CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, JUNE 16, 2022 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) May 19, 2022 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Continued Items from the previous HARB meetings

a)	HP2022-0008 Certificate of Demolition (Continued from March 17, 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*b)	HP2022-0026 Certificate of Demolition (Continued from April 21, 2022) WITHDRAWN BY APPLICANT	Bart Piniaz - Applicant 163 School Street, LLC – Owner 163 School Street To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District, including the existing detached garage and removal of existing roof and aluminum siding related to a second-floor addition and renovation. (Removal of garage approved at the April 21, 2022 meeting)

c) HP2022-0030
Certificate of Appropriateness
(Continued from May 19, 2022)

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. (Partially approved at May meeting)

d) HP2022-0034
Certificate of Appropriateness
(Continued from May 19, 2022)

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) HP2022-0020
Certificate of Appropriateness
(Continued from April 21, 2022)
NO NEW MATERIALS

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 Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive 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.

*f) HP2022-0021
Certificate of Appropriateness
(Continued from April 21, 2022)
NO NEW MATERIALS

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 Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive 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 Appropriateness

a) HP2022-0040

Len Weeks Construction Design Development - Applicant
Lightner Museum of Hobbies - Owner
75 King Street
To replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation.

*b) HP2022-0037
WITHDRAWN BY APPLICANT

Oasis Equity Holdings, LLC - Applicant & Owner
1 Palm Row (Vacant Lot)
To construct a new residential building with an attached garage and associated courtyard area with pool and landscaping on the vacant lot at the northwest corner of Palm Row and St. George Street.

8. Opinion of Appropriateness

a) HP2022-0039

Troy Blevins - Applicant
Kasam Hospitality, Inc. - Owner
22-24 Cathedral Place
To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

9. Certificate of Demolition and Partial Demolition

a) HP2022-0038

Michael P. Hubbard, LLC - Applicant
William J. Barlow - Owner
13 Pine Street
To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building to the Abbott Tract National Register Historic District to include the front porch, a second story addition on the east elevation, portions of wood siding, and modifications to fenestration on all elevations.

b) HP2022-0035
(Continued from May 19, 2022 without hearing)

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 rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

c) HP2022-0036
(Continued from May 19, 2022 without hearing)

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 rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

10. Planning and Building Staff Communications
    a) Planning and Building Staff Approved Permits Report
11. Other Business
12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
May 19, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 19, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Catherine Duncan, Chairperson Jon Benoit Paul Weaver, III Brad Beach
Absent:	Gaere MacDonald, Vice-Chairperson
City Staff:	Julie Courtney, Historic Preservation Officer Candice Seymour, Historic Preservation Planner Isabelle Lopez, City Attorney Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Mr. Weaver asked to defer the minutes to later in the meeting.

Heard after item 6 (d).

MOTION

Mr. Benoit MOVED to APPROVE the April 21, 2022, minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Benoit, Beach, Weaver, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan stated that the minutes would be approved later in the agenda. She said Item 6(a),174 Avenida Menendez had been withdrawn their application. She said Item HP 2022-0020, at 28 West Castillo Drive and HP 2022-0021 28 West Castillo Drive Lot 15 requested a continuance and under Certificate of Demolition, HP 2022-0035, 93 Oneida Street and HP 2022-0036, at 95 Oneida Street had requested a continuance.

Ms. Courtney said if there were any additional questions or comments regarding last month's presentation that could be discussed under 'Other Business' and she had an announcement for the Board at the end of the meeting.

MOTION

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

VOTE ON MOTION:
AYES: Weaver, Benoit, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Weaver MOVED to CONTINUE Item 6. (g) Certificate of Appropriateness for 28 West Castillo Drive, Lot 14 HP2022-0020 moved to continue the application to the June 16, 2022 HARB meeting. The motion was SECONDED by Mr. Benoit.

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VOTE ON MOTION:
AYES: Weaver, Benoit, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Weaver MOVED to CONTINUE Item 6. (h) HP2022-0021 28 West Castillo Drive, Lot 15, moved to continue to the application to the June 16, 2022 HARB meeting. The motion was SECONDED by Mr. Benoit and APPROVED by UNANIMOUS VOICE VOTE.

MOTION

Mr. Weaver MOVED to CONTINUE Item 7. (b) HP2022-0035, 93 Oneida Street to the June 16, 2022 HARB meeting. The motion was SECONDED by Mr. Benoit and APPROVED by UNANIMOUS VOICE VOTE.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0036, 95 Oneida Street to the June 16, 2022 HARB meeting. The motion was SECONDED by Mr. Benoit and APPROVED by UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

(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.

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 14 Masters Drive because it is not a local landmark or otherwise designated as a historic building.

Jason Stancil waived his rights to a public hearing.

Ex Parte Communication:

(None)

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

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

MOTION

Mr. Weaver MOVED to APPROVE application HP2022-0033 based on the staff report and seeing no evidence the building was a landmark or otherwise meets the criteria of the City code for historic structures with the condition to make a good faith effort to salvage any materials, and the demolition coincide with pulling a building permit. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (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

Application withdrawn by applicant.

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

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composite windows with no transom; and, to install a short metal fence on top of the masonry wall along the south property line.

6. (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.

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 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.

Don Chichlow reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Proposed design tied into the existing house
- Questioned how the existing flooring would be salvaged
- Parts of the flooring was cracked and would be replaced with same size paver and neutral color to match
- Proposed design was compatible
- Seamless and subordinate to the existing building
- Flooring would have to comply with AGHP if changed

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0029 finding that the proposed porch over the existing terrace is compatible to the existing structure in scale and material and does not detract from the architecture of the existing house. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Benoit, Beach, Weaver, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (c) HP2022-0028– Family Union Investment LLC– Applicant & Owner
15 Hypolita Street

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

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness at 15 Hypolita Street:

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.

Jason Zing reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- No evidence wood was on the roof and felt it was not appropriate

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- City outlawed wood roof after the fires in 1914
- Unable to replace with the material that was present
- Recommend using the diamond shaped roofing material
- Diamond shaped asphalt shingles were unavailable
- Square or rectangle shape shingles were available because others were not in production
- Location next door had the same type of shingle as proposed
- Proposed Belmont shingle was unusual, had more depth, and additional texture was similar to existing
- Diamond shape would be recommended when available
- Questioned the color of the shingle either dark grey or tile red
- In favor of the dark grey coloring
- Suggested using the shingle color by Belmont Weathered wood
- Suggested adding a dark brown or black drip edge instead of white

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0028, 15 Hypolita Street approving that the Weathered Wood color Belmont shingle as a compatible replacement for the two different style roof shingles on the roof, finding that the preferred diamond shaped asphalt shingle was not currently available on the market with the one condition that the roofer use a black or dark bronze drip edge metal flashing. The motion was SECONDED by Mr. Beach

VOTE ON MOTION:
AYES: Benoit, Beach, Weaver, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 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.

Shannon Acevedo and Deacon Bryan Ott reviewed the application.

The Board provided their ex parte communication during individual Board discussion.

Public hearing was opened.

Charles Pappas asked how the storm water was being handled in relation to paving the surface. He said the water would be displaced onto Charlotte Street and that would cause another issue.

Shannon Hart said the sand makes a mess on the road and was also concerned with the water. She encouraged the Board to allow the applicant to do something as this was an issue.

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Public hearing was closed.

The Board discussed:

- Unsure of the retention of the water as it was currently absorbed but the proposed surface would be impervious
- From a design standpoint, there was a lot of pavement
- Driveway should be paved, but could use other options like turf or landscape for the space to be more inviting for the children to play
- Tabby was not a color but an aggerate of concrete and shell
- Concrete material was not an approved material and the lot was large
- Would be more in favor of pavers but unsure if the material should be solid
- Tabby could be used to tie into the sidewalks or used on the landscape
- Questioned the landscape buffer and wanted screening to cover the larger area of concrete as it was very visible to the neighbors and a public location
- Questioned if archelogy would be needed
- Pervious surface would require more prep that a concrete slab
- Questioned how much room would be allowed for buffering between the aluminum fence
- Was a width of ten feet for trees and shrubs; however, could be doubled to twenty feet but the fence was iron, and the greenery would be seen
- Public right-of-way would add an additional five feet
- Could have potentially twenty-five feet of an approved material and then for the drive aisle use the concrete
- Questioned if applicant had researched coquina concrete as an option which could be administratively approved
- Wanted to match existing in order to have a smooth surface
- Thought the pervious concrete would serve the same purpose as it was porous and would mimic a coquina concrete
- Space was large with no definition and everything was right up to the building
- If the site had smooth concrete, and there would be run off, all water would need to be treated on site
- Area on property where water was maintained was large
- Site would need to be graded for the water to flow to the established area
- Coquina concrete was expected in the historic districts and material should be an approved material
- Proposed screening would not cover at a pedestrian level
- Suggested adding landscaping to the middle to break up the space and provide draining
- Spaces were used as recreation, overflow parking for church, and other events
- The school was an asset to the area
- Suggested having a material that would soften the area and not a hard scape
- Questioned the requirements when such a large space was being paved
- Applicant would have to abide by the archelogy ordinance
- Ten-foot buffer was required, and the drainage would have to be addressed by an engineer
- Desired a concept and plan before moving to site engineering
- Could use the landscape buffer as a storm swale and could have a catch basin in the concrete that filtered to the existing stormwater area
- Should focus on materials available either tabby or coquina concrete
- Should use the approved materials
- Drive isle on St. George Street had been paved asphalt and the fence and landscaping had been approved in the past ten years
- Was a big visual impact and could not support using concrete
- Suggested making drawings larger to show the scale for landscaping
- Questioned if the drive aisle would be painted for patrons

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Ms. Acevedo asked since there was not a specific parking area, could that be a point of differentiation to break up the use of the other materials.

Discussion continued:

- Staff could assist with the different materials allowed to be used
- If painted, should be shown and be an approved colonial paint color
- Biggest problem was the materials being used as there were guidelines
- Instead of painting could use textures to break-up the area
- Should not be modern and harsh, but the design should fit in the historic district

MOTION

Mr. Weaver MOVED to CONTINUE application HP2022-0034 259 St. George Street, to the June 16, 2022 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Deacon Ott questioned if moving the buffer from ten to twenty feet was not a main issue, was it more of the materials being used.

Ms. Duncan said there was concern with not having enough landscaping on the site and the twenty-foot buffer was better.

Mr. Benoit said the landscape did not have to be as linear as it was as long and perhaps be the twenty feet on the ingress and egress, as the landscape buffer could be extended in. [1]

6. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness at 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.
Philip Catullo or Shannon Hart reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- There were two scopes of work one over the garage and then a porch to make a sunroom
- Would not be able to repurpose the windows
- Anything added would be wood to match the existing siding and trim
- Was a compatible addition to the home
- Felt the garage apartment was a secondary structure and felt it was a mitigating factor
- Addition was substantial on the west elevation and not enclosed
- More windows were being lost but not an extremely important structure and thought there was some flexibility

[1] Break from 2:28p.m.-2:35p.m.

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- Thought the windows should be grouped together differently as the proportions did not seem right
- Addition should be a similar material and tie into the main house but different
- Slope and gable end seemed to look out of place at the top
- Additional roof ridge did not match each side
- If the windows stepped in from both sides the ridge would be centered
- Banding of the windows and stepping the two sides in would help differentiate the new from the old
- To help differentiate could use a one over one lite window instead of two over two
- Suggested keeping the rafter tails as it was an exposed element
- Historic windows should be maintained in the historic district
- If windows were replaced had to provide the product approval number and meet the code requirements
- Could have the building certified as a historic structure which has different building code
- Addition design was based on comparable homes in the area
- Suggested using Weatherboard as it had a slight variation but would blend
- Windows on the front should be grouped together
- Windows would soften the addition and have a major visual impact on the building
- Windows removed were grouped into two or three which was a banding of windows
- Rafter tails should be on all three sides

Ms. Hart asked if they were able to use the two over two windows when replacing instead of the one over one windows.

Mr. Weaver said if they agreed to the Weatherboard siding, he would be fine with the two over two windows.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0031 with the following conditions, on the west facing elevation the windows to be ganged together and be continuous across that elevation, asking for the roof over the new porch be a hipped roof, left northwest side of the new addition step in an equal amount that is stepped in on the right side, bump out to be lap siding versus the drop siding that the existing house is, windows to be two over two as proposed in the current application, all of the new materials will be real wood with the simulated divided lites, and all other materials to match existing. The motion was SECONDED by Mr. Weaver.

Mr. Catullo said there was a door to the north and asked if a window was needed as well as a door to go around the corner.

Mr. Weaver said the Board was proposing windows on the sides and the west elevation.

Mr. Beach requested that exposed rafter tails be added to the motion.

Mr. Benoit AMENDED the motion to include the request and the AMENDED motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, Beach Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (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.

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Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Appropriateness at 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.

Jennifer White Conner, Ryan Cornelison, and Julie White Alford reviewed the application.

Ex Parte Communication:

(None)

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

Mr. Weaver provided a brief history of the property.

The Board discussed:

- Building not in the Historic Preservation (HP) district which provided more flexibility in design
- Environment was harsh being on the water
- Window material previously approved was wood and proposed was fiberglass which was not typically approved
- Proposed fiberglass window was more durable and appeared to resemble a wood double hung window and could be painted
- In favor of the walkway as it was more accurate
- Doors proposed were metal, but building was outside of the HP area
- Edits were minor for trying to add a business to the building
- Should have a wood front door but able to have flexibility with the others
- More significant edits were towards the back and not seen from the HP district
- Proposed design was compatible from the original
- Windows had to keep the muntin configuration as previously approved
- No change was requested for the muntins only asking for material change
- Euro Wall door was referenced as the stacking French doors and would replace the garage doors
- Store front doors proposed were a powder coated aluminum and were more compliant with the ADA and life safety; doors had panic hardware and were more practical application
- Intent was to have store front doors instead of fiberglass or wood that was painted to resemble wood
- All doors should be from the same company to be more compatible

Ms. Courtney advised there had been several conversations regarding the change in the windows and understood the muntin patterns were not changing. She said the elevations provided were generic from the window manufacturer and the muntin could be installed in a custom way.

Discussion continued:

- Design was not changing only the materials
- Stacking door was similar to a bi-fold door that stacked to one side and would not obstruct the view
- Stacking door was not a change in material but more of a change in design and more modern
- Door would be seven-foot-high plus a transom
- Could have a transom and when the bi-fold doors were closed it would emulate French doors

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- Garage doors previously approved had more of an industrial look like a 'wharf'
- Permit allowed for a panel door which would open all the way
- Thought more of a solid door would be appropriate as the proposed was too modern
- Large cabana would cover the door and would block more of the view
- Was not opposed to the shutters or walkway being changed
- Would need to keep the original configuration of the muntins and the types of doors with the transoms as shown in the plans
- Would want to keep the wood door on the front but the others could be changed
- Concerned with not having the shutters
- Proposed awning window profile would follow the rest of the windows around the building to match
- Would have a dramatic change in the appearance and normally entire building would be designed to flow together
- Should provide an elevation drawing since materials and scales were changing
- Major concerns were more exterior and not interior
- Should provide any changes to the elevations and provide a cut sheet on the product if it were to be used
- Shop drawing would provide the dimensions, material and elevation changes

Ms. Lopez stated there had been a comment regarding ordering windows and asked if it was possible to approve some of the windows.

Ms. White Conner said it would be beneficial as it was twenty to thirty weeks out for windows to come in and asked if they could have approval for the windows that were not changing.

Ms. Duncan replied in the affirmative.

Discussion continued:

- Could approve the walkway change
- Wanted to change the material of the wooden doors
- Could change if it were either Andersen or Marvin but if not could not approve
- Front door could be wood, but the Andersen and Marvin doors were composite and would not last

Ms. Lopez said the previous owner had requested the dogleg walkway and there was a cross easement between the City and the owner that would need to be resolved.

Mr. Weaver asked if the straight walkway would infringe on City property.

Ms. Lopez replied she did not believe so; however, the easements had been swapped, but that had been done by the White's predecessor. She said it did not need to be part of the motion, but she was making the Board aware.

Discussion continued:

- Proposed doors would have stainless steel hardware and the aluminum door would be powder coated
- Would be able to change the doors but the front door should keep the wood door
- The level of design review on the sides and back changed although they were very visible

MOTION

Mr. Benoit MOVED to PARTIALLY APPROVE application HP2022-0030 finding the following items were approved: change from wood window to a composite window by Marvin or Andersen as long as the architecture of the window remained the same, with the exception of the few windows that were new on the third floor could use composite windows or muntin profile windows to match other windows on the

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building, approving changing the exterior doors on the south, north, and east elevations to an aluminum powder coated door and the two doors facing Avenida Menendez that were service type doors which could be store front window but the primary entry door would remain wood as approved with the original application, approve the more direct pathway from the restaurant to Avenida Menendez as requested, approve the fixed shutters on the westside, kitchen door could be the store front type door and could be moved. Then a CONTINUANCE to return with drawings and information about products and design regarding the awing windows as proposed as opposed to the wood awning shutter and drawing information on the bi-fold doors in lieu of the French doors, service doors if siding were to be added should return with how that was to be done, but if not could be the changed to a composite door in the elevations shown. The motion was SECONDED by Mr. Weaver.

Ms. Lopez said the continued items would return on June 16, 2022 unless that was not feasible.

Ms. White Conner replied in the affirmative.

Mr. Weaver asked if the Motion was sufficient for the applicant.

Ms. White Conner said the items that needed to be brought back to the Board were: spec sheets for the bi-fold doors, Gas Strut windows, and the elevation change.

Mr. Weaver stated the Board needed elevation drawings for each elevation that was affected.

Mr. Benoit said the bi-fold door they would need to decide on leaving the transom or not.

VOTE ON MOTION:
AYES: Benoit, Weaver, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

6. (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.

Application was continued MOTION under Item 4 (a).

6. (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.

Application was continued MOTION under Item 4 (a).

[2] Mr. Weaver left at 4:08pm

7. Certificate of Demolition and Partial Demolition

7. (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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate of Demolition at 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 District 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 hardship, and any additional documentation as required by the HARB to justify demolition of the structure.

Michael Silverio reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Home looked square and plumb from the outside; however, evidence had been provided from different engineers
- Economic hardship was not defined as the highest and best use but the purchase price and the cost to renovate
- Real estate information provided was anecdotal
- The challenge was the home was in an HP district and was a contributing structure
- Unsure if it met the requirements for hardship
- Proposed replacement structure was not compatible with the other homes in the area
- If the value of a new home would be a million dollars, why not renovate the home since it was contributing to the neighborhood
- Home needed to be renovated as it did not look to be beyond repair

Mr. Silverio said he did not believe renovations could be done or could be brought up to code as the damage went through to the foundation.

Discussion continued:

- Building had been occupied until last year
- If property were demolished it would be lost
- Not in favor of demoing the home with the unknowns

DRAFT

- No comparison in cost for renovation versus construction
- Board did not have purview over the structure being put back
- Exterior of home looked great; however, there was termite damage on the interior which was not known when purchased
- Chimney was detaching from the structure and the entire home had vinyl siding
- Building official instructed applicant had to continue with the HARB application for approval
- Applicant provided two reports from engineers but unsure if it should be demolished
- Unsure if building had lost its authenticity
- Board did not have purview over the review, but Board did not have to allow the demolition
- New lot coverage configuration would be smaller at thirty-five percent and lot was grandfathered in at forty-two percent
- Did not see evidence of an undue hardship as it was a contributing structure
- Proposed replacement structure would be a determinate to the street as there was no architectural value or integrity
- Home needed work but if fixed could fit in with the adjacent properties
- Questioned how the new structure could be built if there was an economic hardship

Mr. Silverio said he was a contractor and would be doing most of the work himself. He said the proposed home could be built for around $300,000 to $400,000.00 range.

Mr. Beach said the Board could require a cost comparison, and suggested since the applicant would be the contractor, he should provide the pricing.

Mr. Silverio said he thought that would not be sufficient, as he could do the work and would be different than hiring someone. He said he did not believe the Board would take that as evidence. He said the front of the property was in a flood zone and needed to be lifted; however, that was not able to be done.

Ms. Duncan asked what the options were since the home was contributing and if the Board did not approve the demolition, what could be done.

Ms. Lopez advised the burden was on the applicant and thought the Board was unsure of the proof provided for economic hardship. She provided guidance to the Board as indicated by the City Code.

Mr. Benoit said the question was after identifying the purchase price of the home and the cost of the renovation or construction, could the property be sold, and a profit made after those two were added. He said the Code was asking this to be done to prove if there was profitability.

Board discussion:

- Board was unable to approve as the home was in a HP district
- Should provide accurate cost in different categories not just cost for square footage
- Windows did not have to be changed if they were historic
- Would have to tie down the home
- Foundation would not need to be changed as it was existing
- If new windows were added, would have to meet the standard of the Code
- Had some items that could be repurposed
- Would be able to have a finished product faster if was able to renovate established home

MOTION

Mr. Benoit MOVED to CONTIUNE HP2022-0008 finding that more proof of economic hardship was needed for the application. The motion was SECONDED by Mr. Beach.

DRAFT

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

7. (c) HP2022-0035– Oasis Equity Holdings, LLC – Applicant & Owner
93 Oneida Street

Requested a continuance to June 16, 2022, HARB meeting.

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.

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

7. (d) HP2022-0036– Oasis Equity Holdings, LLC– Applicant & Owner
95 Oneida Street

Requested a continuance to June 16, 2022, HARB meeting.

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

8. Planning and Building Staff Communications

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

(Provided for informational purposes)

9. Other Business

Ms. Courtney announced the City Commission on Monday, May 23, 2022, would be issuing a Historic Preservation proclamation for preservation month and invited the Board to attend.

Ms. Courtney said if the Board did not have any feedback regarding the workplan for the 2022-2023 fiscal year that Andrea White, City Archaeologist and herself would be working on the budgeting for the next fiscal year.

Mr. Benoit asked if there would be a time for them to speak at the City Commission.

Ms. Courtney advised they could speak during public comment.

Ms. Lopez stated Planning and Zoning Board was waiting for staff to present the final rewrites and in the process a new House Bill was introduced and the intent was to make it easier for property owners to obtain demolition permits without needing a public hearing on structures below flood plain.

Mr. Benoit asked if the House Bill in terms of the flood zone provided specific guidance regarding the elevation of the house.

Ms. Lopez said it was tied to FEMA flood maps.

Ms. Duncan suggested when an application came with drawings those needed to be large enough to read in order for the Board to review.

DRAFT

10. Adjournment

There being no further business, the meeting was adjourned at 4:59 P.M.[3]

Catherine Duncan, Chairperson

DRAFT

[3] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 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 and May 19, 2022 meetings)

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:	6(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. At the May meeting, the HARB continued the application again with a request that the applicant provide cost estimates for rehabilitation of the building. Unless otherwise clarified, comments from previous staff reports still apply to this application.
2. An updated condition assessment from Swanson Structural, Inc. was submitted by the applicant which states, "The structure is also, in many locations, unsafe for the addition of any live load including a single worker walking the floor surface due to the potential collapse thought [*sic*] the deteriorated sheathing and or floor joist." The letter has been forwarded to the Building Official for review; however, as of the drafting of this staff report no comments have been received.
3. Additionally, the applicant stated in his email dated June 6, 2022, that costs to rehabilitate the house included the following:
    - $75,323: foundation stabilization
    - $29,500: foundation repair
    - $220,000: support and reframe house
    - $90,000: materials

    He added that he is waiting on the estimated cost to lift the house for access to the foundation for repairs. The applicant may supply additional cost quotes and should clarify the sources of each quote for the Board.
4. The applicant also stated that the estimated cost of new construction on the property would be $125/sf or about $237,500 for the proposed reconstruction of a 1900 sq ft house.

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 Reports
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 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:

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:

STAFF PHOTOGRAPHS
74 Saragossa Street



Front (South) Elevation

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STAFF PHOTOGRAPHS
74 Saragossa Street



Front (South) Elevation

STAFF PHOTOGRAPHS
74 Saragossa Street







Front (South) Elevation Details





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74 Saragossa Street



West Elevation



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74 Saragossa Street





Rear (North) Elevation

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74 Saragossa Street





Rear masonry garage intended to remain





STAFF PHOTOGRAPHS
74 Saragossa Street



East Elevation

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STAFF PHOTOGRAPHS
74 Saragossa Street



Interior

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STAFF PHOTOGRAPHS
74 Saragossa Street





Interior

STAFF PHOTOGRAPHS
74 Saragossa Street

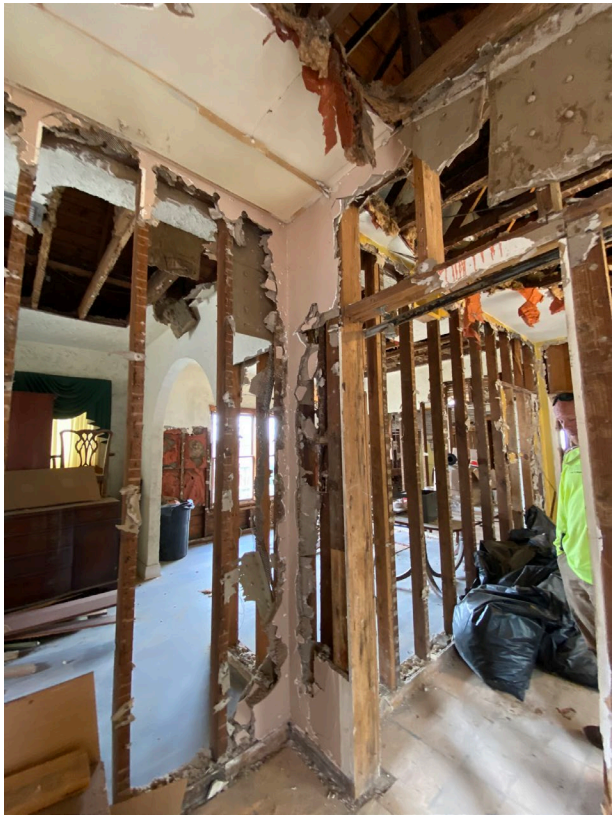




Interior

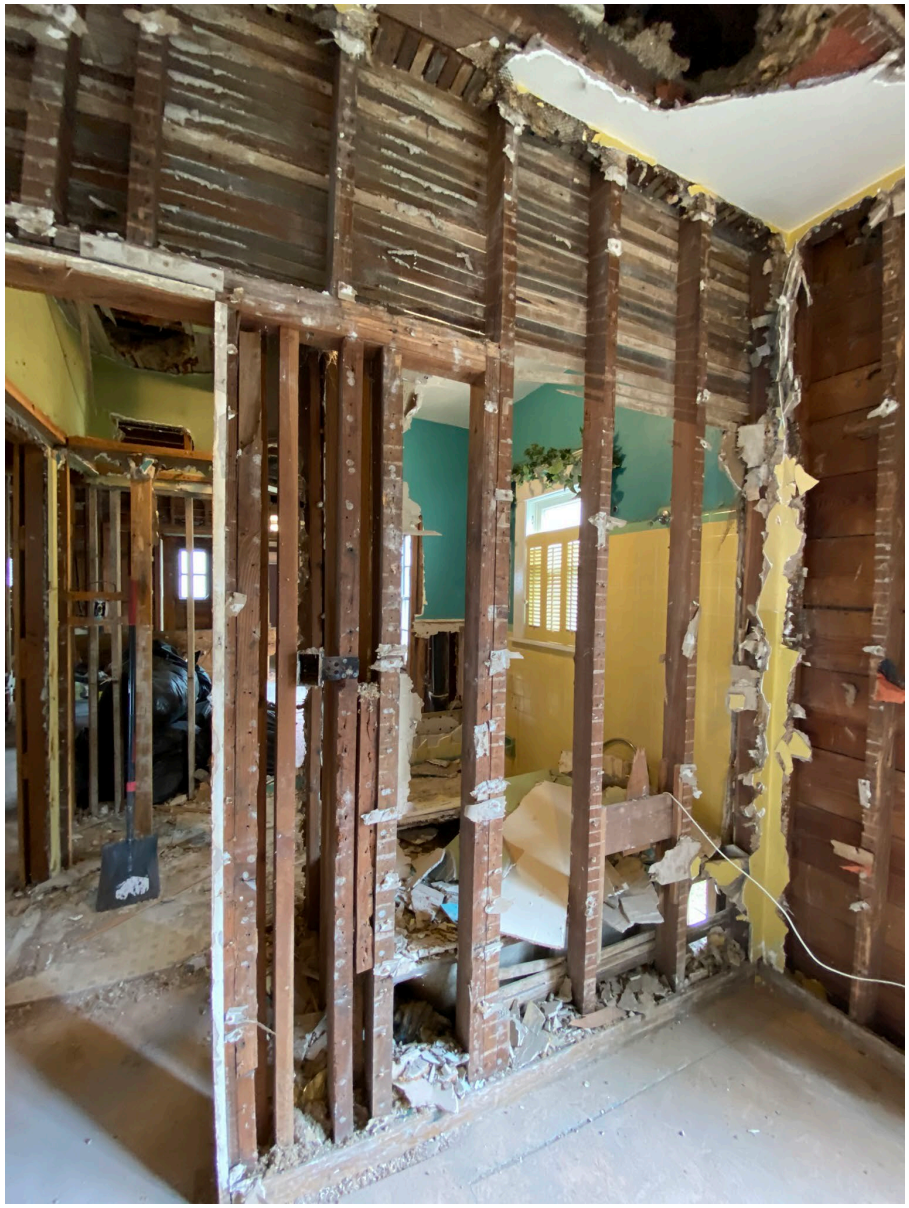
STAFF PHOTOGRAPHS
74 Saragossa Street

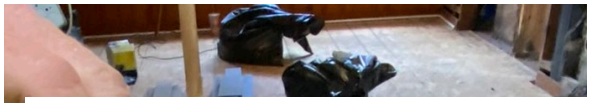






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74 Saragossa Street

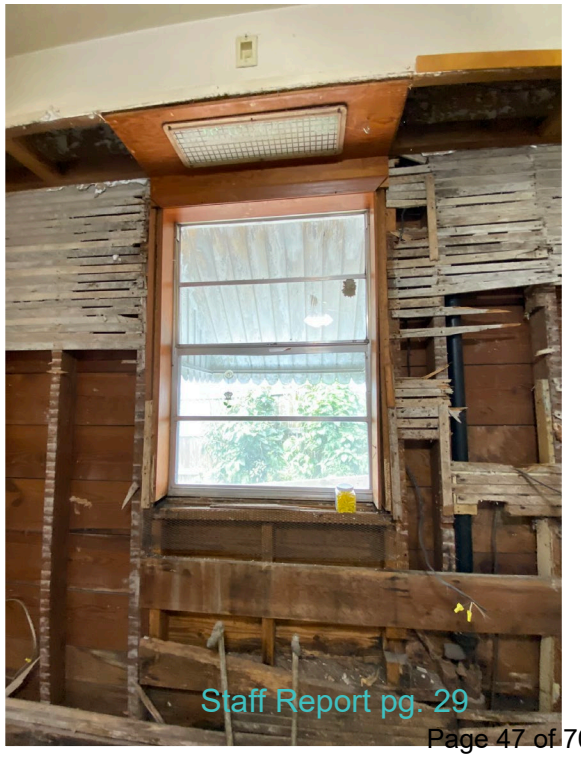




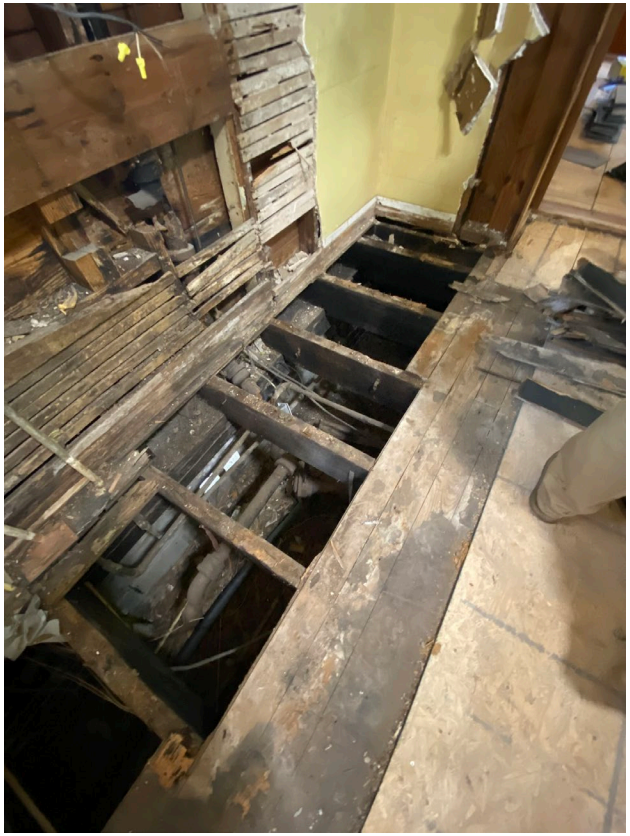
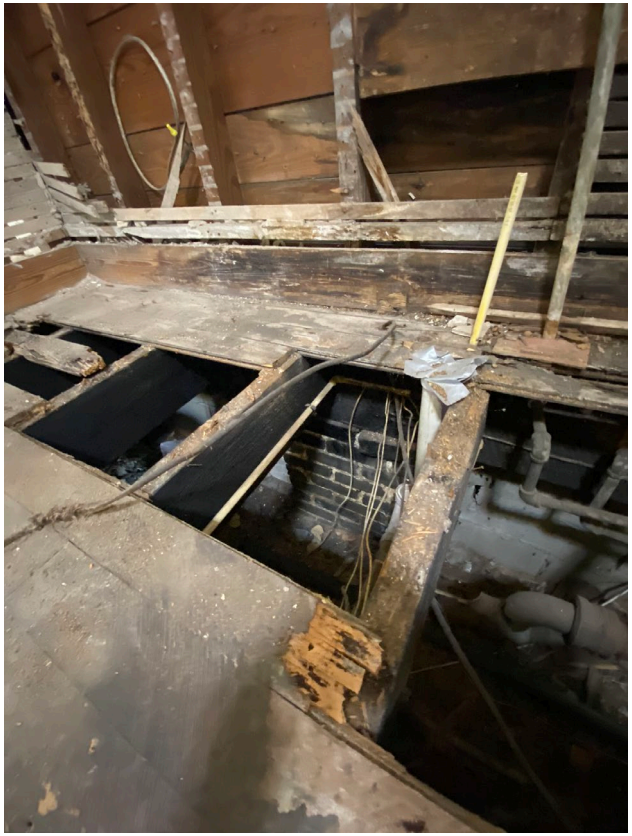
Example of termite damage found throughout



Interior



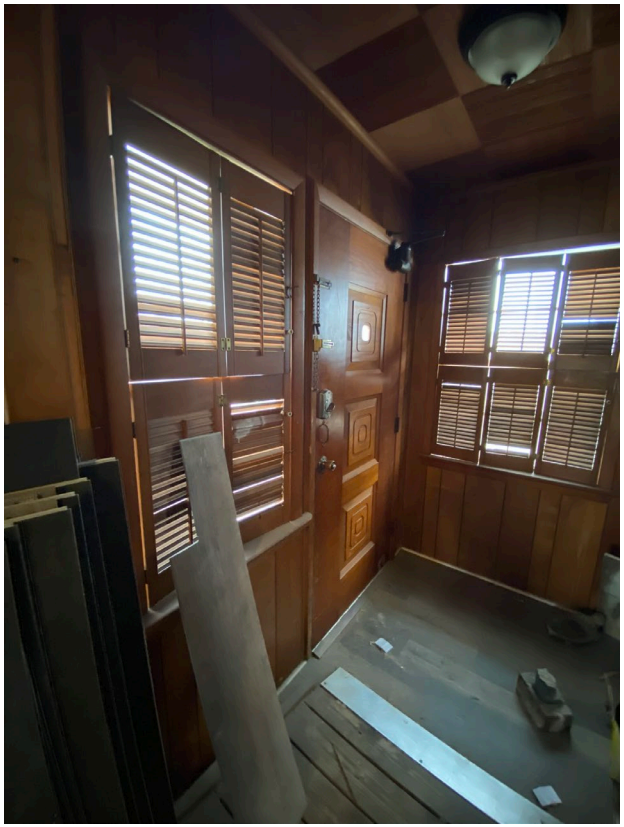
STAFF PHOTOGRAPHS
74 Saragossa Street


Interior

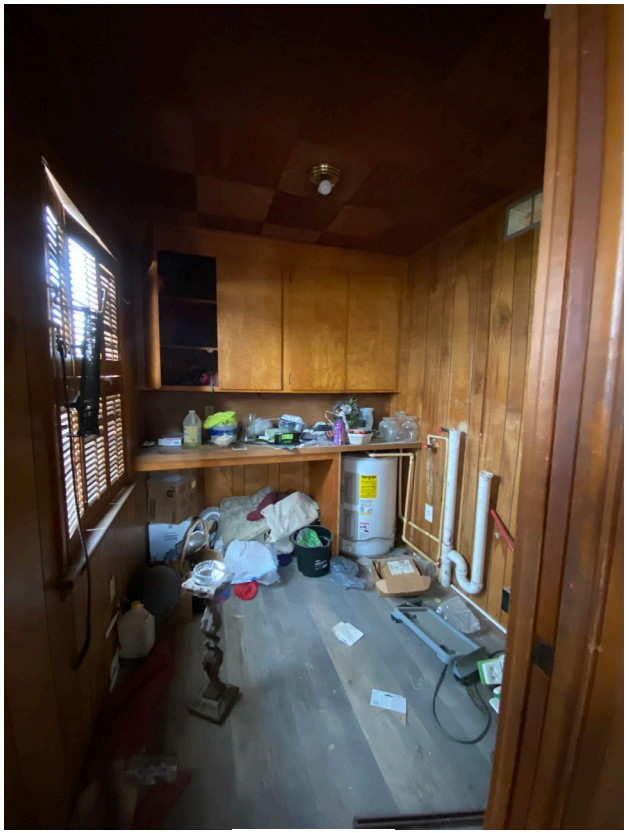
STAFF PHOTOGRAPHS
74 Saragossa Street





Interior

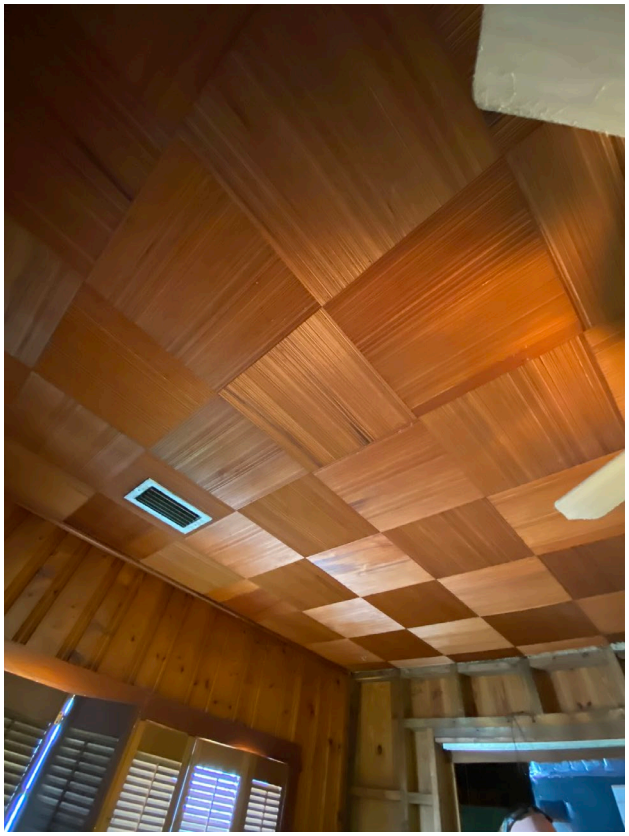
STAFF PHOTOGRAPHS
74 Saragossa Street

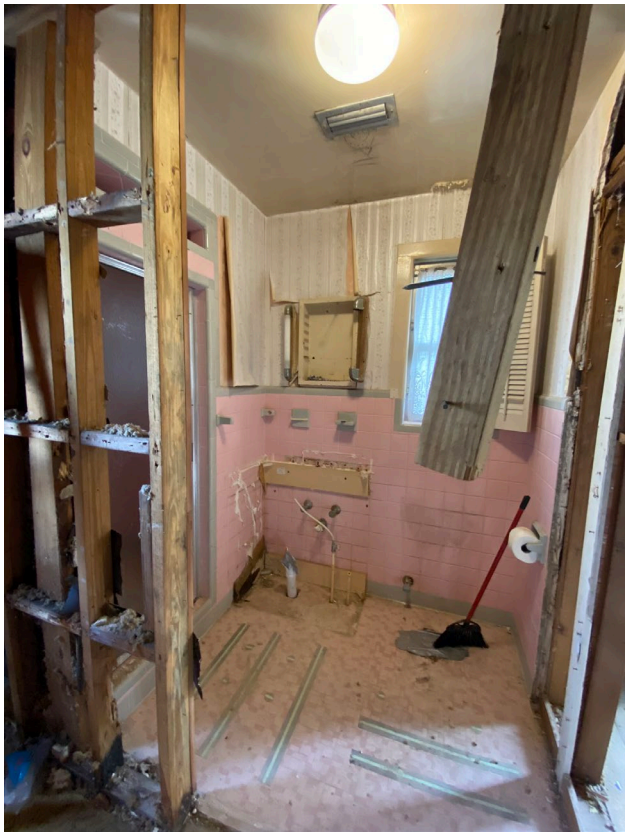




Interior

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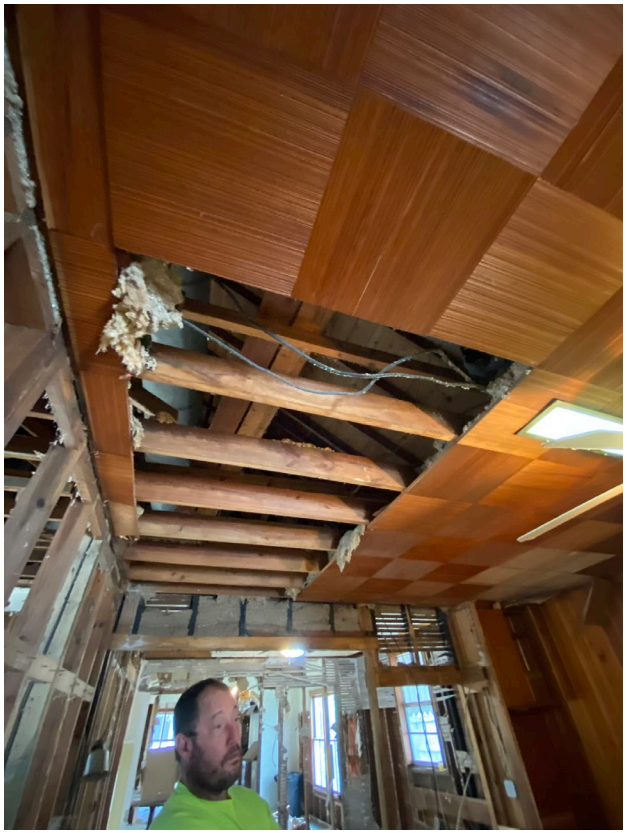
STAFF PHOTOGRAPHS
74 Saragossa Street





Interior

STAFF PHOTOGRAPHS
74 Saragossa Street





Interior

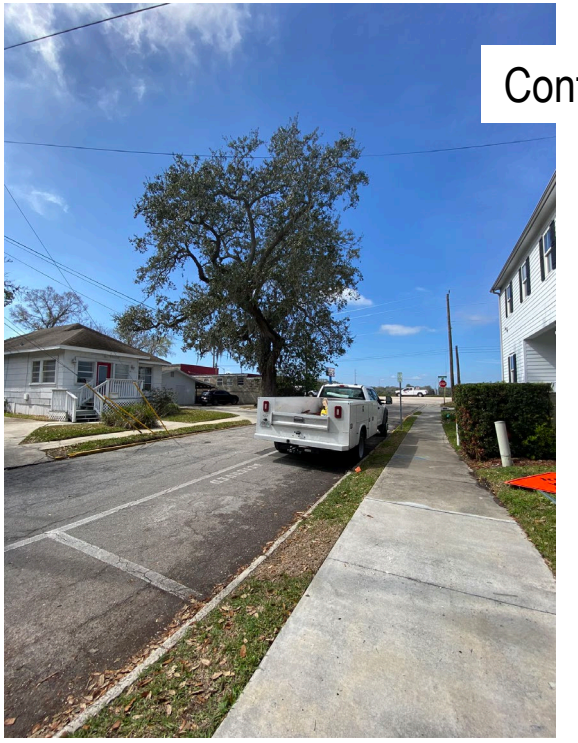
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STAFF PHOTOGRAPHS
74 Saragossa Street





Context Photographs Saragossa Street



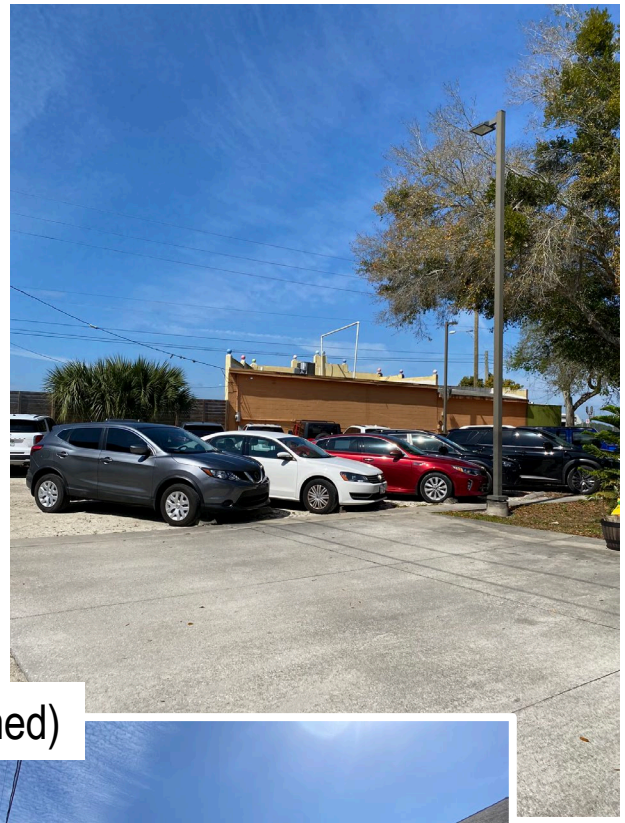


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STAFF PHOTOGRAPHS
74 Saragossa Street







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

Site #8 SJ02135
Field Date 11-1-2016
Form Date 11-3-2016
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) 74 Saragossa Street — Multiple Listing (DHR only)
Survey Project Name CRAS FOR US 1 CONCRETE REHABILITATION PROJECT — Survey # (DHR only) 23545
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
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

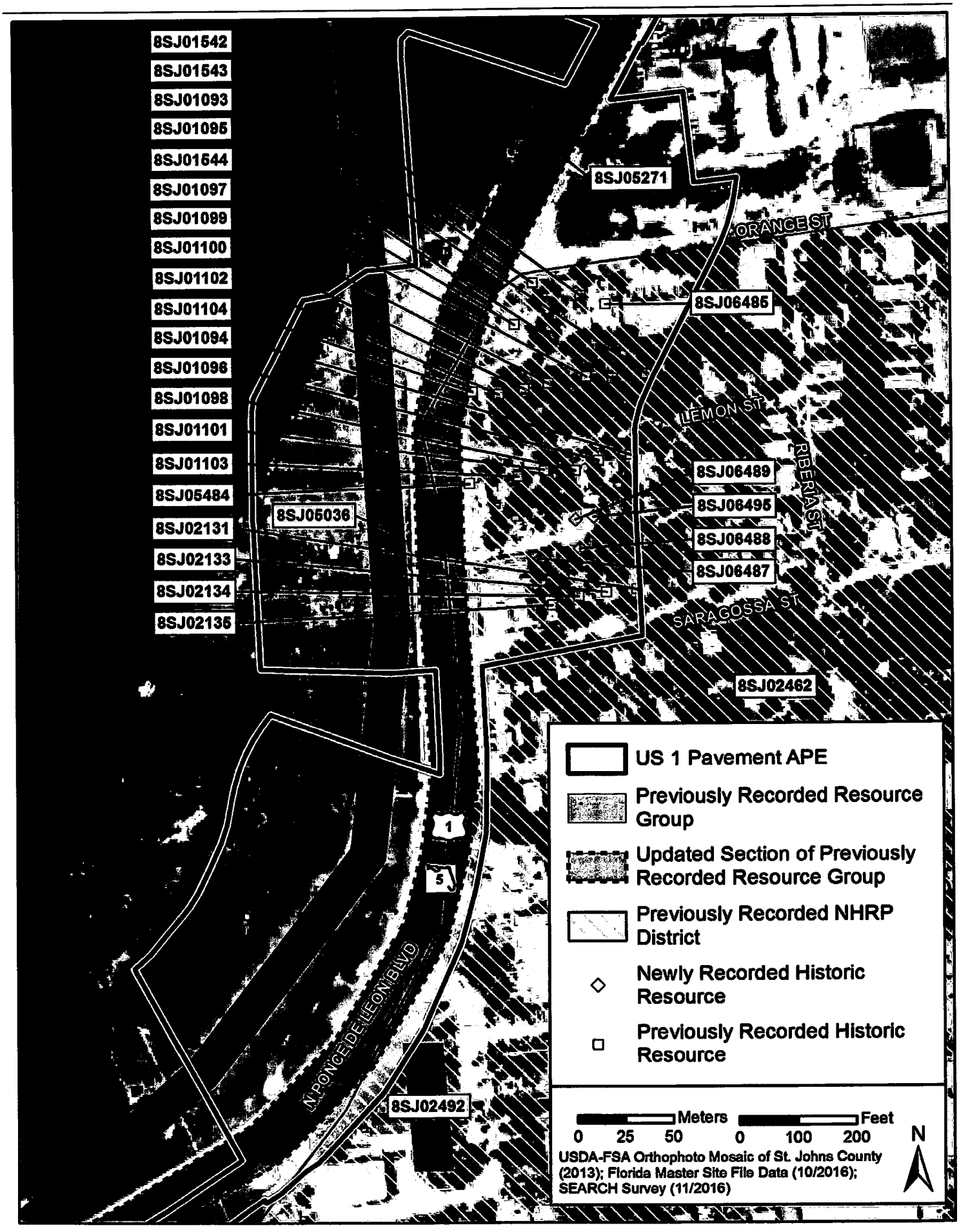
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
Document description Photos, Maps, Field Notes, Aerials File or accession #'s 3796-16196T
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

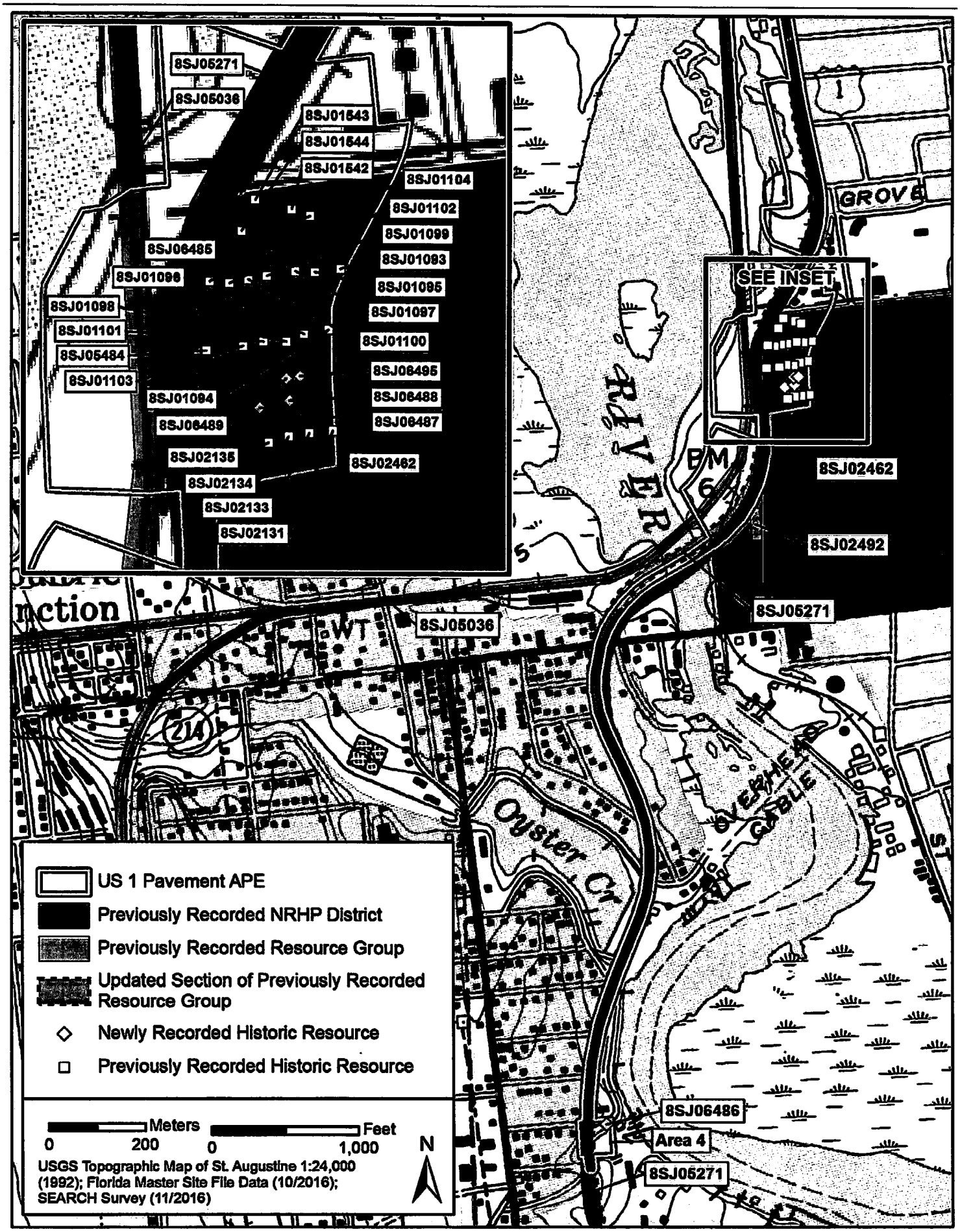
RECORDER INFORMATION

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)

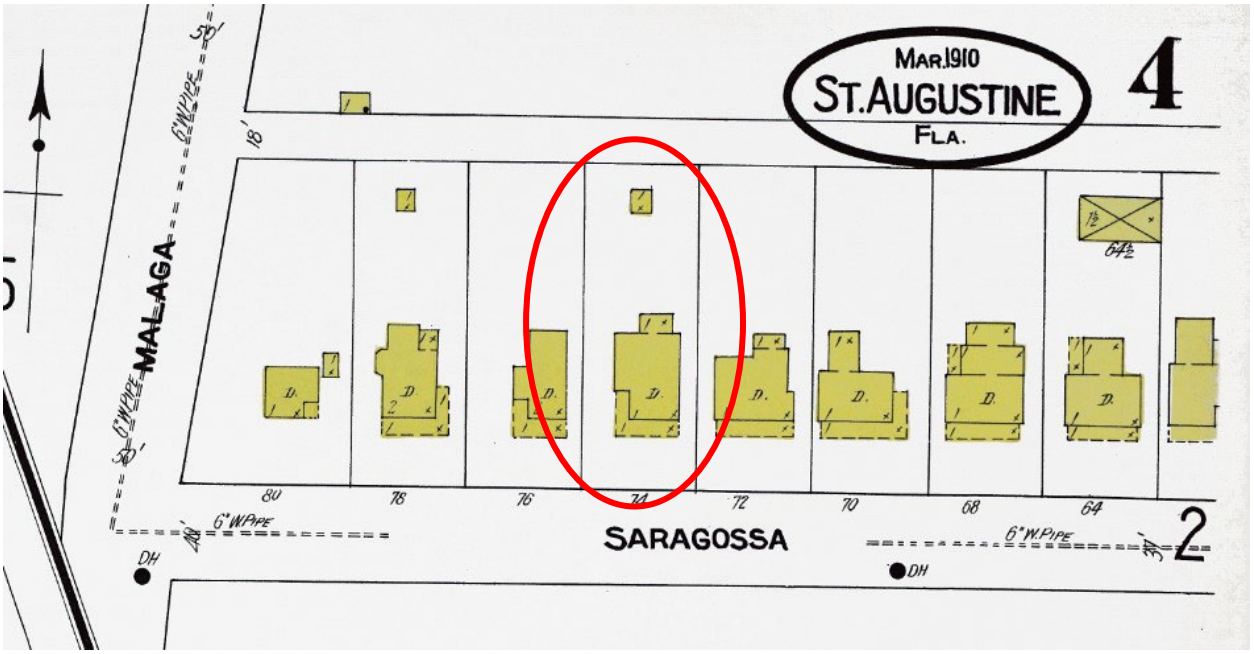
Required Attachments

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.

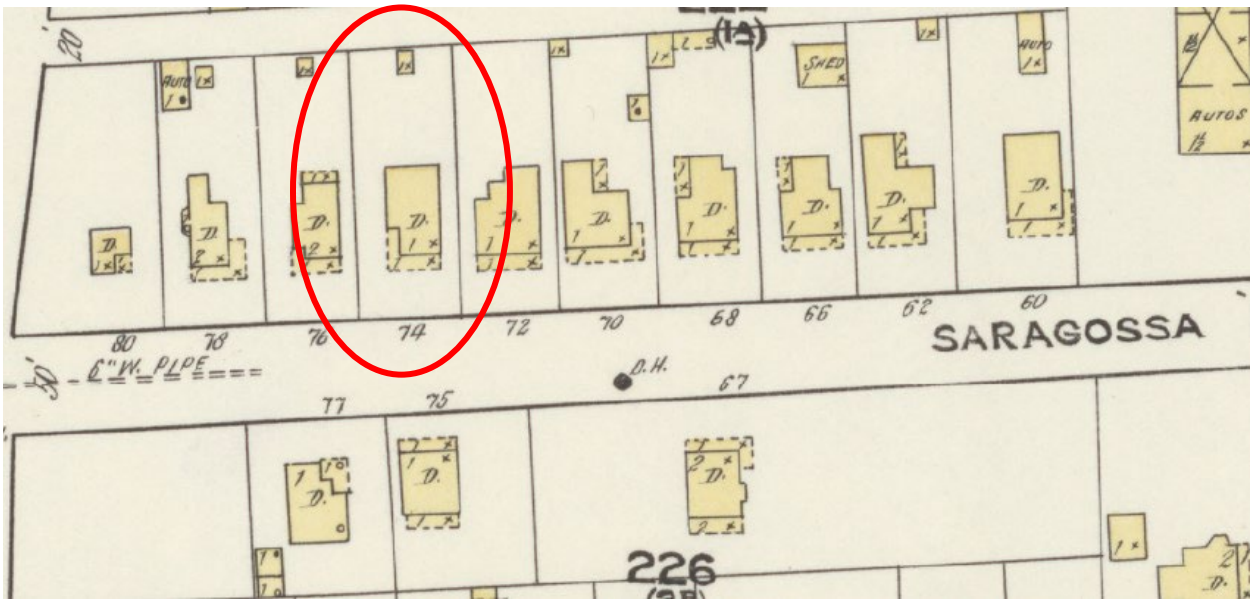

8SJ01542
8SJ01543
8SJ01093
8SJ01095
8SJ01544
8SJ01097
8SJ01099
8SJ01100
8SJ01102
8SJ01104
8SJ01094
8SJ01096
8SJ01098
8SJ01101
8SJ01103
8SJ05484
8SJ02131
8SJ02133
8SJ02134
8SJ02135
8SJ05036
8SJ05271
8SJ06485
8SJ06489
8SJ06495
8SJ06488
8SJ06487
8SJ02462
8SJ02492
ORANGE ST
LEMON ST
RIBERA ST
SARAGOSSA ST
N PONCE DE LEON BLVD
1
5
US 1 Pavement APE
Previously Recorded Resource Group
Updated Section of Previously Recorded Resource Group
Previously Recorded NHRP District
Newly Recorded Historic Resource
Previously Recorded Historic Resource
Meters
0 25 50
Feet
0 100 200
N
USDA-FSA Orthophoto Mosaic of St. Johns County (2013); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)


8SJ05271
8SJ05036
8SJ01543
8SJ01544
8SJ01542
8SJ01104
8SJ01102
8SJ01099
8SJ06485
8SJ01093
8SJ01096
8SJ01095
8SJ01098
8SJ01097
8SJ01101
8SJ01100
8SJ05484
8SJ06495
8SJ01103
8SJ06488
8SJ01094
8SJ06487
8SJ06489
8SJ02135
8SJ02462
8SJ02134
8SJ02133
8SJ02131
SEE INSET
GROVE
RIVER
BM 6
8SJ02462
8SJ02492
8SJ05271
8SJ05036
WT
214
Oyster Cr
OVERHEAD CABLE
8SJ06486
Area 4
8SJ05271
US 1 Pavement APE
Previously Recorded NRHP District
Previously Recorded Resource Group
Updated Section of Previously Recorded Resource Group
Newly Recorded Historic Resource
Previously Recorded Historic Resource
Meters
0
200
Feet
0
1,000
N
USGS Topographic Map of St. Augustine 1:24,000 (1992); Florida Master Site File Data (10/2016); SEARCH Survey (11/2016)

SANBORN MAPS
74 Saragossa Street

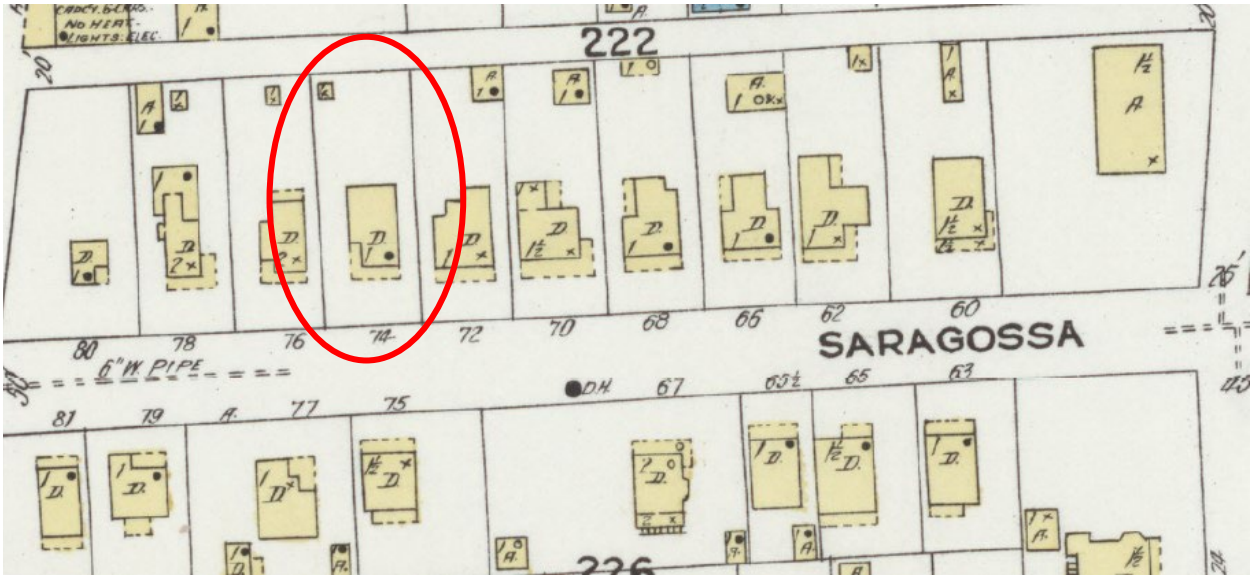


1910

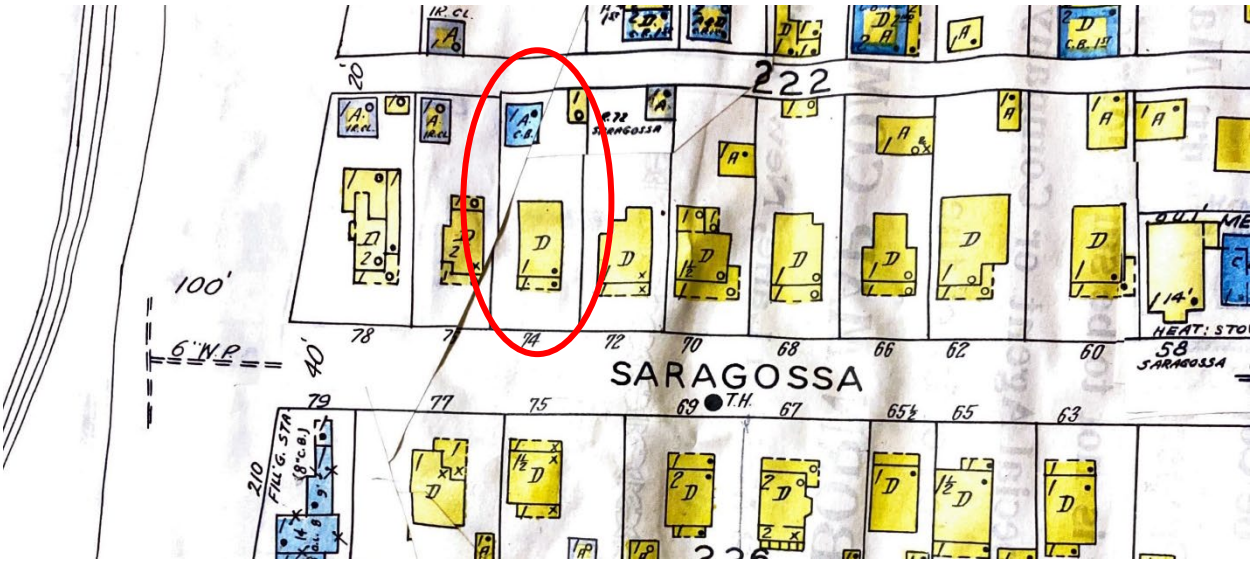


1917

SANBORN MAPS
74 Saragossa Street



1924



1930 updated to 1965

74 Saragossa Street (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+ 1911-12	Barto V. Crichlow (w. Nettie)		Clerk, Florida East Coast Railway
1916-17	Howard P. McMullen (w. Margaret)		Clerk, Florida East Coast Railway
1920-21	Joseph B. Sparkman (w. Hazel)		Clerk, Post Office
	Agnes Sparkman		Clerk, W.W. Leonardi
1924-25	Andrew S. Russell (w. Maria C.)	Home & office	General Insurance & Agent, NY Life Insurance Co. (ad on pg. 43)
1930	Andrew S. Russell, Jr.	Home & office	General Insurance & Agent, NY Life Insurance Co.
1934	Raymond L. Colquitt (w. Nannie)		Clerk, Florida East Coast Railway Company
1940	Angelo Militello (w. Carmelina T)		Lincolnville Bar
1945	Angelo Militello (w. Carmelina)	(o)	Lincolnville Bar
1951	Angelo Militello (w. Carnielina T)	(o)	Commercial Fisherman
1955	Angelo Militello (w. Carmella T)	(o)	Palm Shrimp Packing
	Grace J		Student
	Rose M		Student
1960	Angelo Militello (w. Carmelina)	(o)	Angelo's Package Store
	Grace J		Bookkeeper: State Police Officer's Association
1965	Angelo Militello (w. Carmelina)	(o)	Riverview Liquors
1970	Angelo Militello (w. Carmelina)	(o)	Riverview Liquor Store
1975	Angelo Militello (w. Carmelina)	(o)	Treasurer, St. Augustine Ice

+ First entry found for this address
(o) Owner

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

May 19, 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 May 19, 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 June 16, 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 June 6, 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 MAY 19, 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 May 19, 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 June 16, 2022 HARB meeting to allow time
- to come back with cost estimates and information requested
- by the HARB
-

DONE AND ORDERED, at a public hearing on the 19 day of May, 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 19th day of May, 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.

Application pg. 3

FOR JUNE 16, 2022, HARB MEETING

HP2022-0008: 74 SARAGOSSA STREET

New materials submitted by property owner.

From: Michael Silverio <shotgunplumbing@hotmail.com>
Sent: Monday, June 6, 2022 1:24 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: 2022-06-03 SARAGOSA S&S.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.

Candice,
Here is an updated engineer report. It states in the conclusion that it is unsafe to work in the building. So, we have stopped working in the building. I am going to forward the report to the building official to see what he says.

As for pricing I have pricing for stabilizing the foundation $75,323.00, foundation repair $29,500.00, support and reframe house $220,000 plus materials(estimate of material) $90,000.00, waiting on cost to lift the house. So there would be an additional cost to lift the home to repair the foundation.

To build a new home there would cost me $125sqft (1900)sqft for a total of $237,500.00. That would include everything in the home (all Mep trades, flooring, siding, finishes, ect...)

As soon as I get the other quote to life the house I will send it to you.

As you can see the cost to try and remodel/restore the home way supersedes the cost to build a new home.

Let me know if you need anything else.
Thank you! Michael Silverio 904-325-0706

Get Outlook for Android

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

June 3, 2022

Michael Silverio

RE: Structural Inspection
74 Saragosa
St. Augustine, FL 32084

Dear Mr. Silverio:

Per your request, we have made a site visit to the address listed above. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The structure is a one-story structure with wood joist over crawl space at the 1st level. The loadbearing walls are wood framed. The roof system is conventional wood roof rafters with ceiling joists. Foundations are assumed to be shallow cast in place concrete foundations. There is also a detached garage that was added on at an unknow later date. The garage was constructed of masonry block walls and conventional wood roof framing supported by exterior walls and middle interior wood beam.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the standard building code and accepted industry practices at the time of construction.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure (From Google Maps)

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

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.

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

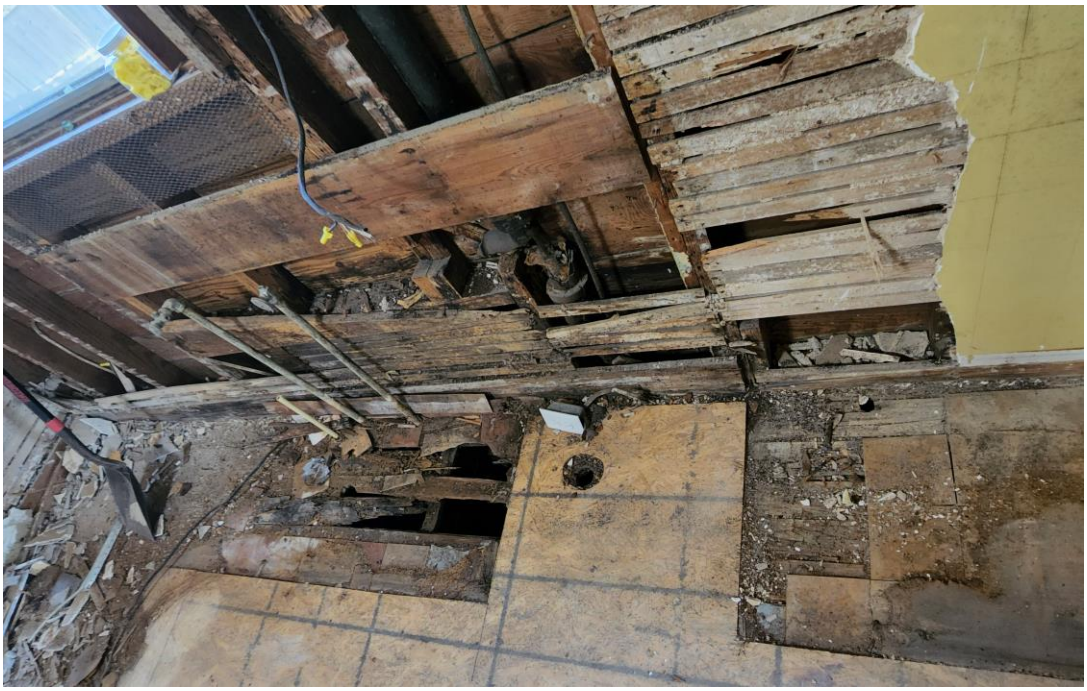


Image 2: Original Deteriorated Floor Sheathing



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.

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086



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

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 wind event. The structure is also, in many locations, unsafe for the addition of any live load including a single worker walking the floor surface due to the potential collapse thought the deteriorated sheathing and or floor joist.

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

June 3, 2022

Alex Swanson, P.E.

Florida P.E. #87090



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.

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

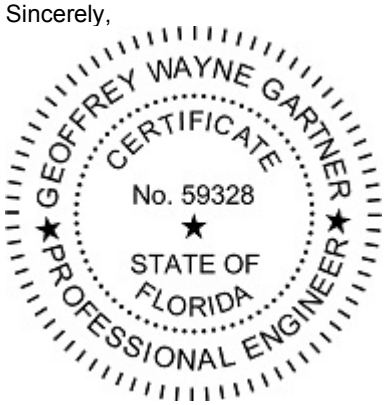
The work area to repair this structure is 100 of the existing building, far exceeding the 50 requirement of Level 3 Alterations. Thus, the building would require the evaluation required by Section 907.1, FBC-E, which require the building to be analyzed per current code requirements. Considering the termite 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 Finishe 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

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

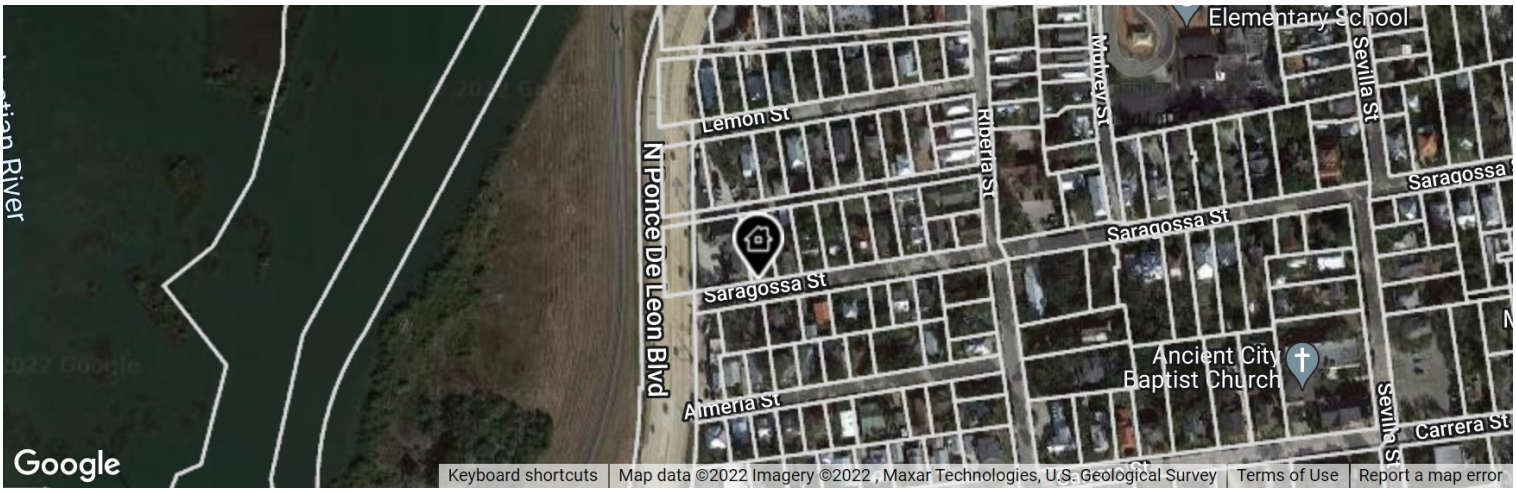
Work: (904) 242-6778

RPR

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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

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

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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

Received May 9, 2022
Planning and Building Department



Received May 9, 2022
Planning and Building Department

Camera View Layer Set

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

new saragossa5722: Working Plan View - 2

new saragossa5722: Orthographic Full Overv

MASTER BATH

MASTER BED ROOM

MASTER CLOSET

LAUNDRY

KITCHEN

DINING ROOM

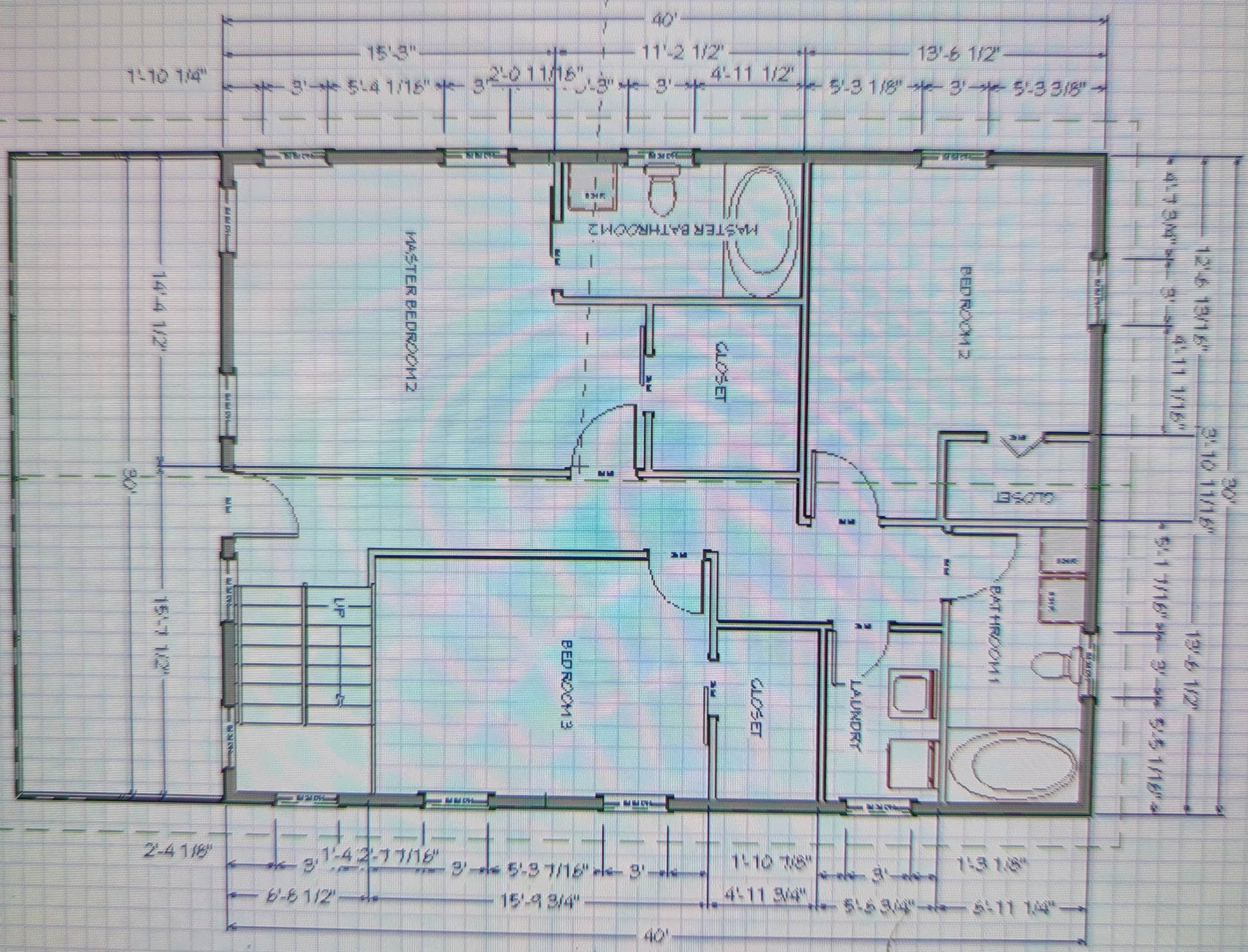
LIVING ROOM

POWDER BATH

UP

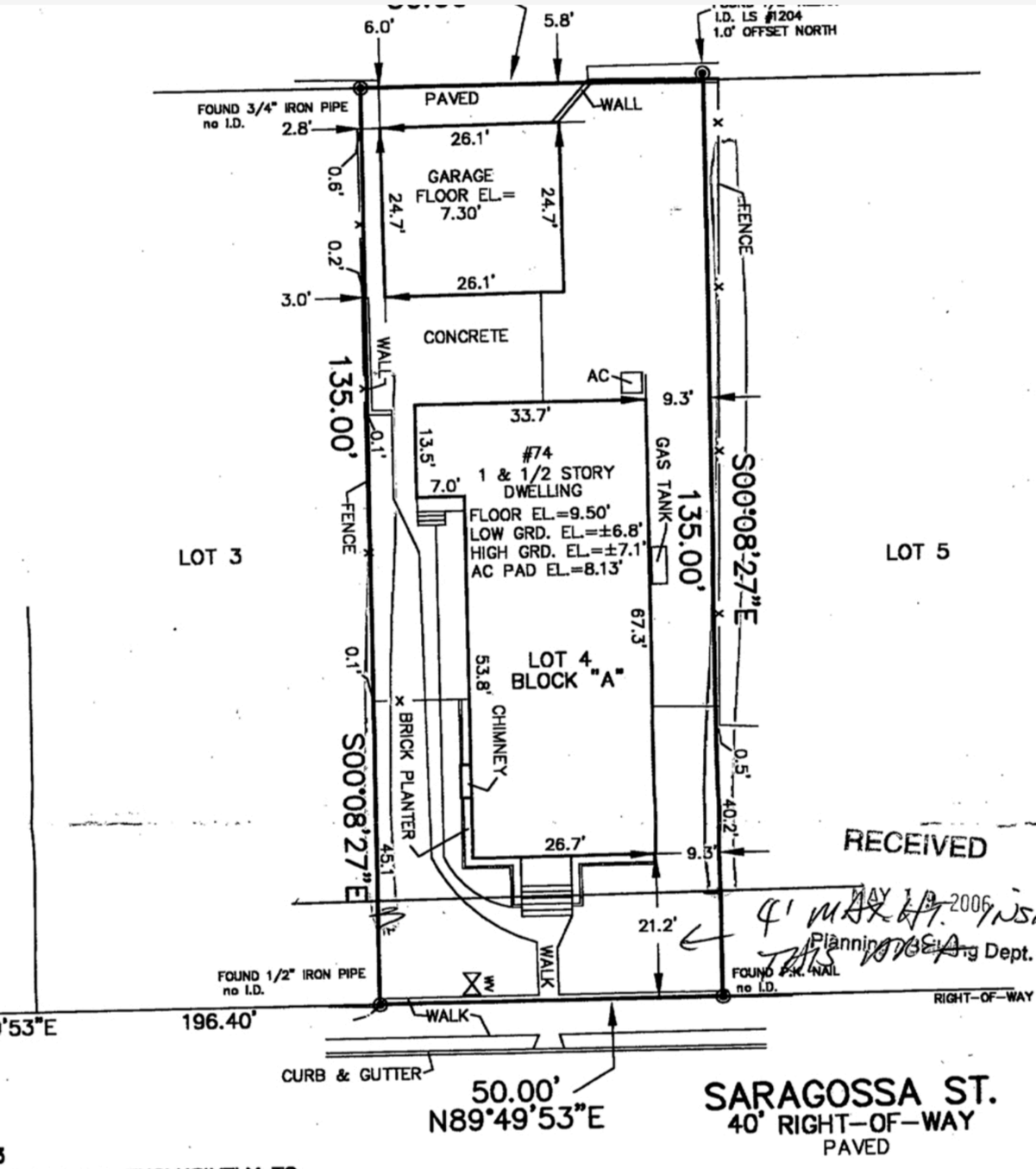
Select Objects [Space]

Floor: 1



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
61G17-6, Florida Administrative Code, pursuant
da 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

RECEIVED
APR 11 2022
Planning/Building Dept.

April 11, 2022

Michael Silverio

RE: Structural Inspection
74 Saragosa
St. Augustine, FL 32084

Dear Mr. Silverio:

Per your request, we have made a site visit to the address listed above. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The structure is a one-story structure with wood joist over crawl space at the 1st level. The loadbearing walls are wood framed. The roof system is conventional wood roof rafters with ceiling joists. Foundations are assumed to be shallow cast in place concrete foundations. There is also a detached garage that was added on at an unknow later date. The garage was constructed of masonry block walls and conventional wood roof framing supported by exterior walls and middle interior wood beam.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the standard building code and accepted industry practices at the time of construction.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure (From Google Maps)

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209 BILBAO DR. ST. AUGUSTINE, FL 32086

RECEIVED
APR 11 2022
Planning/Building Dept.

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.

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

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APR 11 2022
Planning/Building Dept.

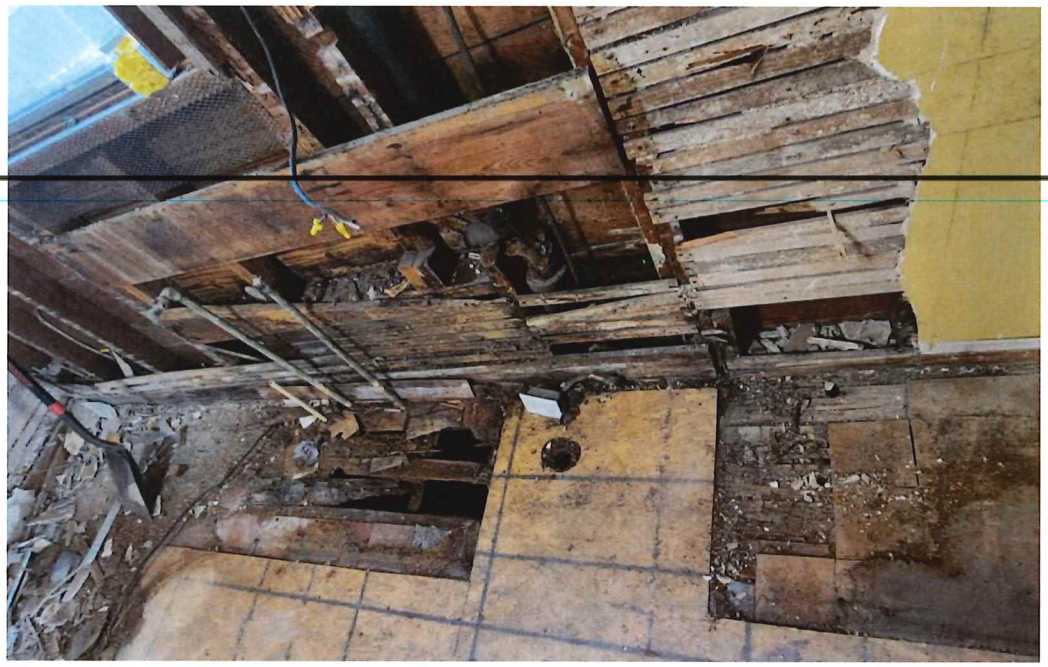


Image 2: Original Deteriorated Floor Sheathing



Image 3: Floor Joists with Section Loss

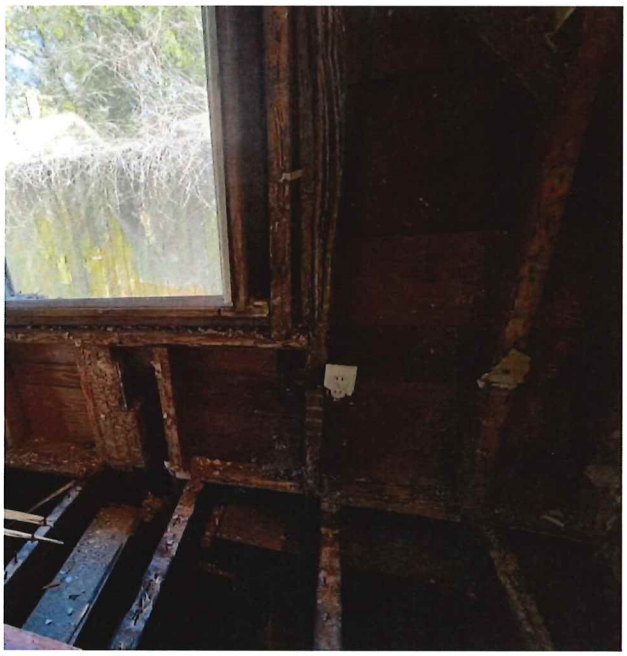


Image 4: Stud Section Loss

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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Planning/Building Dept.



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.

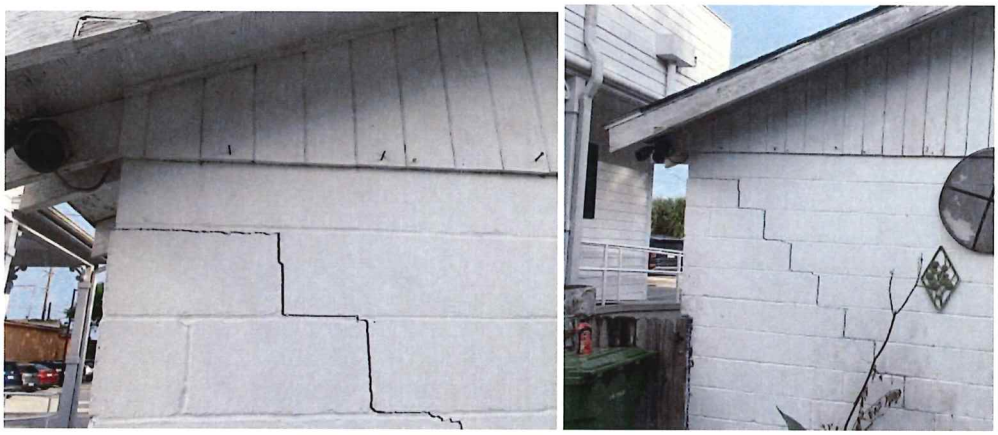


Image 5 Ceiling Joists Section Loss

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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Planning/Building Dept.

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



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

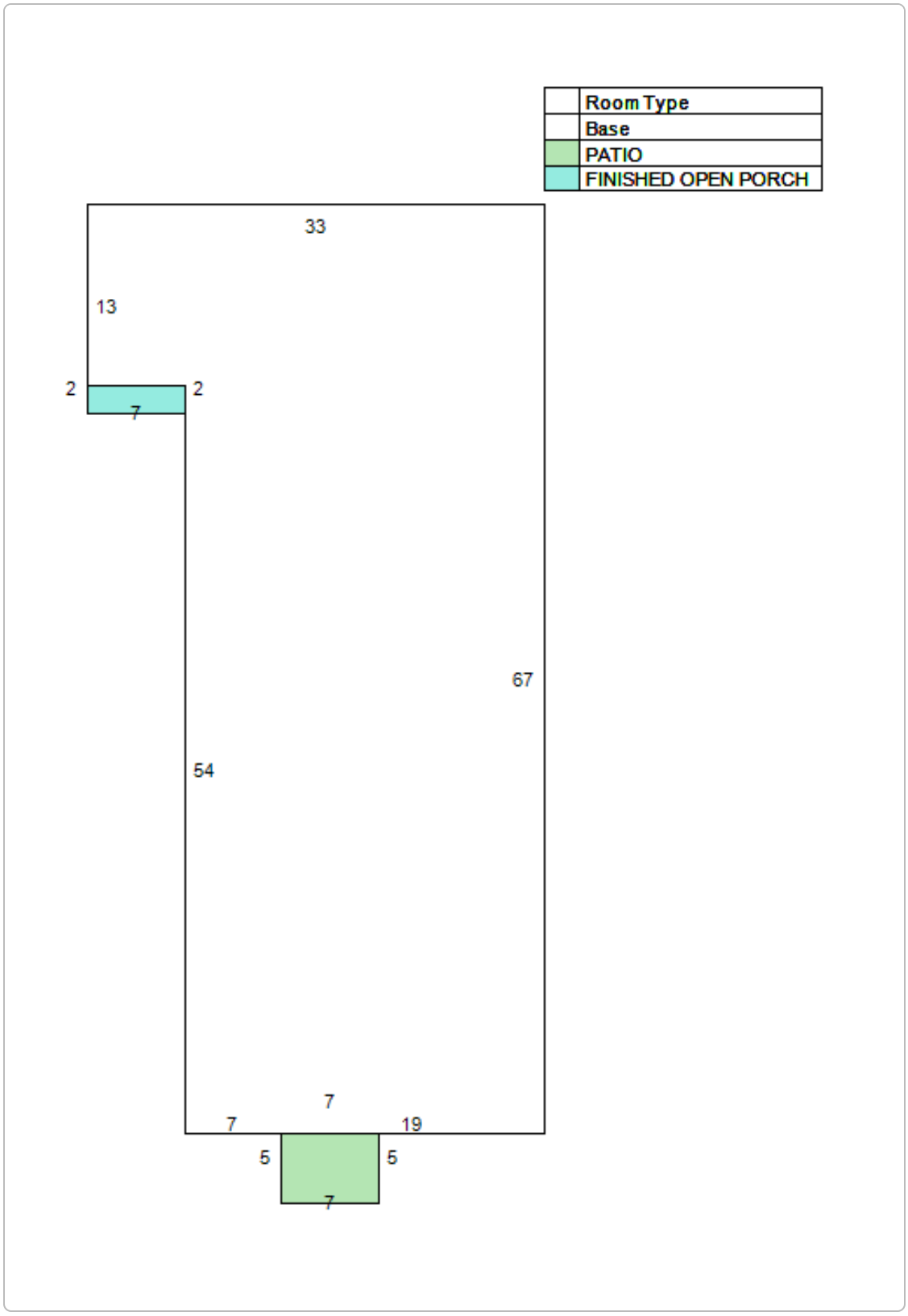
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$133,107	$9,183	$145,350	$0	$0	$287,640	$244,857	$93,283	$194,357
2020	$140,986	$9,183	$145,350	$0	$0	$295,519	$199,283	$147,236	$148,283
2019	$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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 2/16/2022, 12:18:44 AM

Version 2.3.176



Detail by Entity Name

Florida Limited Liability Company
SHOTGUN SARAGOSSA, LLC

Filing Information

Document Number	L21000481134
FEI/EIN Number	87-4072156
Date Filed	11/08/2021
Effective Date	11/01/2021
State	FL
Status	ACTIVE

Principal Address

1540 ST. MARKâ S POND BLVD.
ST. AUGUSTINE, FL 32095

Mailing Address

1540 ST. MARKâ S POND BLVD.
ST. AUGUSTINE, FL 32095

Registered Agent Name & Address

SILVERIO, MICHAEL A
1540 ST, MARKS POND BLVD
ST. AUGUSTINE, FL 32095

Authorized Person(s) Detail

Name & Address

Title Manager

SILVERIO, MICHAEL Alan
1540 ST. MARKS POND BLVD.
ST. AUGUSTINE, FL 32095

Title Manager

Silverio, Henry Armando
P.O. Box 1118
Darby, MT 59828

Title Manager

Silverio, Dorthy

P.o.box 1118
Darby, MT 59828

Annual Reports

Report Year	Filed Date
2022	01/07/2022

Document Images

01/07/2022 -- ANNUAL REPORT	View image in PDF format
11/08/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

From: Bart Piniaz
To: harb
Subject: 163 School St
Date: Thursday, June 2, 2022 10:31:34 AM

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 are withdrawing our application for further demolition of 163 school st. we were satisfied with the outcome of the last meeting that allowed us to renovate the building as is and to demo the garage in the back.

Thank you.

Bart Piniaz
bpiniaz@hotmail.com

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

PLAN COMMENTS

Building and Planning Department – Historic Preservation Division

Item 6(c) - For the June 16, 2022 HARB meeting

Certificate of Appropriateness Application: HP2022-0030
Address: 135 Avenida Menendez
Applicant: White's Wharf, LLC
Property Owner: White's Wharf LLC

This Certificate of Appropriateness (COA) application was heard at the May 19, 2022 HARB meeting. Please see the Final Order from that meeting located in front of the application packet, which follows the staff report packet. Partial approval was given for elements that include: the proposed change from wood windows to an approved composite material and specified window design and aluminum powder coated exterior doors, with the previously approved wood entry door to remain. Elements that were continued at the May meeting include the proposed awning windows, bi-fold doors, and other changes to the elevation such as removing transom windows.

For the June meeting, the applicant provided the requested elevation drawings, specifications, and cut-sheet details requested by the HARB at the May meeting. These documents should help provide a clear indication on how the previously approved exterior elevations may be modified. Other new modifications to the fenestration are proposed, such as the addition of second floor windows glass, as indicated in the updated elevations and summary received from the applicant.

However, since these documents were submitted after the deadline for additional documents, they were not outlined in an updated staff report. The staff report that follows was not updated to formally review the additional documents received for the June HARB meeting.

It should be noted that 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.

STAFF RECOMMENDATION:

Based on a review of previous HARB discussions at earlier meetings and 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:**

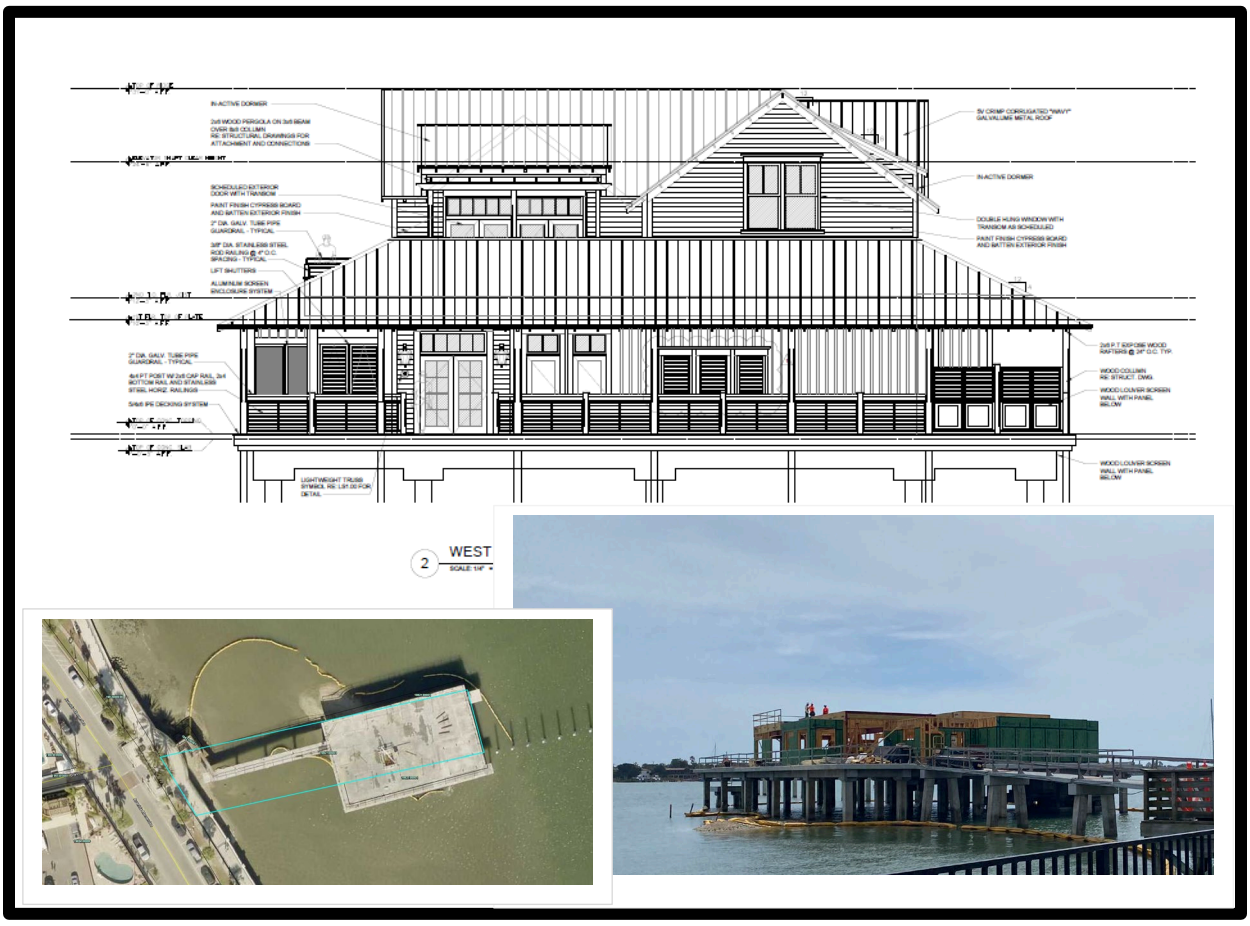
1. **APPROVE** if the board finds that the revised plans and proposed windows and doors are reasonably compatible with the AGHP.
   or
2. **CONTINUE** to allow the applicant time to make modifications as recommended by the HARB necessary for the design and/or materials to be reasonably compatible with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

Julie Courtney
Julie Courtney, Historic Preservation Officer

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 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. *(Partially approved and partially continued at the May 19, 2022 HARB meeting)*
(*PLANS RECEIVED ON JUNE 8, 2022 WERE NOT REVIEWED IN THIS REPORT)

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(c)	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, they must be compared with the approved permit plan set under 2016-0941 included in the application packet, 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





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135 Avenida Menendez





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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.

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building
1565 – 2015
450 years

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.

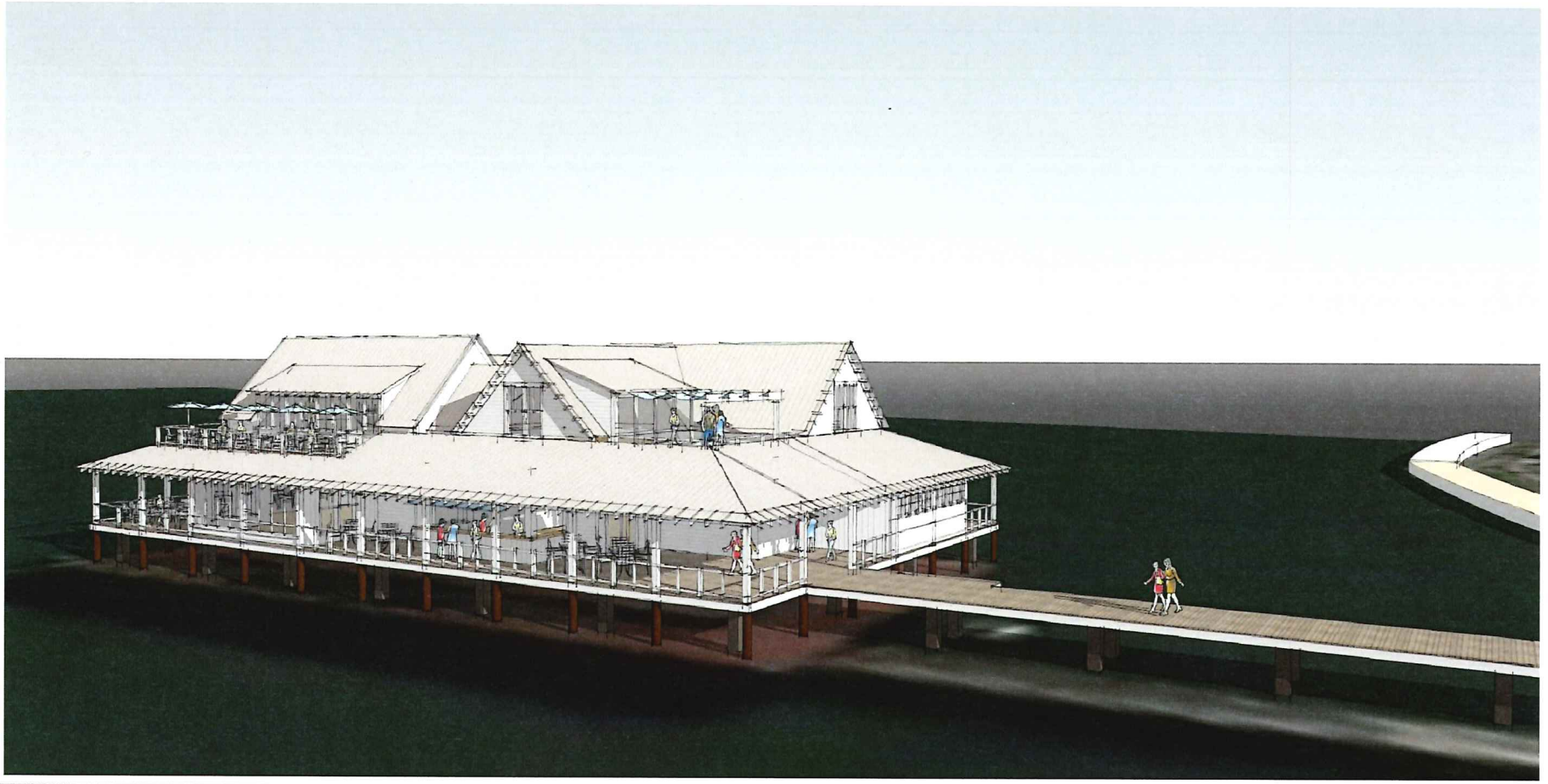
Witness my hand and official seal, this 21st day of January, A.D., 2016.

_____
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



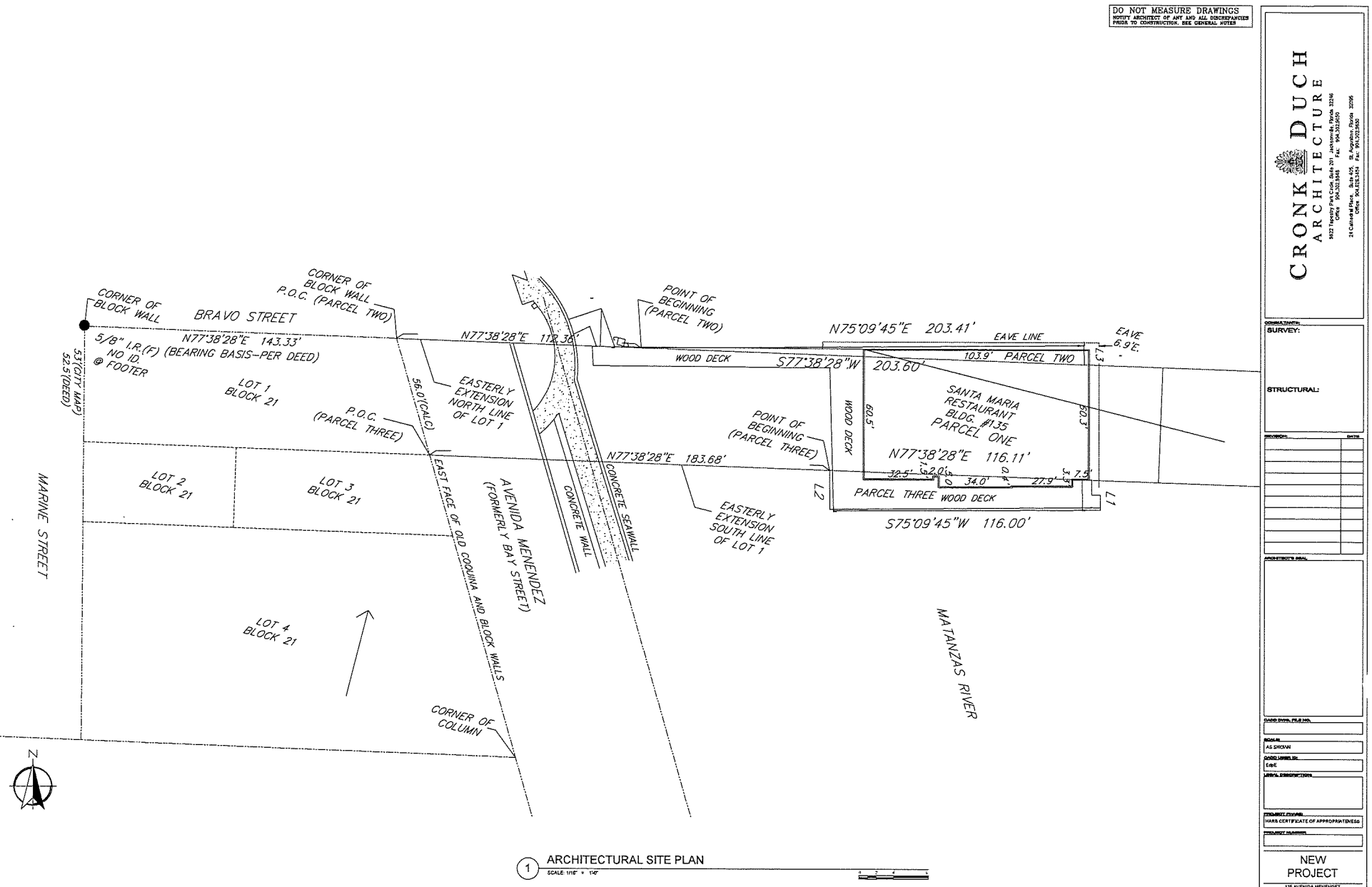
HARB CERTIFICATE OF APPROPRIATENESS

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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Planning/Building Dept.



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9823 Touchton Road Circle, Suite 201 Jacksonville, Florida 32246
Office / 904.332.3948 Fax: 904.332.3950
21 Cathedral Place Suite 105 St. Augustine, Florida 32095
Office 904.826.1434 Fax: 904.823.3950

SURVEY:

STRUCTURAL:

REVISIONS DATE

ARCHITECT'S SEAL

CADD DWG. FILE NO.

SCALE AS SHOWN

CADD USER ID: Eckl

LEGAL DESCRIPTION

PROJECT PHASE HARB CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER

NEW PROJECT

135 AVENIDA MENENDEZ ST. AUGUSTINE, FLORIDA 32084

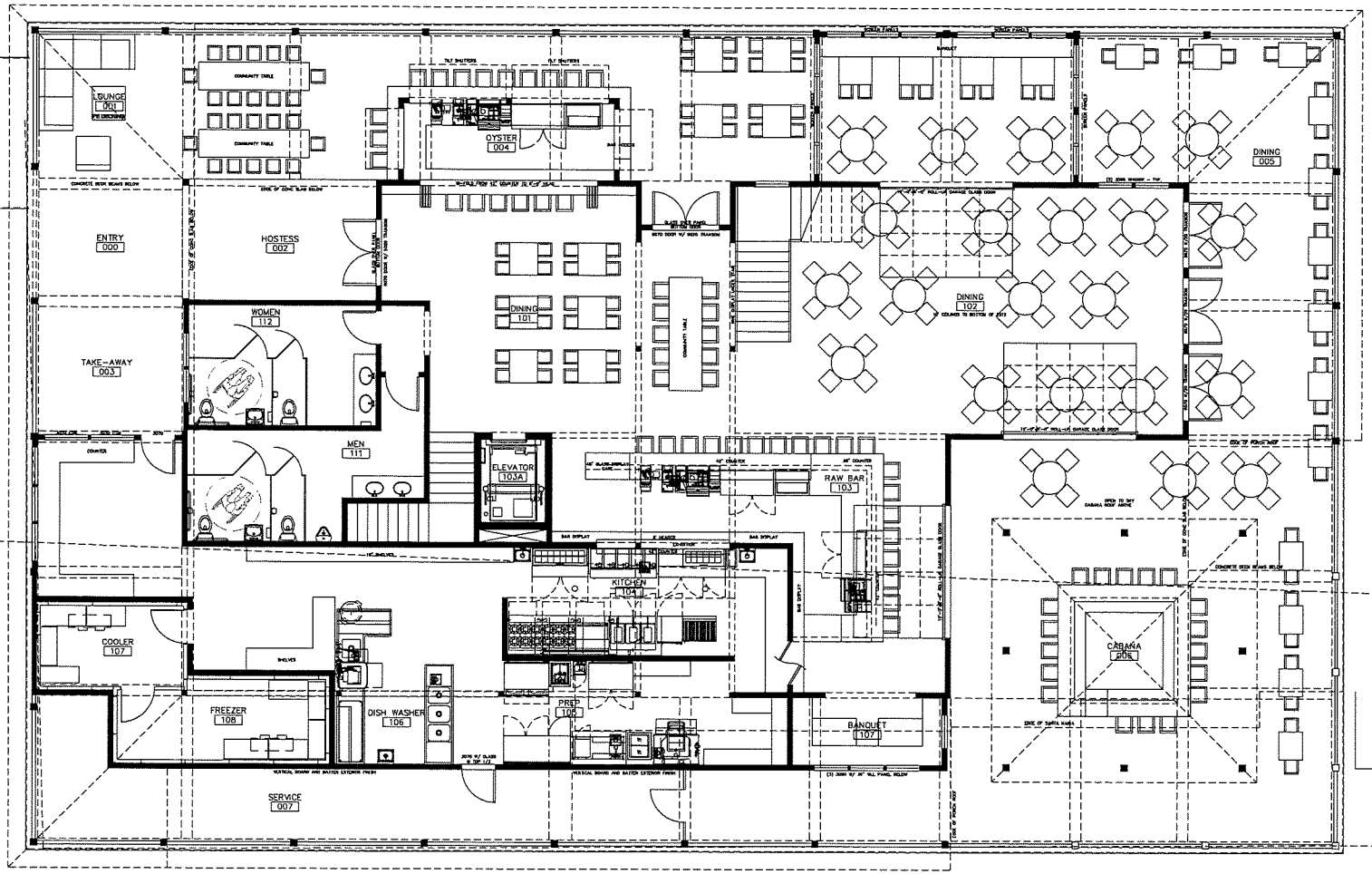
SANTA MARIA RESTAURANT

ARCHITECTURAL SITE PLAN

AS1.10

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



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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Office: 904.823.3454 Fax: 904.702.3693

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE:

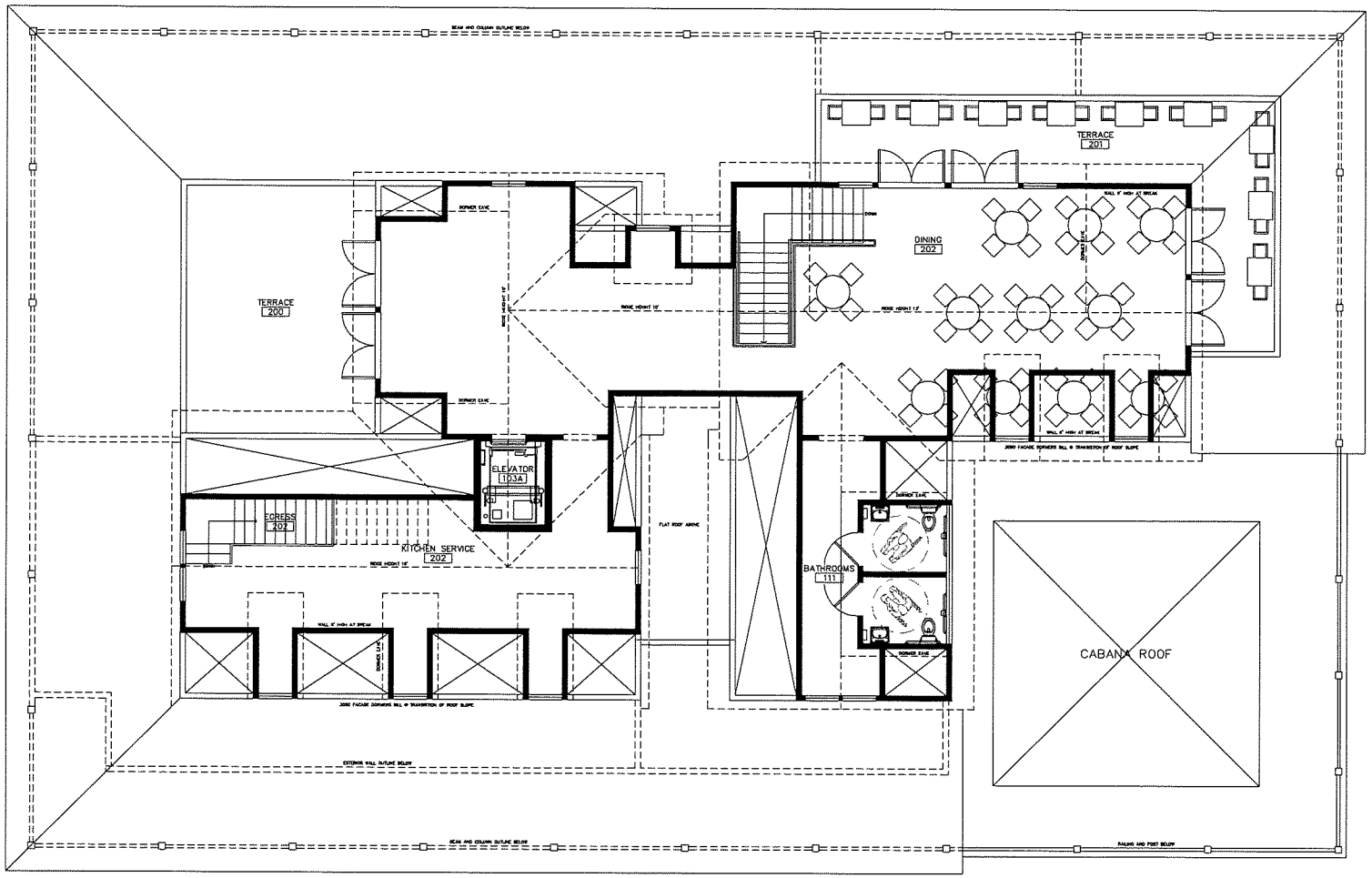
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PROJECT STATUS: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER:

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084
SANTA MARIA RESTAURANT
FIRST FLOOR PLAN
A1.10

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Staff Report pg. 29
Planning/Building Dept

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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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Office: 904.810.4545 Fax: 904.810.4546

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATES:

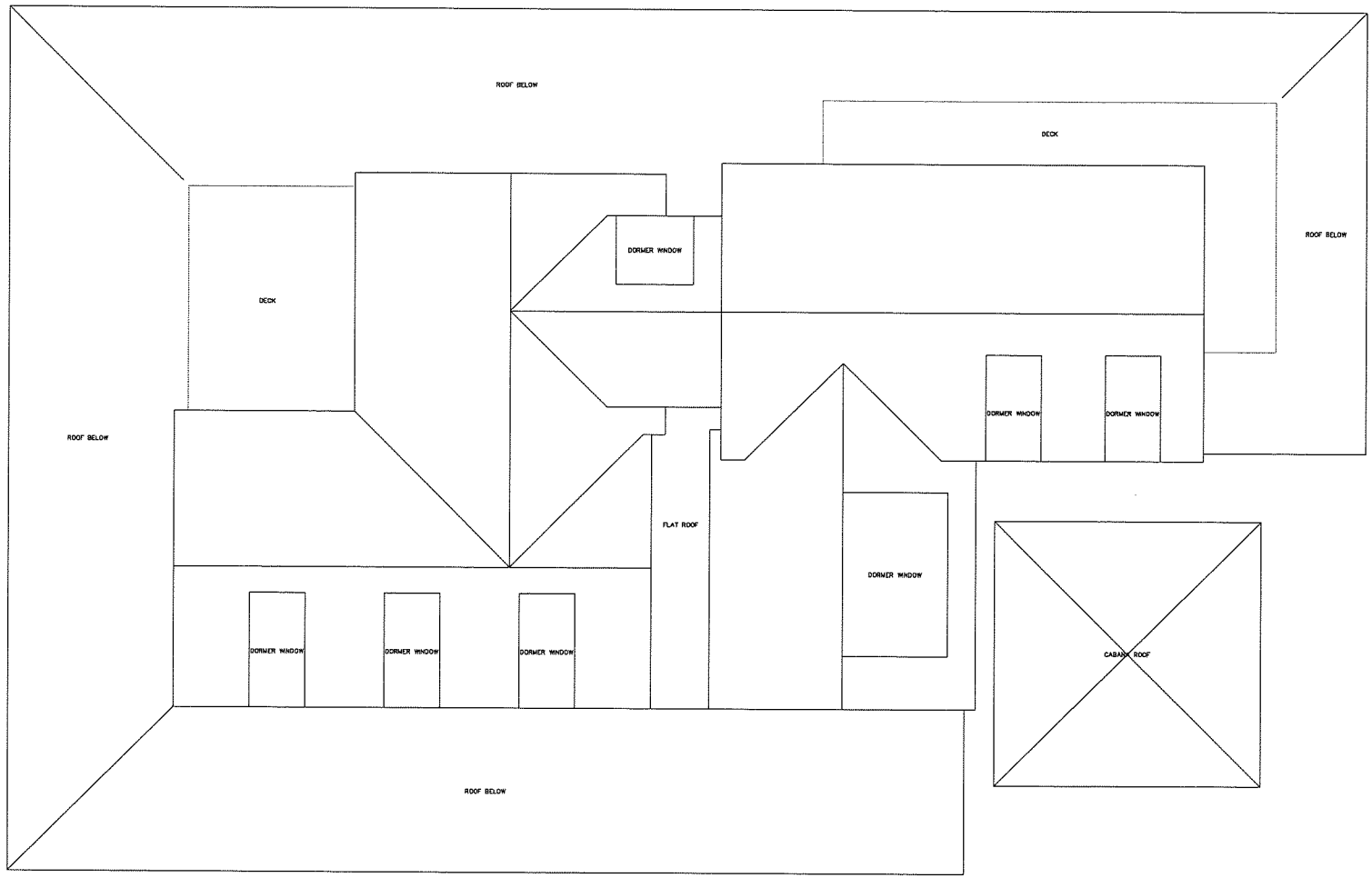
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CADD LAYER ID: E&F
SPECIAL SPECIFICATIONS:
PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER:

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084
SANTA MARIA RESTAURANT
SECOND FLOOR PLAN
A1.20

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DEC 21 2015
Planning/Building Dept

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



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

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CONSULTANTS
SURVEY:
STRUCTURAL:

REVISIONS DATE

ARCHITECT'S SEAL

CADD FILE NO.

SCALE: AS SHOWN

CADD LAYER ID: Fa5E

LEGAL DESCRIPTION

PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER

NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

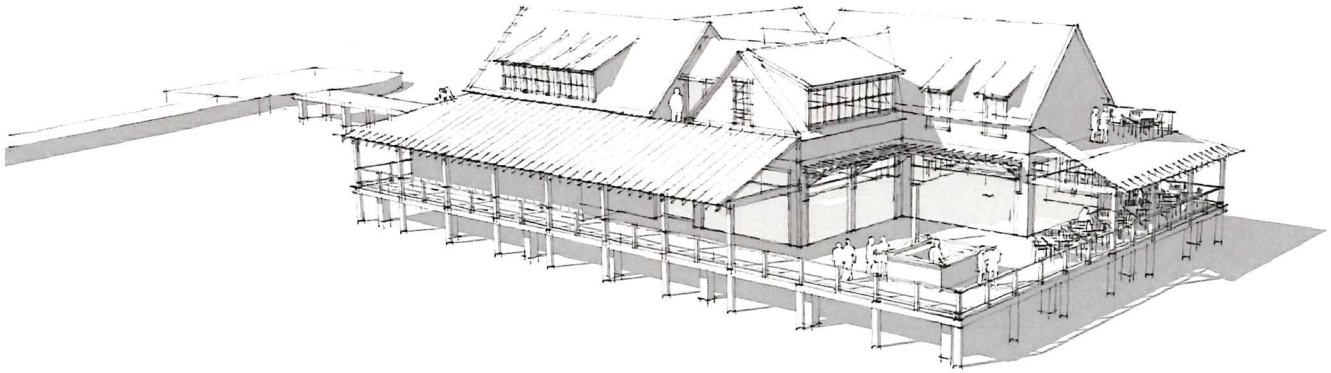
SANTA MARIA RESTAURANT

ROOF PLAN

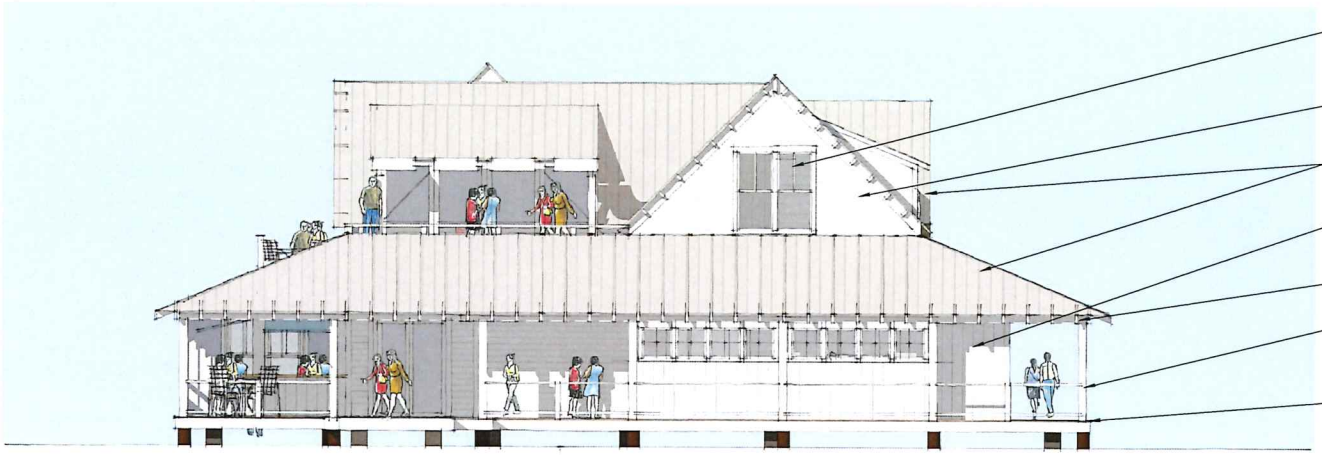
A1.30

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DEC 21 2015
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DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 AERIAL VIEW
SCALE: NTS



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

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24 Cathedral Place, Suite 405 St. Augustine, Florida 32095 (904) 824-8644 Fax (904) 262-2693

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE

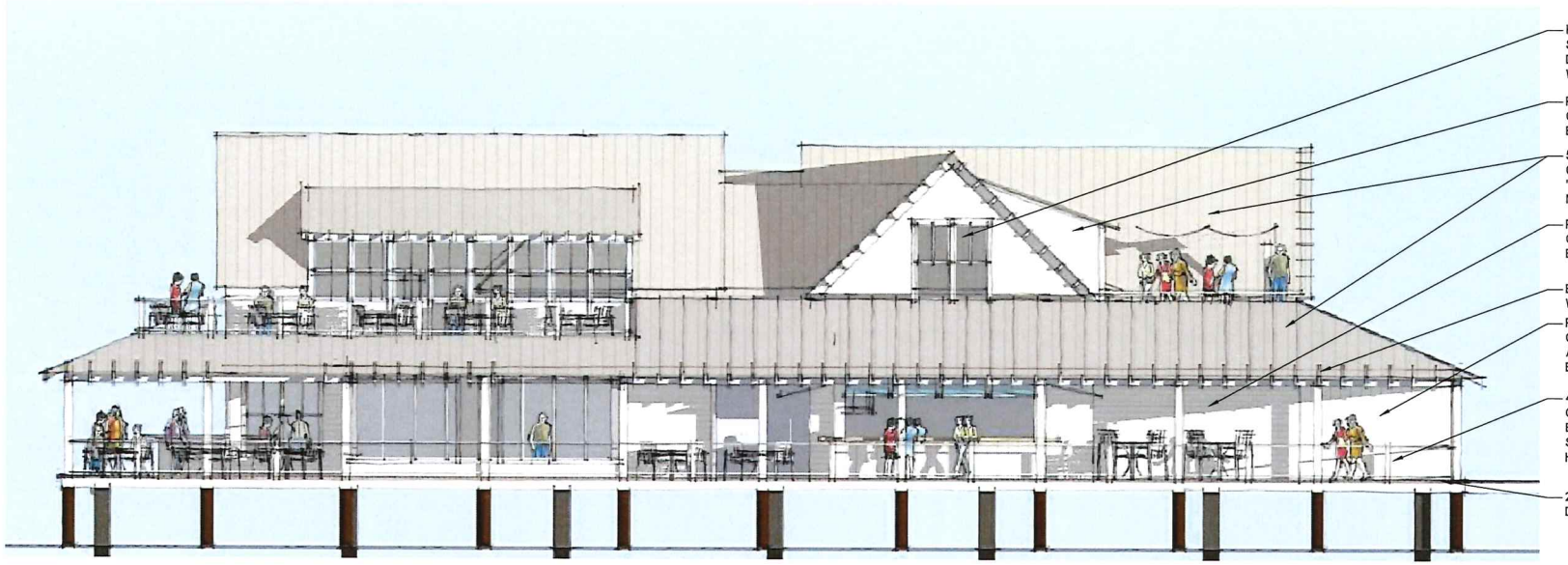
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CADD DWG. FILE NO.:
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LEGAL DESCRIPTION:
PROJECT PHASE: HARB CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER:

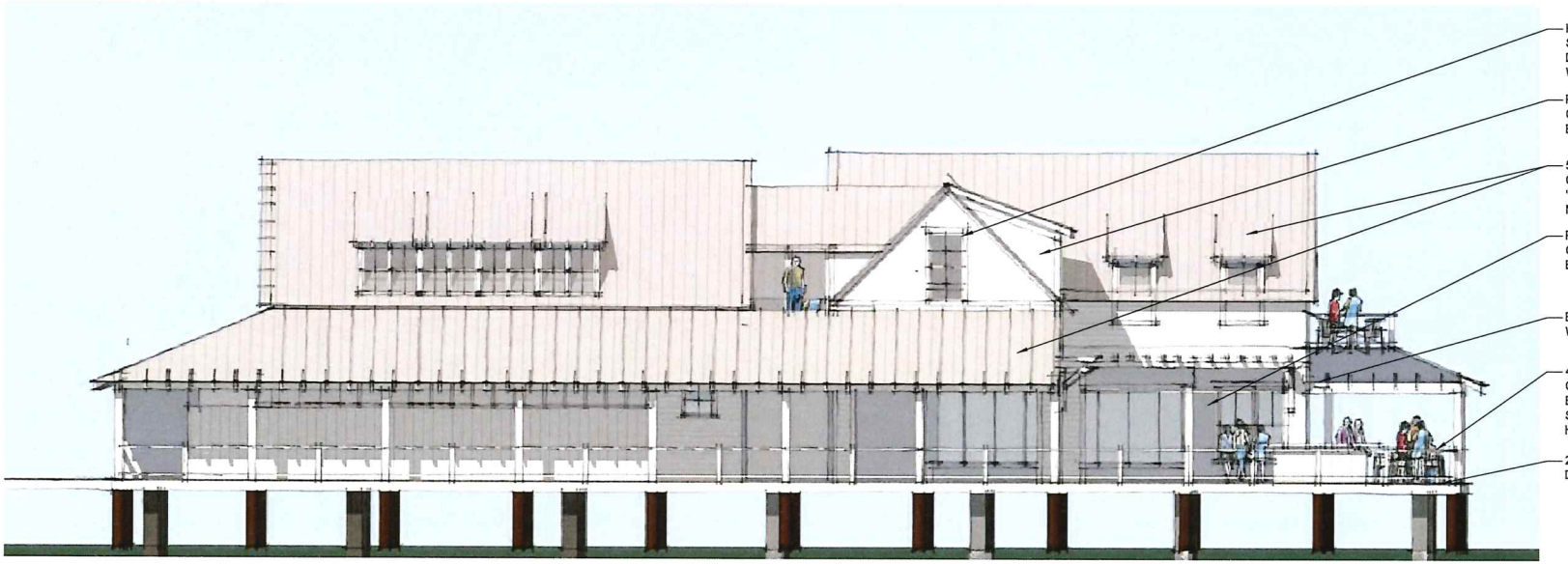
NEW PROJECT
135 AVENIDA MENENDEZ, ST. AUGUSTINE, FLORIDA 32084
SANTA MARIA RESTAURANT
AERIAL VIEW AND EXTERIOR ELEVATION
A2.10

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



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

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24 Cathedral Place, Suite 105 | St. Augustine, Florida 32095
Office: 904.826.3454 Fax: 904.332.8850

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

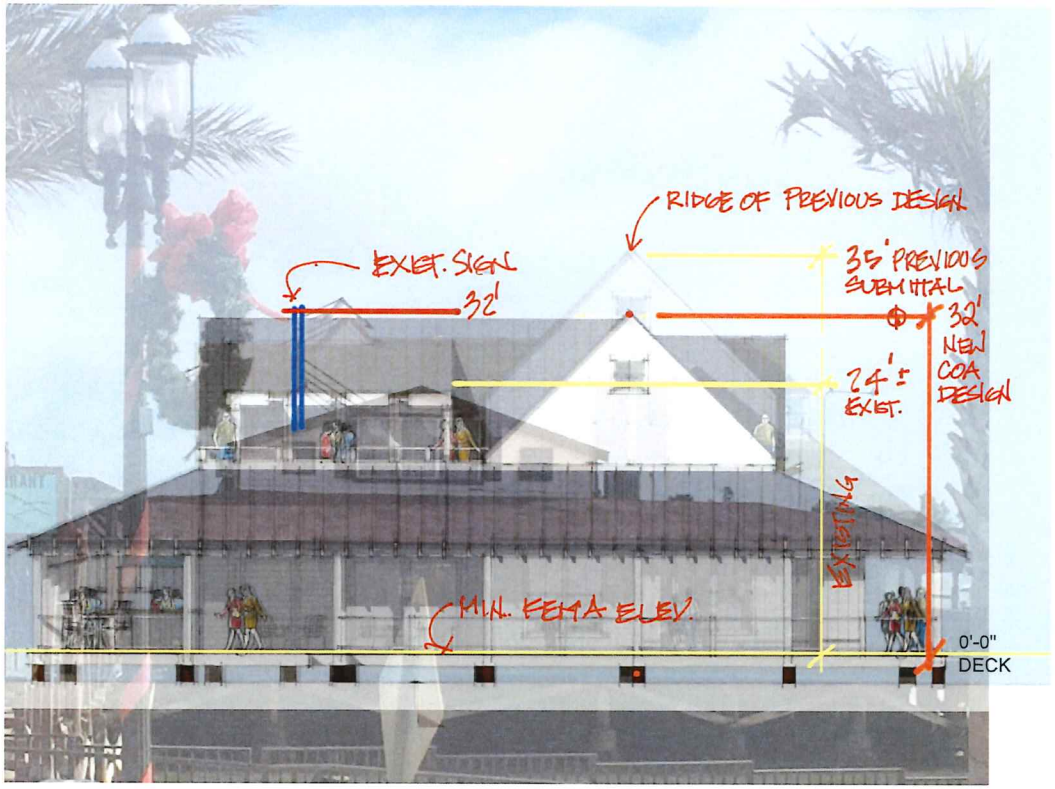
SANTA MARIA RESTAURANT

EXTERIOR ELEVATIONS

A2.20

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

CRONK DUCH ARCHITECTURE
9122 Touchy Pet Circle, Suite 201, Jacksonville, Florida 32246
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CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL:

CADD DWGS. FILE NO.

SCALE: AS SHOWN

CADD USER ID: EdeE

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

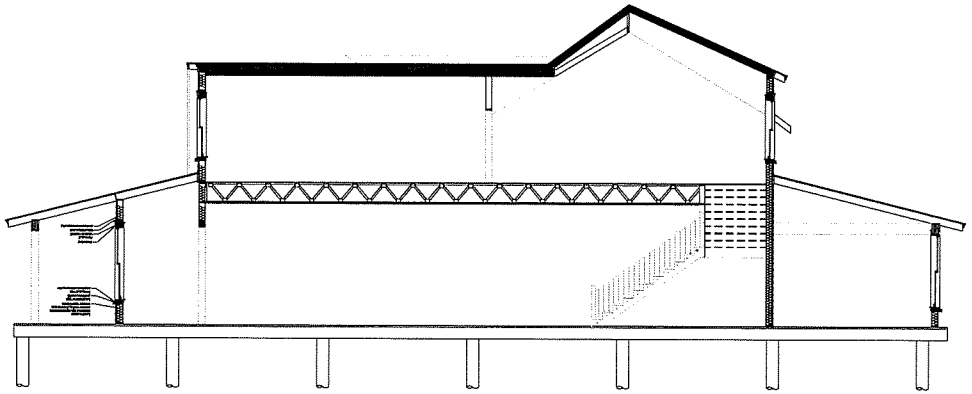
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1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

CRONK DUCH
ARCHITECTURE
9422 Touchton Park Circle, Suite 201 Jacksonville, Florida 32246
(904) 880-0958 Fax (904) 880-0959
24 Cathedral Place, Suite 405 St. Augustine, Florida 32084
(904) 342-4545 Fax (904) 342-4546

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISIONS: DATE

ARCHITECT'S SEAL:

CADD DWGS. FILE NO.:
SCALE: AS SHOWN
CADD VERSION: Revit
LEGAL DESCRIPTIONS:
PROJECT STAGE: 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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1 GABLE END AND SIDING



2 DORMER WINDOW



3 PORCH



4 RAILING AND PORCH DECKING

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24 Cathedral Place, Suite 405 St. Augustine, Florida 32095
(904) 501-8448 Fax (904) 501-8449

CONSULTANTS:
SURVEY:
STRUCTURAL:

REVISION: DATE:

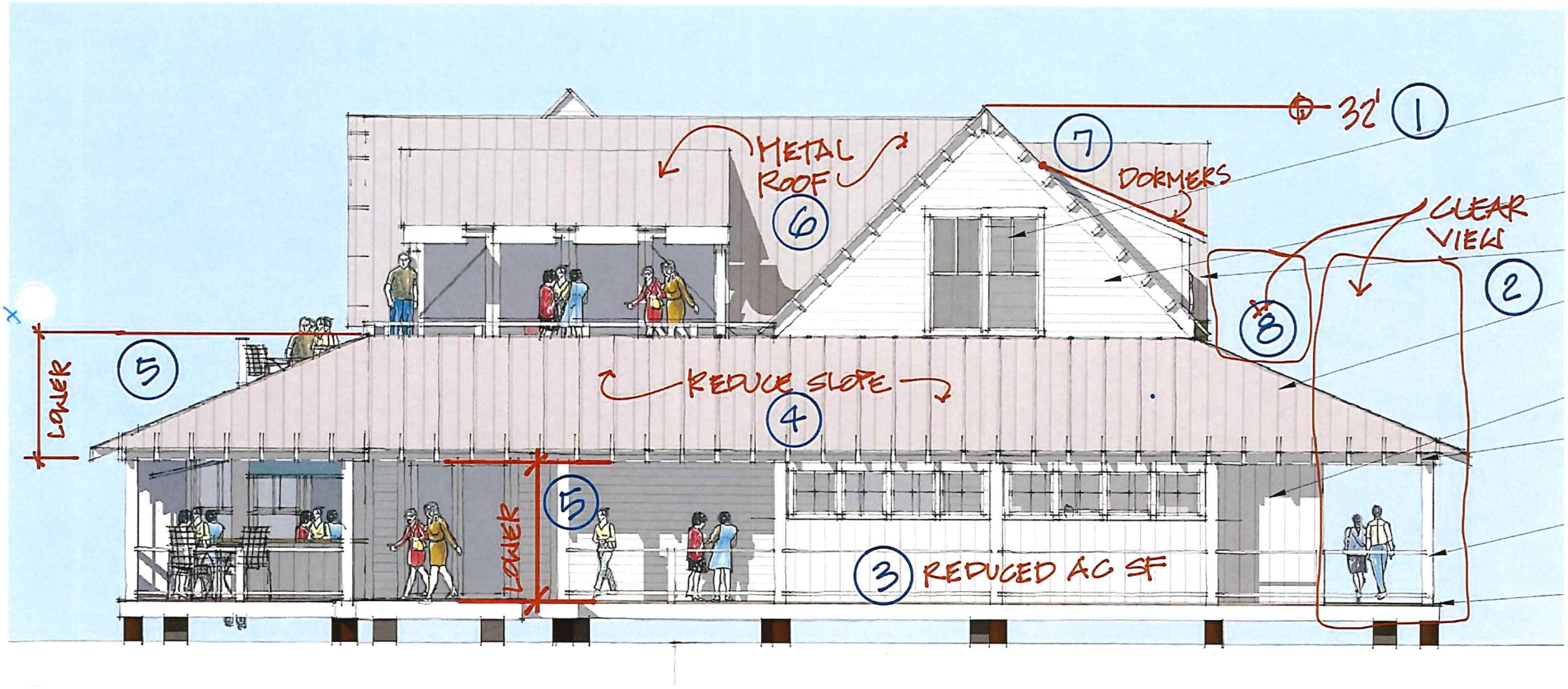
ARCHITECT'S SEAL:

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
ST. AUGUSTINE, FLORIDA 32084
SANTA MARIA RESTAURANT

DETAILS
A4.10

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2 WEST ELEVATION

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

0 2' 4' 8'

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

May 19, 2022

White's Wharf LLC
135 Avenida Menendez
St. Augustine, FL 32084

Re: Certificate of Appropriateness – 135 Avenida Menendez – HP2022-0030

Dear Mr. White,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB partially **APPROVED elements of your application and CONTINUED the remainder of the application to the June 16, 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 June 6, 2022.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2022-0030
Applicant:	White's Wharf LLC
Owner:	White's Wharf LLC
Address:	135 Avenida Menendez
Parcel Number:	1962100000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 19, 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 May 19, 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 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 / CONTINUES** the Applicant's request 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.

Subject to the following conditions:

- Approve: Change from wood window to composite by Marvin or Anderson as long as
- muntin pattern & design remain the same w/ the exception of 2 windows on 3rd floor replacing Shutters
- Exterior doors on S, N, E & part of West with Aluminum Powder-coated storefront doors w/ wood Entry
- Direct pathway to Avenida Menendez to replace previously approved dogleg, Movement of Kitchen door.
- Continue: Return w/ drawing floor awning windows & Bi-fold doors, elevation drawings
- for changes to each elevation including changes in transom, along w/ cut sheets of
- those proposed windows & doors.

DONE AND ORDERED, at a public hearing on the 19 day of May, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0030

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 19th day of May, 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 JUNE 16, 2022, HARB MEETING

HP2022-0030: 135 Avenida Menendez

Materials submitted by applicant after June 6th deadline.

Received the following documents June 8, 2022
Planning and Building Department

Table of Contents for The Wharf application before HARB on June 16th

1. Elevations showing proposed added windows, glass enclosed porch instead of screened enclosure, bifold doors on East and South Elevation by outdoor bar, and glass awning windows with grid pattern as requested.

2. Photos that show:
    a. 1st photo- View looking north from inside the 2nd floor bartender window. This same view is what we would like to have for the North Gable End 2nd floor. See next photo.
    b. 2nd photo- North Gable End 2nd floor that has 1 window on permit set and we would like to add 3 windows and a transom to get the same view as the above picture looking to the north. Elevation shows a set of 4 windows to match East set of 4 approved windows and transom configuration on the 2nd floor.
    c. 3rd photo- View looking south.
    d. 4th photo- Current wall looking south with no windows. New South Elevation shows 4 proposed windows on 2nd floor plus transom instead of no windows to match the East set of 4 approved windows and transom configuration on 2nd floor. This area was the bathroom area but that has been moved to the southwest side of the building where there are tall fixed windows.

3. On the North elevation - requesting to change from the screen enclosed area to glass (hurricane rated) area so it can be used during inclement or hot weather but have views of being on a porch.

4. On North elevation and West elevation – we are providing as requested cut sheets and grid details for Glass Awning windows. The grid pattern on the North elevation is a 6 over 3 grid pattern and a 4 over 2 grid pattern on West elevation. You will see a minor change edited by hand indicating there is not a void or thicker grid between the 2 over 1. We have also included a grid pattern on a sample window to *only* see the thickness of the simulated divided light.
    a. Sample pic with grid pattern to show thickness of grid with simulated divided lights (not our grid pattern).
    b. Mock design showing interior view with locking handle, saddle sill and out swing.
    c. Test Report and cut sheets for Glass Awning Window

5. On East elevation – we are providing as requested cut sheets for proposed Bifold Doors instead of Panel doors that are approved on permit set. East side shows no transoms. This door set is also on the opposing wall facing South and is shown on South elevation.
    a. Architect Cut Sheet - Bifold Door Brochure – Euro Vista Fold, Impacted Rated Door Folding System
    b. Euro-Bifold Aluminum Door System - glazing details, anchor details, vertical and horizontal details, and installation notes
    c. Euro Vista Fold Tech Specs – by Eurowall System Euro – C3 Bifold Aluminum Door.

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



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

There is no void here or thicker grid. It is a 4 over 2 window. Please see sample window pic. Also please see cut sheets as requested.

There is no void here or thicker grid. On this side each set is 6 over 3.



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

CONSTRUCTION ISSUE - 05.27.2022

REVISION 05

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24 Cathedral Place,, Suite 405, St. Augustine, Florida 32095
Office: 904.825.3454 Fax: 904.302.9850

CONSULTANTS:

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Tel No. 904.825.0036

MECHANICAL, ELECTRICAL AND PLUMBING
JOHN R. CUSICK P.E.
CUSICK ENGINEERING & CONSTRUCTION LLC
2426 Clemson Road, Jacksonville, Florida 32217
Tel. No. 904 636 7907

FIRE PROTECTION :
STEPHEN KOWKABANY
NEPTUNE FIRE PROTECTION ENGINEERING
60 Ocean Boulevard, Suite 6
Atlantic Beach, Florida 32233
Tel. No. 904 652 4200

REVISION:		DATE
1	CONSTRUCTION ISSUE	12/20/21
	REVISED EXTERIOR ELEVATIONS REPLACE OPERABLE BAHAMA SHUTTERS WITH CLOSED FIXED SHUTTERS	
2	CONSTRUCTION ISSUE	05/24/22
	REVISED EXTERIOR ELEVATIONS	

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

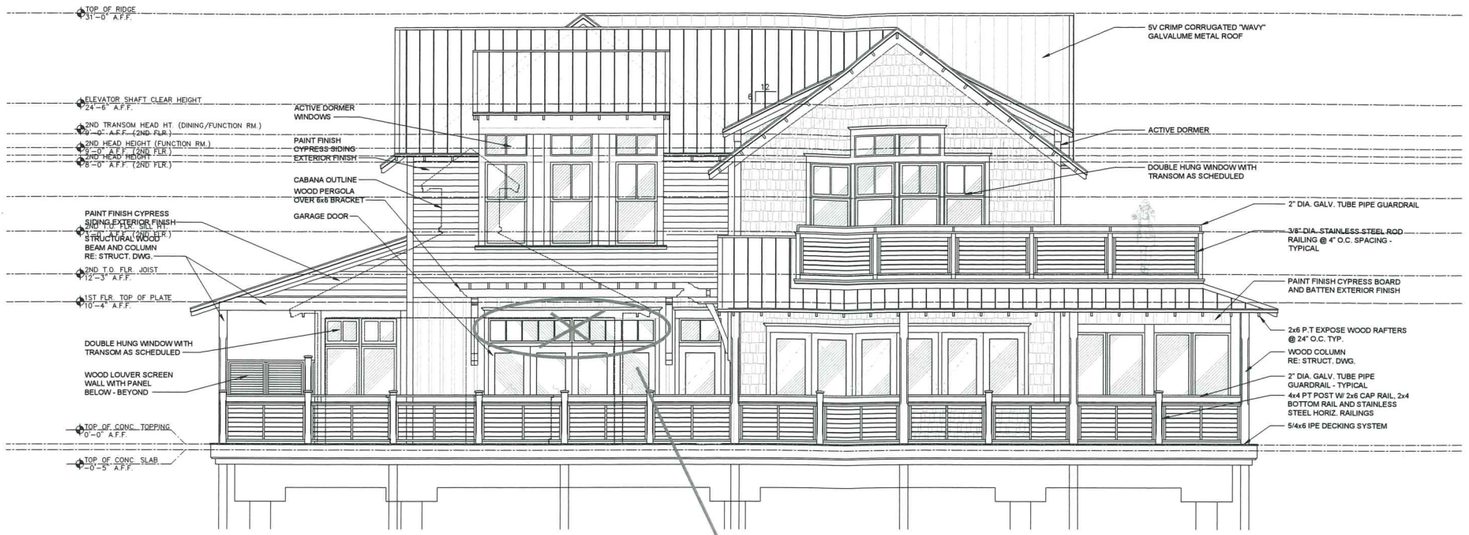
NEW PROJECT
135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

EXTERIOR ELEVATIONS

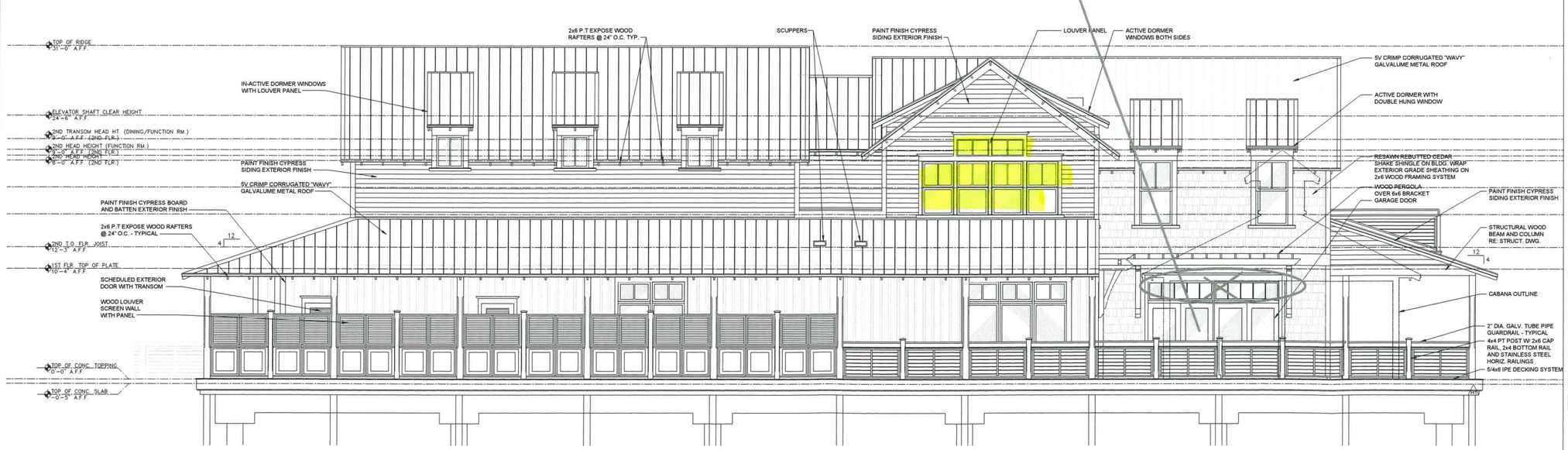
A2.20

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Transom removed above bifold doors, on floor plan bifold door instead of panel door. Please see cut sheets for bi fold door

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



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

CONSTRUCTION ISSUE - 05.27.2022
REVISION 05

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FIRE PROTECTION
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Atlantic Beach, Florida 32233
Tel. No. 904.652.4200

REVISION:		DATE:
1	CONSTRUCTION ISSUE	12/2021
	REVISED EXTERIOR ELEVATIONS REPLACE GARAGE DOORS WITH SLIDING DOORS AND ADD WINDOWS AT KITCHEN AREA	
2	CONSTRUCTION ISSUE	05/27/22
	REVISED EXTERIOR ELEVATIONS	

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

EXTERIOR ELEVATIONS

A2.10

View looking north from inside the 2nd floor bartender window



North Gable end 2nd floor has 1 window and we would like to add a 3 windows to get the same view as above looking to the north. Elevation shows a set of 4 windows to match East set of 4 approved window configuration on the 2nd floor.



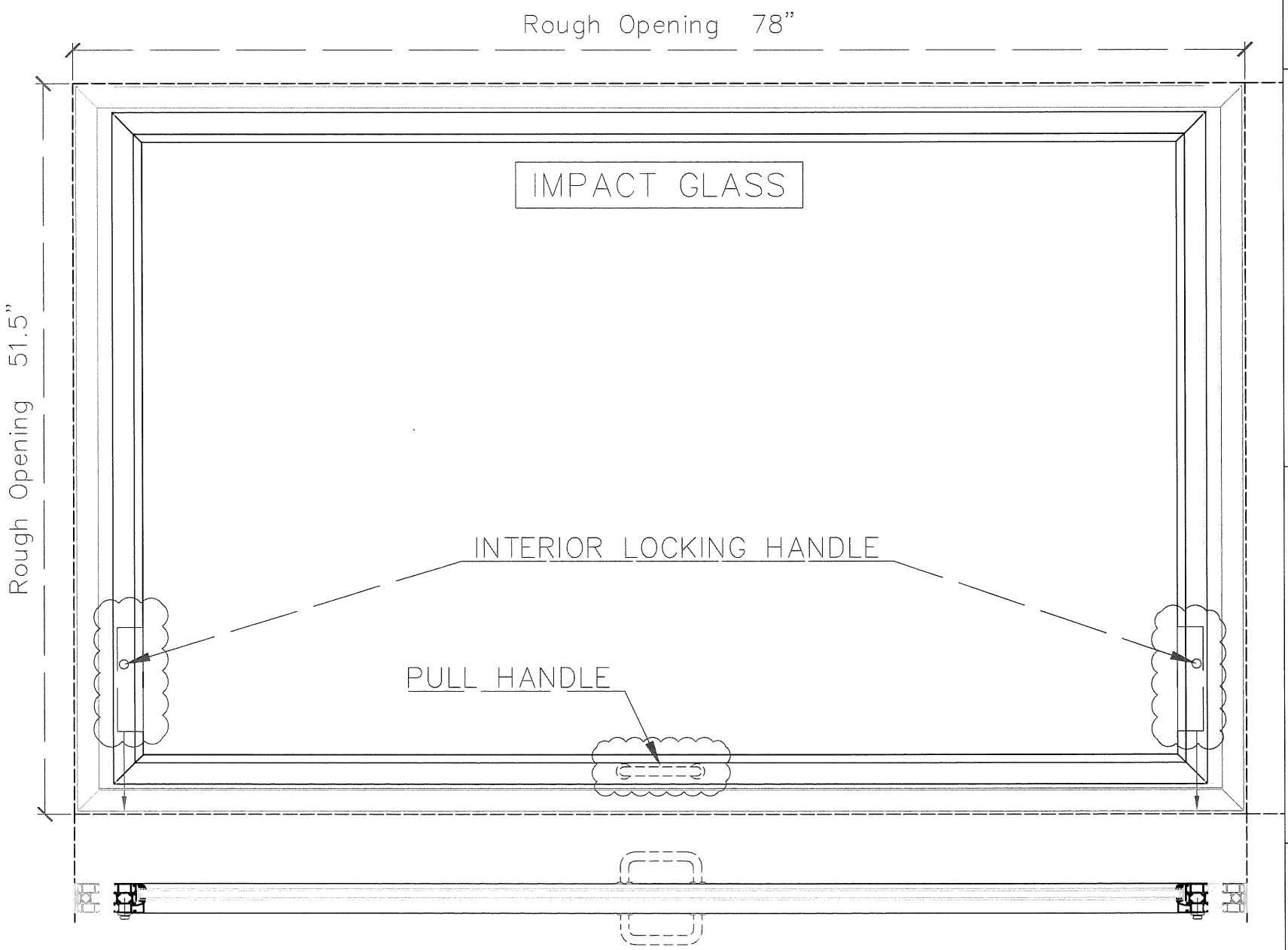
View looking south

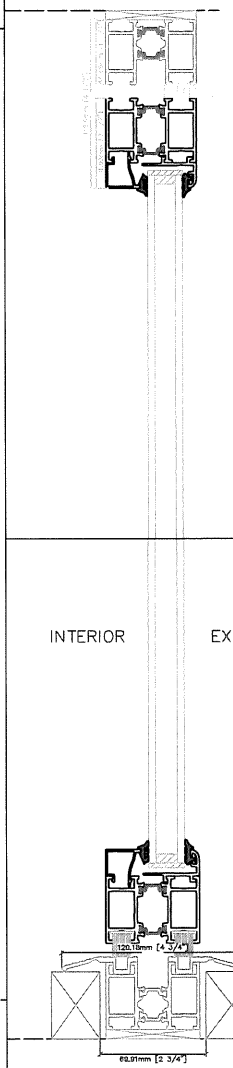


Current wall looking south with no windows. New Elevation shows 4 proposed windows on 2nd floor instead of none to match the East set of 4 approved window configuration on 2nd floor.



Rev:A	Revision Note: DESIGN APPROVAL





INTERIOR VIEW

Filename: al62-gs mock ups.dwg				
Cust: SCOTT	Designed: KJ	Checked: CF	Date: 12/17/21	SCL: N/A

ActivWall®

Notes: LOCKING HANDLES @ 12"
SADDLE SILL / OUT SWING
FINISH: STANDARD HARDWARE: STANDARD

Intertek | Architectural Testing

TEST REPORT

Report No.: G1041.01-109-44

Rendered to:

ACTIVWALL SYSTEMS, LLC
Martinsville, Virginia

PRODUCT TYPE: Aluminum Folding Door with Outswing Panel
SERIES: AL62
MODEL: Out-Swing 3L-Raised Sill

Title	Summary of Results
Design Pressure	±2160 Pa (±45.11 psf)
Air Infiltration	0.4 L/s/m^2 (0.08 cfm/ft^2)
Water Penetration Resistance Test Pressure	400 Pa (8.35 psf)
Uniform Load Structural Test Pressure	±3240 Pa (±67.67 psf)

Reference must be made to Report No. G1041.01-109-44, dated 09/15/17 for complete test specimen description and detailed test results.

1.0 Report Issued To: ActivWall Systems, LLC
200 V.C. Drive
Martinsville, Virginia 24112

2.0 Test Laboratory: Architectural Testing, Inc., an Intertek company ("Intertek-ATI")
130 Derry Court
York, Pennsylvania 17406-8405
717-764-7700

3.0 Project Summary:

3.1 Product Type: Aluminum Folding Door with Outswing Panel

3.2 Series: AL62

3.3 Model: Out-Swing 3L-Raised Sill

3.4 Compliance Statement: Results obtained are tested values and were secured by using the designated test method(s). Test specimen description and results are reported herein.

3.5 Test Date(s): 07/27/16 – 04/19/17

3.6 Test Record Retention End Date: All test records for this report will be retained until April 19, 2021.

3.7 Test Location: Intertek-ATI test facility in York, Pennsylvania.

3.8 Test Specimen Source: The test specimen(s) was provided by the client. Representative samples of the test specimen(s) will be retained by Intertek-ATI for a minimum of two years from the test completion date.

3.9 Drawing Reference: The test specimen drawings have been reviewed by Intertek-ATI and are representative of the test specimen(s) reported herein. Test specimen construction was verified by Intertek-ATI per the drawings located in Appendix C. Any deviations are documented herein or on the drawings.

3.10 List of Official Observers:

Name	Company
Carter Ferrell	ActivWall Systems, LLC
Duke Ferrell	ActivWall Systems, LLC
Richard E. Hartman	Intertek-ATI
Timothy J. McGill	Intertek-ATI
Ken R. Stough	Intertek-ATI

4.0 Test Method(s):

ASTM E283-04 (2012), *Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen*

ASTM E330/E330M-14, *Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference*

ASTM E331-00 (2009), *Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference*

ASTM E547-00 (2009), *Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference*

5.0 Test Specimen Description:

5.1 Product Sizes:

Overall Area: 7.4 m^2 (79.3 ft^2)	Width		Height	
	millimeters	inches	millimeters	inches
Overall size	2851	112-1/4	2584	101-3/4
Panel (right)	867	34-1/8	2445	96-1/4
Panel (center)	911	35-7/8	2445	96-1/4
Panel (left)	914	36	2445	96-1/4

5.2 Frame Construction:

Frame Member	Material	Description
Head, sill, and jambs	Aluminum	Extruded, dual strutted, thermally improved
Bulb gasket holder	Aluminum	Extruded
Sill weatherstrip holder	Aluminum	Extruded and thermally improved
Head weatherstrip holder	Aluminum	Extruded
Threshold adapter	Aluminum	Extruded and thermally improved

5.0 Test Specimen Description: (Continued)

5.2 Frame Construction: (Continued)

	Joinery Type	Detail
All corners	Mitered	Secured with two aluminum internal corner keys, secured with one aluminum pin per member
Bulb gasket holder	Square cut and butted	Snapped into the frame lock jamb extrusion and secured with a #8 x 1" flat head machine screw located 2-1/2" from the corner and spaced 16" on center through the holder into the jamb
Sill weatherstrip holder	Coped, butted and sealed	Snapped into the sill and secured with one #6 x 3/8" flat head machine screw located 1-1/2" from each end and spaced 12" on center through the adapter into the sill. The threshold adapter was sealed along the bottom edge with silicone.
Head weatherstrip holder	Square cut, butted, and sealed	Snapped into the head on the interior and exterior edge of the frame and sealed at each end with silicone
Threshold adapter	Square cut, butted, and sealed	Snapped into the sill and secured with one #6 x 3/8" flat head machine screw located 1-1/2" from each end and spaced 12" on center through the adapter into the sill. The threshold adapter was sealed along the bottom edge with silicone.

5.3 Panel Construction:

Panel Member	Material	Description
Stiles and rails	Aluminum	Extruded, dual strutted, thermally improved
Bulb gasket holder	Aluminum	Extruded

	Joinery Type	Detail
All corners	Mitered	Secured with two aluminum internal corner keys, secured with one aluminum pin per member
Bulb gasket holder	Square cut and butted	Snapped into the meeting stile extrusion and secured with a #8 x 1" flat head machine screw located 4" from each end and spaced 12" on center through the holder into the meeting stile

5.4 Reinforcement: No reinforcement was utilized.

5.0 Test Specimen Description: (Continued)

5.5 Weatherstripping:

Description	Quantity	Location
Adhesive backed by 5/16" diameter hollow foam bulb gasket	1 row	Panel meeting stile
0.270" backed by 5/16" diameter hollow vinyl bulb gasket	2 rows	Panel meeting stile
0.270" backed by 5/16" diameter hollow vinyl bulb gasket	1 row	Frame lock jamb bulb holder
Adhesive-backed, 5/8" wide, multi-leaf foam gasket	2 rows	Panel top rail
Kerf-mounted, 3/4" diameter, hollow vinyl bulb gasket	2 rows	Panel hinge stiles and frame hinge jamb
Adhesive-backed, 3/8" wide, multi-leaf foam gasket	1 row	Panel hinge mating surface
1/2" wide by 7/8" long by 1/16" thick adhesive pad	1 row	Panel hinge top and bottom surface between hinge sections
0.650" backed by 0.630" high twin fin woolpile	2 rows	Panel bottom rail
0.187" backed by 0.440" high woolpile with centerfin	1 row	Head and sill weatherstrip holders

5.6 Glazing: *No conclusions of any kind regarding the adequacy or inadequacy of the glass in any glazed test specimen(s) can be made.*

Glass Type	Spacer Type	Interior Lite	Exterior Lite	Glazing Method
15/16" IG	Desiccant-filled aluminum box	3/16" thick clear tempered	3/16" thick clear tempered	Interior glazed against a rubber gasket and secured with a snap-in extruded aluminum glass stop with a rubber wedge gasket against the glass

Location	Quantity	Daylight Opening		Glass Bite
		millimeters	inches	
Right panel daylight opening	1	733 x 2305	28-7/8 x 90-3/4	7/16"
Center panel daylight opening	1	781 x 2305	30-3/4 x 90-3/4	7/16"
Left panel daylight opening	1	781 x 2305	30-3/4 x 90-3/4	7/16"

5.0 Test Specimen Description: (Continued)

5.7 Drainage:

Method	Size	Quantity	Location
Weephole	1/4" diameter	2 sets of 3	Interior sill track, 2-3/4" from each end draining the sill into the exterior hollow below
Weephole	1/4" diameter	5 sets of 2	Interior sill track, 18-3/4" from each end and spaced 16" on center draining the sill into the exterior hollow below
Weephole	1/4" diameter	6 sets of 2	Sill face, located 13" from each end and spaced 18" on center draining the sill exterior hollow

5.8 Hardware:

Description	Quantity	Location
Barrel hinge	3 per panel	Located 8" from each end and midspan
Folding control handle	1	Left panel meeting stile, 42" up from the sill
Lock handle	1	Right panel lock stile, 44" up from the sill
Deadbolt	1	Right panel lock stile, 40" up from the sill
Roller carriage	1	Top corner of the center panel hinge stile
Adjustable pivot	1	Bottom corner of the center panel hinge stile

6.0 Installation:

The specimen was installed into a steel buck with Spruce-Pine-Fir wood lining the buck. The rough opening allowed for a 1/8" shim space. The exterior perimeter of the door was sealed with silicone.

Location	Anchor Description	Anchor Location
Head and sill	1/4" diameter x 3-3/4" flat head wood screw with a 3/4" diameter x 1/16" thick nylon washer	Located 5" from each corner and spaced 20" on center through the frame into the buck
Jambs		Located 10" from each corner and spaced 12" on center through the frame into the buck

7.0 Test Results: The temperature range during testing was between 15°C (59°F) and 17°C (63°F). The results are tabulated as follows:

Title of Test	Results	Allowed	Note
Air Leakage, Infiltration per ASTM E283 at 75 Pa (1.57 psf)	0.4 L/s/m^2 (0.08 cfm/ft^2)	Report only	1
Water Penetration, per ASTM E547 and ASTM E331 at 400 Pa (8.35 psf)	Pass	No leakage	2
Uniform Load Deflection, per ASTM E330 Deflections taken at meeting stile +2160 Pa (+45.11 psf) -2160 Pa (-45.11 psf)	 20.3 mm (0.80") 13.7 mm (0.54")	 Report only	 3, 4
Uniform Load Structural, per ASTM E330 Permanent sets taken at meeting stile +3240 Pa (+67.67 psf) -3240 Pa (-67.67 psf)	 1.8 mm (0.07") 0.8 mm (0.03")	 Report only	 3, 4

***General Note**: All testing was performed in accordance with the referenced standard(s).*

Note 1: Test Date 11/18/16 / Time: 10:00 AM

Note 2: Without insect screen.

Note 3: Loads were held for 10 seconds.

Note 4: Tape and film were used to seal against air leakage during structural testing. In our opinion, the tape and film did not influence the results of the test.

Intertek-ATI will service this report for the entire test record retention period. Test records such as detailed drawings, datasheets, representative samples of test specimens, or other pertinent project documentation, will be retained by Intertek-ATI for the entire test record retention period.

This report does not constitute certification of this product nor an opinion or endorsement by this laboratory. It is the exclusive property of the client so named herein and relates only to the specimen(s) tested. This report may not be reproduced, except in full, without the written approval of Intertek-ATI.

For ARCHITECTURAL TESTING, INC.:

Digitally Signed by: Ken R. Stough

Ken R. Stough
Lead Technician

Digitally Signed by: Timothy J. McGill

Timothy J. McGill
Manager – Product Testing

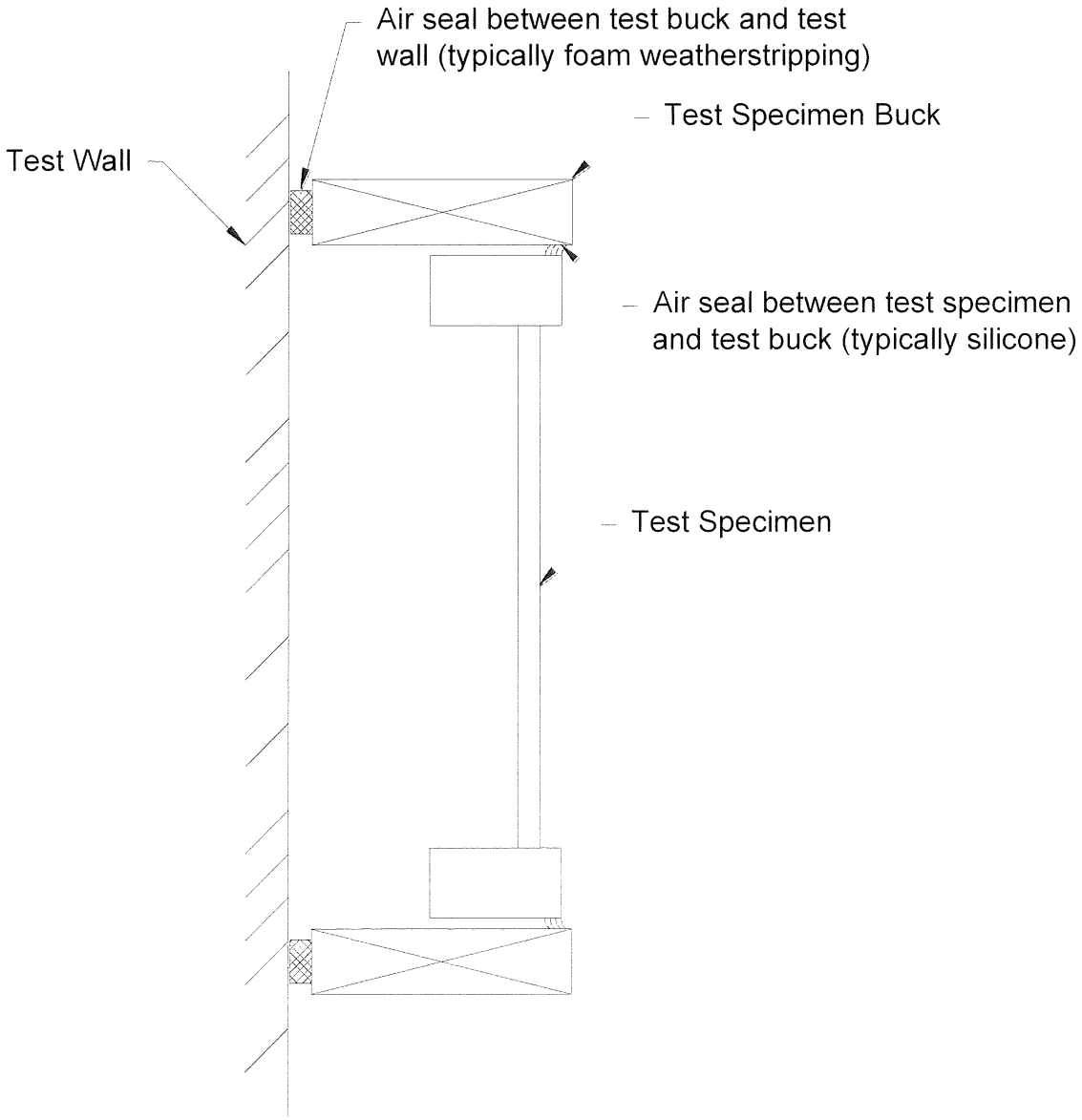
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Attachments (pages): This report is complete only when all attachments listed are included.
- Appendix A: Location of air seal (1)
- Appendix B: Photograph(s) (1)
- Appendix C: Drawing(s) (23)

This report produced from controlled document template ATI 00479, revised 03/13/17.

Appendix A

Location of Air Seal: The air seal between the test specimen and the test wall is detailed below. The seal is made of foam weatherstripping and is attached to the edge of the test specimen buck. The test specimen buck is placed against the test wall and clamped in place, compressing the weatherstripping and creating a seal.



Appendix B

Photograph(s)

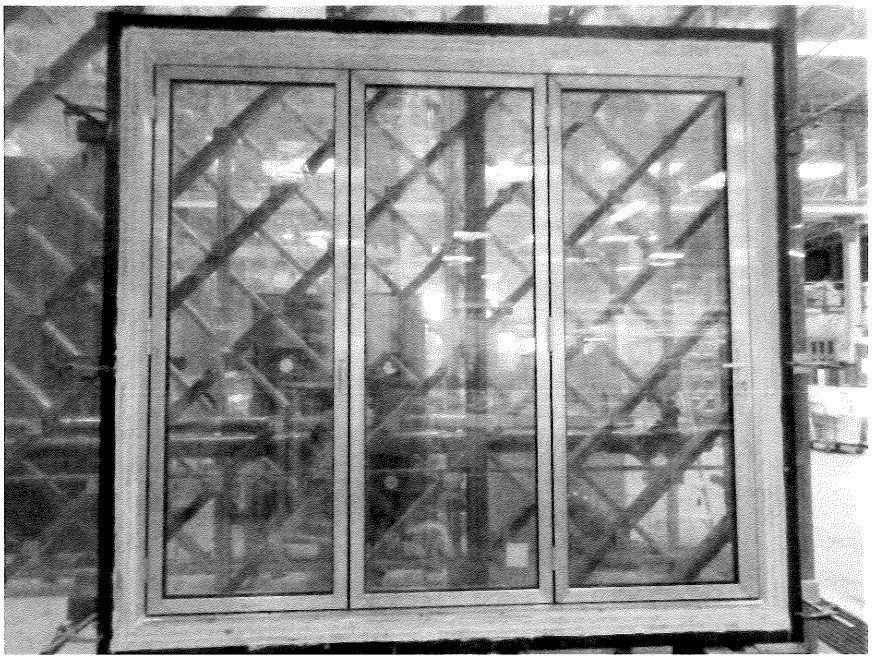


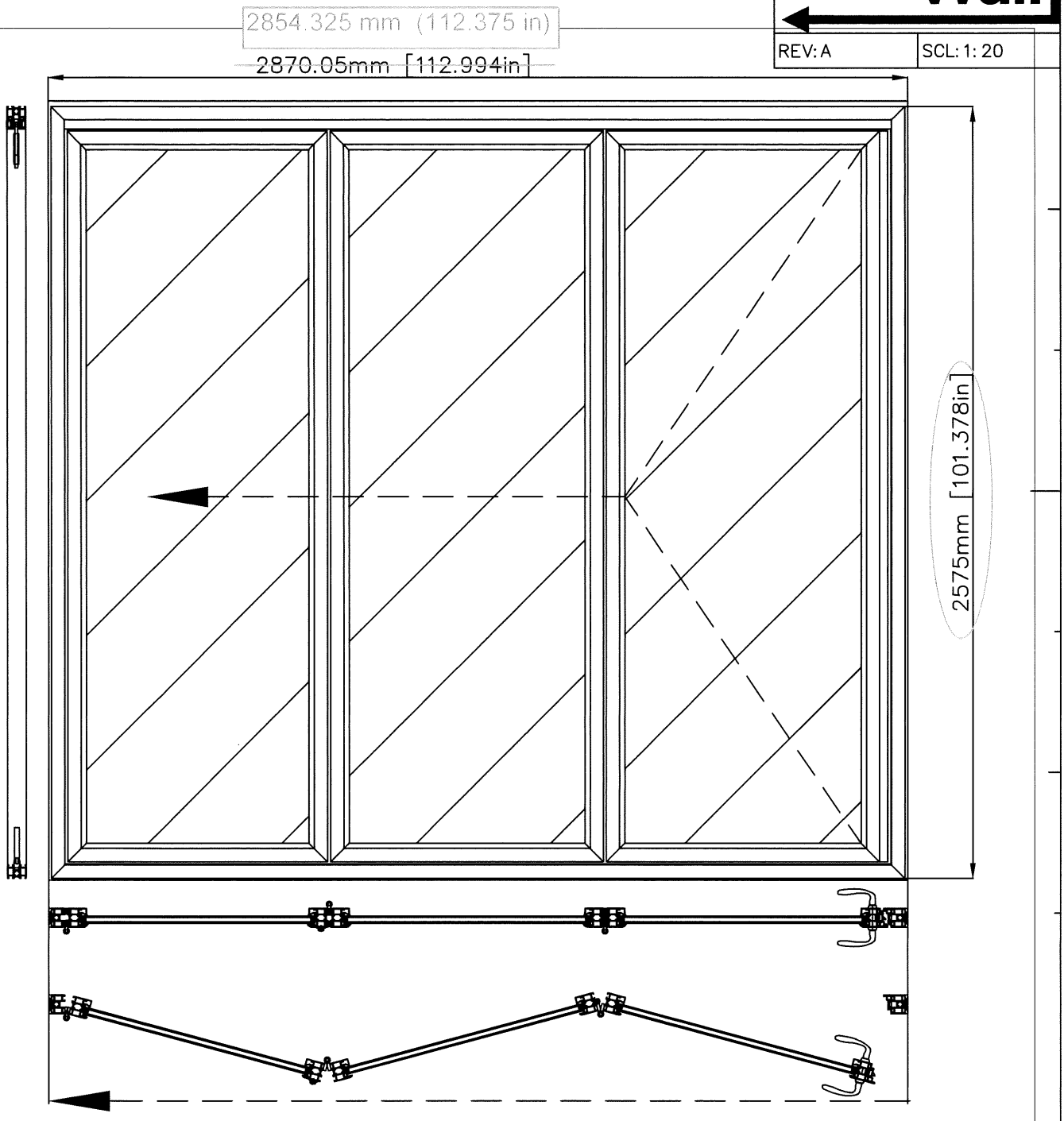
Photo No. 1
Aluminum Folding Door with Outswing Panel

Appendix C

Drawing(s)

ActivWall

REV: A	SCL: 1: 20



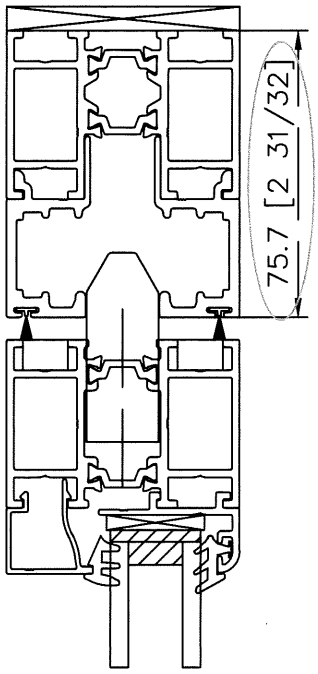
Intertek

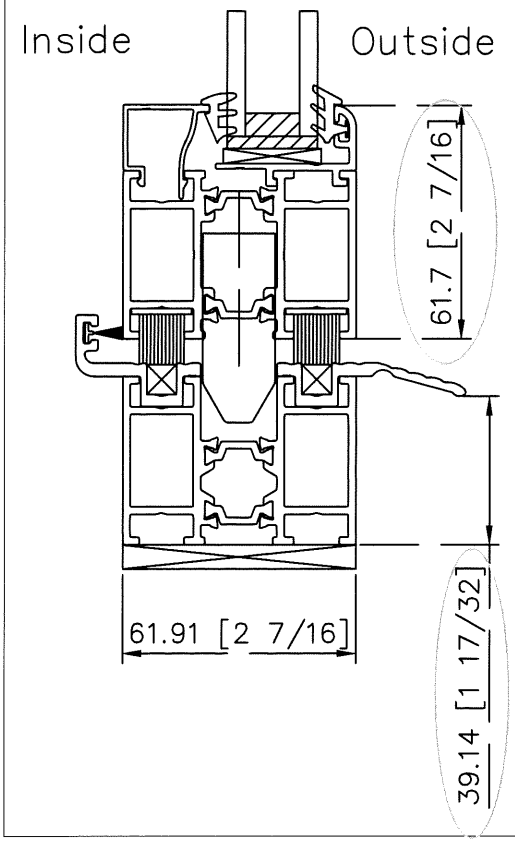
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Date: 04/27/17
Verified by:

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DRWN BY: CF	APPRV: CF
NOTES:	

ActiWall

REV: A	SCL: 1: 2





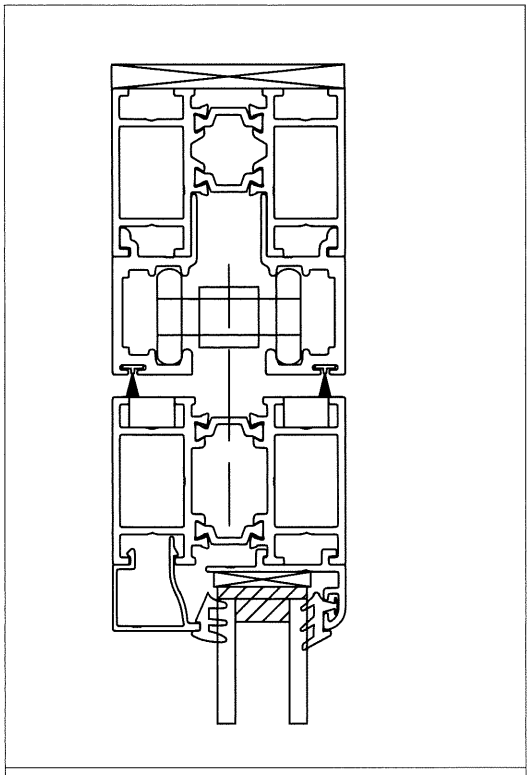
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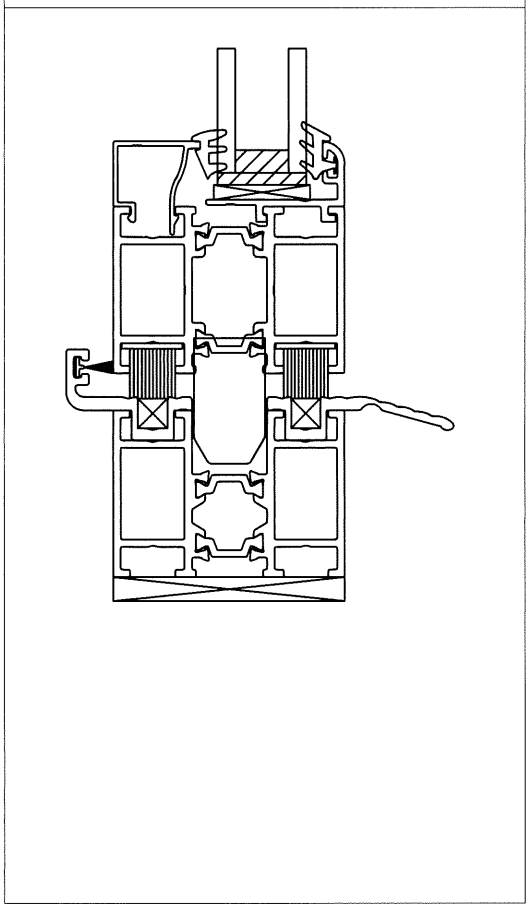
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Date: 04/27/17
Verified by:

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DRWN BY: CF	APPRV: CF
NOTES:	

ActivWall

REV: A	SCL: 1: 2



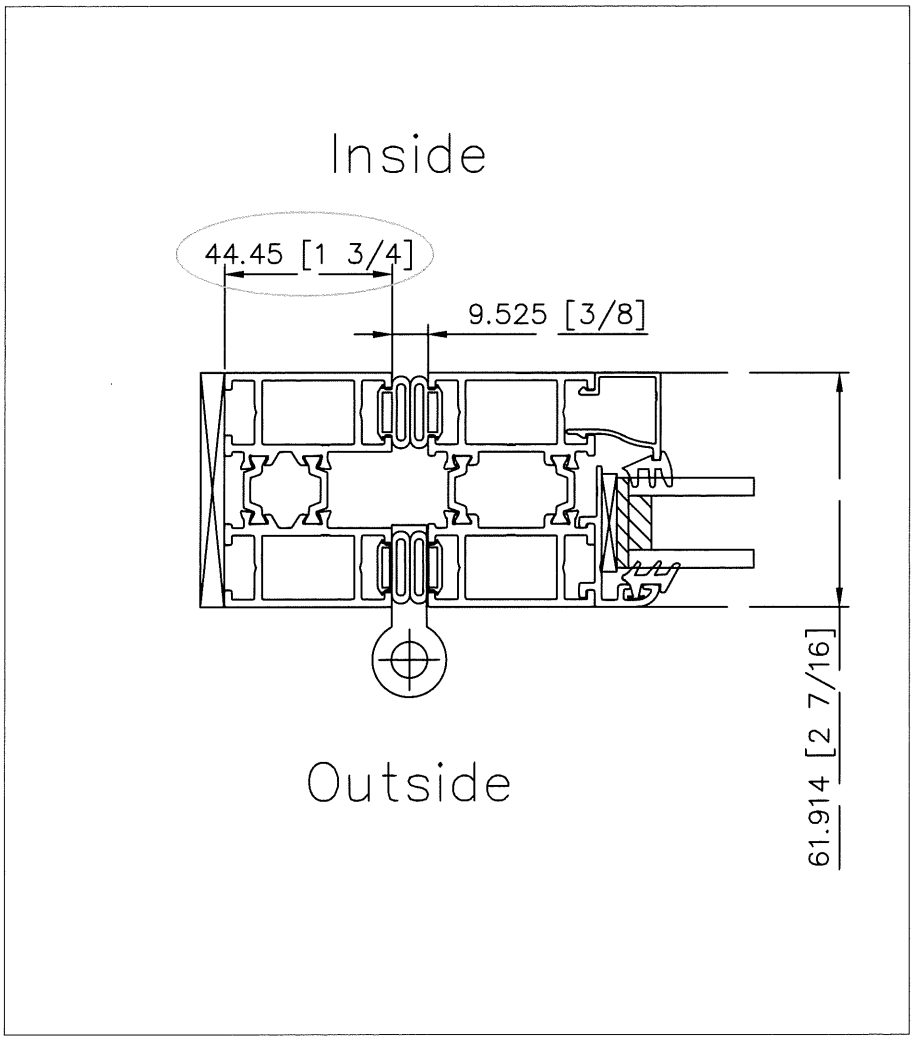


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NOTES:	

ActiWall

REV: A	SCL: 1: 2



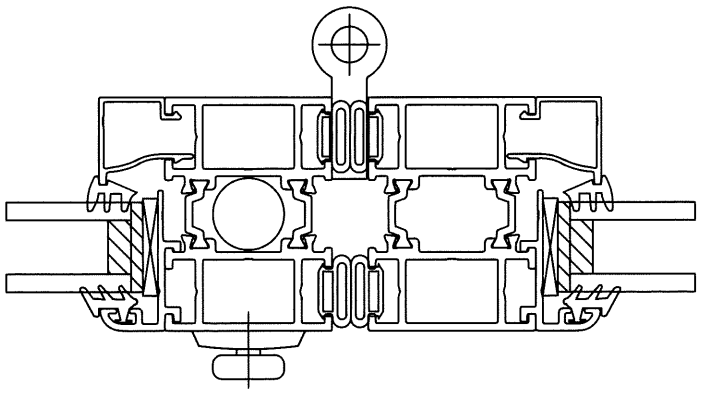
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Date: 04/27/17
Verified by:

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DRWN BY: CF	APPRV: CF
NOTES:	

ActivWall

REV: A	SCL: 1: 2



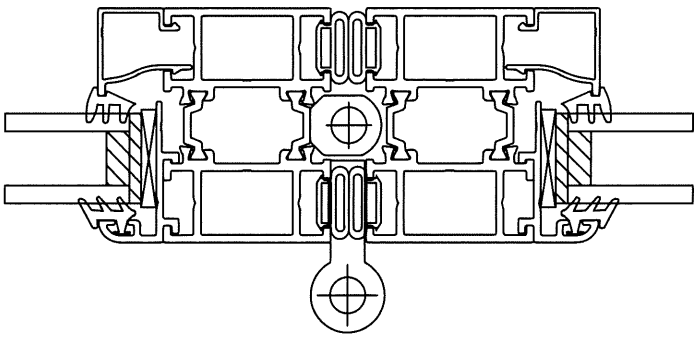
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Verified by:	

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NOTES:	

ActiWall

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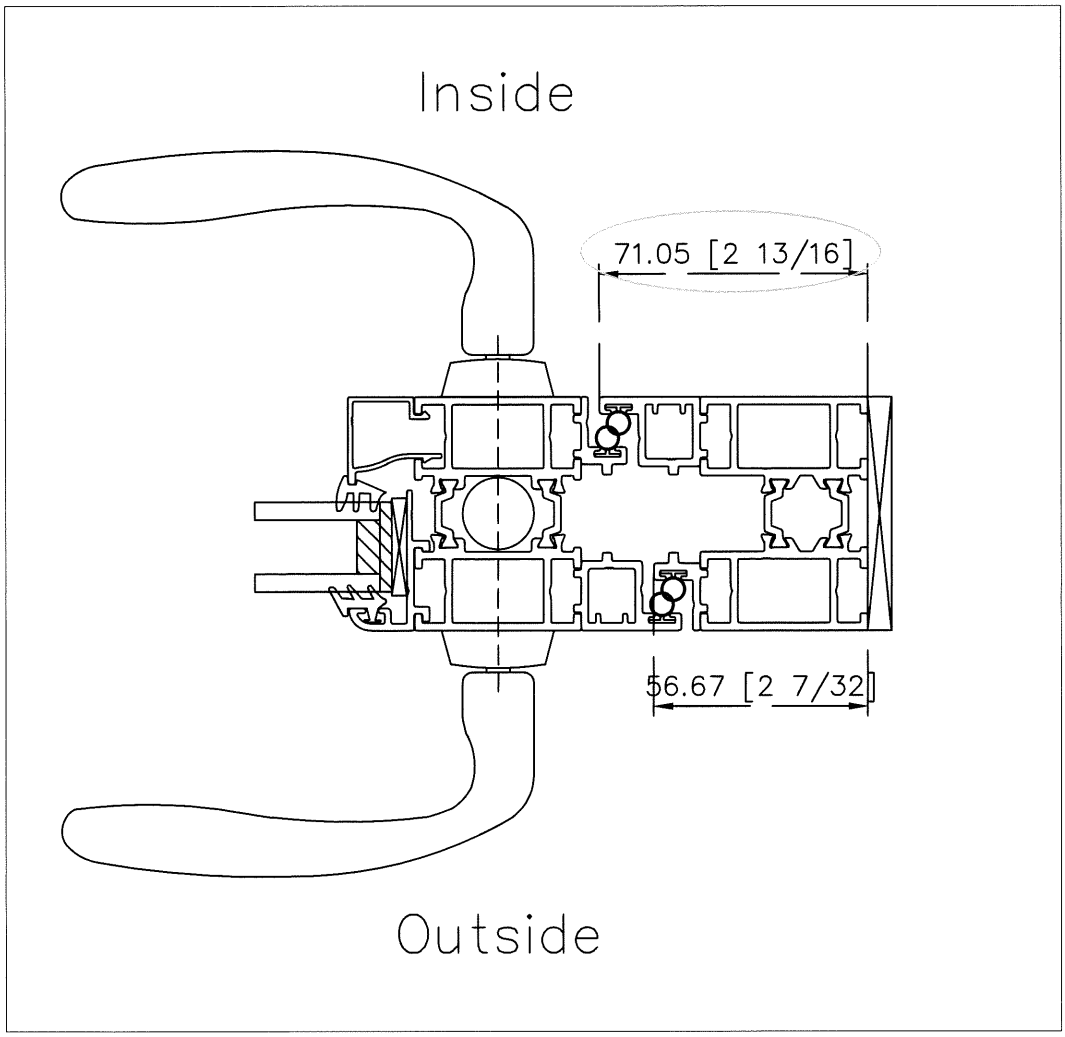


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	Date:	04/27/17
	Verified by:	

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DRWN BY: CF	APPRV: CF
NOTES:	

ActiWall

REV: A	SCL: 1: 2



Intertek

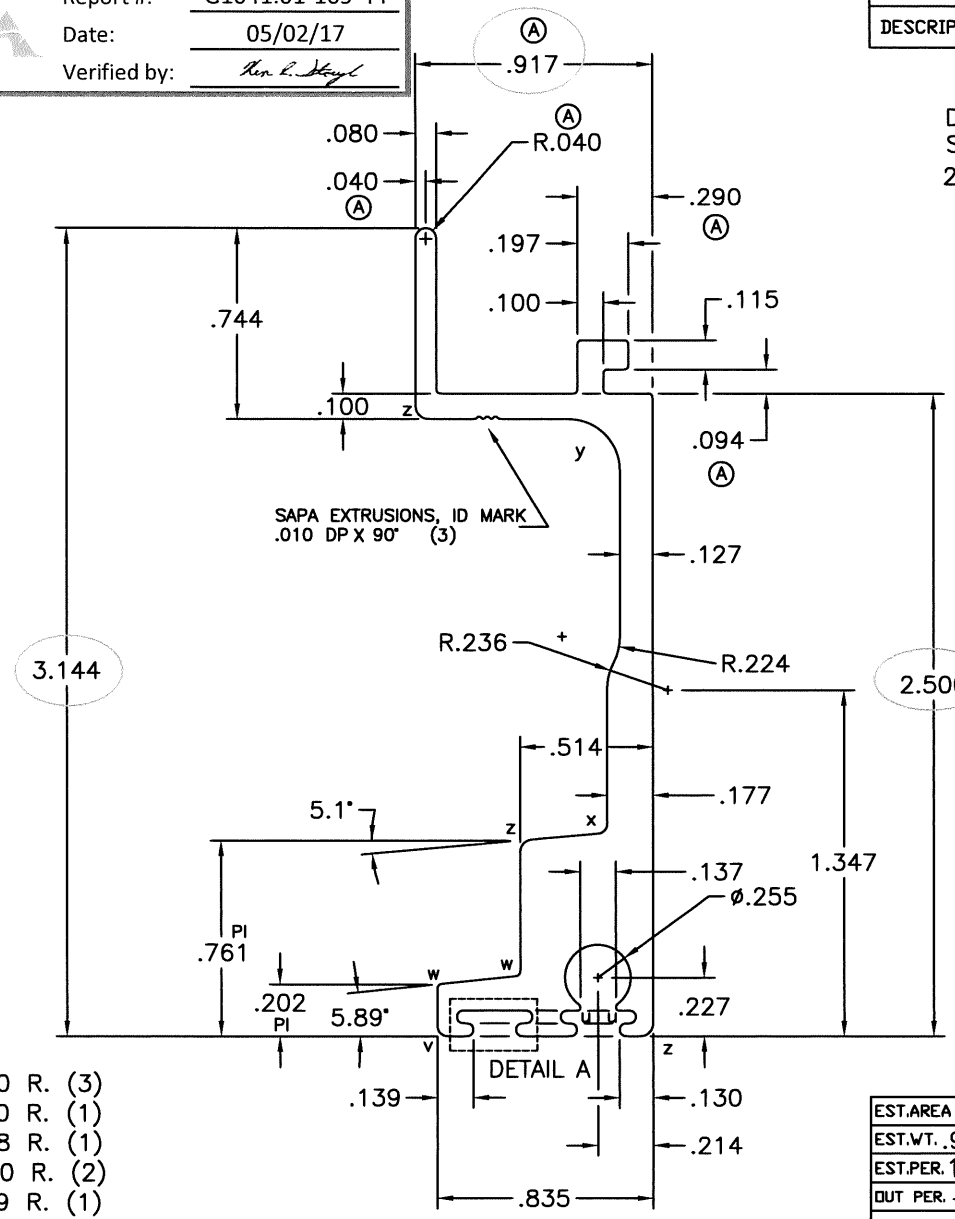
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Intertek

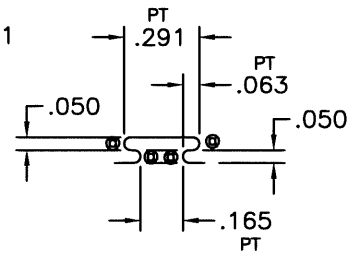
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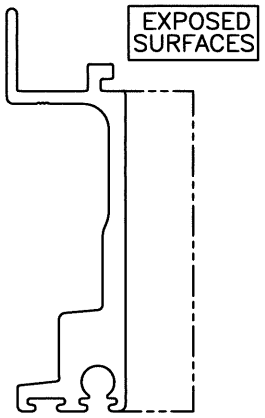
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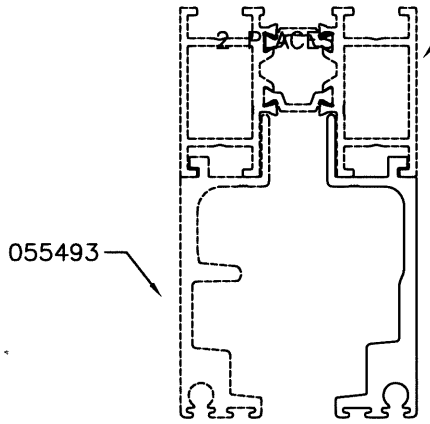
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(v) .039 R. (1)
(u) .010 R. (2)
(@) FULL R. (8)

DETAIL A
SCALE 2 =1
2 PLACES





ACTUAL SIZE



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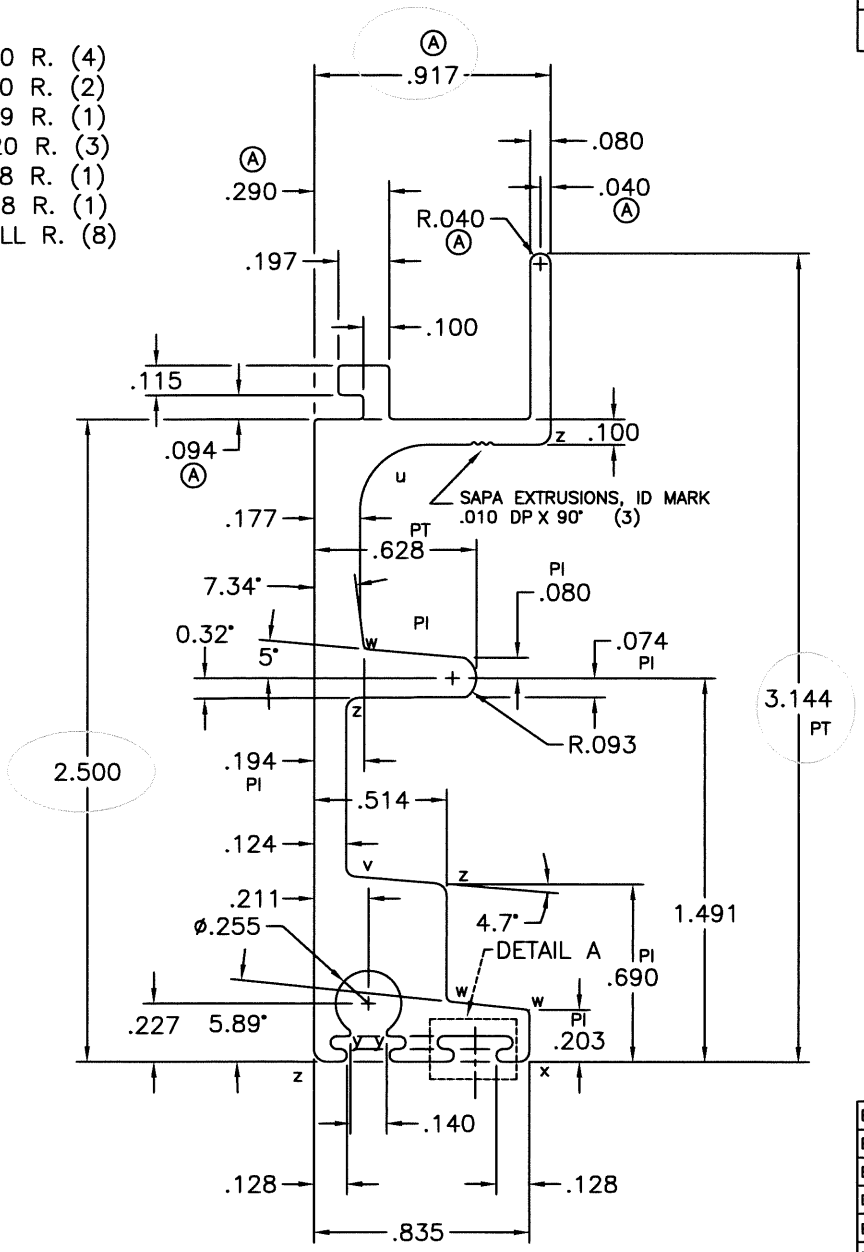
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UNSPECIFIED RADIUS .015

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OUT PER. –	IN	CODE –	BACK # –				
EXPD PER. 2.537	IN	DATE 01–20–14	BOL # –				
FACTOR 12		POCKET AREA –	RATIO –				
C.C.D. 3.254	IN	ALLOY 6063–T6	BLADE –	01–23–14	A	.064 WAS .076; .280 WAS .276; .517 WAS .506; .040 WAS .039; R.040 WAS R.039	LEO
				DATE	SYM	REVISION	BY

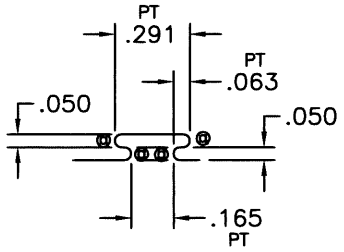
sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

DIE NO. 055494
REV. A

(z) .050 R. (4)
(y) .010 R. (2)
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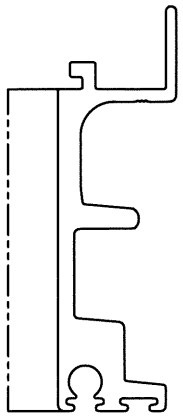


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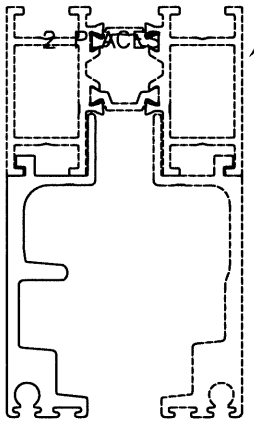


DETAIL A
SCALE 2 =1

EXPOSED SURFACES



ACTUAL SIZE



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Date: 05/02/17
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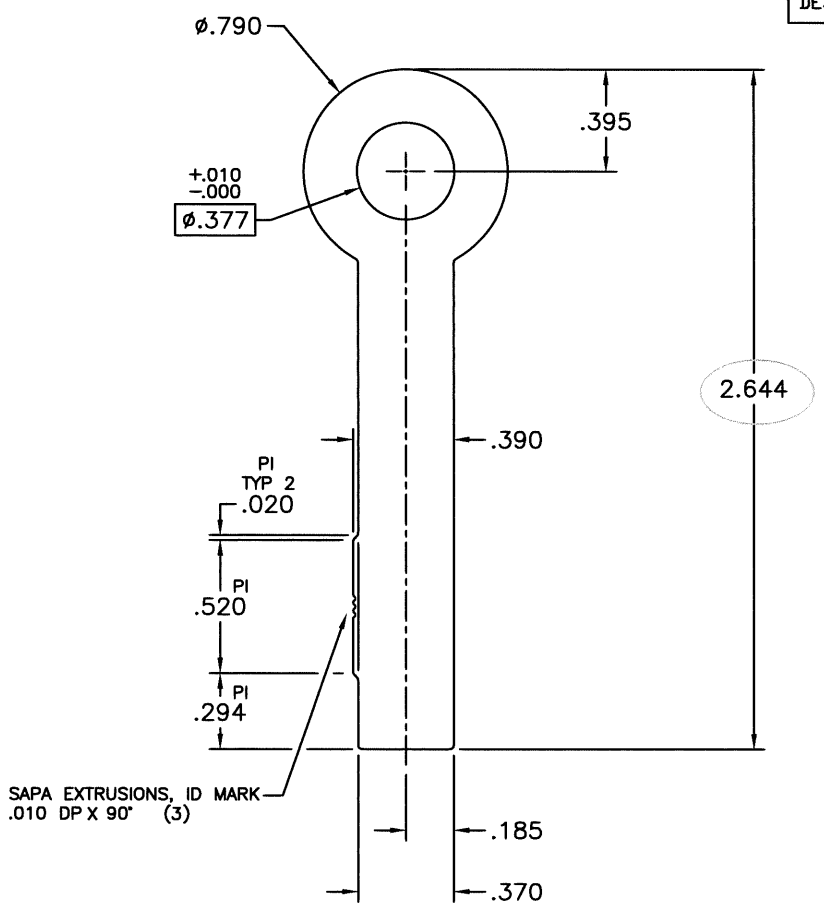
UNSPECIFIED WALL THICKNESS –
UNSPECIFIED RADIUS .015

sapa: SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

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OUT PER. – IN	CODE –		BOL # –				
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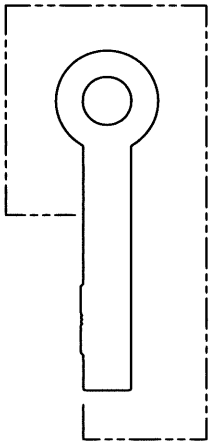
REV A

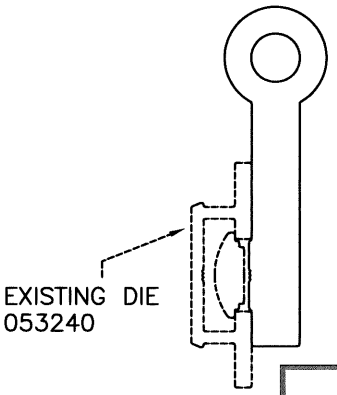
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PRODUCTION DRAWING
05–24–13
RELEASED DATE:
Nick Lee
RELEASED BY:
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EXPOSED SURFACES





ACTUAL SIZE

Intertek

Report #: G1041.01-109-44
Date: 05/02/17
Verified by: Ron L. Stuyl

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

UNSPECIFIED WALL THICKNESS –
UNSPECIFIED RADIUS .016

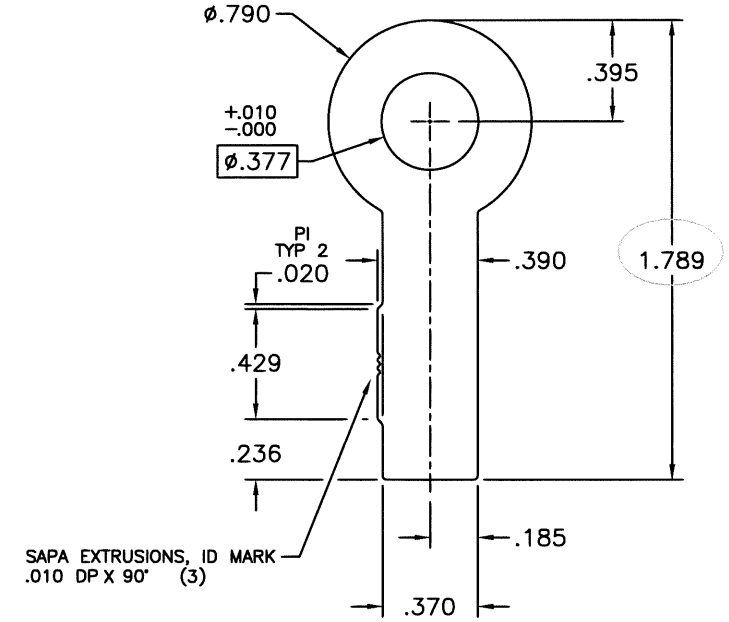
EST.AREA 1.080	IN²	DWN BY NICK	DIFF. RATING 4	PRESS 4				
EST.WT. 1.296	LBS/FT.	CKD BY		CAV. 2				
EST.PER. 7.469	IN	SCALE 2=1		BACK # –				
OUT PER. 6.284	IN	CODE –		BOL # –				
EXPD PER. 4.900	IN	DATE 05–24–13		RATIO –				
FACTOR 6		POCKET AREA –		BLADE –				
C.C.D. 2.655	IN	ALLOY 6063–T6		DATE	SYM	REVISION	BY	REV

sapa:

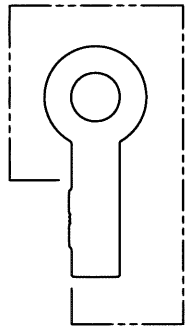
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

DIE NO. 054710

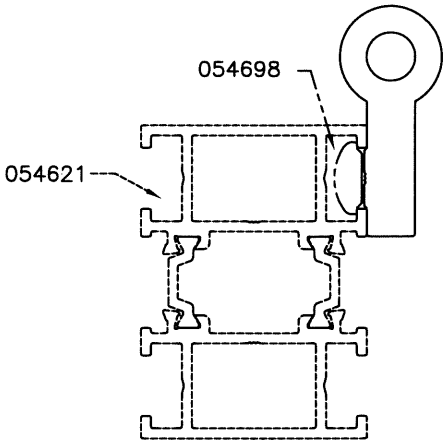
CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
		F3.1–11	054709	
DESCRIPTION	ALUMINUM HINGE 3/8" KNURLED SS PIN	PROPOSAL NO. SP3287–11		



EXPOSED SURFACES



ACTUAL SIZE



Intertek

Report #: G1041.01-109-44
Date: 05/02/17
Verified by: Ken R. Hoyt

PRODUCTION DRAWING
05–24–13
RELEASED DATE:
Nick Lee
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ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

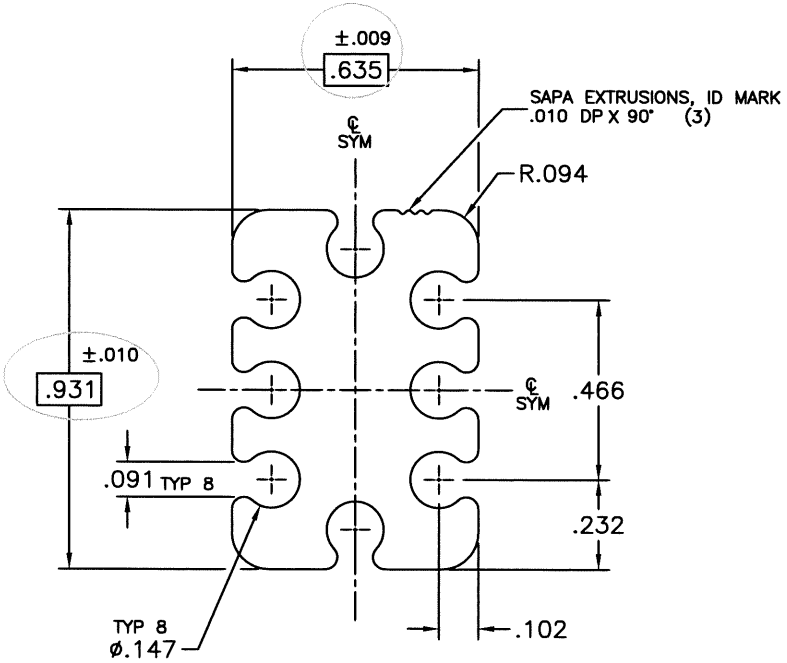
UNSPECIFIED WALL THICKNESS —
UNSPECIFIED RADIUS .016

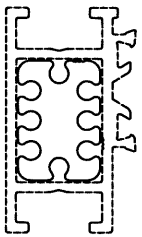
EST.AREA .762	IN²	DWN BY NICK	DIFF. RATING 4					
EST.WT. .914	LBS/FT.	CKD BY	PRESS 4					
EST.PER. 5.759	IN	SCALE 2=1	CAV. 2					
OUT PER. 4.574	IN	CODE —	BACK #—					
EXPD PER 3.805	IN	DATE 05–24–13	BOL # —					
FACTOR 6		POCKET AREA —	RATIO —					
C.C.D. 1.805	IN	ALLOY 6063–T6	BLADE —	DATE	SYM	REVISION	BY	

sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
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770-535-1349 800-544-3801

DIE NO. 054709
REV

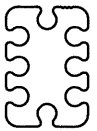
CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	—	—	054700	
		PROPOSAL NO.	SP3287-18	





MATES WITH: 054621 & 054622

NO EXPOSED SURFACES



ACTUAL SIZE

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Report #: G1041.01-109-44
Date: 05/02/17
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ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE
UNSPECIFIED WALL THICKNESS A/S
UNSPECIFIED RADIUS .031

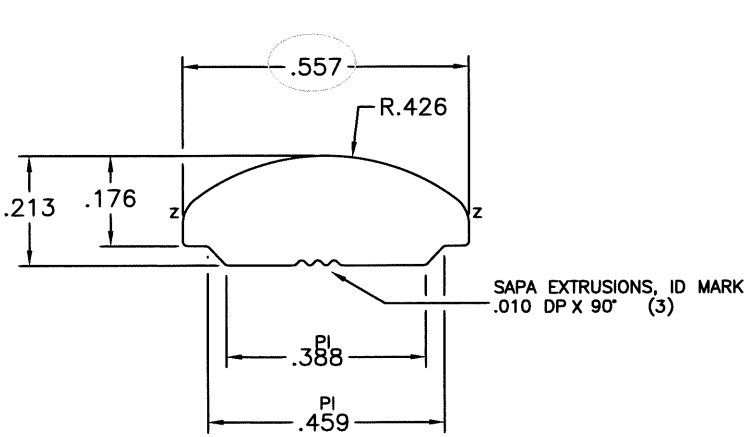
EST.AREA .419	IN²	DWN BY VIVIAN	DIFF. RATING 3	PRESS 4					
EST.WT. .503	LBS/FT.	CKD BY		CAV. 2					
EST.PER. 5.638	IN	SCALE 3=1		BACK #—					
OUT PER. —	IN	CODE —		BOL # —					
EXPD PER.—	IN	DATE 05-22-13		RATIO —					
FACTOR 11		POCKET AREA —		BLADE —					
C.C.D. 1.055	IN	ALLOY 6063-T6		DATE	SYM	REVISION	BY		

sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

DIE NO. 054700
REV.

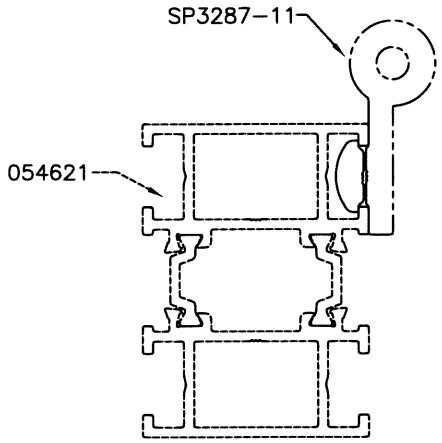
CUSTOMER	ACTIVWALL	CUSTOMER NO. F3.1–12	DIE NO. 054698	REV.
DESCRIPTION	THREADED MOUNTING PLATE	PROPOSAL NO. SP3287–12		

NO EXPOSED SURFACES



ACTUAL SIZE

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(z) .062 R. (2)

Intertek

Report #: G1041.01-109-44
Date: 05/02/17
Verified by: Ken L. Stuyl

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

UNSPECIFIED WALL THICKNESS _____
UNSPECIFIED RADIUS .010

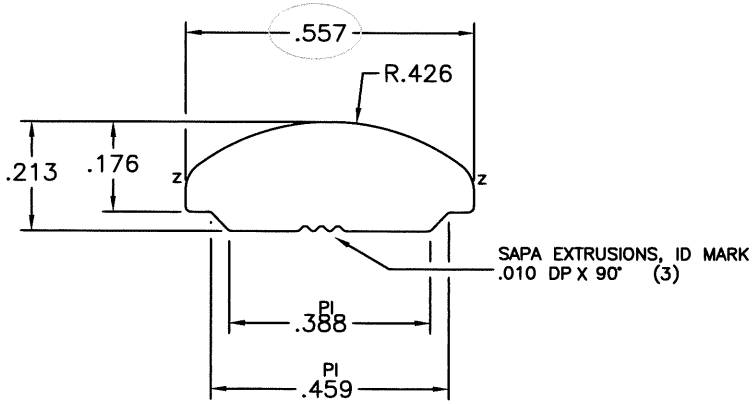
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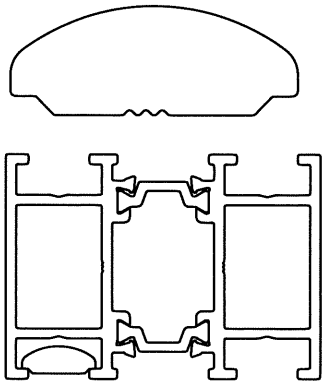
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

EST.AREA .095	IN²	DWN BY HILDA	DIFF. RATING 3	PRESS 1					DIE NO. 054698
EST.WT. .114	LBS/FT.	CKD BY		CAV. 6					
EST.PER. 1.342	IN	SCALE 4=1		BACK # –					
OUT PER. –	IN	CODE –		BOL # –					
EXPD PER. –	IN	DATE 05–22–13		RATIO –					
FACTOR 12		POCKET AREA –		BLADE –					REV
C.C.D. .558	IN	ALLOY 6063–T6		DATE	SYM	REVISION		BY	

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	THREADED MOUNTING PLATE	F3.1–12	054698	
		PROPOSAL NO.		
		SP3287–12		

Original



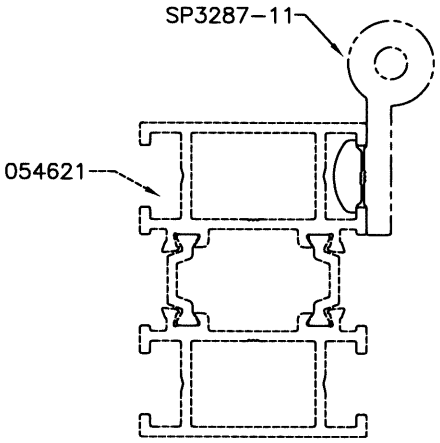


NO EXPOSED SURFACES



ACTUAL SIZE

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(z) .062 R. (2)

Intertek

Report #: G1041.01-109-44
Date: 05/02/17
Verified by:

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

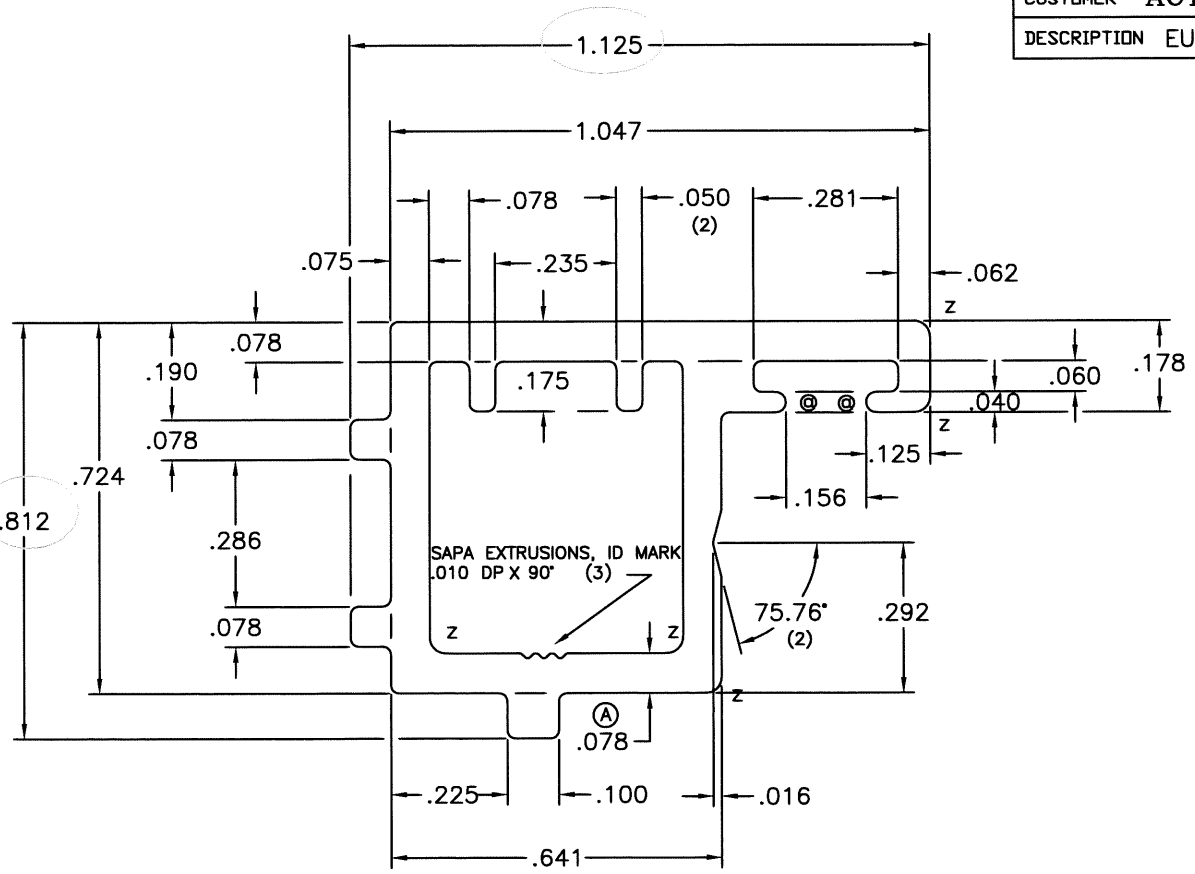
UNSPECIFIED WALL THICKNESS —
UNSPECIFIED RADIUS .010

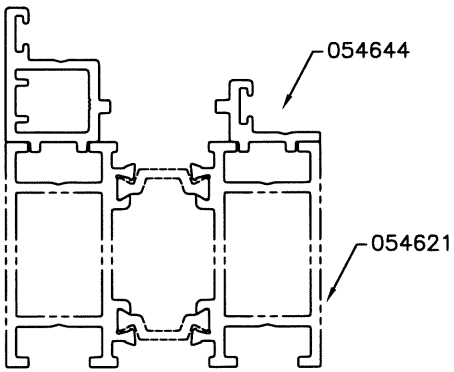
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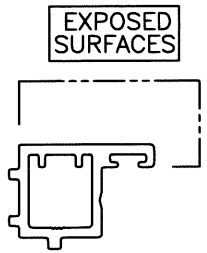
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

EST.AREA .095	IN²	DWN BY HILDA	DIFF. RATING 3	PRESS 1					DIE NO. 054698
EST.WT. .114	LBS/FT.	CKD BY		CAV. 6					
EST.PER. 1.342	IN	SCALE 4=1		BACK #—					
OUT PER. —	IN	CODE —		BOL # —					
EXPD PER.—	IN	DATE 05–22–13		RATIO —					
FACTOR 12		POCKET AREA —		BLADE —					
C.C.D. .558	IN	ALLOY 6063–T6		DATE	SYM	REVISION		BY	REV

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
		F3.1–9	054674	A
DESCRIPTION	EUROGROOVE DOOR STOP A	PROPOSAL NO.		
		SP3287–9		







ACTUAL SIZE

(z) .031 R. (5)
(@) FULL R. (2)

PRODUCTION DRAWING
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Report #: G1041.01-109-44
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ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

UNSPECIFIED WALL THICKNESS .075
UNSPECIFIED RADIUS .016

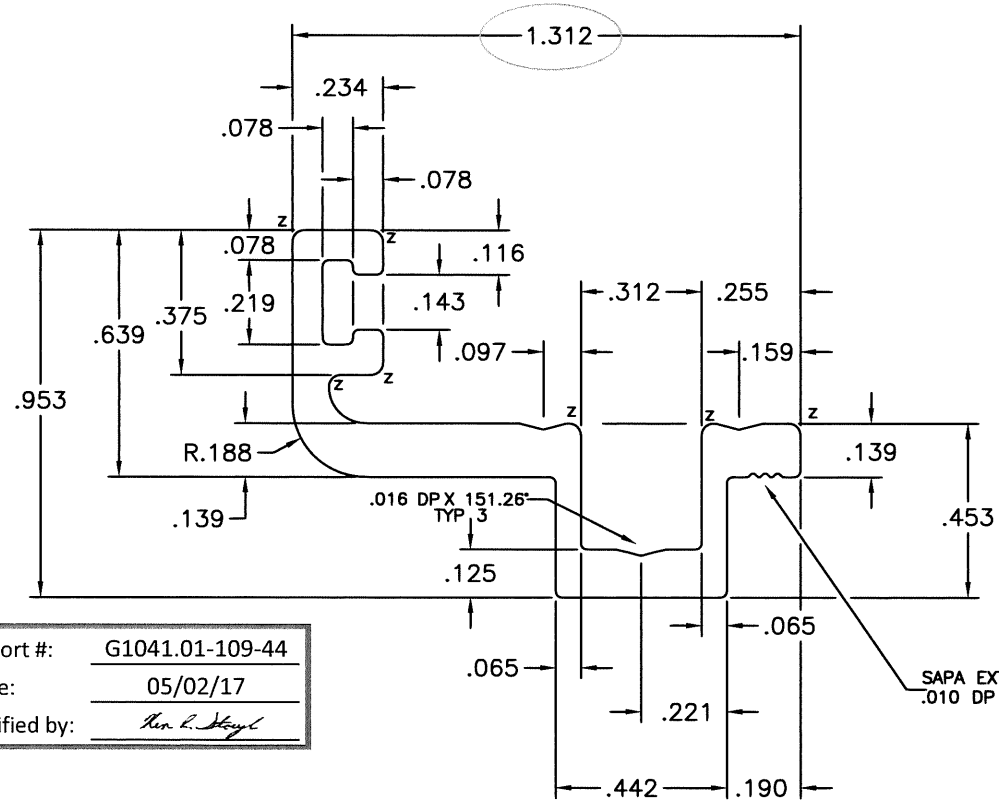
EST.AREA .263 IN²	DWN BY LEO	DIFF. RATING 3	
EST.WT. .316 LBS/FT.	CKD BY	PRESS 4	
EST.PER. 6.711 IN	SCALE 4=1	CAV. 4	
OUT PER. 4.279 IN	CODE —	BACK #–	
EXPD PER. 1.239 IN	DATE 05–07–13	BOL # –	
FACTOR 21	POCKET AREA —	RATIO –	
C.C.D. 1.283 IN	ALLOY 6063–T6	BLADE —	

DATE	SYM	REVISION	BY
05–17–13	A	ADDED A DIM .078	MEK

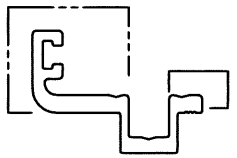
sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

DIE NO. 054674
REV A

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	RAISED SILL COMPONENT	F3.1–8	054673	
		PROPOSAL NO.	SP3287–8	



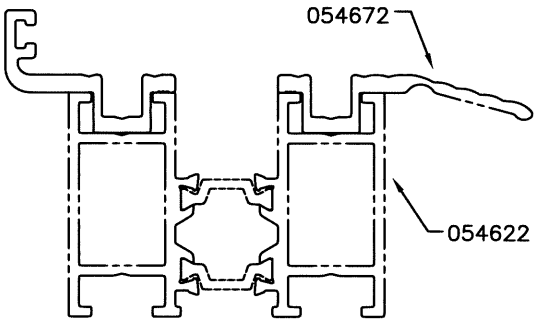
EXPOSED SURFACES



ACTUAL SIZE

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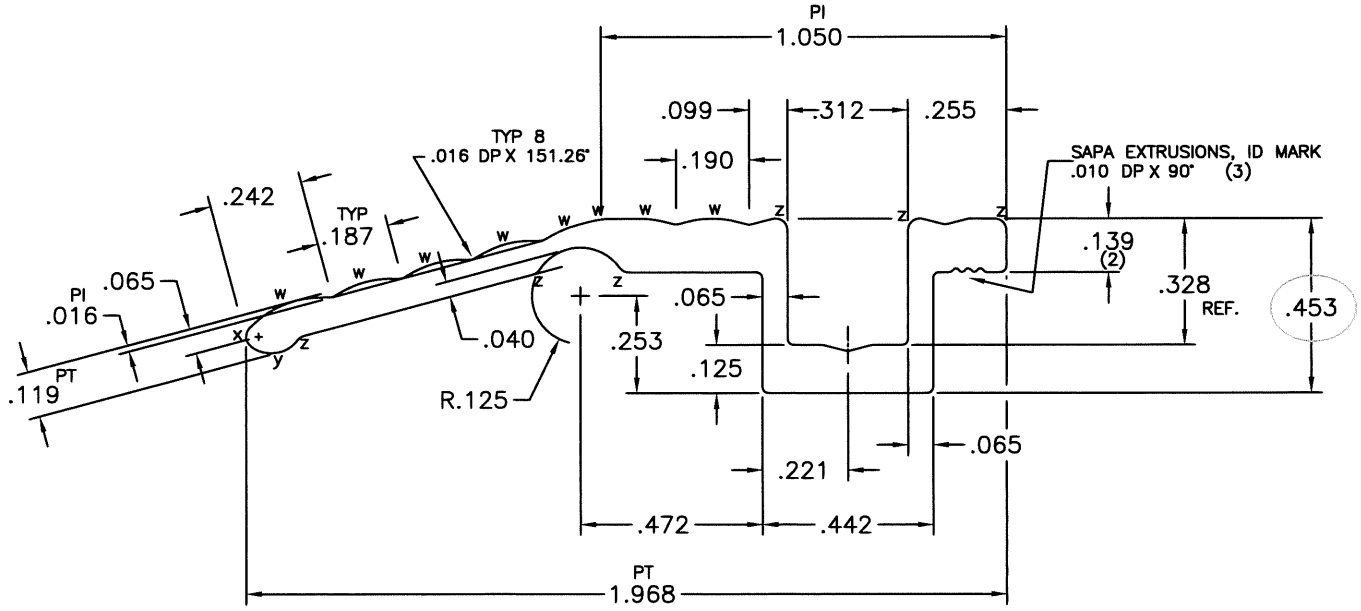
UNSPECIFIED WALL THICKNESS .094
UNSPECIFIED RADIUS .016

EST.AREA .280	IN²	DWN BY HILDA	DIFF. RATING 3	PRESS 4					
EST.WT. .336	LBS/FT.	CKD BY		CAV. 4					
EST.PER. 5.646	IN	SCALE 3=1		BACK #–					
OUT PER. —	IN	CODE —		BOL # –					
EXPD PER. 3.020	IN	DATE 05–07–13		RATIO –					
FACTOR 17		POCKET AREA —		BLADE —					
C.C.D. 1.460	IN	ALLOY 6063–T6		DATE	SYM	REVISION	BY		

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770-535-1349 800-544-3801

DIE NO. 054673
REV

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
		F3.1-7	054672	
DESCRIPTION	SADDLE AND FLUSH SILL COMPONENT	PROPOSAL NO.		
		SP3287-7		



EXPOSED SURFACES

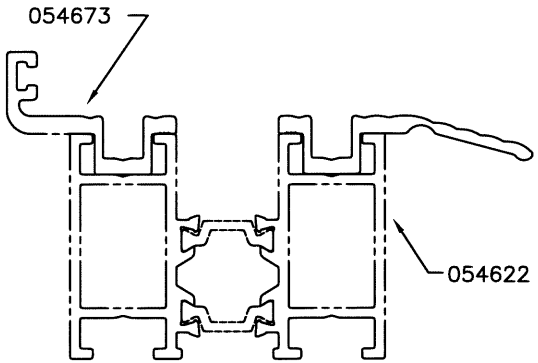


ACTUAL SIZE

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Report #: G1041.01-109-44
Date: 05/02/17
Verified by:

(z) .031 R. (6)
(y) .085 R. (1)
(x) .032 R. (1)
(w) .250 R. (8)



ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

UNSPECIFIED WALL THICKNESS .094
UNSPECIFIED RADIUS .016

EST.AREA	.255	IN²	DWN BY	HILDA	DIFF. RATING	3			
EST.WT.	.306	LBS/FT.	CKD BY		PRESS	1			
EST.PER.	5.486	IN	SCALE	3=1	CAV.	4			
OUT PER.	—	IN	CODE	—	BACK #	—			
EXPD PER.	2.000	IN	DATE	05-07-13	BOL #	—			
FACTOR	18		POCKET AREA	—	RATIO	—			
C.C.D.	1.988	IN	ALLOY	6063-T6	BLADE	—			

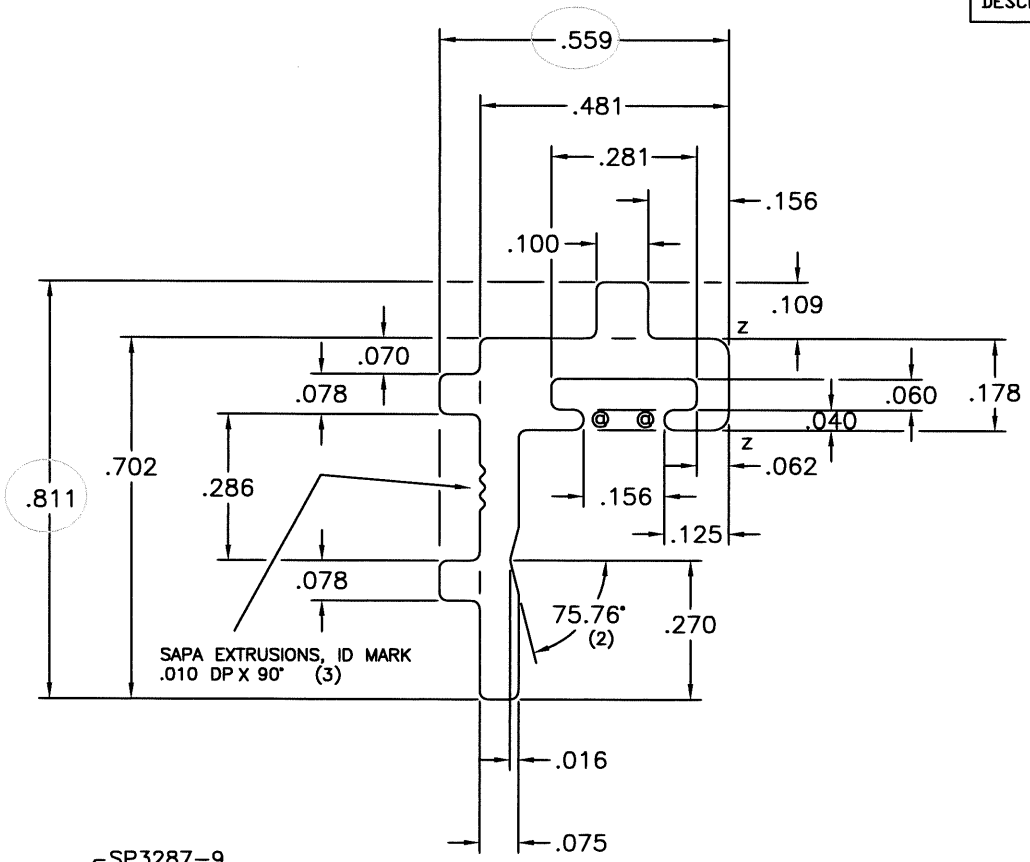
DATE	SYM	REVISION	BY

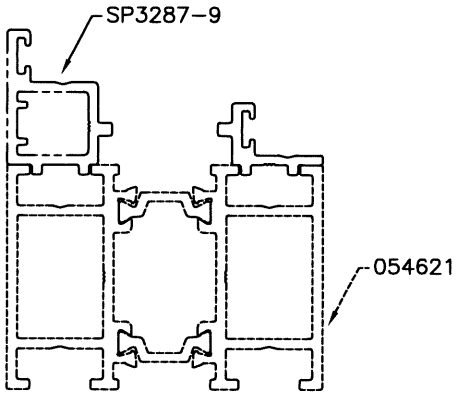
sapa:
SAPA EXTRUSIONS, INC.
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GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

DIE NO. 054672

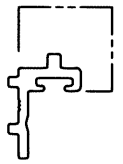
REV

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	EUROGROOVE DOOR STOP B	F3.1–10	054644	
		PROPOSAL NO.		
		SP3287–10		





EXPOSED SURFACES



ACTUAL SIZE

(z) .031 R. (2)
(@) FULL R. (2)

PRODUCTION DRAWING
05–04–13
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Intertek
Report #: G1041.01-109-44
Date: 05/02/17
Verified by:

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

UNSPECIFIED WALL THICKNESS –
UNSPECIFIED RADIUS .016

EST.AREA .123	IN²	DWN BY LEO	DIFF. RATING 3
EST.WT. .148	LBS/FT.	CKD BY	PRESS 1
EST.PER. 3.173	IN	SCALE 4=1	CAV. 6
OUT PER. 4.277	IN	CODE –	BACK #–
EXPD PER. .863	IN	DATE 05–04–13	BOL # –
FACTOR 21		POCKET AREA –	RATIO –
C.C.D. .864	IN	ALLOY 6063–T6	BLADE –

sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
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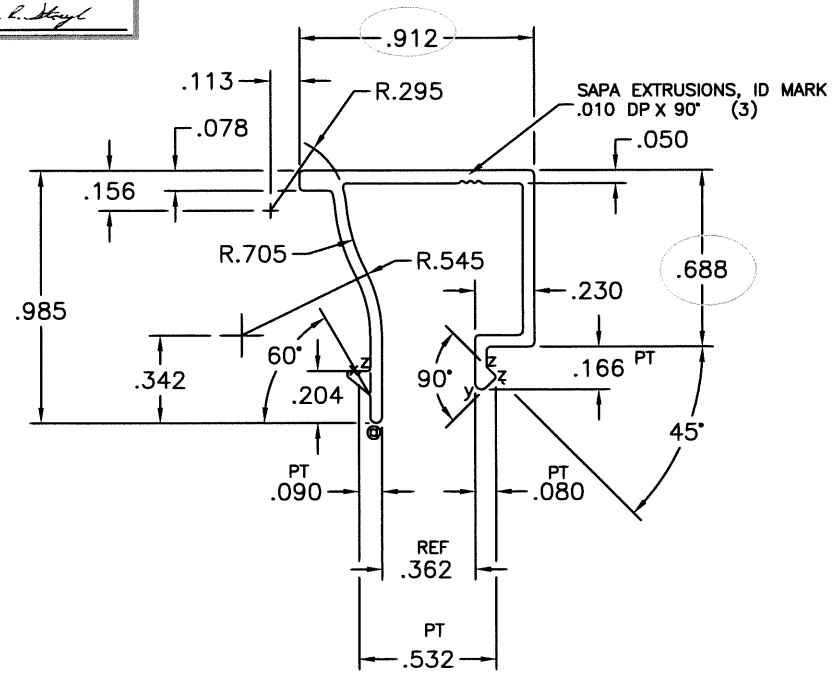
DATE	SYM	REVISION	BY

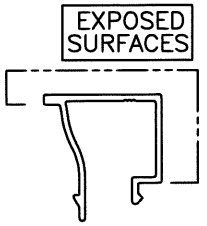
DIE NO. 054644
REV

CUSTOMER	ACTIVWALL	CUSTOMER NO. F3.1–5	DIE NO. 054643	REV.
DESCRIPTION	INTERNAL GLASS STOP		PROPOSAL NO. SP3287–5	

Intertek

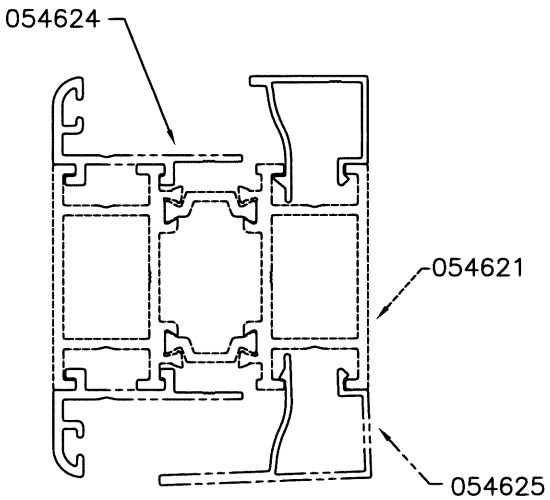
Report #: G1041.01-109-44
Date: 05/02/17
Verified by:





ACTUAL SIZE

PRODUCTION DRAWING
05–04–13
RELEASED DATE:
Nick Lee
RELEASED BY:
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(z) .010 R. (3)
(y) .025 R. (1)
(x) .015 R. (1)
(@) FULL R. (1)

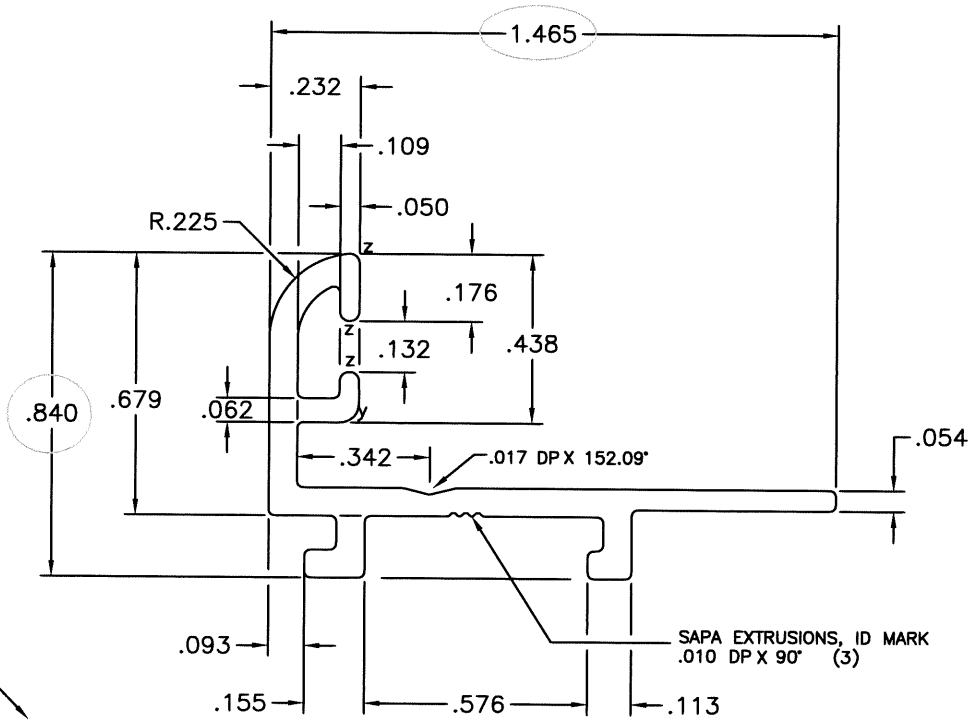
ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

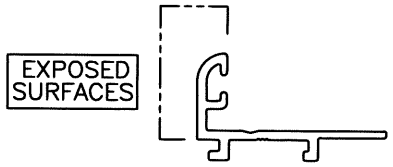
UNSPECIFIED WALL THICKNESS .045
UNSPECIFIED RADIUS .016

EST.AREA .140	IN²	DWN BY HILDA	DIFF. RATING 3						
EST.WT. .168	LBS/FT.	CKD BY	PRESS 3						
EST.PER. 5.813	IN	SCALE 2=1	CAV. 4						
OUT PER. —	IN	CODE —	BACK #–						
EXPD PER. 1.683	IN	DATE 05–04–13	BOL # –						
FACTOR 35		POCKET AREA —	RATIO –						
C.C.D. 1.205	IN	ALLOY 6063–T6	BLADE —	DATE	SYM	REVISION	BY	DIE NO. 054643	REV

sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	EXT GLASS STOP	F3.1–4	054624	
		PROPOSAL NO.	SP3287–4	

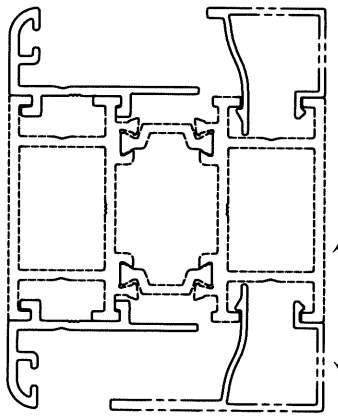




ACTUAL SIZE

PRODUCTION DRAWING
04–30–13
RELEASED DATE:
Nick Lee
RELEASED BY:
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SP3287–5



Intertek

Report #: G1041.01-109-44
Date: 05/02/17
Verified by:

(z) .025 R. (3)
(y) .047 R. (1)

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

UNSPECIFIED WALL THICKNESS .073
UNSPECIFIED RADIUS .016

EST.AREA	.195	IN²	DWN BY HILDA	DIFF. RATING 3	PRESS 3
EST.WT.	.234	LBS/FT.	CKD BY		CAV. 4
EST.PER.	5.794	IN	SCALE 3=1		BACK #–
OUT PER.	—	IN	CODE —		BOL # –
EXPD PER.	.838	IN	DATE 04–30–13		RATIO –
FACTOR	25		POCKET AREA —		BLADE —
C.C.D.	1.536	IN	ALLOY 6063–T6		

sapa: SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

DATE	SYM	REVISION	BY

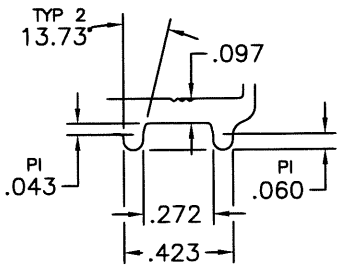
DIE NO. 054624

REV.

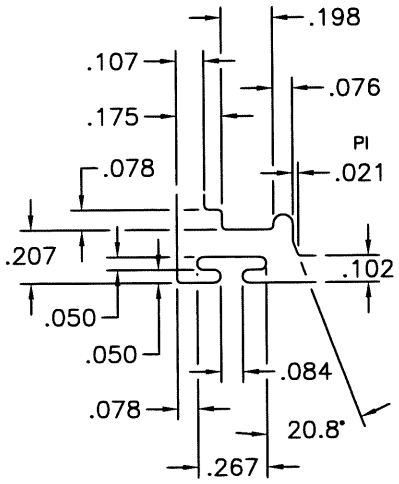
ActivWall Revisions shown in cyan

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	CARRIAGE RAIL 62MM	F3.1-3	054623	
		PROPOSAL NO.	SP3287-3	

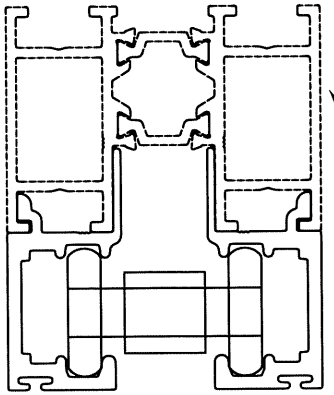
Intertek Report #: G1041.01-109-44
Date: 05/02/17
Verified by:

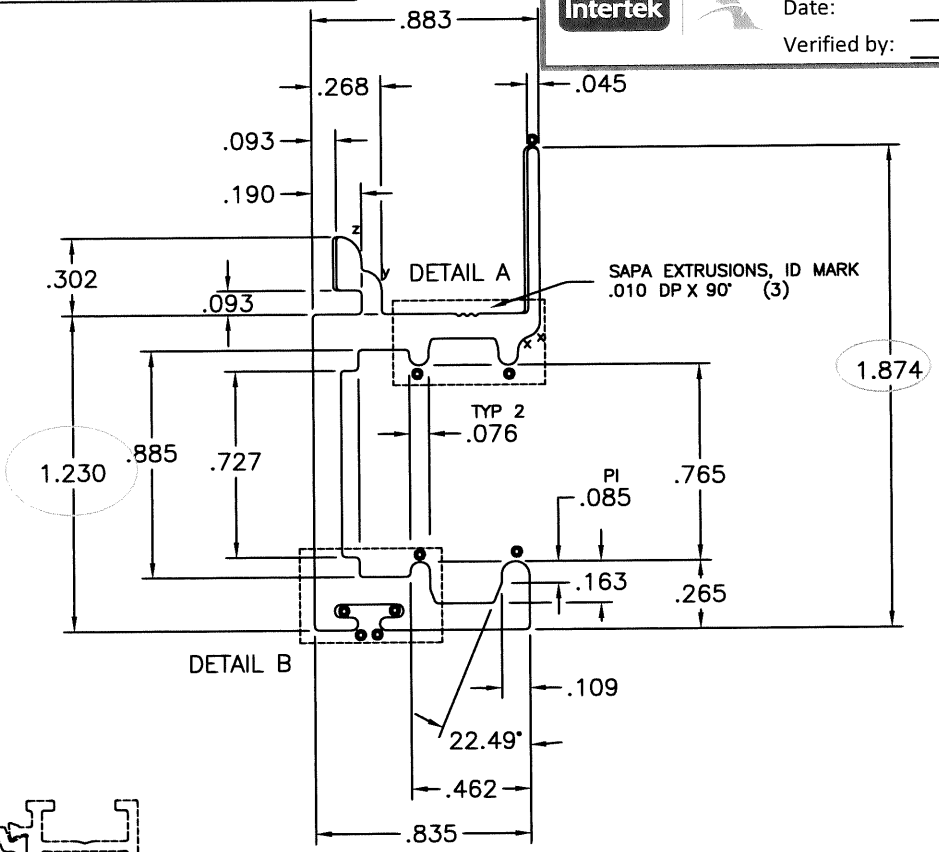


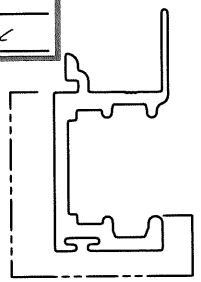
DETAIL A
SCALE 2 =1



DETAIL B
SCALE 2 =1







EXPOSED SURFACES

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(z) .094 R. (1)
(y) .078 R. (1)
(x) .062 R. (2)
(@) FULL R. (9)

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

UNSPECIFIED WALL THICKNESS —
UNSPECIFIED RADIUS .016

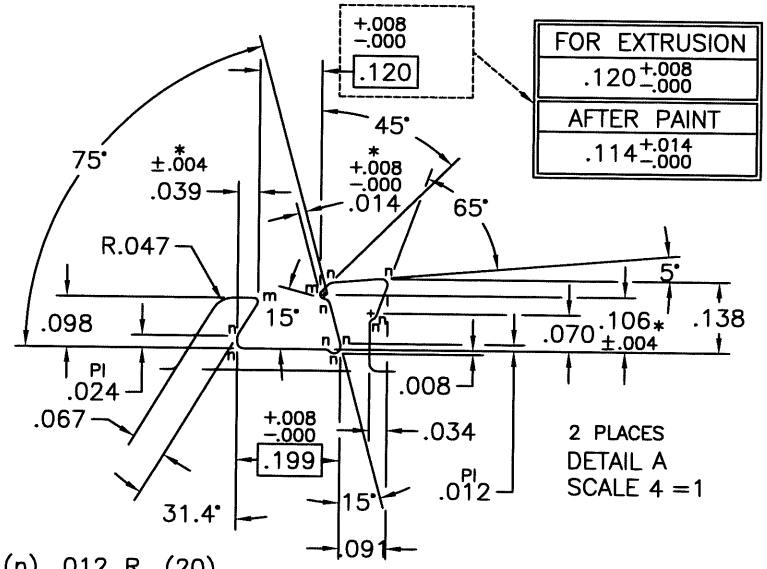
EST.AREA	.417 IN²	DWN BY	HILDA	DIFF. RATING	3
EST.WT.	.500 LBS/FT.	CKD BY		PRESS	1
EST.PER.	8.559 IN	SCALE	2=1	CAV.	2
OUT PER.	— IN	CODE	—	BACK #	—
EXPD PER.	2.751 IN	DATE	04-30-13	BOL #	—
FACTOR	17	POCKET AREA	—	RATIO	—
C.C.D.	2.059 IN	ALLOY	6063-T6	BLADE	—

DATE	SYM	REVISION	BY

sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

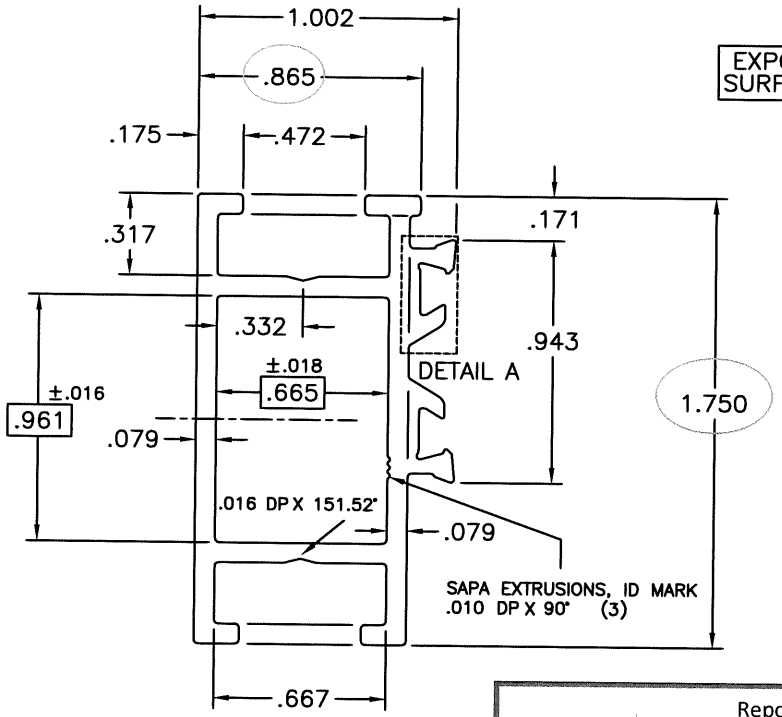
DIE NO. 054623
REV

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	SECONDARY FRAME EXT.	F3.1-2	054622	
		PROPOSAL NO.	SP3287-2	

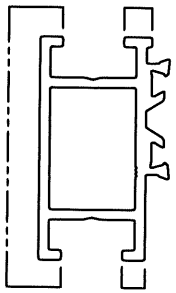


(n) .012 R. (20)
(m) .008 R. (4)

* DIE LAYOUT ONLY

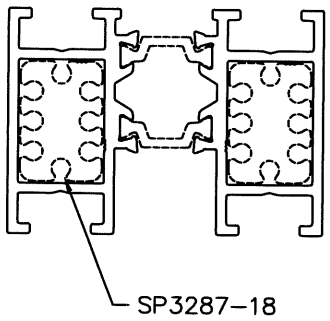


EXPOSED SURFACES



ACTUAL SIZE

MATES WITH: ITSELF



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Report #: G1041.01-109-44
Date: 05/02/17
Verified by: Ken L. Hoyle

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY UNLESS SPECIFIED OTHERWISE

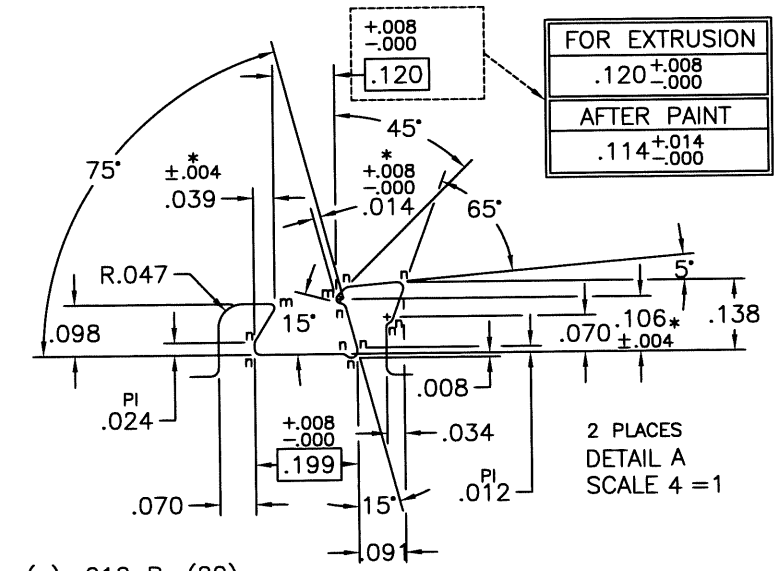
UNSPECIFIED WALL THICKNESS .078
UNSPECIFIED RADIUS .016

EST.AREA .478	IN²	DWN BY HILDA	DIFF. RATING 3						
EST.WT. .574	LBS/FT.	CKD BY	PRESS 1						
EST.PER. 11.572	IN	SCALE 2=1	CAV. 2						
OUT PER. 8.326	IN	CODE —	BACK #—						
EXPD PER. 2.534	IN	DATE 04-30-13	BOL # —						
FACTOR 20		POCKET AREA —	RATIO —						
C.C.D. 1.941	IN	ALLOY 6063-T6	BLADE —	DATE	SYM	REVISION	BY		

sapa:
SAPA EXTRUSIONS, INC.
2905 OLD OAKWOOD RD.
GAINESVILLE, GA. 30504
770-535-1349 800-544-3801

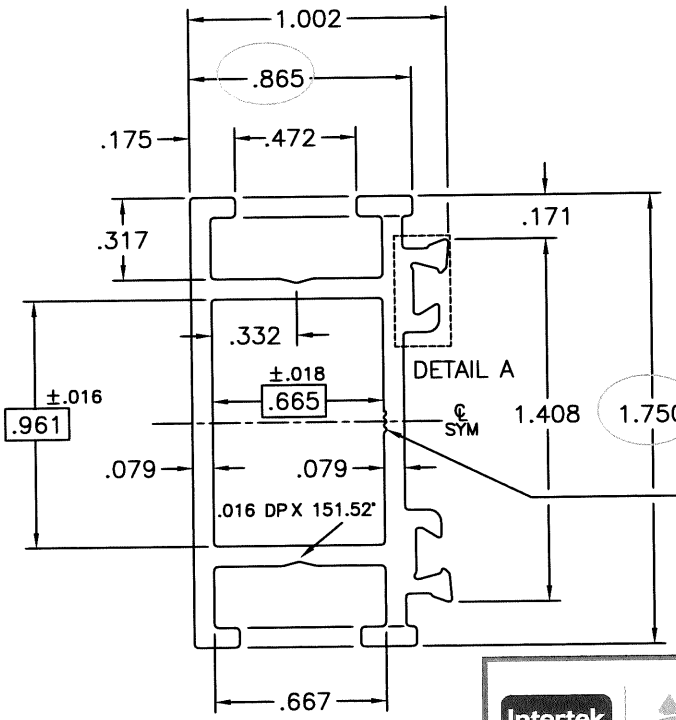
DIE NO. 054622
REV.

CUSTOMER	ACTIVWALL	CUSTOMER NO.	DIE NO.	REV.
DESCRIPTION	PRIMARY FRAME EXTRUSION	F3.1–1	054621	
		PROPOSAL NO.		
		SP3287–1		

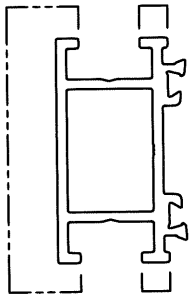


(n) .012 R. (20)
(m) .008 R. (4)

* DIE LAYOUT ONLY

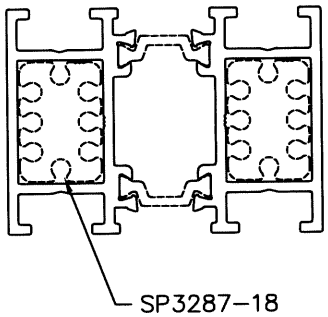


EXPOSED SURFACES



ACTUAL SIZE

MATES WITH: ITSELF



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Report #: G1041.01-109-44
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UNSPECIFIED WALL THICKNESS .078
UNSPECIFIED RADIUS .016

EST.AREA .479 IN²	DWN BY HILDA	DIFF. RATING 3	
EST.WT. .575 LBS/FT.	CKD BY	PRESS 1	
EST.PER. 11.724 IN	SCALE 2=1	CAV. 2	
OUT PER. 8.478 IN	CODE –	BACK #–	
EXPD PER. 2.576 IN	DATE 04–30–13	BOL # –	
FACTOR 20	POCKET AREA –	RATIO –	
C.C.D. 1.941 IN	ALLOY 6063–T6	BLADE –	

DATE	SYM	REVISION	BY

sapa:
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2905 OLD OAKWOOD RD.
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770-535-1349 800-544-3801

DIE NO. 054621
REV

ActivWall



EURO-WALL SYSTEMS

EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT)

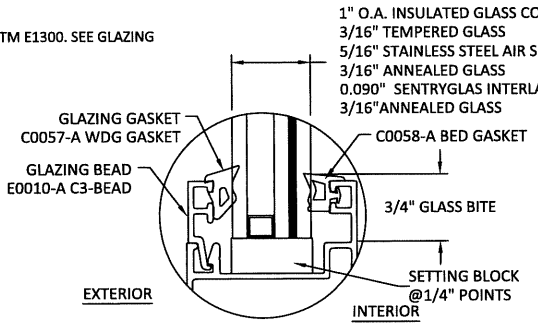
GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT FLORIDA BUILDING CODE (FBC), **INCLUDING** HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - ASTM C864-05
   - ASTM E1886-13a
   - ASTM E1996-17
   - TAS 201-94
   - TAS 202-94
   - TAS 203-94
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X AND METAL STUD FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS NOT REQUIRED** TO PROTECT THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. FRAME MATERIAL: *ALUMINUM 6063-T5*.
7. GLASS MEETS THE REQUIREMENTS OF ASTM E1300. SEE GLAZING DETAILS ON SHEETS 1 & 2.

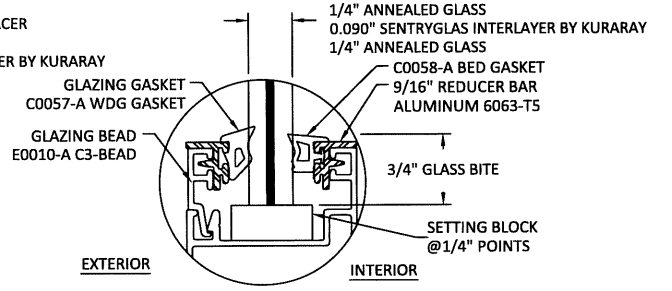
TABLE OF CONTENTS	
SHEET	SHEET DESCRIPTION
1	GENERAL NOTES AND GLAZING DETAILS
2	GLAZING DETAILS
3	ELEVATIONS
4	ANCHOR LAYOUTS AND DESIGN PRESSURE TABLE
5	VERTICAL SECTIONS
6	VERTICAL SECTIONS
7	HORIZONTAL SECTIONS
8	ANCHOR DETAILS

FRAME SIZE	DESIGN PRESSURE	MISSILE IMPACT RATING
SEE SHEET 3 & 4	SEE SHEET 4	LARGE & SMALL MISSILE IMPACT

GLAZING NOTES:
1. GLASS TYPE COMPLIES WITH ASTM E1300 REQUIREMENTS.
2. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
3. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
4. GLASS TYPE SHALL COMPLY WITH APPLICABLE GLAZING REQUIREMENTS PER CHAPTER 24 OF THE FBC



GLAZING DETAIL 1



GLAZING DETAIL 2

euro wall

EURO-WALL SYSTEMS, LLC
24100 TISEO BOULEVARD
POR CHARLOTTE, FL 33980
PH: (888) 989-3876

TITLE: *EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT)*

GENERAL NOTES AND GLAZING DETAILS

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-4478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

Digitally signed by Hermes F Norero
Reason: I am approving this document
Date: 2021.06.15 21:39:24 -04'00'

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES F. NORERO, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL17838

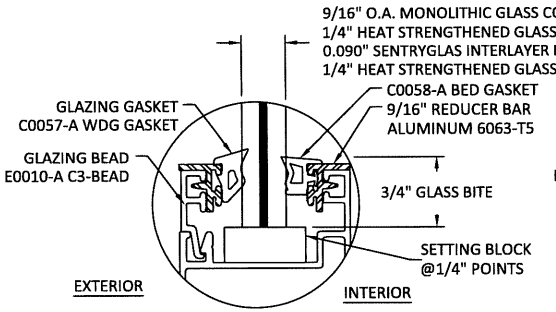
DATE: 10.09.20

DWG. BY: LL | CHK. BY: SM

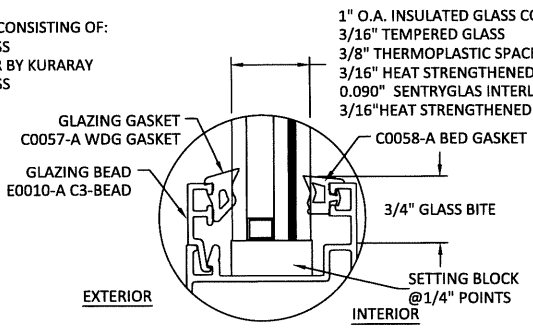
SCALE: NTS

DWG. #: EWS014

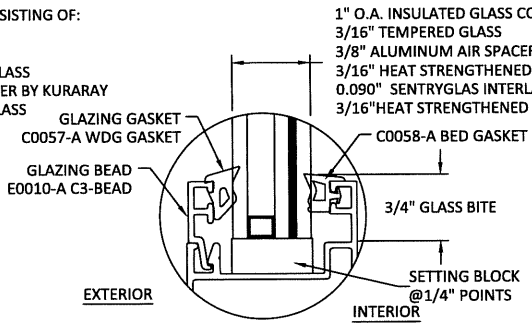
SHEET 1 OF 8



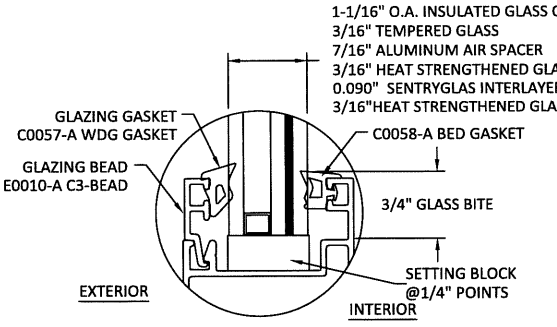
GLAZING DETAIL 3



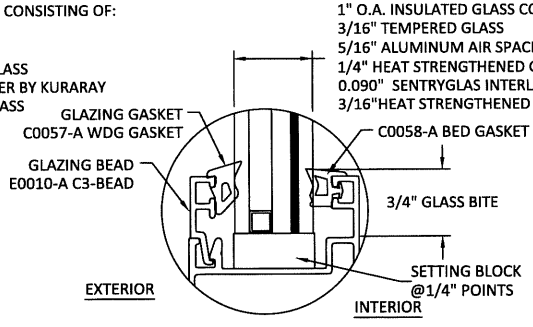
GLAZING DETAIL 4



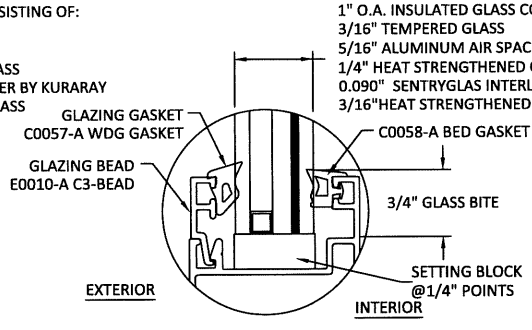
GLAZING DETAIL 5



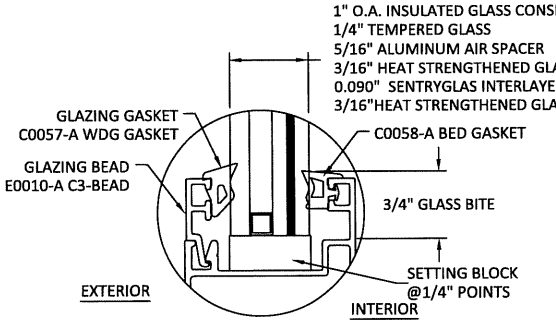
GLAZING DETAIL 6



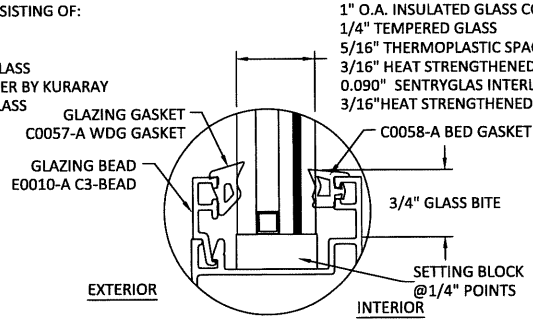
GLAZING DETAIL 7



GLAZING DETAIL 8



GLAZING DETAIL 9



GLAZING DETAIL 10

GLAZING NOTES:

1. GLASS TYPE COMPLIES WITH ASTM E1300 REQUIREMENTS.
2. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
3. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
4. GLASS TYPE SHALL COMPLY WITH APPLICABLE GLAZING REQUIREMENTS PER CHAPTER 24 OF THE FBC

euro **wall**

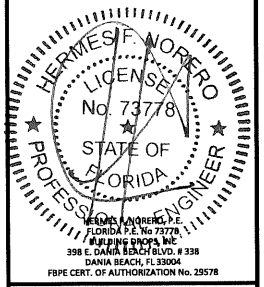
EURO-WALL SYSTEMS, LLC
24100 TISEO BOULEVARD
POR CHARLOTTE, FL 33980
PH: (888) 989-3876

TITLE: *EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT)* GLAZING DETAILS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



HERMES F. NORIEGA, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL17838

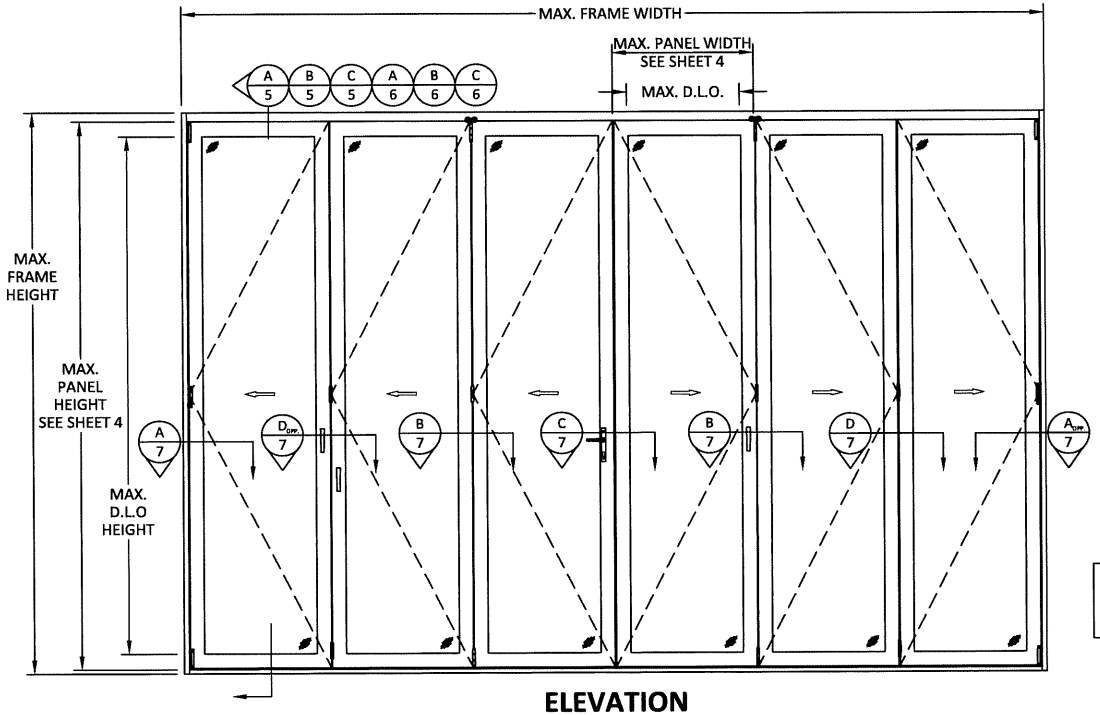
DATE: 10.09.20

DWG. BY: LL | CHK. BY: SM

SCALE: NTS

DWG. #: EWS014

SHEET 2 OF 8



ELEVATION

IN-SWING/OUT-SWING UNIT

D.L.O. HEIGHT =PANEL HEIGHT - 5.625"

D.L.O. WIDTH =PANEL WIDTH - 6.25"

NOTE:
PANELS SHOWN ARE BASED ON TESTING, OTHER APPROVED CONFIGURATIONS ARE AS FOLLOWS:

1 PANEL - 1L, 1R
2 PANEL - 2L, 2R, 1L 1R
3 PANEL - 3L, 3R, 2L 1R, 1L 2R
4 PANEL - 4L, 4R, 3L 1R, 1L 3R, 2L 24
5 PANEL - 5L, 5R, 4L 1R, 1L 4R, 3L 2R, 2L 3R
6 PANEL - 6L, 6R, 5L 1R, 1L 5R 4L 2R, 2L 4R, 3L 3R
7 PANEL - 7L, 7R, 6L 1R, 1L 6R, 5L 2R,2L 5R,4L 3R,3L 4R
8 PANEL - 8L, 8R, 7L 1R,1L 7R, 6L 2R, 2L 6R, 5L 3R, 3L 5R, 4L 4R
9 PANEL - 9L, 9R, 8L 1R,1L 8R, 7L 2R, 2L 7R, 6L 3R, 3L 6R, 5L 4R, 4L 5R

FOR DOOR WITH GLASS TYPE 1 & 2, OVERALL FRAME AREA SHALL NOT EXCEED 415 FT^2 (1.5 X TESTED FRAME AREA).
FOR DOOR WITH GLASS TYPE 3, 4, 5, 6, 7, 8, 9, & 10, OVERALL FRAME AREA SHALL NOT EXCEED 334 FT^2 (1.5 X TESTED FRAME AREA).

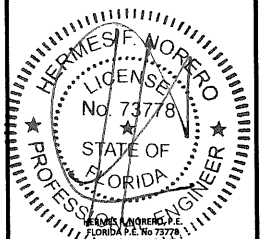
euro wall
EURO-WALL SYSTEMS, LLC
24100 TISEO BOULEVARD
POR CHARLOTTE, FL 33980
PH: (888) 989-3876

TITLE: EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT) ELEVATIONS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

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HERMES F. NORIEGA, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL17838

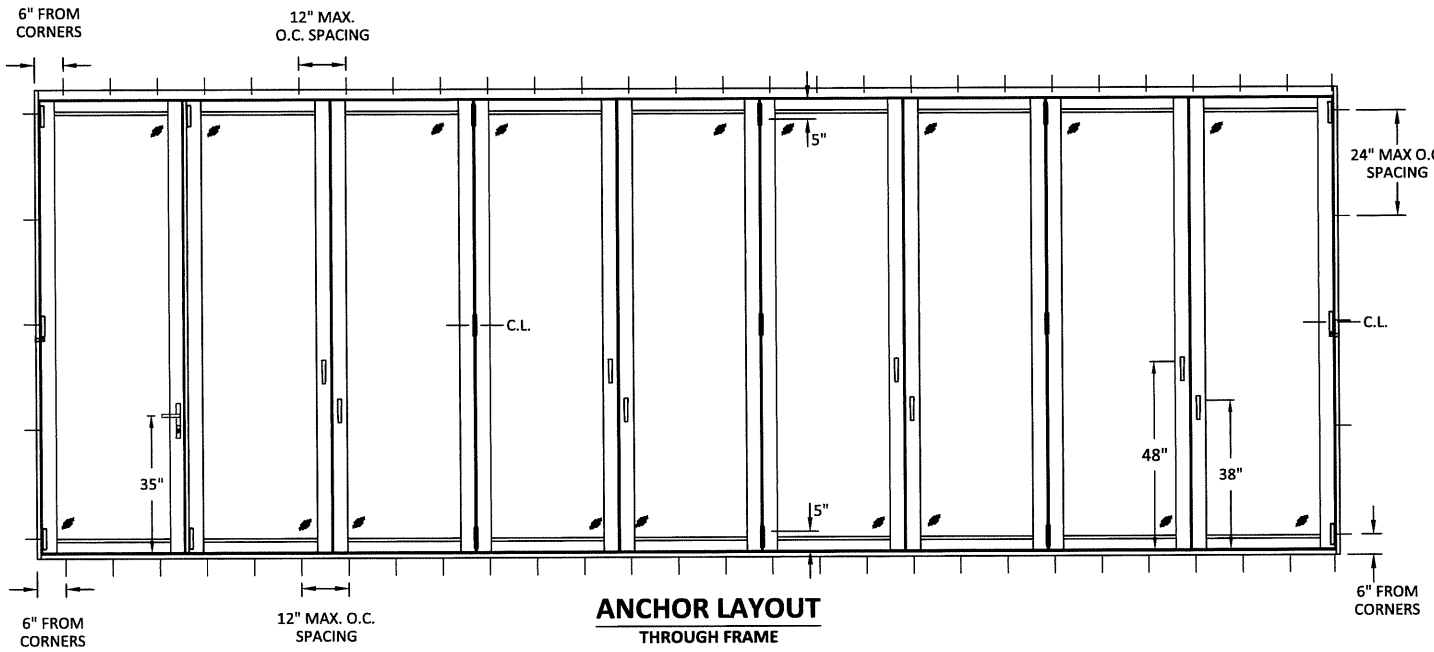
DATE: 10.09.20

DWG. BY: LL | CHK. BY: SM

SCALE: NTS

DWG. #: EWS014

SHEET 3 OF 8



ANCHOR LAYOUT
THROUGH FRAME

NOTE :

FOR MORE ANCHOR INFORMATION (INSTALLATION TYPE, SPACING, QUANTITY, ANCHOR TYPE, QUALIFIED SUBSTRATES) SEE SHEET 8

NOTE :

THE WALL CENTER PIVOT AND CENTER HINGE IS NOT REQUIRED WHEN THE DOOR HEIGHT IS LESS THAN 72".

G1/G2 DESIGN PRESSURE TABLE (+/- PSF) FOR IN-SWING DOOR

FRAME HEIGHT (INCHES) \ NOMINAL PANEL WIDTH (INCHES)	20.0	24.0	28.0	32.0	36.0	40.0	44.0	48.0	52.0
72.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0
76.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0
80.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0
84.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0
88.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0
92.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0
96.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0
100.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	-
104.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+64.5/-65.0	-
108.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	-	-
112.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+62.6/-65.0	-	-
116.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+64.5/-65.0	-	-	-
120.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+60.0/-65.0	+64.6/-65.0	+58.6/-63.5	-	-	-

NOTE : APPLIES TO RADIUSED AND SEGMENTED INSTALLATIONS.

G1/G2 DESIGN PRESSURE TABLE (+/- PSF) FOR OUT-SWING DOOR

FRAME HEIGHT (INCHES) \ NOMINAL PANEL WIDTH (INCHES)	20.0	24.0	28.0	32.0	36.0	40.0	44.0	48.0	52.0
72.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	75.0
76.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	75.0
80.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	75.0	75.0
84.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	75.0	+65.0/-65.0
88.0	100.0	100.0	100.0	100.0	100.0	100.0	75.0	+65.0/-65.0	+65.0/-65.0
92.0	100.0	100.0	100.0	100.0	100.0	100.0	75.0	+65.0/-65.0	+65.0/-65.0
96.0	100.0	100.0	100.0	100.0	100.0	75.0	+65.0/-65.0	+65.0/-65.0	+65.0/-65.0
100.0	100.0	100.0	100.0	100.0	94.3	75.0	+65.0/-65.0	+65.0/-65.0	-
104.0	100.0	100.0	100.0	92.9	75.0	75.0	+65.0/-65.0	+64.5/-65.0	-
108.0	100.0	100.0	93.8	82.8	75.0	+65.0/-65.0	+65.0/-65.0	-	-
112.0	100.0	97.3	83.9	75.0	75.0	+65.0/-65.0	+62.6/-65.0	-	-
116.0	100.0	87.4	75.4	75.0	75.0	+64.5/-65.0	-	-	-
120.0	94.2	78.9	75.0	75.0	+64.6/-65.0	+58.6/-63.5	-	-	-

NOTE : APPLIES TO RADIUSED AND SEGMENTED INSTALLATIONS.

G3/G4/G5/G6/G7/G8/G9/G10 DESIGN PRESSURE TABLE (+/- PSF) FOR OUT-SWING DOOR ONLY

PANEL HEIGHT (INCHES) \ NOMINAL PANEL WIDTH (INCHES)	20.0	24.0	28.0	32.0	36.0	40.0	44.0	48.0	52.0
72.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0
78.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0
84.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0
90.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0
96.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0
102.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	-
108.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	-
114.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	-	-
120.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	-	-
126.0	65.0	65.0	65.0	65.0	65.0	65.0	-	-	-
132.0	65.0	65.0	65.0	65.0	65.0	-	-	-	-
138.0	65.0	65.0	65.0	65.0	65.0	-	-	-	-
144.0	65.0	65.0	65.0	65.0	65.0	-	-	-	-

NOTE : APPLIES TO RADIUSED AND SEGMENTED INSTALLATIONS.

euro wall

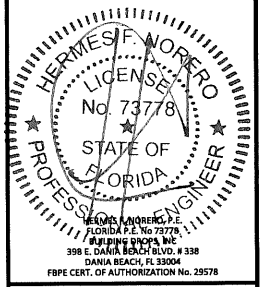
EURO-WALL SYSTEMS, LLC
24100 TISEO BOULEVARD
POR CHARLOTTE, FL 33980
PH: (888) 989-3876

TITLE: EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT)
ANCHOR LAYOUTS AND DESIGN PRESSURE TABLE

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

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FLORIDA P.E. No 73778
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL17838

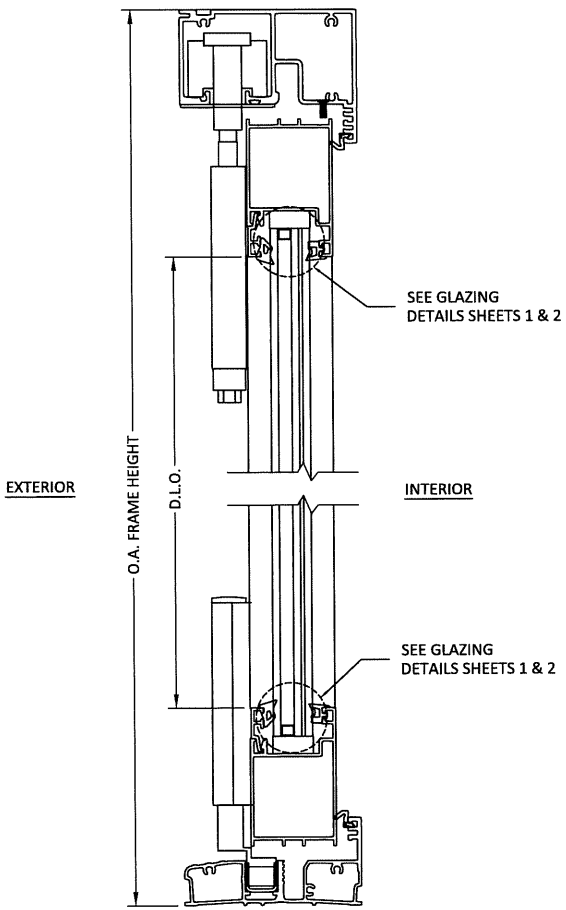
DATE: 10.09.20

DWG. BY: LL | CHK. BY: SM

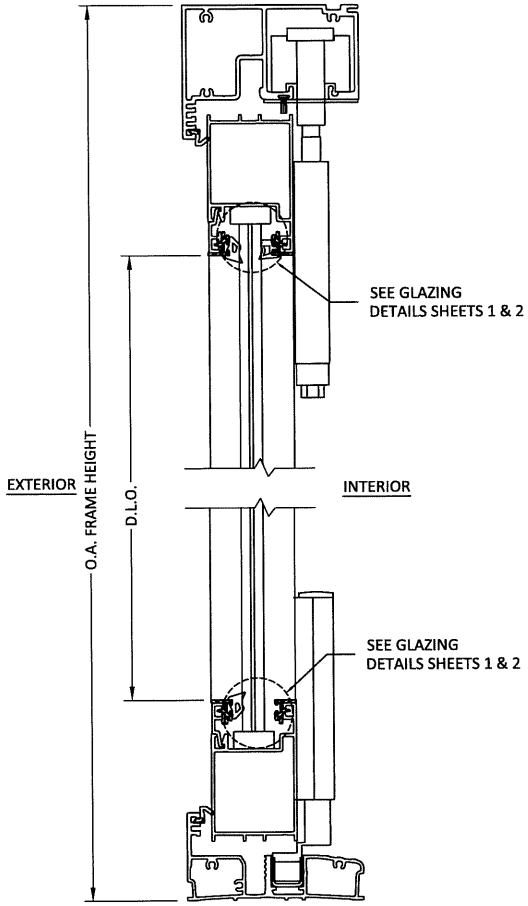
SCALE: NTS

DWG. #: EWS014

SHEET 4 OF 8

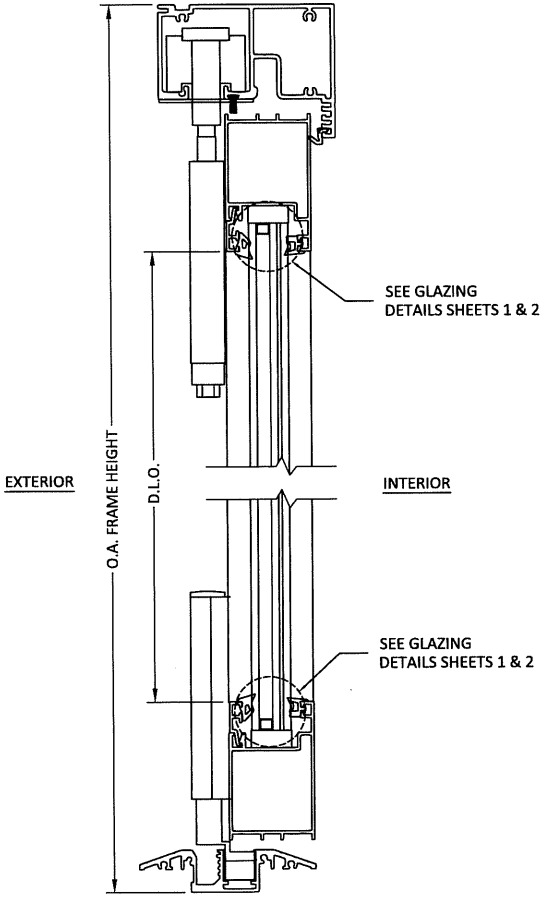


A/5 VERTICAL SECTION
HEAD AND STANDARD SILL OUT-SWING DOOR



B/5 VERTICAL SECTION
HEAD AND STANDARD SILL DETAIL IN-SWING DOOR

NOTE:
SILL NOT APPROVED FOR WATER PENETRATION.



C/5 VERTICAL SECTION
HEAD AND ADA SILL DETAIL OUT-SWING DOOR

NOTE:
SILL NOT APPROVED FOR WATER PENETRATION.

euro wall

EURO-WALL SYSTEMS, LLC
24100 TISEO BOULEVARD
POR CHARLOTTE, FL 33980
PH: (888) 989-3876

TITLE: *EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT)*
VERTICAL SECTIONS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
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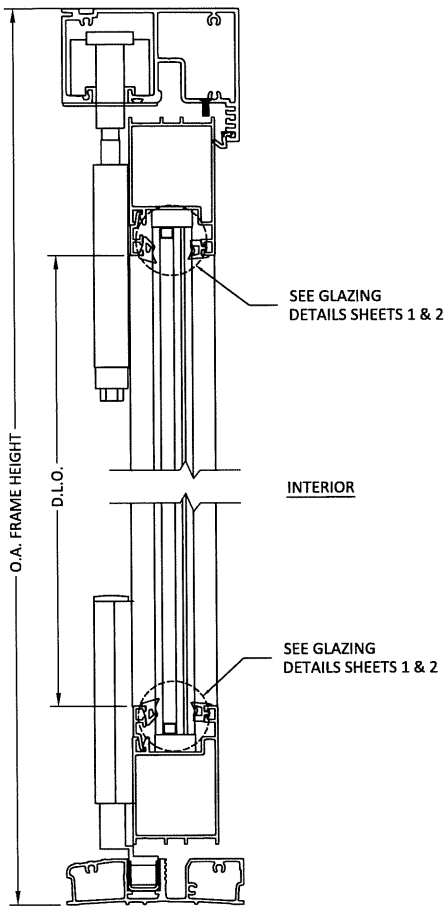
REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

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HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

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FLORIDA P.E. No 73778
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

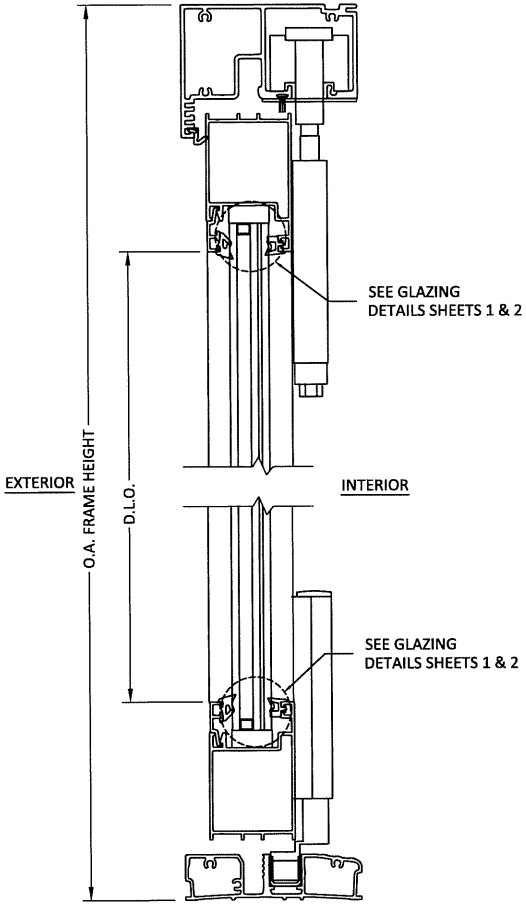
FL #: FL17838
DATE: 10.09.20
DWG. BY: LL
CHK. BY: SM
SCALE: NTS
DWG. #: EWS014
SHEET 5 OF 8



A/6 VERTICAL SECTION

HEAD AND MODIFIED SILL OUT-SWING DOOR

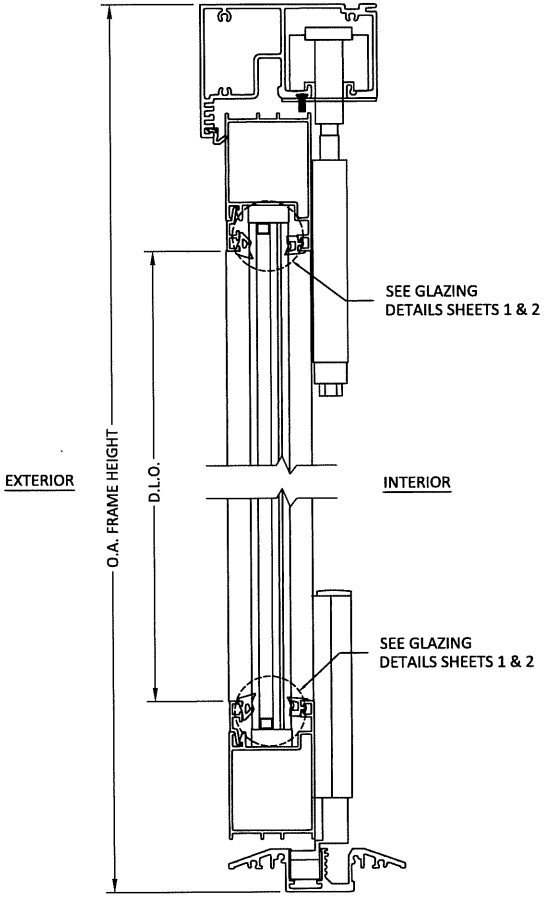
NOTE:
SILL NOT APPROVED FOR WATER PENETRATION.



B/6 VERTICAL SECTION

HEAD AND MODIFIED SILL DETAIL IN-SWING DOOR

NOTE:
SILL NOT APPROVED FOR WATER PENETRATION.



C/6 VERTICAL SECTION

HEAD AND ADA SILL DETAIL IN-SWING DOOR

NOTE:
SILL NOT APPROVED FOR WATER PENETRATION.

euro wall

EURO-WALL SYSTEMS, LLC
24100 TISEO BOULEVARD
POR CHARLOTTE, FL 33980
PH: (888) 989-3876

TITLE: *EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT)*

VERTICAL SECTIONS

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REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

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DANIA BEACH, FL 33004
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FL #: FL17838

