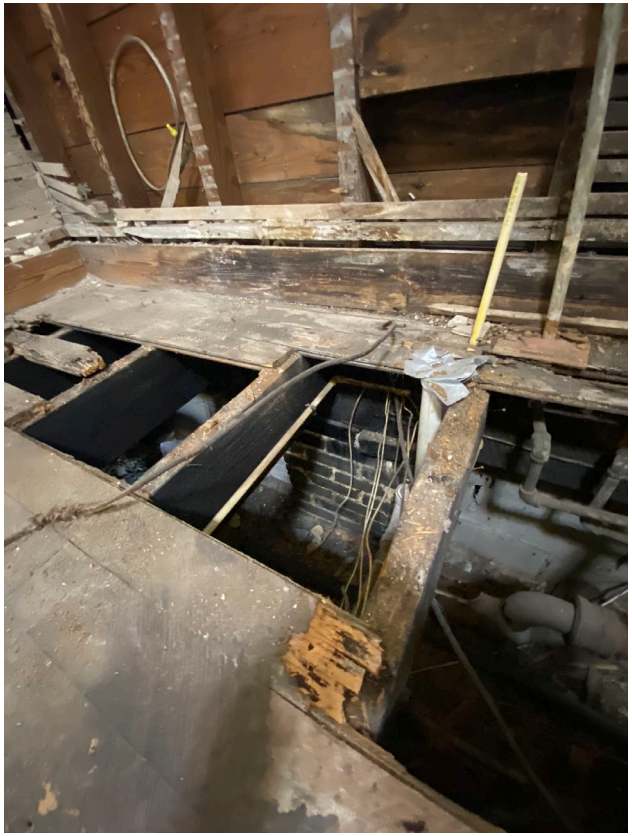
Example of termite damage found throughout



Interior



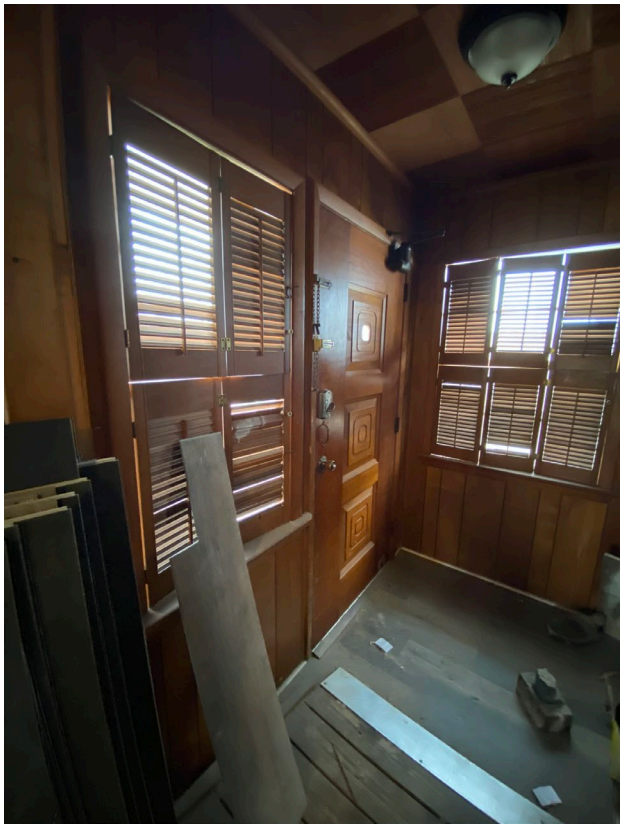
STAFF PHOTOGRAPHS
74 Saragossa Street


Interior

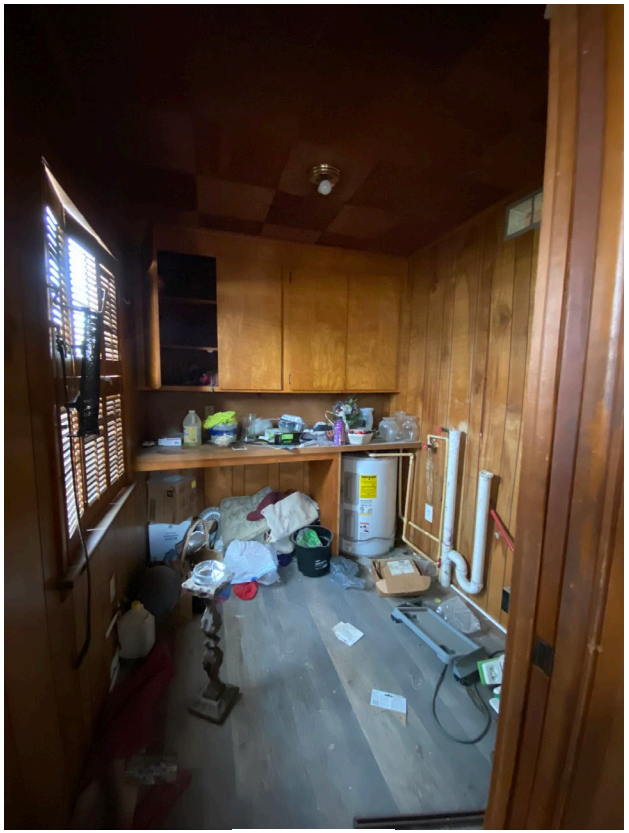
STAFF PHOTOGRAPHS
74 Saragossa Street





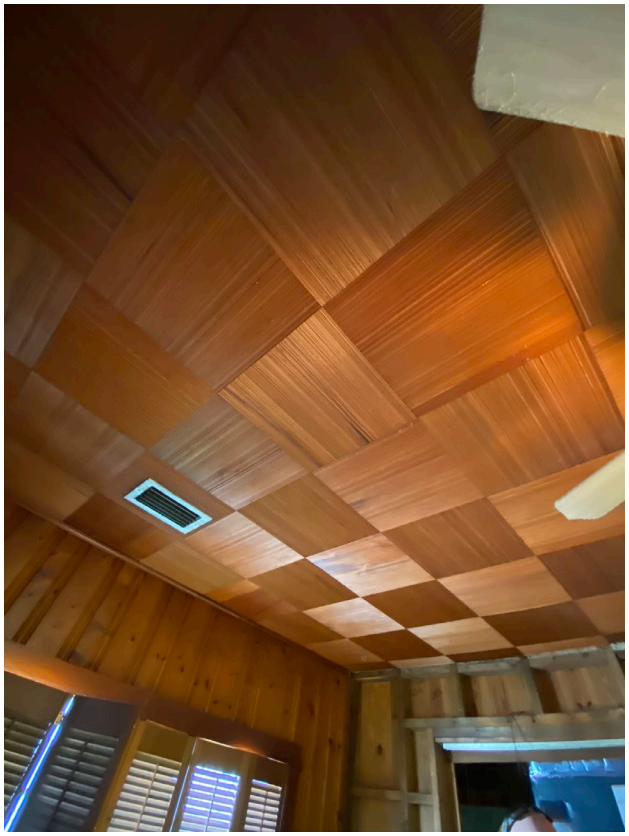
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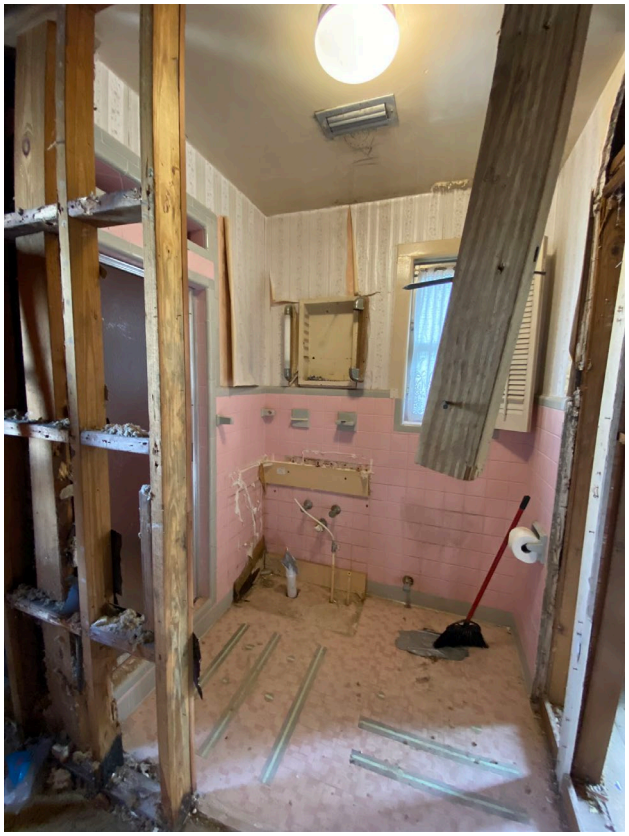
STAFF PHOTOGRAPHS
74 Saragossa Street


Interior

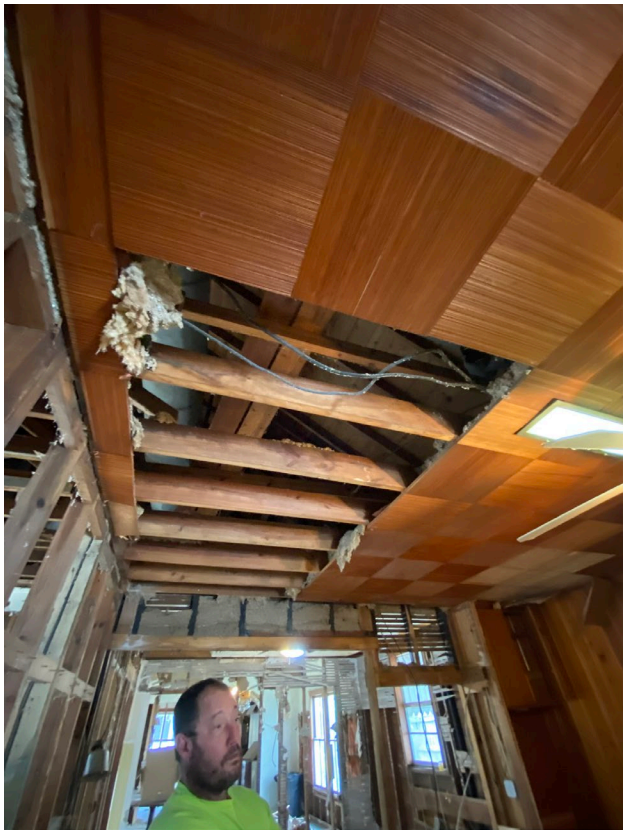
STAFF PHOTOGRAPHS
74 Saragossa Street





Interior

STAFF PHOTOGRAPHS
74 Saragossa Street





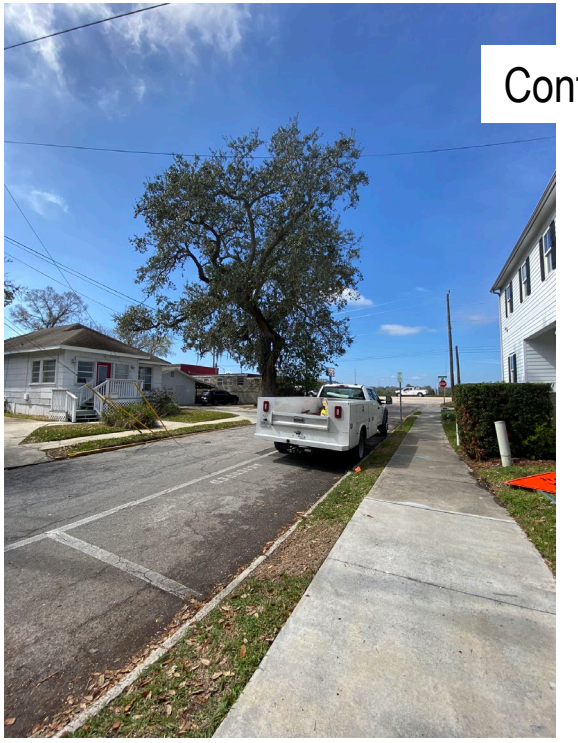
Interior

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STAFF PHOTOGRAPHS
74 Saragossa Street







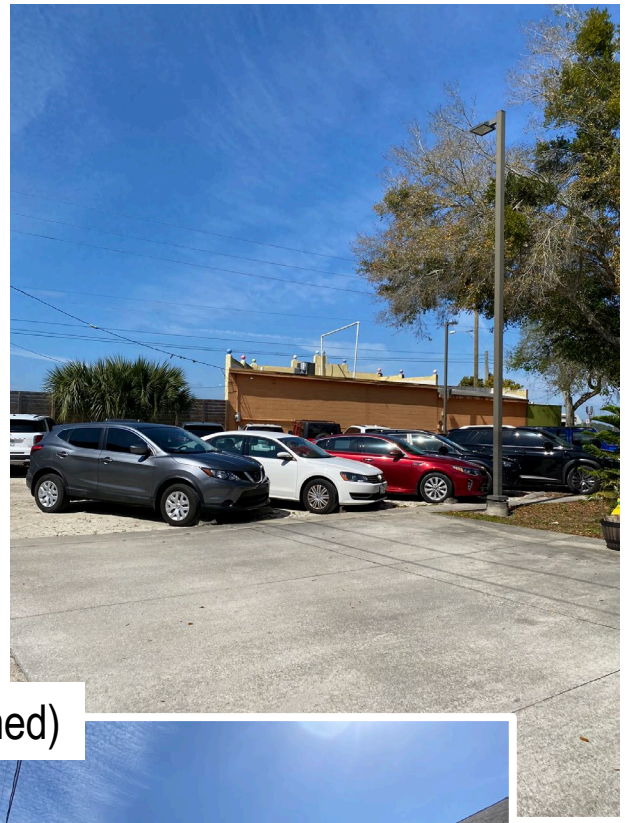
Context Photographs Saragossa Street



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. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 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

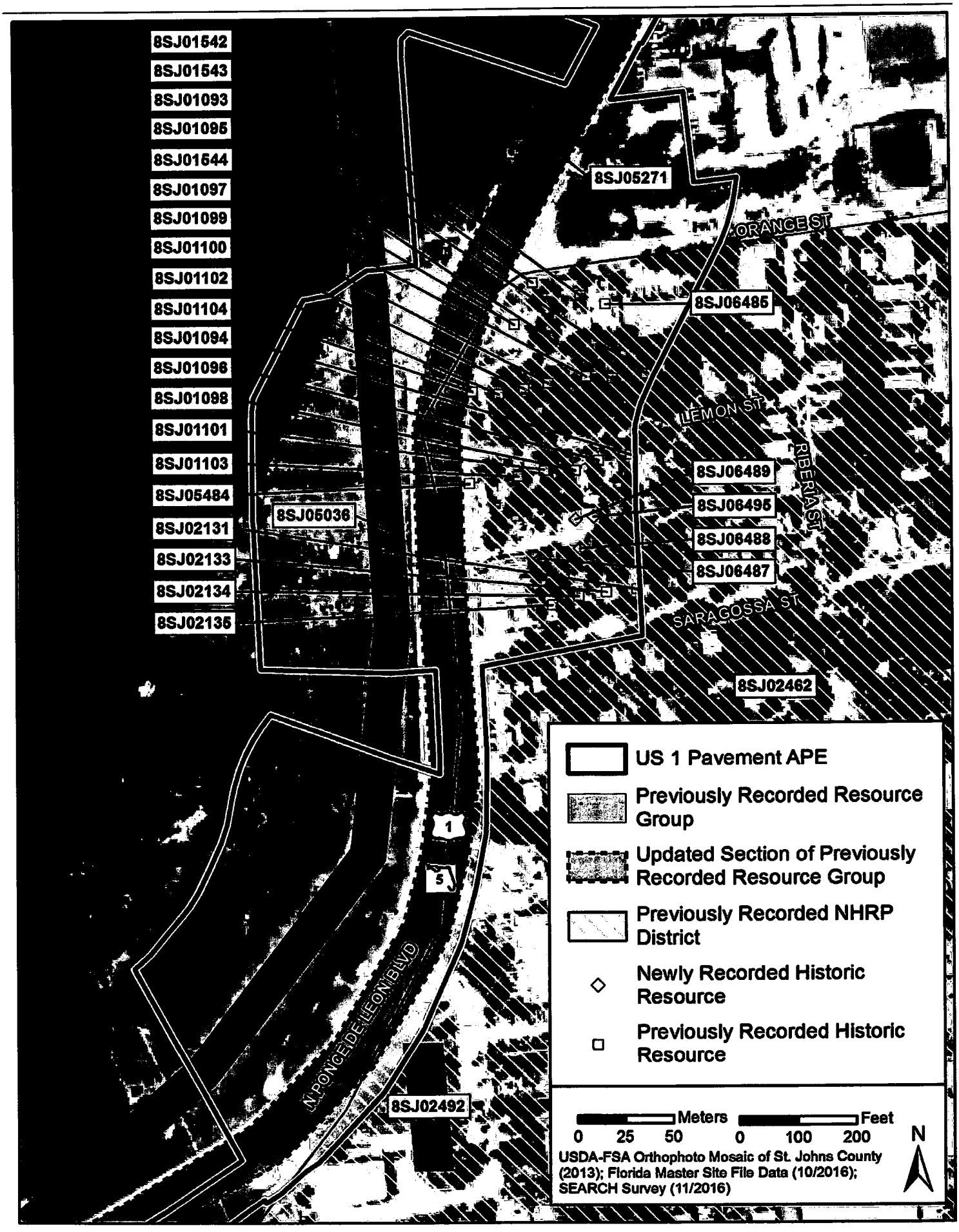
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

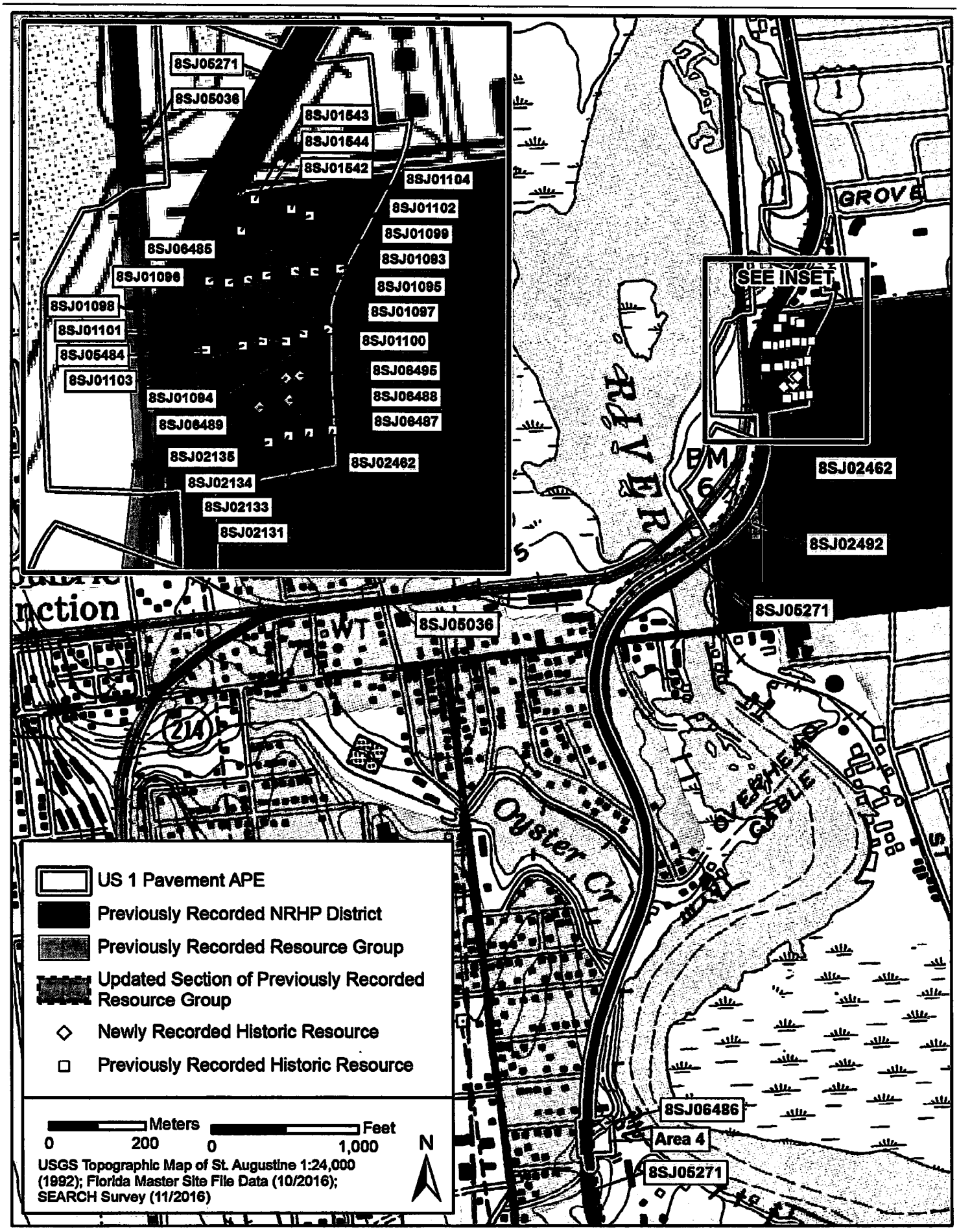
RECORDER INFORMATION

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)

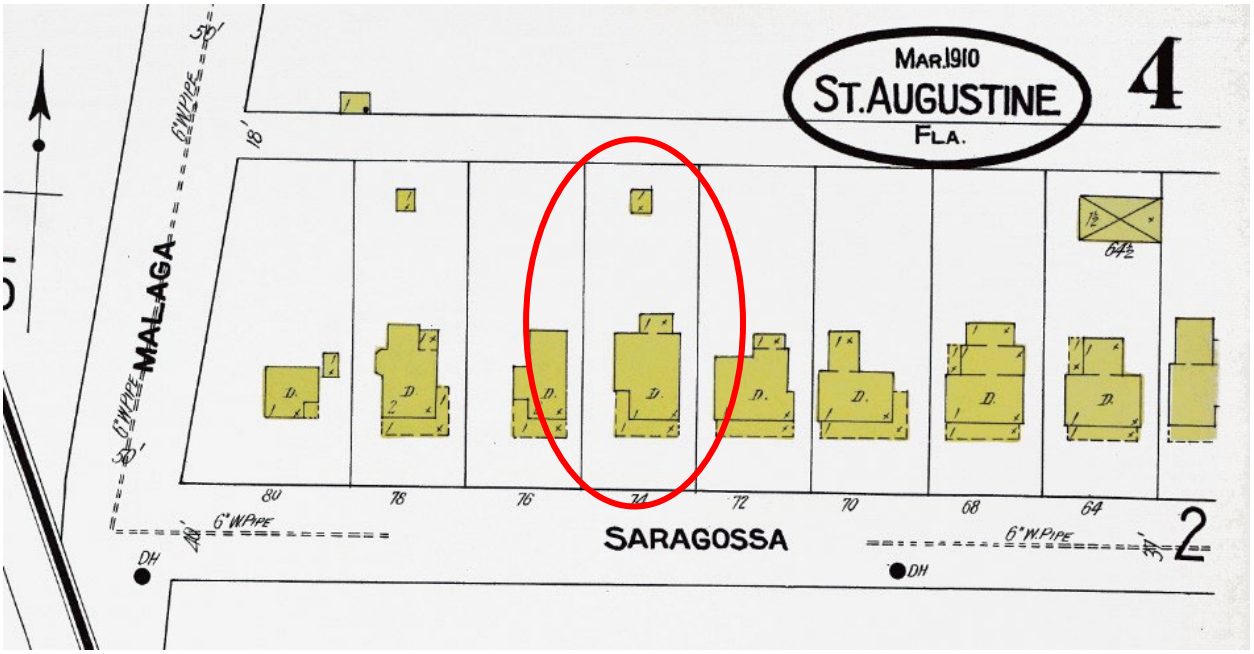
Required Attachments

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.

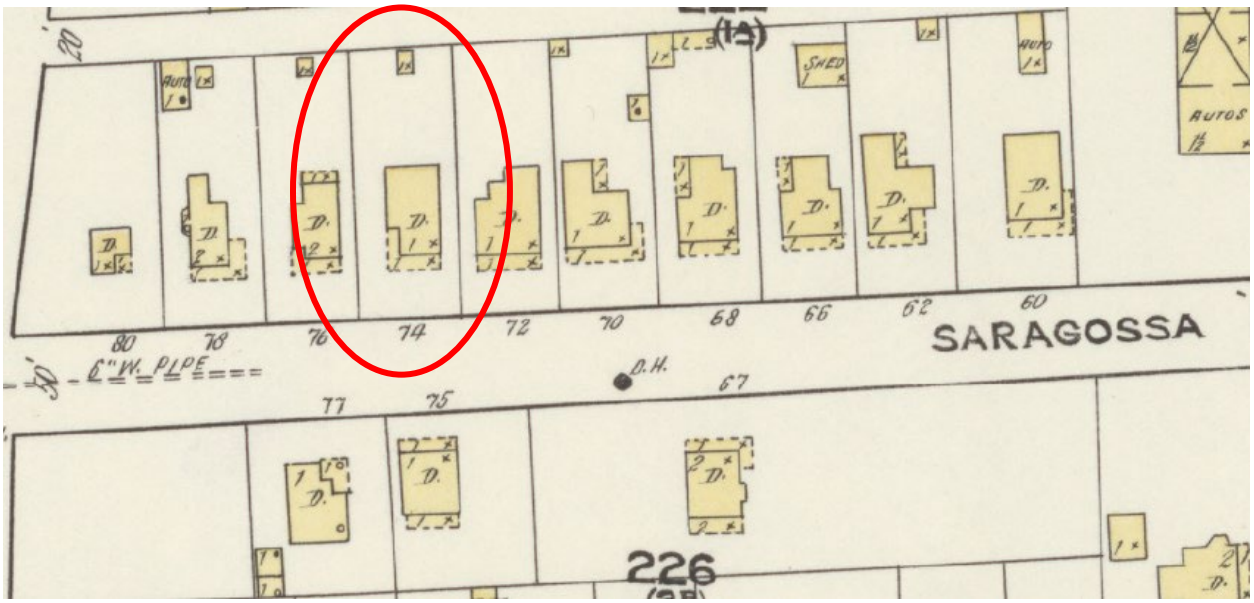

8SJ01542
8SJ01543
8SJ01093
8SJ01095
8SJ01544
8SJ01097
8SJ01099
8SJ01100
8SJ01102
8SJ01104
8SJ01094
8SJ01096
8SJ01098
8SJ01101
8SJ01103
8SJ05484
8SJ02131
8SJ02133
8SJ02134
8SJ02135
8SJ05036
8SJ05271
8SJ06485
8SJ06489
8SJ06495
8SJ06488
8SJ06487
8SJ02462
8SJ02492
ORANGE ST
LEMON ST
RIBERA ST
SARAGOSSA ST
N PONCE DE LEON BLVD
1
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
0 25 50
Feet
0 100 200
N
USDA-FSA Orthophoto Mosaic of St. Johns County (2013); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)


8SJ05271
8SJ05036
8SJ01543
8SJ01544
8SJ01542
8SJ01104
8SJ01102
8SJ01099
8SJ06485
8SJ01093
8SJ01096
8SJ01095
8SJ01098
8SJ01097
8SJ01101
8SJ01100
8SJ05484
8SJ06495
8SJ01103
8SJ06488
8SJ01094
8SJ06487
8SJ06489
8SJ02135
8SJ02462
8SJ02134
8SJ02133
8SJ02131
SEE INSET
GROVE
RIVER
BM 6
8SJ02462
8SJ02492
8SJ05271
8SJ05036
Oyster Cr
OVERHEAD CABLE
8SJ06486
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
0
200
Feet
0
1,000
N
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

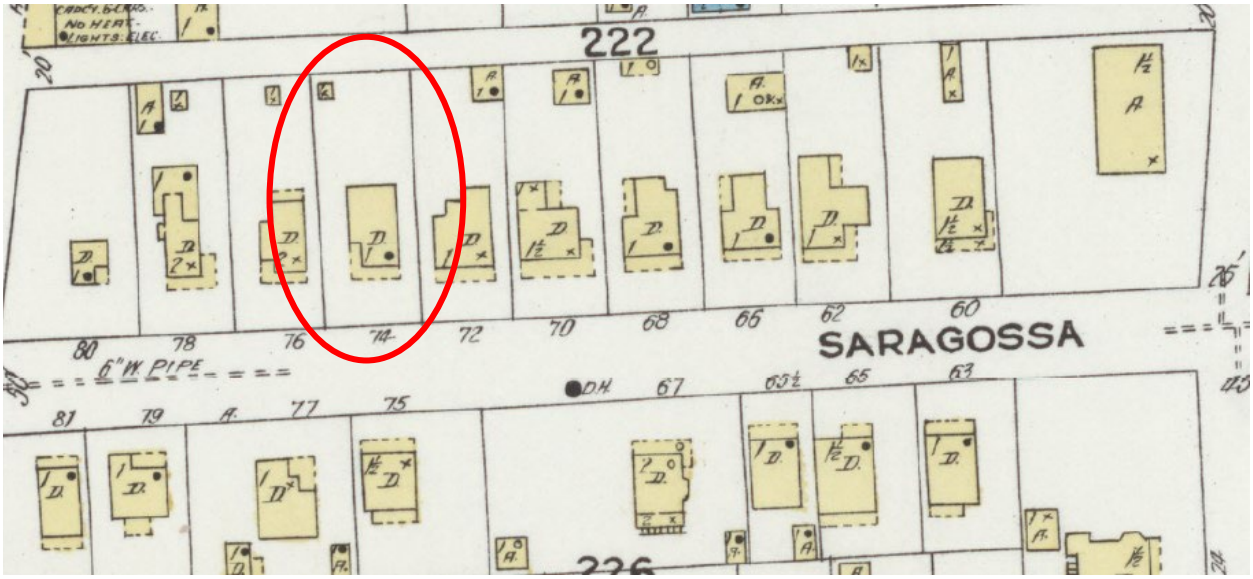


1910

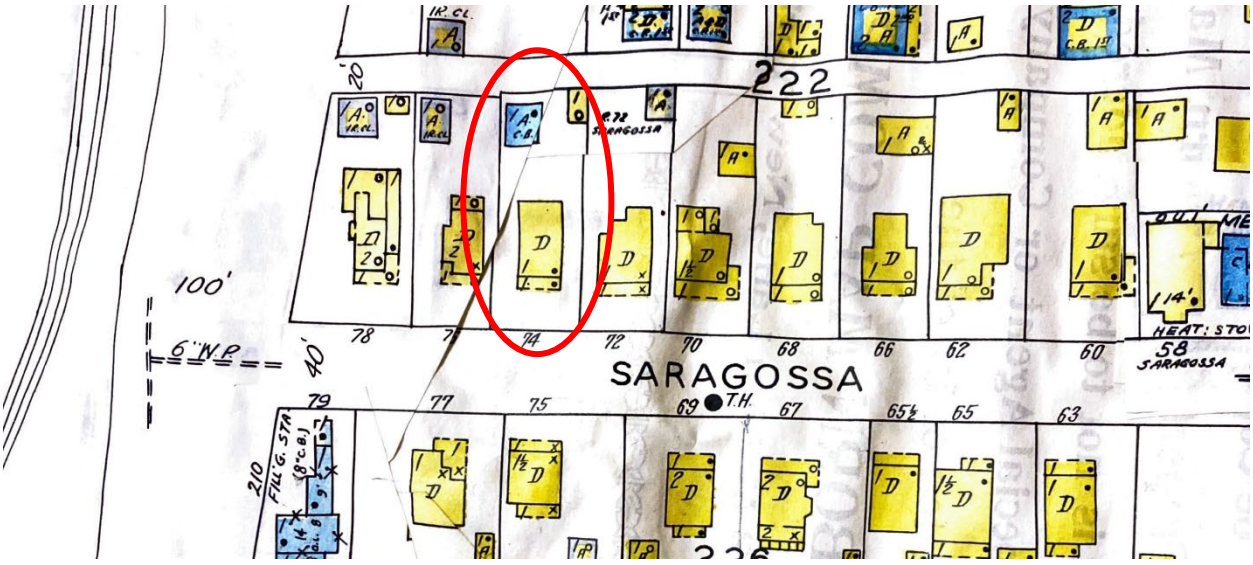


1917

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
EST. 1565
NATION'S OLDEST CITY

March 17, 2022

Michael Silverio Sr.
Shotgun Saragossa LLC
1540 St. Marks Pond Blvd
St. Augustine, FL 32095

Re: Certificate of Demolition – 74 Saragossa Street – HP2022-0008

Dear Mr. Silverio Sr.,

On March 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the April 21, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by April 11, 2022.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2022-0008
Applicant:	Michael Silverio Sr., Shotgun Saragossa LLC
Owner:	Michael Silverio Sr., Shotgun Saragossa LLC
Address:	74 Saragossa Street
Parcel Number:	2036000000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 17, 2022, 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 March 17, 2022, 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 RG-1.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
-
- To the April 21 meeting
-
-

DONE AND ORDERED, at a public hearing on the 17th day of March, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0008

REQUEST APPROVED / DENIED / CONTINUES

Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of March, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

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



CITY OF ST AUGUSTINE
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. NAME OF APPLICANT Michael Silverio Sr
   Business (if applicable) Shotgun Saragossa LLC
   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. NAME OF PROPERTY OWNER 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. PROJECT STREET ADDRESS 74 Saragossa

4. LEGAL DESCRIPTION OF PROPERTY (Model land Company)
   Lot 4 Block A Subdivision Anderson ~~Parcel Number~~ 2036000000

5. DATE OF CONSTRUCTION 1905 Source: online

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: New Residential Home

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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. *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.

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

RECEIVED
APR 11 2022
Planning/Building Dept.

April 11, 2022

Michael Silverio

RE: Structural Inspection
74 Saragosa
St. Augustine, FL 32084

Dear Mr. Silverio:

Per your request, we have made a site visit to the address listed above. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The structure is a one-story structure with wood joist over crawl space at the 1st level. The loadbearing walls are wood framed. The roof system is conventional wood roof rafters with ceiling joists. Foundations are assumed to be shallow cast in place concrete foundations. There is also a detached garage that was added on at an unknow later date. The garage was constructed of masonry block walls and conventional wood roof framing supported by exterior walls and middle interior wood beam.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the standard building code and accepted industry practices at the time of construction.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure (From Google Maps)

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

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OBSERVATIONS:

The first level floor framing beams sit on clay brick piers which elevate the first level. The brick piers are showing signs of mortar deterioration as shown in Image 1 with loose brick no longer bonded. The first level floor system had no visible uplift restraint connection to the piers. Without a positive connection to the foundation, the structure is susceptible to overturning and sliding failure in a wind event. The brick piers cannot be brought up to code due to the material no longer being considered an acceptable structural material.



Image 1: Clay Brick Pier with Loose Brick and Lack of Attachment.

The original floor sheathing (where visible) throughout the structure displayed signs of deterioration from wood destroying organisms, such as termites, see Image 2 below. A small sample size of floor joists were exposed. Signs of termite intrusion were visible at exposed joists as shown in Image 3.

The interior finishes were removed in several locations exposing the existing 2x4 stud framing. The roof system bears on the exterior walls with ceiling joists spliced and diagonal webs over a center interior bearing line. Most exposed studs showed severe section loss from termites. The evidence shows a past termite infestation was occurring with unknown total damage. See Image 4. More images available upon request.

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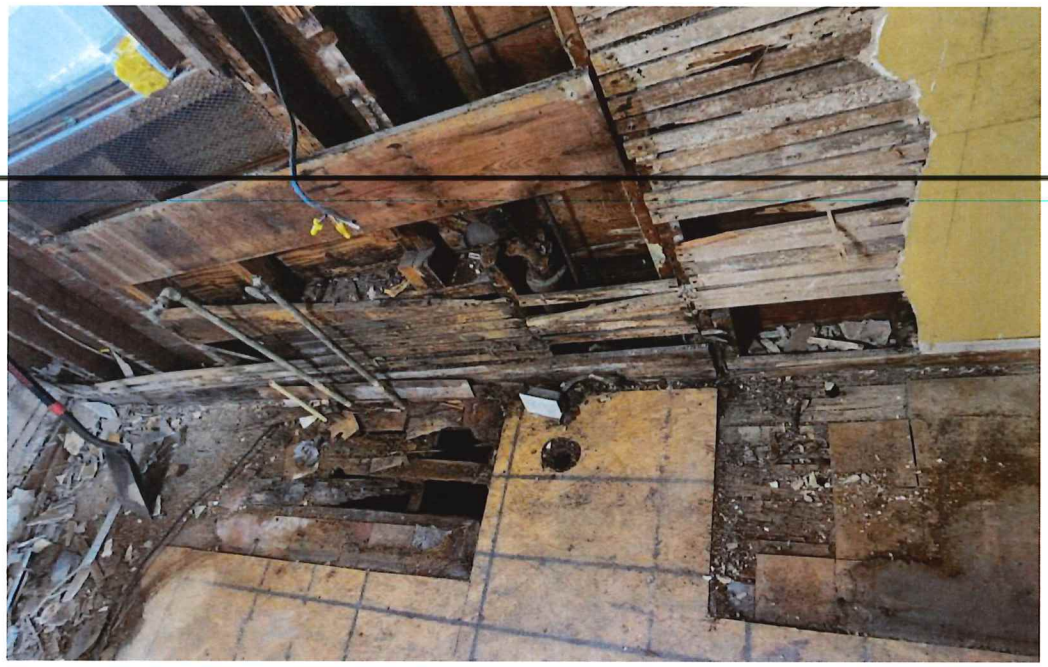


Image 2: Original Deteriorated Floor Sheathing



Image 3: Floor Joists with Section Loss

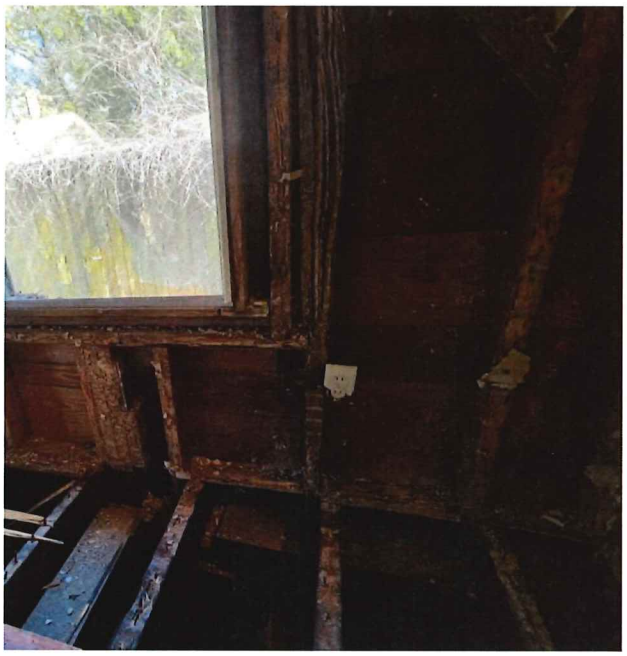


Image 4: Stud Section Loss

Most of the ceiling joists that were exposed revealed severe section loss likely from termites (see Image 5). The rafters could not be easily accessed and were visually inspected from the finish floor. No signs of termite damage were noted from this view.

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209 BILBAO DR. ST. AUGUSTINE, FL 32086

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Image 5 Ceiling Joists Section Loss

The detached garage had significant cracks, in the masonry, which appeared to be caused from settlement (Image 6). Without a Geotechnical investigation the reason for settlement is unknown. It is undetermined if the structure will continue to settle. The fascia and gable end sheathing showed signs of rot and were in poor condition.

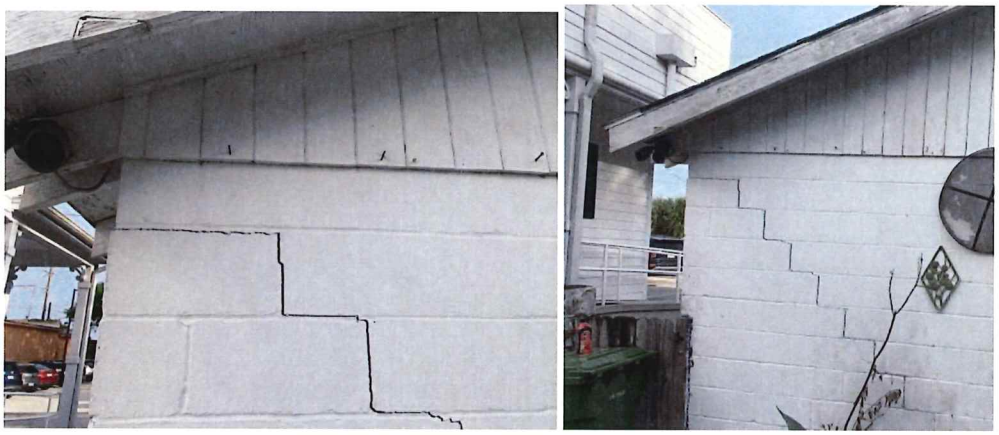


Image 5 Ceiling Joists Section Loss

CONCLUSIONS:

Based on the representative samples inspected, the house has appeared to have experienced a termite infestation at some point in the past which has caused severe section loss in load bearing components. The section loss to the sheathing, studs, and ceiling joists were sever enough to warrant

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SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

replacement recommendations over remediation. The brick piers holding up the structure cannot be brought up to current building code standards and therefore recommendations for attaching the wood beams to the piers cannot be made. In summary, at least a portion of all visible structural elements, which were inspected, have been compromised to the point of substantial capacity reduction or complete failure with the exception of the high roof rafters which were not closely inspected. The structure in its current state is at risk of collapse in any high wind event. The structure is also, in many locations, unsafe for the addition of any live load due to the potential collapse thought the deteriorated sheathing.

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have specifically not reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code related issues.

This report is intended for the sole benefit of Michael Silverio. Any other use without our written permission shall result in no liability or legal exposure to Swanson Structural, Inc. Please contact us if you would like to discuss any of the elements of this report or should you have any additional questions or concerns.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

April 11, 2022

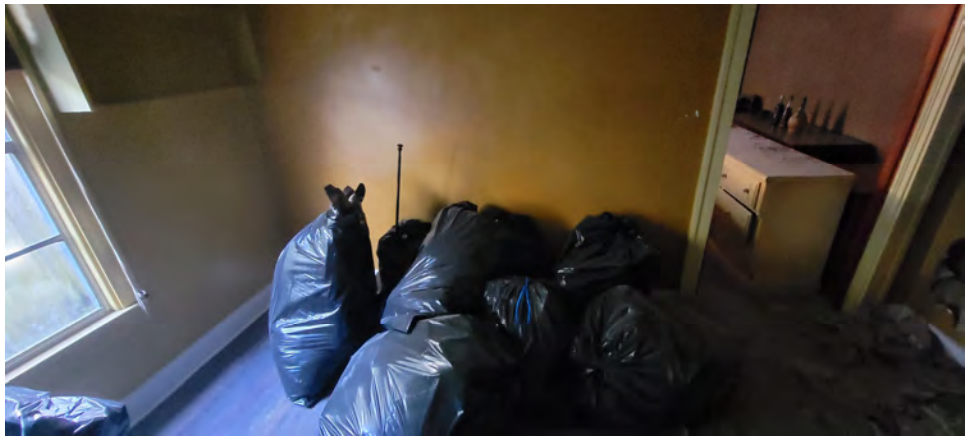
Alexander W. Swanson

Digitally signed by Alexander W. Swanson
DN: C=US, E=aswanson@swansonstruct.com, O="Swanson Structural, Inc.", OU="FL P.E. #87090", CN=Alexander W. Swanson
Date: 2022.04.11 06:50:20-04'00'

Alex Swanson, P.E.

Florida P.E. #87090



















































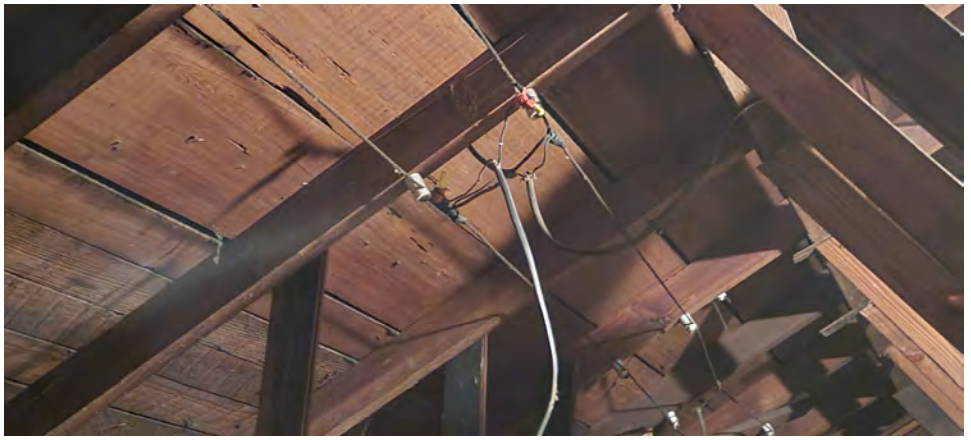
















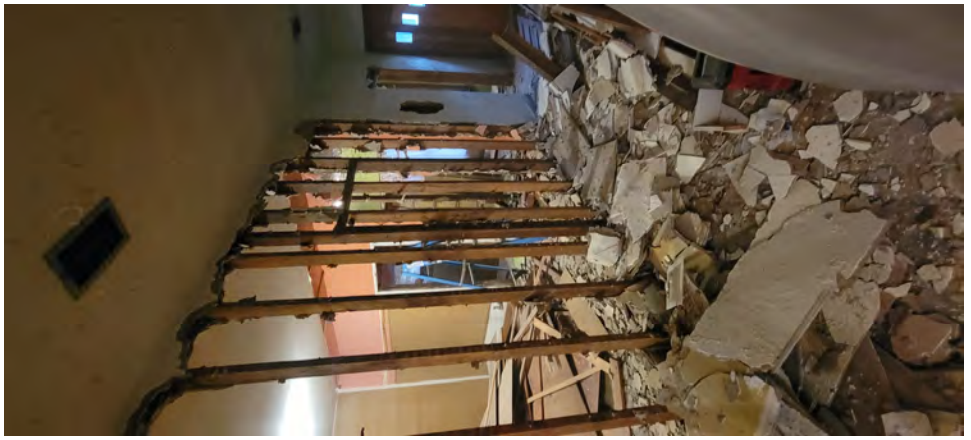










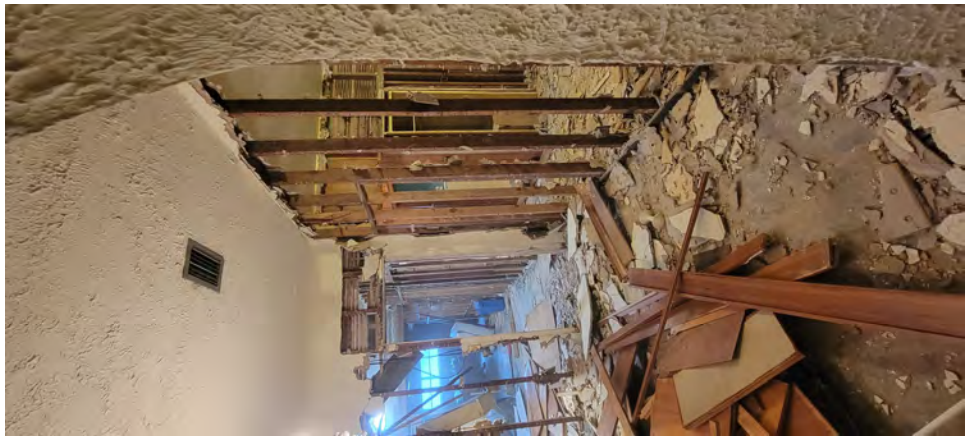










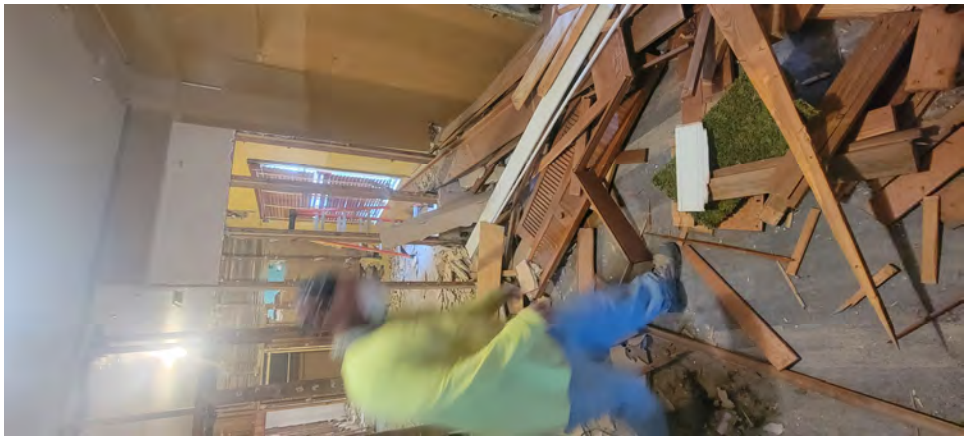



WERNER






























































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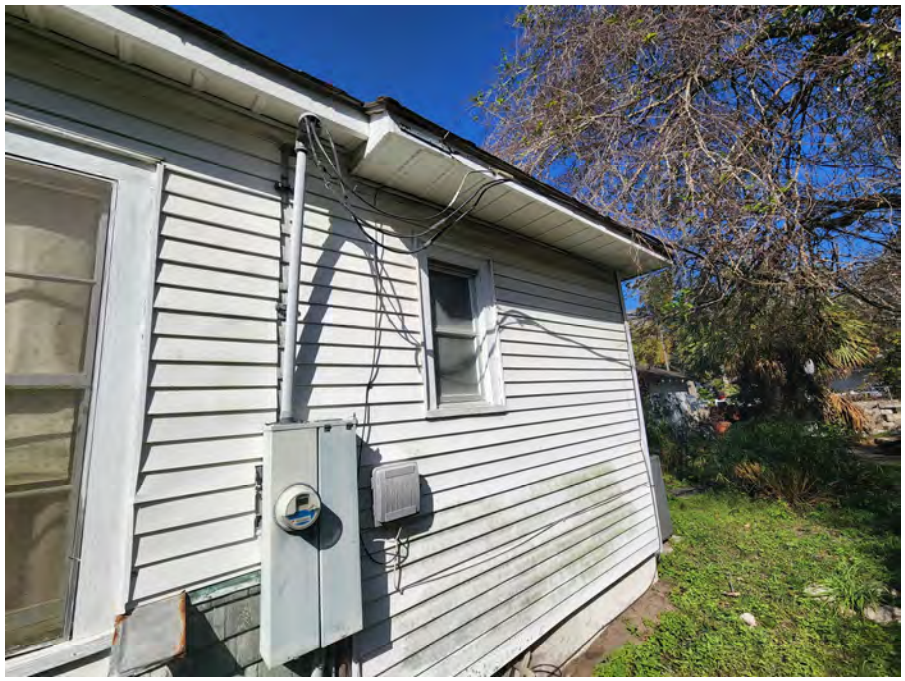
































































































































































































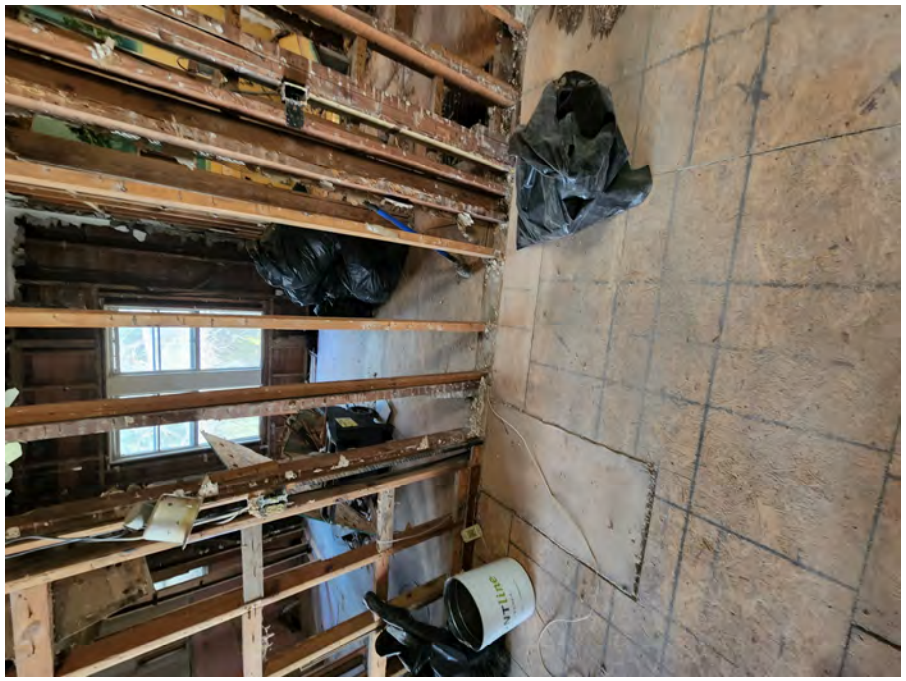










































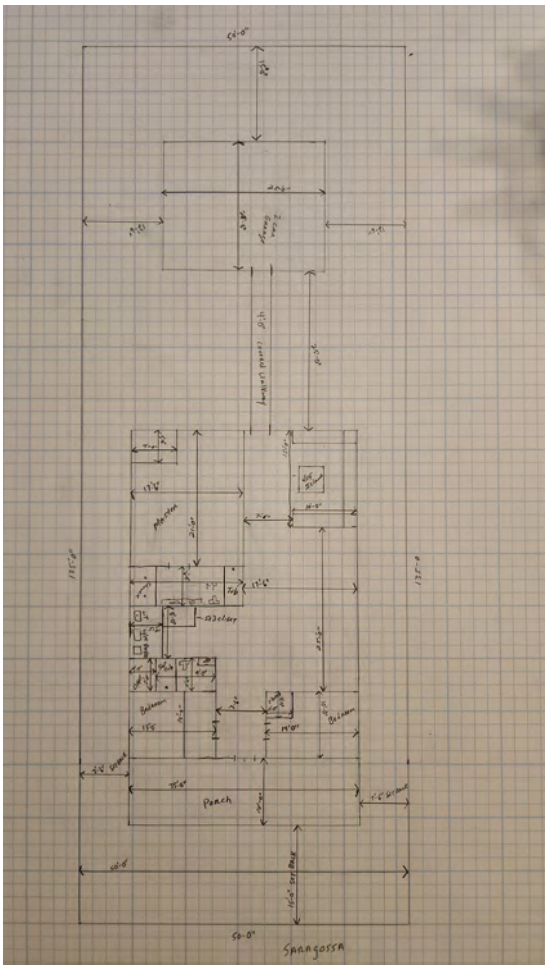


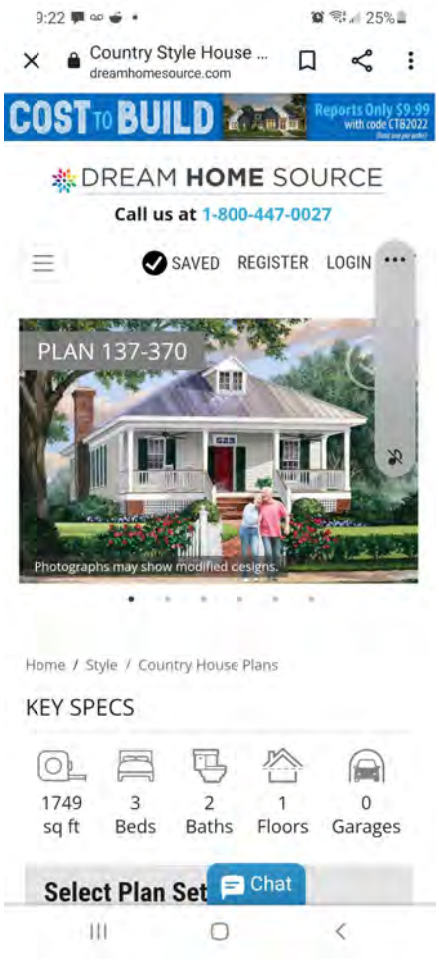














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Planning and Building Department

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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 32095hereinafter 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 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	2036000000
Location Address	74 SARAGOSSA ST 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 *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 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

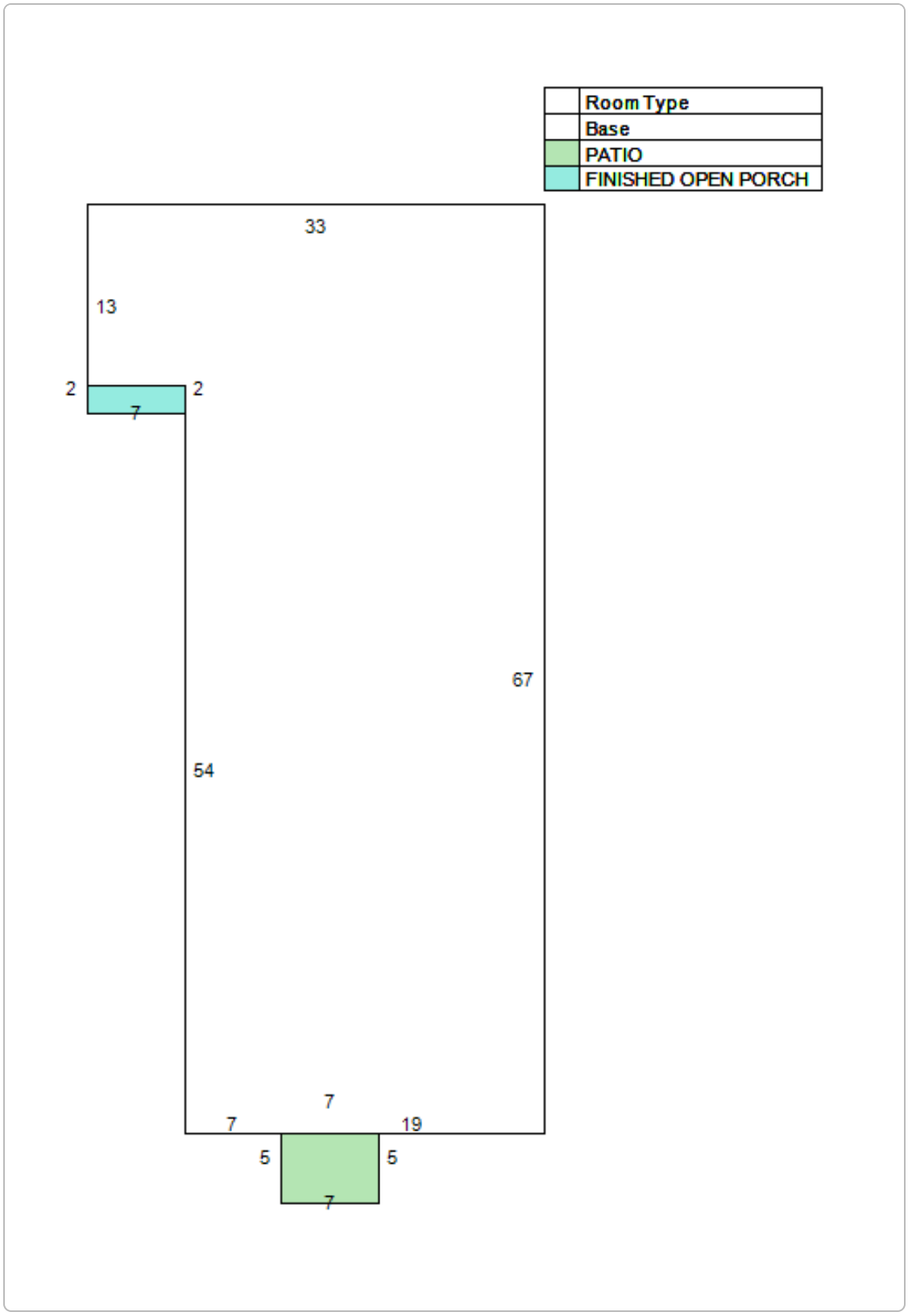
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$133,107	$9,183	$145,350	$0	$0	$287,640	$244,857	$93,283	$194,357
2020	$140,986	$9,183	$145,350	$0	$0	$295,519	$199,283	$147,236	$148,283
2019	$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.
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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 April 21, 2022 Meeting



Application HP2022-0026 Address: 163 School Street

Bart Piniaz – Applicant 163 School Street, LLC - Owner

Project description: To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District, including the existing detached garage and removal of existing roof and aluminum siding related to a second-floor addition and renovation.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02140
National Register:	Lincolnville NR District-Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2087500000		
Agenda Item:	7(f)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This residence, built between 1910 and 1917 is located on the southeast corner of Pomar and School Streets and is a contributing building in the Lincolnville National Register Historic District.
2. The one-story Frame Vernacular residential building features aluminum siding, a metal cross-gable roof with shed roof elements on the north elevation and above the now-enclosed rear porch, and an enclosed front porch with hipped roof. Aluminum one-over-one and two-over-two lite windows are the predominant window type with awning windows on the enclosed front porch and one front window with an aluminum awning.
3. The site includes a detached one-story garage. While a one-story garage appears on the 1930 Sanborn Map updated to 1965, the location of the garage on the map differs from its existing location. It is unclear whether the garage may have been relocated, mislocated in the drawing, or if the existing garage is newer than the one mapped.
4. The applicant is seeking to demolish the detached garage and remove the existing roof and aluminum siding in conjunction with renovations to the residence including a second story addition.
5. Based on the building footprint detailed on the Sanborn Maps in comparison to the survey provided by the applicant, it appears changes to the building envelope have already occurred. The existing footprint of the building is more rectangular than the L-shaped plan seen on the Sanborns, which may explain the shed-over-gable roof design on the north elevation as indication of a later expansion to the building footprint.
6. Plans provided for the proposed renovations show that additional alterations constitute further partial demolition including changes to fenestration; however, the applicant has not provided a detailed scope of this work and only a front elevation was provided to confirm changes in fenestration along the front.
7. The front elevation provided shows a similar roof form to what is existing. The applicant should clarify whether the new proposed roof configuration would match the existing on the side and rear elevations also, as well as materials for proposed replacement siding, windows, and doors if they are to be replaced.
8. The HARB should determine whether the scope of work, once clarified by the applicant, meets the threshold for partial or full demolition. If the HARB determines that the work reaches the threshold of full demolition, the item will require continuance to allow staff time to readvertise the application in compliance with code requirements as well as provide the applicant time to provide additional required documents such as a condition assessment report and economic hardship information.
9. This property is in Archaeology Zone IIIA and work done on the property will be required to meet the city's Archaeological Preservation Ordinance. The applicant should confirm with the City Archaeologist if an archaeological review is needed prior to beginning any ground-disturbing activities including demolition.
10. Alterations or new development must also meet applicable building and zoning code 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** application at **163 School Street** to allow the applicant time to provide a full scope of work for partial demolition review; or, to readvertise the application as a full demolition because the HARB has determined that the work as proposed and/or clarified by the applicant meets the threshold for full demolition.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a detached garage
2. Removal of existing roof and reconstruction on new second-story addition
3. Removal of existing aluminum siding
4. Changes to fenestration including altering the location of existing window/door openings and possible replacement of existing windows and doors which will require clarification by the applicant.

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 1917 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 a contributing building to the Lincolnville National Register 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 as the numerous one-story residential buildings that are in the neighborhood with a similar age; however, immediately adjacent are larger scale building including a two-story residential building to the south and a two-story institutional building across Pomar Street.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area and is very similar to other single-story frame vernacular residences that have been altered over time. Loss of the structure would contribute to the continuing loss of buildings in this area to demolition. Renovation of the building as proposed would continue a trend along the streetscape and in Lincolnville of larger, two-story construction replacing single-story structures which is gradually changing the original historic character of the neighborhood.

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 renovations. See above.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. No known historic or cultural association are associated with the building individually.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. As a contributing building to the historic district, extensive renovations, including adding and second story and replacing elements, can negatively impact the architectural integrity of the structure and constitute the loss of contributing status in the event of a district update.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a simple Frame Vernacular building altered over time.

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 commonly found throughout St. Augustine in Lincolnville as well as areas of West Augustine, North City, and other areas developed around the same time.

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 wood frame building is not of such design or craftsmanship that it could not be reproduced and has been altered over time with aluminum siding and windows. However, adding a second floor, changing the existing fenestration, and replacing siding, windows, and doors if proposed will create a different look and feel than the existing house and other historic buildings in the area. The condition of the building was not detailed by the applicant.

10. *The justification for the proposed demolition.* The applicant wishes to demolish the detached garage and partially demolish the residential structure in conjunction with renovations to the building.

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

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
163 School Street



Front (east) Elevation

STAFF PHOTOGRAPHS
163 School Street



South Elevation





North Elevation

STAFF PHOTOGRAPHS
163 School Street



North Elevation (Pomar Street)

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STAFF PHOTOGRAPHS
163 School Street



Rear (west) Elevation

STAFF PHOTOGRAPHS
163 School Street





Entrance and enclosed porch

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STAFF PHOTOGRAPHS
163 School Street



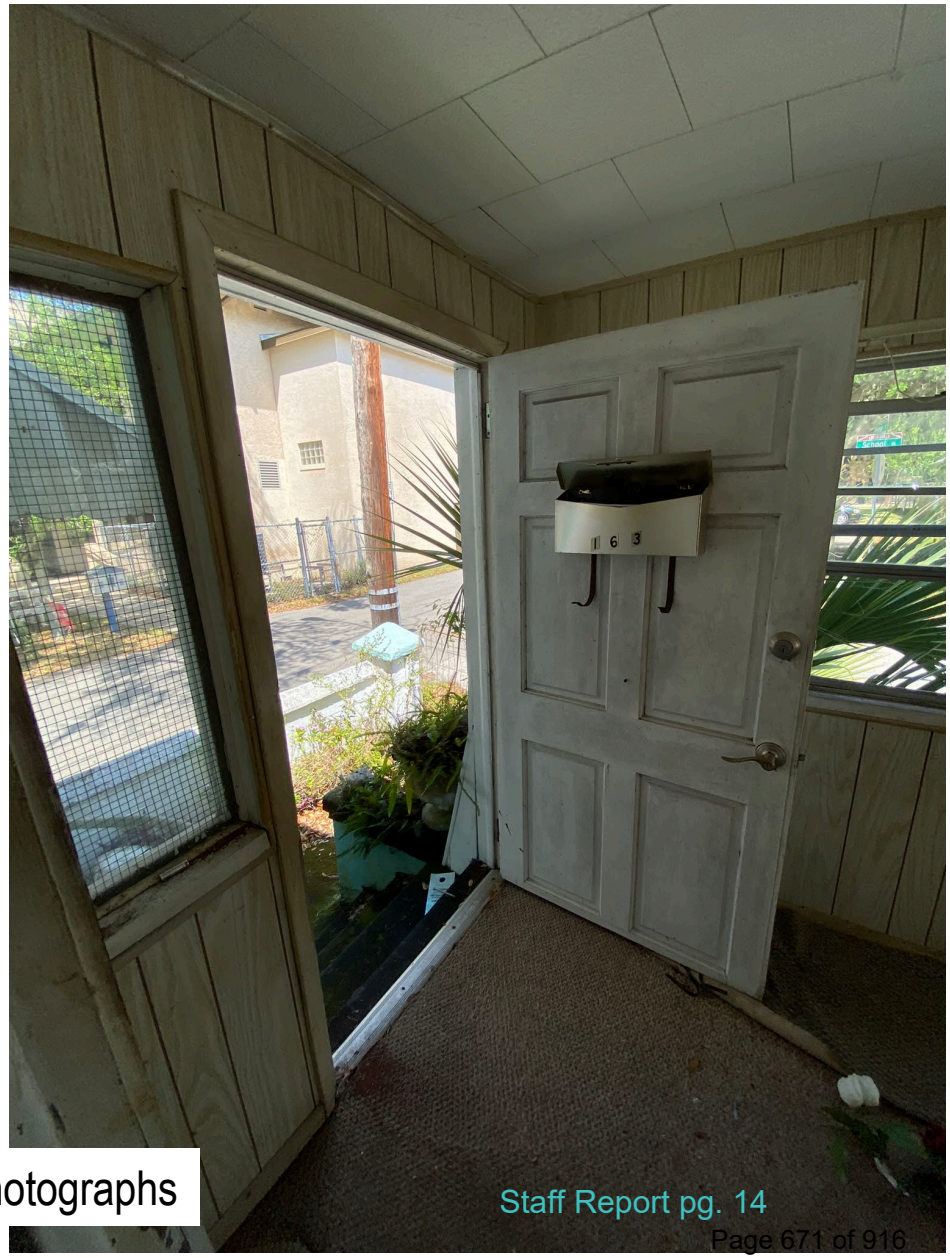




Rear garage proposed for demolition

STAFF PHOTOGRAPHS
163 School Street





Interior Photographs

STAFF PHOTOGRAPHS
163 School Street









Interior Photographs

STAFF PHOTOGRAPHS
163 School Street





Interior Photographs

STAFF PHOTOGRAPHS
163 School Street

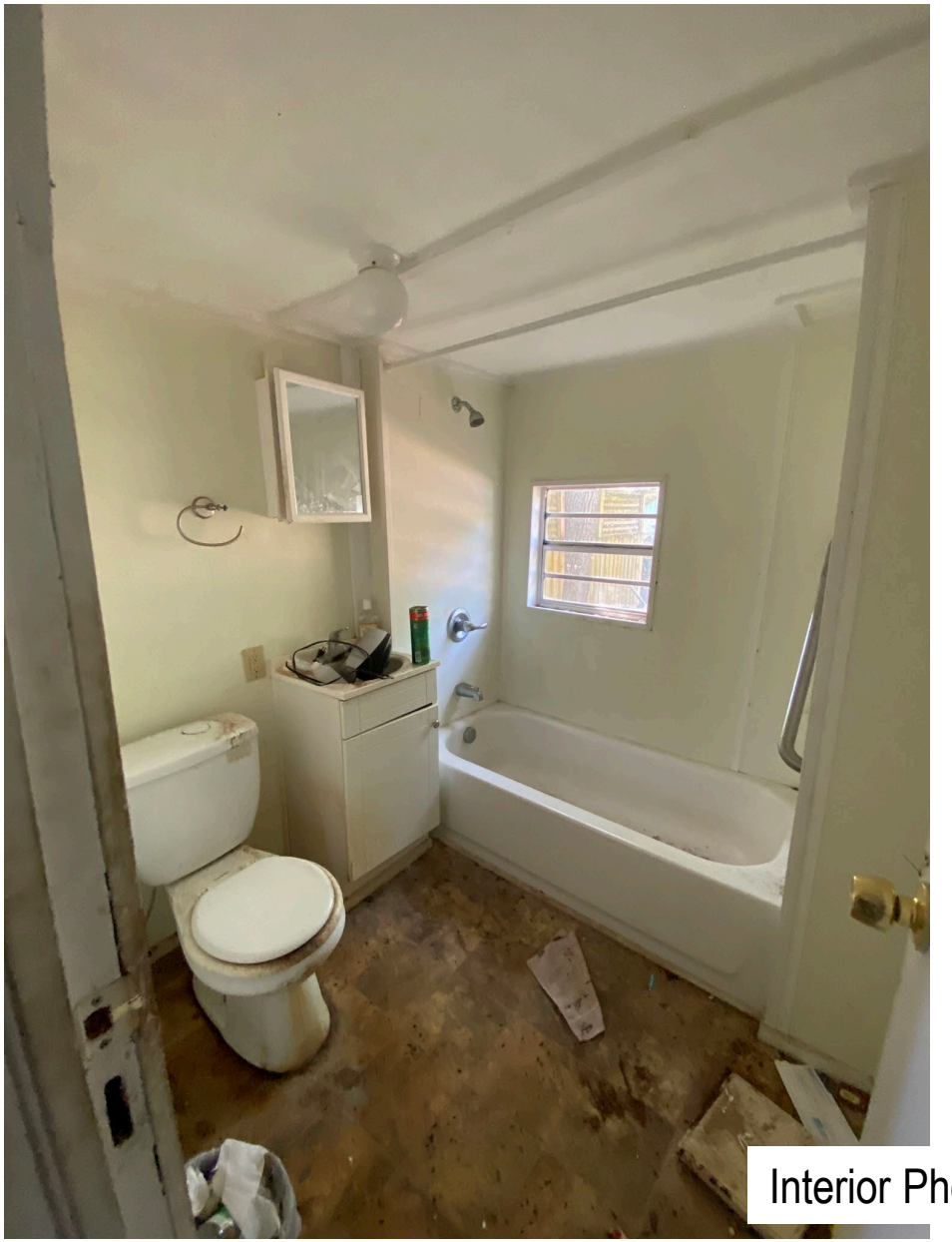






Interior Photographs

STAFF PHOTOGRAPHS
163 School Street





Interior Photographs

STAFF PHOTOGRAPHS
163 School Street

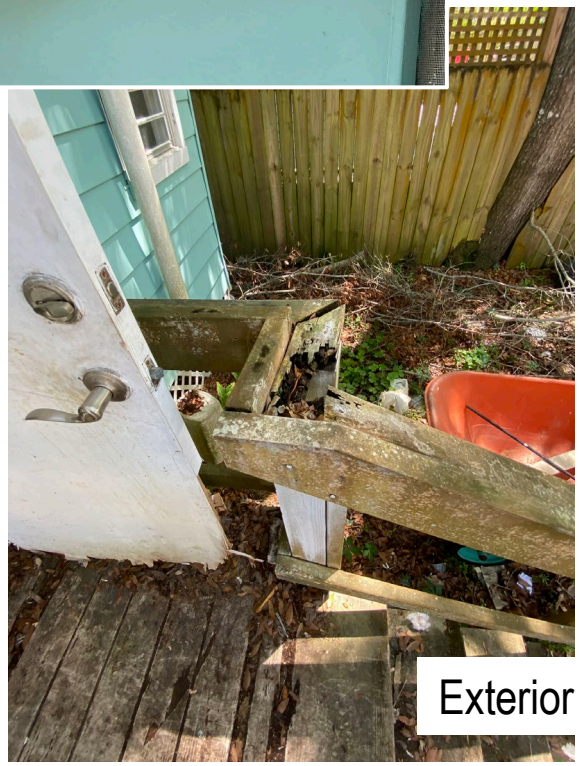




Interior Photographs

STAFF PHOTOGRAPHS
163 School Street







Exterior Damage

STAFF PHOTOGRAPHS
163 School Street







Context Photographs

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STAFF PHOTOGRAPHS
163 School Street









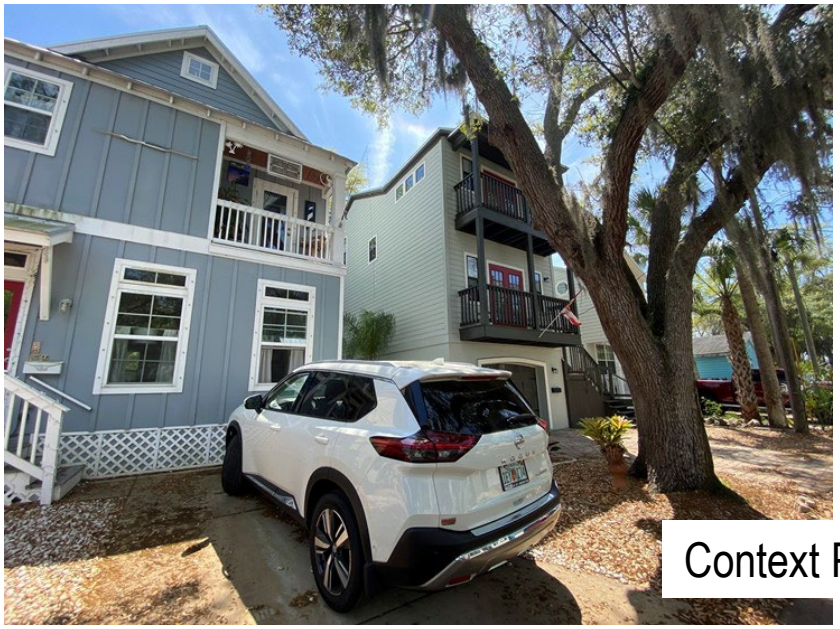
Context Photographs

Staff Report pg. 22

STAFF PHOTOGRAPHS
163 School Street









Context Photographs

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. 8 SJ 2140 1009==

Site Name: 163 School Street 830== Survey Date: 7812 820==

Address: 163 School Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Atwood Tract (subdivision) C (block) N 1/2 of 1 and pt. (lot) 868==

of 2 and all 3 multist - SJ 3248 868==

Owner of Site: Name: McGriff, Ernest and Lula;

Address: 163 School Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: McGriff, Ernest 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469561 (easting) 3305895 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(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: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Aluminum siding

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 (metal), metal jalousie, attic louver 942==

Foundation: Concrete block and brick piers with lattice infill 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies:

942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

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

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Corner lot

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 163 School Street was constructed between 1910 and 1917.

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

HISTORY

The area comprising the Atwood Tract Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. The subdivision corresponds exactly with the 1792 land grant to Martin Hernandez, a Minorcan who was royal carpenter of the fortifications and who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian ferry, present-day Kingsferry Street, formed the southern boundary of the tract and led to Hernandez' other grant on the west side of the river.[1] Throughout the first half of the 19th century, the groves were owned by Jose Mariano Hernandez, a prominent Territorial period politician and landowner who participated in the capture of Osceola. The property was purchased in 1865 by Anna Atwood, wife of George Atwood, a leader of the Florida Radical Republicans after the Civil War and former county clerk. In 1887, the Atwoods conveyed title to the St. Augustine Improvement Company, a leading local real estate firm headed by William Warden and Heth Canfield, which subdivided the pro-

[over]

V. BIBLIOGRAPHY

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

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

3. St. Augustine City Directory, 1920-21.

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perty the following year. Development proceded rapidly to the west of Central Avenue. Some of the first houses along Park Place and DeHaven Street were built by Whites while the rest of the tract was developed as a Black residential area, one of the first of such neighborhoods outside the original Lincolnville community.[2]

The house at 163 School Street was once the residence of the Rev. T. H. Rogers [Black], Pastor of St. Mary's Baptist Church.[3]

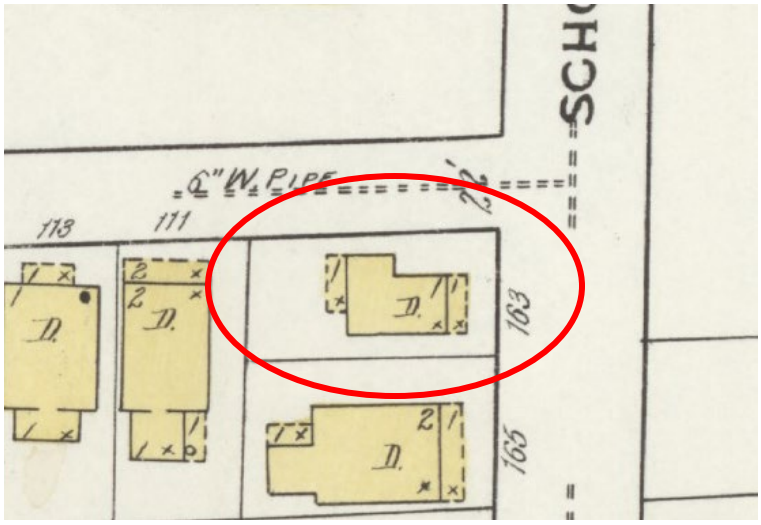

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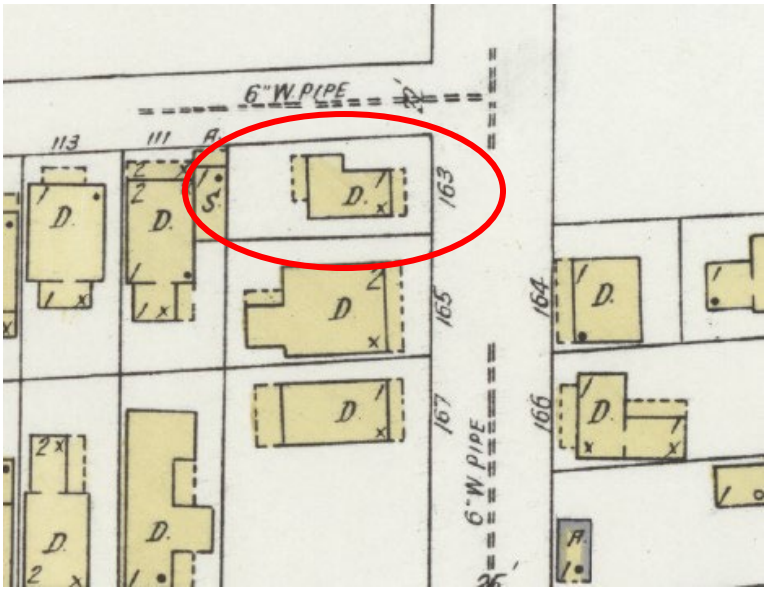
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SANBORN MAPS
163 School Street

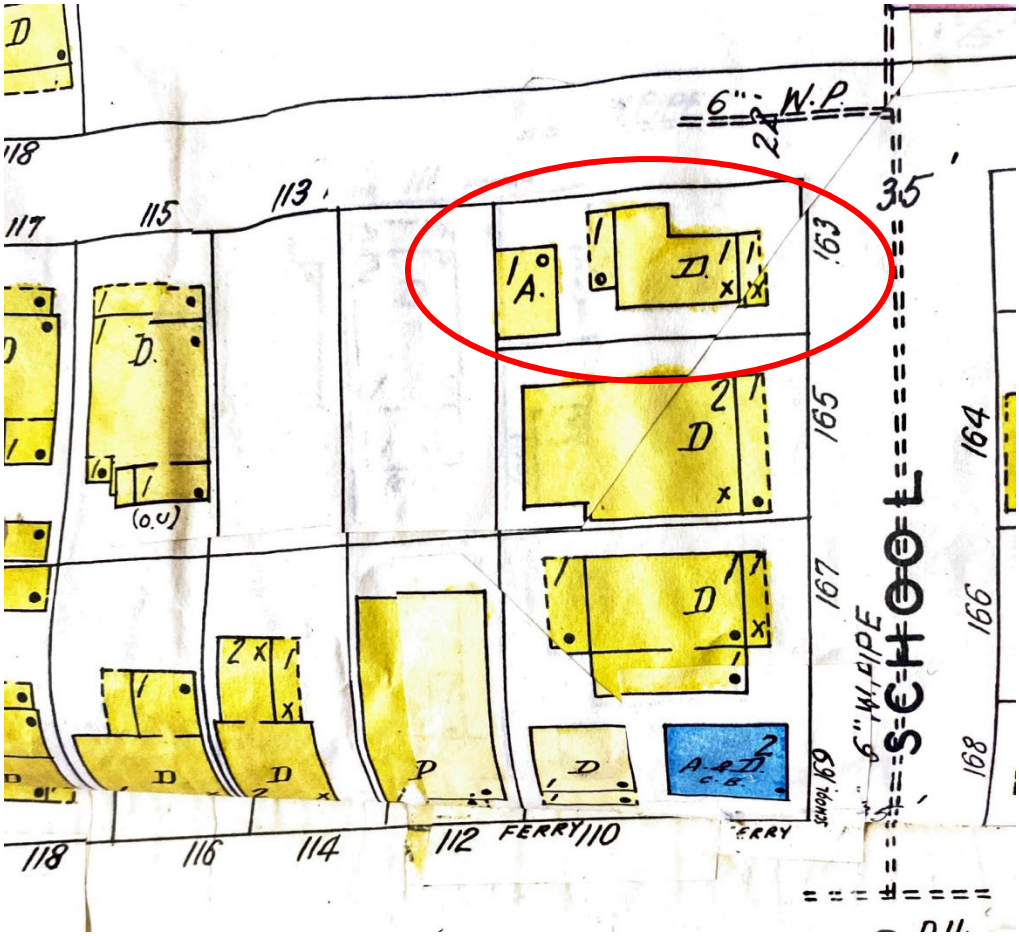
1917

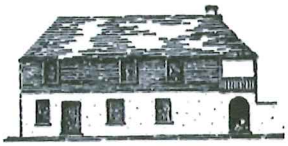


1924



1930 updated to 1965





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. HP2022-0026

Receipt No. 2341749 Meeting Date April 21, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Bart Piniaz
   Business (if applicable) _____
   Address 340 Amelia Ct
   City St Augustine State FL Zip 32080
   Daytime telephone 904-502-2610 Other phone/email BPINIAZ@HOTMAIL.COM

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

2. NAME OF PROPERTY OWNER 163 School St LLC
   Business (if applicable) _____
   Address 3815 Wahoo Dr
   City St Augstine State FL Zip 32084
   Daytime telephone (required) 917-559-6032 Other phone _____

3. PROJECT STREET ADDRESS 163 School Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 1&2 Block C Subdivision Buena Esperanza Parcel Number 2087500000

5. DATE OF CONSTRUCTION 1920 Source: St Johns County

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: Drawing Attached

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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 GARAGE (full demo only)
☐	☒	☐	Roof structures (dormers, chimneys, etc.) Specify: New metal roof will be removed
☐	☐	☐	Porch/Deck/Balcony Specify: _____
☐	☐	☐	Exterior walls
☐	☒	☐	Exterior finishes (stucco, masonry, siding) Specify: Aluminum 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:
  - An estimate of the cost of the proposed construction, alteration, demolition, or removal.
  - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
  - An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
  - The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
  - The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
  - All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
  - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
  - The assessed value of the property according to the two (2) most recent assessments;
  - The real estate taxes for the previous two (2) years.
  - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint ve
  - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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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 Bart Piniaz DATE 3-20-2022

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Frank Mitarotonda DATE 3-20-2022

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.

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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.

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CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Bart Piniaz is/are hereby authorized TO ACT ON BEHALF OF Frank Mitarotonda, 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

Frank Mitarotonda
Print Name of Owner

917-559-6032
Telephone Number

State of Florida
County of St Johns

Signed and sworn before me on this 22 day of March, 2022
By Frank Mitarotonda

Identification verified: Known personally
Oath sworn: X Yes ___ No

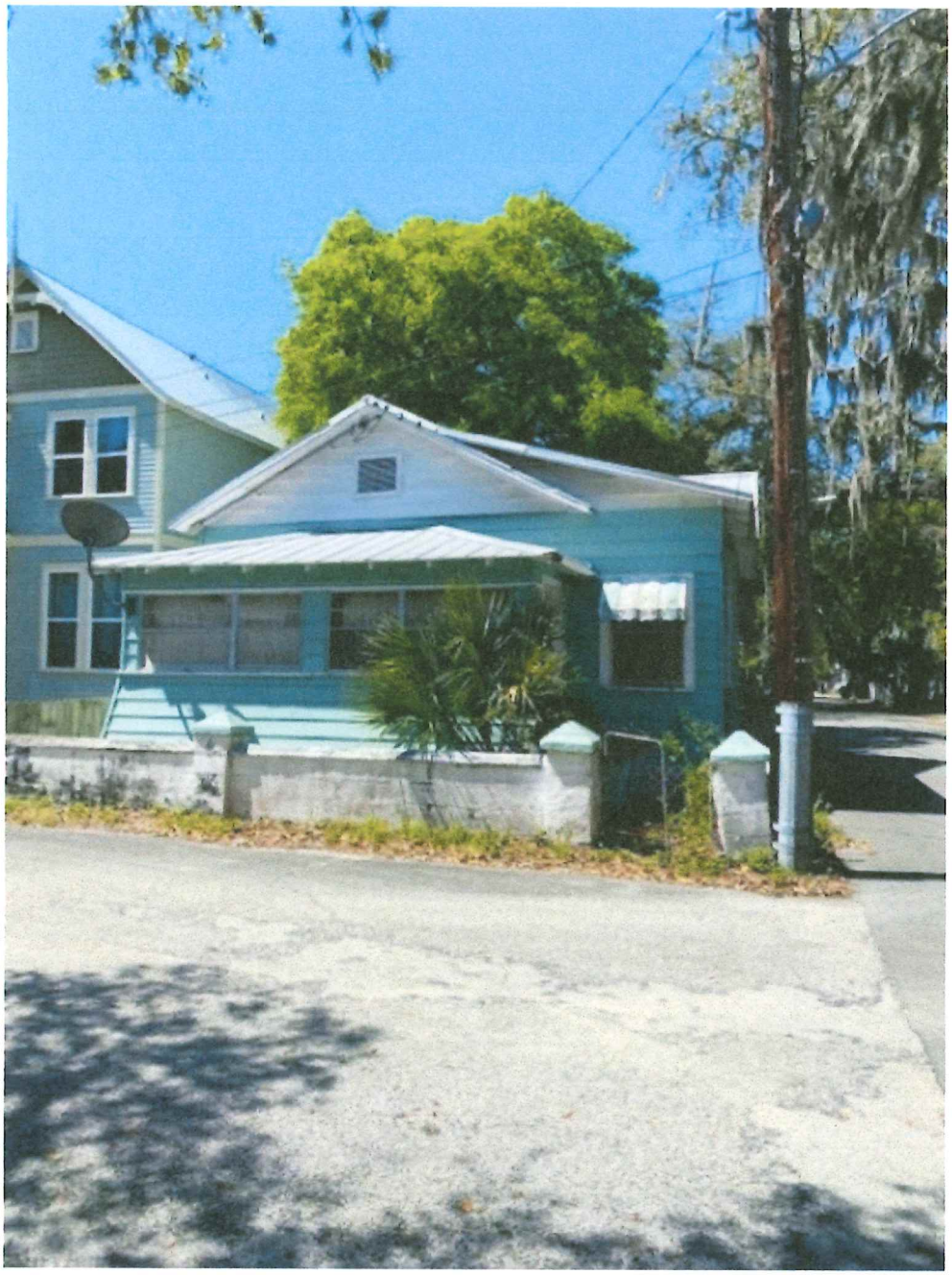
Notary Signature: _____

My Commission expires: 7/20/25

JACLYN PINIAZ
Notary Public
State of Florida
Comm# HH164098
Expires 7/20/2025

RECEIVED
MAR 22 2022
Planning/Building Dept.

Rev:022117



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MAR 22 2022

Planning/Building Dept.



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MAR 22 2022

Planning/Building Dept.



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MAR 22 2022

Planning/Building Dept.



RECEIVED

MAR 22 2022

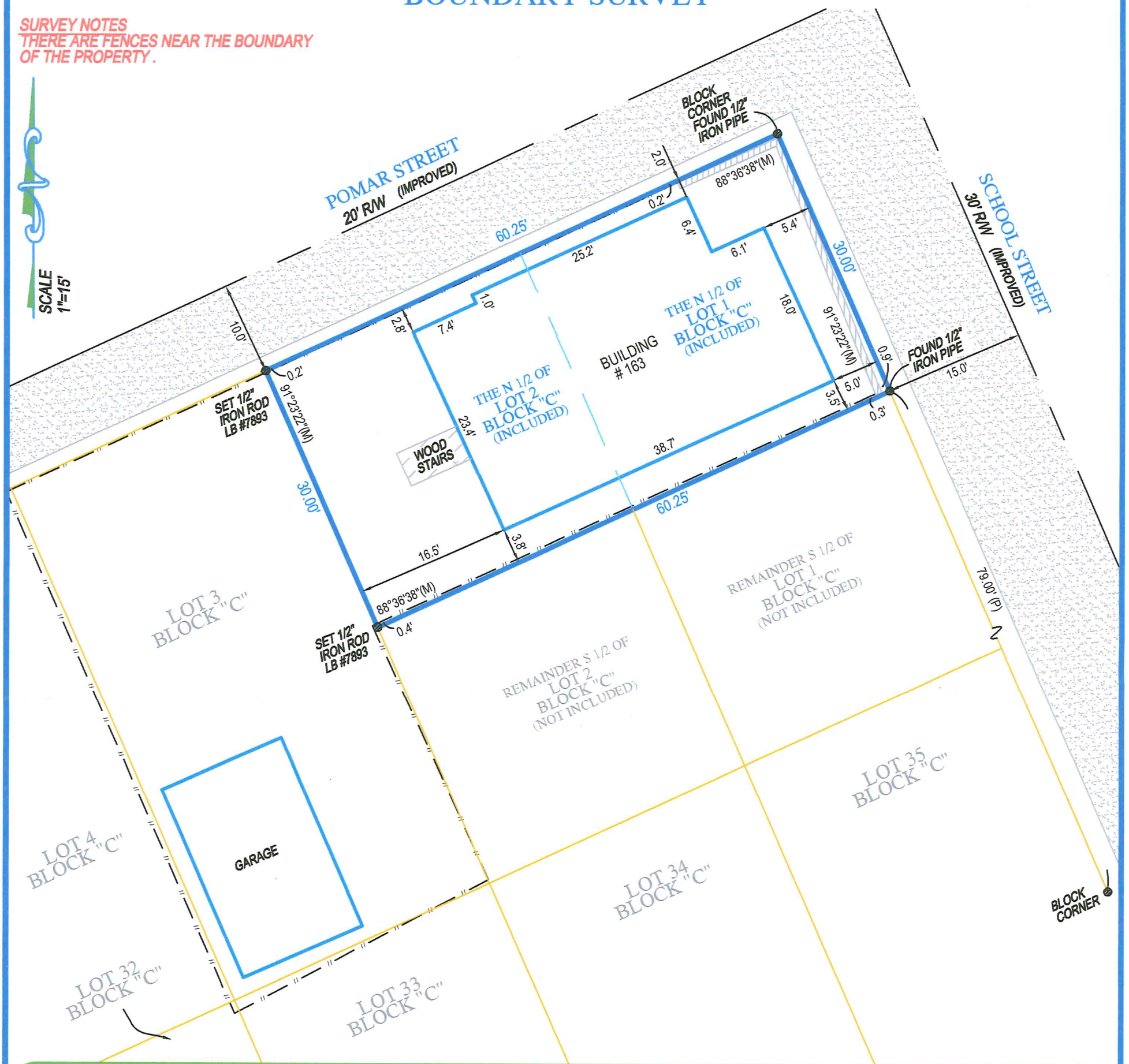
Planning/Building Dept.

Received March 23, 2022
Planning and Building Department



BOUNDARY SURVEY

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY .



KENNETH J OSBORNE CERTIFICATE No. 6415 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____

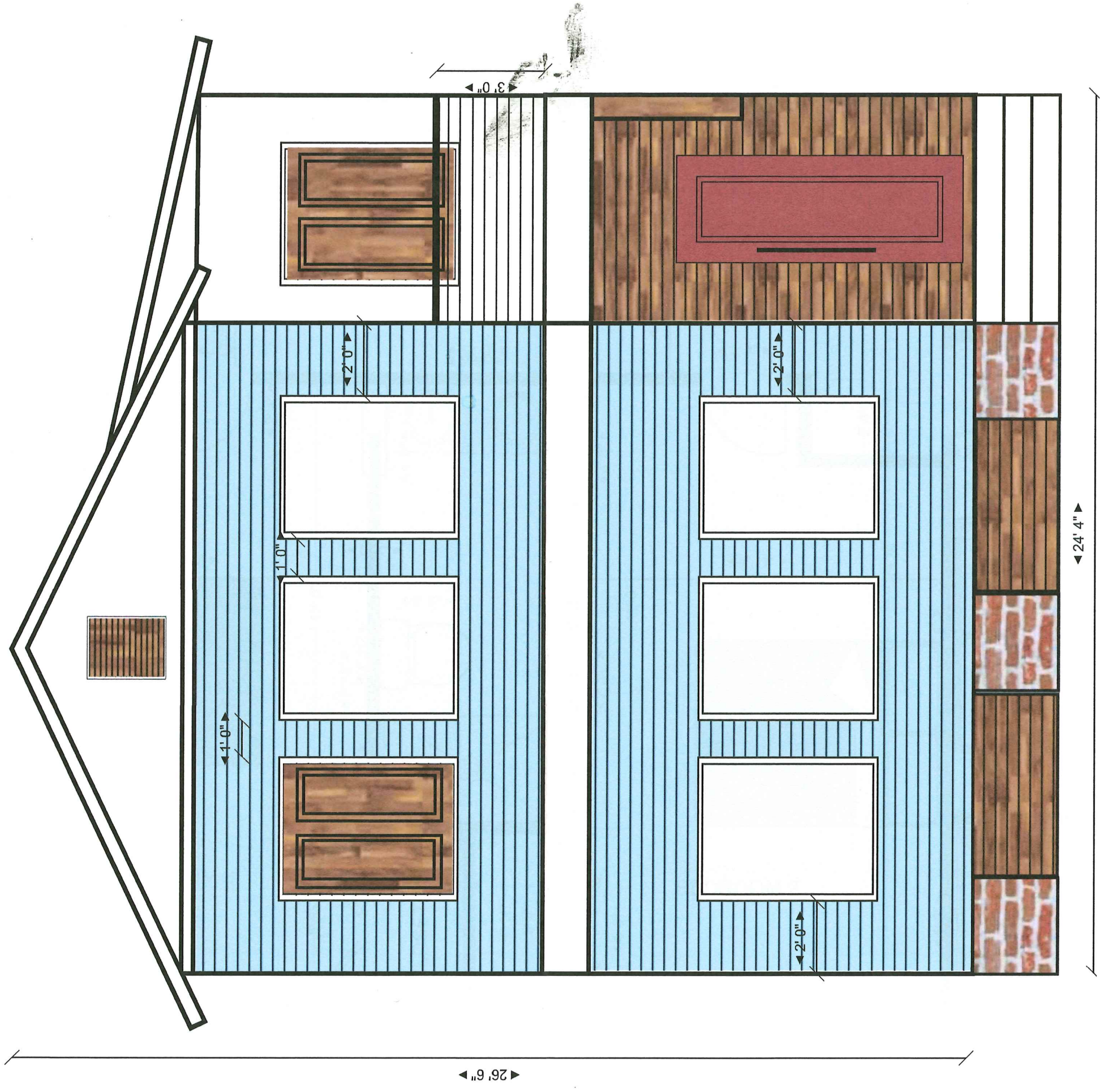
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2022.03.21 10:00:45 -04'00'

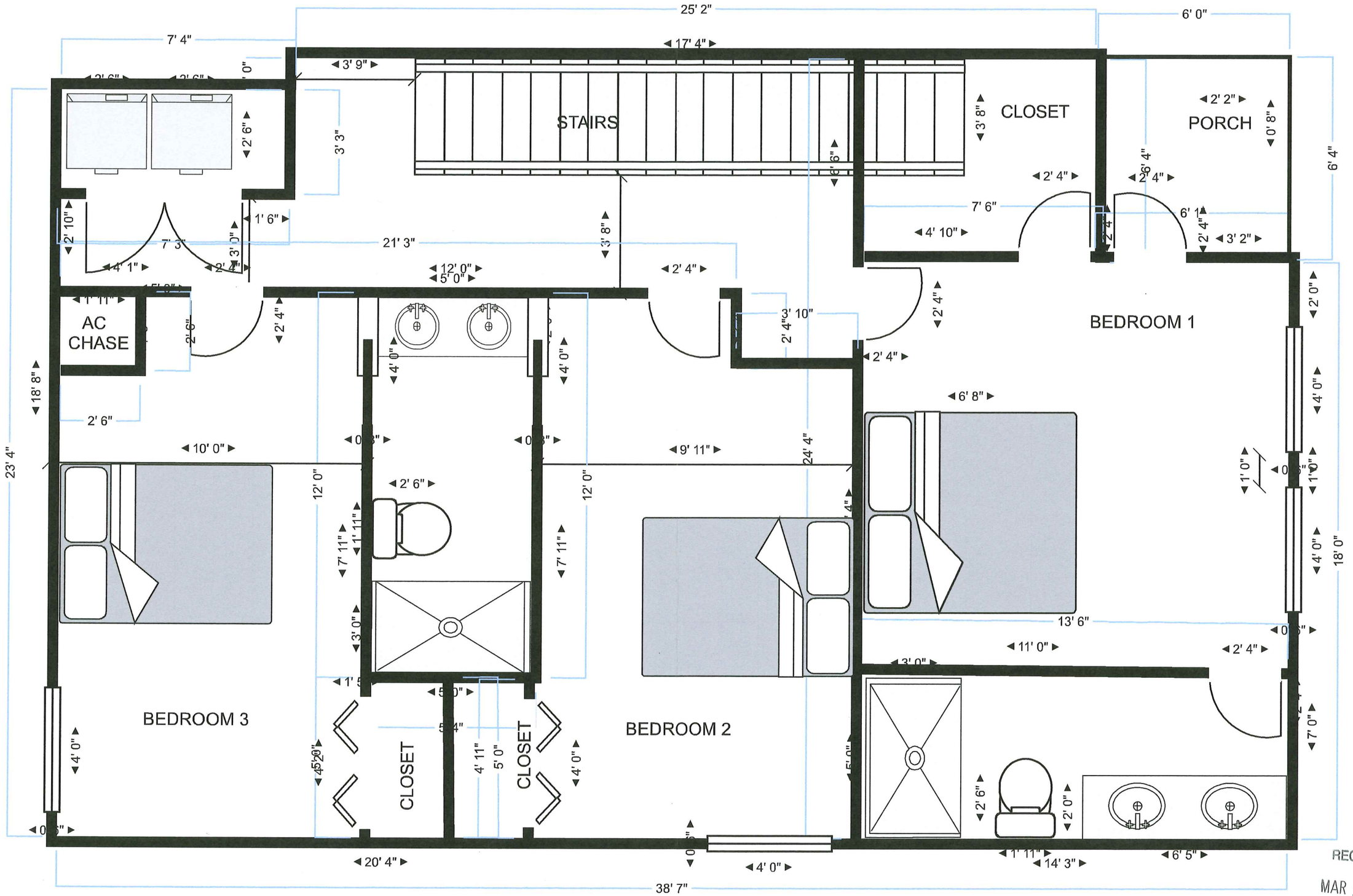
PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

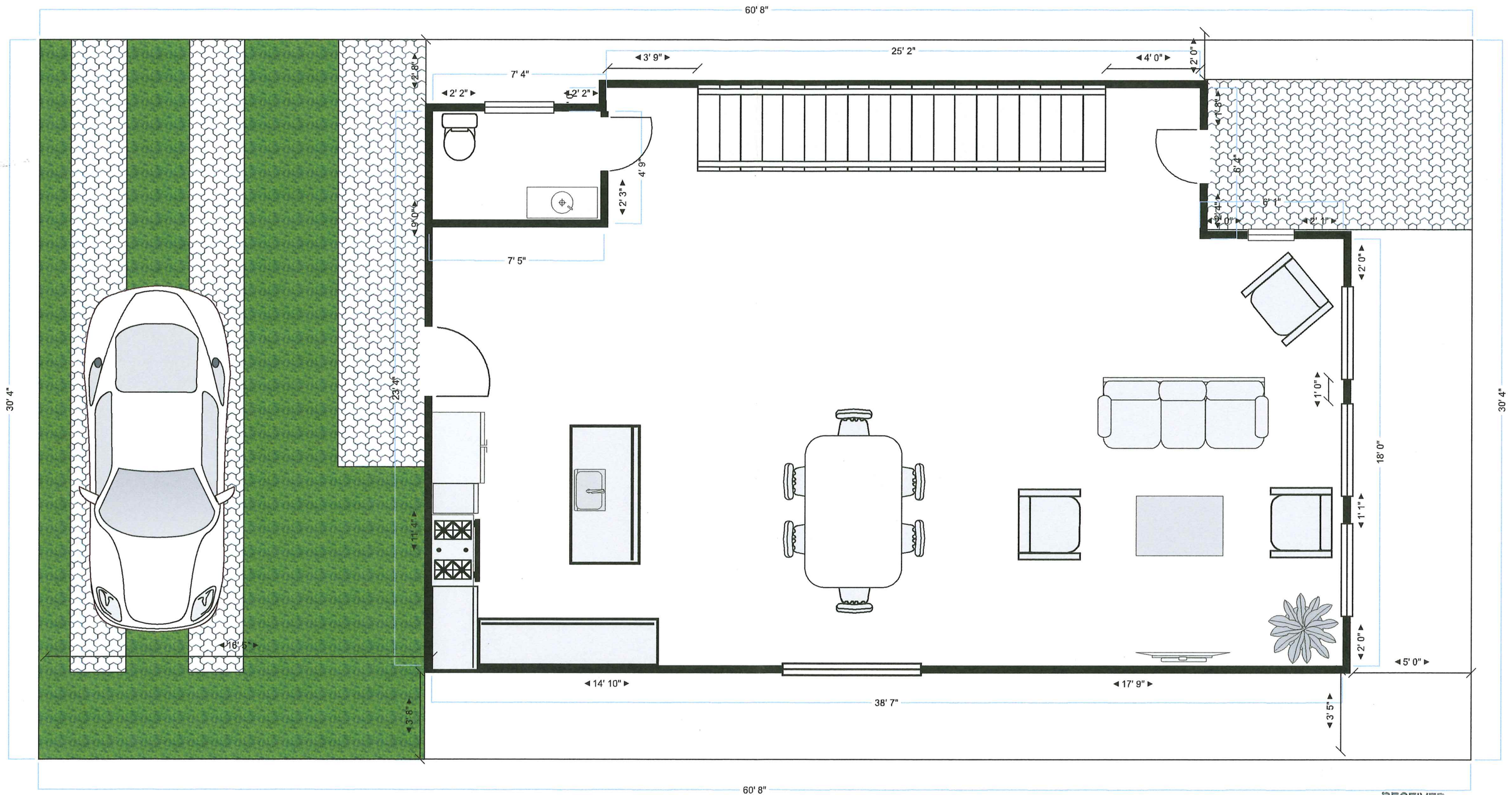
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Instr #2022028015 BK: 5516 PG: 786, Filed & Recorded: 3/16/2022 9:16 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $2,464.00

Prepared by/Return to:
Marika Sevin
US PATRIOT TITLE, LLC
111 Nature Walk Parkway
Unit 101
St. Augustine, FL 32092

After Recording Return to: Grantee

File Number: 2022-294MS

General Warranty Deed

Made this 16 day of March, 20 22 A.D., by **Lorenzo Mincey, a single man,** (henceforth referred to as "Grantor") whose address is: **3124 North 47th Street, Tampa, FL 33605,** to **163 School Street, LLC, a Florida Limited Liability Company,** (henceforth referred to as "Grantee") whose address is: **3815 Wahoo Drive, St. Augustine, FL 32084**
(Whenever used herein the term 'Grantor' and 'Grantee' include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

In the City of St. Augustine, North 1/2 of Lots 1 and 2 and All of Lot 3 of Block C of the BUENAESPERANZA A DIAGRAM OF THE SUBDIVISION OF THE ATWOOD TRACT according to the plat or map thereof as recorded in Map Book 1, Page 86 Public Records of St. Johns County, Florida.

Parcel ID Number(s): 208750-0000

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments of the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021

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

Katrice Biggins
WITNESS
PRINT NAME: Katrice Biggins

Regina Greene
WITNESS
PRINT NAME: Regina Greene

Chola Little
Lorenzo Mincey by Chola Little, his Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 10 day of March, 2022, by Chola Little, as Attorney-In-Fact for Lorenzo Mincey.

COPY

Regina Greene
Signature of Notary Public
Print, Type/Stamp Name of Notary

REGINYA GREENE
Notary Public-State of Florida
Commission # HH 183599
My Commission Expires
October 16, 2025

Personally Known: X OR Produced Identification:_____
Type of Identification
Produced:_____

ST. JOHNS COUNTY 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

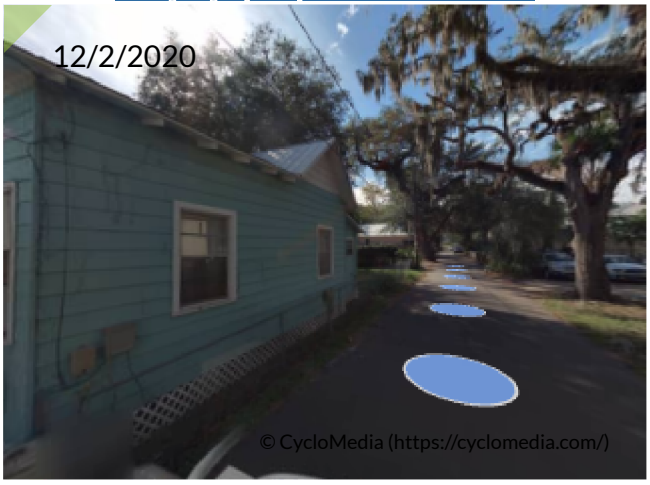
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2087500000
Location Address	163 SCHOOL ST SAINT AUGUSTINE 32084-0000
Neighborhood	Atwood Tract (626)
Tax Description*	1-86 ATWOOD TR CITY N1/2 OF LOTS 1 & 2 & ALL LOT 3 BLK C OR5516/786 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Atwood Tract, Buenaesperanza A Diagram O
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.090
Homestead	N

Owner Information

Owner Name	163 School Street LLC 100%
Mailing Address	3815 WAHOO DR SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$75,206
Extra Features Value	$4,764
Total Land Value	$114,345
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$194,315**
Total Deferred	$27,586
Assessed Value	**$166,729**
Total Exemptions	$0
Taxable Value	**$166,729**

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

Historical Assessment Information

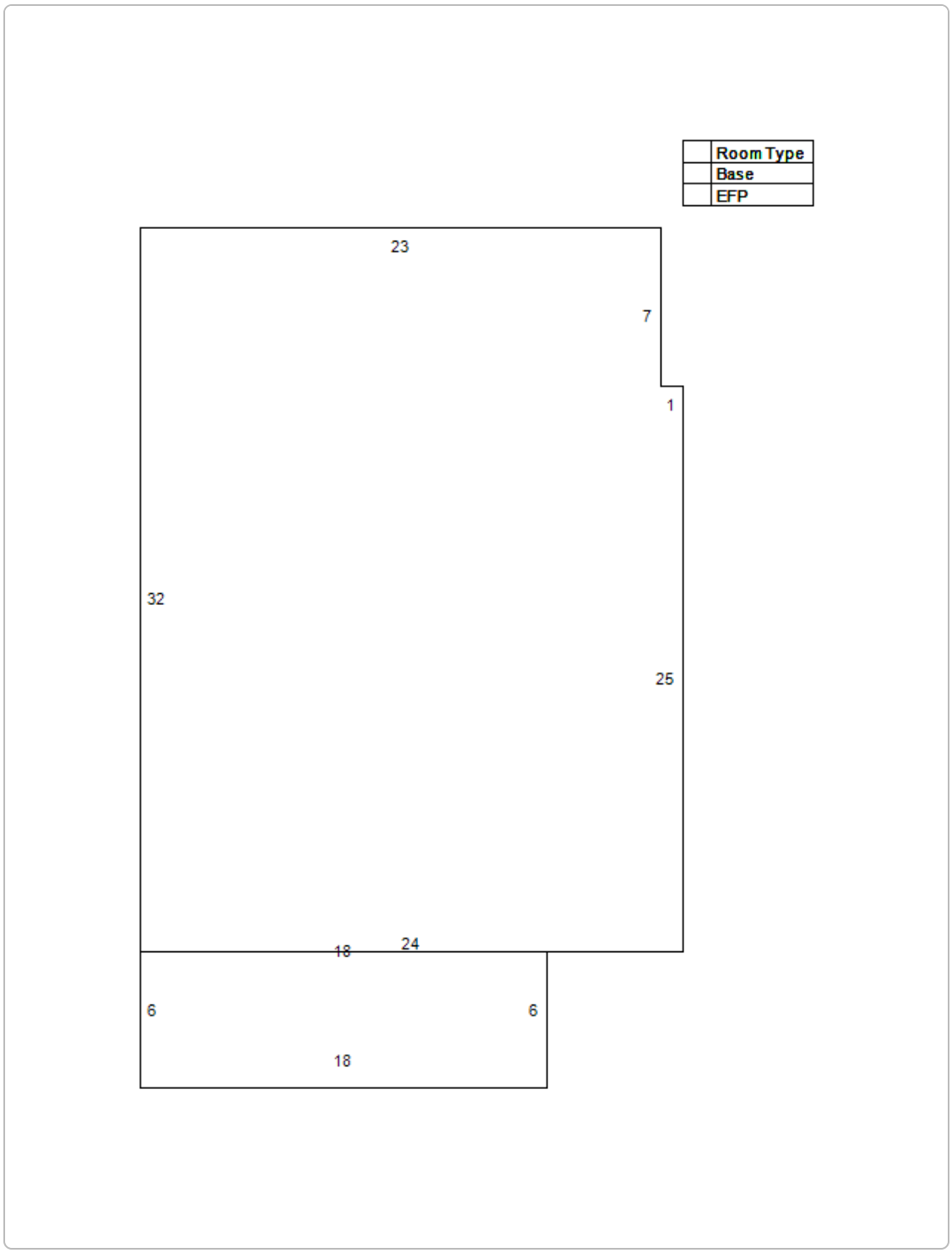
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$50,015	$4,764	$103,950	$0	$0	$158,729	$151,572	$7,157	$151,572
2020	$42,939	$4,764	$90,090	$0	$0	$137,793	$137,793	$0	$137,793
2019	$39,091	$1,931	$90,090	$0	$0	$131,112	$65,275	$131,112	$0
2018	$33,435	$1,175	$83,160	$0	$0	$117,770	$64,058	$117,770	$0
2017	$34,131	$1,349	$74,844	$0	$0	$110,324	$62,740	$110,324	$0
2016	$35,524	$1,349	$64,969	$0	$0	$101,842	$61,450	$101,842	$0
2015	$36,917	$1,349	$51,975	$0	$0	$90,241	$61,023	$90,241	$0
2014	$30,169	$1,349	$41,580	$0	$0	$73,098	$60,539	$73,098	$0
2013	$31,266	$1,349	$32,224	$0	$0	$64,839	$59,644	$64,839	$0
2012	$32,362	$1,349	$28,066	$0	$0	$61,777	$58,647	$61,777	$0
2011	$24,758	$996	$31,185	$0	$0	$56,939	$56,939	$56,939	$0
2010	$25,834	$996	$34,650	$0	$0	$61,480	$61,480	$61,480	$0

Building Information

Building	1
Year Built	1920
Actual Area	869
Conditioned Area	761
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Wall Board
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	2
Baths	1

Description	Square Footage
ENCLOSED FRAMED PORCH	108
BASE AREA	761
Total SqFt	869

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage		3950
Concrete Paving		405
Masonry Wall		409

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	55	50	55	EF	$114,345

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/16/2022	3/10/2022	$352,000.00	WARRANTY DEED	5516	786	Q	I	MINCEY LORENZO	163 SCHOOL STREET LLC
10/8/2018	10/8/2018	$0.00	OTHER INSTRUMENT	4623	728	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
10/8/2018	10/8/2018	$0.00	OTHER INSTRUMENT	4623	726	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
9/12/2018	9/7/2018	$0.00	LIS PENDENS	4611	116	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO ET AL
7/26/2016	7/22/2016	$0.00	OTHER INSTRUMENT	4229	99	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
11/25/2015	11/20/2015	$0.00	LIS PENDENS	4115	1918	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
6/30/2015	6/26/2015	$0.00	OTHER INSTRUMENT	4049	1764	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
6/3/2015	6/1/2015	$0.00	LIS PENDENS	4036	631	U	I	NATIONSTAR MORTGAGE LLC	MINCEY LORENZO
12/29/2010	3/11/2009	$0.00	DEATH CERTIFICATE	3392	743	U	I	MC GRIFF LULA MAE (DECD)	MINCEY LORENZO (SURV JTRS)
	12/29/2008	$100.00	QUIT CLAIM DEED	3151	1321	U	I	MC GRIFF LULA	MC GRIFF LULA & MINCEY LORENZO

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
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Last Data Upload: 3/23/2022, 12:53:12 AM

Version 2.3.180



Detail by Entity Name

Florida Limited Liability Company
163 SCHOOL STREET, LLC

Filing Information

Document Number	L22000086298
FEI/EIN Number	NONE
Date Filed	02/22/2022
State	FL
Status	ACTIVE

Principal Address

3815 WAHOO DRIVE
SAINT AUGUSTINE, FL 32084

Mailing Address

3815 WAHOO DRIVE
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

OLD CITY LAW, PLLC
1 RIBERIA STREET
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

MITAROTONDA, FRANK, SR.
3815 WAHOO DRIVE
ST. AUGUSTINE, FL 32084

Annual Reports

No Annual Reports Filed

Document Images

02/22/2022 -- Florida Limited Liability View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for April 21, 2022 Meeting



Application HP2022-0027 Address: 115 Bridge Street

Applicant: Bridge Street Estates, LLC

Owner: Joseph Griffin

Project description: To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application including proposed restoration and rehabilitation of existing architectural elements for a building constructed ca. 1800 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.

Architectural Style:	(Partially built during Second Spanish Period) Frame / Masonry Vernacular	Florida Master Site File:	SJ00384
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1800 (NRHD nomination)
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2068500000		
Agenda Item:	9(a)	Previous Action(s):	COD PL2021-0137 (Partial demo)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. Part I of the application is to determine that the property is a qualifying property, which it is because it is a contributing property to the Lincolnville National Register Historic District. For Part II, the HARB is to determine if the proposed rehabilitation work is appropriate for an ad valorem tax exemption based on if the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Once the rehabilitation is complete, the application's required Part III documentation will need to be submitted for review by the HARB to certify the completion of work for a historic preservation ad valorem tax exemption. The HARB will then recommend that the city commission grant or deny the exemption. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB that they meet the Secretary of the Interior's Standards for Rehabilitation. The owner also plans to apply for federal historic preservation tax credits.
2. Named "Yallaha," this was once a plantation house for a former orange grove and according to the attached Florida Master Site File (FMSF) survey, "is the oldest surviving building in the southwest peninsula of St. Augustine." The FMSF survey states the wood frame portion was constructed around 1845, but the coquina section was earlier, and has a similar appearance as other late colonial buildings which are primarily located in other areas of the city. The application points out how this building's year of construction, estimated at 1815 and 1845, largely differs from Lincolnville's building stock that dates from 1870-1930.
3. With its L-shaped footprint and a cross gable roof with gabled dormers, the existing house has both coquina and brick foundations. Portions of the original building were built with coquina walls during the Second Spanish Period (1784-1821), and others later portions with wood frame. Situated on a large property that was divided up into multiple other parcels over time, the remaining site on the southwest corner of Bridge and Sanford Streets is still large, especially in comparison to most of the other properties in Lincolnville. A patio was added in the 1970s to the rear/south adjacent to the older coquina square well, that according to the application is visible in an 1876 lithograph of the property. Architectural descriptions of the stuccoed coquina and wood frame 1-1/2 story structure and the important and interesting history and historical associations are detailed in the FMSF survey attached.
4. Some of many alterations to the property over the years, which include multiple remodels and different uses, including the house's first floor modified for use as a welfare and food stamp office, are also summarized in the FMSF survey and indicated on the Sanborn maps. Also noted is that some of the coquina from interior walls was removed during the remodels and used on other buildings and properties throughout the city, and other buildings on the property were moved over the years to other properties. The building was renovated to its present configuration c. 1970 by William Forrester, who was a local contractor and long-term owner of the property.
   Please also refer to the application packet Part II submittal, for summaries of existing conditions and alterations: see Part II Features 2-6 for exterior of building, Feature 7 for 1st floor interior, and Feature 8 for 2nd floor interior.
5. The existing interior first floor spaces include the parlor with coquina fireplace and a kitchen with dining room in the coquina portion, three bedrooms, bathrooms, and an entrance hall. The second floor was divided into two apartments.

STAFF SUMMARY AND ANALYSIS (continued):

6. A Certificate of Demolition (COD) application (PL2021-0137) was approved by the HARB in October 2021 for partial demolition to include the removal of roofs of the front and rear porches, the dormers, rear carport, and possible historic accessory structures. Notations on the COD plans indicate the elements that have failed including the porch roof, wood columns and railings. In addition, the plans noted that there may be extensive structural damage to the rear rooflines on the coquina section and to the roof in areas adjacent to the dormers and indicated some of the known areas of extensive wood decay/termite damage.
7. While the building has suffered from deferred maintenance/demolition by neglect over many years, and elements of the proposed partial demolition were noticeably in disrepair or were in different states of collapse, the HARB stressed that great care should be taken to not demolish more than what is required in the initial efforts to stabilize this historically and architecturally significant house when they approved the COD.
8. A building permit (PR2021-1638) was issued in the fall of 2021 for non-structural exploratory interior demolition and then revised to add the removal of elements from the failed porches on the north and east elevations as well as the car port addition on the south/rear of the building after the HARB COD approval.
9. According to the statement of significance provided in Part II of the application, the building originally served as the country home of Dr. Jose Bousquet. Later, the land became known as "Mitchel Grove," as it was owned by Peter Mitchell after the Board of Land Commissioners of East Florida granted him the title by the 1820s. From 1845-1876, the Dumas Family owned the property and changed the building to its current configuration. Subsequent owners continued to alter the property, including under long-term owner William Forrester and his family from 1955-2021. The FMSF attachments
10. Sanborn maps do not include the area of the property at 115 Bridge Street until the 1910 version and show how the building's footprint and other buildings on the property evolved over time when comparing through the 1965 revised map.
11. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
    Value of building per SJCPA (2022): $144,758
    Taxable Value (2022): $764,696
    Estimated Value of Proposed Project (historic house portion)*: $840,000
    *The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
12. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."
    Regarding the amount of historic material that is being replaced, thorough documentation is needed. The HARB should determine if the work that has already begun to the existing house or the proposed work to the house or with the addition exceeds or is inconsistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation. **
    ***See summary of proposed work related to SOIS on pages 4-5 and Summary Scope of work on page 6.*

STAFF RECOMMENDATION:

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 115 Bridge Street if the HARB finds:**

1. This is a qualifying property since it is listed as contributing to the Lincolnville National Register Historic District
2. The proposed scope of work to the exterior and interior of the existing building and with the addition complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

Julie Courtney
Julie Courtney, Historic Preservation Officer

SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR REHABILITATION

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property will be changed from an office/tri-plex back to residential, which requires minimal changes to the existing historical portions of the building. The large proposed addition and inground pool are the exception, but are minimized by the planned location. Interior room configurations will be altered in the existing building, which parts of, especially the interior and the site, were already extensively altered over time.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior of the original structure including the coquina portions, wood siding, forms/design of porches roof, and opening patterns will largely remain. Work on removing the unsound material has begun and is in the process of replacement. It is important to document how much historic material is being replaced and take care to not remove what can be repaired or replace more than is necessary. On the interior, existing room configurations are being altered, but these new interior spaces are mostly keeping to similar or historic uses.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:**
   The major exterior features are proposed to largely remain intact, but some will be rebuilt due to deterioration. The separation of the proposed addition from the existing house by a hyphen will help differentiate the historic building from the new construction.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the design of the exterior of the existing house will largely remain unchanged with the exception of some changes to /additions of windows. Elements will be rebuilt, such as the porches, possibly the dormers, and some walls. The previously extensively altered interior will be modified to better accommodate the building's use as a single-family home.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** The existing exterior finishes are proposed to be retained where possible or selectively repaired, while it has been noted by the plans and building permit applications that some materials and some elements like windows are being replaced. Distinctive features will be preserved or rebuilt in place. Remaining distinctive interior features like the fireplaces and chimneys are proposed to remain.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** Part II of the application indicates elements that are being retained, selectively repaired, or replaced with matching materials.
7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or physical treatments, and states work such as masonry repairs/repointing of mortar will done in accordance with National Park Service Historical Preservation Technical Procedures.

SOIS In Relation to the Proposed Scope of Work Outlined on Page 6 (continued):

8. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is located in Archaeological Zone IIIA. An A14 Archaeological Review application was submitted, and City Archaeology Program staff have done some initial investigation in areas that were disturbed during interior renovation and demolition. Per the City's Archaeological Preservation Ordinance, additional archaeological review should be required for all future proposed work including, but not limited to, the proposed additions, inground pool, and perimeter property wall. Archaeological work is expected to span years and occur in conjunction with continued development on the property. In regard to "if such resources must be disturbed, mitigation measures shall be undertaken," reviews performed according to the City's Archaeological Preservation Ordinance are not focused on assessing the significance of a site and preserving the site. To meet this standard and the requirements of the Federal Historic Preservation Tax Credit Program, additional work may be required. Please see the full archaeology summary on page 7 for more information.
9. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** A large addition is proposed to the rear/south of the house. A hyphen will attach to the existing house approximately in the area of the nonhistoric two-story carport and balcony structure that has been recently demolished. With the hyphen to be placed in between the house and the addition, the extent of the addition does not directly or permanently impact the historic house. The proposed location helps the addition not obscure the historic house and the design appears to be compatible but differentiated from the existing building with the proposed Hardie siding materials and windows that have different divided lite sashes and a portion resting on a pier foundation. Some details like proposed exterior light fixtures are unknown and elements such as the expansive brick paver driveway may not seem as historically compatible to the site, but that will not be as visible from the front of the property.
10. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Historic materials are proposed to be retained where possible if they are not deemed too deteriorated for repair. Some alterations are not easily reversible, such as the replacement of historic materials with new and the modified floor plan on the interior. The use of a hyphen in between the proposed addition and the historic house helps make the addition be a reversible element.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page 12.

SUMMARY SCOPE OF WORK: *See Application Packet for More Details*

Proposed to Exterior of Existing Building (SEE INFO UNDER APPLICATION'S PART II - FEATURES 2-6):

1. **Roof:** Historic roof structure is to be stabilized and retained; existing roof material to be removed and underlying structure to be selectively repaired, ice/water membrane to be added along with new architectural shingle
2. **Chimneys (2):** Both to be retained, with brick and mortar cleaned and selectively repaired
3. **Porch:** Foundation/porch deck to be stabilized with spot repairs; wood porch posts to be repaired and replaced in their original location; balustrade to be rebuilt replicating existing porch to c. 1980; roof to be reconstructed
4. **Dormers:** wooden features, including decorative shingles, to be selectively repaired
5. **Widows:** repair or replaced in kind; casement windows on 1st floor level of north elevation to be replaced with 6/6 sash windows; a new 4/4 sash window to be added on 1st floor level of south elevation; (2) new 4/4 sash windows to be added on 1st floor level of west elevation. Wood windows are proposed with exterior muntins.
6. **Elevation Features** to be retained and selectively repaired on south elevation / with matching materials on west elevation
7. **Attachments:** Non-historic wood carport, stairs, and deck were demolished (approved COD PL2021-0137)

Proposed to Interior of Existing Building:

FIRST FLOOR (SEE INFO UNDER APPLICATION'S PART II - FEATURE 7)

1. Non-historic partition wall and finishes in kitchen to be removed
2. Library to be created in kitchen/dining space, with new wood floors, drywall walls/ceilings
3. Entrance/Stair hall to be retained, with historic interior access to 2nd floor restored
4. Parlor and fireplace to be retained in present configuration for use as a bedroom and sitting room;
5. Non-historic partition walls in south wing to be partially removed, with hallway to be created in what is believed to be historic location; chimney to be retained
6. Reconfigured second bedroom and 2 bathroom spaces to be added in previously altered space south wing
7. Wood floors to be retained and selectively replaced in areas of deterioration with material that matches

SECOND FLOOR (SEE INFO UNDER APPLICATION'S PART II - FEATURE 8)

8. Historic interior stair access to 2nd floor to be restored to create a single unit; west bedroom to be created; brick fireplace to be retained; bathroom to be added on east side of bedroom
9. Reconfigure central rooms, where non-historic bathrooms and closet are located to integrate former apartments through new hall; retain chimney
10. New bathrooms to be located in south wing, a previously altered space

Proposed to Existing Site / Site Features (SEE INFO UNDER APPLICATION'S PART II - FEATURE 1):

1. Historic well to be retained
2. Retain c. 1970 patio and fountain
3. c. 1970 shed to be demolished
4. Brick paver driveway to be added on east side of property through a historic curb cut
5. Parking area to be located at rear/south side of property where it has been
6. Inground swimming pool (12x20') and spa to be added in area of previously existing pool

Proposed Building Addition:

A wood frame addition with side facing gable roof, subordinate in height to historic structure, is to be constructed at rear of existing building in area of non-historic carport and storage building and attached at the south wing. Differentiated from the existing house, the addition, with the exception of the garage portion, will rest on a pier foundation, clad with Hardie horizontal siding, and have 2/2 windows on the front facing /north elevation. Spaces for the addition include three car garage, and open concept kitchen, dining, and living room areas, with covered porch on first floor level and second floor guest unit above the garage. A 10' wide 25.6' long hyphen will separate the addition from the historic building, which will be denoted by an entrance porch with a cross gable roof and wood shingles under the gable on both the east and west elevations.

Archaeology Program Summary

The property lies within Archaeology Zone IIIA and there is no record of any previous archaeology work on the property despite its history. To date, archaeological documentation by the City of St. Augustine Archaeology Program has been restricted to investigating areas already subject to disturbance during interior renovation and demolition (approximately 6 sq meters). The archaeology under the existing structure have been remarkably preserved. Components documented thus far include archaeological deposits and features associated with the function of the property as a plantation/large estate* and use of the area as Mission San Buena Bentura de Palica, an eighteenth-century Native American refugee community+.

Per the City's Archaeological Preservation Ordinance (APO), additional archaeological review should be required for all future proposed work including, but not limited to, an addition, garage, inground pool, and perimeter property wall. Archaeological work is expected to span years and occur in conjunction with continued development on the property. The level of archaeological effort for investigation, excavation, and documentation may be limited to available volunteer and staffing constraints, other scheduling priorities, and time limitations outlined in the APO.

* FMSF site number for the archaeology of Yallaha Plantation is 8SJ07198

+The Palica Mission is Site 8SJ00093. Currently the subject Yallaha property is not within the Palica site boundary, but we plan to expand the Palica boundary soon with a site update.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

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.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings were generally retained.

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types 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.

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

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Masonry Vernacular

Before the Civil War, masonry construction was far less common in Florida than wood frame construction. Brick, the most common masonry material in the United States, was not readily available in Florida because of a scarcity of clay and poor transportation facilities. Coquina was available locally, and had been used since Colonial times. Poured concrete buildings first appeared in St. Augustine in the 1880s. Beginning in the 1920s, hollow tile and concrete block were widely used. Eventually, concrete block virtually replaced brick as a structural material, although brick was frequently used as a veneer in combination with masonry or frame interior walls.

Commercial buildings are usually constructed directly on the street. Residential and other buildings are not usually constructed directly on the street, although the size of yards varies greatly.

The most common building plans are rectangular or L-shaped. Buildings range from one to two stories.

Foundations are usually continuous brick or concrete block, or slab. Construction is wood frame with masonry veneer, or masonry. Exterior finish is usually common or running bond brick, rough texture stucco, scored stucco, rusticated rock-faced concrete block or coquina. Weatherboards or drop siding with corner boards, or prior to 1850, board-and-batten siding are also used.

Roof types on commercial buildings are typically flat with a parapet. Other roof types are gable or hip. Flat roofs are built-up. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick and may be finished with stucco.

Windows in commercial buildings are fixed sheet (plate glass). Other windows are fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two or one-over-one. 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.

Detailing is simple, usually consisting of cast concrete or ornamental brick corbels.

Historic Preservation Property Tax Exemption

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

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

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

1. be individually listed in the National Register of Historic Places; or
2. **be a contributing property to a National Register District**; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

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

1. **be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and**
2. **be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.**

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

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's 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.

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

Sec. 2-382. - Intent.

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.
(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).
(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.
(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.
(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.
(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.
(12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.
(13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.
(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.
(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.
(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the

improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

(f) **On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.**

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

Sec. 2-392. - **Minimum thresholds for application.**

In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars ($20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Lincolnville National Register Historic District: National Register Nomination Contributing sheet and GIS map showing location of 115 Bridge Street and the Lincolnville NRHD
4. Sanborn Maps
5. Polk City Directory Research
6. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS
115 Bridge Street
From October 2021 COD Application





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STAFF PHOTOGRAPHS
115 Bridge Street
Site Visit December 15, 2021





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STAFF PHOTOGRAPHS
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Site Visit June 3, 2021





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FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 384 1009==

Site Name: YALLAHA 830== Survey Date: 7811 820==

Address: 115 Bridge Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) C (block) 1,2, pt 3, pt 4 (lot) 868==

MULTI 8SJ3248 868==

Owner of Site: Name: Forrester, Wm. H. & Lucille E.;

Address: 115 Bridge Street,

St. Augustine, FL 32084 902==

Occupant or Manager: Forrester, William & Lucille 904==

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

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

UTM: 17 (zone) 469380 (easting) 330620 (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:

(x) Excellent 863==

( ) 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. Res. 838== Present Use: Priv. Res. 850==

Date: C + 1845 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame & Masonry Vernacular (Plantation Style) 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood board & batten, weatherboard; coquina wood novelty shingles 854==

Structural Systems: Masonry, stone (coquina); wood frame, 856==

Features of Structure: (942)

Window Type: DHS 8/8, french doors casement 15 pane, blinds, attic louver side lights 942==

Foundation: Stone (coquina) wall, brick wall 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Porch, hip; dormers, gable; shed loggia, shed dormer 942==

Porches & Balconies: Large one story L-shaped porch wrapping around north and east side; open loggia on South 942==

Chimney Location: Offset lateral slope; end exterior ridge 942==

Materials: (882)

Chimney: Stone coquina stuccoed 882==

Roof Surfacing: Wood shakes 882==

Ornament Exterior: Decorative bargeboards, arched loggia 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 1½ 950==

Other: One of the great estates of St. Augustine 956==

Surroundings: Residential 864==

Relationship to Surroundings: Oldest house in area, set back on large grounds 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Landscape Architecture, Archaeology Historic, Military, Politics/Government, Tourism, Blacks, Literature. 920==

Statement of Significance: (911==)

ARCHITECTURE

"Yallaha," the orange grove plantation house at 115 Bridge Street, is the oldest surviving building in the southwest peninsula of St. Augustine. It is 1½ stories high and L-shaped with two main sections, one wood frame and the other coquina. The entire building has a coquina wall foundation. The wood frame section was built about 1845. The coquina section is earlier. It is similar in appearance to other late colonial buildings in the city, but it does not appear on either the 1821 or 1833 maps of the City. Deeds in the 1820's and 1830's do mention buildings being on the orange grove property. Archaeological investigation will be necessary to provide a more conclusive date for the coquina section of the building. Both the wooden and coquina sections were stuccoed, with ashlar scoring that was popular in the territorial period. The house has undergone a number of changes over the years. In the 1890's, two-story shingled sections were added on the west and south. The present owner, William Forrester, moved the western addition a number of feet over the Weeden Street and re-sided it. Today it is a separate residential building. He lowered the southern addition so it matched the height of the rest of the building. He has restored the exterior of the building to the basic lines shown in two sketches of the house by E. R Townsend that appeared in the New York Daily Graphic on March 30, 1876. The interior of the house has been remodeled to fit different uses over the years. For several years it was used as a welfare and Food Stamp Office. Today the downstairs is a residence, with two apartment upstairs. Some of the coquina from the interior walls was removed and used as facing on the county courthouse building--the old Cordova Hotel. Other coquina from the building was used to make a base for the old "Alicia Hospital" sign in from of Flagler Hospital. The house has a square coquina well on its rear patio. Square wells were popular in the Territorial period. Another one can be found at "Markland" on King Street, a house which was begun in 1839. Although much of the orange grove was long ago developed as a residential neighborhood, this house retains large grounds, and is one of the great estates of St. Augustine. The large magnolia tree at the northern corner of the house is one of the oldest in the city.

The western part of Dumas Tract was a late Victorian development of previous orange grove lands. In the late 19th century streets were cut

(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; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida', December 24, 1791; St. Johns County Courthouse, Deed Records, Book K, p. 34; Book B and L, p. 75.

2. Deed Records, Book N, pp. 131, 543; Book O, p. 244; Book P, pp. 43, 48; Book Z, pp. 48, 114, 182; Book NN, p. 110; Book OO, p. 291; Misc. Book E, p. 474; Map Book 1, p. 96.

through the area and a number of large houses were built along Central, Bridge, Sanford and Weeden Streets. It is a fairly consistent Victorian neighborhood, within walking distance of downtown. Among buildings in the area of particular interest are the old orange grove house at 115 Bridge Street, which is partly built of coquina; and the former St. Benedict School, which is one of the oldest brick buildings in town. There is an infill of smaller homes in the area from a later period of development, particularly along Riberia Street. The area is threatened generally with traffic problems along Riberia, Bridge and Central. There is also a problem of housing deterioration--though this is a neighborhood where many older homes have been fixed up in recent years.

HISTORY

In the mid-18th century, the western section of Dumas Tract Subdivision was the location of a redoubt and one of the three late colonial San Sebastian River ferry crossing, both sites being at the end of present-day Bridge Street. The area also is in the vicinity of the 18th century Indian village of Palica. The section formed by Central Avenue, Riberia, Bridge and DeHaven Streets corresponds with the early 19th century Spanish land grants of Juan Bousquet, a Spaniard and one of the royal physicians, and Gaspar Papy, a Greek and prosperous merchant who came to St. Augustine in 1777 from the ill-fated New Smyrna colony. Both men developed some of the first commercial orange groves in Florida on their properties.(1) Peter Sken Smith, St. Augustine's most ambitious land speculator in the Territorial period, purchased both tracts in 1838, renaming the groves Yallaha, the Seminole word for orange, and subdiving the land the same year. His scheme failed and in 1845 Yallaha was sold to Rose B. Dumas, wife of Peter Dumas, then county clerk and one of the leaders of the Florida Radical Republicans after the Civil War. The Dumas' soon built their extant plantation home, which at 115 Bridge Street is the oldest structure in the southwest peninsula and one of the few surviving pre-Civil War buildings in the city. In 1890, their dauthter, Stella, sold Block D to the Catholic Church which within the next twenty-five years constructed a school and church complex for the Black Catholics of Lincolnville. With the exception of several lots along Central Avenue and the family homestead, Stella Dumas sold the estate in 1895 to J. H. Salter, a local real estate developer, who subdivided the grove the same year. Development proceeded rapidly along Sanford and Weeden Streets, the later having been extended south of Bridge Street, and the area became a White neighborhood for Florida East Coast Railway workers, merchants, and building contractors. Construction along Riberia occured in the 1920's when the area was becoming a Black neighborhood.(2) Weeden Street was named after Dr. Frederick Weedon, mayor of St. Augustine in 1835-36, Osceola's physician and decapitator of the Seminole Chief. Sanford Street was named after General Henry S. Sanford, founder of the Central Florida city bearing the family surname, Florida's biggest land developer before Flagler, and, through his Florida Land and Colonization Company, a real estate promoter in the area north of Dumas Tract.(3)

This piece of property has had a number of different names over the years. When it was owned by the Spanish surgeon it was known as the "Bousquet Grove." In the early American period it was acquired by Peter Mitchell, a member of the Legislative Council, and known as the "Mitchell Grove." When it was later owned by Peter Sken Smith and P. B. Dumas, it was known as "Yallaha."

Smith acquired the property in 1838 from Theodore Flotard, a St. Augustine merchant who came to a sad end.(4) The St. Augustine News reported in 1842:

> "Mr. Theodore Flotard, a respectable citizen of this place, committed suicide on Wednesday last, by cutting his throat with a razor. He had taken off his coat and cravat and hung them on an orange tree, beneath which he ended his career. Mr. F. Had been, a short time since, confined in the Lunatic Asylum at Columbia, S.C., but having recovered, returned home, and up to the day of his death, he seemed very composed and sensible."(5)

He was buried in Tolomato Cemetery beneath a headstone with the inscription:

> "Coldly fell on him the world's chilly gaze, Till hopeless he turned from its cheerless rays. He that was nobly a stranger to fear, Till scorched by adversity's blighting air. Oh, may we not hope that he will be blest By him who has promised us endless rest."

General Peter Skenandoah Smith (1795-1858) who acquired the grove from Flotard, and named it"Yallaha," came from a wealthy family in upstate New York. His father was a partner of John Jacob Astor. His younger brother, Gerrit Smith (1797-1874) was a prominent abolitionist and philanthropist who provided 3,000 homesteads for Black families in New York--many of whom had escaped slavery in the south. Gerrit Smith was said to be the wealthist member of congress, where he served in the 1850's, but "He had found the vulgarity, the whiskey drinking, and tobacco--spitting too much for his sensitive nature and had resigned."(7) Gerrit Smith was one of the "Secret Six" who financed John Brown's raid on Harper's Ferry in 1859. After the Civil War, in a move towards Sectional Reconciliation, he helped bail former Confederate President Jefferson Davis out of jail.

Peter Sken Smith, who had become a general in New York by appointment of Governors DeWitt Clinton and Daniel D. Tompkins, came to St. Augustine in the 1830's for reasons of health. He was afflicted by a malady that caused him to lost all the hair on his face and head. He was also--according to his brother's biographer--"in middle life almost a chronic inebriate, in his last days underniable insane."(8)

In St. Augustine, Smith became a large landowner and was one of the promoters of North City as a new residential area. He built a large home next to Trinity Episcopal Church Hall a century later this was enlarged and opened as the St. George Hotel. It was torn down during World War II.

Shenandoah Street (originally Skenandoah) in North City bears his middle name. He was named after an Oneida Indian Chief.

Smith had a religious reconversion in the 1830's and became a prominent member and elder of the Presbyterian Church in St. Augustine--even paying the minister's salary. He was involved in a long conflict with the other elder, Elias B. Gould, and eventually drove him out of the church. Gould was the publisher of the East Florida Herald, the town's only newspaper, so Smith supported the creation of a rival, the St. Augustine News. The two men and their papers took different positions on questions like slavery, statehood and economic development.

A measure of the bitterness provoked can be seen in an article by James Gould (Elias' son) after Smith had driven the Goulds out of the Presbyterian Church.

Gould called Smith the "prime mover of all the agitation" and "brother of the notorious Abolitionist Gerrit Smith, of Peterboro, N.Y." He wrote:

> "His delight is turnoil and confusion, and he glories in excitement. His boast is his public spirit, and while pretending to improve the condition of his fellow citizens, and to bring capital into the country, buys everything on long credit. Reports say his notes are afloat to an immense amount."
>
> "Office, power and place are his peculiar ambition. A broken down politician . . . a twice defeated candidate for a seat in Congress, he left his home to retrieve his broken fortunes in Florida. Here he has openly professed himself a whig; but now from the happy faculty he has of making himself 'all things to all men; I believe he will profess himself anything, whenever his convenience or interests require the change."(9)

To attacks like this, Smith's paper, the News, reported by saying: "a villiain's Censure is extorted praise."(10)

In St. Augustine his properties were forclosed and auctioned off for nonpayment of taxes. Yallaha Grove, which Smith had purchased for $5,000 was auctioned off for just one tenth that amount.(11) The purchaser, Samuel L. Burrit of Jacksonville, in turn sold the grove to Mrs. Rose Dumas, wife of County clerk P. B. Dumas.(12)

Peter B. Dumas (1792-1869) is said to have been a relative of famous French novelist Alexander Dumas, author of The Three Musketeers and The Count of Monte Cristo. He served as clerk of court in St. Johns County beginning in 1840.

In his 1848 book Sketches of St. Augustine, Dr. Rufus Sewall described the Dumas property:

> "'Yallaha' is the neat cottage residence of P.B. Dumas. It is the Indian word for orange. Yallaha is situated on the river St. Sebastian, and is distinguished for the beauty

and healthfulness of its position, and also for the delicious strawberries which enrich its blushing gardens in the month of March.

"It was in orange times the site of a beautiful and extensive grove of trees, variegated with green foliage and golden fruit and fragrant blossoms.

"It is the purpose of the proprietor to elect on his grounds commodious boarding establishments."(13)

In 1934 Charles F. Hopkins, then 81, reminisced about a childhood adventure he had on the Dumas property:

"Many years ago a man by the name of Dumas owned the property now belonging to the estate of the late J. C. Heartt, on Bridge Street. Mr. Dumas had a lot of blackberries growing in his field, and would not allow anyone to have them but girls. George Gibbs and I dressed as girls, and were admitted. We had not been in the field long before someone said we were not girls at all, but boys, dressed in girls' clothes. You should have seen us scamper out of that field. When we left, however, we carried some of the berries with us."(14)

When Dumas died in 1869, the newspaper ran this obituary:

"P. B. Dumas, Esg., a native of France, but for many years a residence of this city, died last Monday night, from a stroke of Apoplexy, in the seventy-seventh year of his age. Mr. Dumas has been a prominent man in this section, in his day, and has held various offices in the city, State and County.

"Of late he has lived in seclusion, advancing years, with its infirmities, compelling him to retire from all public business."(15)

Dumas' widow and children continued to own Yallaha for the next quarter of a century. In 1885 we have this sketch:

"H.B. Dumas, Orange Grove.--The grove owned by Mr. Dumas is one of the oldest in St. Augustine. It is located on Bridge Street, and comprises about 15 acres, ten of which are in seedling. The oranges upon this place are all of the best quality, and the grove contains some very old trees. Beside oranges, Mr. Dumas is successfully engaged in pecans culture, having a number of fine trees prpducing both the round and the flat pecan. These nuts, owing to their desirable quality, have been taken to California for planting. The family residence is a fine type of the Southern masion, surrounded by tropical

flowers and fruits, which are grown in great variety. The place of Mr. Dumas, like most of those about St. Augustine, is a Spanish grant. It was originally granted to Peter Bosquet, and has been owned by three Peters in succession, Mr. Peter Dumas, the father of the present proprietor, being the last. Mr. H.B. Dumas, the present proprietor, is a native of Baltimore, about 50 years of age. During the war he served in the Chatham Artillery Company of Savannah, Ga., and subsequently came to this point and located as above."(16)

The 1886 St. Augustine directory lists Dumas in the real estate business. There is an advertisement for:

"DUMAS TRACT! CHOICE LOTS FOR SALE, On Dumas and Central Avenue., St. Augustine, FL. Address, H.B. Dumas, Bridge Street, St. Augustine Florida."(17)

In 1893 H.B. Dumas' sisters, Stella and Rosina, sold the family homestead to Michael H. Spades, a wealthy Indianan.(18)

An 1899 volume give this biographical sketch of Spades:

"SPADES, Michael II., is a retired dry goods merchant of Indianapolis. Ind., whose large wealth gives him rank as a capitalist. He is a citizen whose career in his boyhood, youth and young manhood, has many of the charms of romance. He possessed those traits of character--pluck and patience. Vigilance and industry, integrity and self reliance--required in a poor boy to make headway in the world.

"He is the son of Cyril S. Spades and was born at Cincinnati. O., February 15, 1845. His father was a native of Baden-Baden, Germany, far-famed for its hot springs and beautiful scenery, and came to the United States when two years of age, and was reared in Ripley county,. Indiana. He was educated for the profession of civil engineer, to which he deveted most of his manhood years. and 'Spades Station,' a pretty and thriving village on the Big Four railroad, which he founded, still perpetuates his name a fitting tribute to his memory.

"He was a man of superior attainments and justly noted for capabilities and unsullied integrity of character, and was universally esteemed. He was the father of three children, of whom the subject of this sketch along survives. He led a useful life and died in 1849, when Michael was only four years of age, and without any patrimonial aid in soothing the read to success in life.

"The rudimental education of Michael was completed in the public school of Lawrenceburg. Ind., when he was thirteen, which was necessarily sadly deficient as an equipment

for the battles of life. Such is the general conclusion, but Michael had made good use of his school opportunities, and it is just here that the boy's inherent qualities of mind force come into view. Poor, but industrious, loving and obedient, he went to work undaunted. He had never read the Latin proverb, Labor Omnia Vincet, but at thirteen years of age he put the aphorism to its severest test by exhaustive labor in a brickyard, early and late, beginning in the morning while the stars were shining and continuing his task until they re-appeared to light his pathway home, receiving the opulent wages of $1.25 a week, or 25 cents a day, and this dreary task he pursued for three long years. The boy did not bemoan his fate. He was not troubled about divinities that shaped our end. He had never heard of that one tide which leads on to fortune. He was heroic, and graduating from the brickyard, he obtained a clerkship in a dry goods story of Lawrenceburg, at the princely salary of $8.00 a month. Such facts read like fiction and yet they have their compensations. They are the schools of experience. They teach patience and frugality, salf-reliance and determination to overcome obstacles in the pathway of progress.

"When young Spades entered the Lawrenceburg dry goods store at $8.00 a month, he struck the Shakespearean tide that leads on to fortune.

"To be a successful retail dry goods merchant, a man must be very much an artist. He must have refined tastes in colors and shades. His patrons are largely the devotees of fashion, rules her votaries with despotic sway, and Mr. Spades was equal to the emergency. He came to Indianapolis in 1864 and entered the large dry goods establishment of James E. Robertson, in whose employment he served four years. They were years of uninterrupted advancement in the knowledge of the business, developing those quialties essential to merchantile success and winning the unquialfied apporval of Mr. Robertson, who, referring to his business career while in his employ, and subsequently when at the head of a great dry goods establishment in Indianapolis, has only words of the highest commendation of his tact and ability as a salesman and judge of goods required to meet the requirements of the dry goods business. He says Mr. Spades was 'exceedingly kind and courteous to all who visit the store, tidv and tasteful in his attire, he had evidently chosen the vocation for which he was peculiarly fitted. Mr. Robertson aided him in the purchase of his first stock of goods, which, says Mr. Robertson,'was the beginning of his most remarkable business career,' and adds, 'I have never been acquainted with any one who overcame so

many obstacles in so short a time, and he deserves much credit for what he has accomplished.'

"From the day Mr. Spades began business in his his own name, his career was one of phenomental success. His store was constantly througed with customers, the 'common people' and the elite of the city. After one year, larger store rooms had to be obtained, and the capacious quarters in the Hubbard block were secured, where he remained for ten years.

"In 1878, Mr. Spades purchased of H.B. Claflin of New York city the large commercial block, numbered 6 and 8, West Washington Street, where for nine years he conducted his immense business. His sales aggregating from $400.000 to $500.000 a year.

"In 1888, Mr. Spades retired from mercantile pursuits and became engaged in real estate transactions, in which his operations have been on a large scale, and he is now the owner of the magnificent Windsor block on Illinois Street, directly north of the Bates house.

"From the first Mr. Spaded has had faith in Indianapolis as a commercial and business center, and has invested large amounts of capital in the city, and is also the owner of large properties elsewhere.

"Mr. Spades was married June 26, 1873, to Miss Hestor A. Cox, daughter of Jacob Cox of Indianapolis. Mrs. Spades is one of the sweetest singers of Indianapolis, whose rich and rare vocal endowments long since placed her in the lead of the lady vocalists of the city, indeed, it is doubtful if Mrs. Spades has her equal as a vocal interpreter of sentiment in the State. Mr. Spades is also a cultured musician, excelling in his mastery of the violin, as instrument which better interprets thought, sentiment and emotion, pathos, pathos, pity and joy than any other instrument known to our civilization, and which in the hands of such renowned masters as Paganini, Vieuxtemp, and Ole Bull, and many others have made the world better by their achievement Mr. and Mrs. Spades occupy a beautiful home on one of the most famous residence street of Indianapolis, where the blending melodies of voice and violin make the path of duty as beautiful as if it were strewn with flowers, and where they entertain their friends with the most cultured and refined hospotalities.

"In reciting the record of Mr. M. H. Spades, it is seen that from his boyhood to the present he has been a devotee of progress. Without means of influential friends, he has by a life of energy and integrity won a place in the front rank of the Men of Progress of Indiana.

"He has never been a politician in the ordinary acceptation of the term, and has never aspired to official position, but he has always been mindful of the public welfare, and when the demand for parks engaged the public attention, with

a liberality deserving eulogium. Mr. Spades donated to the city ten acres of valuable suburban land for park purposes, which has been named 'Spades Park,' and which will preserve his name fresh in the memory of the present and coming generations as long as the season dress the sod in emerald beauty and robe the trees in shade producing foliage.

"Mr. Spades is still in the prime of a vigorous manhood, and has carned the right to such satisfaction of liesure and repose as wealth brings to the favorities of fortune, or those who win victories over impecuniosity by snapping their fingers in the face of fate and move on to higher elevations. With hosts of friends and a happy home, Mr. Spades is not required to lost sleep over the future, and need not give himself unrest over coming events."(19)

The Tatler, the society newspaper of the Flagler era, reported frequently on the activities of the Spades family. In 1894:

"Mrs. M. H. Spades of Indianapolis, has become a citizen of St. Augustine, having purchased the Dumas property on Bridge Street, near the St. Sabastian, and adapted it to her needs. The house has been remodeled and rebuilt, the grounds beautified, making it one of the most beautiful places in St. Augustine. This has long been one of the landmarks of the city, the grounds containing beautiful trees of a century's growth and a perfect wilderness of tropical shrubbery; this has been transformed into well kept grounds. Mrs. Spades is very charming gentlewoman, with a bright daughter, Miss Julia, and two sons younger."(20)

One of her social events was reported the next month:

"Mrs. M. A. Spades gave a very delightful recption in honor of her guests, Mrs. Carrie B. Johnson and Mrs. D. W. Williams of Cincinnati, Miss Stevens of Cleveland, and Miss Whitcomb of Indianapolis, Wednesday evening last. Her beautiful home on Bridge Street was prettily decorated and bright when the friends bidden to host her guest arrived. The evening was delightfully spent with music and bright conversation. Mrs. Johnson is an accomplished musician, making the piano her special fort and playing the most difficult pieces with ease. She has been a pupil of Movzkouski. She played without notes, 'Entucelles,' one of his compositions, displaying wonderful technique. A Berceuse from Chopin, tender and delicate, was equally well given as was 'Rondo Capriceisso.' It is a matter or regret that her visit was so short. Mrs. Spades also delighted her

guests with her singing. She has a sweet, flexible voice, under perfect control, an excellent method, singing 'Oh, that we were young' by Nevins; another of his, 'One Spring Morning,' was equally delightful. She also sang one of two child songs beautifully. Among the guests enjoying the evening were Mrs. O. H. Rawson, Mr. James E Ingraham, Mrs. Harry Bevins, Mr. Louis Braddock, Miss Travis, Mrs. General Devereux, Miss Marion Devereux of Cincinnati, Judge Charles Swayer, Mr. John King, Mr. Harrell, Mr. Sponzeuburg, Miss Joyce, Mr. Marsh, Mr. and Mrs. H. J. Ritchie and others. A delicious collation was served during the evening."(21)

In 1895 it was reported:

"Mrs. M. A. Spades, whose home on Bridge street is the quaintest and prettiest in the city, is entertaining an old and dear friend, Mrs. Langdon of New York."(22)

Later that year there was another visitor:

"Mrs. Nichols of Indianapolis, who is thoroghly in touch with the leading temperance reformers of the conntry, will spend some time in the city a guest of Mrs. M. H. Spades in her pretty home on Bridge Street. The local W.C.T.U. are arranging for her to deliver several lectures or talks while here. She will address the colored people, a mother's meeting and probably a lecture on 'Boys.' The time and place has not been determined."(23)

Another special event was reported in 1896:

"A very unique entertainment was given at the pretty home of Mr. and Mrs. M. H. Spades on Rue des Ponts, Villa de lincoln last Saturday night. An original program was carefully prepared and faithfully performed, those present declaring it the affair of the season, for surpassing cake-walks in amusement and originality."(24)

That year the Tatler, also reported the Spades' acquisition of a new home in Indianapolis:

"Mrs. Myron H. Spades, who with her family enjoyed the winter months in their quaint home in this city, will occupy a handsome house on Meridian Street, Indianapolis, hereafter, a recent puchase of Mr. Spades, where the works of art, engravings, books and bric-a-brac collected by them when abroad and visiting the large cities of this country will aid in making more beautiful. Mrs. Spades is also collecting china and bric-a-brac here for the same purpose. Happily Mr. and Mrs. Spades will not give up their

home here, but continue to come here for the winter, where the good lady takes an, active interest in church and charitable work, as well as leading in many social affairs. Miss Julia Spades, the only daughter, is a favorite in society, especially with the young people."(25)

In 1897 some modifications of the Bridge Street house were reported:

"Mr. and Mrs. Myron H. Spades, of Indianapolis, Ind., are occupying their quaint cottage on Bridge Street, and adding several rooms and redecorating it. Mr. and Mrs. Spades have been winter residents for the past four years, having a charming and hospitable home and numberless friends who accord them a hearty welcome each year. Mrs. Spades has especially identified herself with all good works here as in her northern home. Miss Spades, a very attractive and clever young lady returns with them, and Master Cryil, the youngest son is also here."(26)

Several social functions were reported in the Tatler that year:

"Mrs. M. H. Spades gave a very elegant luncheon on Monday last in hornor of her cousin and visitor, Mr. Wright of Indianapolis, and Mrs. E. K. Foster of Sanford, who is visiting Mrs. James E. Ingraham. Covers were laid for ten. Those enjoying the delicious lunch were Mrs. Charles Swayne, Mrs. J. E. Ingraham, Mrs. Charles Stuart-Bailey, Mrs. Eddy of New York, Mrs. Deborah Shedd, Mrs. J. V. White and Mrs. Marcotte. The luncheon was served in courses. During the afternoon Mrs. Spades sang most delightfully several ballads, Miss Spades accompanying her. The home of Mrs. Spades is one of the most attractive in the city, quaint and bright, with handsome rugs and draperies gathered by its mistress in foreign lands, and here the most delightful hospitality is dispensed and enjoyed by a large circle of friends."(27)

A week later:

"Mrs. M. H. Spades gave a luncheon party Monday at one-thirty. Covers were laid for ten. The guests were Mrs. James E. Ingraham, Mrs. Lemuel O. Rawson, Mrs. A. Anderson, Mrs. Thomas M. Woodruff, Mrs. Wright of Indianapois, Mrs. Roomer Gills, Mrs. Clarence B. Knott, Mrs. Gardiner, and the hostess, sitting down. The luncheon was served in courses, following an old-time pretty custom, the daughter of the house, Miss Spades, serving her mothers' friends."(28)

And in March:

"Mrs. M. H. Spades entertained a number of her friends Friday night with a Welch Rarebit party. Colonial D. R. Larnard, Major

and Mrs. Taylor, Army people at the Alcazar, were among the guests. Mr. and Mrs. J. E. Ingraham were among the pleasant people present."(29)

That was the last year they spent at the Bridge Street house. An article on "Cottage Life in St. Augustine" in 1898 reported:

"Mrs. Myron H. Spades, of Indianapolis, has a quaint winter home on Bridge Street, with large, bright rooms, artistically adorned, broad piazzas and large grounds, aid in making it a delightful home. This winter Mrs. Spades is spending with Mr. and Mrs. James E. Ingraham, her family remaining at home. Mr. and Mrs. A. J. Marble and daughter, of Chicago, are occupying this attractive house this year. Mr. Marble is an invalid, consequently takes no part in social life."(30)

The Ingrahams, with whom Mrs. Spades stayed, were prominent figures. James E. Ingraham was Henry Flagler's Chief Lieutenant in St. Augustine. He was a vice president of the Florida East Coast Railway, and served as mayor of St. Augustine from 1915-20. He was also a pioneer explorer of the Everglades. In 1899 it was reported:

"Mrs. M. H. Spades has purchased the lot at the corner of Seville and Carrera Streets, opposite the residence of Mr. James E. Ingraham, and will at once erect a handsome residence there."(31)

And a couple of months later there was this further report:

"Mrs. M. H. Spades, of Indianapolis, who sold her home on Bridge Street to Mr. A. J. Marble, of Chicago, expects to have her new home at the corner of Sevilla and Correra Streets ready for occupancy by December. This house promises to be a very attractive addition to the handsome homes in the neighborhood. Plans are now being prepared and the house will be a model of comfort and elegance. Mrs. Spades spent the early part of the week here, returning from a trip to Miami and Nassau with Mr. and Mrs. J. E. Ingrahm, whom she accompanied there. On their return from Nassau they went up the Miami river to the Everglades, ann up new river to Mr. Stranahan's camp, spending the night there in their launch. About twenty-five Indians were in camp near them. Their account of their experience sitting about a camp-fire, surrounded by these strange creatures is weird enough, Mrs. Spades singing for them, to their great delight. The trip includes a visit to Palm Beach. Mrs. Spades has now gone to Asheville to join Miss Spades, who is there under the doctor's care, but improving constantly."(32)

Two of the Spades Children became involve in politics. Julia Spades in 1902 married Francis P. Fleming Jr., whose father was a former governor of Florida. Cyril Cox Spades, who lived in St. Augustine from the 1920's until his death in 1973 at the age of 85, served as a Republican National Committeeman during the Eisenhower Administration.

Back in 1897 the Tatler had reported:

> "Recent arrivals at the Valencia are Mr. and Mrs. Andrew J. Marble and Miss Helen B. Marble of Chicago, who expect to spend the winter here."(33)

In 1898 they reported:

> "Mr. and Mrs. A. J. Marble and daughter, Miss Marble, of Chicago, have taken the quaint home of Mr. and Mrs. M. H. Spades, of Indianapolis, on Bridge Street, where they will spend the season. Mr. and Mrs. Marble and daughter have been guests of the Valencia for the past month, having spent last winter there."(34)

After they rented the house for a season, they bought it in 1899:

> "Mr. A. J. Marble, of Chicago, who occupied the Spades Mansion last season and this, purchased the property on Wednesday. Mr. Marble is an invalid, and, with his wife and daughter, has throughly enjoyed the broad verandas and beautiful grounds, as well as the quaint interior."(35)

A. J. Marble was a real estate man from Chicago, and was one of the founders of the Art Institute in that city. He was crippled with arthritis, and added an elevator to the west wing of the house at 115 Bridge Street. This ran from a billiard room on the first floor to a bedroom, bath and porch on the second. The elevator could take him up and down in his wheel chair.(36)

A. J. Marble died at the turn of the century, but the property remained in the family. In 1901 the Tatler reported:

> "Mrs. A. J. Marble is again occupying her handsome home on Bridge Street, coming quite early in the season. Her household includes her daughter, Miss Marble and Mr. Jonas Coe Heartt, of Troy, who devotes a great deal of time to improving the large and beautiful grounds surrounding the house. At this time Miss Throope and Miss Emmet, of Dickens, Ill., are visiting Mrs. and Miss Marble."(37)

Later that year Miss Marble and Mr. Heartt were married. The Tatler reported:

> "It is with extreme pleasure and heartiest congratulations we announce the marriage of Miss Marble, a winter resident of this city coming from Chicago, and Mr. Jonas

Coe Heartt of Troy, New York. The marriage was celebrated in New York City on the eleventh of November. Rev'd Doctor Robert Collyer, of the Church of the Messiah officiating. Mr. and Mrs. Heartt spent several weeks in Washington, arriving here about December first. They are now residing at the home of Mrs. Marble, on Bridge Street."(38)

Heartt was a member of a prominent family from Troy, N.Y. His grandfather, Jonas Coe Heartt (1793-1874) was a hardware merchant who served as mayor of Troy and Speaker of the State Legislature. His father, Jonas Scholifield Heartt (1813-1890) was a foundry owner and manufacturer of railroad car wheels.

In 1903 the Tatler reported on their return from a trip:

"Mr. and Mrs. Jonas Coe Heartt and Mrs. A. J. Marble returned from their Nassau trip during the week and are again in their pictureque home on Bridge Street, having spent the night of their home coming at the Alcazar. Accompanying them home were Mr. Church, of New York, and his daughter, Miss Church. All were enthusiatic over Nassau and the Colonial although heretofore they had been adherents of the Royal Victoria."(39)

In St. Augustine Heartt served as Secretary of the Buckingham Smith Benevolent Association, which was established by a bequest of scholar and diplomat Buckingham Smith (1810-1871) to provide care for aged and indigent Blacks.

Heartt died in the 1920's and his widow died in the early 1930's. The Bridge Street house was left to Mrs. Francis Heartt Raub, a sister of Jonas C. Heartt. Her husband William L. Raub was a teacher of philosophy at Knox College in Galesburg, Illinois, before retiring and moving to St. Augustine. Mr. Raub died in 1952 and Mrs. Raub in 1953. The St. Augustine Record reported:

"Mrs. Franses Raub, 115 Bridge Street, passed away in a local hospital Saturday morning.

"She was native of Troy, N.Y. and came to St. Augustine in 1933 with her husband, the late William L. Raub. She was a member of Trinity Episcopal Church. She was a member of the Women's Exchange and was active in American Red Cross during World War II."(40)

In 1954 the property on Bridge Street was purchased from Mrs. Raub's estate by F. Charles Usina, a long-time member of the State House Representatives, and co-owner of the St. Augustine Alligator Farm. Usina Auctioned off the furniture in the house, then sold the property at the end of 1955 to William A. Forrester.(41)

Forrester, a building contractor, fixed up and occupied the old caretaker's house at 59 Weeden Street (which was later sold and demolished.) The main building at 115 Bridge Street was occupoed for a time by Carl Mayo, who operated a nursery there call the Magnolia Manor. When that was unsuccessful, Forrester moved into the Bridge Street house. He remodeled the house several times. The west wing was moved, and became a separate residence at 55 Wheeden Street.

The first floor of 115 Bridge Street was used for several years as a welfare and Food Stamp Office, with a residence on the second floor. Finally Forrester and Boyd Parker built a new office on the northwest corner of the property. This

building, at 117 Bridge Street, is probably the last one constructed of locally produced coquina concrete block, purchased from the North City Stoneworks when it went out of business.

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3. HPI Research File.
4. St. Johns County Courthouse Deed Book N, p. 131.
5. St. Augustine News, Saturday, March 19, 1842.
6. Tatler, February 25, 1899, p. 16.
7. (Richard O. Boyer, The Legend of John Brown (New York: Knopf, 1973) p. 531.)
8. Ralph Volney Harlow Gerrit Smith (New York: Holt, 1939) p. 3.
9. Florida Herald and Southern Democrat, July 5, 1839.
10. St. Augustine News, May 15, 1840.
11. Deed Book P, p. 43.
12. Ibid., p. 48.
13. Dr. Rufus Sewall, Sketches of St. Augustine (New York, 1848) p. 62.
14. St. Augustine Record, October 21, 1934, p. 13.
15. St. Augustine Examiner, Saturday, September 11, 1869, p. 2.
16. Webb Florida (1885), p. 196.
17. Webb's St. Augustine Directory, (1886), p. 305.
18. Deed Book TT, p. 239.
19. Will Cumback and J. B. Maynard (editors), Men of Progress Indiana (Inadianapolis, 1899), pp. 515-7
20. Tatler, January 13, 1894, p. 9.
21. Ibid., February 24, 1894, p. 4.
22. Ibid., January 12, 1895, p. 16.
23. Ibid., March, 7, 1895, p. 3.
24. Ibid., Marhc 14, 1896, p. 8.
25. Ibid., April 4, 1896, p. 6.
26. Ibid., Ibid., January 23, 1897, p. 7.
27. Ibid., February 13, 1897, p. 6.
28. Ibid., February 20, 1897, p. 5.
29. Ibid., March 13, 1897, p. 7.
30. Ibid., March 19, 1898, p. 3.
31. Ibid., January 28, 1899, p. 8.
32. Ibid., April 1, 1899, p. 17.
33. Ibid., January 16, 1877, p. 8.
34. Ibid., January 15, 1898, p. 10.
35. Ibid., January 13, 1899, p. 17.
36. (Information provided by William L. Raub, Jr., 1500 Sheridan Road, Wilmette, Illinois, in a letter dated January 23, 1980.)
37. Tatler, January 26, 1901, p. 7.
38. Ibid., January 11, 1902, p. 5.
39. Ibib., January 17, 1903, p. 5.
40. (St. Augustine Record, Sunday, December 20, 1953, p. 8-A.)
41. (Official Records Book 209, p. 103; Book 224, p. 177.)


KODAK SAFETY
24


FILM 506
23





sick Spanish boy at a Paris boarding school who shook his head miserably—no, he was not longing for his parents or siblings. Why, then, was he pining for Spain? "Well, there was a book that he had started in the holidays but had to leave behind. 'And you can't wait to get back home to finish it, is that it? And what's the book called?' 'It's called *Los Tres Mosqueteros*'."

JEAN STROUSE

table conversation going are the elements in a fine comic showdown.

Schott, we're told, worked as a horse trainer himself until he was 30. He is a genuine artist, with a calm, affectionate knowledge of a particular world and the ability to fix it indelibly on our imaginations. "Murphy's Romance" is fresh as paint and good as good talk.

WALTER CLEMONS

Fourth Musketeer

Alexandre Dumas. *By F. W. J. Hemmings. 231 pages. Scribner's. $12.95.*

The life of Alexandre Dumas, *père,* was every bit as swashbuckling and dramatic, as full of high adventure and prodigious appetite, as those of the heroes in his epic yarns "The Three Musketeers" and "The Count of Monte Cristo." There has been no dearth of books about the man whose last mistress called him (at 65) "the King of Romance." But F. W. J. Hemmings, who is a professor of French in England, makes the story fresh, handling his larger-than-life subject with humor and warmth.

Dumas's father, Thomas, was the bastard son of a dissolute French nobleman and a black Haitian slave. An intrepid professional soldier, Thomas married a provincial French girl in 1792, earned the nickname "Black Devil" fighting for Napoleon and sired Alexandre in 1802. The fair, blue-eyed boy only later acquired the darker skin and tight curls of his black forebears. When Thomas died in 1806, Alexandre headed upstairs with his father's gun and announced, "I am going to the sky to shoot God dead, because God's taken papa away."

Advantage: In short order, young Dumas, who preferred Buffon's "Natural History," game poaching and amateur theatricals to Latin and schooling, made his first sexual conquest and left the tiny town of Villers-Cotterêts for Paris. There his lack of education worked to his advantage: ignoring stiff neoclassical tragedy, he wrote vaudevilles and melodramas, turning the tide of French theatrical taste (with the help of Victor Hugo and Alfred de Vigny) toward sparkling romance. His hottest early success, "Henri III et sa cour," established his reputation for whipping up "excitement and terror"—and made him rich.

Dumas's love life kept pace with his career. He had at least four illegitimate children, one of whom, Alexandre, grew up to write the famous "La Dame aux Camé-

s." Though he knew *tout Paris,* Dumas *re* felt an "aversion . . . for women of wit d refinement" all his life, writes Hemngs. He "despised" female novelists, en George Sand, and abandoned his misesses when they had children. Hemmings ices Dumas's preference for lower-class tresses to an early adolescent insult by a ir of snobbish Parisiennes, though I'd ess that the roots lay earlier and deeper ong with the passion for revenge in "The ount of Monte Cristo" that Hemmings finds odd in this "most blithely forgiving of men"). Dumas felt no compunction about fathering bastards and leaving their mothers, and was generous to a fault.

This "natural communist" gave away money, stories, food (he cooked up lavish dinner parties) and was said to share mistresses with his son. His politics went deep-



The Mansell Collection

Dumas: Creativity in the bed and bath

er than communal *soupe aux choux,* however, and Hemmings proves a skillful guide to the republicanism that was the novelist's lifelong passion. When the tall, striking Dumas, gun in hand, took gleefully to the streets in the 1830 July revolution, he attracted followers like a magnet. When he was reported dead in the insurrection of '32, his friend Charles Nodier wrote asking "whether that will prevent you joining us for dinner at the Arsenal tomorrow." After writing plays, travel pieces and novels, Dumas took up political journalism in 1848. Toward the end of his life, he helped Garibaldi's 1860 armed invasion of Sicily by supplying guns and writing up the redshirts' exploits in La Presse.

Pleasure: But it was as a writer of fiction that the "old magician" reigned supreme, and Hemmings gives delightful accounts of his pleasure at composition—in the bath, in bed, on vacation. Dumas loved writing the way his heroes loved adventure, and that love breathes through his books across national and generational boundaries. Hemmings closes with the story of a home-

STATE OF FLORIDA

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

P.O. BOX 1987
ST. AUGUSTINE, FL 32084
(904) 824-3355

DEPARTMENT OF STATE
George Firestone
Secretary of State

William R. Adams
Director

January 15, 1981

Ms. Jeanine Dumas Fetterly
1793 Northwood Court
Oakland, CA 94611

Dear Ms. Fetterly:

I am enclosing materials on the Dumas family that I am sure you will find exciting and illuminating. Enclosure No. 1, a copy of the survey form of the Dumas house at 115 Bridge St., will provide you with information about Peter, H.B., Stella, and Rosina and their place in the community. Enclosures Nos. 2 and 3 are historical abstracts of Dumas subdivision, an eleven block section immediately west of the colonial city area. It is significant to note the ties the Dumas clan maintained and fostered with the black community in the post-Civil War era.

As I mentioned during our telephone conversation, there is a nominal fee for duplicating the above mentioned materials. Please send a check payable to the Historic St. Augustine Preservation Board in the amount of $8.75.

Good luck in your future research endeavors.

Sincerely,

Michael C. Scardaville
Historian

MCS/bg
Enc.

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SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street Block & Lot DUMAS TRACT, Block C, Lots 1,2,pt 3, pt 4

Date	Grantor	Grantee	Price	Remarks	Source
~~10/3/21~~	Francisco Marin(Heirs)	Marie de Fougeres	$2,000	Lots 1-4	B&L 1
~~1/11/22~~	Marquis de Fougères	Hippolito Girard	1,000	Lots 1-4	B&L 122
2/25/22	Octavius Mitchell & M. de la Concepcion Ferara	Robert Mitchell	6,000	Block	B&L 75
4/15/33	Peter C. Mitchell & Caroline M.	Charles A. Lewis	4,200	Block	K 34
4/29/33	Peter C. Mitchell & Caroline M.	Charles A. Lewis	4,200	Block	K 42
4/29/33	Estate of Robert Mitchell	Charles A. Lewis	4,200	Block	K 45
4/28/33	Estate of Robert Mitchell	Charles A. Lewis	4,200	Block	K 51

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
2/7/38	Theodore Flotard	Peter Sken Smith	$5,000	Block	N 131
3/15/42	Southern Life Insurance & Trust Company	J.L. Lohrens	5,393	Block	O 436
6/2/42	Southern Life Insurance & Trust Company	Louis Emile Lohrens (LAHENS)	5, 393	Block	O 470
4/1/40	Peter Sken Smith	J.G. Lohrens (Landon)	1.00	Block	O 244
4/7/45	James G. Landon by U.S. Marshall	Samuel L. Burritt	500	Block	P 43
6/24/45	Samuel L. Burritt	Rose Beauzenny Dumas	350	Block	P 48
10/12/45	Louise A. Burritt	Rose Beauzenny Dumas	5.00	Block	P75

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
2/13/74	Augustus Verot, Bishop	Stella & Henry Dumas	---	Block	MISC A 405
10/24/71	Henry B. Dumas	Rose B. Dumas & Stella Dumas	270	Block	T 359
8/23/77	Rev. John Moore, Bishop	Stella Dumas	100	Block	X 106
---	Rev. John Moore, Bishop			Lots 1,3,5,7,9, 10	City Order Book E Page 362
---	Henry A. Dumas			Lots 2,4,8	Same as above
3/18/50	Rose B. Dumas + Peter B.	William A. Forward	1.00	Block	P 195
3/22/50	Willaim A. Forward & Mary	Peter B. Dumas	1.00	Block	P 196
8/7/39	Peter Sken Smith & Anna	James G. Landon	1.00	Block	N 543

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
3/9/95	Marie L. Dumas(Heirs of Henry A. & Rosina A.Dumas)	J.H. Slater	$10,000	Lots Pt 1-4, 5-10	MISC E 474
7/3/93	Stella Dumas & Rosina Dumas	Michael Spades(~~Spakes~~)	5,000	Lots 1-4	TT 239
3/1/44	James G. Landon by Assignce	Orloff M. Dorman	50	Block	P 6
3/2/92	Stella Dumas by Atty.	Mary Jane Hernandez	1,200	Block	TT 137
4/26/98	H.A. Dumas & Marie	J.H. Slater	240	Lot 2 (2)	Z 48
5/15/98	H.A. Dumas & Marie	J.H. Slater	1,640	Lot 4 (2)	Z 49
4/23/99	Michael H. Spades & Hester	Mrs. M.J. Marble	5,775	Lots 1-4 (2)	Z 88

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
4/12/04	Mary Jane Hernandez & Deigo	Martha J. Marble	$ 10.00	Lot Pt 1-4	7 214
11/15/04	Wm. H. Miller & Wife M.	Helen M. Heartt	550	Lot 4	9 88
7/12/10	Guy Farris & Sarah H.	G.C. Edminster	---	Lots 4,6	18 611
11/12/09	S. Clark Edminster & Carrie Edminster	Guy Farris	2,761	S 29'4, N 21'6	17 369
2/26/54	City	Helen Heartt	---	Lots 1-5, 7	SAT 64-365
3/1/54	Estate Frances H. Raub (H. Heartt)	F. Charles Usina	---	Lots 1-5, 7	209 103
3/2/54	Estate Frances H. Raub (H. Heartt)	F. Charles Usina	---	Lots 1-5, 7	209 106

SITE DATA SHEET

DEED RECORDS

Address 115 Bridge Street, continued. Block & Lot

Date	Grantor	Grantee	Price	Remarks	Source
3/2/54	Jonas Heartt & Raub et al	F. Charles Usina		Lots 1-5, 7	209 106
12/31/55	F. Charles Usina	William A. Forrester	---	Lots 1-5, 7	224 177

SITE DATA SHEET

CITY DIRECTORY LISTINGS

Address 115 Bridge Street, continued. Block & Lot

Other Addresses

Year	Principal Resident	Occupation	Race	Other Residents	Occupation	Race
1940	Raub, William L.	Owner	W X			
1937	"	---				
1934	"	---				
1930	Heartt, Helen M.	Widow-Jonas C.	W			
1927	Heartt, Jonas C.	---	W			
1924-25	"	---				
1922-23	" (Troy, N.Y.)	---				
1920-21	"	---				
1918-19	"	---				
1916-17	"	---		Heartt, Helen M.		
1914-15	"	---		"		
1911-12	Marble, Martha	Widow-Andrew J.				
1904	" (Chicago, Ill)	"		Heartt, Jonas C.		
1899	Marble, Andrew J.		W			
1890's	Spades, M.H	merchant - Indianapolis, Ind.				
1885	---	NO LISTING FOR MARBLE OR HEARTT - check Spades				
1886	DUMAS, H.B (real	estate - developer of Dumas Tract)				
1840s-1860's	DUMAS P.B. (clerk	of court)				

SITE DATA SHEET

CITY DIRECTORY LISTINGS

Address 115 Bridge Street

DUMAS TRACT
Block & Lot Block C, Lots 1,2, pt 3, pt 4

Other Addresses

Year	Principal Resident	Occupation	Race		Other Residents	Occupation	Race
1977	State Dept. Social & Economic Services	Program Office					
1976	"	"			Cappiello	Winter resident	W
1975	"						
1974	Forrester, William H.	---	W	X	Forrester,Jean	---	W
	State Div. of Family Services	Food stamp office			Paddy, David	Construction worker	
				X	Griffiths,Wm.	Co-owner, retired	
					Pezzillo, Steve	Desk clerk-Howard Johnsons	
					Griffiths,Julia	Retired	
					Paddy, Diane	---	
1973	Forrester, William H.	---					
1972	"			X			
1971	"						
1970	"	Building contractor					
1969	"						
1968	Vacant						
1966	State Dept. Public Welfare				Forrester, Wm.H.		
1965	"				"		
1962	Forrester, Wm. H.						
1960	"						
1959	"						
1957	Mayo, Carl K.	Owner		X	The Magnolia Manor	Nursery	
1955	Vacant						
1953-4	Raub,Frances H.(Mrs.)	Owner-Widow William	W	X			
1951	"						
1949	Raub, William L.	Owner	W	X			
1947	"						
1945	"						

INDIANA HISTORICAL SOCIETY LIBRARY

(WILLIAM HENRY SMITH MEMORIAL)
315 West Ohio Street
Indianapolis, Indiana 46202
Telephone: 317-232-1879

3 June 1980

Mr. David Nolan
Historic St. Augustine Preservation Board
P. O. Box 1987
St. Augustine, Florida 32084

Dear Mr. Nolan:

Enclosed please find a copy of a picture of the M. H. Spades residence from a book called Indianapolis Illustrated (1889). I hope this will be useful for your file on Mr. Spades.

If you have any need of a photographic reproduction, I can have one made for you. Our fee schedule is as follows:

Prints:	
4" x 5"	$1.00
5" x 7"	1.50
8" x 10"	2.00
Negative:	3.50
(IHS retains the negative for its files)	
Postage & handling	.50

Please let me know if I can be of further assistance.

Sincerely,

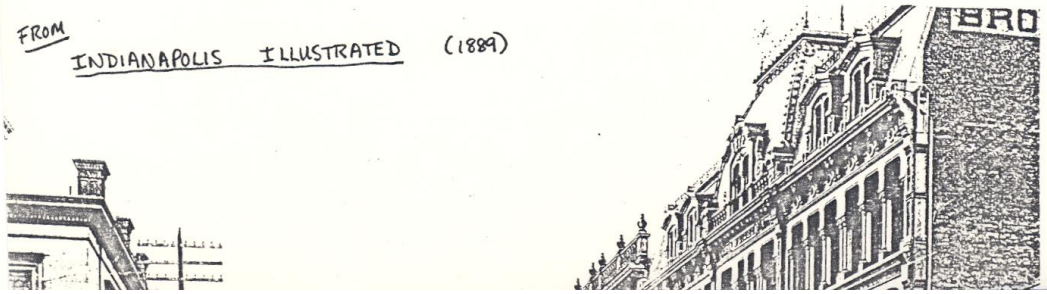
Leigh Darbee

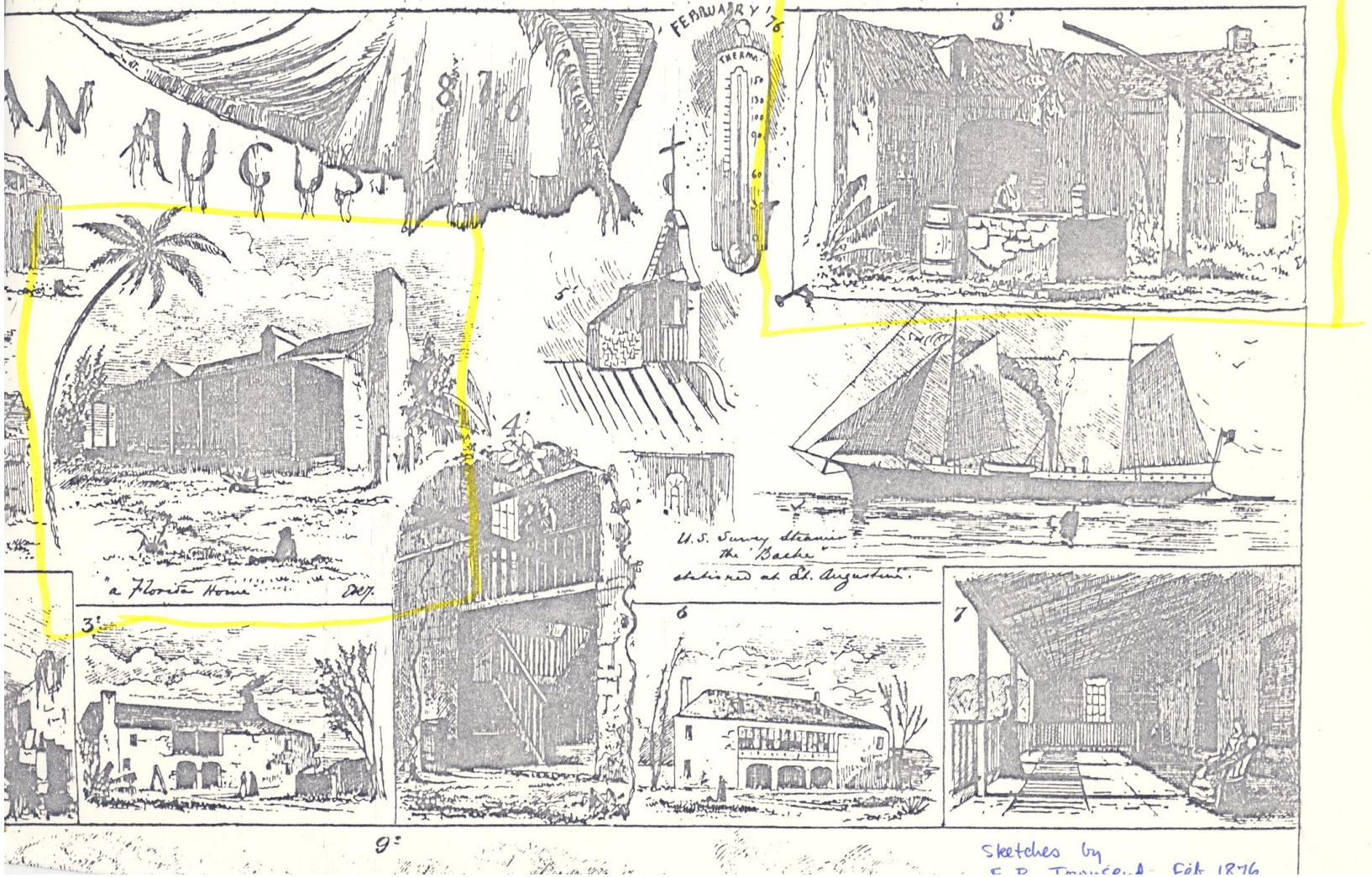
Leigh Darbee
Reference Librarian



RESIDENCE M. H. SPADES, "WOODRUFF PLACE."

FROM INDIANAPOLIS ILLUSTRATED (1889)




AUGUST 1876
FEBRUARY 16
THERM.
8.
4.
U.S. Survey Steamer
the "Bache"
stationed at St. Augustine.
"a Florida Home"
3.
6
7
9.

Sketches by

page 151

George C. Groce and David H. Wallace,
The New-York Historical Society's Dictionary of
Artists in America 1564-1860
(New Haven: Yale University Press, 1957)

COX, JACOB (1810-1892)

Portrait and landscape painter; born in Philadelphia, November 9, 1810; died in Indianapolis (Ind.), January 2, 1892. Jacob Cox came to Indianapolis from western Pennsylvania in 1833. A tinsmith by trade, he took up portrait painting about 1840, and except for a few professional visits to Cincinnati and NYC he devoted the rest of his life to painting in Indianapolis. He was a frequent exhibitor at the Cincinnati Art Union, but little known in the East. In 1853-54 he collaborated with Henry Waugh on a temperance panorama. Among his many pupils were Joseph O. Eaton, John Henry Niemeyer, and James F. Harris.

for further information, see:
— Burnet, Art and Artists of Indiana pp. 78-112
(with reproductions of his work); and
— Peat, Pioneer Painters of Indiana

[Jacob Cox was the father of Mrs. M. H. Spades]

St. Augustine Examiner
Saturday Sept. 11, 1869 page 2

P.B. Dumas, Esq., a native of France, but for many years a resident of this City, died last Monday night, from a stroke of Apoplexy, in the seventy-seventh year of his age. Mr. Dumas has been a prominent man in this section, in his day, and has held various offices in the City, State and County.

Of late he has lived in seclusion, advancing years, with its infirmities, compelling him to retire from all public business.

St. Augustine Record Sunday Dec. 20, 1953 p. 8-A

MRS. FRANCES RAUB OF 115 BRIDGE ST. PASSES AWAY

Mrs. Frances Raub, 115 Bridge Street, passed away in a local hospital Saturday morning.

She was a native of Troy, N.Y. and came to St. Augustine in 1933 with her husband, the late William L. Raub. She was a member of Trinity Episcopal Church. She was a member of the Women's Exchange and was active in the American Red Cross during World War II.

She is survived by two sons, J. Heartt Raub of Woodbury, Conn., and William L. Raub Jr. of Winnetka, Ill.

Memorial services will be held Monday afternoon at 3 o'clock in the chapel at Trinity Episcopal Church.

Craig Funeral Home is in charge of arrangements.

[Interment will be in Oak Wood Cemetery at Troy, N.Y.]

Building List

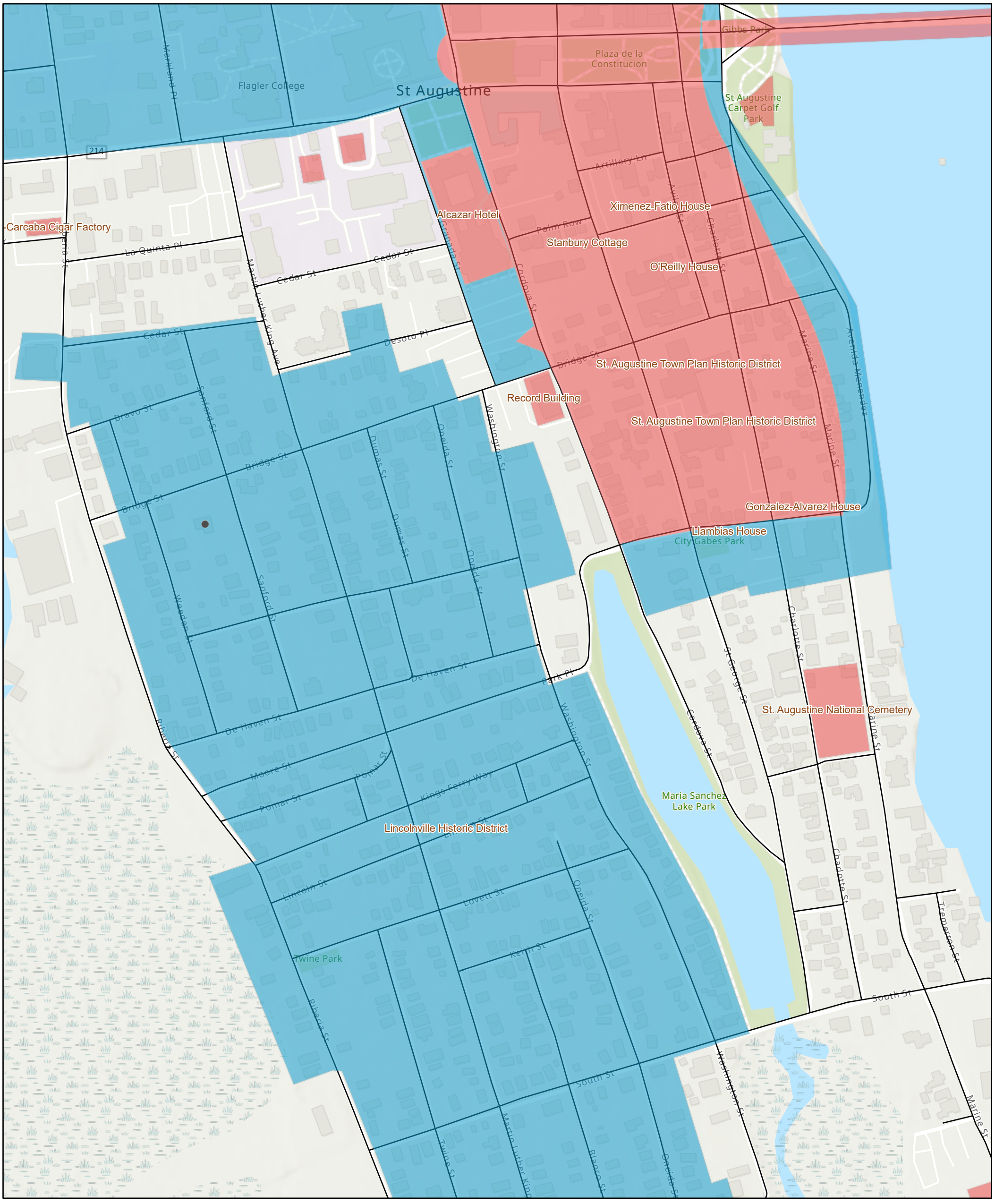
Lincolnville Historic District Contributing Buildings

Street	Date	Style
Blanco Street		
132	1924-1930	Frame Vernacular
133	1924-1930	Frame Vernacular
136	1924-1930	Frame Vernacular
137	1924-1930	Frame Vernacular
140	1924-1930	Frame Vernacular
141	1924-1930	Frame Vernacular
143	1924-1930	Frame Vernacular
144	1924-1930	Frame Vernacular
153	1885-1894	Frame Vernacular
156	1885-1894	Frame Vernacular
158	1885-1899	Frame Vernacular
177	1910-1917	Frame Vernacular
179	1899-1904	Frame Vernacular
179 1/2	1917-1924	Frame Vernacular
180	1885-1894	Frame Vernacular
181	1910-1917	Frame Vernacular
182	1924-1930	Frame Vernacular
183	1910-1917	Frame Vernacular
186	1924-1930	Frame Vernacular
Bravo Street		
110	1917-1924	Frame Vernacular
112	1904-1910	Bungalow
113	c.1884	Frame Vernacular
114	c.1884	Frame Vernacular
115	c.1884	Frame Vernacular
116	1904-1910	Frame Vernacular
118	1884-1885	Frame Vernacular
118 1/2	1885-1894	Frame Vernacular
Bridge Street		
81	1871-1885	Frame Vernacular
82	1885-1893	Frame Vernacular
83	1871-1885	Frame Vernacular
84	1924-1930	Bungalow

Building List

Bridge Street (cont.)		
84 A	1913	Gothic Revival
85	1904-1910	Frame Vernacular
86	1894-1899	Frame Vernacular
88	1894-1899	Frame Vernacular
89	1871-1885	Italianate
91	1924-1930	Frame Vernacular
93	1924-1930	Frame Vernacular
96	1885-1894	Frame Vernacular
98	1885-1894	Frame Vernacular
99	1885-1894	Frame Vernacular
102	1871-1885	Frame Vernacular
108	1880-1885	Frame Vernacular
109	1917-1924	Frame Vernacular
110	c.1880	Frame Vernacular
111	1899-1904	Frame Vernacular
112	c.1884	Frame Vernacular
114	1885-1894	Frame Vernacular
115	c.1800	Frame/Masonry Vernacular
116	1885-1894	Frame Vernacular
118	1885-1894	Frame Vernacular
120	1894-1899	Frame Vernacular
122	c.1884	Frame Vernacular
124	1885-1894	Frame Vernacular
Cedar Street		
33	1924-1930	Frame Vernacular
Cerro Street		
95	1904-1910	Frame Vernacular
97	1894-1899	Frame Vernacular
101	1924-1930	Frame Vernacular
103	1885-1894	Frame Vernacular
105	1885-1894	Frame Vernacular
109	1917-1924	Frame Vernacular
DeHaven Street		
86	1871-1885	Frame Vernacular
88	1879-1855	Frame Vernacular

115 Bridge Street - Lincolnville NRHD



4/13/2022, 7:07:07 PM

National Register Listed Resources

- Historic Sites/Buildings
- Historic Districts
- City Roads

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Data context is created

Sanborn Map (1910)
115 Bridge Street



Sanborn Map (1917)
115 Bridge Street



Sanborn Map (1930 revised to 1965)
115 Bridge Street



115 Bridge Street (c. 1800)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1911-12	Mrs. Martha Marble		Widow, Andrew J
1914-15	Jonas C. Heartt (Helen M., Wife)		Not Listed
1920-21	Jonas C. Heartt		[Not listed in Property Owners Directory]
1930	Helen M. Heartt, Mrs.		Widow, Jonas C.
1934	William L. Raub (Frances L., Wife)	(o)	Not Listed
1940	William L. Raub (Frances L., Wife)	(o)	Not Listed
1945	William L. Raub (Frances L., Wife)	(o)	Not Listed
1951	William L. Raub (Frances H., Wife)	(o)	Not Listed
1953-54	Frances H. Raub, Mrs.	(o)	Widow, William L.
1955	VACANT		
1957	Clark K. Mayo (Lee H., Wife)	(o)	The Magnolia Manor, nursery
1960	William H. Forrester (Lucille E., Wife)	(o)	Not Listed
	State Department of Public Welfare, District 5, Unit no. 7		
1965	William H. Forrester (Lucille E., Wife)	(o)	Retired
	State Department of Public Welfare, District 5, Unit no. 7		
1970	William H. Forrester (Jean H., Wife)	(o)	Building Contractor
	Susan D. Forrester		Student
1975	William H. Forrester (Jean H., Wife)	(o)	Not Listed
	State Department of Social Economic Services (Program Office)		

(o) Owner

According to the statement of significance provided in Part II of the application, the building originally served as the country home of Dr. Jose Bousquet. Later, the land became known as "Mitchel Grove," as it was owned by Peter Mitchell after the Board of Land Commissioners of East Florida granted him the title by the 1820s. From 1845-1876, the Dumas Family owned the property and changed the building to its current configuration. Subsequent owners continued to alter the property, including under long-term owner William Forrester and his family from 1955-2021. **SEE ALSO "SITE DATA SHEETS" that follow the FMSF, with records of land transactions and City Directory Listings related to the property of 115 Bridge Street**

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) "Contributing property" means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) "Division" means the Division of Historical Resources of the Department of State.

(3) "Historic property" means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) "Improvements" means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) "Local government" means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) "Local historic preservation office" means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) "National Register of Historic Places" means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) "Noncontributing property" means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

(9) “Renovation” or “rehabilitation”. For historic properties or portions thereof which are of historical or architectural significance, “renovation” or “rehabilitation” means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, “renovation” or “rehabilitation” means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(10) “Restoration” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(11) “Useable space” means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

Received March 22, 2022
Planning and Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2068500000 *Attach legal description of property*

Address of property: Street 115 Bridge Street

City St. Augustine County St. Johns Zip Code 32084

( ) Individually National Register listed
(X) In a National Register district
( ) Locally designated historic property or landmark*
( ) In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Lincolnville Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of St. Augustine

Mailing Address 75 King Street

City St. Augustine State FL Zip Code 32084

Telephone Number (904) 209-4326

2. Type of request:

(X) Exemption under 196.1997, F.S. (standard exemption)
( ) Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Bridge Street Estates, LLC

Mailing address 5243 E. Grandview Rd.

City Scottsdale State AZ Zip code 85254

Daytime Telephone Number (602) 8821979

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

DOS Form No. HR3E101292
Revised 09/03/00

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 2068500000

Property Address 115 Bridge Street

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office ,where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verificationof information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Joe Griffin		3/22/22
Name	Signature	Date

Complete the following if signing for an organization or multiple owners:

Owner	Bridge Street Estates, LLC
Title	Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

Yallaha, 115 Bridge Street, is a frame and masonry vernacular residential building dating to c.1815. It rises one-and-a-half stories in height. Its foundation is coquina and brick, and its structural system is coquina and wood frame. The coquina structural walls at the NW corner date to c. 1815 and most of the remainder to c. 1845. It has an ell-shaped ground plan, and a gable roof with gable dormers. It is one of the more prominent properties in Lincolnville and its grounds are the remnants of a Spanish land grant and orange grove known as Yallaha or the Mitchell Grove. An historic well appears on an 1876 lithograph of the property. The first floor features a parlor with a coquina fireplace, three bedrooms, an entrance foyer, bathrooms, and a kitchen/dining room in the coquina portion. The upper story has two apartments. C. 1970 the building was renovated to its present configuration by local owner/contractor William Forrester. Currently, the building is in poor condition, vacant and not suitable for occupation

Date of Construction 1815, 1845 Date(s) of Alteration(s) 1970

Has building been moved? ( )Yes (X)No If so, when?

6. Statement of Significance:

Yallaha, 115 Bridge Street, is one of the outstanding buildings in the Lincolnville Historic District. While the buildings in Lincolnville overwhelmingly date from 1871-1930, Yallaha Plantation House is an outlier. It is the oldest extant building in Lincolnville and the City of St. Augustine outside the colonial city. The coquina portion dates from the Second Spanish Period (1784-1821) and was originally the country home of Dr. Jose Bousquet.Inthe 1820s, the Board of Land Commissioners of East Florida granted title to the property to PeterMitchell. Known as the Mitchell Grove, it was acquired in 1845 by the Dumas family andbetween 1845 and 1876, the building acquired its present configuration. After a number of transactions and alteration, William Forrester, a local contractor, acquired the property in 1955. The Forrester family retained the property until 2021.

Received March 22, 2022
Planning and Building Department

Property Identification Number 2068500000

Property Address 115 Bridge Street

7. Photographs and maps:
Attach photographs and maps to application.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Les Thomas is/are hereby authorized TO ACT ON BEHALF OF Joseph Griffin, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: HP2022-0027, 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: 115 Bridge St. Saint Augustine, FL 32084

BY: _____
Signature of Owner

Joseph Griffin
Print Name of Owner

602-882-1979
Telephone Number

State of Arizona

County of Maricopa

Signed and sworn before me on this 4 day of April, 2022

By Joseph Griffin

Identification verified:

Oath sworn: X Yes ___ No

Notary Signature: Laurie Roza

My Commission expires: 3/31/2024

Laurie Roza
Notary Public - Arizona
Maricopa County
Commission # 578377
My Commission Expires
March 31, 2024

Rev:022117

Received April 1, 2022
Planning and Building Department

NPS Form 10-168 (Rev. 2019)
National Park Service
OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number: 44331

1. **Historic Property Name** YALLAHA
   Street 115 Bridge St.
   City St. Augustine County St. Johns State FL Zip 32084
   Name of Historic District or National Register property LINCOLNVILLE HISTORIC DISTRICT
   ☒ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property

2. **Nature of Request** (check only one box)
   ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
   ☐ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
   Name Paul L. Weaver Company Historic Property Associates, Inc.
   Street PO Box 1002 City St. Augustine State FL
   Zip 32085 Telephone (904) 347-6090 Email Address hpa007@aol.com

4. **Applicant**
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
   ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
   ☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
   For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Joe Griffin Signature (Sign in ink) [signature] Date 10/18/2021
   Applicant Entity Bridge Street Estates, LLC SSN or TIN 87-3135823
   Street 5243 E. Grandview Rd. City Scottsdale State AZ
   Zip 85254 Telephone (602) 882-1979 Email Address joeggriffin@gmail.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☑ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

3/15/2022 Renée Novak
Date National Park Service Authorized Signature (Sign in ink)

☑ NPS Comments Attached

RECEIVED
DEC 10 2021
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

Received April 1, 2022
Planning and Building Department

NPS Form 10-168e (Rev. 06/2016)
National Park Service

OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
COMMENTS

Property Name: Yallaha Project Number: 44331

Property Address: 115 Bridge Street, St. Augustine, FL

These comments respond to the Historic Preservation Certification Application –

☒ **Part 1** ☐ **Part 2** ☐ **Part 3** ☐ **Amendment**

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application – Part 1 for the property referenced above. Because the property contains more than one building, program regulations require the NPS to determine which of the buildings/structures contribute to the significance of the historic property and are therefore considered to be "certified historic structures." Based on the documentation presented, the following buildings under your ownership appear to contribute to the significance of the property/district and are "certified historic structures" for the purposes of rehabilitation:

- The Main Residence (Yallaha, a one-and-a-half story frame and masonry vernacular building); ca. 1815

Based on the documentation presented, the following buildings/structures do not contribute to the significance of the property/district and are not considered "certified historic structures" for the purposes of rehabilitation:

- One-story, concrete and plywood storage outbuilding; ca. 1970

Based on the documentation presented, the following structures and objects also contribute to the significance of the property/district:

- Historic stone and coquina well; date of construction unknown (although referenced on an 1876 map of the property and within the period of significance for the district)

Program regulations require NPS to review the rehabilitation work as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than for each structure. Consequently, Part 2 of the application, the Description of Rehabilitation Work, must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic structures". Please be consistent with identifying these buildings in your Part 2 application as identified in the Part 1.

If you have any questions about the review of the application, please contact Renee Novak of this office at Renee_Novak@nps.gov.

The National Park Service has reviewed and approved the submitted application noted above.

3/15/2022
Date

Renée Novak
National Park Service Signature

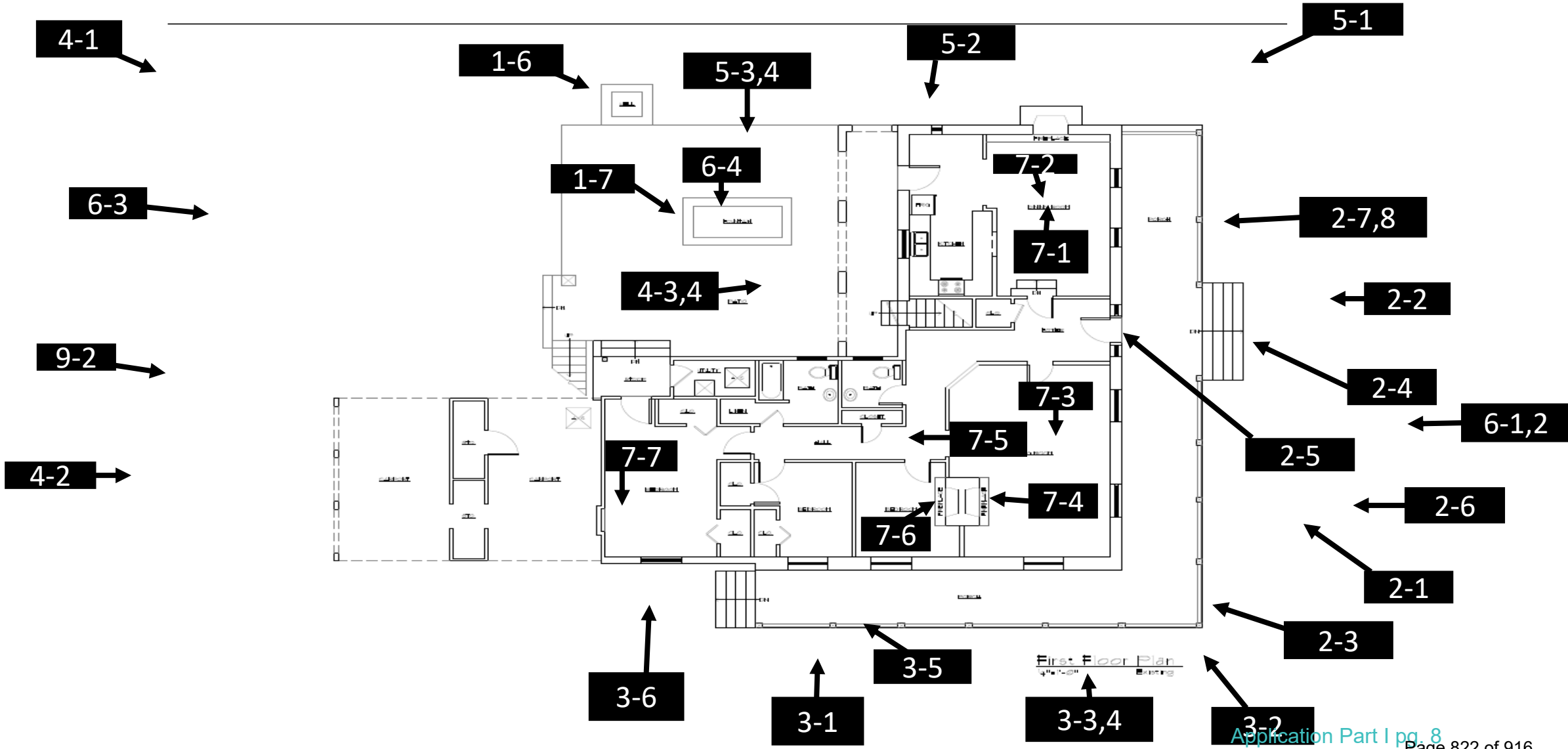
YALLAHA
115 BRIDGE STREET/ PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received March 22, 2022
Planning and Building Department



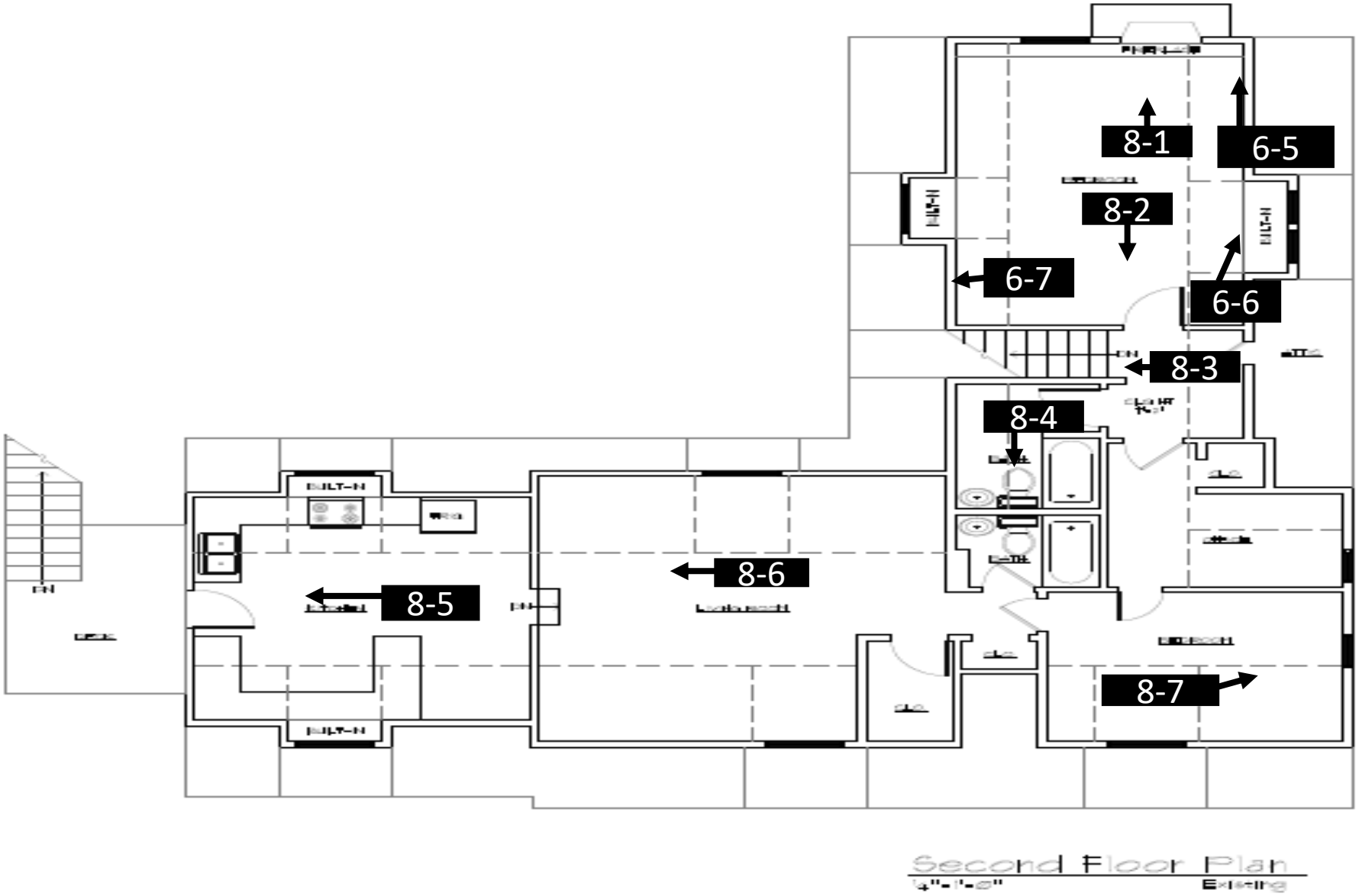
Received March 22, 2022
Planning and Building Department

YALLAHA
115 BRIDGE STREET/ PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT



YALLAHA
115 BRIDGE STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

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SEE ACCOMPANYING PHOTOGAPHS TO PHOTO KEY UNDER PART II

THAT FOLLOWS PART I

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COQUINA WALL/CHIMNEY WEST ELEVATION



APERTURE WINDOW, WEST ELEVATION

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COQUINA WALL/CHIMNEY WEST ELEVATION

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Received March 22, 2022
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ROOF FRAMING, SECOND FLOOR FACING WEST/COQUINA IN BACKGROUND

Received March 22, 2022
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ROOF FRAMING, SECOND FLOOR FACING WEST/COQUINA IN BACKGROUND

Received March 22, 2022
Planning and Building Department



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COQUINA PARAPET WITH POCKETS FOR JOISTS/VIGAS
2ND FLOOR FACING NORTH



COQUINA PARAPET WITH POCKETS FOR JOISTS/VIGAS
2ND FLOOR FACING NORTH/TWO ORIGINAL JOISTS

Received March 22, 2022
Planning and Building Department



COQUINA PARAPET WITH POCKETS FOR JOISTS/VIGAS
2ND FLOOR FACING NORTH/TWO ORIGINAL JOISTS

Received March 22, 2022
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Received March 22, 2022
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1ST FLOOR FACING UP/TWO ORIGINAL JOISTS



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EARLY LATH, NORTH WALL

Received March 22, 2022
Planning and Building Department



DOWELED FLOOR JOISTS

Received March 22, 2022
Planning and Building Department

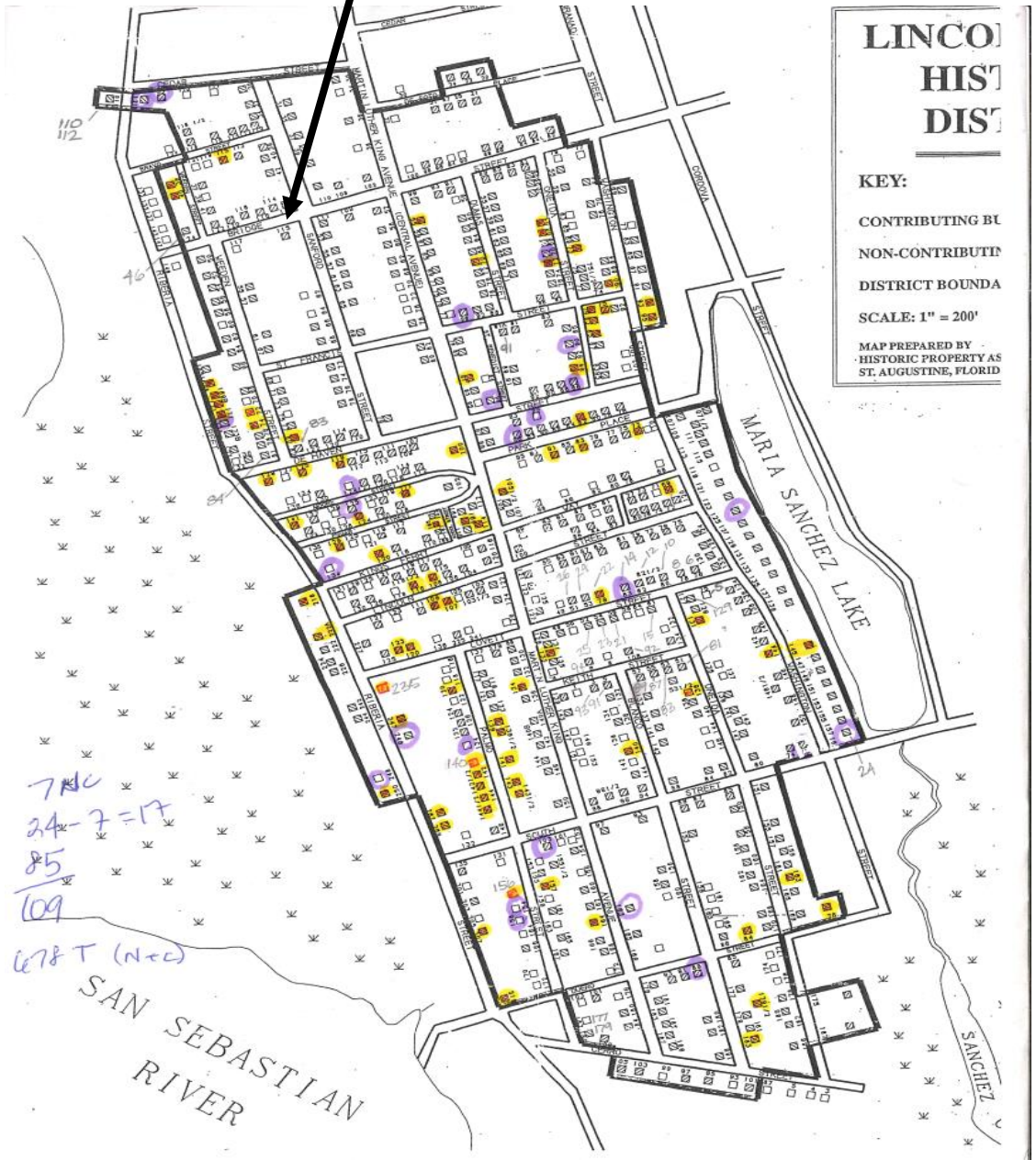


YALLAHA
115 BRIDGE STREET
LINCOLNVILLE HISTORIC DISTRICT



YALLAHA
115 BRIDGE STREET
LINCOLNVILLE HISTORIC DISTRICT

Received March 31, 2022
Planning and Building Department



YALLAHA, 115 BRIDGE STREET SURVEY

Received March 22, 2022
Planning and Building Department



Received March 22, 2022
Planning and Building Department

Sanborn Map (1917)
115 Bridge Street



Sanborn Map (1930 revised to 1965)
115 Bridge Street



Received March 22, 2022
Planning and Building Department

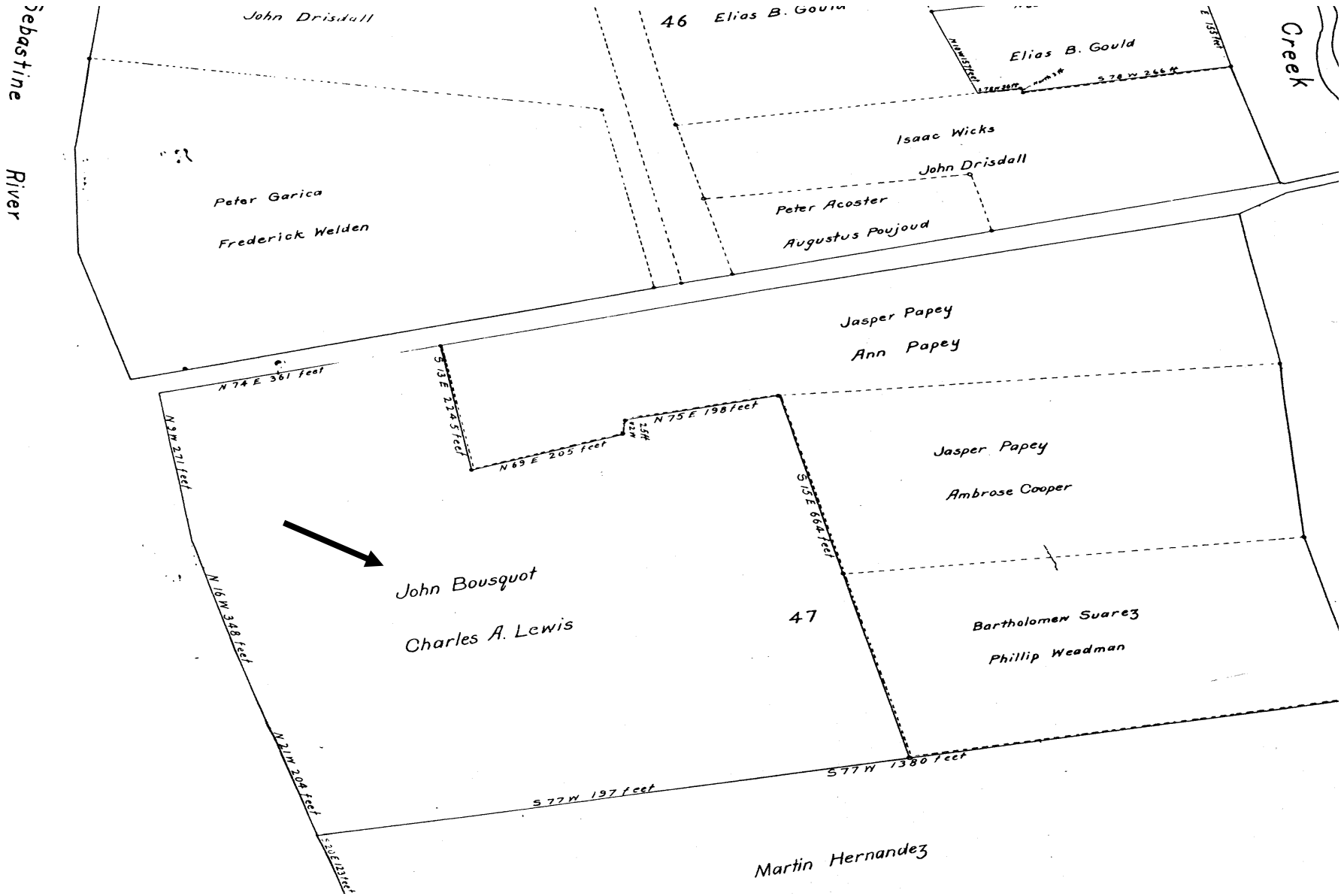
LEGAL DESCRIPTION AND DATA FROM PROPERTY APPRAISER'S OFFICE

Parcel ID	2068500000
Location Address	115 BRIDGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY PT OF LOT 1 ALL LOT 2 PT OF LOT 3 LOT 4 (EX S75FT) & PT OF LOT 5 BLK C (EX OR1030/631 & OR1059/1146) OR5337/918
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.040

Received March 22, 2022
Planning and Building Department



Received March 22, 2022
Planning and Building Department

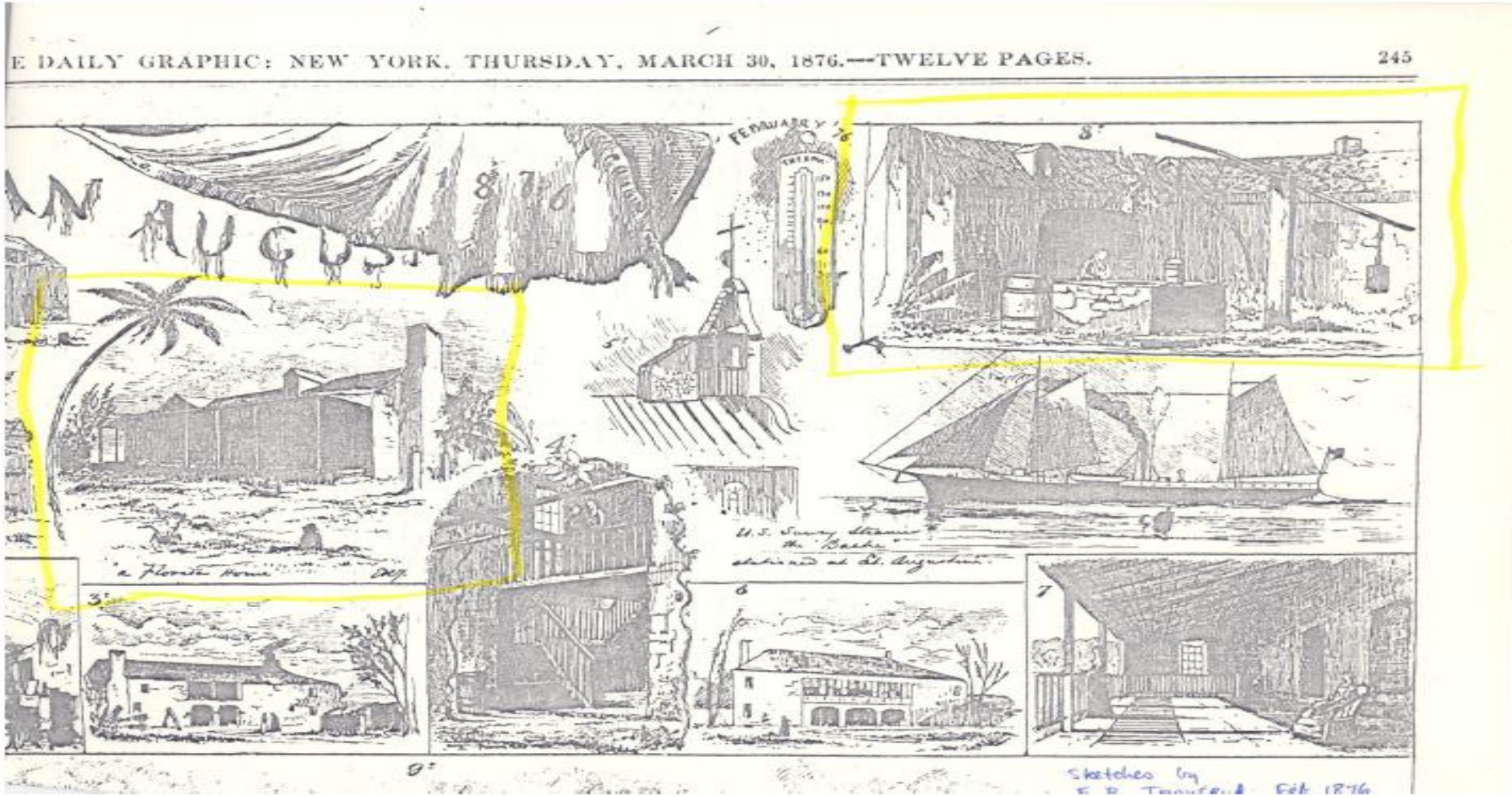


1835 CITY MAP

Received March 22, 2022
Planning and Building Department



Received March 22, 2022
Planning and Building Department



Instr #2021087139 BK: 5337 PG: 918, Filed & Recorded: 8/6/2021 11:05 AM #Pgs:7
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $61.00 Doc. D $5,705.00

Prepared by and return to:
Pamella Gesell
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2021-6547

Parcel Identification No 206850-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **6th day of August, 2021** between **Faith E. Elsen, a single woman, Christian A. Elsen, a single man, Jonathan W. Elsen, a single man, Angelica J. Elsen, a single woman, Gloria H. Elsen, a single woman, and Bethany Grace Elsen, a single woman**, Grantors, to **Joseph Griffin, a married man**, whose post office address is **5243 East Grandview Road, Scottsdale, AZ 85254**, of the County of Maricopa, State of Arizona, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of EIGHT HUNDRED FIFTEEN THOUSAND AND 00/100 (815,000.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

A TRACT OF LAND IN THE CITY OF ST. AUGUSTINE BEING LOTS 1, 2, 3, 4, 5 AND 7, BLOCK C, DUMAS TRACT, AS PER OFFICIAL CITY MAP DATED 1923, EXCEPTING THEREFROM PROPERTY DESCRIBED IN DEED BOOK 231, PAGE 455, DEED BOOK 251, PAGE 160, DEED BOOK 257, PAGE 510, OFFICIAL RECORDS BOOK 1059, PAGE 1146 AND OFFICIAL RECORDS BOOK 1030, PAGE 631, ALL OF THE OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Dmitry Bratslavsky

WITNESS
PRINT NAME: Ingrid Craig

Faith E. Elsen
167 South 33rd Street
Richmond, CA 94804

STATE OF California
COUNTY OF Contra Costa

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 28 day of July, 2021, by Faith E. Elsen.

Signature of Notary Public

INGRID CRAIG
COMM. # 2333124
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. SEP. 3, 2024

Print, Type/Stamp Name of Notary
Ingrid Craig

Personally Known:_____ OR Produced Identification: X

Type of Identification
Produced: California Drivers License

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kayla Matthews
WITNESS
PRINT NAME: Kayla Matthews

Kim Collins
WITNESS
PRINT NAME: Kim Collins

Christian A. Elsen
211 W. Main Street
Ponoma Park, FL 32181

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 29 day of July, 2021, by Christian A. Elsen.

Kayla Matthews
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA MATTHEWS
Notary Public - State of Florida
Commission # HH 098025
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: valid drivers license

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kayla Matthews
WITNESS
PRINT NAME: Kayla Matthews

Kim Collins
WITNESS
PRINT NAME: Kim Collins

Jonathan W. Elsen
112 Timberwood Drive
St. Augustine, FL 32084

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 28th day of July, 2021, by Jonathan W. Elsen.

Kayla Matthews
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA MATTHEWS
Notary Public - State of Florida
Commission # HH 098025
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: valid drivers license

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Michael Behrens

WITNESS
PRINT NAME: Caille Polnett

Angelica J. Elsen
743 Bernice Court
Orlando, FL 32825

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 22 day of July, 2021, by Angelica J. Elsen.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Caille Polnett
Notary Public
State of Florida
My Commission Expires 08/29/2022
Commission No. GG 253762

Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: Florida Drivers License

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Christina M. Guyette

WITNESS
PRINT NAME: Kayla Matthews

Gloria H. Elsen
3736 Helicon Drive
Jacksonville, FL 32223

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 23rd day of July, 2021, by Gloria H. Elsen.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CHRISTINA M. GUYETTE
Notary Public - State of Florida
Commission # HH 081801
My Comm. Expires Mar 13, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification: ✓
Type of Identification Produced: Valid drivers license

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Anuradha Iyer

WITNESS
PRINT NAME: Tamara Smith

Bethany Grace Elsen
Bethany Grace Elsen
1193 Brafforton Way
Tallahassee, FL 32311

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 23rd day of JULY, 2021, by Bethany Grace Elsen.

ANURADHA IYER NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires July 17, 2023 No. GG 356086

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ___ OR Produced Identification: ✓
Type of Identification Produced: FL Driver's License

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	2068500000
Location Address	115 BRIDGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY PT OF LOT 1 ALL LOT 2 PT OF LOT 3 LOT 4 (EX S75FT) & PT OF LOT 5 BLK C (EX OR1030/631 & OR1059/1146) OR5337/918 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.040
Homestead	N

Owner Information

Owner Name	Griffin Joseph 100%
Mailing Address	115 BRIDGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$144,758
Extra Features Value	$0
Total Land Value	$619,938
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$764,696**
Total Deferred	$0
Assessed Value	**$764,696**
Total Exemptions	$0
Taxable Value	**$764,696**

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	$120,583	$0	$550,550	$0	$0	$671,133	$671,133	$0	$671,133
2020	$100,478	$0	$550,550	$0	$0	$651,028	$651,028	$0	$651,028
2019	$83,699	$0	$555,450	$0	$0	$639,149	$639,149	$0	$639,149
2018	$106,157	$623	$511,785	$0	$0	$618,565	$618,565	$0	$618,565
2017	$108,369	$2,407	$460,615	$0	$0	$571,391	$490,374	$131,017	$440,374
2016	$132,697	$2,407	$399,841	$0	$0	$534,945	$451,320	$133,625	$401,320
2015	$137,901	$2,407	$319,875	$0	$0	$460,183	$416,749	$93,434	$366,749
2014	$112,696	$2,407	$255,900	$0	$0	$371,003	$371,003	$0	$371,003
2013	$116,794	$2,407	$198,323	$0	$0	$317,524	$301,065	$66,459	$251,065
2012	$120,892	$2,407	$172,733	$0	$0	$296,032	$296,032	$50,000	$246,032
2011	$122,941	$2,407	$191,925	$0	$0	$317,273	$317,273	$50,000	$267,273
2010	$127,039	$2,407	$213,250	$0	$0	$342,696	$342,696	$50,000	$292,696

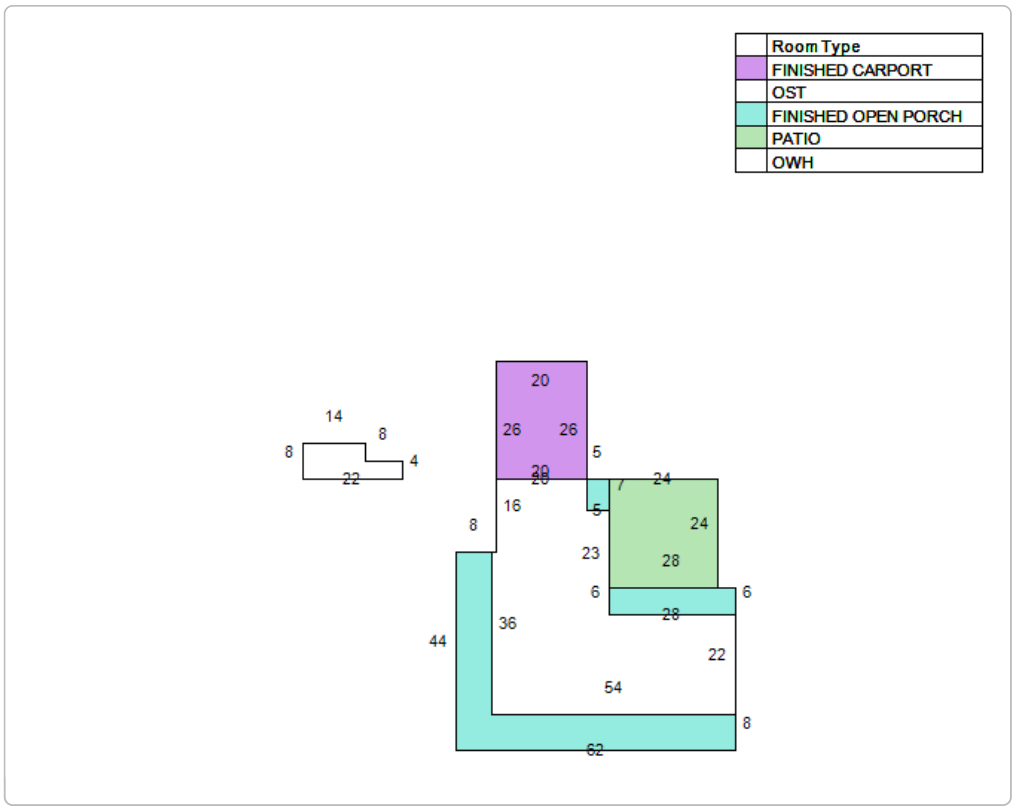
Building Information

Building 1
Year Built 1900
Actual Area 4144
Conditioned Area 2876
Use Single Family Residence
Style 01
Class N
Exterior Wall Stucco, Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 6
Baths 4

Description	Square Footage
1.5 STORY	1917
PATIO	576
FINISHED OPEN PORCH	168
FINISHED OPEN PORCH	784
OUTSIDE STAIRS	144
FINISHED OPEN PORCH	35
FINISHED CARPORT	520
Total SqFt	4144

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	175	236	175	EF	$619,938

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/6/2021	8/6/2021	$815,000.00	WARRANTY DEED	5337	918	Q	I	ELSEN FAITH E ET AL	GRIFFIN JOSEPH
	5/8/2006	$0.00	QUIT CLAIM DEED	2712	1005	U	I	ELSEN DAVID C *** ETAL	ELSEN DAVID C ***
	8/17/2005	$0.00	ORDER DET HX REAL P	2516	1953	U	I	ELSEN SUSAN H D ESTATE	ELSEN DAVID C ***
	1/25/2005	$0.00	LETTERS OF ADMN	2371	1790	U	I	ELSEN SUSAN H D ESTATE	ELSEN SUSAN H D TRUST (LETT OF ADMIN)
	9/2/1998	$0.00	WARRANTY DEED	1347	2019	U	I	ELSEN SUSAN H	ELSEN SUSAN H D TRUSTEE
	5/15/1998	$100.00	WARRANTY DEED	1330	198	U	I	FORRESTER PHILLIP W	ELSEN SUSAN H
	5/15/1998	$100.00	PERSONAL REP	1330	195	U	I	FORRESTER LUCILLE ESTATE-FORRESTER KENNETH PR	ELSEN SUSAN H
	9/2/1997	$0.00	OTHER INSTRUMENT	1261	814	U	I	FORRESTER LUCILLE (DECEASED 8/3/97)	FORRESTER LUCILLE E ESTATE (LETT OF ADMIN)
	4/6/1995	$0.00	WILL	1261	810	U	I	FORRESTER LUCILLE	FORRESTER LUCILLE (WILL)
	12/1/1981	$0.00		522	228	U	I		FORRESTER LUCILLE
	1/1/1980	$0.00		477	648	U	I		

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 3/23/2022, 12:53:12 AM

Version 2.3.180

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 2 – Description of Improvements

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2068500000

Property Address 115 Bridge Street

Feature 1

Feature Site Approx. date of feature 1815, 1845, 1970 Describe existing feature and its condition: Yallana is a one-acre parcel located in the Dumas Homestead Subdivision Perimeter of property is defined by a non-historic chain link finish with masonry entrance pillars on Bridge Street. Site features non-historic c. 1970 wooden shed in deteriorated condition, non-historic patio from c. 1970 and historic well. Photo no. 1-1-1-8 Drawing no. A1	Describe work and impact on existing feature: Site will be assessed by the COSA archaeologist and any ground disturbing will be mitigated by professional excavation and recovery of cultural material. Historic well and non-historic patio will be retained. Non-historic wooden shed will be removed. Parking will be provided at rear (south side) of property in its traditional location. Driveway will be added on east side of property through a historic curb cut leading to parking/garage area. A pool will be added in approximate location of pool dating to c. 1970.

Feature 2

Feature North Elevation Approx. date of feature 1876,1970 Describe existing feature and its condition: Elevation features raised brick and coquina foundation and porch deck with 7 bay entrance porch. Porch is covered with hip roof supported by 7 wooden posts. Remnants of wooden balustrade are found in eastern most bays. First floor exterior wall is stucco. Entrance is accessed by brick steps with concrete finish and has 8 panel wood door with multi-light transom and side lights. Two windows are 8/8 light wooden sash and two are 3 light casements. There are two wood dormers with wood detailing and multilight windows. Porch roof is in poor condition due to water damage. Photo no.2-1-2-9Drawing no. A4,A6,A8	Describe work and impact on existing feature: Foundation/porch deck will be stabilized with spot repairs. Stucco will be retained and repaired as needed. Entrance door and sidelights will be retained with minor repairs and repainted. Wooden posts are sound and will be repaired and replaced in their original location. Porch roof will be reconstructed of wood and finished with a 40 year architectural shingle. Wooden features in dormers, including decorative shingles, will be selectively repaired. Windows will be repaired or replaced in kind. Casement windows at first floor level will be replaced with 6/6 light sash windows which are more in character with historic architecture.

Feature 3

Feature East Elevation Approx. date of feature 1876,1970 Describe existing feature and its condition: E. elevation continues foundation and porch found on N. elevation. Porch is six bays wide with wood balustrade in all bays. There are four 8/8 light wooden sash windows on the first floor. Upper half story features three gabled dormers with 4/4 light wooden sash windows. Porch roof has suffered extensive water damage and has failed in several locations. Photo no.3-1-3-6Drawing no. A4,A6,A8	Describe work and impact on existing feature: Foundation/porch deck will be stabilized with spot repairs. Balustrade will be restored by replicating existing porch to its c. 1980 appearance. Stucco will be retained and repaired as needed. Wooden posts are sound and will be repaired and replaced in their original location. Porch roof will be reconstructed and finished with a 40 year architectural shingle. Wooden features in dormers will be selectively repaired. Windows will be repaired or replaced in kind.

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Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2068500000

Property Address 115 Bridge Street

Feature 4

Feature South Elevation Approx. date of feature 1876,1970 Describe existing feature and its condition: Features include a three-bay wide, unfinished coquina loggia at first floor which dates to c. 1970. Loggia is covered by shed roof finished with composition shingles. West portion of existing south exterior wall is original while eastern portion is coquina veneer. Upper half story has single gable dormer with 8/8 light wooden sash window. Eastern side of elevation features a c. 1970 non-historic wooden carport and a non-historic wooden stair leading to a non-historic wooden deck. Photo no.4-1-4-4Drawing no. A5,A6,A9	Describe work and impact on existing feature: Non-historic wooden carport, stairs and deck will be removed in preparation of compatible addition. Features on south elevation will be retained and selectively repaired. A new wooden, 4/4 light sash window will be added in first floor of main building. A second new wooden, 4/4 light sash window will be added in second floor of south wing.

Feature 5

Feature West Elevation Approx. date of feature 1815 1876,1970 Describe existing feature and its Condition: West elevation contains original c. 1815 coquina structural wall of building. Coquina is partially finished with stucco and features chimney and a narrow aperture window. Southern portion of elevation is finished with weatherboard on first floor level and has a single 8/8 light sash window. The upper half story has two gable dormers with 8/8 light wooden sash windows. Photo no.5-1-5-4Drawing no. A5-A6, A9	Describe work and impact on existing feature: Features on south elevation will be retained and selectively repaired with matching materials. Two new wooden, 4/4 light sash windows will be added in first floor of main building.

Feature 6

Feature Roof Approx. date of feature 1876, 1990 Describe existing feature and its condition: Main roof is a side facing gable type and finished with composition shingles. East slope of the roof is broken with a double-flued brick chimney finished with stucco with half round caps. West slope is broken by a later brick chimney which likely serviced a kitchen. Southern portion of main roof is an historic addition with slightly higher ridge and slope. Leaks have caused damage around fringes of roof but historic roof structure is sound. Photo no. 6-1-6-6Drawing no. A4-6,A8-9	Describe work and impact on existing feature: Existing roof material will be removed and underlying roof structure will be selectively repaired. New roof surfacing will be 40 year architectural shingle over a ice and water membrane(peel and stick) with stainless steel fasteners. This roof surfacing will best conform with the anomalies (uneven ridge/roof slope) in existing historic roof while giving good wind load characteristics. Historic roof structure is significant and sound and will be stabilized and retained. Both chimneys will be retained and selectively repaired. Masonry repairs will done in accordance with National Park Service Historical Preservation – Technical Procedures. Loose brick will be secured. All brick, mortar joints will be cleaned with moderate pressure, using cleaning product(s) suggested by masonry restoration company. Excessive sized cracks will be grouted with mortar. All holes in brick will be filled with a specialty mortar mix to best match the brick.

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Planning and Building Department

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2068500000

Property Address 115 Bridge Street

Feature 7

Feature Interior, 1st Floor Approx. date of feature 1880, 1960 Describe existing feature and its condition: First floor features living room, three bedrooms, an entrance foyer, bathrooms. Living room has original wooden floors, stucco walls, beamed ceiling and a large, unfinished coquina fire place. Rear (south) room configuration dates to 1960s Food Stamp Office. Kitchen/dining room is heavily remodeled. West wall of dining room features an unfinished coquina wall with a fireplace. East side of 1st floor has suffered significant water and termite damage. Photo no.7-1-7-7Drawing no. A2,A7	Describe work and impact on existing feature: Non-historic partition and finishes in kitchen will be removed. A library consistent with historic open plan will be created. Floors in library will be wood, and walls and ceilings will be drywall. Stair hall will be retained and historic interior access to second floor will be restored. Parlor and fireplace will be retained in present configuration. Wood floor will be retained and deteriorated portions will be replaced with floor boards that closely match existing. Non-historic partitions in south wing will be partially removed and hallway will be created in what is believed to be its historic location. In order to minimize impact on historic features, new bathrooms will be located in this highly altered, service area of building. Chimney in this area will be retained.

Feature 8

Feature Interior, 2nd Floor Approx. date of feature 1880, 1960 Describe existing feature and its condition: Upper half floor has two one-bedroom apartments which date to c. 1970 when building was converted to tri-plex. Attic story is documented by 1876 lithograph. Apartments are accessed by a stair from the patio and a stair leading to a deck on the south end of the rear wing. West apartment has wood floors, wood paneled walls and drywall ceiling. There is a modern brick fireplace in the west wall of the living room. East apartment has wooden floors and dry wall ceiling and wall finishes. This portion of second floor is a later c. 1900 service addition. Photo no.8-1-8-7Drawing no. A3,A8	Describe work and impact on existing feature: Historic interior stair access to second floor will be restored to create a single unit. West bedroom will be created and brick fireplace will be retained. Bathroom will be added on east side of bedroom. Some reconfiguration of central rooms where non-historic bathrooms, closet are located will be undertaken to integrate former apartments through new hall. Chimneys will be retained. In order to minimize impact on historic features, new bathrooms will be located in south wing, a highly altered, service area of building.

Feature 9

Feature Rear Addition Approx. date of feature 1970 Describe existing feature and its condition: Rear addition will be located south of main building in area where non-historic carport c. 1970 and non-historic c. 1970 one story concrete and plywood storage building are located. Both non-historic structures are in deteriorated condition due to deferred maintenance and water damage. Photo no. 9-1-9-3Drawing no. A1,A9-11	Describe work and impact on existing feature: Compatible addition will be built at rear of property. Non-historic carport and storage building will be removed. Addition will be located on least conspicuous area of property where parking and service structures have been traditionally located and will be attached at rear of south wing where carport is presently located. Area where attachment will be made has been heavily remodeled. Addition will have no impact on historic features and will be reversible. A hyphen in the form of an entrance/hallway will serve as transition between historic building and new addition. Hyphen will be 10' wide and provide a 25.6'long separation from historic building. Addition will be wood frame and of compatible design and will be subordinate in height to historic structure.

DOS Form No. HR3E101292
Revised 09/03/00

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 2068500000

Property Address 115 Bridge Street

Property Use (To be completed by all applicants):

1. **Use(s) before improvement: Office/tri-plex**

2. **Proposed use(s) after improvement: Residential**

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet ( ) acres ( )

4. How much area does the organization or agency use?_____square feet( ) acres( )

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ( )Yes ( )No If so, when? _____

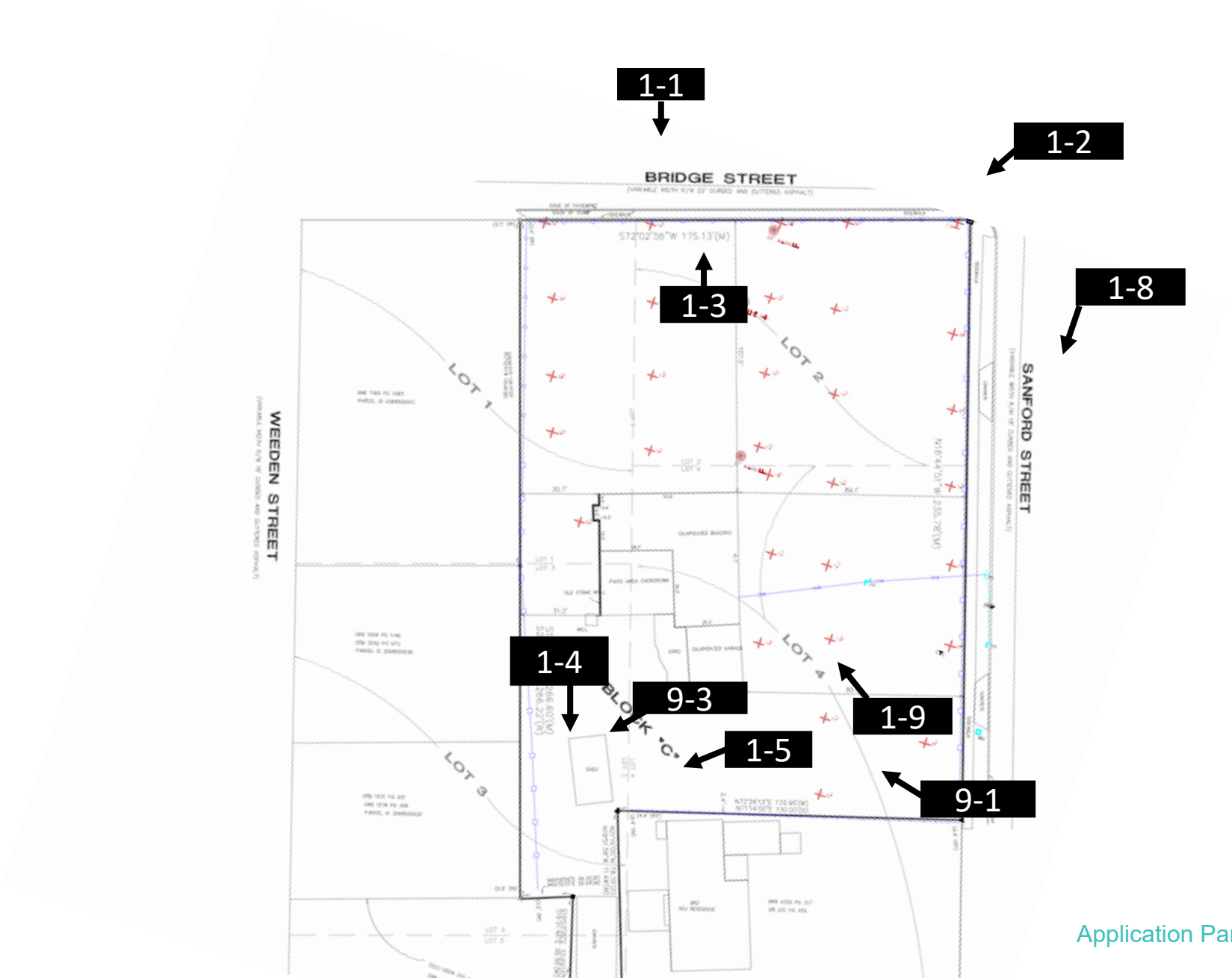
7. Are there regular hours? ( )Yes ( )No If so, what are they? _____

8. Is the property also open by appointment? ( )Yes ( )No

9. Is the property open only by appointment? ( )Yes ( )No

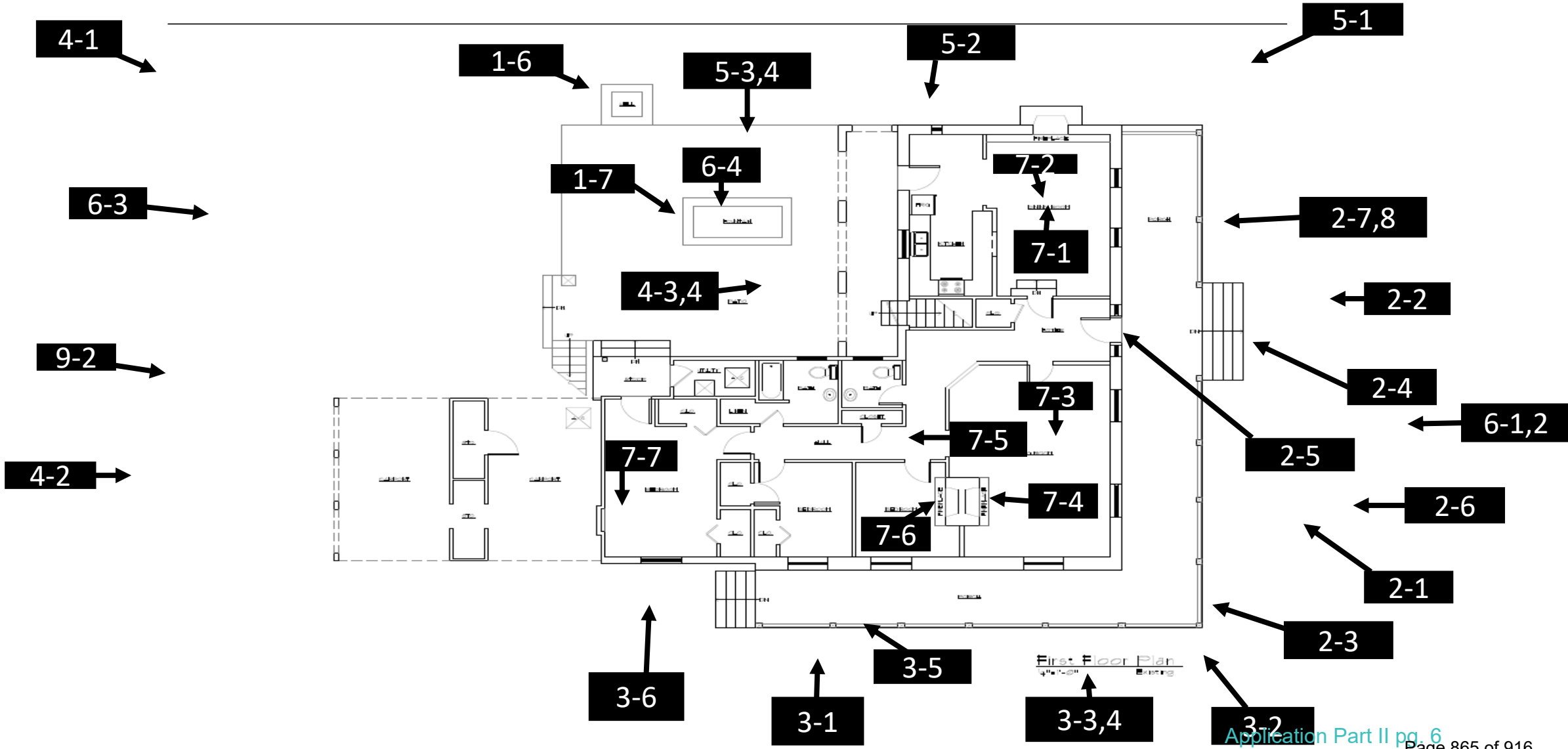
YALLAHA
115 BRIDGE STREET/ PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received March 22, 2022
Planning and Building Department



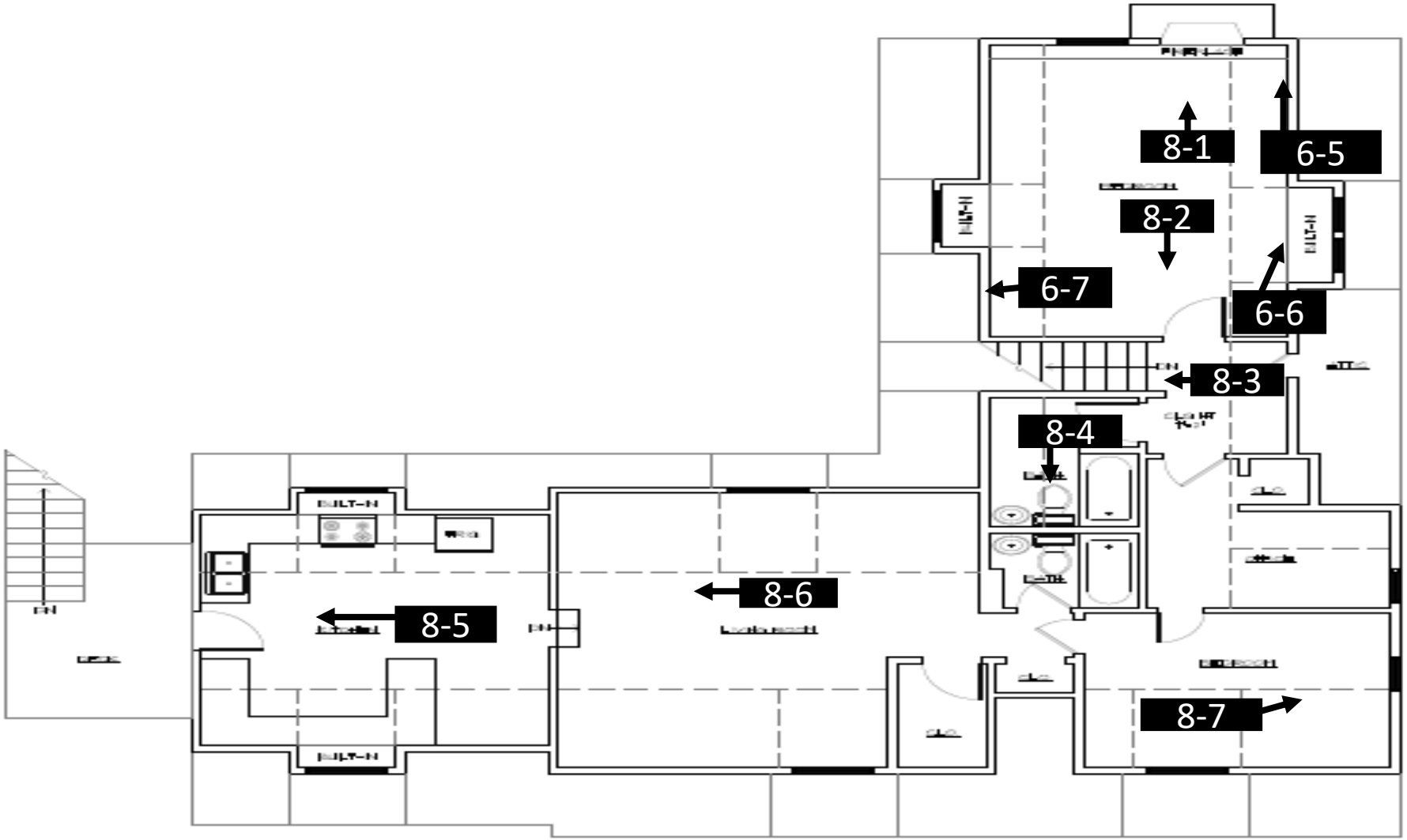
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YALLAHA
115 BRIDGE STREET/ PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT



YALLAHA
115 BRIDGE STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received March 22, 2022
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YALLAHA, 115 BRIDGE STREET

1. **Site, facing south**

2 **Photo 1-1**



1. **Site, facing west**

2 **Photo 1-2**



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YALLAHA, 115 BRIDGE STREET

1. **Site, facing north, entrance gate**

2 **Photo 1-3**



1. **Site, facing south, non-historic outbuilding**

2 **Photo 1-4**



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YALLAHA, 115 BRIDGE STREET

1. **Site, facing east historic well**
2. **Photo 1-5**



1. **Site, facing west, non-historic patio, fountain**
2 **Photo 1-6**



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YALLAHA, 115 BRIDGE STREET

1. **Site, facing south, Sanford Street**

2 **Photo 1-7**



1. **Site, facing west from Sanford Street**

2 **Photo 1-8**



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YALLAHA, 115 BRIDGE STREET

1. **North elevation, facing south, condition**

2 **Photo 2-1**



1. **North elevation, facing south, condition**

2 **Photo 2-2**



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YALLAHA, 115 BRIDGE STREET

1. **North elevation, facing south, foundation**

2 **Photo 2-3**



1. **North elevation, facing south, steps**

2 **Photo 2-4**



YALLAHA, 115 BRIDGE STREET

1. **North elevation, facing south, main entrance**

2 **Photo 2-6**



1. **North elevation, facing south, dormer with fish-scale shingles**

2 **Photo 2-7**



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YALLAHA, 115 BRIDGE STREET

1. North elevation, facing south, deteriorated porch roof

2 Photo 2-8



1. North elevation, facing south, deteriorated porch roof

2 Photo 2-9



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YALLAHA, 115 BRIDGE STREET

1. **East elevation, facing west, condition**

2 **Photo 3-1**



1. **East elevation, facing west, foundation**

2 **Photo 3-2**



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YALLAHA, 115 BRIDGE STREET

1. **East elevation, facing west, collapsed porch roof**

2 **Photo 3-3**



1. **East elevation, facing west, dormer, chimney**

2 **Photo 3-4**



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YALLAHA, 115 BRIDGE STREET

1. **East elevation, facing west, dormer**

2 **Photo 3-5**



1. **East elevation, facing west, window/AC unit.**

2 **Photo 3-6**



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YALLAHA, 115 BRIDGE STREET

1. **South elevation, facing north**

2 **Photo 4-1**



1. **South elevation, facing south, non-historic carport**

2 **Photo 4-2**



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YALLAHA, 115 BRIDGE STREET

1. **South elevation, facing north, loggia**

2 **Photo 4-3**



1. **South elevation, facing north, dormer**
2. **Photo 4-4**



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YALLAHA, 115 BRIDGE STREET

1. **West elevation, facing south, coquina chimney**

2 **Photo 5-1**



1. **West elevation, facing east, exposed coquina**

2 **Photo 5-2**



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YALLAHA, 115 BRIDGE STREET

1. **West elevation, facing east, rear wing**

2 **Photo 5-3**



1. **West elevation, facing east, dormer**

2 **Photo 5-4**



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YALLAHA, 115 BRIDGE STREET

1. **Roof, facing south, condition**

2 **Photo 6-1**



1. **Roof, facing south, condition**

2 **Photo 6-2**



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YALLAHA, 115 BRIDGE STREET

1. **Roof, facing north, condition**

2 **Photo 6-3**



1. **Elevation, facing weast, joint between original roof/rear addition**

2 **Photo 6-4**



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YALLAHA, 115 BRIDGE STREET

1. **Roof, facing west, interior roof structure**

2 **Photo 6-5**



1. **Elevation, facing south, colonial period beams**

2 **Photo 6-6**



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YALLAHA, 115 BRIDGE STREET

1. **Roof, facing west, interior roof structure, dowels**

2 **Photo 6-7**



Received March 22, 2022
Planning and Building Department

YALLAHA, 115 BRIDGE STREET

1. Interior, 1st floor, facing west, coquina wall, dining room

2 Photo 7-1



1. Interior, 1st floor, facing east, dining room

2 Photo 7-2



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YALLAHA, 115 BRIDGE STREET

1. **Interior, 1st floor, facing east, kitchen**
2. **Photo 7-3**



1. Interior, 1st floor, facing east, parlor

2 Photo 7-4



Received March 22, 2022
Planning and Building Department

YALLAHA, 115 BRIDGE STREET

1. Interior, 1st floor, facing south, parlor/coquina fireplace

2 Photo 7-5



1. Interior, 1st floor, facing east, parlor/wood floor

2 Photo 7-6



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YALLAHA, 115 BRIDGE STREET

1. Interior, 1st floor, facing south, c. 1960 offices

2 Photo 7-7



1. Interior, 1st floor, facing north, parlor/coquina fireplace

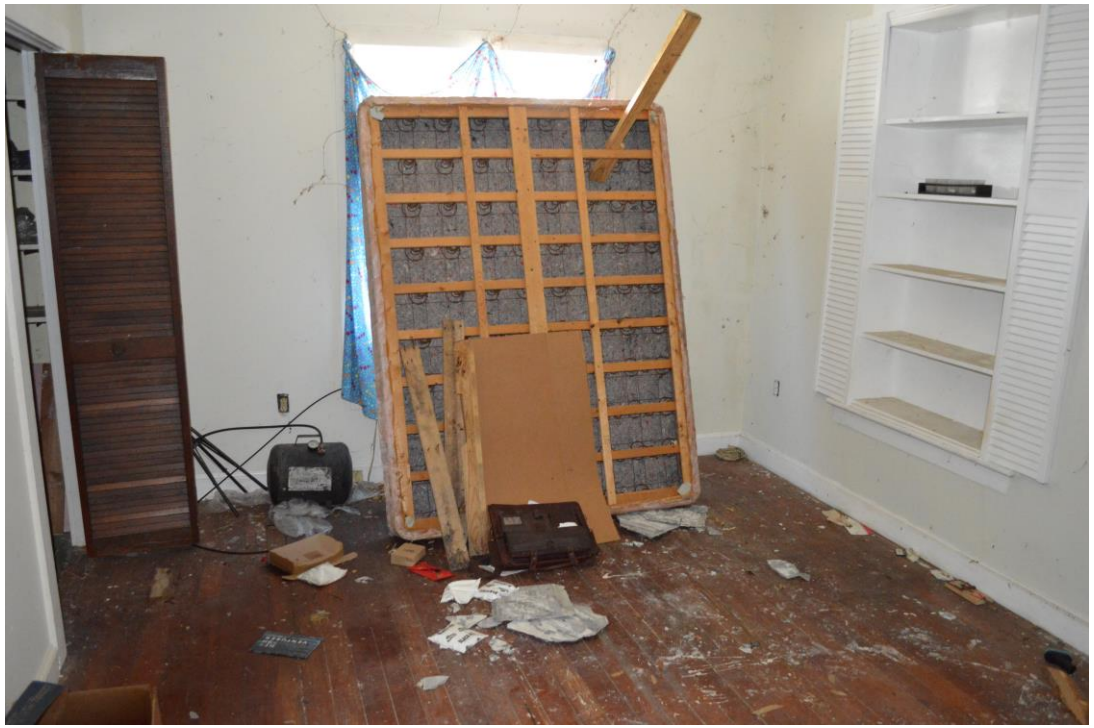
2 Photo 7-8



Received March 22, 2022
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YALLAHA, 115 BRIDGE STREET

1. **Interior, 1st floor, facing east, rear addition**
2. **Photo 7-9**



Received March 22, 2022
Planning and Building Department

YALLAHA, 115 BRIDGE STREET

1. Interior, 2nd floor, facing west, apt. bedroom

2 Photo 8-1



1. Interior, 2nd floor, facing east, apt. bedroom

2 Photo 8-2

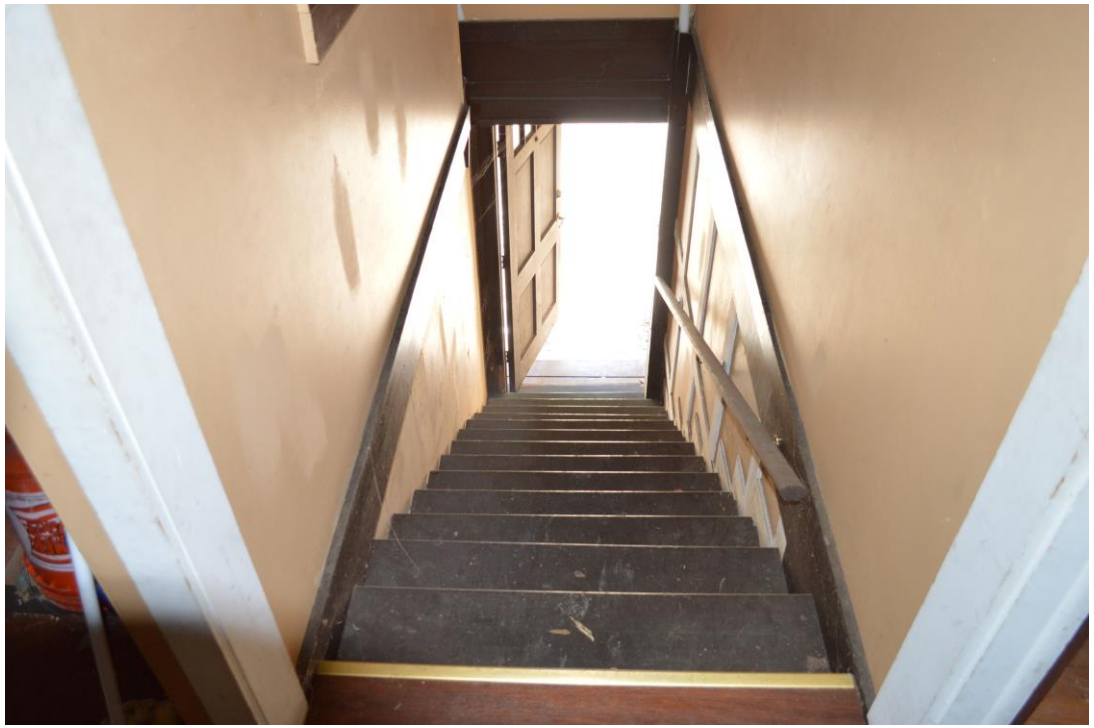


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YALLAHA, 115 BRIDGE STREET

1. Interior, 2nd floor, facing south, stair to 2nd floor

2 Photo 8-3



1. Interior, 2nd floor, facing east, apt. bathroom

2. Photo 8-4



Received March 22, 2022
Planning and Building Department

YALLAHA, 115 BRIDGE STREET

1. **Interior, 2nd floor, facing south, rear apt. kitchen**
2. **Photo 8-7**





YALLAHA, 115 BRIDGE STREET

1. Interior, 2nd floor, facing north, apt. bedroom

2 Photo 8-5



1. Elevation, facing south, non-historic outbuilding

2 Photo 8-6

Received March 22, 2022
Planning and Building Department

YALLAHA, 115 BRIDGE STREET

1. Rear addition, facing north, non-historic carport to be removed

2 Photo 9-1



1. Rear, facing north, non-historic carport to be removed

2 Photo 9-2



Received March 22, 2022
Planning and Building Department

YALLAHA, 115 BRIDGE STREET

1. Rear addition, facing south, non-historic outbuilding to be removed

2 Photo 9-3



Revised Plans Received April 14, 2022
Planning and Building Department

PERMIT PLANS

BUILDING RENOVATIONS + ADDITIONS TO THE GRIFFIN RESIDENCE "YAHALLA" 115 BRIDGE ST. ST. AUGUSTINE, FL.

BUILDING FOOTAGE INFORMATION

1st FLOOR CONDITIONED SPACE	1,969 Sq. Ft.±
2nd FLOOR CONDITIONED SPACE	1,460 Sq. Ft.±
PORCH	756 Sq. Ft. ±
NEW ADDITION	2400 S.F. ±
GARAGE	- 720 S.F.
SECOND FLOOR LOFT	- 300 S.F.
PORCHES	- 340 S.F.

STRUCTURE INFORMATION

MEAN ROOF HEIGHT	0'-0"
TOTAL ROOF HEIGHT	0'-0"
NUMBER OF STORIES	1 1/2

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

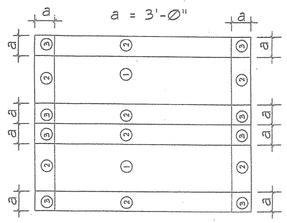
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

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./SQ.FT.

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
2r3	10.5	-43.5	10.0	-38.8	10.0	-32.7	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
	-61.5	-48.3	-30.8	-17.6



NOTES:

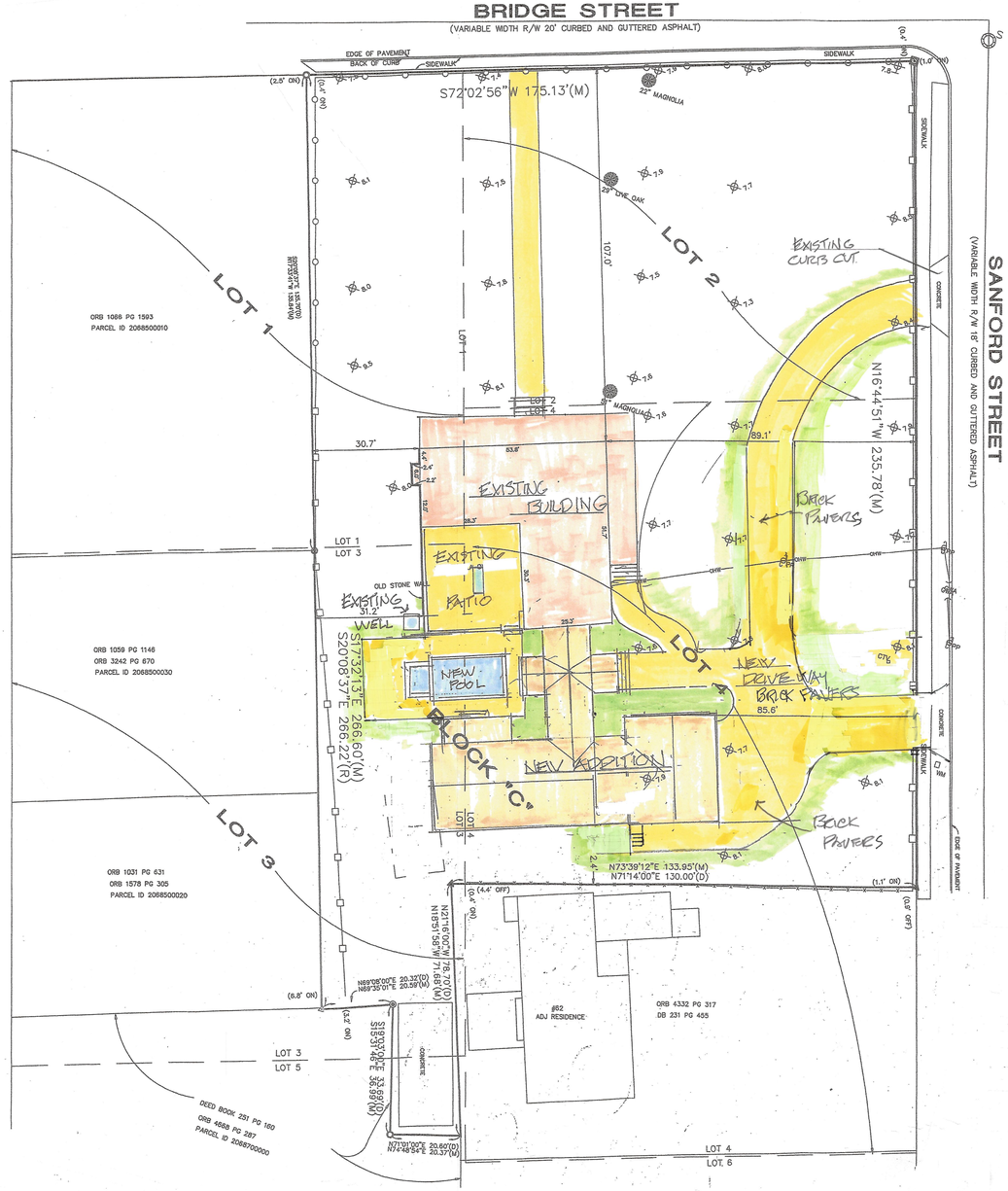
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION ASSOC. CODE, LATEST EDITION
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7th EDITION
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

LIST OF DRAWING

A-1 SITE PLAN
A-2 FIRST FL. DEMOLITION PLAN
A-3 SECOND FL. DEMOLITION PLAN
A-4 NORTH & EAST ELEVATIONS
A-5 SOUTH & WEST ELEVATIONS
A-6 EXISTING SECTIONS
A-7 PROPOSED FIRST FLOOR PLAN
A-8 PROPOSED SECOND FLOOR PLAN
A-9 PROPOSED ELEVATIONS
A-10 PROPOSED ELEVATIONS
A-11 PROPOSED BUILDING SECTIONS



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 2020)
2. MATERIAL
   - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2,500 P.S.I.
CMU. FILLED CELLS & BEAMS	2,500 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. L.V.L. 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.

REVISED 4-14-22

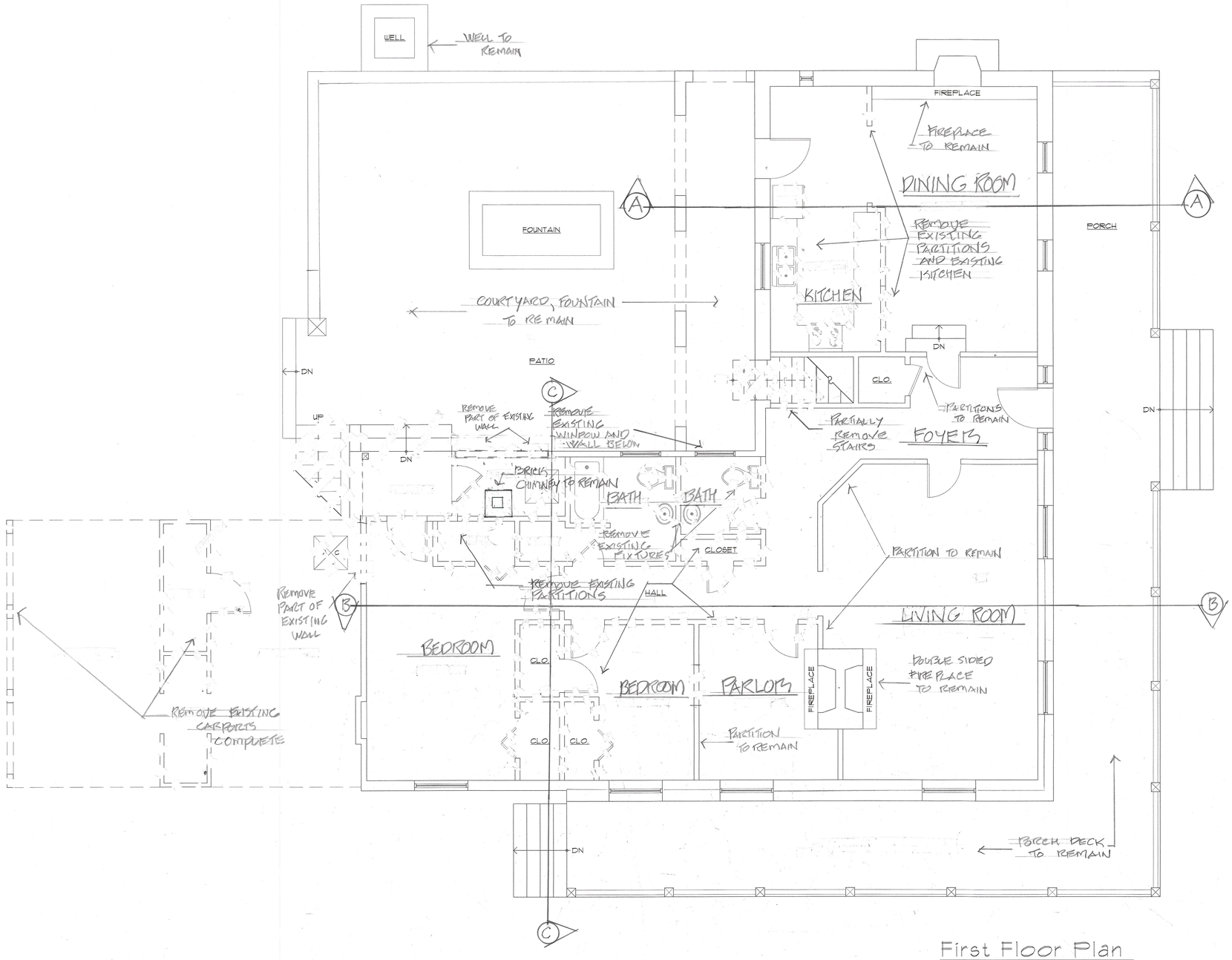
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 3-8-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

SHEET
A-1

Revised Plans Received April 14, 2022
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First Floor Plan
1/4"=1'-0" Existing

DEMOLITION PLAN

NOTE: EXTERIOR WALLS TO REMAIN, REPAIR OR REPLACE WITH COMPATIBLE MATERIAL AS REQUIRED DUE TO ROUGH OR TERMITE DAMAGE.

REVISED 4-14-22

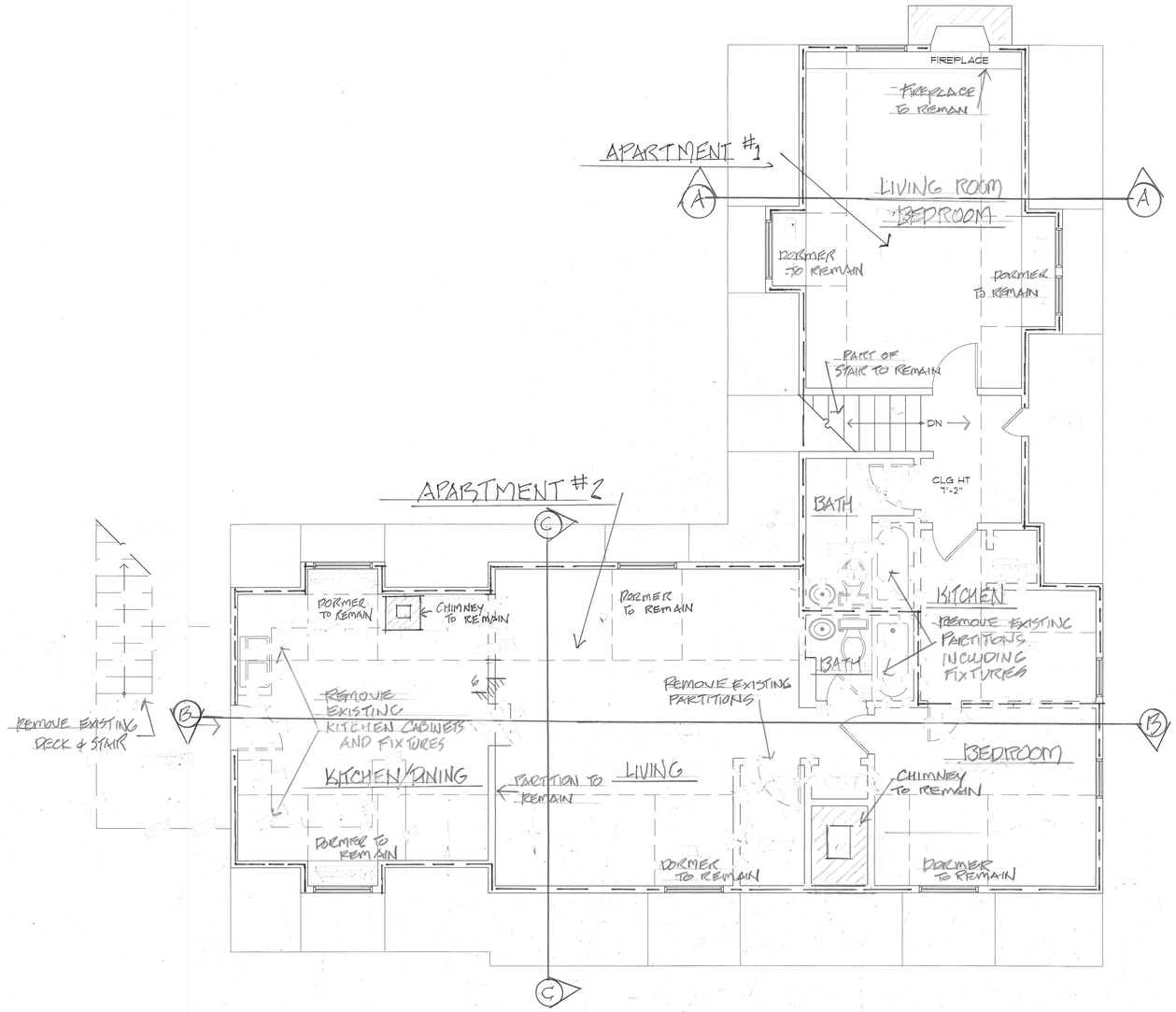
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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A2

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Second Floor Plan

1/4"=1'-0" Existing

DEMOLITION PLAN

NOTE: EXTERIOR WALLS TO REMAIN, REPAIR OR REPLACE WITH COMPATIBLE MATERIAL AS REQUIRED DO TO ROUGH OR TERMITE DAMAGE.

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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A3

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North Elevation
1/4"=1'-0" Existing



East Elevation
1/4"=1'-0" Existing

REVISED 4-14-22

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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A4

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South Elevation
1/4"=1'-0" Existing



West Elevation
1/4"=1'-0" Existing

REVISED 4-14-22

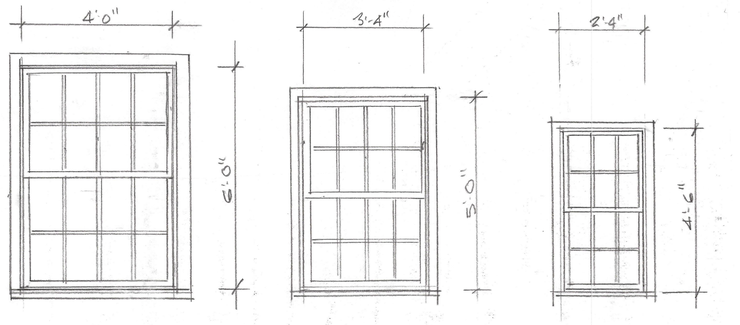
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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

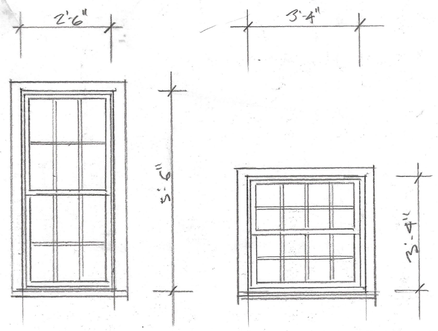
SHEET
A5

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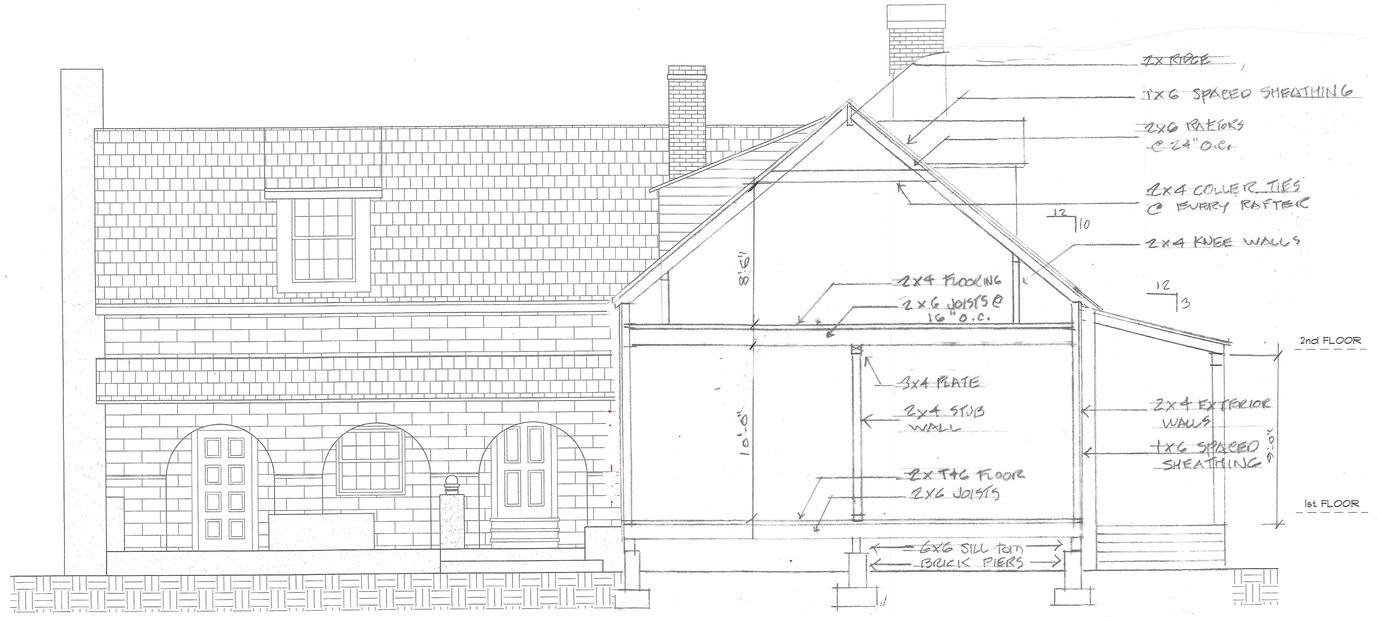
WINDOW "A" WINDOW "B" WINDOW "C"

REPLACE W/ OPERABLE WOOD WINDOW,

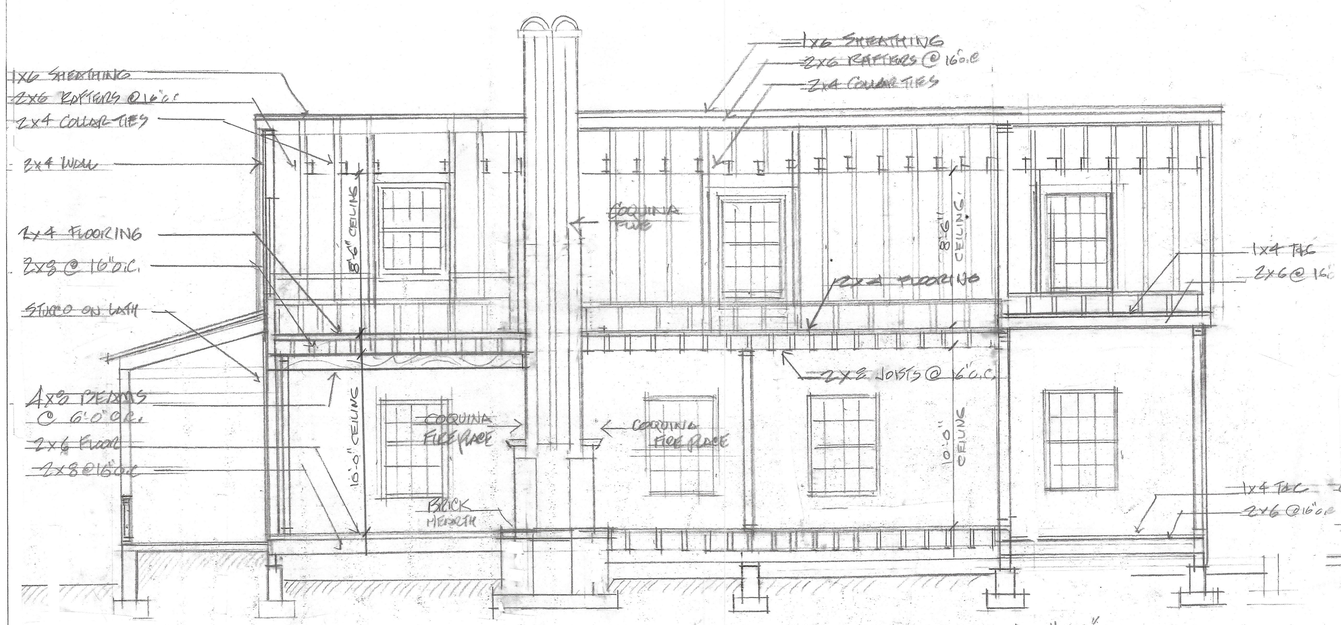


WINDOW "D" WINDOW "E"

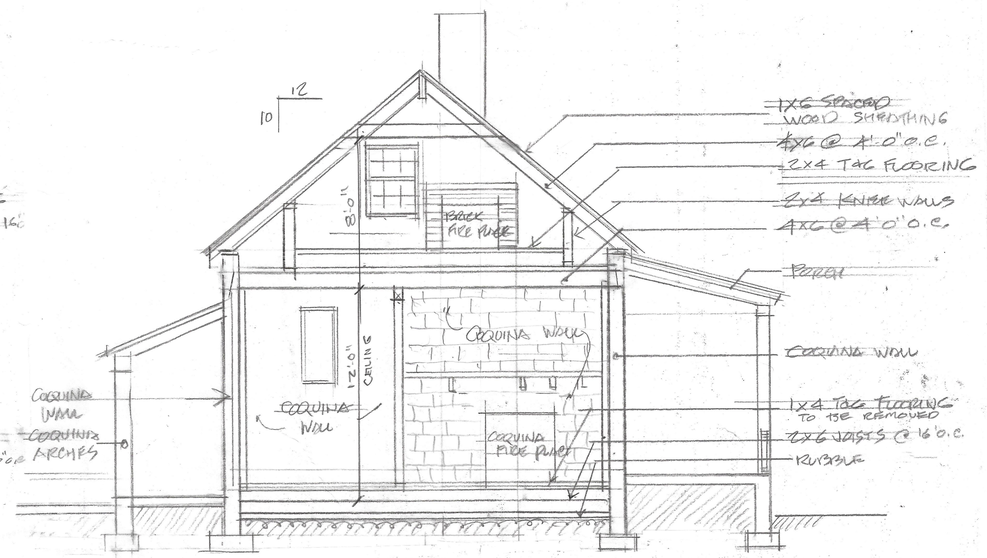
REPLACE EXISTING ALUMINUM WINDOW W/ NEW WOOD WINDOW



SECTION "C" 1/4"=1'-0"



SECTION "B"



SECTION "A" 1/4"=1'-0"

REVISED 4-14-22

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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

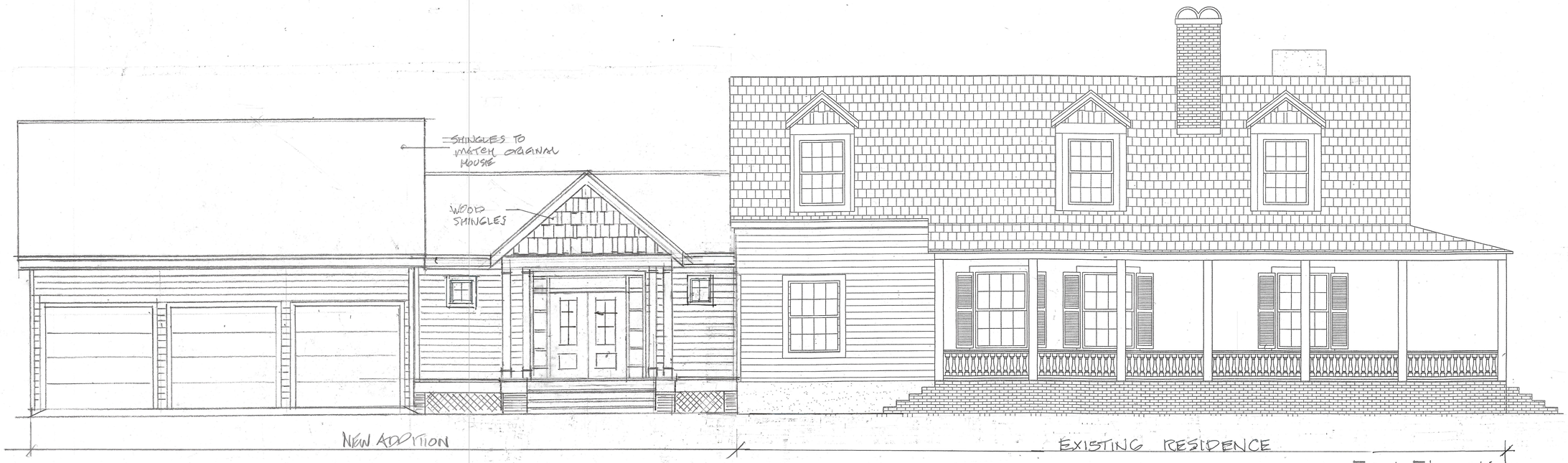
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Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A6

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North Elevation
1/4"=1'-0"



East Elevation
1/4"=1'-0"

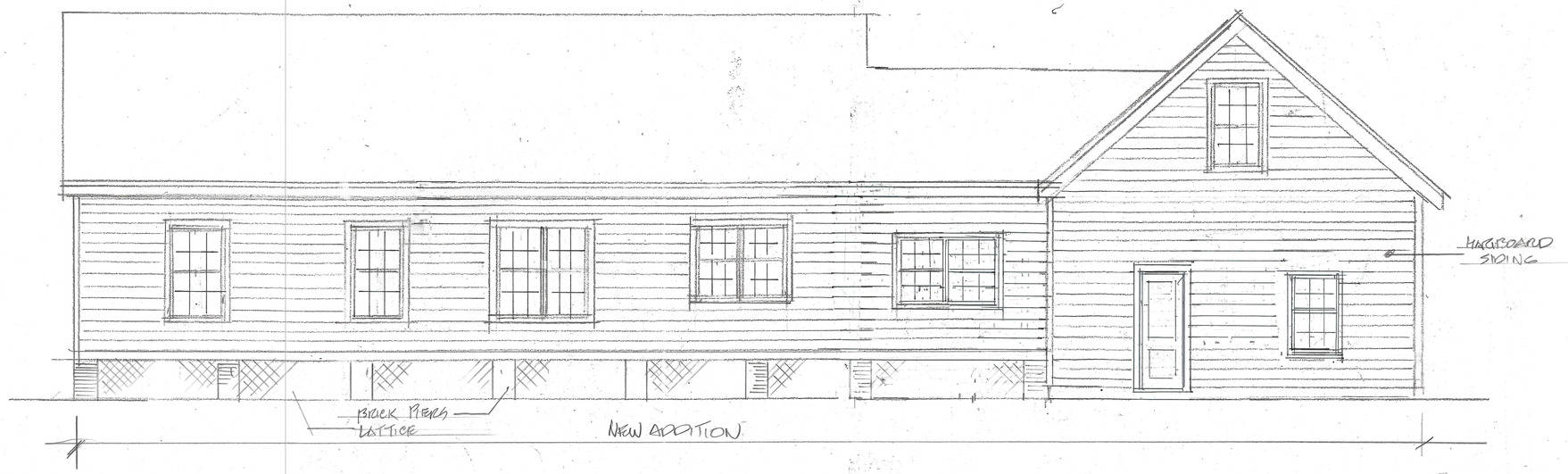
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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
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File:	GRIFFIN

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A2

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South Elevation
¼"=1'-0"



WEST ELEVATION

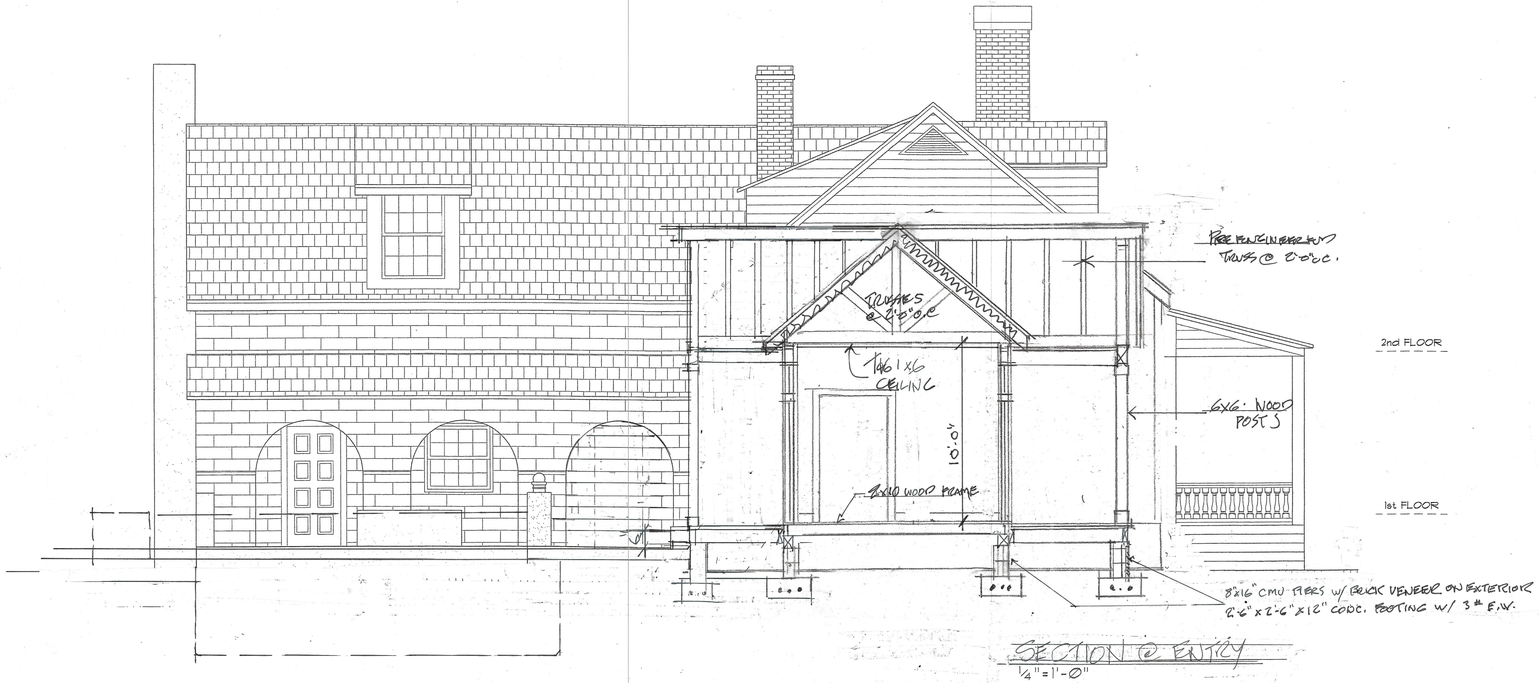
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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
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A-10

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SECTION @ ENTRY
1/4" = 1'-0"



SECTION @ LIVING ROOM

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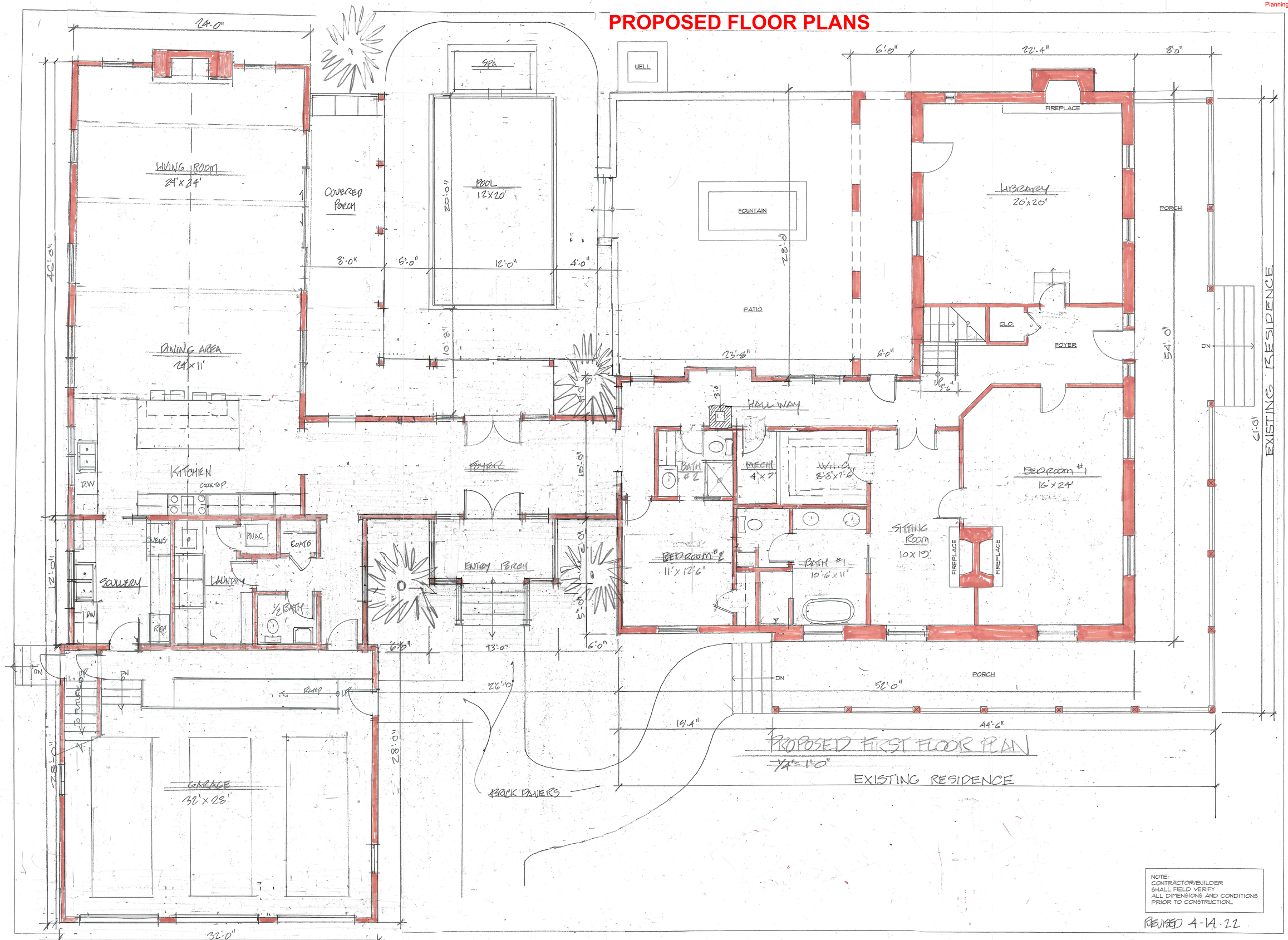
BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A-11

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PROPOSED FLOOR PLANS



NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

REVISED 4-14-22

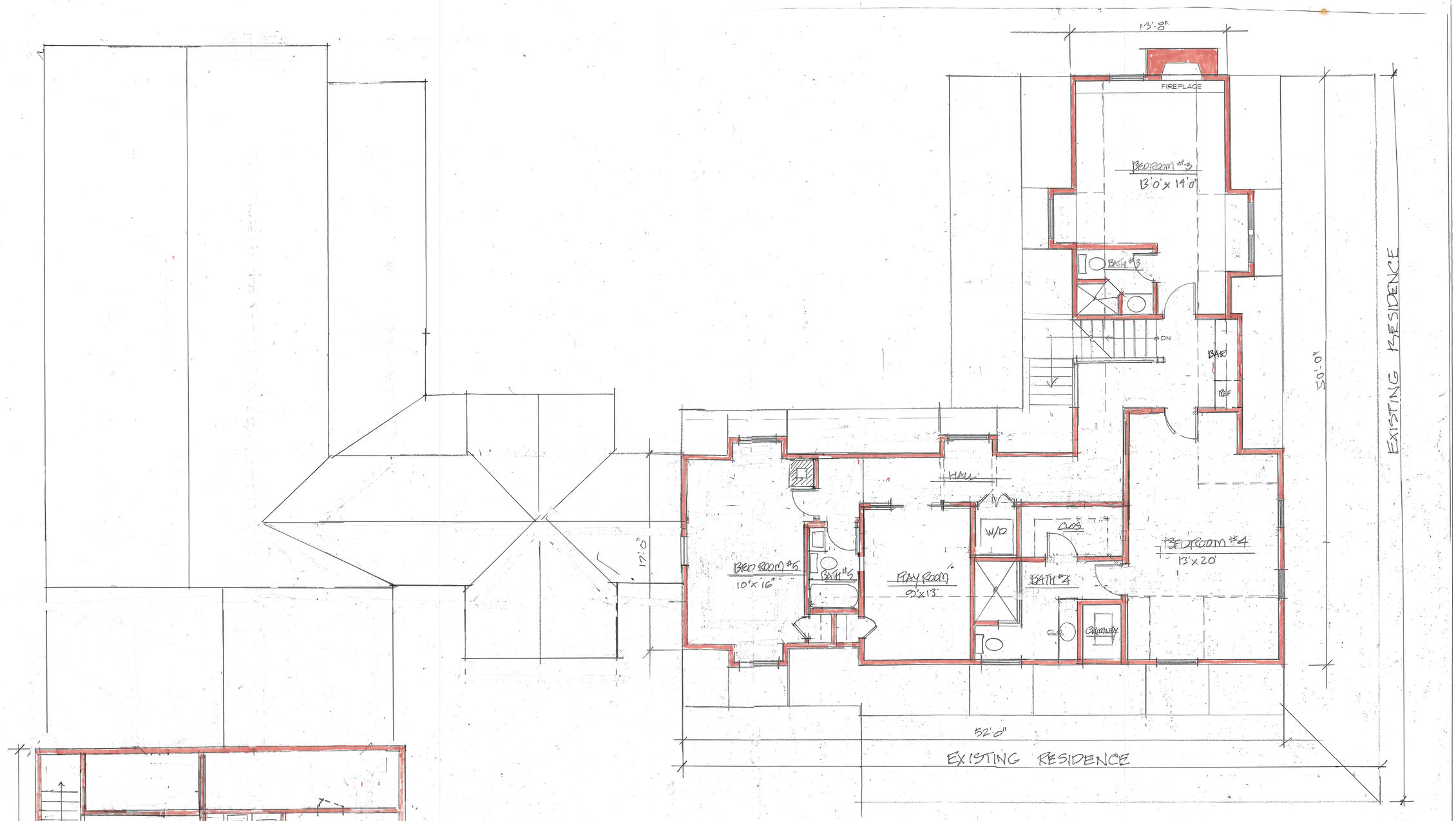
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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
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File:	GRIFFIN

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A7

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PROPOSED SECOND FLOOR PLAN 1/4"=1'-0"

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

REVISED 4-14-22

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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
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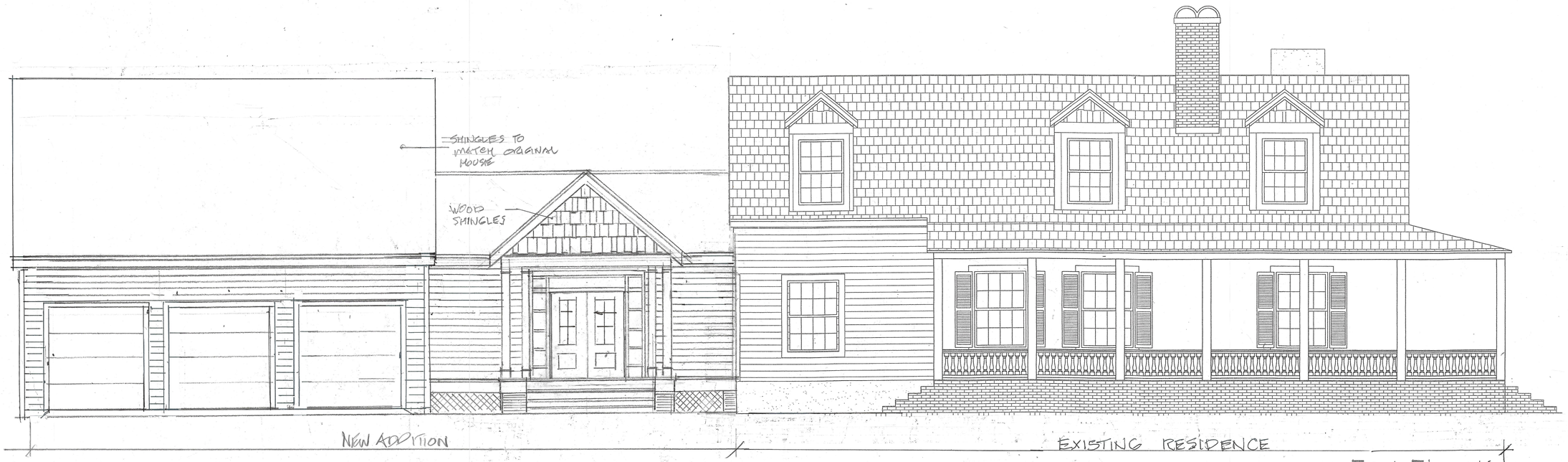
SHEET
A8

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PROPOSED ELEVATIONS



North Elevation
1/4"=1'-0"



East Elevation
1/4"=1'-0"

REVISED 4-14-22

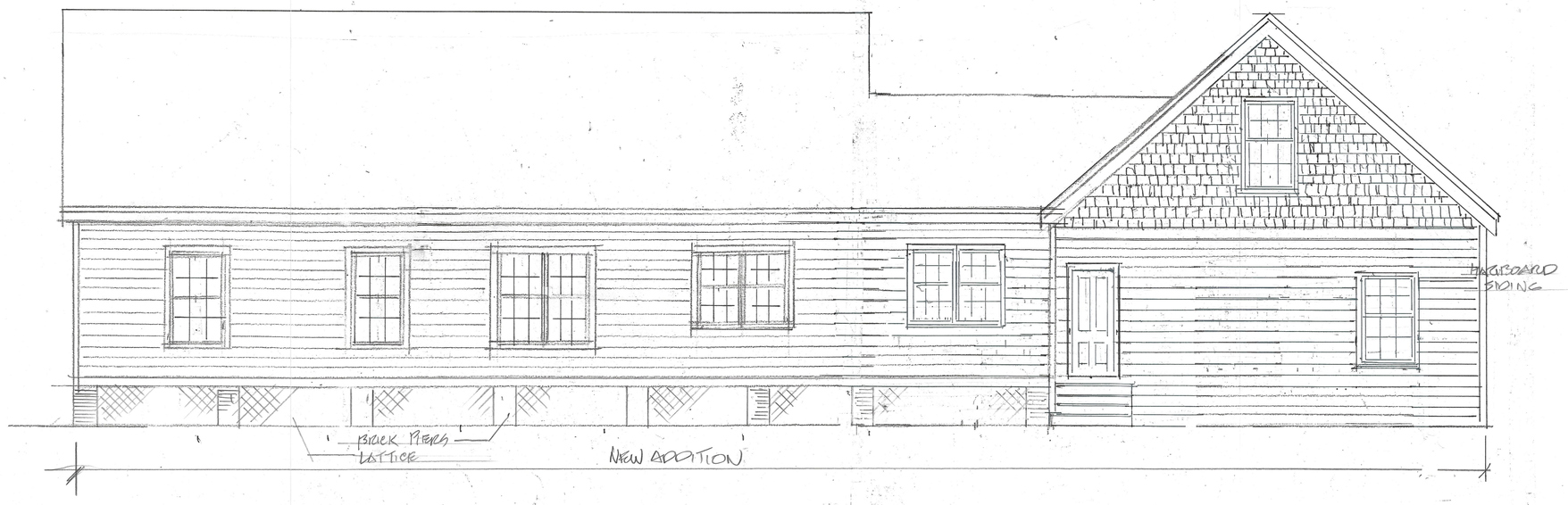
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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date: 3-8-22
Scale: AS NOTED
Drawn: MURPHY
File: GRIFFIN

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A9

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South Elevation
1/4"=1'-0"



WEST ELEVATION

REVISED 4-14-22

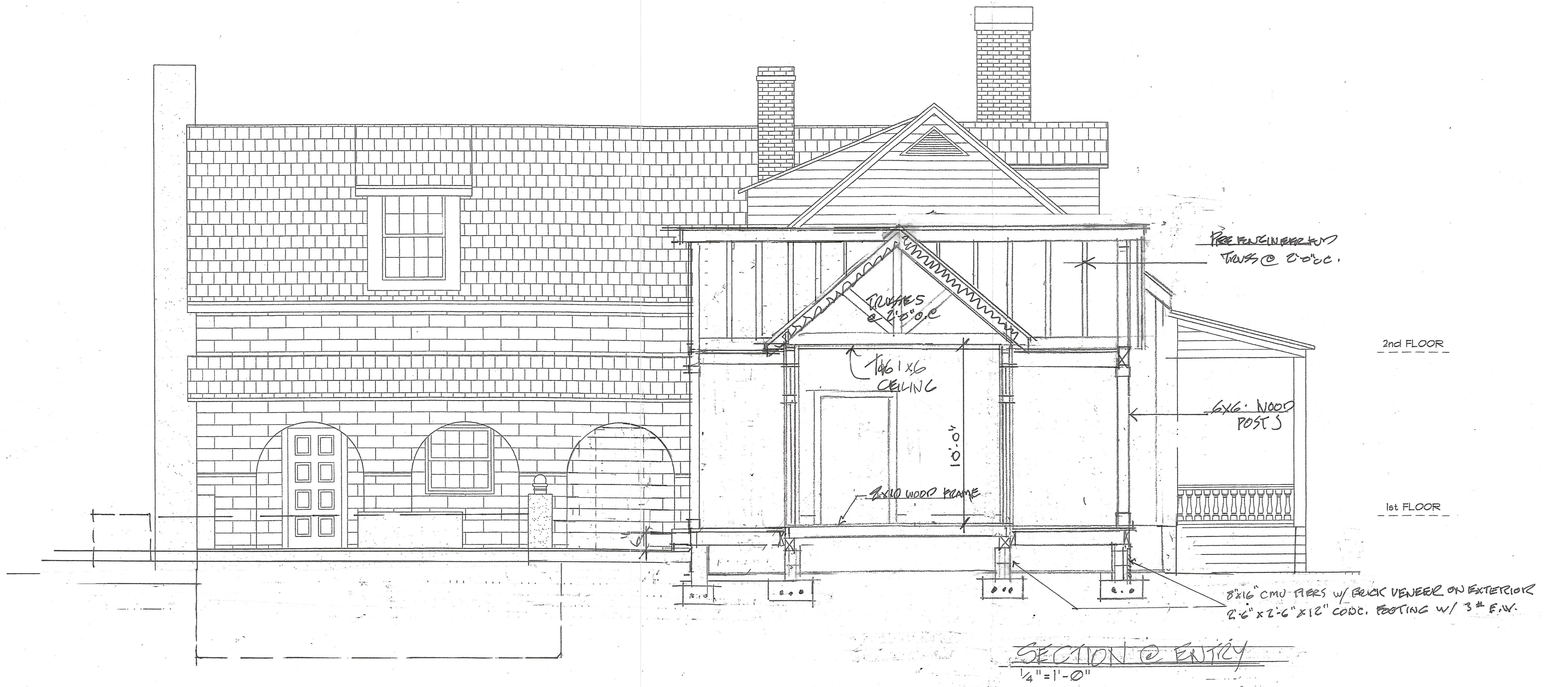
LES THOMAS
ARCHITECT
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BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A-10

Revised Plans Received April 14, 2022
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SECTION @ ENTRY
1/4" = 1'-0"



SECTION @ LIVING ROOM

REVISED 4-14-22

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	3-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

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A.11

Received April 1, 2022
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MASTER CRAFT WINDOW AND DOOR
7 SAN BARTOLA
ST AUGUSTINE, FL 32086

QUOTE BY : Charlie Wilde
QUOTE # : JW220300YGR - Version 0

SOLD TO : JOHN VALDES AND ASSOCIATES
JOHN VALDES

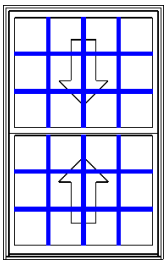
SHIP TO : JOHN VALDES AND ASSOCIATES
JOHN VALDES ASSOCIATES
GRIFFIN RESIDENCE 115 BRIDGE ST

PO# : GRIFFIN
PROJECT NAME : GRIFFIN RESIDENCE

Ship Via : Ground
REFERENCE :

U-Factor Weighted Average: 0.32
SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	A WINDOWS	SWD4572			
Rough Opening : 46 1/8 X 72 3/4		Frame Size : 45 3/8 X 72 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.5 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 4 Wide 3 High Top, 4 Wide 3 High Btm, No Screen, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:41.6w, 32.4h, 9.3 sf U-Factor: 0.32, SHGC: 0.18, VLT: 0.42, Energy Rating: 10.00, CR: 56.00, CPD: JEL-N-885-01944-00001 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW	$1,841.90	6	$11,051.40



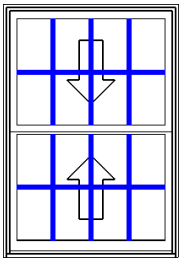
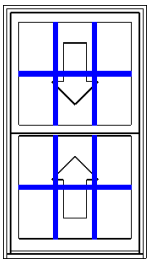
Viewed from Exterior. Scale: 1/2" =1'

Quote Date: 03/22/2022

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

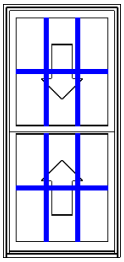
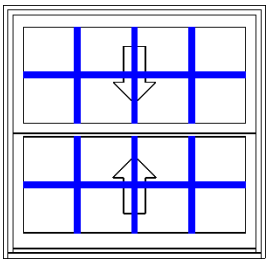
Last Modified: 03/22/2022

Received April 1, 2022
Planning and Building Department

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	B WINDOWS	SWD4160			
Rough Opening : 42 1/8 X 60 3/4		Frame Size : 41 3/8 X 60 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.5 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 4 Wide 2 High Top, 4 Wide 2 High Btm, No Screen, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:37.6w, 26.4h, 6.9 sf U-Factor: 0.32, SHGC: 0.18, VLT: 0.42, Energy Rating: 10.00, CR: 56.00, CPD: JEL-N-885-01829-00001 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW			
 Viewed from Exterior. Scale: 1/2" =1'			$1,419.00	6	$8,514.00
Line 3	C WINDOWS	SWD2952			
Rough Opening : 30 1/8 X 52 3/4		Frame Size : 29 3/8 X 52 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.6 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:25.6w, 22.4h, 3.9 sf U-Factor: 0.32, SHGC: 0.18, VLT: 0.42, Energy Rating: 10.00, CR: 56.00, CPD: JEL-N-885-01829-00001 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW			
 Viewed from Exterior. Scale: 1/2" =1'			$1,110.90	4	$4,443.60

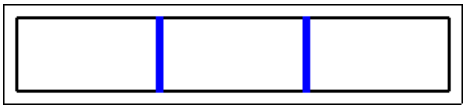
Quote Date: 03/22/2022 Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN Last Modified: 03/22/2022

Received April 1, 2022
Planning and Building Department

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	D WINDOWS	SWD2964			
Rough Opening : 30 1/8 X 64 3/4		Frame Size : 29 3/8 X 64 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.6 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:25.6w, 28.4h, 5 sf U-Factor: 0.32, SHGC: 0.18, VLT: 0.42, Energy Rating: 10.00, CR: 56.00, CPD: JEL-N-885-01829-00001 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW	$1,176.88	2	$2,353.76
 Viewed from Exterior. Scale: 1/2" =1'					
Line 5	E WINDOWS	SWD4140			
Rough Opening : 42 1/8 X 40 3/4		Frame Size : 41 3/8 X 40 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.5 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 4 Wide 2 High Top, 4 Wide 2 High Btm, No Screen, IGThick=0.698(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:37.6w, 16.4h, 4.2 sf U-Factor: 0.32, SHGC: 0.18, VLT: 0.42, Energy Rating: 10.00, CR: 56.00, CPD: JEL-N-885-01829-00001 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW	$1,258.37	5	$6,291.85
 Viewed from Exterior. Scale: 1/2" =1'					
Line 6		3068 6 PANEL FIR DOORS PREHUNG ON COMPOSITE JAMBD	$920.00	3	$2,760.00

Quote Date: 03/22/2022 Drawings are for visual reference only and may not be to exact scale.
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 7		1068 5 LITE FIR SIDELITES	$640.00	2	$1,280.00
Line 8	TRANSOM Rough Opening : 65 3/4 X 14 3/4	Frame Size : 65 X 14 Siteline Wood Geometric, Auralast Pine, Direct Set Rectangle, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, 4/4 Thick, Florida - FBC, PG 50, FL# 17498.7 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial 3 Wide 1 High IGThick=0.761(3/32 / 3/32), U-Factor: 0.30, SHGC: 0.22, VLT: 0.51, Energy Rating: 15.00, CR: 58.00, CPD: JEL-N-713-06862-00001 PEV 2022.1.0.3766/PDV 6.538 (03/02/22)NW	$880.34	1	$880.34
	 Viewed from Exterior. Scale: 1/2" =1'				
Line 9		INSTALLATION AND MATERIALS INCLUDING WATERPROOFING. EXTERIOR TRIM NOT INCLUDED	$6,950.00	1	$6,950.00

Total:	$44,524.95
SALES TAX (6.5000%):	$2,442.37
Net Total:	$46,967.32
Total Units:	30

AuraLast™ Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: April 21, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of March 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 (This is just for the balcony on the 2nd floor: remove second floor front balcony tile, repair subfloor as needed, apply water resistant sealer and retile)

214 Charlotte Street (Replace track lighting)

165 Cordova Street (New Residential Pool)

62 Cuna Street (2533.1 Flat roof replacement)

66 Hypolita Street (10124-R31 "Charcoal Gray" Shingles by GAF/Timberline Tear off existing Roof and install a new Shingle Roof)

41 King Street (Installation of 3.5 Ton Condenser and 3.5 Ton Air Handler)

67 Marine Street (Service change)

215 St. George Street (Paint the existing unpainted stucco on the exterior of the church with Keim mineral coating, repair damaged stucco and cracks within the stucco. Condition: After the fact permit. First coat was applied without a sample on the building first being approved by staff, as required as a condition set by the HARB in the 11.18.2021 COA order. For 2nd coat to be applied: color matched pigment in KEIM coating to be diluted to 25% to avoid adding to the opaque finish, shell aggregate in existing stucco to be remain visible, and test area agreed upon to be reviewed first by staff before 2nd coat is applied to the remainder portion of the building being coated)

317 St. George Street (Replace tank type heater with tankless exterior heater; add new gas line from existing system to tankless water heater)

32 Treasury Street (Change out HP System)

25 W Castillo Drive (Faces HP-5 - Temp power for Celtic Festival)

2 Valencia Street (Faces and is visible from HP-2 - Build new storage shed)

DEMOLITION

25 River Road (Full demolition of existing property - HARB approved)

SIGNS

64 Hypolita Street (3 New Replacement signs for The Gifted Cork: 1 hanging sign 2'x3'=6sf, 2 mounted wall signs 2'x3' each = 12sf. Total sf = 18. Using pre-approved fonts, colors, and materials)

117 St. George Street (Replacement hanging sign for Pizzalley's Chianti Room 24"x36" = 6sf. Sign will be sealed cedar material, using black font, and pre-approved font style. 8-foot clearance required under sign)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk