CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED AGENDA

THURSDAY, MAY 19, 2022 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) April 21, 2022 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a)	HP2022-0033	Colour Homes LLC - Applicant Tobitha Hainesworth - Owner 14 Masters Drive To demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and not located in a district.

6. Certificate of Appropriateness

*a)	HP2022-0018 Certificate of Appropriateness Continued from April 21, 2022	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)	HP2022-0029	Don Crichlow & Associates - Applicant Virginia Whetstone - Owner 297 St. George Street To modify the existing front terrace by adding a roof and columns.

c)	HP2022-0028	Family Union Investment LLC - Applicant & Owner 15 Hypolita Street To replace the existing asbestos roof shingles with a different shingle material.
d)	HP2022-0034	Matthews Design Group, LLC - Applicant Bishop of the Diocese of St. Augustine - Owner 259 St. George Street To pave an existing dirt parking lot and add a landscape buffer along Charlotte Street.
e)	HP2022-0031	Richard C. Hart - Applicant & Owner 249 Charlotte Street To construct a sunroom and partially covered deck addition on the second story west and north elevations of the building.
f)	HP2022-0030	White's Wharf LLC - Applicant & Owner 135 Avenida Menendez To alter plans from a previously approved Certificate of Appropriateness with design and layout modifications to elements including the fenestration and walkway to the sea wall, and changes to window, door and exterior materials.
g)	HP2022-0020 Certificate of Appropriateness Continued from April 21, 2022	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.
h)	HP2022-0021 Certificate of Appropriateness Continued from April 21, 2022	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)	HP2022-0008 Certificate of Demolition Continued from April 21, 2022	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.
*b)	HP2022-0035 Requested continuance to June 16 Meeting.	Oasis Equity Holdings, LLC - Applicant & Owner 93 Oneida Street To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to a renovation including the front porch, roof, and rear exterior walls; and, to relocate the structure on the property.
*c)	HP2022-0036 Requested continuance to June 16 Meeting.	Oasis Equity Holdings, LLC - Applicant & Owner 95 Oneida Street To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to a renovation including the two-story front porch and one-story rear wing.

8. Planning and Building Staff Communications
   a) Planning and Building Staff Approved Permits Report
9. Other Business
10. 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

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2022 Meeting



Application HP2022-0033 Address: 14 Masters Drive

Colour Homes LLC – Applicant Tobitha Hainesworth – Owner

Project description: To demolish a residential building constructed c. 1910-1917 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01319
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	CL-1
Parcel number:	1069900000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the northwest corner of Pearl Street and Masters Drive in the Ravenswood subdivision, this one-story Frame Vernacular residence was constructed between 1910 and 1917 according to the Florida Master Site File.
2. The building is situated on a heavily treed corner lot and features a metal hipped roof with gable wing on the south elevation, masonry chimney with unique triangular cap, asbestos siding covering what appears to be the original novelty wood siding, and a front porch which wraps the house to the south. One window not completely boarded over appears to be a 2/2 wood window however this is not consistent with the Florida Master Site File's window description. An existing outbuilding on the property is also proposed for demolition.
3. While the exterior of the building appears stable with some cosmetic issues, staff observed a loose post along the front porch and heavy damage to the interior. A fire on August 4, 2010 caused smoke damage to a portion of the interior and the structure has remained boarded up and uninhabited since that time. It is unclear whether existing roof damage observed by staff is connected to the fire; however, it has caused portions of the interior ceiling to come down making the building interior difficult to access. Since the building does not contribute to a historic district, no formal condition assessment was required for this application, and none was submitted.
4. Sanborn maps reveal several alterations to the building over time, particularly to the front and rear porches. The small gable north wing appears to have been a more contemporary addition as it does not appear on the 1965 update to the 1930 Sanborn Map.
5. Polk City Directory research indicates that the home was the residence of bricklayer Oswin J. Masters from at least 1927 until the mid-1940s. The building also housed a commercial use: Lee's Hairstyling Salon. It has remained in the Hainsworth family since the mid-1950s.
6. The HARB may consider including conditions for salvage of materials and that a building permit application for a replacement structure be submitted simultaneously with the demolition permit pursuant to Sec 28-89(2)d.
7. The applicant did not submit plans for a replacement structure. 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. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **14 Masters Drive** because it is not a local landmark or otherwise designated as a historic building.

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 1917 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 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 frame vernacular structures that have been altered over time.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Demolition of the structure will cause an undesirable vacant lot until a replacement structure is built. The applicant did not submit plans for a replacement structure.

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 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. The building is not designated as historic and is not eligible for individual designation. According to the FMSF, it is too obscured to make a determination regarding potentially contributing to a district if one were created.

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 one-story Frame Vernacular structures built in the early 20th Century. The building is not unusual or particularly unique.

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 West Augustine area and other neighborhoods 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 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 structure due to its condition and indicated an intent to replace the building with a single-family home; however, no replacement plans were submitted.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
14 Masters Drive



Front (east) Elevation

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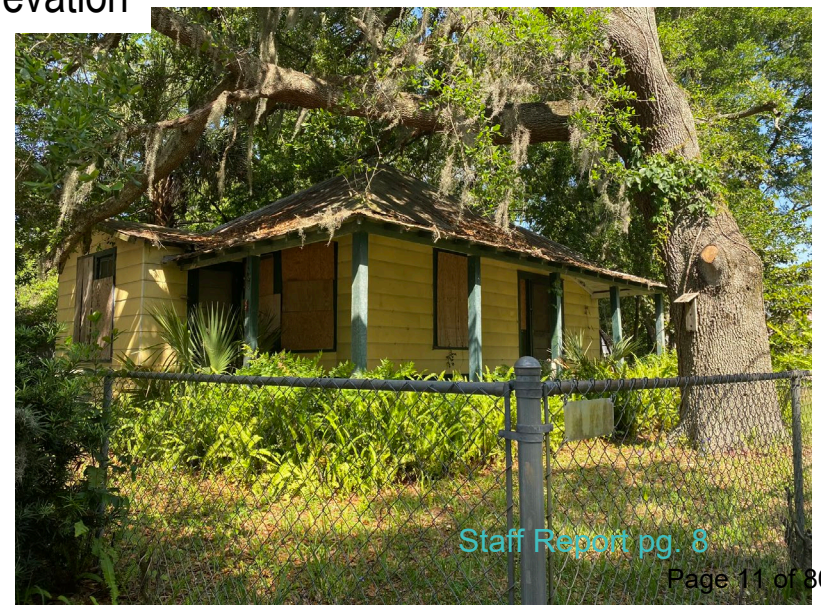
STAFF PHOTOGRAPHS
14 Masters Drive





Front (east) Elevation





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14 Masters Drive



South Elevation

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STAFF PHOTOGRAPHS
14 Masters Drive



South Elevation Details



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14 Masters Drive



West Elevation

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14 Masters Drive



West/North Elevations



East/North Elevations

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14 Masters Drive



North Elevation

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STAFF PHOTOGRAPHS
14 Masters Drive







Building Details

STAFF PHOTOGRAPHS
14 Masters Drive







Interior Photographs

STAFF PHOTOGRAPHS
14 Masters Drive





Interior Photographs

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STAFF PHOTOGRAPHS
14 Masters Drive





Interior Photographs

STAFF PHOTOGRAPHS
14 Masters Drive





Rear outbuilding to be included in demolition

STAFF PHOTOGRAPHS
14 Masters Drive







Context Photographs: Masters Drive



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STAFF PHOTOGRAPHS
14 Masters Drive





Context Photographs: Pearl Street

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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 1319 1009==

Site Name: 14 Masters Drive 830== Survey Date: 7907 820==

Address: 14 Masters Drive, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Jackson (subdivision) 12A (block) 17, 18, 19 (lot) 868==

868==

Owner of Site: Name: Hainesworth, Toby Est.;

Address: c/o Rosa H. Davis

14 Masters Drive 902==

St. Augustine, Fla. 32084

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CN

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

UTM: 17 (zone) 468006 (easting) 3307009 (northing) 890== Location: T07S (T) R29E (R) S41 (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:

(x) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

(x) 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: Asbestos shingles; artificial stone 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, sidelights 942==

Foundation: 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 1 story open front porch 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 3-v crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== Stories: 1 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence was constructed between 1910 and 1917.

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 Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.

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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 propery 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]

☐ Original
☒ Update

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

Site# SJ01319
Field Date 1-13-2020
Form Date 2-20-2020
Recorder # MAP

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) 14 MASTERS DR — 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
14		MASTERS	DR	

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 # 1069900000 — Landgrant _____
Subdivision Name Jackson's Subdivision — Block 12B — Lot 17, 18 & 19
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): 2020
Other Use: _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: windows boarded
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature: hip roof addn on rear
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Hainesworth Tobitha Michelle

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: L-shaped — Number of Stories: 1
Exterior Fabric(s): 1. Asbestos 2. Artif masonry veneer 3. _____
Roof Type(s): 1. Hip 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

boarded up/removed

Distinguishing Architectural Features (exterior or interior ornaments)

high pitch hip roof w exposed eaves, wrap around porch, asbestos siding, rear side addn

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

corner lot, mature vegetation, chain link fence

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ 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

HISTORICAL STRUCTURE FORM

Site #8 SJ01319

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. piers
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

off center entry w sidelights, under roof extension

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

1 story, wrap-around, hip roof entry w wooden supports,

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

This 1917 Frame Vernacular building is in deteriorated condition. It has a Hip roof, Asbestos, and is 1 story.

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 is too obscured to make a determination regarding district eligibility.

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 _____

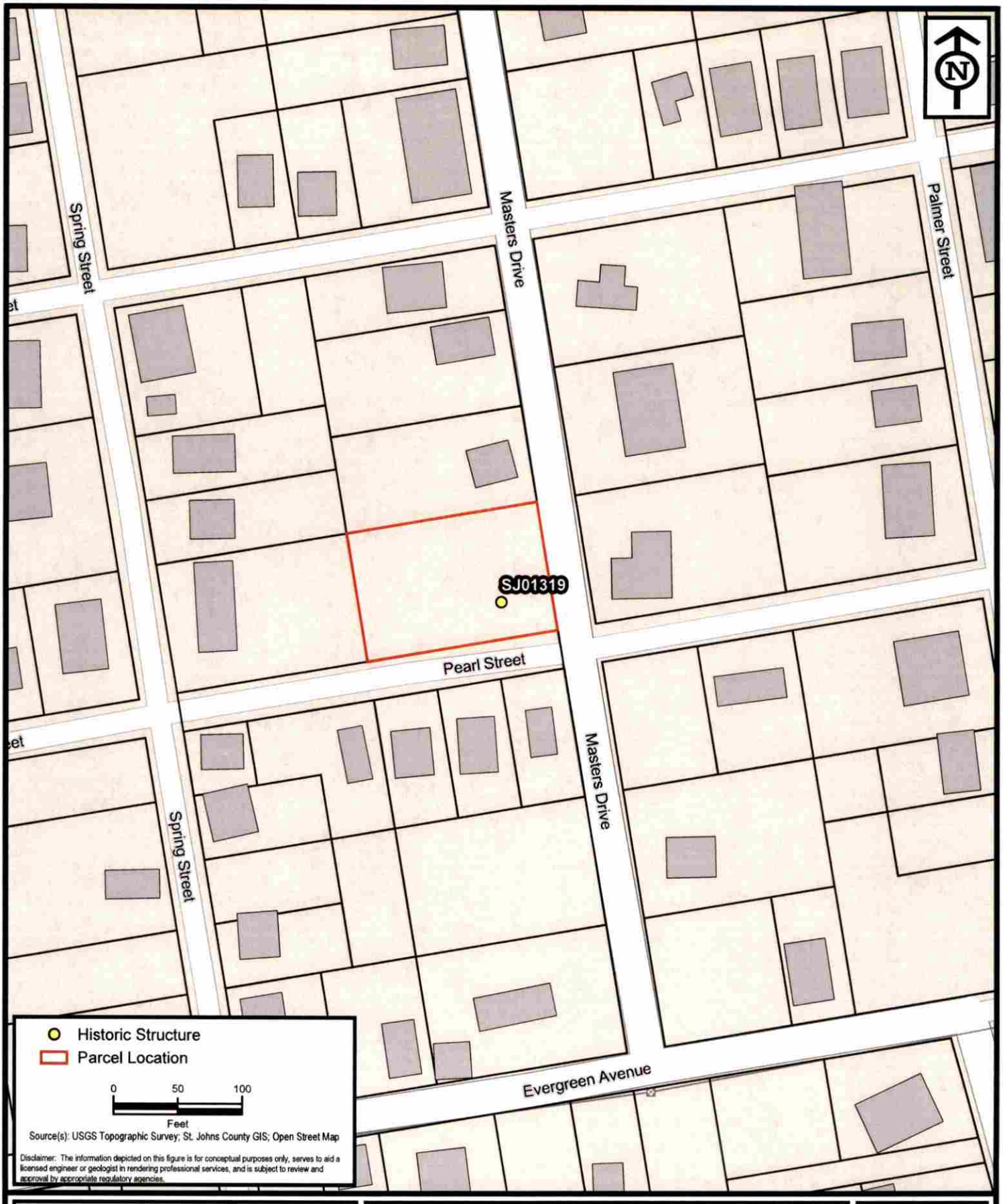
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7252 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

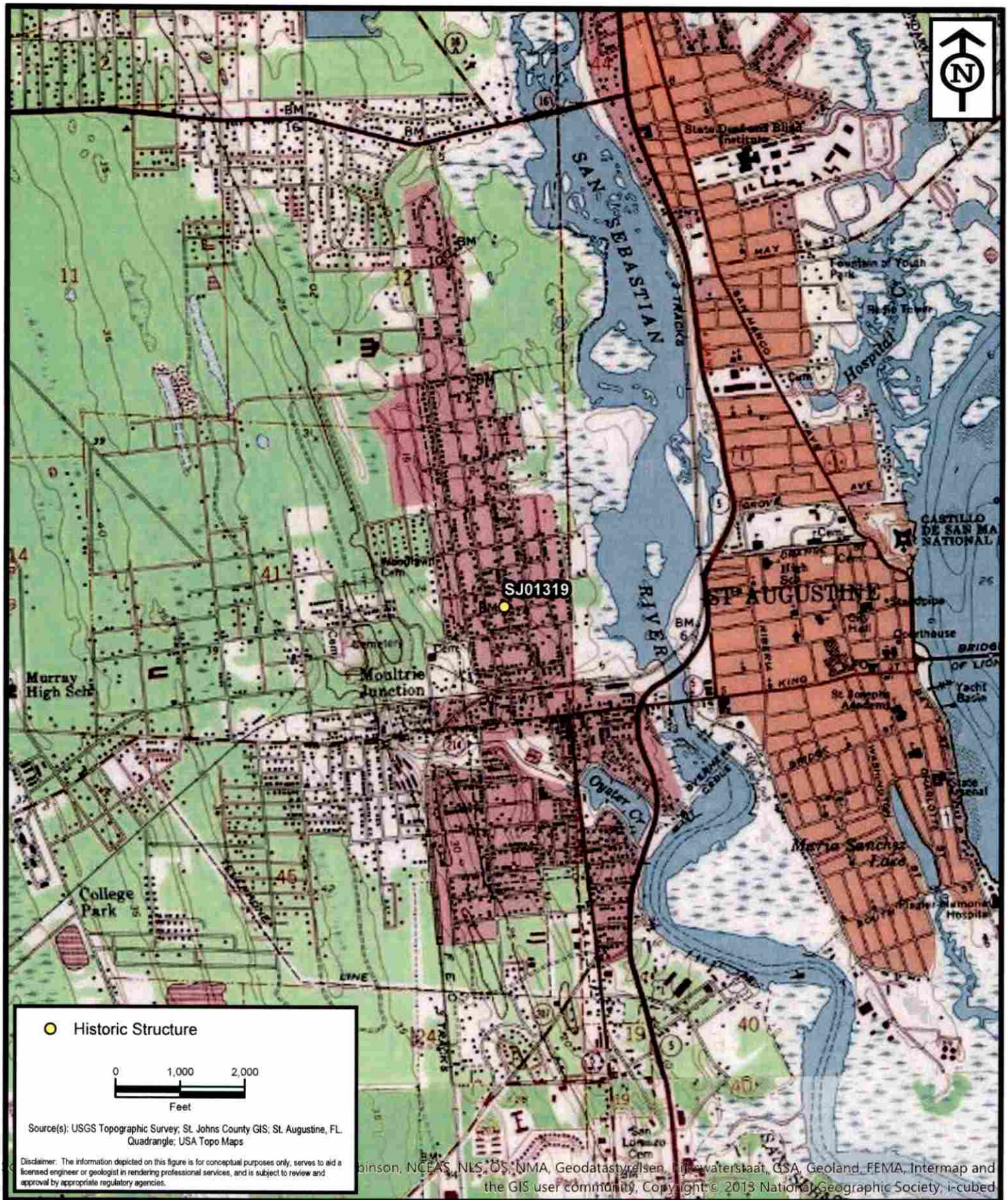
Parcel Location - SJ01319

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.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01319

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

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/15/2020 1:12 PM

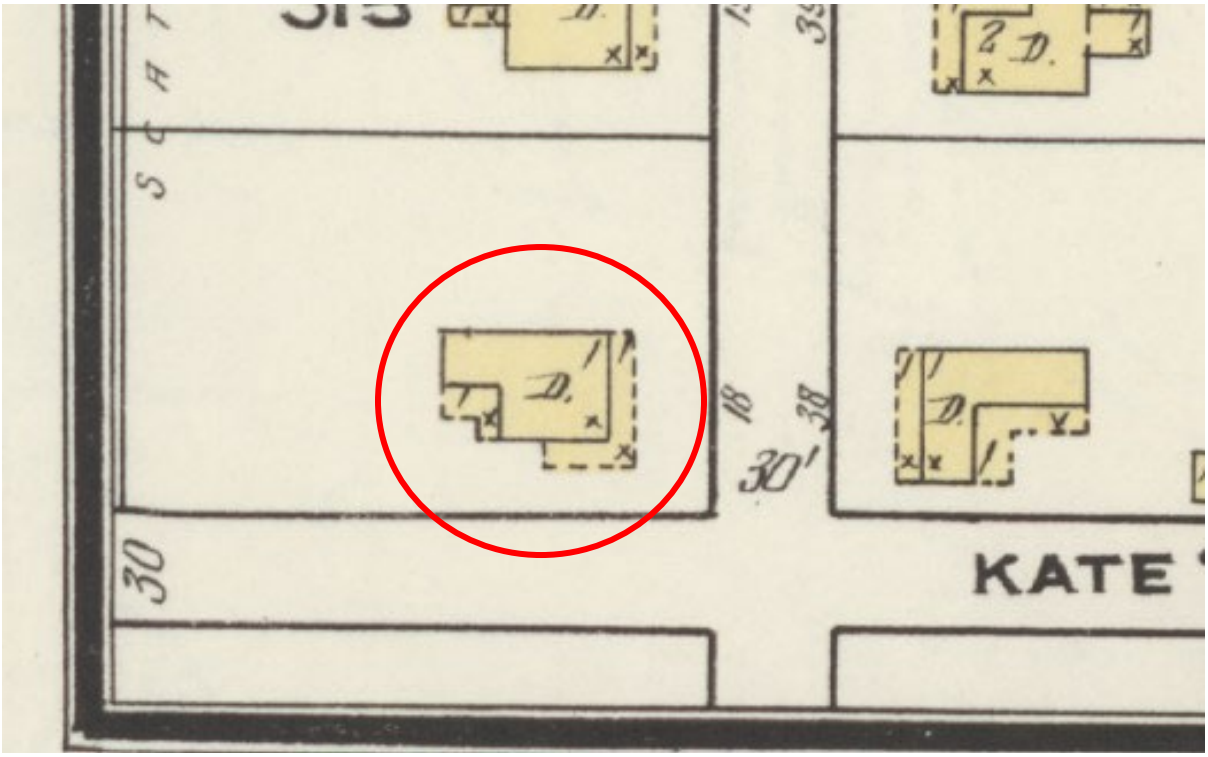

5062
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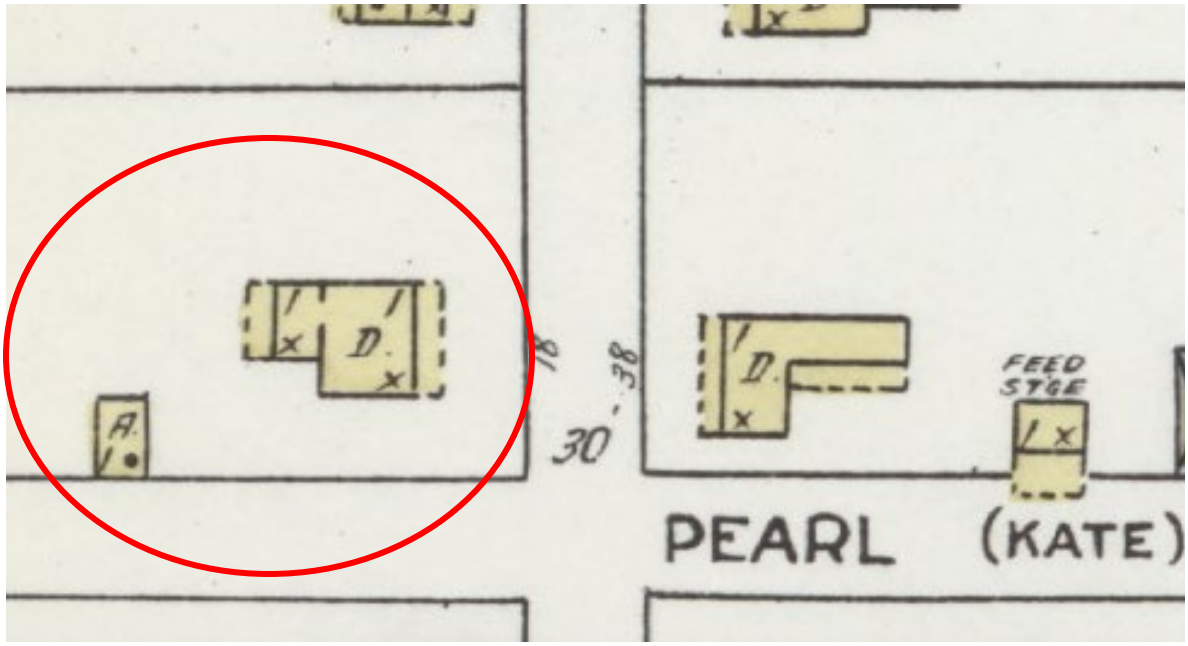



Staff Report pg: 33

SANBORN MAPS
14 Masters Drive

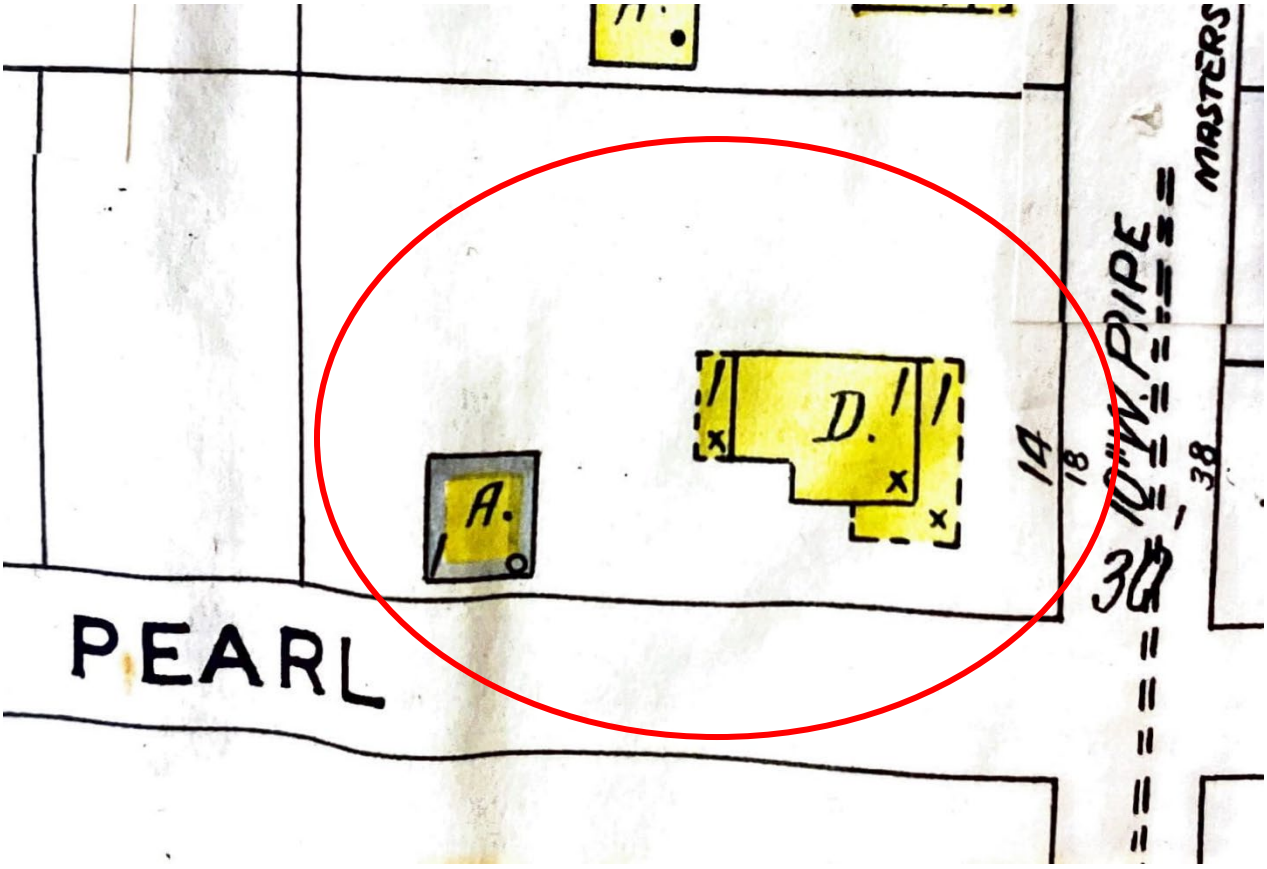


1917



1924

SANBORN MAPS
14 Masters Drive

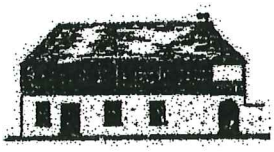


1930 updated to 1965

14 Masters Drive (c. 1910-1917)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+[1]1927	Oswin J. Masters, (w. Dora)		Bricklayer
1930	Oswin J. Masters, (w. Dora)		Bricklayer
1934	Oswin J. Masters, (w. Dora)		Bricklayer
1940	Oswin J. Masters, (w. Dora)	(o)	Bricklayer, Peter Kendrick Engineering Company
1945	Frank S. Cross, (w. Ada J.)	(o)	Fisherman
1951	Frank S. Cross, (w. Jane S.)	(o)	Shrimper, Joe Fazzio
1955	Toby Hainsworth	(o)	Fisherman
1960	Toby Hainsworth, (w. Rosalee S.)	(o)	Shrimper (w. Operator, Jaye's Hairdresser)
1965	Toby Hainsworth, (w. Rosalee S.)	(o)	Shrimper
	Lee's Hairstyling Salon		
1970	Lee's Hairstyling Salon		
	Rosalee Hainsworth (Mrs.)	(o)	Teacher's Aide at R.J. Murray High School and Lee's Hairstyling Salon
1975	Toby Hainsworth	★	Not Listed

\+ First entry found for this address
(o) Owner
[1] Listed as 14 Savage Road
★ Noted as new owner in directory



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

HP2022-0033

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

Receipt No. 2365312 Meeting Date May 19, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Jason Stancil
   Business (if applicable) Colour Homes, LLC
   Address 450 State Road 13 N STE 106-329
   City Saint Augustine State FL Zip 32084
   Daytime telephone 904-704-3354 Other phone/email Jason@Colour-homes.com

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

2. NAME OF PROPERTY OWNER Tobitha Hainesworth
   Business (if applicable) _____
   Address 656 Francis Street #13
   City Saint Augustine State FL Zip 32084
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 14 MASTERS DR SAINT AUGUSTINE 32084-0000

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 17 18 & 19 Block B Subdivision Jackson's Parcel Number 1069900000

5. DATE OF CONSTRUCTION 1925 Source: SJCPA

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: Single Family Home

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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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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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Application pg. 3
Page 42 of 802

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 Jason Stancil/Colour Homes, LLC DATE 04/18/2022

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Tabitha Hainesworth DATE 4.20.2022

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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APR 22 2022

Planning/Building Dept.

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Jason Stancil/ Colour Homes, LLC is/are hereby authorized TO ACT ON BEHALF OF Tobitha Hainesworth, 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: T.M. Hainesworth
Signature of Owner

Tobitha Hainesworth
Print Name of Owner

904-501-5517
Telephone Number

State of Florida

County of St. John's

Signed and sworn before me on this ~~18th~~ 20th day of April, 2022.

By Tobitha Hainesworth

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Tahnya Gary

My Commission expires: 10.23.2022

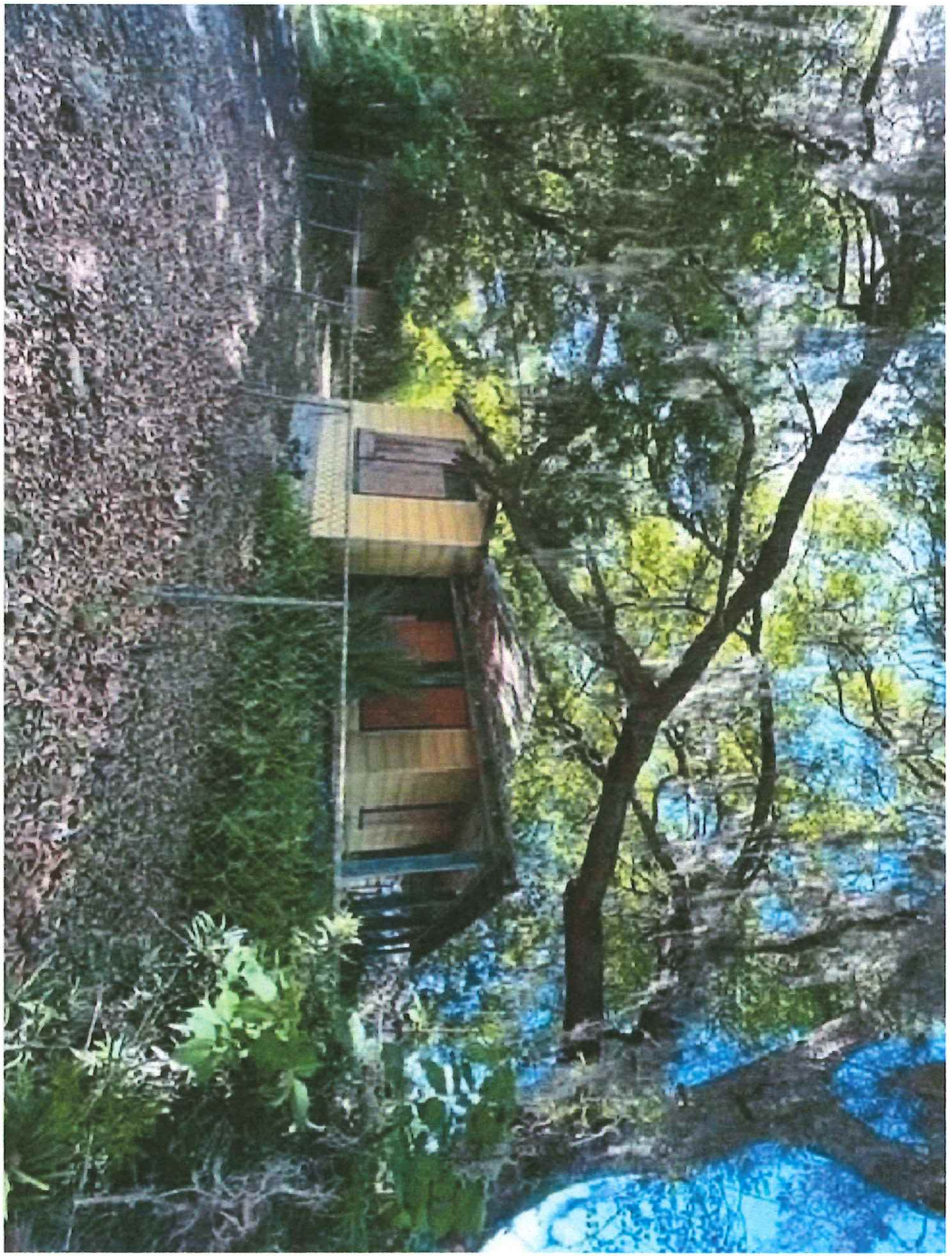
TAHNYA GARY
MY COMMISSION # GG 264261
EXPIRES: October 23, 2022
Bonded Thru Notary Public Underwriters

Rev:022117

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151

(1)

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT,
IN AND FOR ST. JOHNS COUNTY, FLORIDA.

5/17/96

IN RE: ESTATE OF

ROSA LEE HAINESWORTH,

Deceased.
_____/

PROBATE DIVISION

FILE NO.: 92-154-CP

DIVISION: A

ORDER SETTING ASIDE HOMESTEAD

On the petition of the personal representative of this estate for an order determining the homestead of the above decedent, the court finding that all interested persons have been served proper notice of hearing, or have waived notice thereof; 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 and that decedent was survived by one lineal descendant, her daughter, TOBITHA MICHELLE HAINESWORTH; and that at the time of decedent's death she owned certain real property as her residence; and that said real property was under one-half acres, it is

ADJUDGED that the following-described property:

> Lots 17, 18 and 19, of Block "B" of Jackson's Subdivision of that part of New Augustine, known as Ravenswood, as per plat of record in Deed Book "MM", page 322 in Clerk's Office of St. Johns County, Florida.

Parcel No.: 106990 0000

constituted the homestead of the above decedent within the meaning of §4 of Article X of the Constitution of the State of Florida.

COPY

Recorded in Public Records St. Johns County, FL
Clerk# 96018325 O.R. 1174 PG 743 09:42AM 05/28/96
Recording $0.00 Surcharge $0.00

38

92-154CP

1A45

ADJUDGED FURTHER that the title to the above-described property descended to TOBITHA MICHELLE HAINESWORTH, and that the personal representative shall have no further responsibility with respect thereto.

ORDERED this 17th day of May, 1996.

Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished to:

COPY

Barnett Card Services Corp.
P.O. Box 45178
Jacksonville, FL 32232-5178

Michael J. Alman, Esq.
2450 Hollywood Blvd.
Hollywood, FL 33020
Attorney for FCC National Bank (First Card Visa)

Sears, Roebuck, and Co.
P.O. Box 44105
Jacksonville, FL 32231

Tobitha Michelle Hainesworth
14 Masters Drive
St. Augustine, FL 32095

Michael Tillman, Esq.
5346 S.W. 91st Terrace
Gainesville, FL 32608

by U.S. mail this 17th day of May, 1996.

Audrey S. Jarrard
JUDICIAL ASSISTANT

F:\WORD\HAINES\PF.089

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	1069900000
Location Address	14 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	JACKSON SUB LOTS 17 18 & 19 BLK 12-B DB254/665 &1174/743 &3445/1092(S/A) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Jackson's Subdivision Of Ravenswood Subd
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.340
Homestead	Y

Owner Information

Owner Name	Hainesworth Tobitha Michelle 100%
Mailing Address	656 FRANCIS ST #13 SAINT AUGUSTINE, FL 32084-1075

Exemption Information

Exemption Type	Status	Amount
Homestead		$25,000

Map



Valuation Information

	2022
Building Value	$9,649
Extra Features Value	$1,077
Total Land Value	$105,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$115,726**
Total Deferred	$81,710
Assessed Value	**$34,016**
Total Exemptions	$25,000
Taxable Value	**$9,016**

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	$10,301	$1,077	$105,000	$0	$0	$116,378	$33,025	$108,353	$8,025
2020	$7,877	$1,077	$63,750	$0	$0	$72,704	$32,569	$65,135	$7,569
2019	$6,724	$296	$63,750	$0	$0	$70,770	$31,837	$63,933	$6,837
2018	$6,724	$296	$31,030	$0	$0	$38,050	$31,243	$31,807	$6,243
2017	$6,802	$777	$31,030	$0	$0	$38,609	$30,600	$33,009	$5,600
2016	$6,802	$777	$31,030	$0	$0	$38,609	$29,971	$33,638	$4,971
2015	$5,201	$777	$28,355	$0	$0	$34,333	$29,763	$29,570	$4,763
2014	$4,895	$777	$28,355	$0	$0	$34,027	$29,527	$29,500	$4,527
2013	$4,895	$777	$28,355	$0	$0	$34,027	$29,091	$29,936	$4,091
2012	$4,895	$1,561	$28,168	$0	$0	$34,624	$28,605	$31,019	$3,605
2011	$4,895	$1,561	$31,298	$0	$0	$37,754	$27,772	$34,982	$2,772
2010	$27,902	$2,520	$53,500	$0	$0	$83,922	$27,362	$81,560	$2,362

Building Information

Building	1
Year Built	1925
Actual Area	1386
Conditioned Area	997
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Cement Fiber
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Convection
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	997
HALF SCREEN PORCH	126
FINISHED OPEN PORCH	263
Total SqFt	1386

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage		1077

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	150	15000	SF	$105,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/14/2011	6/13/2011	$0.00	SUMMARY ORDER ADMIN	3445	1092	U	I	HAINESWORTH TOBY ESTATE	HAINESWORTH TOBITHA MICHELLE
6/14/2011	6/13/2011	$0.00	ORDER DET HX REAL P	3445	1090	U	I	HAINESWORTH TOBY ESTATE	HAINESWORTH TOBITHA MICHELLE
	5/17/1996	$0.00	ORDER DET HX REAL P	1174	743	U	I	HAINESWORTH TOBY ESTATE	HAINESWORTH TOBITHA MICHELLE

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/26/2022, 12:54:58 AM

Version 2.3.191



Detail by Entity Name

Florida Limited Liability Company
COLOUR HOMES LLC

Filing Information

Document Number	L19000032702
FEI/EIN Number	84-3209967
Date Filed	01/31/2019
Effective Date	01/31/2019
State	FL
Status	ACTIVE

Principal Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Mailing Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Registered Agent Name & Address

STANCIL, JASON
450 SR 13
106-329
St. Johns, FL 32259

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

STANCIL, JASON K
450 SR 13
106-329
St. Johns, FL 32259

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- 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 May 19, 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. (Continued from the April 21, 2022 meeting)

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. The HARB continued this application at the April 21, 2022, meeting to allow the applicant time to return with a more appropriate window design similar to that which was approved with the construction of the two-story detached garage. The applicant was also to provide a clearer design for the proposed metal fence to be installed above the low portion of the masonry wall along the south property line with shop drawings that show an alternative fence top treatment requested by HARB with the April continuance.
2. An approximately 10-inch metal garden fence with simple scrollwork and an oval pattern with fleur-de-lis finials was submitted by the property owner as an option for installation above the masonry wall. According to the owner, the height of this metal fence would not exceed the cast concrete planter situated at the corner of the wall. The HARB should determine whether the proposed fence design is appropriate for the property and consistent with the style of the main residence. The property owner indicated alternative designs may be sought and submitted after the drafting of this staff report.
3. No additional window designs were submitted though the property owner verbally expressed intent to research availability of the windows that were submitted with the plans for the original detached garage application previously approved by the HARB.

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 proposed metal fencing portion of the application with the finding it meets the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs; OR,
2. **CONTINUE** the full 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. Previous Staff Report
2. Staff Photographs
3. Florida Master Site File
4. HARB Approved Garage Plans (1994)

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

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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.

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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.

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- 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.
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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)

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STAFF PHOTOGRAPHS
174 Avenida Menendez



East Elevation (Behind Wall)



East Elevation (Avenida Menendez)

Staff Report pg. 75

STAFF PHOTOGRAPHS
174 Avenida Menendez



North elevation from Marine Street and Courtyard Interior



Window on main residence that was inspiration for existing design

Staff Report pg. 14

STAFF PHOTOGRAPHS
174 Avenida Menendez



West Elevation (Marine Street)



North Elevation Window Detail



Staff Report pg. 15

STAFF PHOTOGRAPHS
174 Avenida Menendez



Masonry wall where metal fence is proposed on top.

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STAFF PHOTOGRAPHS
174 Avenida Menendez









Context Photographs (Avenida Menendez)

STAFF PHOTOGRAPHS
174 Avenida Menendez









Context Photographs
(Marine Street)

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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. 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==

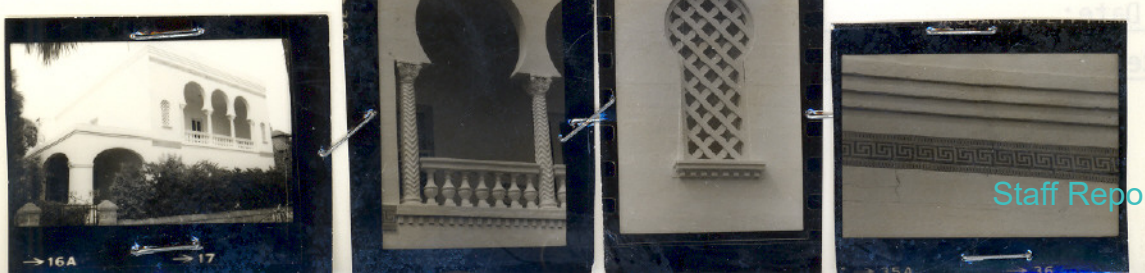
Relationship to Surroundings:

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.

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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

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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. 25

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

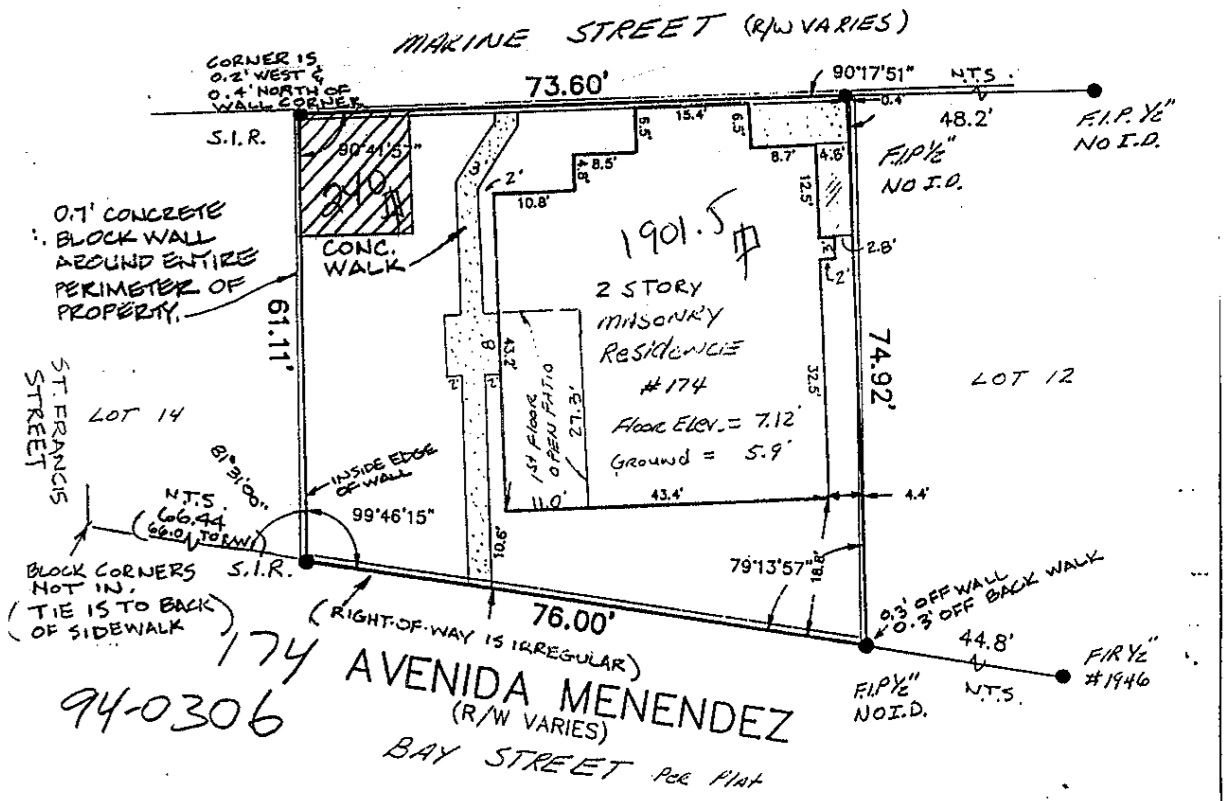
LOT 13, BLOCK 22 DISTRICT NO. 6, AS SHC
THE OFFICAL MAP OF THE CITY OF ST. AUGU
FLORIDA DATED JUNE 12 1923 PUBLIC RECORDS O
COUNTY, FLORIDA.

RECEIVED

MAY 11 1994

Planning/Building Dept.

Approved to go to HARB and P&Z 5/12/94 Em



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.

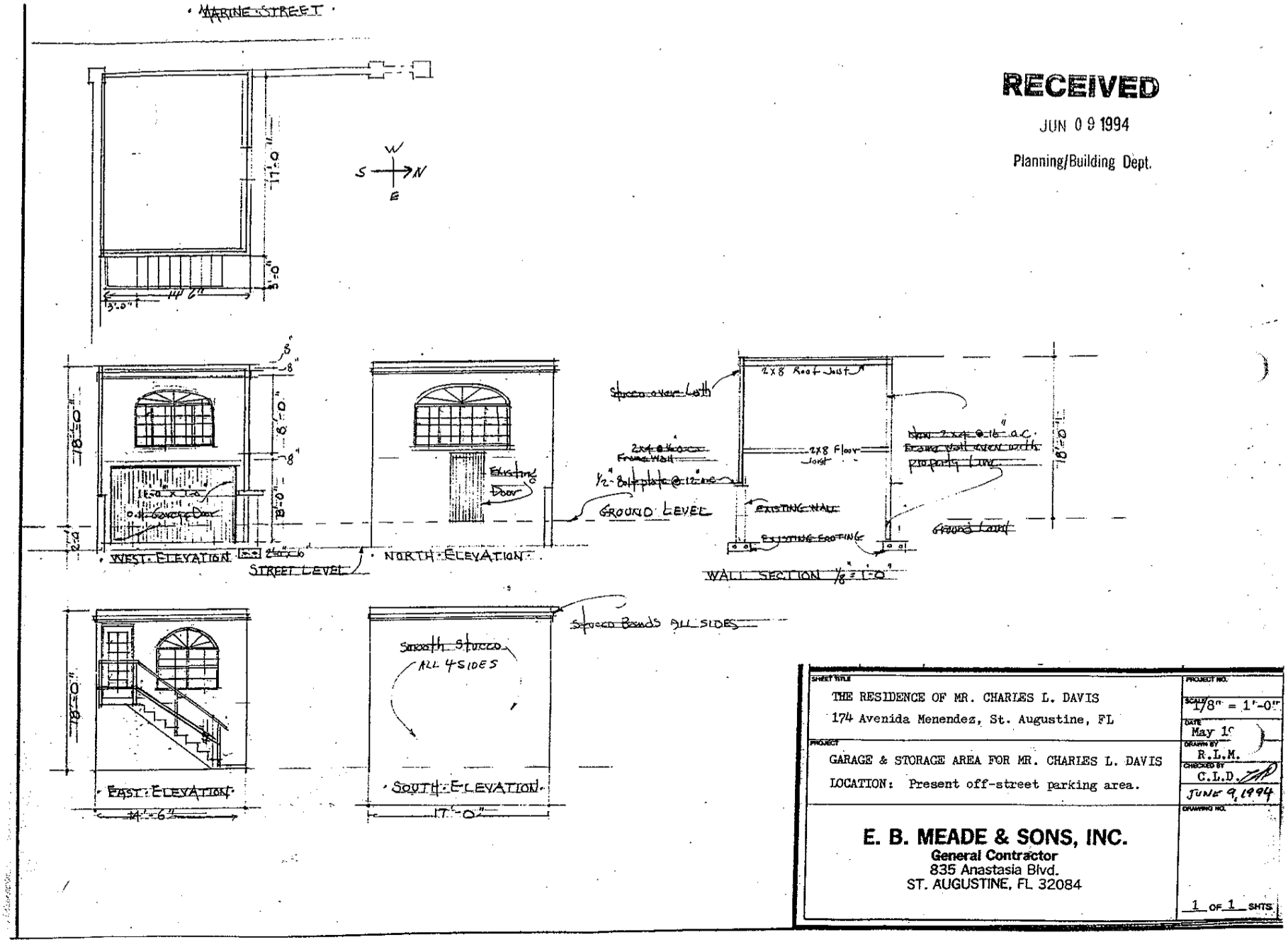
AMERICAN PIONEER TITLE INSURANCE COMPANY

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.

T. 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

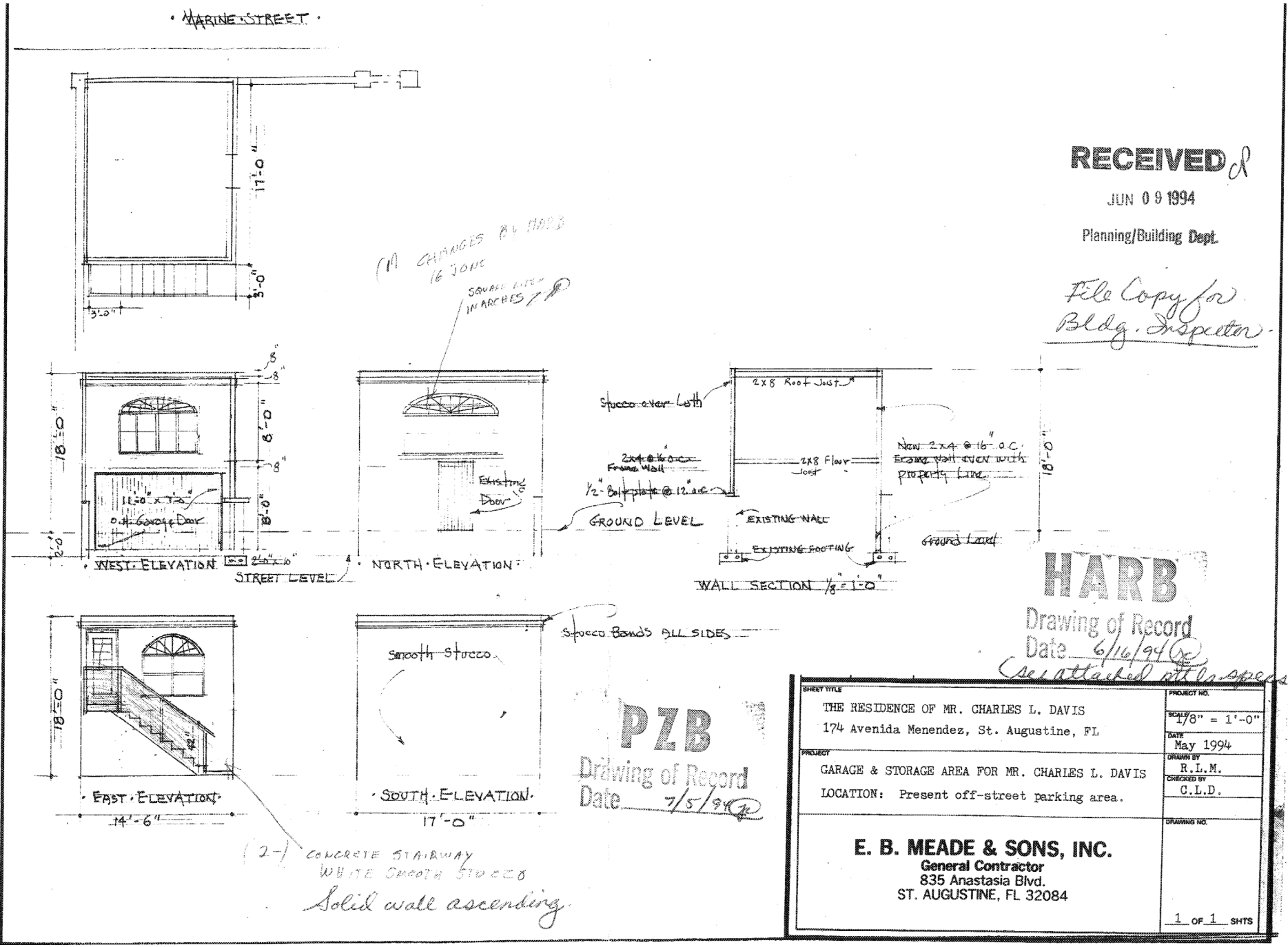
DRAWN BY R.L.M.

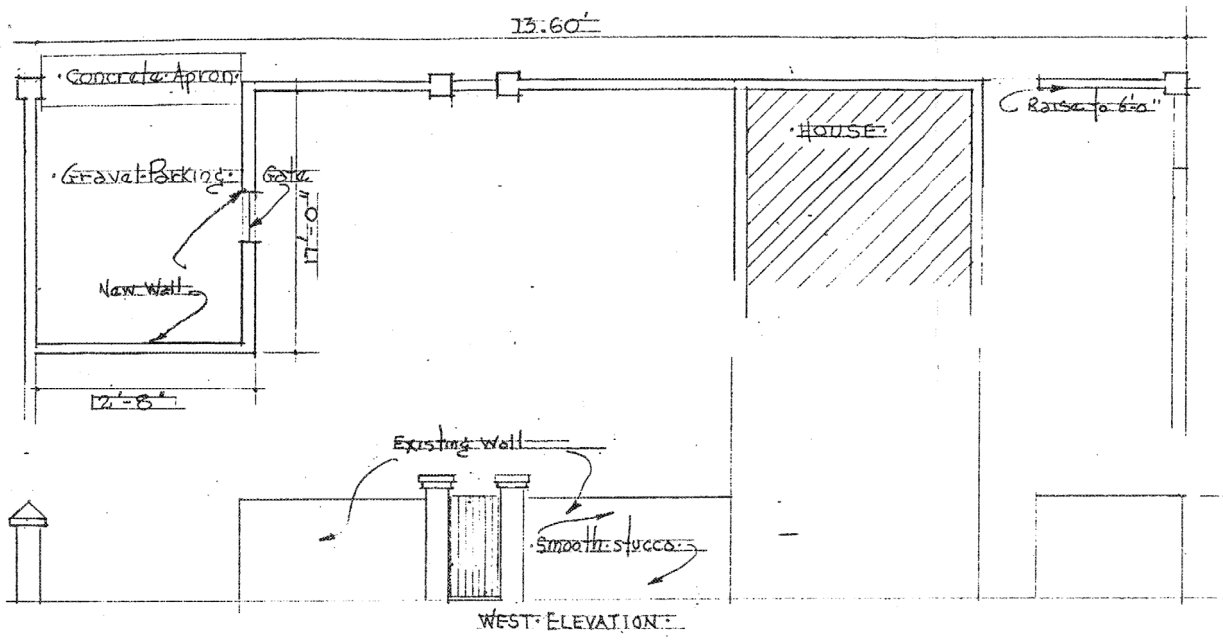
CHECKED BY C.L.D.

JUNE 9, 1994

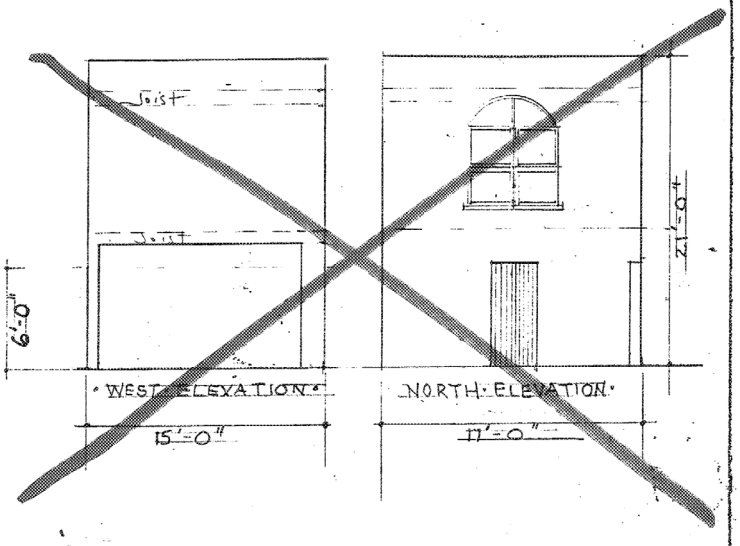
DRAWING NO.

1 OF 1 SHTS.

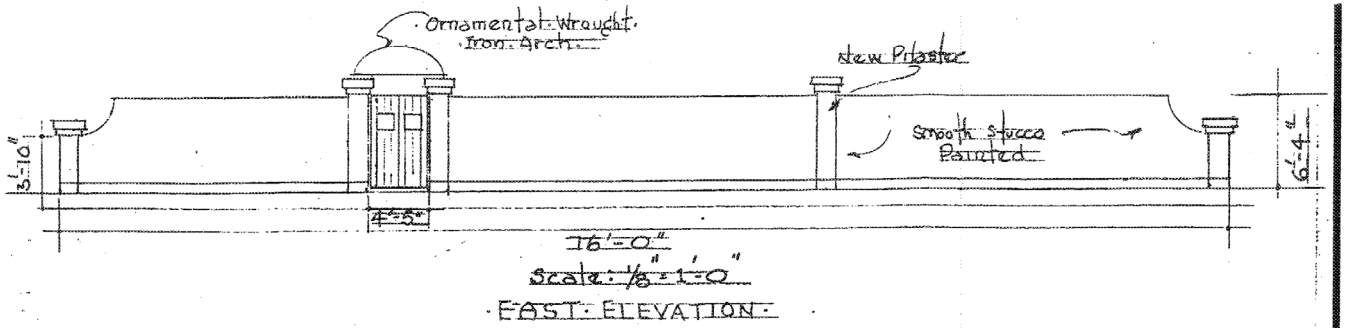

MARINE STREET
17'-0"
3'-0"
3'-0"
(1) CHANGES AS NOTED
16 JOINT
SQUARE TIES IN ARCHES
8"
8"
18'-0"
8'-0"
8"
8'-0"
2'-0"
16'-0" x 7'-0"
O.H. Garage Door
2'6" x 10"
WEST ELEVATION
STREET LEVEL
Existing Door
NORTH ELEVATION
Stucco over Lath
2x8 Roof Joist
2x4 @ 16" o.c. Frame Wall
2x8 Floor Joist
New 2x4 @ 16" o.c. frame wall even with property line
1/2" Bolt plate @ 12" o.c.
GROUND LEVEL
EXISTING WALL
EXISTING FOOTING
Ground Level
18'-0"
WALL SECTION 1/8" = 1'-0"
18'-0"
EAST ELEVATION
14'-6"
Smooth Stucco
Stucco Bands ALL SIDES
SOUTH ELEVATION
17'-0"
(2-) CONCRETE STAIRWAY
WHITE SMOOTH STUCCO
Solid wall ascending
RECEIVED
JUN 09 1994
Planning/Building Dept.
File Copy for
Bldg. Inspector
HARB
Drawing of Record
Date 6/16/94
(as attached stipulations)
PZB
Drawing of Record
Date 7/5/94
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 1994
DRAWN BY R.L.M.
CHECKED BY C.L.D.
DRAWING NO.
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,

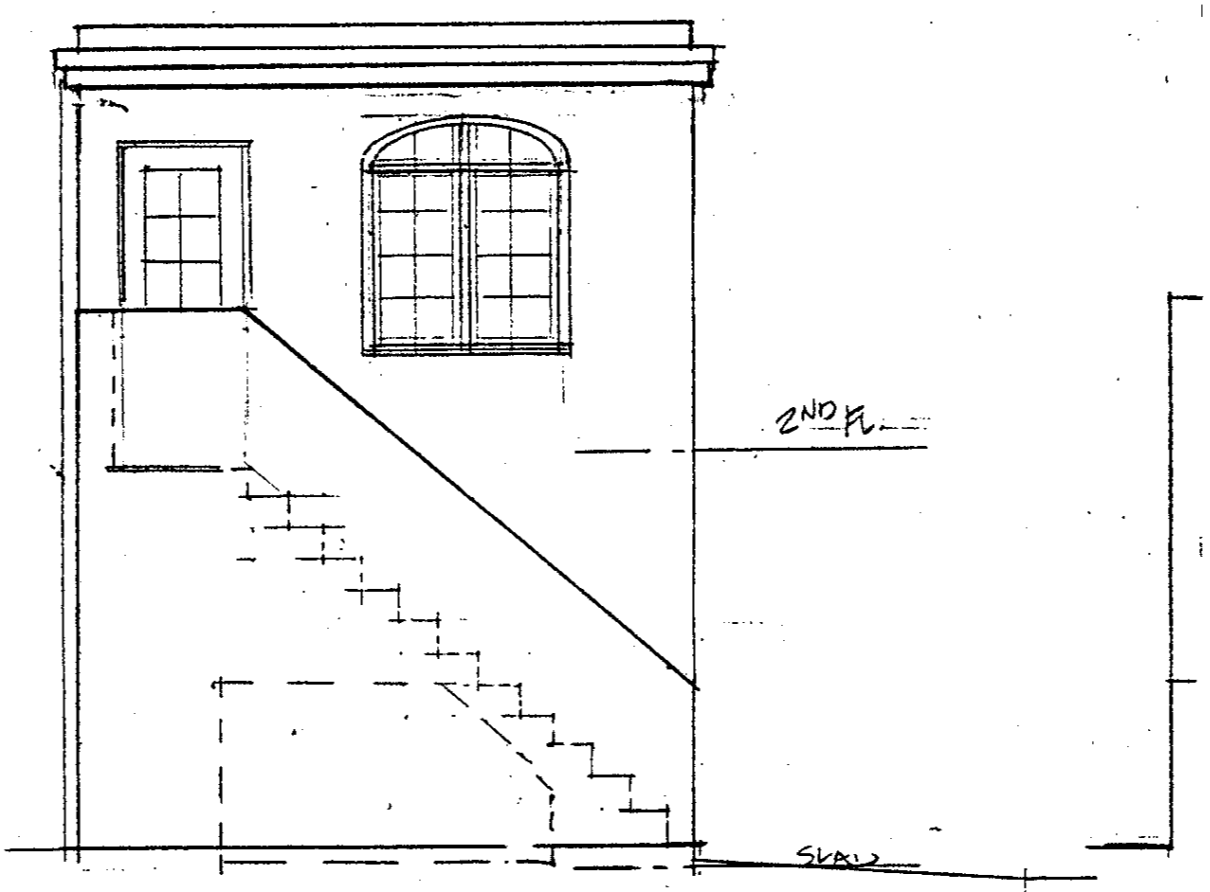
DRAWN BY R.L.M.

CHECKED BY C.L.D.

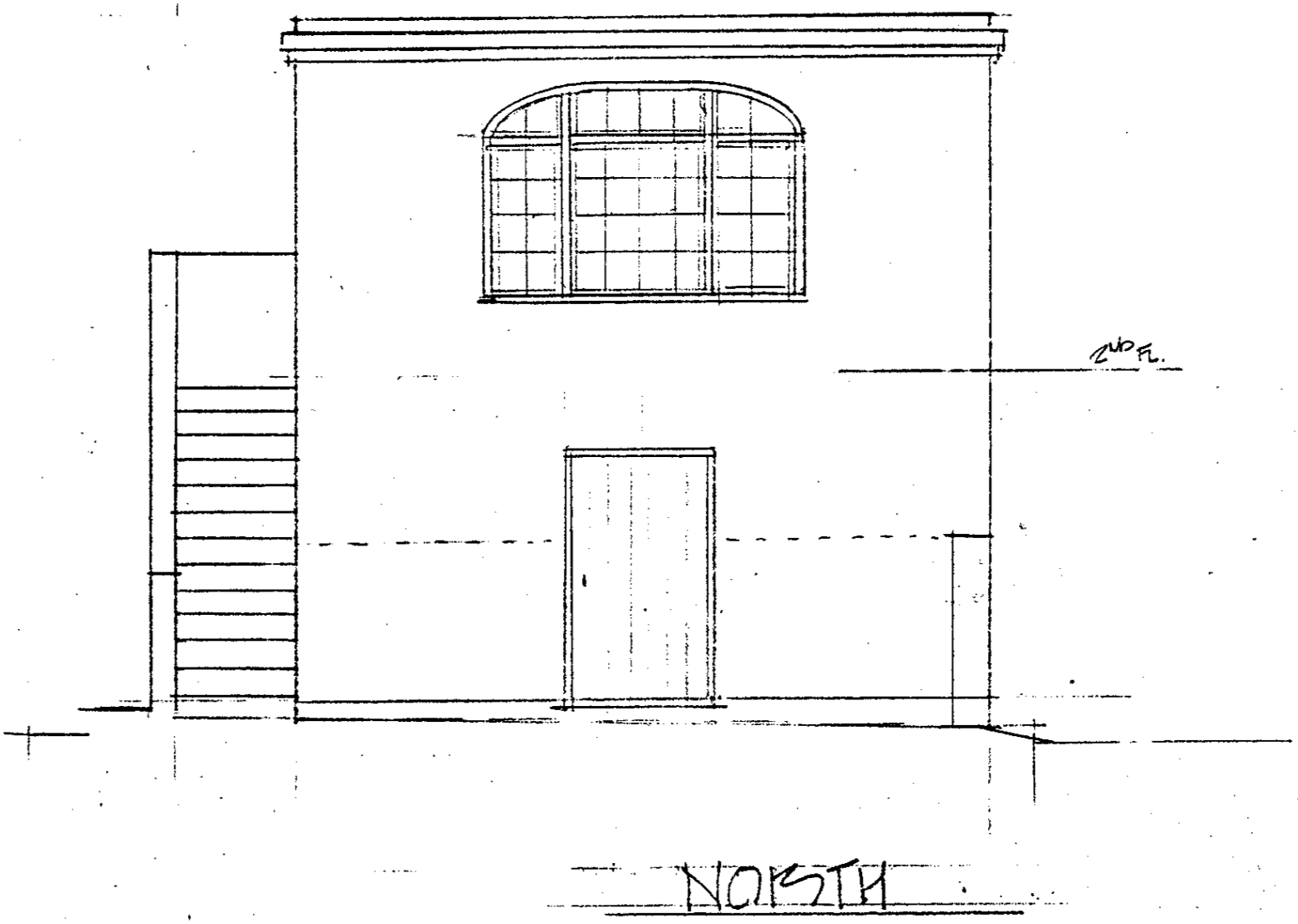
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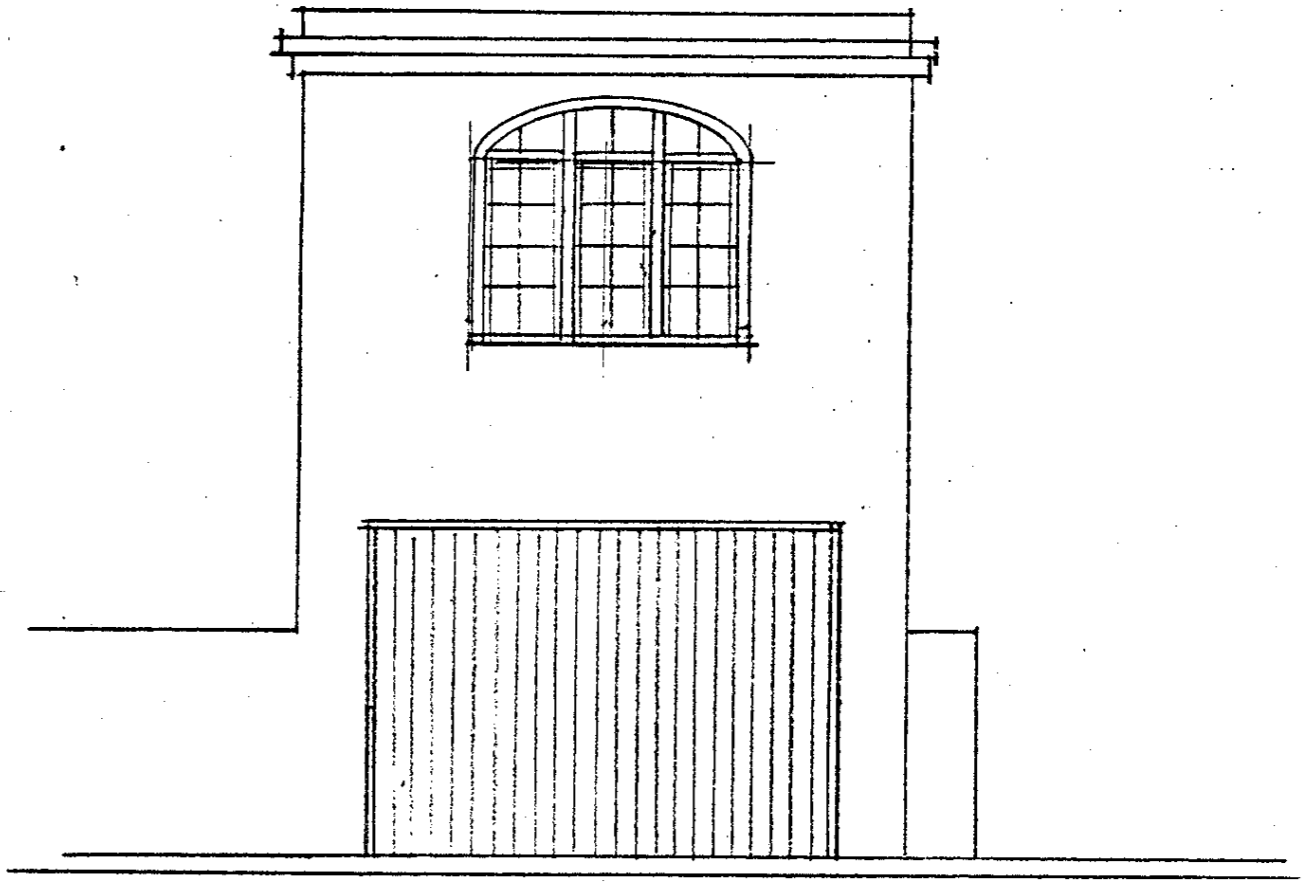
OF

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

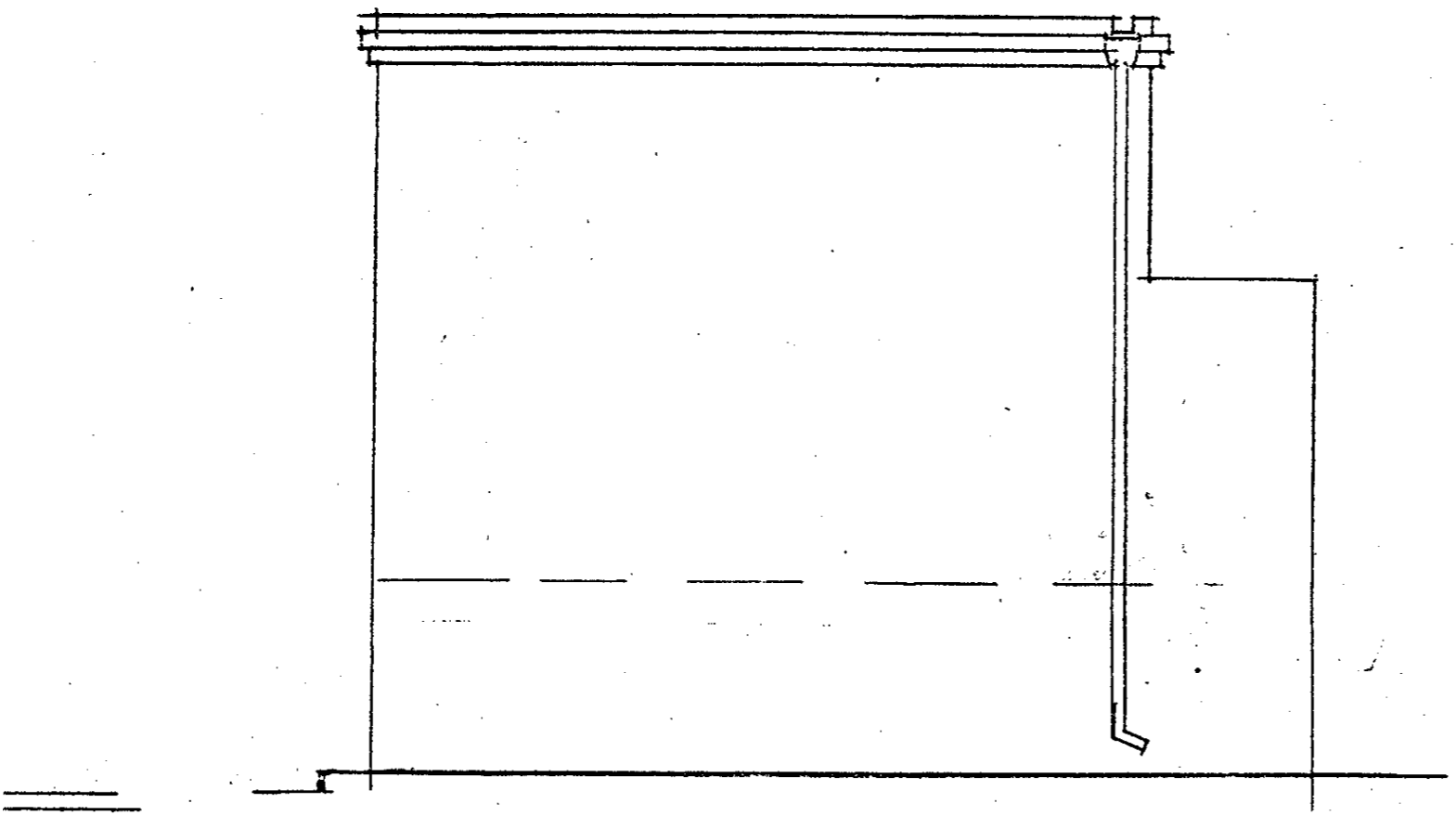


EAST


2ND FL.
NORTH

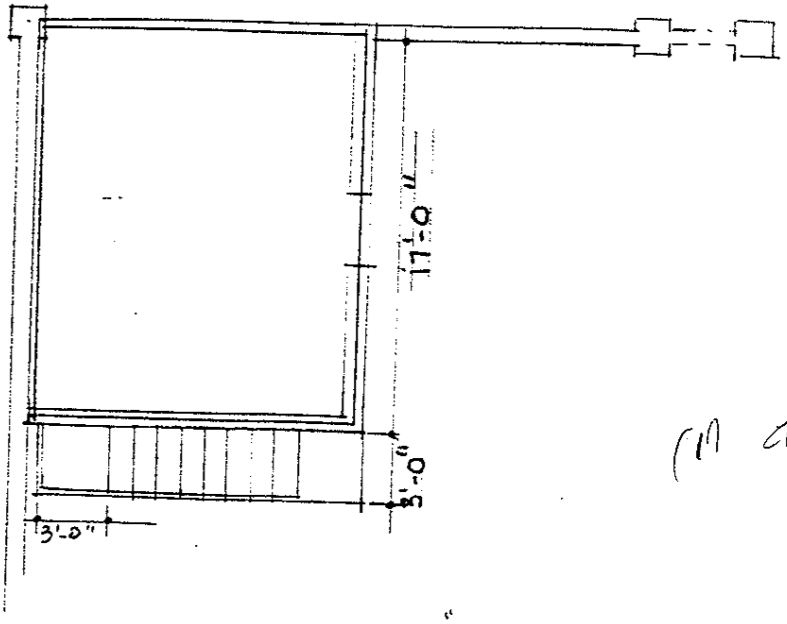


WEST



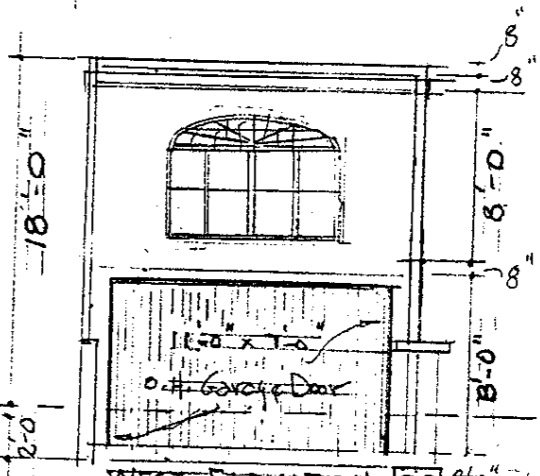
SOUTH

MARINE STREET

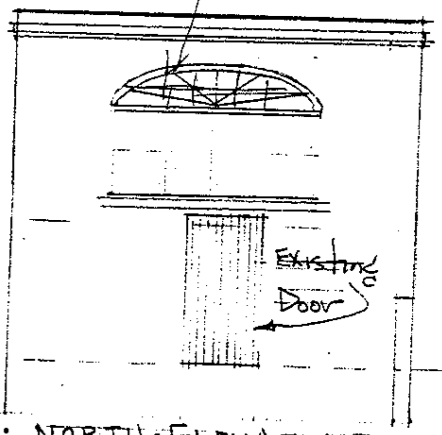


(1) CHANGES BY HDRB 16 JUNE

SQUARE LITES IN ARCHES

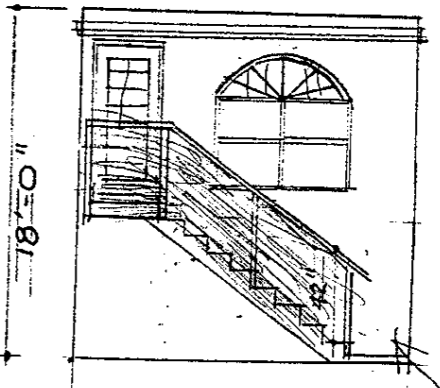


WEST ELEVATION 24'-0" x 10"



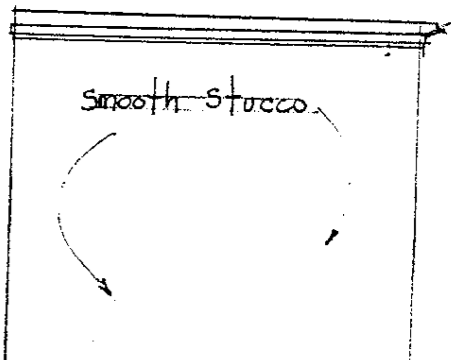
NORTH ELEVATION

STREET LEVEL



EAST ELEVATION

14'-6"



SOUTH ELEVATION

17'-0"

(2) CONCRETE STAIRWAY WHITE SMOOTH STUCCO

Solid wall ascending.

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

April 21, 2022

Jared Mellick
Renewal by Anderson of Florida
9446 Phillips Hwy, Suite 7
Jacksonville, FL 32256

cc: Cornelius Peter and Kimberly Kay Dungan

Re: Certificate of Appropriateness – 174 Avenida Menendez – HP2022-0018

Dear Mr. Mellick,

On April 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 19, 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 May 9, 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.:	HP2022-0018
Applicant:	Renewal by Anderson of Florida
Owner:	Cornelius Peter and Kimberly Kay Dungan
Address:	174 Avenida Menendez
Parcel Number:	1985800000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 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 April 21, 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 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.

Subject to the following conditions:

- ⊛ Continued to May 19, 2022 HARB meeting
- - for applicant to come back with wood window option that matches HARB approved drawings for the building (from June 1994 HARB meeting)
- - To return with shop drawings to show alternative fence top treatment
-

DONE AND ORDERED, at a public hearing on the 21 day of April, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0018

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 21st day of April, 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 MAY 19, 2022, HARB MEETING

HP2022-0018: 174 AVENIDA MENENDEZ

New materials submitted by property owner.

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, May 2, 2022 9:48 AM
To: Meredith H. Randolph
Subject: FW: Wall Topper
Attachments: Fence Topper Illustration.pdf; Wall Length.jpg; Rear Height.jpg; Corner Length.jpg; Side Height.jpg; height from Sidewalk.jpg; Front Height above Side Height.jpg; Side Wall View.jpg; ESD-PS21-CP_ACC2_650x650.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

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

From: Bud Dungan <bud@gastronics.com>
Sent: Sunday, May 1, 2022 12:04 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: Wall Topper

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,
I am still looking. I would prefer something custom to fit perfect.

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

On May 1, 2022, at 11:09 AM, Bud Dungan <bud@gastronics.com> wrote:

Candice,

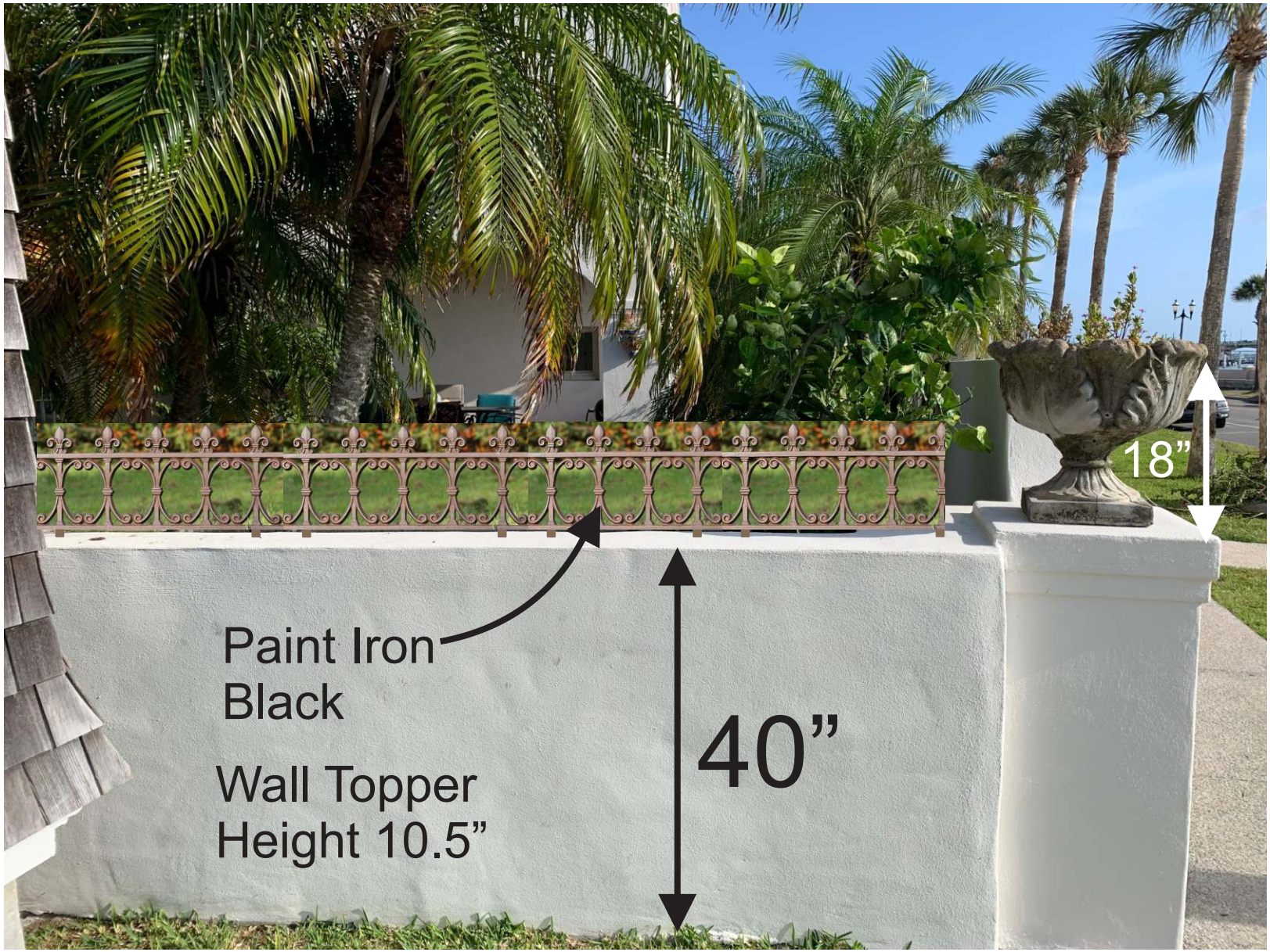
What do you think of this for the Wall Topper? Purpose is to keep dog in and for security so outsiders don't hop the fence.

https://www.bestnest.com/bestnest/RTProduct.asp?SKU=ESD-PS21-CP&src=froogle&kw=ESD-PS21-CP&gclid=EAIaIQobChMIwMaHiaS-9wIVVOXjBx2MsAB1EAQYFSABEgJij_D_BwE

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
Atkonz Compound
Erbil, Iraq-Kurdistan 44003
Iraq: +964 750 760 4301
Iraq: WhatsApp: +964 750 760 4301
USA WhatsApp: +1 832 948 9056
www.gastronics.krd


18”
Paint Iron
Black
Wall Topper
Height 10.5”
40”

Received March 1, 2022
Planning and Building Department



Received March 1, 2022
Planning and Building Department



Received March 1, 2022
Planning and Building Department



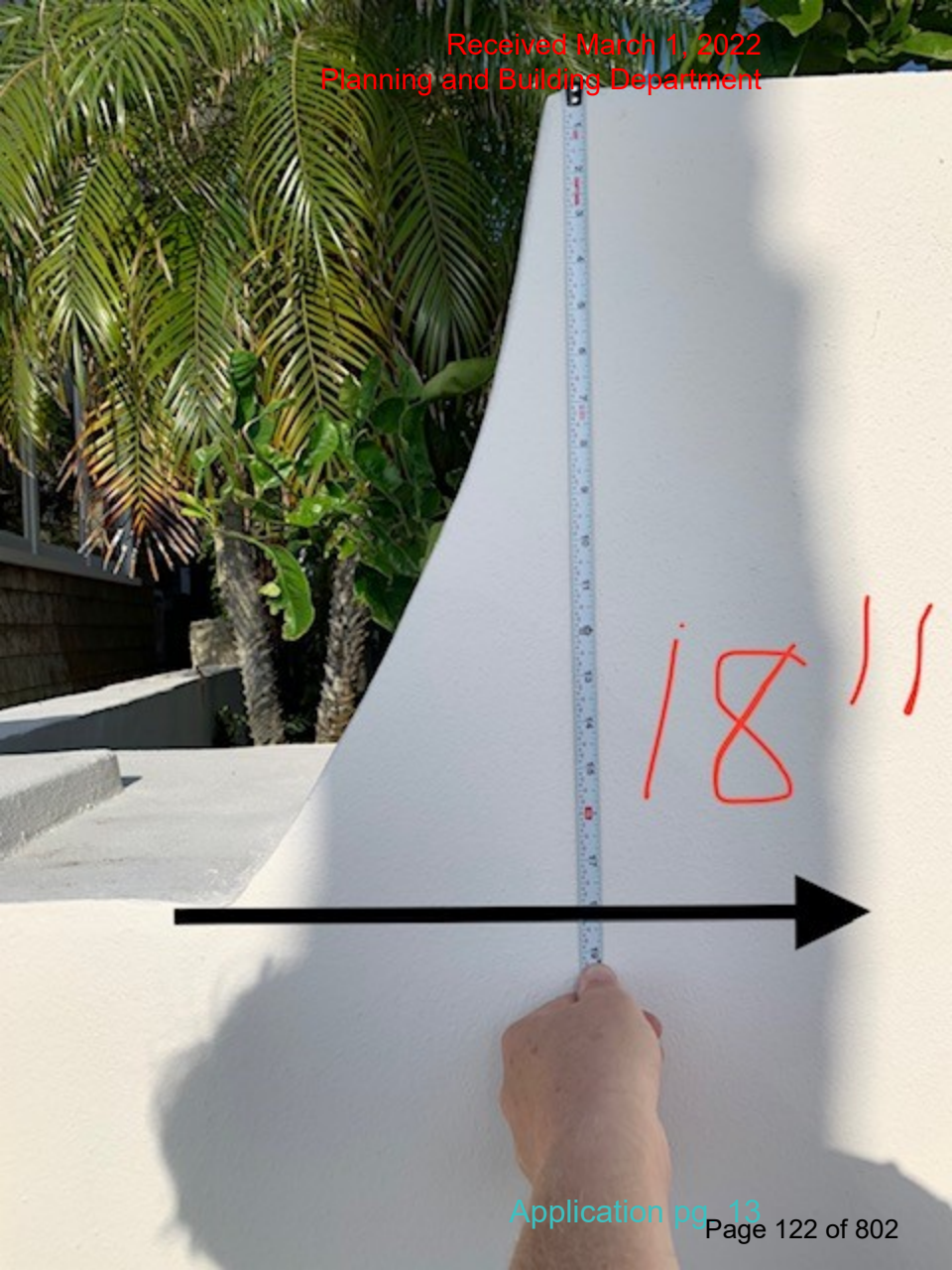
Received March 1, 2022
Planning and Building Department



Received March 1, 2022
Planning and Building Department



Received March 1, 2022
Planning and Building Department



Received March 1, 2022
Planning and Building Department





Received March 1, 2022
Planning and Building Department

From: Bud Dungan <bud@gastronics.com>
Sent: Sunday, May 1, 2022 11:49 AM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: Dims of the wall topper

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, The spikes are 4-3/4” so I think we might be 10-1/2” above the wall.



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

Received March 30, 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. HP2022-0018

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 ARCHED 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 othar 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
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
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Order Summary

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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

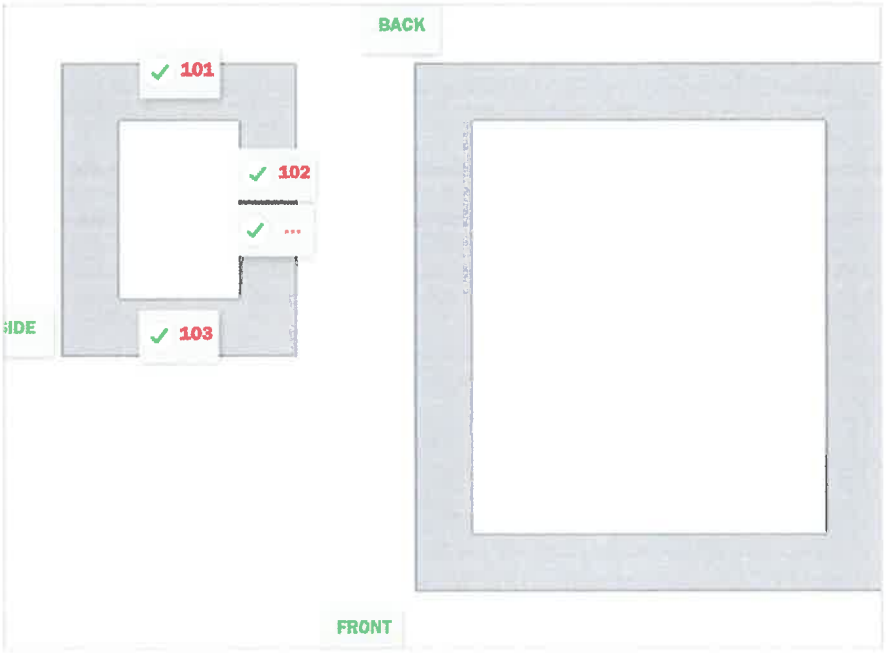
Legal Name: JLM Windows, LLC | License # CGC1527613
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Hamid Cooper,

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

JOB NOTES

Estimated Duration:

FLOORPLAN - 1ST FLOOR



UNIT NOTES

JOB PHOTOS

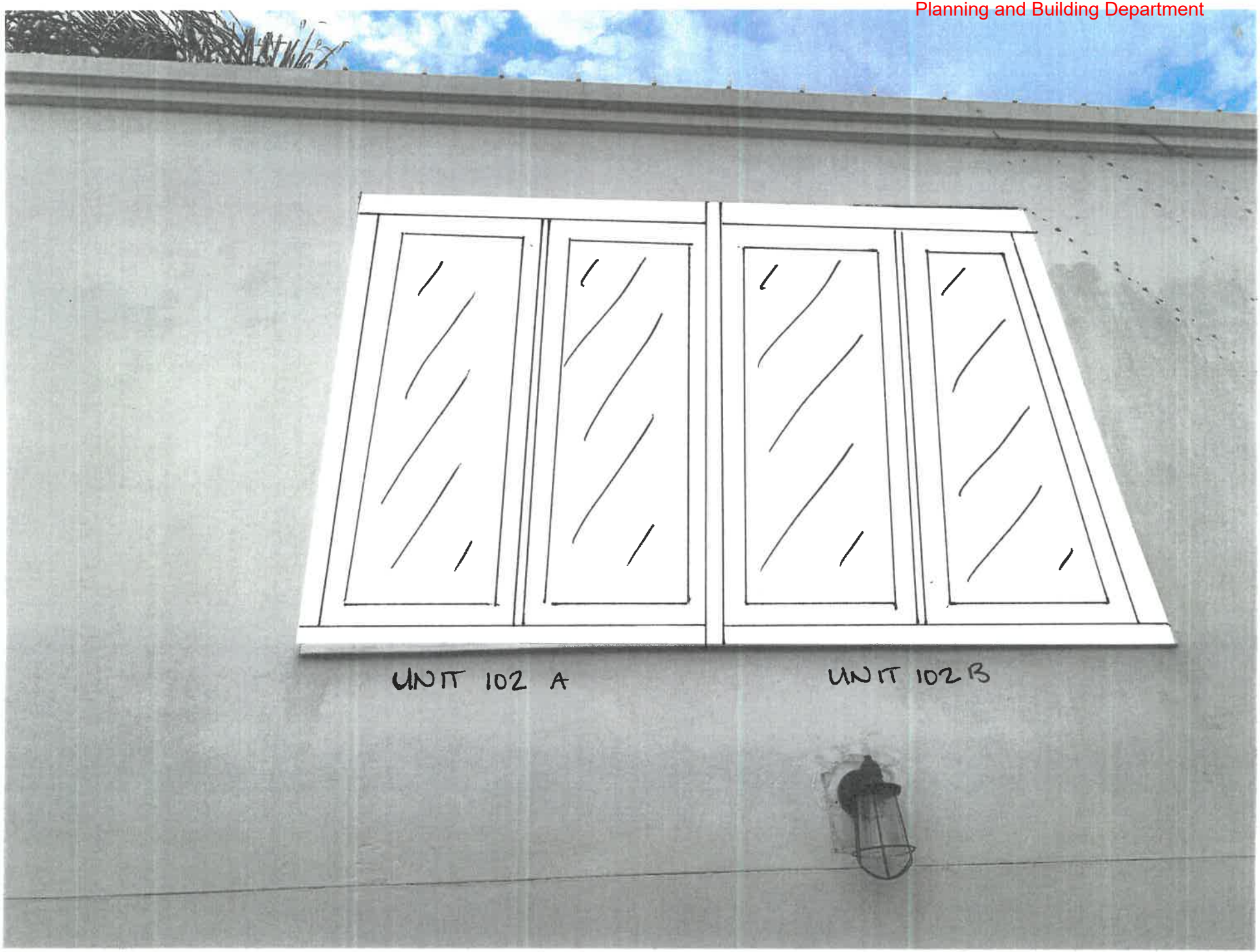


Image 1

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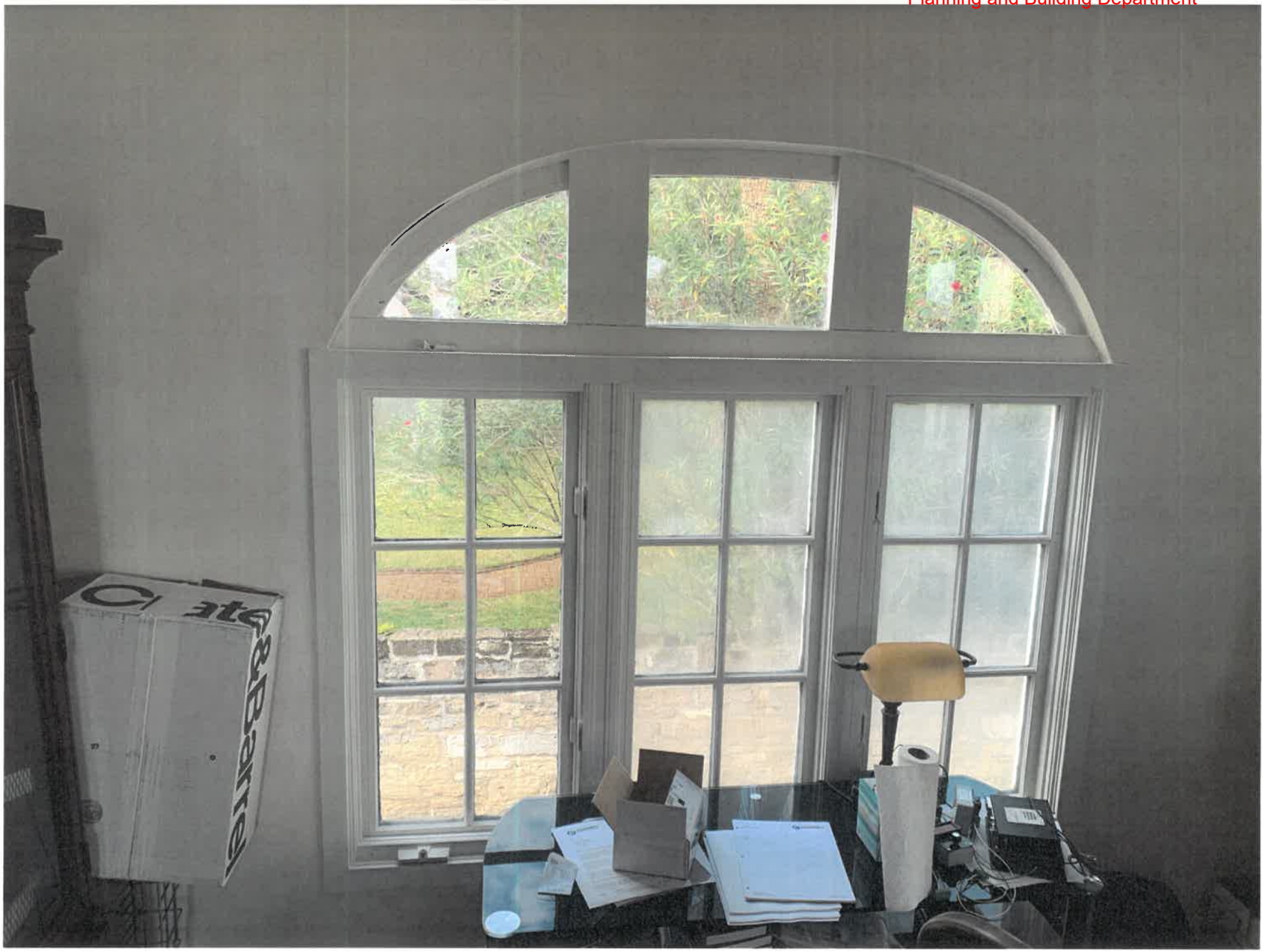
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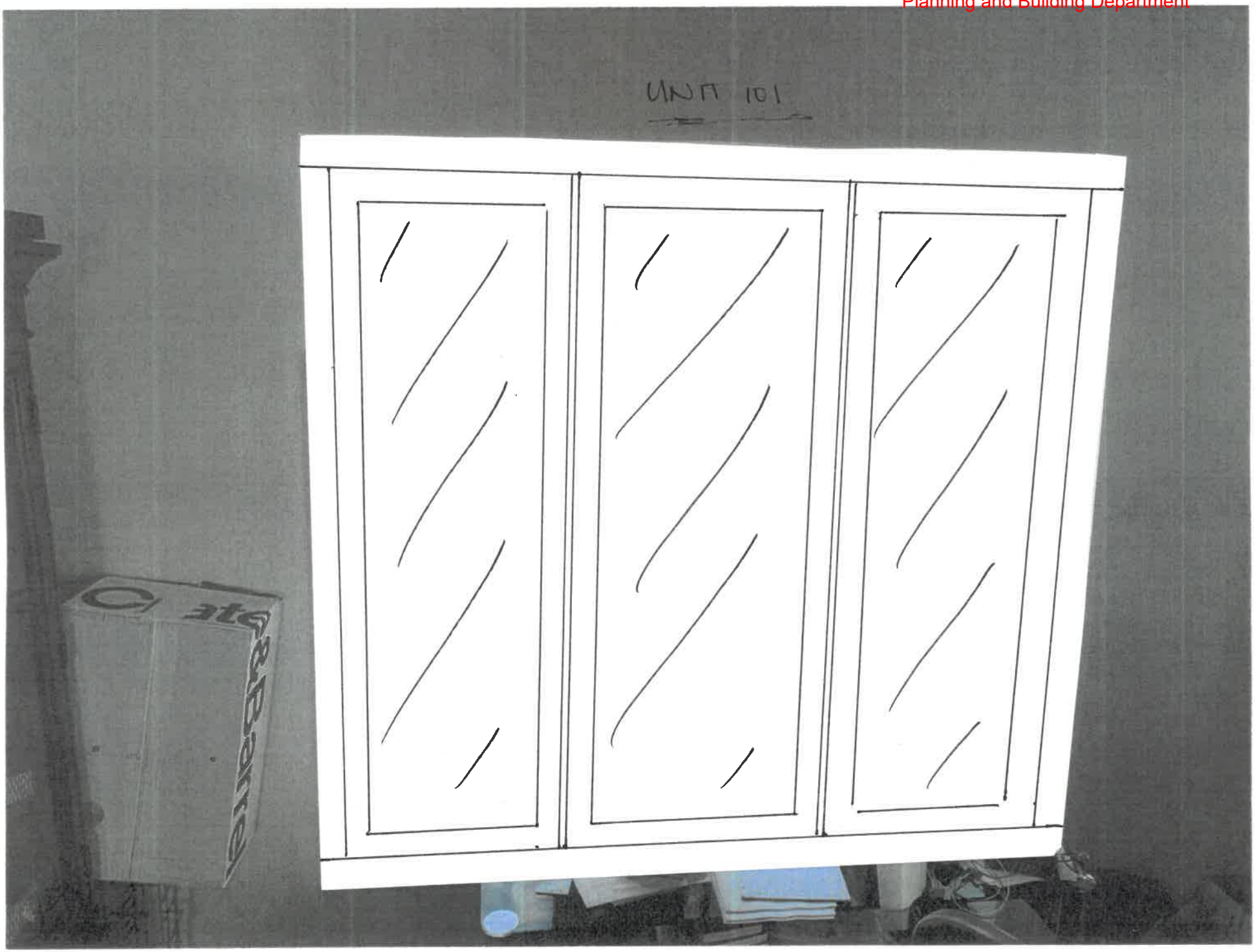
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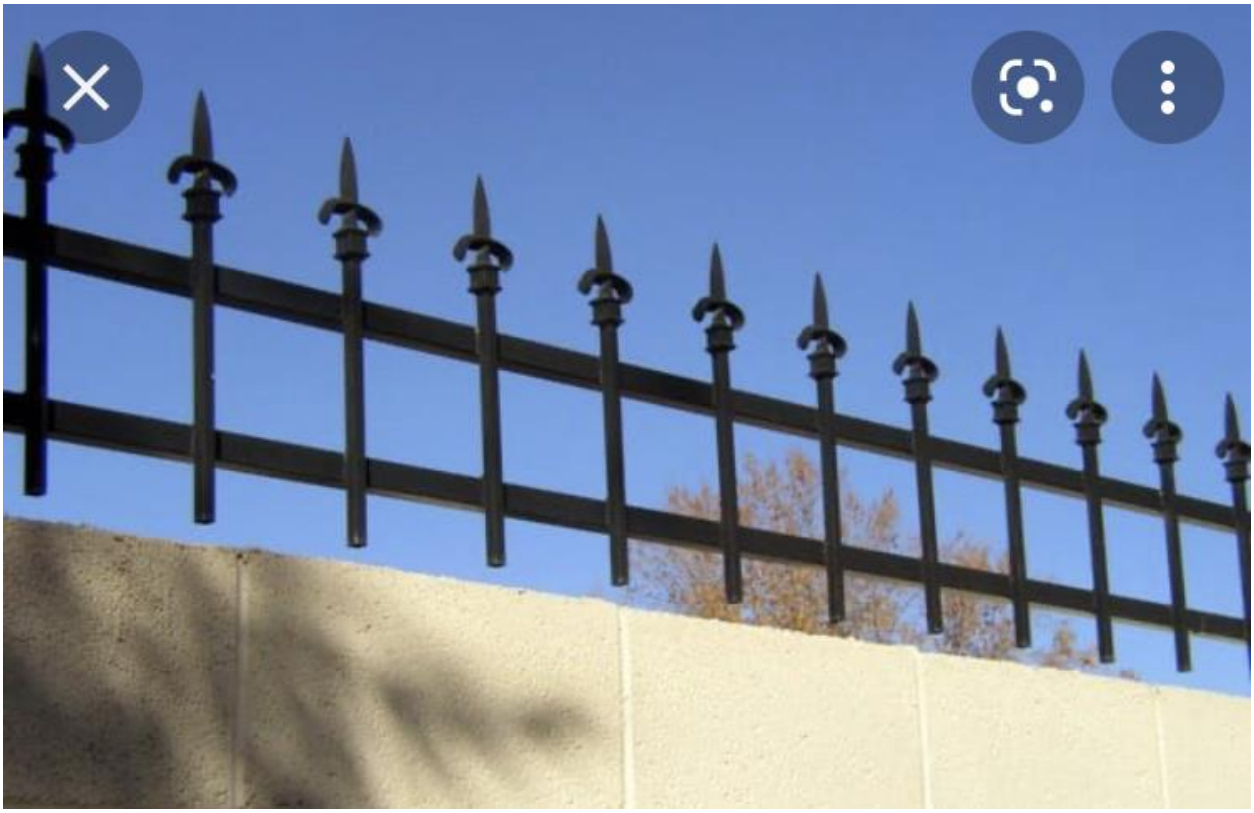
Received March 18, 2022
Planning and Building Department



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 Ferris

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

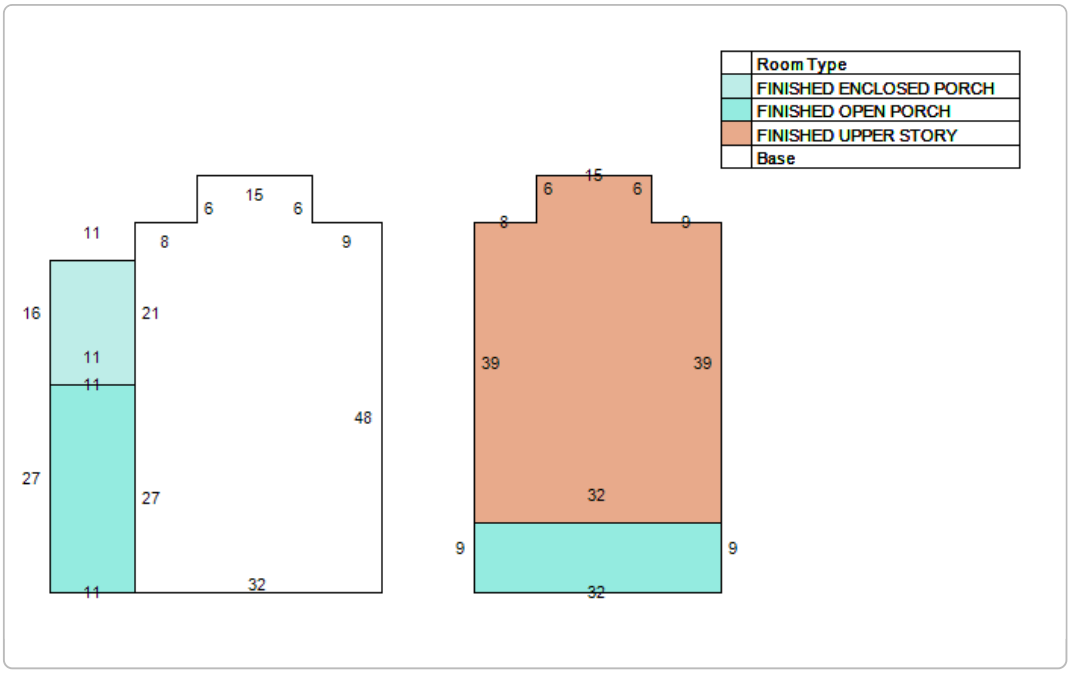
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$317,716	$52,884	$562,500	$0	$0	$933,100	$933,100	$50,000	$883,100
2020	$404,619	$52,884	$562,500	$0	$0	$1,020,003	$796,448	$223,555	$796,448
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

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: 3/22/2022, 1:40:05 AM

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 May 19, 2022 Meeting



Application HP2022-0029 Address: 297 St. George Street

Applicant: Don Crichlow & Associates

Property Owner: Virginia Whetstone

Project description: To modify the existing front terrace by adding a roof and columns.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ01938
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2003800000		
Agenda Item:	6(b)	Previous Action(s):	COA 1999-1075

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of St. George Street in the Historic Preservation 1 (HP-1) zoning district on a through lot that fronts both St. George and Charlotte Streets.
2. The main residence, constructed between 1910 and 1917, reflects the Mediterranean Revival style with clay tile roof and shell-dash stucco finish. The front terrace, or entry plaza, on the south elevation was approved by the HARB at the December 16, 1999 meeting.
3. The applicant is proposing to construct a hipped roof with hipped tile eave] above the entire front terrace with roof tiles similar to those on the house's existing roof. Proposed cast concrete column supports will rest on squared pedestals which match the existing newel posts on either side of the steps incorporated into the balustrade on each end.
4. Although the existing balustrade appears visually heavy for the scale of the house, it was part of the terrace design approved by the HARB in 1999.
5. The proposed colors and materials of the new porch roof that match the existing front terrace are consistent with the Architectural Guidelines for Historic Preservation's (AGHP's) recommendation that new porches be compatible in color and material.
6. The proposed roof will continue at the height of the existing hipped entry roof and appears consistent with the AGHP that encourages porches that are compatible in size and scale to the existing building.
7. The existing house features a clay tile roof while other structures on the property have cement tile roofs that match in color and design. The applicant should clarify the roof tile material (clay or cement) for the roof addition and whether the new cast stone elements will match the existing in color.
8. Removal of a portion of the existing roof tiles is necessary to tie the proposed roof in with the main structure and the applicant has expressed a willingness to salvage the clay tiles for use on this or future projects.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APRPOVE** a **Certificate of Appropriateness** at **297 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new hipped roof over the entirety of existing front terrace.
    a. Squared pedestals to match existing newel posts set between existing balustrade with columns above
    b. Flat roof with tiled hipped ends to match roof tiles on existing house

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
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

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.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- 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.

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.
- 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.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Fail to reuse intact slate or tile when only the roofing substrate needs replacement.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.
- Construct additional stories so that the historic appearance of the building is radically changed.

Post-1821

Mediterranean Influence roofs are gable, hip, or flat with a parapet. Pitched roofs are covered with composition shingles, barrel tile or interlocking tile. Flat roofs are built-up.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Drawings from previous HARB approval of 1999-1075

STAFF PHOTOGRAPHS
297 St. George Street



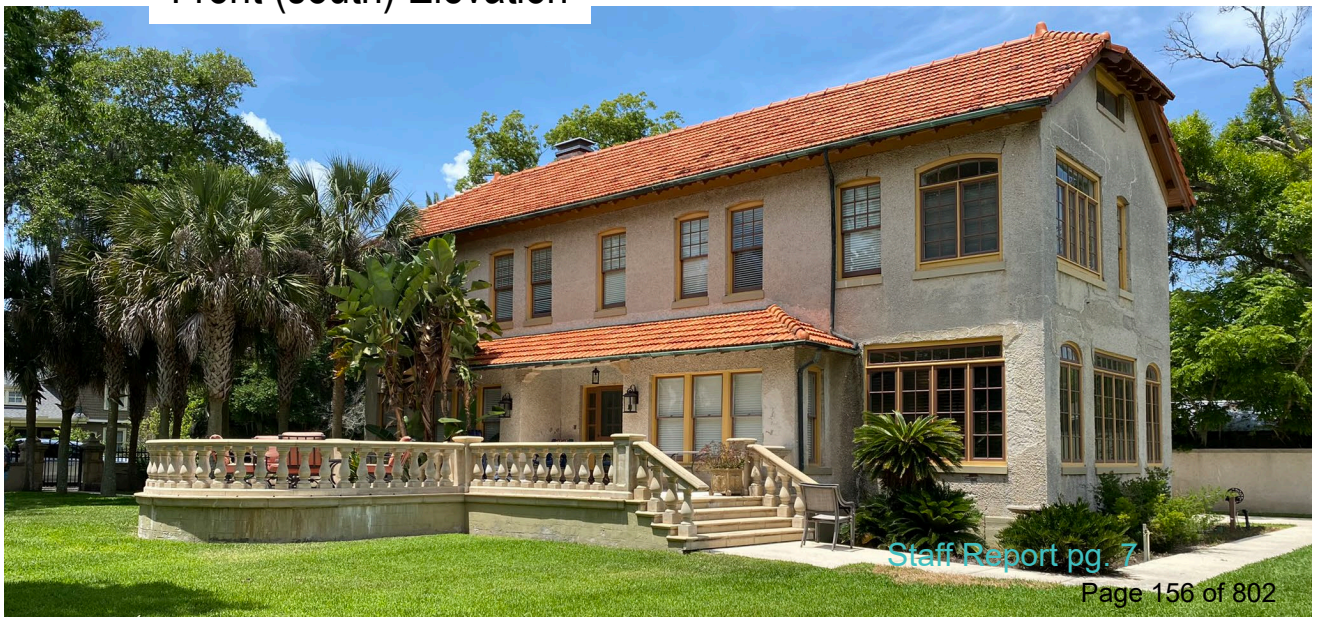
Front (south) Elevation

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STAFF PHOTOGRAPHS
297 St. George Street



Front (south) Elevation



STAFF PHOTOGRAPHS
297 St. George Street





West Elevation

STAFF PHOTOGRAPHS
297 St. George Street



East Elevation

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STAFF PHOTOGRAPHS
297 St. George Street





Details of existing front terrace





STAFF PHOTOGRAPHS
297 St. George Street



View from St. George Street

Staff Report pg. 11

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 SS 1938 1009==

Site Name: 297 St. George Street 830== Survey Date: 7808 820==

Address: 297 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) South 1/2 of Lot 8 (lot) 868==

and all of Lots 9 and 10 868==

Owner of Site: Name: Olson, Dorothy D.;

Address: 297 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) 469980 (easting) 3306080 (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: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, shell dash

854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Brick wall 942==

Roof Type: Jerkin head 942==

Secondary Roof Structures: Hip porch and carport 942==

Porches & Balconies:

942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Finials

882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Set back on lot

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels, Politics/Government, Military, Tourism, Minorcans 920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Mediterranean Revival residence at 297 St. George Street was constructed by architect Fred A. Henderich between 1910 and 1917 and is one of the later homes built in this neighborhood. The exterior of the house is covered with shell dash stucco over masonry brick. The jerkin head roof is covered with hollow clay tiles and there are also finials on the roof. The original rectangular porch on the north side of the house has been removed for a carport.

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

(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.

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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 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)

The 1920-21 City Directory lists 297 St. George Street as the Amity boarding house; however, by 1927 it became the residence of Fred A. Henderich, architect responsible for the construction of other houses at 287, 289 and 290 St. George Street.(4) By 1934 the house was occupied by Lieutenant Colonel John L. Jenkins, the senior instructor of the Florida National Guard and his wife Harriet. By the late 1940's it was the home of State Representative F. Charles Usina, co-owner of the St. Augustine Alligator Farm.(5)

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4. St. Augustine City Directory, 1920-21, 1927-28, 1930; Historic Properties Inventory Research File.
5. City Directory, 1934, 1947.

☐ Original
☒ Update

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

Site #8 SJ01938
Field Date 5-4-2016
Form Date 5-4-2016
Recorder #

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

Site Name(s) (address if none) 297 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:	297		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 # 2003800000 — 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: 1917 ☐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 porch/carport
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan L-shaped — Number of Stories 2.5
Exterior Fabric(s) 1. Stucco — 2. — 3. Shell dash
Roof Type(s) 1. Clipped gable — 2. Hip — 3. Jerkin head
Roof Material(s) 1. — 2. — 3. Clay tile
Roof secondary strucs. (dormers etc.) 1. — 2. hip porch and carport
Windows (types, materials, etc.) single, paired and triple set wood DHS 1/1; single wood 12/1

Distinguishing Architectural Features (exterior or interior ornaments) Finials; corbeling brickwork on chimneys

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) detached garage apt at rear of lot also known as 300 Charlotte Street

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 SJ01938

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stucco and shell dash
Structural System(s): 1. Brick 2. Masonry - General 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) open patio on south side

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

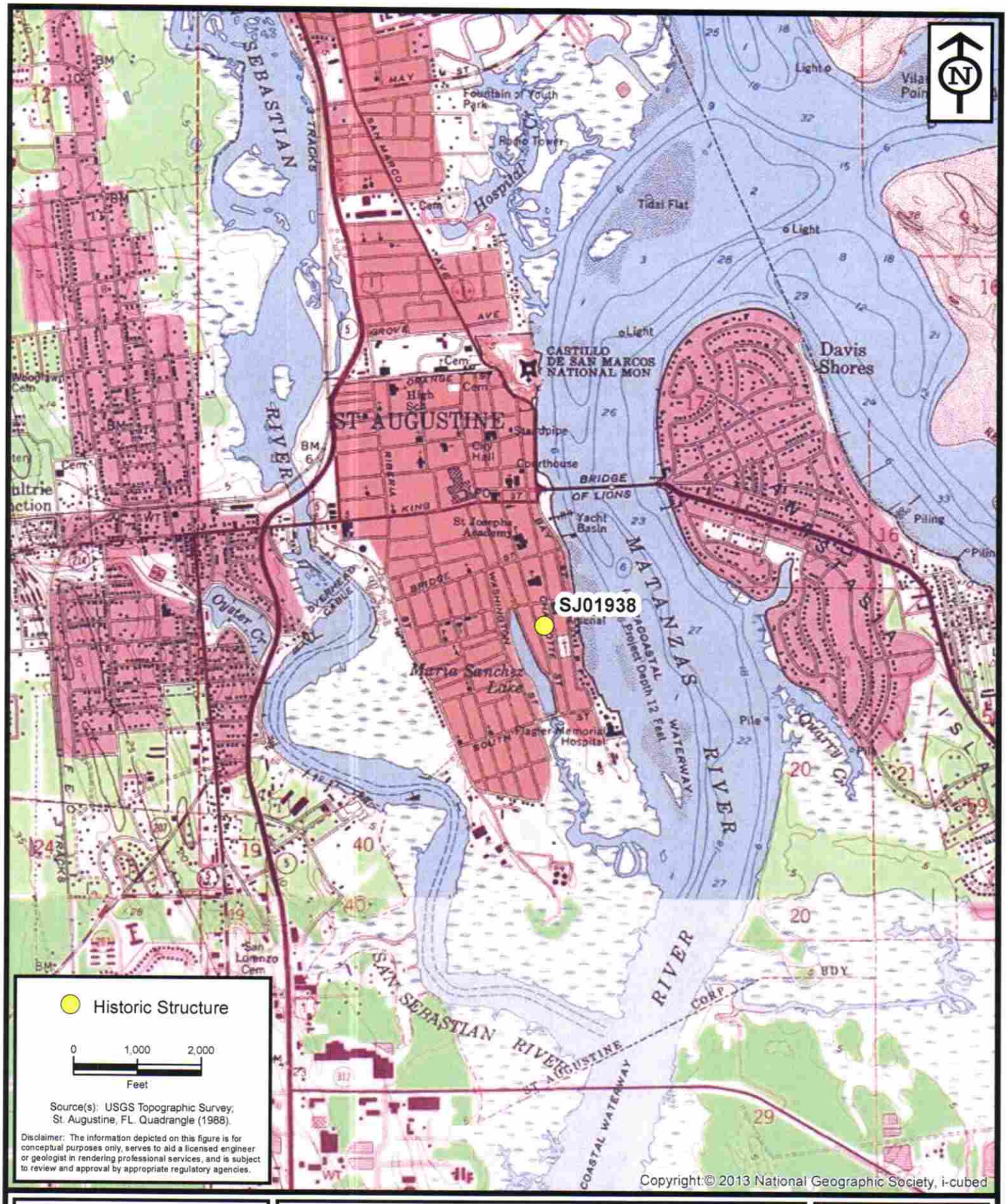
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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 - SJ01938

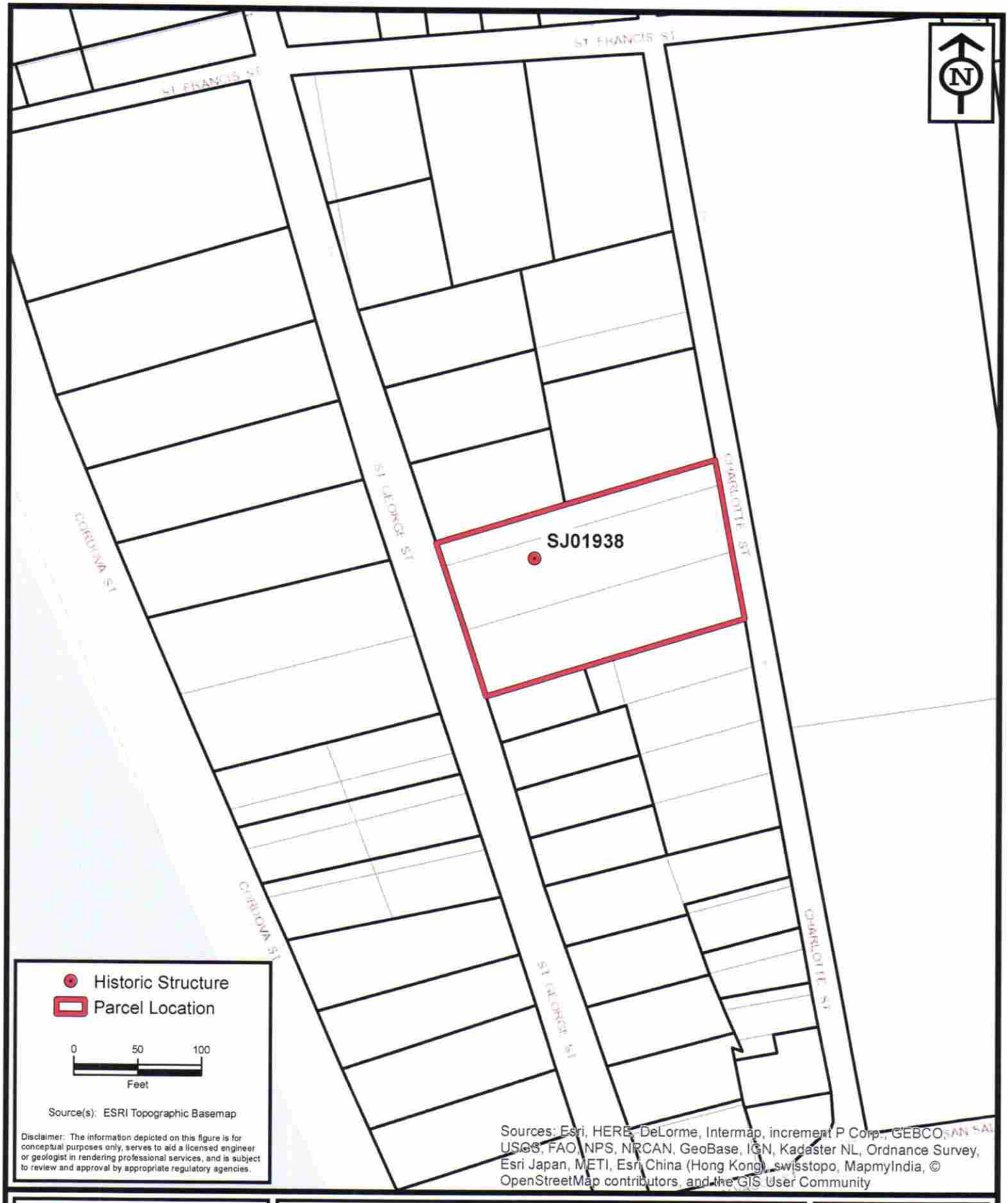
City of St. Augustine Historic Structure Survey

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\SJ01938\Location.mxd Date: 1/29/2016 11:23:59 AM

SJ01938



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

Parcel Location - SJ01938

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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SJ01938

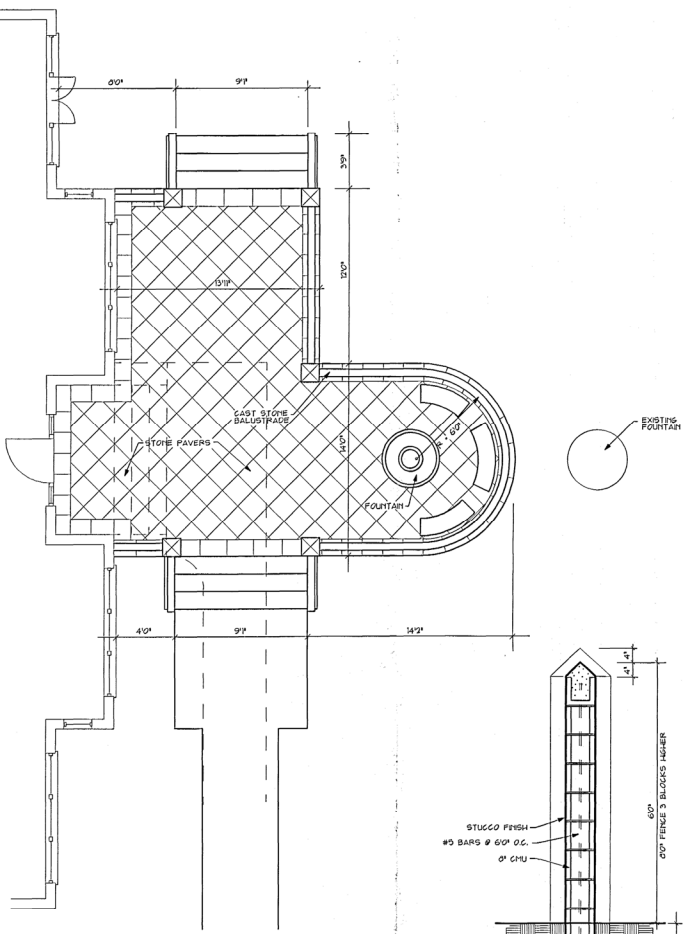

ILM 5062
KODA
→7
→7A



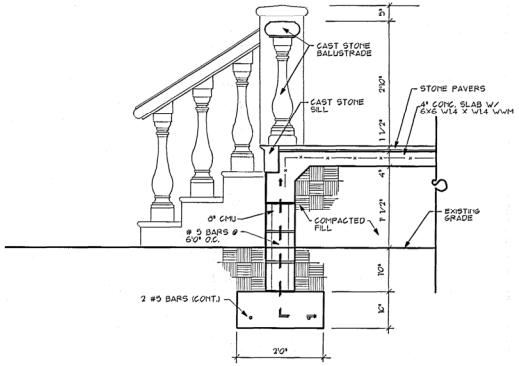


Staff Report pg. 24

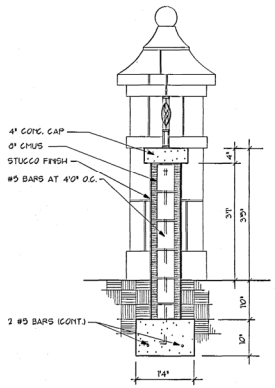




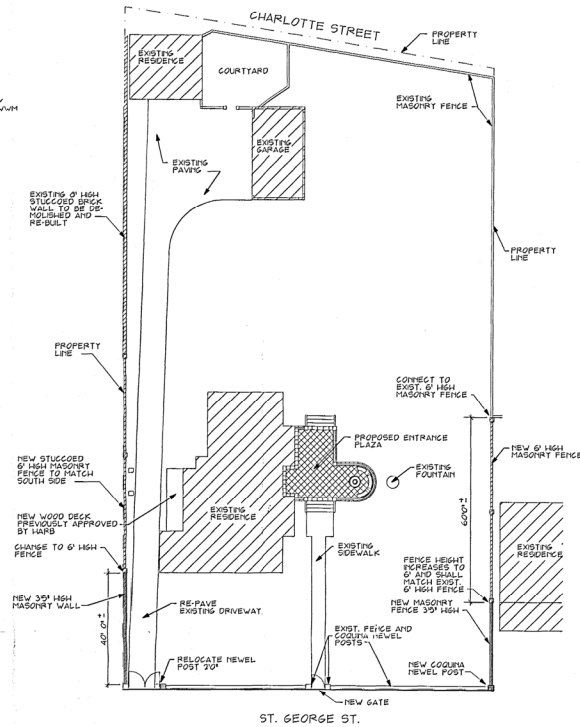
PLAN - ENTRANCE PLAZA
SCALE: 1/4" = 1'0"



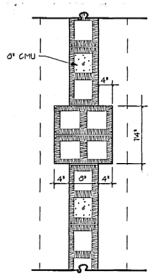
SECTION THRU PLAZA WALL
SCALE: 3/4" = 1'0"



SECTION THRU LOW WALL
SCALE: 3/4" = 1'0"

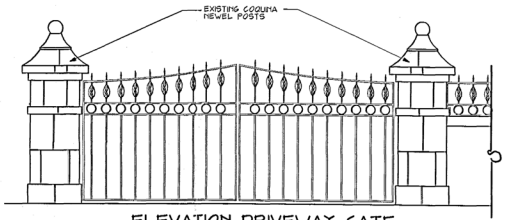


SITE PLAN
SCALE: 1" = 200'

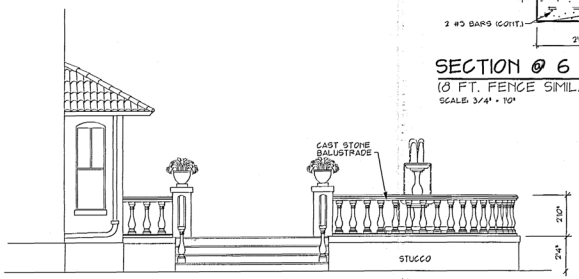


PLAN VIEW
SCALE: 3/4" = 1'0"

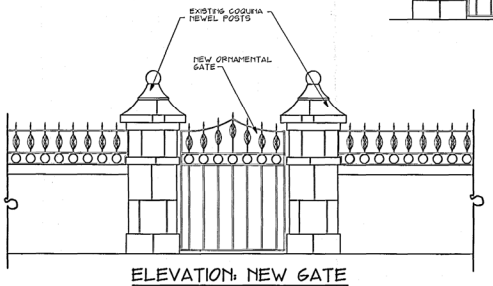
SECTION @ 6 FT. HIGH FENCE
(8 FT. FENCE SIMILAR)
SCALE: 3/4" = 1'0"



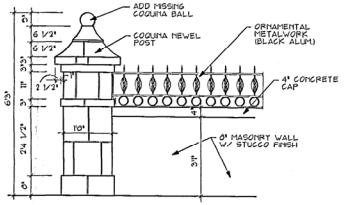
ELEVATION DRIVEWAY GATE
SCALE: 1/2" = 1'0"



ELEVATION - ENTRANCE PLAZA
SCALE: 1/4" = 1'0"



ELEVATION: NEW GATE
SCALE: 1/2" = 1'0"



TYPICAL COQUINA NEWEL POST AND FENCE
SCALE: 1/2" = 1'0"

DONALD A. CRICHLOW
ARCHITECT
297 ST. GEORGE PLACE
SUITE 100
ST. AUGUSTINE, FL 32084
PH. (904) 824-5105

VIRGINA WHETSTONE RESDENCE
297 ST. GEORGE ST.
ST. AUGUSTINE, FLORIDA

SITE PLAN
DETAILS

REVISIONS
12-4-99

NORTH

PROJECT NO:
DRAWN BY: DAC
SCALE: AS SHOWN
DATE: 11-29-99

REGISTRATION SEAL

SHEET
OF

F3

HARB
12-16-99

RECEIVED

APR 13 2022

Planning/Building Dept.

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. HP2022-0029

Receipt No. 2356152

Meeting Date: MAY 19, 2022

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

1. NAME OF APPLICANT Don Crichlow

   Business (if applicable) Don Crichlow & Associates

   Address 302 St. George St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Bruce and Virginia Maguire

   Business (if applicable) _____

   Address 297 St. George St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 904 347-3170 Other phone _____

3. PROJECT STREET ADDRESS 297 St. George 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_____

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)

Construct roof over existing entrance patio.

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 Donald Cockrow

SIGNATURE OF APPLICANT Donald A. Cockrow DATE 4/12/22

PRINT OWNER'S NAME Virginia Whetstone

SIGNATURE OF OWNER Virginia Whetstone DATE 4/12/22

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)

N/A **EXTERIOR FINISHES** (wood siding and decorative features, masonry surfaces and features, stucco)

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

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

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

N/A **AWNING/CANOPY**

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

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

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

CONTINUED

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

N/A **WINDOWS** (windows, shutters, and other associated features)

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

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

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

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

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

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

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

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

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

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

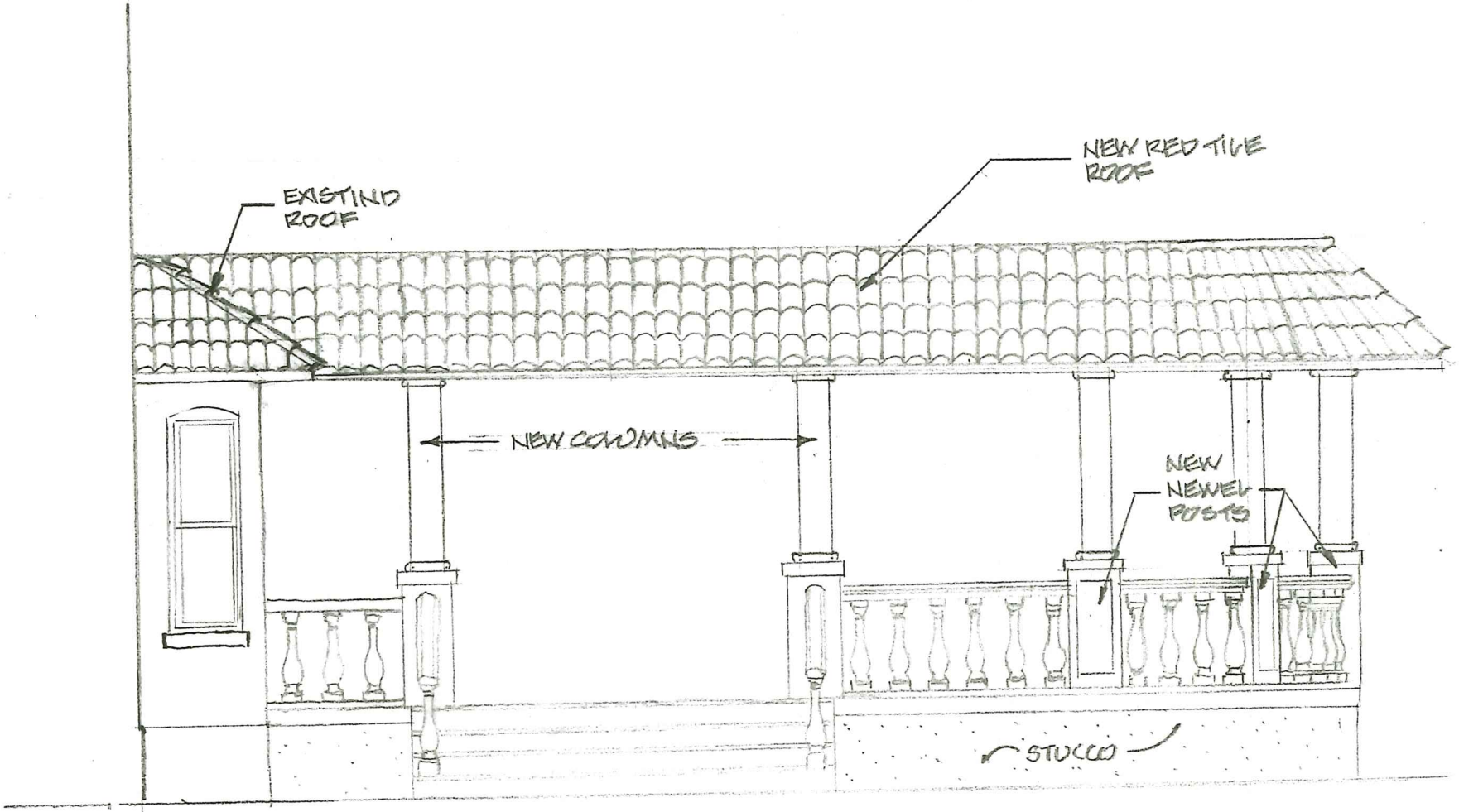
❖ Other details necessary for review:

A full site plan showing set-backs should be provided to ensure zoning requirements are met.

Clearly stated materials and colors for columns and newel posts are needed.

Project number: HP2022-0029 Project Address: 297 St. George Street

Reviewed by: Candice Seymour Date: 04/26/2022



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

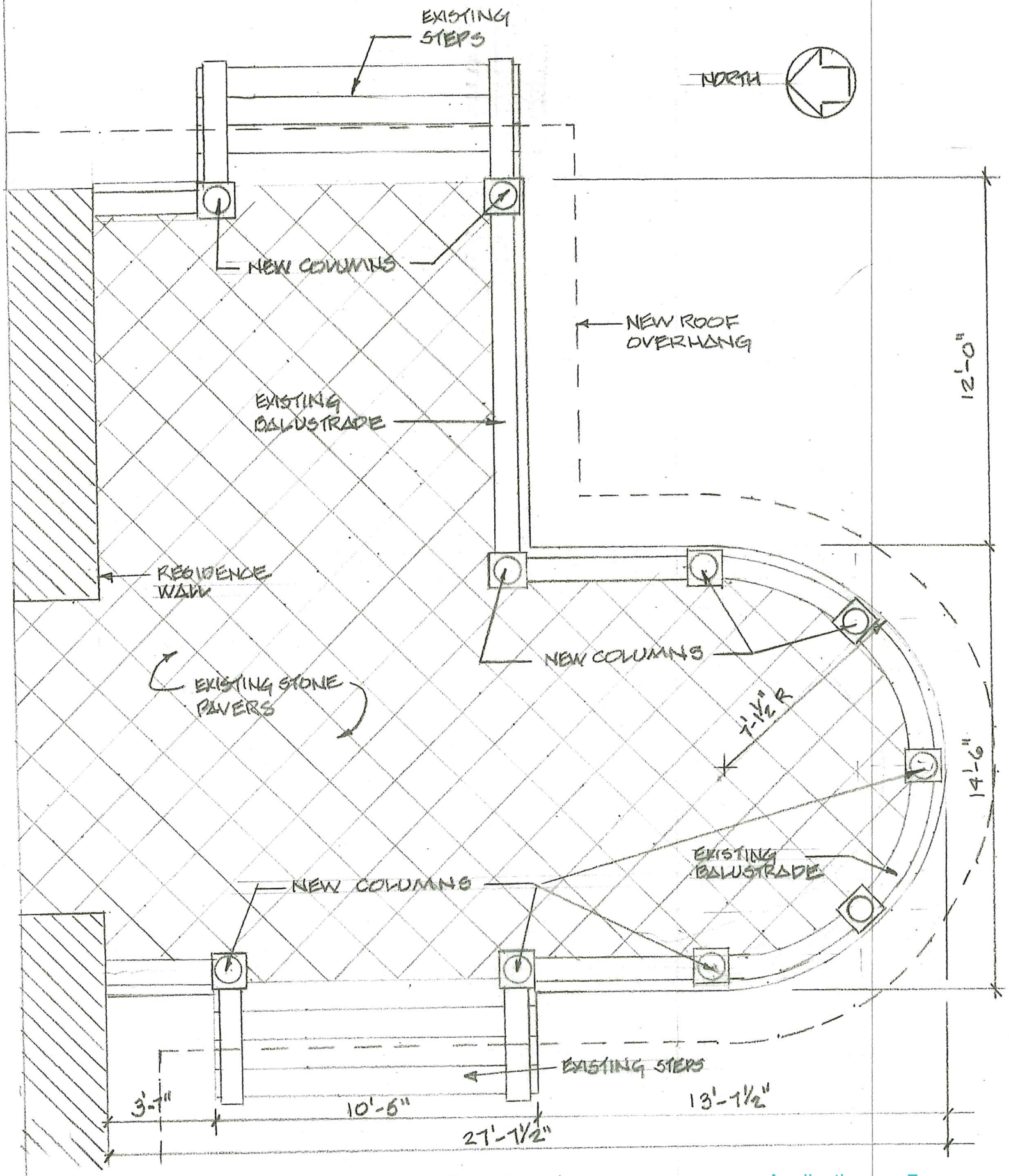
MAGUIRE RESIDENCE
297 ST. GEORGE ST.



SOUTH ELEVATION

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

MAGUIRE RESIDENCE
297 ST. GEORGE ST.



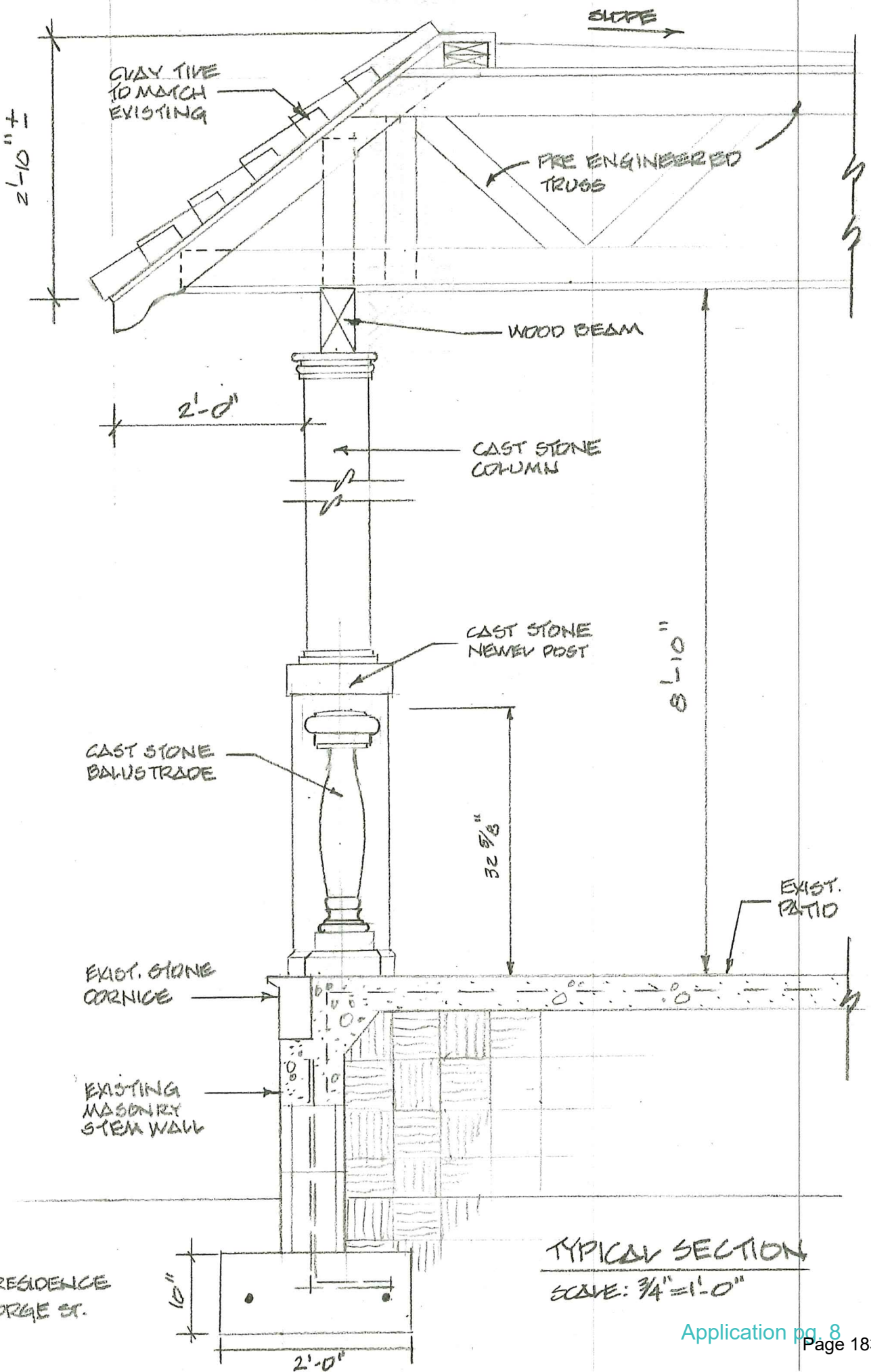
ENTRANCE PATIO PLAN

SCALE: ¼"=1'-0"

Application pg. 7

MAGUIRE RESIDENCE

297 ST. GEORGE ST



TYPICAL SECTION

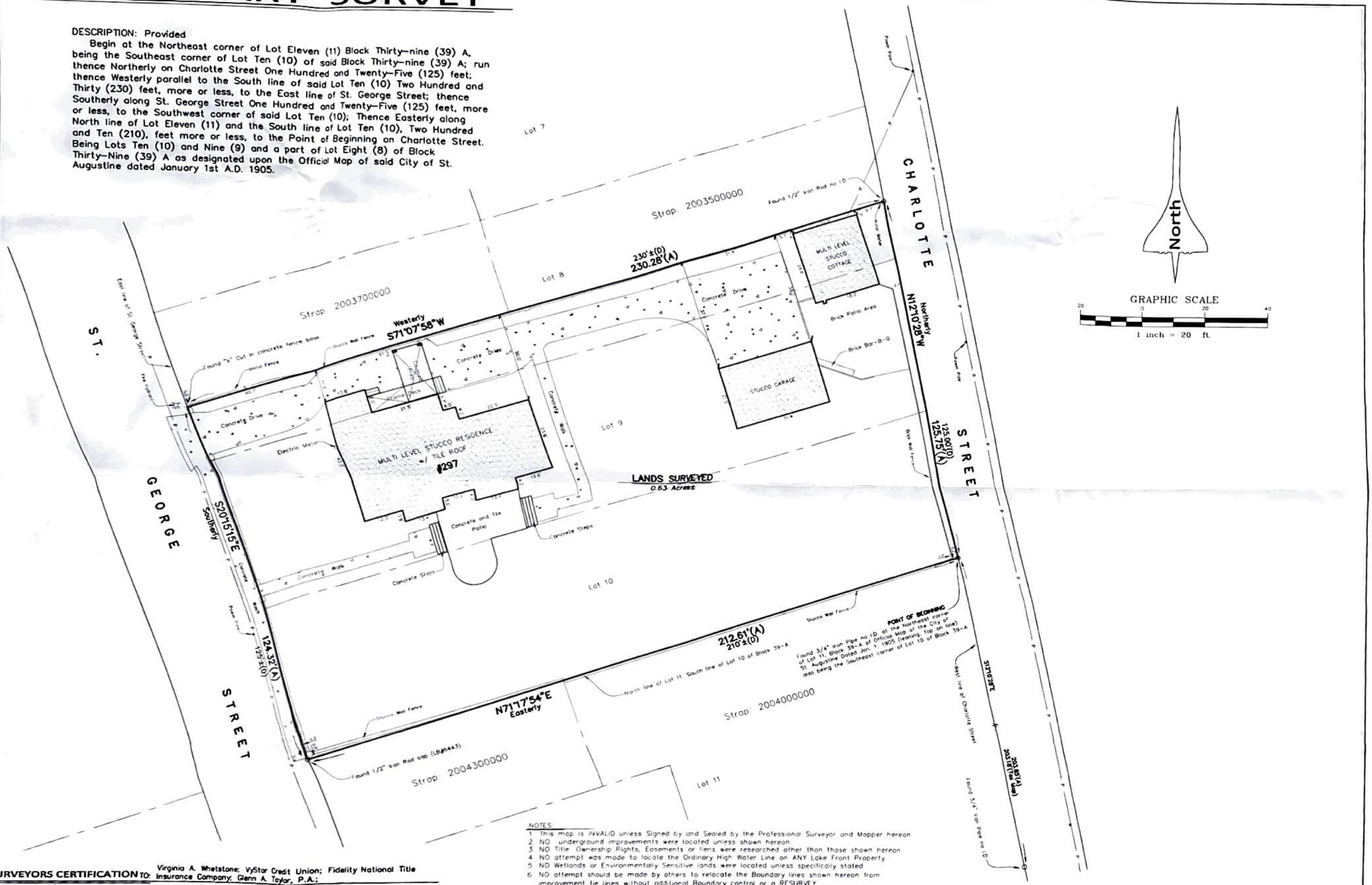
SCALE: 3/4"=1'-0"

MAGUIRE RESIDENCE
297 ST. GEORGE ST.

BOUNDARY SURVEY

DESCRIPTION: Provided

Begin at the Northeast corner of Lot Eleven (11) Block Thirty–nine (39) A, being the Southeast corner of Lot Ten (10) of said Block Thirty–nine (39) A; run thence Northerly on Charlotte Street One Hundred and Twenty–Five (125) feet; thence Westerly parallel to the South line of said Lot Ten (10) Two Hundred and Thirty (230) feet, more or less, to the East line of St. George Street; thence Southerly along St. George Street One Hundred and Twenty–Five (125) feet, more or less, to the Southwest corner of said Lot Ten (10); Thence Easterly along North line of Lot Eleven (11) and the South line of Lot Ten (10), Two Hundred and Ten (210), feet more or less, to the Point of Beginning on Charlotte Street. Being Lots Ten (10) and Nine (9) and a part of Lot Eight (8) of Block Thirty–Nine (39) A as designated upon the Official Map of said City of St. Augustine dated January 1st A.D. 1905.



North

GRAPHIC SCALE

20 0 20 40

1 inch = 20 ft.

NOTES:

1. This map is INVALID unless Signed by and Sealed by the Professional Surveyor and Mapper hereon
2. NO underground improvements were located unless shown hereon
3. NO Title Ownership Rights, Easements or liens were researched other than those shown hereon
4. NO attempt was made to locate the Ordinary High Water Line on ANY Lake Front Property
5. NO Wetlands or Environmentally Sensitive lands were located unless specifically stated
6. NO attempt should be made by others to relocate the Boundary lines shown hereon from improvement lie lines without additional Boundary control or a RESURVEY
7. THIS MAP IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SURVEYORS CERTIFICATION TO: Virginia A. Whetstone; VyStar Credit Union; Fidelity National Title Insurance Company; Glenn A. Taylor, P.A.;

I hereby certify that the map shown hereon is a true and correct representation of a Field Survey conducted under my supervision and that said map does conform in context with the minimum technical standards as set forth by the Board of Professional Surveyor and Mappers in Chapter 5J–17 of the Florida Administrative Code pursuant to Section 472–027 of the Florida Statutes.

BY: _____ Date Signed: 04–24–17 DATE OF FIELD SURVEY: April 20, 2017

Roger L. Mullins Professional Surveyor and Mapper Florida Registration #5554

Lands shown hereon lire in Flood Zones "AE" as scaled from F.I.R.M. Panel No. 125145–0318–H

Flood Zone Delineation shown hereon is merely an opinion of this Surveyor and NOT the FINAL authority as to the actual location of those lines. Flood Zones are to be verified by County, State and Federal Government Officials.

The Bearings hereon refer to the East line of St. George Street being S 20°15'15" E, Assumed.

ABBREVIATION SCHEDULE

Right of Way	R/W
Official Records Book	ORB
Length	L.
Identification Number	I.D.
Deed Measurement	(D)
Actual Measurement	(A)
Plat Measurement	(P)
Acres more or less	Ac.±

Not to Scale
Iron Corner
Concrete Monument
Power Line
Fence Line
Centerline
Under ground power

Roger L. Mullins PSM
Ph.(352)473–9495 Cell(352)478–1803
mullinspsm@hotmail.com
305 Sylvan Way
Keystone Heights, Florida 32656

Project # D1517 Drawn By: RLM



EXISTING PATIO



SOUTH ELEVATION



SOUTH ELEVATION



EXISTING ENTRANCE PATIO

9936 - $10.50

IN: ESTATE REC: 6.00 DOC: 3016.30
Return to: GRANTEE
(9503)

Address:

This Instrument Prepared by: M. LAGASSE ESTATE TITLE & GUARANTY, INC.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):
200380-0000

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Public Records of
St. Johns County, FL
Clerk# 98029906
O.R. 1331 PG 1163
04:06PM 07/07/1998
REC $9.00 SUR $1.50
Doc Stamps $3,016.30

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 2nd day of July A.D. 1998 by **CHARLES D. OLSON AND DOROTHY D. OLSON, HIS WIFE** hereinafter called the grantor, to **VIRGINIA WHETSTONE, A SINGLE WOMAN** whose post office address is, 247 ST George ST. ST Augustine Fl 32084, 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 the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. JOHNS COUNTY County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1998 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, hereditament and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Carol A Lagasse
Witness: CAROL A. LAGASSE

Diana Goebel
Witness: ~~MARLENE LAGASSE~~

Witness:

Witness:

Address:

Charles D. Olson
CHARLES D. OLSON

Address:

Dorothy D Olson
DOROTHY D. OLSON

Address: 3332 Kings Rd. So
ST Augustine FL 32086

Address:

STATE OF FLORIDA

COUNTY OF ST. JOHNS COUNTY

The foregoing instrument was acknowledged before me this 2nd day of July, 1998 by CHARLES D. OLSON AND DOROTHY D. OLSON, HIS WIFE who produced DRIVERS LICENSE as identification and who DID take an oath.

Notary Public, State and County Aforesaid

Carol A Lagasse
Notary Signature

SEAL

CAROL A. LAGASSE'
Printed Notary Signature
My Commission Expires:

CAROL A. LAGASSE
My Comm Exp. 7/21/00
Bonded By Service Ins
No. CC570937
(Personally Known) (Did Not)

COPY

EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF LOT ELEVEN (11) BLOCK THIRTY-NINE (39) A. BEING THE SOUTHEAST CORNER OF LOT TEN (10) OF SAID BLOCK THIRTY-NINE (39) A, RUN THENCE NORTHERLY ON CHARLOTTE STREET ONE HUNDRED AND TWENTY-FIVE (125) FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT TEN (10) TWO HUNDRED AND THIRTY (230) FEET MORE OF LESS TO THE EAST LINE OF ST. GEORGE STREET; THENCE SOUTHERLY ALONG ST. GEORGE STREET ONE HUNDRED AND TWENTY-FIVE (125) FEET MORE OR LESS TO THE THE SOUTHWEST CORNER OF SAID LOT TEN (10) THENCE EASTERLY ALONG NORTH LINE OF LOT ELEVEN (11) AND THE SOUTH LINE OF LOT TEN (10), TWO HUNDRED AND TEN (210) FEET MORE OR LESS TO THE POINT OF BEGINNING ON CHARLOTTE STREET BEING LOTS TEN (10) AND NINE (9) AND A PART OF LOT EIGHT (8) OF BLOCK THIRTY-NINE (39) A AS DESIGNATED UPON THE OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, DATED JANUARY 1ST A.D. 1905.

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	2003800000
Location Address	300 CHARLOTTE ST 297 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG S1/2 OF LOT 8 & ALL OF LOTS 9 & 10 BLK 39-A OR1331/1163 *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	0.630
Homestead	Y

Owner Information

Owner Name	Whetstone Virginia 100%
Mailing Address	297 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-5045

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$544,583
Extra Features Value	$34,919
Total Land Value	$617,265
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,196,767**
Total Deferred	$385,192
Assessed Value	**$811,575**
Total Exemptions	$50,000
Taxable Value	**$761,575**

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	$484,366	$34,919	$617,265	$0	$0	$1,136,550	$787,937	$398,613	$737,937
2020	$526,292	$34,919	$567,884	$0	$0	$1,129,095	$779,461	$399,634	$729,461
2019	$490,579	$34,919	$567,875	$0	$0	$1,093,373	$761,342	$382,031	$711,342
2018	$492,134	$27,994	$567,875	$0	$0	$1,088,003	$711,744	$426,259	$661,744
2017	$499,869	$23,901	$567,875	$0	$0	$1,091,645	$697,105	$444,540	$647,105
2016	$506,569	$24,486	$516,250	$0	$0	$1,047,305	$670,976	$426,329	$620,976
2015	$462,865	$25,070	$398,250	$0	$0	$886,185	$660,591	$275,594	$610,591
2014	$351,419	$25,655	$358,425	$0	$0	$735,499	$650,208	$135,291	$600,208
2013	$356,636	$26,240	$358,425	$0	$0	$741,301	$642,826	$148,475	$592,826
2012	$361,853	$26,879	$358,425	$0	$0	$747,157	$634,439	$162,718	$584,439
2011	$370,892	$27,518	$398,250	$0	$0	$796,660	$621,538	$225,122	$571,538
2010	$376,109	$28,158	$442,500	$0	$0	$846,767	$617,412	$279,355	$567,412

Building Information

Building 1
Year Built 1925
Actual Area 2871
Conditioned Area 3698
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Gable Hip
Interior Flooring Pine Wood, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
PATIO	539
2 STORY	1628
FINISHED OPEN PORCH	40
BASE AREA	52
FINISHED OPEN PORCH	60
BASE AREA	322
BASE AREA	16
BASE AREA	52
FINISHED CARPORT	117
FINISHED OPEN PORCH	45
Total SqFt	2871

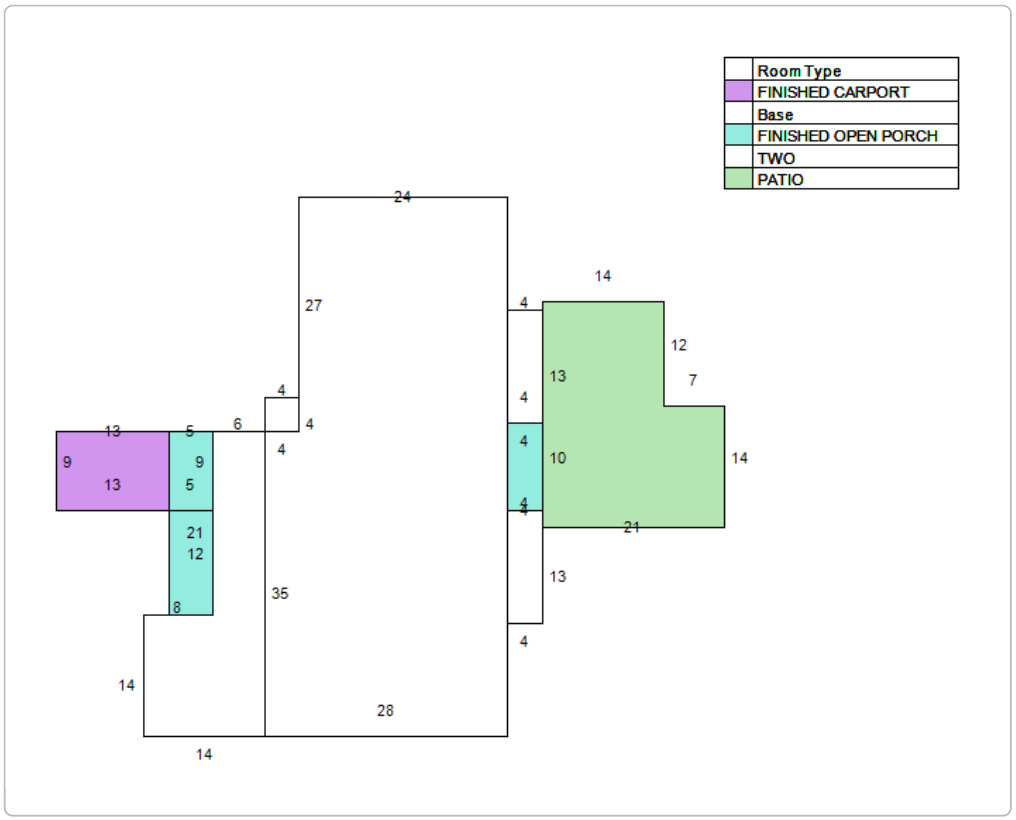
Building 2
Year Built 1925

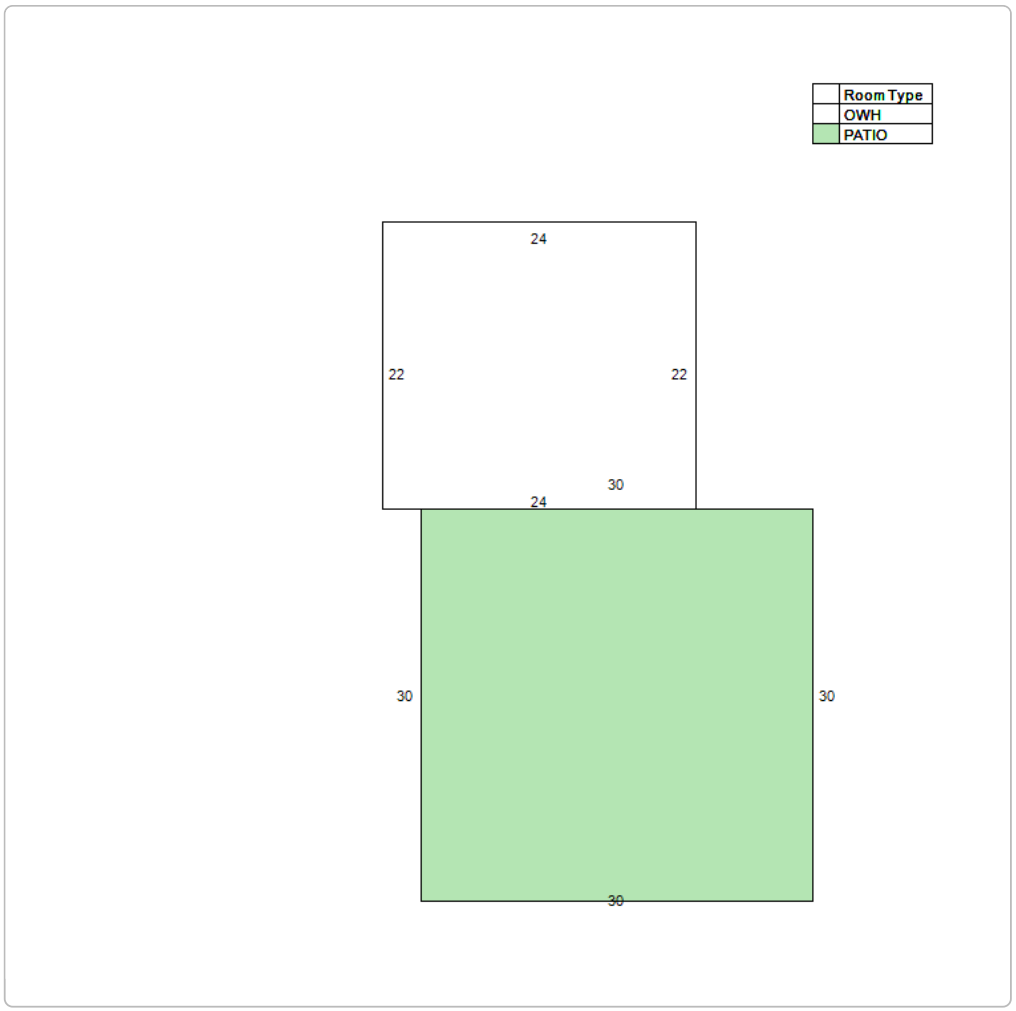
Roof Cover Clay Tile
Roof Structure Gable Hip

Actual Area	1428	**Interior Flooring**	Sheet Vinyl
Conditioned Area	792	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Air Conditioning**	Window
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
PATIO	900
1.5 STORY	528
Total SqFt	1428

Sketch Information





Extra Feature Information

Code Description	Status	Value
Garage Unfinished (High)		7125
Masonry Wall		9566
Masonry Wall		1194
Masonry Wall		5034
Fireplace Exterior		12000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	125	0	25728	SF	$578,880
Single Family	0	0	1706	SF	$38,385

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/2/1998	$430,900.00	WARRANTY DEED	1331	1163	Q	I	OLSON CHARLES D,DOROTHY D	WHETSTONE VIRGINIA
	12/1/1984	$0.00		665	1220	U	I		OLSON CHARLES D,DOROTHY D

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User Privacy Policy
GDPR Privacy Notice

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Version 2.3.191

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2022 Meeting



Application HP222-0028 Address: 15 Hypolita Street

Applicant: Family Union Investment LLC

Property Owner: Family Union Investment LLC

Project description: To replace the existing asbestos roof shingles with a different shingle material.

Architectural Style:	St. Augustine Colonial Revival	Florida Master Site File:	SJ00957
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	1910-1917
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970700000		
Agenda Item:	6(c)	Previous Action(s):	COA 2002-0395 OOA 2002-0869

STAFF SUMMARY AND ANALYSIS:

1. This building is located on the south side of Hypolita Street one building west of the intersection of Charlotte Street in the Historic Preservation 2 Zoning District (HP-2) and is contributing to the St. Augustine Town Plan National Register Historic District.
2. The St. Augustine Colonial Revival building, constructed between 1910 and 1917 according to the Florida Master Site File (FMSF) features a hip roof with what appears, in aerial photos provided by the applicant, to be rectangular asbestos shingles on the north (street) elevation and diamond asbestos shingles on the remaining sides. The height of the building and narrow street offers limited view of the roof from ground-level, and material is not discernable from such a low angle.
3. There are no prior roof permits on record for the property.
4. The applicant is requesting to replace the existing shingles with an asphalt shingle. Installation quotes related to both Ecostar Chisel Point Slate (plastic composite) shingles and Cedar Shakes have also been provided and indicate a cost more than double the quote for the proposed asphalt shingle. Samples of material options have been provided by the applicant as well. The existing chimney is proposed to remain.
5. The 1917 and 1924 Sanborn maps indicate a composition roofing material and the FMSF also lists diamond-shaped composition shingles as the roof material.
6. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of materials in-kind or with appropriate alternative/substitute materials that match the composition, size, shape, color, and texture of existing roof surfaces; however, the AGHP also discourages use of new materials that do not convey the visual appearance of the surviving parts of the roof, or that is physically or chemically incompatible.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 15 Hypolita Street**:

1. **APPROVE** the application if the HARB determines that the proposed shingle material, or another as recommended by the HARB meets the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary material.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing rectangular and diamond-shaped asbestos shingles with a different shingle material.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6, and 9 apply.

2. Retention of Distinguishing Architectural Character
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

St. Augustine Colonial Revival (Post-1850)

Roof types are gable, hip or flat with a parapet. Pitched roofs are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, clay tile, wood shakes and wood shingles. Flat roofs are built-up. Chimneys are common, and may be brick or coquina, with or without a metal cap, and may be finished with stucco.

Roofs and Roofing

Do...

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

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.
- Remove a feature of the roof that is unrepairable, such as a chimney or dormer, and not replace it; or replace it with a new feature that does not convey the same visual appearance.

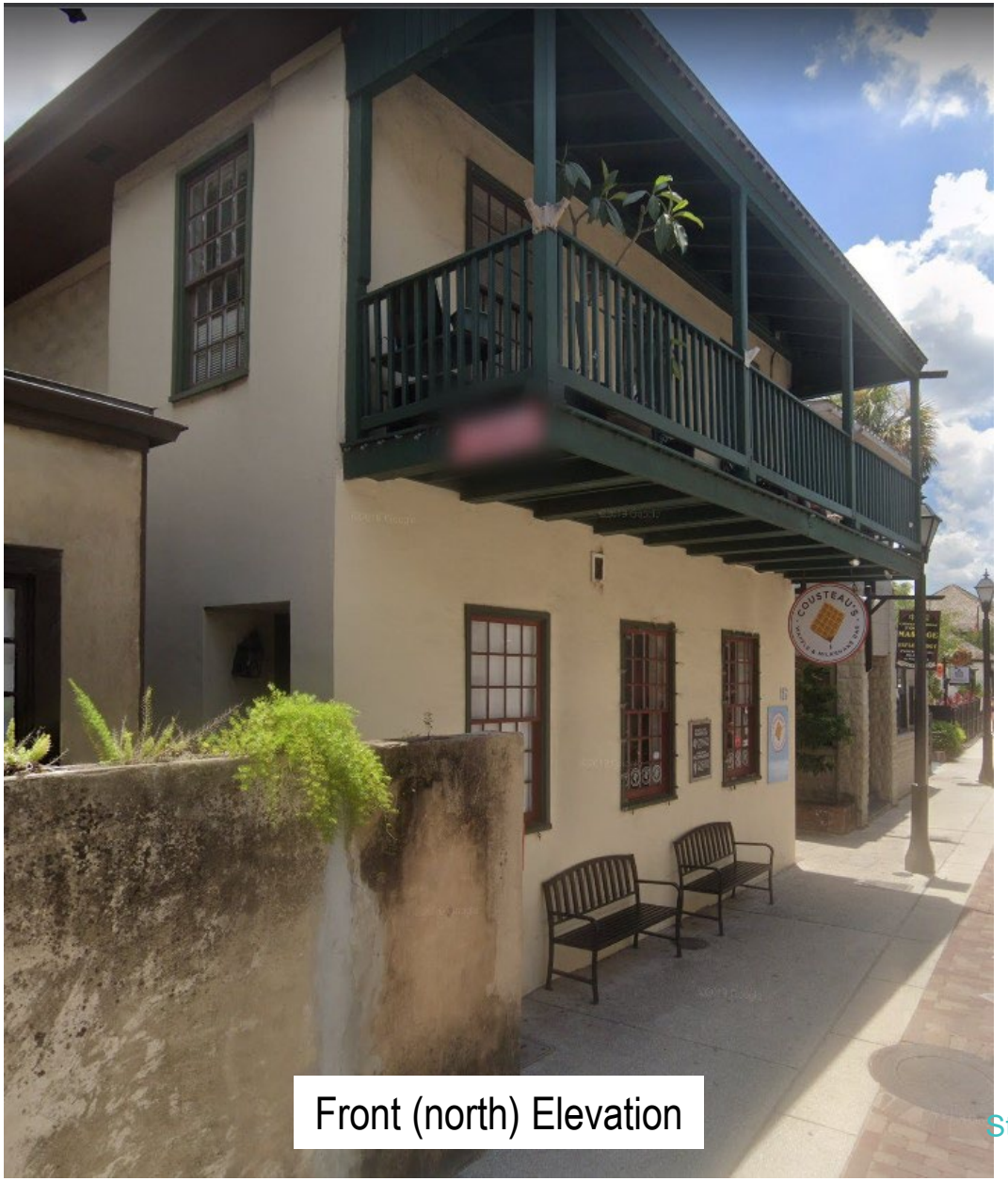
Post-1821

St. Augustine Colonial Revival roofs are gable, hip or flat with a parapet. Pitched roofs are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, clay tile, wood shakes or wood shingles. Flat roofs are built-up. Chimneys may be brick or coquina, with or without a metal cap, and may be finished with stucco.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
15 Hypolita Street



Front (north) Elevation

Staff Report pg. 6

STAFF PHOTOGRAPHS
15 Hypolita Street

View of the Building from Hypolita Street







View of roof from Charlotte Street (through trees)

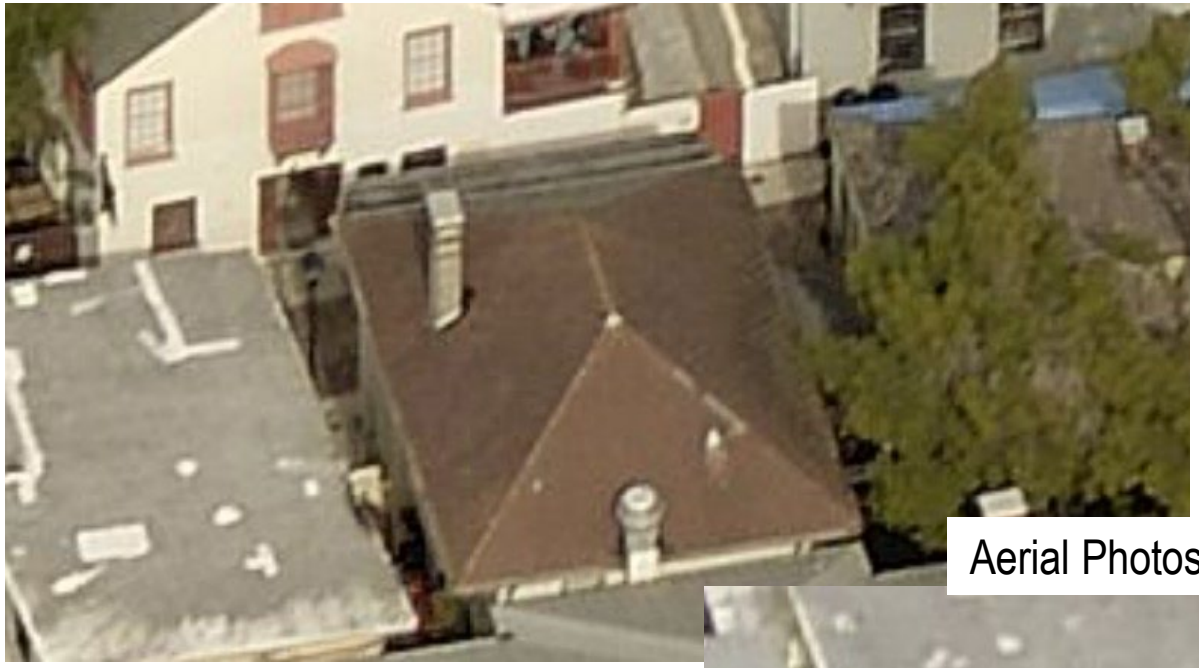
STAFF PHOTOGRAPHS
15 Hypolita Street



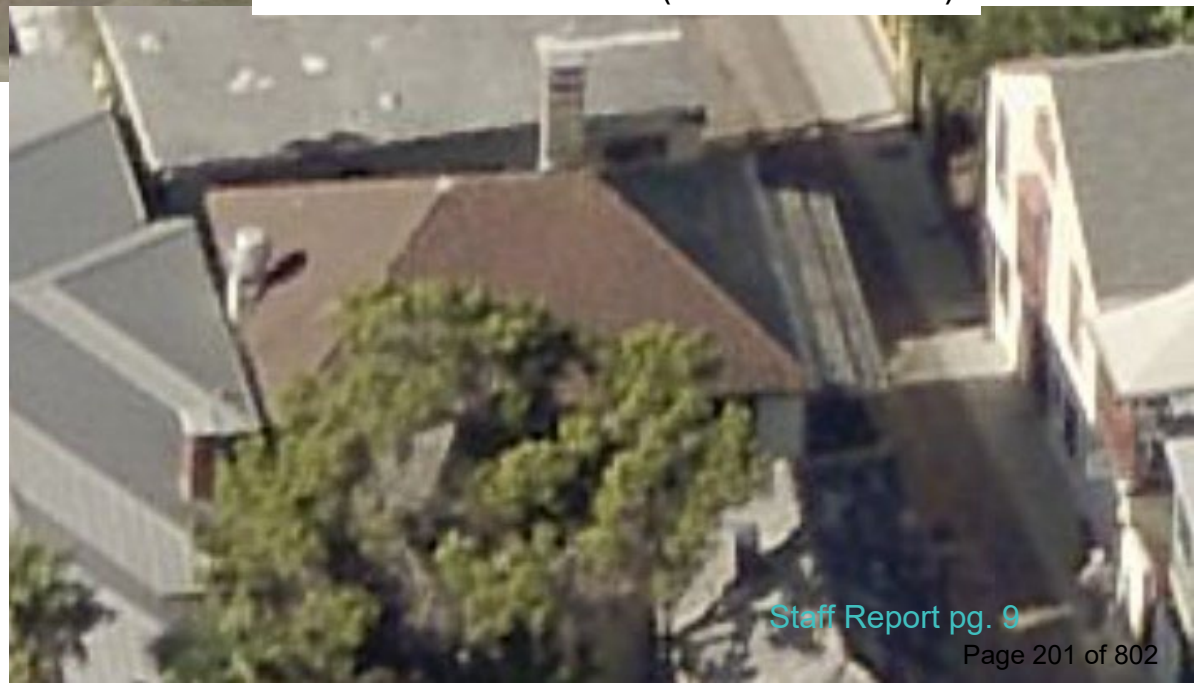


View of roof from Hypolita Street

STAFF PHOTOGRAPHS
15 Hypolita Street



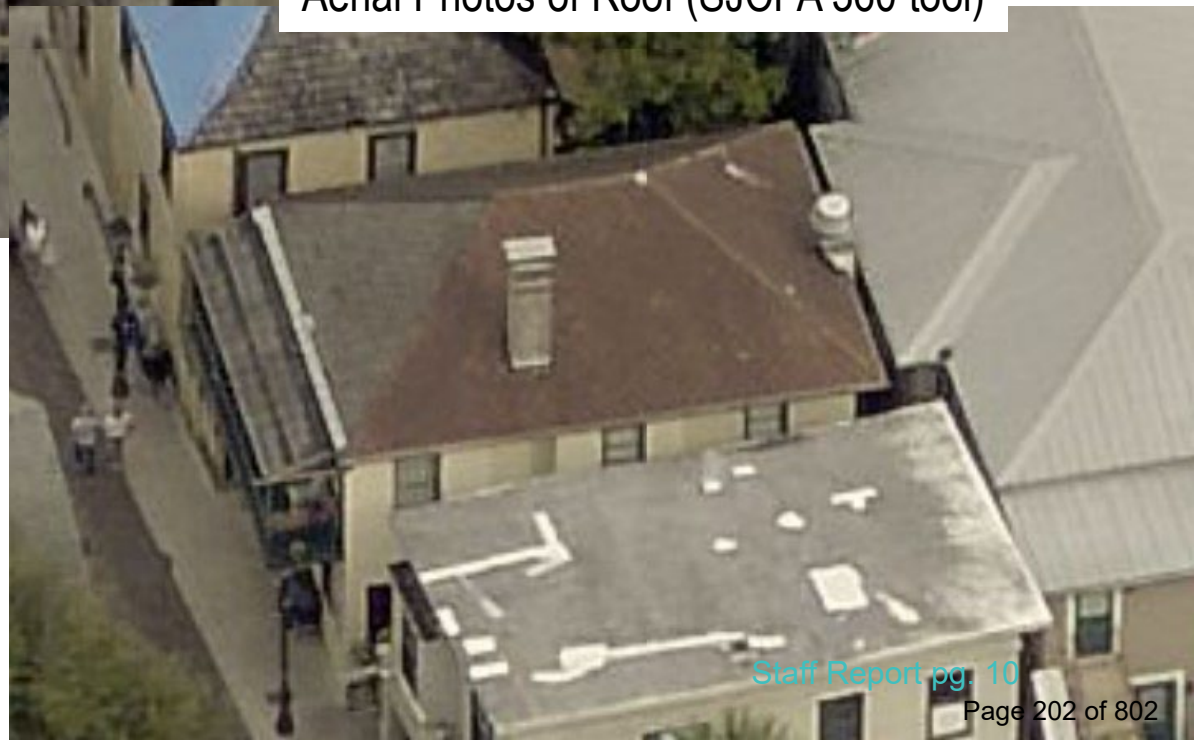
Aerial Photos of Roof (SJCPA 360 tool)



STAFF PHOTOGRAPHS
15 Hypolita Street

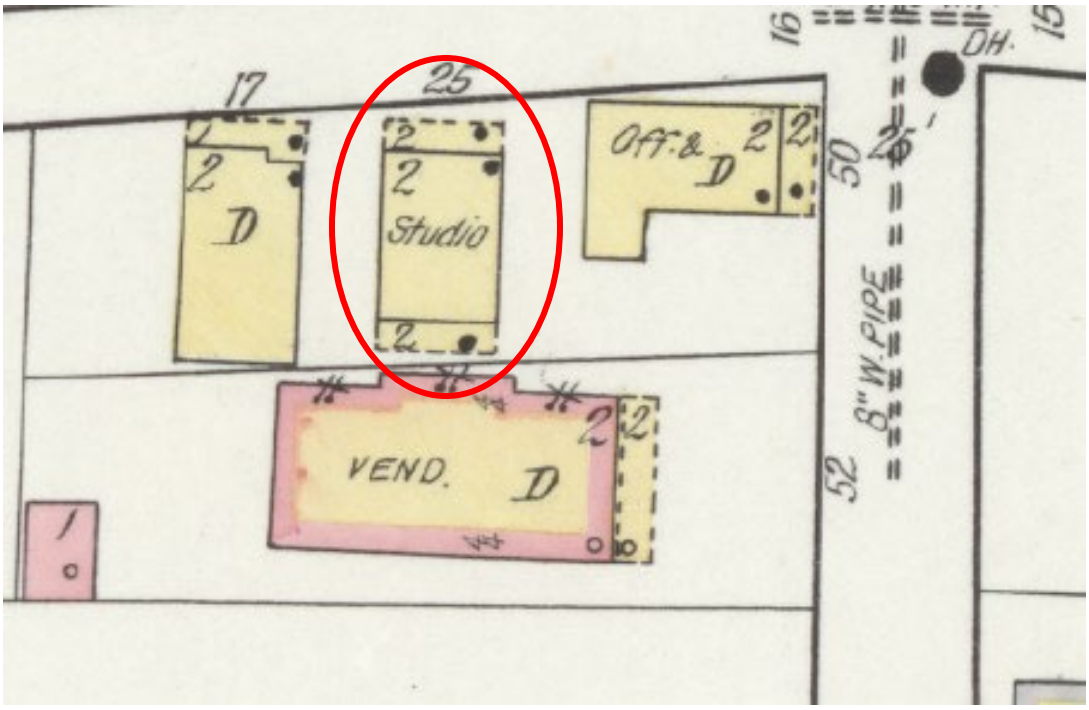


Aerial Photos of Roof (SJCPA 360 tool)

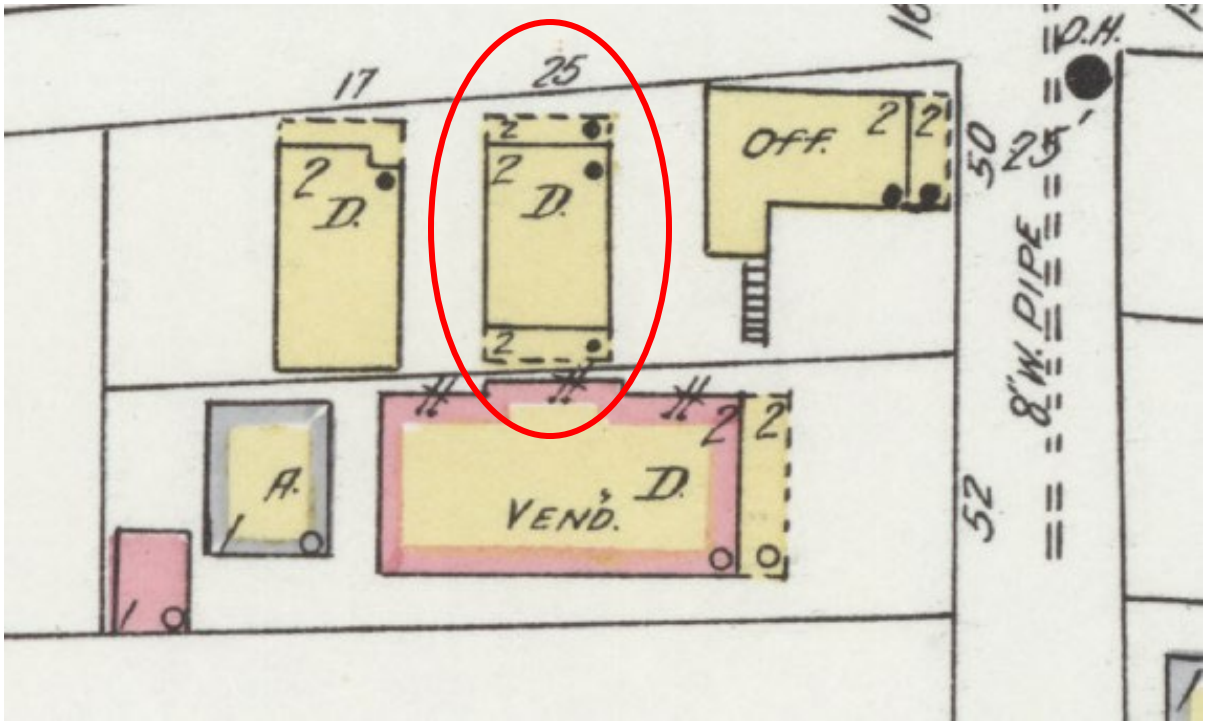


SANBORN MAPS
15 Hypolita Street

1917



1924



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. HP2022-0028

Receipt No. 2352548 Meeting Date: May 19th 2022

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

1. NAME OF APPLICANT Jason zhang & Wei Wang
   Business (if applicable) Family Union Investment. LLC
   Address 15 Hypolita street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 312-929-9995 Other phone/email 904-808-7376
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Jason zhang & Wei Wang
   Business (if applicable) Family Union Investment LLC
   Address 15 Hypolita street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 312-929-9995 Other phone 904-808-7376
3. PROJECT STREET ADDRESS 15 Hypolita street.
4. LEGAL DESCRIPTION: Lot 15 Block 9 Subdivision _____ Parcel _____
5. EXISTING USE Cafe/Restaurant PROPOSED USE same/no change
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☑	Roof we propose to replace the existing [asbestos] roof with asphalt shingles to match the look.
☐	☑	Roof structures (dormers, chimneys, etc.) Remove "the old chimney".
☐	☐	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)

There is a "old chimney" located on the right side of the Property and it is also right above the courtyard. The courtyard is being used/occupied by downstair cafe. People sit there eating their food so we think to remove the chimney could be good for all the customer sitting there because there is a potential risk that the chimney could fall down.

(second page please). /Last

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 Jason Zhang & Wei Wang

SIGNATURE OF APPLICANT _____ DATE 04/08/2022

PRINT OWNER'S NAME Jason Zhang & Wei Wang

SIGNATURE OF OWNER _____ DATE 04/08/2022

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.

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
☐	☐	☐	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: (I have one sample to show you, the other kind of the shingles they do not carry in the store. but I have picture. The reason why we want to propose to replace the existing asbestos roof to Diamond-shaped" asphalt shingle roof is regarding the cost. I know those "Ecostar" material or even cedar shakes would be nice but we can not afford them. Those prices are insane!!!

Project number:_____ Project Address:_____

Reviewed by: _____ Date: _____

HP2022-0028
15 Hypolita Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

JZ JW 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	
X	☐	☐	Photographs of existing roof and affected features
X	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
X	☐	☐	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.
☐	☐	X	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

N/A **EXTERIOR FINISHES** (wood siding and decorative features, masonry surfaces and features, stucco)

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

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

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

N/A **AWNING/CANOPY**

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

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

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

CONTINUED

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

N/A **WINDOWS** (windows, shutters, and other associated features)

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

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

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

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

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

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

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

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

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

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

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

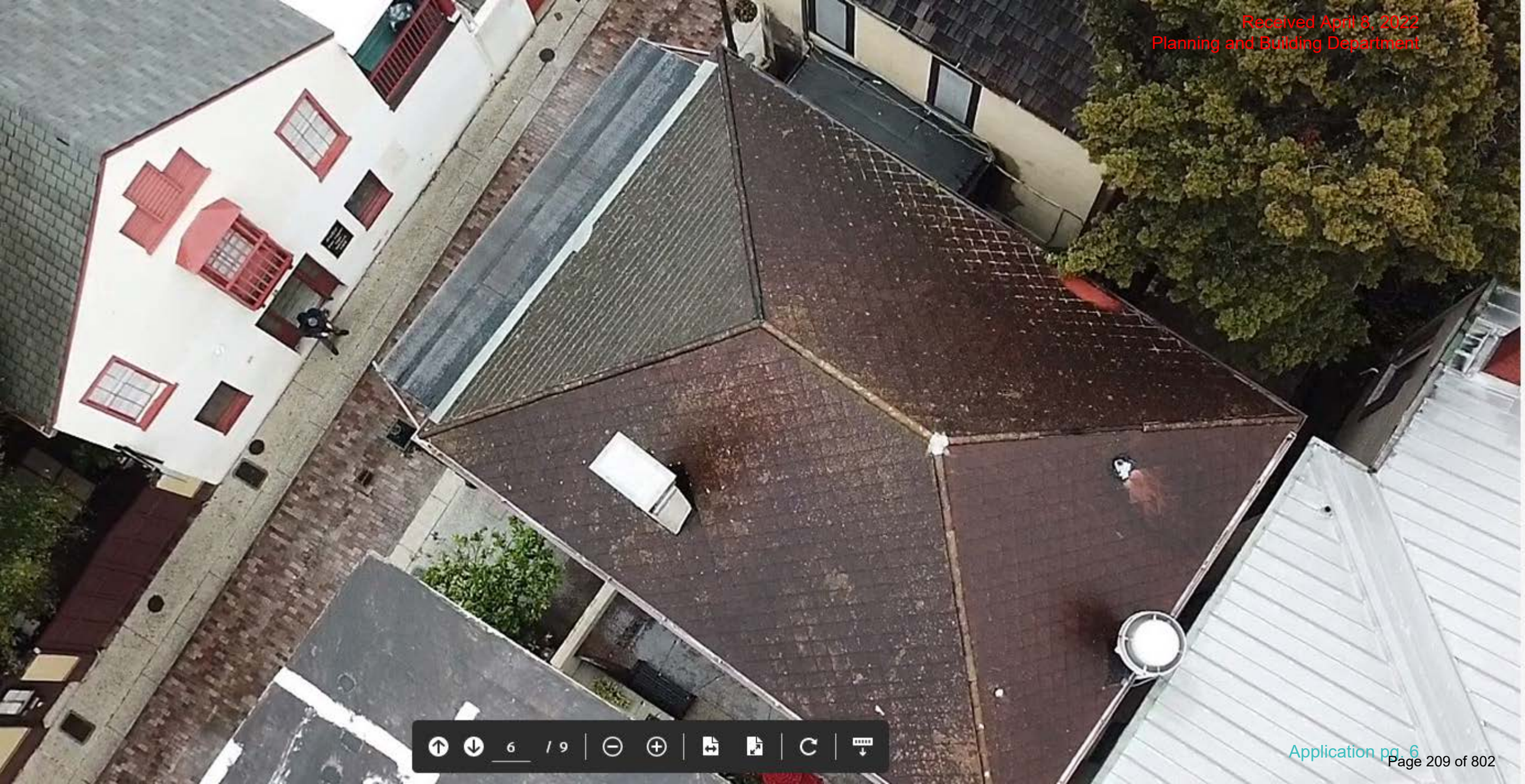
❖ Other details necessary for review:

More photos and details about the roof's current condition would help both staff and the Board review the application more thoroughly. Any material samples not already provided are recommended.

Project number: HP2022-0028 Project Address: 15 Hypolita Street

Reviewed by: Candice Seymour Date: 04/26/2022

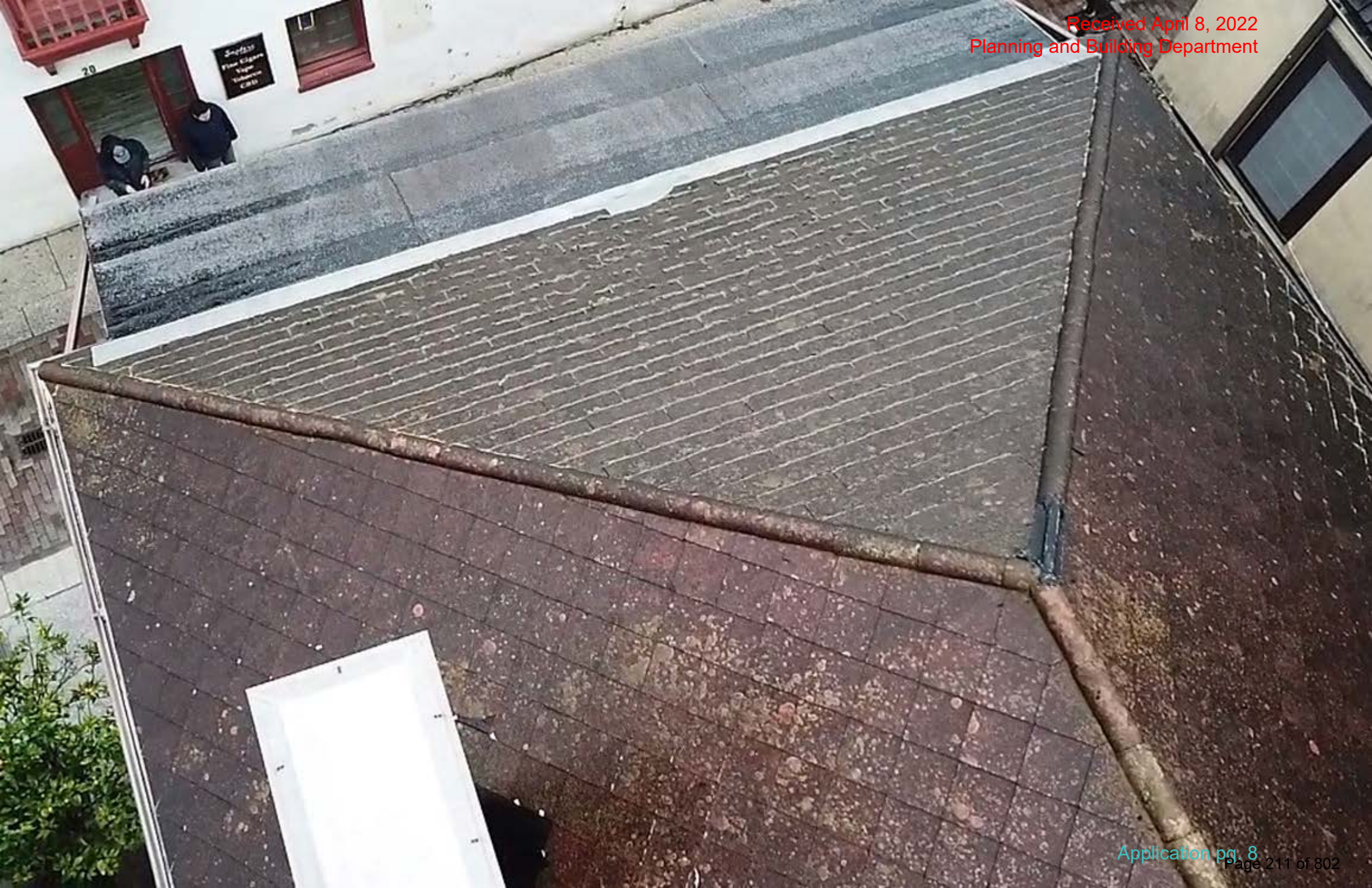
Received April 8, 2022
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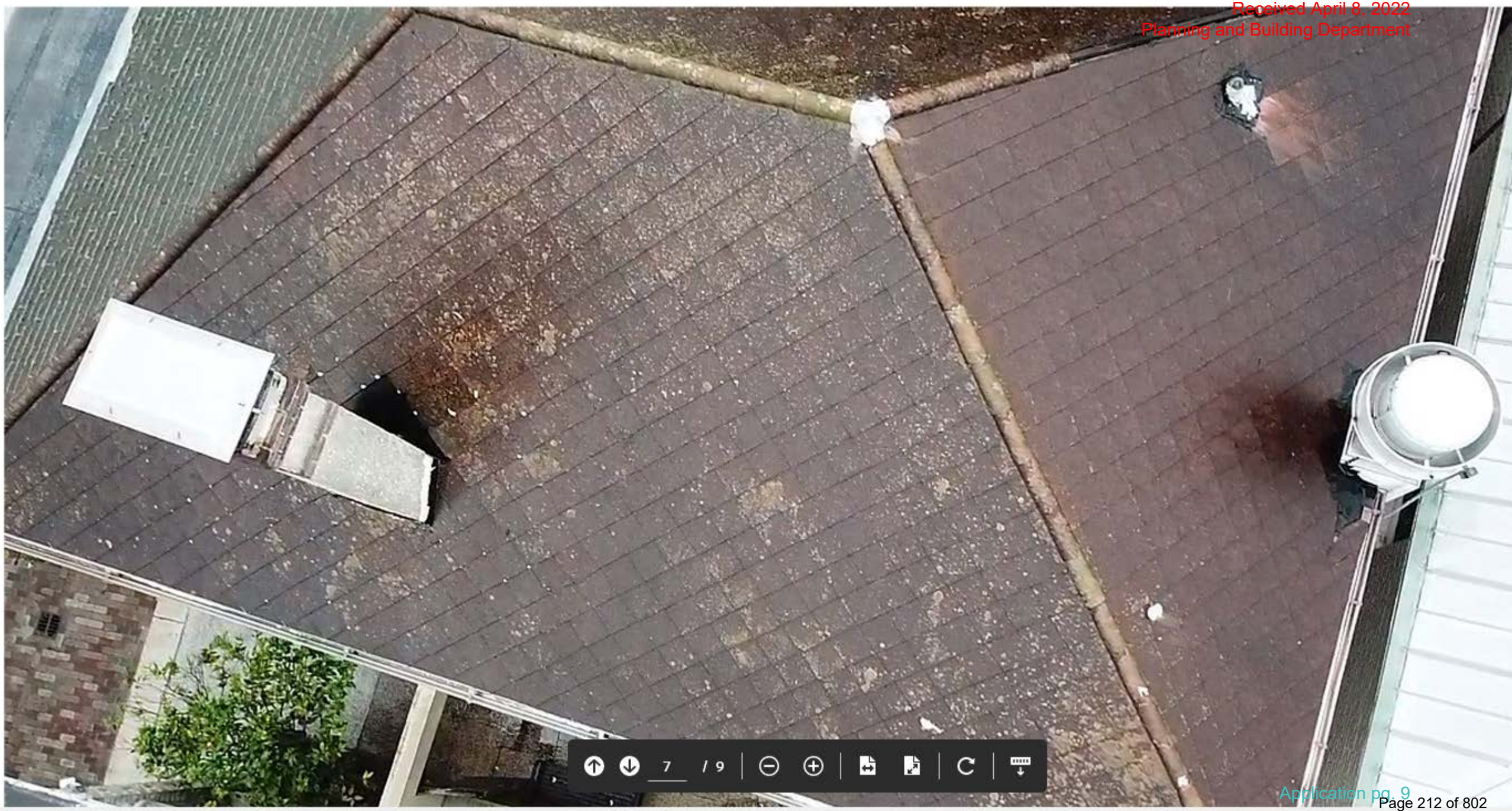


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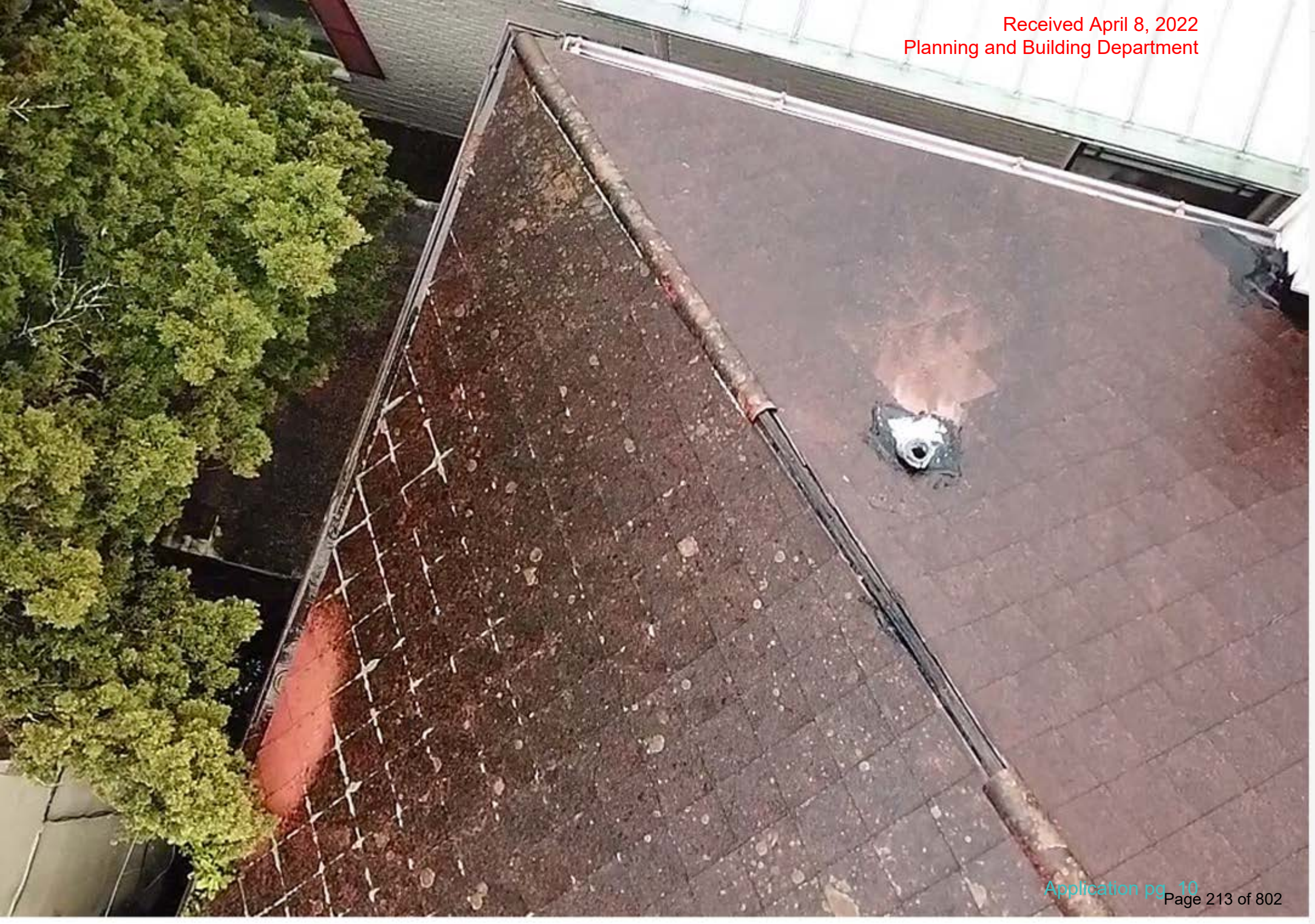
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As we all know, construction material cost are insane now. I agree that cedar shakes look nice and timeless. However, please take a look at the quote that I have attached in this application. It costs $35K – $36K which we have no way to afford it. After all the research the roof company has done for me, there are two types of asphalt shingles with ~~look~~ the nice "diamond-shaped". As you all can tell, the roof is currently in such a bad shape.

The mortgage / Insurance company keep asking me about when the roof will be ~~repair~~ replaced and they want a exact date from me. I really hope you all can understand / feel what I am saying.

Please help us to get this done.

Thank you all so much!

Sincerely.

Jason Zhang.

AtoZ Custom Homes, Inc.
239 State Road 16
Saint Augustine, FL 32084 US
(904) 9046698037
atozbuilders1@aol.com
atozroofingandwaterproofing.com

Estimate

ADDRESS
Jason Zhang
15 Hypolita St
312-929-9995

ESTIMATE # 5387
DATE 05/10/2022

ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
JOBSITE LOCATION	Below scope of work to be performed at - 15 HYPOLITA ST			
Prep Reroof	Remove single layer of existing roof covering, underlayment, drip eave, flashings, pipe boots & venting from roof complete			
Inspect	Inspect roof sheeting for structural damage from weather/water leakage (any plywood replacement to be done at an additional $89 per sheet) Inspect any exposed roof framing, fascia and furring for structural damage from weather/water leakage (any dimensional lumber replacement to be done at an additional $8.00 per lf + current market material costs)			
Renail Decking	Renail roof decking using #8 ringshank framing nails.			
Peel & Stick underlayment	Install new 36" wide self-adhering underlayment over roof valley in a water tight fashion			
Peel & Stick underlayment	Provide new 36" wide CERTAINTEED TOP SHIELD self-adhering underlayment over roof deck complete in a water tight fashion			
Drip Eave	Provide new factory coated ALUMINUM drip eave to perimeter of roof complete			
Starter	Provide new CERTAINTEED HIGH PERFORMANCE STARTER to all eave areas of roof			
Shingles	Provide new CERTAINTEED BELMONT LUXURY SHINGLES to field area of roof complete			
Ridgecap	Provide new CERTAINTEED SHANGLE RIDGE CAP to all hip & ridge roof areas			
Pipe boots - shingle roof	Install new lead pipe boots to pipe penetrations at roof areas			

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ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
Total per this estimate	Price includes all material, supervision, labor and debris removal for above work only			14,250.00
Debris Cleanup	Clean all areas affected by roof project with magnet to remove nails			
Supervision	AtoZ to provide working onsite supervisor and project manager			
Safety Markers	A to Z to assist in pedestrian & vehicular traffic safety of jobsite surroundings via posting warning signage, cones, caution tape and also flaggers and perimeter protection as deemed necessary by Contractor			
Dump trailer	All debris generated by project to be remove via rubber tire dump trailer			
AtoZ Permit	AtoZ to record and file all necessary forms to obtain county permit for all work outlined above in this quote.			
HARB Permit	Complete all necessary paperwork / forms and samples to obtain permit			
SPECIAL NOTE	A to Z is not responsible for any lawn decor, driveway lighting, fountains, lawn furniture, landscaping, irrigation or any similar items within 20' of the building to be reroofed. Any transferable items to be moved by customer prior to renovation. A to Z does not reinstall any satellites removed during renovation. A to Z is not responsible for any water pipes, electrical or A/C lines inside attic as FBC states all must be 4" off roof deck.			
Yard / Foliage	Yard damage may occur due to excessive traffic during job process / AtoZ to be as gentle as possible with all flowers, shrubs, plants and grass			
Certainteed - Warranty	Includes CertainTeed Lifetime Limited SureStart Warranty			
AtoZ Warranty	Includes 5 yr AtoZ Workmanship Warranty for all labor			
Mitigation	Perform roof mitigation and provide necessary completed forms & pictures for customer to receive discount credits on homeowners insurance policy (does not include any door or window sections) ** ISSUED UPON RECEIPT OF FINAL PAYMENT **		75.00	75.00

Invoices are Net 10 days. 5% LATE FEE added to balance after 10 days. MC & VISA accepted with 2.5% processing charge added to customers balance.

TOTAL **$14,325.00**

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Accepted By

Accepted Date

RECEIVED

MAY 10 2022

Planning/Building Dept.

Received April 8, 2022
Planning and Building Department

AtoZ Custom Homes, Inc.
239 State Road 16
Saint Augustine, FL 32084 US
(904) 669-8037
atozbuilders1@aol.com
atozroofingandwaterproofing.com

Estimate

ADDRESS
Lang, Dan
1717 Sea Fair Way
904-501-6867

ESTIMATE # 12356
DATE 02/28/2022
EXPIRATION DATE 05/02/2022

"Ecostar" (plastic roof Quote).

ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
JOBSITE LOCATION	Below scope of work to be performed at - 15 HYPOLITA ST			
Area to be repaired	ALL CURRENT SHINGLES AREAS (ROOF AND PORCH ROOF)			
Prep Reroof	Remove single layer of existing roof covering, underlayment, drip eave, flashings, pipe boots & venting from roof complete			
Inspect	Inspect roof sheeting for structural damage from weather/water leakage (any plywood replacement to be done at an additional $99 per sheet) Inspect any exposed roof framing, fascia and furring for structural damage from weather/water leakage (any dimensional lumber replacement to be done at an additional $8.00)			
Peel & Stick.	Install new Glacier Guard Peel & Stick underlayment to roof perimeter in a water tight fashion			
Peel & Stick.	Install new Versa Shield Peel & Stick underlayment to roof deck and dormer walls complete in a water tight fashion			
Drip Edge Flashing	Install new factory coated Aluminum drip eave to perimeter of roof complete			
Tile Starter	Install new Majestic Slate Starter course at leading edge			
Roof Tile	Install new EcoStar Majestic Slate Chisel Point Roof Tile in _____ to roof / porch roof complete			
Ridge Cap	Install Empire Slate Ridge Cap course at all Ridge and Hip transitions			
Pipe boots	Install new pipe boots to pipe penetrations at roof areas			

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ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
Stainless Roofing material Fasteners	ALL FASTENERS ASSOCIATED WITH NEW ROOFING MATERIAL TO BE ATTACHED USING STAINLESS FASTENERS			
AtoZ Permit	AtoZ to record and file all necessary forms to obtain county permit for all work outlined above in this quote.			
HARB Permit	Complete all necessary paperwork / forms and samples to obtain permit			
Safety Markers	A to Z to assist in pedestrian & vehicular traffic safety of jobsite surroundings via posting warning signage, cones, caution tape and also flaggers and perimeter protection as deemed necessary by Contractor			
Dump trailer	All debris generated by project to be removed via rubber tire dump trailer			
Debris Cleanup	Clean all areas affected by roof project with magnet to remove nails			
Supervision	A to Z to provide working onsite supervisor and project manager			
OSHA	A to Z to provide safety equipment per OSHA regulations for roof project			
Special Notes	*** A to Z is not responsible for water pipes, electrical lines or AC lines inside the attic (FBC states all of these must be 4" off the deck) / A to Z is not responsible for reinstallation or working order of satellites or solar panels that are removed during roof covering installation. (Unless specifically outlined in scope of work to reinstall) / A to Z is not responsible for any lawn decor, driveway lights, fountains, lawn furniture or ornamental items that are within 20' of the house. (These items should be moved by homeowner prior to install) ***			
Yard / Foliage	Yard damage may occur due to excessive traffic during job process / A to Z to be as gentle as possible with all flowers, shrubs, plants and grass			
AtoZ Warranty	Includes 10 yr AtoZ Workmanship Warranty for all labor			
Material Warranty	EcoStar 50 Year Limited Material Warranty	1,000.00		1,000.00
Total	Price includes Labor, Material, Supervision, Permit and Daily clean up	35,445.00		35,445.00

Invoices are Net 10 days. 5% LATE FEE added to balance after 10 days. MC & VISA accepted with 2.5% processing charge added to customers balance.

TOTAL **$36,445.00**

Received April 8, 2022
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AtoZ Custom Homes, Inc.
239 State Road 16
Saint Augustine, FL 32084 US
(904) 9046698037
atozbuilders1@aol.com
atozroofingandwaterproofing.com

Estimate

ADDRESS
Jason Zhang
15 Hypolita St
312-929-9995

ESTIMATE # 12478
DATE 03/28/2022
EXPIRATION DATE 05/28/2022

Cedar shake Roof Quote

ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
JOBSITE LOCATION	Below scope of work to be performed at - 15 HYPOLITA ST.			
Scope of work	CEDAR SHAKE REROOF		0.00	
Prep Reroof	Remove single layer of existing roof covering, underlayment, drip eave, pipe boots & venting from roof complete			
Inspect	Inspect roof sheeting for structural damage from weather/water leakage (any plywood replacement to be done at an additional $109 per sheet) Inspect any exposed roof framing, fascia and furring for structural damage from weather/water leakage (any dimensional lumber replacement to be done at an additional $8.00 per lf + current market material costs)			
Underlayment - OC	Install ATLAS ULTRA SA Peel & Stick underlayment over roof complete - FL#17322			
Felt	Apply UL FELT to roof as a water deterrent - FL#12328.8			
Underlayment - OC	Install new Cedar Breather underlayment over roof complete			
Flashing	Install new flashing details associated with roof project			
Roof Covering	Install new Cedar Shakes to roof complete - FL#31663			
Stainless Roofing material Fasteners	ALL FASTENERS ASSOCIATED WITH NEW ROOFING MATERIAL TO BE ATTACHED USING STAINLESS FASTENERS			
Dump trailer	Labor, materials, supervision & debris removal			
Safety Markers	A to Z to assist in pedestrian & vehicular traffic safety of jobsite surroundings via posting warning			

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Planning and Building Department

ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
	signage, cones, caution tape and also flaggers and chain link perimeter protection as deemed necessary by Contractor			
Special Notes	*** A to Z is not responsible for water pipes, electrical lines or AC lines inside the attic (FBC states all of these must be 4" off the deck) / A to Z is not responsible for reinstallation or working order of satellites or solar panels that are removed during roof covering installation. (Unless specifically outlined in scope of work to reinstall) / A to Z is not responsible for any lawn decor, driveway lights, fountains, lawn furniture or ornamental items that are within 20' of the house. (These items should be moved by homeowner prior to install) ***			
Permit	Provide & file all necessary forms to obtain permit for said scope of work			
HARB Permit	Complete all necessary Historic Architectural Review Board paperwork / forms and submit samples to obtain permit			
Total	Price includes Labor, Material, Supervision, Permit and Daily clean up			35,250.00

Invoices are Net 10 days. 5% LATE FEE added to balance after 10 days. MC & VISA accepted with 2.5% processing charge added to customers balance.

TOTAL **$35,250.00**

Accepted By

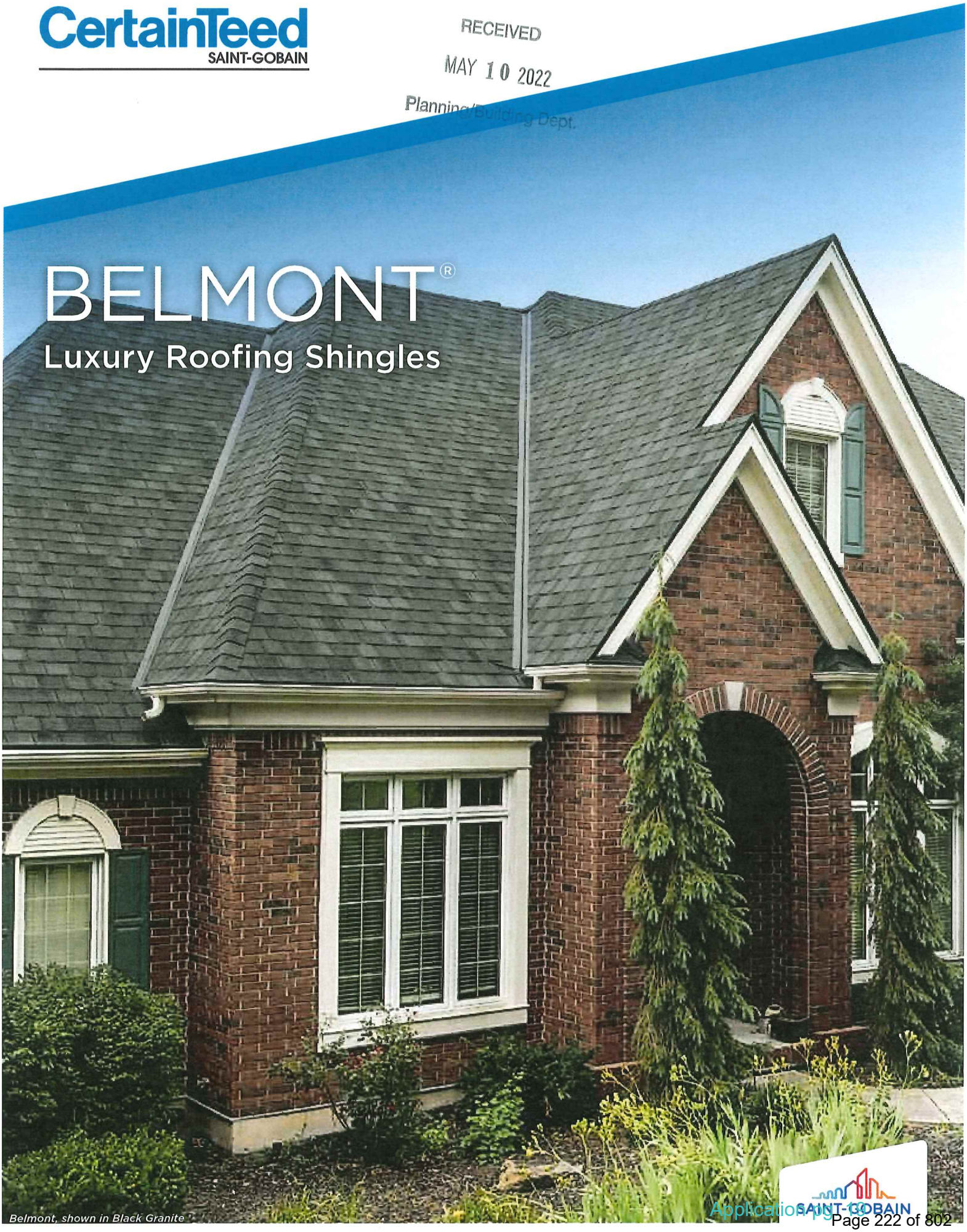
Accepted Date

CertainTeed
SAINT-GOBAIN

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BELMONT®

Luxury Roofing Shingles



Belmont, shown in Black Granite

SAINT-GOBAIN

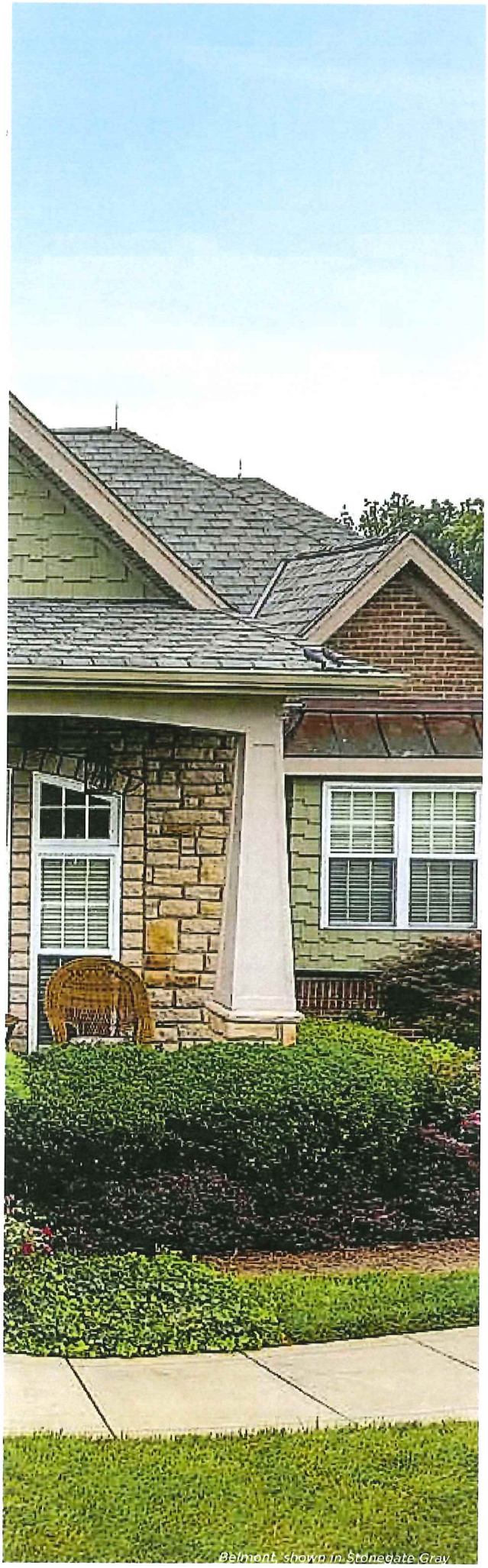
Application pg 222

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NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical

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Belmont, shown in Stonegate Gray

Designed to inspire.

Engineered for strength.

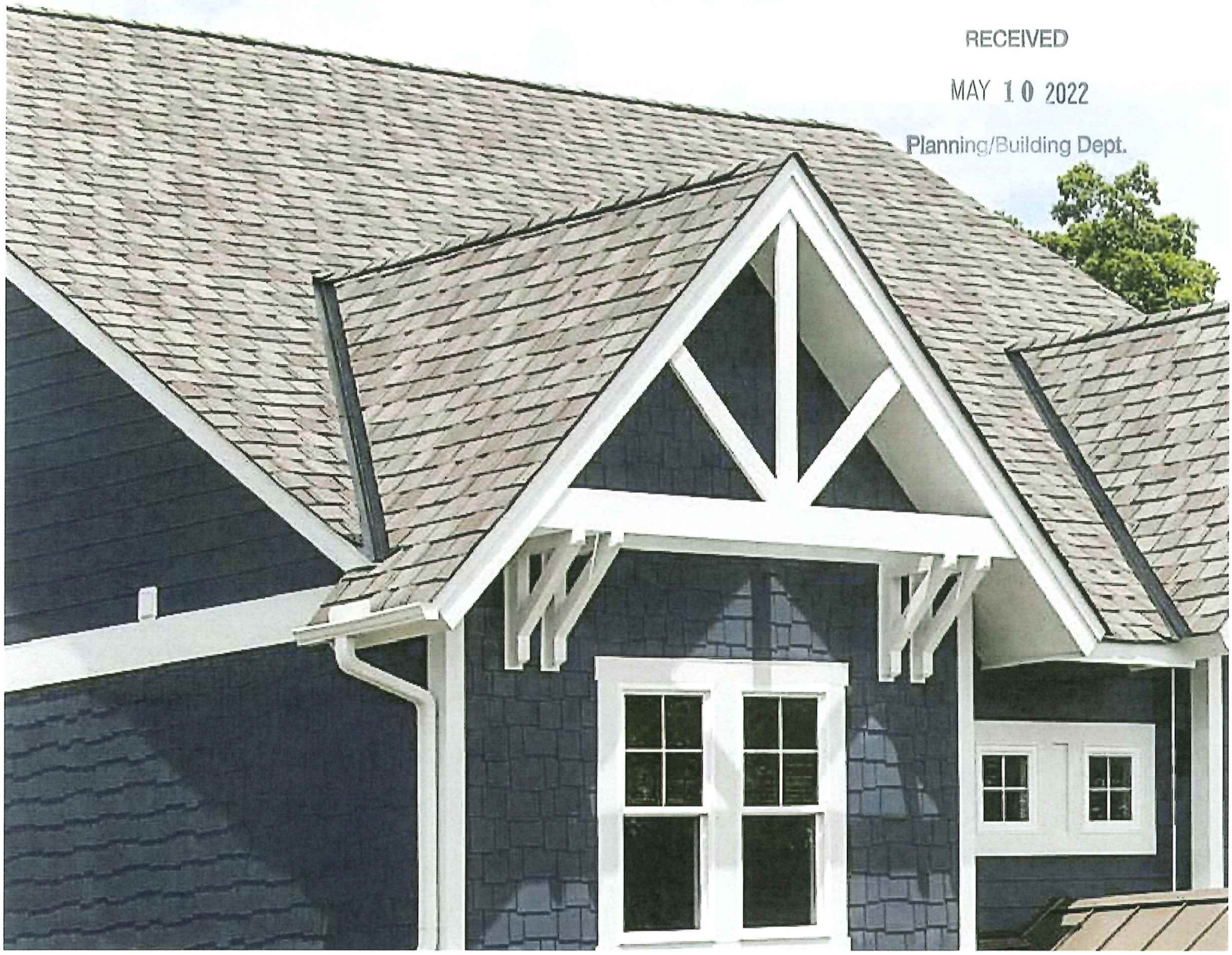
The classic look of slate, masterfully replicated in high performing asphalt shingles.

Belmont® by CertainTeed puts luxury roofing well within your reach.

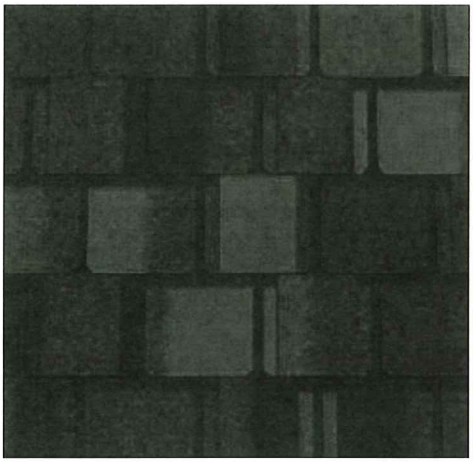
Ideal for homes with steep-sloped roofs where the aesthetic of slate is preferred.
The color palette includes deep blacks and grays and rich browns highlighted by shades of ochre, all with depth-enhancing shadow lines that provide authentic dimensionality.

Unlike slate, Belmont is virtually maintenance free and is backed by a lifetime-limited warranty.

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BELMONT COLOR PALETTE



Black Granite

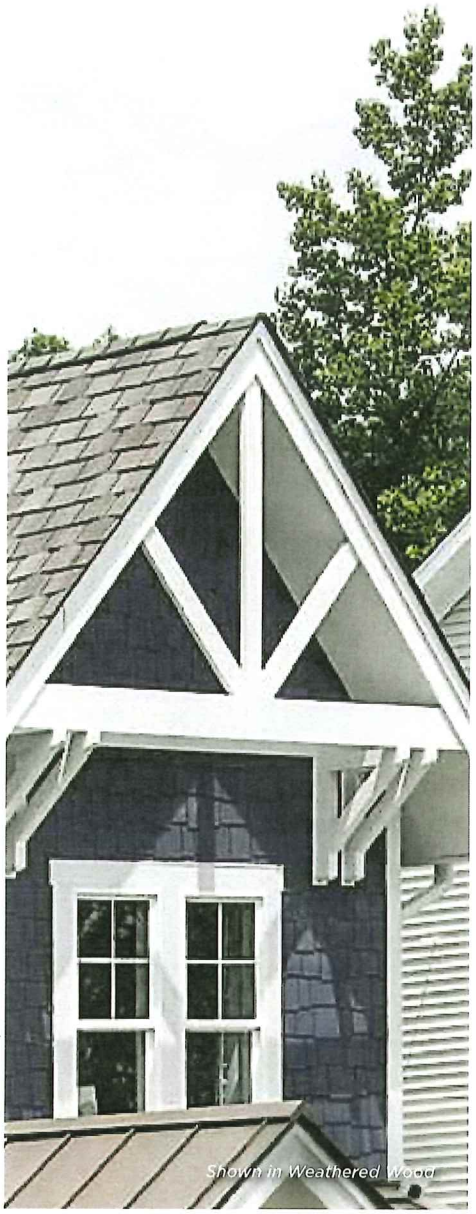


Colonial Slate



Gatehouse Slate

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Performs. Beautifully.

BELMONT®

- Authentic depth & dimension of natural slate
- Dynamic color options
- All colors are available in an Impact Resistant version
- Superior resistance to fire and high winds

Scan code for more information


Shenandoah


Stonegate Gray


Weathered Wood

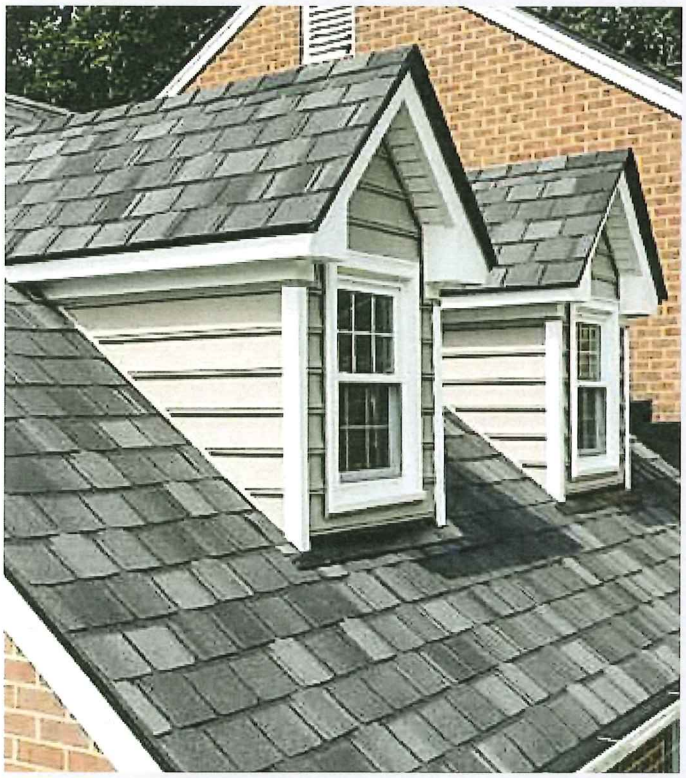
See page 6 for specifications and warranty information.

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Strength with Style

BELMONT®

- Class A fire resistance
- 110 MPH wind warranty, upgradable to 130 MPH
- Lifetime-limited warranty
- Class 4 impact resistant version available



SPECIFICATIONS

- Dimensions (overall): 18" x 36"
- Shingles/square: 48
- Bundle/square: 4
- Coverage: 96 sq. ft.
- Weather exposure: average 8"

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA Standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance (non-IR version only): Please reference www.certainteed.com to determine approved products by manufacturing location

Impact Resistance:
- All colors available in a version that meets UL2218 Class 4

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty – group-owned or commercial*
- 15-year StreakFighter® algae resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required
- All colors are available in an Impact Resistant version

See actual warranty for specific details and limitations.

Application pg. 24



Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Cedar Crest® accessory—available in colors to match your Belmont shingles.

Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



The Ultimate in Protection

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StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

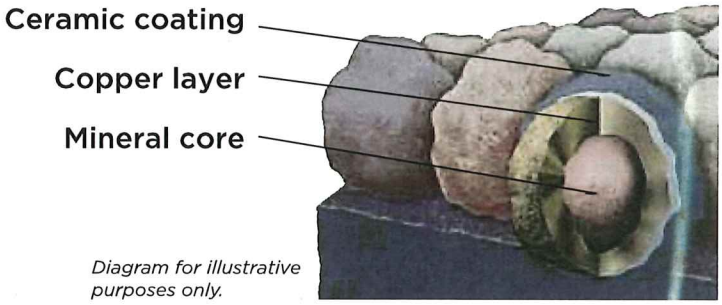
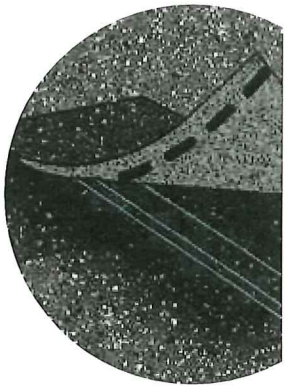


Diagram for illustrative purposes only.

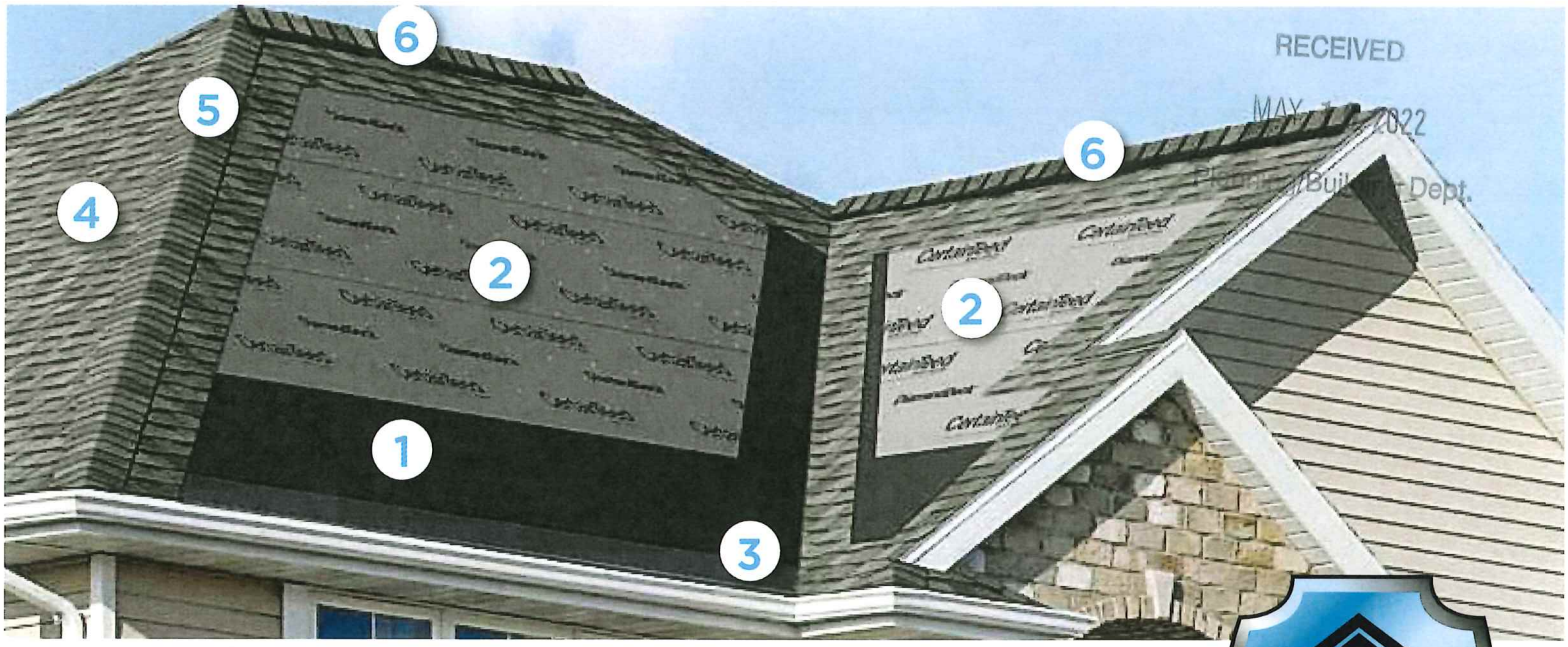
CertaSeal™

Uplift Protection

Certa*Seal*™ is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



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Integrity Roof System™

CertainTeed Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning – to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at:

certainteed.com/roofing

SAINT-GOBAIN

CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

20 Moores Road, Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

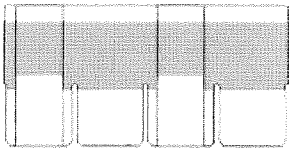
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SAINT-GOBAIN

Technical Data Sheet

Belmont® AR IR (Impact Resistant) Shingles

PRODUCT INFORMATION



Belmont® AR Impact Resistant (IR) shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products, and they meet UL 2218 Class 4 Impact Resistance at time of manufacture. Belmont AR IR shingles are built on the industry's toughest fiber glass mat base, and have an added durable reinforcement on its underside to achieve the highest (Class 4) impact resistance. Belmont AR IR shingles are asphalt shingles designed to look like natural slate, composed of a base shingle with multi-positioned tabs on the top, giving an authentic, natural look with true depth and dimension. It is most aesthetically appealing when used on slopes of 9" per foot or greater. When applied with underlayment, Belmont AR IR produces at least two layers of roof protection and the quality is reminiscent of handcrafted workmanship. It is designed to resist blow off in high wind conditions utilizing two rows of technologically advanced sealant on the back-side of the shingle. Belmont AR IR has a wind resistance up to 110-mph with normal installation and 130-mph with special installation.

Belmont IR shingles are algae-resistant (AR) and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes 2" per foot or greater. However, slopes greater than 9" per foot best show the product design. Low slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along the eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply eight spots of roofing cement under the shingle and one additional fastener in each laminated tab according to application instructions provided on the shingle package.

Product Composition: Belmont IR shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. The laminated tabs are firmly adhered in a special tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive applied.

Applicable Standards:

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance
UL 2218 Class 4 Impact Resistance
CSA Standard A123.5
ICC-ES ESR-1389 and ESR-3537
Florida Product Approval # FL5444
Meets TDI Requirements

TECHNICAL DATA

Weight/Square (approx.):	275 lb.
Dimensions (overall):	18" x 36"
4 bundles of 12 shingles:	48 shingles covers 96 sq. ft.
Shingles/100 sq. ft.:	50 (4.167 bundles)
Weather Exposure:	8"

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INSTALLATION

Detailed installation instructions are supplied on each bundle of Belmont shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: Use Cedar Crest® AR IR accessory shingles of a like color for capping hips and ridges.

MAINTENANCE

Belmont AR IR shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Belmont AR IR carries a lifetime limited transferable warranty against manufacturing defects to the original homeowner when applied to stated CertainTeed application instructions for this product. In addition, Belmont AR IR also carries 10-year SureStart™ Protection. Belmont AR IR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990
Web site: www.certainteed.com
See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec.

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CertainTeed Roofing
20 Moores Road
Malvern, PA 19355

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CertainTeed
SAINT-GOBAIN

Meredith H. Randolph

From: Jason Zhang <jasonzhang19871009@gmail.com>
Sent: Tuesday, April 12, 2022 12:19 PM
To: Julie Courtney
Cc: Candice Seymour; Meredith H. Randolph
Subject: Re: Chimney removal for RE: 15 hypolita roof pictures
Attachments: image002.png

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.

Thank you Julie. I just realized that the chimney looks so amazing with the Spanish style design. We will definitely keep it. Thank you so much for your kind help.

Julie Courtney <jcourtney@citystaug.com> 于 2022年4月12日周二 下午12:16写道：

> Hello Jason,
>
> We can keep the Certificate of Appropriateness application you submitted and cross off the removal of the chimney from the one you turned in, so that only the roof replacement with a different material is listed as the proposed project scope.
>
> Thank you,
>
> Julie Courtney
> Historic Preservation Officer
> Planning & Building Department
> E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com
>
> **City of St. Augustine**
> P.O. Box 210
>
> St. Augustine, FL 32085
>
> *Please Note:* Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Jason Zhang <jasonzhang19871009@gmail.com>
Sent: Monday, April 11, 2022 10:49 AM

To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: Chimney removal for RE: 15 hypolita roof pictures

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.

Hey Julie,

We have decided not removing the chimney. Like you said we can always do the repair and keep it. Do you want me to do another application for the roof replacement since the one I have submitted was for remove chimney and roof replacement. Please let me know. Thank you so much Julie.

Julie Courtney <jcourtney@citystaug.com> 于 2022年4月8日周五 下午5:49写道：

> Hello Jason,
>
> Thank you for the photo of the chimney. That is definitely an architectural feature that will have to have the HARB approval to remove permanently. A Certificate of Demolition application will be needed. Because of your project scope, we could combine both the review of the chimney and the roof under this application: https://www.citystaug.com/DocumentCenter/View/150/Certificate-of-Demolition-or-Relocation-Application-PDF
>
> The total application fee for this would be $150, so you would have to pay an additional $50.
>
> We can talk more next week, but I wanted to give you a heads up.
>
> Thank you,
>
> Julie Courtney
> Historic Preservation Officer
> Planning & Building Department
> E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com
>
> **City of St. Augustine**
> P.O. Box 210
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> *Please Note:* Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Jason Zhang <jasonzhang19871009@gmail.com>
Sent: Friday, April 8, 2022 1:55 PM

Instr #2022030592 BK: 5521 PG: 1064, Filed & Recorded: 3/23/2022 10:59 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

Prepared by:
Cindy Brown
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-254-CB

Parcel ID: 197070-0000

Warranty Deed

This Indenture made this **22nd day of March, 2022** BETWEEN **Le Choux LLC, a Florida Limited Liability Company**, GRANTOR*, whose post office address is 8 Bulow's Landing, Flagler Beach, FL 32136, and **Family Union Investment LLC, a Florida Limited Liability Company**, GRANTEE*, whose post office address is 15 Hypolita Street, St. Augustine, FL 32084.

COPY

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:

A part of Lot 15, Block 9, according to the official map of the City of St. Augustine, Florida, described as follows: Beginning at a point on the South line of Hypolita Street, 45 feet Westerly from the West line of Charlotte Street; running thence Westerly along the South side of Hypolita Street, 29 feet 6 inches to a point; thence Southerly 38 feet, more of less to the North line of a lot belonging now or formerly to John T. Dismukes; thence Easterly along said last named line 29 feet 6 inches to the West line of lot belonging now or formerly to W. A. Salladin; thence Northerly along Salladin's West line 39 feet 6 inches, more or less to the South Line of Hypolita Street and the Place of Beginning.

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 2022 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.

Cortlin J. Dillon, Manager
Le Choux LLC, a Florida Limited Liability
Company

WITNESSES

Witness: Samuel W. Hale

Witness: Cindy Brown

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization on **March 22, 2022** by **Cortlin J. Dillon, Manager of Le Choux LLC, a Florida Limited Liability Company** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

JALENE PAJE
Commission # HH 127408
Expires May 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public: Jalene Paje
My commission expires: May 9, 2025

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1970700000
Location Address	15 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUG E29.5 OF W59.5 FT OF LOT 15 BLK 9 OR5521/1064 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.030
Homestead	N

Owner Information

Owner Name	Family Union Investment LLC 100%
Mailing Address	15 HYPOLITA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$152,843
Extra Features Value	$1,012
Total Land Value	$130,700
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$284,555**
Total Deferred	$14,505
Assessed Value	**$270,050**
Total Exemptions	$0
Taxable Value	**$270,050**

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	$113,732	$1,068	$130,700	$0	$0	$245,500	$245,500	$0	$245,500
2020	$139,936	$1,124	$130,700	$0	$0	$271,760	$271,760	$0	$271,760
2019	$145,132	$1,181	$111,095	$0	$0	$257,408	$257,408	$0	$257,408
2018	$137,733	$1,124	$115,000	$0	$0	$253,857	$253,857	$0	$253,857
2017	$141,613	$909	$115,000	$0	$0	$257,522	$254,888	$2,634	$254,888
2016	$145,493	$909	$105,000	$0	$0	$251,402	$231,716	$19,686	$231,716
2015	$149,372	$909	$100,440	$0	$0	$250,721	$210,651	$40,070	$210,651
2014	$90,152	$909	$100,440	$0	$0	$191,501	$191,501	$0	$191,501
2013	$92,434	$909	$100,440	$0	$0	$193,783	$193,783	$0	$193,783
2012	$173,048	$909	$100,440	$0	$0	$274,397	$274,397	$0	$274,397
2011	$177,269	$909	$111,600	$0	$0	$289,778	$289,778	$0	$289,778
2010	$57,686	$909	$46,800	$0	$0	$105,395	$105,395	$0	$105,395

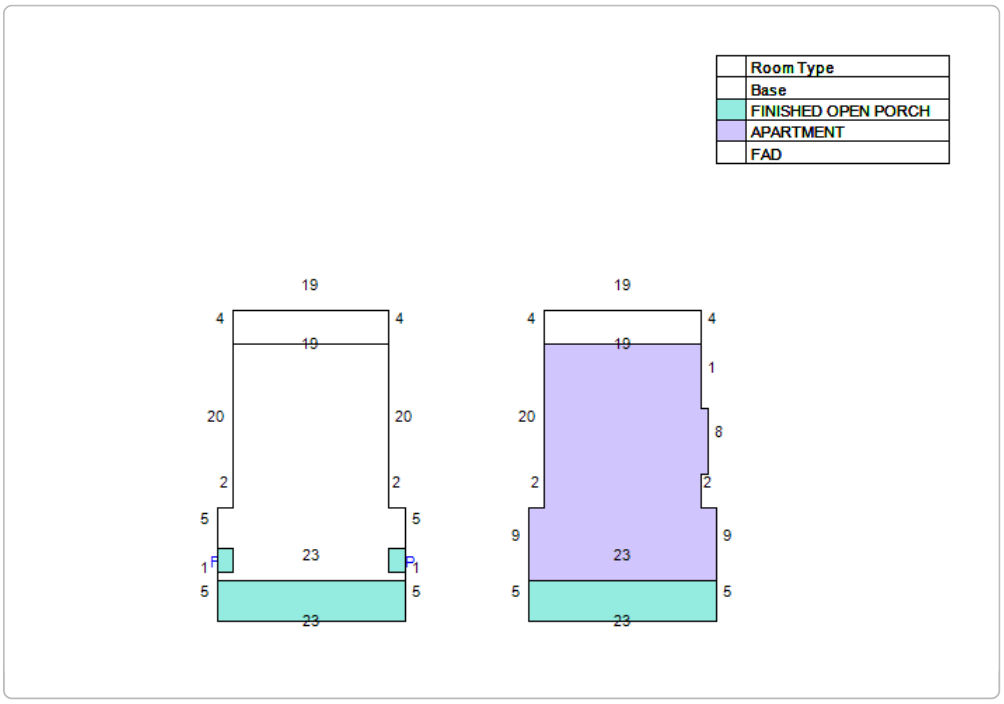
Building Information

Building 1
Year Built 1915
Actual Area 1564
Conditioned Area 1322
Use Mixed Use (City/Historical)
Style 04
Class N
Exterior Wall Stucco, Concrete Stucco

Roof Cover Composite Shingle
Roof Structure Wood Truss
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Description	Square Footage
FRAME ADDITION	76
FRAME ADDITION	76
APARTMENT	595
FINISHED OPEN PORCH	115
BASE AREA	575
FINISHED OPEN PORCH	115
FINISHED OPEN PORCH	6
FINISHED OPEN PORCH	6
Total SqFt	1564

Sketch Information



Extra Feature Information

Code Description	Status	Value
Patio		680
Masonry Wall		332

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	30	39	1307	SF	$130,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/23/2022	3/22/2022	$1,100,000.00	WARRANTY DEED	5521	1064	Q	I	LE CHOUX LLC	FAMILY UNION INVESTMENT LLC
11/15/2010	11/12/2010	$400,000.00	WARRANTY DEED	3375	1860	Q	I	FRANQUES CLAUDE A,NICOLE A	LE CHOUX LLC
	7/1/2002	$283,500.00	WARRANTY DEED	1779	1771	Q	I	SUARD ETIENNE G & ALEIDA M	FRANQUES CLAUDE A & NICOLE A
	12/1/1997	$166,000.00	WARRANTY DEED	1281	1674	Q	I	GREEN ROBERT J & JUDITH A	SUARD ETIENNE G & ALEIDA M
	8/30/1995	$160,000.00	WARRANTY DEED	1127	492	U	I	MC KENNA DANIEL C,TRACY A	GREEN ROBERT J,JUDITH A
	6/5/1992	$110,000.00	WARRANTY DEED	944	263	Q	I	ELLIS JAMES,BARBARA	MC KENNA DANIEL C,TRACY A
	4/1/1990	$95,000.00		854	1212	Q	I		ELLIS JAMES,BARBARA
	12/1/1984	$70,000.00		662	2143	Q	I		
	1/1/1979	$0.00		404	507	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
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/26/2022, 12:54:58 AM

Version 2.3.191



Detail by Entity Name

Florida Limited Liability Company
FAMILY UNION INVESTMENT LLC

Filing Information

Document Number	L22000084645
FEI/EIN Number	NONE
Date Filed	02/07/2022
Effective Date	02/07/2022
State	FL
Status	ACTIVE

Principal Address

15 HYPOLITA STREET
ST AUGUSTINE, FL 32084

Mailing Address

17 HYPOLITA STREET
ST AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

ZHANG, JUNFEI
15 HYPOLITA STREET
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title P

ZHANG, JUNFEI
15 HYPOLITA STREET
ST AUGUSTINE, FL 32084

Title VP

WANG, WEI
15 HYPOLITA STREET
ST AUGUSTINE, FL 32084

Annual Reports

No Annual Reports Filed

Document Images

02/07/2022 -- Florida Limited Liability View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2022 Meeting



Application HP2022-0034 Address: 259 St. George Street

Applicant: Cathedral Parish School

Property Owner: Bishop of the Diocese of St. Augustine

Project description: To pave an existing dirt parking lot and add a landscape buffer along Charlotte Street.

Architectural Style:	Mission (surrounding campus)	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District: Noncontributing	Construction date:	School building: 1960
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991100000		
Agenda Item:	6(d)	Previous Action(s):	COA 2020-0012 COA 2021-0103

STAFF SUMMARY AND ANALYSIS:

1. Located on the Cathedral Parish School campus bounded by St. George Street to the west, Bridge Street to the north, and Charlotte Street to the east, the proposed project area is an existing dirt parking lot along Charlotte Street.
2. The unpaved lot is fenced and gated along Charlotte Street and, according to the applicant, is the site of morning and afternoon parent drop-off and pick-up for the school as well as being utilized at times during the day as additional recreational space for the students.
3. The applicant proposes paving the dirt parking lot with a concrete material and adding a landscape buffer behind the existing fence along Charlotte Street. According to the applicant, grading issues after rain events as well as washout of dirt onto Charlotte Street are two concerns driving this request.
4. Two pavement options submitted by the applicant are a plain concrete which could be taupe to light brown colored or a pervious poured pavement material which the applicant is considering if site conditions allow for its use. It is unclear from the submittal whether the pervious concrete material could also be colored to match the existing lot surface.
5. Appropriate paving materials are listed as poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand and use of plain concrete is discouraged in the Architectural Guidelines for Historic Preservation (AGHP). Coloring of the concrete and proposed screening may mitigate the impact of the concrete surface; however, colored concrete is generally nor considered historically appropriate.
6. No landscape screening for the lot is currently extant along Charlotte Street and the existing metal fence offers a clear view of the area from the street. The proposed landscape buffer is consistent with the AGHP requirement to screen parking areas and bufferyard calculations, based upon city code and provided by the applicant, illustrate that the proposed plantings exceed what is required in the district.
7. Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning and archaeological review. A preliminary zoning review returned that, if desired, any delineated parking on the site in excess of 20 spaces would require review and approval 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 take the following actions for a **CERTIFICATE OF APPROPRIATENESS** at **259 St. George Street:**

1. **CONTINUE** the application to allow the applicant time to consider a more appropriate paving material as recommended in the AGHP; OR,
2. **APPROVE** the application because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 as a compatible contemporary design if the HARB finds that the proposed colored concrete or pervious pavement material is appropriate as submitted with color specified by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Pave the existing dirt parking lot with a concrete material.
2. Install a 10' landscape buffer with pre-approved and native plants.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

The Secretary of the Interior's Standard's for Rehabilitation 2, 8, and 9 apply:

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

Parking, Landscaping and Site Features

- 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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- 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.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- 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.

- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

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.

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. Native plants are also allowed.

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
259 St. George Street



St. George Street Entrance

Staff Report pg. 7

STAFF PHOTOGRAPHS
259 St. George Street



View of lot from northwest corner







View of lot from northeast corner

STAFF PHOTOGRAPHS
259 St. George Street



Detail of uneven surface

View of lot from northeast corner

STAFF PHOTOGRAPHS
259 St. George Street



View from northeast corner out to Charlotte Street

Staff Report pg. 10

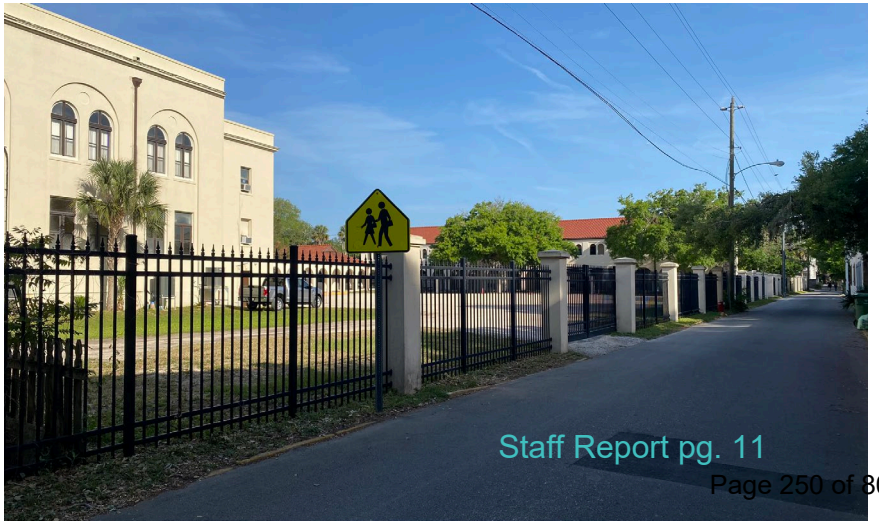
STAFF PHOTOGRAPHS
259 St. George Street







Views of lot from east near/on Charlotte Street



Staff Report pg. 11

STAFF PHOTOGRAPHS
259 St. George Street





Views of lot from Charlotte Street



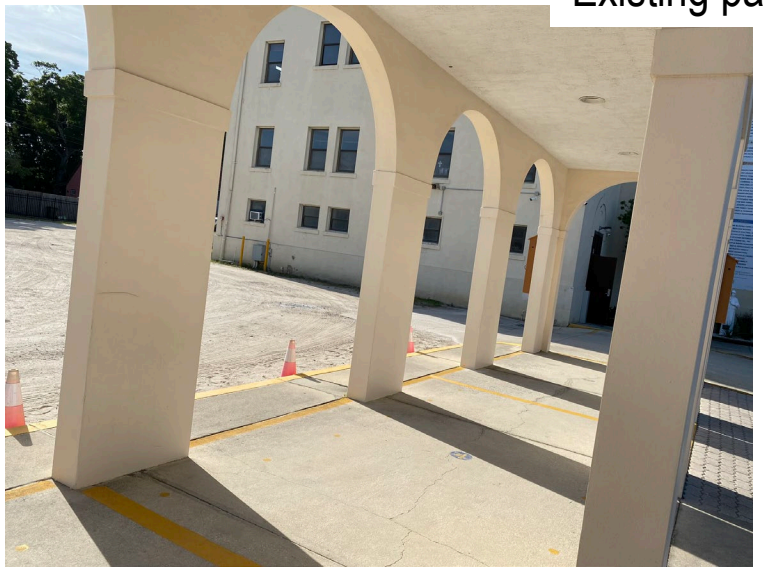
Staff Report pg. 12

STAFF PHOTOGRAPHS
259 St. George Street





Existing paved areas on campus





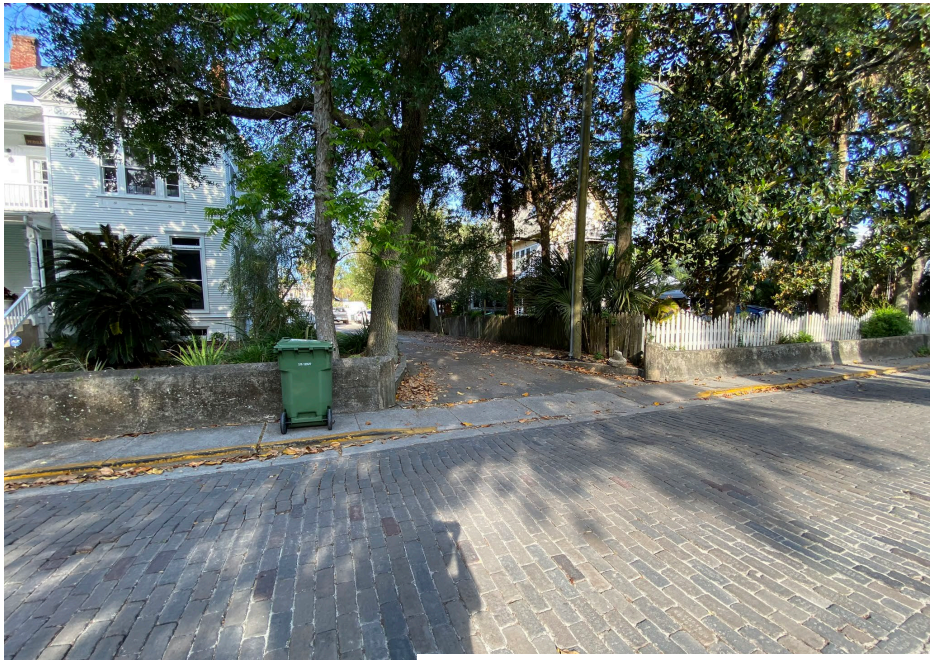
STAFF PHOTOGRAPHS
259 St. George Street





Existing paved areas on campus

STAFF PHOTOGRAPHS
259 St. George Street





Existing paved parking lots/driveways in the neighborhood



Staff Report pg. 15

Received April 26, 2022 (revised signatures)
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. HP2022-0034

Receipt No. 2367499 Meeting Date: May 19, 2022

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

1. NAME OF APPLICANT Shannon Acevedo, AICP
   Business (if applicable) Matthews Design Group
   Address 7 Waldo Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-826-1334 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Roman Catholic Church School
   Business (if applicable) Cathedral Parish School
   Address 259 St. George Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-824-2861 Other phone _____
3. PROJECT STREET ADDRESS 259 St. George Street
4. LEGAL DESCRIPTION: Lot 3-8, 22-27 Block 32 Subdivision City of St. Augustine Parcel 1991100000
5. EXISTING USE private school PROPOSED USE private school - paving drop-off area
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 replacing dirt drop off area with paved surface
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

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

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

The proposed project consists of paving an existing dirt section of the Cathedral Parish School site fronting Charlotte Street to accommodate a paved area for parents to drop-off and pick-up students as well as a clean play lot for the students to use during the day. A 10-foot buffer is depicted along Charlotte Street.

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 Shannon Acevedo

SIGNATURE OF APPLICANT [signature] DATE 4/13/22

PRINT OWNER'S NAME DEACON MICHAEL J. ELLISON, CHANCELLOR, DIOCESE OF ST AUGUSTINE

SIGNATURE OF OWNER [signature] DATE 26 APR 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.

Received April 26, 2022
Planning and Building Department

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

DEACON BRYAN OTT is/are hereby authorized TO ACT ON BEHALF OF DIOCESE OF ST AUGUSTINE, 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: 259 ST. GEORGE STREET, ST. AUGUSTINE

BY: Michael J Ellison
Signature of Owner

DEACON MICHAEL J. ELLISON, CHANCELLOR, DIOCESE OF ST. AUGUSTINE
Print Name of Owner

904-562-6902
Telephone Number

State of FLORIDA

County of Duval

Signed and sworn before me on this 26th day of April, 2022

By Mary Kathryn Nedrich

Identification verified:

Oath sworn: _____Yes_____ No

MARY KATHRYN NEDRICH
Notary Public - State of Florida
Commission # GG 244099
My Comm. Expires Jul 31, 2022
Bonded through National Notary Assn.

Notary Signature: Mary Kathryn Nedrich

My Commission expires: 7/31/22

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*

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

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

N/A **EXTERIOR FINISHES** (wood siding and decorative features, masonry surfaces and features, stucco)

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

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

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

N/A **AWNING/CANOPY**

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

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

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

CONTINUED

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

N/A **WINDOWS** (windows, shutters, and other associated features)

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

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

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

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

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

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

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

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

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

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

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

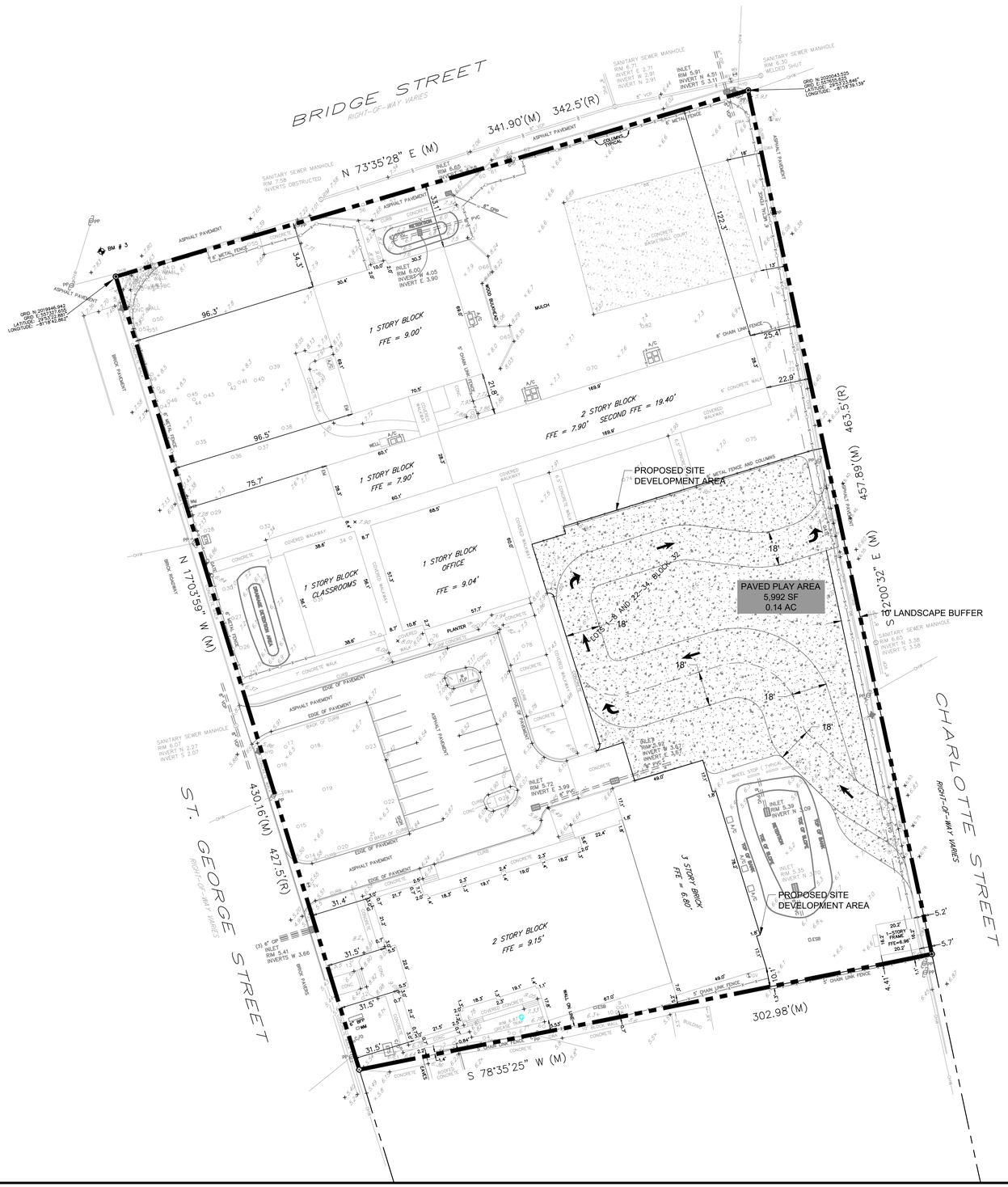
❖ Other details necessary for review:

Proposed paving material is not clear in the application documents. Please specify what type(s) of paving material are being proposed.

Project number: Not yet assigned Project Address: 259 St. George Street

Reviewed by: Candice Seymour Date: 04/25/2022

Received April 21, 2022
Planning and Building Department



S:\PLANNING\CATHEDRAL PARISH PROJECT\SITE PLAN.DWG, 09-SITE PLAN, 4/7/2022 2:15 PM, Kevin Baker, MATTHEWS DESIGN GROUP, INC.

GRAPHIC SCALE
0 30' 45' 60'
1" = 30'

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
3. PERVIOUS ASPHALT OR CONCRETE TO BE USED AS NEEDED PER GRADING REQUIRED

FIRE SEVICES

1. WHEN VERTICAL CONSTRUCTION BEGINS, FIRE DEPT. ACCESS IS REQUIRED
   *FIRE DEPT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, CHP 16)
   *FIRE DEPT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS. (NFPA 1, CHP 18)

SITE DATA TABLE		
TOTAL SITE	3.28 AC	142,893 SF
EXISTING BUILDING		33,333 SF
PROPOSED SITE DEVLOPMENT AREA		31,688 SF
EXISTING IMPERVIOUS AREA		31,243 SF
PROPOSED IMPERVIOUS AREA		21,982 SF
TOTAL IMPERVIOUS		53,225 SF
TOTAL PERVIOUS		89,668 SF
TOTAL IMPERVIOUS %		37%
TOTAL PERVIOUS %		63%
PARCEL NUMBER(S)		199110 0000
911 ADDRESS		259 ST GEORGE ST
FEMA PANEL NUMBER		12109C0318J
FLOOD ZONE		ZONE AE

HATCH LEGEND	
PERVIOUS CONCRETE OR ASPHALT	

REGISTERED ENGINEER
ROB A. MATTHEWS III, P.E.
FLORIDA, FL #59435

REVISIONS

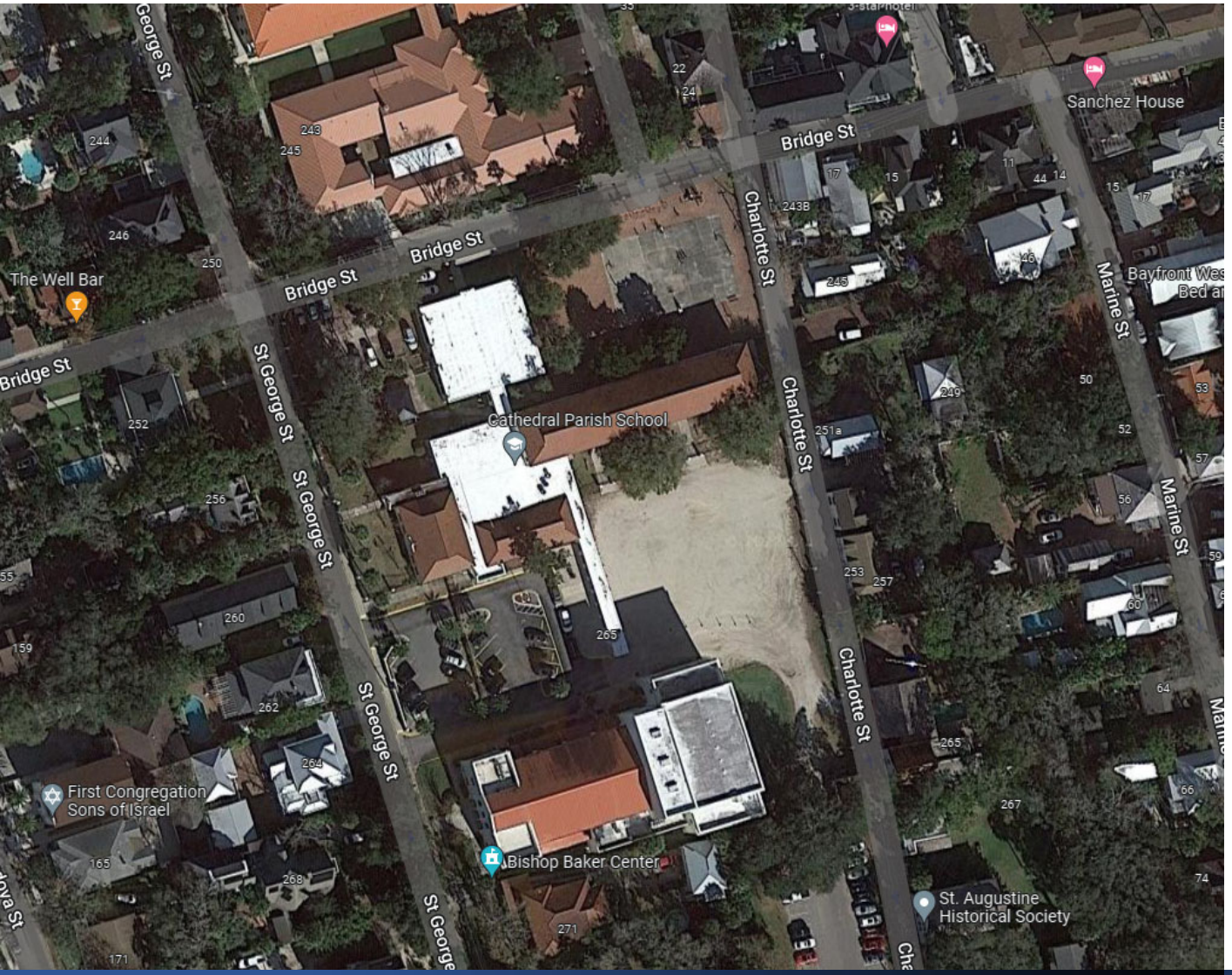
NO.	DATE	DESCRIPTION

DESIGN BY: KAB
DWG BY: KAB
CHK BY: RAM
DATE: 4/12/2022
JOB No.: 22064

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

CONCEPT PLAN
CATHEDRAL PARISH SCHOOL
259 ST GEORGE ST
PREPARED FOR
CATHEDRAL PARISH SCHOOL

SHEET No.:
1
OF 1

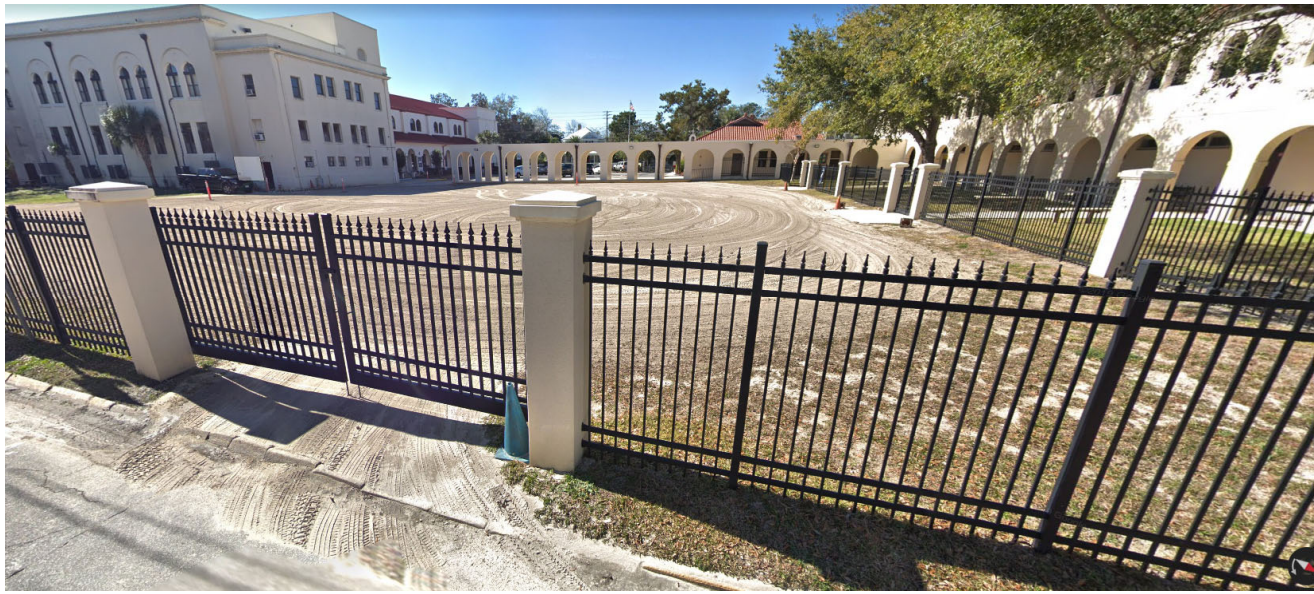


Project Site Location:
Cathedral Parish School
259 St. George Street

Photos of Drop-off area from Charlotte Street Facing West

- Existing fence with concrete posts
- Existing gate
- Drop-off and pick-up lot is currently dirt with proposal to improve it with a paved surface





Cathedral Parish School Materials and Color Options for Drop-off Area

Standard Concrete Option:



Pervious Concrete Option:



Proposed Color Palette Options:

Tabby

Smoke

Taupe

Proposed Colors based on colorization of existing coquina lot and buildings

Site Facing Northwest:



Received April 21, 2022
Planning and Building Department

PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.

2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards

3. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before

4. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.

5. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

6. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.

7. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.

8. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three (3) inches of #2 grade or better of PINE BARK MINI NUGGETS.

9. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.

10. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.

11. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.

12. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.

13. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumim 30" from buildings or walks.

14. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.

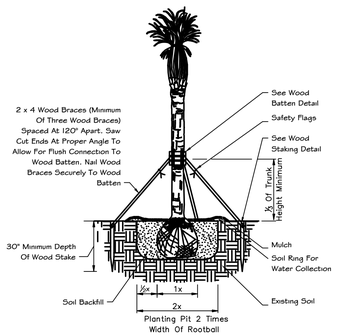
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

16. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner.

17. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.

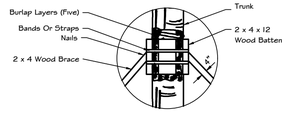
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

19. There will be special care to all existing trees to be retained on site to avoid construction damage.

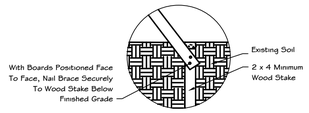


NOTE: For Palms Over 24' Clean Trunk, Use Detail Provided In Contract Plans.

PALM PLANTING
FOR UP TO 24' CLEAR TRUNK



WOOD BATTEN DETAIL

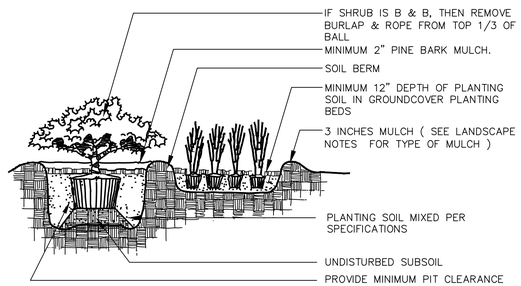


NOTE: Stake Into Firm, Existing Soil.

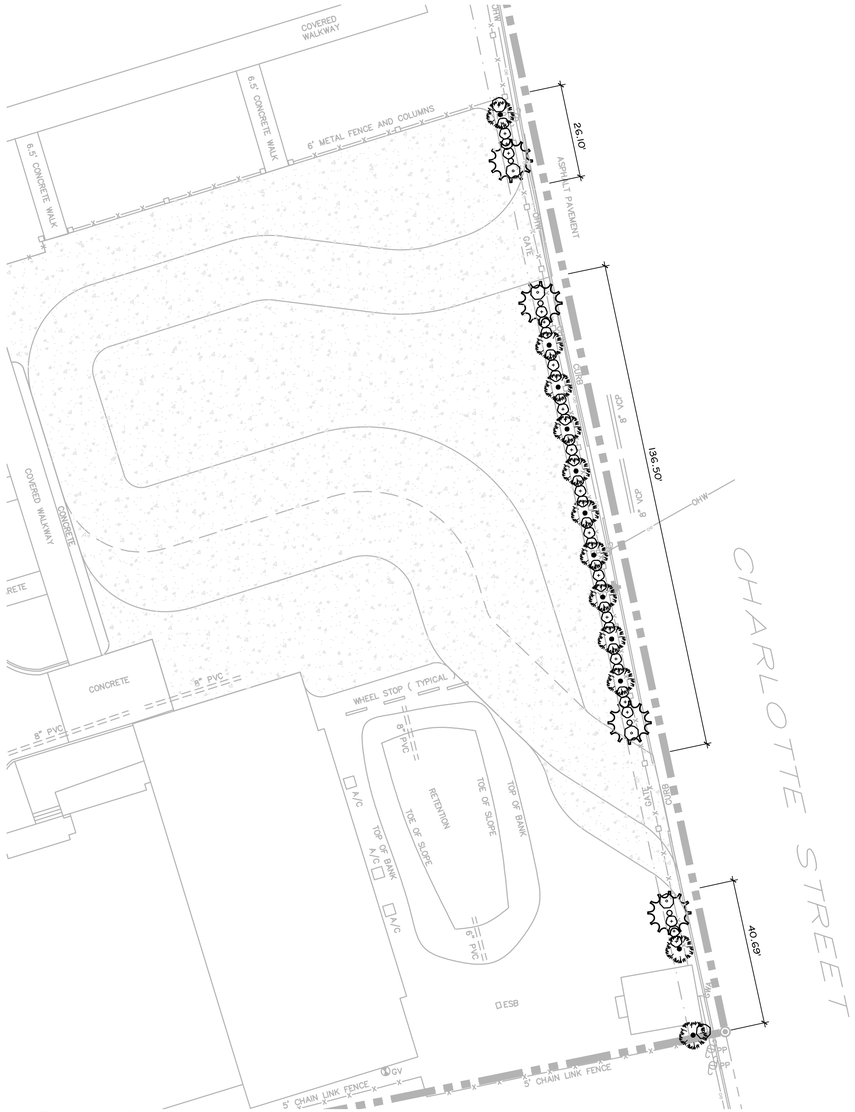
WOOD STAKING DETAIL

1 PALM PLANTING

1/4" = 1'-0" P-CO-15



SHRUB AND GROUND COVER PLANTING DETAIL



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QTY	DETAIL	REMARKS
	PS	Phoenix sylvestris	Wild Date Palm	---	16` Ct.	4		Transplant
	SS	Sabal palmetto	Cabbage Palmetto	---	10` C.T.	12		

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	PO	Podocarpus macrophyllus	Yew Pine	---	36" Ht.	6		
	VO3	Viburnum obovatum	Walter`s Viburnum	3 gal.	15" Ht. x 15" Sp.	37		

CLASSIFICATION 3

FRONT YARD (FY) - BUFFER YARD E

PERIMETER PLANTINGS CALCULATIONS										
PLANTINGS REQUIRED										
CHARLOTTE ST.	203	FT. -	4	TREES PER 100 LF =	8 TREES	AND	12	SHRUBS PER 100 LF =	24 SHRUBS	
TOTAL TREES REQUIRED =	8			TOTAL SHRUBS REQUIRED =	24					

GRAPHIC SCALE
0 20 30 40
1"=20'

REGISTERED
LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6666 FL#6666877

REVISIONS

NO.	DATE	DESCRIPTION
----	----	----
----	----	----
----	----	----
----	----	----
----	----	----

DSGN BY:	EJL
DWG BY:	EJL
CHK BY:	EJL
DATE:	XX-XX-XX
JOB NO.:	12345

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

LANDSCAPE PLAN
PARISH CATHEDRAL PARKING
ST. AUGUSTINE, FL.

PREPARED FOR
CATHEDRAL PARISH SCHOOL

SHEET No.:
2
OF -

S:\PROJECTS\22\0012\2084 - CATHEDRAL PARISH SCHOOL PARKING\DESIGN\DRAWINGS\CONSTRUCTION DOCUMENTS\2084 LANDSCAPE PLAN.DWG, L1, 4/21/2022 1:38 PM, Eric Lanehart, MATTHEWS DESIGN GROUP, INC.

Meredith H. Randolph

From: Candice Seymour
Sent: Friday, May 6, 2022 4:20 PM
To: Shannon Acevedo; Bryan Ott; Rob Matthews; SA Project Group
Cc: Meredith H. Randolph
Subject: FW: agent authorization for Cathedral Parish School for HARB meeting
Attachments: Concrete Option_Exhibit.pdf

Thank you, Shannon.

I will add this additional information to your application packet and include it in consideration for my staff report.

Happy Friday and have a great weekend!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

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

From: Shannon Acevedo <sacevedo@mdginc.com>
Sent: Friday, May 6, 2022 4:17 PM
To: Candice Seymour <cseymour@citystaug.com>; Bryan Ott <bott@cpsschool.org>
Cc: Rob Matthews <rob@mdginc.com>; SA Project Group <saprojectfile@mdginc.com>
Subject: RE: agent authorization for Cathedral Parish School for HARB meeting

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

Good afternoon, Candice.

Thank you for the email and opportunity to provide additional information for the application. We are still thinking through the options of standard concrete vs. pervious concrete, but I think in the instance of standard concrete, we can colorize it to create a little more finished look. Based on the existing color palette of the site and buildings, I am offering a few different color options that would mimic the color of the existing crushed coquina and existing buildings. Please see the attached and feel free to reach out with any other questions.

Kind Regards,
Shannon

MATTHEWS DESIGN GROUP

Shannon Acevedo, AICP | Senior Planner
Phone: 904.826.1334 | Cell: 586.747.7942
7 Waldo Street, St. Augustine, FL 32084
Shannon@MDGinc.com
www.**MDGinc**.com
CERTIFIED DBE AND SB FIRM

From: Candice Seymour <cseymour@citystaug.com>
Sent: Thursday, May 5, 2022 12:34 PM
To: Shannon Acevedo <sacevedo@mdginc.com>; Bryan Ott <bott@cpsschool.org>
Cc: Rob Matthews <rob@mdginc.com>
Subject: RE: agent authorization for Cathedral Parish School for HARB meeting

Hi Shannon,

I was reviewing the AGHP (working on the staff report for your application) and found this section under "Parking, Landscaping, and Site Features:"

"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."

Since you had clarified your application to have the paving material be plain concrete, I wanted to give you an opportunity to submit any alternative material options you might have prior to Monday's additional materials deadline (for material to be included in the agenda packet and considered in the staff report). I wouldn't omit plain concrete or pervious concrete as options since you are also proposing a landscape buffer that appears to screen the area well; but, I recommend having an alternative or two in mind. If you submit them to me by Monday, I will include them in your application packet and add them to the staff report.

If I come across anything else, I will reach out to you. I should be sending your staff report along the Monday prior to the meeting so any additional comments I have post-materials-deadline can be addressed by you at the meeting.

Have a great day!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326



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From: Shannon Acevedo <sacevedo@mdginc.com>
Sent: Tuesday, April 26, 2022 3:25 PM
To: Candice Seymour <cseymour@citystaug.com>; Bryan Ott <bott@cpsschool.org>; Julie Courtney <jcourtney@citystaug.com>; Meredith H. Randolph <mrandolph@citystaug.com>
Cc: Rob Matthews <rob@mdginc.com>
Subject: RE: agent authorization for Cathedral Parish School for HARB meeting

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

Good afternoon, Candice.

Thank you for taking my call this afternoon. As I mentioned on the phone, to clarify for the application package we will go with standard concrete for the proposed paved drop-off area. We can also consider a pervious concrete alternative, and can discuss if needed at the HARB meeting, but I wanted to give you a little more clarity on the proposed material for the application package. Once we can coordinate some possible time slots for the site visit, I'll be in touch. In the meantime, feel free to reach out with any other questions.

Thank you,
Shannon

MATTHEWS DESIGN GROUP

Shannon Acevedo, AICP | Senior Planner
Phone: 904.826.1334 | Cell: 586.747.7942
7 Waldo Street, St. Augustine, FL 32084
Shannon@MDGinc.com
www.**MDGinc**.com
CERTIFIED DBE AND SB FIRM

From: Candice Seymour <cseymour@citystaug.com>
Sent: Tuesday, April 26, 2022 11:48 AM
To: Bryan Ott <bott@cpsschool.org>; Julie Courtney <jcourtney@citystaug.com>; Meredith H. Randolph <mrandolph@citystaug.com>
Cc: Shannon Acevedo <sacevedo@mdginc.com>; Rob Matthews <rob@mdginc.com>
Subject: RE: agent authorization for Cathedral Parish School for HARB meeting

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

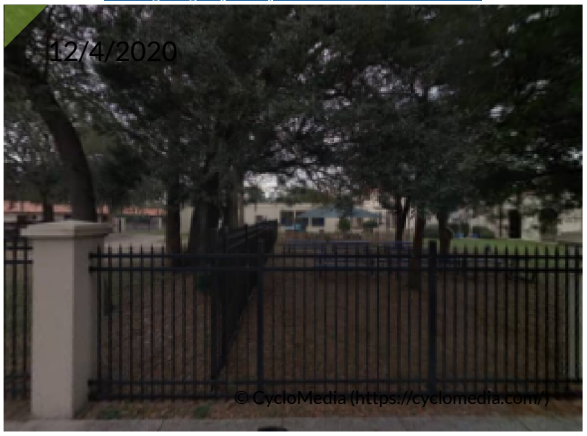
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1991000000
Location Address	259 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 2 & 28 29 30 31 32 33 & 34 BLK 32 DB241/173 DB249/643 687 571 572 573 & 577 *The Description above is not to be used on legal documents.
Property Use Code	Private Schools/Colleges (Owner Occupied) (7205)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.930
Homestead	N

Owner Information

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$2,608,701

Map



Valuation Information

	2022
Building Value	$2,198,687
Extra Features Value	$45,478
Total Land Value	$364,536
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,608,701**
Total Deferred	$0
Assessed Value	**$2,608,701**
Total Exemptions	$2,608,701
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	$2,263,529	$45,880	$364,536	$0	$0	$2,673,945	$2,374,130	$2,673,945	$0
2020	$2,328,369	$46,281	$364,536	$0	$0	$2,739,186	$2,158,300	$2,739,186	$0
2019	$2,234,076	$46,683	$364,536	$0	$0	$2,645,295	$1,962,091	$2,645,295	$0
2018	$1,611,008	$40,904	$303,780	$0	$0	$1,955,692	$1,955,692	$1,955,692	$0
2017	$1,650,761	$38,447	$303,780	$0	$0	$1,992,988	$1,992,988	$1,992,988	$0
2016	$1,690,514	$38,447	$303,780	$0	$0	$2,032,741	$2,032,741	$2,032,741	$0
2015	$1,766,561	$40,958	$303,780	$0	$0	$2,111,299	$2,111,299	$2,111,299	$0
2014	$1,701,200	$42,733	$303,780	$0	$0	$2,047,713	$2,047,713	$2,047,713	$0
2013	$1,732,681	$44,509	$303,780	$0	$0	$2,080,970	$2,080,970	$2,080,970	$0
2012	$1,504,793	$46,284	$634,453	$0	$0	$2,185,530	$2,185,530	$2,185,530	$0
2011	$1,538,561	$7,657	$704,948	$0	$0	$2,251,166	$2,251,166	$2,251,166	$0
2010	$1,556,233	$7,657	$783,275	$0	$0	$2,347,165	$2,347,165	$2,347,165	$0

Building Information

Building 3
Year Built 1960
Actual Area 13078
Conditioned Area 10864
Use Public Schools
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

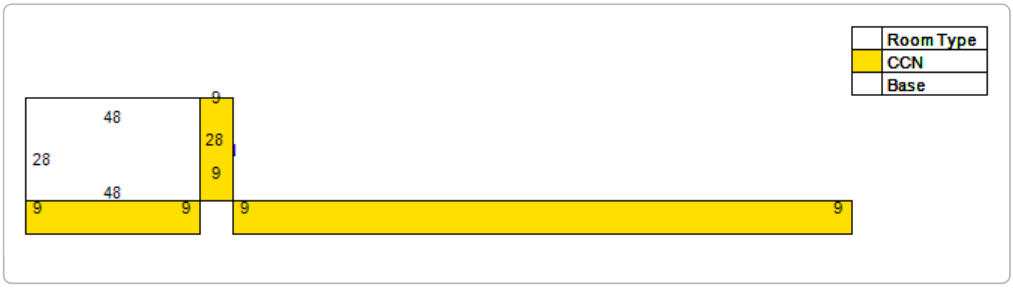
Description	Square Footage
BASE AREA	1344
CANOPY (COMMERCIAL)	432
CANOPY (COMMERCIAL)	252
CANOPY (COMMERCIAL)	1530
BASE AREA	9520
Total SqFt	13078

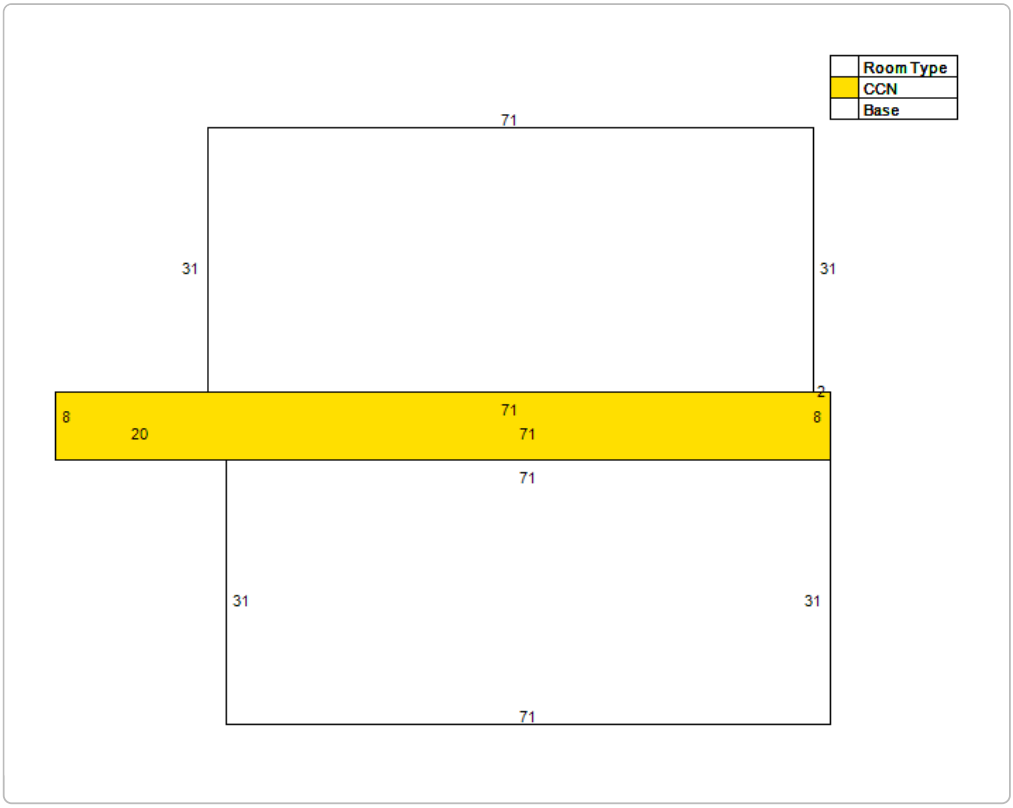
Building 6
Year Built 1996
Actual Area 5130
Conditioned Area 4402
Use Public Schools
Style 04
Class N
Exterior Wall Concrete Stucco

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

Description	Square Footage
BASE AREA	2201
CANOPY (COMMERCIAL)	728
BASE AREA	2201
Total SqFt	5130

Sketch Information





Extra Feature Information

Code Description	Status	Value
Metal Fence 6'		31640
Asphault Paving		5400
Metal Fence 6'		8438

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	218	148	40504	SF	$364,536

No data available for the following modules: Sale Information.

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

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Last Data Upload: 4/26/2022, 12:54:58 AM

Version 2.3.191



Detail by Entity Name

Florida Limited Liability Company
MATTHEWS DESIGN GROUP, LLC

Filing Information

Document Number	L18000228783
FEI/EIN Number	20-2968948
Date Filed	09/27/2018
Effective Date	06/09/2005
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	09/27/2018
Event Effective Date	NONE

Principal Address

7 WALDO ST
ST AUGUSTINE, FL 32084

Mailing Address

7 WALDO ST
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

MATTHEWS, III, ROB A
7 WALDO ST
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR, CEO, Treasurer, Secretary

MATTHEWS, KERI C
7 WALDO ST
ST AUGUSTINE, FL 32084

Title President

Matthews III, Rob A.
7 Waldo Street
St. Augustine, FL 32084

Title Director of Landscape Architecture

Lanehart, Eric
7 WALDO ST
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	01/15/2020
2021	01/27/2021
2022	01/03/2022

Document Images

01/03/2022 -- ANNUAL REPORT	View image in PDF format
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12/10/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
10/14/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
08/26/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
09/27/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Not For Profit Corporation
DIOCESE OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

GUIDI, DENNIS E
1837 HENDRICKS AVE.
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title D

ESTEVEZ, FELIPE J
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title D

BRENNAN, KEITH R
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title Deacon

Elison, Michael J
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2020	01/15/2020
2021	01/14/2021
2022	04/11/2022

Document Images

04/11/2022 -- ANNUAL REPORT	View image in PDF format
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02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2022 Meeting



Application HP2022-0031 Address: 249 Charlotte Street

Applicant: Richard C. Hart

Property Owner: Richard C. Hart

Project description: To construct a sunroom and partially covered deck addition on the second story west and north elevations of the building.

Architectural Style:	Garage Apartment	Florida Master Site File:	SJ00548
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1987300000		
Agenda Item:	6(e)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located set back from the street on the east side of Charlotte Street across from the Cathedral Parish School campus in the Historic Preservation 1 (HP-1) Zoning District and is a contributing building in the St. Augustine Town Plan National Register Historic District.
2. Previously addressed 251-1/2 Charlotte Street, the two-story wood frame garage apartment, constructed between 1917 and 1924, features a hipped metal roof with exposed rafter tails, a flat-roofed two-story addition and shed-roofed attached carport to the south, and a one-story shed-roof porch on the west. Wood two-over-two lite windows are found on the east, west, and north elevations and aluminum windows are located on the south and a portion of the east elevation.
3. The applicant is requesting to construct a second story sunroom addition in the location of the existing covered porch on the west elevation. Four of the five wood windows proposed for removal in conjunction with constructing the sunroom are intended to be repurposed on the west elevation. The applicant is proposing a front-gable roof over the sunroom and wood novelty siding to match the existing structure. Additionally, the applicant seeks to construct a deck addition on the north elevation of the building to be partially covered with a shed roof. An existing wood window is proposed to be replaced with a door for access to the deck.
4. The 1924 Sanborn map, provided by the applicant, shows the two-story wood frame structure with a first-floor garage and second-story dwelling and without the northern addition and carport. By the 1965 update to the 1930 Sanborn Map, a one story attached garage is located on the north side of the building, but the ground floor of the main structure remains noted as a garage. The city has few records of alterations to buildings prior to around 1983 when permit records started being maintained.
5. The overall design of the project appears consistent with other, second story additions, enclosed porches, and covered deck in the area. The applicant provided example photographs in their application. The Architectural Guidelines for Historic Preservation (AGHP) discourages the construction of additions in such a way that it appears as part of the original structure. The applicant should demonstrate how they will differentiate the proposed addition while still complimenting the existing historic structure.
6. Proposed new wood siding to match the existing building is consistent with the AGHP; however, it is also recommended that additions be differentiated from the original structure to avoid interpreting the contemporary addition as a historic feature.
7. The proposed new gable end roof over the sunroom addition will alter the roof form along the west elevation though the AGHP lists gable roofs as compatible with the garage apartment style.
8. Fenestration of the windows on the second story will be altered with the addition of the proposed sunroom and the HARB should determine whether this change affects the historic integrity of this already altered structure.
9. While the majority of the existing wood windows are proposed to be repurposed in the scope of this project, the applicant should consider salvaging the remaining windows. Use of the original windows on the new addition will require a letter from a qualified engineer confirming that the windows conform to current Florida Building Code requirements. The HARB may consider allowing a matching new replacement window option should the original windows not meet the requirements to allow their re-use.
10. Because the existing roof material is metal, replacement with new metal roofing material may be approvable at the staff level if HARB determines the change from a corrugated metal to the 5v crimp (a pre-approved metal roof material) as proposed is appropriate.
11. 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 **take the following actions for a Certificate of Appropriateness at 249 Charlotte Street**:

1. APPROVE the application if the HARB finds the proposed scope of works meets the Secretary of the Interior's Standards # 9 because the proposed additions are a compatible contemporary design.
2. CONTINUE the application to allow the applicant time to prepare a more compatible design as directed by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct ~30' x 8' second story deck on north elevation:
    a. Install shed roof above with metal material to match existing structure's roof
    b. Replace northeast 2/2 wood window with 9-lite wood door
    c. Wood rail as drawn
2. Construct ~21' x 10' second story sunroom on west elevation:
    a. Install front-gable roof above with metal material to match existing structure's roof
    b. Remove:
        i. 5 DHS 2/2 wood windows
        ii. Wood siding
        iii. Second story exterior wall
    c. Reinstall 4 DHS 2/2 wood windows on new addition
    d. Side with wood to match
3. Replace the existing metal roof with new metal roof material (staff-approvable).

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**

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 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.

Doors and Entrances

Do...

- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.

Exterior Finishes

Wood

Do...

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

Don't...

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

Post-1821

Garage Apartments are usually finished with drop siding or weatherboards with corner boards, asbestos shingles, composition shingles, wood shingles, concrete block, coquina or stucco. Masonry finish on the first story with wood on the second story is common.

Roofs and Roofing

Do...

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

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Construct additional stories so that the historic appearance of the building is radically changed.

Post-1821

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.

Windows and Window Treatments

Do...

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

Don't...

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

Post-1821

Garage Apartment windows are usually double hung sash two-over-two or one-over-one. Double hung sash eight-over-one, three-over-one, and three or eight pane casement windows are also used. Fanlights are used occasionally. Attic louvers in the gable ends are common.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
249 Charlotte Street



Front (west) Elevation

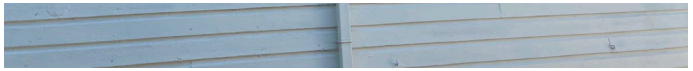
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STAFF PHOTOGRAPHS
249 Charlotte Street





Far left window to be replaced with door



North and West Elevations





STAFF PHOTOGRAPHS
249 Charlotte Street



Rear (east) Elevation



STAFF PHOTOGRAPHS
249 Charlotte Street





Context Photographs (Charlotte Street)

STAFF PHOTOGRAPHS
249 Charlotte Street



Context Photograph (Charlotte Street)

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ548 1009==

Site Name: 249 Charlotte Street 830== Survey Date: 7808 820==

Address: 249 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 27 (block) Lots 6,7- & west 110 of (lot) 868==

lot 8 868==

Owner of Site: Name: Bell, Thomas E., Sr. & Dorothy ;

Address: 249 Charlotte Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469990 (easting) 3306370 (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: +1924 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Garage Apartment 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding, with cornerboard 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2 942==

Foundation: 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porch, shed 942==

Porches & Balconies: One-story open front porch 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal corrugated, composition shingles 882==

Ornament Exterior: Turned spindle posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Set back on lot. On narrow street in one of the oldest sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Garage Apartment at 249 Charlotte Street was constructed between 1917 and 1924. A one-story open porch with shed roof and turned spindle posts extends from the front. The house is set back on the lot and faces a narrow street in one of the oldest sections of town.

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 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 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 1790's, and substantial residences were thereafter erected

(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.

3. Florida Times-Union, April 7, 1979.

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

The current occupants of this house at 249 Charlotte Street at one time owned the Plaza One and Plaza Two movie theaters in town.(3)

ARCHAEOLOGY

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

1980

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 249 Charlotte St. Block & Lot BL 27 Lot 6 ~~Pt.~~ 7

CARTOGRAPHIC

Prior to existing structure { +1885 2 story (stone 1st, frame 2nd) prin. res. on N.E. end of lot nonexistent in 1917.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

IRS accuses St. Augustine couple

FTU, Jax Apr. 7, 1979

A St. Augustine couple formerly in the movie theater business in St. Augustine have been charged with evading more than $29,000 in federal income taxes during 1972-75.

Named in the four-count indictment are Thomas E. Bell Sr. and Dorothy L. Bell of ~~429~~ 249 Charlotte St.

Investigators said they owned the Plaza Theater 1 and 2, which they have sold, in St. Augustine and also owned a theater in Bainbridge, Ga.

The indictment charges they understated income by $111,101 and evaded taxes totaling $29,171.

They are alleged to have reported income totaling $30,801 for the 4-year period and paid taxes of $5,474.

The Internal Revenue Service charged their actual income for the period totaled $141,902 and that they owed taxes totaling $34,646.

Another indictment charges Frow (cq) W. Strickland of Kingsley Lake, Starke, evaded taxes over a 3-year period. He was identified as owner of Strickland's Landing.

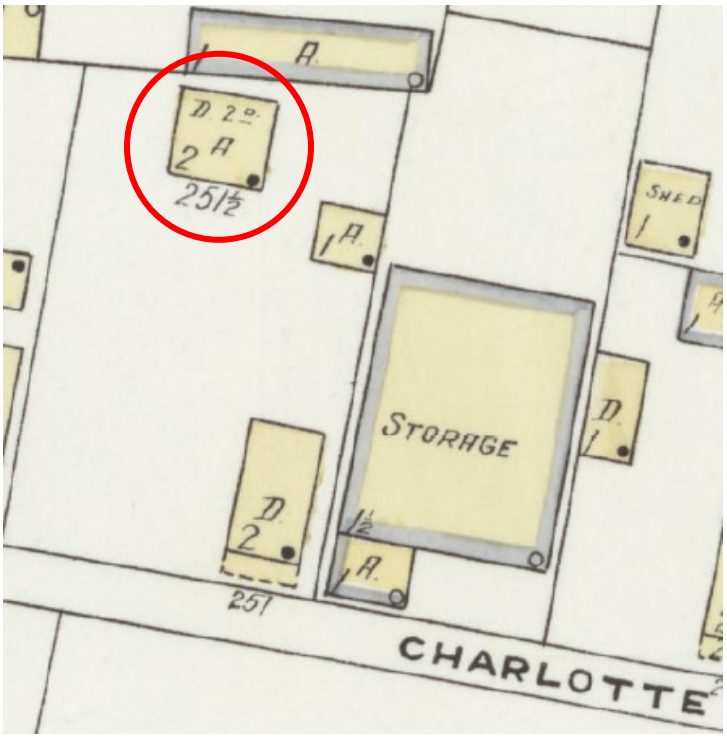
The indictment charges he reported no income for 1973, when in fact he made $22,100 and owed $3,800 in taxes; that he reported income of $6,231 and paid taxes of $1,044 for 1974 when in fact he had income of $78,400 and owed taxes of $22,600. It charges he failed to report income of $61,300 and evaded taxes of $21,100 for 1975.



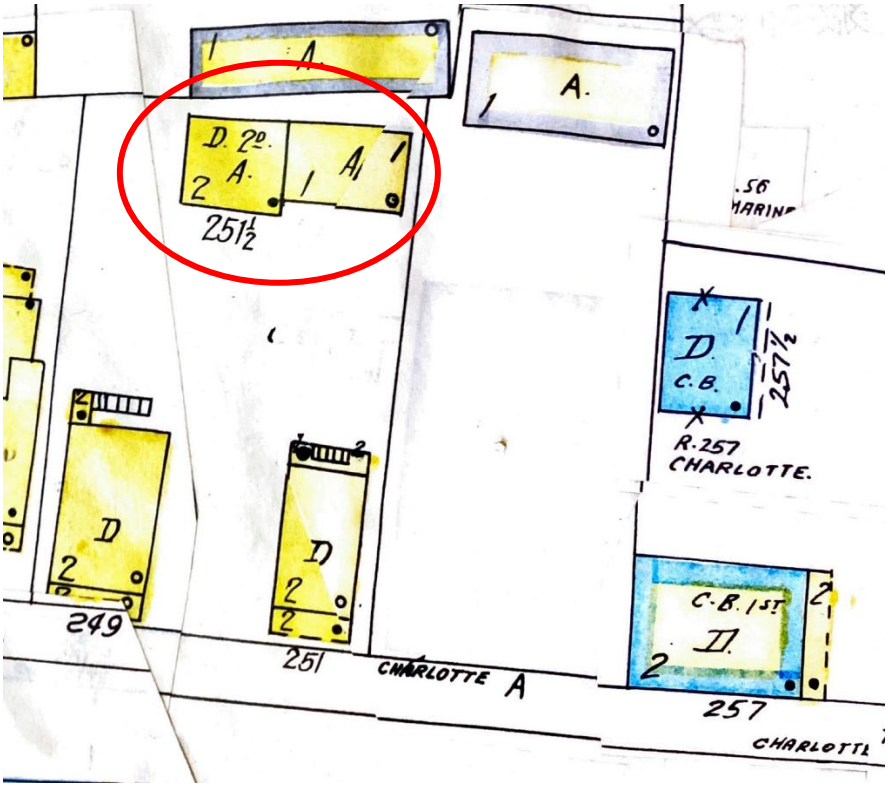
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SANBORN MAPS
249 Charlotte Street

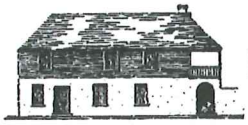
1924



1930 updated to 1965



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. HP2022-0031

Receipt No. 2365019

Meeting Date: May 19, 2022

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

1. NAME OF APPLICANT Richard C. Hart
   Business (if applicable) n/a
   Address 249 Charlotte St
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 203.415.0869 Other phone/email richard.c.hart@medtronic.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Richard C. Hart
   Business (if applicable) n/a
   Address 249 Charlotte St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 203.415.0869 Other phone 251charlottestreet@gmail.com
3. PROJECT STREET ADDRESS 249 Charlotte St, St. Augustine, FL 32084
4. LEGAL DESCRIPTION: Lot 6&7 Block 27 Subdivision (book) 4098 Parcel (page) 1030
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 replace existing metal roof and include addition roof
☐	☒	Roof structures (dormers, chimneys, etc.)
☐	☒	Exterior finishes (stucco, masonry, siding)
☐	☒	Porch/Deck/Balcony remove existing lower level patio roof
☐	☐	Awning/Canopy
☐	☒	Exterior Doors removing 4 windows and replacing w doors
☐	☐	Windows
☐	☐	Shutters
☐	☐	Foundation (including infill)
☐	☐	Exterior lighting & other appurtenances
☐	☐	Existing fences, walls & gates
☐	☐	Existing parking, walkways & other site features

RECEIVED
APR 22 2022
Planning/Building Dept.

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

- ☐ New building
- ☒ New addition Sunroom (west elevation)
- ☒ New roof structures (dormers, chimneys, etc.)
- ☒ New porch/deck/balcony covered porch (north elevation)
- ☐ New awning/canopy
- ☐ New entrances 2 man doors, one for sunroom, one for covered porch
- ☒ New window opening/sashes for sunroom
- ☒ New exterior lighting "jelly jars" for each new man door
- ☐ 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)

Build 10' x 21' Sunroom on west elevation

Build 8' partially covered deck on north elevation

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Richard Hart

SIGNATURE OF APPLICANT R Hart DATE 21-APR-2022

PRINT OWNER'S NAME Richard Hart

SIGNATURE OF OWNER R Hart DATE 21-APR-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.

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CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

MARY SHANNON HART is/are hereby authorized TO ACT ON BEHALF OF RICHARD C HART, 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

RICHARD HART
Print Name of Owner

203.415.0869
Telephone Number

State of FLORIDA

County of ST. JOHNS

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

By RICHARD HART

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

Notary Public State of Florida
John Michael Sayne
My Commission GG 265780
Expires 02/03/2023

My Commission expires: 2-3-23

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Rev:022117

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

PHILIP CATULLO is/are hereby authorized TO ACT ON BEHALF OF RICHARD C HART, 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

RICHARD HART
Print Name of Owner

203.415.0869
Telephone Number

State of FLORIDA

County of ST. JOHNS

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

By RICHARD HART

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

Notary Public State of Florida
John Michael Sayne
My Commission GG 265780
Expires 02/03/2023

My Commission expires: 2-3-23

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Rev:022117

Received April 28, 2022
Planning and Building Department

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Mark Shannon Ihrer is/are hereby authorized TO ACT ON BEHALF OF Richard C Ihrer, the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number HP2022-00231, 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 Hist. Arch. Review Board, for an application related to the structure located at: 249 Charlotte St

BY: _____
Signature of Owner

Richard Ihrer
Print Name of Owner

203.415.0869
Telephone Number

State of FL

County of St Johns

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

By Richard Ihrer

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 2-3-23

Notary Public State of Florida
John Michael Sayne
My Commission GG 265780
Expires 02/03/2023

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
☐	☒	☐	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.

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	
X			Photographs of affected window(s) or location(s) of proposed new window opening(s)
	X		For new openings, a scaled wall section with proposed window
	X		Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
X			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
	X		For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

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

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

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

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

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

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

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

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

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

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

❖ Other details necessary for review:

See center column of checklist above. Full elevation photos or drawings of all four sides should be provided for reference. Photos provided should be labeled for elevation. Example lighting fixture should be included. Proposed replacement windows or window reuse should be clarified.

Project number: HP2022-0031 Project Address: 249 Charlotte Street

Reviewed by: Candice Seymour Date: 04/26/2022

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249 Charlotte Street – Certificate of Appropriateness of Proposed Modifications

Property Owner: Richard C. Hart

Property description

Per page 104 of the Architectural Guidelines for Historic Preservation:

The existing structure at 249 Charlotte Street is a recorded example of a "garage apartment" built sometime between 1917 and 1924. (*See attached description from published guidelines*) This structure was originally recorded with the address of 251 ½ but was changed to 249 at a later date. (unknown) This property is located in the H-1 district of the City of St. Augustine.

Per the Sanborn Fire Maps of 1917 and 1924, it is evident that the original structure (constructed between that time period) has been indiscriminately modified at various times throughout the mid and later parts of the 20th century. (*See attached fire maps showing original structure and current structure/lot survey)*

The significant modifications include:

- A south addition of an unfinished garage with a metal rolling door - which includes 2 above rooms with plywood flooring and metal windows.
- A west facing poured cement lower porch area (cement is dated 1986 with previous owner's signature) with metal shed roof and store-bought turned posts
- An outdoor shed roof at the south end of the structure with supporting 4 x 4 posts

(See attached photos of the above-mentioned modifications.)

Structure modification goals for Certificate of Appropriateness:

The main justification for this proposed modification is to get the main living areas out of the first-floor level which is currently in the flood zone. The small sunroom addition to the second floor will make up for the lost space on the first floor. Moving the main living areas to the second floor was suggested by our insurance carrier as the best way to guarantee continued coverage as well as lower the anxiety and risk that comes from the lower level being right at the flood line.

Keeping within the guidelines of historic precedent and appropriateness for my (listed) garage apartment as outlined in the Architectural Guidelines for Historic Preservation (page104), it is my intention to:

- **Construct a sunroom off the second floor - west elevation** using finish exterior materials to match existing to preserve the style of the existing structure and styles within the neighborhood.

  To include:
  - Extended gable end roofline
  - 2 over 2 wood windows
  - New wood siding with corner boards to match existing siding
  - Pressure treated wood framing/construction

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Due to the fact the existing structure is older and has endured several flooding events, I will use additional posts up against the existing structure to ensure very little weight of the new work is carried by the existing house.

Structure modification goals, 249 Charlotte Street (cont'd):

- **Construct a partially covered porch and deck on the north elevation – second floor** using structural and finish materials that match the existing house and houses in the neighborhood to preserve historic style.

To include:

- Shed style roof
- Simple wood detailing for railing and balusters
- Replace 1 existing window (NE corner) with exterior wood door exiting onto porch
- Add 1 additional wood door exiting new sunroom edition onto porch
- New wood siding with corner boards to match existing siding
- Pressure treated wood framing/construction

Once again, also using posts against the house to help carry the weight to not significantly burden the existing house.

- **Replace metal roof over main house to include sunroom addition and new covered porch**
  Current metal roof over main building is needing replacement due to extended wear. We will replace with new metal roofing. (See attached)

To reiterate, these proposed modifications will enhance the second floor and enable it to become the main living area. This will get the main living area up out of the flood zone and allow the use of the first floor to change from living space to storage, workshop and garage. Additionally, these modifications will add a historically relevant, practical and aesthetically appealing upgrade to this property.

See attached drawings and reference images.

I appreciate your consideration.

Sincerely,

Richard C. Hart, property owner

Contact #203.415.0869

Mailing address 249 Charlotte Street, St. Augustine 32084

Email: richard.c.hart@medtronic.com

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Garage Apartment (1900-1930)

Garage apartments are the first style to attempt to provide indoor parking in residential buildings. Garage apartments may be either primary or accessory buildings. In St. Augustine, garage apartments which are accessory buildings are located on the same lot with Bungalows, Colonial Revival and Mission style buildings, and with Frame Vernacular and Masonry Vernacular buildings.

Identifying features of the style include two story construction, with single or multiple garage bays occupying most of the first floor. Buildings are usually set at the rear of the lot. Construction may be masonry or wood frame, or a masonry first story with a frame second story. Second story porches or roofed balconies are common. Detailing is usually simple.

Buildings are usually constructed on the rear of the lot. The most common building plan is rectangular, although some buildings are L-shaped. Buildings are two stories.

Foundations are usually continuous concrete or brick, or less commonly brick piers. Piers may be finished with stucco. Construction is masonry or frame, or masonry on the lower story and frame on the second story.

Exterior finishes are drop siding or weatherboards with corner boards, asbestos shingles, composition shingles, wood shingles, concrete block, coquina or stucco.

The most common roof types are hip and gable. Flat roofs with a parapet, and jerkinhead roofs are also used. Shed porch roofs are common. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal or metal v-crimp. Flat roofs are built-up. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Double hung sash eight-over-one, three-over-one, and three or eight pane casement windows are also used. Fanlights are used occasionally. Attic louvers in the gable ends are common.

Detailing is usually simple and may include battered porch piers, wood balustrades, finials, arched window surrounds and crenelation.

Garage Apartment Examples

118 ½ Bravo Street, 1885-1894
40 ½ Carrera Street, 1899-1904
89 Cedar Street (rear), 1899-1904
249 Charlotte Street, 1917-1924
43 ½ Cordova Street, 1924-1930
18 Nelmar Avenue, 1924-1930
79 Park Place, Post-1930
38 Saragossa Street, 1917-1924

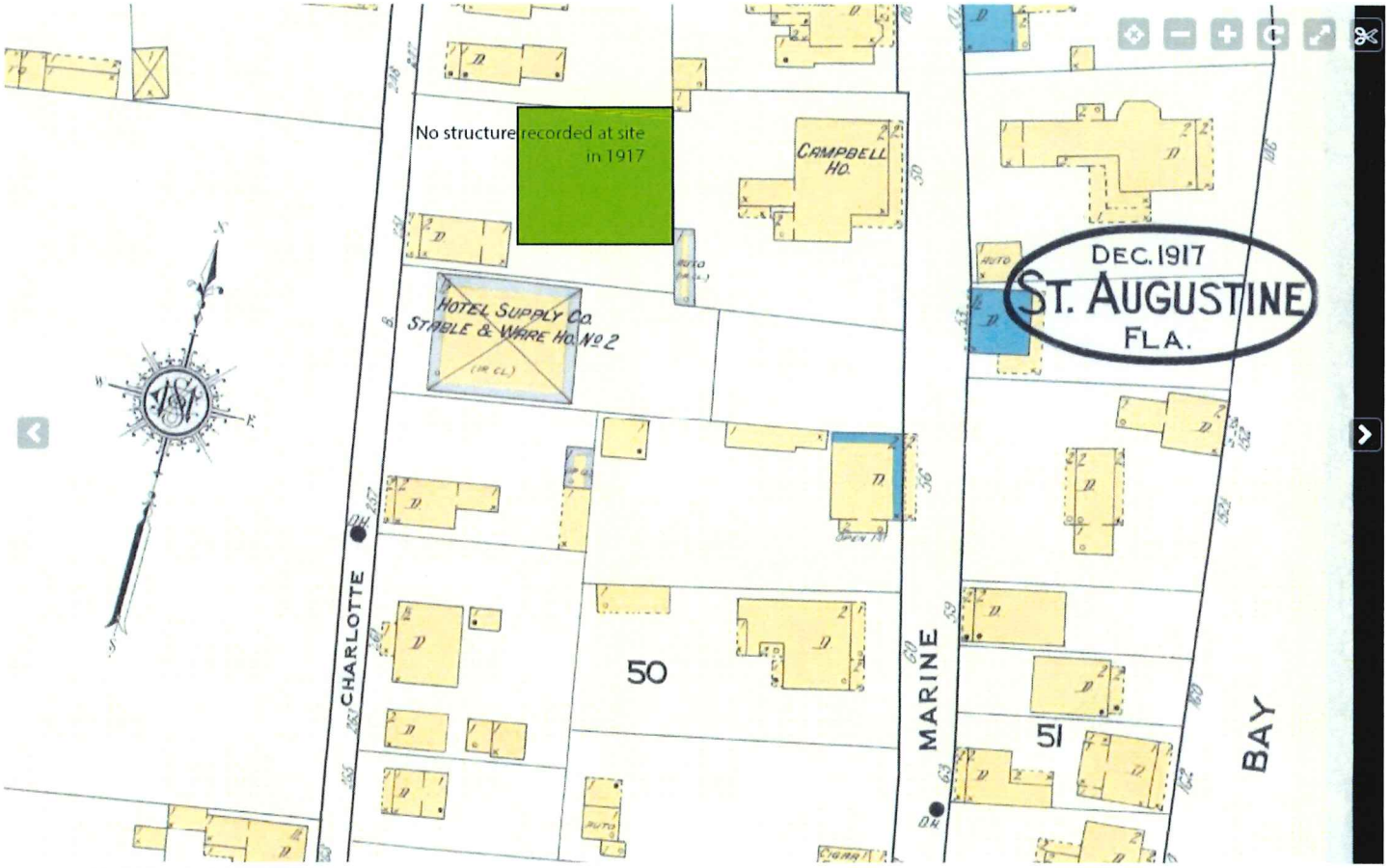
photos of examples on following pages

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249 Charlotte Street, Certificate of Appropriateness

Sanborn Fire Maps, 1817 and 1924

And Current Property Survey



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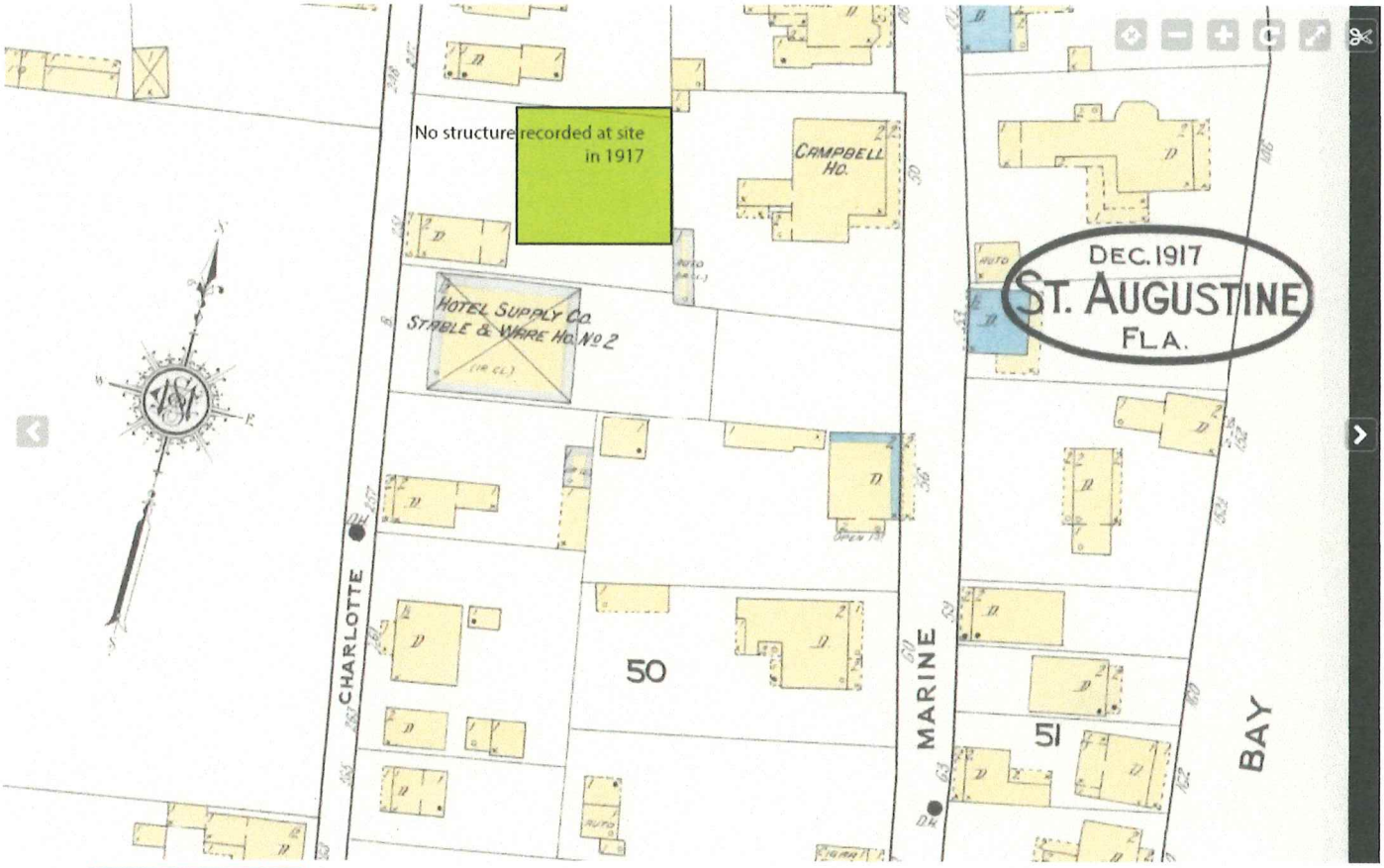
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249 Charlotte Street, Certificate of Appropriateness

Sanborn Fire Maps, 1817 and 1924

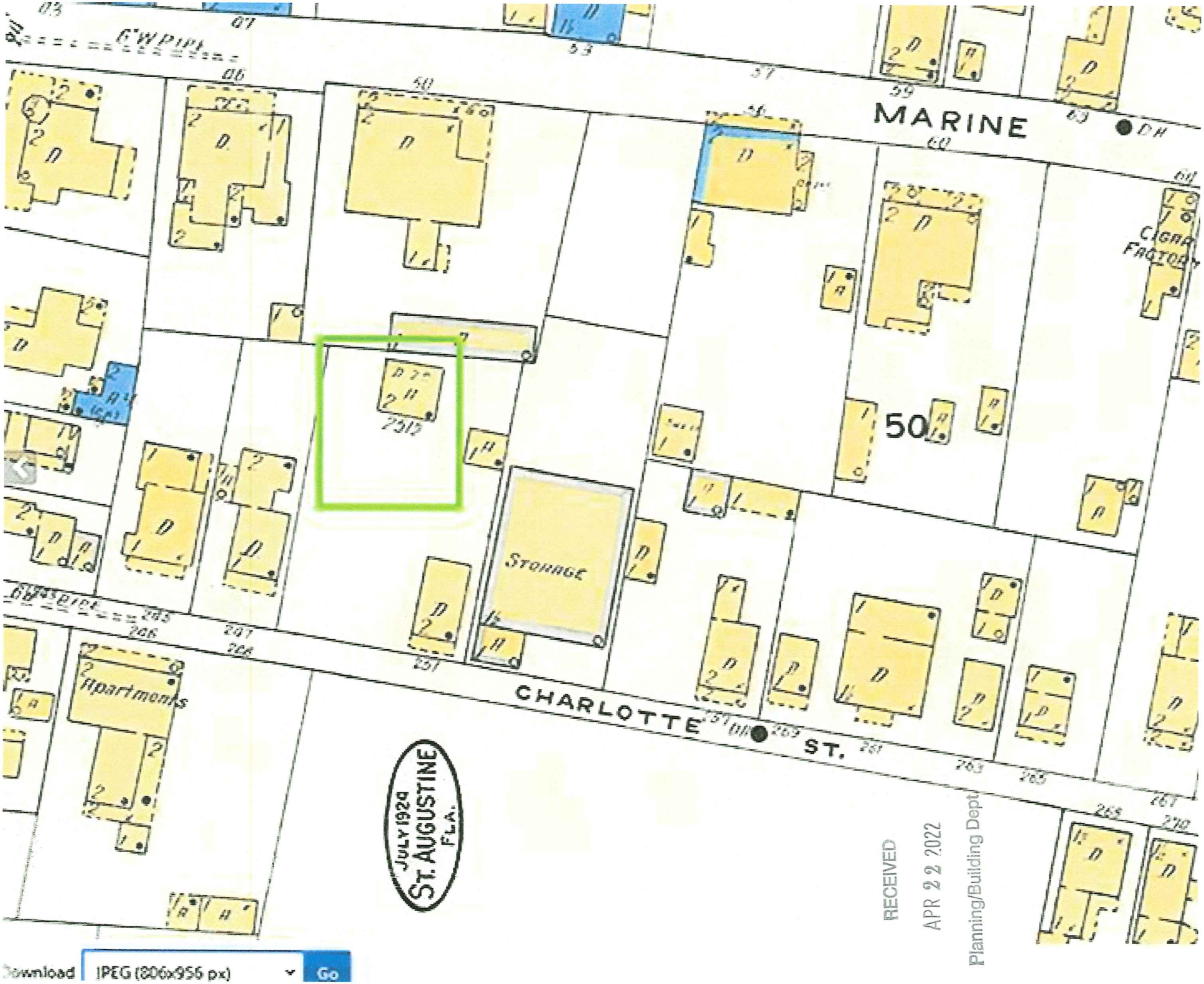
And Current Property Survey



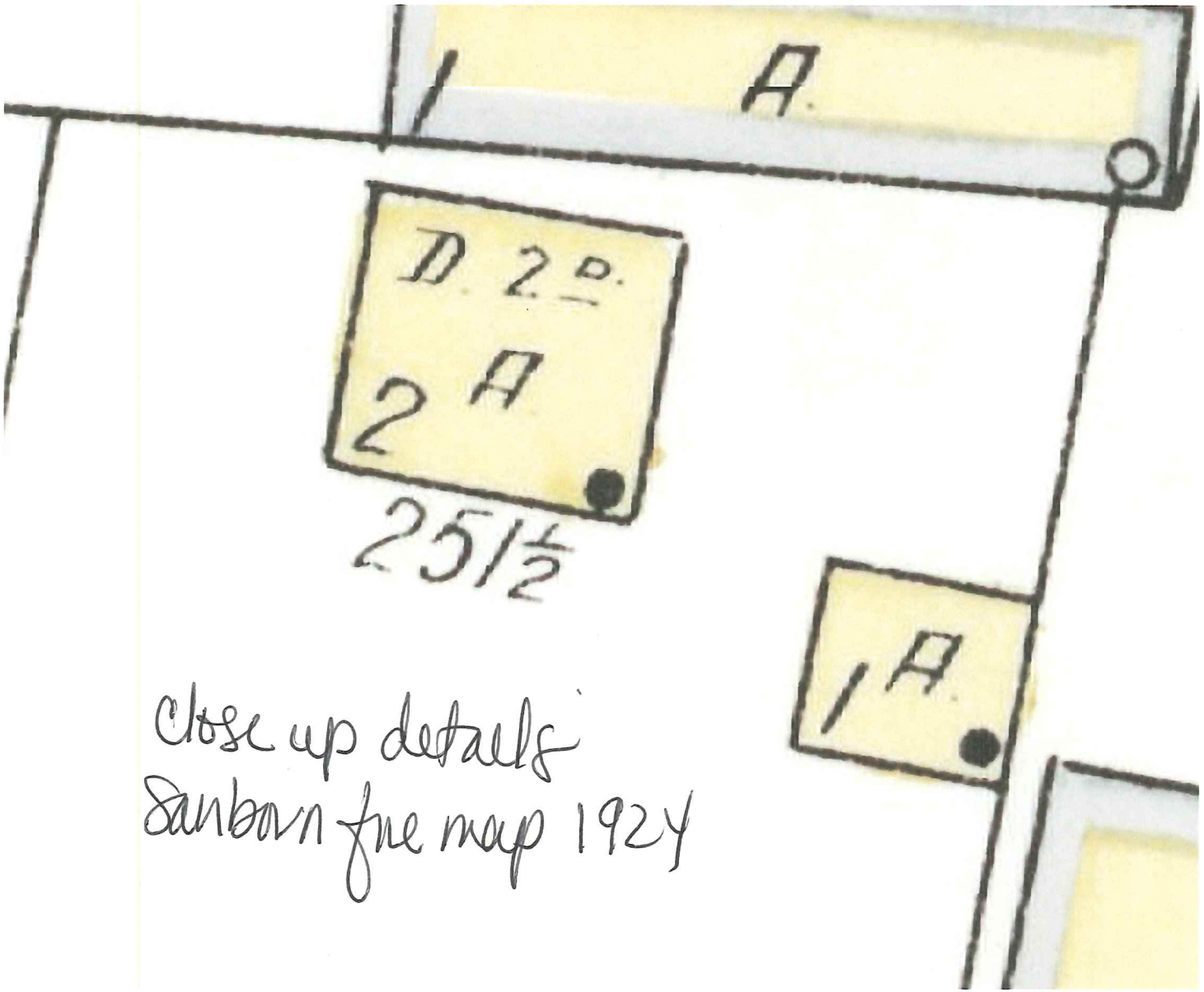
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Download JPEG (806x956 px) Go

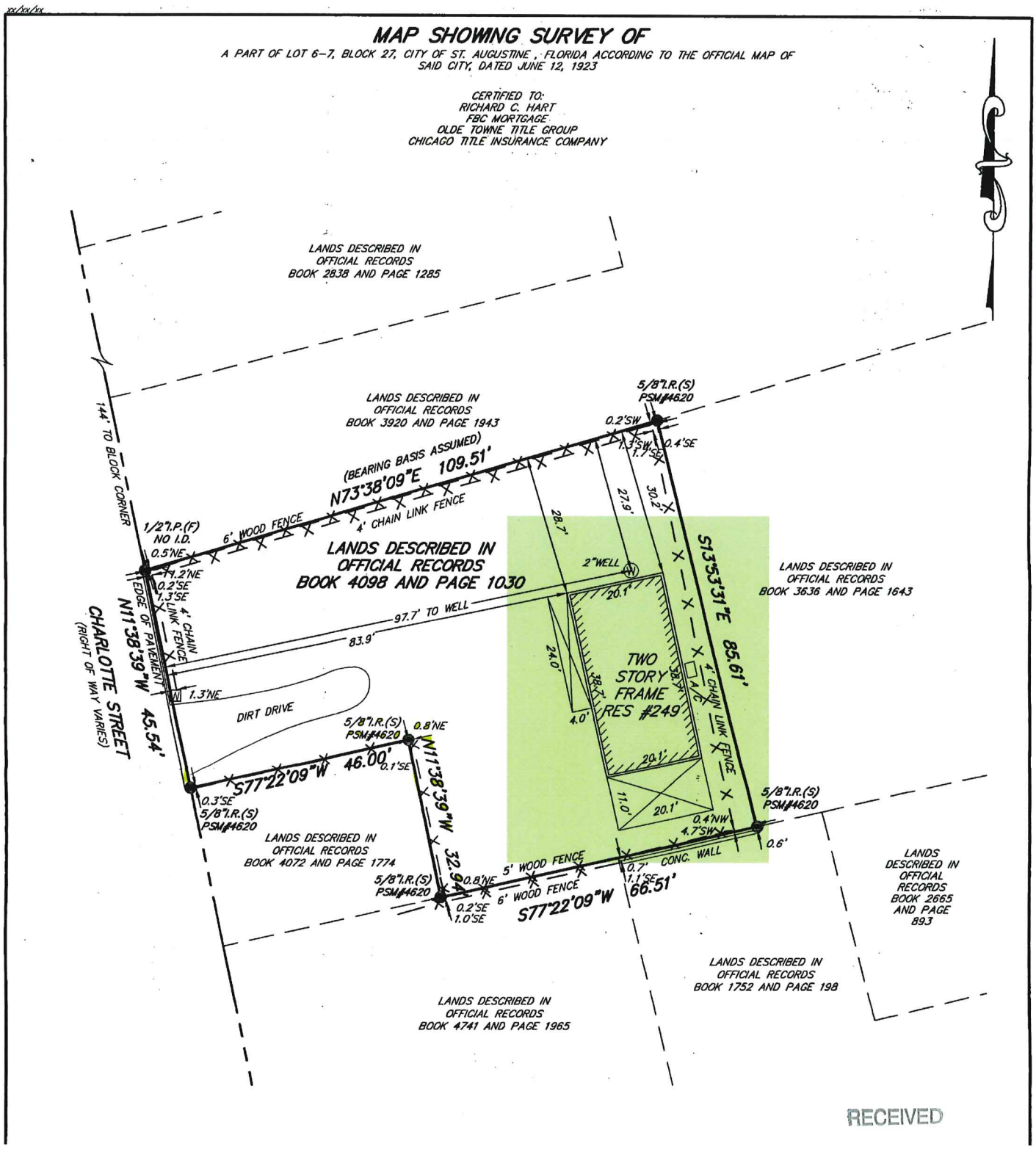


Close up details
Sanborn fire map 1924

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249 Charlotte Street, Certificate of Appropriateness

Current Property Survey



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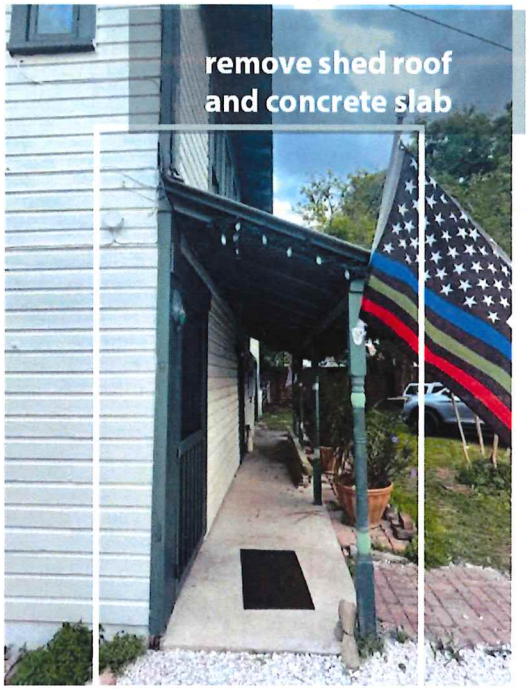






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Demolition permit to include:





→ reuse 8/2 wood windows on sunroom





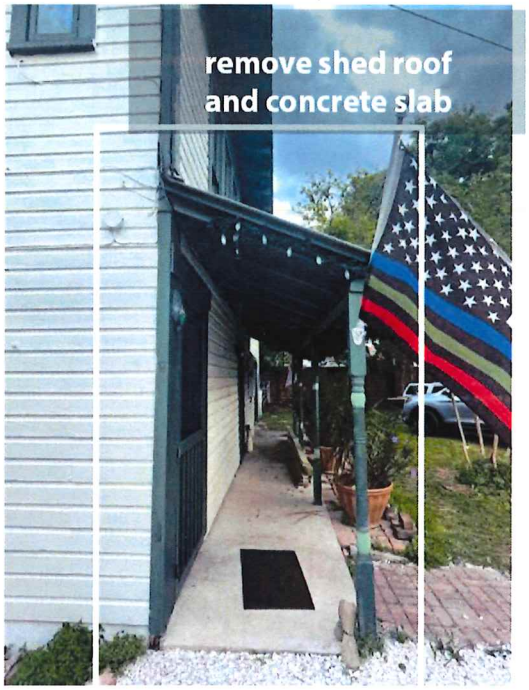


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Demolition permit to include:





→ reuse 8/2 wood windows on sunroom







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ADDITIONS TO:

249 CHARLOTTE ST.

249 CHARLOTTE ST. ST. AUGUSTINE FL. 32084

- FLOOR PLANS
- ELEVATIONS
- SITE PLAN
- WALL SECTIONS

SCALE: AS NOTED

DATE: APRIL 18, 2022

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8'-0"

STORAGE

WORKSPACE

EXISTING FIRST FLOOR
NO CHANGES

EXISTING GARAGE
NO CHANGES

NEW DECK ABOVE

8'-1 1/2"

UP

LAUNDRY

EXISTING CONCRETE SLAB

NEW SUNROOM ABOVE

10'-0"

NEW 6"x6" COLUMNS TYP

8'-0"

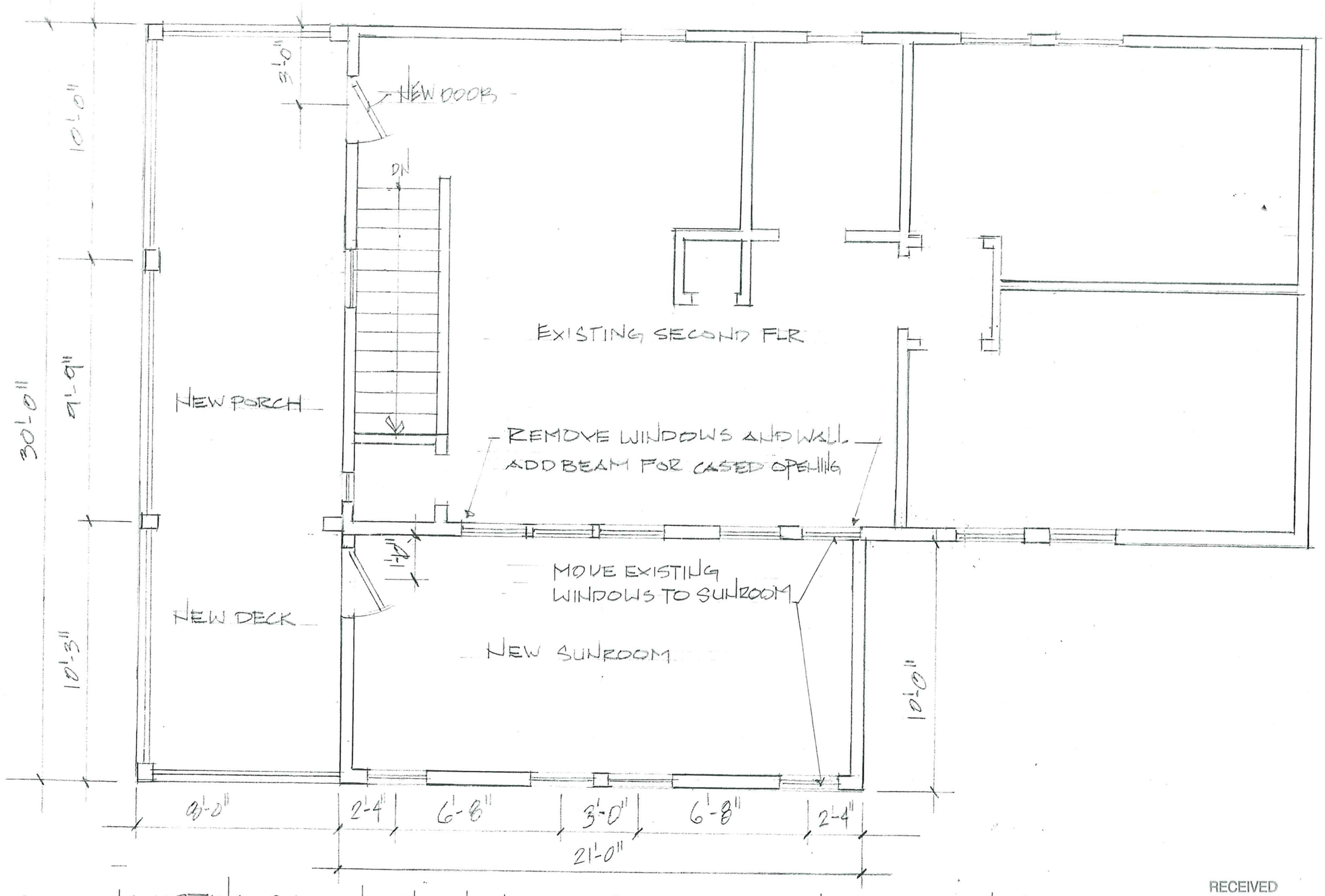
10'-6"

10'-6"

21'-0"

EXISTING FIRST FLOOR WITH PROPOSED ADDITIONS SCALE 1/4"=1'-0"

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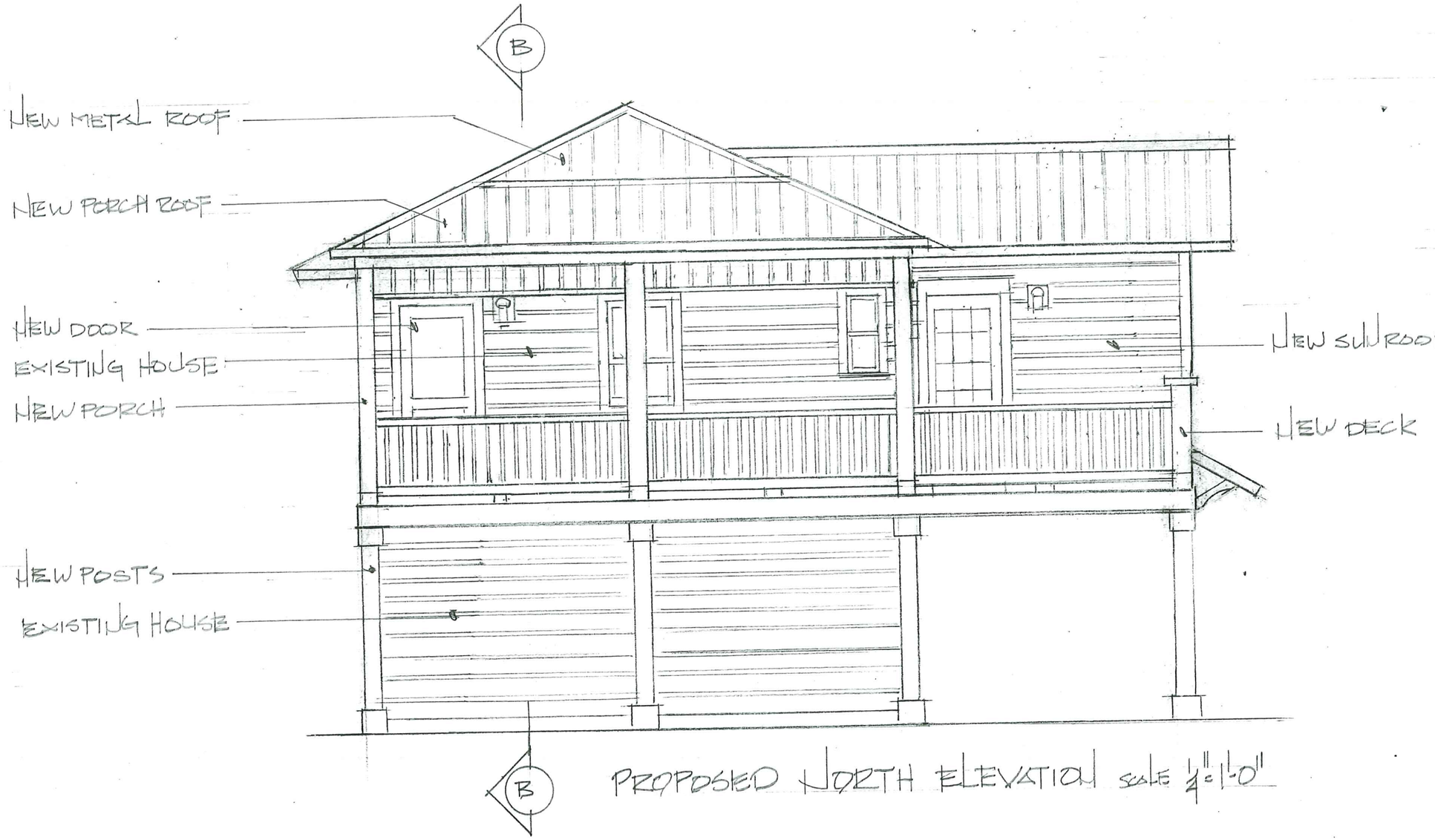
EXISTING SECOND PLAN WITH PROPOSED ADDITIONS SCALE: 1/4"=1'-0"

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PROPOSED ~~EAST~~ WEST ELEVATION SCALE 1/4"=1'-0"

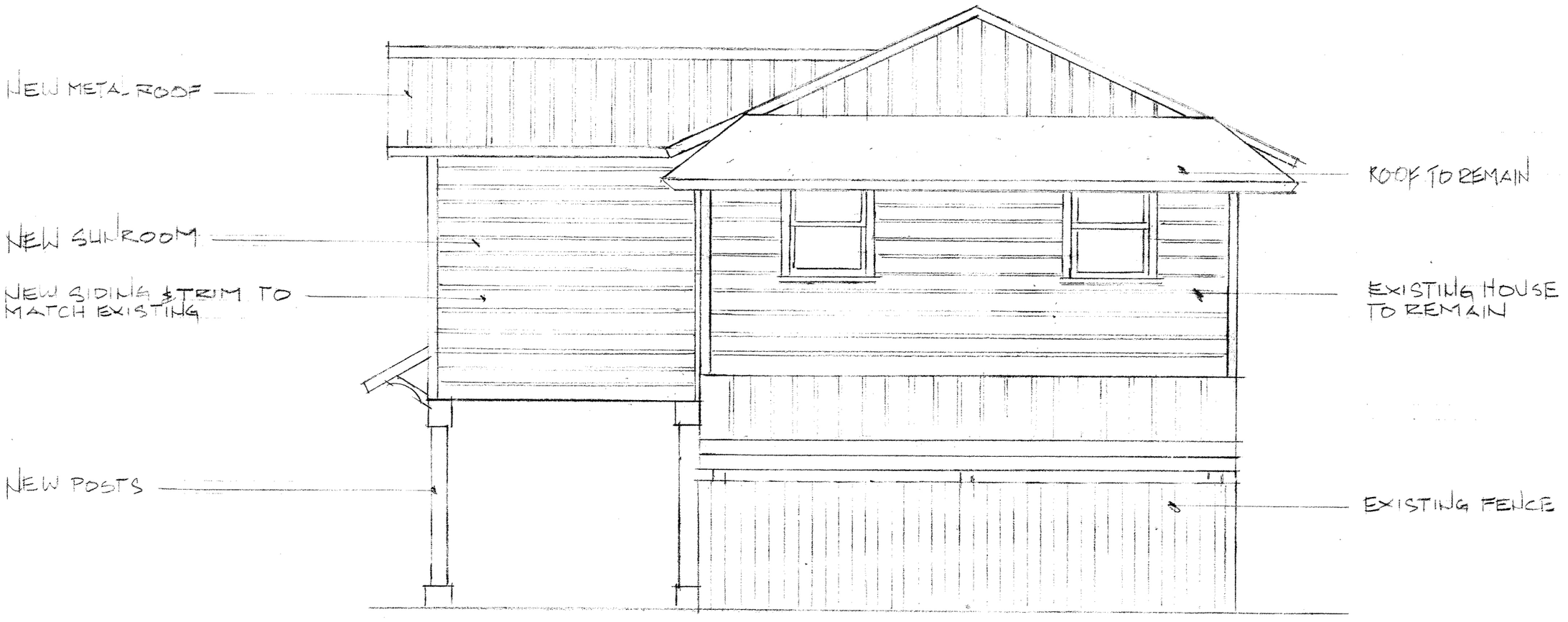
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PROPOSED NORTH ELEVATION scale 1/4"=1'-0"

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

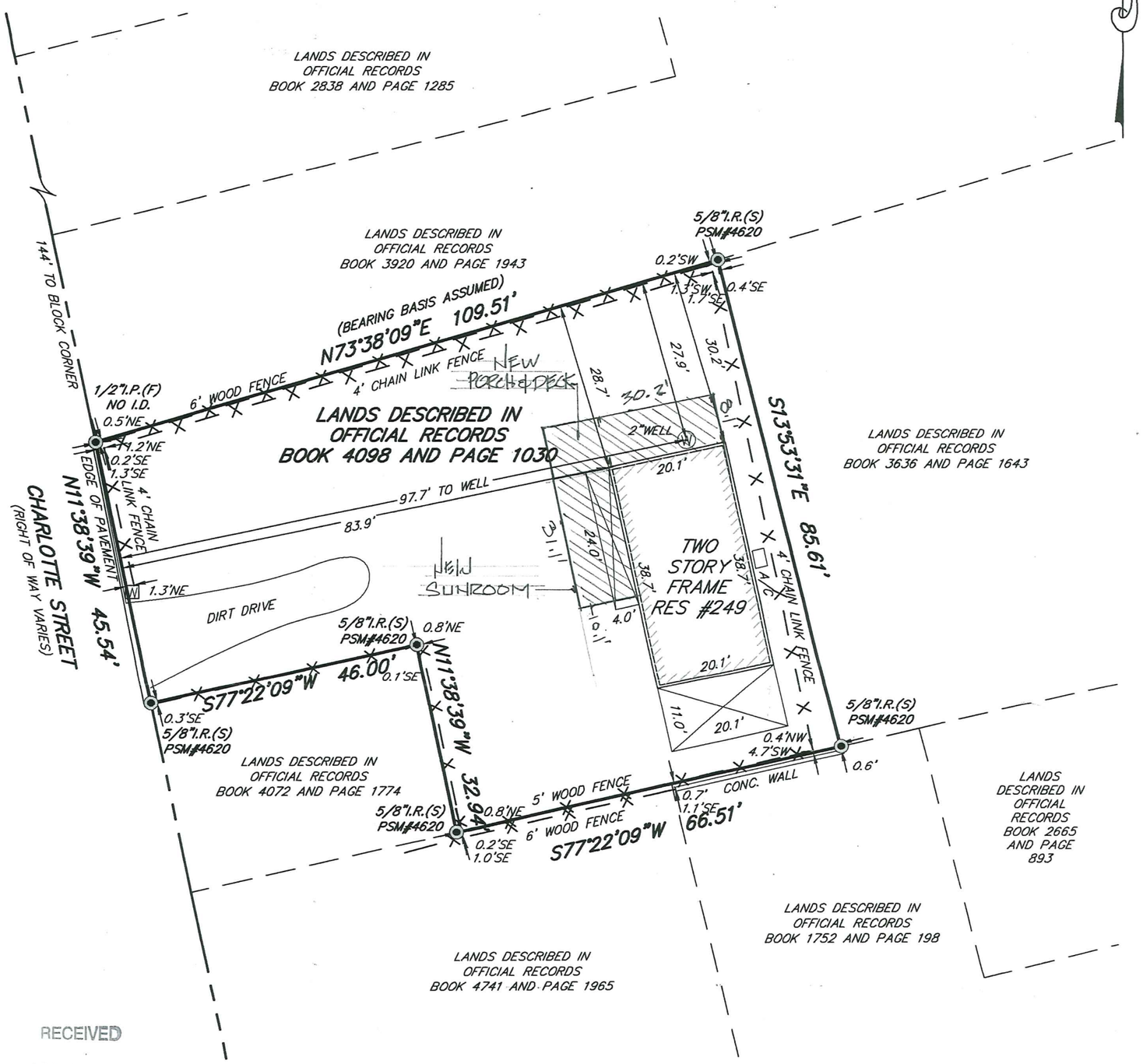
Richard Hart - 249 Charlotte Street - Certificate of Appropriatness

xx/xx/xx

MAP SHOWING SURVEY OF

A PART OF LOT 6-7, BLOCK 27, CITY OF ST. AUGUSTINE, FLORIDA ACCORDING TO THE OFFICIAL MAP OF SAID CITY, DATED JUNE 12, 1923

CERTIFIED TO:
RICHARD C. HART
FBC MORTGAGE
OLDE TOWNE TITLE GROUP
CHICAGO TITLE INSURANCE COMPANY



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LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	(W)	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM #4620)	Ⓦ	– WELL
	– WOOD POWER POLE	-OHE-	– OVERHEAD ELECTRIC

AREA = 0.17 ± ACRES
OR 7,582 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/2018, the property described hereon appears to lie in Zone AE 8'
- Basis of bearing structure: BEARINGS BASED ON THE
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
20-0184	02/13/20	1" = 20'	760/56	N.H.F.	R.J.B.

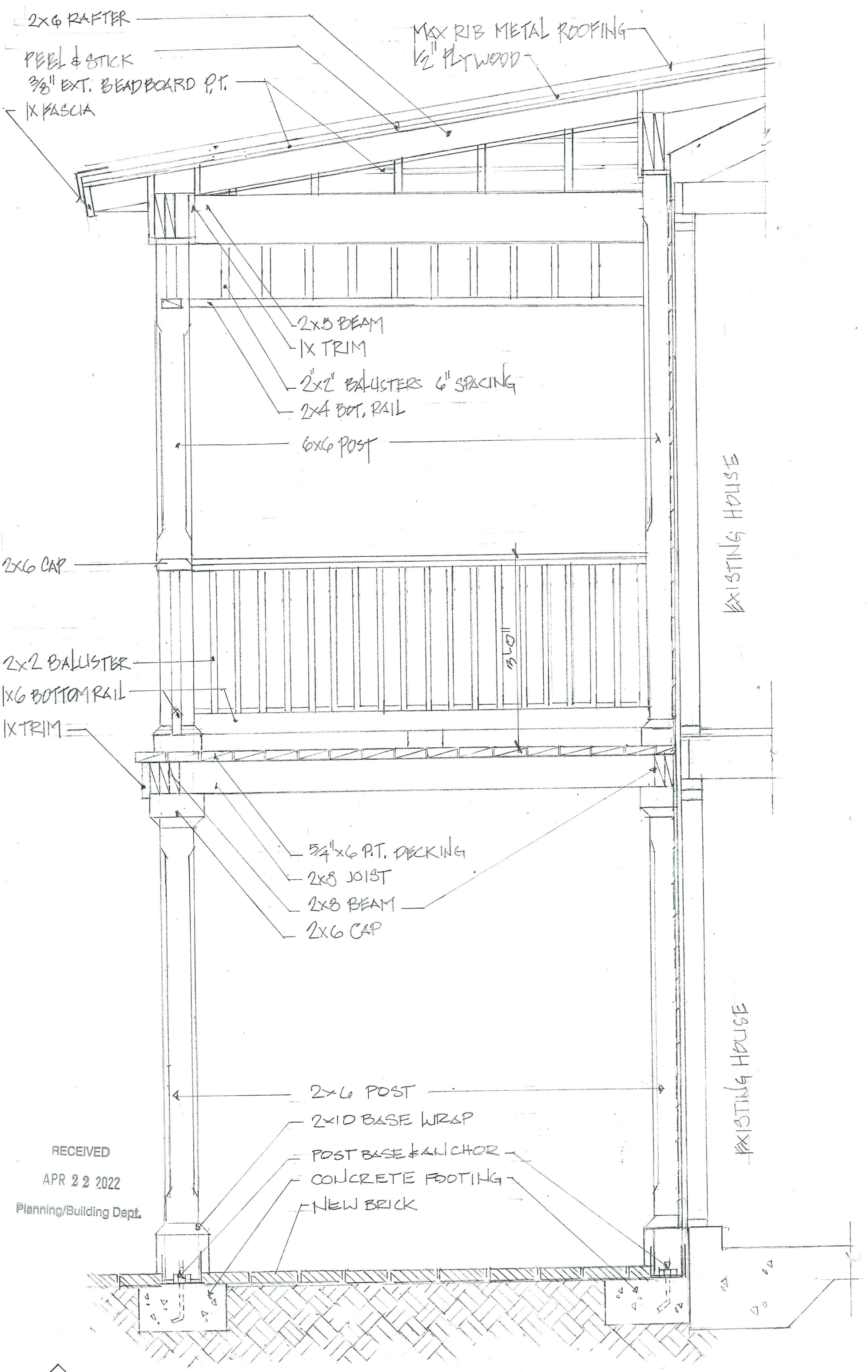
TYPE: BOUNDARY

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES



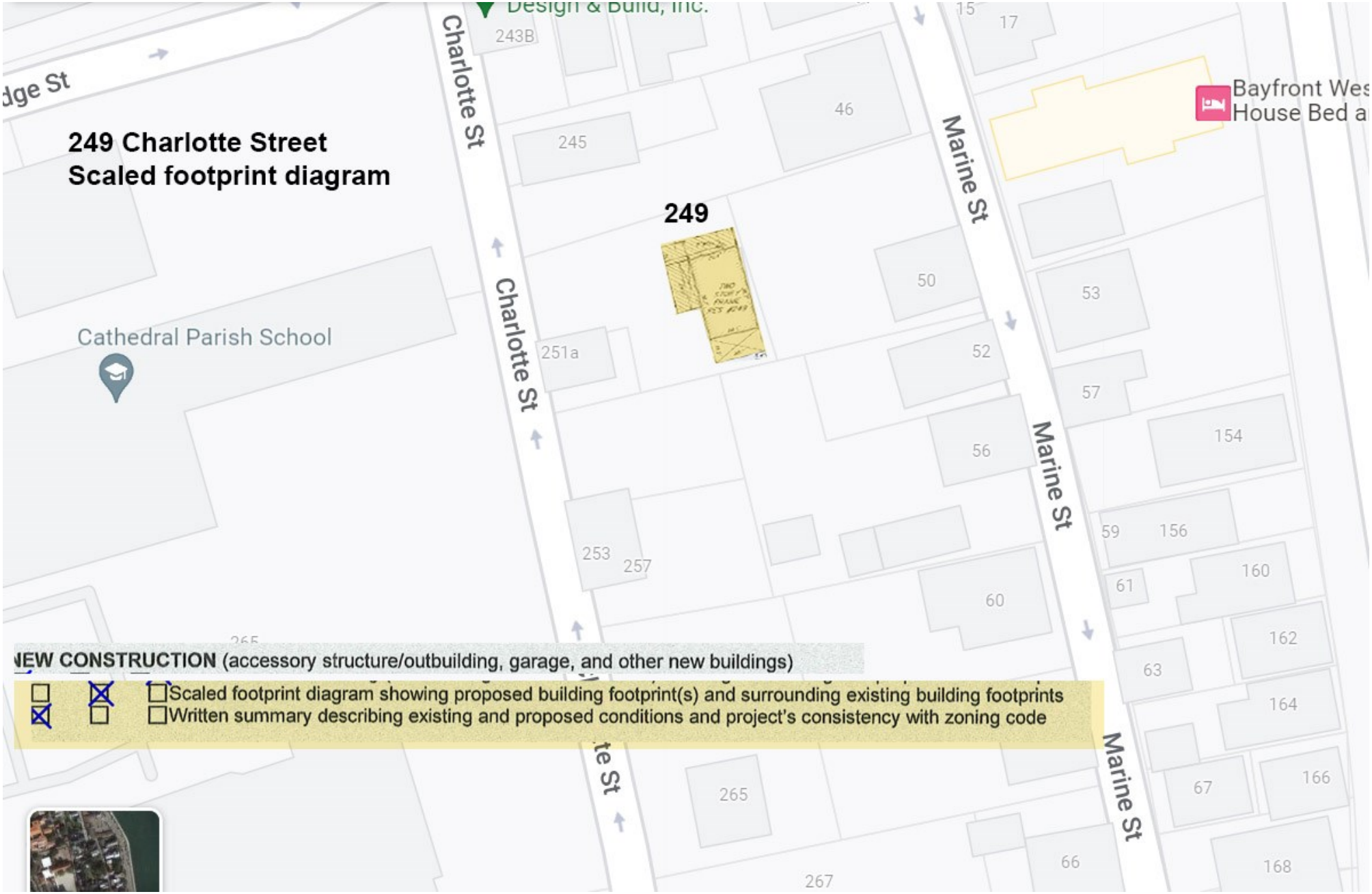
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Planning/Building Dept.

B SECTION AT PORCH 3/4"=1'-0" SCALE

½ PLYWOOD
1X FASCIA
1X6 ON EXPOSED EAVES
2x8 RAFTERS
½" PLYWOOD
SHIPLAP SIDING TO MATCH EXISTING
1x WINDOW TRIM TO MATCH EXISTING
MAX RIB METAL ROOF
PEEL AND STICK
½" SHEETROCK
2x8 COLLAR TIES
INSULATION
2x10 HEADER
RELOCATED EXISTING DOOR
SUNROOM
RELOCATED EXISTING WINDOW
2x6 STUD WALL
1"x6" SHIPLAP SIDING
3/4" PLYWOOD
2x8 BEAM
2x8 JOIST
CLOSED CELL INSULATION
3/8" EXT. BEADBOARD P.T.
2x6 COLUMN CAP
2x10 BRACE
6x6 POST
2x10 POST BASE
POST BASE
EXISTING CONCRETE SLAB
CONCRETE FOOTING
NEW BRICK
EXISTING HOUSE
EXISTING HOUSE

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A SECTION AT SUNROOM 3/4"=1'-0" SCALE


249 Charlotte Street
Scaled footprint diagram
249
Charlotte St
Marine St
Cathedral Parish School
Bayfront Wes
House Bed a
243B
245
46
251a
50
53
52
57
56
154
253
257
59
156
160
61
60
162
63
164
265
67
166
66
168
267
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)
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

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.

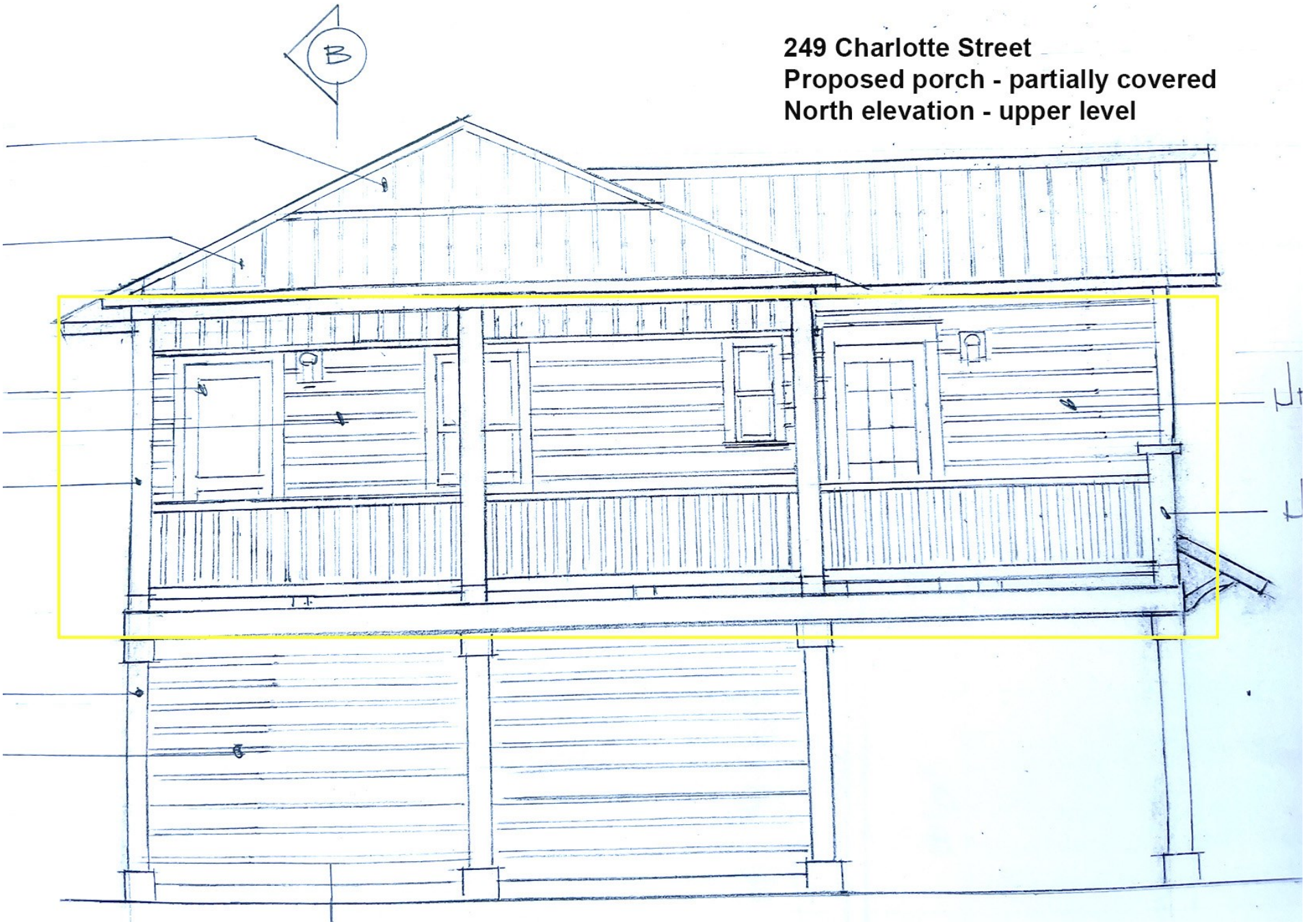
249 Charlotte Street

Proposed partially covered porch-
spans entire upper level
north elevation
to include new upper level addition
on west elevation

sketch attached



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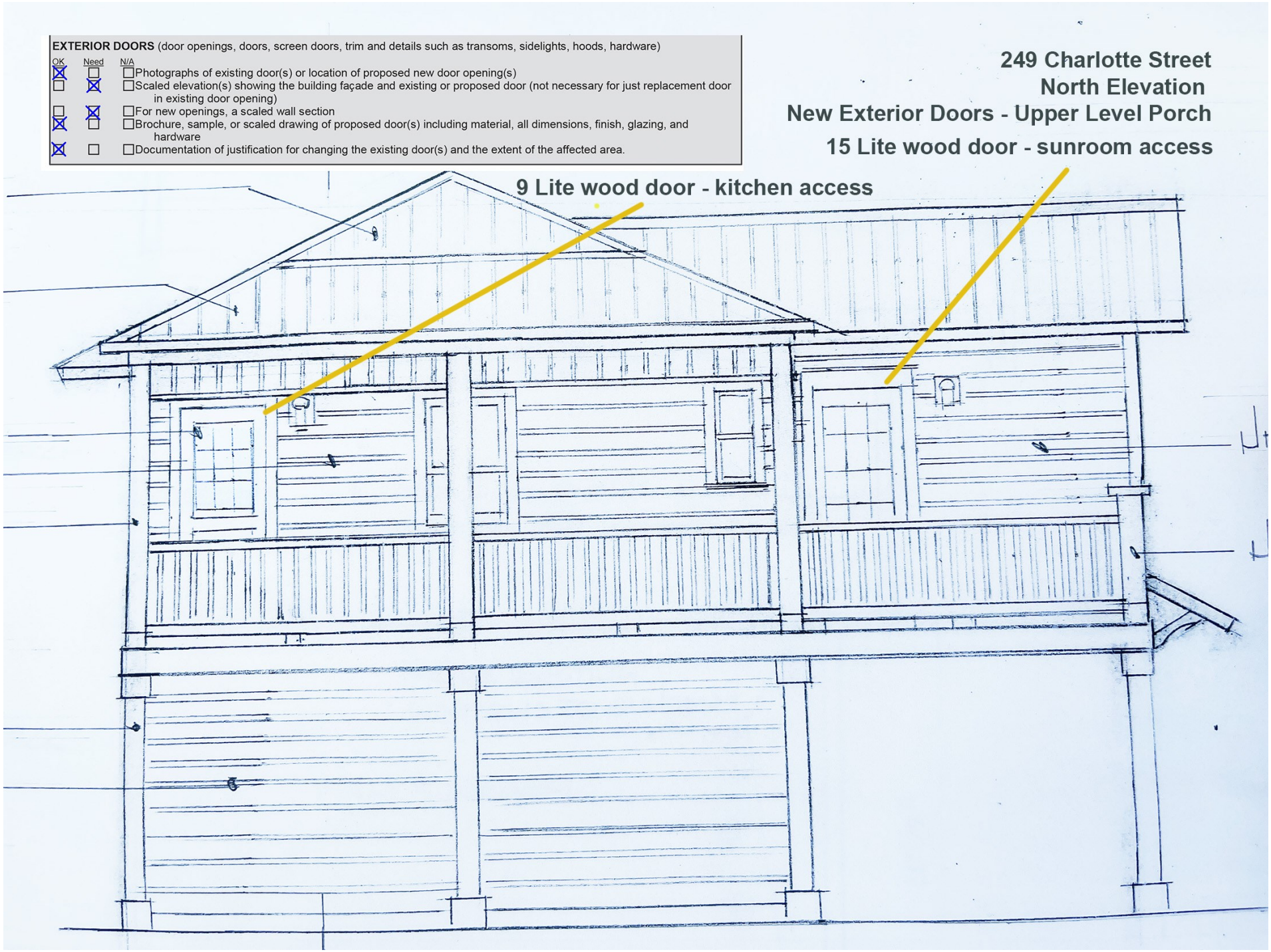


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EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

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.

249 Charlotte Street
North Elevation
New Exterior Doors - Upper Level Porch



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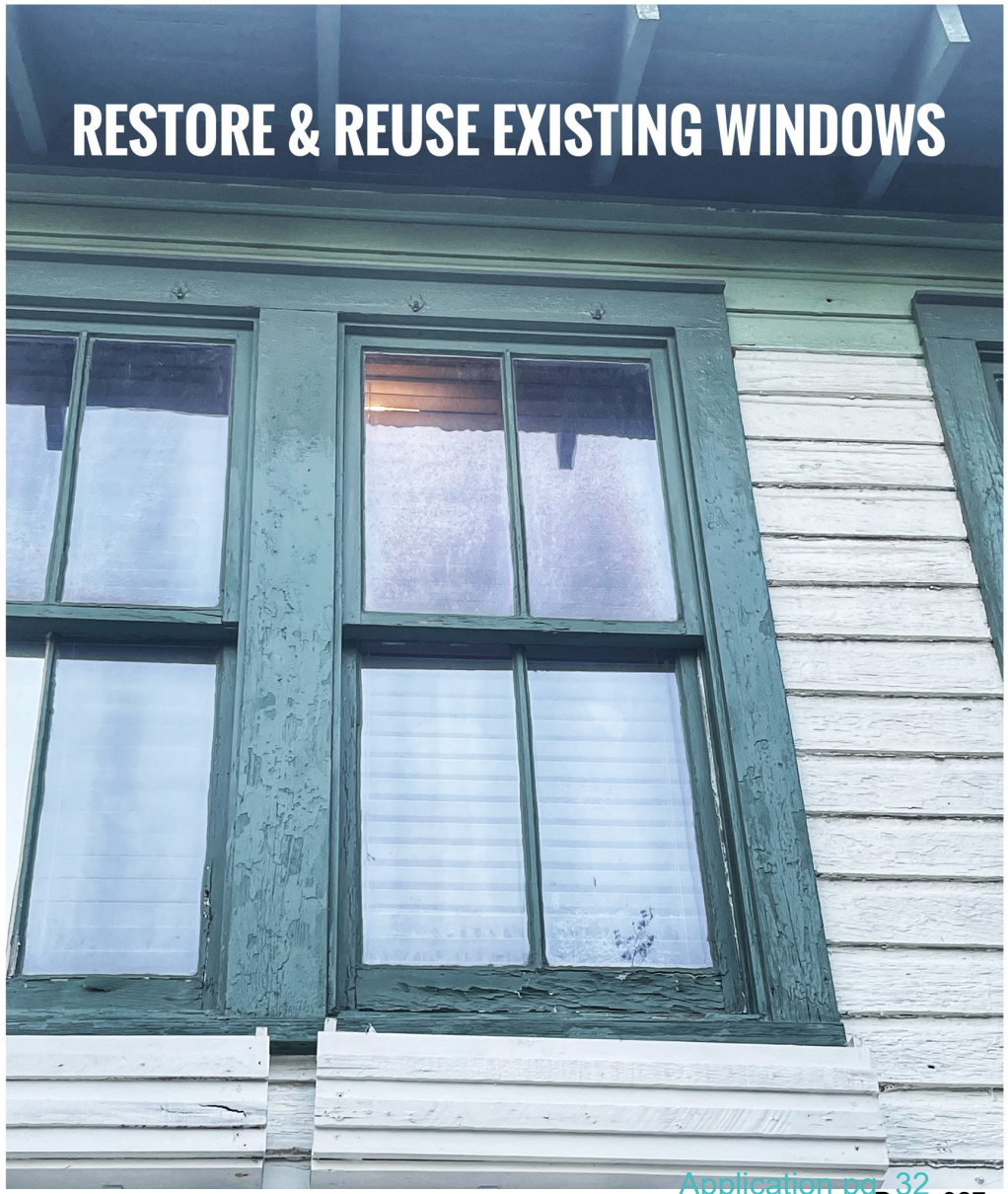
249 Charlotte Street
Proposed window reuse

West elevation

❖ Other details necessary for review:

See center column of checklist above. Full elevation photos or drawings of all four sides should be provided for reference. Photos provided should be labeled for elevation. Example lighting fixture should be included. Proposed replacement windows or window reuse should be clarified.

Sunroom addition was designed to reuse existing wood windows (See attached sketch)



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249 Charlotte Street
Proposed window reuse

❖ Other details necessary for review:

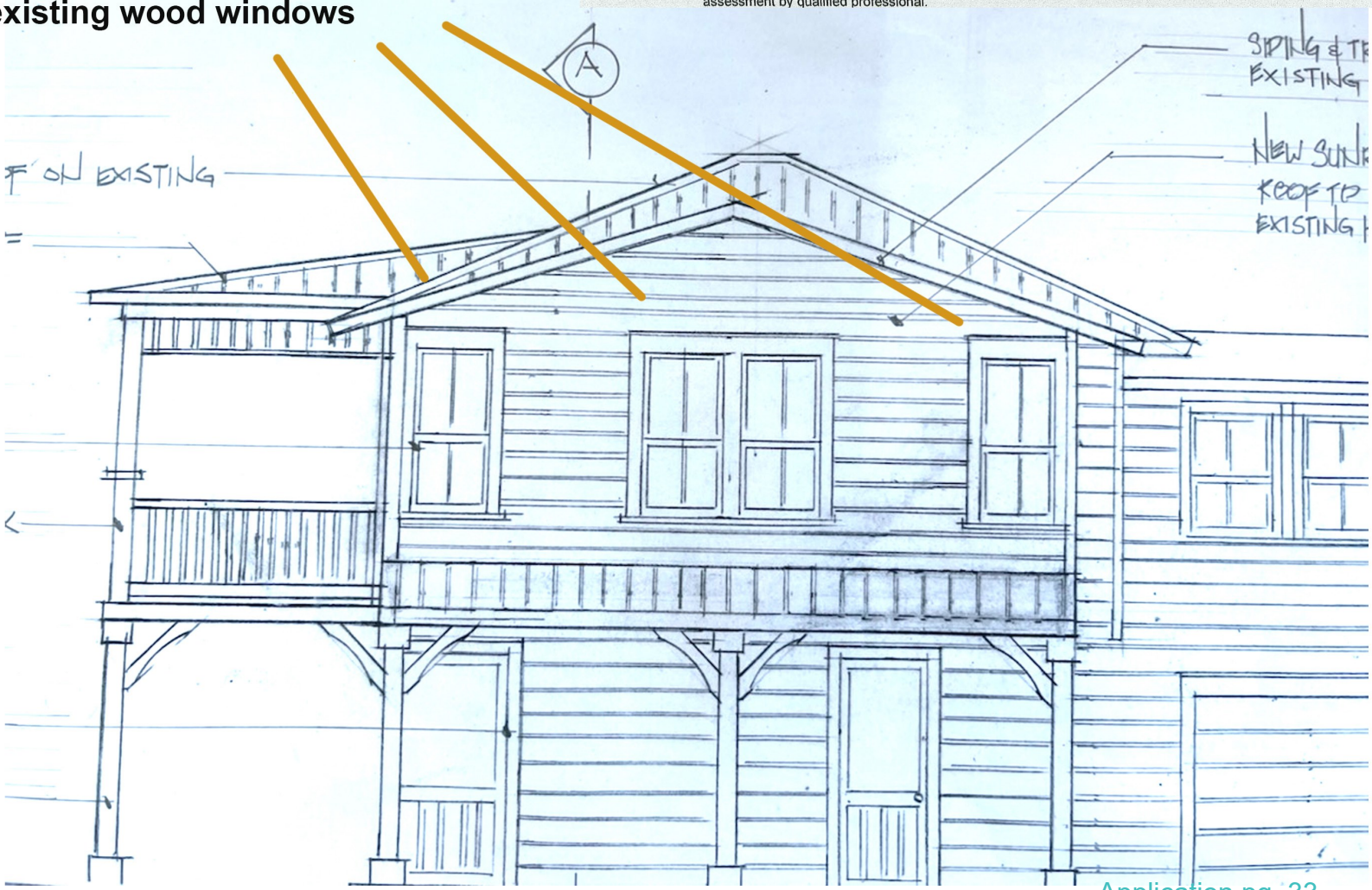
See center column of checklist above. Full elevation photos or drawings of all four sides should be provided for reference. Photos provided should be labeled for elevation. Example lighting fixture should be included. Proposed replacement windows or window reuse should be clarified.

We do not intend to purchase new wood windows

Sunroom addition was designed to reuse existing wood windows

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
X	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	X	☐	For new openings, a scaled wall section with proposed window
☐	X	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
X	☐	☐	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
☐	X	☐	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.



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

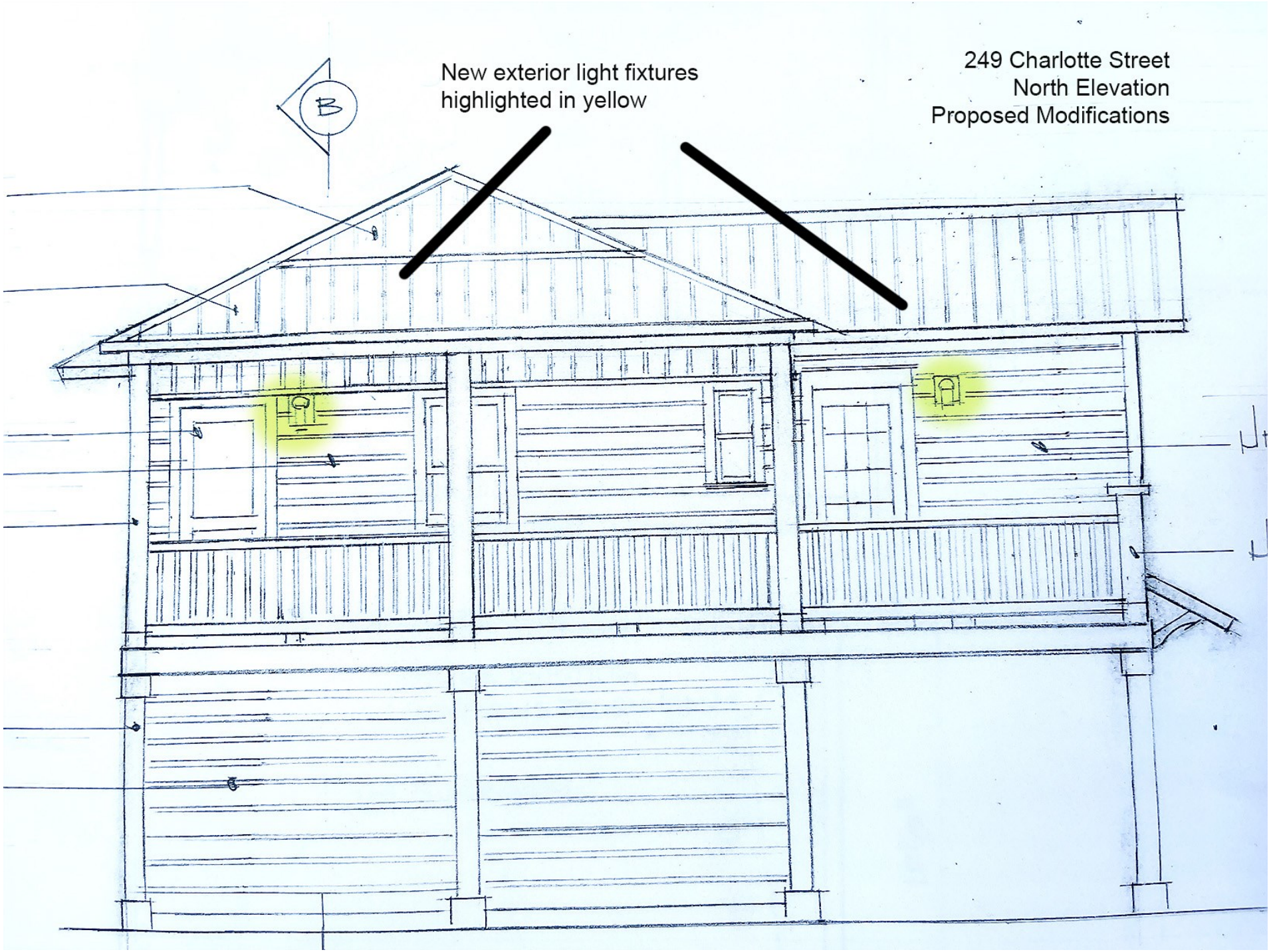
OK	Need	N/A	
☐	☒	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☒	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☒	For new equipment, scaled drawing showing proposed project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





This exterior fixture will be replaced with light fixture to match new porch fixtures (attached spec sheet)

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249 Charlotte Street
Photos of all four sides for reference

❖ Other details necessary for review:

See center column of checklist above. Full elevation photos or drawings of all four sides should be provided for reference. Photos provided should be labeled for elevation. Example lighting fixture should be included. Proposed replacement windows or window reuse should be clarified.





Received April 28, 2022
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249 Charlotte Street
Photos of all four sides for reference

- Other details necessary for review:

See center column of checklist above. Full elevation photos or drawings of all four sides should be provided for reference. Photos provided should be labeled for elevation. Example lighting fixture should be included. Proposed replacement windows or window reuse should be clarified.








WEST
current location
of only existing sconce
to be replaced with
fixture to match porch fixtures

Westinghouse (Brand Rating: 4.4/5)
Oil Rubbed Bronze 1-Light Outdoor Jelly Jar Wall Lantern Sconce
★★★★☆ (5) Questions & Answers (1)





Hover Image to Zoom



Number of Lights
1 Light
See Similar Items

Outdoor Lighting Features
Weather Resistant
See Similar Items

Sconce Type
Wall Lantern
See Similar Items

Power Type
Hardwired
See Similar Items

Fixture Material
Metal
See Similar Items

Style
Farmhouse
Industrial
Rustic

Glass/Lens Type
Clear
See Similar Items

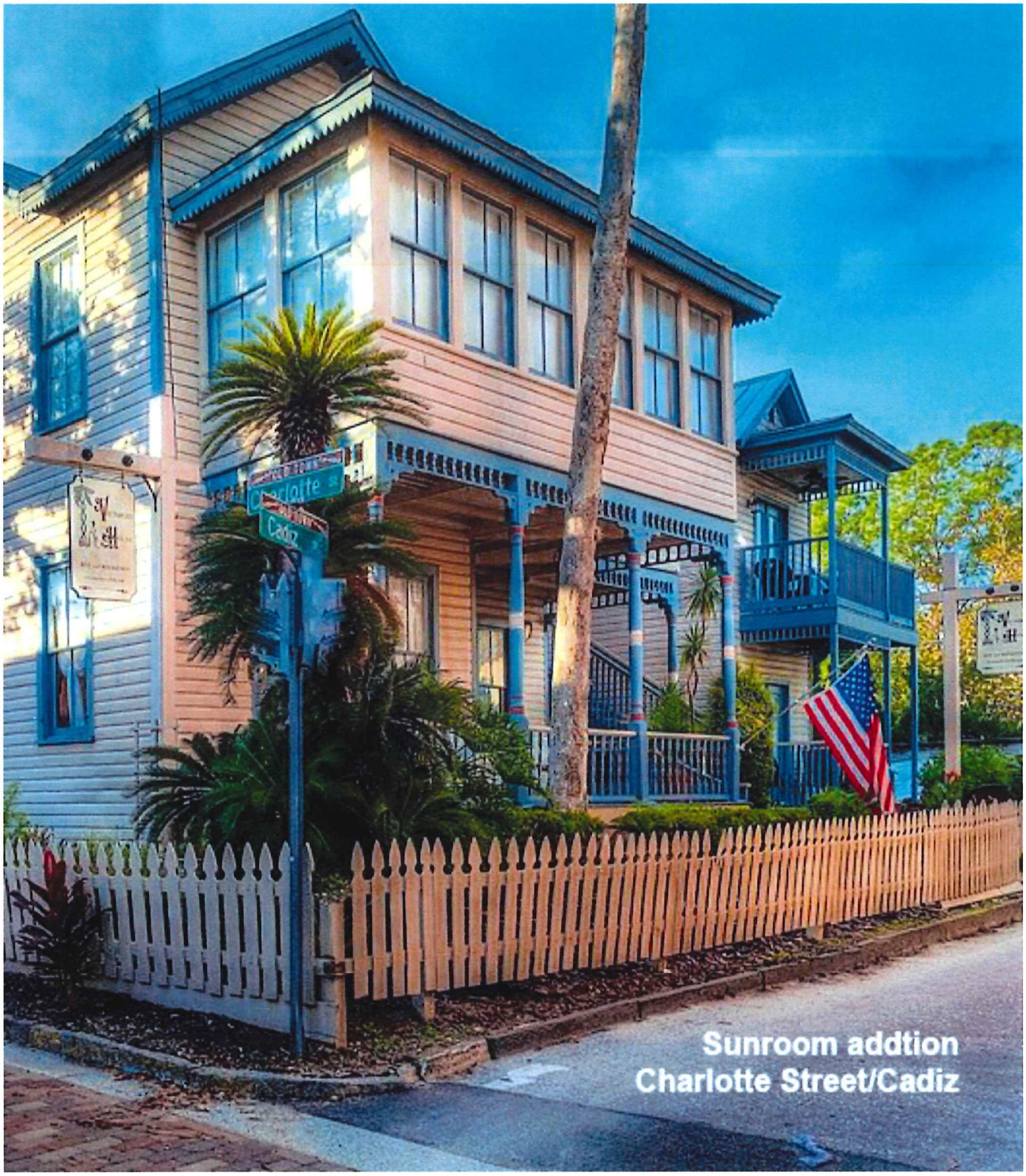
Dimensions

Product Depth (in.)	5.75	Product Height (in.)	7.50
Product Width (in.)	4.50		

Details

Compatible Bulb Type	Incandescent,LED	Exterior Lighting Product Type	Outdoor Sconces
Fixture Color/Finish	OIL RUBBED BRONZE	Fixture Material	Metal
Glass/Lens Type	Clear	Included	Hardware Included
Light Bulb Base Code	E26	Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	100	Number of Lights	1 Light
Outdoor Lighting Features	Weather Resistant	Power Type	Hardwired
Product Size	Small	Product Weight (lb.)	1.2
Recommended Light Bulb Shape Code	A19	Returnable	90-Day
Sconce Type	Wall Lantern	Style	Farmhouse,Industrial,Rustic
Voltage Type	Line Voltage		

Warranty / Certifications

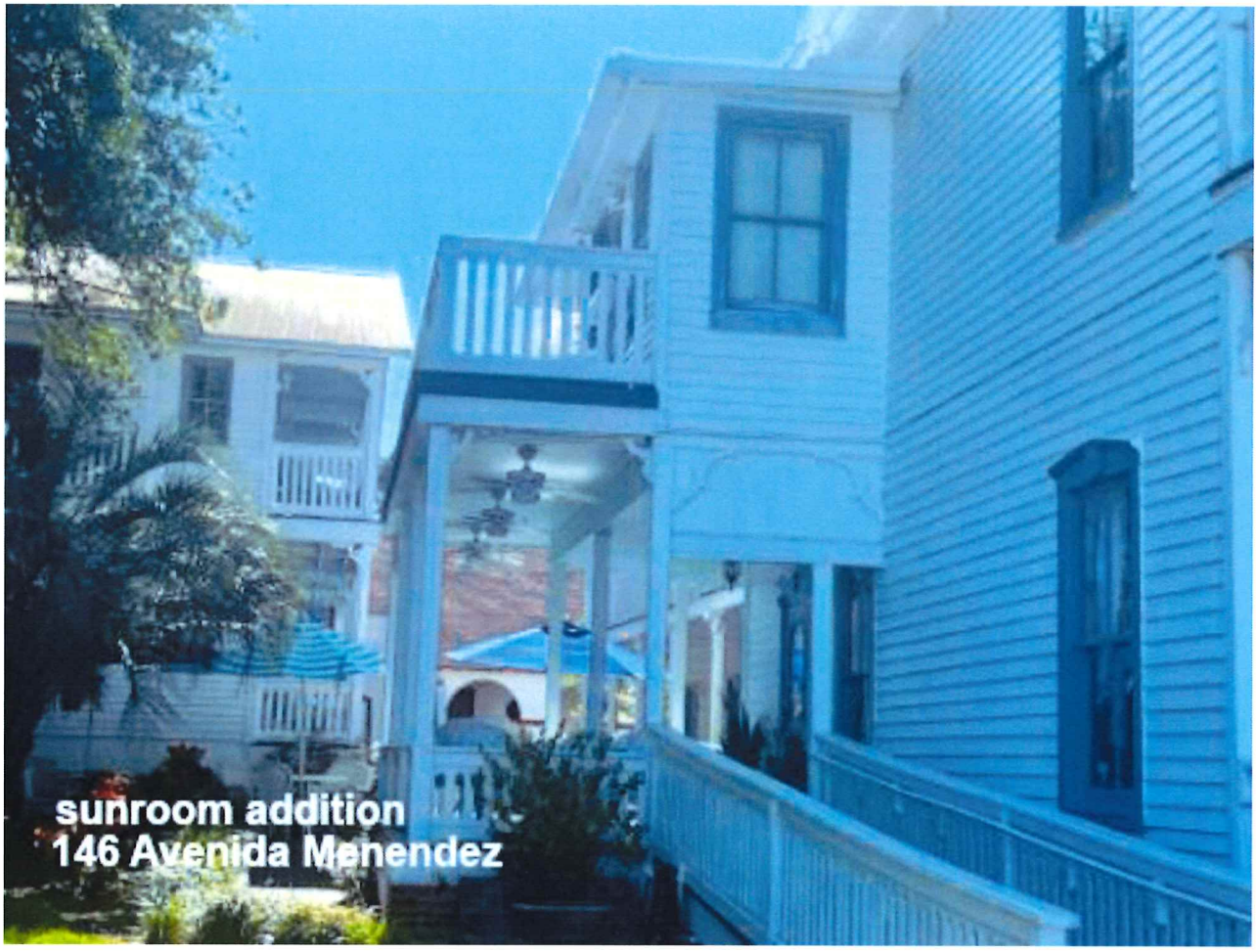


Neighborhood Buildings

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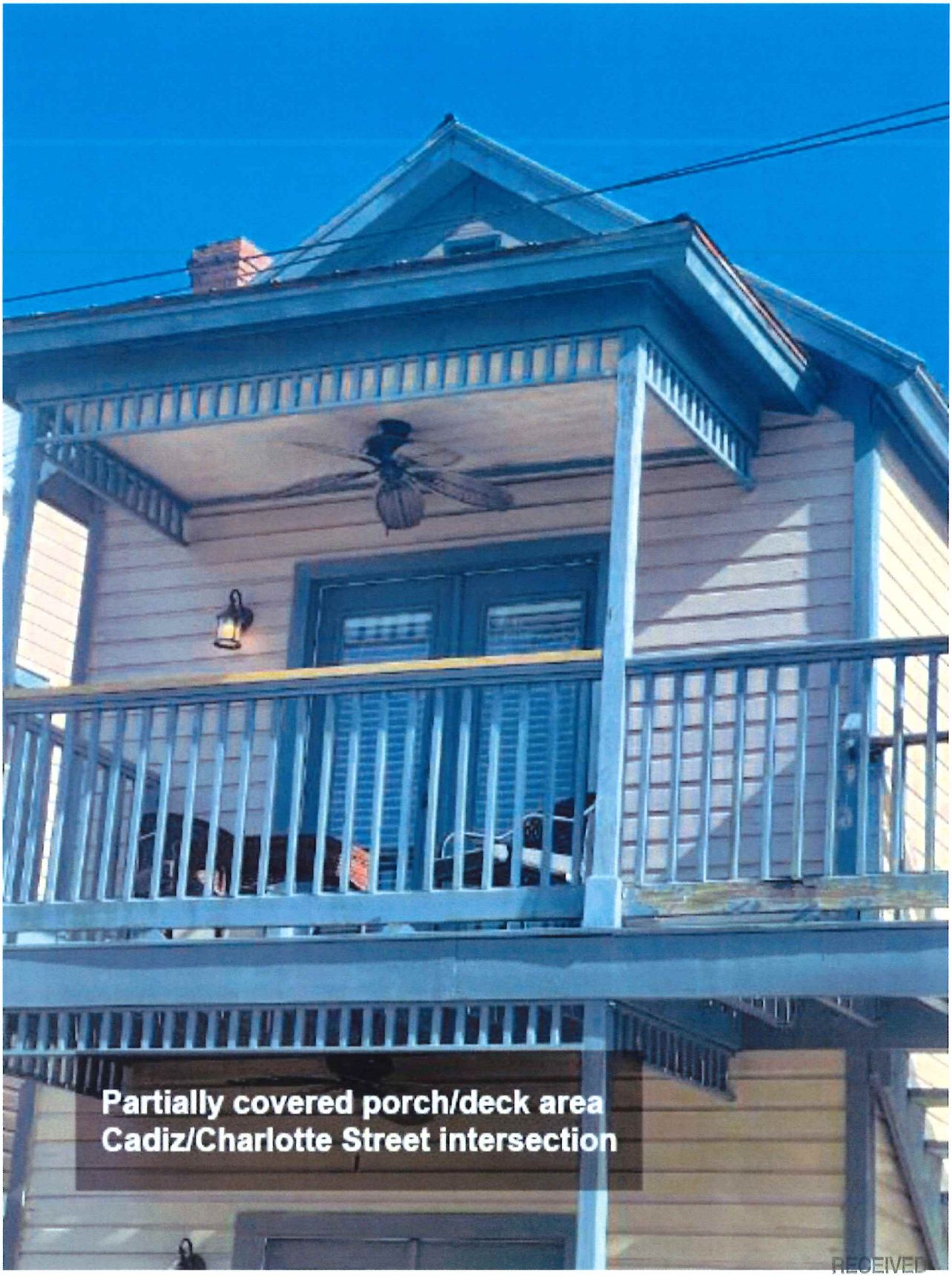


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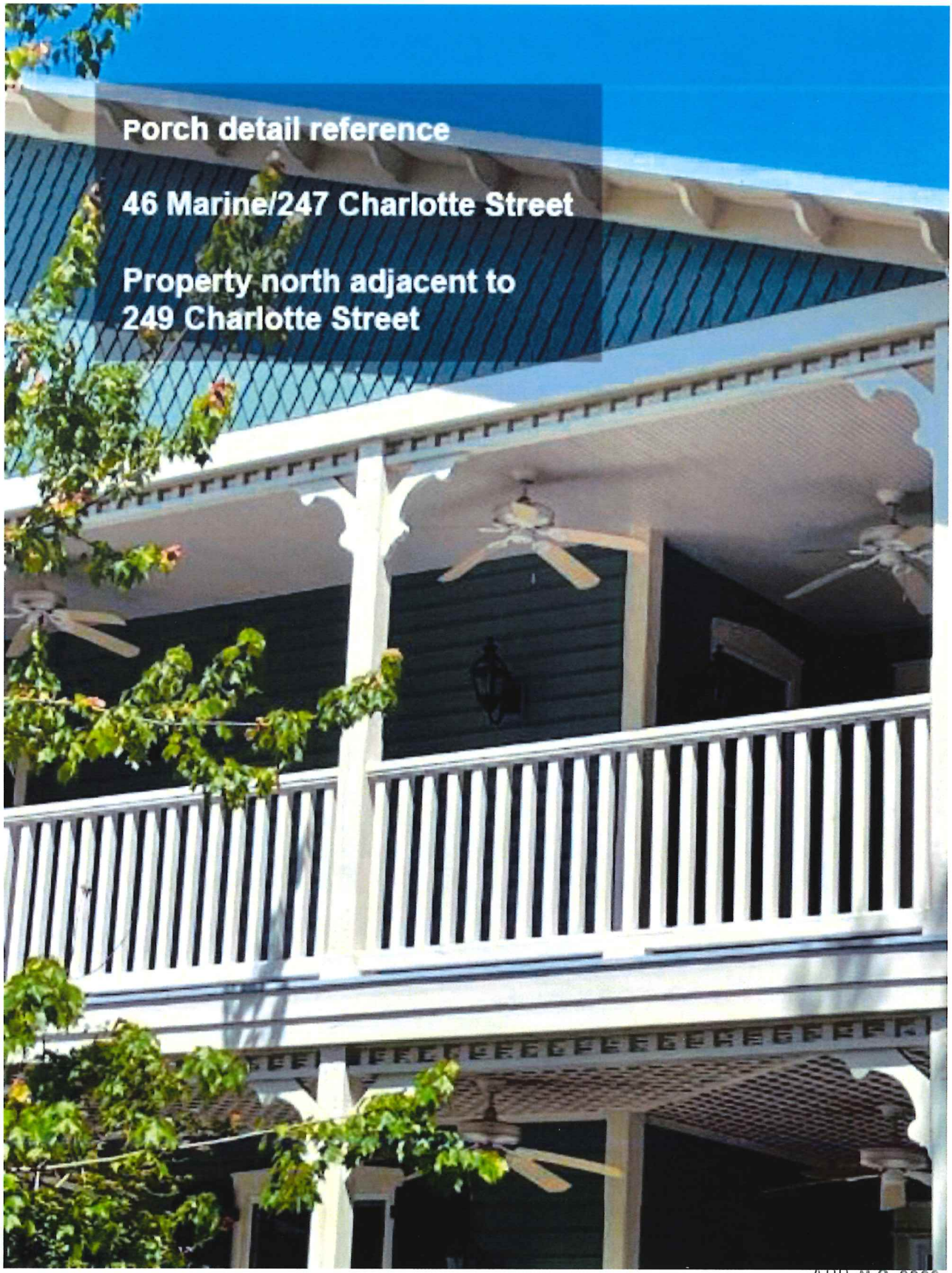


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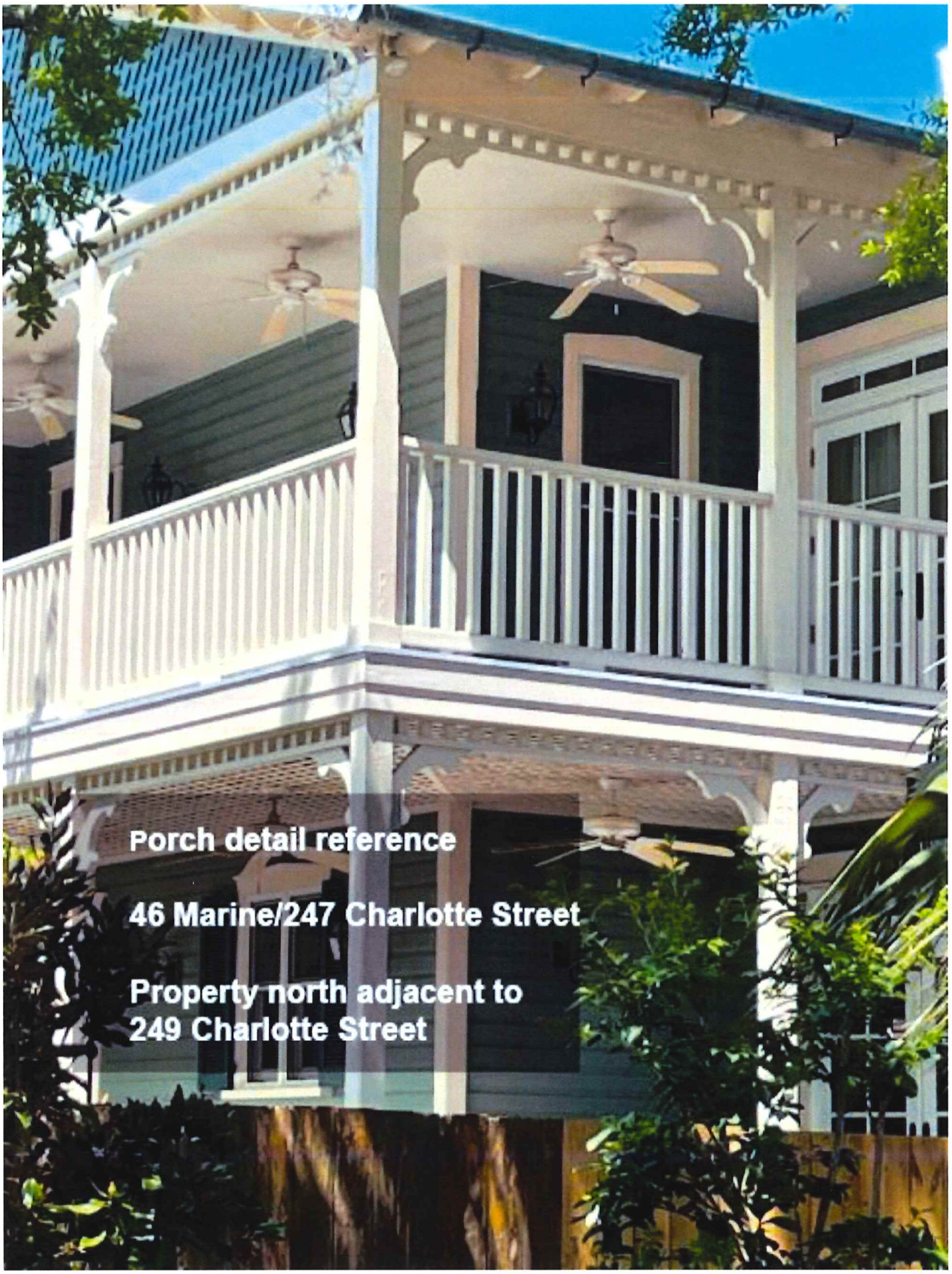
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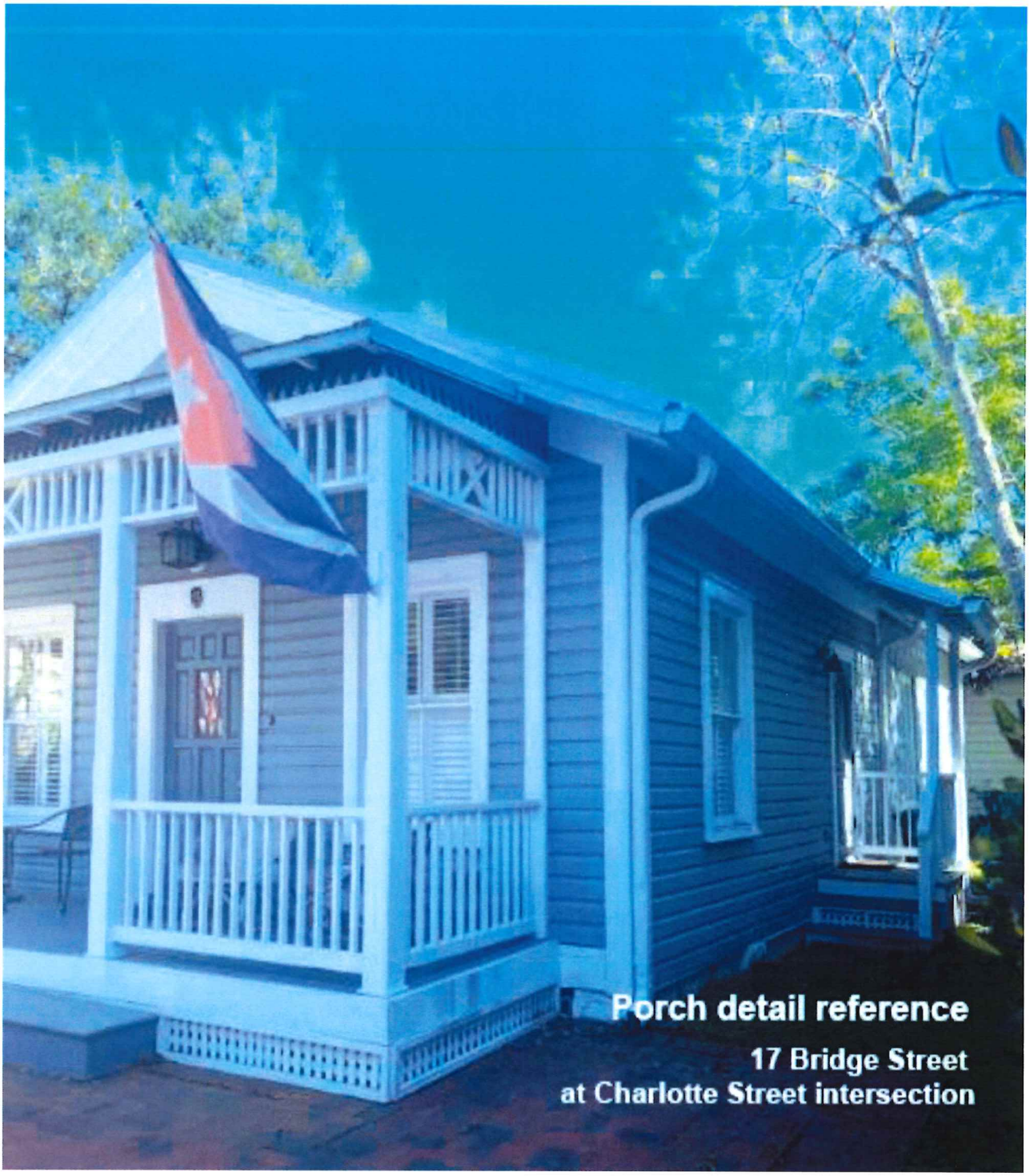
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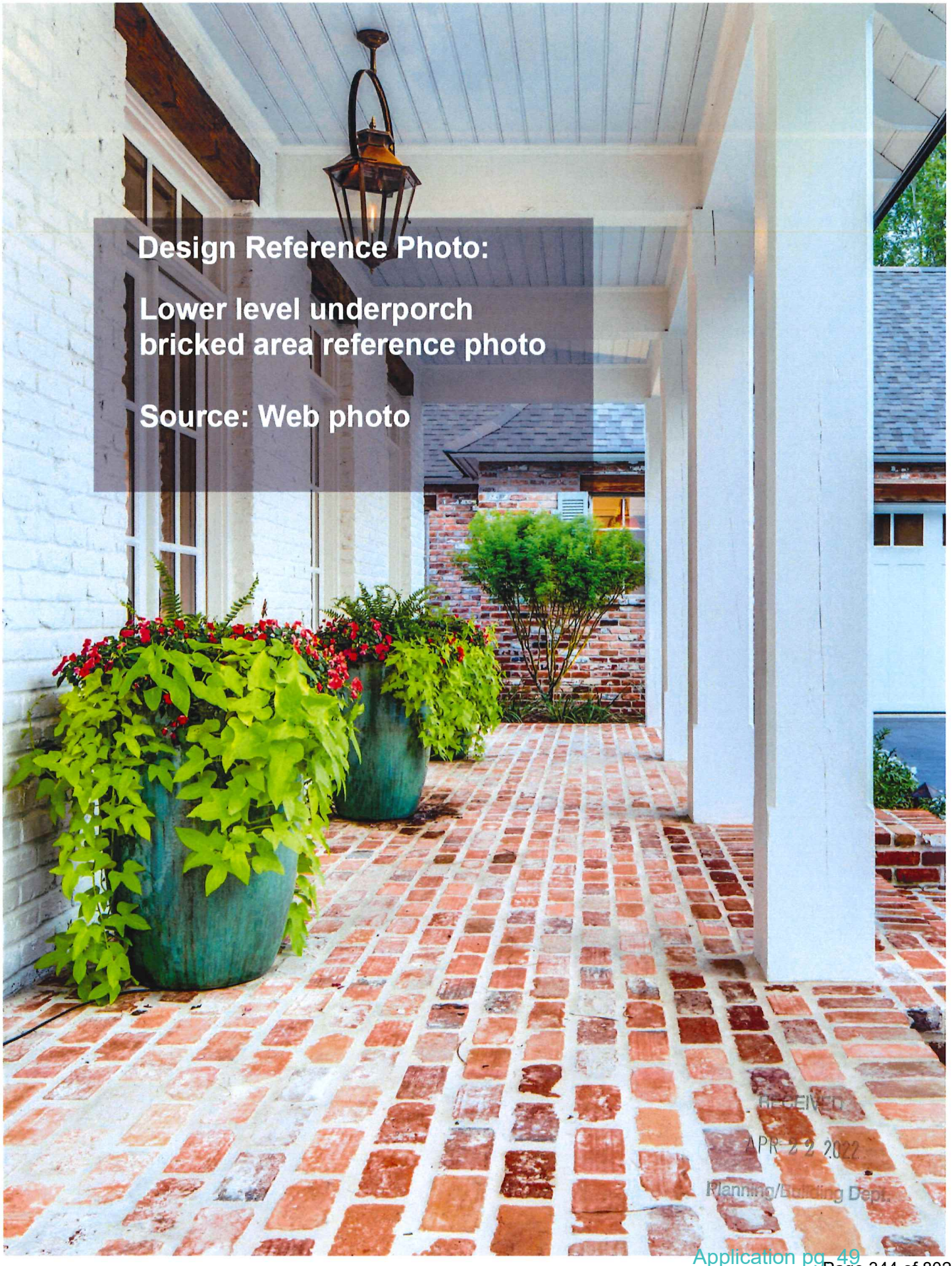
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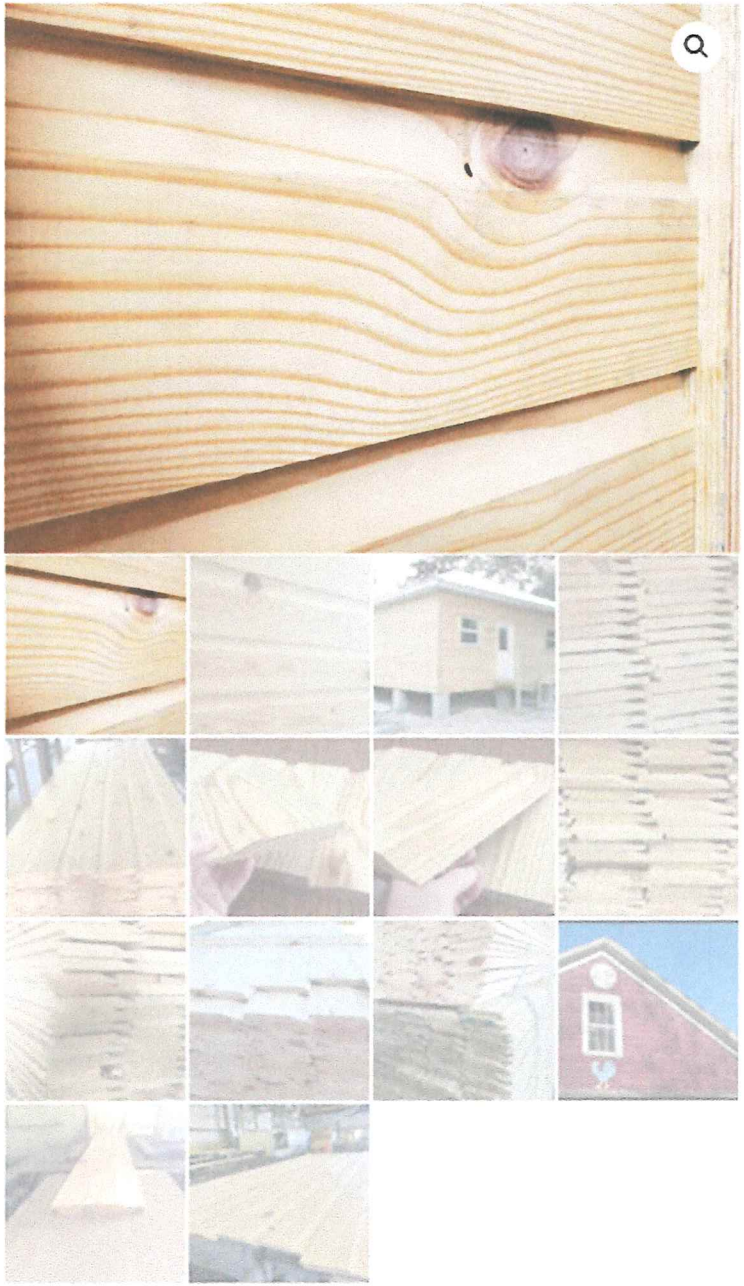
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Drop Siding – Pattern #105

SKU: N/A Categories: Exteriors, Siding, Southern Pine

*#2 Knotty Southern Pine
*¾" thick
*1×6 covers 5"
*1×8 covers 6-5/8"
*Has distinctive cove
*Mostly 12' lengths
*Treated MCA Above Ground

Goes by lots of names: Dutchlap, Germanlap, Cove Siding, Novelty Siding, and more. The official name in the Southern Pine Pattern book is pattern #105. For decades it was the most common siding found on houses in the US. It's normally installed untreated then painted. These days most people use it restoring old houses. There's even a trend to install it on the interior as an accent wall.

Ballpark pricing below

per sq. ft. – min order = 500 sq. ft.

$3.00 – $3.50

Treating Choose an option

Get Estimate

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32 in. x 80 in. 9 Lite Unfinished Fir Front Exterior Door Slab

by **Masonite** ★★★★★ (31) ♡ 395

Product Overview Specifications Quest

Kwikset Belleview Venetian Bronze Single Cylinder Door Handleset with Cove Door Knob Featuring SmartKey Security **$42.97**

Product Overview

Create an inviting entry way with the warmth and beauty of wood - ideal for any budget. The Masonite 9 Lite Unfinished Fir Slab Entry Door offers exceptional quality and features natural fir wood - responsibly selected from well-managed forests. Both simple and elegant, the clear tempered glass design brings beautiful, natural light into your space. The handcrafted stile and rail construction offer exceptional strength and stability.

- 1-3/4 in. thick door slab constructed using wood from well-managed forests
- Engineered stiles and rails help prevent warping
- Tempered, single-pane glass provides elegant simplicity and lets natural light fill your space
- Unfinished, can be primed and stained, varnished or painted as you choose
- Hardware to install slab sold separately
- Available in standard sizes only
- 1-Year limited warranty
- 3-hinges recommended on door slabs up to 84 in. in height and 4 hinges for door slabs over 84 in. up to 96 in. height - hinges for door slab not included
- Minimum clearance between door edges and door frame is 1/16 in. on the hinge edge - door frame not included
- Reversible door can be mounted to either side of opening for flexible installation options
- PROFESSIONAL DOOR INSTALLATION - CALL 1-888-654-2692 to get started with a free in-home consultation or learn more about our trusted door installations service.
- California residents see Prop 65 WARNINGS

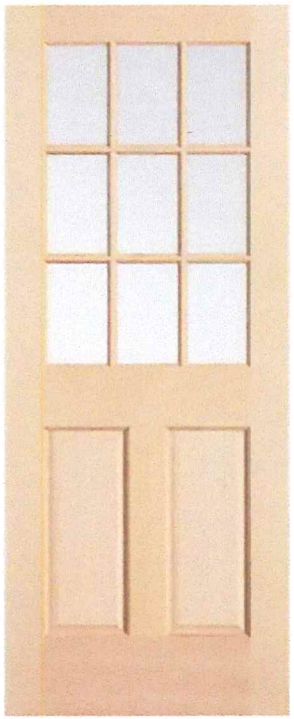
Masonite

32 in. x 80 in. 9 Lite Unfinished Fir Front Exterior Door Slab

★★★★★ (31) Questions & Answers (27)







Hover Image to Zoom

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https://www.homedepot.com/p/Masonite-32-in-x-80-in-15-Lite-Unfinished-Fir-Front-Exterior-Door

32 in. x 80 in. 15 Lite Unfinished Fir Front Exterior Door Slab

by **Masonite** ★★★★½ (5) 109

Product Overview Specifications Que

Kwikset Prescott Venetian Bronze Single Cylinder Entry Door Handleset with Tustin Handle Featuring SmartKey Security $1

https://www.homedepot.com/p/Masonite-32-in-x-80-in-15-Lite-Unfinished-

Masonite

32 in. x 80 in. 15 Lite Unfinished Fir Front Exterior Door Slab

★★★★½ (5) Questions & Answers (14)

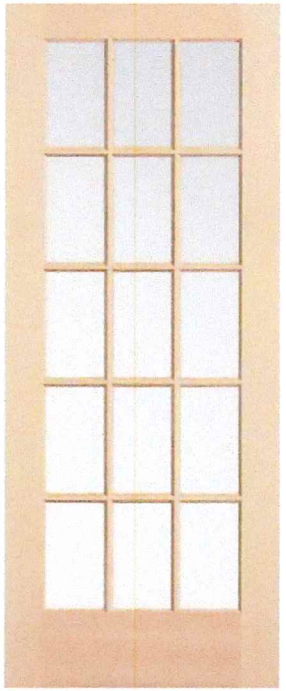
Product Overview

Create an inviting entry way with the warmth and beauty of wood - ideal for any budget. The Masonite 15 Lite Unfinished Fir Slab Entry Door offers exceptional quality and features natural fir wood - responsibly selected from well-managed forests. Both simple and elegant, the clear tempered glass design brings beautiful, natural light into your space. The handcrafted stile and rail construction offer exceptional strength and stability.

- 1-3/4 in. thick door slab constructed using wood from well-managed forests
- Engineered stiles and rails help prevent warping
- Tempered, single-pane glass provides elegant simplicity and lets natural light fill your space
- Unfinished, can be primed and stained, varnished or painted as you choose
- Hardware to install slab sold separately
- Available in standard sizes only
- 1-Year limited warranty
- 3-hinges recommended on door slabs up to 84 in. in height and 4 hinges for door slabs over 84 in. up to 96 in. height - hinges for door slab not included
- Minimum clearance between door edges and door frame is 1/16 in. on the hinge edge - door frame not included
- Reversible door can be mounted to either side of opening for flexible installation options
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- California residents see Prop 65 WARNINGS





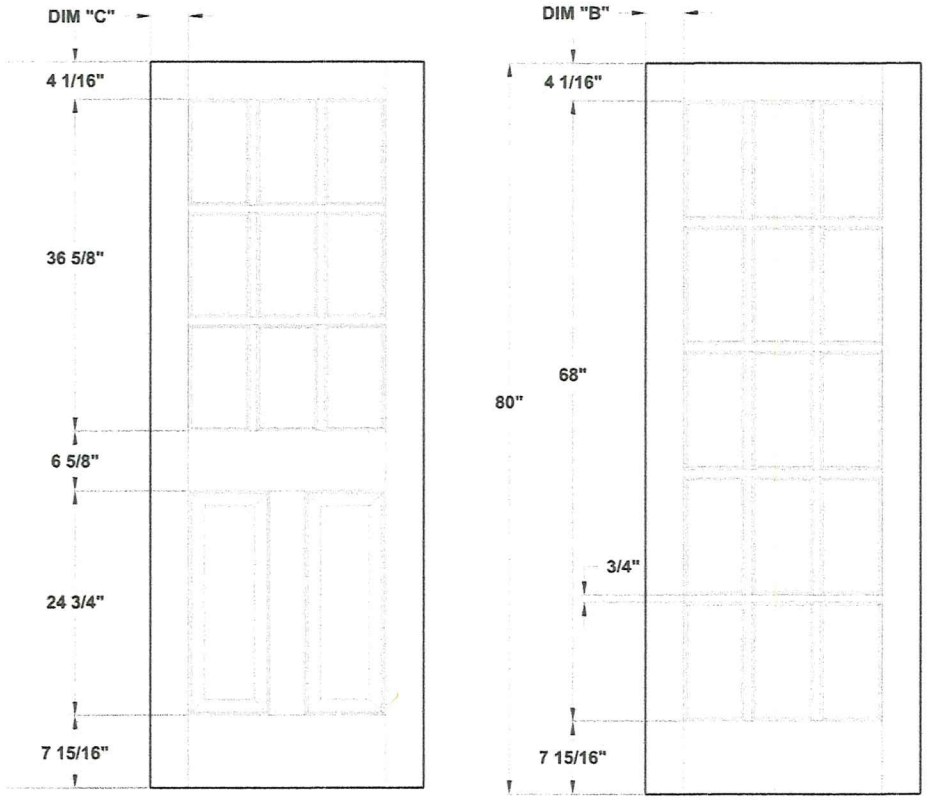


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Door width	12" to 16"	18" to 22"	24" to 26"	28" to 36"
stile width "A"	3-3/16"	4-3/16"	4-3/16"	4-3/16"
stile width "B"	N/A	N/A	4-3/16"	4-3/16"
stile width "C"	N/A	N/A	N/A	4-3/16"

Solid Fir
Front Exterior Doors
Unfinished



Specification sheet

Title Ext. Door
1Lt, 1Lt+1 or 2 pan, 9Lt + 2 pan

Height **80"**

Creation date 2004-june-03
Prep. by: J.C.
Revision date - *Rev.* 0
Scale nts

Masonite® Masonite International Corporation

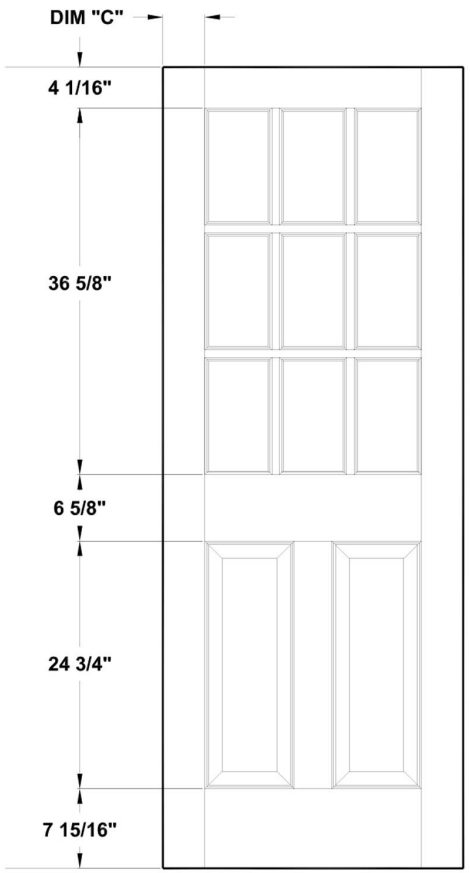
K80-01

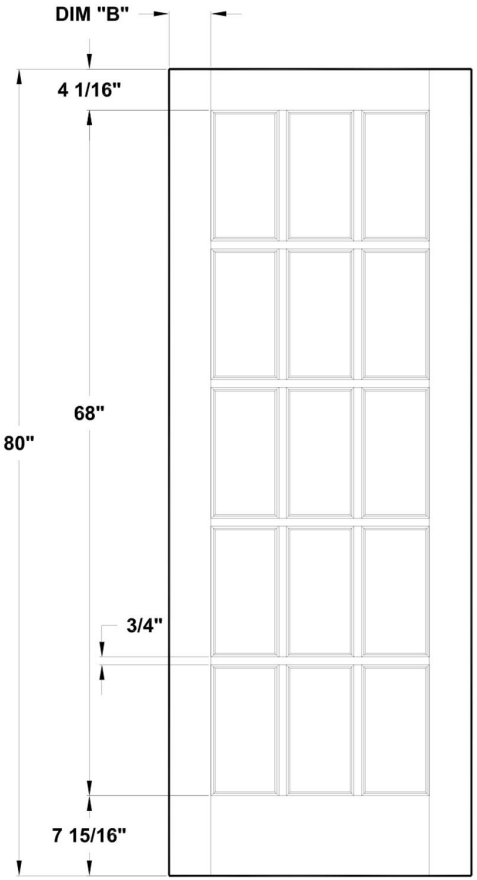
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Door width	12" to 16"	18" to 22"	24" to 26"	28" to 36"
stile width "A"	3-3/16"	4-3/16"	4-3/16"	4-3/16"
stile width "B"	N/A	N/A	4-3/16"	4-3/16"
stile width "C"	N/A	N/A	N/A	4-3/16"

Solid Fir
Front Exterior Doors
Unfinished





Specification sheet

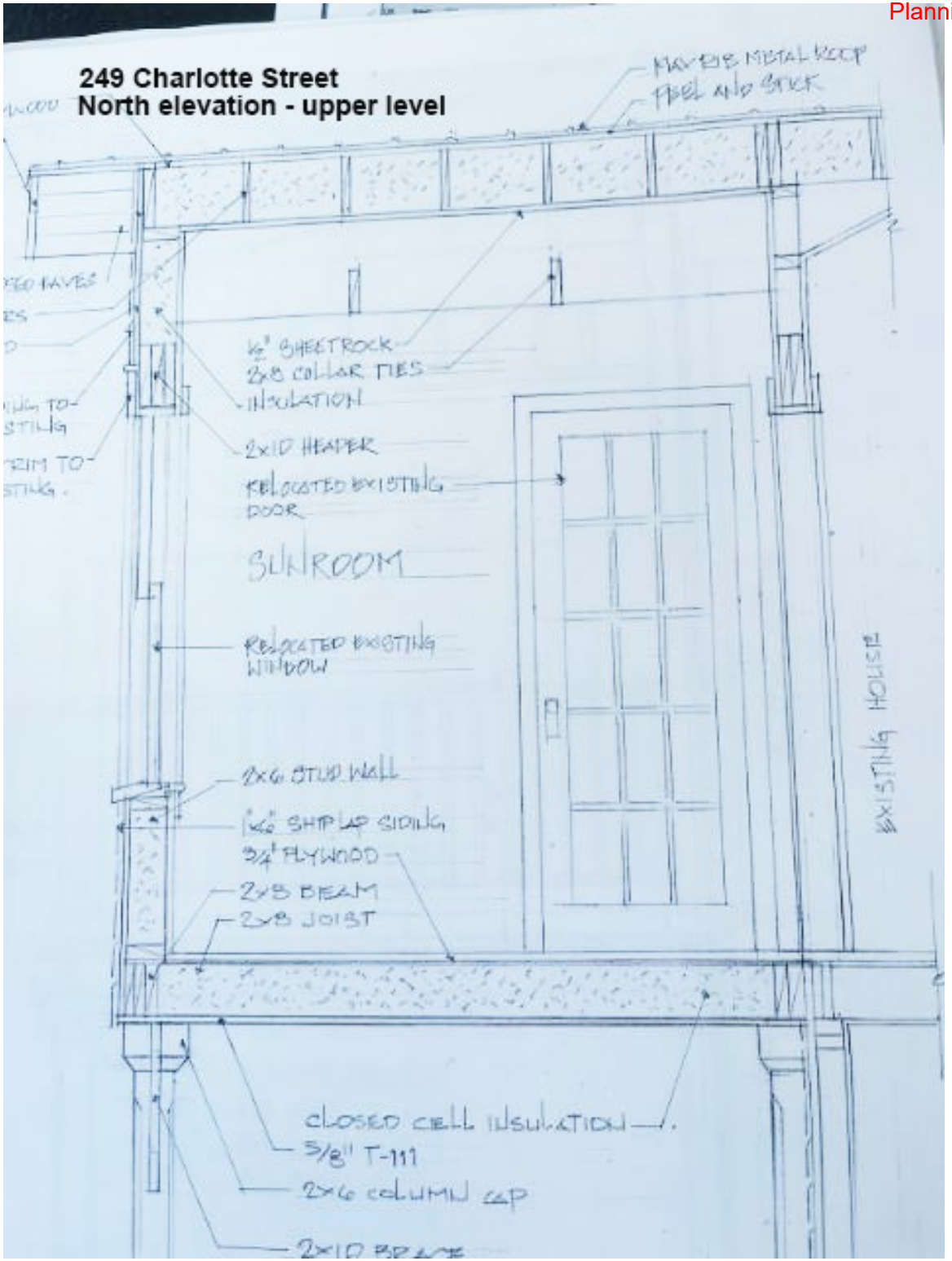
Title Ext. Door
1Lt, 1Lt+1 or 2 pan, 9Lt + 2 pan

Height **80"**

Creation date 2004-june-03
Prep. by: J.C.
Revision date - *Rev.* 0
Scale nts

Masonite®
Masonite International Corporation

K80-01


249 Charlotte Street
North elevation - upper level
½" SHEETROCK
2x8 COLLAR TIES
INSULATION
2x10 HEADER
RELOCATED EXISTING DOOR
SUNROOM
RELOCATED EXISTING WINDOW
2x6 STUD WALL
1x6" SHIPLAP SIDING
¾" PLYWOOD
2x8 BEAM
2x8 JOIST
CLOSED CELL INSULATION
5/8" T-111
2x6 COLUMN CAP
EXISTING HOUSE

Received April 28, 2022
Planning and Building Department

249 Charlotte Street

Existing Roof
Main Structure

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)



Shows signs of significant wear and tear, damage.
due to roof age and potential hurricane damage

Received April 28, 2022
Planning and Building Department

249 Charlotte Street

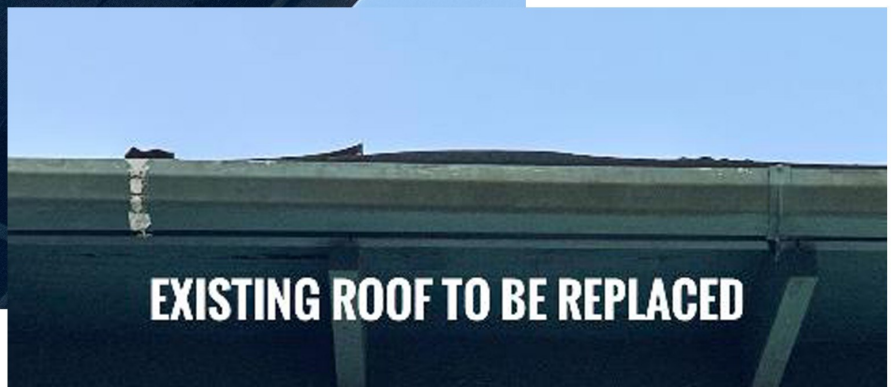
Existing Roof
Main structure

Shows signs of significant wear and tear, damage... due to roof age and potential hurricane damage

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.
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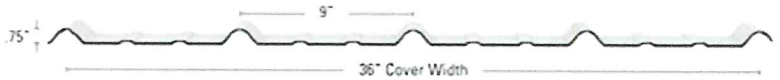
Renderings

Click image to enlarge



Profiles

Click image to enlarge



Color: Bare Galvanized or Gray

Specifications & Details

Details
Minimum slope (with sealant)
1:12
Minimum slope (without sealant)
3:12
Note
Max-Rib also available with MoistureLok
Manufacturing Facilities
Bossier City, LA; Marshall MI; Winchester, VA; Adelanto, CA; Lewisport, KY; Merkel, TX; Mauston, WI; Asburn, GA; Diamond, MO
Note
Oil Canning is a natural occurrence in metal panels and is not a cause for panel rejection

Testing Data
Fire Rating
Class A
Uplift Test
UL 580 Class 90
Class 4 Impact Resistance
UL2218
Florida State Approval
1747.2, 1832.3
Fire Resistance
UL263
Texas Department of Insurance Approval
Evaluation RC-157
Testing Data
For available Test Data, Section Properties or Load Tables, please visit our downloads section.

Panel Options
Coating
- Kynar 500® (PVDF) - Silicone Modified Polyester (SMP)
Substrate
- Standard 29 and 26 GA Galvalume® - Standard 29 GA G100 Galvanized

RECEIVED
APR 22 2022
Planning/Building Dept.

Instr #2020012218 BK: 4883 PG: 1939, Filed & Recorded: 2/17/2020 11:30 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,723.00

Prepared by and Return to:
Jessica Peel
Olde Towne Title Group
93 Orange St, Ste A
St. Augustine, FL 32084

File: OT20-1011C

General Warranty Deed

Made this 12th day of February, 2020 A.D. Dorothy L. Bell, an unmarried woman, whose address is: 931 A1A Beach Blvd, # 202, St. Augustine, FL 32080, hereinafter called the grantor, to Richard Casey Hart, an unmarried man, whose post office address is: 9 stevens rd, clinton, CT 06413, hereinafter called the grantee:

COPY

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

Witnesseth, that 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:

Lots Six (6) and Seven (7) of Block Twenty-seven (27) of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12th,A.D. 1923. Less and Except that portion deeded in Official Records Book 571, Page 772.

Parcel ID Number: 198730-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Caleb Cooper

Witness Printed Name Jessica Peel

Dorothy L. Bell (Seal)
Dorothy L. Bell
Address:

(Seal)
Address:

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of (✓) Physical presence or ( ) online notarization this 12th day of February, 2020, by Dorothy L. Bell, who is/are personally known to me or who has produced drivers license as identification.

JESSICA PEEL
MY COMMISSION EXPIRES SEPTEMBER 11, 2021
#FF 025558
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Print Name:

My Commission Expires:

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	1987300000
Location Address	249 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOTS 6 & 7 (EX S33 OF W46FT IN OR571/772) BLK 27 OR4883/1939 *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	0.170
Homestead	N

Owner Information

Owner Name	Hart Richard Casey 100%
Mailing Address	249 CHARLOTTE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$110,811
Extra Features Value	$0
Total Land Value	$228,114
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$338,925**
Total Deferred	$0
Assessed Value	**$338,925**
Total Exemptions	$0
Taxable Value	**$338,925**

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

Historical Assessment Information

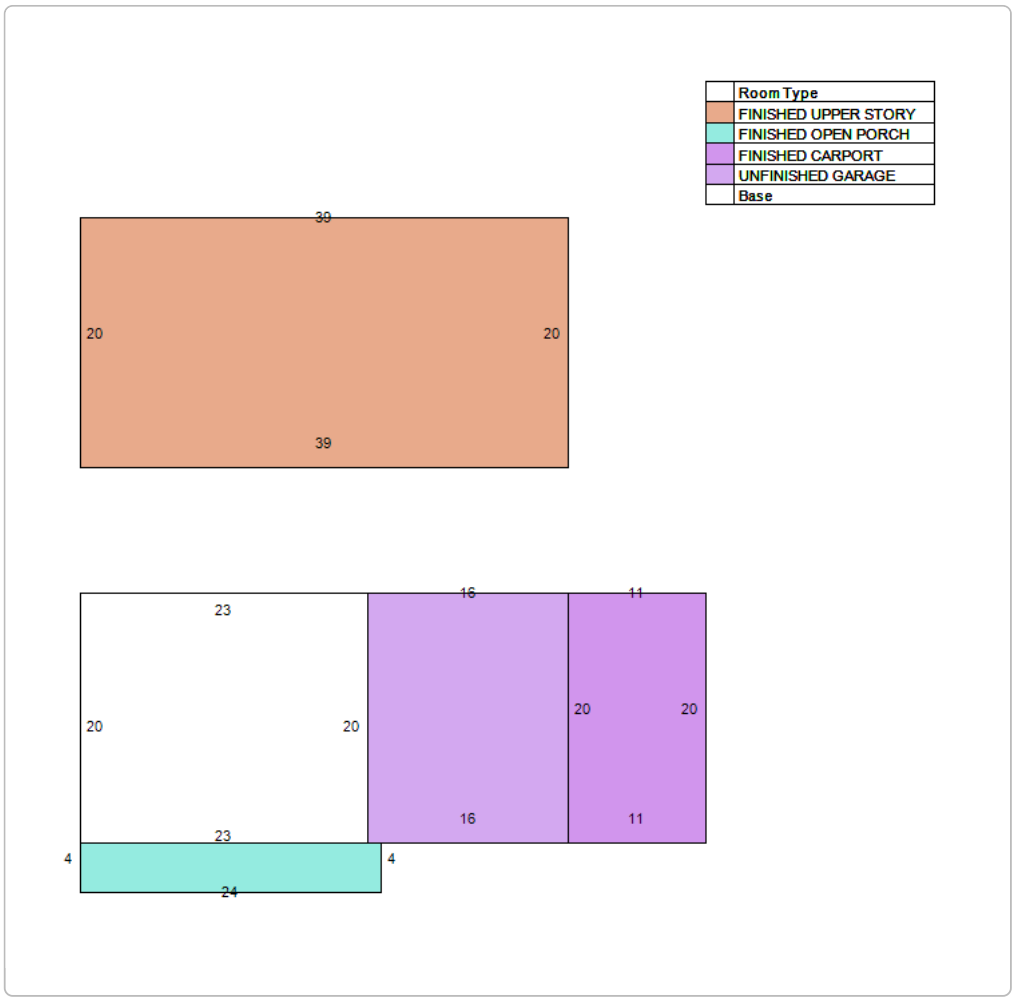
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$93,384	$0	$228,114	$0	$0	$321,498	$321,498	$0	$321,498
2020	$126,740	$0	$190,922	$0	$0	$317,662	$78,496	$289,666	$27,996
2019	$93,485	$0	$190,922	$0	$0	$284,407	$76,731	$258,176	$26,231
2018	$59,356	$0	$190,922	$0	$0	$250,278	$75,300	$225,478	$24,800
2017	$60,840	$653	$190,922	$0	$0	$252,415	$73,751	$227,915	$24,500
2016	$63,807	$653	$173,565	$0	$0	$238,025	$72,234	$213,525	$24,500
2015	$60,096	$353	$133,893	$0	$0	$194,342	$71,732	$169,842	$24,500
2014	$46,041	$353	$120,504	$0	$0	$166,898	$71,163	$142,398	$24,500
2013	$48,042	$353	$120,504	$0	$0	$168,899	$70,111	$144,399	$24,500
2012	$49,043	$353	$120,504	$0	$0	$169,900	$68,939	$145,400	$24,500
2011	$51,046	$353	$133,893	$0	$0	$185,292	$66,931	$160,792	$24,500
2010	$53,047	$353	$148,770	$0	$0	$202,170	$65,942	$177,670	$24,500

Building Information

Building	1
Year Built	1925
Actual Area	1876
Conditioned Area	1240
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	460
UNFINISHED GARAGE	320
FINISHED CARPORT	220
FINISHED OPEN PORCH	96
FINISHED UPPER STORY	780
Total SqFt	1876

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	57	87	57	EF	$228,114

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/17/2020	2/12/2020	$389,000.00	WARRANTY DEED	4883	1939	Q	I	BELL DOROTHY L	HART RICHARD CASEY
10/14/2015	9/11/2015	$0.00	EASEMENT	4098	1030	U	I	BELL DOROTHY L	HART MARION
	2/1/1987	$0.00		734	1278	U	I		BELL THOMAS E SR,DOROTHY
	2/1/1987	$170,000.00		734	841	Q	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

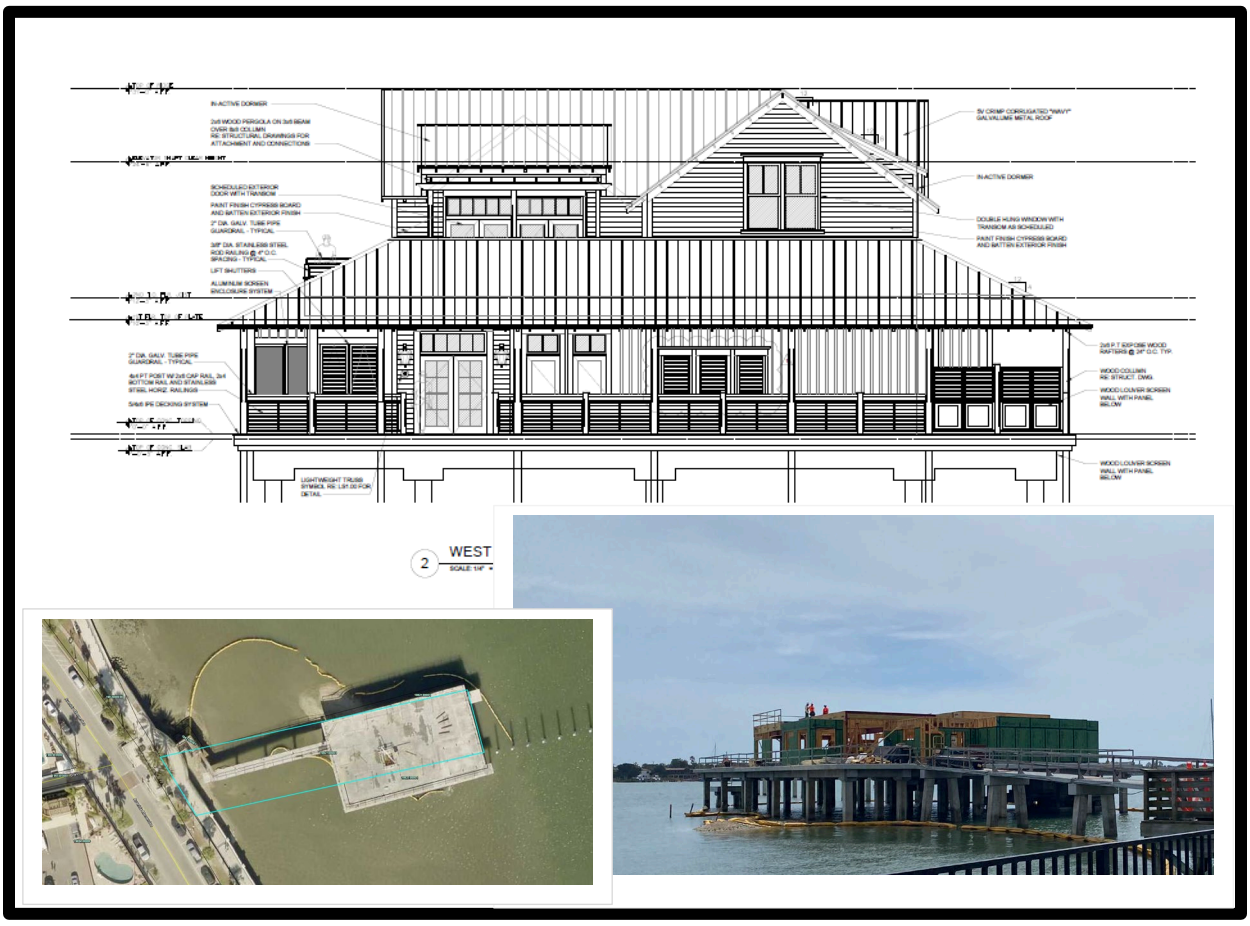
Last Data Upload: 4/26/2022, 12:54:58 AM

Version 2.3.191

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 2022 Meeting



Application HP2022-0030 Address: 135 Avenida Menendez

Applicant: White's Wharf, LLC

Property Owner: White's Wharf LLC

Project description: To alter plans from a previously approved Certificate of Appropriateness with design and layout modifications to elements including the fenestration and walkway to the sea wall, and changes to window, door and exterior materials.

Architectural Style:	New construction: Frame Vernacular	Florida Master Site File:	(Former building was demolished: SJ00197)
National Register:	Town Plan NRHD (Previous c.1910-1917 building was contributing)	Construction date:	In progress
Archaeology Zone:	N/A	Zoning District:	OL (Faces HP-2)
Parcel number:	1962100000		
Agenda Item:	6(f)	Previous Action(s):	OOA2014-0064; OOA2015-0138; COD2015-0141; COA2015-0203

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application follows multiple applications reviewed by the HARB related to the former c.1910-1917 Frame Vernacular commercial building (Santa Maria restaurant) located south of the Bridge of Lions in the Matanzas River and its replacement in the same location. A Certificate of Demolition approval for the previous building was granted in November 2015 under COD2015-0138. After multiple reviews under an Opinion of Appropriateness (OOA) and COA, final proposed designs for the new building were approved by the HARB under COA2015-0203 at the January 2016 meeting. Previous staff reports and discussions at HARB meetings extensively covered the architectural style of the proposed building and its compatibility with the historic district for the applications listed above and will not be repeated in this report.
2. The property is zoned Open Land (OL), but faces the HP-2 zoning district. *Visible facades* to the HP-2 historic district must be found reasonably compatible. HARB's review should determine if there is reasonable compatibility, as a strict adherence to the AGHP or Secretary of the Interior's Standards is not required. Any refinements of the design should maintain a vernacular character and limit the appearance of colonial features.
3. After the HARB's approval of the new building in 2016, permit plans submitted to the Building Department were approved under permit 2016-0941. Historic Preservation staff at that time administratively approved the architectural review of those plans, which had some variations to the HARB approved plans. Elevations and floor plans from the HARB approved plans are in the attachment section of this report and the approved permit plans are in the application packet (pages 13-19).
4. *When reviewing the revised permit plans for this COA, the approved permit plan set under 2016-0941 included in the application packet is what they must be compared with, as they were approved after the HARB set.*
5. Please refer to the list of modifications and changes proposed with this COA application detailed under Scope of Work on page 3 of this report. In January 2022, revised permit plans were submitted to the Building Department to address proposed layout changes to the interior floor plan, which caused some of the exterior elements such as window and door fenestration to be modified. The applicant/owner is also proposing additional changes to the fenestration, as seen on the notated elevations (application packet pages 5-6), changes to the approved window and doors previously specified on the HARB and permit plans, as well as modification of the walkway to/from the sea wall (application packet pages 7-8).
6. The applicant stated to staff they are proposing the different window and door materials and designs to address concerns related to longevity with the building's location over the water, fire code panic hardware requirements, ADA accessibility with lower door thresholds, and desire for hurricane rated products.
7. According to the Architectural Guidelines for Historic Preservation (AGHP), Post-1821 windows should generally be wood and similarly, doors are commonly wood. The AGHP states that "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." For doors, the AGHP indicates that modern stock metal doors are inappropriate.
8. Overall, the proposed windows will have a white finish and have full divided lites with exterior raised muntins. Although the proposed doors will be a metal stock door, they will have painted finishes and may not appear to be aluminum when viewed from the HP district. Additionally, the proposed changes to the window and door fenestration as well as the shutters appear to not alter the overall threshold of reasonable compatibility when compared to the approved permit plans.

STAFF SUMMARY AND ANALYSIS (continued):

9. HARB's review of the proposed alteration to the walkway to the sea wall should generally consider the aesthetics and compatibility of the design. The same railing and the ADA ramps existing along the sea wall on either side of the altered walkway is proposed. The modified design will also require additional approvals including from Public Works, to ensure the 7' sea wall elevation and ADA accessibility are both maintained, and possibly PZB for a conservation overlay development since it is in Conservation Overlay Zone I.

SUMMARY SCOPE OF WORK:

1. **Windows:**
    a. Change is proposed in materials: Anderson A series windows with composite frames and fiberglass sashes and full divided lites with exterior muntins and raised profiles from Kolbe Heritage Series wood windows
    b. Glass to have Low E Smart Sun coating: will not appear to be tinted according to the applicant, but a sample may help verify.
    c. To match the permit approved sizes, styles (as shown on Sheet A7.10, Door & Window Types & Schedules – see application packet page 19)
    d. To remain in the same locations as approved permit plans, unless otherwise noted on COA elevations (See notations on pages 5-6 of application packet):
        i. Paired windows with glass transoms added to South Elevation first floor as notated

2. **Gas Strut Awning Windows** (with 90° angle):
    a. Proposed on North Elevation first floor in place of row of shuttered opening under upper front-facing gable
    b. Paint Color: Burma Jade from pre-approved Post War Romanticism color palette

3. **Fixed shutters:**
    a. In some areas, fixed shutters are now proposed for first floor window openings that were approved with lift shutters (North Elevation) or rolling/awning shutters (West Elevation).
    b. On the South elevation, fixed shutters approved for the 2nd story dormer windows are now proposed to have fixed lite windows.

4. **Doors:** Changes as notated on elevation of current COA plans (application packet pages 5-6)
    a. Change to different material: aluminum with a white finish, unless otherwise noted
    b. Several modified door styles are now proposed:
        i. Storefront styled hinged doors (West Elevation)
        ii. Stacking door systems without transoms: South Elevation
        iii. Kitchen Door: moved to South Elevation as noted
        iv. Change of two doors as service doors to now be covered with siding on West Elevation

5. **Walkway to sea wall:** (See application packet pages 7-8)
    Change from approved dog-leg walkway to a straight configuration extending to/from the sea wall (this will require approval by Public Works and possibly PZB). ADA ramps and railings to be replaced in same manner as existing.

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 135 Avenida Menendez:**

1. **APPROVE** if the board finds that the revised plans and materials are reasonably compatible with the AGHP.
   or
2. **CONTINUE** to allow the applicant time to make modifications as recommended by the HARB necessary for the design and/or materials to be reasonably compatible with the AGHP.

Julie Courtney
Julie Courtney, Historic Preservation Officer

CITY CODES/DESIGN GUIDELINES:

Sec. 28-87. Responsibilities.

The members of the historical architectural review board herein created shall have the following responsibilities:

(1) Review petitions for certificates of appropriateness required within the historic preservation districts (HP-1 thru HP-5) under article III, division 3 of this chapter. Additionally, the board shall review all applications for building permits on property abutting or immediately facing the HP-1, HP-2 and HP-3 historical districts to ensure reasonable compatibility of the facades of such buildings visible from within such districts with the authentic restoration or preservation of the districts, and where found to be reasonably compatible, issue a certificate of appropriateness.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, and 9 apply.
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations and Additions

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.

Windows and Window Treatments: Post-1821

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

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.

Doors and Entrances: 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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Timeline of HARB related applications for 135 Avenida Menendez
3. HARB approved order for COA2015-0203
4. HARB approved plans COA2015-0203

STAFF PHOTOGRAPHS
135 Avenida Menendez





STAFF PHOTOGRAPHS
135 Avenida Menendez





STAFF PHOTOGRAPHS
135 Avenida Menendez





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135 Avenida Menendez





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135 Avenida Menendez





STAFF PHOTOGRAPHS
135 Avenida Menendez





STAFF PHOTOGRAPHS
135 Avenida Menendez





TIMELINE FOR 135 AVENIDA MENENDEZ AND HARB APPLICATIONS

6/27/14	Application for Certificate of Appropriateness submitted to Planning Department for building alterations to further application for PUD under applicant Les Thomas/Pat Croce and owner Carl Connell.
7/17/14	HARB approved a Certificate of Appropriateness for building alterations with a condition related to the signage.
9/18/15	Application for Certificate of Demolition submitted to Planning Department by owner representative Julie White Alford and Cronk Duch Architects.
9/18/15	Application for Opinion of Appropriateness submitted to Planning Department by owner representative Julie White Alford and Cronk Duch Architects
10/5/15	Architectural and Historical Condition Assessment report provided to support COD application submitted by REG.
11/19/15	HARB approved a Certificate of Demolition for the subject property with conditions to include archival documentation, demolition permit not to be approved until final design approved by HARB, neon sign salvaged as well as a report of other material that is salvaged to be submitted to staff. (Staff report recommended approval with conditions).
11/19/15	HARB continued an Opinion of Appropriateness to allow the applicant to provide more details.
12/17/15	HARB approved an Opinion of Appropriateness with conditions.
12/21/15	Application for Certificate of Appropriateness submitted to Planning Department by owner representative Julie White Alford and Cronk Duch Architects.
1/21/16	HARB approved a Certificate of Appropriateness with no conditions, supported by staff report. Applicant was represented by Cronk Duch Architects and no members of the public spoke to the matter.

January 26, 2016

White's Wharf, LLC
Cronk Duch Architects, LLC
24 Cathedral Place, Suite 401
St. Augustine, FL 32084

Re: Certificate of Appropriateness – 135 Avenida Menendez – F2015-0203

To Whom It May Concern:

On Thursday, January 21, 2016, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new 1-1/2 story building on an existing dock characterized by a series of smaller buildings with metal covered, gable roof systems and shed dormers, wood siding and a covered wood deck at 135 Avenida Menendez.

Specifically, the HARB **approved** your application as per the attached executed order.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements before proceeding with your project in accordance with HARB's decision.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

DB:sp
Attachment

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:

- ☐ Appeal of Architectural Review Official
- ☒ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2015-0203
Applicant: Cronk Duch Architecture, LLC
Owner: White's Wharf, LLC
Address: 135 Avenida Menendez
Parcel Number: 196210-0000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new 1-1/2 story building on an existing dock characterized by a series of smaller buildings with metal covered, gable roof systems and shed dormers, wood siding and a covered wood deck.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JANUARY 21, 2016, 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 January 21, 2016 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 Open Lands (OL).
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** the Applicant's request to construct a new 1-1/2 story building on an existing dock characterized by a series of smaller buildings with metal covered, gable roof systems and shed dormers, wood siding and a covered wood deck.

Subject to the following conditions:

- No Conditions
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21st day of January, A.D., 2016, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

COA F2015-0203 **REQUEST** **APPROVED** / **DENIED**

_____
Sign Name
Chair, Randal Roark
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, H. Randal Roark 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.

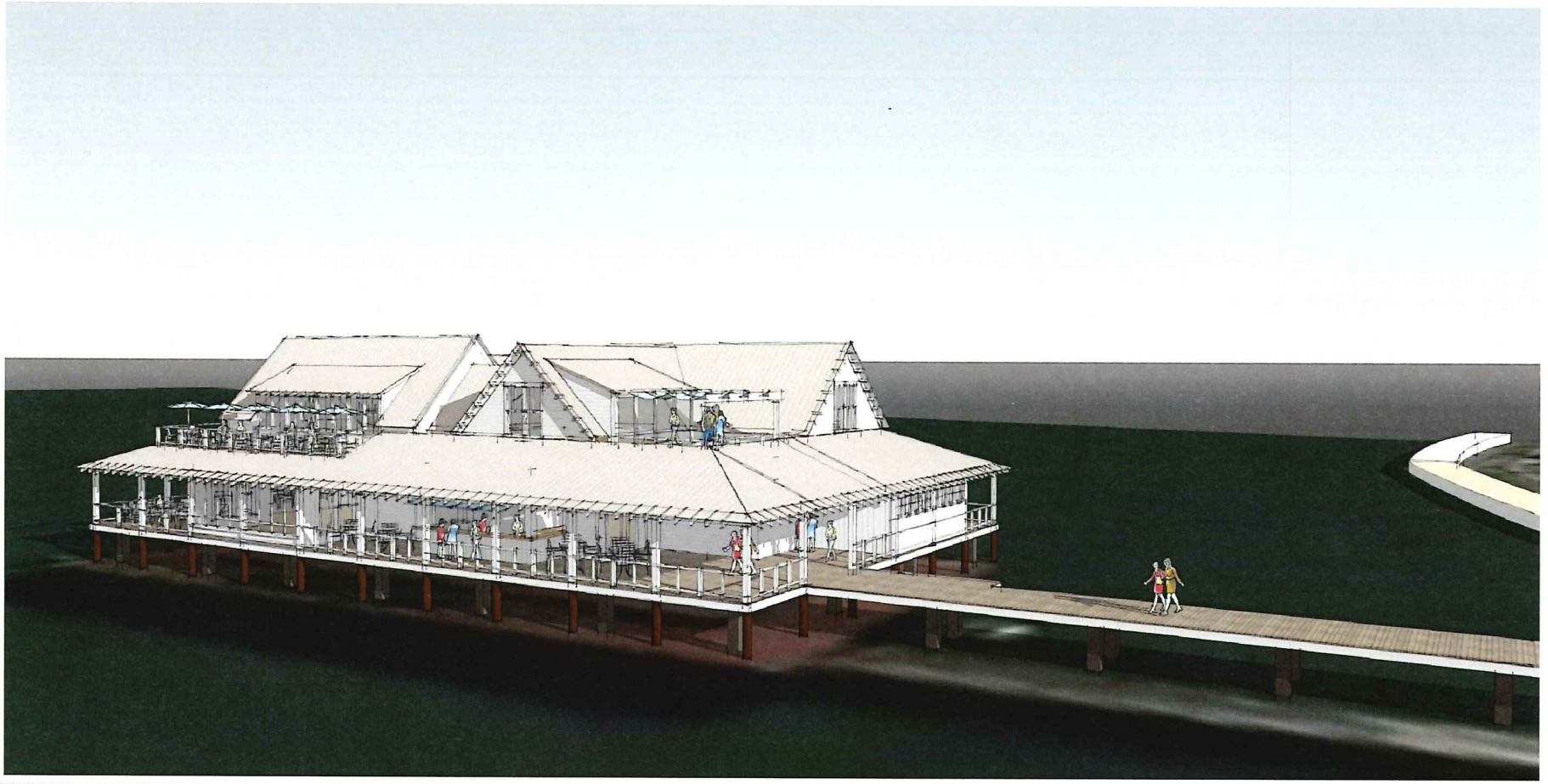
Witness my hand and official seal, this 21st day of January, A.D., 2016.

_____
Notary Public, State of Florida

CANDICE J SEYMOUR
MY COMMISSION #FF122937
EXPIRES May 13, 2018
(407) 398-0153 FloridaNotaryService.com

SANTA MARIA RESTAURANT

135 AVENIDA MENENDEZ ST. AUGUSTINE, FLORIDA 32084



HARB CERTIFICATE OF APPROPRIATENESS

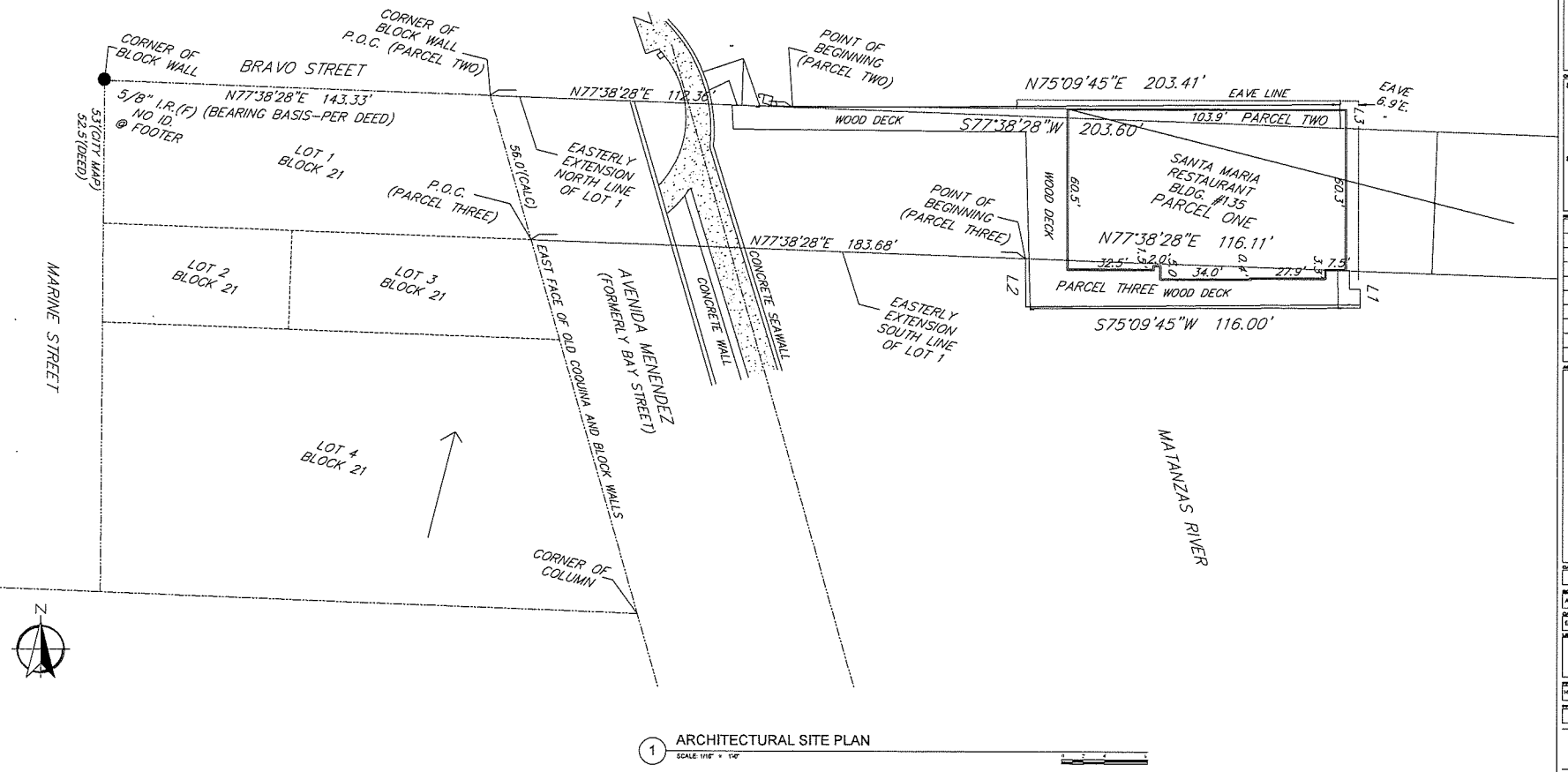
A0.00 - COVERSHEET
AS1.00 - ARCHITECTURAL SITE PLAN
A1.10 - FLOOR PLANS
A1.20 - SECOND FLOOR PLAN
A1.30 - ROOF PLAN
A2.10 - AERIAL VIEW & EXTERIOR ELEVATION
A2.20 - EXTERIOR ELEVATION
A2.30 - ELEVATION REFERENCE
A3.10 - BUILDING SECTION
A4.10 - DETAILS

CRONK DUCH
ARCHITECTURE

DECEMBER 18, 2015

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NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

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9823 Touchy Point Circle, Suite 201, Jacksonville, Florida 32246
Office: 904.322.9448 Fax: 904.322.9450
21 Cathedral Place, Suite 105, St. Augustine, Florida 32095
Office: 904.826.1434 Fax: 904.823.9650

SURVEY:
STRUCTURAL:

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

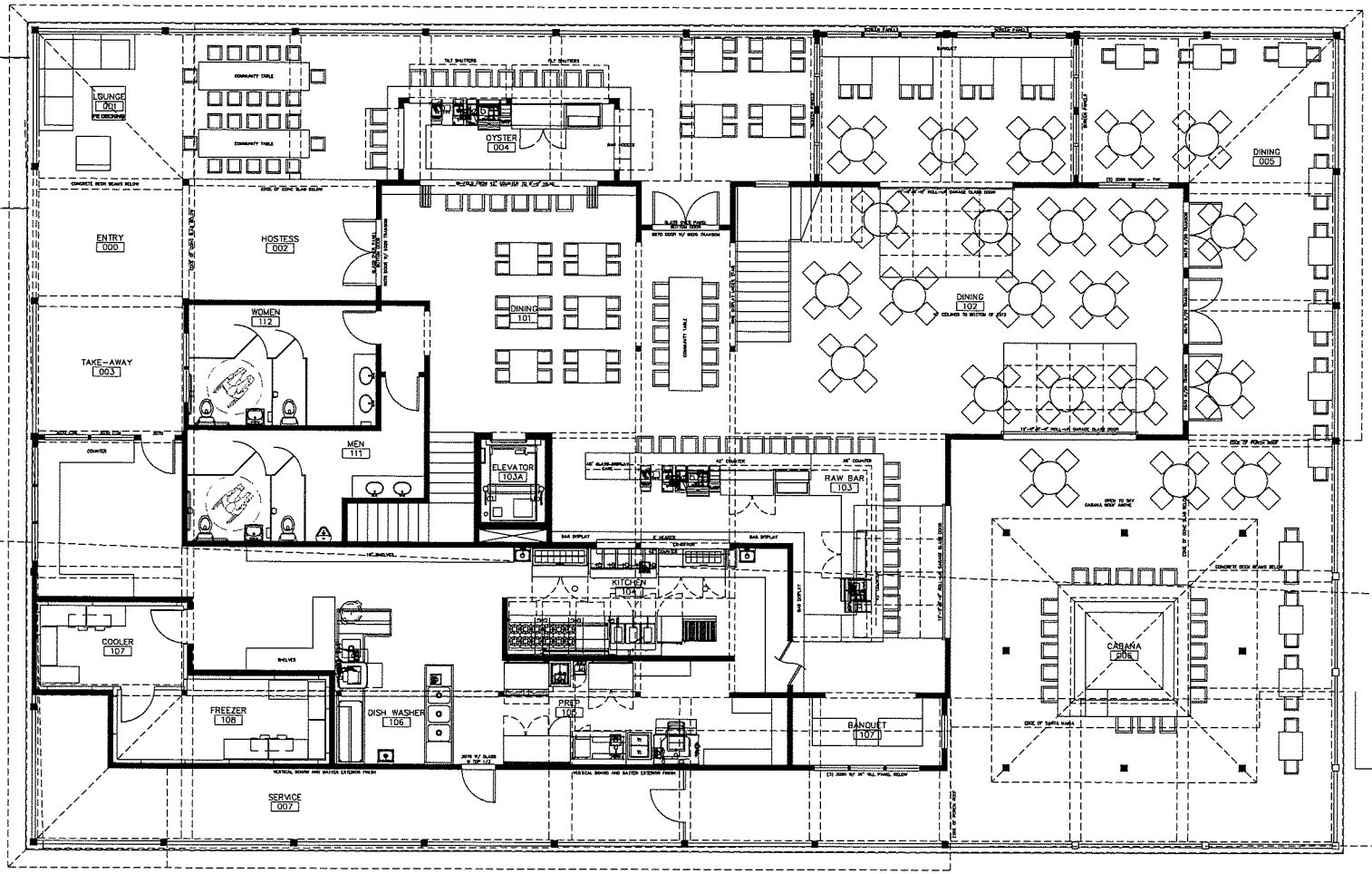
SANTA MARIA RESTAURANT

ARCHITECTURAL SITE PLAN

AS1.10

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

FIRST FLOOR AREA TABULATION	
CONDITIONED AREA	: 4,369 SQ. FT.
NON-CONDITIONED AREA	: 4,556 SQ. FT.
1ST FLR. TOTAL GROSS AREA	: 8,925 SQ. FT.

N

CONSTRUCTION AREA TABULATION	
1ST & 2ND FLR. CONDITIONED AREA	: 6,770 SQ. FT.
1ST & 2ND FLR. NON-CONDITIONED AREA	: 5,419 SQ. FT.
TOTAL GROSS AREA	: 12,189 SQ. FT.

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3422 Towne Park Drive, Suite 201 Ave Maria, Florida 34142
Office: 941.300.3660 Fax: 941.300.3690
24 Cathedral Place, Suite 605 St. Augustine, Florida 32095
Office: 904.819.3454 Fax: 904.702.3693

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL:

CADD ENGR. FILE NO.

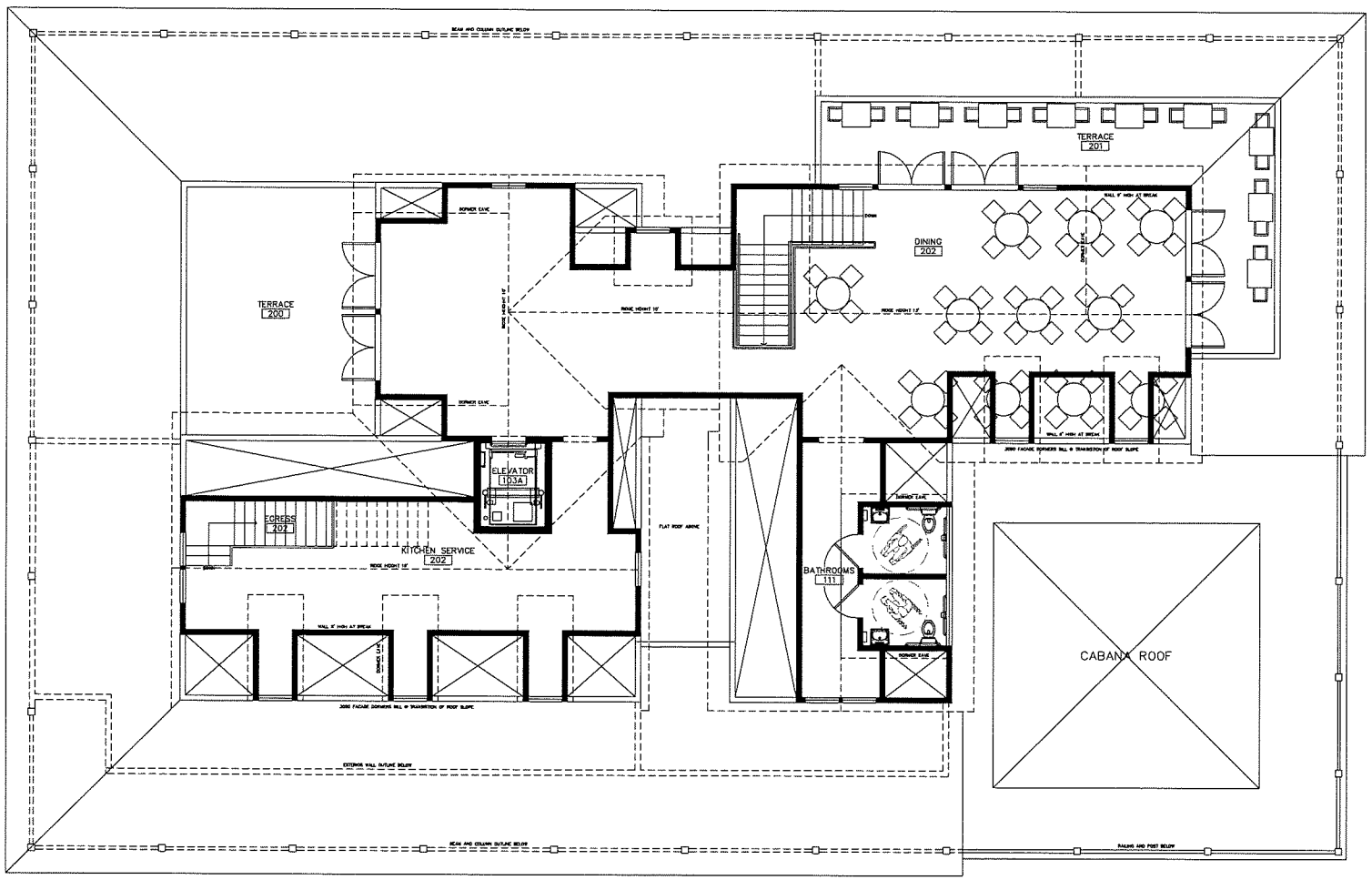
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CADD ISSUED BY: Eckl
LEGAL DESCRIPTION:

PROJECT STATUS: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER:

NEW PROJECT
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SANTA MARIA RESTAURANT
FIRST FLOOR PLAN
A1.10

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

SECOND FLOOR AREA TABULATION	
CONDITIONED AREA	: 2,401 SQ. FT.
NON-CONDITIONED AREA	: 863 SQ. FT.
2ND FLR. TOTAL GROSS AREA	: 3,264 SQ. FT.

N

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21 Cathedral Place, Suite 105 · St. Augustine, Florida 32085
(904) 824-4344 · Fax (904) 823-2220

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE:

ARCHITECT'S SEAL:

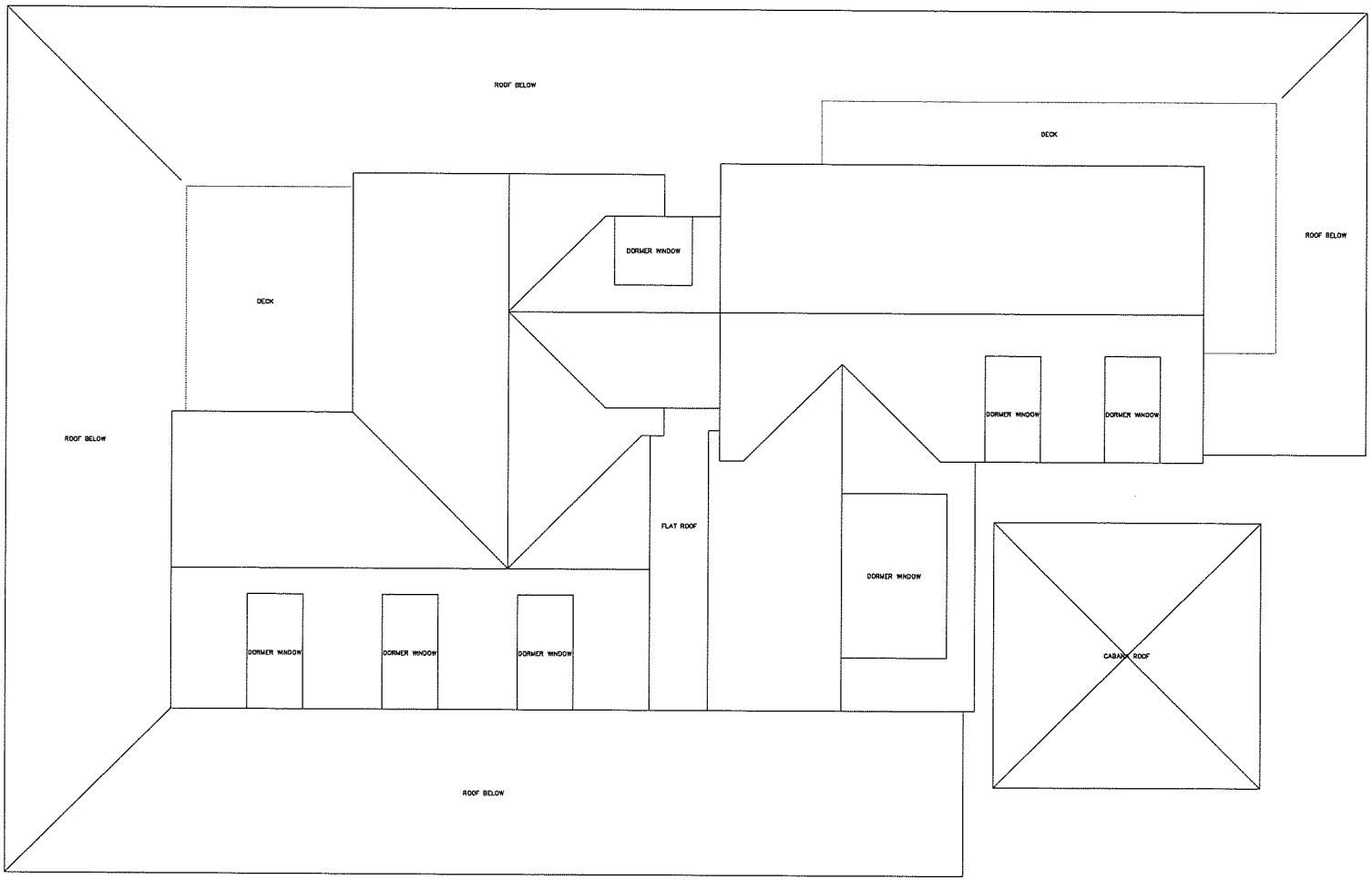
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SCALE: AS SHOWN
CHKD: LRMR'S ID:
EB/F
SPECIAL CONSIDERATIONS:
PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER:

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084
SANTA MARIA RESTAURANT

SECOND FLOOR PLAN

A1.20

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

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24 Cathedral Place, Suite 105 St. Augustine, Florida 32095 Office: 904.823.4344 Fax: 904.823.3303

CONSULTANTS
SURVEY:
STRUCTURAL:

REVISIONS DATE

ARCHITECT'S SEAL

CADD FILE NO.
SCALE: AS SHOWN
CADD LAYER ID: FIRE
LEGAL DESCRIPTION
PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

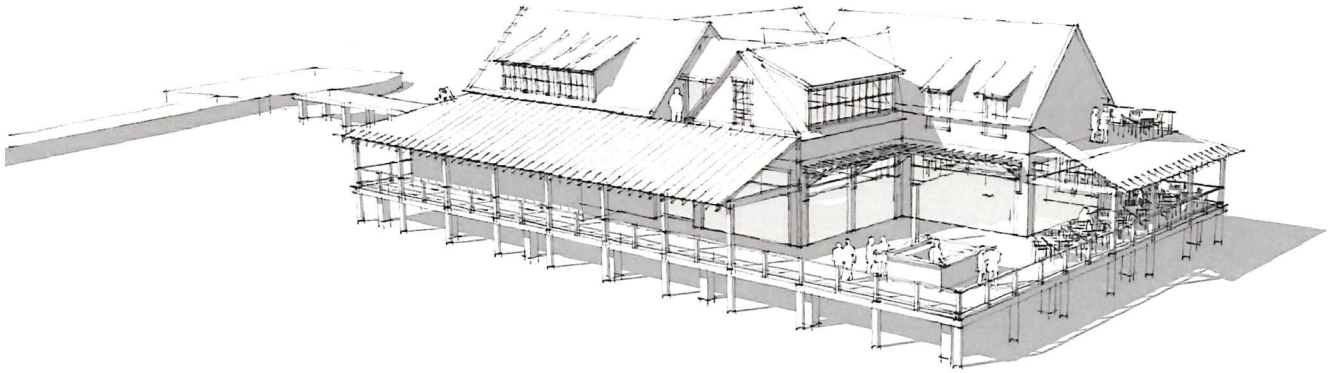
SANTA MARIA RESTAURANT

ROOF PLAN

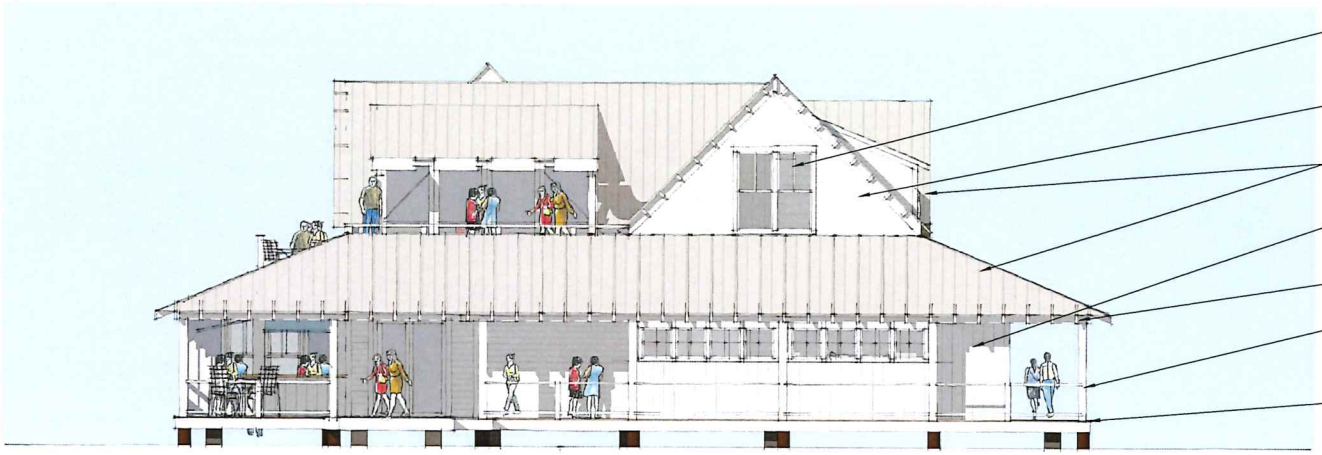
A1.30

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1 AERIAL VIEW
SCALE: NTS



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

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CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL:

CADD DWG. FILE NO.:
SCALE: AS SHOWN
CADD USER ID: Edit
LEGAL DESCRIPTION:
PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER:

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

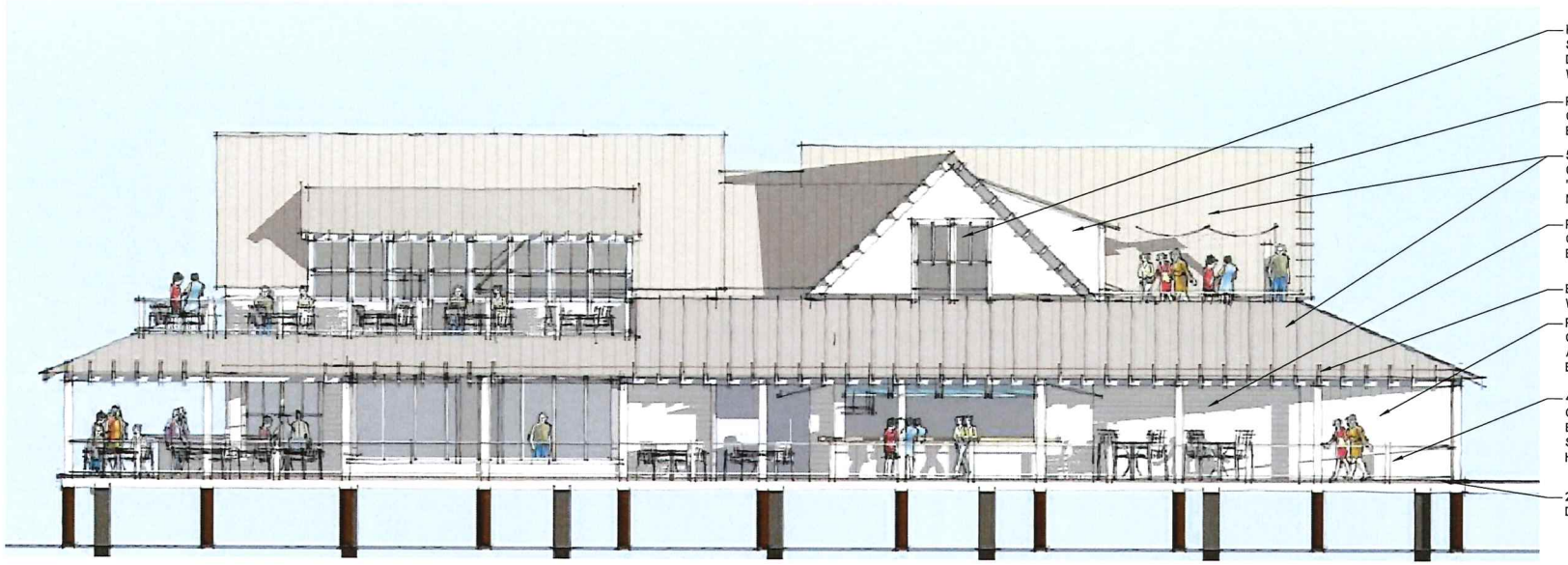
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AERIAL VIEW AND EXTERIOR ELEVATION

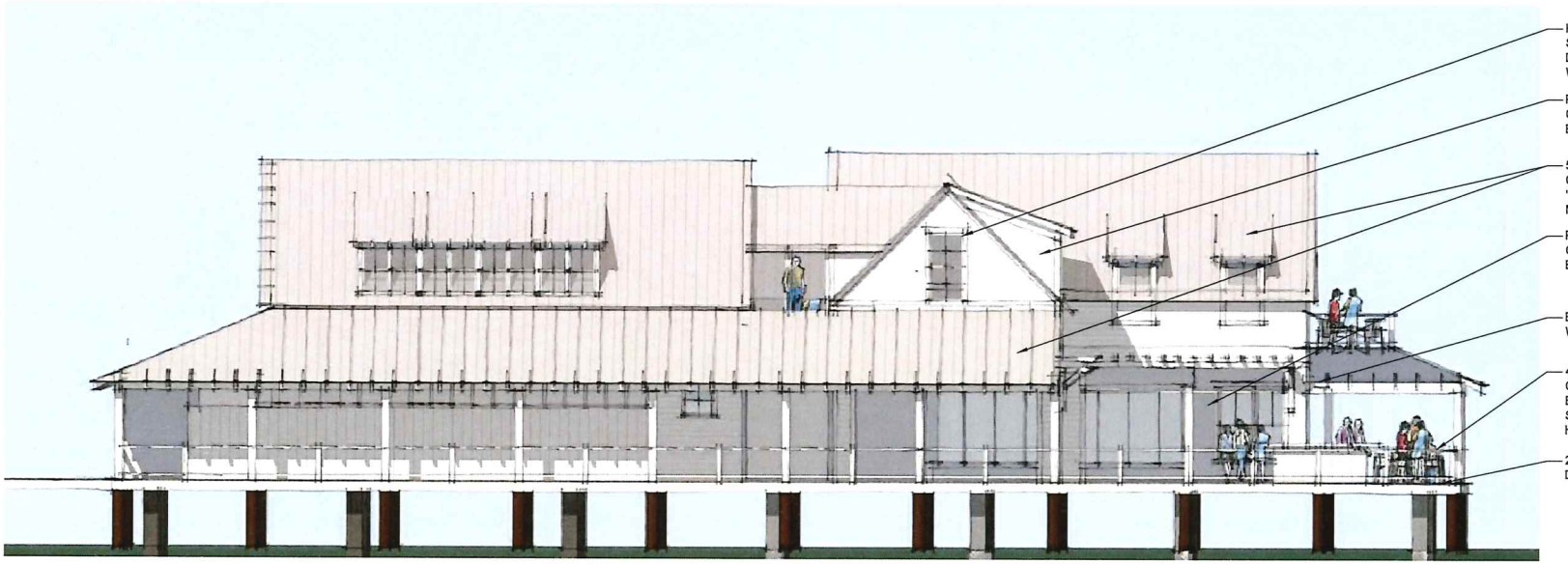
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION

PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

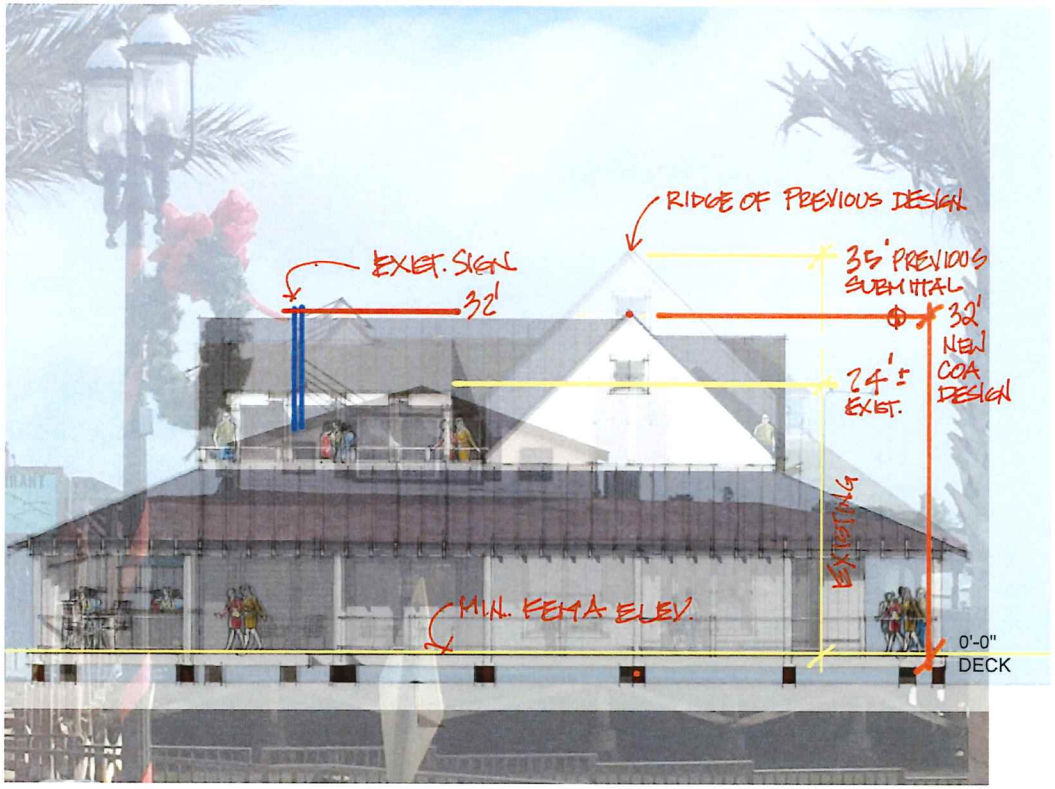
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EXTERIOR ELEVATIONS

A2.20

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1 ELEVATION HEIGHT REFERENCES
SCALE: 1/4" = 1'-0"

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9122 Touchy Pat Circle, Suite 201, Jacksonville, Florida 32246
Office: 904.332.5648 Fax: 904.332.5650
24 Cathedral Place, Suite 405, St. Augustine, Florida 32095
Office: 904.826.3454 Fax: 904.332.5650

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STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL:

CADD DWGS. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdsE

LEGAL DESCRIPTION:

PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER:

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT

EXTERIOR ELEVATIONS

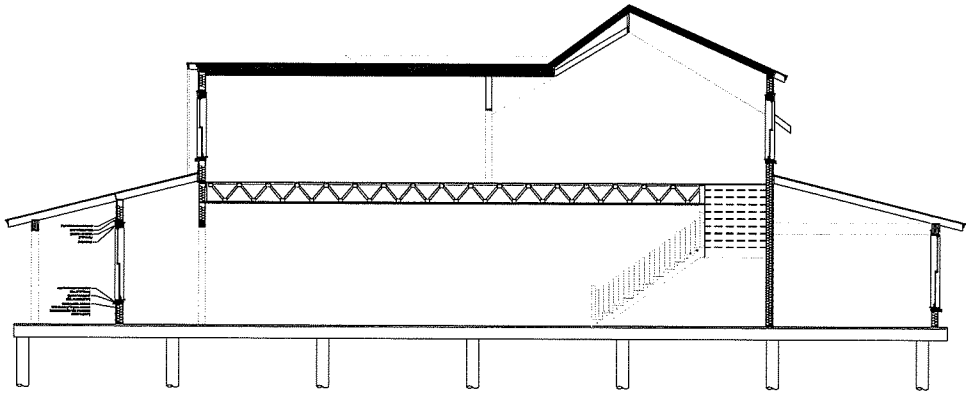
A2.30

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

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9422 Touchton Road, Suite 201 Jacksonville, Florida 32246
(904) 854-0004 Fax (904) 854-0005
24 Cathedral Place, Suite 405 St. Augustine, Florida 32084
(904) 342-8484 Fax (904) 342-8485

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL:

CARD DWGS. FILE NO.

SCALE: AS SHOWN

CARD ORIENTATION: Edit

LEGAL DESCRIPTIONS:

PROJECT STAGES: HARB CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER:

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT

BUILDING SECTION

A3.10

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- 5V CORRUGATED "WAVY GALVALUME METAL ROOF
- PAINT FINISH CYPRESS SIDING EXTERIOR FINISH
- EXTERIOR SIDING AND TRIM COLOR BEJAMIN MOORE "WHITE DOVE"

1 GABLE END AND SIDING



- 5V CORRUGATED "WAVY GALVALUME METAL ROOF
- KOLBE HERITAGE SERIES MAGNUM DOUBLE HUNG WINDOWS - TYPICAL

2 DORMER WINDOW



- EAVE RAFTER TAILS
- EXTERIOR SIDING AND TRIM COLOR BEJAMIN MOORE "WHITE DOVE"
- LIGTHING FIXTURE TYPE
- BOARD AND BATTEN SIDING

3 PORCH



- 2x6 CAP RAIL
- 4x4 WOOD POST
- STAINLESS STEEL HORIZONTAL RAILINGS
- 2x4 BOTTOM RAIL
- 2x6 PT WOOD DECKING

4 RAILING AND PORCH DECKING

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(904) 501-8448 Fax (904) 501-8449

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REVISION: DATE:

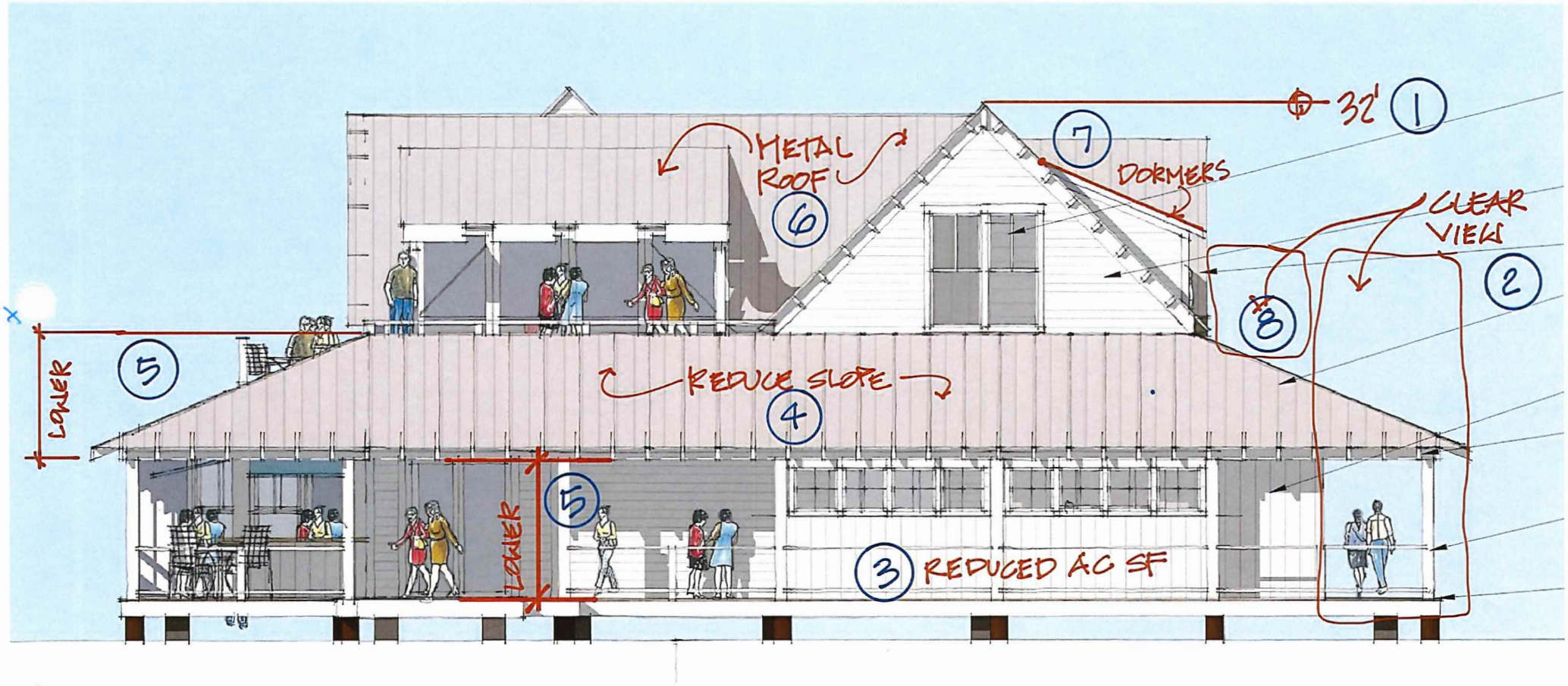
ARCHITECT'S SEAL:

CADD DWG. FILE NO.:
SCALE: AS SHOWN
CADD USER ID: EdpE
LEGAL DESCRIPTION:
PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER:

NEW PROJECT
135 AVENIDA MENENDEZ
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SANTA MARIA RESTAURANT

DETAILS
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2 WEST ELEVATION

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

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. HP2022-0030

Receipt No. 23605351 Meeting Date: May 19, 2022

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

1. NAME OF APPLICANT DAVID WHITE
   Business (if applicable) WHITES WHARF
   Address 135 AVENIDA MENENDEZ
   City ST. AUG. State FL. Zip Code 32084
   Daytime telephone 904-377-4033 Other phone/email OCWHITES@YAHOO.COM
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER WHITES WHARF
   Business (if applicable) _____
   Address 118 AVENIDA MENENDEZ
   City ST. AUG. State FL. Zip Code 32084
   Daytime telephone (required) SAME Other phone _____
3. PROJECT STREET ADDRESS 135 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_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features WALKWAY TO BAY FRONT

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October 2017

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

- [x] 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)

WINDOW CHANGE FROM PLANS
CHANGE WALKWAY STRAIGHT TO SEMI-CIRCLE

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 DAVID WHITE

SIGNATURE OF APPLICANT _____ DATE 4-22-22

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE _____

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

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APR 22 2022
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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)

Provide details on any changes to materials from approved permit plans

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.

Provide details on proposed change to walkway to sea wall

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)

Provide details on proposed changes to any doors from approved permit plans

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

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CONTINUED

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

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
☐	☐	☐	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:

If any items have been revised on the exterior design or changes are proposed to other materials that are different than the permit approved plans under (2016-0941), those changes will also need to be submitted along with all the final details of what you want the HARB to consider, including the changes to doors and windows no later than Monday, May 9th.

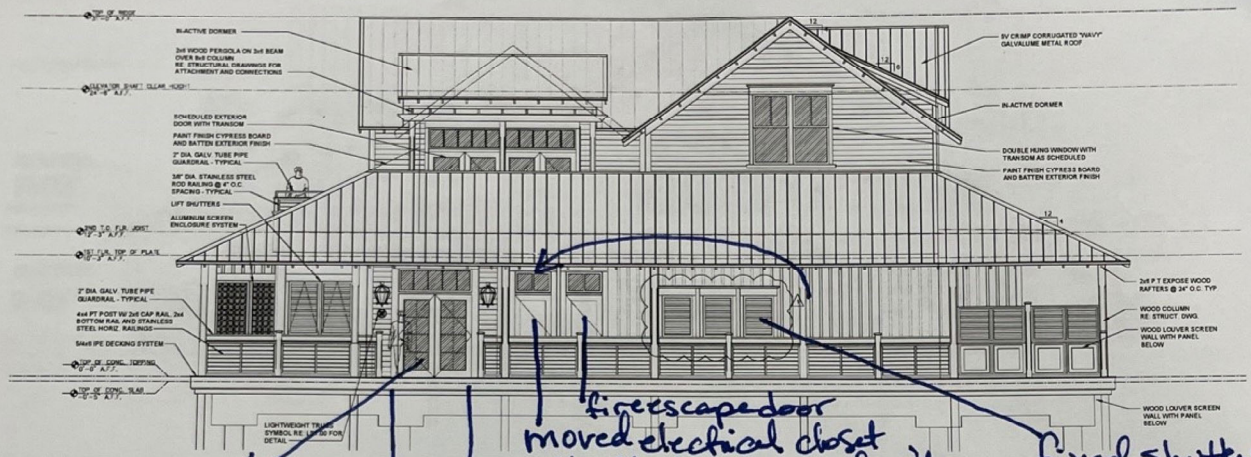
Project number: HP2022-0030 Project Address: 135 Avenida Menendez

Reviewed by: Julie Courtney Date: 04.27.22

RECEIVED
APR 22 2022
Planning/Building Dept

Received May 9, 2022
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



Storefront doors

fire escape door moved electrical closet (both doors covered with Siding so they don't look like entry doors

fixed shutters instead of awning

2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

gangway to entrance



fixed Shutter not awning

glass gas strut awning windows with 90° angle instead of shutters material- aluminum w/coastal powder finish

1 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
Facing Bridge of Lions

CONSTRUCTION ISSUE - 12.20.2021

simulated divided lights REVISION 01

Same approved dimensions w/opening

Color - Burma Jade - Sherwan williams color approved in Post War Romanticism

CRONK DUCH ARCHITECTURE
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REVISION:	DATE
1 CONSTRUCTION ISSUE	12/20/21
REVISED EXTERIOR ELEVATIONS REPLACE OPERABLE SHIMMER SHUTTERS WITH CLOSED FIXED SHUTTERS	

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdgE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA001612015

NEW PROJECT
135 AVENIDA MENENDEZ
AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

EXTERIOR ELEVATIONS

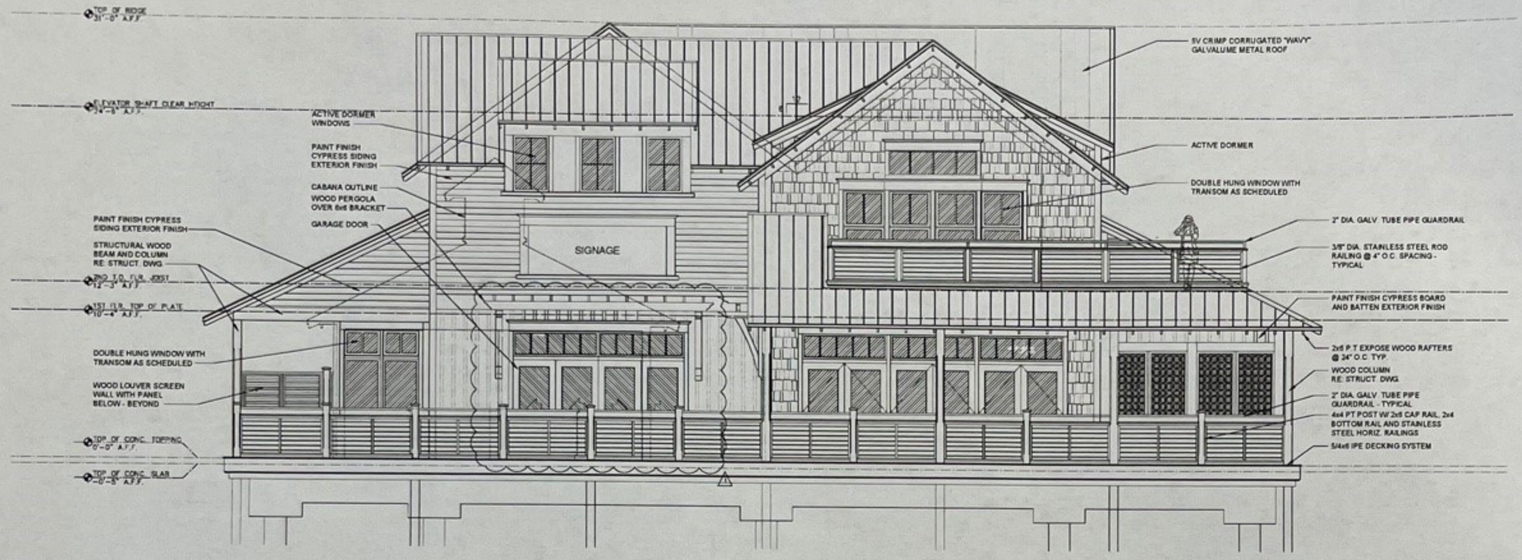
A2.20

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Application pg. 5

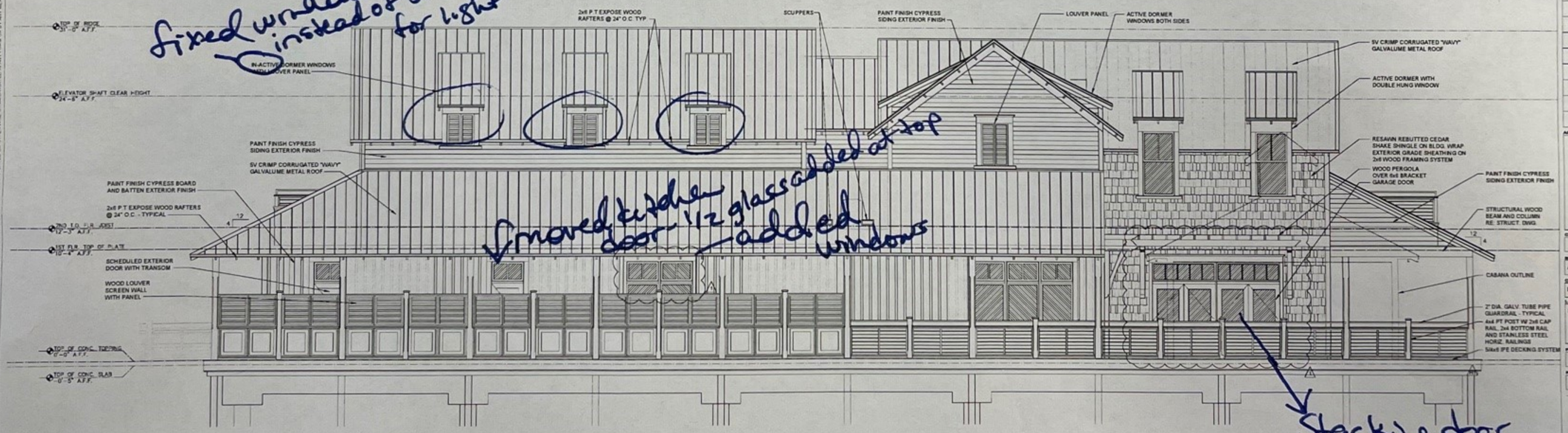
Received May 9, 2022
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

fixed windows instead of shutters for light



removed kitchen door 12 glass added at top
added windows

Stacking door w/out transom material - aluminum finish - white

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

CONSTRUCTION ISSUE - 12.20.2021
REVISION 01

CRONK DUCH
ARCHITECTURE
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Atlantic Beach, Florida 32233
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REVISION		DATE
1	CONSTRUCTION ISSUE	12/20/21
	REVISED EXTERIOR ELEVATIONS REPLACE GARAGE DOORS WITH SLIDING DOORS AND ADD WINDOWS AT KITCHEN AREA	

ARCHITECT'S SEAL
CHHGDS, A

CADD DWG. FILE NO.
SCALE: AS SHOWN
CADD USER ID: EdHE
LEGAL DESCRIPTION: SEE SURVEY
PROJECT PHASE: PERMIT SET
PROJECT NUMBER: CDA0018122015

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

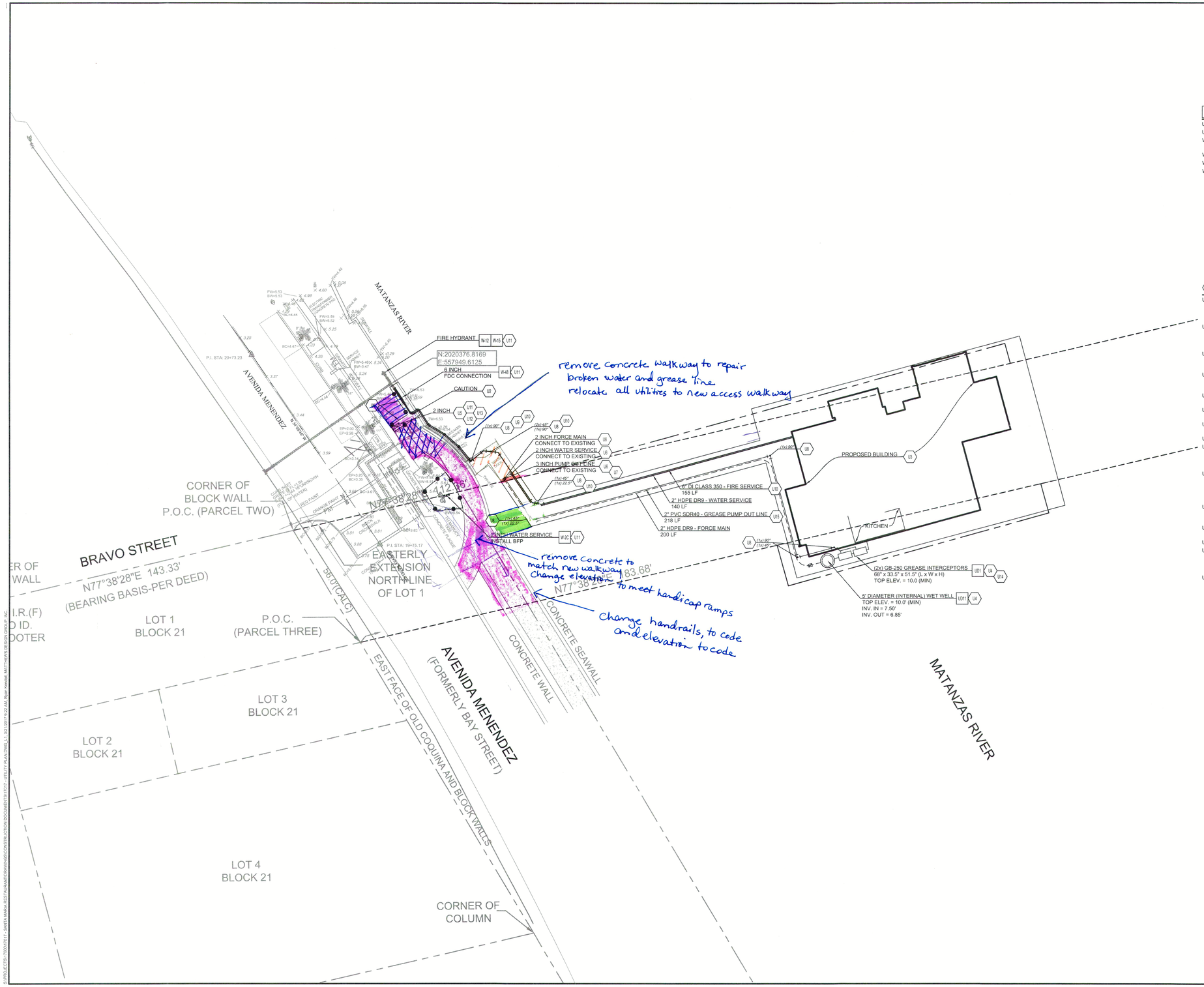
SANTA MARIA RESTAURANT SITE

EXTERIOR ELEVATIONS

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Received May 9, 2022
Planning and Building Department



REGISTERED ENGINEER
CHRISTOPHER L. BOWLES, P.E.
CA#25535 FL #78611

REVISIONS

NO.	DESCRIPTION	DATE

DESIGN BY:	CLB
DWG BY:	DTS/RWK
CHK BY:	RAM
DATE:	03-21-2017
JOB No:	17017

MATTHEWS DESIGN GROUP, INC.
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE: 904.826.1334
FAX: 904.826.4547
INFO@MATTHEWSDESIGN.NET

UTILITY PLAN
WHITE'S WHARF
SHEET NO.

S:\PROJECTS\17000\17017 - SANTA MARIA RESTAURANT\DRAWINGS\CONSTRUCTION DOCUMENTS\17017 - UTILITY PLAN.DWG, L1, 3/21/2017 9:22 AM, Rami Kassab, MATTHEWS DESIGN GROUP, INC.

Received May 9, 2022
Planning and Building Department

OPTION
CONNECTION TO EXISTING TIMBER DECK

OPTION
CONNECTION OVER BACK OF WALL TO SIDEWALK

HOLD

N
W E
S

106'-0"
±24'-6"
4'-0"
PILE TOP -7.77'
PILE TOP -6.54'
PILE TOP -5.32'
PILE TOP -4.09'
PILE TOP -2.87'
18"Sq. PILE
SLOPE 0.0166'/Ft.
SLOPE 0.058' / Ft.
SLOPE 0.05' / Ft.
8" SOLID SLABS
6' OR 8" SOLID SLABS
2'-6"
5'-0"
10'-0"
13'-11½"
EXPANSION JOINT
TOP OF CONCRETE -0.25'
RESTAURANT DECK
3'-3"
10'-11"
23'-3"
B S-5
F S-7
A S-5
C S-5

ACCESS DECK PLAN 9

@0.0' REF. EL. 0'-0" = EL. 12.5' N.A.V.D. (EL. 13.6' N.G.V.D.)

LANDING 6'-6"
RAMP 39'-6"
LANDING 10'-0"
3'-0"
RAMP 46'-0"
LANDING SLOPE 0.0166' / Ft.
-2.71'
-2.55'
-0.25'
HOLD
LANDING 0.0166'/Ft.
4'-9"
1'-2"2"
2'-3½"

ACCESS DECK SOUTH ELEVATION 9

10'-0"
2'-6" 5'-0" 2'-6"
#4 @ 12" O.C. STD. HOOKS
HAIRRAIL BY OTHERS
16 - #5 cont. @ 6' NO SPLICES WITHIN 6'-0" FROM PILE CENTERS
3/4" CHAIR (#6) BEAM CENTER
CURB BARRIER BY OTHERS
2 - #6 TOP
#3 TIE @ 12"
SLOPE 1/8"/Ft. (.0104'/Ft.)
1½" CLEAR
2"TO 3"
1'-2"
2" CLEAR SIDES & BOT.
2 - #6 BOT.
1'-0"
8" THK. SOLID SLABS PRESTRESS PRECAST
1½" PIPE TO BE ABANDON
REINF. STRANDS
BEAM BEYOND CAST-IN-PLACE
4 - #9 STD. HOOK TOP
18" Sq. PILE BEYOND PRESTRESS PRECAST CONCRETE
12
1½"

SECTION A S-5 9

2 - #5 @ 6' 8"HOOK EACH END
2 - #4
TOPPING CONC. THICKNESS VARIES
9" 9"
16 - #5 cont. @ 6' NO SPLICES WITHIN 6'-0" FROM PILE CENTERS
#4 @ 12" O.C. STD. HOOKS
8" SOLID SLABS
GROUT NON-SHRINK THIN LAYER FOR BEARING
4" MIN. BEARING SLAB ENDS
4 - #6 TOP STD. HOOK BEAM ENDS
#3 TIES @ 8"
4 - #6 BOTTOM STD. HOOK BEAM ENDS
20" @ C.L.
8"
24"
#4 @ 12"
3" CLEAR #3 TIES
2" CLEAR SIDES & TOP
48" MIN. #9 EMBEDMENT
1½" PIPE TO BE ABANDON
24"
4 - 2"ø TUBES 9" Sq. ON CENTER
4 - #9 STD. HOOK TOP
GROUT NON-SHRINK HIGH STRENGTH
18" Sq.x 46' CONCRETE PILE 1½ ON 12 BATTER

SECTION B S-5 9

#5 DOWEL @16"O.C. 16"Lg. + 10" HOOK SET IN ¾"ø x 6½" DEEP HOLE INTO BEAM CLEANED AND FILLED WITH EPOXY GROUT "SIMPSON SET"
16 - #5 cont. @ 6' NO SPLICES WITHIN 6'-0" FROM PILE 6½" HOOK
#4 @ 12" O.C.
1"
EXPANSION JOINT 1"x 1½"CAULK JOINT FOAM BACKER ROD
6"
3"
TOPPING CONC. THICKNESS VARIES
8" SOLID SLABS
1'-2"
GROUT NON-SHRINK THIN LAYER FOR BEARING
20" @ C.L.
4 - #6 TOP STD. HOOK BEAM ENDS
2 - #5
#3 TIES @ 8"
3" CLEAR #3 TIES
2" CLEAR
4 - #6 BOTTOM STD. HOOK BEAM ENDS
24"
48" MIN. #9 EMBEDMENT
4 - #9 STD. HOOK TOP
18" Sq.x 46' CONCRETE PILE 1½ ON 12 BATTER
6" THK. SOLID SLABS PRESTRESS PRECAST
SEE A S-6

SECTION C S-5 9

REVISIONS	
1	6/24/16
5	9/16/20
6	1/14/21
6A	2/ 4/21
9	3/14/22

S K ENGINEERING, LLC
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(904) 825-0036
STEVEN K. KLECKA FL. P.E. # 34458
FL. CERT. OF AUTHORIZATION # 7204

CRONK DUCH ARCHITECTURE

SANTA MARIA RESTUARANT

5/31/2016

1500-15

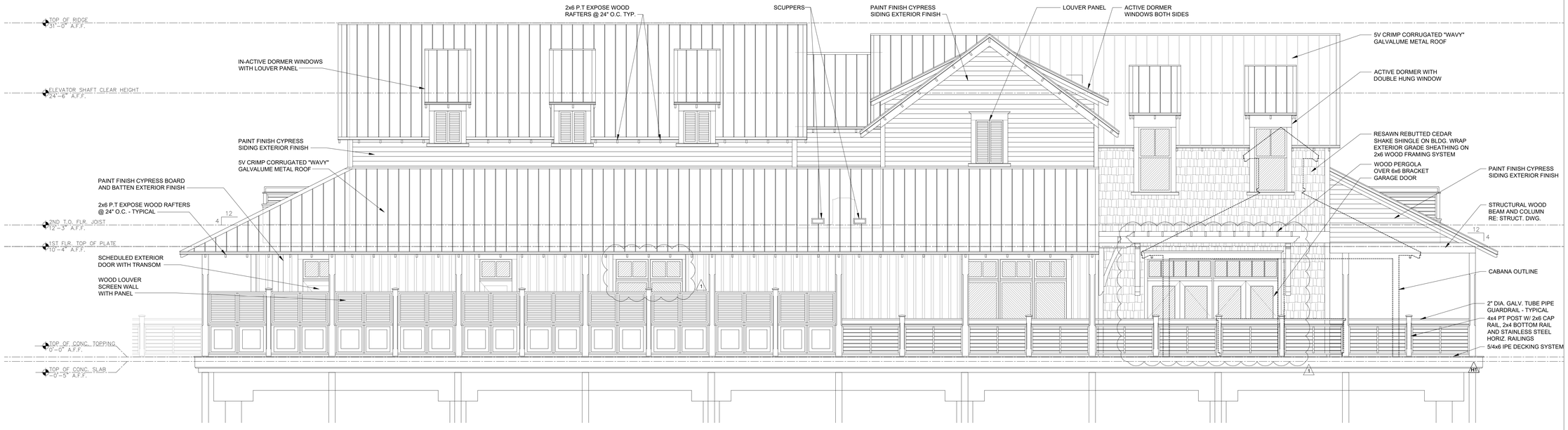
S-5

REVISED PERMIT PLANS NOT YET APPROVED
SUBMITTED TO BUILDING DEPARTMENT 1/2022

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

CONSTRUCTION ISSUE - 12.20.2021
REVISION 01

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REVISION:		DATE
1	CONSTRUCTION ISSUE	12/20/21
	REVISED EXTERIOR ELEVATIONS REPLACE GARAGE DOORS WITH SLIDING DOORS AND ADD WINDOWS AT KITCHEN AREA	

ARCHITECT'S SEAL
STATE OF FLORIDA CLIFFORD G. DUCH AR 0014251 REGISTERED ARCHITECT

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT

135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

EXTERIOR ELEVATIONS

A2.10

REVISED PERMIT PLANS NOT YET APPROVED
SUBMITTED TO BUILDING DEPARTMENT 1/2022

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NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



1 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

CONSTRUCTION ISSUE - 12.20.2021
REVISION 01

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FIRE PROTECTION :
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NEPTUNE FIRE PROTECTION ENGINEERING
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Tel. No. 904.652.4200

REVISION:		DATE
1	CONSTRUCTION ISSUE	12/20/21
	REVISED EXTERIOR ELEVATIONS REPLACE OPERABLE BAHAMA SHUTTERS WITH CLOSED FIXED SHUTTERS	

ARCHITECT'S SEAL
STATE OF FLORIDA CLIFFORD G. BUCH III REGISTERED ARCHITECT AR 0014251

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT

135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

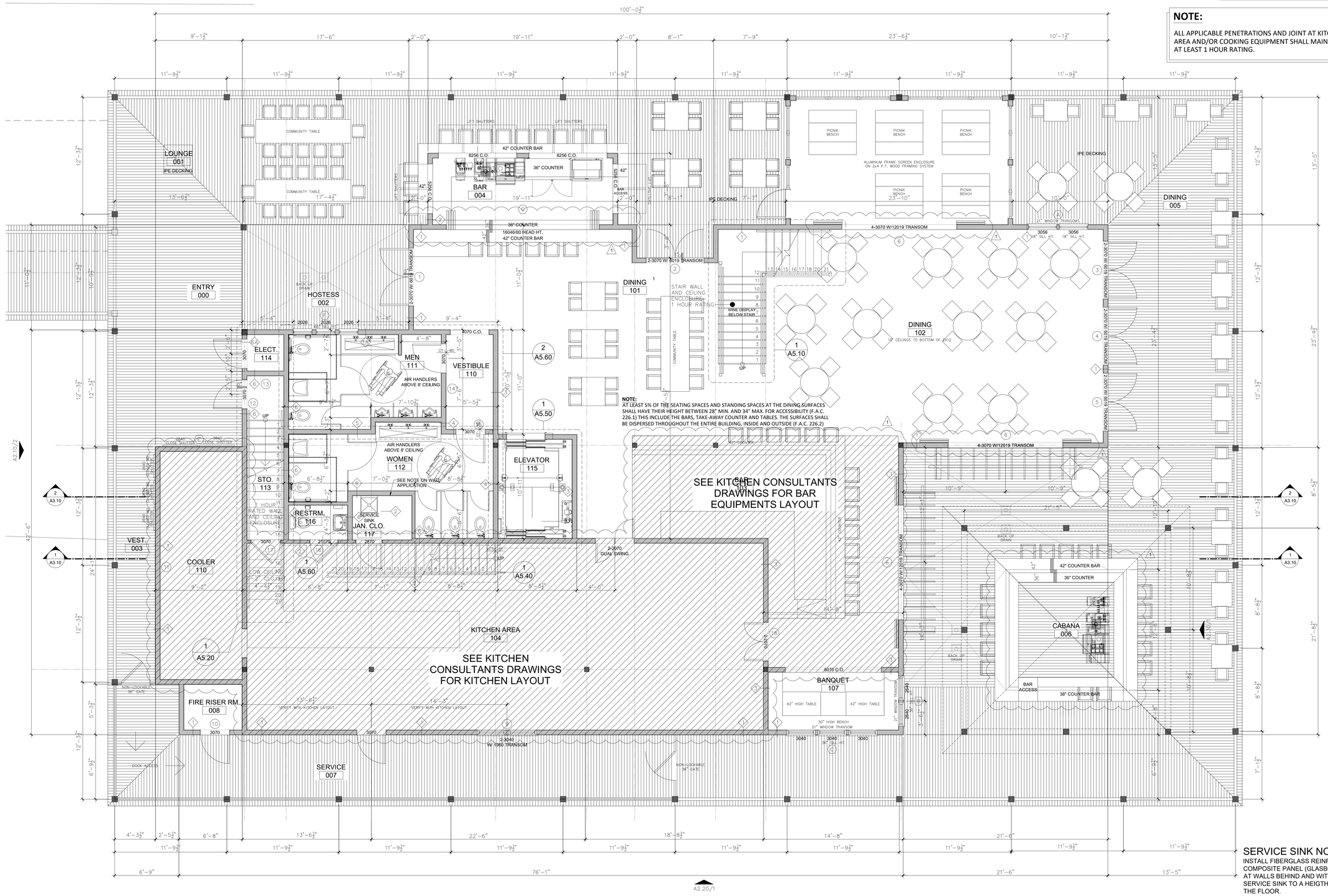
EXTERIOR ELEVATIONS

A2.20

REVISED PERMIT PLANS NOT YET APPROVED
SUBMITTED TO BUILDING DEPARTMENT 1/2022

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

NOTE:
ALL APPLICABLE PENETRATIONS AND JOINT AT KITCHEN AREA AND/OR COOKING EQUIPMENT SHALL MAINTAIN AT LEAST 1 HOUR RATING.



NOTE:
AT LEAST 5% OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL HAVE THEIR HEIGHT BETWEEN 28" MIN. AND 34" MAX. FOR ACCESSIBILITY (F.A.C. 226.1) THIS INCLUDE THE BARS, TAKE-AWAY COUNTER AND TABLES. THE SURFACES SHALL BE DISPRESED THROUGHOUT THE ENTIRE BUILDING, INSIDE AND OUTSIDE (F.A.C. 226.2)

SERVICE SINK NOTE:
INSTALL FIBERGLASS REINFORCED COMPOSITE PANEL (GLASBORD OR EQUAL) AT WALLS BEHIND AND WITHIN 2 FEET OF SERVICE SINK TO A HEIGTH OF 4'-0" ABOVE THE FLOOR.

FIRST FLOOR AREA TABULATION

CONDITIONED AREA	:	4,264 SQ. FT.
NON-CONDITIONED AREA	:	4,556 SQ. FT.
1ST FLR. TOTAL GROSS AREA	:	8,820 SQ. FT.

KITCHEN AND BARS NOTE:
SEE KITCHEN CONSULTANT DRAWINGS FOR KITCHEN AND BARS EQUIPMENT AND APPLIANCES LAYOUT. TYPICAL ON BOTH FLOORS.

CONSTRUCTION AREA TABULATION

1ST & 2ND FLR. CONDITIONED AREA	:	6,665 SQ. FT.
1ST & 2ND FLR. NON-CONDITIONED AREA	:	6,215 SQ. FT.
TOTAL GROSS AREA	:	12,880 SQ. FT.

CONSTRUCTION ISSUE - 12.20.2021
REVISION 01

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REVISION:		DATE
1	CONSTRUCTION ISSUE	12/20/21
	REVISED KITCHEN LAYOUT (SEE KITCHEN CONSULTANT) GARAGE DOOR REPLACE W/ SLIDING DOOR, ADJUST BAR COUNTER LOCATION. ELEVATOR CONFIGURATION CHANGED, NEW COOLER IN LIEU OF TAKE AWAY, REMOVE OPENING AND MAKE SHUTTER CLOSED FIXED AND EXTEND CABANA COUNTER BY 1'-6" ON TYP. ON ALL 4 SIDES. KITCHEN WINDOW ADDED @ NORTH ELEVATIONS.	

ARCHITECT'S SEAL
STATE OF FLORIDA CLIFFORD G. DUCH REGISTERED ARCHITECT

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

FIRST FLOOR PLAN

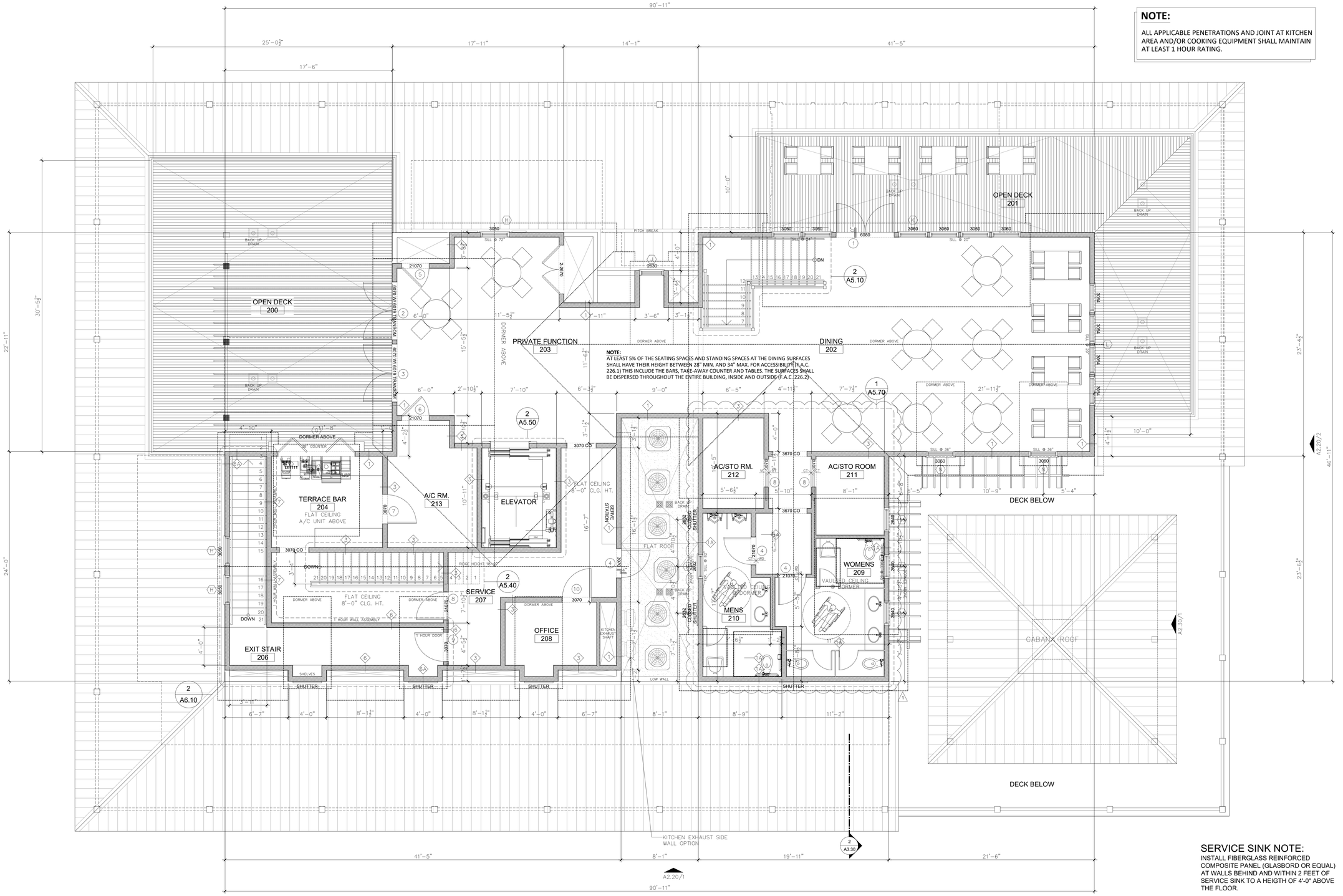
A1.10

REVISED PERMIT PLANS NOT YET APPROVED
SUBMITTED TO BUILDING DEPARTMENT 1/2022

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

NOTE:

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

SECOND FLOOR AREA TABULATION

CONDITIONED AREA	:	2,401 SQ. FT.
NON-CONDITIONED AREA	:	1,659 SQ. FT.
2ND FLR. TOTAL GROSS AREA	:	4,060 SQ. FT.

SERVICE SINK NOTE:
INSTALL FIBERGLASS REINFORCED COMPOSITE PANEL (GLASBORD OR EQUAL) AT WALLS BEHIND AND WITHIN 2 FEET OF SERVICE SINK TO A HEIGTH OF 4'-0" ABOVE THE FLOOR.

KITCHEN AND BARS NOTE:
SEE KITCHEN CONSULTANT DRAWINGS FOR KITCHEN AND BARS EQUIPMENT AND APPLIANCES LAYOUT. TYPICAL ON BOTH FLOORS.

CONSTRUCTION ISSUE - 12.20.2021
REVISION 01

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REVISION:		DATE
1	CONSTRUCTION ISSUE	12/20/21
	REVISED MEN AND WOMEN BATHROOM LAYOUT	

ARCHITECT'S SEAL
STATE OF FLORIDA · CLIFFORD G. DUCH · REGISTERED ARCHITECT

CADD DWG. FILE NO.:

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

SECOND FLOOR PLAN

A1.20

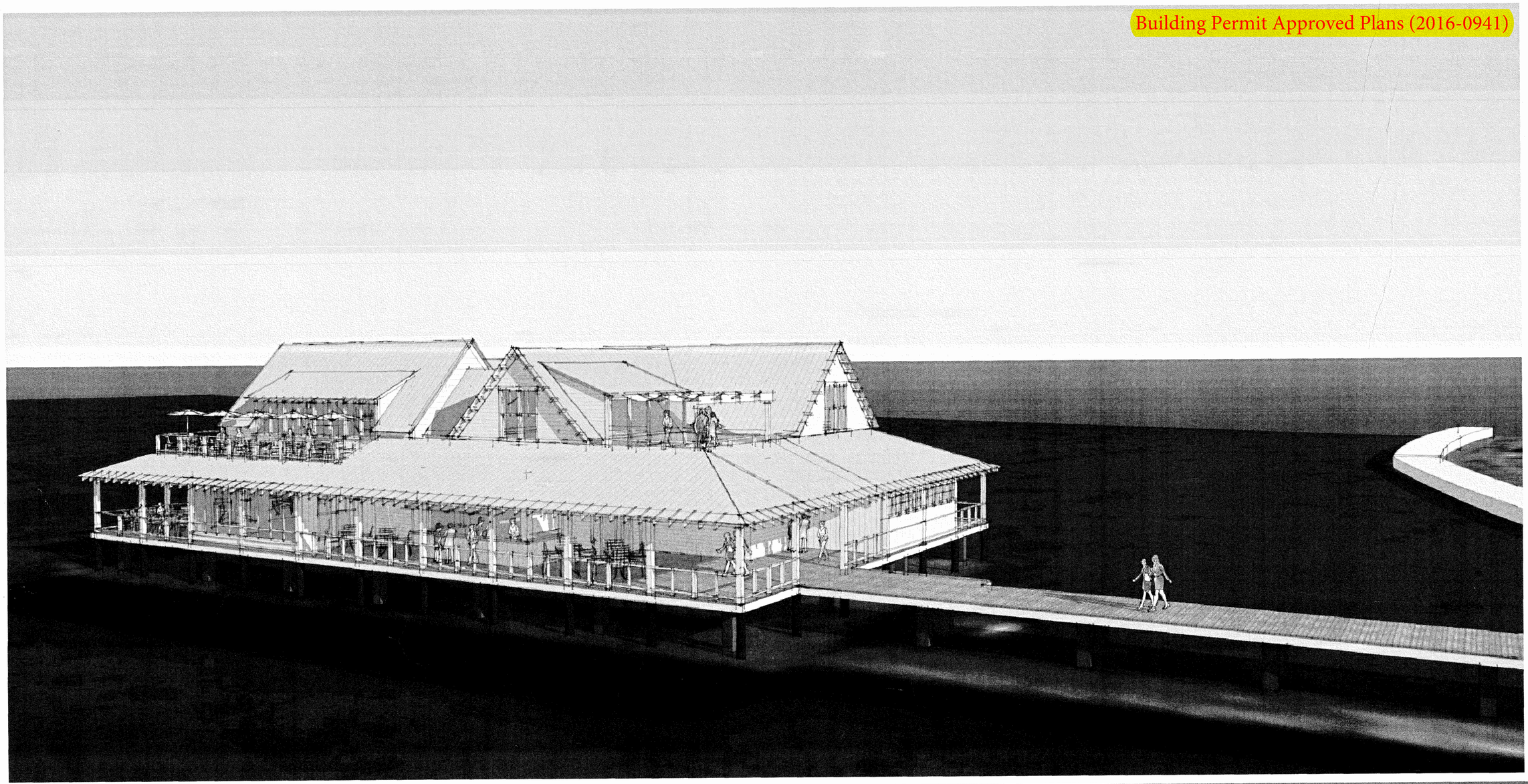
SANTA MARIA RESTAURANT SITE

135 AVENIDA MENENDEZ ST. AUGUSTINE, FLORIDA 32084

Building Permit Approved Plans (2016-0941)

2016-0941

135 Avenida Menendez



PERMIT SET JUNE 7, 2016

9/22/2016

CRONK DUCH ARCHITECTURE

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10-28-16

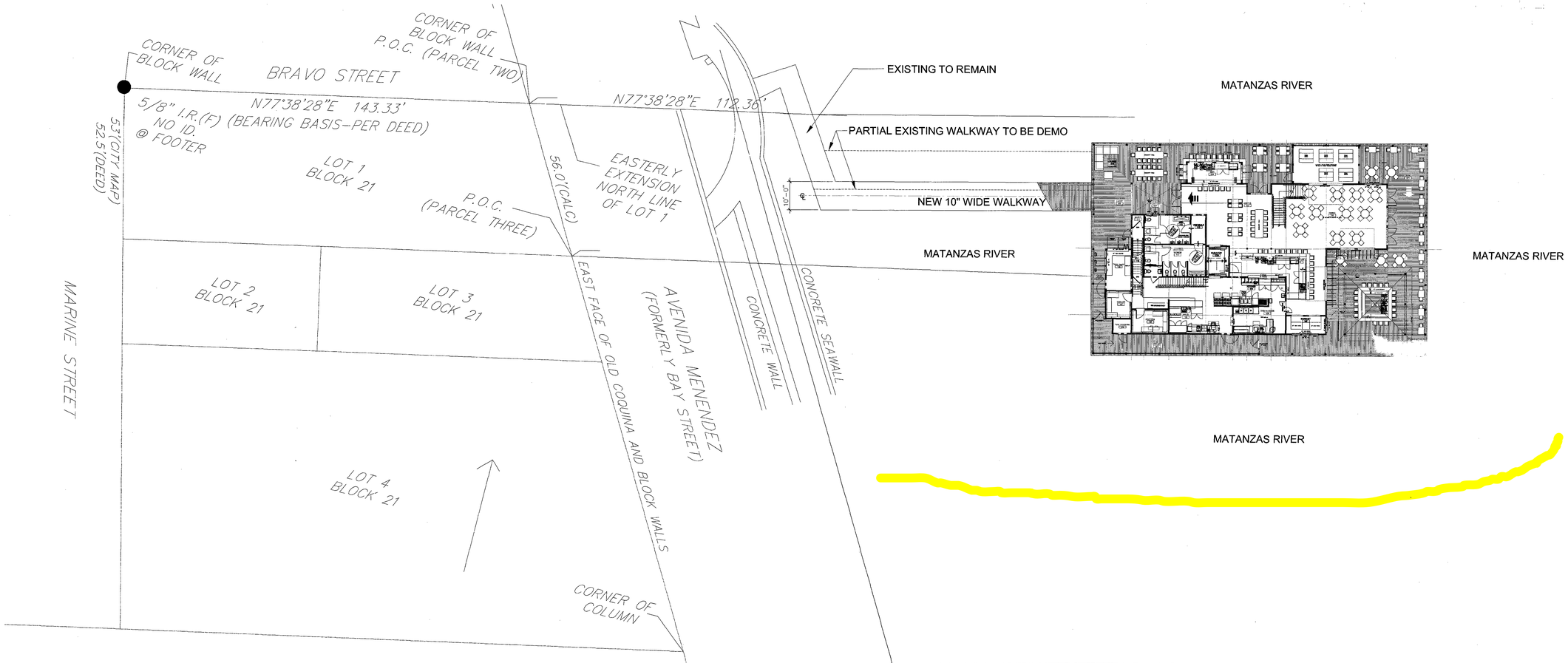
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JUN 30 2016
Planning / Building Dept.

STATE OF FLORIDA
CLIFFORD G. DUCH
REGISTERED ARCHITECT

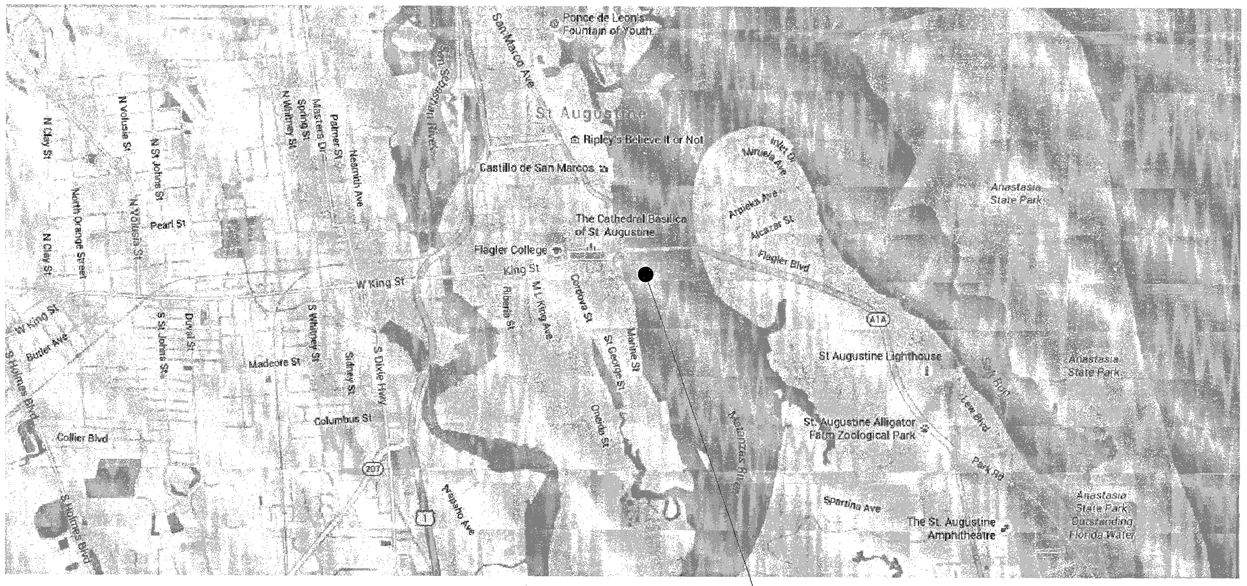
COSA SET
Application pg. 13

BUILDING PERMIT APPROVED PLANS

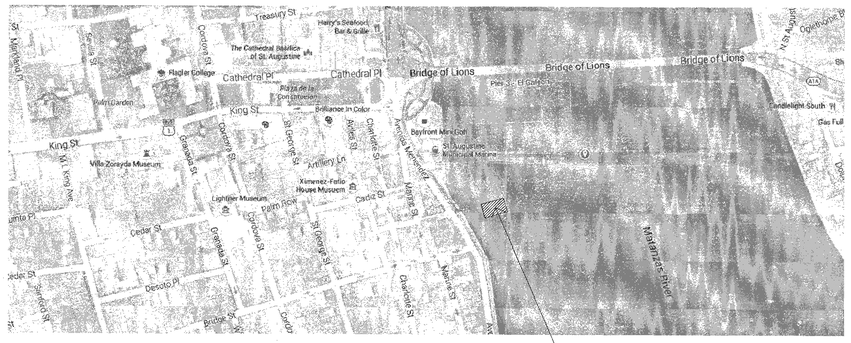
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1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



3 VICINITY MAP
SCALE: NTS



2 LOCATION MAP
SCALE: NTS

PROJECT LOCATION

PROJECT LOCATION

RECEIVED
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PERMIT SET - 06.07.2016

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REVISION:	DATE

ARCHITECT'S SEAL

STATE OF FLORIDA
CLIFFORD A. DUCH
LICENSE NO. AR 0014828
REGISTERED ARCHITECT

CADD DWG. FILE NO.:

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT

135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

ARCHITECTURAL SITE PLAN & LOCATION MAP

AS1.00

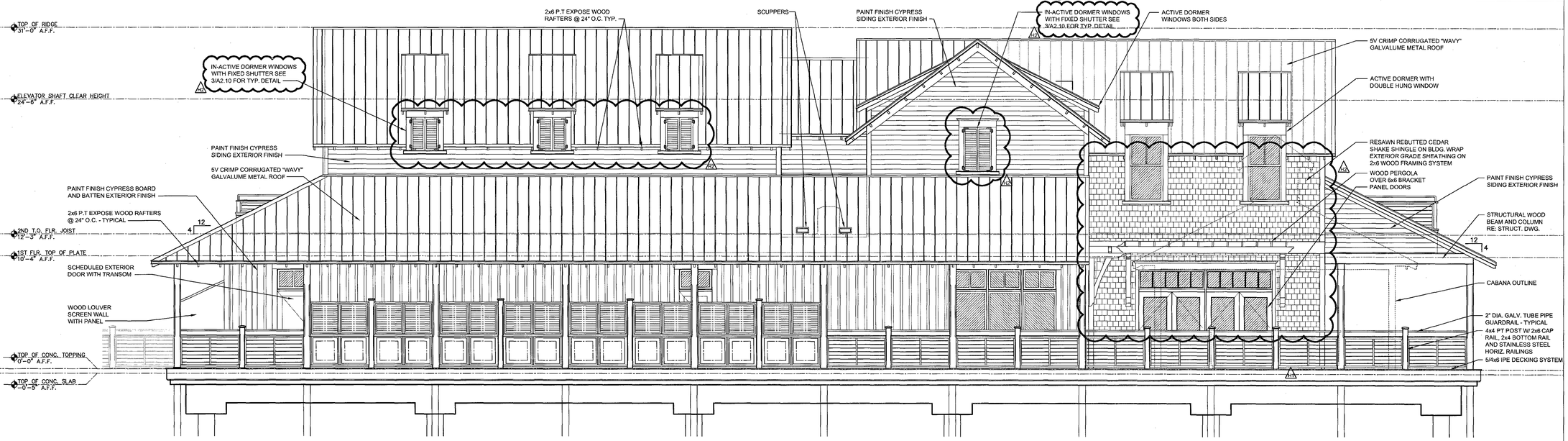
BUILDING PERMIT APPROVED PLANS



2 EAST EXTERIOR ELEVATION

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

0 2' 4' 8'



1 SOUTH EXTERIOR ELEVATION

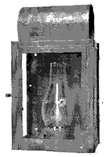
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

MAIN ENTRY LIGHT FIXTURE SPECIFICATIONS:

BEVOLO

Cotton Exchange Flush Mount



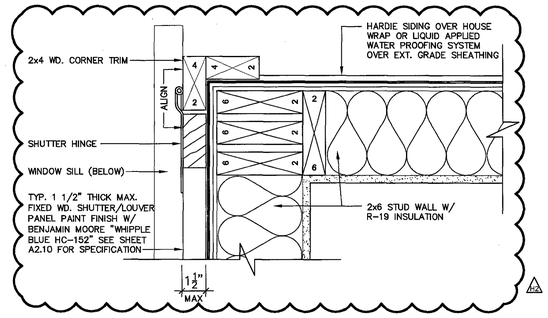
Standard Custom Sizes

Height	Width	Depth
10.0"	6"	4.5"
12"	7.5"	5.25"
14.0"	9"	6.2"
15.0"	6"	4.5"
16.0"	9"	6.5"
18"	7.25"	5.25"
22.0"	9"	6.5"

PAINT SPECIFICATIONS:



ALL PAINT TO BE "WHITE DOVE" BY BENJAMIN MOORE. *SHUTTERS PAINT TO BE "WHIPPLE BLUE HC-152"*



3 TYP. FIXED SHUTTER DETAIL

SCALE: 3" = 1'-0"

0 2" 4" 8"

DO NOT MEASURE DRAWINGS
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REVISION:		DATE
1	HARB COMMENTS	08/25/16
2	HARB COMMENTS NO. 2 SHUTTER HINGES AND DETAIL ADDED, SHINGLES HATCH REVISED AND EAST & SOUTH GARAGE DOORS REPLACE W/ PANEL DOORS, MAIN ENTRY LIGHT FIXTURE AND PAINT SPECS ADDED.	10/04/16

ARCHITECT'S SEAL

STATE OF FLORIDA CLIFFORD G. DUCH LICENSE NO. AR 0014228 REGISTERED ARCHITECT

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT

135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

EXTERIOR ELEVATIONS

A2.10

RECEIVED
OCT 04 2016
Planning / Building Dept.

REVISION

PERMIT SET - 08.25.2016

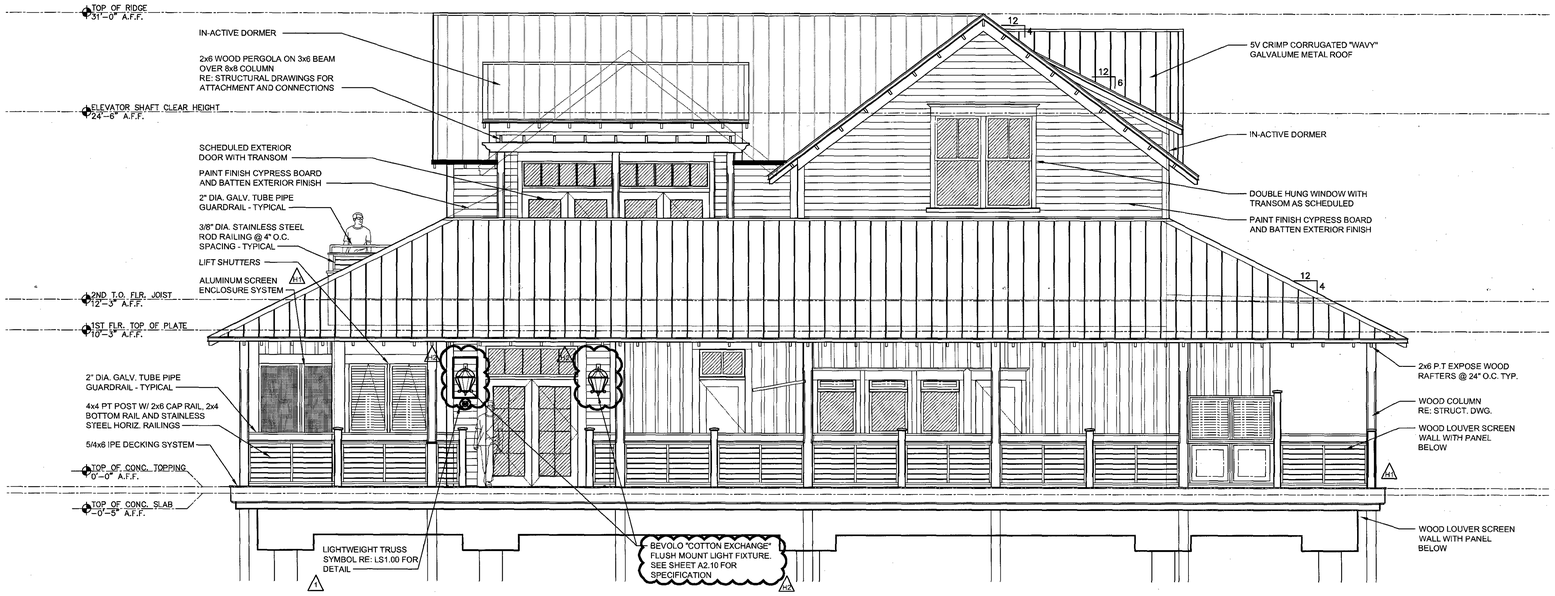
HARB AND BUILDING & FIRE DEPARMENT COMMENTS

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BUILDING PERMIT APPROVED PLANS

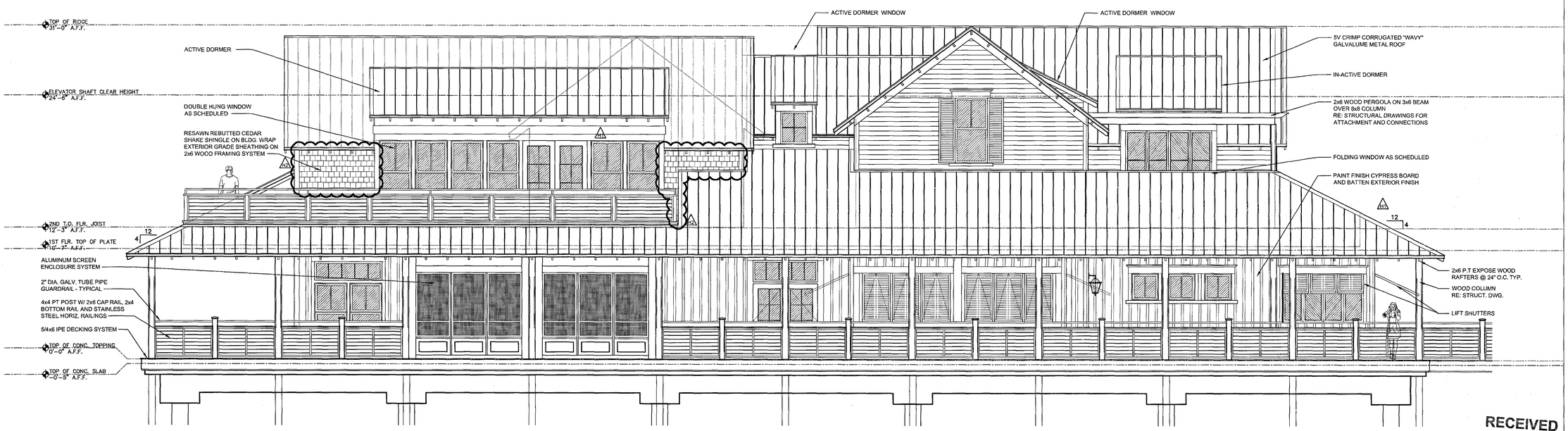
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2 WEST EXTERIOR ELEVATION

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

0 2' 4' 8'



1 NORTH EXTERIOR ELEVATION

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

0 2' 4' 8'

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OCT 04 2016
Planning / Building Dept.

REVISION.

PERMIT SET - 08.25.2016

HARB AND BUILDING & FIRE DEPARMENT COMMENTS

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REVISION:		DATE
1	BUILDING AND FIRE DEPARTMENT COMMENTS	09/02/16
1A	HARB COMMENTS NO.2 SHUTTER HINGES AND DETAIL ADDED, SHINGLES HATCH REVISED AND EAST & SOUTH GARAGE DOORS REPLACE W/ PANEL DOORS, MAIN ENTRY LIGHT FIXTURE AND PAINT SPECS ADDED.	10/04/16

ARCHITECT'S SEAL

STATE OF FLORIDA — EFFURT G. CRONK — AR 0014221 — REGISTERED ARCHITECT

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER CDA0016122015

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

EXTERIOR ELEVATIONS

A2.20

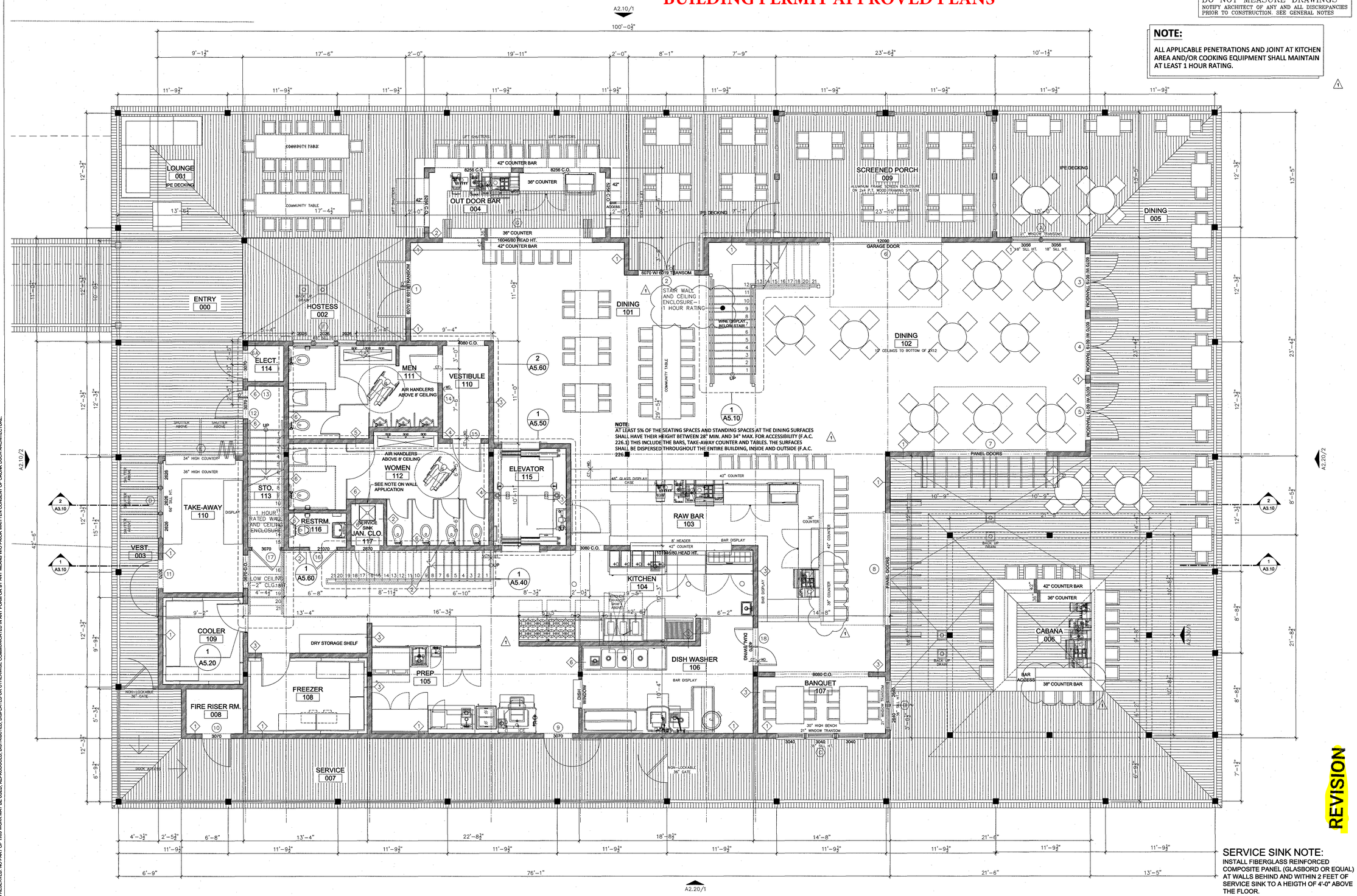
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BUILDING PERMIT APPROVED PLANS

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NOTE:
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NOTE:
AT LEAST 5% OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL HAVE THEIR HEIGHT BETWEEN 28" MIN. AND 34" MAX. FOR ACCESSIBILITY (F.A.C. 226.1) THIS INCLUDE THE BARS, TAKE-AWAY COUNTER AND TABLES. THE SURFACES SHALL BE DISPERSED THROUGHOUT THE ENTIRE BUILDING, INSIDE AND OUTSIDE (F.A.C. 226.

SERVICE SINK NOTE:
INSTALL FIBERGLASS REINFORCED COMPOSITE PANEL (GLASBORD OR EQUAL) AT WALLS BEHIND AND WITHIN 2 FEET OF SERVICE SINK TO A HEIGTH OF 4'-0" ABOVE THE FLOOR.

REVISION

FIRST FLOOR AREA TABULATION

CONDITIONED AREA	: 4,264 SQ. FT.
NON-CONDITIONED AREA	: 4,556 SQ. FT.
1ST FLR. TOTAL GROSS AREA	: 8,820 SQ. FT.

CONSTRUCTION AREA TABULATION

1ST & 2ND FLR. CONDITIONED AREA	: 6,665 SQ. FT.
1ST & 2ND FLR. NON-CONDITIONED AREA	: 6,215 SQ. FT.
TOTAL GROSS AREA	: 12,880 SQ. FT.

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PERMIT SET - 12.11.2019
Building Department Comments

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REVISION:	DATE
1 BUILDING AND FIRE DEPARTMENT COMMENTS	08/02/15

ARCHITECT'S SEAL

CADD DWG. FILE NO.:

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

FIRST FLOOR PLAN

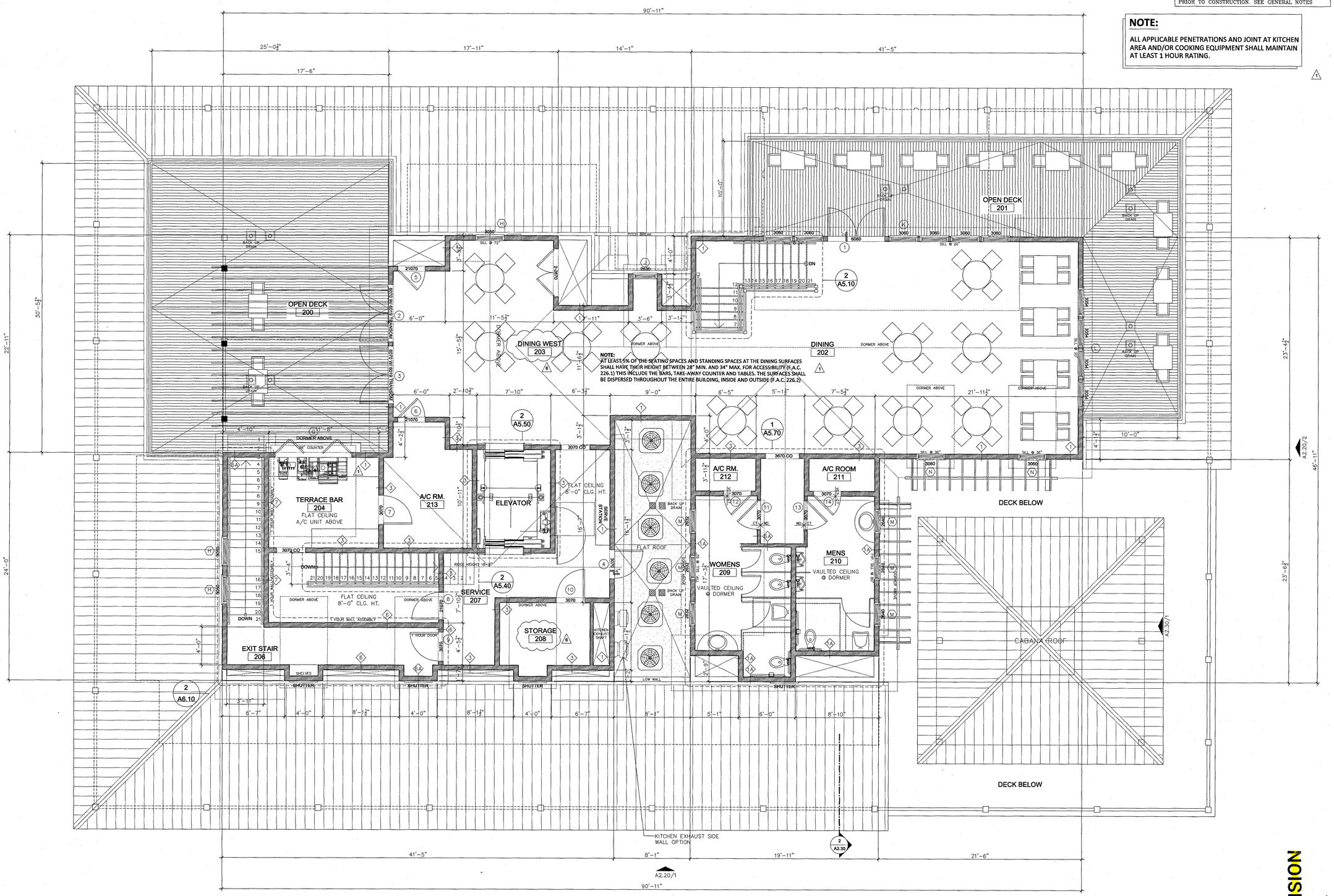
A1.10

BUILDING PERMIT APPROVED PLANS

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

NOTE:

ALL APPLICABLE PENETRATIONS AND JOINT AT KITCHEN AREA AND/OR COOKING EQUIPMENT SHALL MAINTAIN AT LEAST 1 HOUR RATING.



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

SECOND FLOOR AREA TABULATION

CONDITIONED AREA	: 2,401 SQ. FT.
NON-CONDITIONED AREA	: 1,659 SQ. FT.
2ND FLR. TOTAL GROSS AREA	: 4,060 SQ. FT.

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REVISION:		DATE
1	BUILDING AND FIRE DEPARTMENT COMMENTS	08/02/16
6	REVISED ROOM NAME	12/11/19

ARCHITECT'S SEAL

CADD DWG. FILE NO.:

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

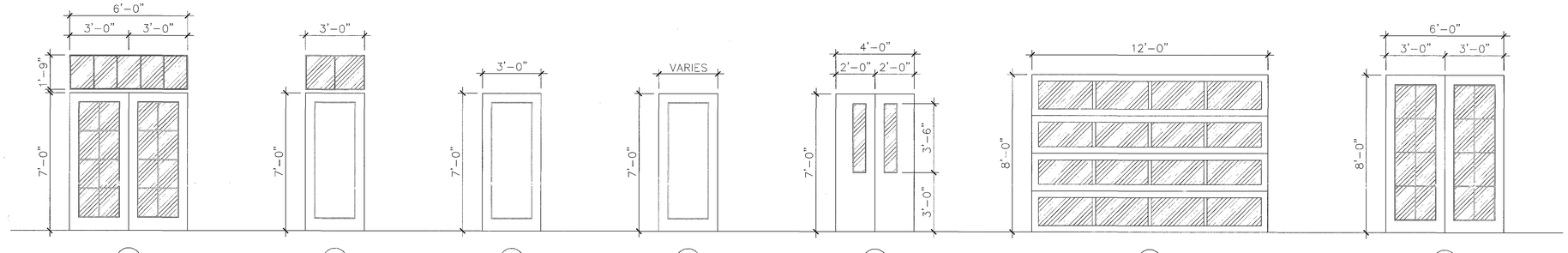
SECOND FLOOR PLAN

A1.20

BUILDING PERMIT APPROVED PLANS

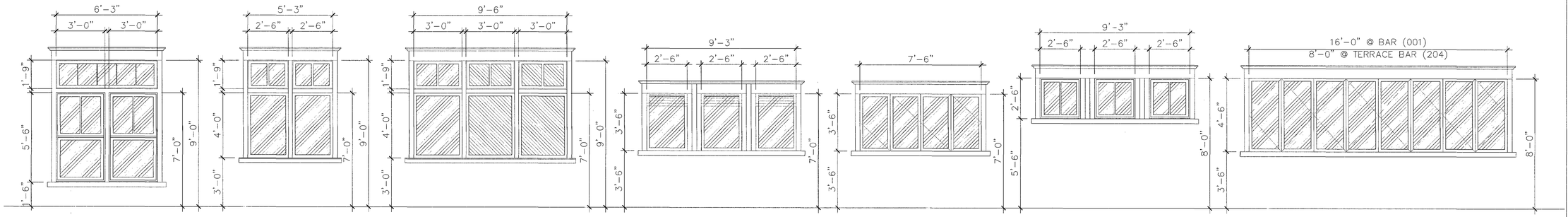
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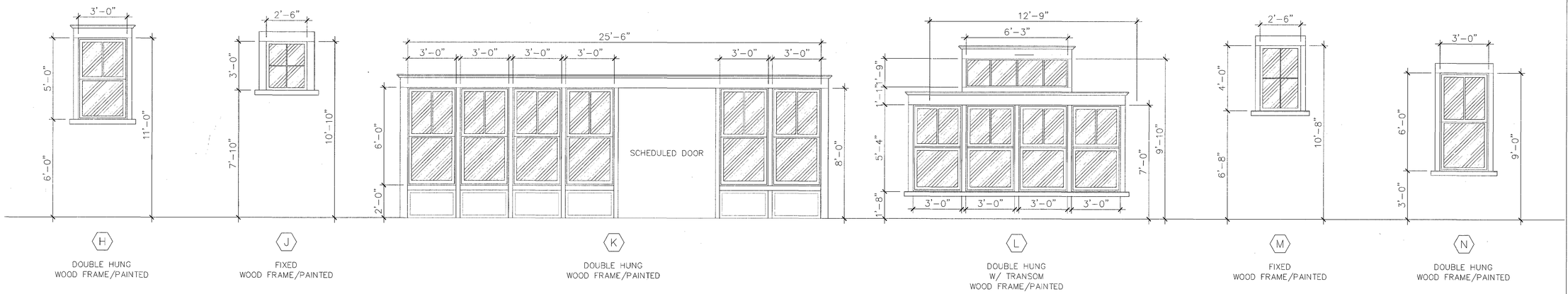
DOOR TYPES



HARDWARE SCHEDULE

1. PULL HANDLE OUTSIDE W/ PUSH PLATE INSIDE, DOUBLE CYLINDER KEYED ENTRY DEADBOLT, 3 PAIR BUTT HINGES, DOOR CLOSER, ALUMINUM THRESHOLD VINYL JAMB WEATHER STRIP, ALUM. VINYL DOOR SWEEP.
2. KEYED ENTRANCE SET W/ BUTTON RELEASE, DOUBLE CYLINDER KEYED ENTRY DEADBOLT, 1 1/2 PAIR BUTT HINGES, DOOR CLOSER, ALUMINUM THRESHOLD, VINYL JAMB WEATHER STRIP, ALUM. VINYL DOOR SWEEP, KICK PLATE BOTH SIDES.
3. KEYED ENTRANCE SET W/ BUTTON RELEASE, 1 1/2 PAIR BUTT HINGES, ALUMINUM THRESHOLD, VINYL JAMB WEATHER STRIP, ALUM. VINYL DOOR SWEEP.
4. KEYED ENTRANCE SET W/ BUTTON RELEASE LOCKSET, KEYED DEADBOLT W/ THUMB TURN INSIDE 1 1/2 PAIR BUTT HINGES.
5. KEYED ENTRANCE SET W/ BUTTON RELEASE, 1 1/2 PAIR BUTT HINGES AND DOOR CLOSER.
6. PUSH PLATE/PULL HANDLE, 1 1/2 PAIR BUTT HINGES & DOOR CLOSER WITH KICK PLATE.
7. PASSAGE SET, 1 1/2 PAIR BUTT HINGES AND DOOR CLOSER.
8. STORE ROOM LOCK WITH 1 1/2 PAIR BUTT HINGES WITH WALL MOUNTED DOOR HOLDER.
9. PRIVACY SET WITH BUTTON RELEASE, 1 1/2 PAIR BUTT HINGES AND WALL MOUNTED DOOR STOP.
10. PANIC EXIT DEVICE, 1 1/2 PAIR BUTT HINGES ALUMINUM THRESHOLD, VINYL JAMB WEATHER STRIP, ALUM. VINYL DOOR SWEEP.





WINDOW TYPES

#DOOR SCHEDULE

FIRST FLOOR

MARK	TYPE	SIZE	SILL	JAMB	HEAD	HDWARE	REMARKS	FIRE RATING
1	1	(2) 3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1	W/ 6'-0"x 1'-9" TRANSOM	–
2	1	(2) 3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1	W/ 6'-0"x 1'-9" TRANSOM	–
3	1	(2) 3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1	W/ 6'-0"x 1'-9" TRANSOM	–
4	1	(2) 3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1	W/ 6'-0"x 1'-9" TRANSOM	–
5	1	(2) 3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1	W/ 6'-0"x 1'-9" TRANSOM	–
6	6	12'-0"x9'-0"	–	–	–	–	OVERHEAD GARAGE DOOR INSTALL AS PER MANUFACTURER'S SPECIFICATIONS	–
7	6	12'-0"x9'-0"	–	–	–	–		–
8	6	12'-0"x9'-0"	–	–	–	–		–
9	2	3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	2	W/ 3'-0"x 1'-9" TRANSOM	–
10	2	3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	3	W/ 3'-0"x 1'-9" TRANSOM	–
11	3	3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	2	–	–
12	2	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	10	W/ 3'-0"x 1'-9" TRANSOM	–
13	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	8	–	–
14	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	7	–	–
15	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	7	–	–
16	4	2'-10"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	9	–	–
17	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	8	–	–
18	5	(2) 2'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	6	W/ TEMPERED GLASS LITE	–

#DOOR SCHEDULE CONT.

SECOND FLOOR

MARK	TYPE	SIZE	SILL	JAMB	HEAD	HDWARE	REMARKS	FIRE RATING
1	7	(2) 3'-0"x8'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1	–	–
2	1	(2) 3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1	W/ 6'-0"x 1'-9" TRANSOM	–
3	1	(2) 3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	1		–
4	3	3'-0"x7'-0"x1 3/4"	A6.10-4	A6.10-5	A6.10-6	3	–	–
5	4	2'-10"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	8	–	–
6	4	2'-10"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	8	–	–
7	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	4	–	–
8	4	2'-10"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	7	–	–
9	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	7	FIRE RATED DOOR	1 HOUR
10	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	9	–	–
11	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	7	–	–
12	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	8	–	–
13	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	7	–	–
14	4	3'-0"x7'-0"x1 3/4"	–	A6.10-5	A6.10-6	8	–	–

ⒶWINDOW SCHEDULE

TYPE	QTY.	SIZE	HEAD HGT. AFF (M.O.)	TYPE	SILL	JAMB	HEAD	MANUFACTURER	REMARKS
A	3	3'-0"x5'-6"	7'-0"	DOUBLE HUNG	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	W/ 1'-9" TRANSOM
B	2	2'-6"x4'-0"	7'-0"	FIXED	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	W/ 1'-9" TRANSOM
C	3	3'-0"x4'-0"	7'-0"	FIXED	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	W/ 1'-9" TRANSOM
D	3	2'-6"x3'-6"	7'-0"	FIXED	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	
E	1	7'-6"x3'-6"	7'-0"	FOLDING	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	
F	3	2'-6"x2'-6"	7'-0"	FIXED	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	
G	2	16'-0"/8'-0"x4'-6"	8'-0"	FOLDING	A1.60-7	A1.60-8	A1.60-9	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	2 LOCATIONS
H	3	3'-0"x5'-0"	11'-0"	DOUBLE HUNG	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	
J	1	2'-6"x3'-0"	10'-10"	FIXED	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	DORMER WINDOW
K	6	3'-0"x6'-0"	8'-0"	DOUBLE HUNG	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	
L	4	3'-0"x5'-4"	7'-0"	DOUBLE HUNG	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	W/ 1'-9" TRANSOM
M	6	2'-6"x4'-0"	7'-0"	FIXED	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	DORMER WINDOW
N	2	3'-0"x6'-0"	9'-0"	DOUBLE HUNG	A1.60-1	A1.60-2	A1.60-3	KOLBE HERITAGE SERIES MAGNUM OR APPROVED EQUAL	DORMER WINDOW

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REVISION: | DATE

ARCHITECT'S SEAL

STATE OF FLORIDA
STEPHEN G. DUCH
LICENSED
REGISTERED ARCHITECT

CADD DWG. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdpE

LEGAL DESCRIPTION: SEE SURVEY

PROJECT PHASE: PERMIT SET

PROJECT NUMBER: CDA0016122015

NEW PROJECT

135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

DOOR & WINDOW TYPES & SCHEDS.

A7.10

Received May 9, 2022
Planning and Building Department

PICTURE & FIXED TRANSOM

Frame

Frame constructed with a wood core and fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting† protection and performance.

A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design. The trim flange allows for Andersen® exterior trim surrounds to be applied in seconds after window installation.

Fiberglass construction provides durable, strong and long-lasting† performance. Finished with a Fiberacron® paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on picture window aligns with casement and double-hung windows for common sight lines
- Shorter bottom rail on fixed transom provides an attractive sight line when joined above other A-Series windows or patio doors

Interior stops are fastened using a compression fit system so there are no nail holes to fill.

Glass

See this page.

VENTING TRANSOM

Frame

Frame constructed with a wood core and a Fibrex® composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting† protection and performance.

The weatherstripping system combines an exterior watershed design and a foam weatherstrip seal between the sash and frame, providing a long-lasting†, energy-efficient barrier against wind, water and dust.

A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design. The trim flange allows for Andersen exterior trim surrounds to be applied in seconds after window installation.

Sash

Fiberglass construction provides durable, strong and long-lasting† performance. Finished with a Flexacron paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Shorter bottom rail provides an attractive sight line when joined above other A-Series windows or patio doors

Natural wood interiors are treated with a water-repellent preservative for long-lasting† protection and performance. Interior stops are fastened using a compression fit system so there are no nail holes to fill.

Glass

See this page.

Hardware

Smooth operation provided by a worm gear drive design makes opening and closing almost effortless regardless of unit size.

Venting transoms feature dual sash locks. Hardware style and finish options are compatible with Andersen casement windows to ensure consistency in appearance when used in combination designs.

COMMON FEATURES

Glass

⅛" (19) dual-pane glass construction provides exceptional energy performance.

High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass

For even greater energy performance, 1" (25) triple-pane glass is available in these options:

- Low-E4 glass
- Low-E4 Enhanced glass
- Low-E4 Enhanced HeatLock glass
- Low-E4 SmartSun glass
- Low-E4 SmartSun Enhanced glass
- Low-E4 SmartSun Enhanced HeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and also simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 18 for more details.

StormWATCH PROTECTION

A-Series windows are available with Stormwatch® protection. For a copy of the *Andersen® Coastal Product Guide*, go to **andersenwindows.com/coastal** or contact your Andersen supplier.

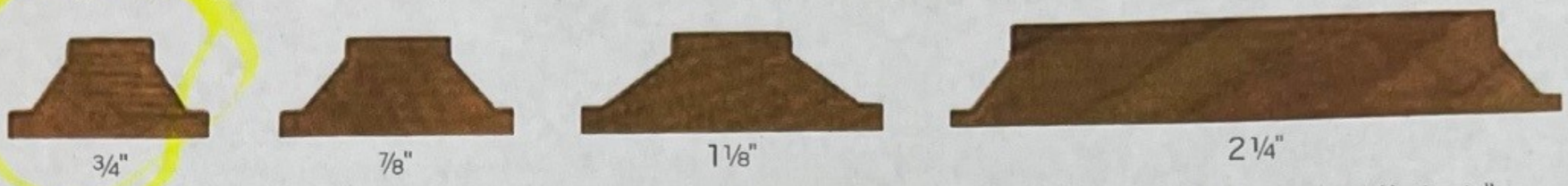
† Visit andersenwindows.com/warranty for details.
"Flexacron" is a registered trademark of PPG Industries, Inc.
Dimensions in parentheses are in millimeters.

Application pg. 20

Received May 9, 2022
Planning and Building Department

GRILLE WIDTHS (ACTUAL SIZE SHOWN)

Shown: Cross sections of grilles showing standard widths and profiles.

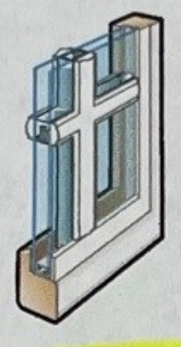


Our 2¼" wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

GRILLE CONFIGURATIONS

FULL DIVIDED LIGHT

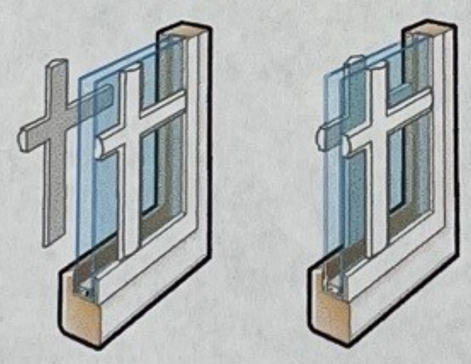
Give your window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass.



Permanent Exterior
Permanent Interior with Spacer

SIMULATED DIVIDED LIGHT

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles, available in natural wood or prefinished white.

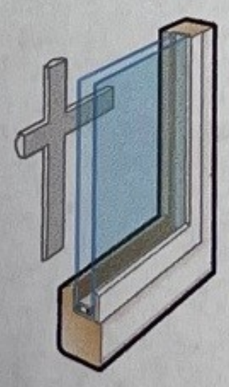


Permanent Exterior
Removable Interior

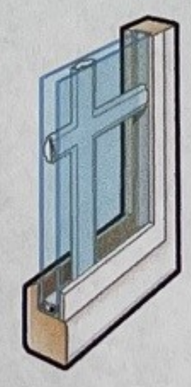
Permanent Exterior
Permanent Interior

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or ¾" profile.



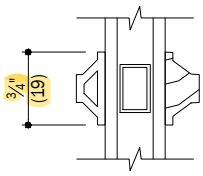
Removable
Interior Grille



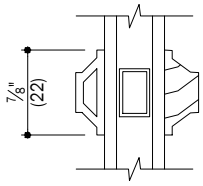
Finelight Grilles
Between-the-Glass



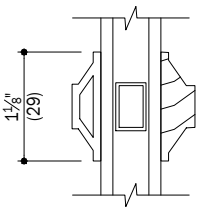
A-Series picture windows. Specified equal light grille pattern.



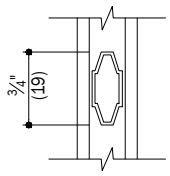
A 6 — ¾" Full Divided Light



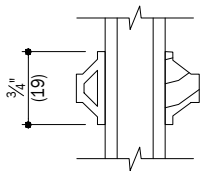
E 6 — ⅞" Full Divided Light



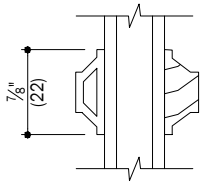
J 6 — 1 ⅛" Full Divided Light



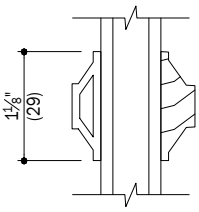
N 6 — ¾" Finelight



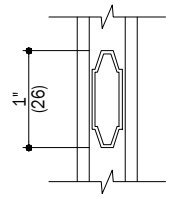
B 6 — ¾" Simulated Divided Light
Removable interior is available



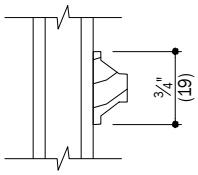
F 6 — ⅞" Simulated Divided Light
Removable interior is available



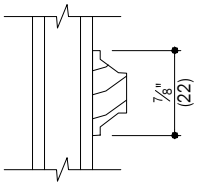
K 6 — 1 ⅛" Simulated Divided Light
Removable interior is available



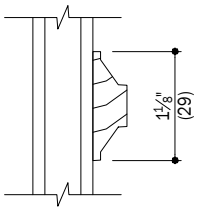
P 6 — 1" Finelight



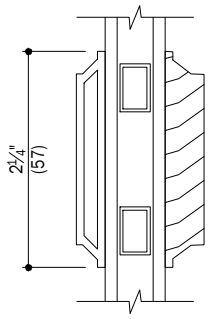
C 6 — ¾" Removable Interior Grille



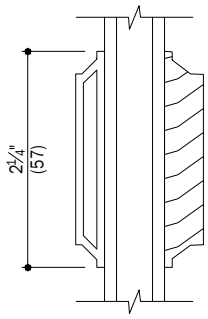
G 6 — ⅞" Removable Interior Grille



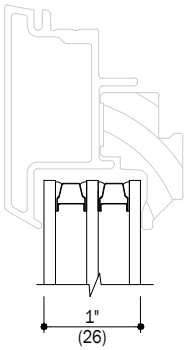
L 6 — 1 ⅛" Removable Interior Grille



D 5 — 2 ¼" Full Divided Light
Simulated check rail
Only available on picture units



H 5 — 2 ¼" Simulated Divided Light
Simulated check rail
Only available on picture units



M 5 — Triple Pane Glass

Scale: 6" (152) = 1' (305)

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

Received May 9, 2022
Planning and Building Department

FEATURES

CASEMENT & AWNING



Frame

A Frame constructed with a wood core and a Fibrex® composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The weatherstripping system combines an exterior watershed design and a foam weatherstrip seal between the sash and frame, providing a long-lasting,* energy-efficient barrier against wind, water and dust.

D A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design (shown). The trim flange allows for Andersen® exterior trim surrounds to be applied in seconds after window installation.

Sash

E Fiberglass construction provides durable, strong and long-lasting* performance. Finished with a Flexacron® paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on casement window aligns with double-hung and picture windows for common sight lines

F Natural wood interiors are treated with a water-repellent preservative for long-lasting* protection and performance. Interior stops are fastened using a compression fit system so there are no nail holes to fill.

G Glass

See page 27 for details.

Hardware

Smooth Control Hardware System

Smooth operation provided by a worm gear drive design makes opening and closing almost effortless regardless of unit size. Also available with an optional split-arm operator that moves the sash away from the frame for easier glass cleaning (not available on all sizes). Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Action Casement Lock

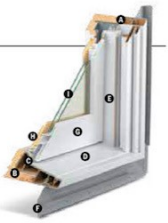


Single-action lock easily releases all locking points on casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Lock

Awning windows feature dual sash locks. Hardware style and finish options are compatible with Andersen casement windows to ensure consistency in appearance when used in combination designs.

DOUBLE-HUNG



Frame

A Frame constructed with a wood core and a Fibrex composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The dual weatherstripping system utilizes a double foam-filled design that creates a pressure equalization chamber, knocking down driving rain and delivering a long-lasting,* energy-efficient barrier against wind, water and dust.

D Traditional sloped sill design.

E For units with White exterior, exterior jamb liner is White. For all other exterior colors, the exterior jamb liner is Sandtone. All double-hung windows include lower jamb liner cover/inserts that match the window exterior color.

F A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design (shown). The trim flange allows for Andersen exterior trim surrounds to be applied in seconds after window installation.

Sash

G Fiberglass construction provides durable, strong and long-lasting* performance. Finished with a Flexacron paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on double-hung window aligns with casement and picture windows for common sight lines

H Natural wood interiors are treated with a water-repellent preservative for long-lasting* protection and performance. Interior stops are fastened from behind so there are no nail holes to fill.

I Glass

See page 27 for details.

Hardware

Sash Lock



Traditional spoon lock design has an integrated *Tilt to Clean* feature.

Sash Options**



Cottage Style Reverse Cottage Style

* Visit andersenwindows.com/warranty for details.
** Shown on 400 Series Tilt-Wash double-hung full-frame windows.
"Flexacron" is a registered trademark of PPG Industries, Inc.

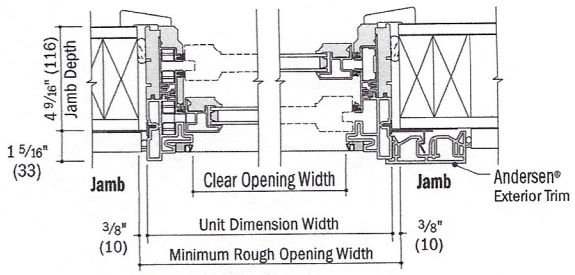
From Ray

A-SERIES DOUBLE-HUNG WINDOWS

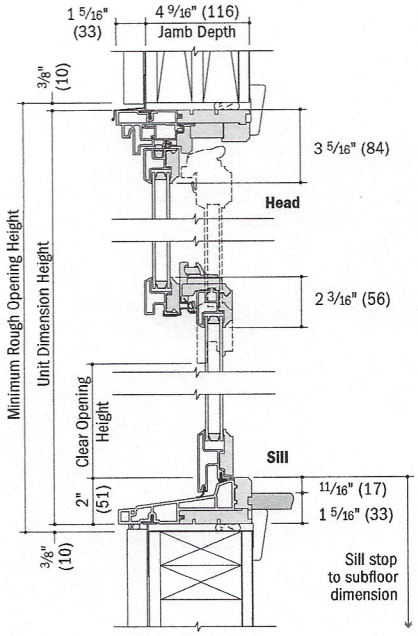
ANDERSEN WINDOWS & DOORS

Double-Hung Window Details

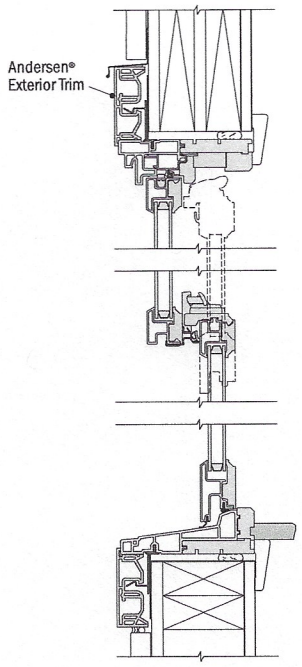
Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section



Vertical Section

- 4 9/16" (116) jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

Purpose and Applications: This guide specification covers Andersen® A-Series windows. These architecturally inspired windows are suitable for new construction, remodeling or replacement applications. They are offered in hundreds of combinations for sash, frame and trim colors and designed to make stunning window combinations easy to create. They are available in pine, oak, maple, vertical grain fir, mahogany, and cherry interiors and may be ordered unfinished, factory-stained, painted or primed. Exceptional energy efficiency and weather resistance are characteristics of A-Series windows and patio doors.

This Document: This guide specification document is provided by Andersen Corporation as a technical support tool incident to the sale of its products. Andersen Corporation is solely responsible for its content. This document should be reviewed and edited to suit Project requirements by a qualified design professional. Performance values expressed in this document may vary based on size, configuration and specified options. Product data contained in this guide specification is accurate as of the date of issue indicated above. Due to ongoing product changes, this data may change over time. Consult manufacturer for complete product information.

Contact Information: Contact manufacturer for more information on this or other products made by Andersen Corporation: Andersen Windows, Inc., Andersen Service Center, 100 Fourth Ave North, Bayport, MN 55003-1096. Telephone: (800) 299-9029.
Website: http://www.andersenwindows.com/for-professionals

Trademarks: This document contains product designations and trademarks owned by their respective owners. Andersen, Fibrex, SmartSun, TruScene and Finelight are trademarks owned by Andersen Corporation. ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.

Editor Note: Edit document to suit Project requirements and specifier practice. Specifier notes are shown in blue text like this. Optional text [**is shown in bold with brackets like this**]. Locations where language for Project-specific requirements is to be inserted are shown like this: <**insert language**>. Remove specifier notes and unused optional text in final version of the specification document.

Editor Note: The Construction Specifications Institute (CSI) recommends and supports use of its current MasterFormat section title and numbering system, shown below.
SECTION 08 52 00 – WOOD WINDOWS

SECTION 08 54 00 – COMPOSITE WINDOWS (WITH WOOD INTERIOR AND FIBERGLASS SASH)

SECTION 08 54 13 – FIBERGLASS WINDOWS (WITH WOOD AND COMPOSITE FRAMES)

PART 1 GENERAL

Editor Note: Retain paragraph below if a separate installation warranty, not provided by the manufacturer, is required and edit to suit Project requirements.

B. Special Warranty: Installer's standard form in which installer agrees to repair or replace windows that fail due to poor workmanship or faulty installation within the specified warranty period.

1. Warranty Period: <**Insert number of years**> years from date of Substantial Completion.

PART 2 PRODUCT

Editor Note: Add product features, performance characteristics, material standards, and descriptions as applicable. Use of terms such as "or equal" or "approved equal" or similar may cause ambiguity in specifications, requiring verification (procedural, legal and regulatory) and assignment of responsibility for the determination of "equal" products. Therefore, it is recommended that terms such as these be avoided. Mahogany wood species will be either Sapele or Sipo, having color and characteristics similar to Central American mahoganies.

2.1 COMPOSITE WINDOWS

A. General: Provide windows complying with the performance requirements indicated and tested according to NAFS.

B. Basis-of-Design Product: Subject to compliance with requirements provide Andersen Corporation: Andersen A-Series windows.

C. Substitution Limitations: [**No substitutions**] [**All other manufacturers: Submit substitution request in accordance with Section 01 25 00 - "Substitution Procedures"**] <**Insert substitution limitations**>.

2.2 MATERIALS

A. Construction:

1. Exterior Frame: Extruded composite profile consisting of 40 percent reclaimed pre-consumer wood fiber and 60 percent thermoplastic polymer, by weight.
2. Exterior Sash: Pultruded fiberglass.
3. Interior Exposed Frame: Preservative treated solid lumber (WDMA I.S.4), kiln dried and suitable for stain or painted finish.
4. Interior Exposed Sash: Preservative treated solid lumber (WDMA I.S.4), kiln dried and suitable for stain or painted finish.

B. Wood Species: [**Cherry**] [**Douglas Fir**] [**Mahogany**] [**Pine**] [**Pine, FSC Certified – Mixed Credit**] [**Maple**] [**Oak**] <**Insert requirements**>.

Editor Note: If factory-applied interior finish is required, retain and edit paragraph below to suit Project requirements. If unfinished interior is required retain only the "Unfinished" option.

C. Interior Finish:

1. Stained: Factory-applied before assembly, water-based, [**Clear Coat**] [**Honey**] [**Cinnamon**] [**Russet**] [**Mocha**] [**Espresso**] <**Insert requirements**>.
2. Painted: Factory-applied before assembly, [**Birch Bark**] [**Black**] [**Canvas**] [**Dark Bronze**] [**Sandtone**] [**White**] <**Insert requirements**>.
3. Primed: Factory-applied before assembly. <**Insert requirements**>.

Editor Note: If no factory-applied finish is required, retain sub-paragraph below and coordinate finish requirements in related section.

4. Unfinished.

Editor Note: Andersen A-Series products are available in factory electrostatically-applied acrylic enamel in 11 colors, in 2-, 3-, or 4-tone combinations of those colors. Visit web site for more information: http://www.andersenwindows.com/for-professionals

D. Exterior Finish:

Editor Note: Retain sub-paragraphs below for painted frame and sash. Edit to suit Project requirements. Substrate material and finish color category determine the applicable AAMA standard. AAMA 614 and AAMA 624 apply to the following colors: White, Sandtone, Canvas and Dove Gray.

1. Painted Frame: Factory electrostatically-applied acrylic enamel, in compliance with AAMA 614/AAMA 624, [**White**] [**Sandtone**] [**Canvas**] [**Dove Gray**] [**color as selected from manufacturer's standard colors**] [**custom color as selected and approved by Architect**] <**Insert requirements**>.
2. Painted Sash: Factory electrostatically-applied acrylic enamel, in compliance with AAMA 614/ AAMA 624, [**White**] [**Sandtone**] [**Canvas**] [**Dove Gray**] [**color as selected from manufacturer's standard colors**] [**custom color as selected and approved by Architect**] <**Insert requirements**>.

Editor Note: Retain sub-paragraphs below for painted frame and sash. Edit to suit Project requirements. Substrate material and finish color category determine the applicable AAMA standard. AAMA 615 and AAMA 625 apply to the following colors: Prairie Grass, Terratone, Forest Green, Dark Bronze, Cocoa Bean, Red Rock and Black.

3. Painted Frame: Factory electrostatically-applied acrylic enamel, in compliance with AAMA 615/AAMA 625, [**Prairie Grass**] [**Terratone**] [**Forest Green**] [**Dark Bronze**] [**Cocoa Bean**] [**Red Rock**] [**Black**] [**color as selected from manufacturer's standard colors**] [**custom color as selected and approved by Architect**] <**Insert requirements**>.

4. Painted Sash: Factory electrostatically-applied acrylic enamel, in compliance with AAMA 615/AAMA 625, [**Prairie Grass**] [**Terratone**] [**Forest Green**] [**Dark Bronze**] [**Cocoa Bean**] [**Red Rock**] [**Black**] [**color as selected from manufacturer's standard colors**] [**custom color as selected and approved by Architect**] <**Insert requirements**>.

Editor Note: Andersen Corporation employs manufacturing strategies to optimize recycled content. Efficient use of materials reduces overall resource consumption and demand for additional materials. Recycling materials and content in construction and building components help reduce the demand for natural resources. Pre-consumer recycled content varies by product. Contact Andersen Corporation for more information.

E. Pre-consumer Recycled Content: <**Insert requirements**>.

Editor Note: Copy article below for each window type required, edit to suit Project and product requirements and re-insert text as many times as needed to describe additional window types.

Editor Note: The performance values and ratings indicated within this guide specification representative a variety of typical Andersen product configurations based on testing according to applicable industry standards. The performance of any specific product depends on unit size, glass type and other configuration and material variables. The values indicated may or may not be applicable to Project requirements. Many other product configuration and materials options are available. Consult with an Andersen Product Representative for more information.

2.3 WINDOW <**Insert window designation(s) used on Drawings**>.

A. Window Type and Performance Requirements: [**Casement**] [**Awning**] [**Double-hung**] [**Sash-set fixed**] [**As indicated on Drawings**] [**As indicated in window schedule**] <**Insert window type**>.

Editor Note: Retain sub-paragraphs below for casement and awning windows. Casement windows have a maximum performance rating of PG70.

1. [**Casement**] [**and**] [**Awning**] Performance Class LC and Grade, Impact-Resistant: [**PG70**] <**Insert requirements**>.
2. [**Casement**] [**and**] [**Awning**] Performance Class LC and Grade, Non-Impact-Resistant: [**PG50**] <**Insert requirements**>.

Editor Note: Retain sub-paragraphs below for double-hung windows.

3. Double-hung Performance Class LC and Grade, Impact-Resistant: [**PG70**] <**Insert requirements**>.
4. Double-hung Performance Class LC and Grade, Non-Impact-Resistant: [**PG50**] <**Insert requirements**>.

Editor Note: Retain sub-paragraphs below for sash-set fixed windows.

5. Sash-set Fixed Performance Class LC and Grade, Impact-Resistant: [**PG70**] <**Insert requirements**>.
6. Sash-set Fixed Performance Class LC and Grade, Non-Impact-Resistant: [**PG50**] <**Insert requirements**>.

From: Ryan Gyuris
To: Julie Courtney
Cc: Ray Ferris; Ryan Cornelison; ocwhites@aol.com; ocwhites@yahoo.com
Subject: RE: Andersen window
Date: Monday, April 25, 2022 9:45:13 AM
Attachments: image005.png
image007.png
image008.png
image009.png
Warf A Series Elevations 4-25.pdf

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

Good Morning Julie,

Please see attached elevations on the Andersen Windows for the Warf. The low e coating on the windows is Andersen's Low E 4 Smart Sun (https://www.andersenwindows.com/windows-and-doors/options-and-accessories/glass-options/)

Please let me know if you have any questions or I can help in any other way.

Thanks,

Ryan Gyuris
Outside Sales
Manning Building Supplies
610-310-1742 Cell
904-825-1100 Office

From: Ryan Cornelison <ryan@cornerconstruction.net>
Sent: Monday, April 18, 2022 5:48 PM
To: Ryan Gyuris <rgyuris@mbs-corp.com>
Cc: Ray Ferris <ray@cornerconstruction.net>
Subject: Fwd: Andersen window

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.

Could you help with the question and documentation about the grids? Thanks

Received April 22, 2022
Planning and Building Department

ANDERSEN WINDOWS & DOORS

SOLD BY:

Manning Building Supplies, Inc. Saint Augustine
105 Sgt Tutten Dr
Saint Augustine, FL 32086-5785
Fax: 407-445-6710

SOLD TO:

,

CREATED DATE
3/11/2022

LATEST UPDATE
4/25/2022

OWNER
Ryan Gyuris

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		

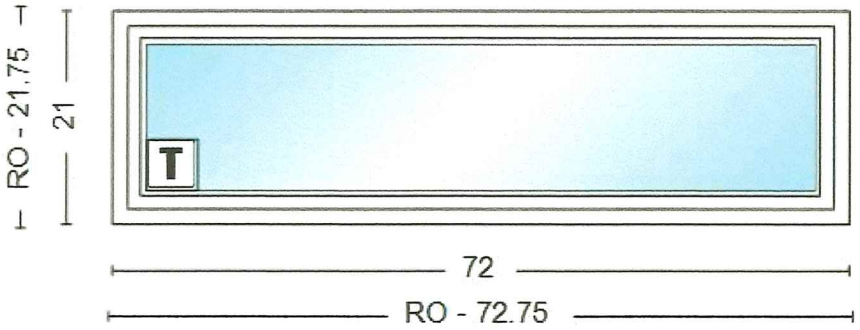
ORDER NOTES: **DELIVERY NOTES:**

RECEIVED
APR 25 2022
Planning/Building Dept.

Received April 22, 2022
Planning and Building Department

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: First Floor East (6' W X 1' 9" Transom Unit)

Item	Qty	Operation
100	3	Fixed

RO Size = 72 3/4" x 21 3/4"

Unit Size = 72" x 21"

Comments:

A Series Stormwatch Specialty Rectangle, Low-E4 SmartSun, Tempered Impact Resistant , Grilles: None

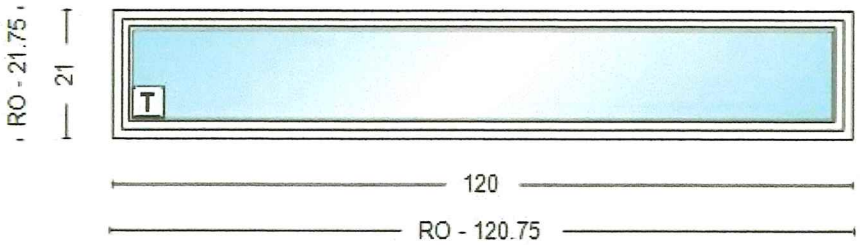
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	---	---	NO

Received April 22, 2022
Planning and Building Department

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: First Floor East (10' W X 1' 9" Transom Unit)

Item	Qty	Operation
200	1	Fixed

RO Size = 120 3/4" x 21 3/4"

Unit Size = 120" x 21"

Comments:

A Series Stormwatch Specialty Rectangle, Low-E4 SmartSun, Tempered Impact Resistant , Grilles: None

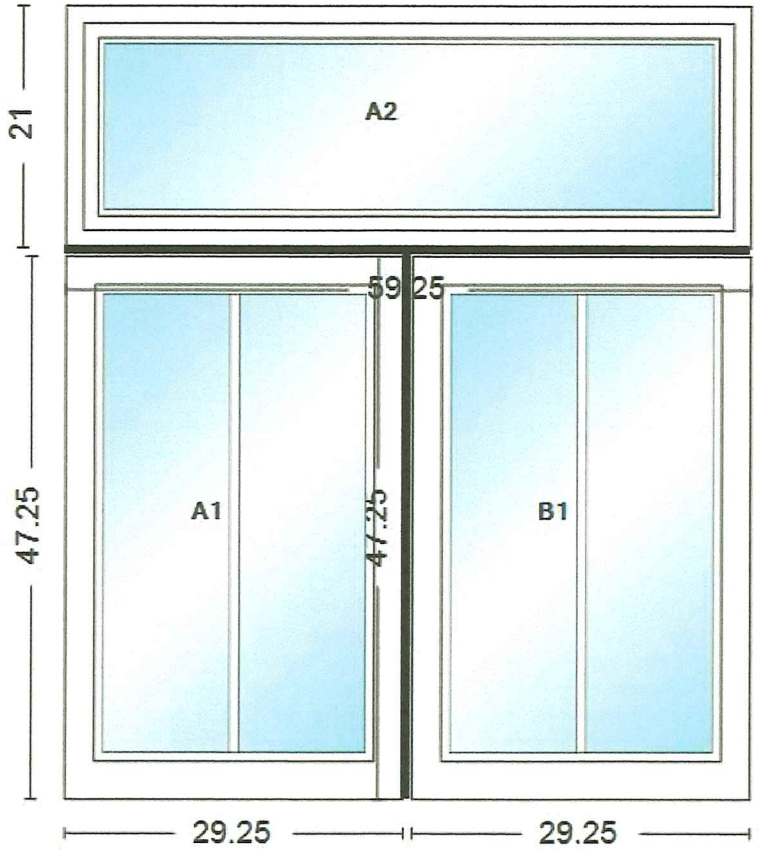
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	---	---	NO

Received April 22, 2022
Planning and Building Department

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: First Floor East (2640 DBL FIXED WITH 1'9" Transom Mulled)

Item	Qty	Operation
300	1	Fixed / (Fixed-Fixed)

RO Size = 60" x 69 3/4"

Unit Size = 59 1/4" x 69"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Mull 1: Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining Mull 2: Horizontal, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

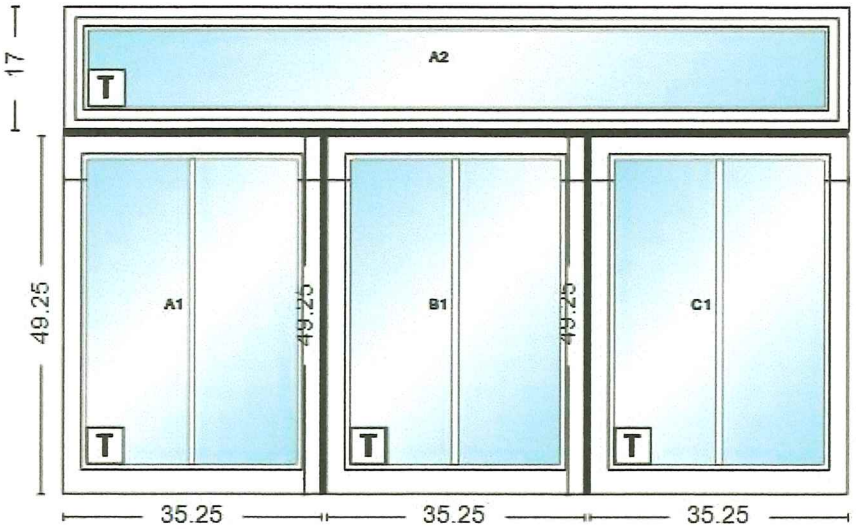
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.19	YES
B1	0.3	0.19	
A2	---	---	

Received April 22, 2022
Planning and Building Department

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: South (3040 TRIPLE FIXED WITH 1'9" Transom Mulled)

Item	Qty	Operation
400	1	Fixed / (Fixed-Fixed-Fixed)

RO Size = 108" x 67 3/4"

Unit Size = 107 1/4" x 67"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Tempered Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Mull 1: Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining Mull 2: Horizontal, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

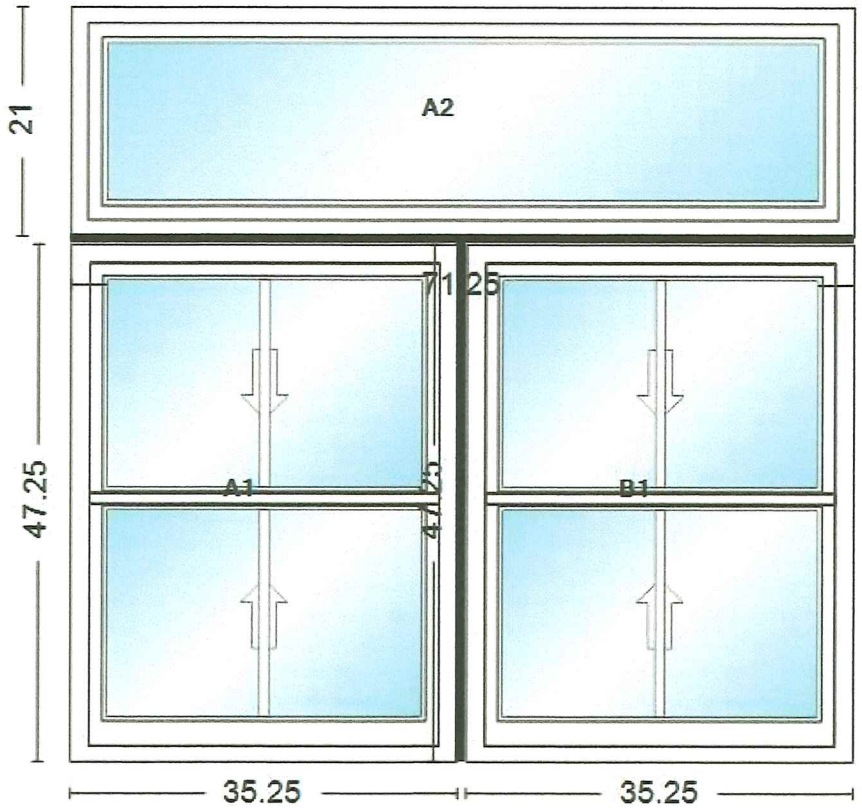
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.19	YES
B1	0.3	0.19	
C1	0.3	0.19	
A2	---	---	

Received April 22, 2022
Planning and Building Department

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: South (DBL 3040 Mulled With 1' 9" Transom Mulled Double Hung)

Item	Qty	Operation
500	1	Fixed / (AA-AA)

RO Size = 72" x 69 3/4"

Unit Size = 71 1/4" x 69"

Comments:

A Series Stormwatch Double-Hung, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Mull 1: Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining Mull 2: Horizontal, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

Instructions to Manufacturer:

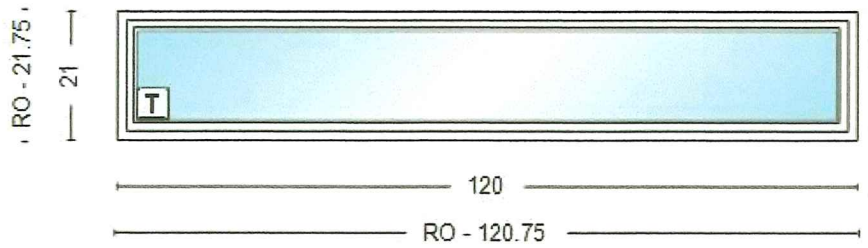
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.18	YES
B1	0.31	0.18	
A2	---	---	

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.1875	19.0000	4.11000
B1	31.1875	19.0000	4.11000

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: South (10' W X 1' 9" Transom Unit)

Item	Qty	Operation
600	1	Fixed

RO Size = 120 3/4" x 21 3/4"

Unit Size = 120" x 21"

Comments:

A Series Stormwatch Specialty Rectangle, Low-E4 SmartSun, Tempered Impact Resistant , Grilles: None

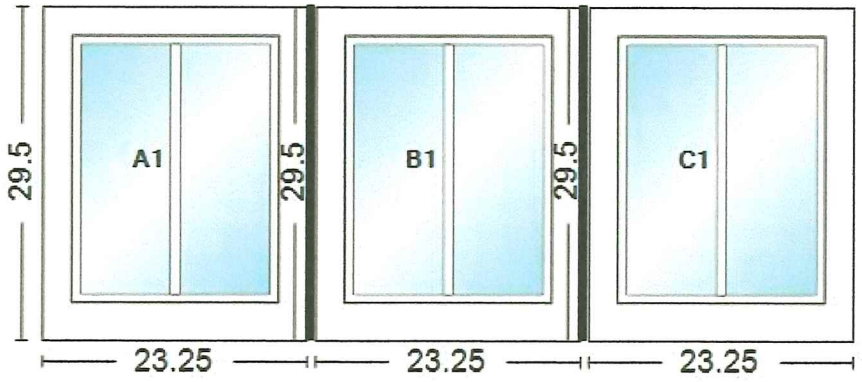
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	---	---	NO

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: North (Triple 2026 Mulled)

Item	Qty	Operation
700	1	Fixed - Fixed - Fixed

RO Size = 72" x 30 1/4"

Unit Size = 71 1/4" x 29 1/2"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

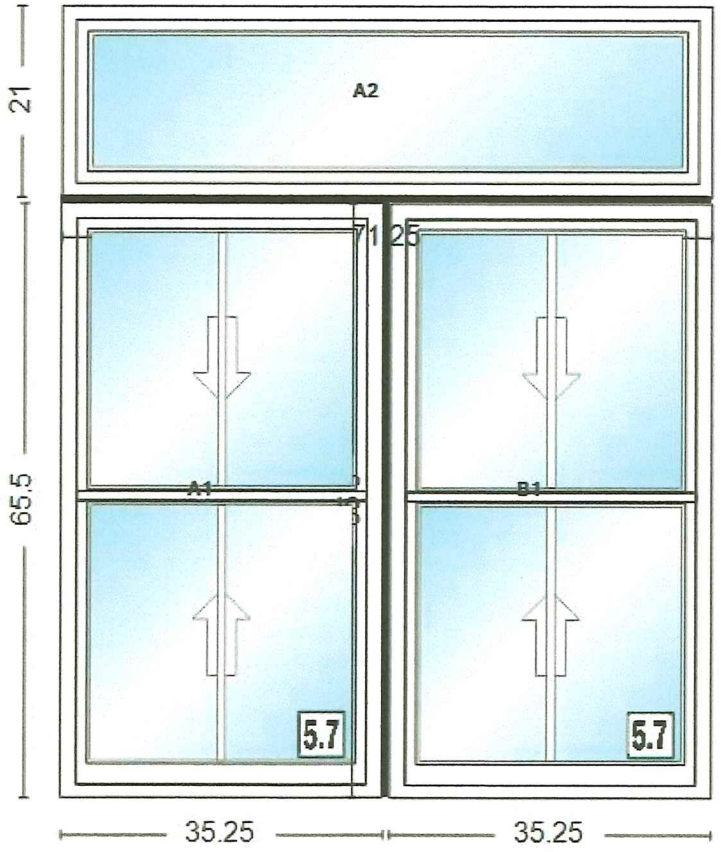
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.19	YES
B1	0.3	0.19	
C1	0.3	0.19	

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: North (DBL 3056 Mulled With 1' 9" Transom Mulled Double Hung)

Item	Qty	Operation
800	1	Fixed / (AA-AA)

RO Size = 72" x 88"

Unit Size = 71 1/4" x 87 1/4"

Comments:

A Series Stormwatch Double-Hung, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Mull 1: Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining Mull 2: Horizontal, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

Instructions to Manufacturer:

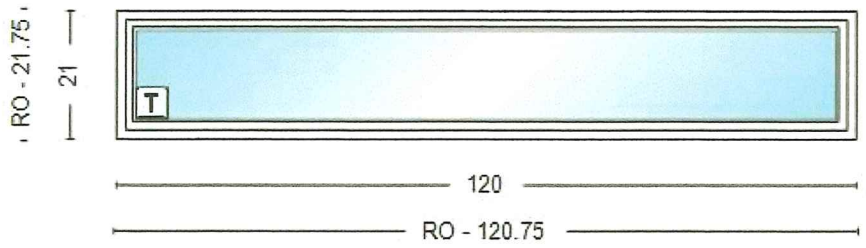
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.18	YES
B1	0.31	0.18	
A2	---	---	

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.1940	28.1040	6.08800
B1	31.1940	28.1040	6.08800

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: North (10' W X 1' 9" Transom Unit)

Item	Qty	Operation
900	1	Fixed

RO Size = 120 3/4" x 21 3/4"

Unit Size = 120" x 21"

Comments:

A Series Stormwatch Specialty Rectangle, Low-E4 SmartSun, Tempered Impact Resistant , Grilles: None

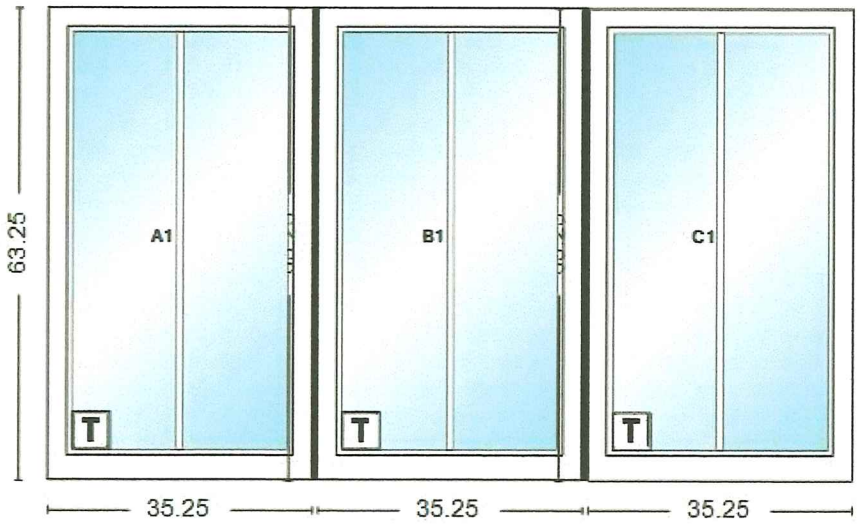
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	---	---	NO

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: Second Floor East (3054 TRIPLE FIXED)

Item	Qty	Operation
1000	1	Fixed - Fixed - Fixed

RO Size = 108" x 64"

Unit Size = 107 1/4" x 63 1/4"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Tempered Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

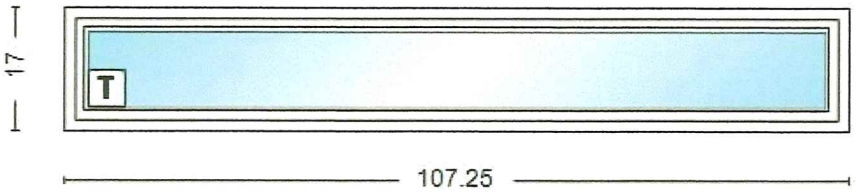
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.19	YES
B1	0.3	0.19	
C1	0.3	0.19	

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: Second Floor East Transom

Item	Qty	Operation
1100	1	Fixed

RO Size = 108" x 17 3/4"

Unit Size = 107 1/4" x 17"

Comments:

A Series Stormwatch Specialty Rectangle, Low-E4 SmartSun, Tempered Impact Resistant , Grilles: None

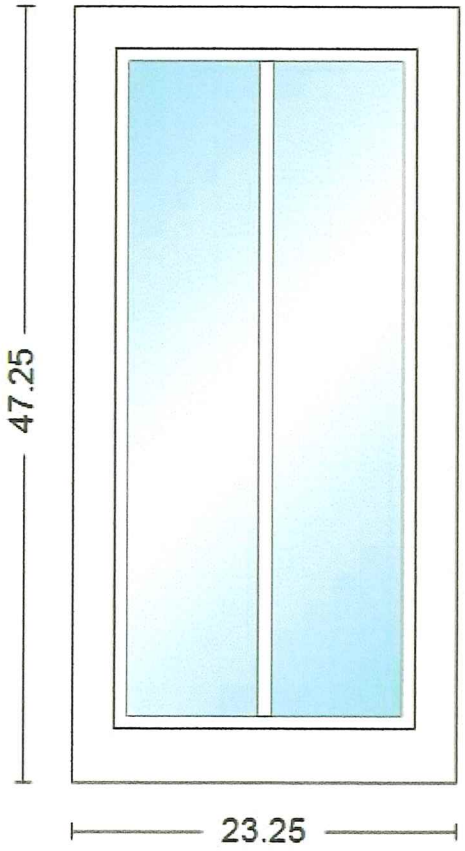
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	---	---	NO

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: Second Floor East 2040 Fixed

Item	Qty	Operation
1200	3	Fixed

RO Size = 24" x 48"

Unit Size = 23 1/4" x 47 1/4"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H

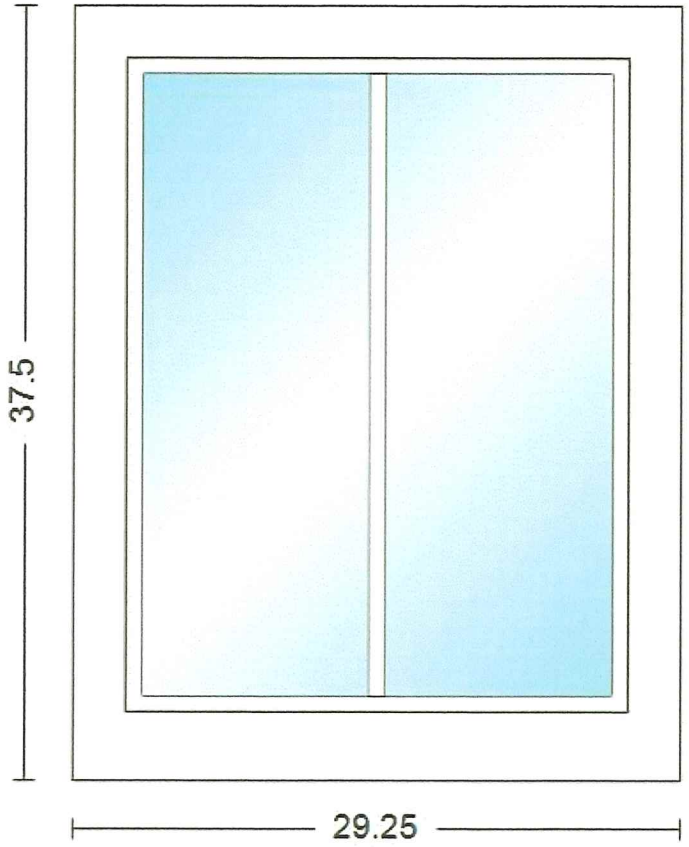
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.19	YES

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: South 2632 Fixed

Item	Qty	Operation
1300	1	Fixed

RO Size = 30" x 38 1/4"

Unit Size = 29 1/4" x 37 1/2"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H

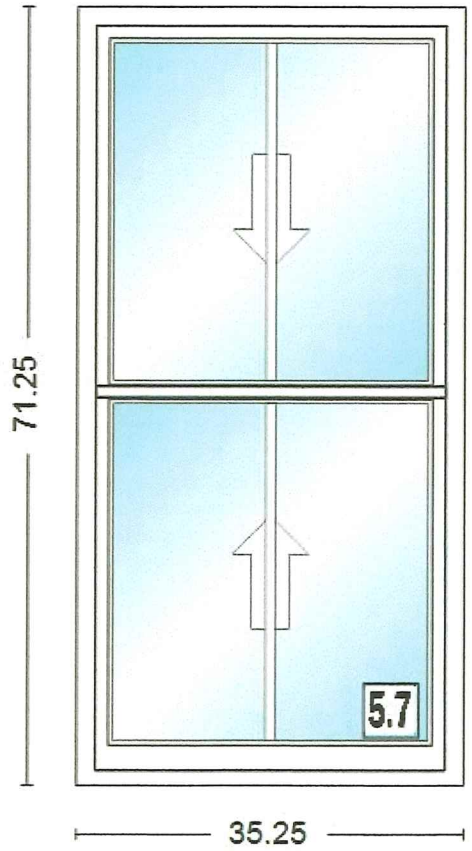
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.19	YES

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: South (3060 Double Hung Not Mulled

Item	Qty	Operation
1400	2	AA

RO Size = 36" x 72"

Unit Size = 35 1/4" x 71 1/4"

Comments:

A Series Stormwatch Double-Hung, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H

Instructions to Manufacturer:

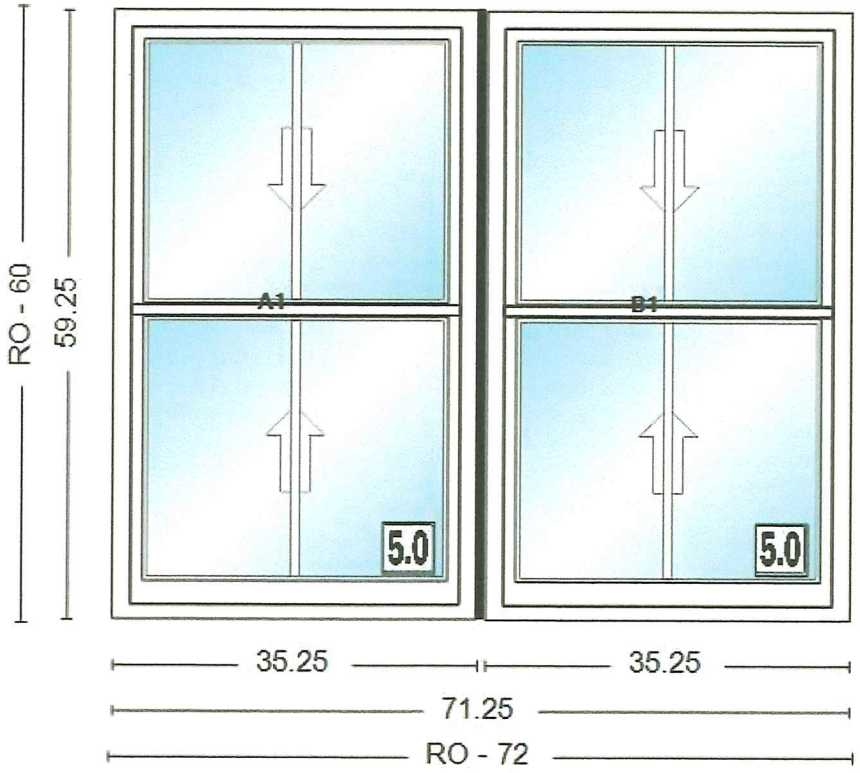
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.18	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.1875	31.0000	6.71000

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: West (DBL 3050 Mulled)

Item	Qty	Operation
1500	1	AA-AA

RO Size = 72" x 60"

Unit Size = 71 1/4" x 59 1/4"

Comments:

A Series Stormwatch Double-Hung, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Vertical, Factory Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

Instructions to Manufacturer:

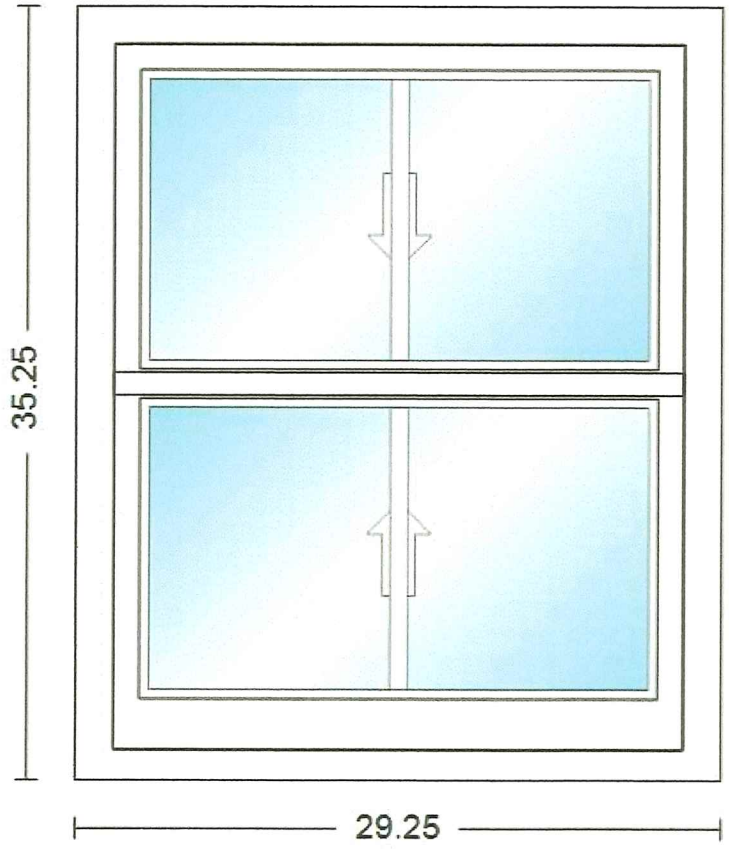
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.18	YES
B1	0.31	0.18	

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.1875	25.0000	5.41000
B1	31.1875	25.0000	5.41000

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: North (2630 Double Hung)

Item	Qty	Operation
1600	1	AA

RO Size = 30" x 36"

Unit Size = 29 1/4" x 35 1/4"

Comments:

A Series Stormwatch Double-Hung, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H

Instructions to Manufacturer:

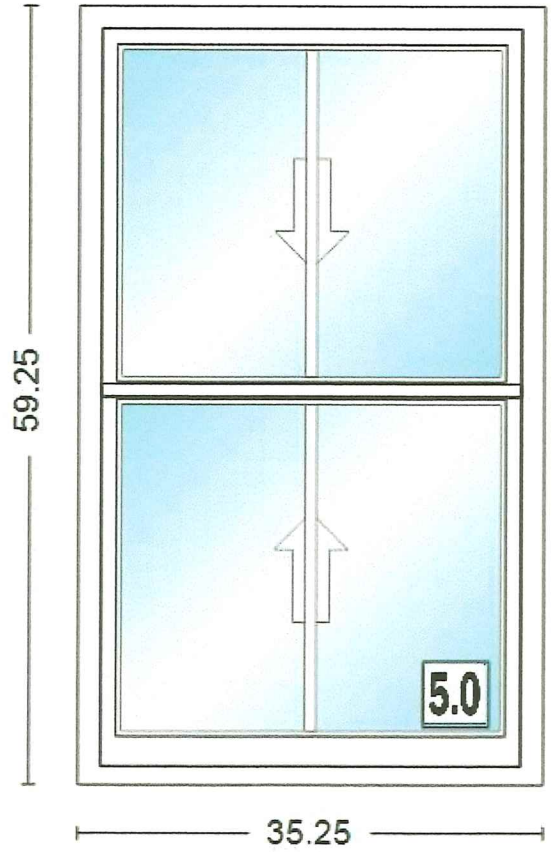
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.18	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	25.1875	13.0000	2.27000

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: North (3050 Double Hung)

Item	Qty	Operation
1700	1	AA

RO Size = 36" x 60"

Unit Size = 35 1/4" x 59 1/4"

Comments:

A Series Stormwatch Double-Hung, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H

Instructions to Manufacturer:

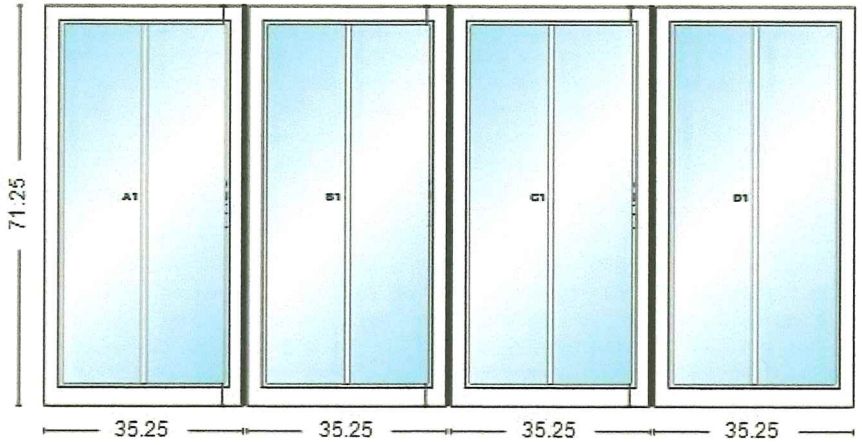
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.18	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.1875	25.0000	5.41000

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: Quad (Mulled 3060)

Item	Qty	Operation
1800	1	Fixed - Fixed - Fixed - Fixed

RO Size = 144" x 72"

Unit Size = 143 1/4" x 71 1/4"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

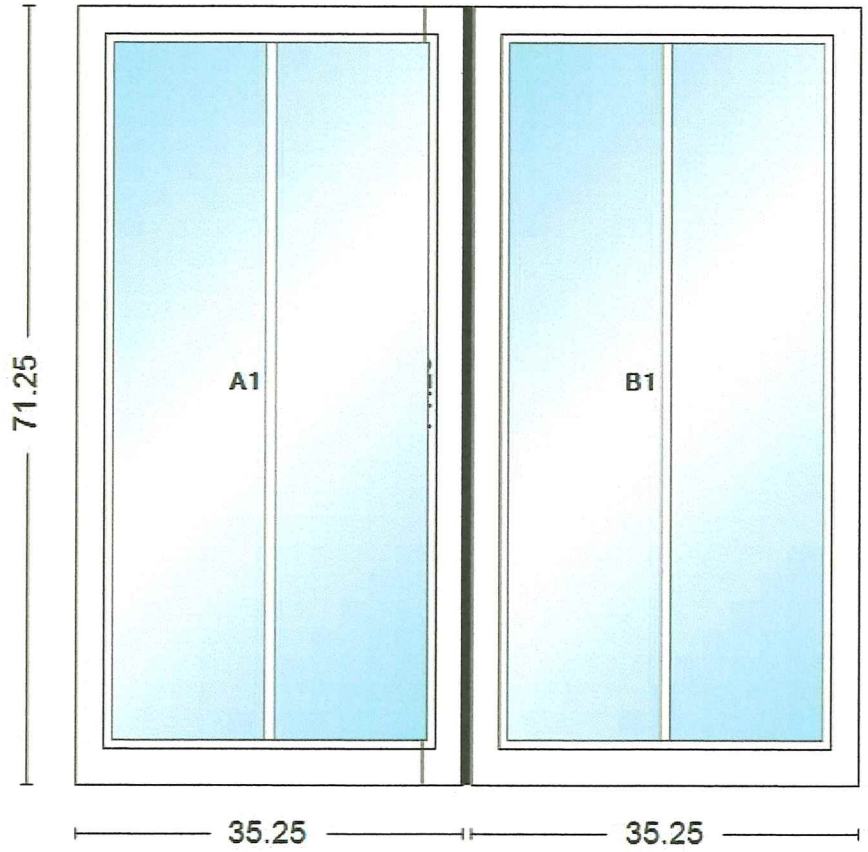
Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.19	YES
B1	0.29	0.19	
C1	0.29	0.19	
D1	0.29	0.19	

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		



Room: Double (Mulled 3060)

Item	Qty	Operation
1900	1	Fixed-Fixed

RO Size = 72" x 72"

Unit Size = 71 1/4" x 71 1/4"

Comments:

A Series Stormwatch Picture Window, Low-E4 SmartSun, Impact Resistant , Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, Pine, White, 2W1H, Vertical, Job Site Mulled, 3/4" 4 9/16" Fiberglass Reinforced Joining

Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.19	YES
B1	0.29	0.19	

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Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Whites Wharf	Corner Whites Wharf	1995137		

Buyer assumes all responsibility for verification of specifications and quantities of materials ordered. Lead times are not guaranteed and are subject to change without notice by the manufacturer. Unit prices are valid for 30 days from print date of this document. This is not a lump sum contract. Buyer agrees that special order products cannot be returned or cancelled. By signing, you are agreeing to these items and to the Terms and Conditions set forth In the Manning Building Supplies, Inc. Credit Application Package.

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

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Planning and Building Department

GLASS OPTIONS

Nobody takes energy efficiency more seriously than Andersen. That's why we offer multiple high-performance glass options that make it possible to get Andersen® windows and patio doors that are ENERGY STAR® certified, no matter where you live in the country.

Choosing The Right Glass

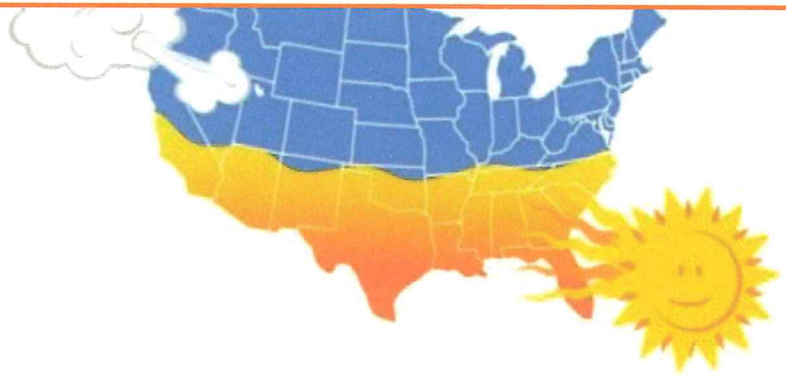
Most people can enjoy optimal energy performance and comfort with our standard Low-E/Low-E4® glass offerings. Low-E ('low-emissive') glass reflects heat in the summer and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

Additional glass performance options include SmartSun™ glass that blocks 95% of the sun's harmful UV rays and PassiveSun™ glass that brings the heat from sunlight into your home. Check with your Andersen dealer for glass options that make Andersen products ENERGY STAR® V 6.0 certified in your area.

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APR 25 2022
Planning/Building Dept.

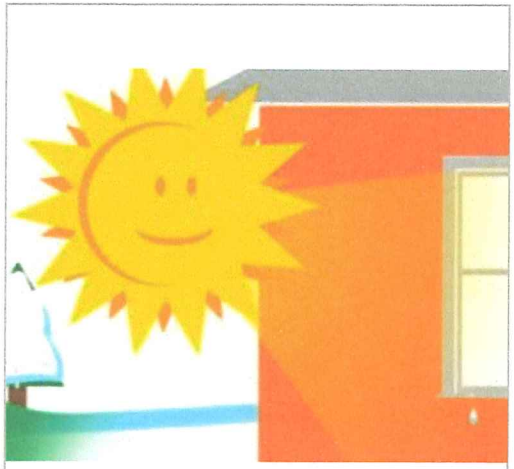
Feedback

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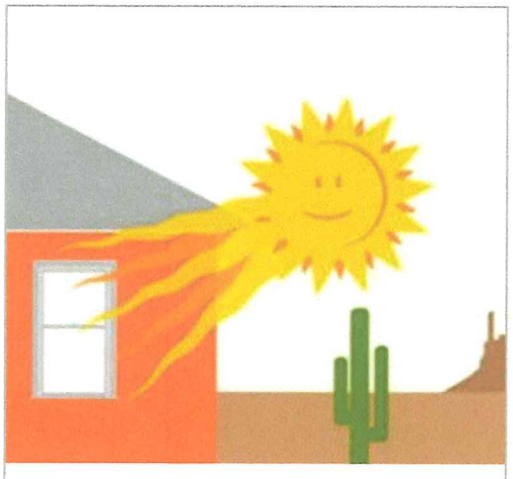
VIDEO: Which Glass Option Is Right For You?

Glass Performance Options



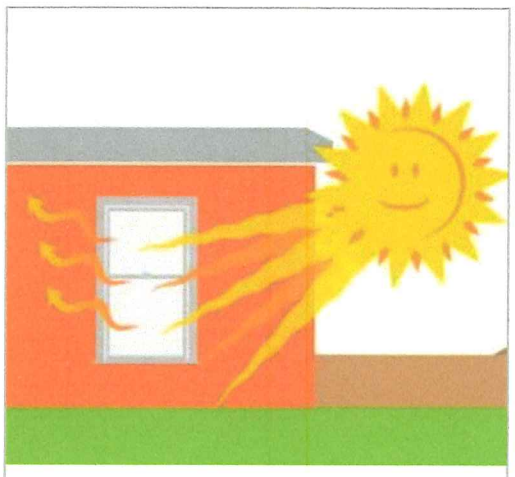
Low-E / Low-E4® Glass

Most people can enjoy optimal energy performance and comfort



SmartSun™ Glass

SmartSun™ glass gives you the benefits of Low-E glass, plus it



Sun Glass

Sun glass offers outstanding thermal performance with a

Feedback

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and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

Ideal for: All Climates

Available on: Low-E glass is available on all Andersen products.

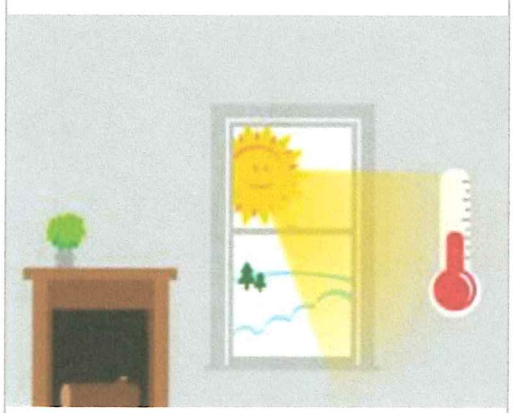
harmful UV rays while letting sunlight shine through.

Ideal for: All Climates

Available on: SmartSun™ glass is available on all Andersen® products.

Ideal for: Southern Climates

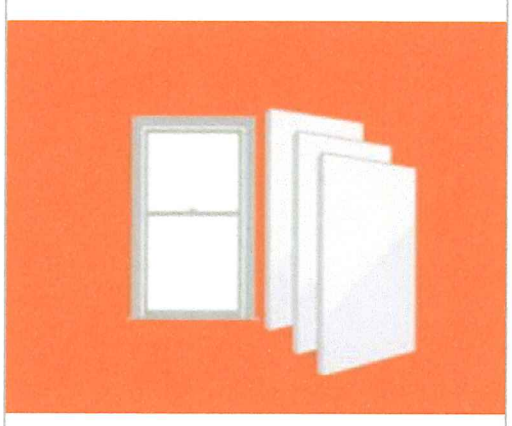
Available on: E-Series, A-Series, 400 Series, 200 Series and 100 Series products.



PassiveSun® Glass

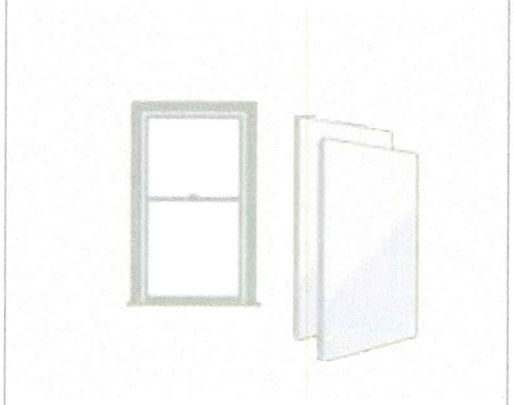
If you live in a cold climate, PassiveSun® glass allows the sun to heat your home.

Ideal for: Northern Climates



Triple-Pane Glass

An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option. Perfect for colder climates where more



Dual-Pane Glass

Clear dual-pane glass offers basic thermal performance. It's available on select Andersen products in situations where codes allow its use. See your local

Feedback

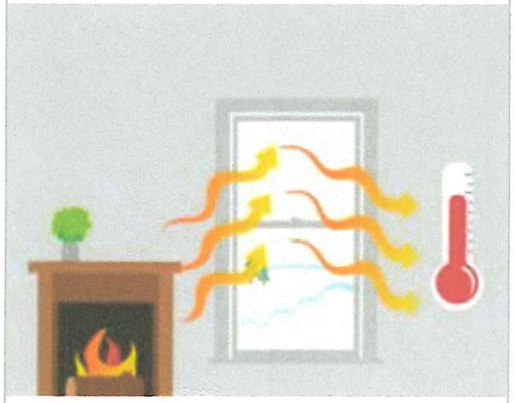
products.

Ideal for: Northern Climates

Available on: E-Series and A-Series products.

Most Efficient 2021
ENERGY STAR
www.energystar.gov

Select Andersen® A-Series windows are recognized as Most Efficient of ENERGY STAR® in 2021. Specific glass options apply.



Feedback

Received April 22, 2022
Planning and Building Department

HeatLock® coating can be added to most of our glass options and reflects heat that likes to escape your home.

Energy Performance Details

	U- FACTOR How well a product prevents heat from escaping.	SOLAR HEAT GAIN COEFFICIENT How well a product blocks heat caused by sunlight.	VISIBLE LIGHT TRANSMITTANCE How much visible light comes through a product.	UV PROTECTION How well a product blocks ultraviolet rays.
SmartSun™	★★★☆	★★★★	★★½☆	★★★★
SmartSun with HeatLock™ Coating	★★★½	★★★★	★★☆☆	★★★★
Low-E4®/Low-E	★★★☆	★★★☆	★★★☆	★★★☆
Low-E4 with HeatLock™ Coating	★★★½	★★★☆	★★½☆	★★★☆
Sun	★★★☆	★★★★	★☆☆☆	★★★☆
PassiveSun®	★★½☆	★☆☆☆	★★★☆	★★★☆
Triple-Pane (with Low-E coatings on two surfaces)	★★★★	★★★☆	★★½☆	★★★★

Feedback

Received April 22, 2022
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	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
Clear Dual-Pane	★☆☆☆	☆☆☆☆	★★★★	☆☆☆☆

Center of glass performance only. Ratings based on glass options available as of June 2021.

View ENERGY STAR® map

Additional Options

DECORATIVE AND SPECIALTY GLASS

COASTAL GLASS OPTIONS

GLASS SPACERS

More Details

Feedback

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WARNING!
AUTHORIZED PERSONS
ONLY!!!

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POST-WAR ROMANTICISM, ca. 1945-1970

Numbers refer to Sherwin Williams paints



Burma Jade
SW 2862



Powder Blue
SW 2863



Stratford Blue
SW 2864



Plymouth Green
SW 2852



Sage Green Light
SW 2851



Chelsea Gray
SW 2850



Westchester Gray
SW 2849

Received May 9, 2022
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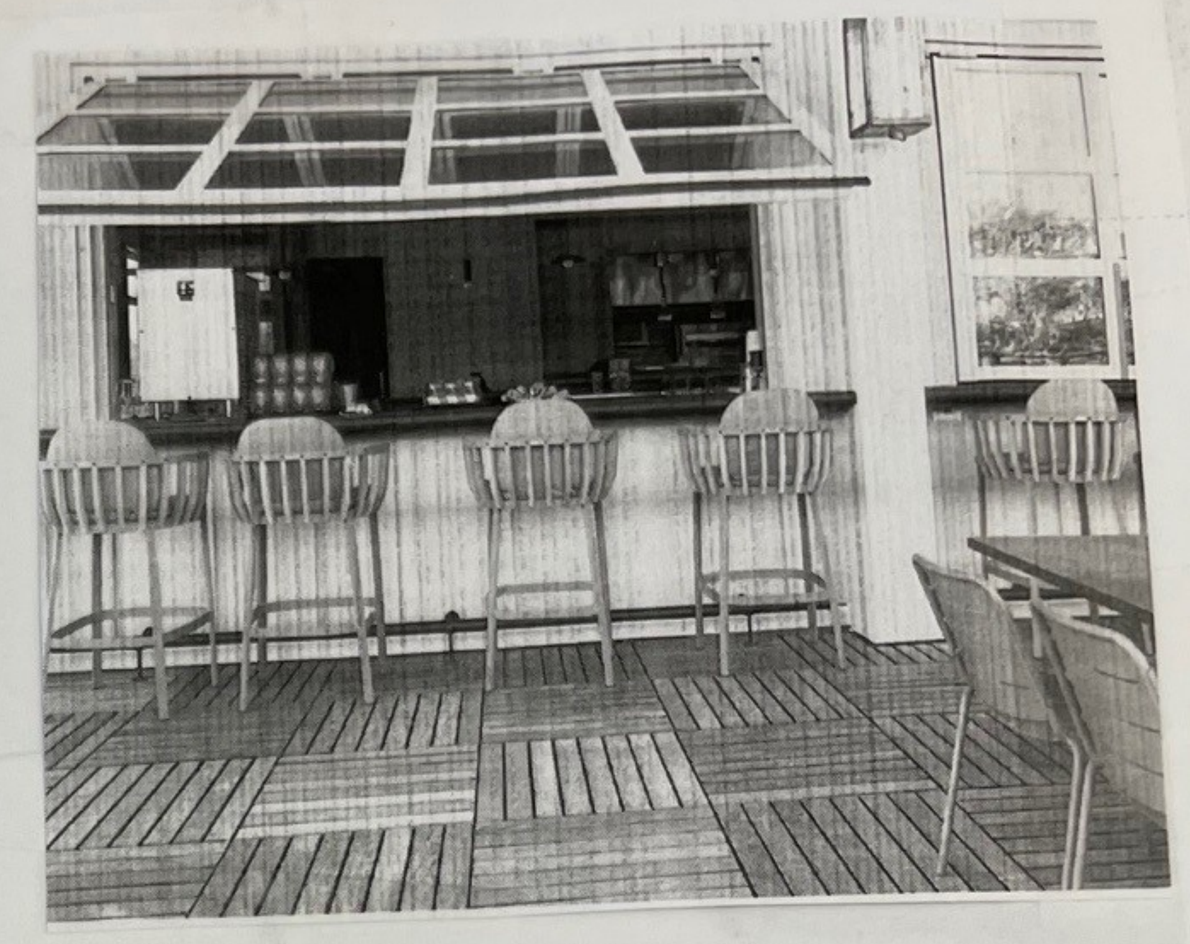
Received May 9, 2022
Planning and Building Department



Received May 9, 2022
Planning and Building Department

ActivWall

AL62GS - Product Data Sheet



Product Name
AL62GS
Thermally-Improved Aluminum Gas Strut Window

Manufacturer
ActivWall Systems
302 Franklin St.
Martinsville, VA 24112
p: 276-634-0085
w: activwall.com
e: contact@activwall.com

Description
The ActivWall Gas Strut Window is a commercial grade, aluminum-framed, thermally improved window system. Each unit has a single operable panel that opens out and up. After unlocking, the window opens automatically with a gentle push.

Testing
ActivWall's gas strut window system has been extensively tested for structural and impact performance, surpassing qualifications for Wind Zone 3 approval.

Structural Components
All structural aluminum components are made from 6063 alloy extruded aluminum with a minimum wall thickness of .078". Hinge pins are .375" hi-stainless steel for incredible strength and corrosion resistance.

Glazing
Standard insulated glass is fully tempered and features Solarban 60 Low-e with argon fill. Single pane, alternative Low-e options, and hurricane resistant impact-rated glazing are available on request.

Finishes
Select from a wide variety of standard and premium architectural powder coated finishes, or our selection of standard anodized finishes, all meeting AAMA specifications.

Gas Struts
Gas struts are available in various sizes and compression forces, and are individually fitted to each gas-strut window for optimum performance. Struts are tested for up to 25,000 cycles.

Locking
Concealed shoot bolt mechanisms provide optimal security and convenience.

Sill Options
Various sill options are available including raised, saddle and flush sills, or no-sill installations for sealing directly against a counter-top.



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AL62GS - Maintenance & Care

IMPORTANT
- DO NOT USE A PRESSURE WASHER
- Do not mix cleaning chemicals and solvents with bleach

The following documentation provides information relating to the care and maintenance of your ActivWall AL62 gas strut window. It is important to consider that routine maintenance and cleaning is critical to the longevity of your ActivWall gas strut window.

General
Do not allow the operation of the window unit by children or anyone that is not trained or familiar with its mode of operation.

All screws, fittings, and hardware should be regularly inspected for tightness and wear. Any issues should be rectified immediately to mitigate the risk of permanent damage.

Exterior Units
Gas strut window systems that are exposed to exterior weathering conditions experience greater stresses. Regular cleaning is important to keep units free of dust, dirt, and other contaminants which may adversely affect architectural finishes and hardware operation and performance.

For coastal applications, ActivWall recommends regular rinsing of exposed aluminum surfaces with fresh water to remove accumulated salt deposits.

Rubber Seals
All seals must be regularly cleaned and lubricated at least once per year. ActivWall recommends 303-branded Rubber Seal Protectant to maintain seals.

Glass Cleaning
Use only mild-detergent cleaners and a soft cloth or chamois. Any solvent-based cleaner or gritty cleaning compound is unacceptable and will void warranty.

Aluminum Finishes
Anodized and Powder-Coated finishes are highly durable and appropriate for architectural applications. For cleaning use only mild agents such as light soapy water. Abrasive and solvent-based cleaners must not be used and will void product warranty. Use a soft cloth or chamois.

Gas Strut Care
Gas Struts mechanisms are self-lubricating with an internal oil and gas reservoir. Temperature swings affecting gas strut opening performance are temporary and not a valid warranty concern.
Gas Struts are rated for 25,000 cycles or 10 years. Please avoid repeated opening and closing of the window in quick succession.

Routine Maintenance
The following items should be completed every 6 months.

- ☐ Regularly inspect weather seals and brushes for damage or loss. Contact ActivWall or your licensed dealer for replacements.
- ☐ Regularly inspect all exposed screws and tighten if needed.
- ☐ Examine the door's interior and exterior finish. Follow recommendations for care, maintenance, and touch-up. Periodic cleaning will extend the lifespan of your finish.
- ☐ Clean using only mild-detergent, soapy water. Rinse thoroughly with warm water or a damp rag.

From: White Room Events <events@ocwhiteroom.com>
Sent: Monday, May 9, 2022 4:47 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Fwd: Store Front doors

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.

We found these in an email to you from 2/3/22 from Ray. There are the ones that have a lower threshold for handicap wheelchairs, meet fire code with panic hardware that doesn't fault compared to what's in the plan, and also hurricane rated.

Please let me know when you are available tomorrow so I can double check I've given you everything you need. If easier I can come down and show you to verify.

Thank again,
Jen

Begin forwarded message:

Received May 9, 2022
Planning and Building Department

Finish Colors:

White | Bronze | Clear Anodize | Mill (painting required before installation) | Custom Color (Available upon request)

*Color chart is for reference only and is not to be used for final color matching.

Optional Powder Coat finish colors:
Pebble Tan
Ruby Red
Orange
Beafort Blue
Signal Green
ASA-70 Gray
Black
Custom

Optional Liquid finish colors:
Bone White
Pebble Tan
Bermuda Bronze
Southern Bronze
Statuary Bronze
Ruby Red
Orange
Beafort Blue
Signal Green
Arcadia Silver
ASA-70 Gray
Black
Custom

Metal Coating Specifications:
Standard = Powder Coat / AAMA 2603 spec
Optional = Powder Coat / AAMA 2604 spec
Optional = Powder Coat / AAMA 2605 spec
Optional = Liquid 2-coat (70% Kynar base) / AAMA 2605 spec
Optional = Liquid 3 or 4 coat for exotic metallic (70% Kynar base) / AAMA 2605 spec

Glass Tints:

Clear | Bronze | Gray | Dark Gray | Blue | Green

*Color chart is for reference only and is not to be used for final color matching.

Glass Options:
- Laminated Insulating

Thermal Enhancements:
- High Performance Low-E

Low-E = Transparent metallic coating used to deflect heat (long-wave infrared energy).
- Good – Single Layer Hardcoat
- Better – Dual Layer Softcoat
- Best – Triple Layer Softcoat

Double Low-E = Some Low-E coatings can be paired with an additional interior "Roomside" coating, in order to increase performance even more (best for cold climate application).

Semi-Reflective / Reflective = Mirror-like silver metallic coating used primarily for aesthetics, but also for increased heat reduction. The coating can be positioned on exterior (Surface #1) for silver mirror appearance and optimal heat reduction, or turned in (Surface #2) for a colored mirror appearance to bring out the glass substrate tint.

Hydrophilic (low maintenance) = Transparent metallic coating designed to cause rain to sheet down glass, rather than bead up, in order to wash away dirt & debris, and also reducing water spotting. For use on buildings without a significant overhang.

Vitro Architectural Glass (formerly PPG)

Substrate Colors:	Coating Types:
STF - Starphire*	SG400-Sungate 400*
CLR - Clear	SB60 - Solarban 60
SLX - Solexia	SB67 - Solarban 67*
ATL - Atlantica*	SB70XL -Solarban 70XL
AZB - Azuria	SB72 - Solarban 72*
SBL - Solarblue*	SB90 - Solarban 90*
PAC - Pacifica*	R100-Solarban R100*
SBZ - Solarbronze	z50 - Solarban z50*
OGR - Opti-Gray*	z75 - Solarban z75*
SGR - Solargray	SLCL - Solarcool
GL2 - Graylite II	VSCL - Vistacool*

*Special Order Only (call for quotation)

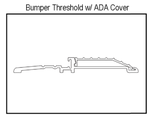
AGC Substrates:
SPG - Solarshield Pure Green
SPB - Solarshield Pure Blue
SPZ - Solarshield Pure Bronze
SPY - Solarshield Pure Grey

Cardinal Coatings:
C180 C240
C180 C240
C270 C340
C272 C366
Ci89 (roomside)
NEAT (hydrophilic)

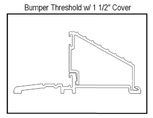
Standard Features
- Members are extruded from a minimum of 6063-T5 aluminum alloy
- 1-3/4" x 5" Frame member
- White frame color
- Interior glazed
- 9/16" heat strength/heat strength impact-resistant laminated glass
- Clear glass color
- Stainless steel butt hinges
- Standard pull handle / push bar
- Multi-point locking system
- Commercial hardware
- ADA bumper threshold
- Fully weather-stripped door frame
- Stainless steel screws
- Out-swing

Optional Features
- Single (X) or double doors (XX)
- Nominal or custom sizes
- Transom (XT or XXT)
- Bronze or clear anodize frame color
- Mill finish and custom colors
- 1-3/16" laminated insulating glass
- White PVB or SG interlayer
- Popular glass tints
- Low-E
- Argon gas
- Saddle threshold
- 1-1/2" bumper threshold cover
- 3" bumper threshold cover
- Residential hardware
- Surface mount closer
- Over head concealed closer
- Panic bars

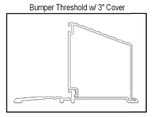
Bumper Threshold w/ ADA Cover



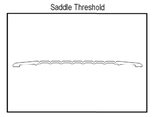
Bumper Threshold w/ 1 1/2" Cover



Bumper Threshold w/ 3" Cover



Saddle Threshold





Design pressure is not compromised for size because of our quality engineering practices. We meet some of the highest design loads (SS3500 maximum DP is +/- 120. SE3550 maximum DP is limited to +80/-120 (with water infiltration req.) or +/- 120 (without water infiltration req.)) with the tested sizing options you need. Meeting the highest design standards also means unparalleled protection against water intrusion. We pass the tough testing requirements for Miami-Dade NOAs, AAMA and ASTM, and our storefront entrances meet ADA requirements for opening, hardware, and threshold. We meet the building codes you will need to comply with when installing new windows or doors.

More Than Just Hurricane Protection.

CGI Commercial Storefront Systems & Entry Doors are aesthetically pleasing. The products' sight lines are narrow so you can have clear, unobstructed views. We allow you to fill bigger openings with fewer windows because our offering is tested to large sizes. We have hidden all fasteners and screws to enhance the sleek sophisticated design of these windows and doors.

Protection Beyond Mother Nature.

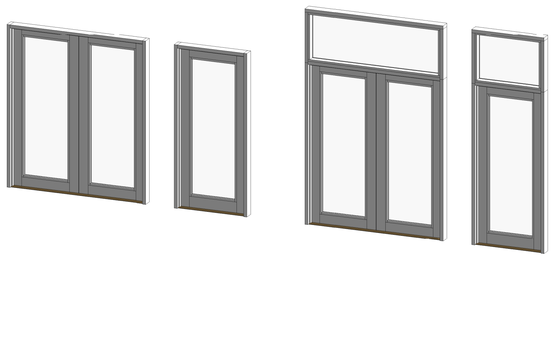
The materials and craftsmanship found in CGI Commercial Storefront Systems & Entry Doors protect in other ways too. They protect against intruders, since impact-resistant glass and heavy-duty frames are as resistant to vandals as they are to hurricane debris. They reduce noise, keeping outside sounds out and serenity in. They protect against UV rays, filtering out up to 99 percent of those rays to keep drapes, rugs and furniture looking new. Glass options and Low-E coatings offer additional protection and energy efficiency.

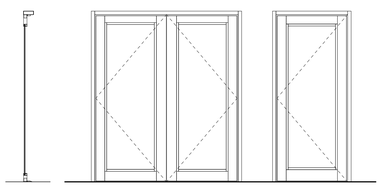
Easy to Install. Easy to Maintain.

CGI Commercial Storefront Systems & Entry Doors feature fewer components to reduce installation time. They also have strong frames to eliminate common damage during installation or when attaching hardware. They are designed to be installed easily, without damaging openings, exteriors or interiors.

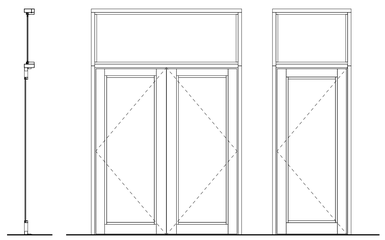
Our commercial storefront products are factory glazed and fabricated. There is no need to manage troublesome job site issues of weather, debris and time crunches when trying to glaze a product because we do it for you.

Service is simple, should the product need cleaning, maintenance or even replacement. Exterior panes, and more can all be accessed or removed from the inside, eliminating the hassle of reaching the building's windows from the outside.

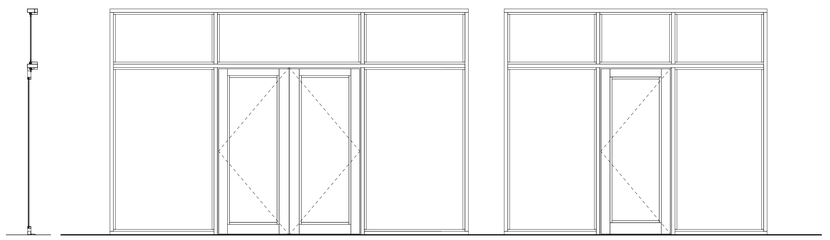




CGI Commercial - Entry Door SE3550



CGI Commercial - Entry Door with Transom SE3550



CGI Commercial - Entry Door SE3550 in Window System SS3500

CGI Commercial is committed to being a trusted partner with architects, engineers, glaziers and dealers in the commercial market. We offer pre-glazed storefront window and door systems configured for some of the most demanding commercial and residential applications in the industry. With CGI Commercial you will continue to see our name providing customers with personal services, product reliability, integrity, quality and on-time delivery.

Entry Door SE3550

Pre-hung
- Available as a single or double door

5-ply hook-bolt locking mechanism
- ½" stainless steel bolts secure the door to the frame or adjoining door in three places for exceptional security and protection

Heavy-duty, stainless steel, non-removable pin hinges
- Provides additional security by restricting door from being removed from frame

American Disabilities Act (ADA)-compliant
- Meets requirements for opening, hardware, and threshold

Hardware
- Storefront Entry Door features a standard pull handle / push bar and may be upgraded to a panic bar
- Terrace Door features high-quality, stylish, contemporary lever handles with a 3-point active locking mechanism

Optional heavy-duty surface mount or over head closers
- Designed for high traffic applications

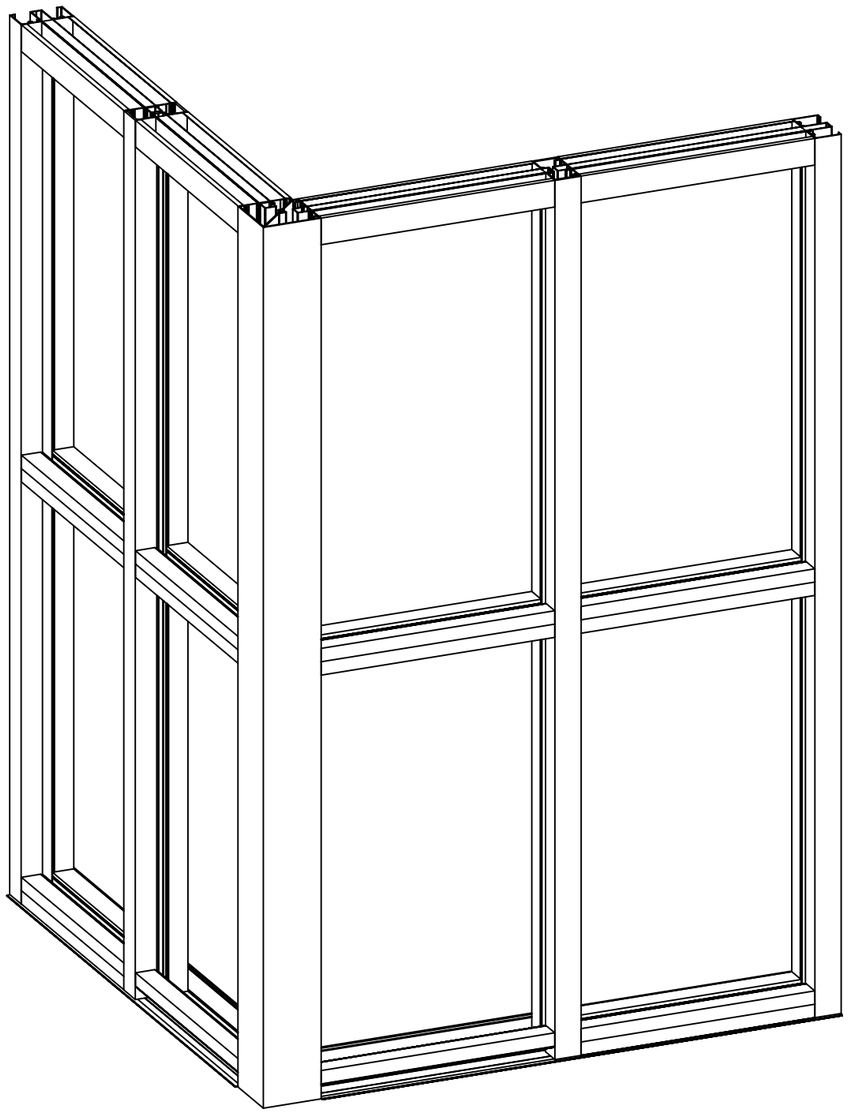
Optional transom
- For additional design options

Contact Us:
https://commercialcgi.com/contact/
OR
305-718-8890

Received May 9, 2022
Planning and Building Department

Oldcastle BuildingEnvelope®

FG-5750T STORMMAX®STOREFRONT
THERMAL IGU IMPACT STOREFRONT SYSTEM
LARGE AND SMALL MISSILE (WET AND DRY GLAZED)
FOR HIGH VELOCITY HURRICANE ZONES



GENERAL NOTES:

1. THIS SYSTEM AND GLASS TYPES DESCRIBED HEREIN COMPLY AND HAVE BEEN DESIGNED AND TESTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) PER
   a. ASTM E330-14, E331-00, E283-04
   b. TAS 201 / 202 / 203
   c. AAMA 501-5
   d. ANSI Z97.1-2015 (400 ft-lb. IMPACT)
   e. ALUMINUM DESIGN MANUAL 2015, ASCE 7-16

2. SITE-SPECIFIC REQUIRED DESIGN PRESSURES SHALL BE CALCULATED BY A LICENSED PROFESSIONAL ENGINEER FOR USE WITH THIS DOCUMENT PER CURRENT ADOPTED EDITION OF ASCE 7 AND WITH LOCAL CODE REQUIREMENTS.

3. FOR USE WITHIN AND OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ).

4. DESIGN PRESSURES NOTED HEREIN ARE BASED ON MAXIMUM TESTED PRESSURES DIVIDED BY A 1.5 SAFETY FACTOR.

5. NO 33-1/3%% INCREASE IN ALLOWABLE STRESS HAS BEEN USED IN THE DESIGN OF THIS SYSTEM. WIND LOAD DURATION FACTOR Cd=1.6 HAS BEEN USED FOR WOOD ANCHOR DESIGN.

6. THE ARCHITECT/ENGINEER OF RECORD FOR THE PROJECT SUPERSTRUCTURE WITH WHICH THIS DESIGN IS USED SHALL BE RESPONSIBLE FOR THE INTEGRITY OF ALL SUPPORTING SURFACES TO THIS DESIGN WHICH SHALL BE COORDINATED BY THE PERMITTING CONTRACTOR.WOOD BUCKS (BY OTHERS) SHALL BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE EXISTING STRUCTURE.

7. THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE IN CONJUNCTION WITH THIS DOCUMENT.

8. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.

9. FASTENERS SHALL BE CADMIUM-PLATED OR OTHERWISE CORROSION-RESISTANT MATERIAL AND SHALL COMPLY WITH "SPECIFICATIONS FOR ALUMINUM STRUCTURES" SECTION J.3.7.2 BY THE ALUMINUM ASSOCIATION, INC., & ANY APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES

10. ENGINEER SEAL AFFIXED HERE TO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.

11. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

12. PRESSURE VALUES ON THIS APPROVAL ARE (ASD) ALLOWABLE DESIGN PRESSURES.

13. ALTERATIONS, ADDITIONS, OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE THIS CERTIFICATION.

14. SAFEGUARDS MUST BE OBSERVED (NOT IN THIS CERTIFICATION)

15. PRODUCT SHALL BE PERMANENTLY LABELED WITH A MINIMUM OF ONE LABEL PER SYSTEM CONTAINING THE FOLLOWING:

Oldcastle BuildingEnvelope©
803 AIRPORT ROAD
TERRELL, TEXAS 75160
TAS 201/202/203

SHEET INDEX

# SHEET	DESCRIPTION
01	COVER SHEET
02-03	ELEVATIONS
04-05	GLAZING DETAILS
06-11	GLASS LOADING TABLES
12	MULLION & JAMB LOADING DETERMINATION
13-16	MULLION LOADING CHARTS
17-26	FASTENER SCHEDULE AND ANCHOR CHARTS
27-33	STANDARD FRAMING DETAILS
34-36	PART DRAWINGS
37-38	BILL OF MATERIALS
38	TOTAL

DESIGN PRESSURE

WATER INFILTRATION 15 PSF
AIR INFILTRATION 6.24 PSF
MAXIMUM DESIGN PRESSURE = +/- 75 PSF

ALL ALUMINUM EXTRUSIONS SHALL BE MADE FROM 6063-T6 ALLOY AND TEMPER.

THIS PRODUCT HAS BEEN DESIGNED, ENGINEERED AND TESTED TO COMPLY WITH CURRENT FLORIDA BUILDING CODE.

MATERIALS, INCLUDING BUT NOT LIMITED TO STEEL SCREWS, THAT COME IN CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF CURRENT FLORIDA BUILDING CODE.

VISIT ECALC.IO/2029229h

FOR HELPFUL RESOURCES, SITE SPECIFIC JOB ORDERING & MORE INFORMATION ABOUT THIS PRODUCT & RELATED SERVICES

SCAN HERE:

FRANK BENNARDO, P.E.
PE# 0046549 CA.9885

06/14/2021

FL#20665.3

ENGINEERING EXPRESS®
CORPORATE OFFICE:
160 SW 12th AVE, SUITE 106
DEERFIELD BEACH, FL 33442
(954) 354-0660 | (866) 396-9999
TEAM@ENGINEERINGEXPRESS.COM
ENGINEERINGEXPRESS.COM

Oldcastle BuildingEnvelope®
803 AIRPORT ROAD
TERRELL, TX 75160
Phn. (972) 551-6100

FG-5750T STORMMAX©THERMAL IGU IMPACT STOREFRONT SYSTEM
WET AND DRY GLAZED

REMARKS	DRWN	CHKD	DATE
INT ISSUE	JEM	AJP	07/23/20

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20-29229h

SCALE: NTS UNLESS NOTED

01 OF 38

Application pg. 66

06/14/2021 - 7:07pm thayer C:\Users\thayer\Engineering Express\Production - Documents\Projects\20-29229 Oldcastle - FG 5000 & FG 5100\01\Drawings\FG-5750T\OBE - FG-5750Tf.dwg

From: White Room Events
To: Julie Courtney
Subject: Re: Store Front doors
Date: Tuesday, May 10, 2022 4:36:11 PM

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.

Let's use these two pictures instead of the OBE pdf I sent you yesterday. I also included the link again below for details. They are closer to the look.

Door color - white

Hardware and dimensions same as the Permit set.

Same link from earlier - https://drive.google.com/file/d/18pEW6DsvbtiXzZyyJmE2eygsyoIdkoFc/view?usp=drivesdk

Please let me know if there is anything else.

Thank you,
Jen

SS3500, SE3550





PROJECT

Westin Key Resort and Marina

AA pgtinnovations.com

Lou Mac

PRODUCT

SS3500, SE3550

Received May 10, 2022
Planning and Building Department



PROJECT

Westin Key Resort and Marina

AA pgtinnovations.com
Application pg. 69



PROJECT

First Bank

Received May 9, 2022
Planning and Building Department



Received May 9, 2022
Planning and Building Department



Instr #2015017798 BK: 4004 PG: 1509, Filed & Recorded: 3/27/2015 12:26 PM #Pgs:2
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $16,100.00

(1)

16,100.00 (2,300,000)
Rec: $18.50 Doc: $14,000.00 (~~$2,000,000.00~~)

This Instrument Prepared by:
Carol A 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):
196210-0000
File No.: 60336

WARRANTY DEED

This Warranty Deed, Made the 26th day of March, 2015, by **CARLITO CORPORATION, a Florida Corporation**, having its place of business at **239 COQUINA AVE, ST. AUGUSTINE, FL 32080**, hereinafter called the "Grantor", to

WHITE'S WHARF LLC, a Florida Limited Liability Company, whose post office address is:

118 Avenida Menendez ST Augustine FL 32084
_____, 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, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

THAT PIECE OF LAND LYING EAST OF THE SEAWALL, IN WIDTH FIFTY-TWO AND ONE-HALF (52 ½) FEET, BETWEEN THE NORTH AND SOUTH LINES OF LOT 1 OF BLOCK 21, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE DATED 1905, AS EXTENDED EASTWARD ACROSS BAY STREET AND THE SEAWALL TO THE CHANNEL OF THE MATANZAS RIVER.

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 2014, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of The Corporation)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ CARLITO CORPORATION

Printed Name: Bianca Evans _____

CARL WAYNE CONNELL
President

Witness Signature: _____

Printed Name: Carol A Lagasse

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 26th day of March, 2015 by Carl Wayne Connell as President of CARLITO CORPORATION, a Florida Corporation, on behalf of the The Corporation. He/She is personally known to me or has produced driver license(s) as identification.

_____ My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name:

CAROL A. LAGASSE
MY COMMISSION EXPIRES
July 21, 2016
#EE 211677
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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	1962100000
Location Address	135 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	(7) CITY OF ST AUG CORBETTS DOCK WATER LOT LYING E OF BAY ST ON W SHORE OF MATANZAS BAY OR4004/1509 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.380
Homestead	N

Owner Information

Owner Name	White's Wharf LLC 100%
Mailing Address	118 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,066,650
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,066,650**
Total Deferred	$0
Assessed Value	**$1,066,650**
Total Exemptions	$0
Taxable Value	**$1,066,650**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$0	$1,066,650	$0	$0	$1,066,650	$1,066,650	$0	$1,066,650
2020	$0	$29,280	$1,066,650	$0	$0	$1,095,930	$1,095,930	$0	$1,095,930
2019	$0	$26,980	$1,066,650	$0	$0	$1,093,630	$1,093,630	$0	$1,093,630
2018	$0	$26,980	$1,066,650	$0	$0	$1,093,630	$1,093,630	$0	$1,093,630
2017	$0	$10,963	$1,066,650	$0	$0	$1,077,613	$1,077,613	$0	$1,077,613
2016	$546,412	$20,544	$1,066,650	$0	$0	$1,633,606	$1,633,606	$0	$1,633,606
2015	$342,065	$20,544	$1,066,650	$0	$0	$1,429,259	$434,025	$995,234	$434,025
2014	$215,587	$20,544	$158,437	$0	$0	$394,568	$394,568	$0	$394,568
2013	$227,564	$20,544	$158,437	$0	$0	$406,545	$406,545	$0	$406,545
2012	$239,541	$20,544	$158,437	$0	$0	$418,522	$418,522	$0	$418,522
2011	$215,587	$22,269	$180,000	$0	$0	$417,856	$413,132	$4,724	$413,132
2010	$153,306	$22,269	$200,000	$0	$0	$375,575	$375,575	$0	$375,575

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	16410	SF	$1,066,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2015	3/26/2015	$2,300,000.00	WARRANTY DEED	4004	1509	Q	I	CARLITO CORPORATION	WHITE'S WHARF LLC
2/28/2012	2/21/2012	$0.00	EASEMENT	3530	446	U	I	CARLITO CORPORATION	CITY OF ST AUGUSTINE
2/28/2012	2/21/2012	$0.00	EASEMENT	3530	435	U	I	CARLITO CORPORATION	CITY OF ST AUGUSTINE
	10/8/2003	$100.00	WARRANTY DEED	2117	1706	U	I	CONNELL CARL	CARLITO CORPORATION
	10/24/2001	$0.00	DEATH CERTIFICATE	2117	1705	U	I	HYACINTH CORP *** (CONNELL MARGUERITE DEC'D)	CONNELL CARL WAYNE
	10/1/1990	$0.00		883	1682	U	I	CONNELL MARGUERITE S *** (HER L/E ONLY)	HYACINTH CORPORATION ***
	2/27/1978	$100.00	LIFE ESTATE	365	411	U	I	CONNELL MARGUERITE S	CONNELL MARGUERITE S *** (REM CARL W CONNELL)

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

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Version 2.3.191

Detail by Entity Name

Florida Limited Liability Company
WHITE'S WHARF LLC

Filing Information

Document Number	L15000020897
FEI/EIN Number	APPLIED FOR
Date Filed	02/03/2015
Effective Date	02/01/2015
State	FL
Status	ACTIVE

Principal Address

135 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Mailing Address

125 13th Street
SAINT AUGUSTINE, FL 32080

Changed: 05/05/2020

Registered Agent Name & Address

WHITE, JENNIFER H
118 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

WHITE, DAVID L
118 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Title AMBR

WHITE, JENNIFER H
118 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Title AMBR

Application pg. 77

ALFORD, JULIE W
118 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	05/05/2020
2021	02/16/2021
2022	02/01/2022

Document Images

02/01/2022 -- ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
06/05/2019 -- ANNUAL REPORT	View image in PDF format
08/06/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
02/11/2016 -- ANNUAL REPORT	View image in PDF format
02/03/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 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, Continued from the April 19, 2022 meeting).

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(g) & 6(h)	Previous Action(s):	COA 2013-0052 OOA 2017-0081

STAFF SUMMARY AND ANALYSIS:

1. The HARB continued these applications at the April meeting to allow the applicant time to provide additional information and design alterations based on Board discussion. Unless otherwise clarified, comments from the previous staff report continue to apply to the applications.
2. Documents submitted by the applicant at the April meeting provided window, door, siding, fence, pool paver, and mechanical equipment specifications as well as updated site plans indicating the locations of the pool, pool surround, and proposed fences. These documents have been included in the application packets for each lot.
3. In response to Board discussion and recommendations at the April meeting, the applicant submitted the following additional documentation:
    - Updated site plans for each lot with the locations of exterior stairs, indicated setbacks, finished floor elevations, and lot coverage/impervious surface area calculations
    - An aerial photo of the block with the proposed building footprints included
    - A streetscape drawing along Grove Avenue
    - A detailed list of materials and their uses on the structures
    - New front elevations for each main residence reflecting architectural differences
4. As encouraged by the Board to maintain the residential character of Grove Avenue, the applicant has altered the site plan for lot 14 so that the 1-1/2 story main residence faces Grove Avenue and the two-story garage fronts W. Castillo Drive.
5. A proposed streetscape drawing along W. Castillo Drive was not provided, though requested by the board.
6. The board noted that side window fenestration was not consistent with the Frame Vernacular style. Updated elevations for the sides and rear of the main residences were not received and no apparent changes have been made to the proposed design of the two-story detached garages, both of which are now to face W. Castillo Drive.
7. Most of the building form and features continue to 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. Differences in window fenestration and roof form are now seen when comparing the updated front elevations of the main residences.
8. The AGHP encourages the use of materials in new construction that are compatible in quality, texture, finish, and dimension to those common to the district. The applicant expressed a willingness at the April meeting to consider wood materials at the Board's direction. Staff has made the following observations regarding proposed materials:
    - **Siding** and other proposed exterior materials for the buildings appear to remain wood grain Hardie board which is not a listed pre-approved material in the AGHP but has been used previously in some new construction projects.
    - **Porch elements** were originally indicated to be vinyl; however, the most recent materials list indicated pressure-treated wood porch elements.
    - **Driveway** material indicated on the site plan is concrete. Paving materials recommended for post-1821 construction in the AGHP include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Curb cuts should be kept to a minimum and will require Public Works review. Brick pavers, such as those proposed around the pool, should not be a concrete material.
    - **Entry Door** materials were not clearly specified but do not appear to be wood. The AHGP states that doors are generally wood with ornamentation and detailing in keeping with the character of the building

and the entry design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

- **Garage door** materials were not clearly specified but do not appear to be wood. Garage door openings should be as small as possible, according to the AGHP. 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.
- **Windows** are listed as single-hung white vinyl with 2/2 and 2/1 interior mullions. The HARB has generally approved wood windows with raised muntin patterns for residential buildings in historic districts. The AGHP indicates that 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. Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.
- **Fence** material requires confirmation as wood. Modern wood vertical board privacy fences are generally appropriate for post 1821 styles on side and rear elevations and simple vertical picket fences are appropriate according to the AGHP.
- **Foundation** skirting for the proposed stem wall foundation on the main residences need clarification. The AGHP lists common Frame Vernacular foundation styles as unfinished brick, coquina, lime rock, or tabby piers with lattice infill common after 1845 and rare use if continuous foundations.

9. The finished floor elevation for each main residence is noted at 8' which meets the city's freeboard requirement (7' required +1' freeboard in this area).
10. The applicant should confirm or demonstrate how mechanical equipment will be screened from view of the right-of-way consistent with AGHP requirements.
11. Zoning review of the updated site plans did not produce any additional concerns. A Use by Exception application approved by 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.

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** applications **at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021**):

1. **CONTINUE** to allow for further clarification and/or modifications as recommended by the HARB necessary for the design to be consistent with the AGHP and appropriate for the Historic District.
2. **APPROVE** the applications if the HARB can make the following findings:
    1. That additional documents submitted provide sufficient information for approval and address prior Board concerns; and,
    2. The overall design of the new residential buildings, detached garages, and site features is compatible with requirements of the AGHP with the following condition:
        a. Materials for doors, windows, siding/exterior finishes, fencing, and pavement are clarified and found appropriate, either as presented or amended based upon HARB recommendations.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Lot 14:
    a. Construct a 1-1/2 story single family residence revised for the May 2022 HARB meeting to front 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 W. Castillo Drive 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 W. Castillo Drive 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) *Additional requirements.* Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of seventy (70) percent ISR:

(7) *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.

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

(9) *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. April 21, 2022 HARB minutes
2. Previous Staff Report
3. Staff Photographs
4. Sanborn Maps
5. Opinion of Appropriateness August 17, 2017 HARB Minutes

Ms. Duncan asked the height of the fence.

Ms. Whitney stated the fence was four feet high with the end post slightly higher and she showed the location to the Board.

Mr. Benoit said the gate would be at the existing sidewalk.

Mr. Benoit AMENDED the MOTION to include the clarification about the fence height, materials, and location of the gate to be approved by staff. The AMENDED MOTION was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Weaver, Duncan
NAYES: Beach
MOTION CARRIED 4/1[1]

6. (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 .

Ms. Seymour informed the Board there was one staff report for both applications as they were identical and would be heard together.

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 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.

Alan Register reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Yvonne Picket spoke in opposition to the application and said after reviewing the plan she felt her quality of life would be affected. She said she would be looking at a garage and a parking pad filled with vehicles. She said on the 1910 San Borne maps there were no garages facing Grove Avenue which still applied. She pointed out the road flooded as there was only one storm drain, and at high tide water did not drain. She said Lots 14 and 15 would drain towards Grove Avenue. She asked why storm water could not be directed to pipes on Castillo Drive as Grove Avenue could not handle more water and other homes would flood.

Public hearing was closed.

The Board discussed:

- Concerned with the position of the properties as they were backwards
- Unsure why applicant wanted to have homes as proposed
- Garages would be where a house should be located
- Same exact house did not help with the character of the neighborhood

[1] Break from 2:47p.m.- 2:59 p.m.

DRAFT

- Houses presented did not provide any detail or character and did not bring value or charm to the neighborhood
- Most homes were the same as they were framed vernacular house
- Small details set the homes apart from the others
- Concerned with how narrow Grove Street was and the potential influx of people
- Density was a concern
- Were two buildable lots and density governed by zoning
- Two new homes in a Historic district and needed street elevation shows the direction of the proposed homes to ensure compatibility
- Should match the area and the historic district; may need flexibility to fit within the AGHP
- Suggested seeing streetscapes on Grove Street and Castillo Drive to know how it would be perceived
- Proposed buildings would face opposite streets: Lot 14 would face Castillo Drive and Lot 15 would face Grove Street
- Windows in the gable and first floor were not accurate in terms of height and length
- Proposed front door was a basic six panel
- Applications lacked detail needed; had an opportunity to add to the block or create an issue but should want to add value
- Should relate to the other homes in the neighborhood

Ms. Duncan pointed out the AGHP required "new construction to be framed vernacular style and encourages site plans heights, widths, massing, spacing, roof forms to be consistent with and complementary to the existing historic streetscape". She said the adjacent properties needed to be shown in relation to the proposed to understand how it would affect the streetscape. She said each house needed to address its location and understand how it fits with the historic character. She said the homes needed to be presented as a detailed house showing elements of the vernacular.

Discussion continued:

- Foundation details showed slab on grade and an elevated slab
- Should provide elevations to avoid having a slab on grade house when there was flooding in the neighborhood
- Not in support of homes as one was out of context on Castillo Drive and the other would not fit on Grove Street
- Homes should add to the streetscape
- Homes on Grove Street were not overly complex; should take inspiration from homes on the street

Mr. Register stated he was representing the homeowners and he worked with the builder. He explained the reason the homes were opposite of each other was to differentiate between the two. He said both homes could face Grove Street and the drainage was left as it was as the lot currently drains. He said he loved the area and it was important to keep the look in the historic districts.

Mr. Benoit requested a site plan that had been reviewed by zoning for approval in order to eliminate discussing something that was unable to be built.

Ms. Courtney asked if Mr. Benoit were concerned with building code issues, as that could be reviewed during Friday Review.

Mr. Benoit explained it was not the density of the use but more so the elevation of the garage and the stairs that came out to the side which had to meet setbacks.

MOTION

Mr. Benoit MOVED to CONTINUE HP2022-0020 based on discussion for the applicant to come back with more

DRAFT

information. The motion was SECONDED by Mr. Weaver.

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

6. (e) HP2022-0021– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 15

Heard with item 6(d)

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 .

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 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.

MOTION

Mr. Benoit MOVED to CONTINUE HP2021-0021 with the same concerns and allow the applicant to return with more information. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Certificate of Demolition and Partial Demolition

7. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Demolition at 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.

Sarah Sullivan and Scott Nagoz, SEG Construction, reviewed the application.

Ms. Seymour said the County normally provided with these applications with a set of pictures and a preliminary plan for the replacement structure; however, they had not been received.

Mr. Nagoz advised those items had not been released by the County. He said the replacement structure would be a one-story single-family resident and in the exact location.

DRAFT

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 Report pg. 23

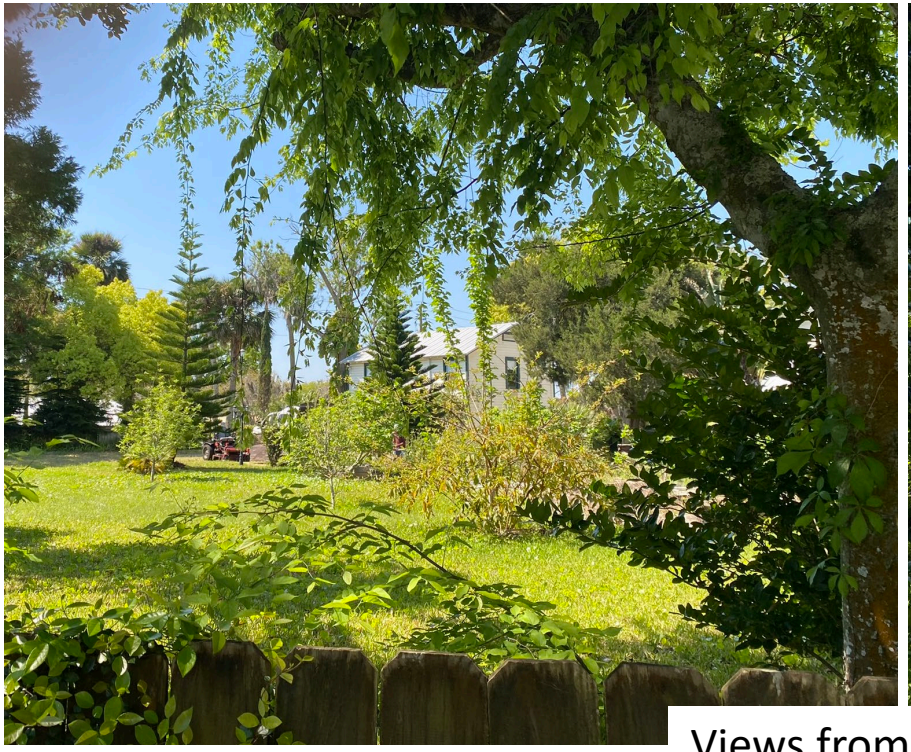
STAFF PHOTOGRAPHS
28 W. Castillo Drive



Views from W. Castillo Drive

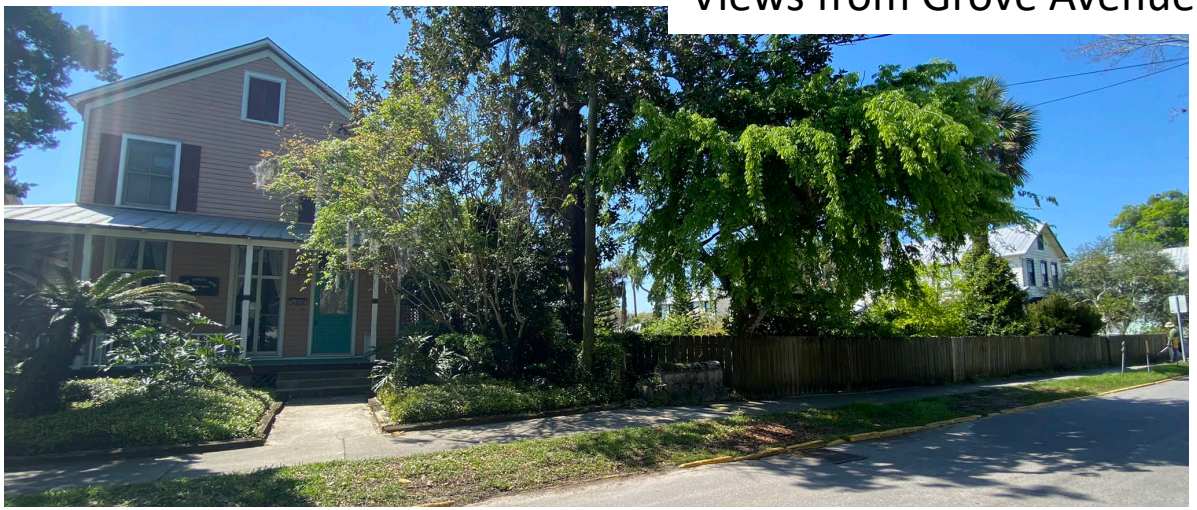


STAFF PHOTOGRAPHS
28 W. Castillo Drive





Views from Grove Avenue



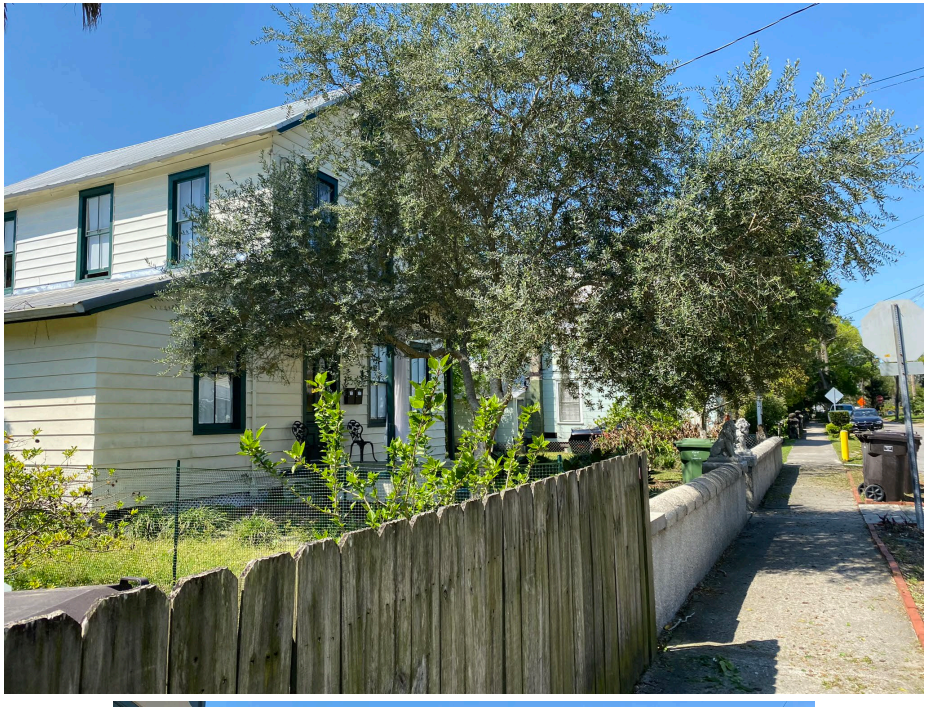


STAFF PHOTOGRAPHS
28 W. Castillo Drive



STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (Grove Avenue)

STAFF PHOTOGRAPHS
28 W. Castillo Drive









Context Photographs (W. Castillo Drive)

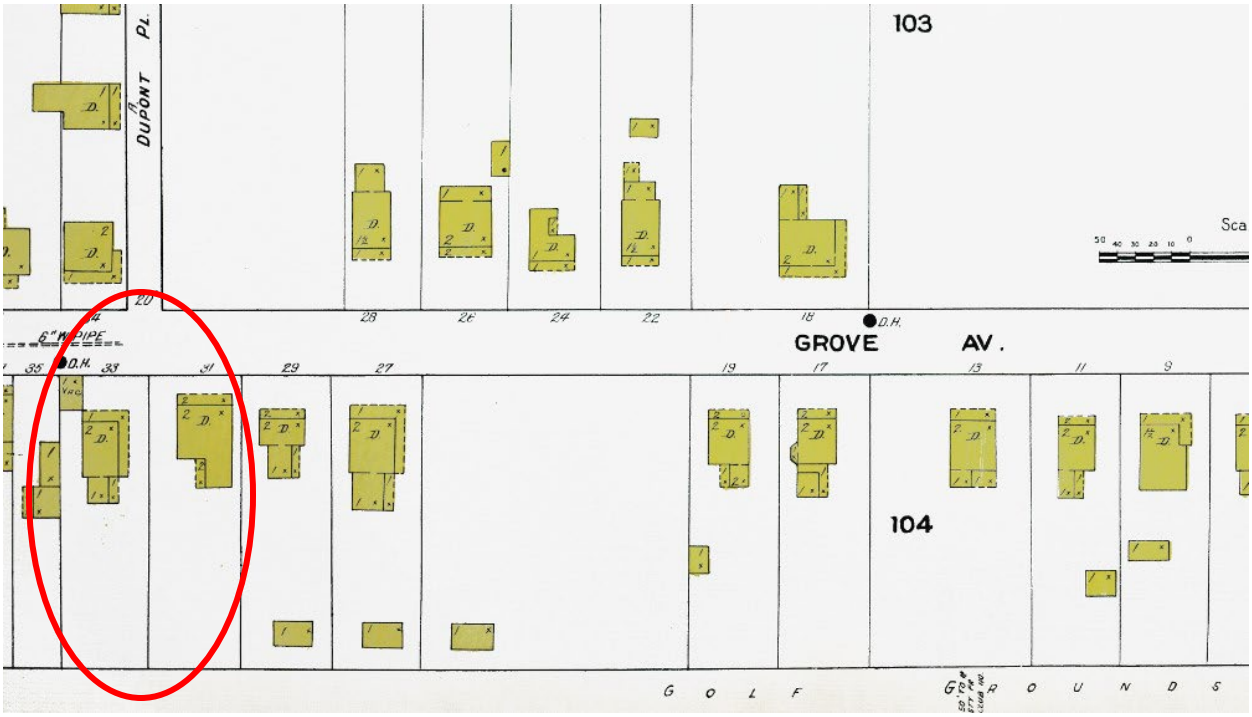
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1904



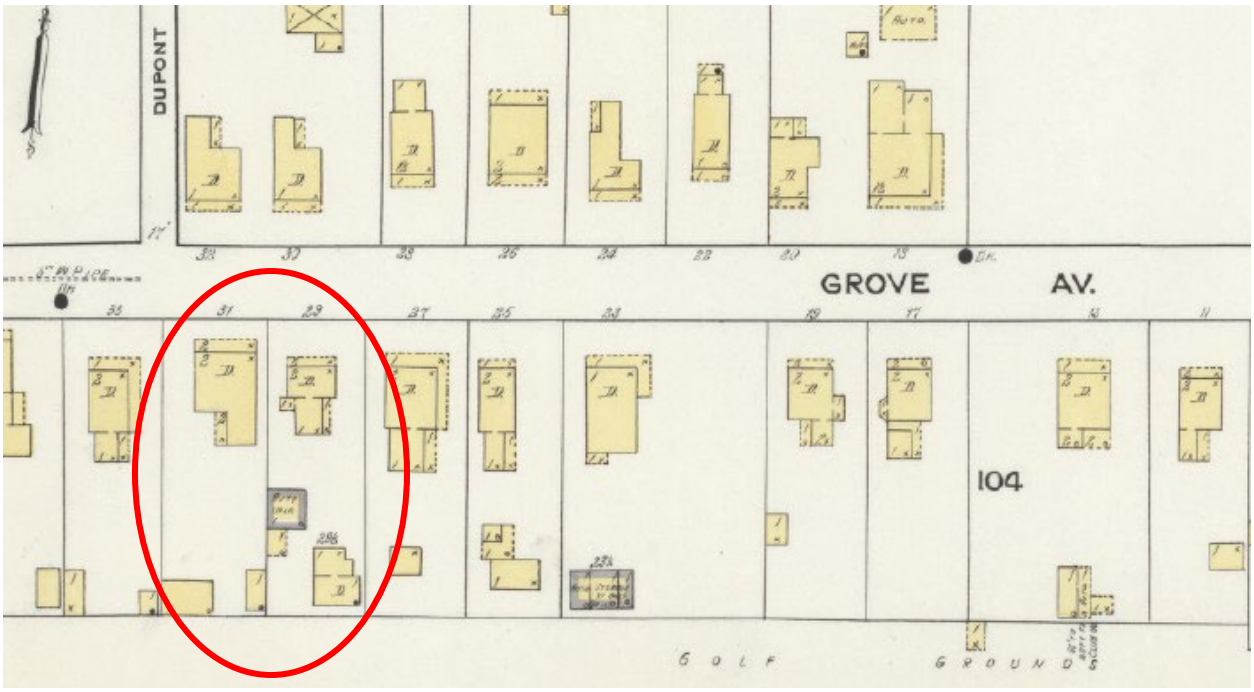
1910



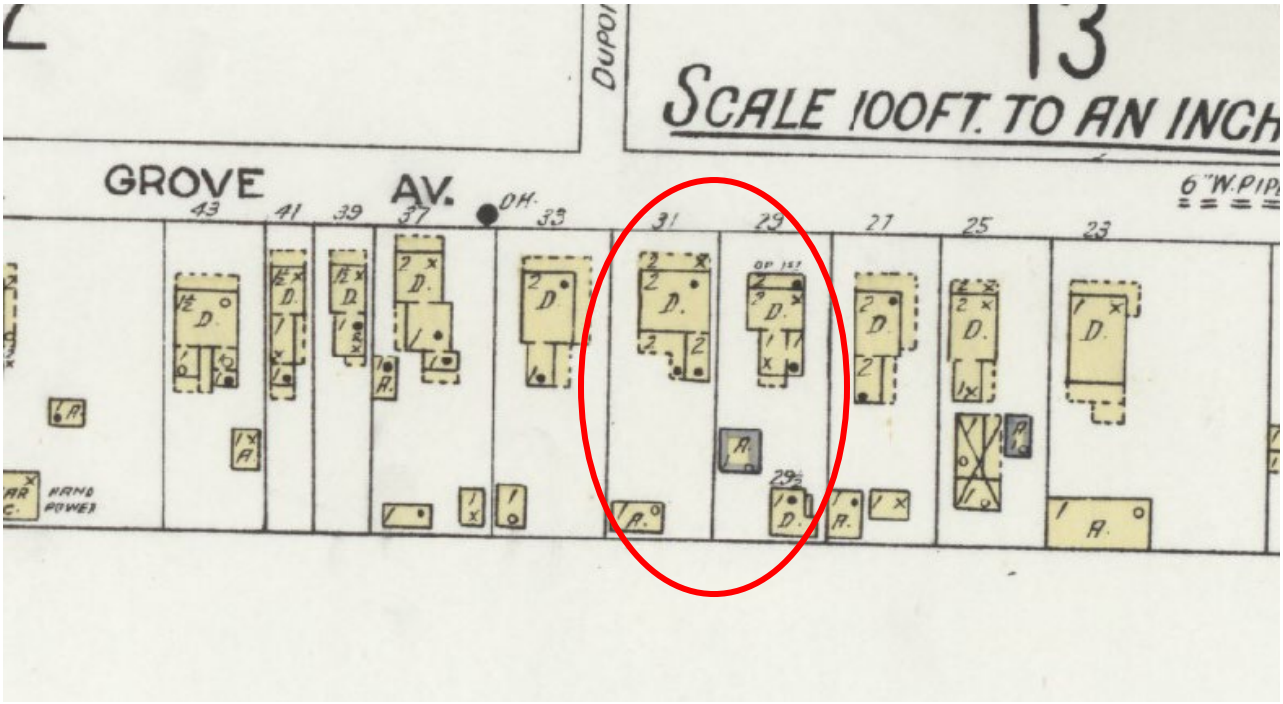
SANBORN MAPS

28 W. Castillo Drive (Lots 14 & 15)

1917



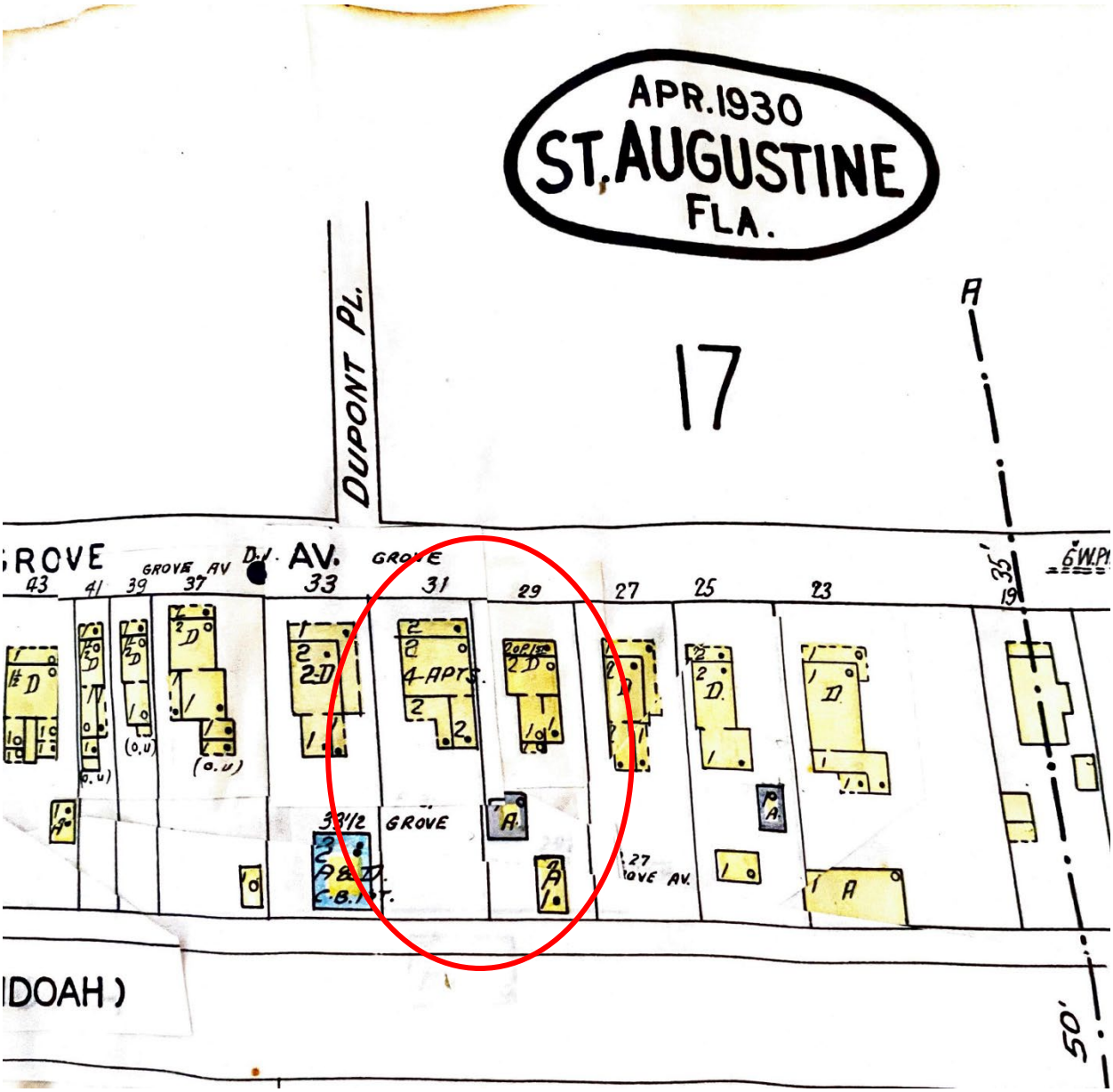
1924



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

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

April 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 14 – HP2022-0020

Dear Mr. Register,

On April 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 19, 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 May 9, 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.:	HP2022-0020
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W. Castillo Drive, Lot 14
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 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 April 21, 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-5.
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 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.

Subject to the following conditions:

- for applicant to come back with more information and design
- changes that address concerns stated by the HARB
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of April, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0020

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 21st day of April, 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 MAY 19, 2022, HARB MEETING

HP2022-0020: 28 W. CASTILLO DRIVE – LOT 14

New materials submitted by applicant.

Received May 10, 2022
Planning and Building Department

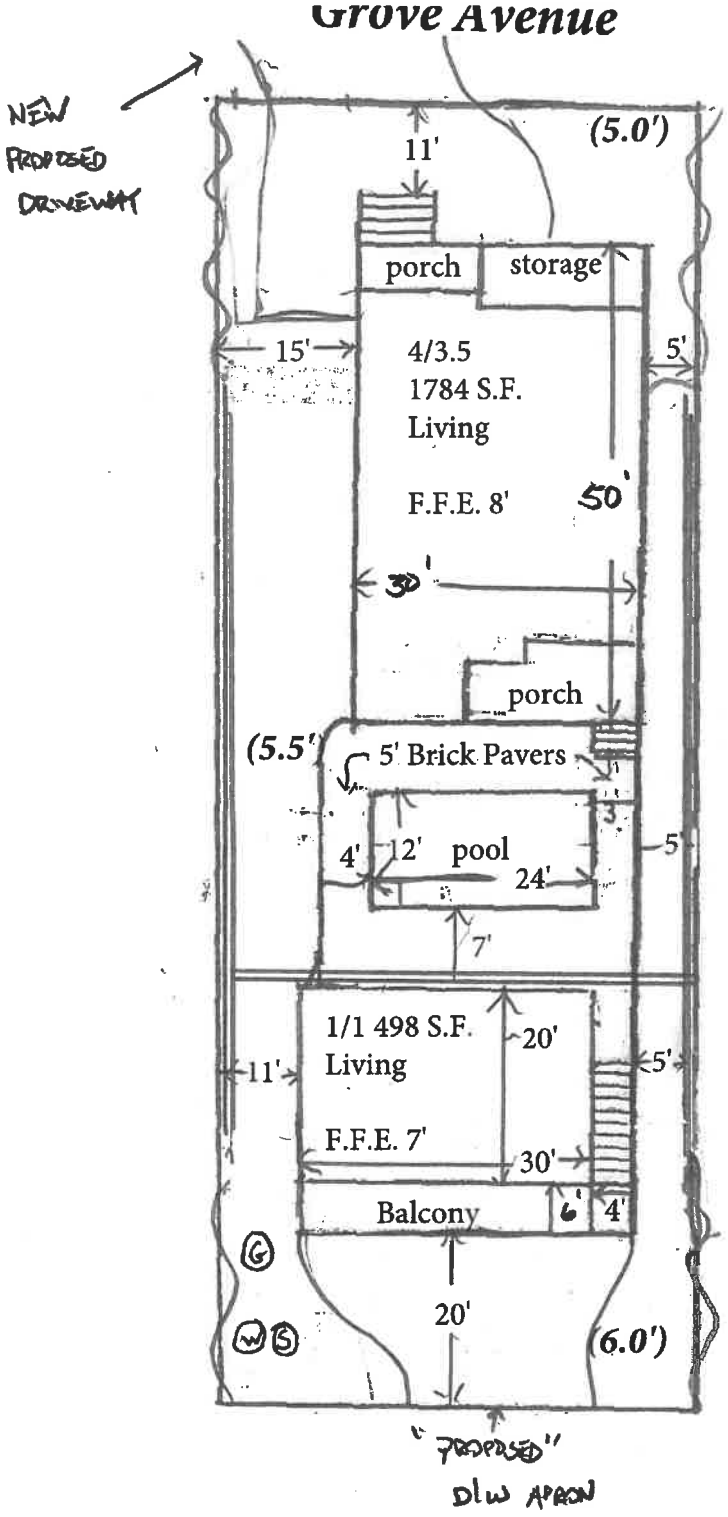
1" = 5'



FRONT ELEVATION

LOT 14

Received May 9, 2022
Planning and Building Department



Scale
1"=20'

N

4' picket fence = ~
6' privacy fence = =
Grinder Pump = G
Sewer Tap = S
Water Tap = W
( ) = Existing Grade Elevations

LOT COVERAGE

2340 = Total House/Det. Gar.
824 = steps, pool, pavers
200 = driveway
3364 = Total ISR
6900 = Total Lot
48.75% Lot Coverage

*Limit to 12" of fill for building pads
*existing grade elevations to remain

Setbacks
Front - 10'
Sides - 5'
Rear - 20'

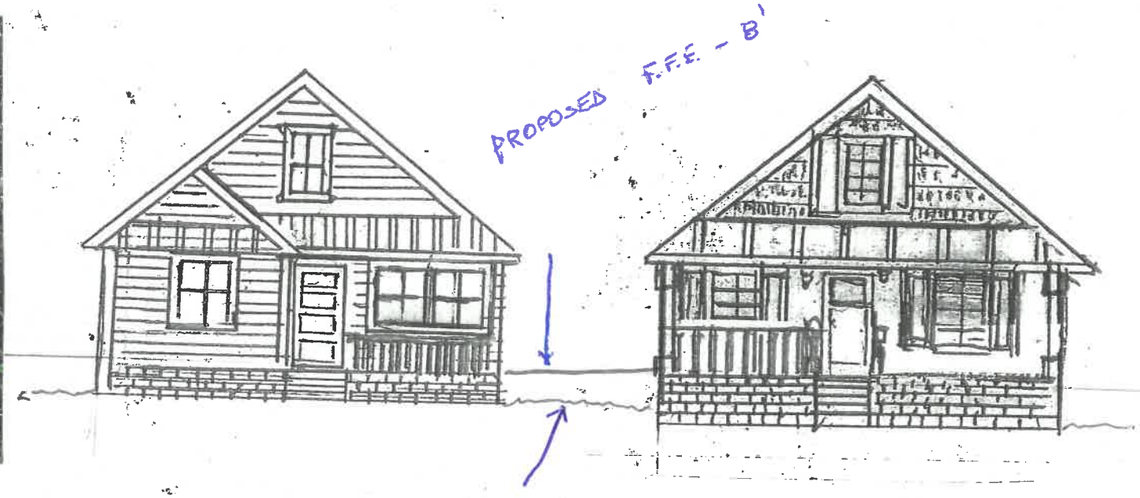
LOT 14
Parcel ID: 1928600000
AE-7 Flood Zone
HP-5 Zoning

Received May 9, 2022
Planning and Building Department



Received May 9, 2022
Planning and Building Department







Lot 14

Wood Grain Siding

6"by 1" Wood Grain Trim around Windows and Doors

4" by 1" Trim Around Corners, and Frieze Board

4' by 8' Painted Plywood with 1" Battens on Porch Ceilings

6" by 6" Wrapped Posts with Wood Grain Lap Siding

4" by 1" Cornice Trim Boards at Top and Bottom of Post on Porches

2" by 4" PT Wood Bottom Rail

2" by 8" PT Wood Top Rail, with 2" by 4" supporting rail

PT Wood Spindles

5/4" by 6" PT Wood Decking Boards for Porch Decking, and Stair Treads

1" by 8" PT Wood for Stair Toe Kick

Handrails to be same materials as to match porches

2/1 Mullions inside of White Vinyl Single Hung Renaissance Windows

White Raised 6 panel colonial ext. door, with Rubbed Bronze Hardware

Exterior Fixtures to all be Rubbed Bronze

26 Gauge Galvalume Silver Roof

We have surveyed the area with our findings showing many of the exterior applications to be a vinyl lap siding, with a wood look pattern. We also came across composite, and Hardy applications. We want to keep the unique appeal our City proudly holds with as much detail/character as we can possibly add while building a home that can stand up to the elements, to ensure the house holds it's appeal for many years to come.

FOR MAY 19, 2022, HARB MEETING

HP2022-0020: 28 W. CASTILLO DRIVE – LOT 14

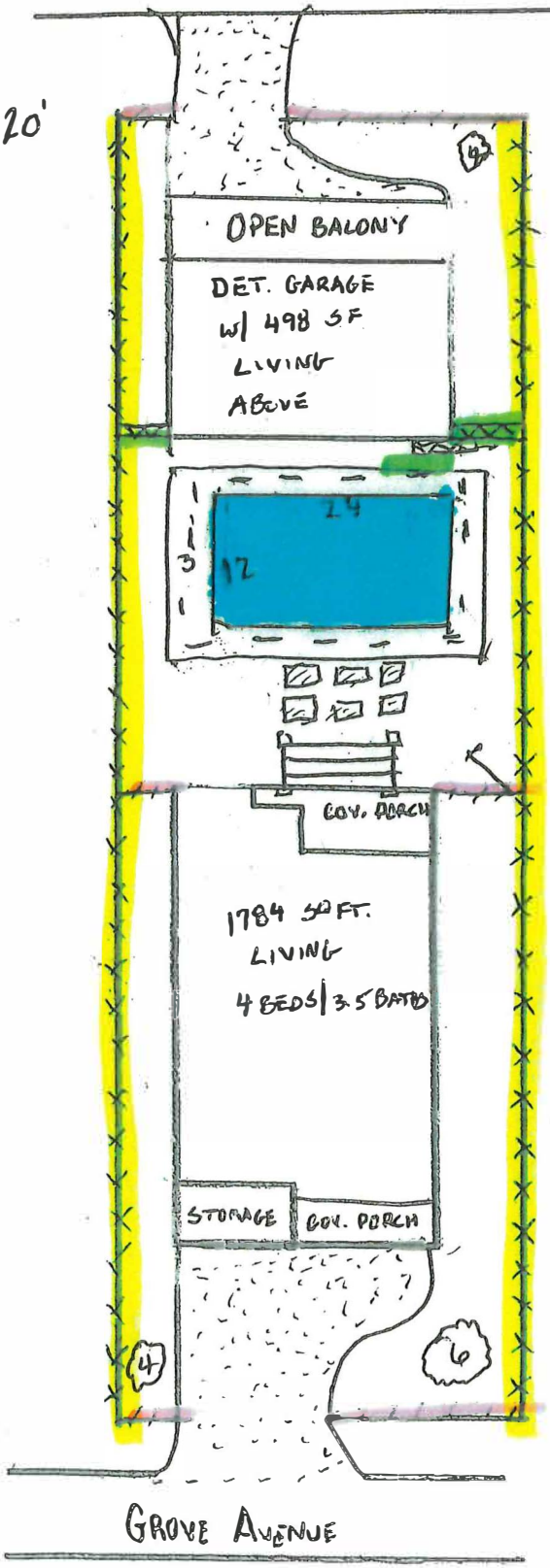
Materials submitted by applicant at April Meeting.

LOT 15

CASTILLO DRIVE

Received at HARB April 21, 2022 meeting
Planning and Building Department

SCALE: 1" = 20'



= 6' PRIVACY FENCE HORIZONTAL CLAPBOARD

= 4' PICKET FENCE

= 8' PRIVACY CLAPBOARD

= 12x24 POOL

= PROPED CONCRETE

= 3' PAVER SURROUND

= STEPPING STONES 16" x 16"

= EXISTING TREES TO REMAIN 14"

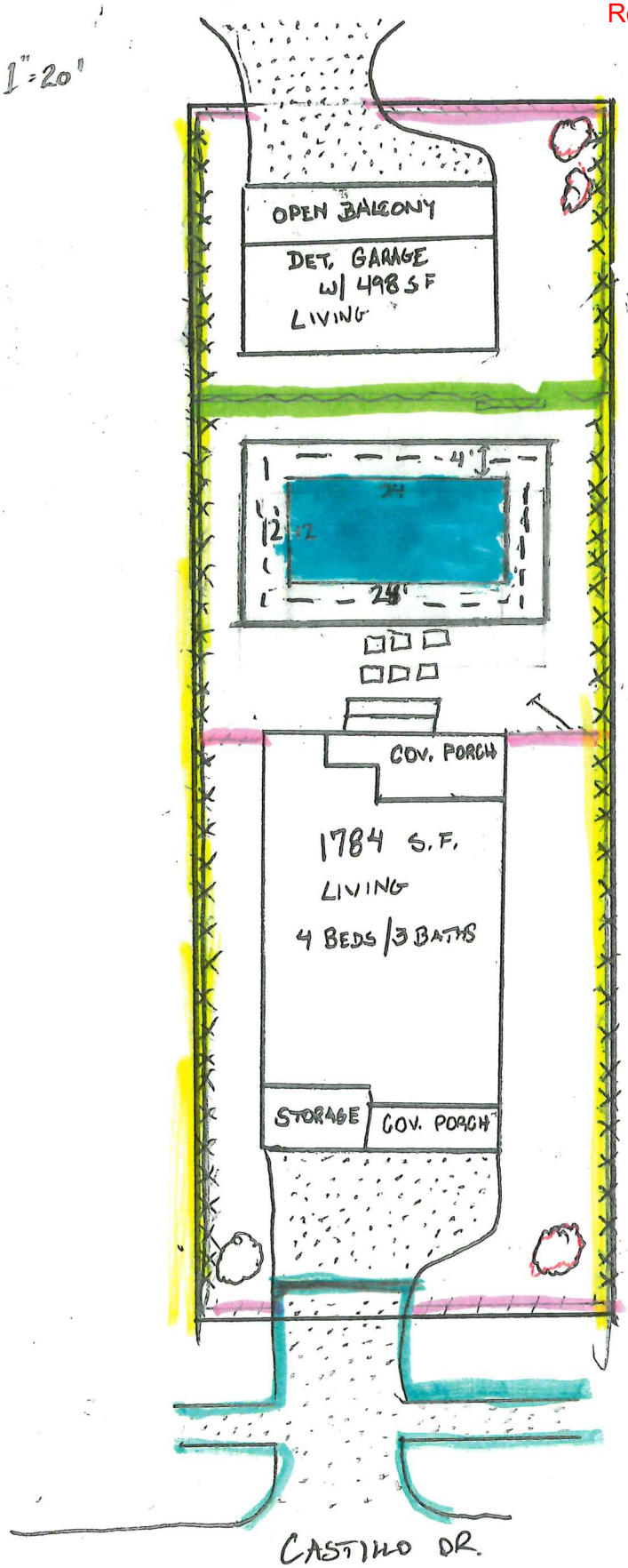
FENCING, PARKING, POOL, EXISTING TREES TO REMAIN

Received at HARB April 21, 2022 meeting
Planning and Building Department

GROVE AVE.

LOT 14

SCALE: 1" = 20'



= 8' PRIVACY HORIZONTAL CLAPBOARD

= 6' PRIVACY HORIZONTAL CLAPBOARD FENCING

= 4' PICKET FENCE

CONCRETE = "EXISTING DRIVEWAYS, SIDEWALKS & CURBS"

= NEW PROPOSED 4' PAVER POOL SURROUND

= 12' x 24' POOL

= EXISTING TREES TO REMAIN

= STEPPING STONES

FENCING, PARKING, WALKS, SURROUNDS, APRONS, POOL, POOL SURROUND, STEPS & STEPPING STONES

12’ by 24’ Pool, with 3-4’ paver surround and a 10’ sundeck

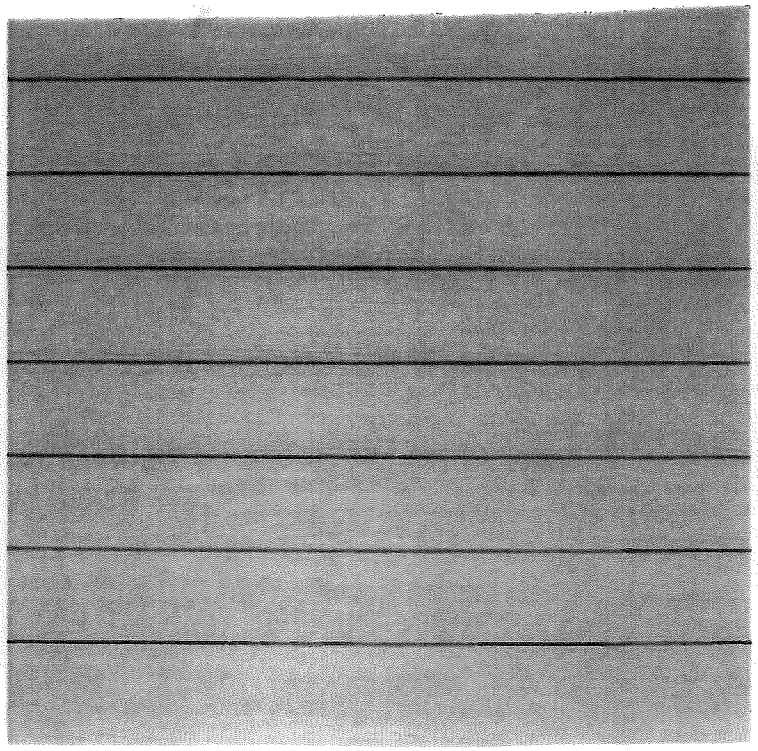


Received at HARB April 21, 2022 meeting
Planning and Building Department

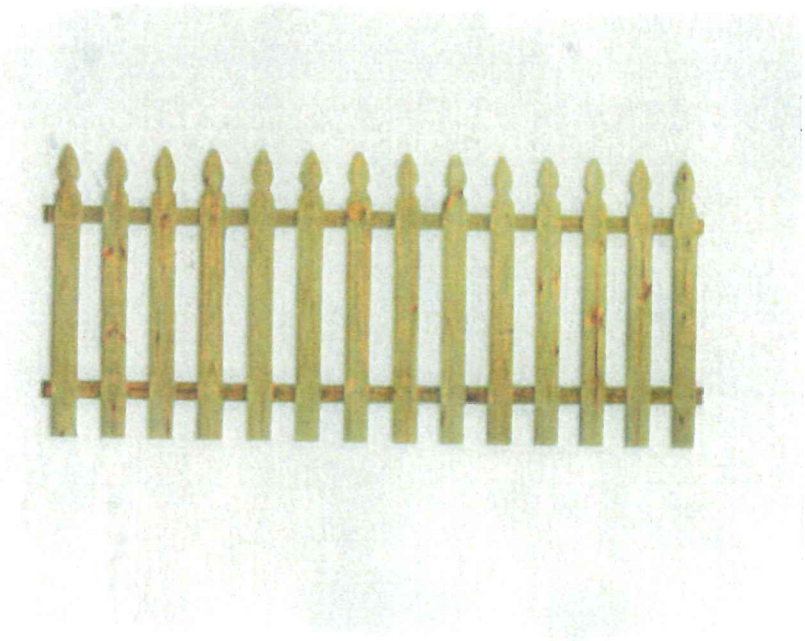
Brick Pavers for Stepping Stones from home to pool, and around pool, and walkways



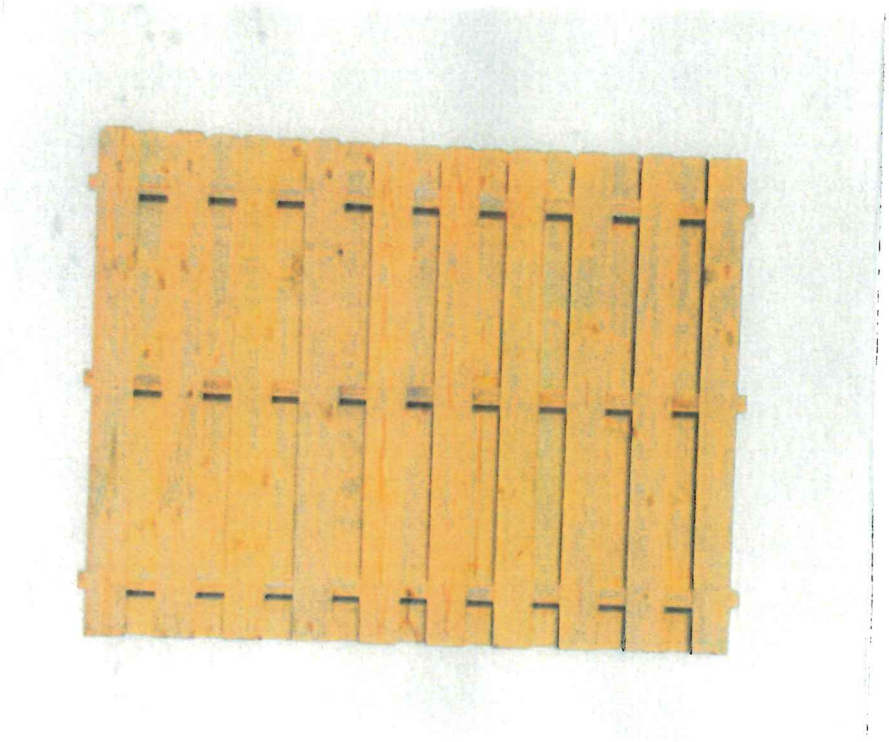
8.25" BY 12' Wood Grain Lap Concrete Siding



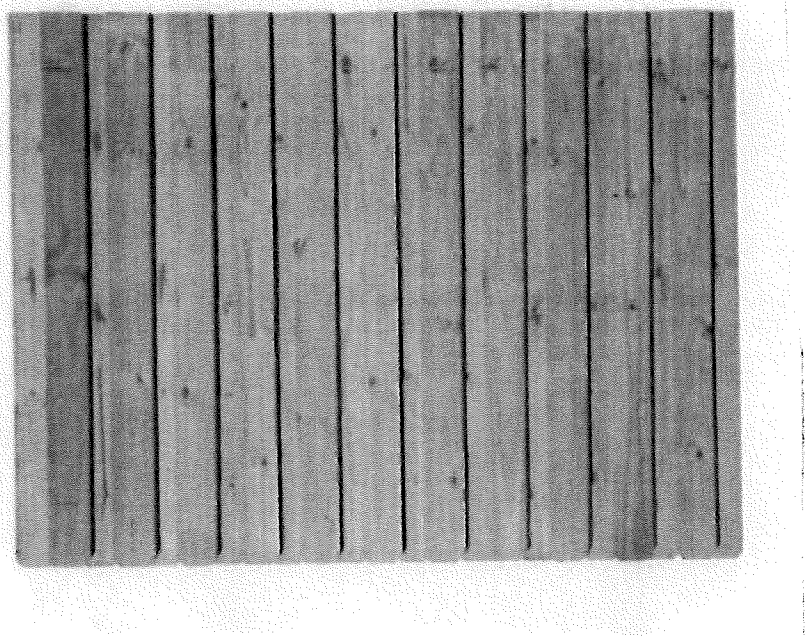
4’ picket fencing



6’ privacy “picket” style fencing



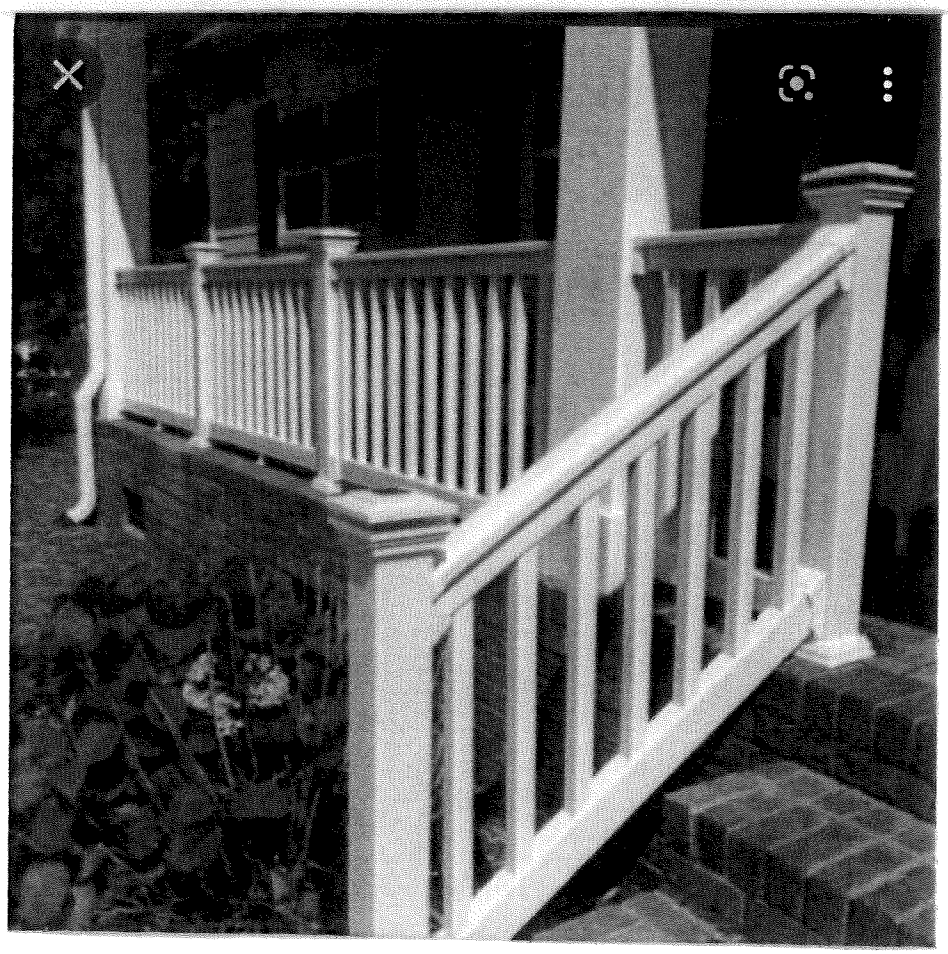
8’ privacy “picket” style fencing



(2) 8’ by 7’ single car raised panel steel garage door



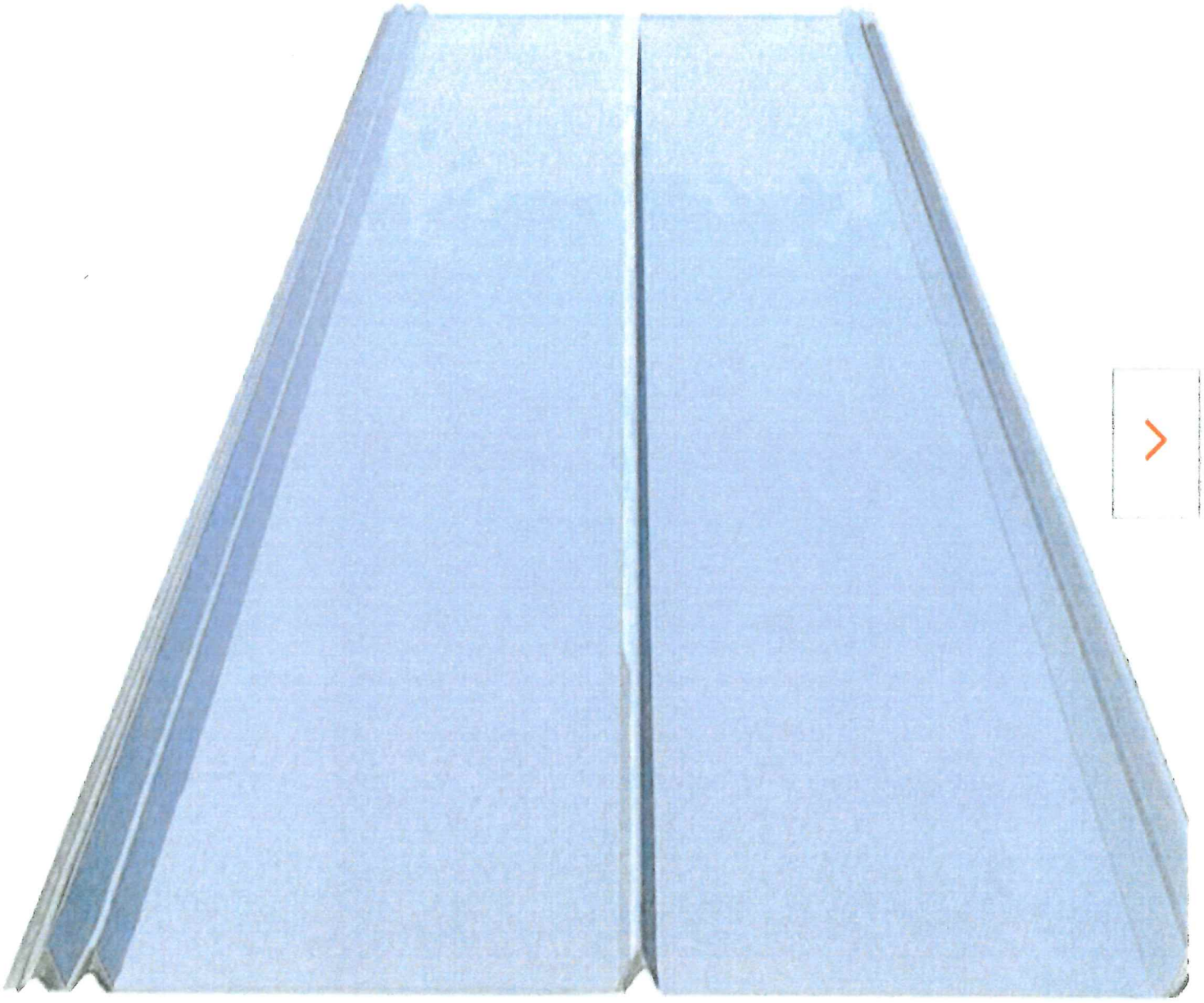
White PVC Handrailing with reinforces aluminum inserts, and PT posts, wrapped with 5/4" by 6" by 10' White Concrete Trim Boards, and capped at the base and ceiling with a 5/4 " by 6" Reveal



Received at HARB April 21, 2022 meeting
Planning and Building Department

10:52

Back



Pinch Image to Zoom In

Received at HARB April 21, 2022 meeting
Planning and Building Department

KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Construction Specifications Institute (CSI) Category:

Division: 07 00 00 – Thermal & Moisture Protection

Section: 07 41 13 – Metal roof and wall panels

1. Program Licensee:

1st Coast Metal Roofing Supply
186 SR 207
East Palatka, FL 32131
386-325-0242
http://www.1stcoastmrs.com/

2. Certified Roof Covering:

1st Coast Metal Roofing Supply's Model 5V Crimp Panel non-structural through-fastened minimum 26 gauge metal roof and wall panels installed over nominal 7/16" OSB sheathing roof deck for use in new construction, re-roofing and re-covering applications.

3. Scope of Certification:

This Certification Report provides technical data substantiating that the use of the certified roof covering and the evaluated roof systems are in compliance with the following:

- 2020 Florida Building Code - Building, 7th Edition, Section 1504.3.2.
- Florida Product Approval Rule 61G20-3.

Properties Evaluated:

- Wind Uplift Resistance

This Certification Report was used to qualify Florida Product Approval FL 24397-R6.

4. Evaluated Roof System Description:

4.1. **Roof Covering:** 5V Crimp Panel metal roof and wall covering panels are cold roll-formed from minimum 26 gauge ASTM A792 Grade 50 steel sheet. The panels are aluminum-zinc alloy coated per ASTM A792 (AZ50), and shall be installed in accordance with the manufacturer's instructions and this Certification Report.

4.2. **Roof Deck:** 5V Crimp metal roof and wall panels are certified for use over solid or closely-spaced, nominal 7/16" OSB sheathing complying with 2020 Florida Building Code - Building, 7th Edition, Section 2303.1.8 with a minimum slope of 25% (3:12).

4.3. **Anchorage:** 5V Crimp Panel metal roof and wall panels shall be through-fastened to the roof deck using #9-15 x 1-1/2" Woodbinder ST-XL hex-head wood screws with EPDM-sealing washer or equivalent, as specified in Table 1, applied in the patterns described in Appendix 1.

4.4. **Underlayment:** 5V Crimp Panel metal roof and wall panels in new construction applications shall be installed over underlayment meeting the applicable material type and attachment details specified in 2020 Florida Building Code - Building, 7th Edition Table 1507.1.1.1., the manufacturer's installation instructions and this Certification Report.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

Received at HARB April 21, 2022 meeting
Planning and Building Department

5. Installation

5V Crimp Panel metal roof and wall panels in new construction applications shall be installed in accordance with the 2020 Florida Building Code - Building, 7th Edition, Section 1507.4, the manufacturer's published installation instructions and this Certification Report.

5V Crimp Panel metal roof and wall panels in re-roofing and re-covering applications may be installed over a single layer of existing shingles and shall be installed in accordance with the 2020 Florida Building Code Code - Building, 7th Edition, Sections 1507.4 & 1511, the manufacturer's published installation instructions and this Certification Report.

The manufacturer's installation instructions shall be made available at the time of installation. If there are differences between this report and the manufacturer's installation instructions, this report shall take precedence.

6. Product Performance

The performance of the 5V Crimp Panel non-structural through-fastened metal roof and wall panels described in this Certification Report has been determined in accordance with:

- UL 580-06, *Tests for Uplift Resistance of Roof Assemblies.*
- UL 1897-04, *Uplift Tests for Roof Covering Systems.*

As tested & reported by the following independent accredited laboratory:

Laboratory	Report Ref.
Force Engineering & Testing	99-0284T-15A & B

Note: The UL 1897-04 standard is equivalent to the UL 1897-2012 standard.

6.1. Wind Resistance

The allowable design uplift pressures for 5V Crimp Panel anchored as described in Appendix 1, when tested in accordance with the referenced standards with an applied safety factor of 2.0 are found in Table 1.

Table 1

Description	Anchor Pattern	Anchor Man'f & Model	Max Design Uplift Pressure
Over 7/16" OSB Sheathing	**A** (16" O.C.)	Woodbinder ST-XL	**-52.5 psf**
Over 7/16" OSB Sheathing	**B** (24" O.C.)	Woodbinder ST-XL	**-63.5 psf**

7. Conditions of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels must be insulated against other materials or metals including concrete, lead, copper and treated lumber that contains corrosive materials.

8. Limitations of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels are not qualified for use in the High Velocity Hurricane Zone (HVHZ).

Fire classification, shear diaphragm design, roof deck design & attachment to supporting members are not within the scope of this Certification Report.

Roof support framing shall comply with 2020 Florida Building Code - Building, 7th Edition, Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

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Received at HARB April 21, 2022 meeting
Planning and Building Department

9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply 186 State Rd 207 East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



2021.01.11 11:09:21 -05'00'

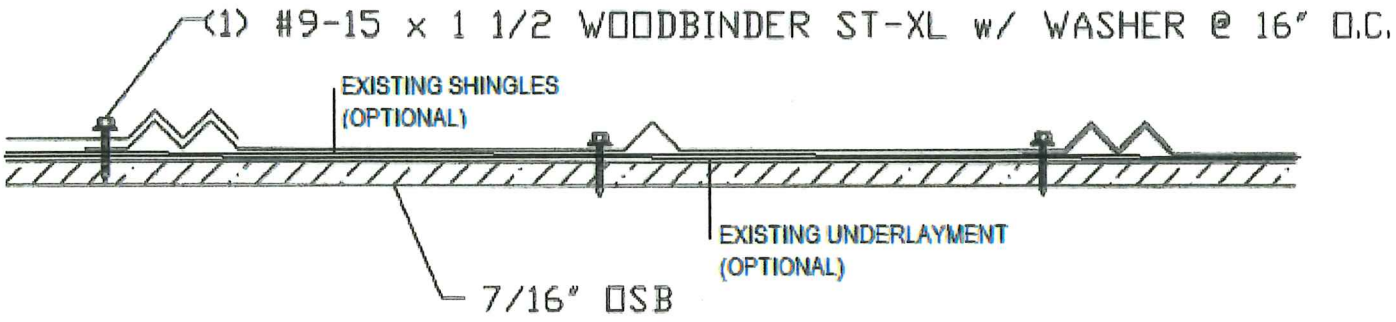
Aaron M. Shultz
Validation Manager

Received at HARB April 21, 2022 meeting
Planning and Building Department

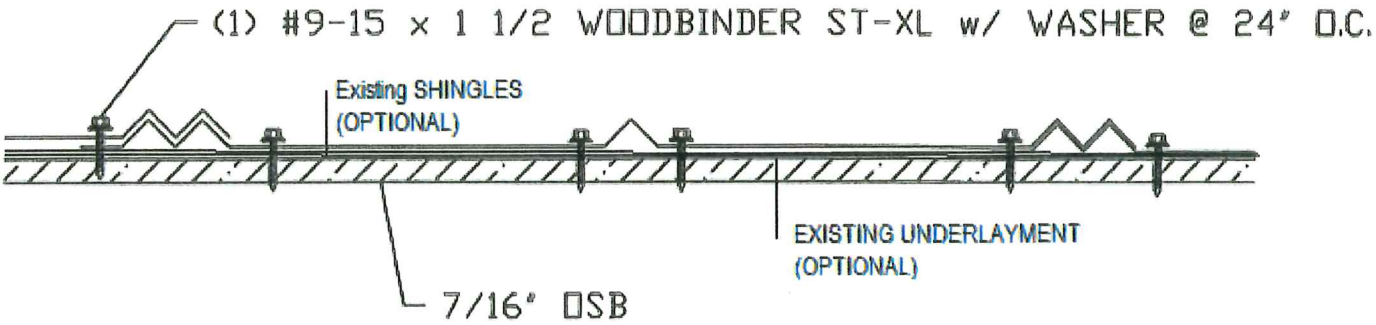
Appendix 1

Note: In all cases (new construction and re-roofing), the anchors shall fully penetrate the OSB roof deck.

Anchor Pattern A



Anchor Pattern B



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Received at HARB April 21, 2022 meeting
Planning and Building Department

KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Certificate Revisions

Rev #	Date	Description
0	9/1/2017	Initial issuance.
1	9/6/2017	Revised 2017 FBC Particleboard Section reference to 2301.1.8.
2	1/8/2018	Added reference to associated Florida Product Approval No FL24397.
3	1/23/2018	Added hyperlink to FL24397
4	6/25/2018	Removed ref's to measurements for mat'l thickness and yield strength, relying on applicable Gauge and steel Grade.
5	3/12/2019	Updated Model name to include metal roof *"and wall panels"*
6	10/7/2019	Updated ANSI Logo to proper requirements. Revised anchorage illustrations for clarity, added reference to optional re-roofing / re-covering installation over "one layer of existing shingles".
7	10/12/2020	Updated to 2020 FBC 7th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

Received at HARB April 21, 2022 meeting
Planning and Building Department

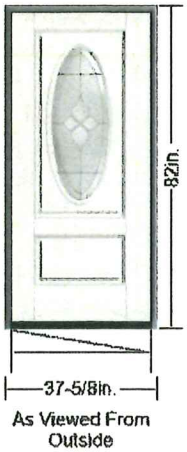
5083 NW 13th Street
Gainesville,
United States

Quotation

84 Lumber - Gainesville, FL

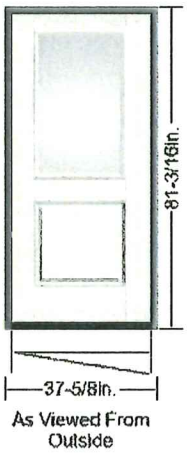
Quote ID SQADU005088-1 **P.O. Number**

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Entry Door Entry Door System	1,375.00	1,375.00



THERMA TRU, ENTRY DOOR, 3/0X6/8, SINGLE, RH INSWING, SMOOTH-STAR, 3/4 CAPTURED OVAL 1LT 1PNL (S1000), CONCORDE GLASS, BRUSHED NICKEL CAMING, DBL BORE RAD PREP 2-3/8, 6-5/8" WHITE COMPOSITE (PAINTABLE) JAMB, BRONZE WEATHERSTRIP, COMPOSITE ADJ SILL BRONZE/DARK CAP FINISH, BRZ SWEEP, NO CASING, 3 BALL BEARING BRUSH NICKEL HINGES, ACTUAL UNIT SIZE:37-5/8IN. X 82IN., FL CODE 20461.9

2		1.0000	EA	Entry Door Entry Door System	928.75	928.75



THERMA TRU, ENTRY DOOR, 3/0X6/8, SINGLE, RH OUTSWING, SMOOTH-STAR, HALF 1LT 1PNL (S6021), CLEAR GLASS, DBL BORE RAD PREP 2-3/8, 6-5/8" WHITE COMPOSITE (PAINTABLE) JAMB, WHITE WEATHERSTRIP, OUTSWING COMPOSITE SILL MILL/DARK CAP FINISH, O/S KERFED BRZ, NO CASING, 1 SECURITY TAB RESIDENTIAL/2 NRP STAINLESS STEEL HINGES, ACTUAL UNIT SIZE:37-5/8IN. X 81-3/16IN., FL CODE 20461.9

Received at HARB April 21, 2022 meeting
Planning and Building Department

COASTAL WINDOWS OF FLAGLER
www.coastalwindowsofflagler.com
386-445-9829

Coastal Windows of Flager, Inc.
4601 E Moody Blvd
Units G2-3
Bunnell, FL 32110
(386) 445-9829

Estimate
300308
1of 4

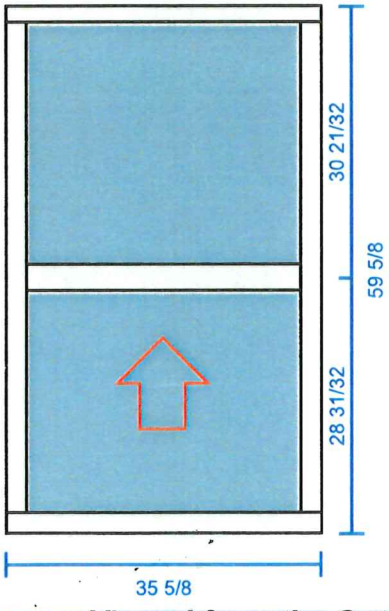
Order Date	Request Date	Ship VIA	DoPO?	Sales Tax	SalesPerson
04/20/2022	05/04/2022		Yes		Joe D

Sold to:
Coastal Windows
4601 E Moody Blvd, G2
Bunnell, FL 32110

Requirements:
U-Factor: 0.00
SHGC: 0.00
Design PSF: +0/-0

Job/Ship To:
Grace - Castillo Garage
28A W. Castillo
St.Johns County,

Viewed from the Outside



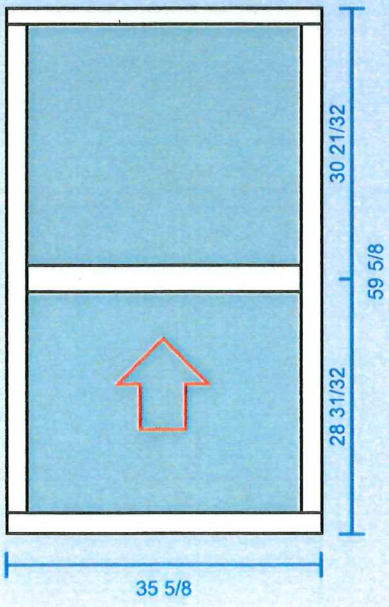
Qty	Item DP	U-Fac	SHGC
1	35/-35		

RoomCode
1st.fl.right

Opening Dimensions

Line	Full Description
10	8500 FIN SH EQUAL SASH 3050(35 5/8 x 59 5/8) WHT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS W/ HALF SCREEN

Viewed from the Outside



Qty	Item DP	U-Fac	SHGC
2	35/-35		

RoomCode
1st.fl.rear

Opening Dimensions

Line	Full Description
20	8500 FIN SH EQUAL SASH 3050(35 5/8 x 59 5/8) WHT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS W/ HALF SCREEN

Received at HARB April 21, 2022 meeting
Planning and Building Department

COASTAL WINDOWS OF FLAGLER
www.coastalwindowsofflagler.com
386-445-9829

Coastal Windows of Flager, Inc.
4601 E Moody Blvd
Units G2-3
Bunnell, FL 32110
(386) 445-9829

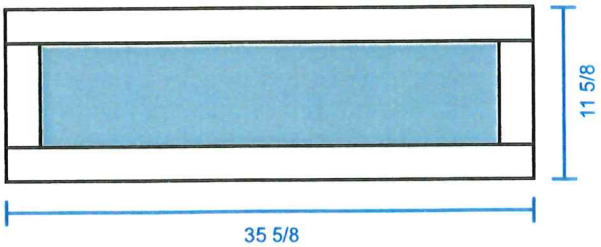
~~Viewed from the Outside~~

Qty	Item DP	U-Fac	SHGC
1	29.7/-29.7		

RoomCode
2nd.fl.closet

Opening Dimensions

Line	Full Description
60	8500 PW FIN 3010(35 5/8 x 11 5/8) WHT (GLASS SIZE = 32x8) 1 LT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS



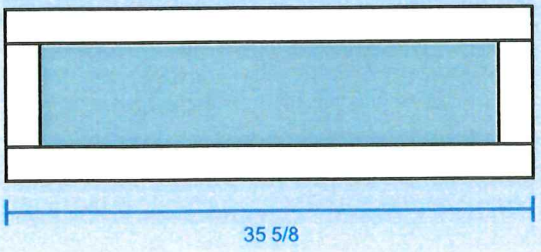
Viewed from the Outside

Qty	Item DP	U-Fac	SHGC
1	29.7/-29.7		

RoomCode
2nd.fl.bath

Opening Dimensions

Line	Full Description
70	8500 PW FIN 3010(35 5/8 x 11 5/8) WHT (GLASS SIZE = 32x8) 1 LT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS



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COASTAL WINDOWS OF FLAGLER

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Bunnell, FL 32110
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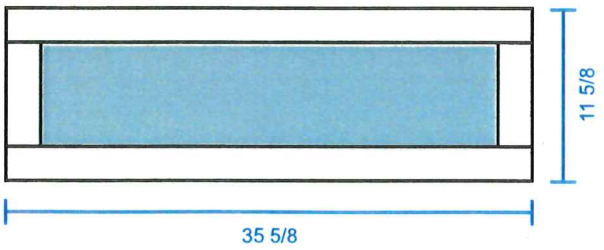
Estimate
300308
4of 4

Qty	Item DP	U-Fac	SHGC
2	29.7/-29.7		

RoomCode **Opening Dimensions**

2nd.fl.storage

Line	Full Description
80	8500 PW FIN 3010(35 5/8 x 11 5/8) WHT (GLASS SIZE = 32x8) 1 LT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS



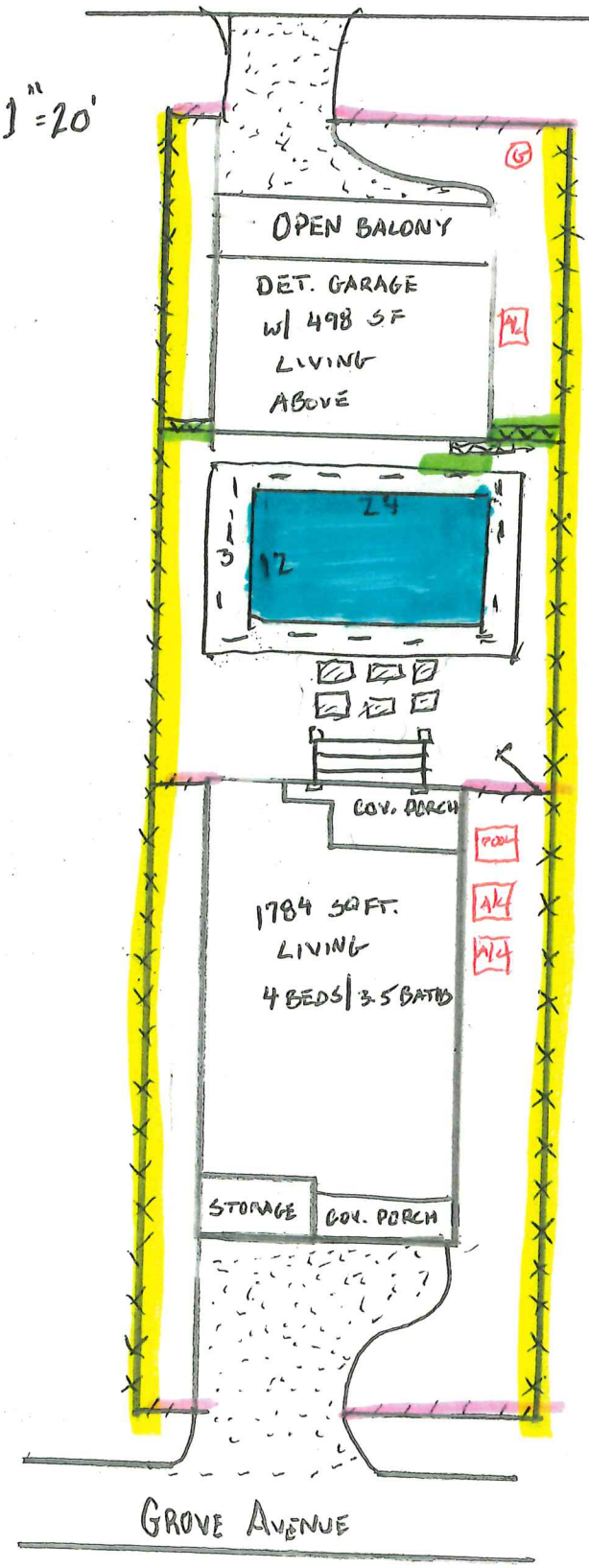
EQUIPMENT

LOT 15

CASTILLO DRIVE

Received at HARB April 21, 2022 meeting
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SCALE: 1" = 20'



= 6' PRIVACY FENCE HORIZONTAL CLAPBOARD

= 4' PICKET FENCE

= 8' PRIVACY CLAPBOARD

= 12x24 POOL

= PROPED CONCRETE

= 3' PAVER SURROUND

= STEPPING STONES 16" x 16"

POOL = JANDY 1.87 HP

AC = AMERICAN STD - 10KW

G = LIBERTY GRINDER

FENCING, PARKING, POOL, EXISTING TREES TO REMAIN

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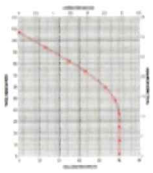
10:44

GRINDER PUMP FOR SEWAGE









Manufacturer: Liberty Pumps

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

Call for availability: 800-778-1540

Be the first to review this product



Leave us a message

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Leslie's Pool Suppl...


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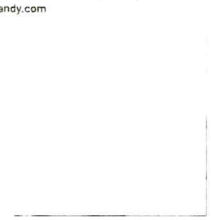

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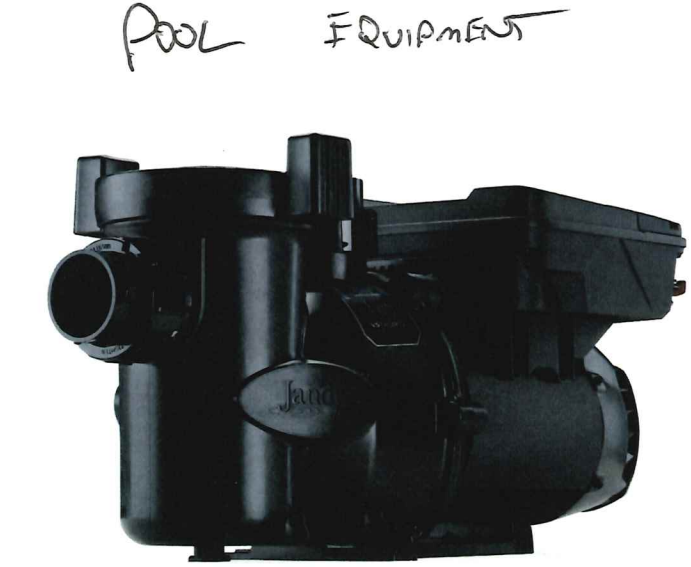

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jandy.com


Swimming Pool Tips & Revi...
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1,500 × 1,500

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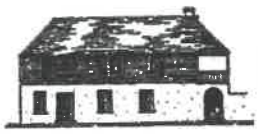

PUMPS - RESIDENTIAL - Page 1 - HATC...
hatchiksupplyonline.com

New Variable-Speed Pool Pump Regulati...
cirruspools.com

Application pg. 33

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.

28 W Castillo Drive - Lot 14
Certificate of Appropriateness Application

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☒ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY 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

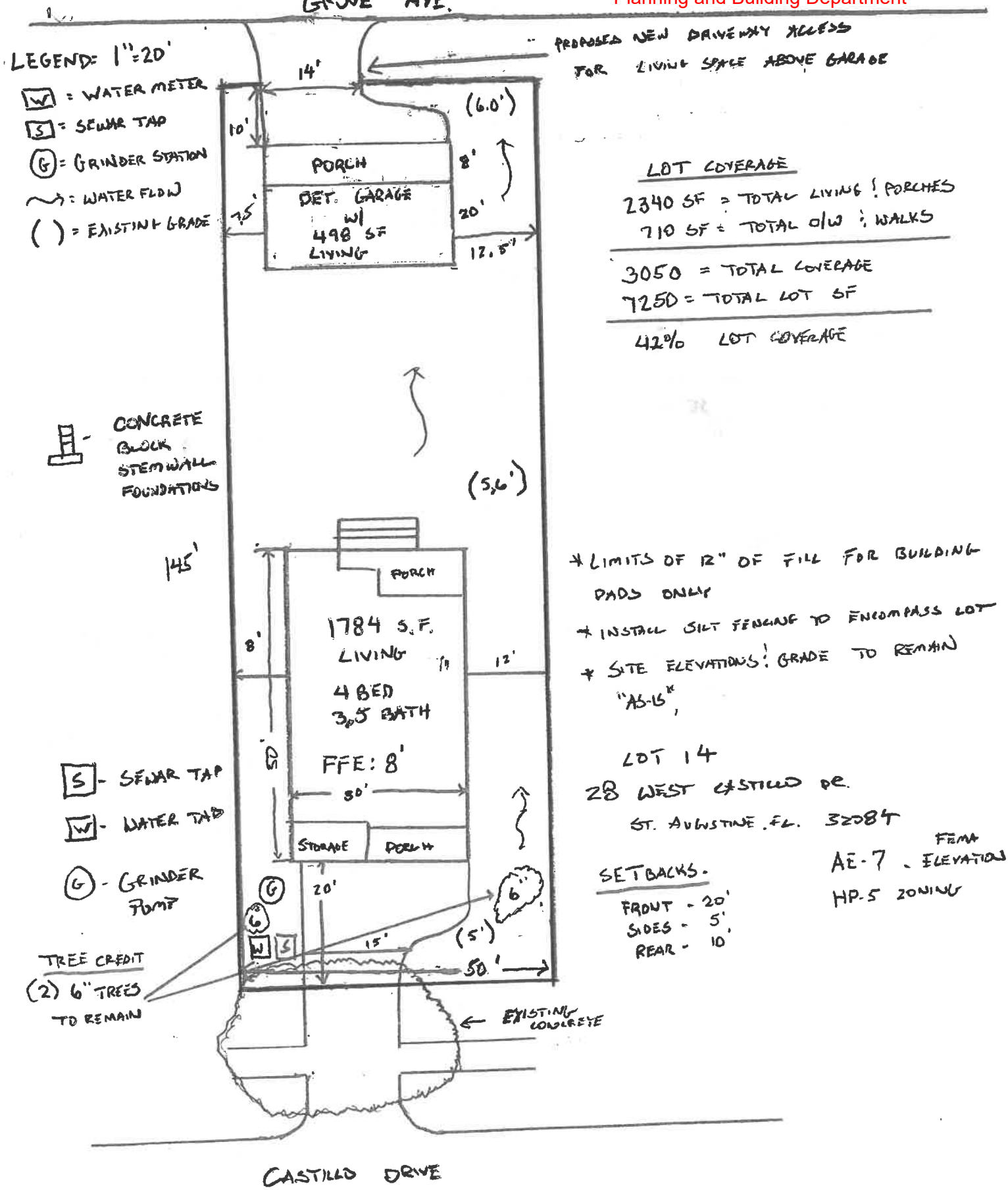
❖ Other details necessary for review:

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



Received March 21, 2022
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Image capture: Jul 2019 © 2022 Goo

← 28 W Castillo Dr

All Street View & 360°

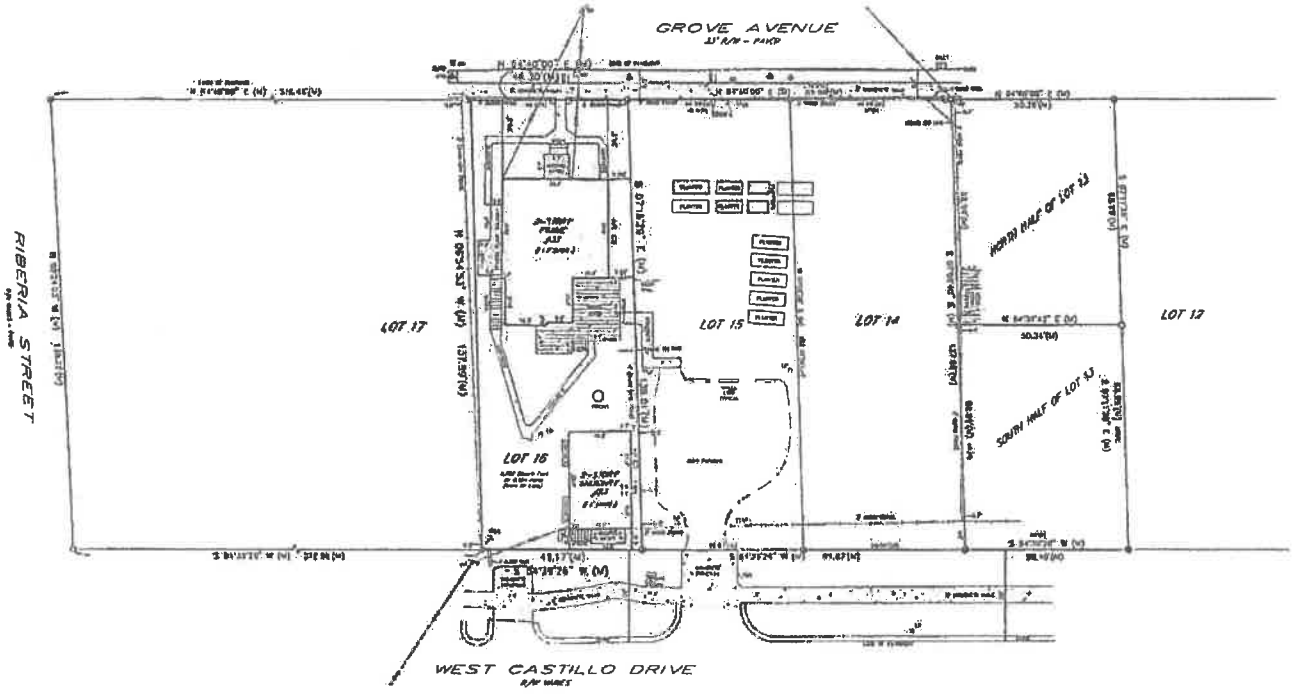


St. Augustine, Florida
Google
Street View - Jul 2019

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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

NOTES

SCALE: 1 INCH = 20 FEET

BOUNDARY SURVEY

ANCIENT CITY SURVEYORS

ACS

Received March 21, 2022
Planning and Building Department

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

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	

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	CLIP SPACING (INCHES) MAXIMUM
#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" HUS 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.

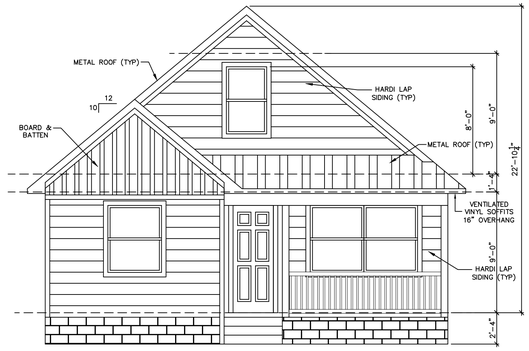
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

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

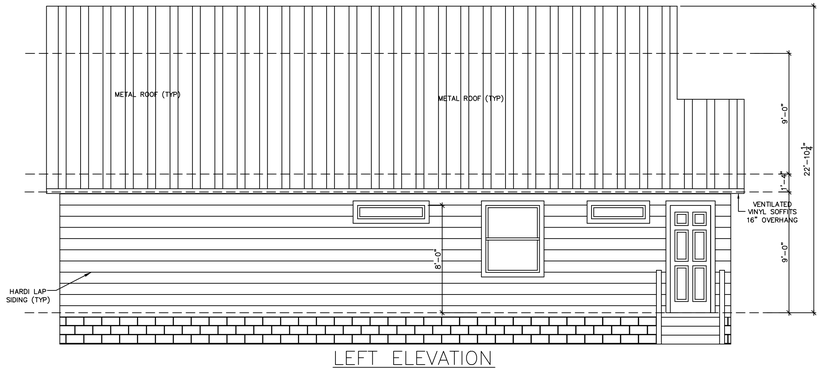
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

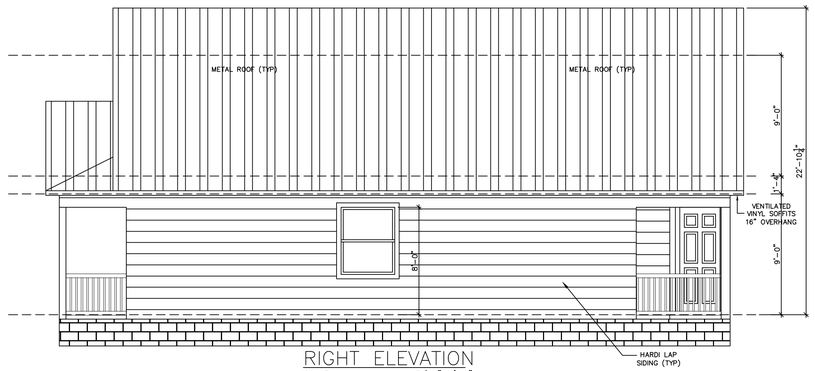
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



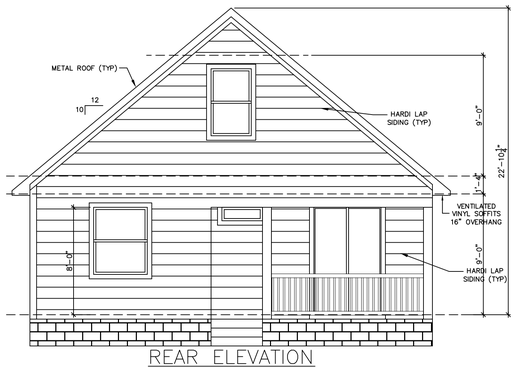
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

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904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

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

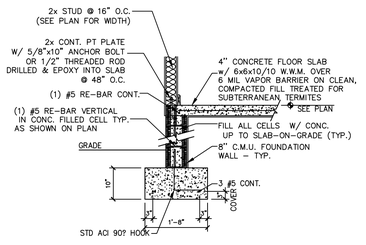
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received March 21, 2022
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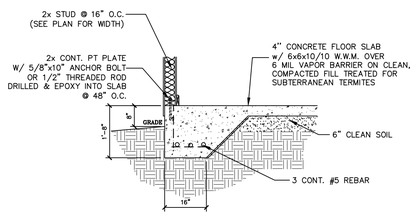
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

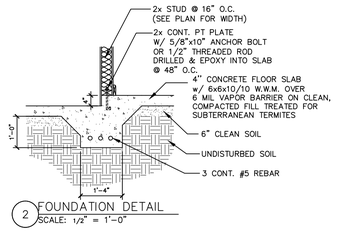
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required 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



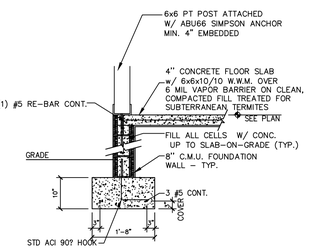
1 FOUNDATION DETAIL
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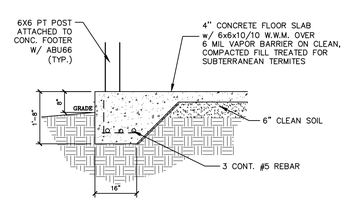
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



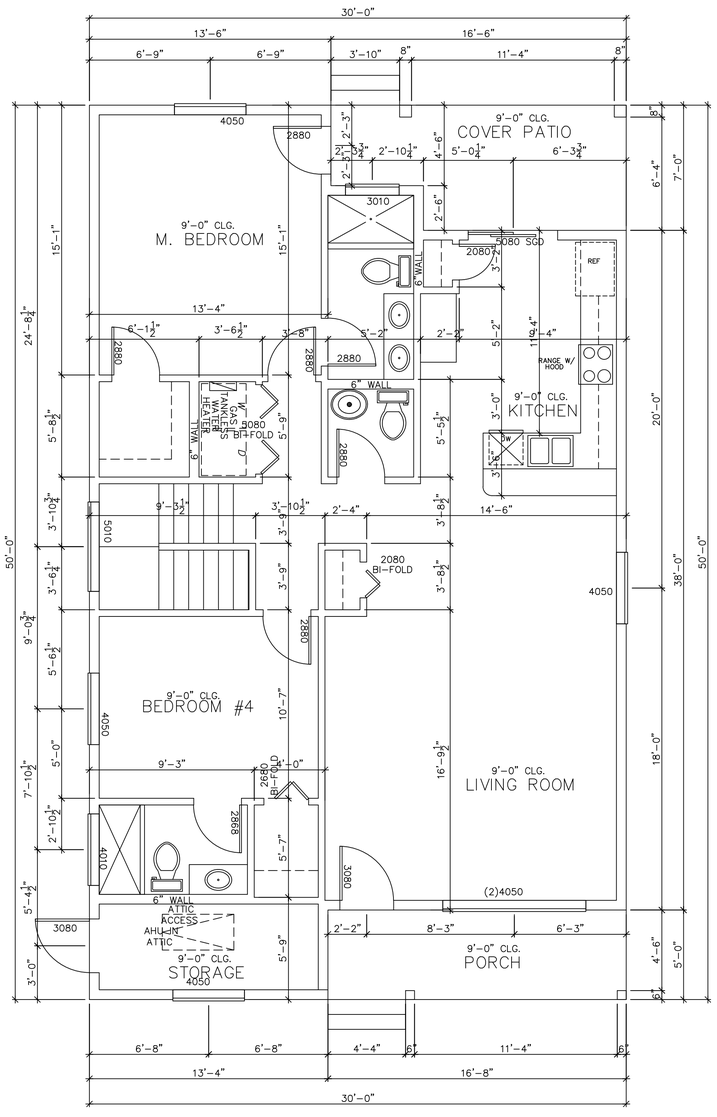
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



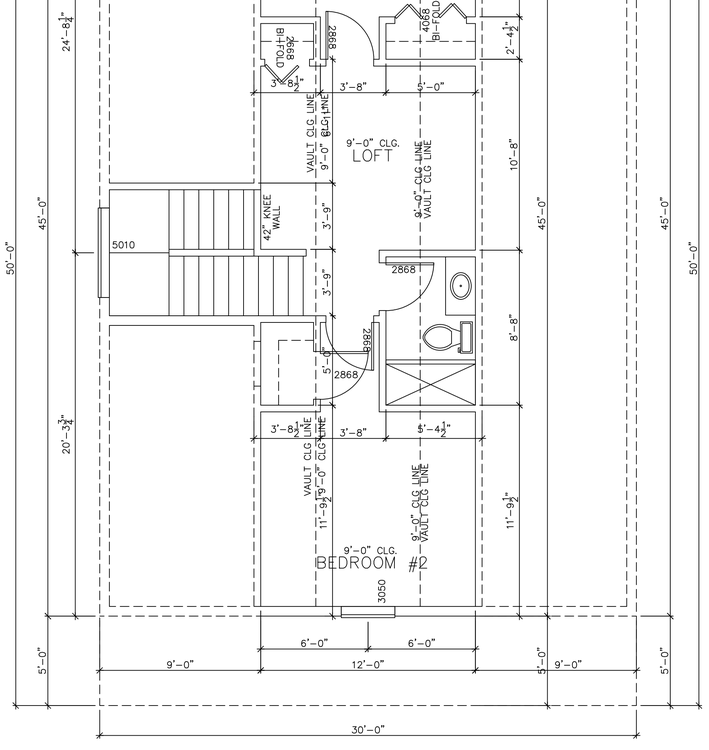
3 FOUNDATION DETAIL
SCALE: NTS



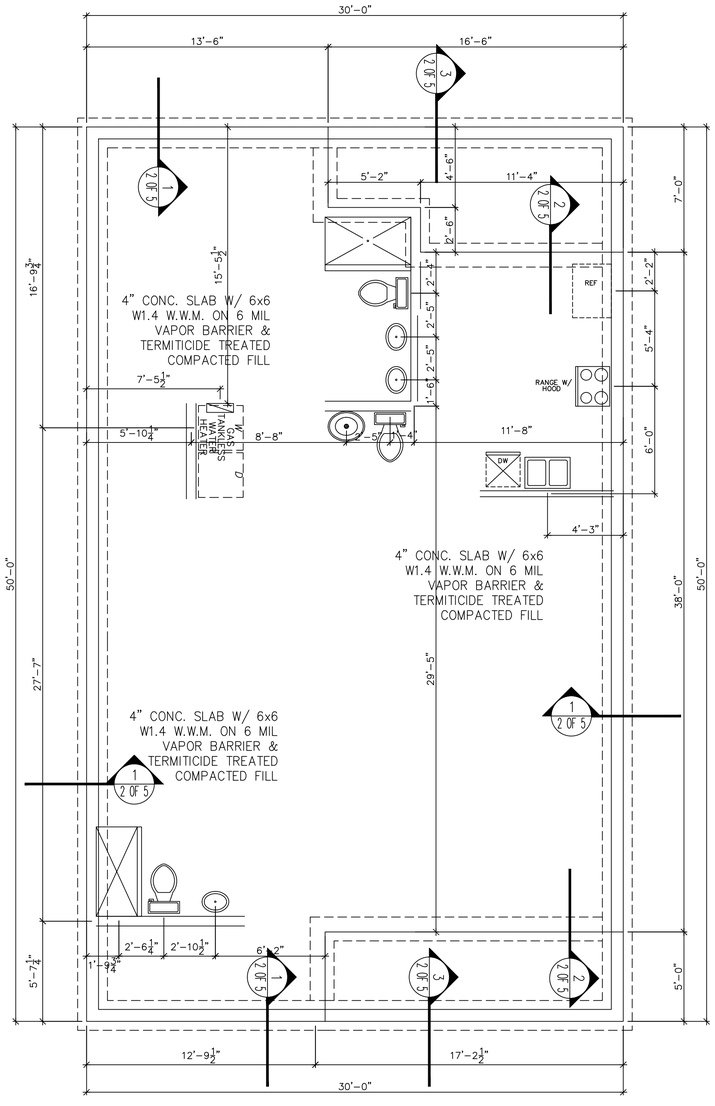
3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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



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



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

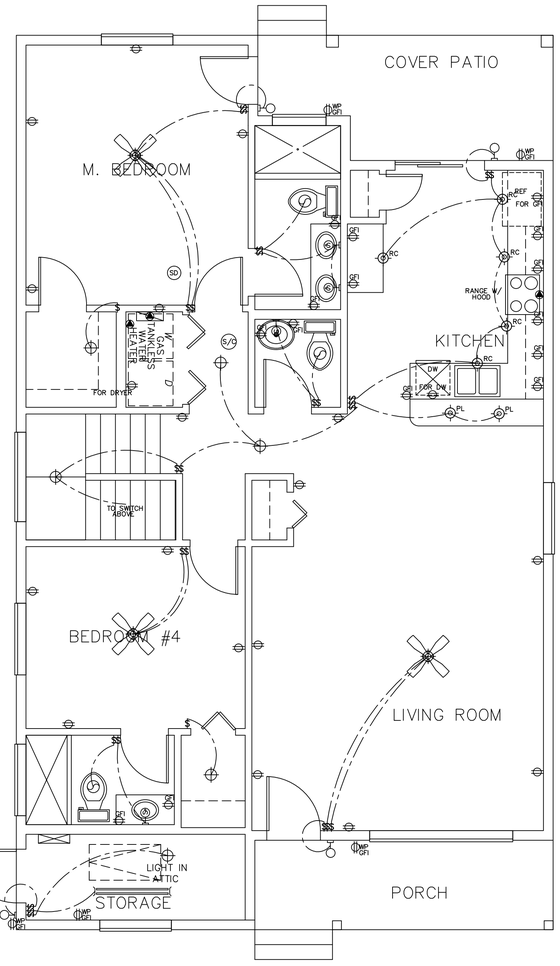
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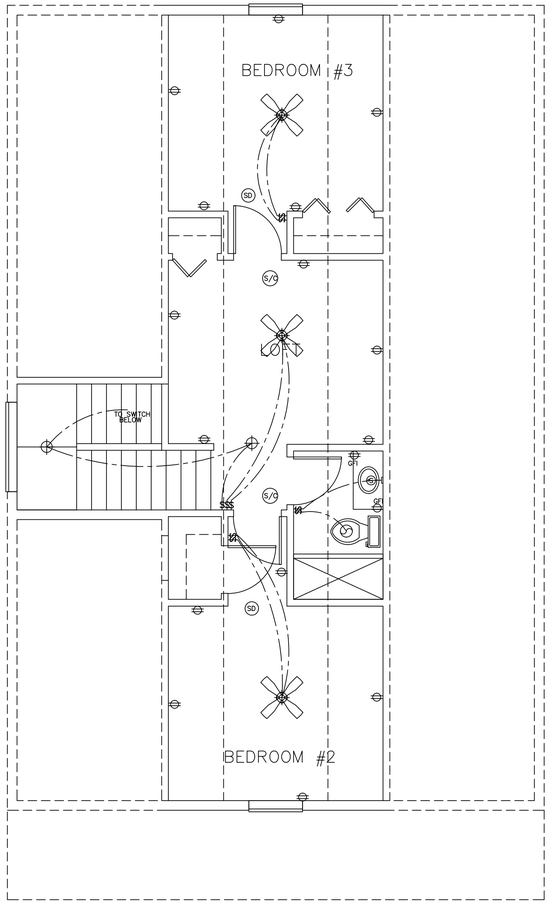
NEW HOUSE PLANS FOR
28 A W. CASTILLO DRIVE
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DRAWN BY	K.E.B.
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SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

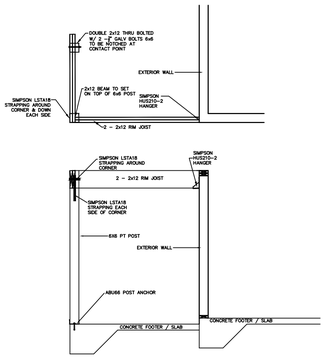
Received March 21, 2022
Planning and Building Department



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



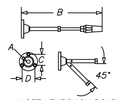
2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



PORCH CORNER SECTION
SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



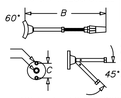
ITEM	A	B	C	D	FAST.	WT
S0981–0005	1/2"	8.00"	1.20"	1.39"	1/4"	0.67 (LB)
S0981–0007	1"	8.50"	1.20"	1.39"	1/4"	0.75 (LB)

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



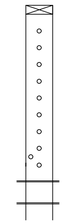
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	1/8"	25'	580	1.44 (LB)
C0978–4100	3/16"	100'	580	6.84 (LB)
C0978–4500	3/16"	500'	580	32.62 (LB)

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

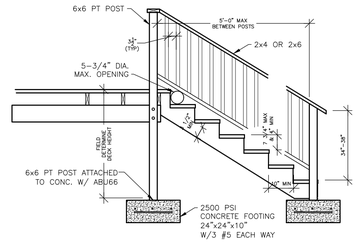
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

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



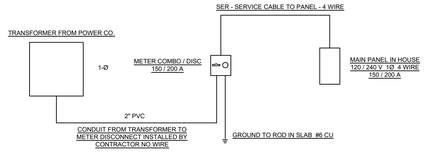
TYPICAL STAIR CONSTRUCTION
(SCALE: 1/2" = 1'-0")

*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 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	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

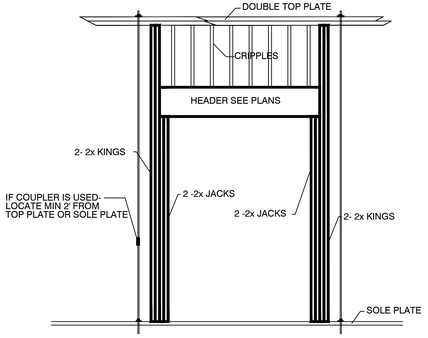
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RGM Engineering, Inc.

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	3 OF 4

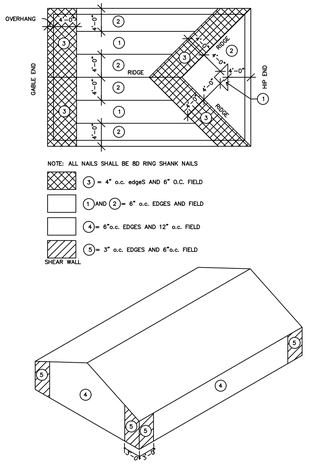
Received March 21, 2022
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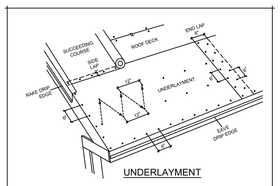
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

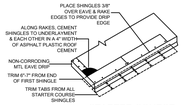
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



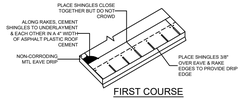
Plywood Nailing Details



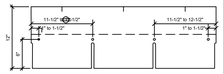
UNDERLAYMENT



STARTER COURSE



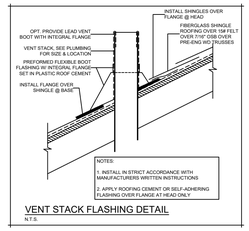
FIRST COURSE



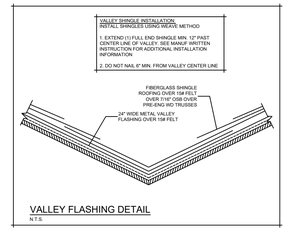
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

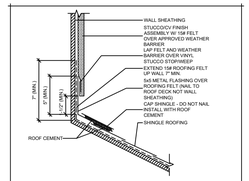
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



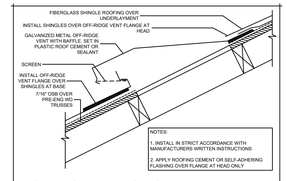
VENT STACK FLASHING DETAIL
N.T.S.



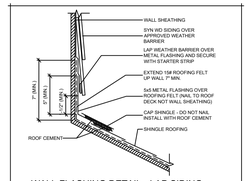
VALLEY FLASHING DETAIL
N.T.S.



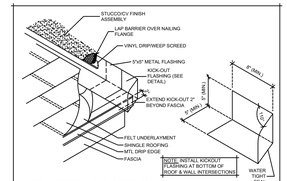
WALL FLASHING DETAIL - STUCCO
N.T.S.



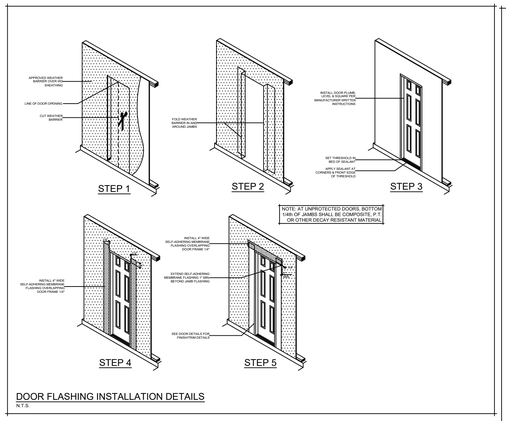
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



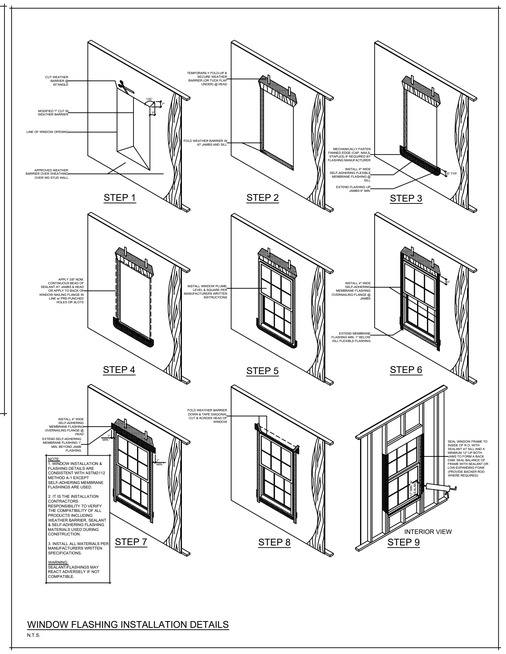
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



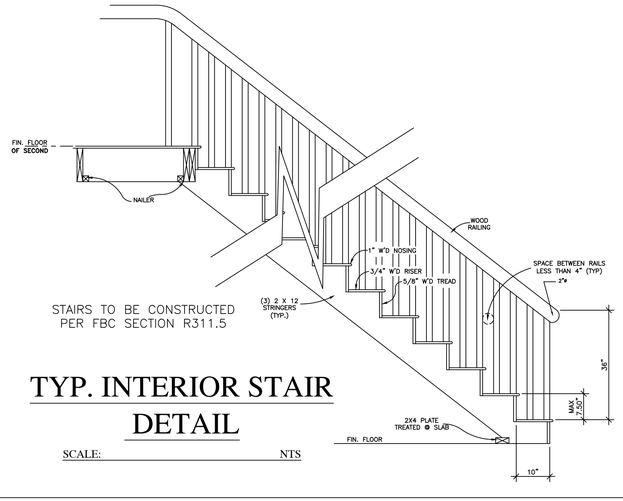
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



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 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	(10)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. 12" ON CENTER	MAX. 16" ON CENTER	MAX. 24" ON CENTER	** CORNER 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.

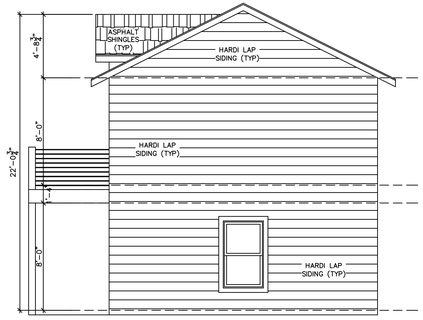
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

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

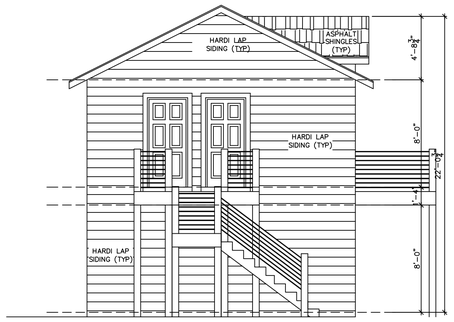
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

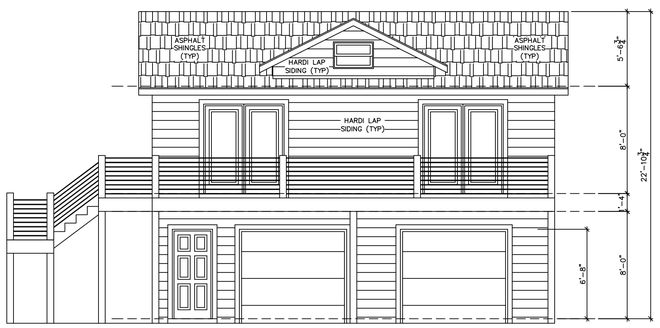
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



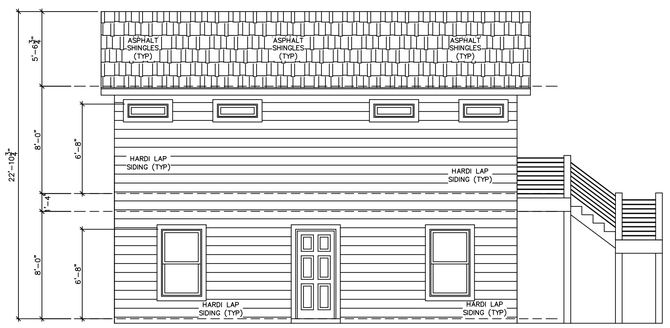
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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	

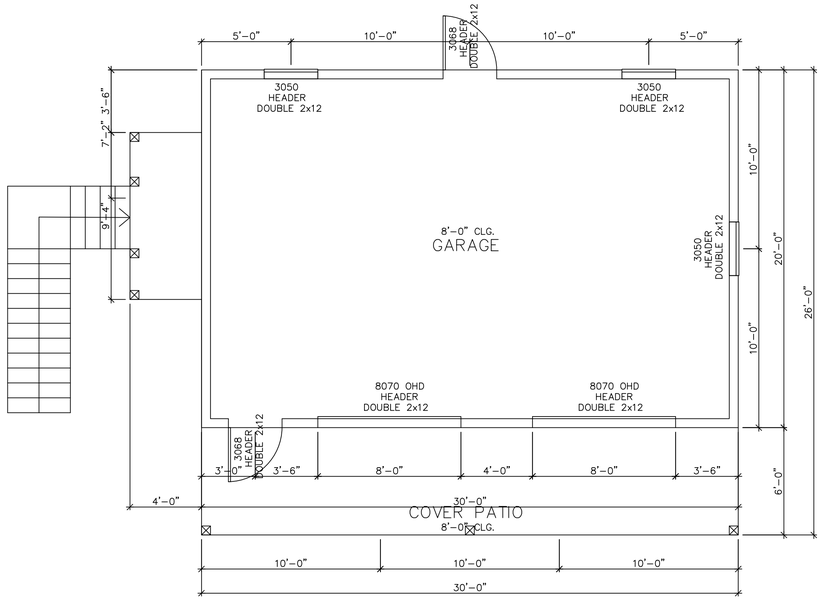
ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
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904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

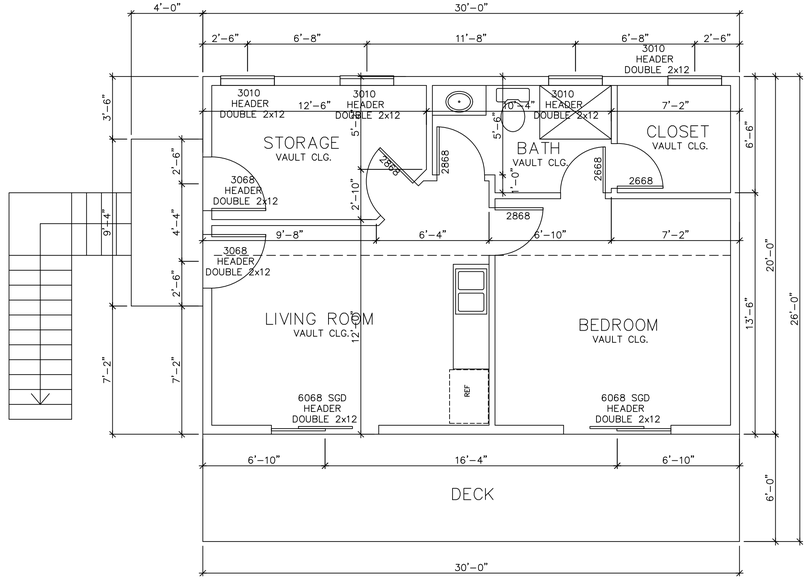
NEW GARAGE PLANS FOR
28 A W. CASTILLO DRIVE
ST. JOHNS COUNTY

DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received March 21, 2022
Planning and Building Department



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



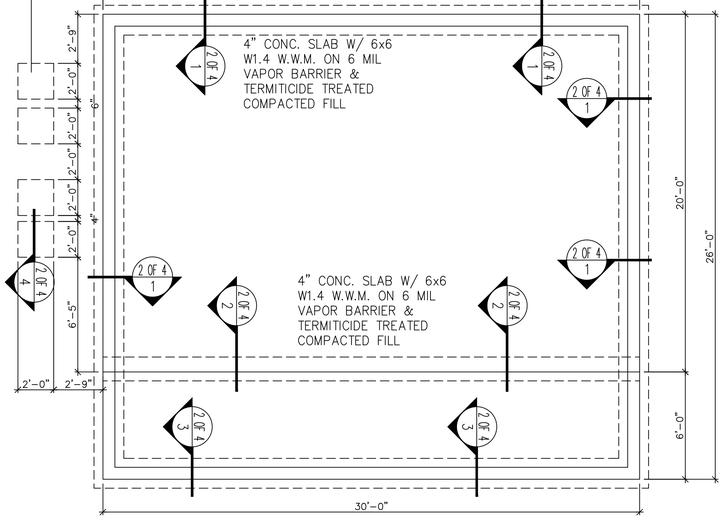
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

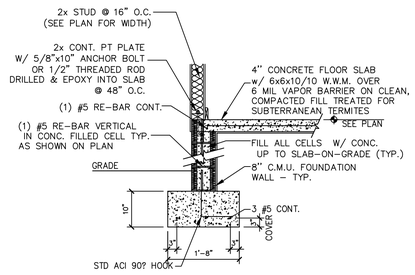
1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

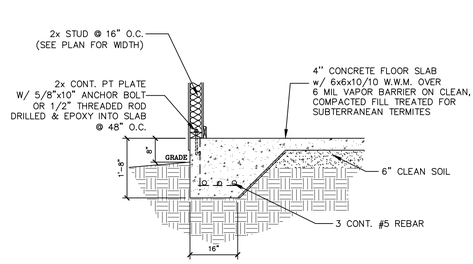
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or
Structure(s) supporting floor/ceiling assemblies used for separation required 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



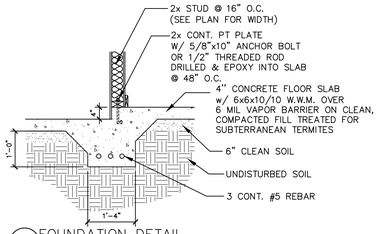
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



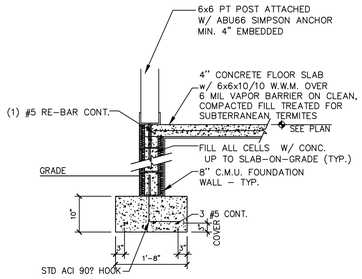
1 FOUNDATION DETAIL
SCALE: NTS



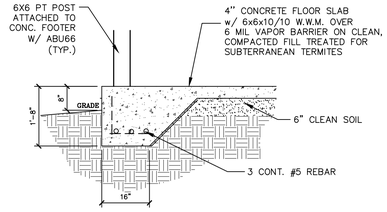
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



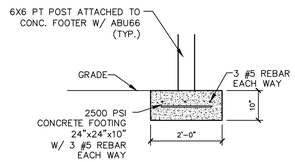
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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

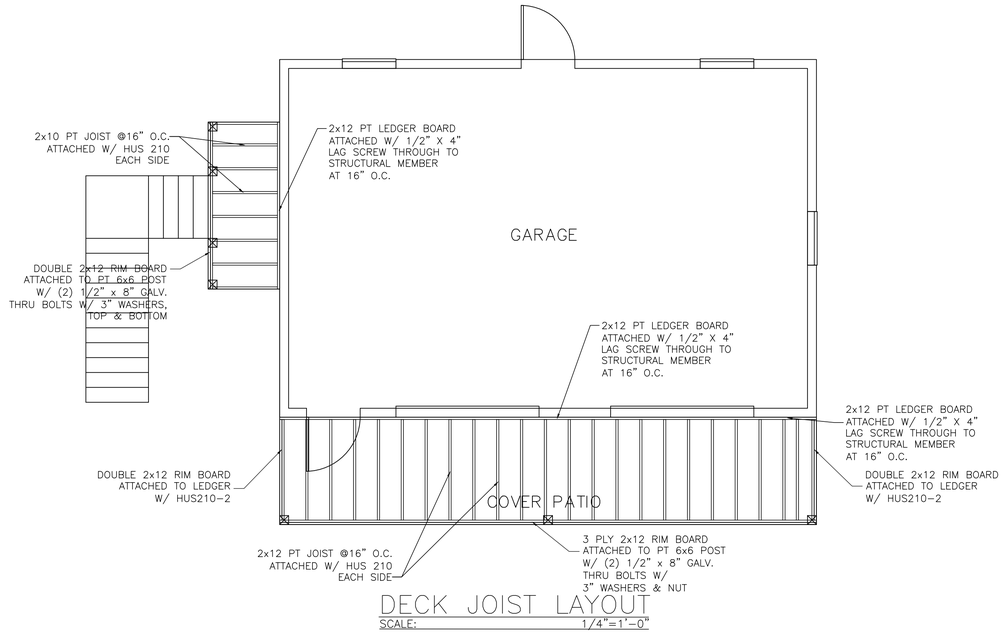
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SIGNED (DESIGNER)

NEW GARAGE PLANS FOR
28 A W. CASTILLO DRIVE
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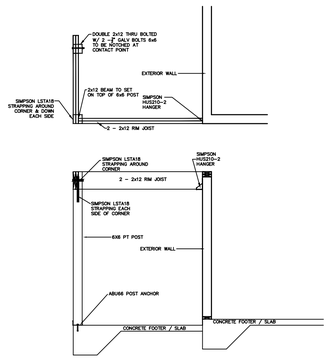
DRAWN BY	K.E.B.
DATE	3-7-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

Received March 21, 2022
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DECK JOIST LAYOUT

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



PORCH CORNER SECTION

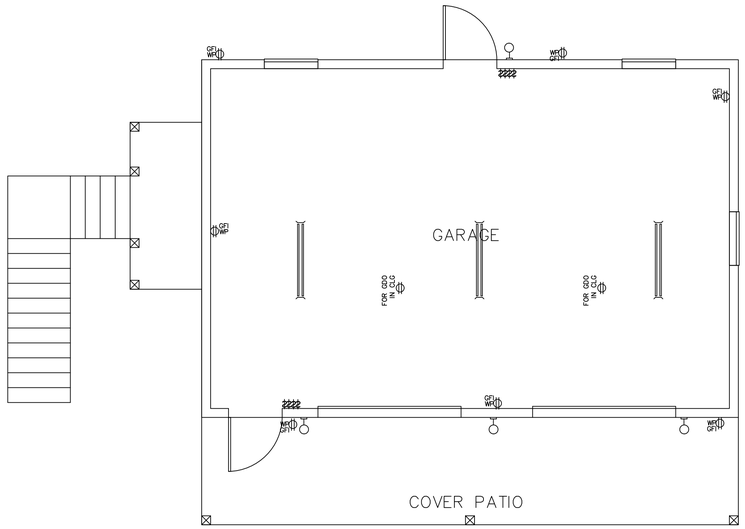
SCALE: NTS

*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)

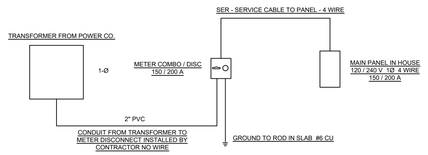
ELECTRICAL SYMBOL KEY

⊕	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 FB	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
GFI WP	WATER-PROOF OUTLET	S/CO	SMOKE DETECTOR / CARBON MONOXIDE
GFI	GROUND FAULT OUTLET		GARBAGE DISPOSAL
GFI SO	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
GFI	GFI FLOOR OUTLET		
GEN	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



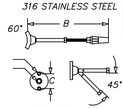
ITEM	A	B	C	D	FAST.	WT.
S0981-0005	1/2"	8.00"	1.20"	1.39"	1"	0.67 (LB)
S0981-0007	1"	8.50"	1.20"	1.39"	1"	0.75 (LB)

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

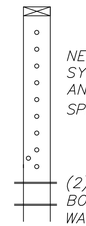
ITEM	SIZE	SPOOL	WT.	WT
C0978-4025	1/8"	25'	580	1.44 (LB)
C0978-4100	1/8"	100'	580	6.84 (LB)
C0978-4500	1/8"	500'	580	32.62 (LB)

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

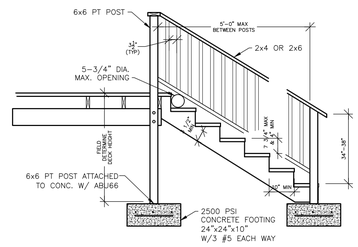
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



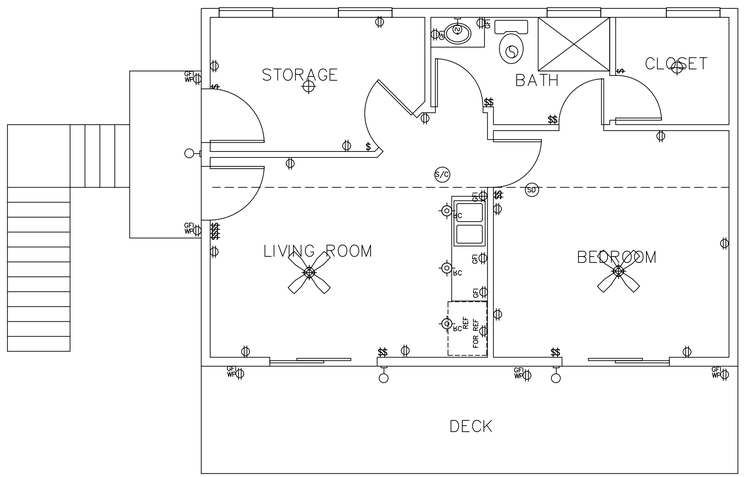
NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(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"

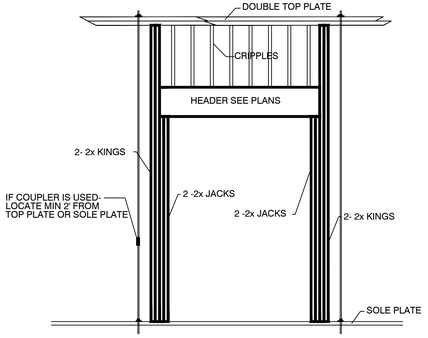
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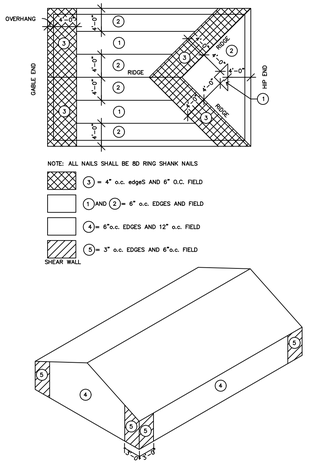
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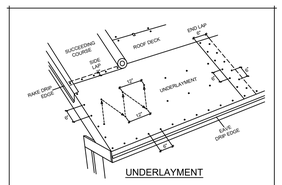
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

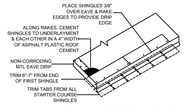
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



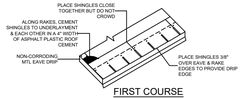
Plywood Nailing Details



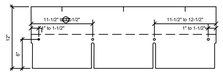
UNDERLAYMENT



STARTER COURSE



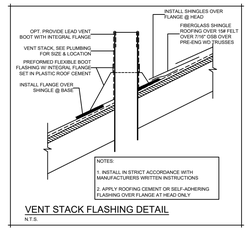
FIRST COURSE



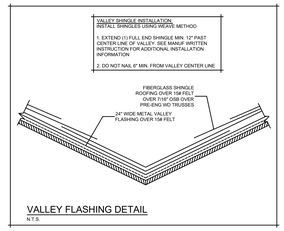
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

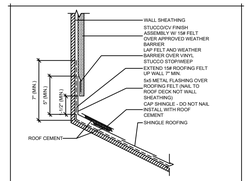
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



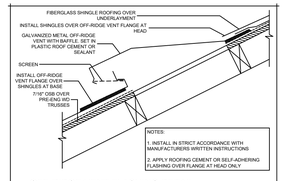
VENT STACK FLASHING DETAIL
N.T.S.



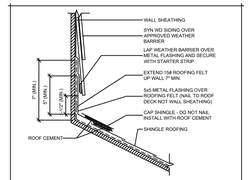
VALLEY FLASHING DETAIL
N.T.S.



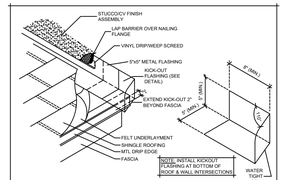
WALL FLASHING DETAIL - STUCCO
N.T.S.



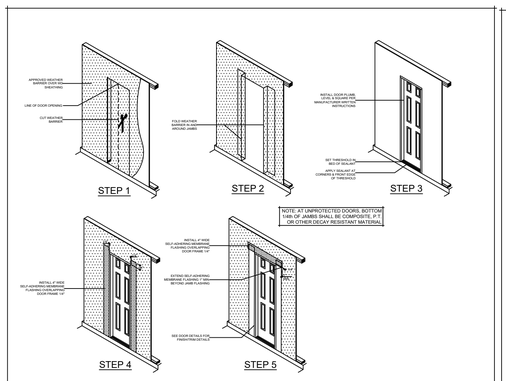
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



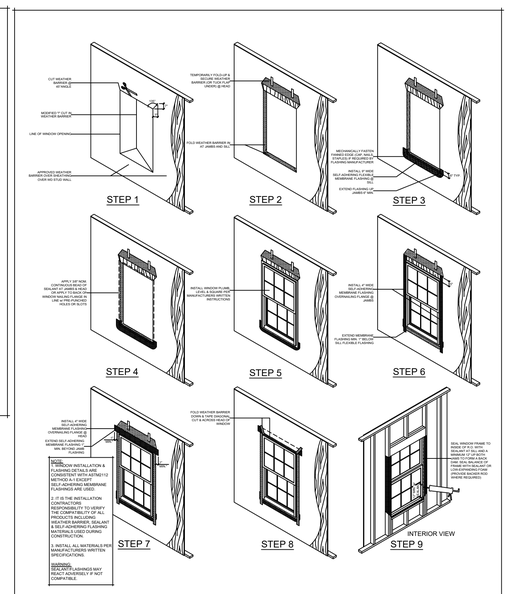
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



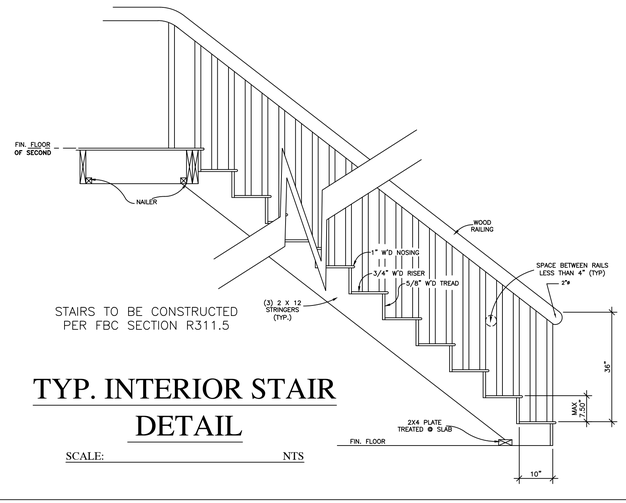
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



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

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	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

J. M. Danese

Print witness name

Witness signature

Cynthia L. Dister

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

Developed by Schneider GEOSPATIAL

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

Florida Department of State, Division of Corporations

FOR MAY 19, 2022 HARB MEETING

HP2022-0021: 28 W CASTILLO DRIVE, LOT 15

Staff Report included under 6(g) for 28 W Castillo Drive, Lot 14

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

April 21, 2022

Allen Register
Grace Contracting, LLC
334 Cortez Drive
St Augustine, FL 32084

cc: Zigiz Holdings, LLC

Re: Certificate of Appropriateness – 28 W Castillo Dr, Lot 15 – HP2022-0021

Dear Mr. Register,

On April 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the May 19, 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 May 9, 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.:	HP2022-0021
Applicant:	Grace Contracting, LLC
Owner:	Zigiz Holdings, LLC
Address:	28 W Castillo Drive, Lot 15
Parcel Number:	1939600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 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 April 21, 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-5.
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 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.

Subject to the following conditions:

- To allow applicant to come back with more information and
- design changes that address concerns stated by the HARB
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of April, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0021

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 21st day of April, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

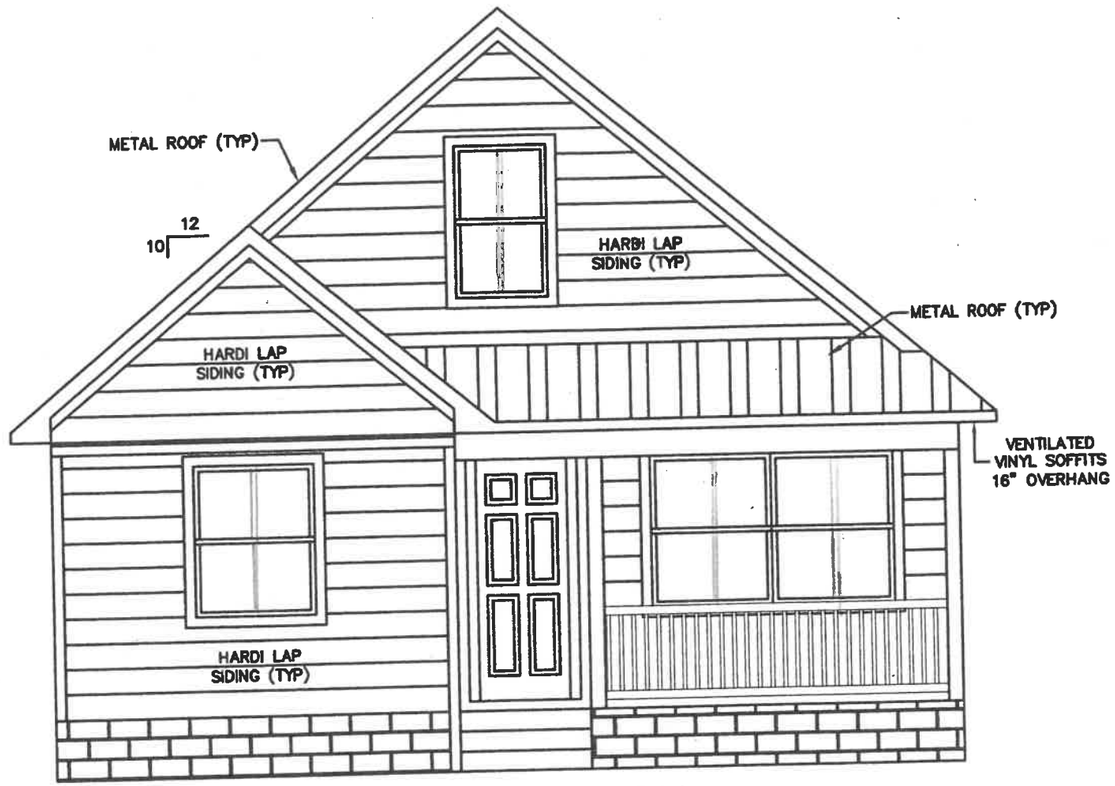
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR MAY 19, 2022, HARB MEETING

HP2022-0021: 28 W. CASTILLO DRIVE – LOT 15

New materials submitted by applicant.

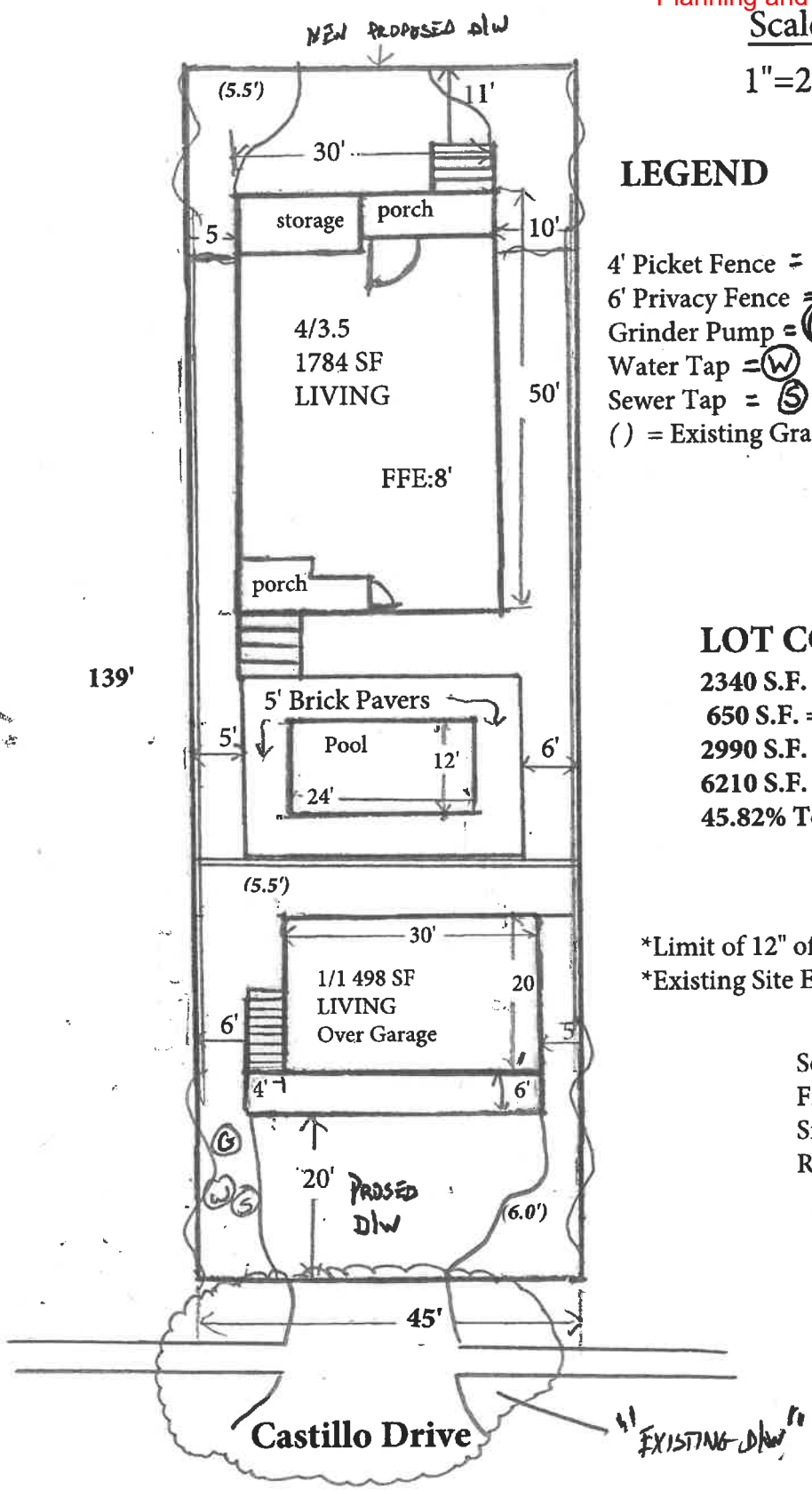
Received May 10, 2022
Planning and Building Department



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

LOT
15

Received May 9, 2022
Planning and Building Department



Scale
1"=20'

N

LEGEND

4' Picket Fence =
6' Privacy Fence =
Grinder Pump = (G)
Water Tap = (W)
Sewer Tap = (S)
( ) = Existing Grade Elevations

LOT COVERAGE

2340 S.F. = TOTAL
650 S.F. = drive/walks/steps
2990 S.F. = Total Coverage
6210 S.F. = Total Lot Area
45.82% Total Coverage

*Limit of 12" of fill for Building Pads
*Existing Site Elevations to remain "as is"

Setbacks
Front - 10'
Sides - 5'
Rear - 20'

LOT 15
PARCEL ID# : 1938600000
AE-7 FLOOD ZONE
HP-5 ZONING

Received May 9, 2022
Planning and Building Department



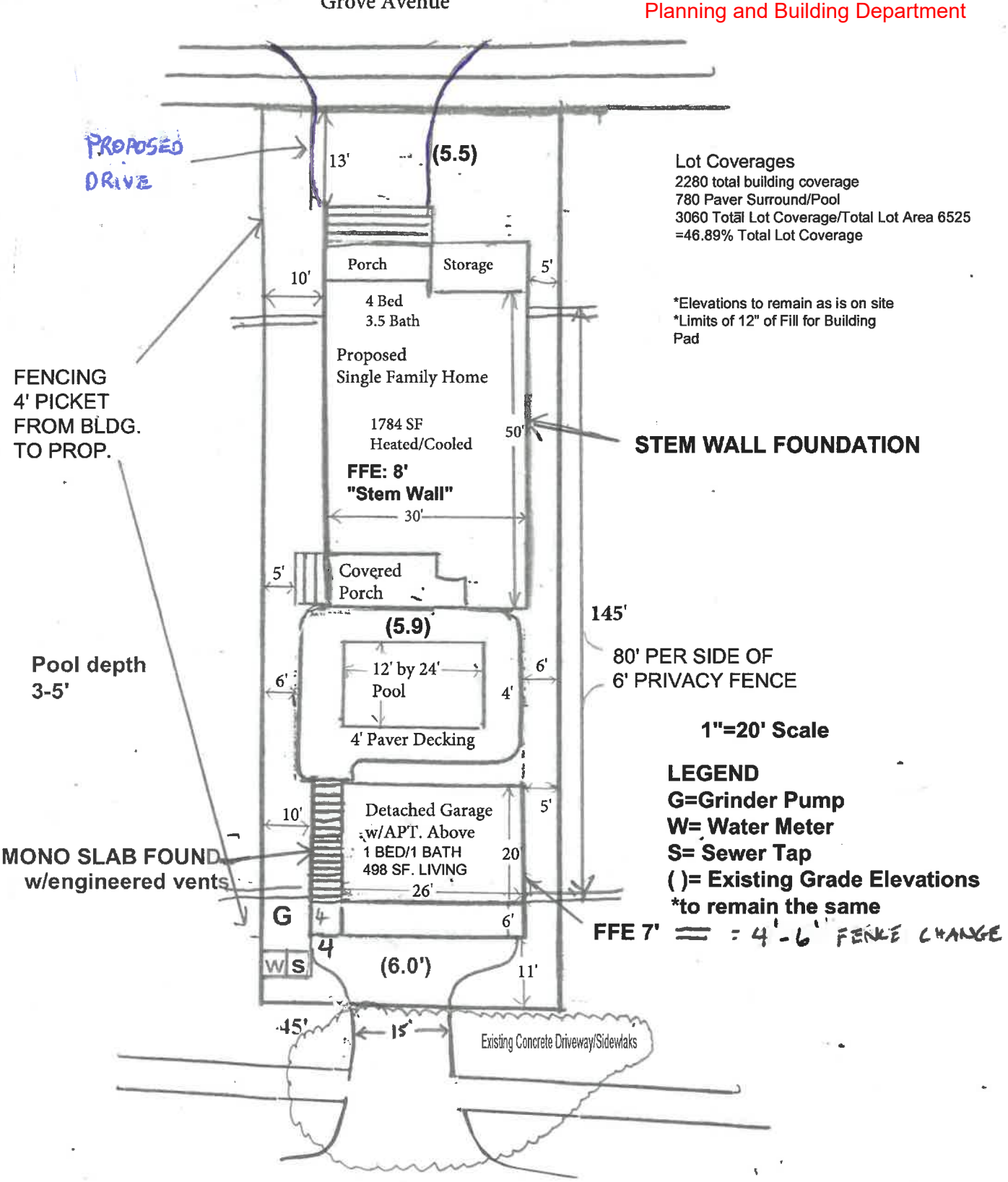
Received May 9, 2022
Planning and Building Department







Received May 9, 2022
Planning and Building Department



Lot 15

Wood Grain Siding

6"by 1" Wood Grain Trim around Windows and Doors

4" by 1" Trim Around Corners, and Frieze Board

4' by 8' Painted Plywood with 1" Battens on Porch Ceilings

6" by 6" Wrapped Posts with Wood Grain Lap Siding

4" by 1" Cornice Trim Boards at Top and Bottom of Post on Porches

2" by 4" PT Wood Bottom Rail

2" by 8" PT Wood Top Rail, with 2" by 4" supporting rail

PT Wood Spindles

5/4" by 6" PT Wood Decking Boards for Porch Decking, and Stair Treads

1" by 8" PT Wood for Stair Toe Kick

Handrails to be same materials as to match porches

2/2 Mullions inside of White Vinyl Single Hung Renaissance Windows

Raised 4 panel shaker style ext. door, with Rubbed Bronze Hardware

Exterior Fixtures to all be Rubbed Bronze

26 Gauge Galvalume Silver Roof

We have surveyed the area with our findings showing many of the exterior applications to be a vinyl lap siding, with a wood look pattern. We also came across composite, and Hardy applications. We want to keep the unique appeal our City proudly holds with as much detail/character as we can possibly add while building a home that can stand up to the elements, to ensure the house holds it's appeal for many years to come.

FOR MAY 19, 2022, HARB MEETING

HP2022-0021: 28 W. CASTILLO DRIVE – LOT 15

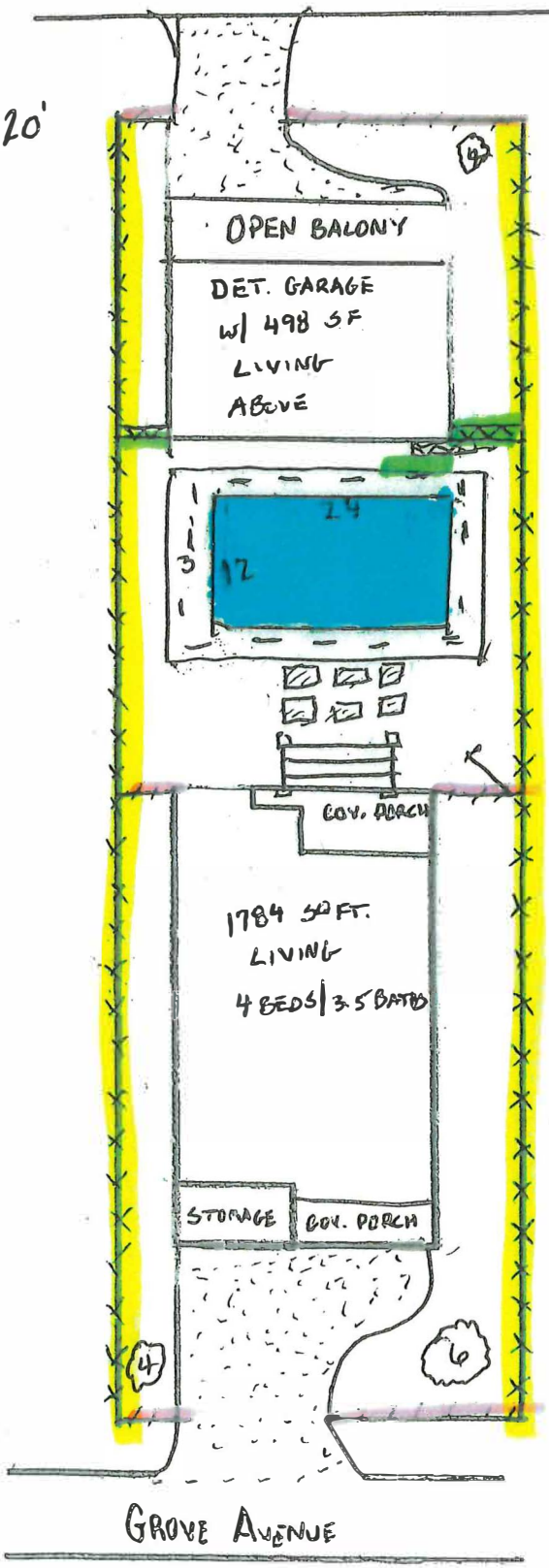
Materials submitted by applicant at April meeting.

Received at HARB April 21, 2022 meeting
Planning and Building Department

LOT 15

CASTILLO DRIVE

SCALE: 1" = 20'



= 6' PRIVACY FENCE HORIZONTAL CLAPBOARD

= 4' PICKET FENCE

= 8' PRIVACY CLAPBOARD

= 12x24 POOL

= PROPED CONCRETE

= 3' PAVER SURROUND

= STEPPING STONES 16" x 16"

= EXISTING TREES TO REMAIN 14"

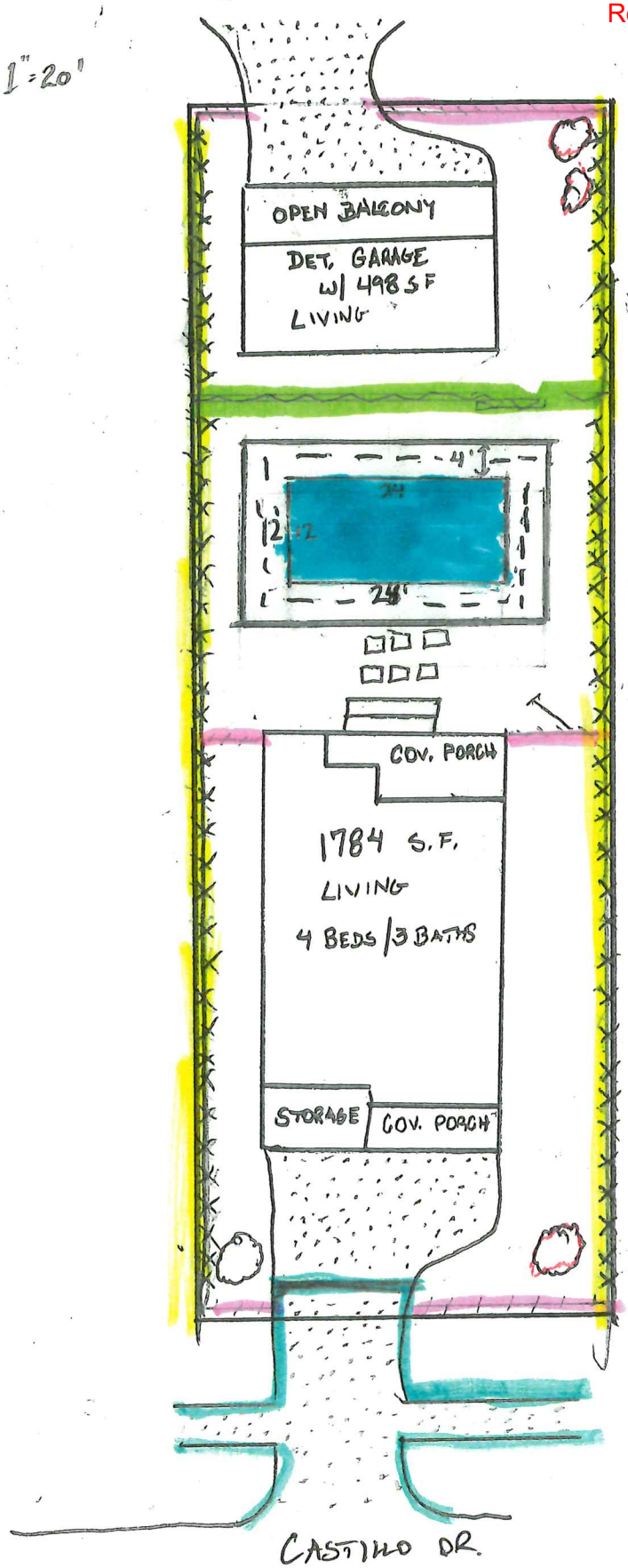
FENCING, PARKING, POOL, EXISTING TREES TO REMAIN

Received at HARB April 21, 2022 meeting
Planning and Building Department

GROVE AVE.

LOT 14

SCALE: 1" = 20'



= 8' PRIVACY HORIZONTAL CLAPBOARD

= 6' PRIVACY HORIZONTAL CLAPBOARD FENCING

= 4' PICKET FENCE

CONCRETE = "EXISTING DRIVEWAYS SIDEWALKS & CURBS"

= NEW PROPOSED 4' PAVER POOL SURROUND

= 12' x 24' POOL

= EXISTING TREES TO REMAIN

= STEPPING STONES

FENCING, PARKING, WALKS, SURROUNDS, APRONS, POOL, POOL SURROUND, STEPS & STEPPING STONES

12’ by 24’ Pool, with 3-4’ paver surround and a 10’ sundeck



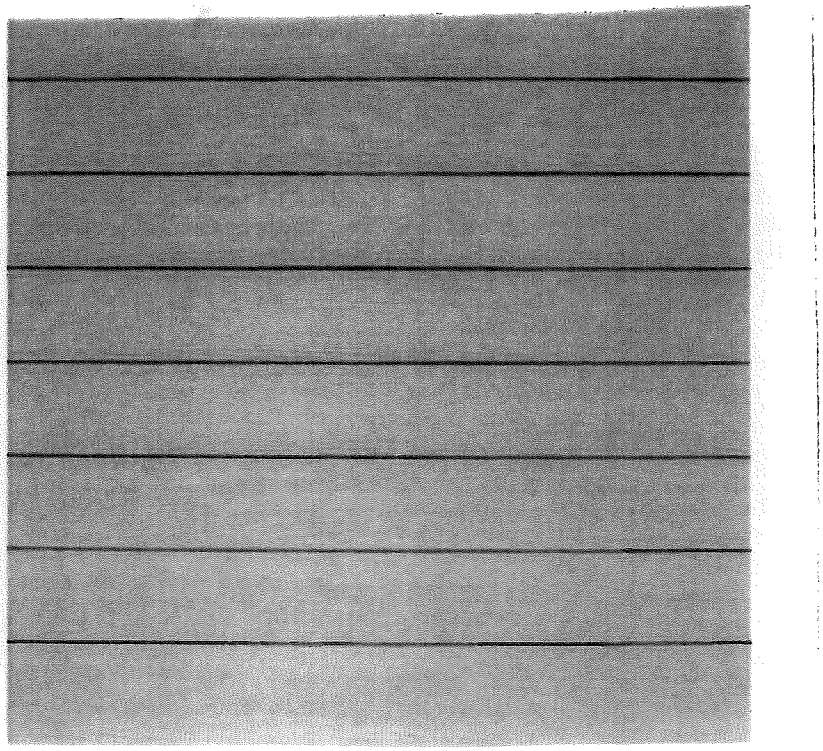
Received at HARB April 21, 2022 meeting
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Brick Pavers for Stepping Stones from home to pool, and around pool, and walkways

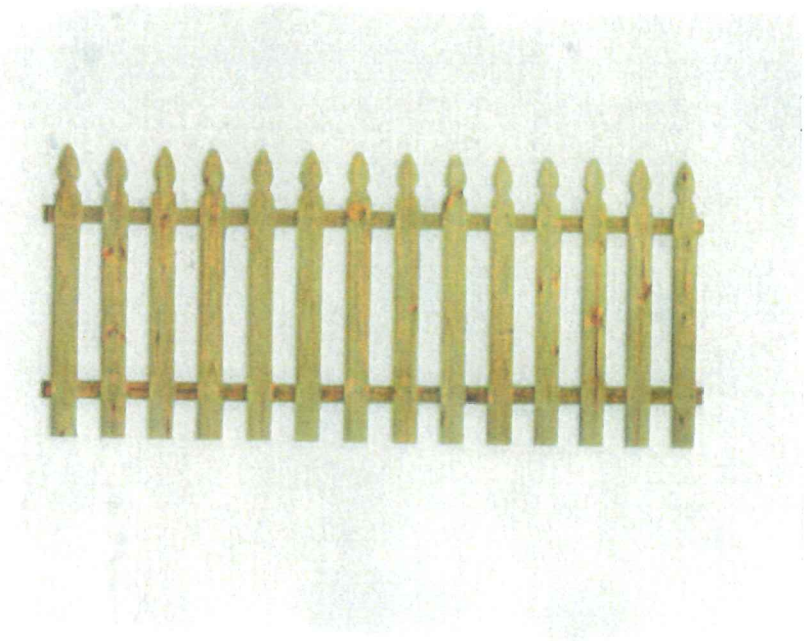


Received at HARB April 21, 2022 meeting
Planning and Building Department

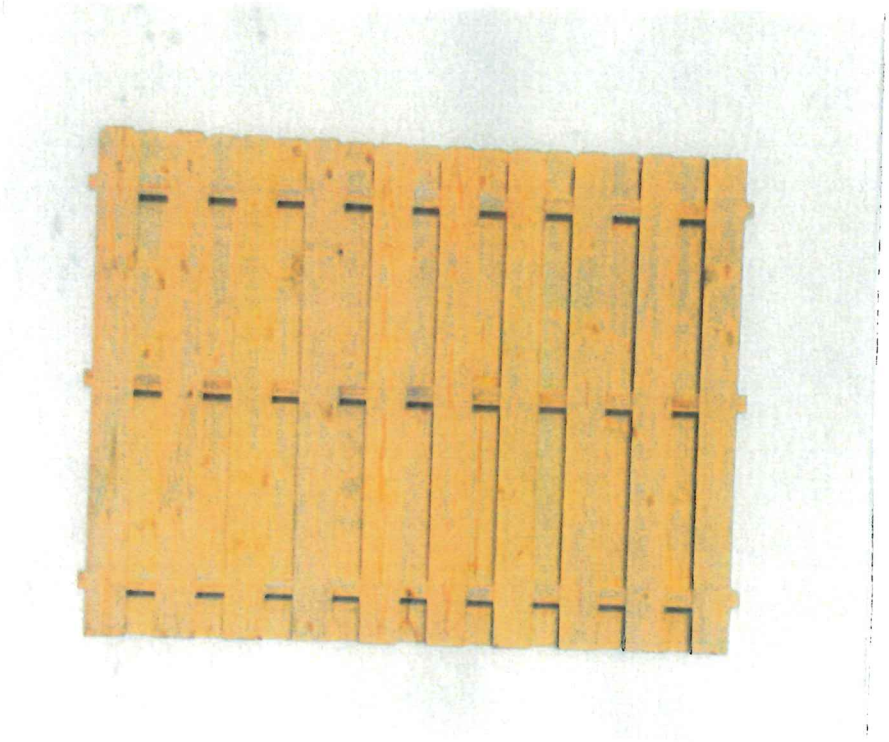
8.25" BY 12' Wood Grain Lap Concrete Siding



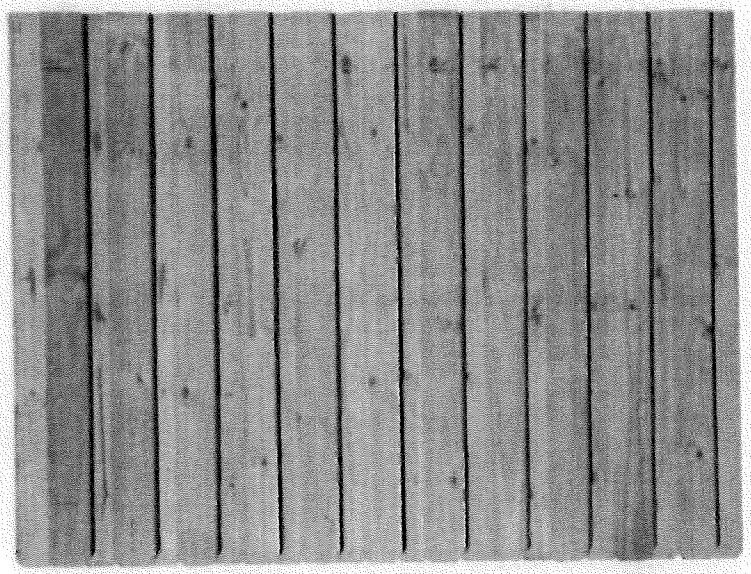
4’ picket fencing



6’ privacy “picket” style fencing



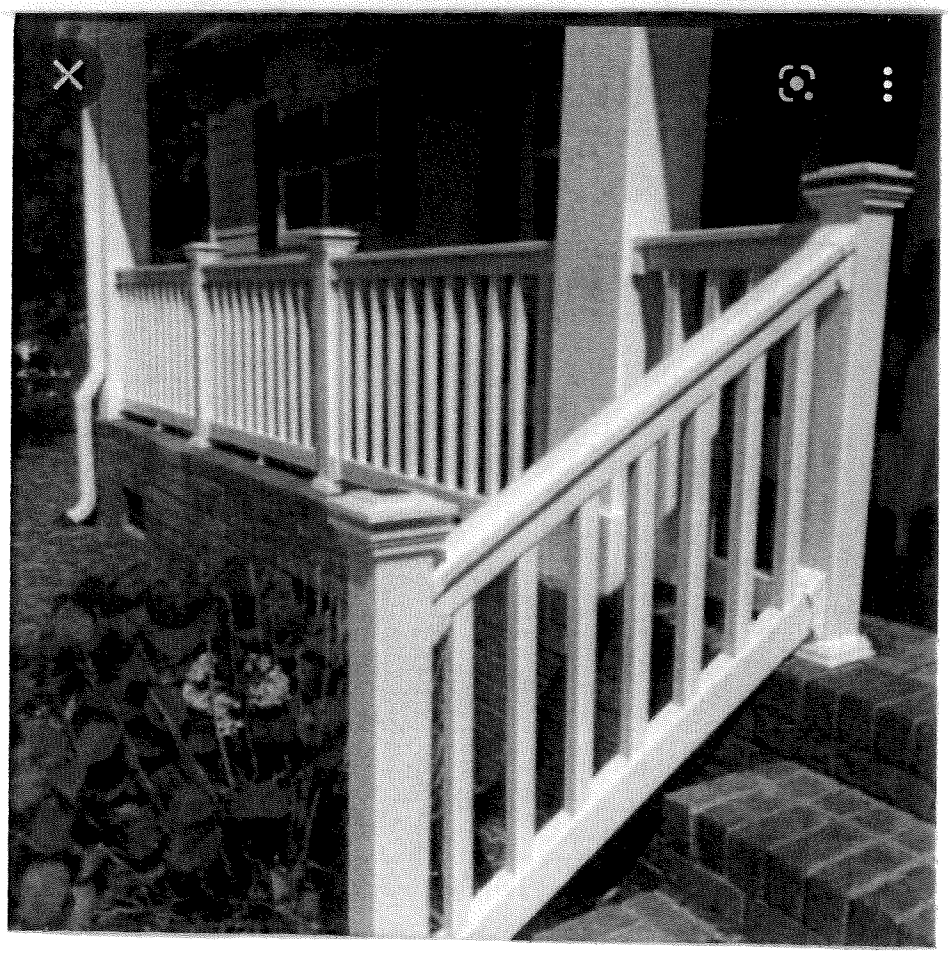
8’ privacy “picket” style fencing



(2) 8’ by 7’ single car raised panel steel garage door



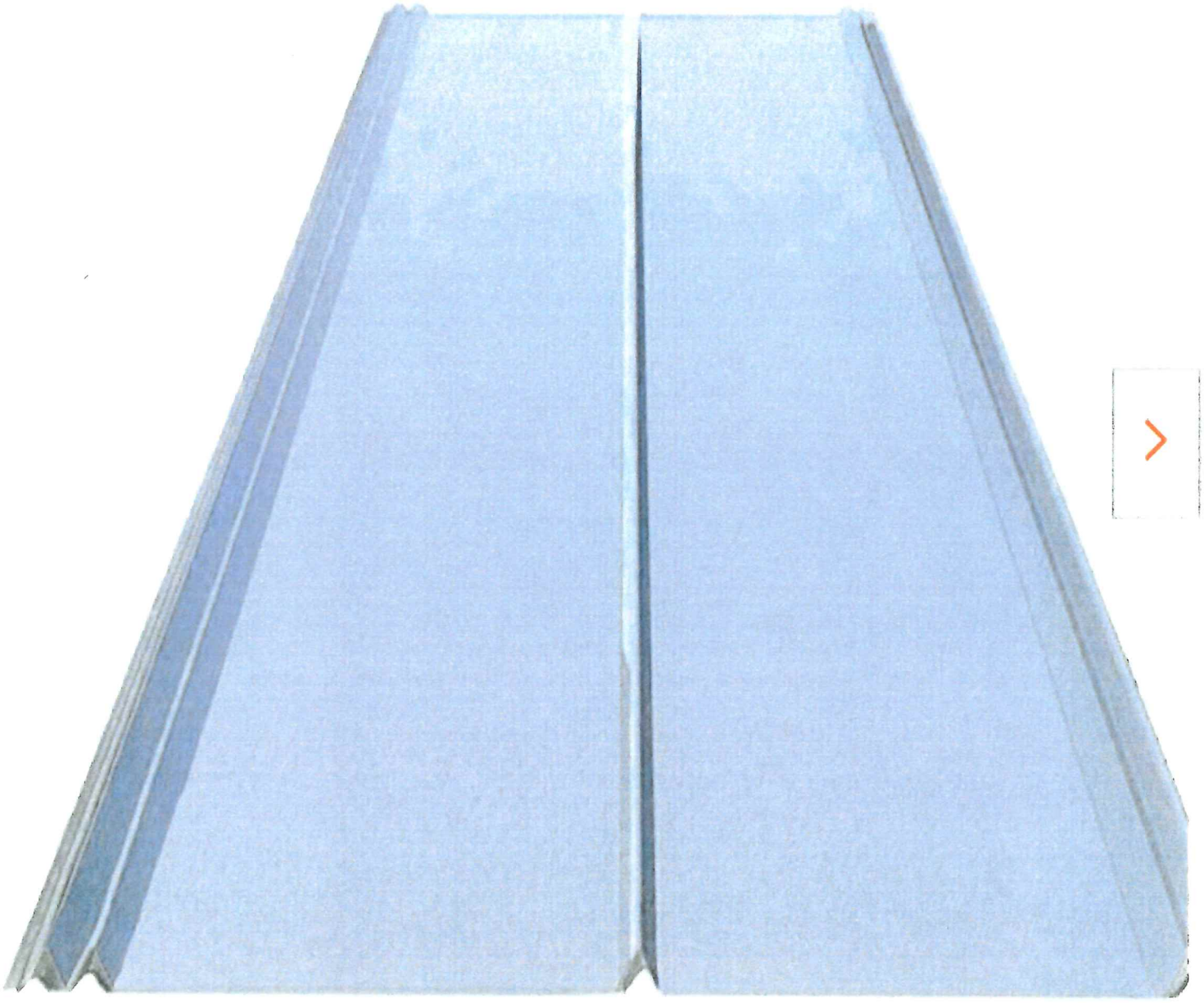
White PVC Handrailing with reinforces aluminum inserts, and PT posts, wrapped with 5/4" by 6" by 10' White Concrete Trim Boards, and capped at the base and ceiling with a 5/4 " by 6" Reveal



Received at HARB April 21, 2022 meeting
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10:52

Back



Pinch Image to Zoom In

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KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Construction Specifications Institute (CSI) Category:

Division: 07 00 00 – Thermal & Moisture Protection

Section: 07 41 13 – Metal roof and wall panels

1. Program Licensee:

1st Coast Metal Roofing Supply
186 SR 207
East Palatka, FL 32131
386-325-0242
http://www.1stcoastmrs.com/

2. Certified Roof Covering:

1st Coast Metal Roofing Supply's Model 5V Crimp Panel non-structural through-fastened minimum 26 gauge metal roof and wall panels installed over nominal 7/16" OSB sheathing roof deck for use in new construction, re-roofing and re-covering applications.

3. Scope of Certification:

This Certification Report provides technical data substantiating that the use of the certified roof covering and the evaluated roof systems are in compliance with the following:

- 2020 Florida Building Code - Building, 7th Edition, Section 1504.3.2.
- Florida Product Approval Rule 61G20-3.

Properties Evaluated:

- Wind Uplift Resistance

This Certification Report was used to qualify Florida Product Approval FL 24397-R6.

4. Evaluated Roof System Description:

4.1. **Roof Covering:** 5V Crimp Panel metal roof and wall covering panels are cold roll-formed from minimum 26 gauge ASTM A792 Grade 50 steel sheet. The panels are aluminum-zinc alloy coated per ASTM A792 (AZ50), and shall be installed in accordance with the manufacturer's instructions and this Certification Report.

4.2. **Roof Deck:** 5V Crimp metal roof and wall panels are certified for use over solid or closely-spaced, nominal 7/16" OSB sheathing complying with 2020 Florida Building Code - Building, 7th Edition, Section 2303.1.8 with a minimum slope of 25% (3:12).

4.3. **Anchorage:** 5V Crimp Panel metal roof and wall panels shall be through-fastened to the roof deck using #9-15 x 1-1/2" Woodbinder ST-XL hex-head wood screws with EPDM-sealing washer or equivalent, as specified in Table 1, applied in the patterns described in Appendix 1.

4.4. **Underlayment:** 5V Crimp Panel metal roof and wall panels in new construction applications shall be installed over underlayment meeting the applicable material type and attachment details specified in 2020 Florida Building Code - Building, 7th Edition Table 1507.1.1.1., the manufacturer's installation instructions and this Certification Report.

Refer to www.keystonecerts.com to ascertain the ongoing status of this Certification Report. Approval of building products and/or materials can only be granted by the building official having jurisdictional legal authority. Keystone Certifications, Inc. does not endorse or make warranties with respect to product performance or suitability of a product for a given use.

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Planning and Building Department

5. Installation

5V Crimp Panel metal roof and wall panels in new construction applications shall be installed in accordance with the 2020 Florida Building Code - Building, 7th Edition, Section 1507.4, the manufacturer's published installation instructions and this Certification Report.

5V Crimp Panel metal roof and wall panels in re-roofing and re-covering applications may be installed over a single layer of existing shingles and shall be installed in accordance with the 2020 Florida Building Code Code - Building, 7th Edition, Sections 1507.4 & 1511, the manufacturer's published installation instructions and this Certification Report.

The manufacturer's installation instructions shall be made available at the time of installation. If there are differences between this report and the manufacturer's installation instructions, this report shall take precedence.

6. Product Performance

The performance of the 5V Crimp Panel non-structural through-fastened metal roof and wall panels described in this Certification Report has been determined in accordance with:

- UL 580-06, *Tests for Uplift Resistance of Roof Assemblies.*
- UL 1897-04, *Uplift Tests for Roof Covering Systems.*

As tested & reported by the following independent accredited laboratory:

Laboratory	Report Ref.
Force Engineering & Testing	99-0284T-15A & B

Note: The UL 1897-04 standard is equivalent to the UL 1897-2012 standard.

6.1. Wind Resistance

The allowable design uplift pressures for 5V Crimp Panel anchored as described in Appendix 1, when tested in accordance with the referenced standards with an applied safety factor of 2.0 are found in Table 1.

Table 1

Description	Anchor Pattern	Anchor Man'f & Model	Max Design Uplift Pressure
Over 7/16" OSB Sheathing	**A** (16" O.C.)	Woodbinder ST-XL	**-52.5 psf**
Over 7/16" OSB Sheathing	**B** (24" O.C.)	Woodbinder ST-XL	**-63.5 psf**

7. Conditions of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels must be insulated against other materials or metals including concrete, lead, copper and treated lumber that contains corrosive materials.

8. Limitations of Use

5V Crimp Panel non-structural through-fastened metal roof and wall panels are not qualified for use in the High Velocity Hurricane Zone (HVHZ).

Fire classification, shear diaphragm design, roof deck design & attachment to supporting members are not within the scope of this Certification Report.

Roof support framing shall comply with 2020 Florida Building Code - Building, 7th Edition, Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

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9. Licensed Manufacturing Facilities

This Certification Report is applicable only to 5V Crimp Panel non-structural through-fastened metal roof and wall panels manufactured at the following locations:

1st Coast Metal Roofing Supply 186 State Rd 207 East Palatka, Florida 32131

Each licensed facility is subject to periodic inspection by Keystone Certifications to verify conformance with Keystone Roof Covering Certification & Listing Program requirements.

10. Identification

5V Crimp Panel non-structural through-fastened metal roof and wall panels represented by this report shall be identified with Keystone Roof Covering Certification & Listing Program certification labeling illustrated below, to be applied to individual panels, packaging, invoicing or bills of lading:



2021.01.11 11:09:21 -05'00'

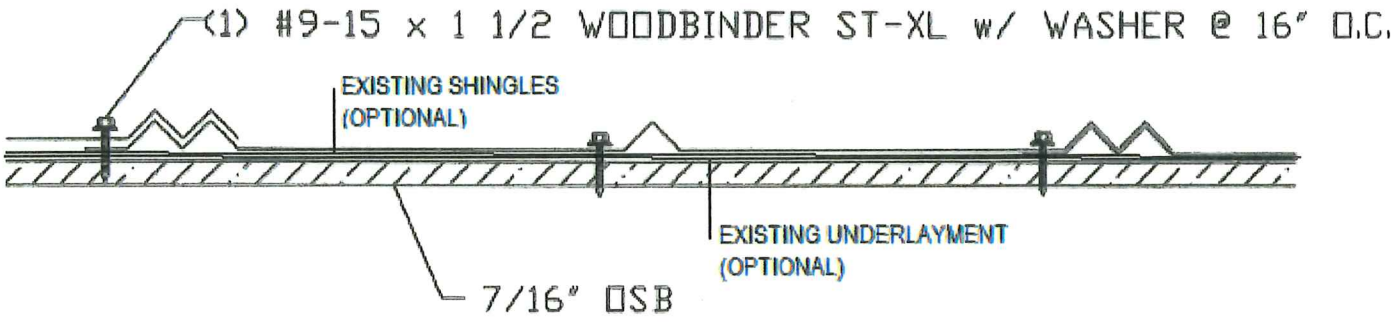
Aaron M. Shultz
Validation Manager

Received at HARB April 21, 2022 meeting
Planning and Building Department

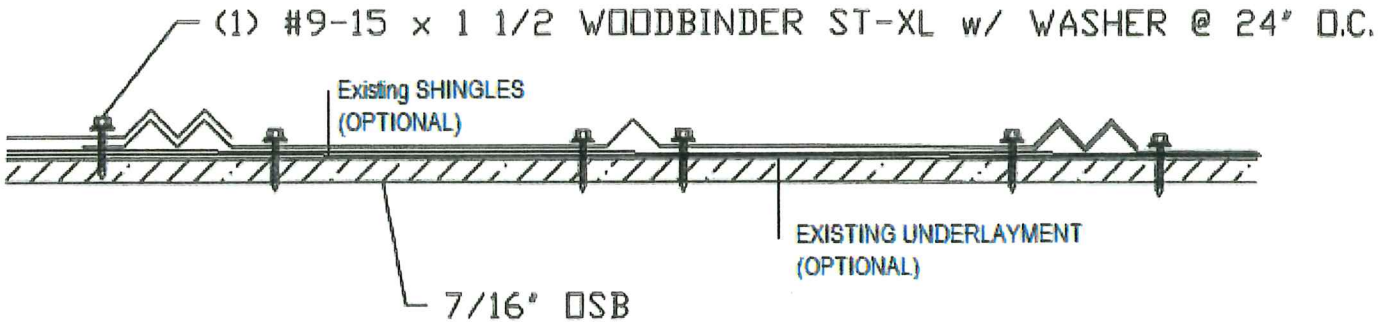
Appendix 1

Note: In all cases (new construction and re-roofing), the anchors shall fully penetrate the OSB roof deck.

Anchor Pattern A



Anchor Pattern B



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KEYSTONE CERTIFICATIONS, INC.

Metal Roof Certification & Listing Program

Certification Report

11030-001-KCI

ANSI #0612 ISO/IEC 17065 Product Certification Body

145 Limekiln Road, Suite 100B
New Cumberland, PA 17070
www.keystonecerts.com

Issue Date:	9/01/2017
Revision Date:	1/11/2021
Expiration Date:	10/12/2025

Certificate Revisions

Rev #	Date	Description
0	9/1/2017	Initial issuance.
1	9/6/2017	Revised 2017 FBC Particleboard Section reference to 2301.1.8.
2	1/8/2018	Added reference to associated Florida Product Approval No FL24397.
3	1/23/2018	Added hyperlink to FL24397
4	6/25/2018	Removed ref's to measurements for mat'l thickness and yield strength, relying on applicable Gauge and steel Grade.
5	3/12/2019	Updated Model name to include metal roof *"and wall panels"*
6	10/7/2019	Updated ANSI Logo to proper requirements. Revised anchorage illustrations for clarity, added reference to optional re-roofing / re-covering installation over "one layer of existing shingles".
7	10/12/2020	Updated to 2020 FBC 7th Edition.
8	1/11/2021	Corrected Model name. Updated FPA link.

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Planning and Building Department

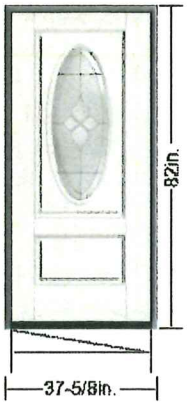
5083 NW 13th Street
Gainesville,
United States

Quotation

84 Lumber - Gainesville, FL

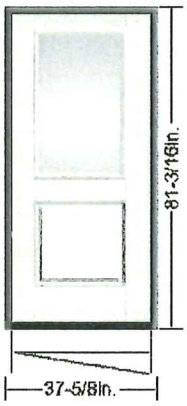
Quote ID SQADU005088-1 **P.O. Number**

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Entry Door Entry Door System	1,375.00	1,375.00



THERMA TRU, ENTRY DOOR, 3/0X6/8, SINGLE, RH INSWING, SMOOTH-STAR, 3/4 CAPTURED OVAL 1LT 1PNL (S1000), CONCORDE GLASS, BRUSHED NICKEL CAMING, DBL BORE RAD PREP 2-3/8, 6-5/8" WHITE COMPOSITE (PAINTABLE) JAMB, BRONZE WEATHERSTRIP, COMPOSITE ADJ SILL BRONZE/DARK CAP FINISH, BRZ SWEEP, NO CASING, 3 BALL BEARING BRUSH NICKEL HINGES, ACTUAL UNIT SIZE:37-5/8IN. X 82IN., FL CODE 20461.9

2		1.0000	EA	Entry Door Entry Door System	928.75	928.75



THERMA TRU, ENTRY DOOR, 3/0X6/8, SINGLE, RH OUTSWING, SMOOTH-STAR, HALF 1LT 1PNL (S6021), CLEAR GLASS, DBL BORE RAD PREP 2-3/8, 6-5/8" WHITE COMPOSITE (PAINTABLE) JAMB, WHITE WEATHERSTRIP, OUTSWING COMPOSITE SILL MILL/DARK CAP FINISH, O/S KERFED BRZ, NO CASING, 1 SECURITY TAB RESIDENTIAL/2 NRP STAINLESS STEEL HINGES, ACTUAL UNIT SIZE:37-5/8IN. X 81-3/16IN., FL CODE 20461.9

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COASTAL WINDOWS OF FLAGLER
www.coastalwindowsofflagler.com
386-445-9829

Coastal Windows of Flager, Inc.
4601 E Moody Blvd
Units G2-3
Bunnell, FL 32110
(386) 445-9829

Estimate
300308

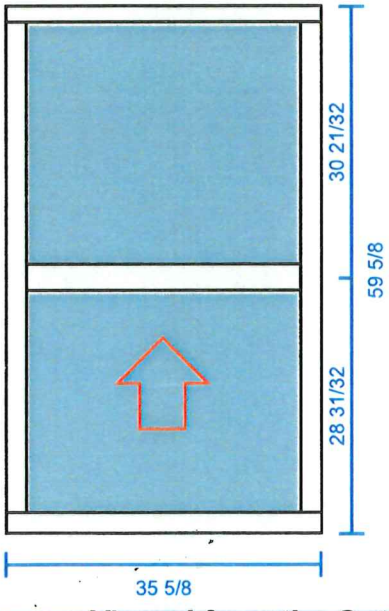
Order Date	Request Date	Ship VIA	DoPO?	Sales Tax	SalesPerson
04/20/2022	05/04/2022		Yes		Joe D

Sold to:
Coastal Windows
4601 E Moody Blvd, G2
Bunnell, FL 32110

Requirements:
U-Factor: 0.00
SHGC: 0.00
Design PSF: +0/-0

Job/Ship To:
Grace - Castillo Garage
28A W. Castillo
St.Johns County,

Viewed from the Outside



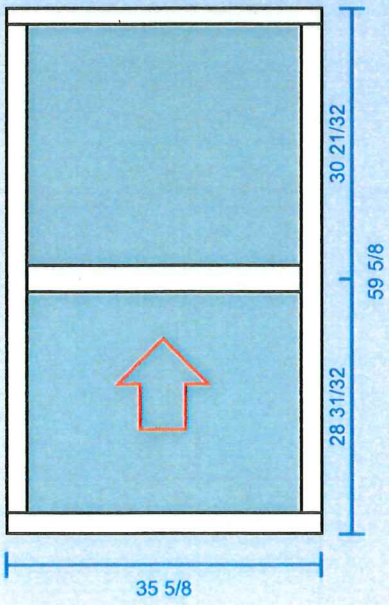
Qty	Item DP	U-Fac	SHGC
1	35/-35		

RoomCode
1st.fl.right

Opening Dimensions

Line	Full Description
10	8500 FIN SH EQUAL SASH 3050(35 5/8 x 59 5/8) WHT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS W/ HALF SCREEN

Viewed from the Outside



Qty	Item DP	U-Fac	SHGC
2	35/-35		

RoomCode
1st.fl.rear

Opening Dimensions

Line	Full Description
20	8500 FIN SH EQUAL SASH 3050(35 5/8 x 59 5/8) WHT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS W/ HALF SCREEN

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Bunnell, FL 32110
(386) 445-9829

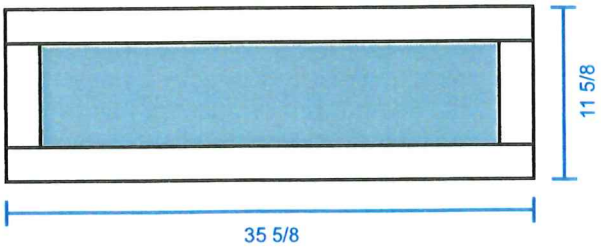
~~Viewed from the Outside~~

Qty	Item DP	U-Fac	SHGC
1	29.7/-29.7		

RoomCode
2nd.fl.closet

Opening Dimensions

Line	Full Description
60	8500 PW FIN 3010(35 5/8 x 11 5/8) WHT (GLASS SIZE = 32x8) 1 LT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS



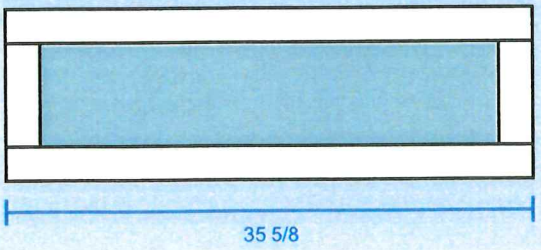
Viewed from the Outside

Qty	Item DP	U-Fac	SHGC
1	29.7/-29.7		

RoomCode
2nd.fl.bath

Opening Dimensions

Line	Full Description
70	8500 PW FIN 3010(35 5/8 x 11 5/8) WHT (GLASS SIZE = 32x8) 1 LT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS



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COASTAL WINDOWS OF FLAGLER
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386-445-9829

Coastal Windows of Flager, Inc.
4601 E Moody Blvd
Units G2-3
Bunnell, FL 32110
(386) 445-9829

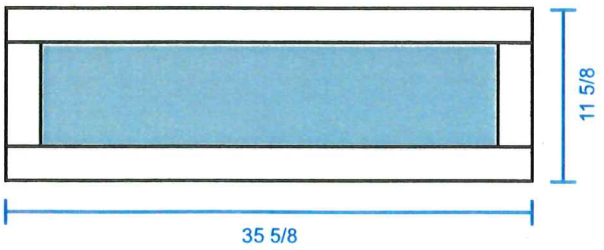
Estimate
300308
4of 4

Qty	Item DP	U-Fac	SHGC
2	29.7/-29.7		

RoomCode — **Opening Dimensions**

2nd.fl.storage

Line	Full Description
80	8500 PW FIN 3010(35 5/8 x 11 5/8) WHT (GLASS SIZE = 32x8) 1 LT (MUNTIN STYLE: 1/1) DSB INSUL 3MM HP LOW-E W/ ARGON GAS



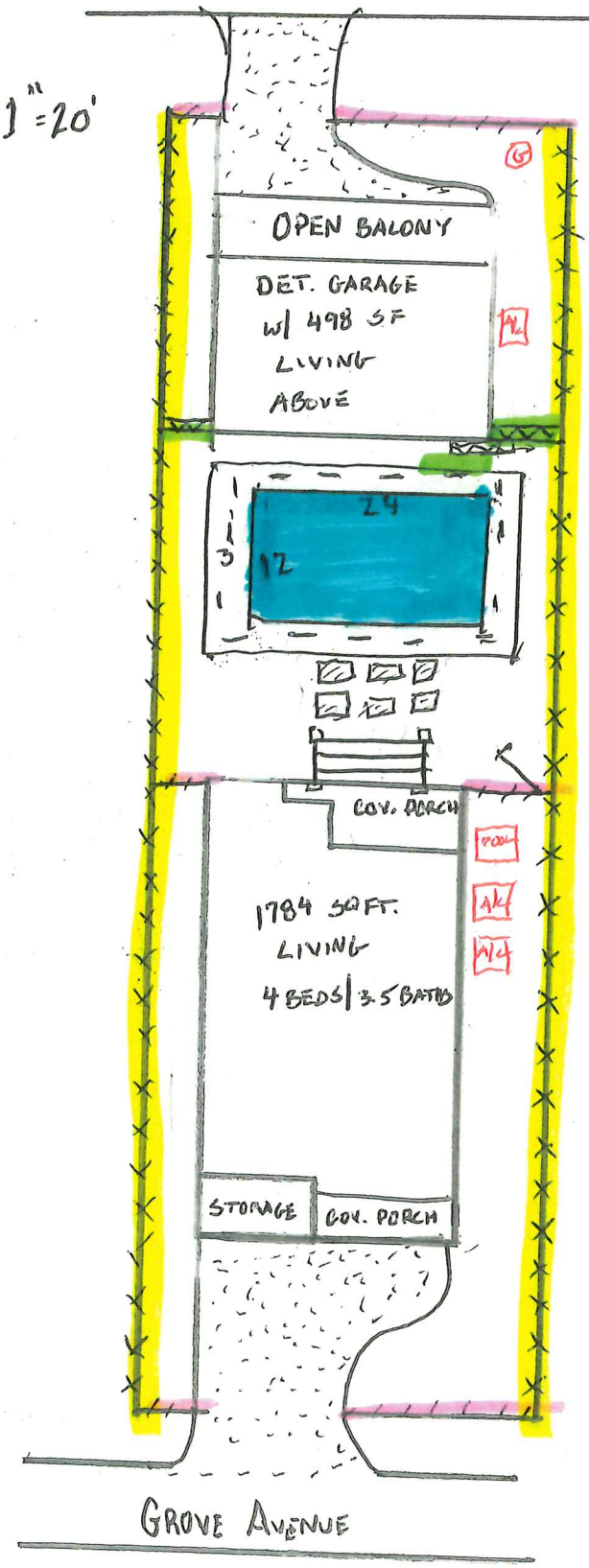
EQUIPMENT

LOT 15

CASTILLO DRIVE

Received at HARB April 21, 2022 meeting
Planning and Building Department

SCALE: 1" = 20'



= 6' PRIVACY FENCE HORIZONTAL CLAPBOARD

= 4' PICKET FENCE

= 8' PRIVACY CLAPBOARD

= 12x24 POOL

= PROPED CONCRETE

= 3' PAVER SURROUND

= STEPPING STONES 16" x 16"

POOL = JANDY 1.87 HP

AC = AMERICAN STD - 10KW

G = LIBERTY GRINDER

FENCING, PARKING, POOL, EXISTING TREES TO REMAIN

Received at HARB April 21, 2022 meeting
Planning and Building Department

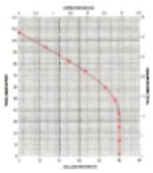
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GRINDER PUMP FOR SEWAGE









Manufacturer: Liberty Pumps

Liberty LSG202A Grinder Pump

Item #: LIBLSG202A

Call for availability: 800-778-1540

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Received at HARB April 21, 2022 meeting
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Pool Supply Unlimi...


3HP Energy Star Variable Speed...
$949.99
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(10)


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eBay
Used


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$1,899.98
eBay


1.5 HP Energy Star Certified Variable...
$599.99
Pool Parts To Go
(11)


Hayward TriStar Variable Speed...
$1,469.00
Leslie's Pool Suppl...


Jacuz... Variab...
$1,48...
Leslie's

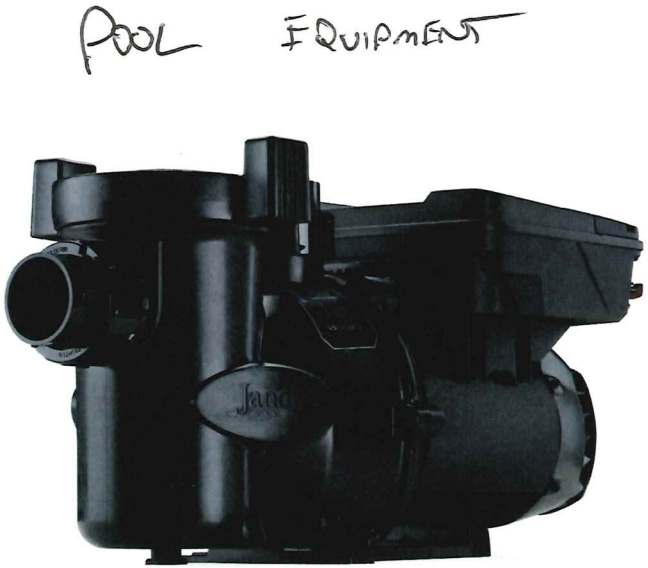
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jandy.com


VS FloPro 1.85 HP | Jandy
jandy.com

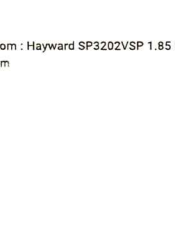


VS FloPro 1.85 HP | Jandy
jandy.com


Swimming Pool Tips & Revi...
poolmandave.blogspot.com


VS FloPro 0.85 and 1.65 HP | Jandy
jandy.com


Pro Series VS-FloPro 1.85H...
tcpoolequipment.com · In stock


Amazon.com : Hayward SP3202VSP 1.85 H...
amazon.com


Jandy VS FloPro 1.65HP - Dolphin Pools...
dolphinpoolsandbbqs.com · In stock

VS Flopro 2.7 HP DV2A Jandy | AquaBrit...
aquabritepoolservice.com

PUMPS - RESIDENTIAL - Page 1 - HATC...
hatchiksupplyonline.com

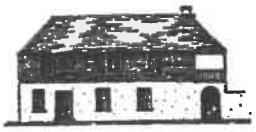
Jandy Pool Pumps
aquaramapoolsandspas.com

New Variable-Speed Pool Pump Regulati...
cirruspools.com

Application pg. 34

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_____

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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

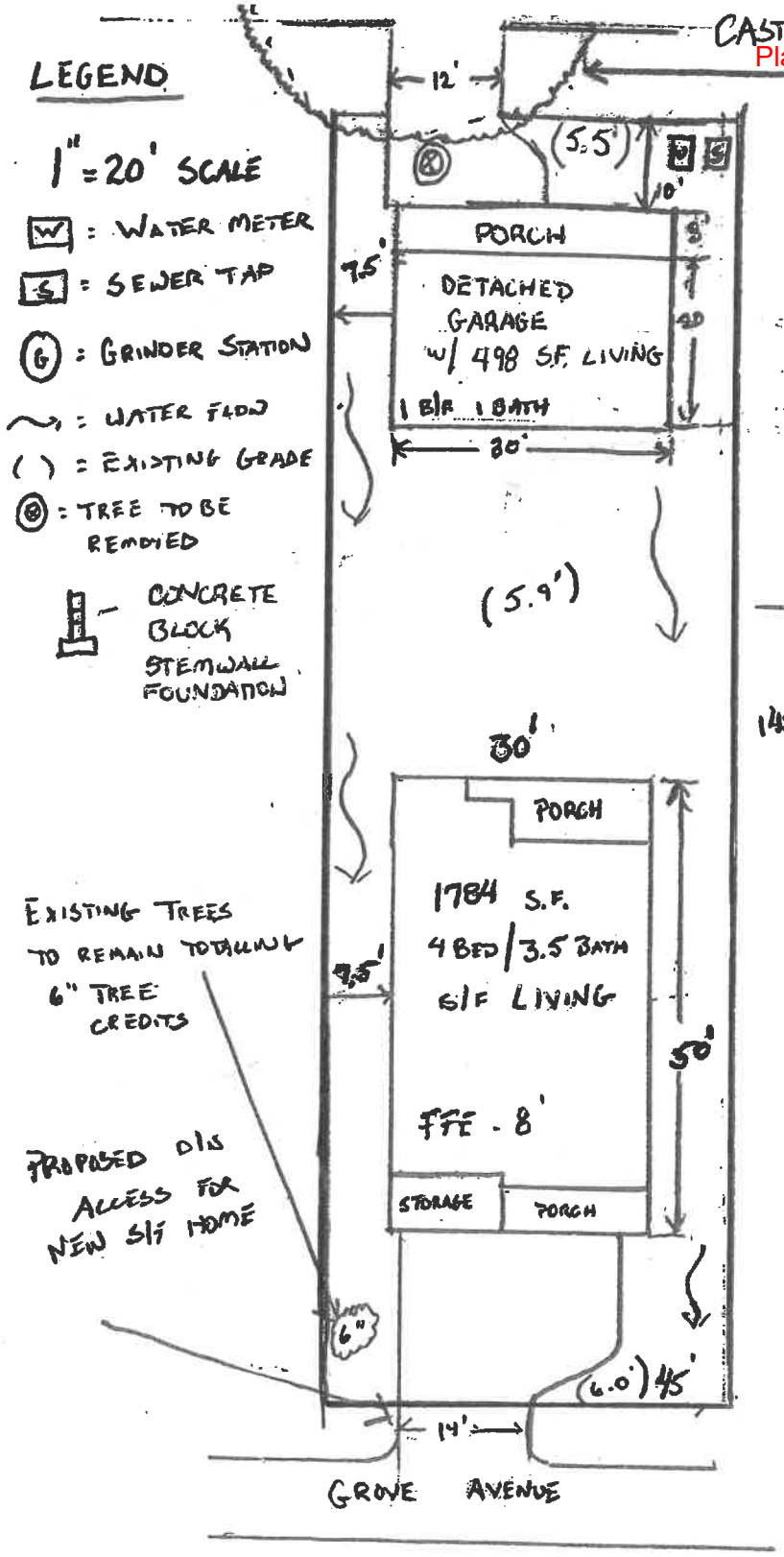
❖ Other details necessary for review:

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
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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

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

* 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 PATTERN 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

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Image capture: Jul 2019 © 2022 Goo

← 28 W Castillo Dr

All Street View & 360°



St. Augustine, Florida

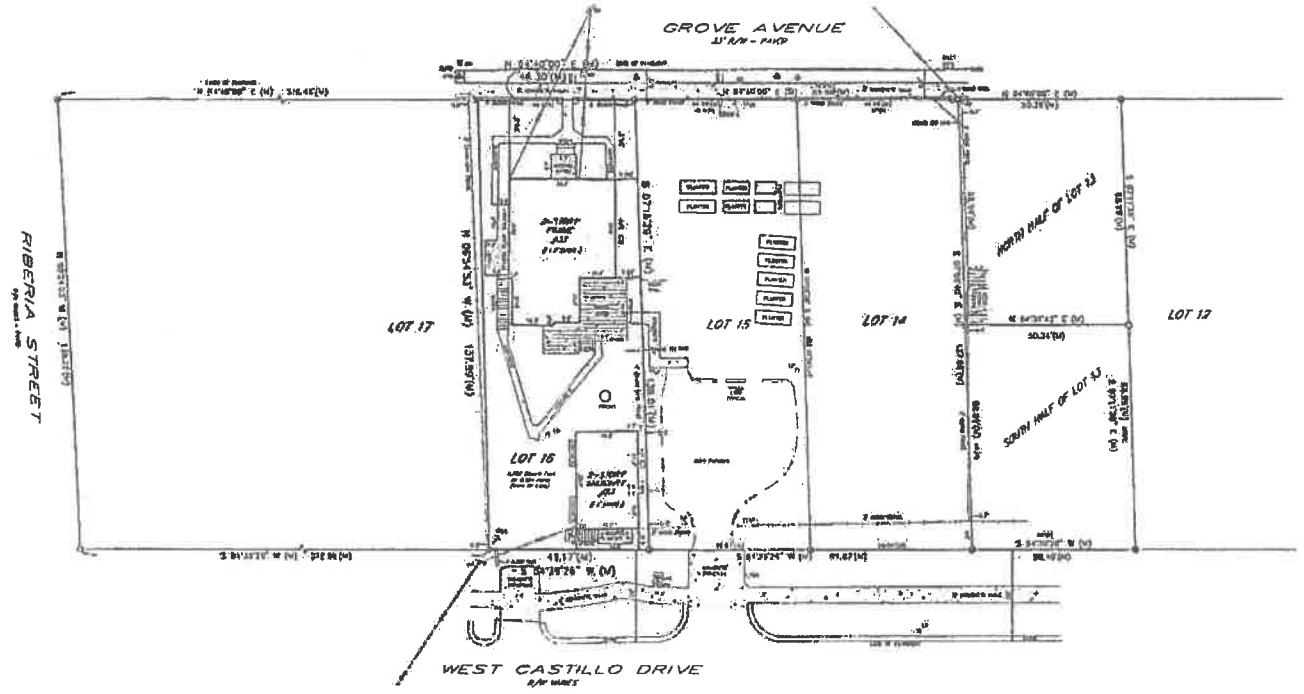
Google

Street View - Jul 2019

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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 = GUY WIRE ANCHOR
- WV = WATER VALVE
- FH = FIRE HYDRANT
- MH = MANHOLE
- RP = REFLECTOR 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.

DIMENSIONS ARE FEATURES NOT DETERMINED BY THIS SURVEY.

ELEVATIONS SHOWN HEREON ARE BASED ON STATIC MONITORING DATA AS SHOWN ENCOMPASSED FOR ELEVATION.

ALL ELEVATION DATA IS BASED ON STATIC MONITORING.

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.

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

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY 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-17.050, 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.

BOUNDARY SURVEY

40 GROVE AVENUE & 211 WEST CASTILLO DRIVE
ST. AUGUSTINE, FLORIDA 32084

ANCIENT CITY SURVEYORS
ACS PROFESSIONALS
LAND SURVEYORS

MICHAEL J. FRENCH PLS
Professional Land Surveyor

Received March 21, 2022
Planning and Building Department

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

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)

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 46¼" 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
	0-365	H2.5	(10)8d(TOTAL)
HETA12 1265	366-500	H6	(16)8d(TOTAL)
HETA16 1810	821-1085	HTS16	(16)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) * ** WOOD STRUCTURAL PANEL ATTACHED TO FRAMING: 2"x4"	WOOD STRUCTURAL PANEL ATTACHED TO FRAMING: 2"x6"	CONCRETE OR MASONRY WALLS: WOOD STRUCTURAL PANEL ATTACHED TO CONCRETE OR MASONRY WALLS: ANY	
			WOOD STRUCTURAL PANEL ATTACHED TO CONCRETE OR MASONRY WALLS: ANY	WOOD STRUCTURAL PANEL ATTACHED TO CONCRETE OR MASONRY WALLS: <8 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
1/4" 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 WIND ZONE.

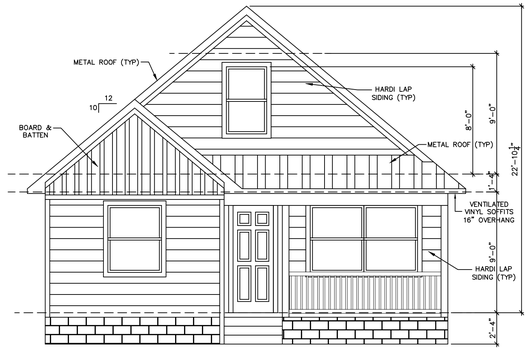
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

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

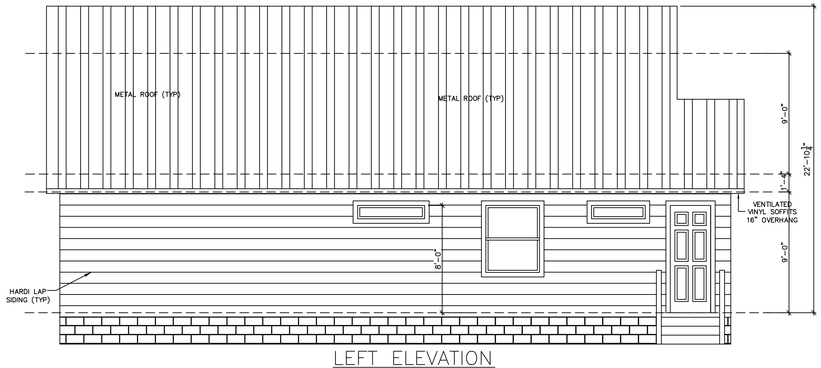
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

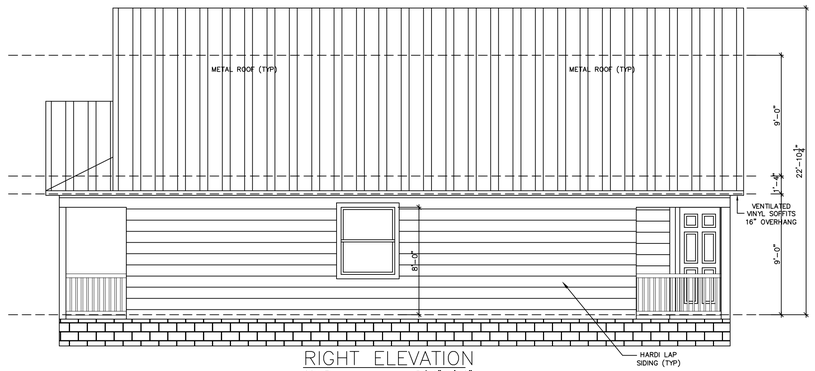
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



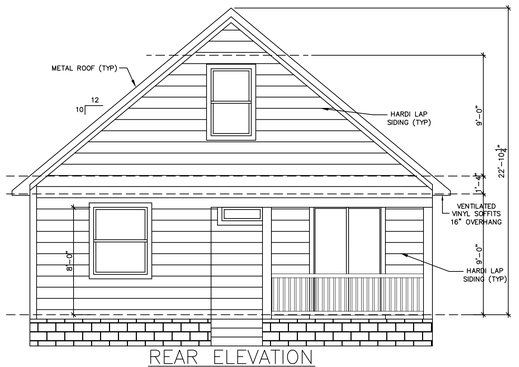
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

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

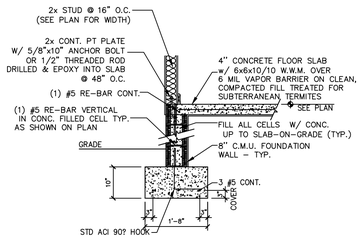
DRAWN BY	K.E.B.
DATE	1-5-22
SCALE	SCALE
CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	1 OF 4

Received March 21, 2022
Planning and Building Department

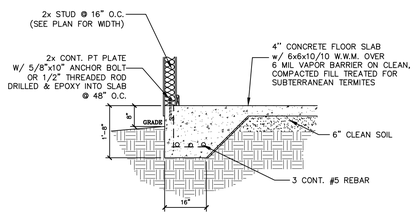
SQUARE FOOTAGE TABULATION	
1st FLOOR LIVING	1,244
2nd FLOOR LIVING	540
COVER PATIO	102
ENTRY	83
STORAGE	70
TOTAL	2,039

GARAGE / RESIDENCE SEPARATION REQUIRMENTS

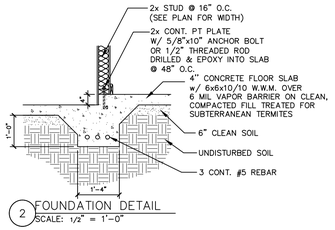
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required 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



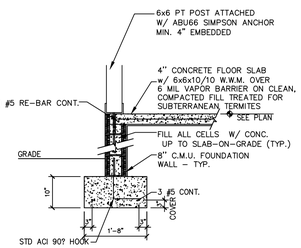
1 FOUNDATION DETAIL
SCALE: NTS



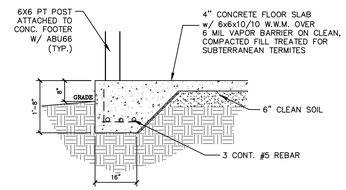
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



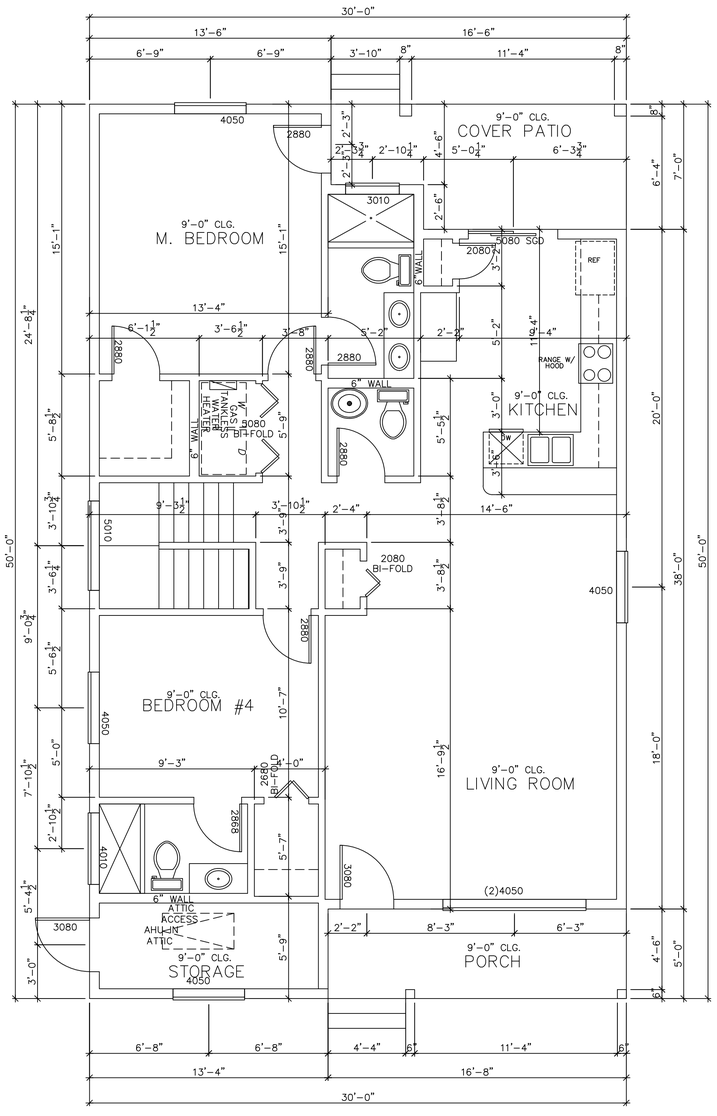
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



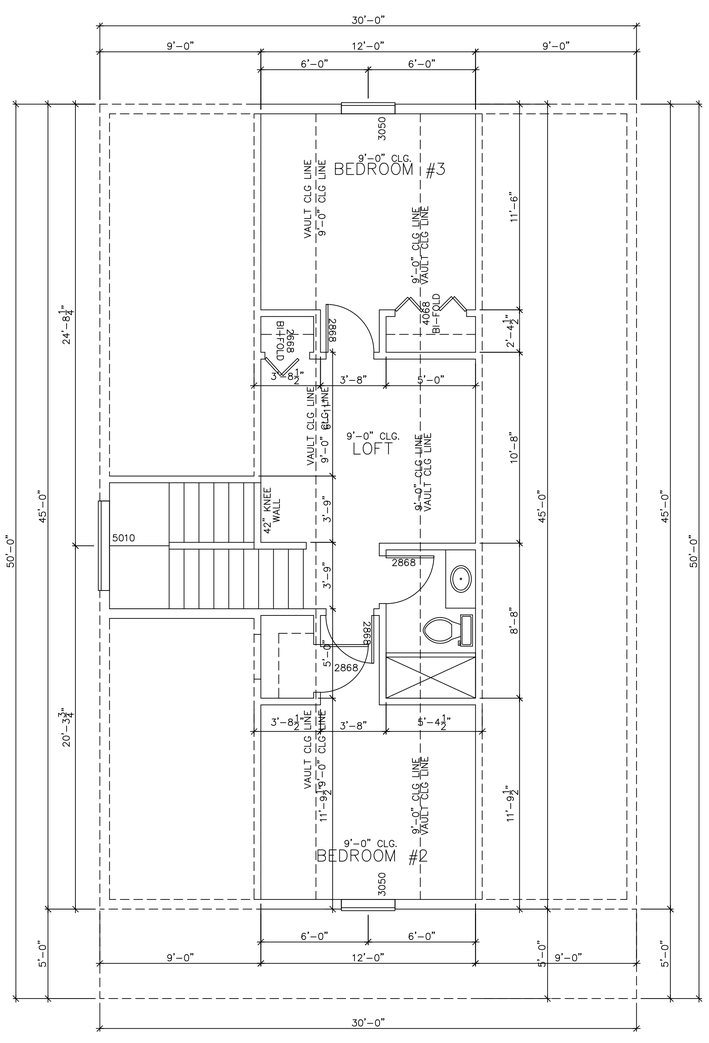
3 FOUNDATION DETAIL
SCALE: NTS



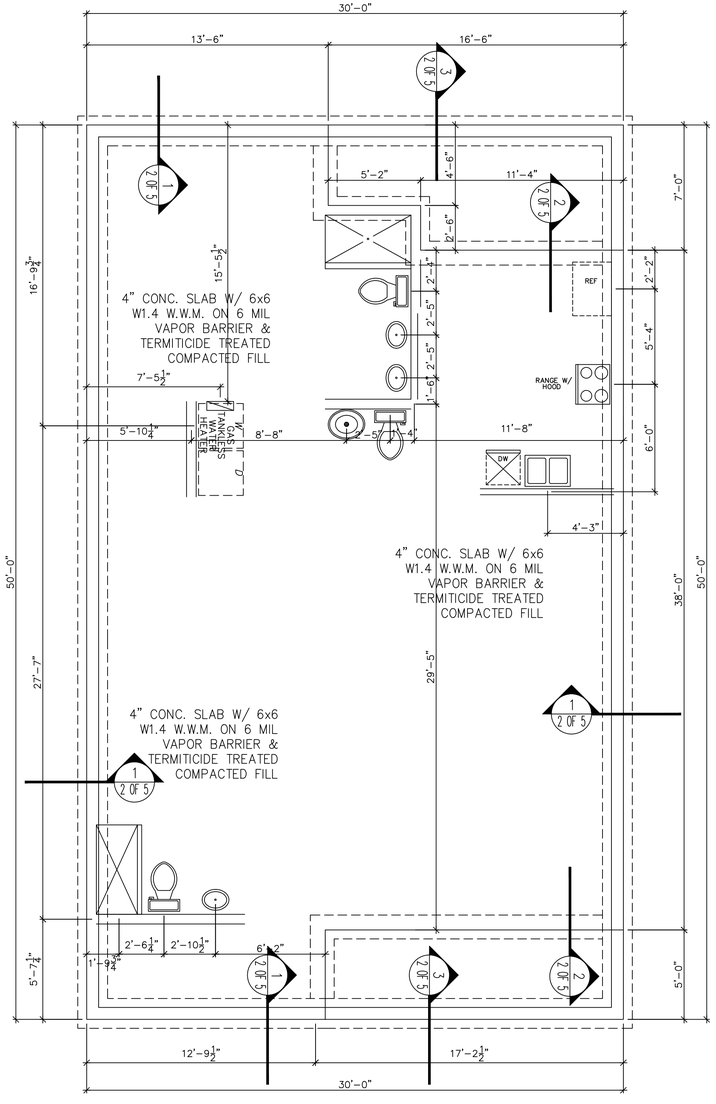
3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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



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



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

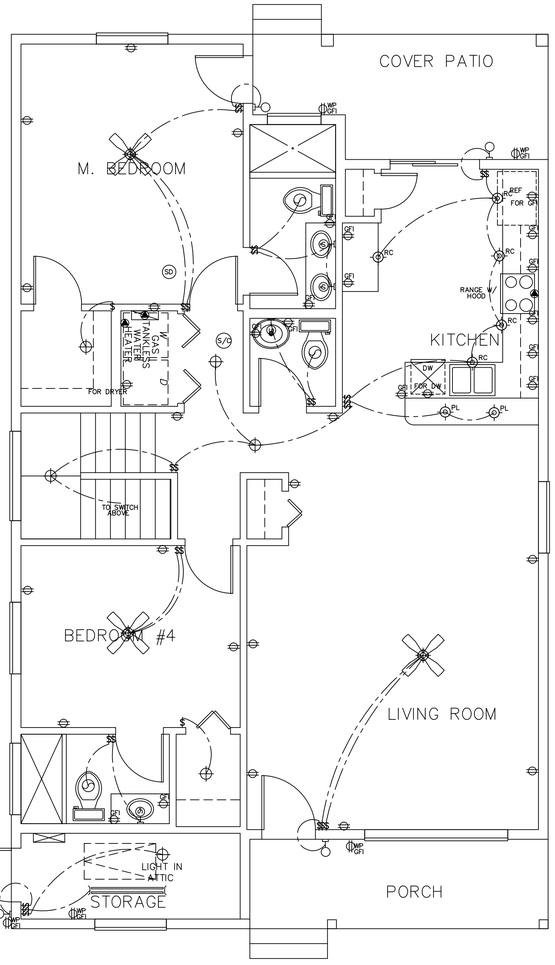
ROBERT G. MORGEN JR., P.E.
#56118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

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

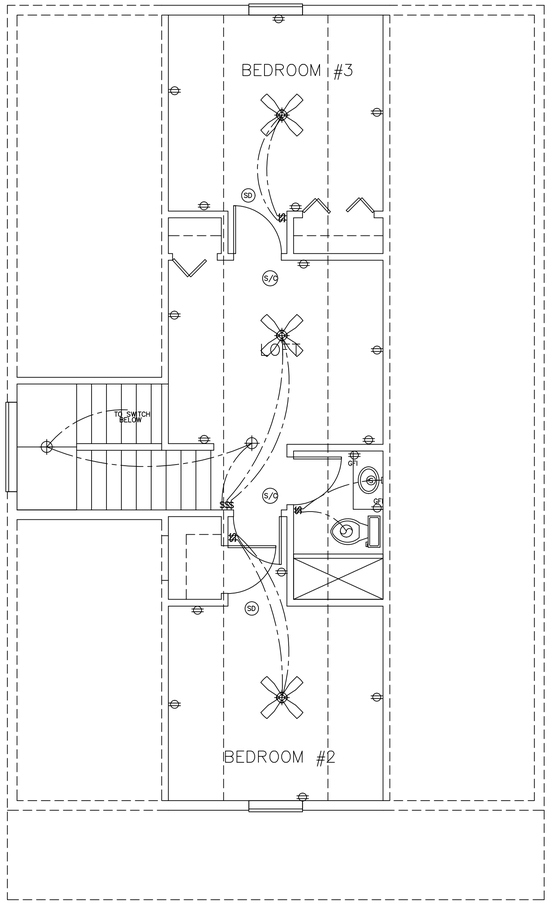
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PLAN NO	
SHEET NO	2 OF 4

Received March 21, 2022
Planning and Building Department



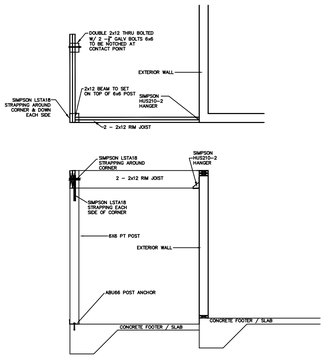
1st FLOOR ELECTRICAL PLAN

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



2nd FLOOR ELECTRICAL PLAN

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

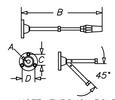


PORCH CORNER SECTION

SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



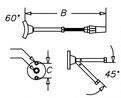
ITEM	A	B	C	D	FAST.	WT
S0981–0005	⅜"	8.00"	1.20"	1.39"	¼"	0.67 (LB)
S0981–0007	½"	8.50"	1.20"	1.39"	¼"	0.75 (LB)

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 ⅛" 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 ⅛" 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



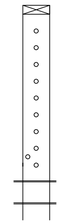
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	⅛"	25'	580	1.44 (LB)
C0978–4100	3/16"	100'	580	6.84 (LB)
C0978–4500	¼"	500'	580	32.62 (LB)

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

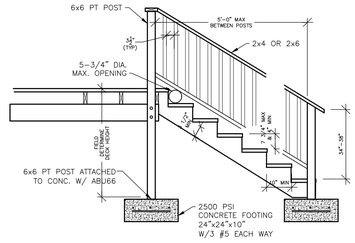
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

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



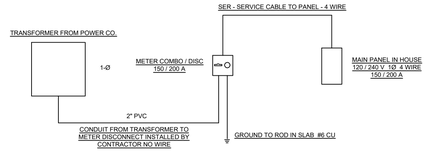
TYPICAL STAIR CONSTRUCTION

(SCALE: 1/2" = 1'-0")

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
⊕RE 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
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	GFI FLOOR OUTLET		
GATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT

*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 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

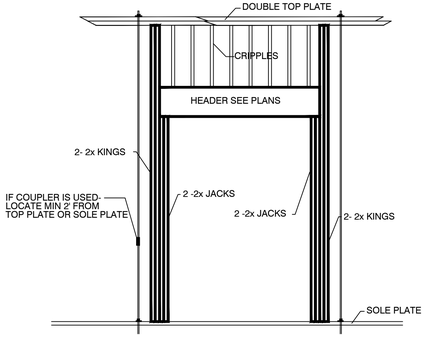
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SIGNED (DESIGNER)

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

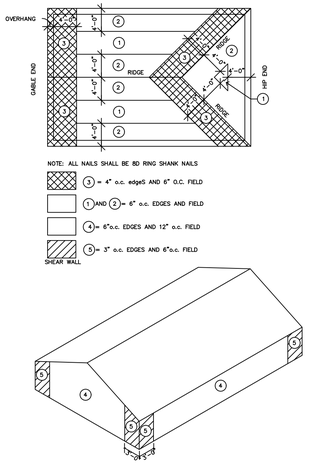
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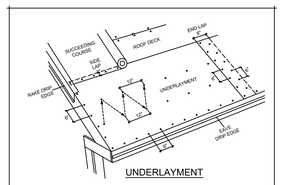
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

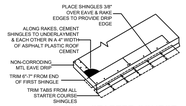
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



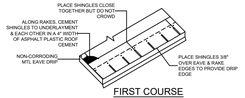
Plywood Nailing Details



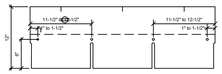
UNDERLAYMENT



STARTER COURSE



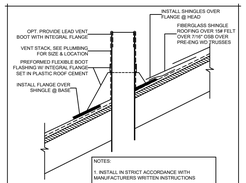
FIRST COURSE



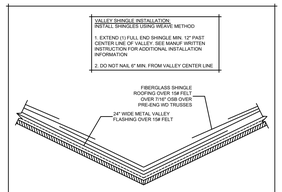
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

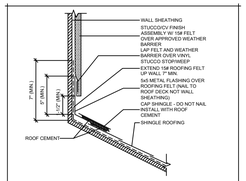
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



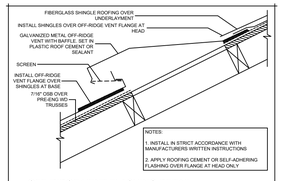
VENT STACK FLASHING DETAIL
N.T.S.



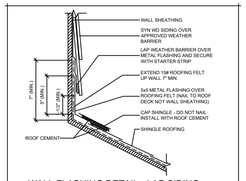
VALLEY FLASHING DETAIL
N.T.S.



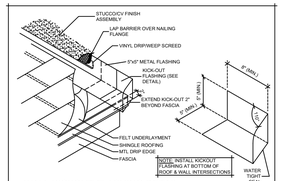
WALL FLASHING DETAIL - STUCCO
N.T.S.



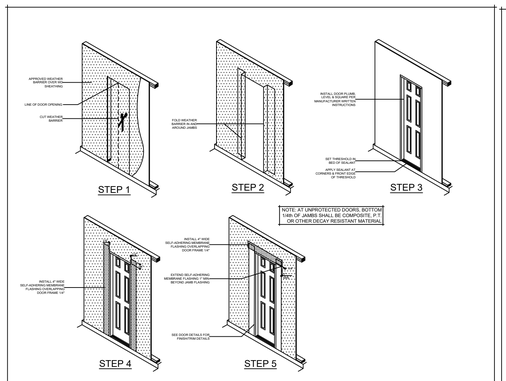
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



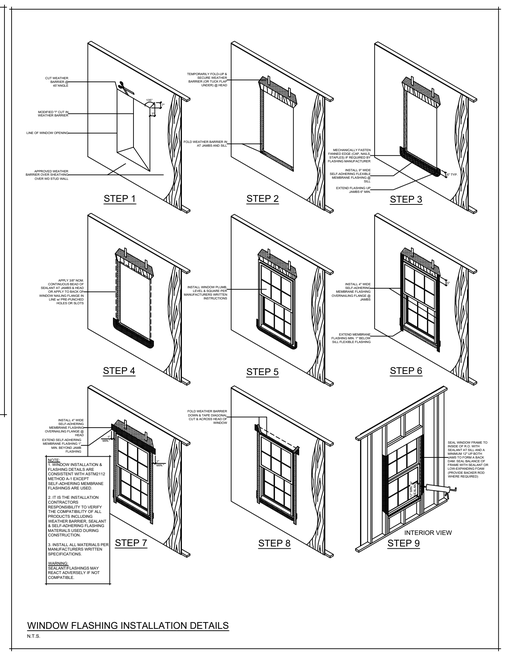
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



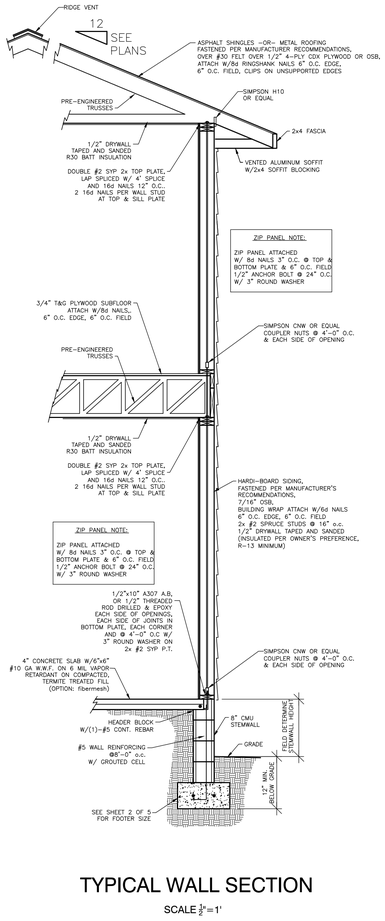
WALL/KICKOUT FLASHING DETAIL
N.T.S.



DOOR FLASHING INSTALLATION DETAILS
N.T.S.

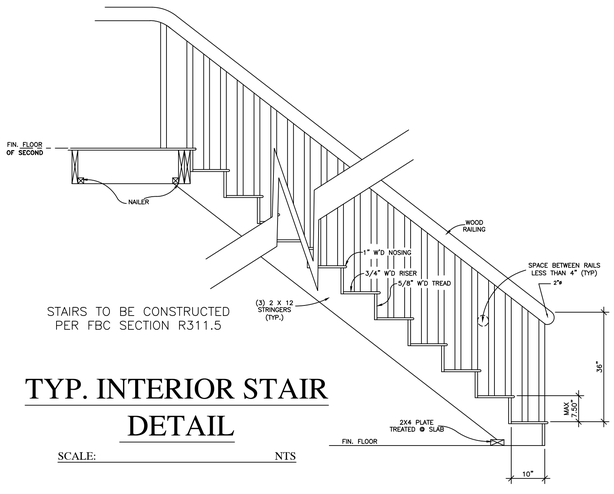


WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



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) mean roof height, 0 to 33 ft	mean roof height, 34 to 45 ft	mean roof height, 46 to 60 ft	CORNER 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" HEX 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.

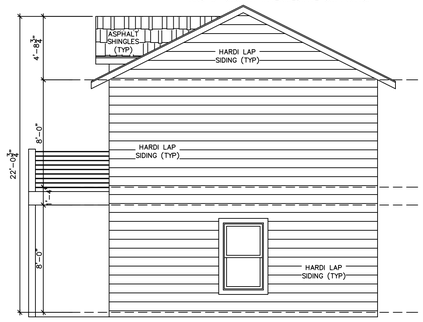
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"

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

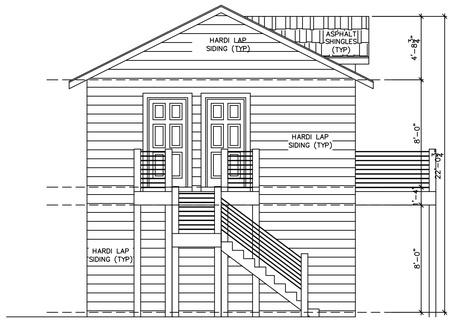
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
EXP=C
RISK CAT #2

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

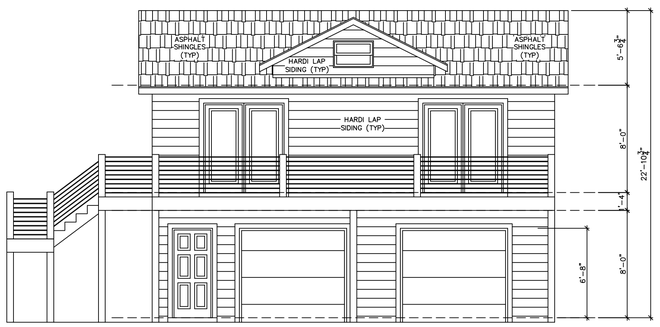
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 7TH EDITION 2020 FLORIDA BUILDING CODE



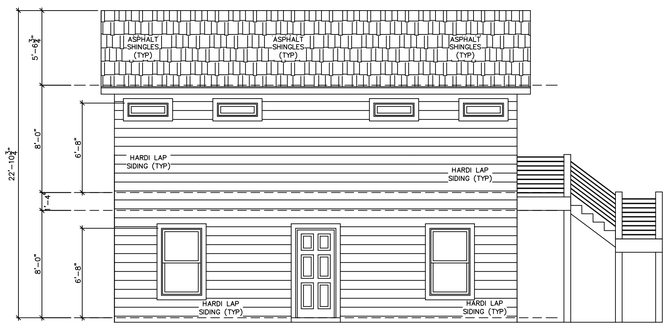
RIGHT ELEVATION
SCALE: 3/16"=1'-0"



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	

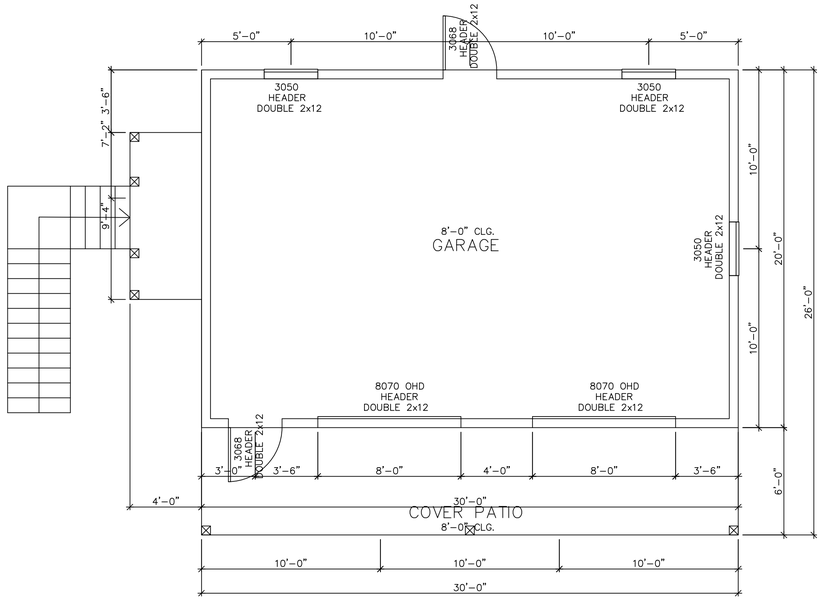
ROBERT G. MORGEN JR., P.E.
#59118
65 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633
RGM Engineering, Inc.

SIGNED (DESIGNER)

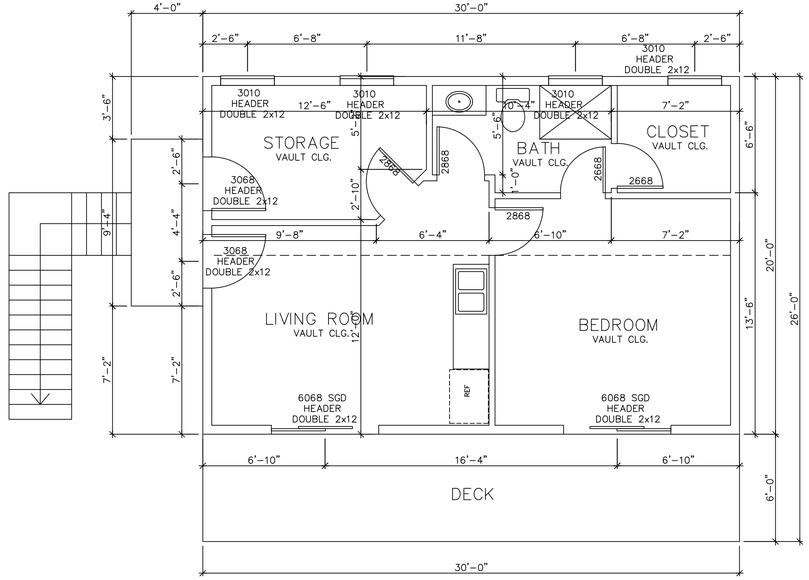
NEW GARAGE PLANS FOR
28 W. CASTILLO DRIVE
ST. JOHNS COUNTY

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"



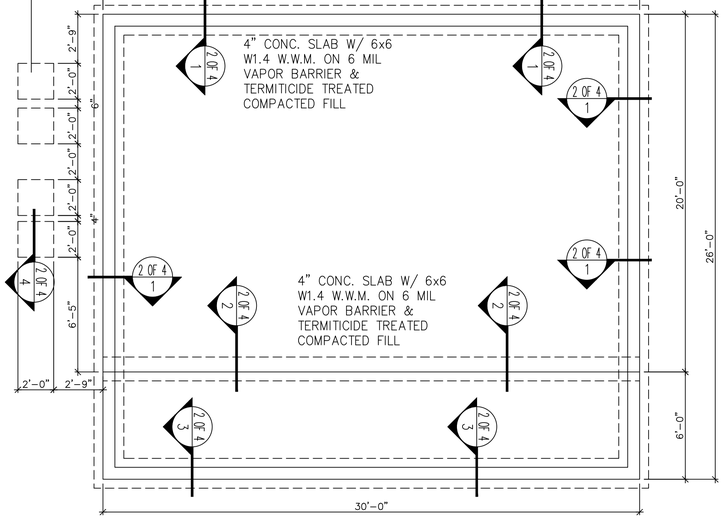
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE TABULATION

1ST FLOOR GARAGE	600
2ND FLOOR LIVING	498
2ND FLOOR DECK	180
STORAGE	102
TOTAL	1,380

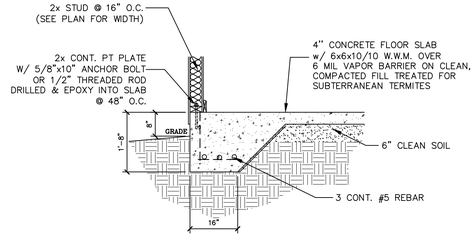
GARAGE / RESIDENCE SEPARATION REQUIRMENTS

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

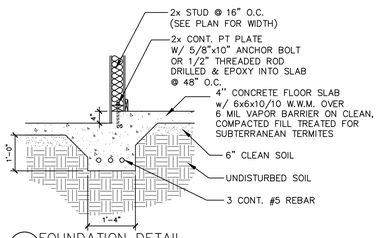


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

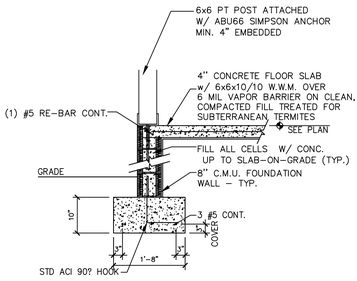
1 FOUNDATION DETAIL
SCALE: NTS



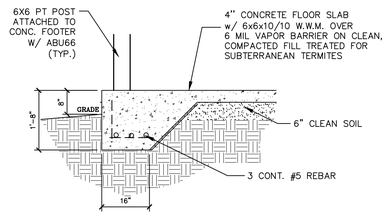
1 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



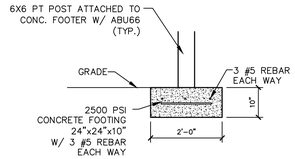
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL
SCALE: NTS



3 ALTERNATE FOUNDATION DETAIL
SCALE: NTS



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

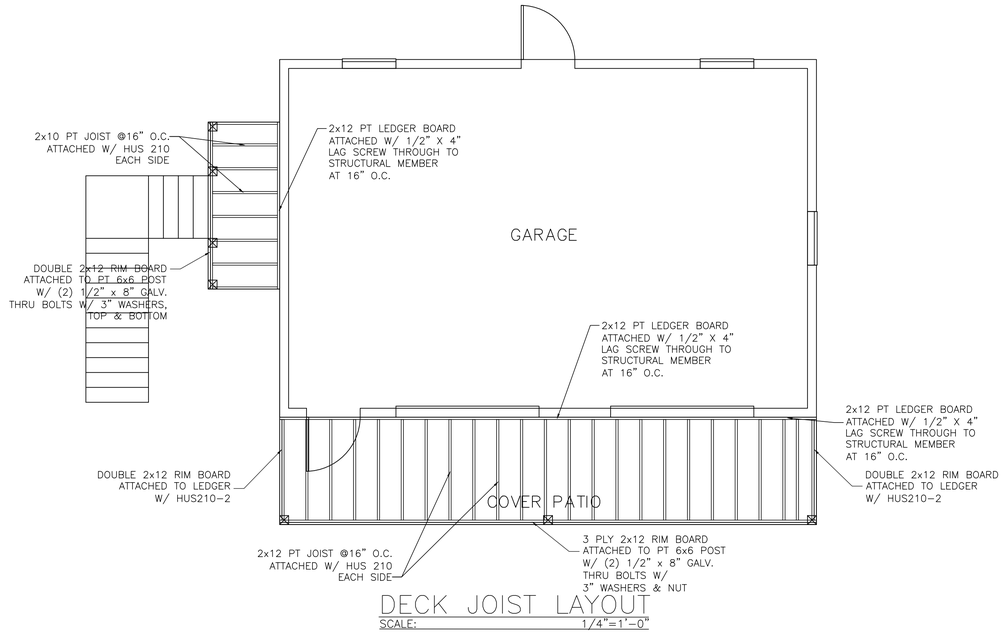
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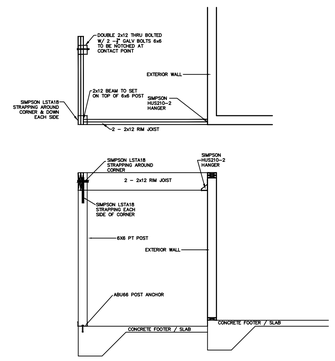
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CHECKED BY	R.G.M.
PLAN NO	
SHEET NO	2 OF 4

Received March 21, 2022
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DECK JOIST LAYOUT

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

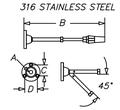


PORCH CORNER SECTION

SCALE: NTS

RAILEASY™ QUICK ATTACH–FLAT

316 STAINLESS STEEL



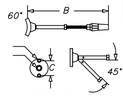
ITEM	A	B	C	D	FAST.	WT.
S0981–0005	1/2"	8.00"	1.20"	1.39"	1"	0.67 (LB)
S0981–0007	1"	8.50"	1.20"	1.39"	1"	0.75 (LB)

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

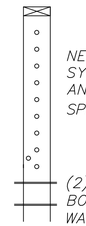
ITEM	SIZE	SPOOL	WT.	WT
C0978–4025	1/8"	25'	580	1.44 (LB)
C0978–4100	1/8"	100'	580	6.84 (LB)
C0978–4500	1/8"	500'	580	32.62 (LB)

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

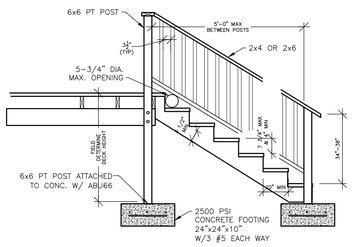
ALL CONNECTORS SHALL BE CORROSION RESISTANCE OR STAINLESS STEEL.

2X6 CAP



NEW S.S. CABLE RAIL SYSTEM TYP. SECOND AND THIRD FLOOR SPACING 3 3/4" O.C.

(2) 5/16"X10" LAG BOLTS W/ 3" WASHER



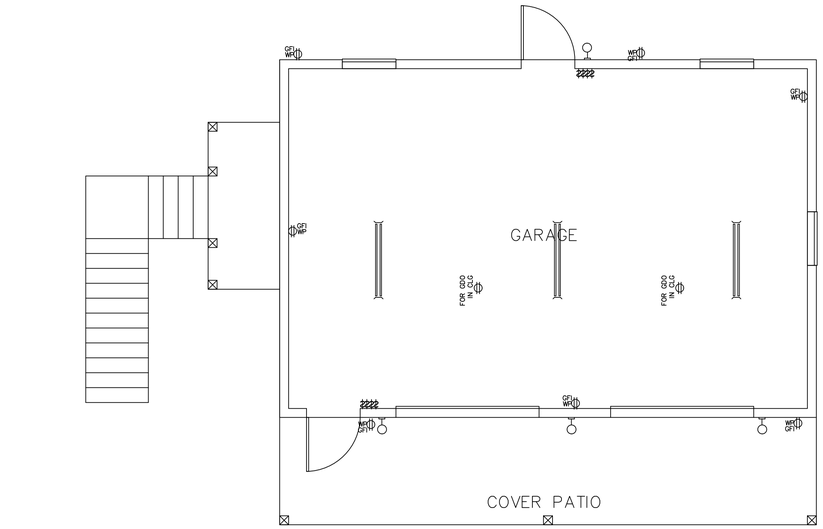
TYPICAL STAIR CONSTRUCTION

(SCALE: 1/2" = 1'–0")

*NOTE:
–Location of electric outlets are a representation only. outlets will be located per local building code.

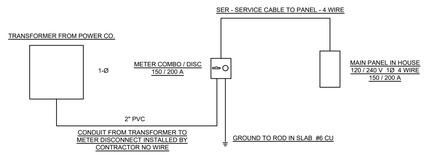
–Provide AFCI(arc–fault circut interrupters) in all dwelling unit bedrooms per NEC article 210–12)*

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
VLC VP	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		
GATS	GENERATOR AUTO TRANSFER SWITCH		CEILING FAN W/ LIGHT



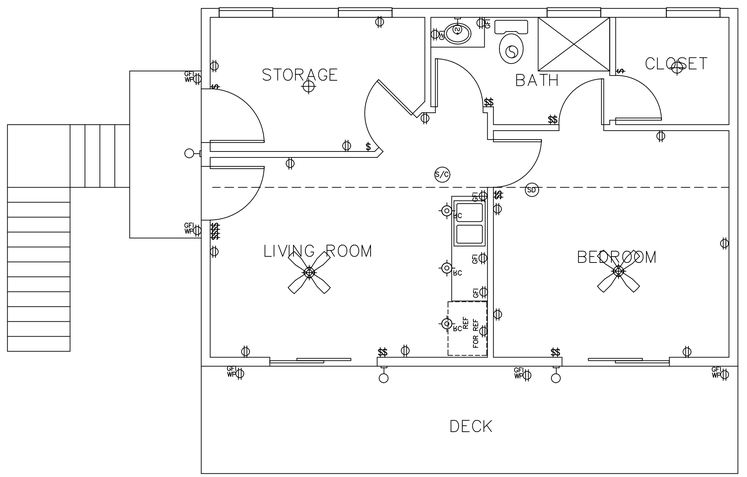
1st FLOOR ELECTRICAL

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



2ND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'–0"

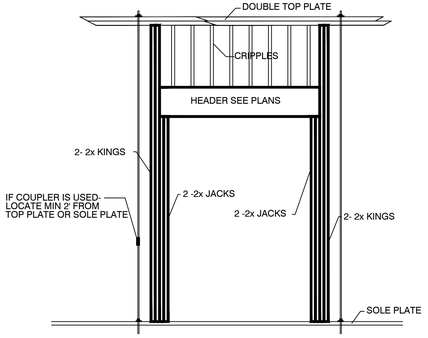
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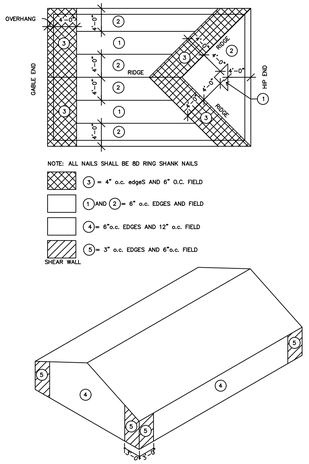
Received March 21, 2022
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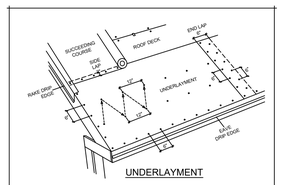
TYPICAL DOOR/WINDOW OPENING

WINDOW/DOOR HEADER SCHEDULE

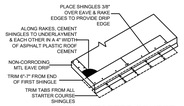
OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)
OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)
OPENINGS 9'-1" - 12'-0" (2 JACKS/3 KINGS)



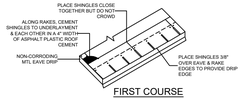
Plywood Nailing Details



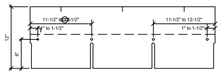
UNDERLAYMENT



STARTER COURSE



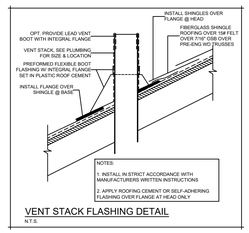
FIRST COURSE



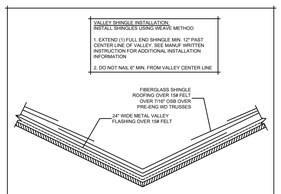
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

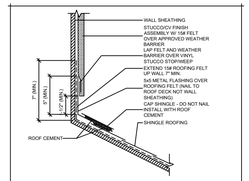
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



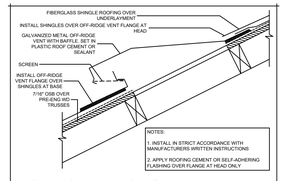
VENT STACK FLASHING DETAIL
N.T.S.



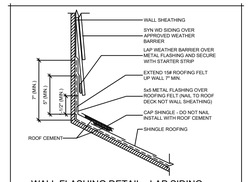
VALLEY FLASHING DETAIL
N.T.S.



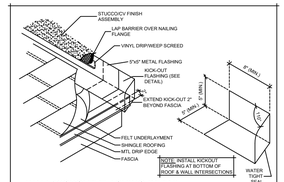
WALL FLASHING DETAIL - STUCCO
N.T.S.



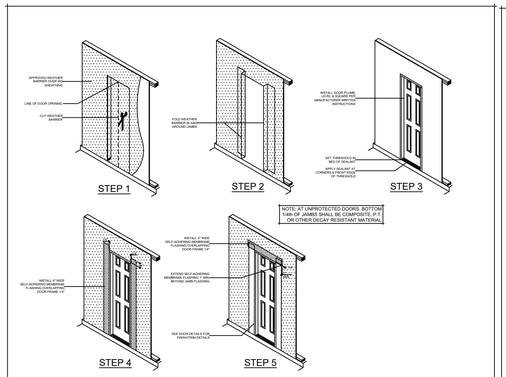
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



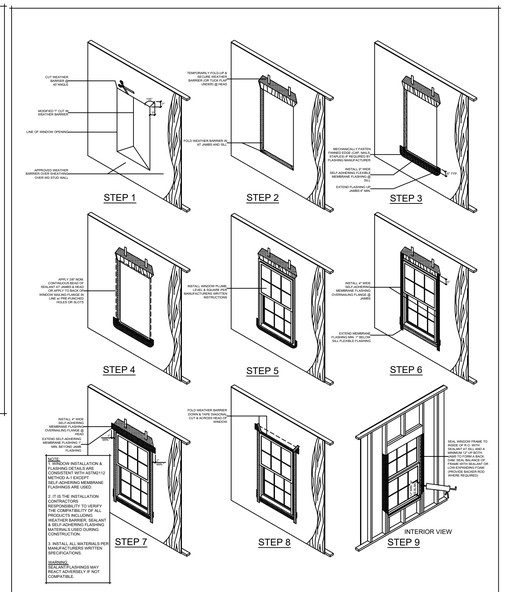
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



WALL/KICKOUT FLASHING DETAIL
N.T.S.



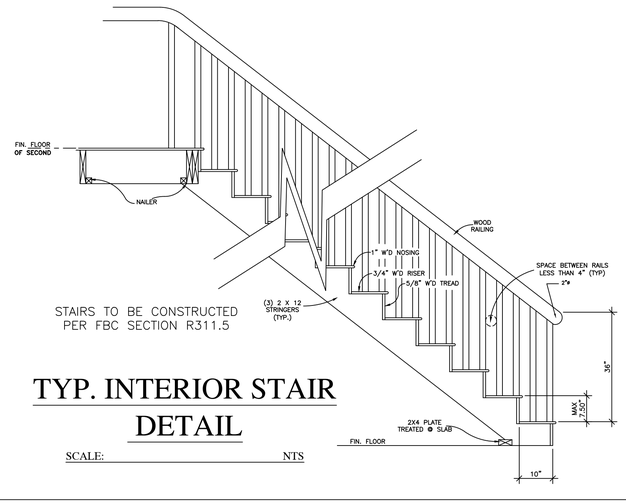
DOOR FLASHING INSTALLATION DETAILS
N.T.S.



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

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 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.

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User Privacy Policy
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Developed by Schneider GEOSPATIAL

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

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for May 19, 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. (Continued from the April 21, 2022 meeting)

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(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. The HARB continued this application at the April 2022 meeting to allow the applicant to provide an additional condition assessment report for staff review as well as documentation of economic hardship. Unless otherwise clarified, comments from the previous staff report still apply to this application.
2. An additional condition assessment, completed by Alexander Grace Contracting, was submitted by the applicant after referencing the document at the previous HARB meeting. The assessment reviews criteria for bringing the existing building up to current codes and recommends demolition and new construction as the safest option for the property owner and neighbors.
3. Regarding undue economic hardship, the applicant provided a completed Determination of Undue Economic Hardship Worksheet and an estimated market value assessment conducted by a real estate agent. The assessment valued the structure at $398,182 in livable condition; however, the letter goes on to say that since the residence is not currently livable, only the land value of approximately $140,000 - $200,000 is relevant. The assessment includes a Comparable Market Analysis Report which indicates that, a livable property of similar size and configuration to that proposed for new construction, could provide a baseline value of over $1 million.
4. Additionally, a repair estimate from TBL Services LLC, also submitted by the applicant, returned an inability to provide a repair cost based on the extent of damage to the building. Costs to demolish the structure and rebuild would be important to the consideration of economic hardship; however, they were not provided.
5. The applicant submitted updated drawings for a two-story replacement structure and noted intent to add a mother-in-law suite to the rear detached garage. 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. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and meet zoning requirements.
6. The Board may consider conditioning an approval to include salvage of any useable materials.

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 additional evidence of deteriorated structural integrity and case for undue economic hardship as provided is sufficient to justify demolition of the National Register Distirct contributing 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 further evidence 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 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 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. Updated drawings were submitted by the applicant showing a two-story residential structure more similar in mass and scale to the adjacent commercial structure than the existing residence proposed for demolition.

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 two-story residential building and has provided simple elevation drawing and a floor plan..

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. Previous Staff Report
2. Staff Photographs
3. Florida Master Site File survey
4. Sanborn Maps
5. Polk City Directroy Research

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





STAFF PHOTOGRAPHS
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

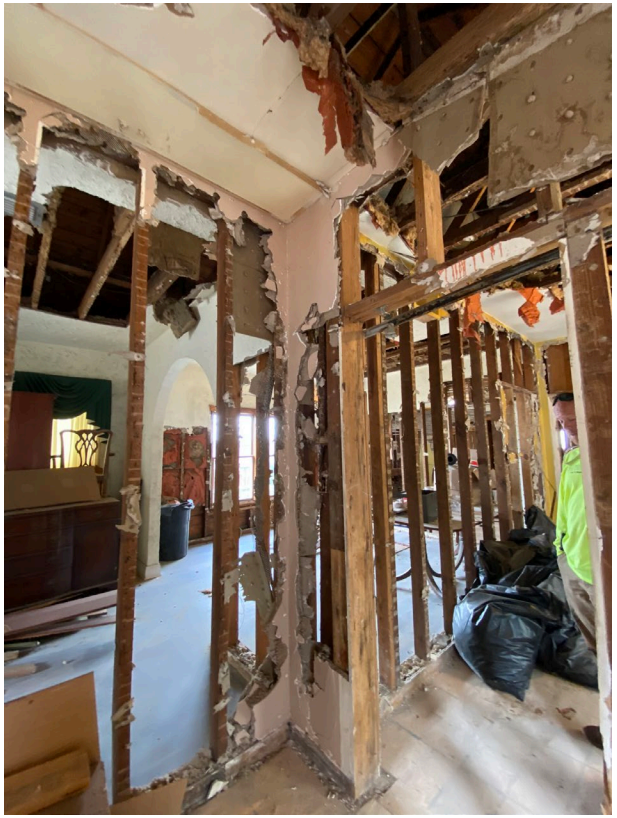




Interior

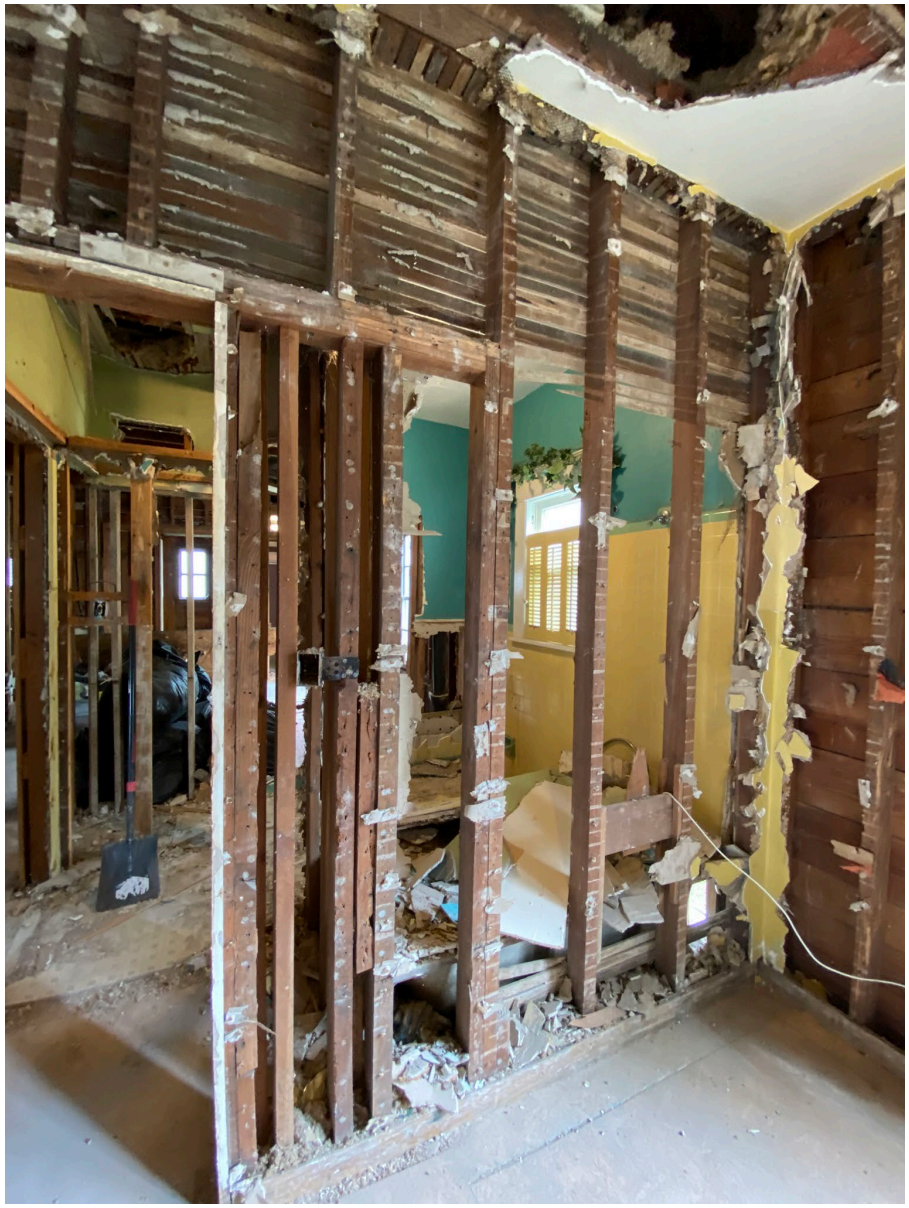
STAFF PHOTOGRAPHS
74 Saragossa Street

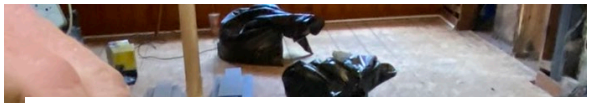






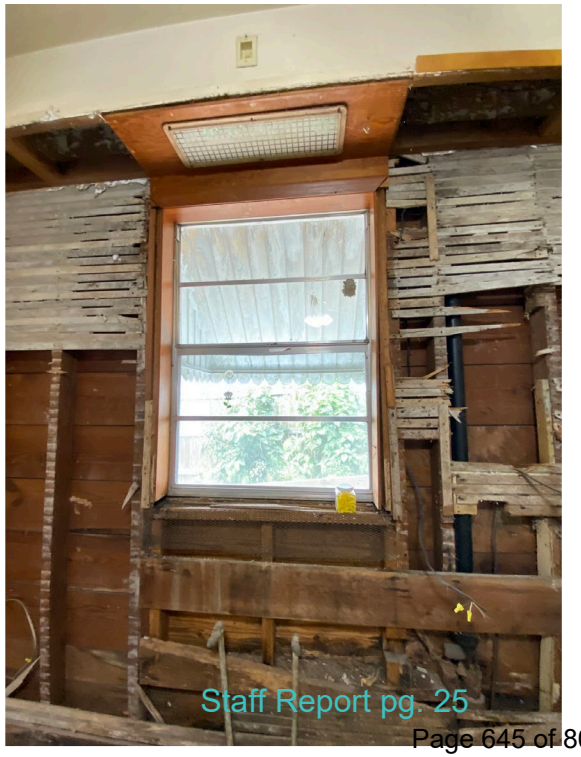
STAFF PHOTOGRAPHS
74 Saragossa Street





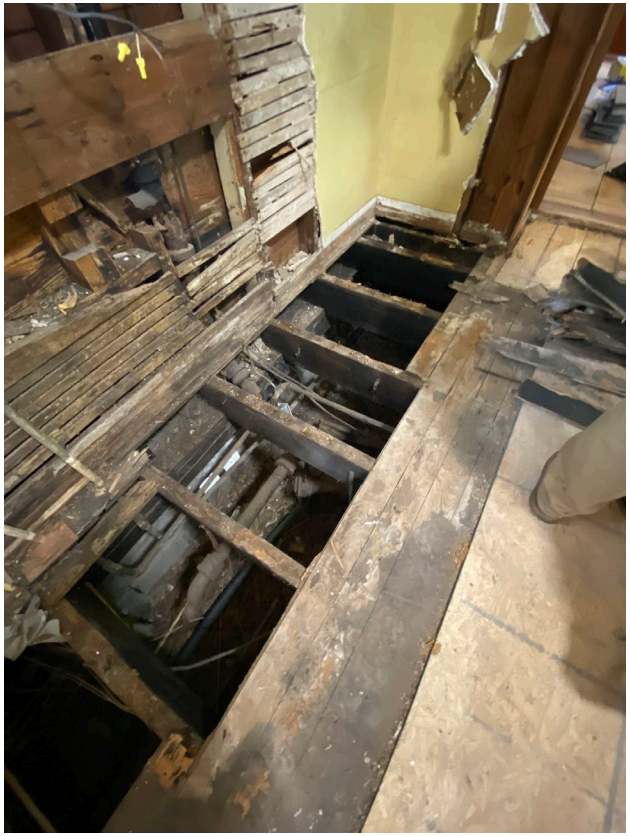
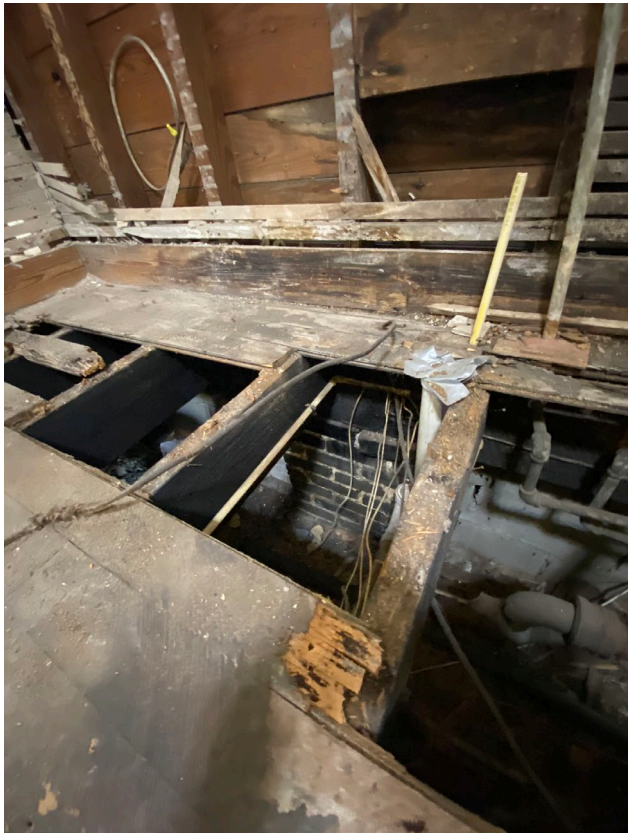
Example of termite damage found throughout





Interior

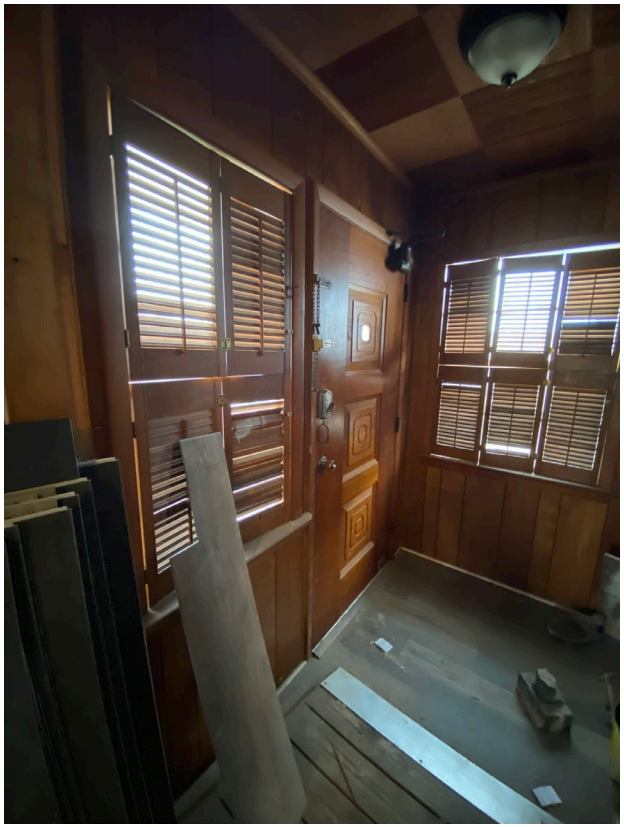
STAFF PHOTOGRAPHS
74 Saragossa Street


Interior

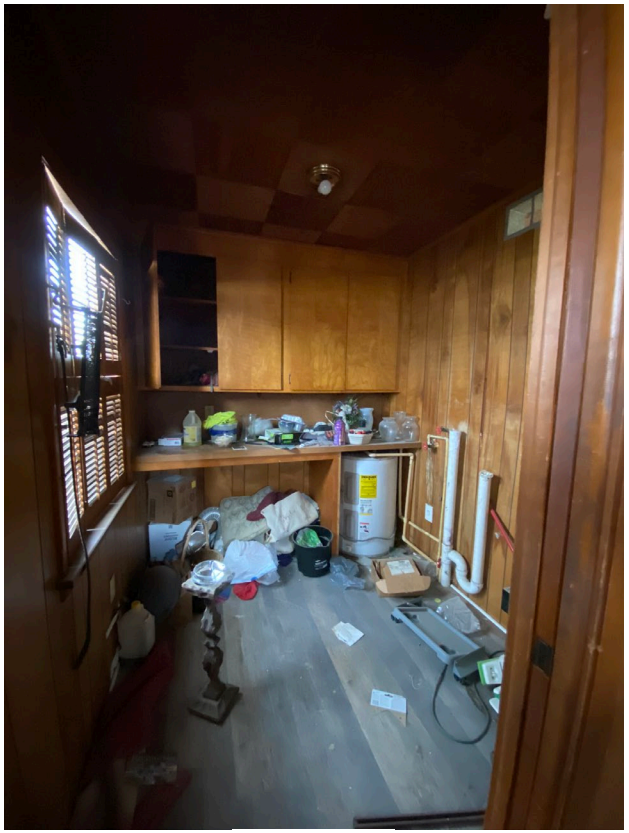
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74 Saragossa Street





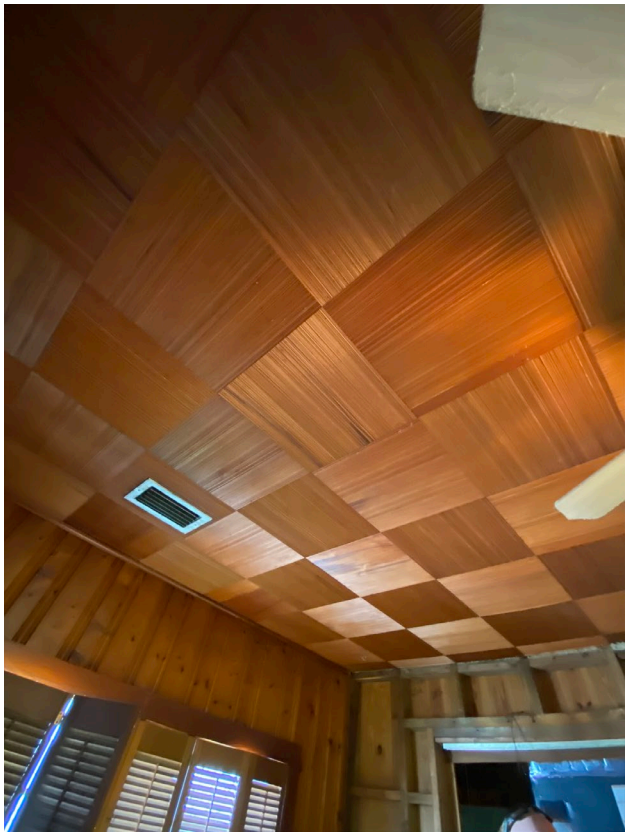
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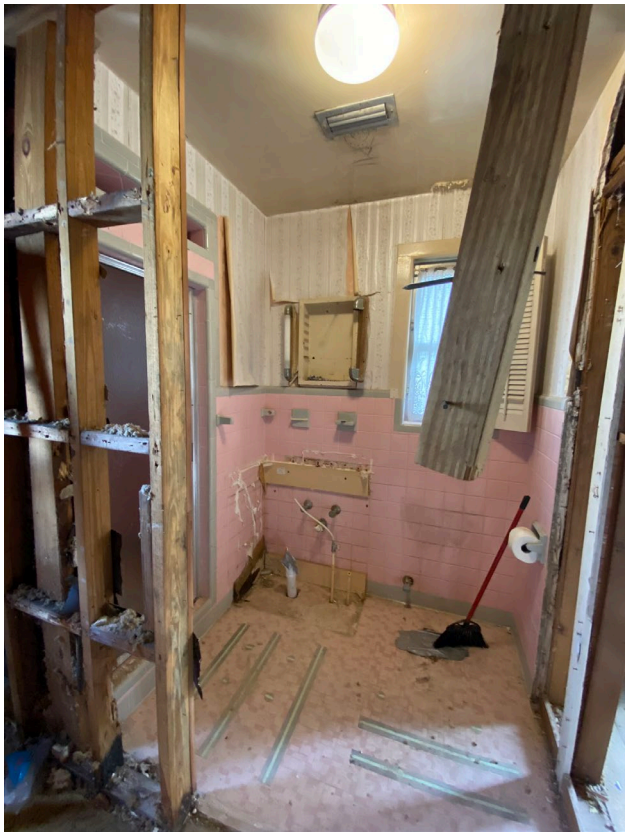
STAFF PHOTOGRAPHS
74 Saragossa Street


Interior

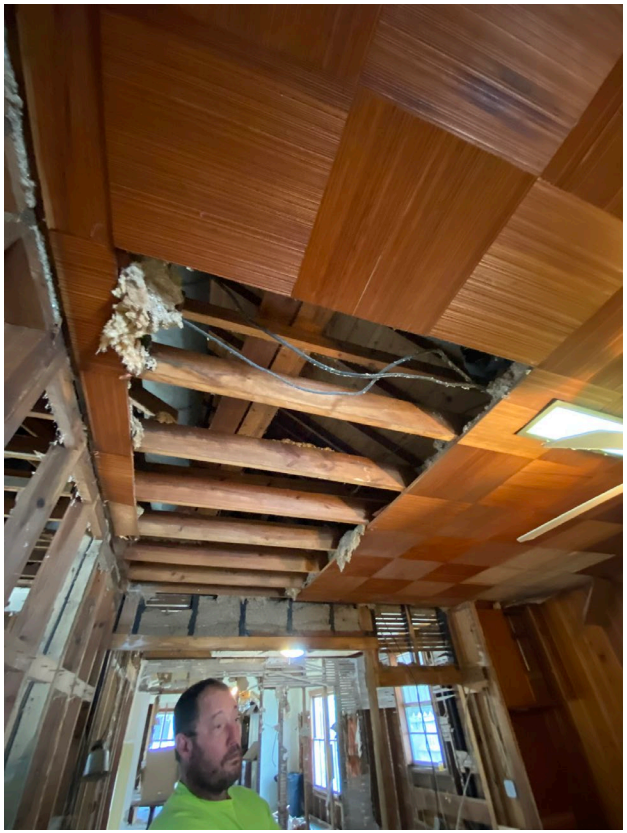
STAFF PHOTOGRAPHS
74 Saragossa Street





Interior

STAFF PHOTOGRAPHS
74 Saragossa Street





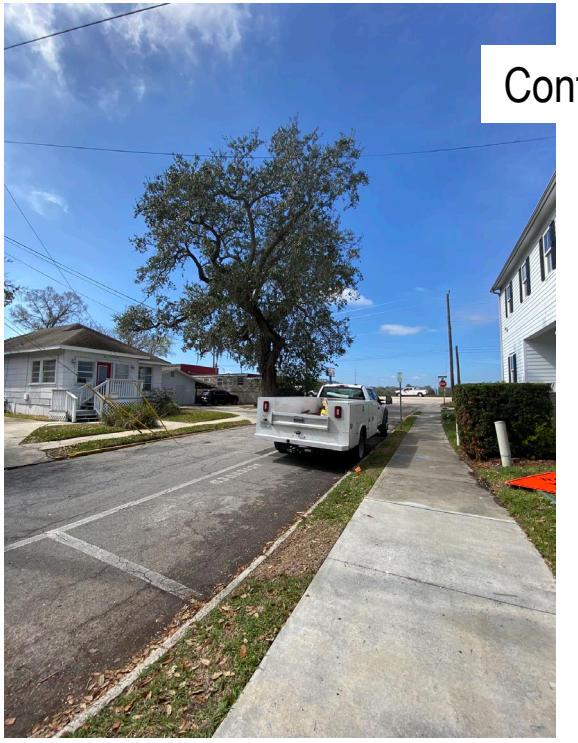
Interior

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STAFF PHOTOGRAPHS
74 Saragossa Street







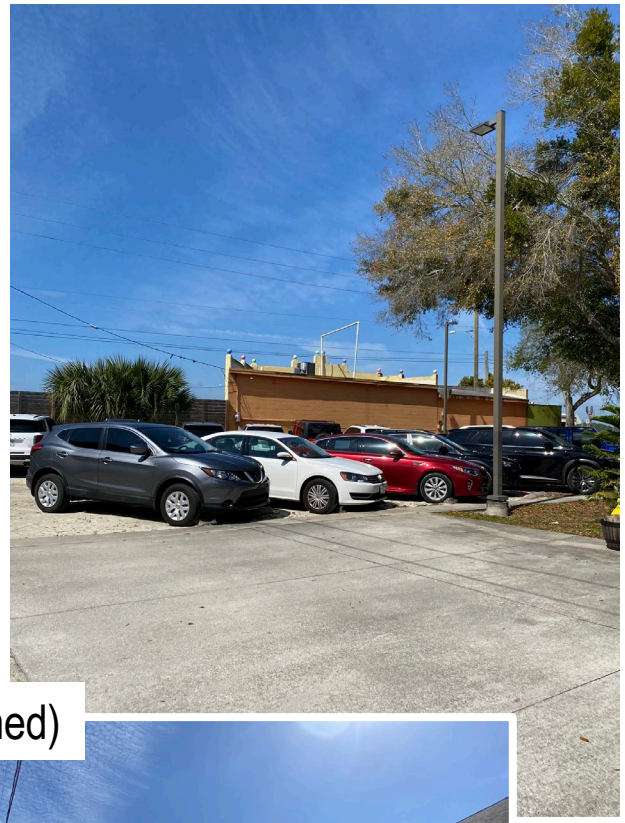
Context Photographs Saragossa Street



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
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
74		Saragossa	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 # 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

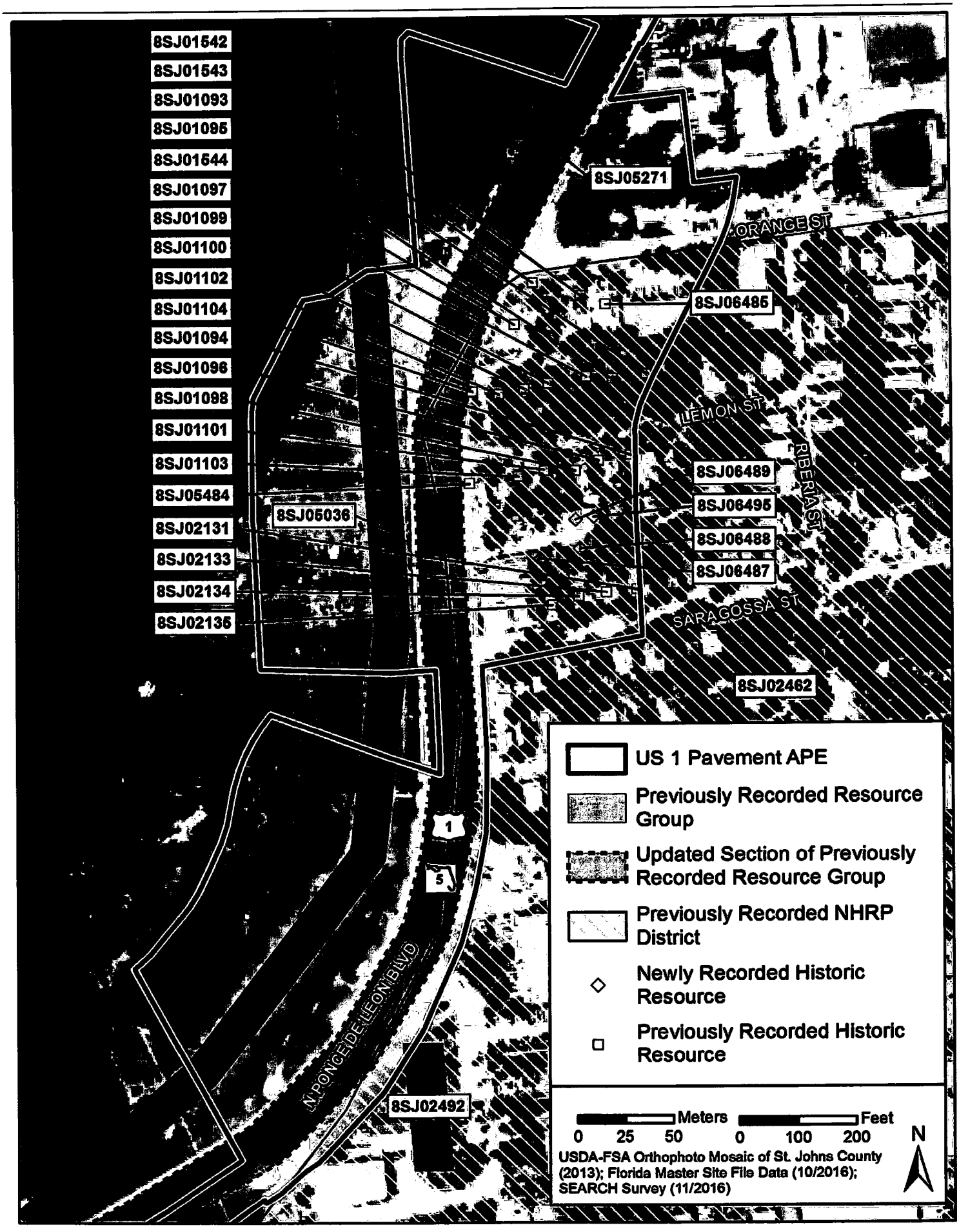
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

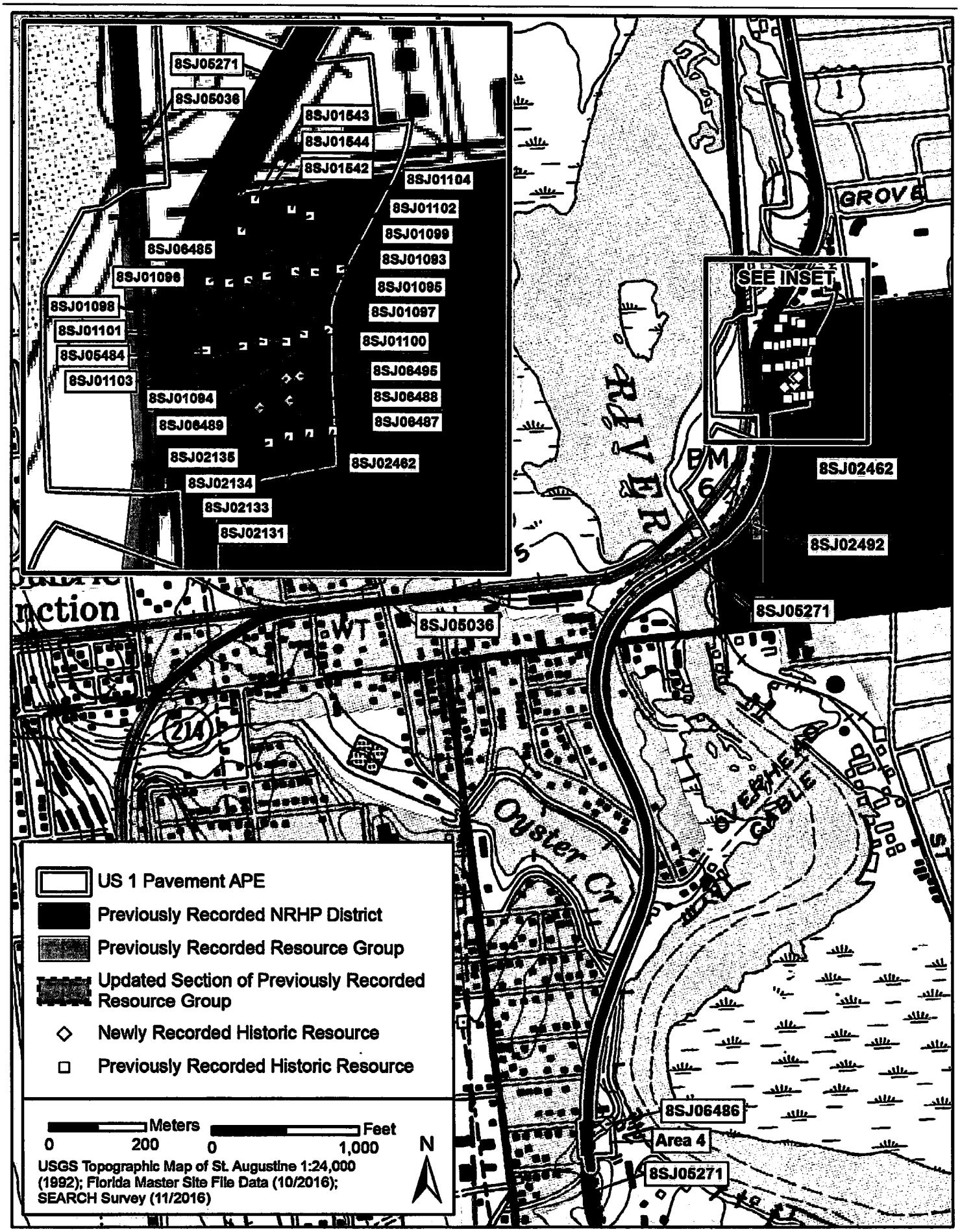
RECORDER INFORMATION

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)

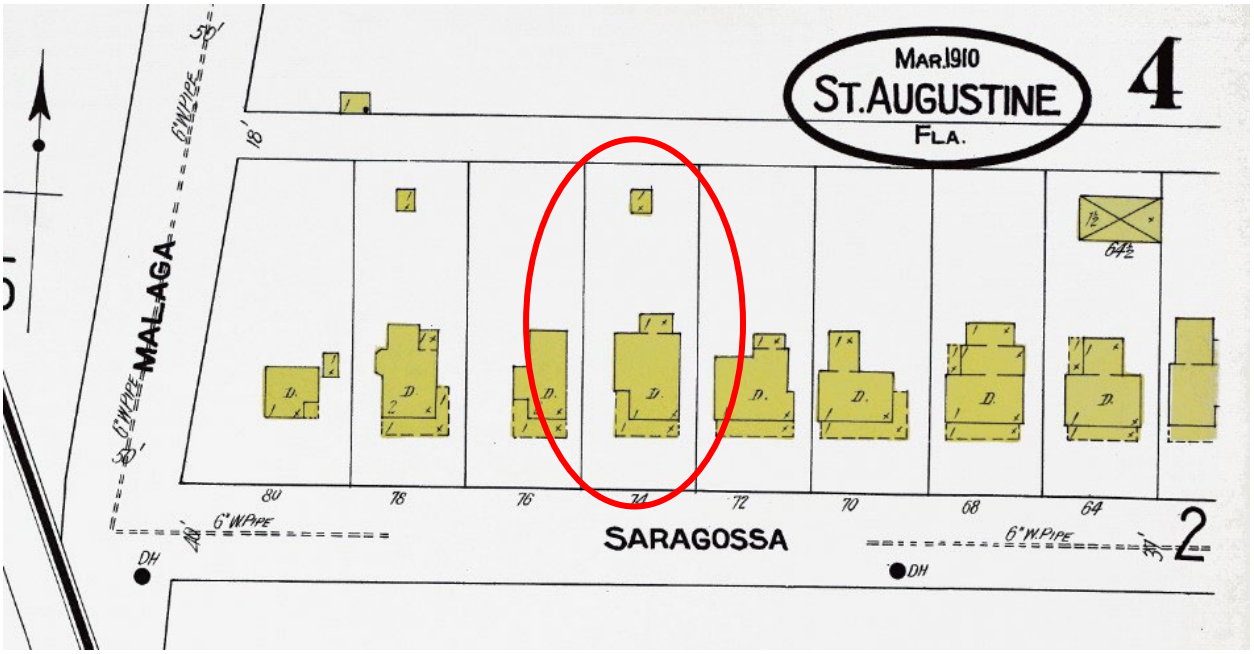
Required Attachments

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.

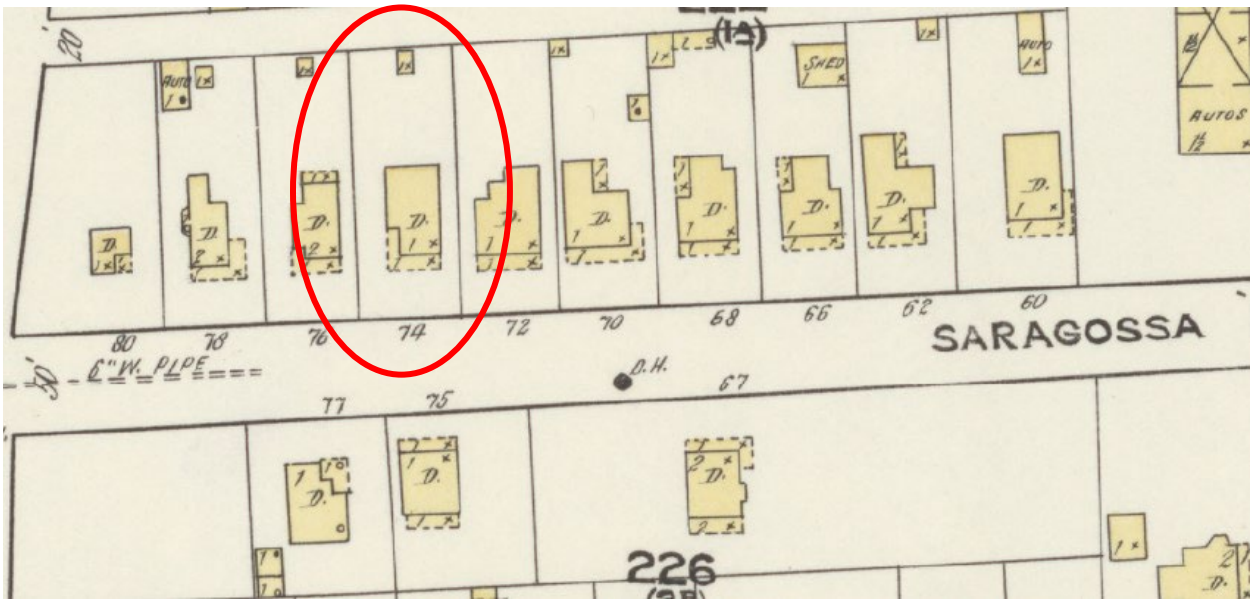

8SJ01542
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ORANGE ST
LEMON ST
RIBERA ST
SARAGOSSA ST
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Previously Recorded Resource Group
Updated Section of Previously Recorded Resource Group
Previously Recorded NHRP District
Newly Recorded Historic Resource
Previously Recorded Historic Resource
Meters
0 25 50
Feet
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N
USDA-FSA Orthophoto Mosaic of St. Johns County (2013); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)


8SJ05271
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Area 4
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US 1 Pavement APE
Previously Recorded NRHP District
Previously Recorded Resource Group
Updated Section of Previously Recorded Resource Group
Newly Recorded Historic Resource
Previously Recorded Historic Resource
Meters
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200
Feet
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USGS Topographic Map of St. Augustine 1:24,000 (1992); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)

SANBORN MAPS
74 Saragossa Street

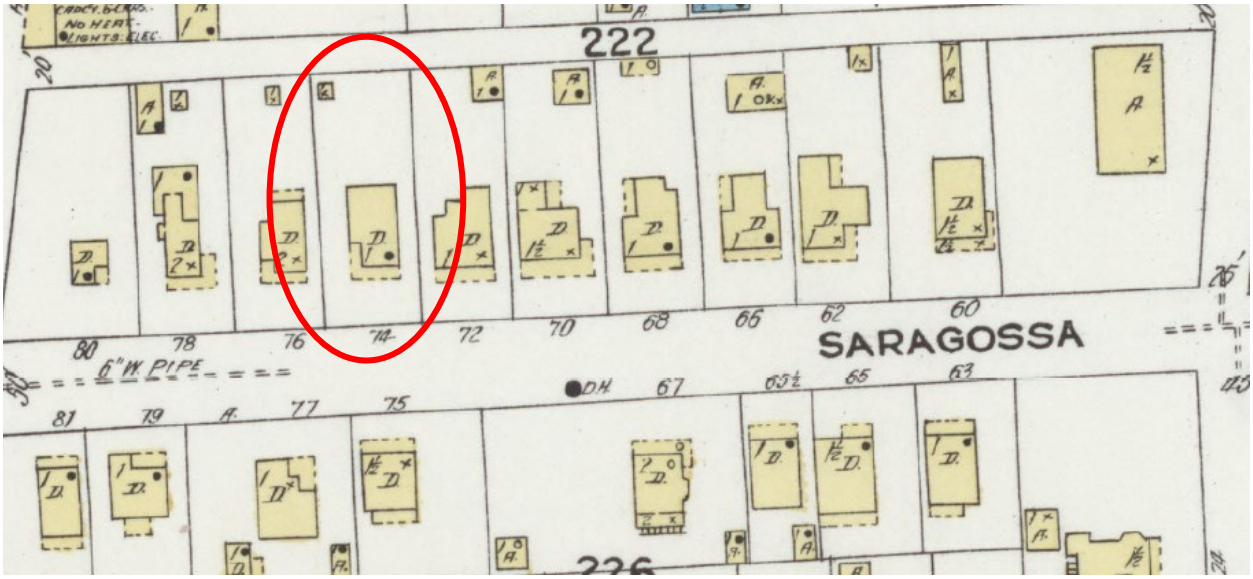


1910

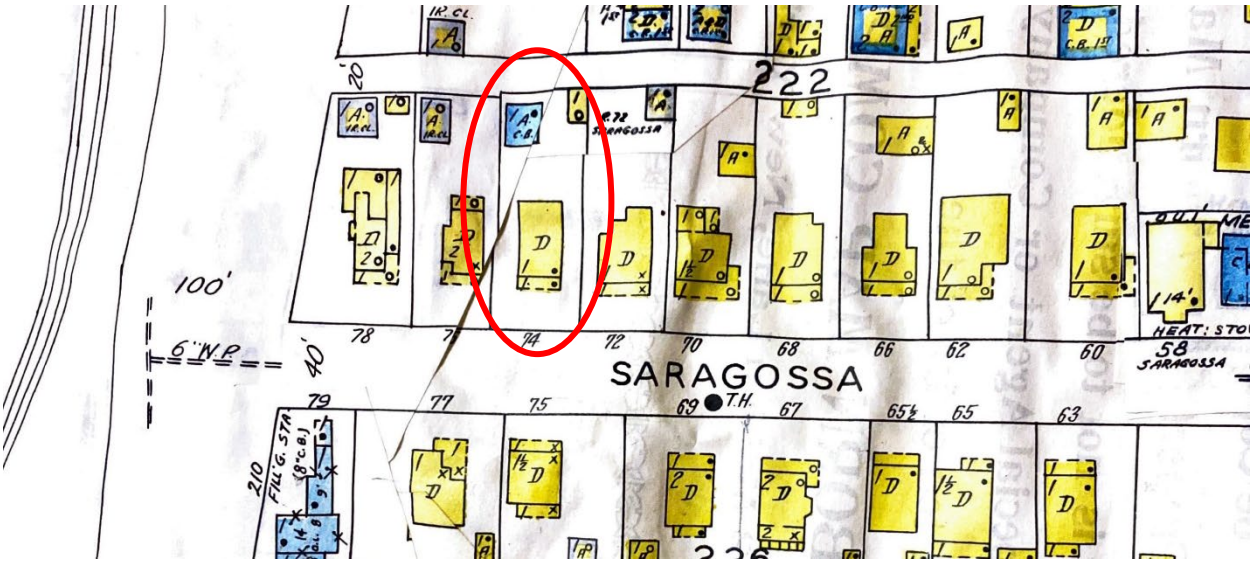


1917

SANBORN MAPS
74 Saragossa Street



1924



1930 updated to 1965

74 Saragossa Street (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1911-12	Barto V. Crichlow (w. Nettie)		Clerk, Florida East Coast Railway
1916-17	Howard P. McMullen (w. Margaret)		Clerk, Florida East Coast Railway
1920-21	Joseph B. Sparkman (w. Hazel)		Clerk, Post Office
	Agnes Sparkman		Clerk, W.W. Leonardi
1924-25	Andrew S. Russell (w. Maria C.)	Home & office	General Insurance & Agent, NY Life Insurance Co. (ad on pg. 43)
1930	Andrew S. Russell, Jr.	Home & office	General Insurance & Agent, NY Life Insurance Co.
1934	Raymond L. Colquitt (w. Nannie)		Clerk, Florida East Coast Railway Company
1940	Angelo Militello (w. Carmelina T)		Lincolnville Bar
1945	Angelo Militello (w. Carmelina)	(o)	Lincolnville Bar
1951	Angelo Militello (w. Carnielina T)	(o)	Commercial Fisherman
1955	Angelo Militello (w. Carmella T)	(o)	Palm Shrimp Packing
	Grace J		Student
	Rose M		Student
1960	Angelo Militello (w. Carmelina)	(o)	Angelo's Package Store
	Grace J		Bookkeeper: State Police Officer's Association
1965	Angelo Militello (w. Carmelina)	(o)	Riverview Liquors
1970	Angelo Militello (w. Carmelina)	(o)	Riverview Liquor Store
1975	Angelo Militello (w. Carmelina)	(o)	Treasurer, St. Augustine Ice

+ First entry found for this address
(o) Owner

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

April 21, 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 April 21, 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 May 19, 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 May 9, 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 APRIL 21, 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 April 21, 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.
- *Continue to the May 19, 2022 HARB meeting
- so that applicant can bring additional documentation
- that was suggested by the board.
-

DONE AND ORDERED, at a public hearing on the 21 day of April, 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 21st day of April, 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 MAY 19, 2022, HARB MEETING

HP2022-0008: 74 SARAGOSSA STREET

New materials submitted by property owner.

Received May 9, 2022
Planning and Building Department

Alexander Grace Consulting, Inc.

April 6, 2022

Michael Silverio Sr.
Shotgun Saragossa LLC
1540 St. Marks Pond Blvd., St. Augustine FL

Re: Existing Building Assessment
Silverio Project, 1540 St. Marks Pond Blvd., St. Augustine FL
Job Number 22-0039

Dear Michael,

On February 28, 2022, you requested us to visit the residence above to assess existing conditions and determine renovation feasibility. We visited the site on March 9, 2022. The following is a summary of our findings.

CODE SUMMARY

The Existing Building volume of the Florida Building Code, 7th Edition (FBC-E), provides two main criteria for bringing an existing building up to current codes: Substantial Improvement (Chp 2) and Level 3 Alterations (Chp 6, 9).

From Chapter 2: Definitions

> **SUBSTANTIAL STRUCTURAL ALTERATION**. An alteration in which the gravity load-carrying structural elements altered within a 5-year period support more than 30 percent of the total floor and roof area of the building or structure. The areas to be counted toward the 30 percent shall include mezzanines, penthouses and in-filled courts and shafts tributary to the altered structural elements.
>
> **SUBSTANTIAL IMPROVEMENT**. For the purpose of determining compliance with the ***flood provisions*** of this code, any ***repair***, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial structural damage, any repairs are considered substantial improvement regardless of the actual repair work performed.
>
> **SUBSTANTIAL DAMAGE.** For the purpose of determining compliance with the ***flood provisions*** of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
>
> **SUBSTANTIAL STRUCTURAL DAMAGE.** A condition where one or both of the following apply:
>
> 1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral loadcarrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
>
> 2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location.

From Chapter 4: Repairs

> **406.2.2** ***Substantial structural damage*** to vertical elements of the lateral force-resisting system.
> A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 406.2.2.1, and either repaired in accordance with Section 406.2.2.2 or repaired and rehabilitated in accordance with Section 406.2.2.3, depending on the results of the evaluation.

Alexander Grace Consulting, Inc.

From Chapter 6: Classification of Work

604.1 Scope.
Level 3 alterations apply where the work area exceeds 50 percent of the building area.

JOB SITE SUMMARY

Substantial Improvement

Since a small portion of this site lies in the flood plain, the parameters of substantial improvement must be addressed. The damage was caused by termite infestation throughout the building, within the floor system, the walls studs and into the roof framing above, requiring replacement of 70-80 of the framing elements. According to the St Johns County Property Appraisers website, the subject structure is valued at $133,107 in FY 2021. The planned renovations and repairs will far exceed 50 of this value. Thus, the building would require the evaluation required by Section 406.2.2, FBC-E. The footings supporting this structure, while typical for construction in 1925, are insufficient for today s Florida Building Code. Thus, for this building fails the evaluation, the footings are required to be rebuilt.

Level 3 Alteration

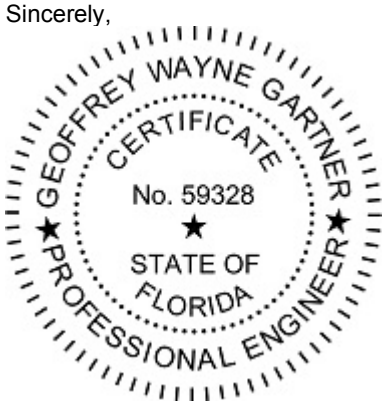
The work area to repair this structure is 100 of the existing building, far exceeding the 50 requirement of Level 3 Alterations. Thus, the building would require the evaluation required by Section 907.1, FBC-E, which require the building to be analyzed per current code requirements. Considering the termite damage noted above, the building fail a current code evaluation.

CONCLUSION

Based on the summaries provided above with respect to Substantial Improvement and Level 3 Alteration, this building requires significant renovation, including foundation replacement. Renovating a structure with these challenges is extremely costly and requires significant bracing, shoring and safety measures during construction. It is AGC s opinion that the best solution for future use is to demolish the building and rebuild a new structure, complying with current codes and construction methodologies, which will provide a safer structure for the future owner, and the surrounding neighbors.

Please call if you have additional questions.

Sincerely,



Geoff Gartner, PE
FL 59328

Received May 9, 2022
Planning and Building Department

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	Board meeting date:
74 Saragossa St	May 19th 2022

Undue economic hardship: 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.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

- [x] An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- [x] 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, listed here: _____

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
Remodel Kitchen + Bathrooms
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
Single Family Home was intention & was always a single Family Home
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
We look to see if it was in historic Area. Didn't Know about the land Trust.
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
Single Family Home with Mother in law Suite. Will Require BLDG Permits.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
Cost for Rehabilitation far exceeds cost of new home by double. Need to Bring up Finished Floor so the inside of the house doesn't Flood Again. Front of house is in A Flood Plain. Would like to Raise Finish Floor from 9.5 to 11ft Above Sea level.

Received May 9, 2022
Planning and Building Department

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

Received May 9, 2022
Planning and Building Department

May 9, 2022
Real Estate Report
Michael Silverio
74 Saragosa
St. Augustine, FL 32084
Dear Michael Silverio,

This Letter/Report is for the sole purpose of evaluating the current property value vs the value of the new build property in the future. I am Professional Real Estate Agent in the North East Florida, all information given is based and referenced from “Florida Multiple Listing Services” from North East Florida Association of Realtors.

I have reviewed in detail all the documents provided which include; Swanson Structural Report, AGC Forensic Report, and New Contractions Build & Design Plans. After reviewing all the reports stating the condition of the home it is very clear that this home needs extensive improvements for the home to meet livable conditions.

Attached you will find a Sellers Report for the value of the property currently. However this report is based on the home being in livable condition which is not the case so that value is irrelevant and can only present land value Ranging from $140k-$200K due to the unlivable dwelling being a hinderance.

I have create a Comparable Market Analysis Report for your property (74 Saragosa St. Augustine, FL 32084). This report is based on the new construction building plans you have provided me with that include: 2500 sqft w/ 600 sq.ft. Porch, 5 Bedroom 3.5 Bathrooms, 25x25 ft Garage w/ Mother-in-law suite. You will find 2 comparable (in size/structure) sold properties within 1 mile to the future subject home that will give us a baseline value of $1.1 Million Dollars. This baseline value does not include any of the upgrades, mother-in-law suite, or future appreciation value to the “New Build Subject Property”

In Summary, from my professional opinion and data provided from the following Real Estate associations, I believe the new construction build on this property will bring significant value and appreciation to the property

Jireh Dre Rodriguez | drejireh@gmail.com | 904-242-6778

CONTACT

3653 REGENT BLVD SUITE 602 JACKSONVILLE FL 32224 I 904-374-3235 I

Received May 9, 2022
Planning and Building Department

PROPERTY REPORT

74 Saragossa St, Saint Augustine, FL 32084





Presented by

Jireh Rodriguez | **REALTOR®**

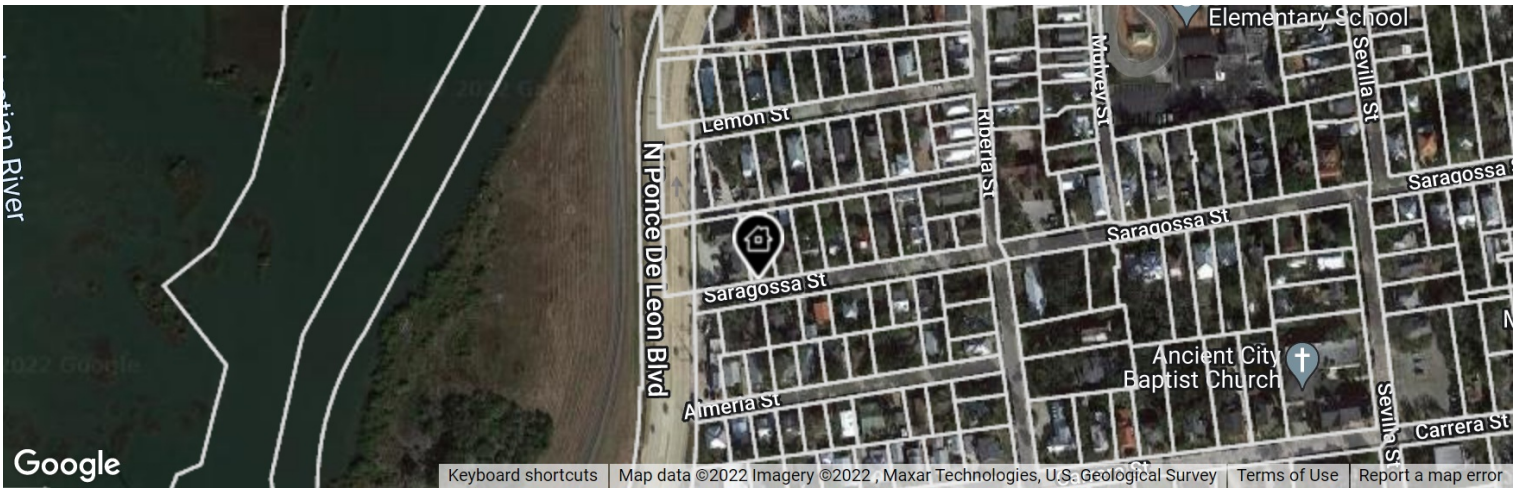
Florida Real Estate License: 3322358

Work: (904) 242-6778

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Information is not guaranteed. Equal Housing Opportunity.

Received May 9, 2022
Planning and Building Department

74 Saragossa St, Saint Augustine, FL 32084



Legend: Subject Property

Closed • *Sold Date: 11/12/2021, Public Record*

Closed Price

$385,000

Closed Date: 12/28/2021

Current Estimated Value

$438,000

Last RVM® Update: 4/26/2022

RVM® Est. Range: $381K – $495K

RVM® Confidence: ★★★★☆

RVM® Change - Last 1 Month: $8,880

RVM® Change - Last 12 Months: -5.24%

Your Refined Value

$398,182

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Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	**Single Family**	–	–
Property Subtype	**Single Family Residential**	–	–
Bedrooms	–	–	–
Total Baths	–	–	–
Full Baths	–	–	–
Partial Baths	–	–	–
Living Area (sq ft)	**1,833**	–	–
Lot Size	**6,534 sqft**	–	–
Lot Dimensions	**6534 SF**	–	–
Garage	**Yes**	–	–
Garage (spaces)	**2**	–	–
Year Built	**1925**	–	–
Roofing	**Asbestos**	–	–
Heating	**Forced Air Unit**	–	–
Cooling	**Central**	–	–
Foundation	**Concrete**	–	–
Construction	**Wood**	–	–
Exterior Walls	**Siding (Alum/Vinyl)**	–	–
Number of Stories	**1**	–	–

Homeowner Facts

Owner Name (Public)	**Shotgun Saragossa Llc**
Mailing Address	**1540 Saint Marks Pond Blvd Saint Augustine FL 32095-8827**
Vesting	**Et al (and others)**
Owner Occupied	**Yes**

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74 Saragossa St, Saint Augustine, FL 32084

Extended Home Facts



Legend: Subject Property

Schools (based on location)

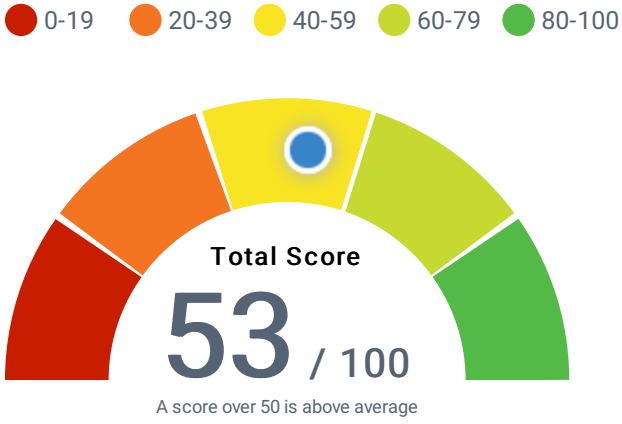
Elementary School	Ketterlinus Elementary School
Middle School	Sebastian Middle School
High School	St. Augustine High School
School District	St. John'S School District

AARP Livability™ Index for 32084

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual



Housing Affordability & Access	63
Neighborhood Access to Life, Work & Play	46
Transportation Safe & Convenient Options	41
Environment Clean Air & Water	54
Health Prevention, Access & Quality	46
Engagement Civic & Social Involvement	68
Opportunity Inclusion & Possibilities	53

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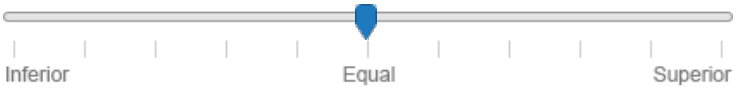
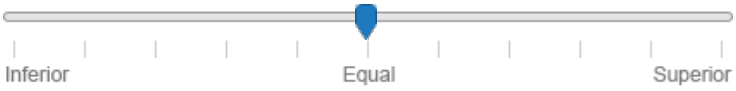
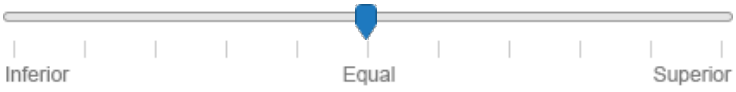
Refined Value

Original Estimated Value	See page 2 of report for details	$438,000
Home Facts	See Home Facts for details	$0
Home Improvements	See Home Improvements for details	$0
Needed Improvements	See Needed Improvements for details	$0
Market Conditions	See Market Conditions for details	-$39,818
Changes to Estimated Value based on all refinements		$398,182
		-$39,818

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Refined Value: Market Conditions

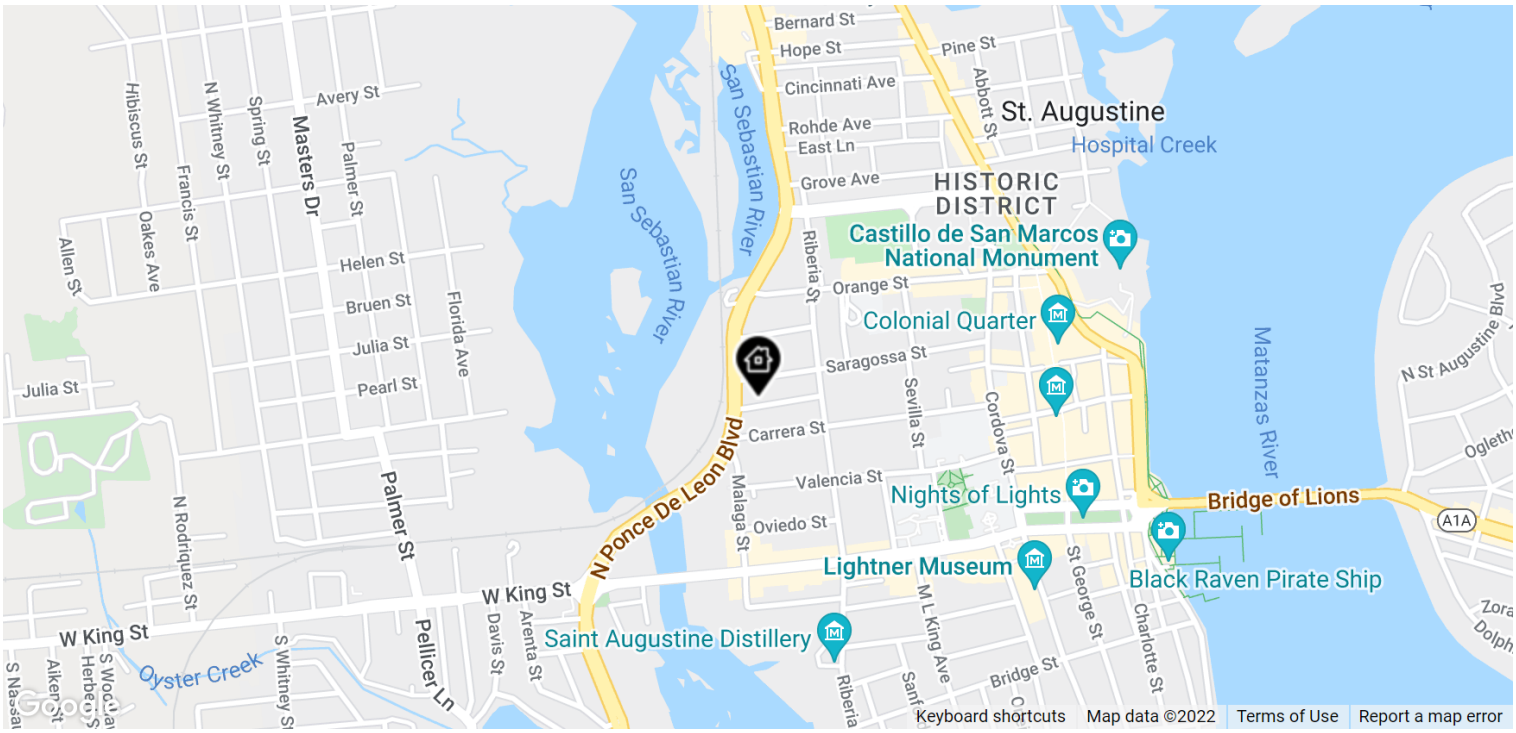
Local Market Conditions		$0
Home Exterior Condition (relative to other properties)		-$19,909
Home Interior Condition (relative to other properties)		-$19,909
Lot Size (relative to other properties)		$0
View (relative to other properties)		$0
Privacy (relative to other properties)		$0

Changes to Estimated Value based on market conditions **-$39,818**

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Comps and Adjustments



LEGEND: Subject Property | Pending | For Sale or For Lease | Distressed | Recent Sale | Off Market

This Property



Closed
74 Saragossa St
Saint Augustine, FL 32084

Proxim.	Days in RPR	Date	Amount	$/sq ft	Living Area	Lot Size	Beds	Baths	Built
–	–	–	–	$210	1,833 sqft	6,534 sqft	–	–	1925

No comps have been selected for this property.

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Property History

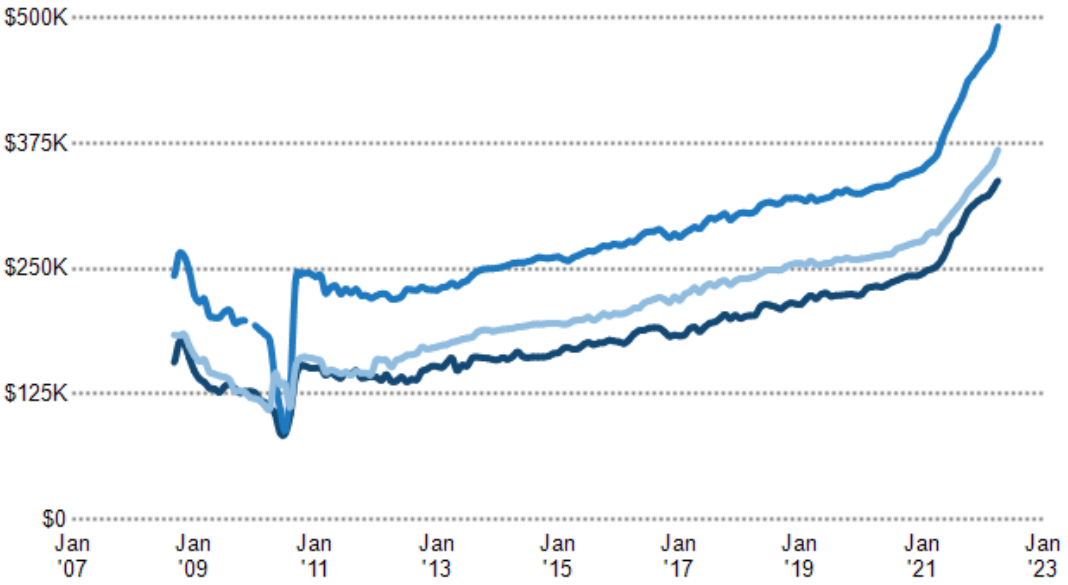
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- 32084
- St. Johns County
- Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
12/28/2021	$385,000	$210
1/25/2007	$82,600	$45

Assessed Values

Date	Improvements	Land	Total	Tax
2021	–	–	$244,857	$4,030
2020	–	–	$199,283	$3,166
2019	–	–	$194,803	$3,163
2018	–	–	$191,171	$2,991
2017	–	–	$187,239	$3,046
2016	–	–	$188,890	$3,006
2015	–	–	$187,576	$3,106
2014	–	–	$186,088	$3,112
2013	–	–	–	$2,732
2012	–	–	$173,242	$2,510
2011	–	–	$184,724	$2,736
2010	–	–	$198,592	$2,921
2007	–	–	$103,547	–
2006	–	–	$97,295	–
2005	–	–	$94,461	–

Legal Description

APN: 203600 0000

Tax ID: –

Zoning: –

Census Tract: 121090204.001019

Abbreviated Description: SEC/TWN/RNG/MER:SEC 18 TWN 07S RNG 30E 2-44 MODEL LAND CO SUB CITY LOT 4 BLK A OR761/264 & 2856/1298(CORR/QC) & 4323/350(Q/C) &5327/779(Q/C)

City/Municipality/Township: Saint Augustine, FL 32084

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Mortgage Records

Recording Date	**4/26/2006**	**12/15/2005**	**7/12/2004**
Borrower Name	ANGELA M JONES, RICHARD M JONES	ANGELA M JONES	ANGELA M JONES
Lender Name	CITIFINANCIAL EQUITY SERVICES INC	ARGENT MORTGAGE COMPANY LLC	THE LENDING GROUP INC
Lender Type	Subprime Lender	Mortgage company	Subprime Lender
Loan Amount	$14,393	$235,200	$205,000
Document Number	2006031220	2005103633	04-052191
Loan Type	Unknown	Fannie Mae/Freddie Mac	Unknown
Contract Date	4/24/2006	11/23/2005	6/18/2004
Due Date	6/10/2021	12/1/2035	7/1/2034
Finance Type	–	Adjustable Rate	–
Interest Rate	–	7.35%	–

Deed Records

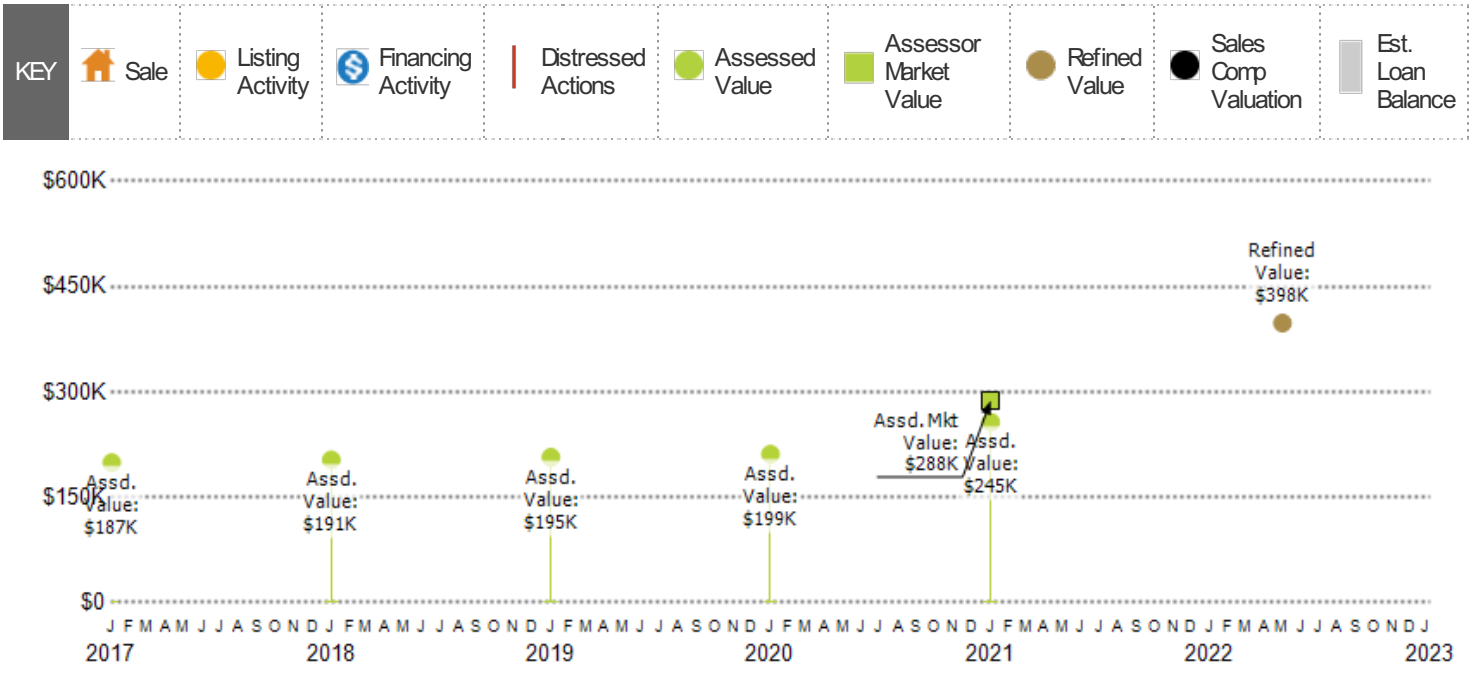
Recording Date	**12/28/2021**
Document Type	Warranty Deed
Sales Price	$385,000
Sales Price Code	Full amount stated on Document
Buyer Name	SHOTGUN SARAGOSSA LLC
Buyer ID	Limited Liability Company
Seller Name	SUSAN L JONES
Seller ID	Individual(s)
Document #	2021139819
Total Transfer Tax	$2,695
Book #	5455
Page #	846
Contract Date	11/12/2021

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Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

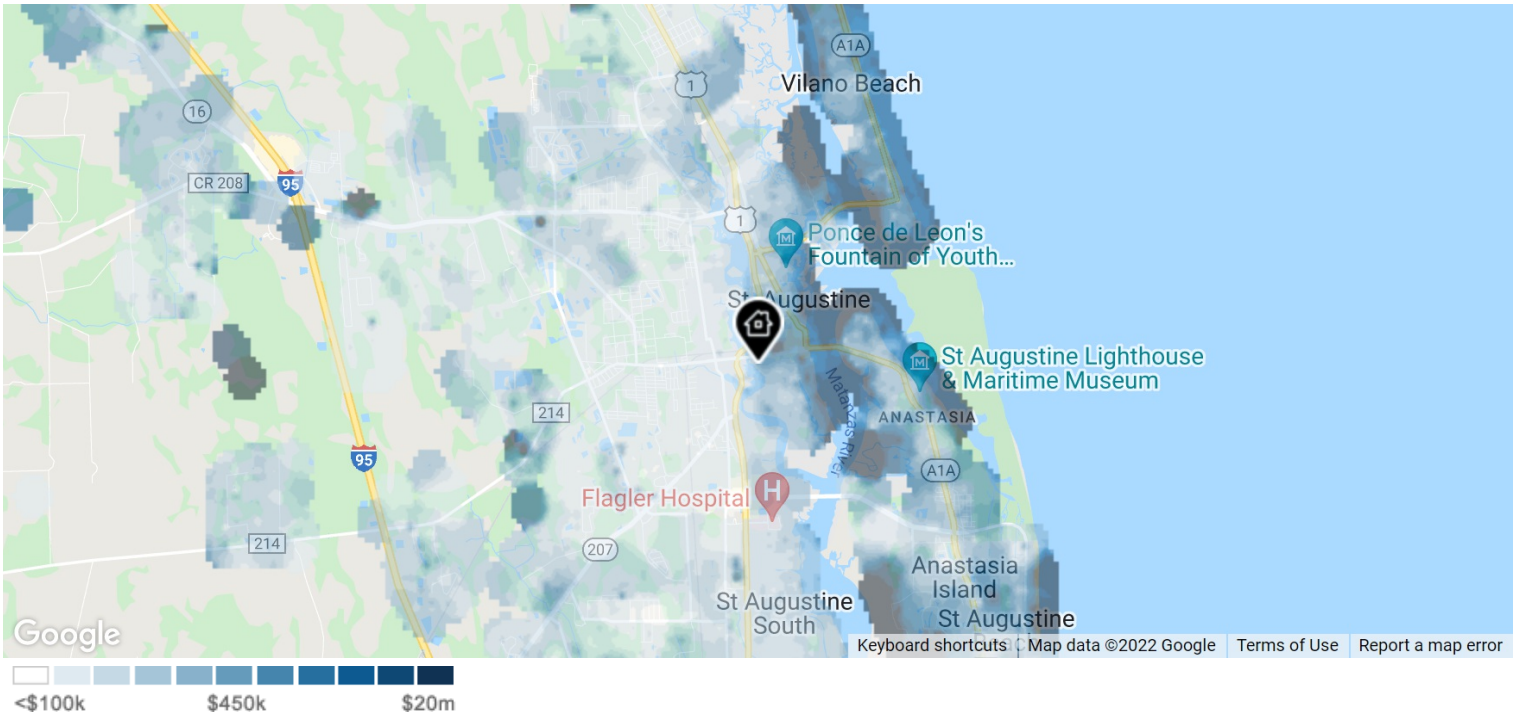
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

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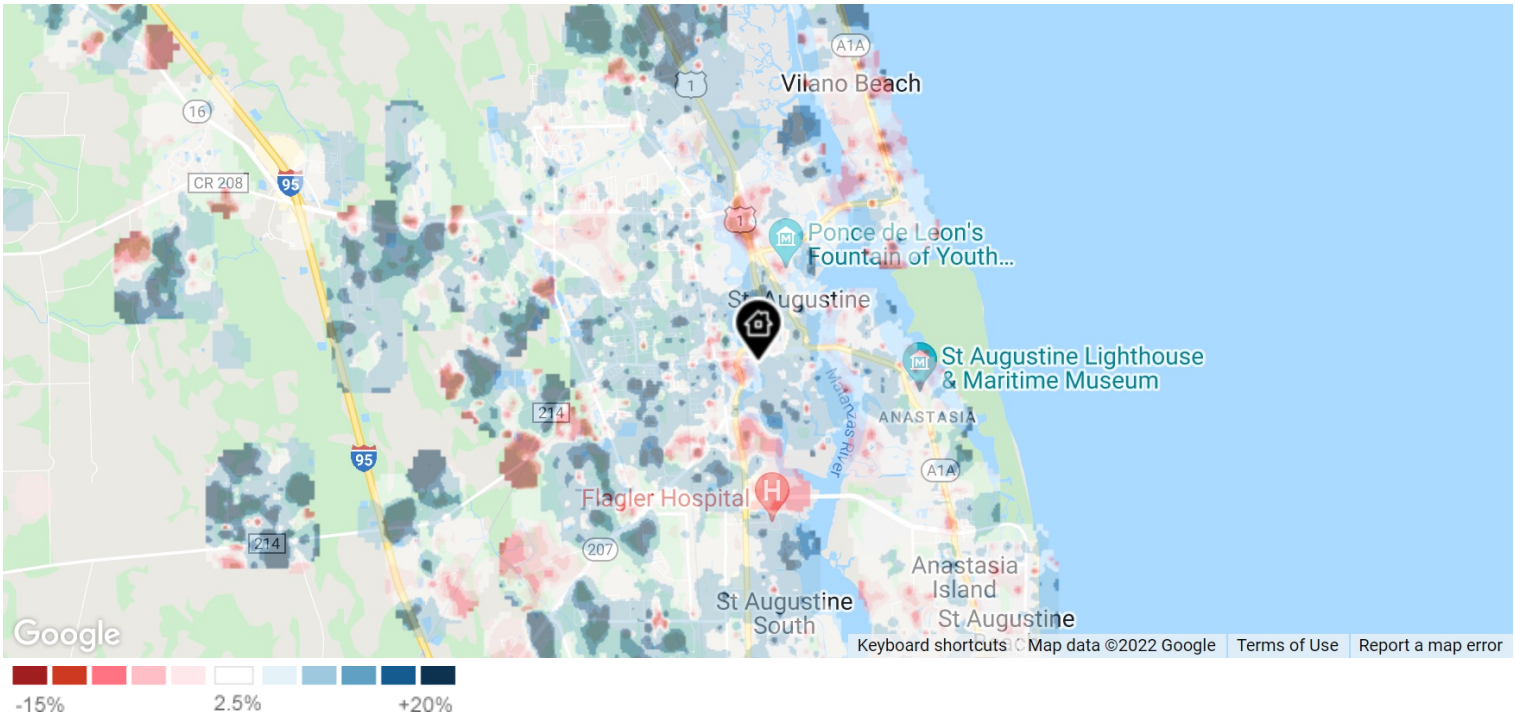
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Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value

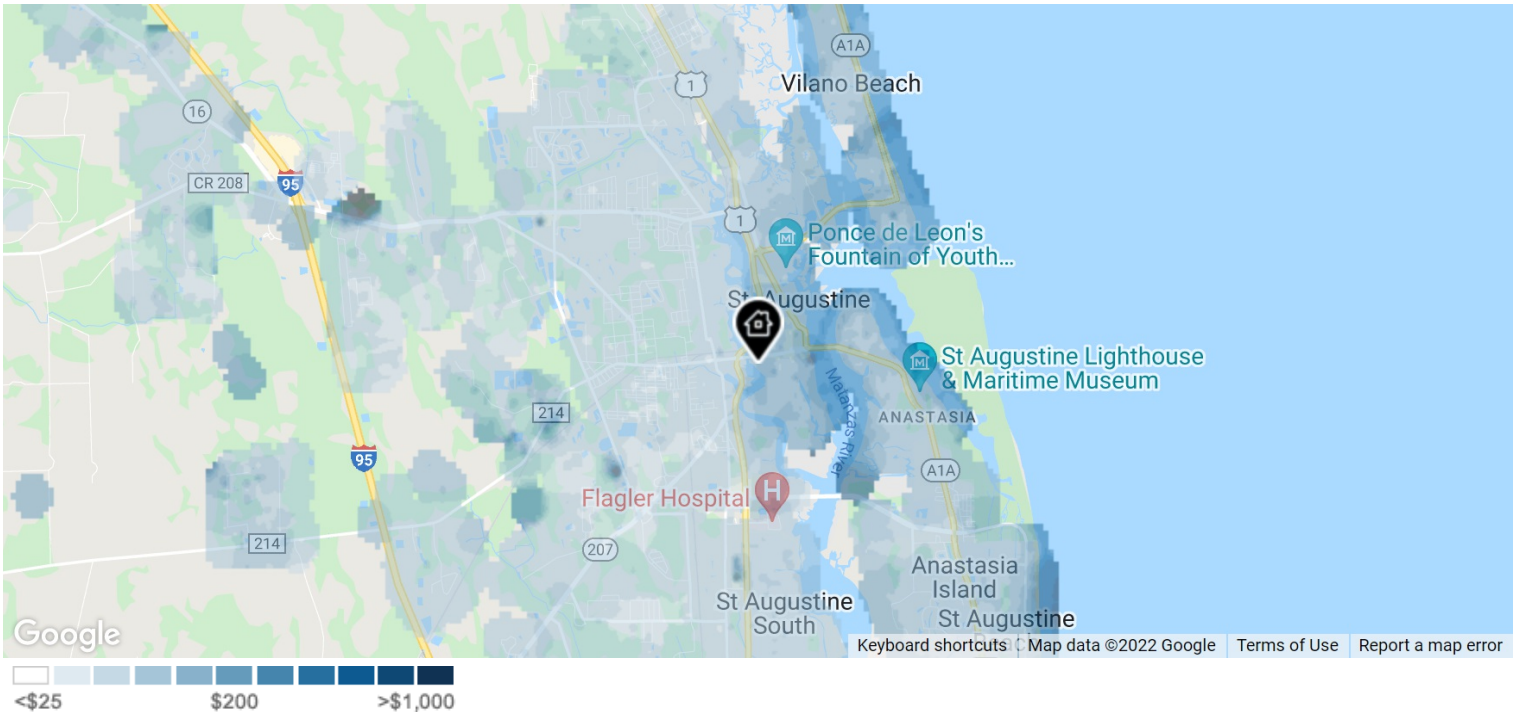


This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

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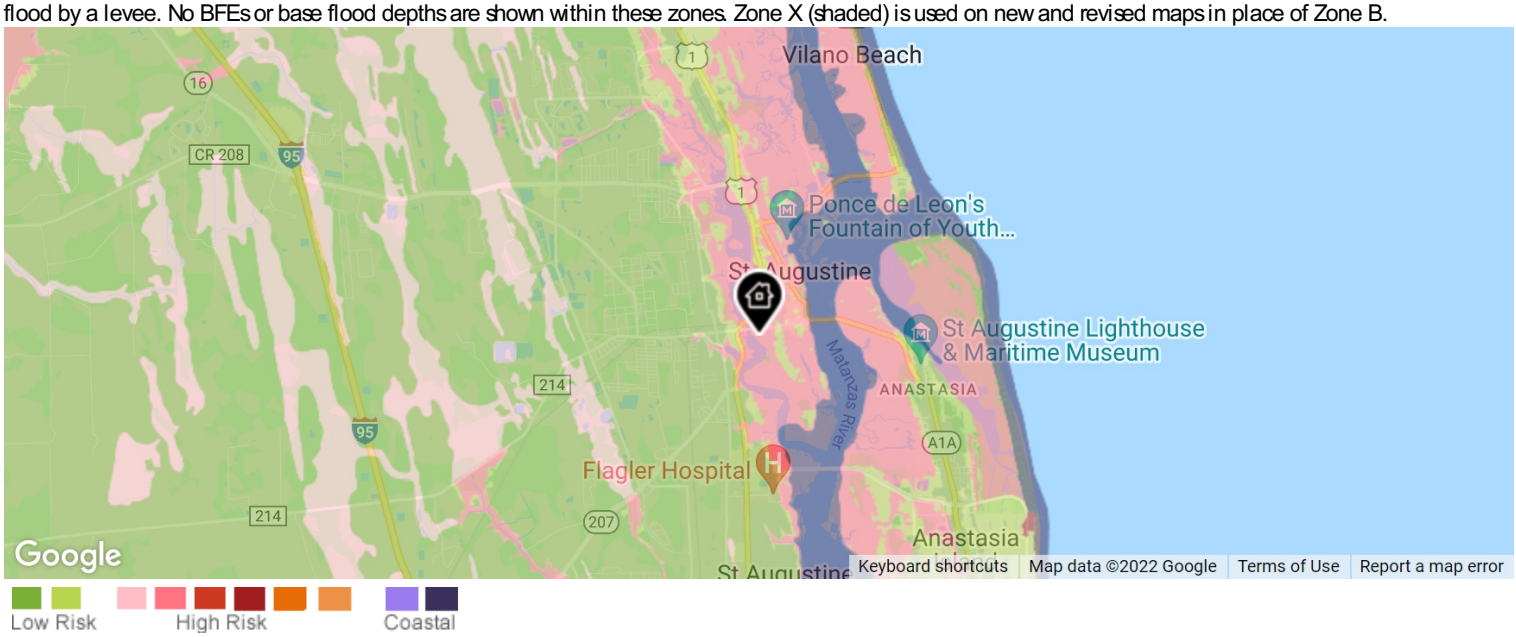
Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (shaded), Moderate Risk
Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. Zone X (shaded) is used on new and revised maps in place of Zone B.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see http://support.narrpr.com/entries/319901-what-is-the-flood-zone-heat-map. Source(s): FEMA; updated Annually.

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Neighborhood: Housing Stats and Charts

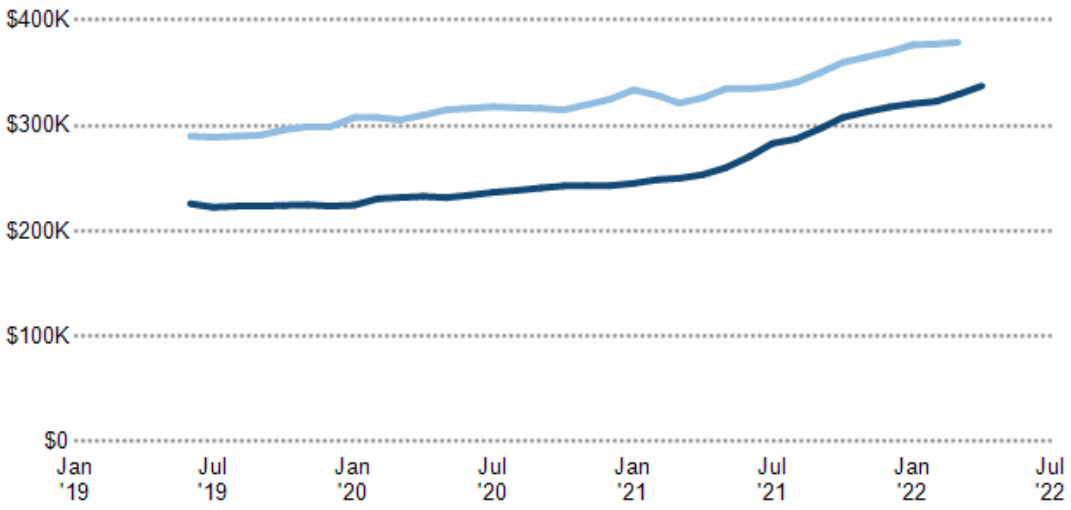
	32084	St. Johns County	Florida	USA
Median Estimated Home Value	$338K	$491K	$368K	$326K
Estimated Home Value 12-Month Change	+33.2%	+34.8%	+28.6%	+27.7%
Median List Price	$379K	$507K	$383K	$145K
List Price 1-Month Change	+0.4%	+2.2%	+2.2%	+5.1%
List Price 12-Month Change	+17.9%	+23.7%	+22.8%	+4.3%
Median Home Age	34	22	35	42
Own	68%	80%	65%	64%
Rent	32%	20%	35%	36%
$ Value of All Buildings for which Permits Were Issued	–	$1.38B	$36.9B	$307B
% Change in Permits for All Buildings	–	+12%	+15%	+13%
% Change in $ Value for All Buildings	–	+518%	+11%	+10%

Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly



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74 Saragossa St, Saint Augustine, FL 32084

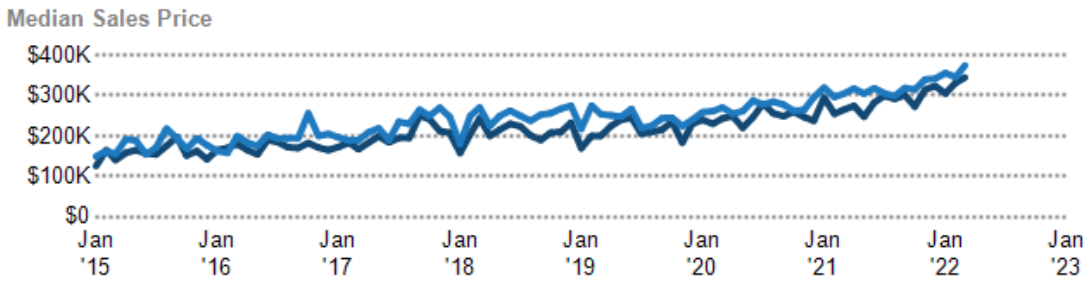
Median Sales Price vs. Sales Volume

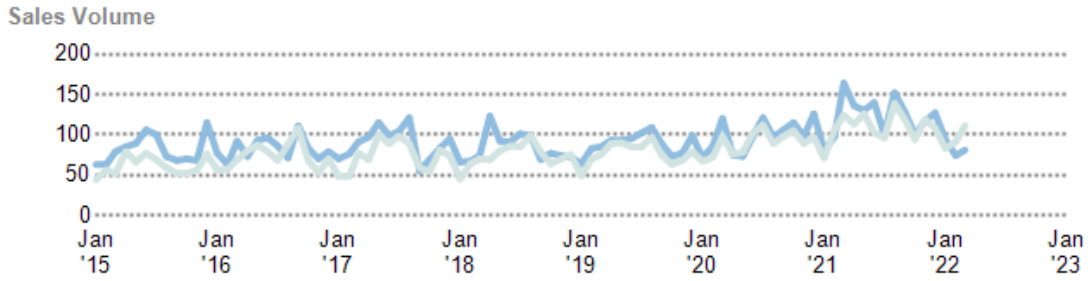
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings





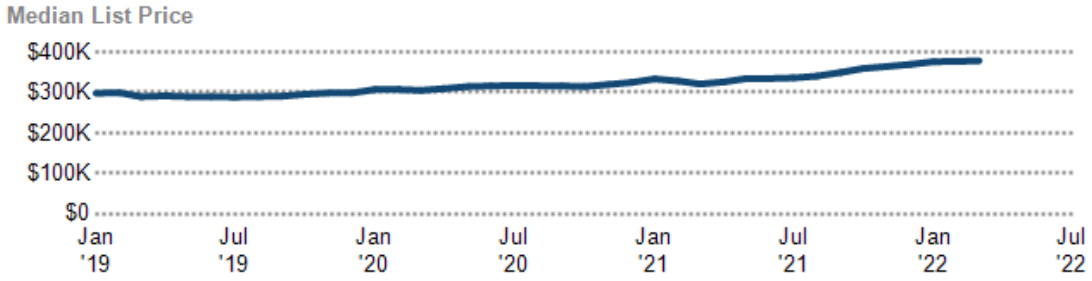
Median Listing Price vs. Listing Volume

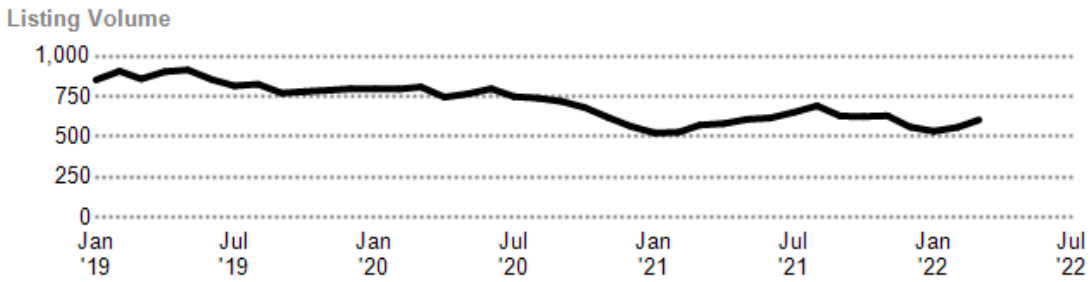
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume





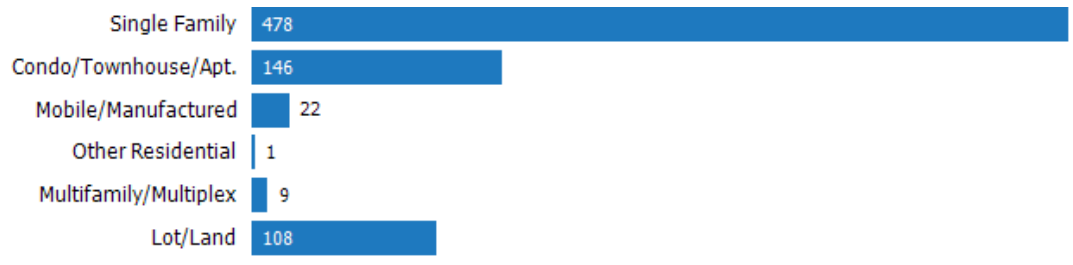
Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



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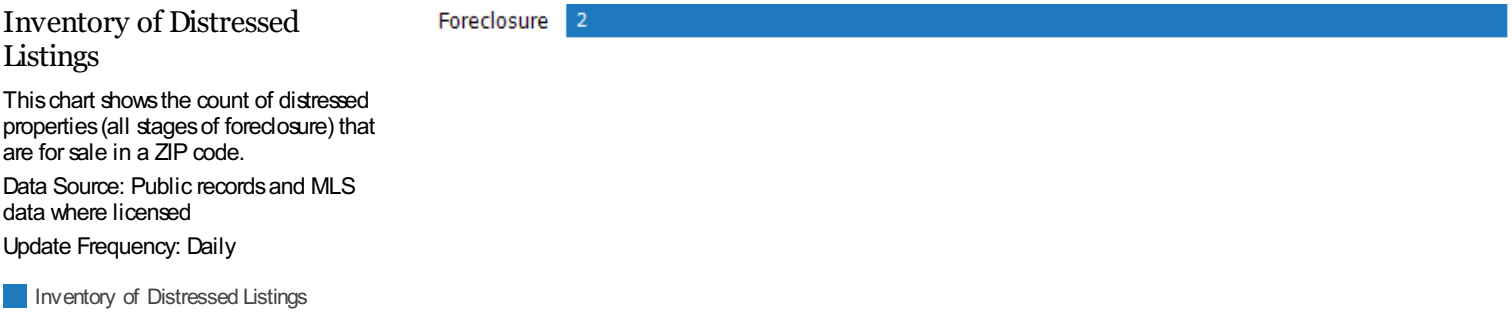
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Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

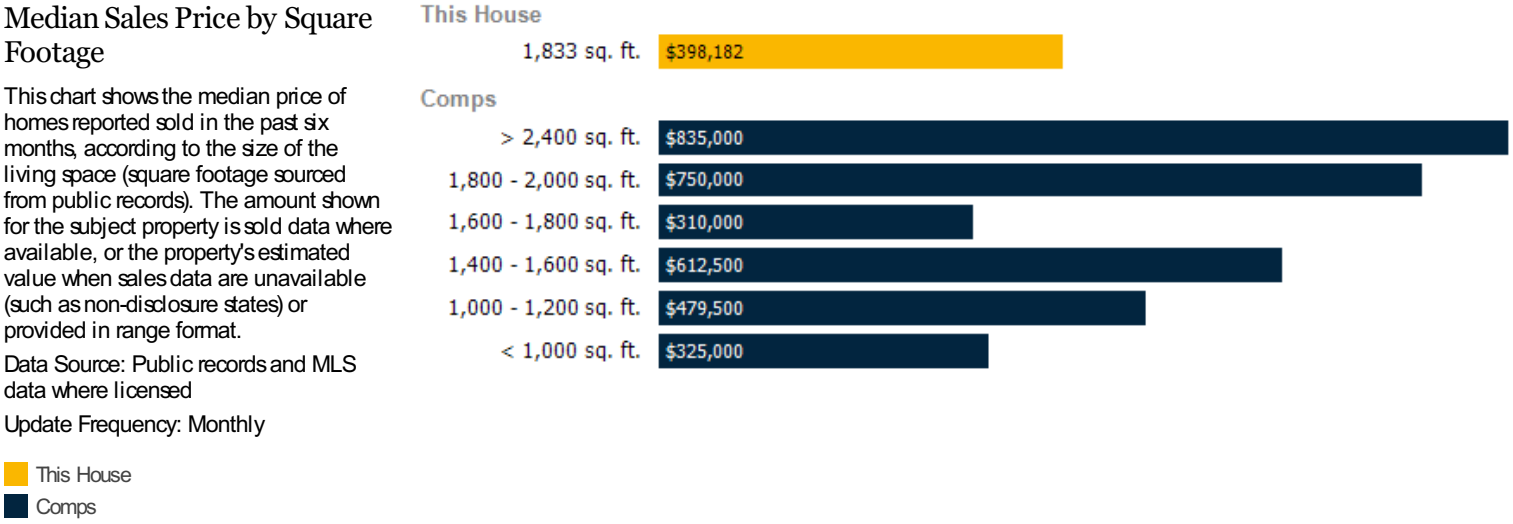


Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

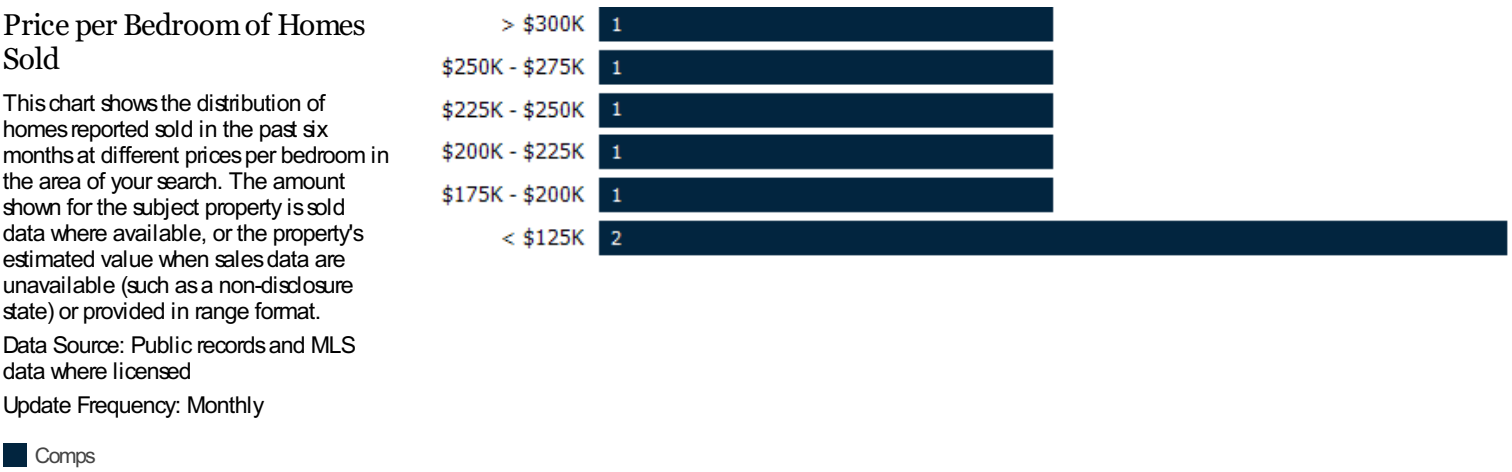


Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



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Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot.

Data Source: Public records data

Update Frequency: Monthly

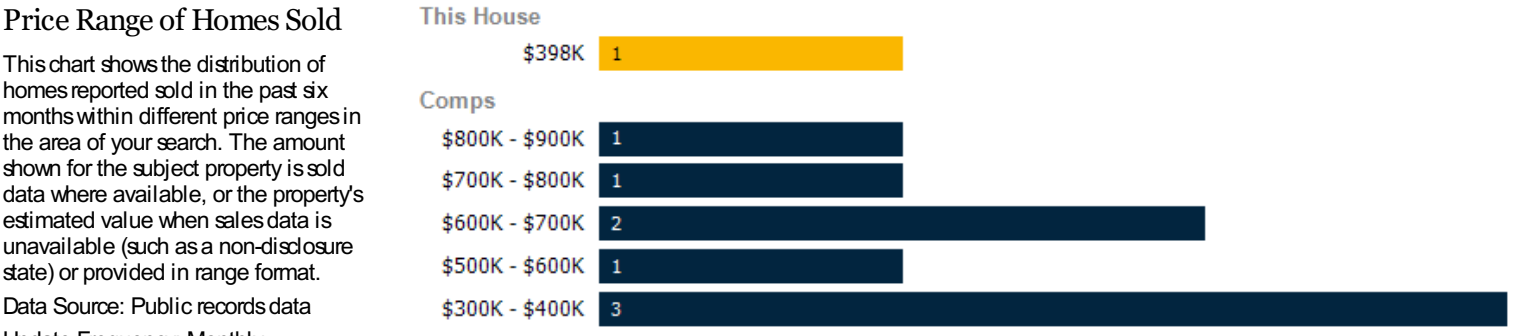


Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

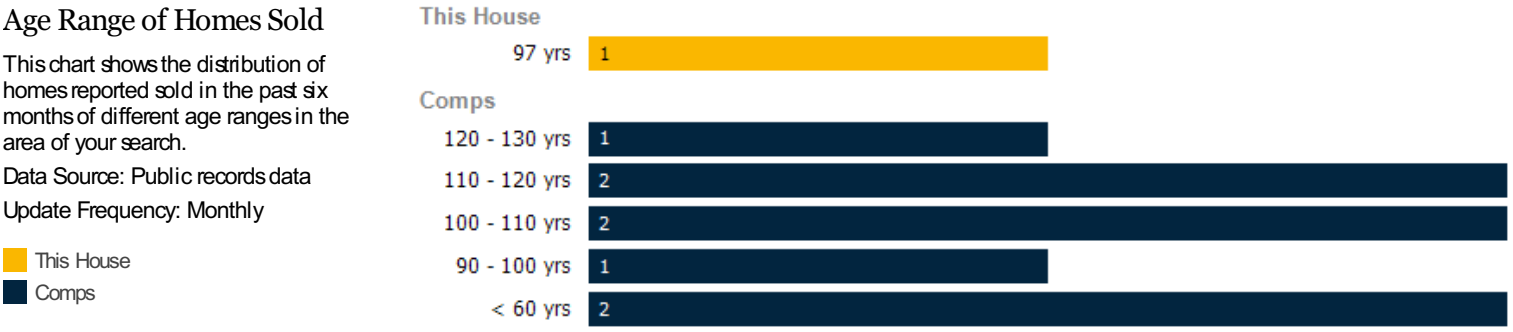


Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

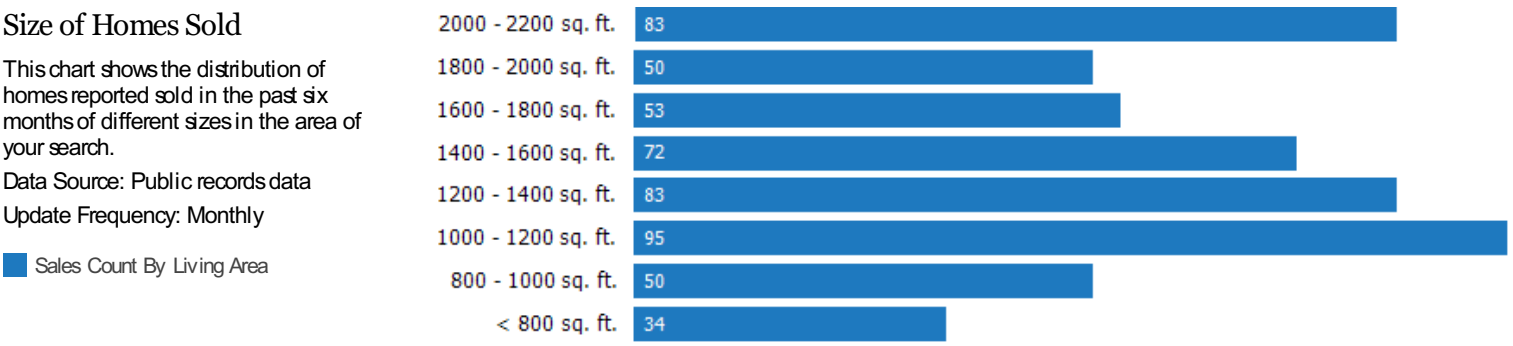


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



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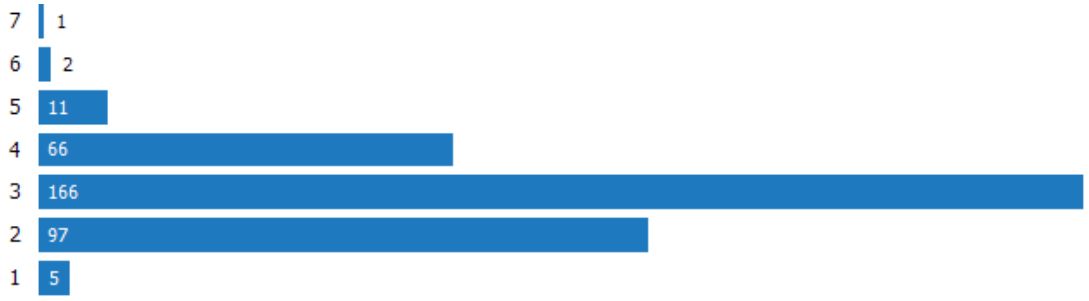
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Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



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Neighborhood: People Stats and Charts

	32084	St. Johns County	Florida	USA
Population	30.1K	245K	20.9M	325M
Population Density per Sq Mi	1.13K	407	390	–
Population Change since 2010	+22.5%	+44.8%	+15.6%	+8.2%
Median Age	40	44	42	38
Male / Female Ratio	46%	49%	49%	49%

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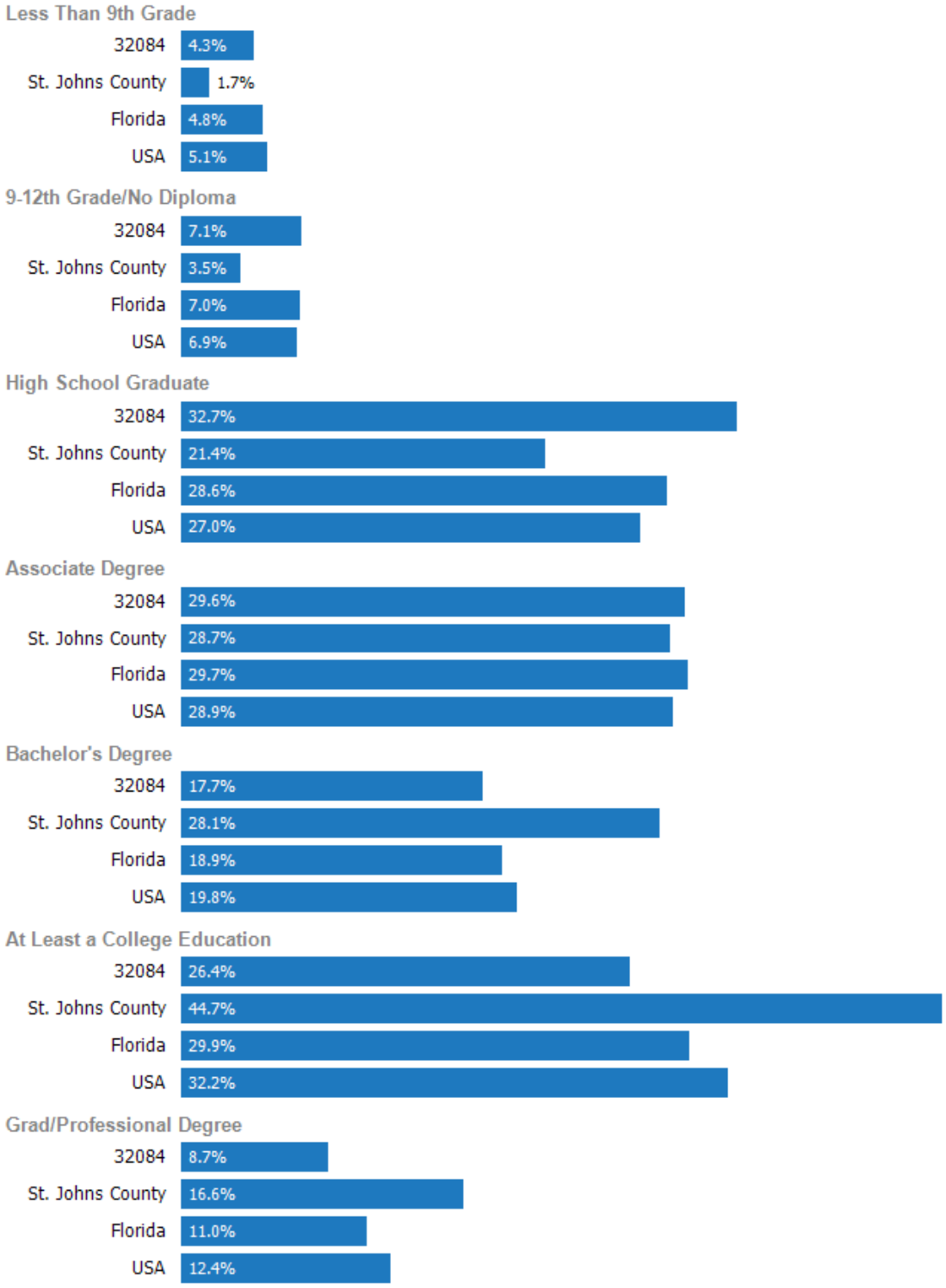
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Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



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Received May 9, 2022
Planning and Building Department

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



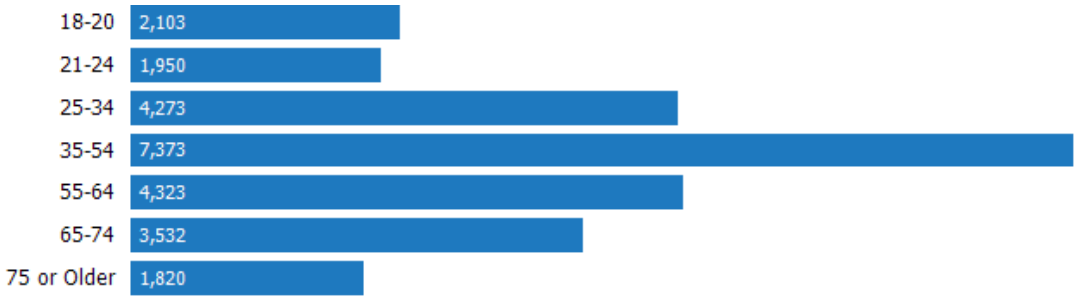
32084

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



32084

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually



32084

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually



32084

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



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Planning and Building Department

Neighborhood: Economic Stats and Charts

	32084	St. Johns County	Florida	USA
Income Per Capita	$28,707	$43,194	$31,619	$34,103
Median Household Income	$53,093	$82,252	$55,660	$62,843
Unemployment Rate	–	2.5%	3.1%	3.8%
Unemployment Number	–	–	322K	–
Employment Number	–	–	10.2M	–
Labor Force Number	–	143K	10.5M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually





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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 32084

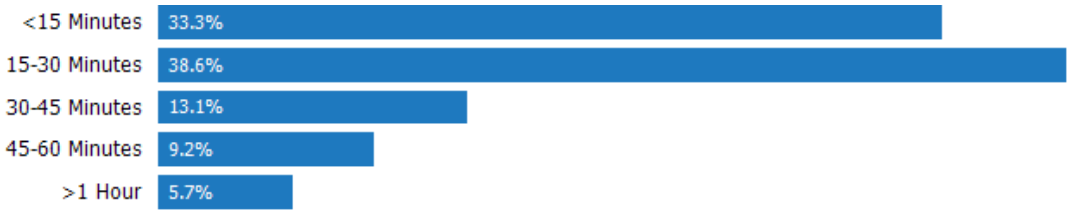
	32084	St. Johns County	Florida	USA
Elevation (in feet)	1,607	1,607	–	–
Annual Rainfall (in inches)	45.97	54.29	56.39	–
Annual Snowfall (in inches)	0	0.03	0.06	–
Days of Full Sun (per year)	98	98	98	–
Travel Time to Work (in minutes)	–	27	28	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	91	2,417
Brownfield Sites	No	No	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



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Received May 9, 2022
Planning and Building Department

School: Ketterlinus Elementary School

School Details

Name
Ketterlinus Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
St. Johns County School District

Address
67 Orange St, St Augustine, FL 32084

Phone
(904) 547-8540

School Facts	Ketterlinus Elementary School	–
Overall Grade	A-	A
Total Enrollment	**434**	**43,628**
Students per Teacher	**13.0:1**	**18.0:1**
Students in Free Lunch Program	**43%**	**23%**
Academic Grade	A	A
Average GPA	–	**3.53 (out of 7810 responses)**
Math Proficiency	**77%**	**80%**
Reading Proficiency	**72%**	**75%**
Gifted Students	**4%**	–
AP Enrollments	–	–
Graduation Rate	–	**94%**
Average ACT Score	–	**27 (out of 1491 responses)**
Average SAT Score	–	**1,230 (out of 3021 responses)**
Teacher Grade	A-	B
Average Teacher Salary	**$40,715**	**$40,715**
Teachers in 1st or 2nd Year	–	**40%**

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly

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Received May 9, 2022
Planning and Building Department

School: Sebastian Middle School

School Details

Name
Sebastian Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
St. Johns County School District

Address
2955 Lewis Speedway, St Augustine, FL 32084

Phone
(904) 547-3840

School Facts	Sebastian Middle School	–
Overall Grade	B+	A
Total Enrollment	**748**	**43,628**
Students per Teacher	**17.0:1**	**18.0:1**
Students in Free Lunch Program	**37%**	**23%**
Academic Grade	B+	A
Average GPA	–	**3.53 (out of 7810 responses)**
Math Proficiency	**63%**	**80%**
Reading Proficiency	**57%**	**75%**
Gifted Students	**7%**	–
AP Enrollments	–	–
Graduation Rate	–	**94%**
Average ACT Score	–	**27 (out of 1491 responses)**
Average SAT Score	–	**1,230 (out of 3021 responses)**
Teacher Grade	A-	B
Average Teacher Salary	**$40,715**	**$40,715**
Teachers in 1st or 2nd Year	**6%**	**40%**

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/15/2018 by Alum

I really enjoyed my time at Sebastian Middle school. All the teachers were very helpful and pushed me to develope academically. Along with this, the facility itself is very nice and the sports programs were excellent.

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Received May 9, 2022
Planning and Building Department

School: St. Augustine High School

School Details

Name
St. Augustine High School

Level
High

Type
Public

Grades Served
9-12

School District
St. Johns County School District

Address
3205 Varella Ave, St Augustine, FL 32084

Phone
(904) 547-8530

School Facts	St. Augustine High School	–
Overall Grade	B+	A
Total Enrollment	**1,874**	**43,628**
Students per Teacher	**21.0:1**	**18.0:1**
Students in Free Lunch Program	**38%**	**23%**
Academic Grade	B	A
Average GPA	**3.44 (out of 1153 responses)**	**3.53 (out of 7810 responses)**
Math Proficiency	**61%**	**80%**
Reading Proficiency	**67%**	**75%**
Gifted Students	**8%**	**–**
AP Enrollments	**–**	**–**
Graduation Rate	**89%**	**94%**
Average ACT Score	**24 (out of 192 responses)**	**27 (out of 1491 responses)**
Average SAT Score	**1,160 (out of 312 responses)**	**1,230 (out of 3021 responses)**
Teacher Grade	B-	B
Average Teacher Salary	**$40,715**	**$40,715**
Teachers in 1st or 2nd Year	**3%**	**40%**

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 8/27/2021 by Senior

This school has very inflated GPA's due to standard classes treated like low level, honors classes treated like standard, and AICE/AP classes treated like honors. Very few classes are substantially difficult causing the top about 100 students to all have GPA's over 4.0. DO NOT TRANSFER HERE FROM A DIFFERENT HIGH SCHOOL your original GPA will ruin your class ranking. I will say it does have some good programs, but not much better than other schools. Also the AICE credits only really transfer to Florida schools and I would recommend taking dual enrollment or AP instead, they are more widely recognized. Overall only go here if you have to.

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Posted: 5/11/2021 by Senior

I only attended St Augustine High for my senior year and while I was there I noticed a general trend among the administration of disorder. It wasn't disorder from the students but more that there was a lack of communication between staff members of the school and other teachers or students. My experience at the school was overall very positive though. The school has very vibrant people and the students had a moderate sense of school spirit. The level of education was higher than my previous school and I was actually surprised when I got there to see some of the class my younger friends were taking. All of my teachers were really good and controlled the class as well as the student's interest. The school is technically a "school of the arts" and as a band students I didn't really see that. I saw it in the other music programs but the Band department wasn't what you'd expect. I did however feel the effort to improve the program, and that the program will get there soon.

Posted: 4/30/2021 by Senior

It provided a lot of opportunity for those in AICE, Dual Enrollment, and the academies, but lacked in the standard and honors classes. Plus the rules here are often pushed or not acknowledged in many cases.

Posted: 4/16/2021 by Junior

Teachers care about the students and genuinely want students to exceed. I am apart of the AICE program and it has become a community of students, parents, teachers, administration, and more.

Posted: 3/23/2021 by Senior

Saint Augustine is overall a pretty good school. They have classes that that keep standard and honor kids involved and interested, but what they really cater to is the AICE curriculum. This program is a very solid program that not only builds a tight relationship between all of the AICE students, but also provides classes that proceed with the rigor of a college class. This is because the AICE program is directly developed by the University of Cambridge, meaning all information taught and pace of learning at Saint Augustine matches that of the university. There are no shortages of clubs and sports, and Yellow Jackets especially love to show their love for the football team. At Saint Augustine, many of the teachers are open to developing relationships with their students and are willing to listen and help out with any questions, school or personal. Saint Augustine isn't a huge school and yet is able to provide all of the things that make the high school experience enjoyable.

RPR

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Received May 9, 2022
Planning and Building Department
74 Saragossa St, Saint Augustine, FL 32084

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- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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Received May 9, 2022
Planning and Building Department

Comparable Market Analysis

74 Saragossa St, Saint Augustine , Florida, 32084

Monday, May 9, 2022



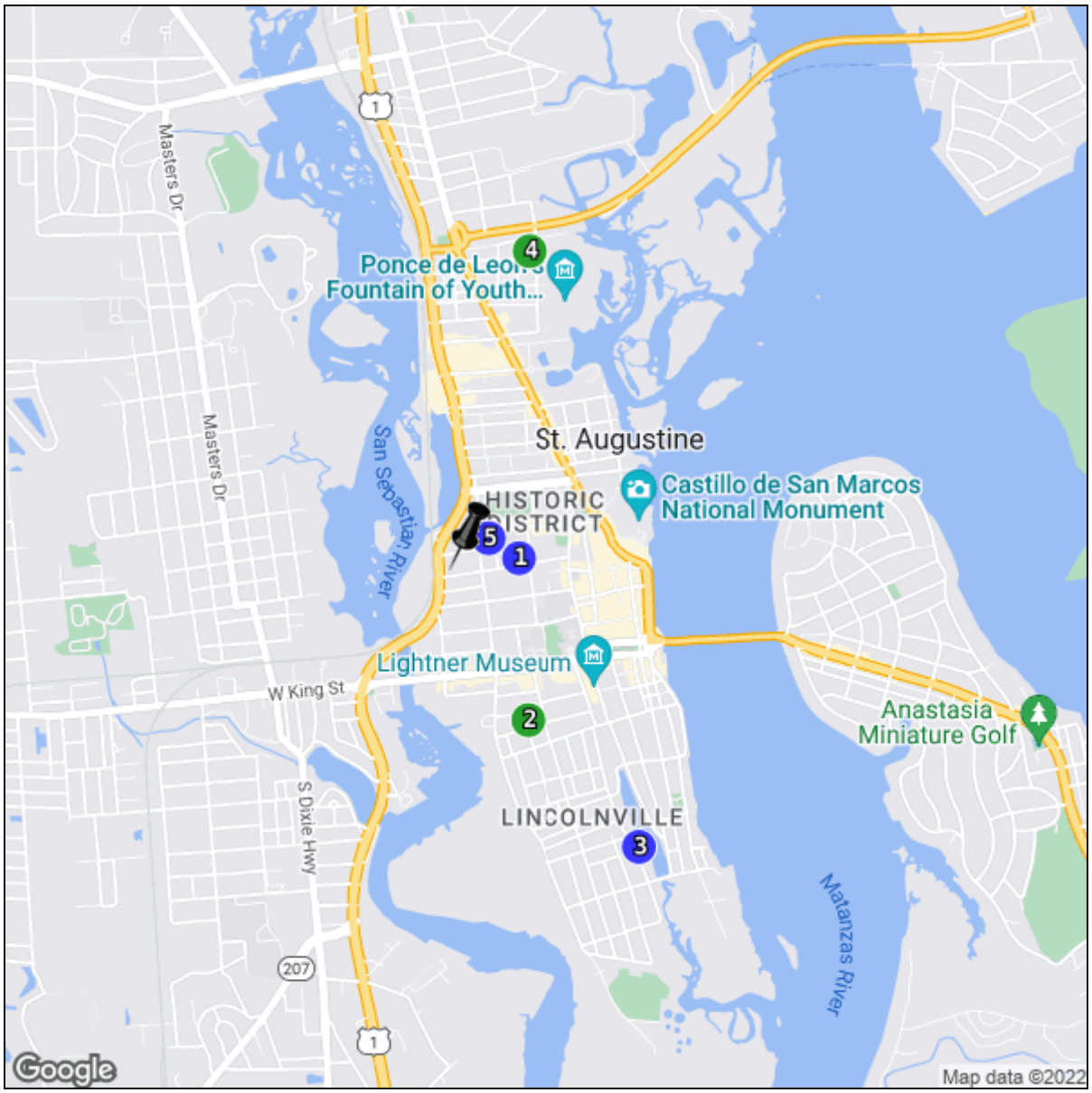
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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Received May 9, 2022
Planning and Building Department

Map of Subject And Comparable Properties



Active Sold Pending Withdrawn Cancelled Expired

	Address	MLS #	Status	Distance from Subject
Subject	74 Saragossa St , Saint Augustine Florida 32084			
1	28 SARAGOSSA ST , ST AUGUSTINE FL 32084	1126599	Sold	0.20m
2	31 SANFORD ST , ST AUGUSTINE FL 32084	1167717	Active	0.48m
3	141 WASHINGTON ST , ST AUGUSTINE FL 32084	1154710	Sold	0.96m
4	36 MAGNOLIA AVE , ST AUGUSTINE FL 32084	1159469	Active	0.94m
5	2 MULVEY STREET , ST AUGUSTINE FL 32084	1157541	Sold	0.15m

Received May 9, 2022
Planning and Building Department

Subject

Address	74 Saragossa St , Saint Augustine , Florida 32084
Region	
Area	
Legal Name of Subdiv	
Approx. Heated SqFt	
Bedrooms	
Full Baths	
Half Baths	
Year Built	
Dining	
Misc Exterior	
Interior Amenities	
Fireplace	
Waterfront	
Parking Facilities	
Additional Rooms	
Pool/Hot Tub	
Appx. Lot Dimensions	
Lot Description	
Exterior Wall	
Structure	

Received May 9, 2022
Planning and Building Department

Comparable Properties

Received May 9, 2022
Planning and Building Department

	Subject	1126599	1167717	1154710
				
	74 Saragossa St Saint Augustine Florida 32084	28 SARAGOSSA ST ST AUGUSTINE FL	31 SANFORD ST ST AUGUSTINE FL	141 WASHINGTON ST ST AUGUSTINE FL
Distance From Subject		0.20	0.48	0.96
List Price		$987,000	$1,400,000	$1,250,000
Original List Price		$987,000	$1,400,000	$1,250,000
Sold Price		$900,000		$1,200,000
Status		Sold	Active	Sold
Status Date		11/17/2021	05/07/2022	04/05/2022
Days on Market		91	2	36
Cumulative Days on Market		91	2	36
Adjustment		+/-	+/-	+/-
Region		32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1	32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1	32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area		322	322	322
Legal Name of Subdiv		MODEL LAND CO	CITY OF ST AUGUSTINE	CITY OF ST AUGUSTINE
Approx. Heated SqFt		4,253	2,920	2,273
Bedrooms		8	7	2
Full Baths		5	5	2
Half Baths		0	0	1
Year Built		1885	1920	2014
Dining			Separate Dining Room; Breakfast Room	Living/Dining Combo
Misc Exterior		Porch - Wrap Around	Porch - Front; Patio - Open; Deck - Wood; Other Building(s)	
Interior Amenities			Ceiling 8+ Ft.; Window Treatment(s); Wood Floors; Furnished	Walk-in-Closet(s); Vaulted/ Cathedral Ceiling; Window Treatment(s); French Door(s); Wall-to-Wall Carpet; Wood Floors; Double Paned Windows; EnergyStar Light Fixtures
Fireplace				
Waterfront				
Parking Facilities		Detached Garage; # Garage Spaces: 3.00	# Garage Spaces: 0.00; 3+ Car Space; No Covered Parking; Gravel; Guest Parking; 2 + Addl Parking Space; Driveway	# Garage Spaces: 0.00

Received May 9, 2022
Planning and Building Department

	Subject	1126599	1167717	1154710
				
	74 Saragossa St Saint Augustine Florida 32084	**28 SARAGOSSA ST ST AUGUSTINE FL**	**31 SANFORD ST ST AUGUSTINE FL**	**141 WASHINGTON ST ST AUGUSTINE FL**
Additional Rooms			Entry Hall / Foyer; Separate Living Room; Florida Room; Great Room; Laundry/Utility (inside); Storage Room; Balcony	Loft
Pool/Hot Tub		No Pool	No Pool	No Pool
Appx. Lot Dimensions				
Lot Description		Regular Lot	Regular Lot	Regular Lot
Exterior Wall		Wood Siding	Wood Siding	Cementitious Siding
Structure			Wood Frame	Wood Frame; Wood Floor Constr; Builder: John Valdes
Adjusted Price	**$1,100,000**	**$900,000**	**$1,400,000**	**$1,200,000**

Received May 9, 2022
Planning and Building Department

	Subject	1159469	1157541		
					
	74 Saragossa St Saint Augustine Florida 32084	36 MAGNOLIA AVE ST AUGUSTINE FL	2 MULVEY STREET ST AUGUSTINE FL		
Distance From Subject		0.94	0.15		
List Price		$1,325,000	$1,475,000		
Original List Price		$1,325,000	$1,475,000		
Sold Price			$1,475,000		
Status		Active	Sold		
Status Date		03/23/2022	03/09/2022		
Days on Market		47	0		undefined
Cumulative Days on Market		107	0		undefined
Adjustment			**+/-**	**+/-**	**+/-**
Region		32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1	32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1		
Area		322	322		
Legal Name of Subdiv		WILLIAMS	**VERIFYING SUBD**		
Approx. Heated SqFt		2,888	2,000		
Bedrooms		3	8		
Full Baths		2	8		
Half Baths		1	0		
Year Built		1925	1900		
Dining		Separate Dining Room; Kitchen/Family Combo			
Misc Exterior					
Interior Amenities		Walk-in-Closet(s); Tile Floors; Wood Floors			
Fireplace					
Waterfront					
Parking Facilities		# Garage Spaces: 0.00; Attached Parking; Covered Parking; 2 + Addl Parking Space; Driveway	# Garage Spaces: 0.00		
Additional Rooms		Great Room; Bonus Room/ Game Room; Storage Room			
Pool/Hot Tub		No Pool	No Pool		
Appx. Lot Dimensions					
Lot Description		Regular Lot	Regular Lot		
Exterior Wall		Stucco			
Structure		Wood Frame			

Received May 9, 2022
Planning and Building Department

	Subject	1159469	1157541	
				
	74 Saragossa St Saint Augustine Florida 32084	36 MAGNOLIA AVE ST AUGUSTINE FL	2 MULVEY STREET ST AUGUSTINE FL	
Adjusted Price	**$1,100,000**	**$1,325,000**	**$1,475,000**	

Received May 9, 2022
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Price Analysis





Received May 9, 2022
Planning and Building Department

Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1126599	28 SARAGOSSA ST, ST AUGUSTINE FL	$987,000	91	91	11/17/2021	$900,000	$0	$900,000
1154710	141 WASHINGTON ST, ST AUGUSTINE FL	$1,250,000	36	36	04/01/2022	$1,200,000	-	$1,200,000
1157541	2 MULVEY STREET, ST AUGUSTINE FL	$1,475,000	0	0	03/07/2022	$1,475,000	-	$1,475,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1167717	31 SANFORD ST, ST AUGUSTINE FL	$1,400,000	2	2	$1,400,000	-	$1,400,000
1159469	36 MAGNOLIA AVE, ST AUGUSTINE FL	$1,325,000	47	107	$1,325,000	-	$1,325,000

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	$900,000	$1,325,000	$900,000
Average	$1,191,667	$1,362,500	$1,260,000
Median	$1,200,000	$1,362,500	$1,325,000
High	$1,475,000	$1,400,000	$1,475,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. Approx. Heated SqFt	Avg. List $/Approx. Heated SqFt	Avg. Sold $/Approx. Heated SqFt	Avg. DOM	Avg. CDOM
Sold	3	3,712,000	1,237,333	3,575,000	1,191,667	0.96	2,842	506.50	492.35	42	42
Active	2	2,725,000	1,362,500	0	0	0.00	2,904	469.12	0.00	24	54
Overall	5	6,437,000	1,287,400	3,575,000	1,191,667	0.96	2,867	491.55	492.35	35	47

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential; MLS # in 1126599 .

Received May 9, 2022
Planning and Building Department

Listing Price Recommendation

Low	$900,000
High	$1,200,000
Recommended	$1,100,000

Received May 9, 2022
Planning and Building Department

Address: 28 SARAGOSSA ST , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS
Country: USA

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE

Legal Name of Subdiv: MODEL LAND CO
Subdivision: MODEL LAND COMP



List #:	1126599	**Status:**	Sold
Property Type:	Single Family Residence	**List Price:**	$987,000
		Mobile/Mfg Home:	N
Parcel #:	2058700000	**Property Attached YN:**	No
Association Fee Y/N:	N		
CDD Fee Y/N:	N	**Historic Area:**	N
		New Const:	N
		Gated Community:	N
Bedrooms:	8	**Full Baths:**	5
Half Baths:	0	**Bdrms Conform:**	Y
Appx Heated SqFt:	4,253	**Year Built:**	1885
Waterfront Y/N:	N	**Nav to Ocean:**	N

Elementary School: Ketterlinus **Middle School:** Sebastian **Intermediate Schools:** Other **High School:** St. Augustine

Room Name	Length	Width	Level	Room Features	Remarks

Directions: From the corner of US1 and King St Turn right onto US-1 N / FL-5 / S Ponce de Leon Blvd (.4 miles) Turn right onto Saragossa St (.2 miles) Arrive at Saragossa St on the left

Remarks: This Queen Anne Victorian home was built in 1891 for Henry J Ritchie, who was responsible for the Bird's Eye view sketch of Saint Augustine that you will view in the photos. This incredible home is rich with history, and has been both a single family residence as well as a multifamily property with 4 apartments. The current zoning is RG1 which does allow for nightly STR with proper parking configuration, or you can restore it to its former glory as a single family home. Walking distance to St. George Street, the Bay front, and Flagler College make the location incredibly desirable. The large lot is .3 acres and includes a detached 3 bay garage that has tremendous potential as a studio or for extra storage.

Stories:2
Square Foot Source: Appraisal

Type of Heating: Other Heating
Type of Cooling: Other Cooling
Utilities: Water - Public
Exterior Wall: Wood Siding
Pool/Hot Tub: No Pool

Misc Exterior: Porch - Wrap Around
Parking Facilities: Detached Garage; # Garage Spaces: 3
Approx Parcel Size: .25 to .5 Acre
Lot Description: Regular Lot
Presently Zoned: Multi-Family
Possible Financing: Cash
Documents on File: Drawings on File
Occupancy: At Closing

Original List Price: $987,000

DOM: 91
Sold Date: 11/17/2021

Sold Price: $900,000



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Drejireh@gmail.com

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Adjustments for Comparable #1126599 (Map Number 1)

Description	Value	$900,000
	+	$900,000

Received May 9, 2022
Planning and Building Department

Address: 31 SANFORD ST , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS
Country: USA

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE
Legal Name of Subdiv: CITY OF ST AUGUSTINE
Subdivision: CITY OF ST AUGUSTINE



List #:	1167717	**Status:**	Active
Property Type:	Duplex	**List Price:**	$1,400,000
Parcel #:	2024700000	**Mobile/Mfg Home:**	N
Association Fee Y/N:	N	**Property Attached YN:**	No
CDD Fee Y/N:	N	**Historic Area:**	Y
		New Const:	N
		Gated Community:	N
Bedrooms:	7	**Full Baths:**	5
Half Baths:	0	**Bdrms Conform:**	N
Appx Heated SqFt:	2,920	**Year Built:**	1920
Det Heat SQFT:	290	**Nav to Ocean:**	N
Waterfront Y/N:	N		

Elementary School: Ketterlinus **Middle School:** Sebastian **Intermediate Schools:** Other **High School:** St. Augustine

Room Name	Length	Width	Level	Room Features	Remarks
Master Bedroom			First		1st floor master bedroom with en suite
Master Bedroom			Second		2nd floor master bedroom with en suite
Kitchen					1st floor kitchen
Kitchen					2nd floor kitchen

Directions: From US-1, turn East on King St. Turn R (south) on Riberia St. Turn L on Cedar. Turn R on Sanford St. Property will be on left.

Remarks: Beautiful Victorian home in downtown St. Augustine loaded with charm! Lots of living space with 6 bedrooms/4 baths in the main house & 1 bedroom/1 bath in the guest house. All bathrooms, kitchens, flooring & tiles have been renovated within the last five years. Exterior spaces include a front porch & balcony overlooking Sanford St, a back deck upstairs that also serves as a private entrance if the 2nd floor is rented out separately, outdoor eating areas & plenty of off-street parking! Property is currently used as a short term rental, zoned multi-family with 7 night rental, and completely TURNKEY including all furnishings, linens & appliances. Three separate rental possibilities--rent out the entire house, rent out each floor as a separate rental & the guest house as the 3rd rental! Each..

Stories:2
Style: Traditional; Multi Generational
Unit Location: Ground Level; 2nd Story
Square Foot Source: Appraisal
Bedrooms: Split Bedrooms; 1 Bedroom - Guest Suite; Guest House; Master Bedroom-First Floor
Dining: Separate Dining Room; Breakfast Room
Kitchen: Pantry - Closet
Major Appliances: Range Electric; Microwave; Dishwasher; Refrigerator; Washer; Dryer
Additional Equipment: Laundry on Floor
Additional Rooms: Entry Hall / Foyer; Separate Living Room; Florida Room; Great Room; Laundry/Utility (inside); Storage Room; Balcony

Interior Amenities: Ceiling 8+ Ft.; Window Treatment(s); Wood Floors; Furnished
Energy Features: Ceiling Fan(s)
Type of Heating: Central Heating
Type of Cooling: Central Cooling
Utilities: Water - Public; Sewer - Public
Exterior Wall: Wood Siding
Structure: Wood Frame
Roof: Shingle; Metal
Pool/Hot Tub: No Pool

Misc Exterior: Porch - Front; Patio - Open; Deck - Wood; Other Building(s)
Parking Facilities: # Garage Spaces: 0; 3+ Car Space; No Covered Parking; Gravel; Guest Parking; 2 + Addl Parking Space; Driveway
Approx Parcel Size: Less than .25 Acre
Lot Description: Regular Lot
Lot Location: Downtown
Presently Zoned: Residential; Multi-Family
Road Frontage: City Street
Road Surface: Asphalt Road
Possible Financing: Cash; Conventional; VA
Documents on File: Survey on File; Photos on File; Floor Plans on File
Occupancy: At Closing

DOM: 3

Original List Price: $1,400,000



JIREH RODRIGUEZ
ELITE REALTY GROUP
11555 CENTRAL PARKWAY
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JACKSONVILLE, FL 32224
904-242-6778
Drejireh@gmail.com

License #: 3322358

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Received May 9, 2022
Planning and Building Department

Address: 141 WASHINGTON ST , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS Country: USA

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE
Legal Name of Subdiv: CITY OF ST AUGUSTINE
Subdivision: CITY OF ST AUGUSTINE



List #:	1154710	**Status:**	Sold
Property Type:	Single Family Residence	**List Price:**	$1,250,000
		Block:	38-B
Lot:	20	**Mobile/Mfg Home:**	N
Parcel #:	2002000000	**Property Attached YN:**	No
Association Fee Y/N:	N		
CDD Fee Y/N:	N	**Historic Area:**	N
		New Const:	N
		Gated Community:	N
Bedrooms:	2	**Full Baths:**	2
Half Baths:	1	**Bdrms Conform:**	Y
Appx Heated SqFt:	2,273	**Year Built:**	2014
Waterfront Y/N:	Y	**Nav to Ocean:**	N

Elementary School: Ketterlinus **Middle School:** Sebastian **Intermediate Schools:** Other **High School:** St. Augustine

Room Name	Length	Width	Level	Room Features	Remarks
Master Bedroom	14	12	First	Carpet Flooring	Downstairs Master Bedroom w/soaking tub
Master Bedroom	15	14	Second	Carpet Flooring	Ensuite Master in the Tree Tops
Dining Room	16	14	First	Wood Flooring	Overlooks Lake Maria Sanchez
Kitchen	14	9	First	Wood Flooring	Custom Kitchen with Island
Living Room	16	14	First	Wood Flooring	Overlooks Lake Maria Sanchez
Other	28	7		Carpet Flooring	Loft with Sleeping Nook

Directions: Downtown St. Augustine, Florida, South of King Street, On Lake Maria Sanchez Lake.

Remarks: DOWNTOWN LAKEFRONT DREAM HOME ; Peaceful, Custom Home, with direct sweeping views of beautiful Lake Maria Sanchez in St. Augustine! Located in a sweet spot of our favorite Lincolnville neighborhood among historic mansions, where horses-&-carriages trot by on their way to work downtown! LUXURIOUS tree-house appeal, high-end features like vaulted ceilings, built-in cabinets, recessed LED lighting, full-wall bath tile and French doors to peek out at a majestic leaning oak tree. Spacious dual en-suite masters (up & down), downstairs featuring a large soaking tub. Fun loft bedroom nook for overnight guests! Open living with masterful use of design, clever storage with niches and craftsman trim details. Lovely yard is landscaped and drip irrigated for year-round bloom. (2,577 sq. ft.)

Waterfront Descrpt: Lakefront
Stories:2
Style: Other: Lake Cottage
Square Foot Source: Tax Roll
Bedrooms: Split Bedrooms; Master Bedroom-First Floor
Bath: Owner Bath Tub W/Shower; Garden Bath; Low Flow Toilet
Dining: Living/Dining Combo
Kitchen: Breakfast Bar
Major Appliances: Range Gas; Self Cleaning Oven; Microwave; Dishwasher; Refrigerator; Washer; Dryer; Cooktop Gas
Additional Equipment: Smoke Detector; Laundry on Floor
Additional Rooms: Loft

Interior Amenities: Walk-in-Closet(s); Vaulted/ Cathedral Ceiling; Window Treatment(s); French Door(s); Wall-to-Wall Carpet; Wood Floors; Double Paned Windows; EnergyStar Light Fixtures
Energy Features: Forced Air; Energy Star Windows; Energy Star Doors
Type of Heating: Central Heating; Energy Star Heating
Type of Cooling: Central Cooling; Energy Star Cooling
Utilities: Water - Public; Sewer - Public; Gas - Bottled; Cable - Connected; Separate Water Meter(s); Separate Electric Meter(s)
Water Heater: Gas Water Heater; Tankless Water Heater
Exterior Wall: Cementitious Siding
Structure: Wood Frame; Wood Floor Constr; Builder: John Valdes
Roof: Metal
Pool/Hot Tub: No Pool

Fencing: Fenced Partial; Wood Fencing
Parking Facilities: # Garage Spaces: 0
Approx Parcel Size: Less than .25 Acre
Lot Description: Regular Lot
Lot Location: Downtown
Presently Zoned: Residential; Single Family
Road Frontage: City Street
Road Surface: Asphalt Road
Possible Financing: Cash; Conventional
Documents on File: Survey on File; Drawings on File; Floor Plans on File; Video on File; Bldg Permits on File
Occupancy: At Closing; Negotiable

Original List Price: $1,250,000
DOM: 36
Sold Date: 04/01/2022
Sold Price: $1,200,000



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Received May 9, 2022
Planning and Building Department

Address: 36 MAGNOLIA AVE , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS
Country: USA

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE

Legal Name of Subdiv: WILLIAMS
Subdivision: WILLIAMS



List #:	1159469	**Status:**	Active
Property Type:	Single Family Residence	**List Price:**	$1,325,000
Parcel #:	1918700000	**Mobile/Mfg Home:**	N
Association Fee Y/N:	N	**Property Attached YN:**	No
CDD Fee Y/N:	N	**Historic Area:**	N
		New Const:	N
		Gated Community:	N
Bedrooms:	3	**Full Baths:**	2
Half Baths:	1	**Bdrms Conform:**	Y
Appx Heated SqFt:	2,888	**Year Built:**	1925
Waterfront Y/N:	N	**Nav to Ocean:**	N

Elementary School: Ketterlinus **Middle School:** Sebastian **Intermediate Schools:** Other **High School:** St. Augustine

Room Name	Length	Width	Level	Room Features	Remarks

Directions: From 16 heading east, turn right on N Ponce De Leon Blvd, turn west on to W San Carlos Ave, continue straight to AIA Scenic Coastal Byway/May St, turn right on Magnolia Ave before causeway.

Remarks: 36 Magnolia is a lovingly restored Southern charmer that greets you with an inviting front porch & porte cochere that says come in and stay a while. Behind the beautiful custom wood and glass front door awaits a fresh, bright open floor plan with elegant wood flooring, crown molding, designer lighting choices and an open floor plan that just begs to host gatherings with friends & family. The large dining room is adjacent to the spacious kitchen and the Chef in the family will certainly appreciate the abundance of storage. The custom Big Chill appliances and the ample prep space on the large quartz island, are where your appetizing charcuterie boards will delight all who wait with anticipation! Designer tile selections and dimmable lighting set the perfect ambiance

Stories:2
Style: Other
Square Foot Source: Tax Roll
Dining: Separate Dining Room; Kitchen/Family Combo
Kitchen: Food Prep Island; Pantry - Closet
Major Appliances: Range Gas; Microwave; Refrigerator; Ice Maker-Refrigerator; Washer/ Dryer Connection
Additional Rooms: Great Room; Bonus Room/ Game Room; Storage Room

Interior Amenities: Walk-in-Closet(s); Tile Floors; Wood Floors
Energy Features: Ceiling Fan(s)
Type of Heating: Central Heating
Type of Cooling: Central Cooling
Utilities: Water - Public
Exterior Wall: Stucco
Structure: Wood Frame
Roof: Shingle
Pool/Hot Tub: No Pool

Fencing: Fenced Rear
Parking Facilities: # Garage Spaces: 0; Attached Parking; Covered Parking; 2 + Addl Parking Space; Driveway
Approx Parcel Size: Less than .25 Acre
Lot Description: Regular Lot
Lot Location: Urban/City
Presently Zoned: Residential
Road Frontage: City Street
Road Surface: Asphalt Road
Possible Financing: Cash; Conventional; 1031 Exchange
Documents on File: Survey on File
Occupancy: At Closing

DOM: 47

Original List Price: $1,325,000



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Received May 9, 2022
Planning and Building Department

Address: 2 MULVEY STREET , ST AUGUSTINE, FLORIDA, 32084 County: ST. JOHNS
Country: USA

Region: 32-ST JOHNS COUNTY-ST AUGUSTINE AREA-E OF US-1
Area: 322-DOWNTOWN ST AUGUSTINE

Legal Name of Subdiv: **VERIFYING SUBD**
Subdivision: **VERIFYING SUBD**



List #:	1157541	**Status:**	Sold
Property Type:	Duplex	**List Price:**	$1,475,000
Parcel #:	2059900010	**Mobile/Mfg Home:**	N
Association Fee Y/N:	N	**Property Attached YN:**	Yes
CDD Fee Y/N:	N	**Historic Area:**	N
		New Const:	N
		Gated Community:	N

Bedrooms:	8	**Full Baths:**	8
Half Baths:	0	**Bdrms Conform:**	Y
Appx Heated SqFt:	2,000	**Year Built:**	1900
Waterfront Y/N:	N	**Nav to Ocean:**	N

Intermediate Schools: Other

Room Name	Length	Width	Level	Room Features	Remarks

Directions: Sold comp stat purposes only
Remarks:

Stories:2
Square Foot Source: Tax Roll

Type of Heating: Central Heating
Type of Cooling: Central Cooling
Utilities: Water - Public
Pool/Hot Tub: No Pool

Parking Facilities: # Garage Spaces: 0
Approx Parcel Size: Less than .25 Acre
Lot Description: Regular Lot
Presently Zoned: Multi-Family
Occupancy: At Closing

Original List Price: $1,475,000

DOM: 0
Sold Date: 03/07/2022

Sold Price: $1,475,000



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Received May 9, 2022
Planning and Building Department

TBL SERVICES LLC (Lic RB29003605)
7501 Cowpen branch road
Elkton Fl 32033
(904-814-7991)



Mike silverio
74 Saragossa
St Augustine Fl 32084

ESTIMATE

Estimate # 0005662

Estimate Date 05/09/2022

Item	Description	Unit Price	Quantity	Amount
Service	Sorry Mike after walking your house for repair estimate. It is beyond repair for us to give you a rehab estimate. What lil that is not damage from termites would be destroyed removing what is. I recommend that you tare it completely down and look into rebuilding a new home. I am sorry I could not be of more help.			

Subtotal	0.00
Total	0.00
Amount Paid	0.00
Estimate	$0.00

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, May 9, 2022 10:49 AM
To: Meredith H. Randolph
Subject: FW: 74 saragossa st
Attachments: 20220508_181504.jpg; 20220508_181511.jpg; 20220508_181458.jpg; 20220508_181533.jpg; 20220508_181517.jpg; 20220508_181551.jpg

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

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

From: Michael Silverio <shotgunplumbing@hotmail.com>
Sent: Sunday, May 8, 2022 8:37 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: 74 saragossa st

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.

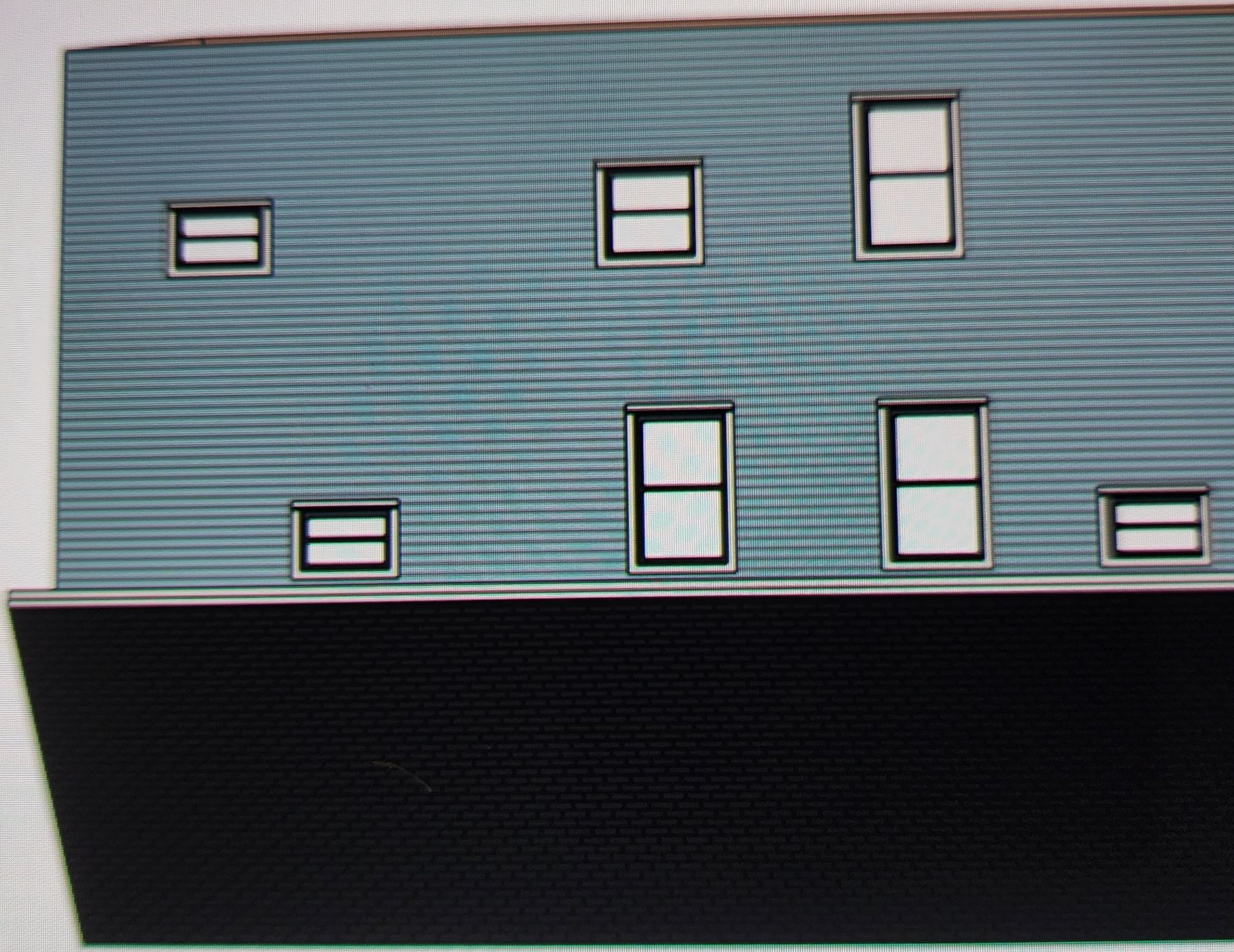
New renderings of the house. Went to a 2 story since we don't have to match the existing home.

Still waiting on the detached garage with mother in law suite above it. Should have that late tomorrow to you.
Also will have everything else to you tomorrow or latest Tuesday. Thank you!

Get Outlook for Android

Received May 9, 2022
Planning and Building Department





Received May 9, 2022
Planning and Building Department

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Received May 9, 2022
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Camera View Layer Set

2

new saragossa5722: Working Plan View - 2

new saragossa5722: Orthographic Full Overview - Camera 1

v - Camera 1



Done: 74876 surfaces

All Floors

Object Layer: -

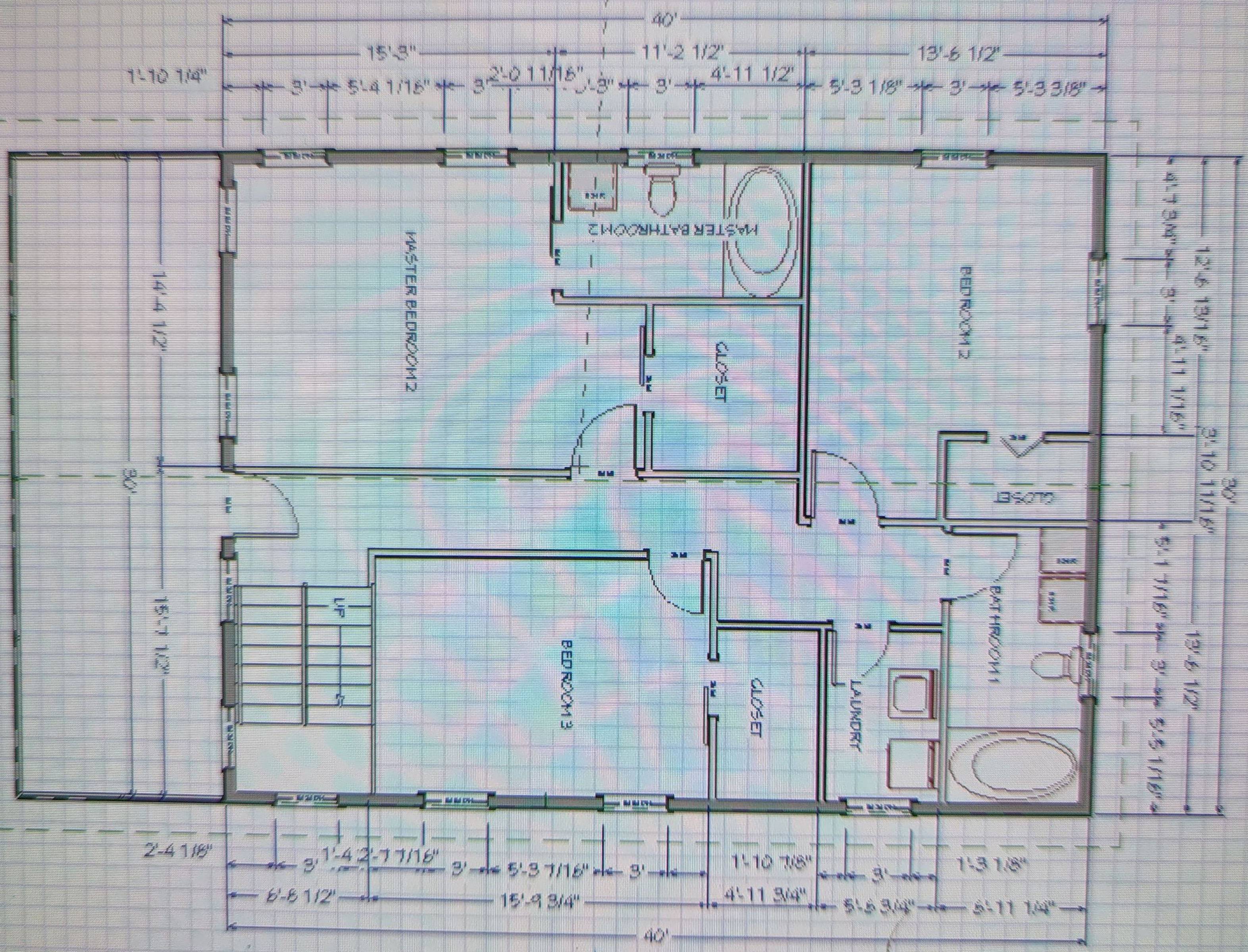
Received May 5, 2022
Planning and Building Department

w - 3 × new saragossa5722: Working Plan View - 2 × new saragossa5722: Orthographic Full Overv

y - 2

MASTER BATH
MASTER BED ROOM
MASTER CLOSET
LAUNDRY
KITCHEN
DINING ROOM
LIVING ROOM
POWDER BATH
UP

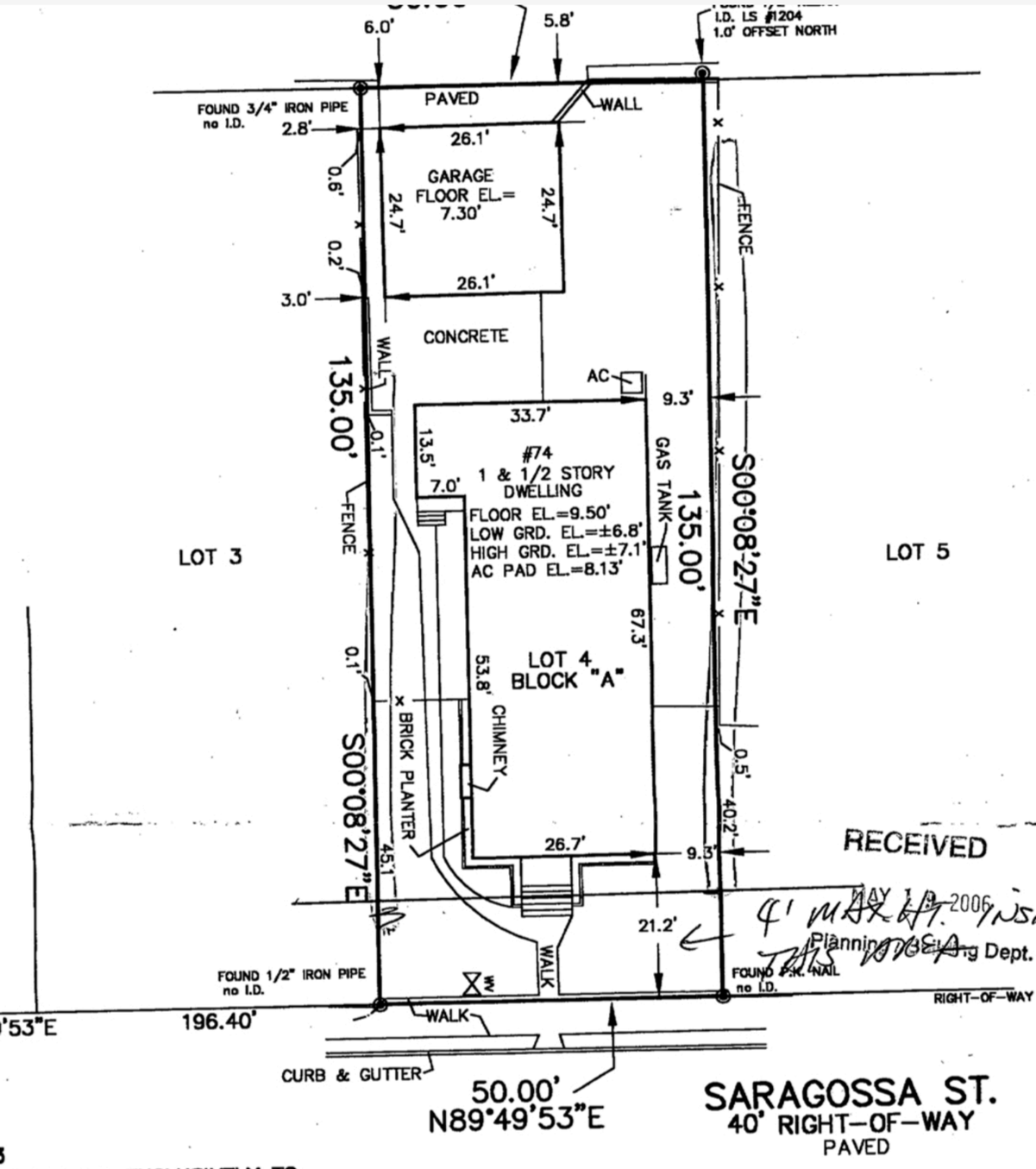
Select Objects [Space] Floor: 1 Object La



Packet Pg. 723 of 802

Received May 9, 2022
Planning and Building Department

3:28 51%
Received May 9, 2022
Planning and Building Department
Use Adobe Acrobat Reader to add comments to this shared file.
INSTALL APP
Shared by others > 2006-0541 · PDF



IS SURVEY EXCLUSIVELY TO:

ON CERTIFICATE:
S IN FLOOD ZONE AE(EL9),
FLOOD INSURANCE RATE
MMUNITY & PANEL NO.
4G, MAP DATED 9/03/03,
UNTY, FLORIDA.

ANGLE

DISTANCE
F ARC

NOTES:

THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS NOTED

NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECO OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC SURVEY (U.S.C. & G.S.) N.G.V.D. 1929.

NORTH IS ASSUMED, BASED ON THE R\W OF SARAGOSSA ST. REFERENCE BEARING AS SHOWN.

CERTIFY, that the survey shown hereon was made upervision and is correct to the best of my that it meets minimum technical standards 1G17-6, Florida Administrative Code, pursuant la Statutes.

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5991 A-1-A South,
St. Augustine, FL 32080
1-(904)471-7512

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

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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)

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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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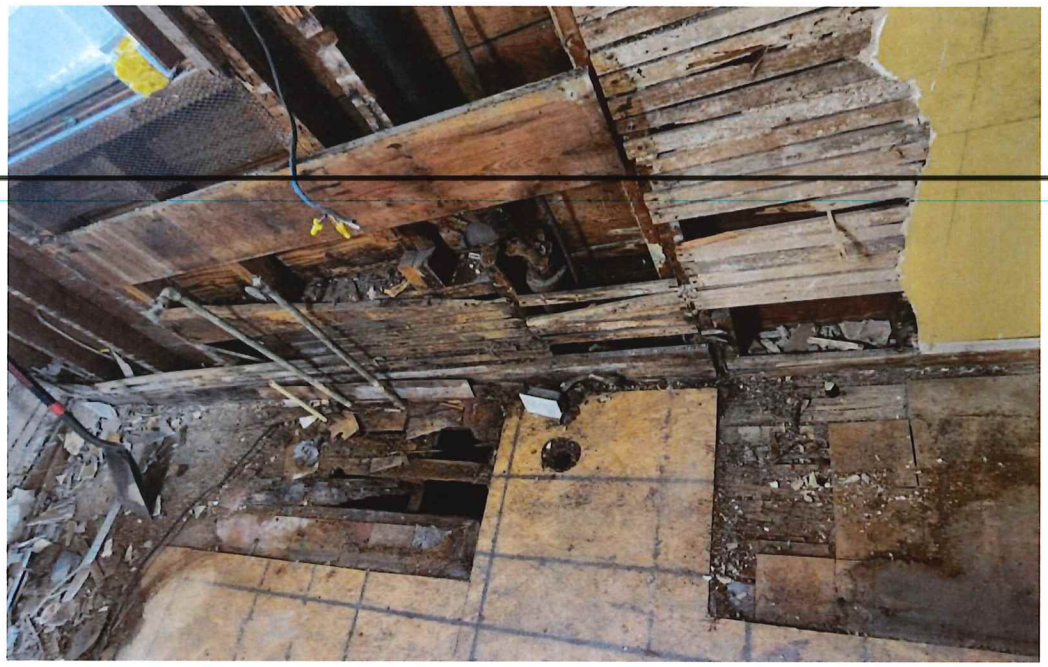


Image 2: Original Deteriorated Floor Sheathing



Image 3: Floor Joists with Section Loss

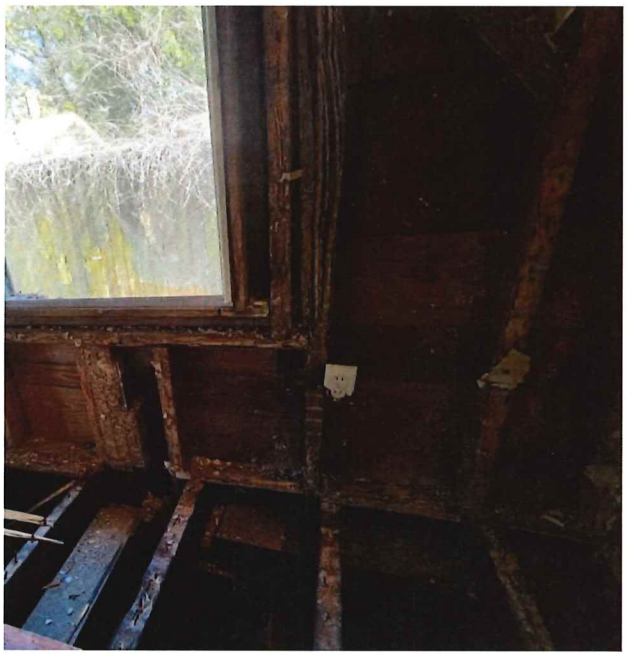


Image 4: Stud Section Loss

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.

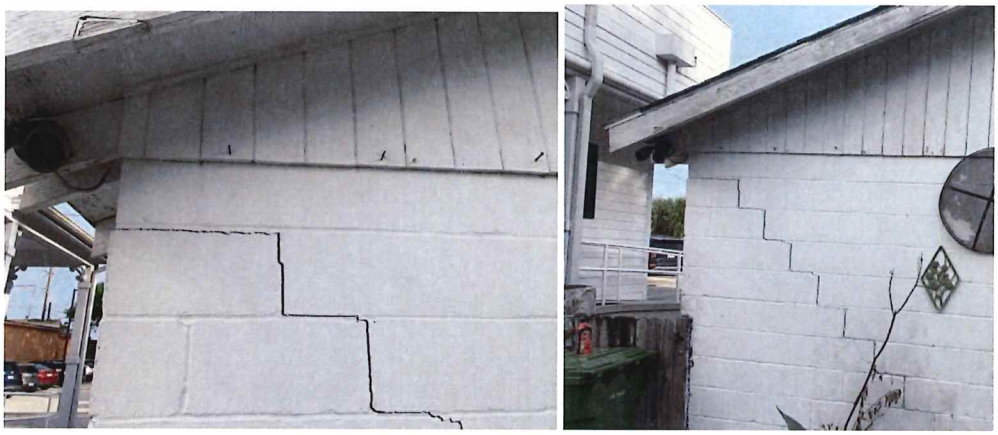


Image 5 Ceiling Joists Section Loss

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

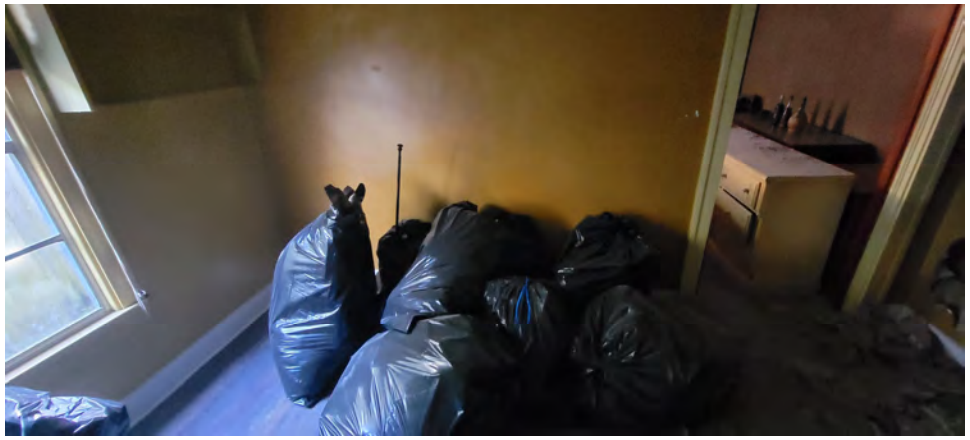
Alexander W. Swanson

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



















































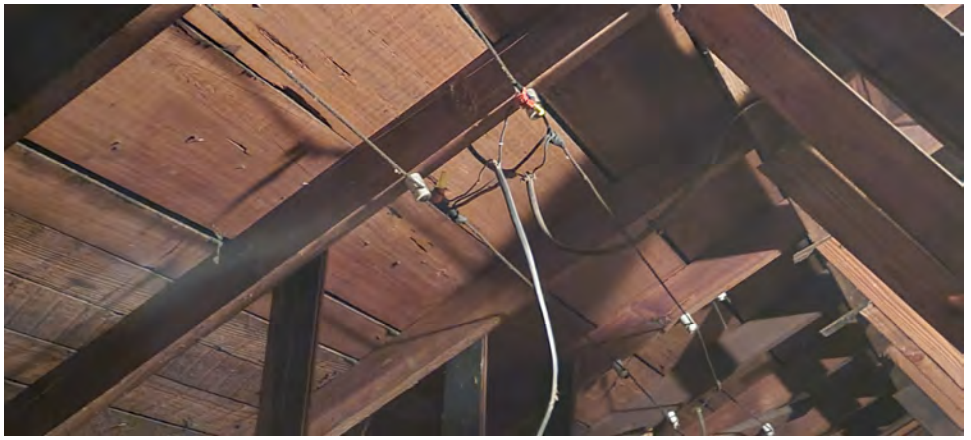
















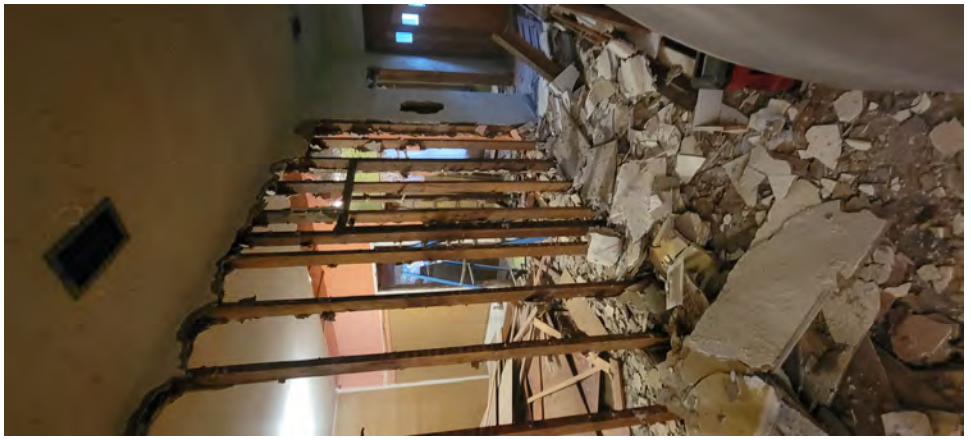










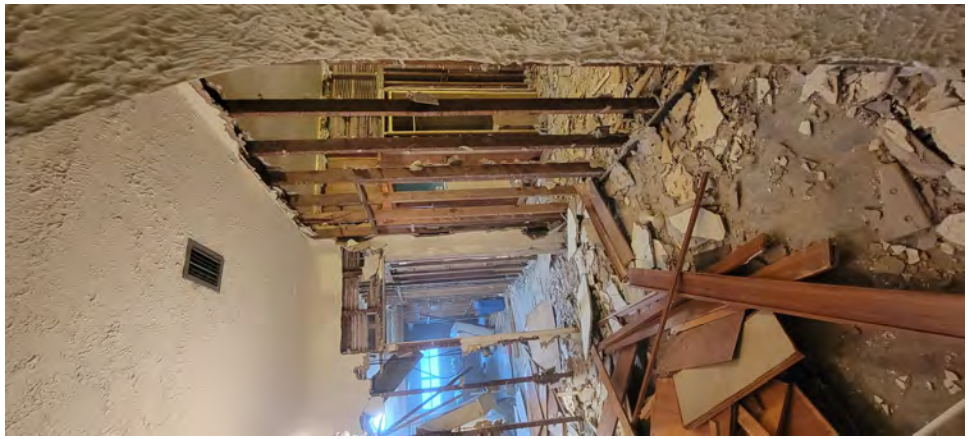










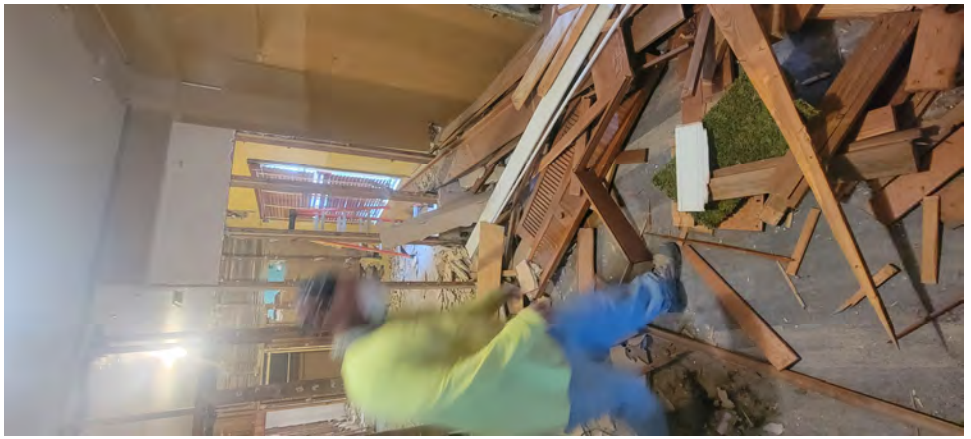



WERNER






























































74


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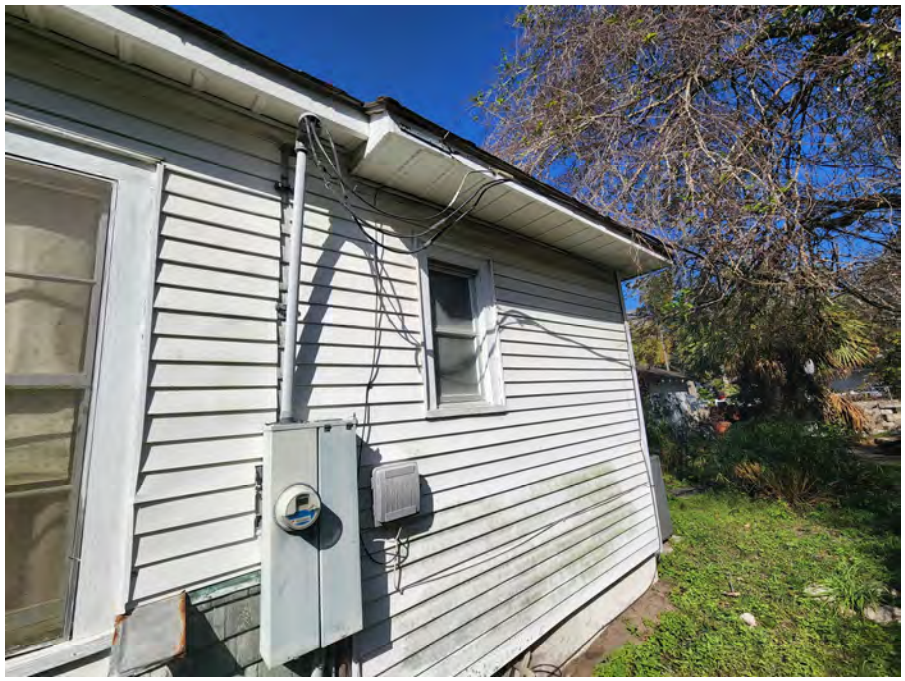


























































































































































Received March 7, 2022
Planning and Building Department







































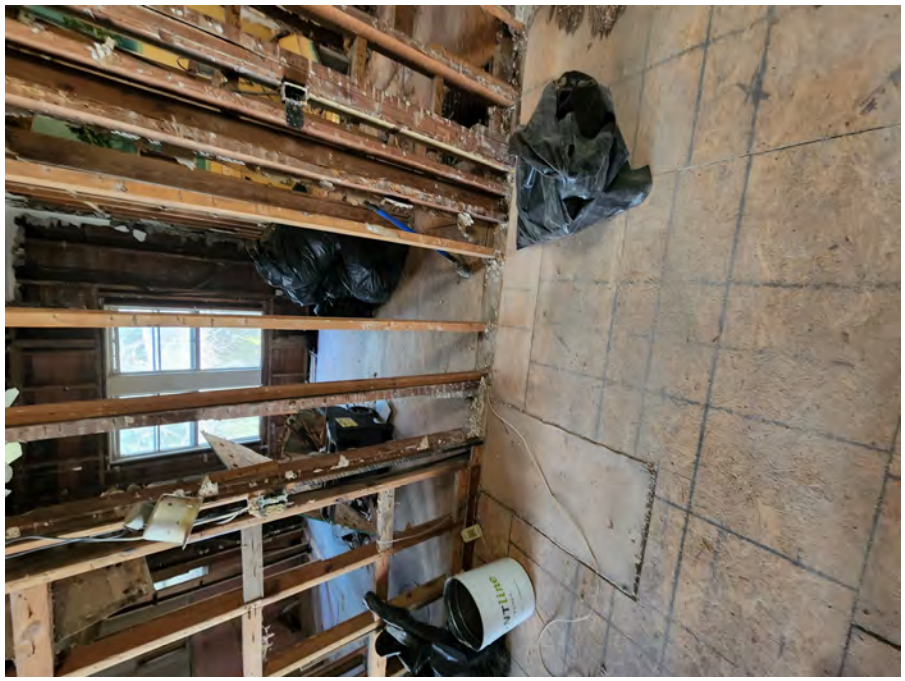










































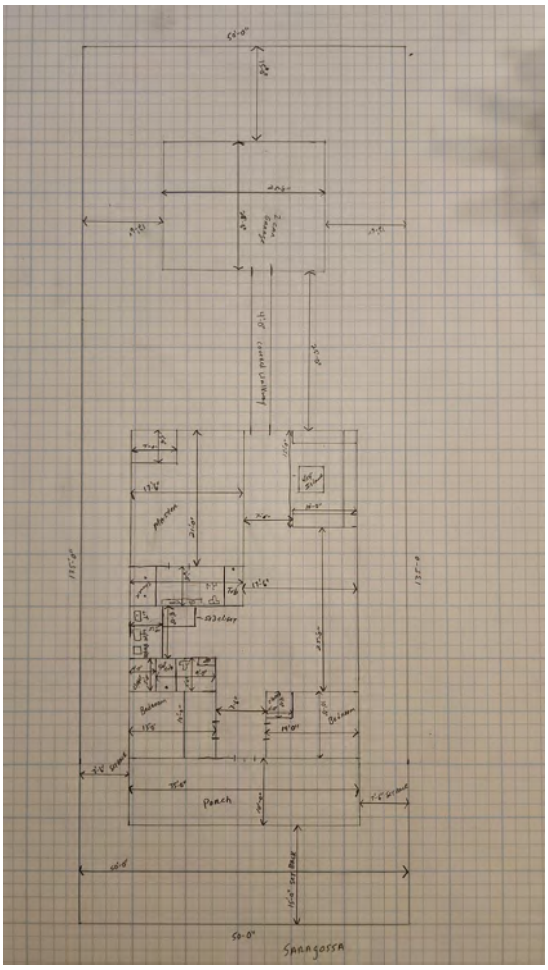


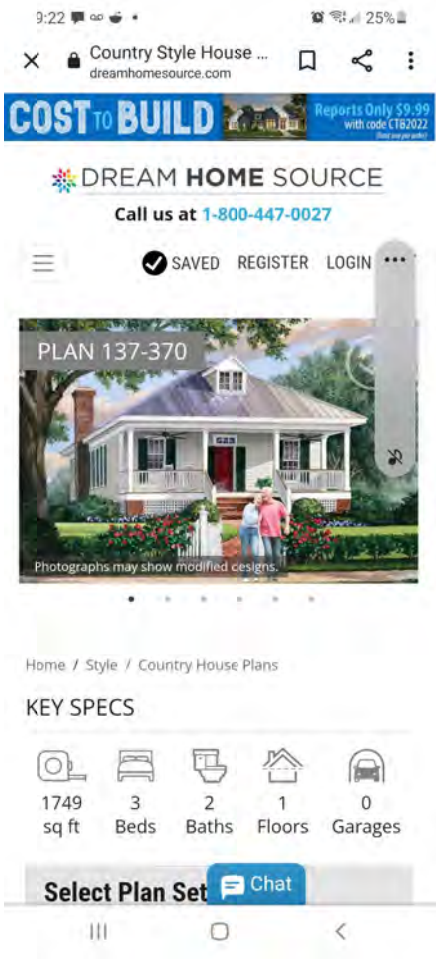














Received March 7, 2022
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9:22

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KEY SPECS

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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

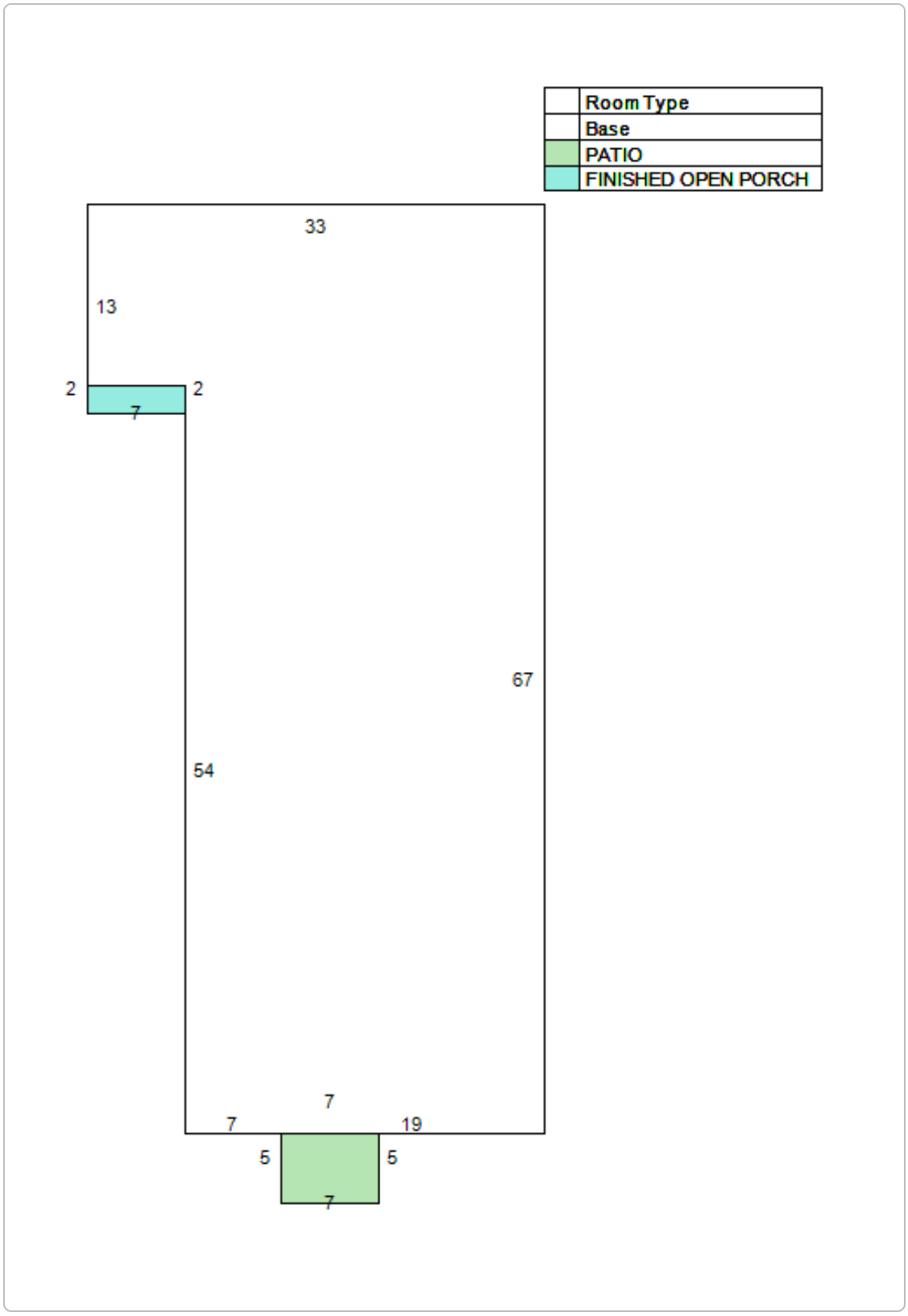
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$133,107	$9,183	$145,350	$0	$0	$287,640	$244,857	$93,283	$194,357
2020	$140,986	$9,183	$145,350	$0	$0	$295,519	$199,283	$147,236	$148,283
2019	$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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Detail by Entity Name

Florida Limited Liability Company
SHOTGUN SARAGOSSA, LLC

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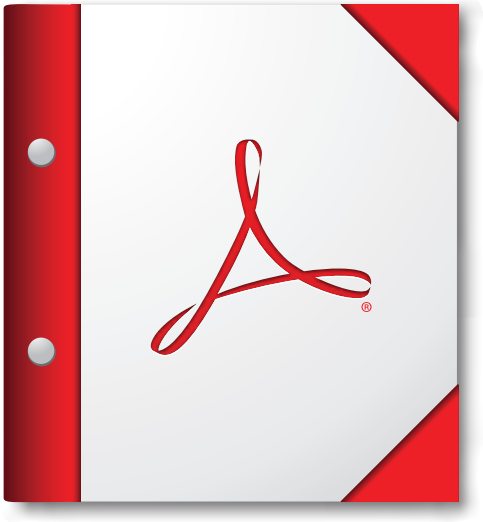
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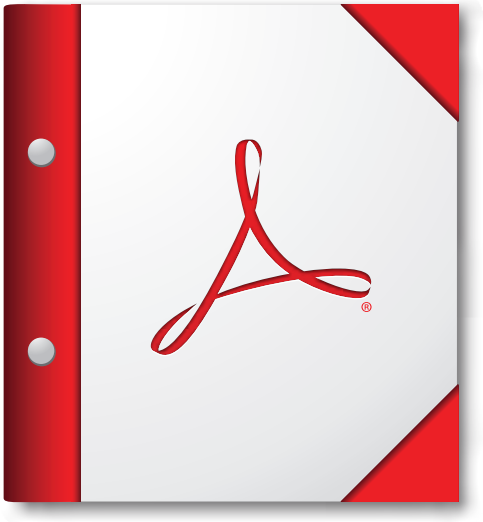
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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: May 19, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of April 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

28 Cadiz Street (FL # 30713.1-R1 Roof Replacement Color - Midnight Grey)

61 Spanish Street (Install New Grease Hood)

62 Cuna Street (Add Bathroom & Kitchenette to (4) Rooms)

1 Cordova Street (Pole & panel replacement on West side of 25 Castillo Drive; Removing old load transfer devices, installing new load transfer devices)

317 St George Street (Front porch roof is leaking thru 2nd floor deck, into roof. Locate source of leak, repair/replace defective materials. Reassemble, per current code requirements)

105 St George Street (Install new Grandaire 5 ton 14 SEER HP system - CHANGE OUT)

7 Cordova Street (31663 / 12328.2 Cedar Roof Replacement Jumbo Reserve / Raw - Natural in color. They will be installed to match the existing profile)

264 St George Street (Repair Foundation on Garage - South Unit)

25 St Francis Street (FL10124.1 Reroof Approved with condition that drip-edge does not alter or replace existing wood trim along roof-line)

8 Aviles Street (Add misc outlets for equipment to new locations)

7 Bridge Street (Mini Split Change Out)

DEMOLITION

164 Marine Street (Demo House, Garage, Concrete Driveway & Walkway)

SIGNS

6 W Castillo Drive (Change of copy for existing monument/freestanding sign: 19"x64.25" = 8.48sf. Using pre-approved fonts, colors and sign material)

40 Charlotte Street (New signage for Catch 27: 1 bracket sign 24"x30" = 5sf, 1 wall sign 24"x30" = 5sf; Total = 10sf. Bracket sign must provide 8 foot clearance. Using pre-approved colors, font, and material)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk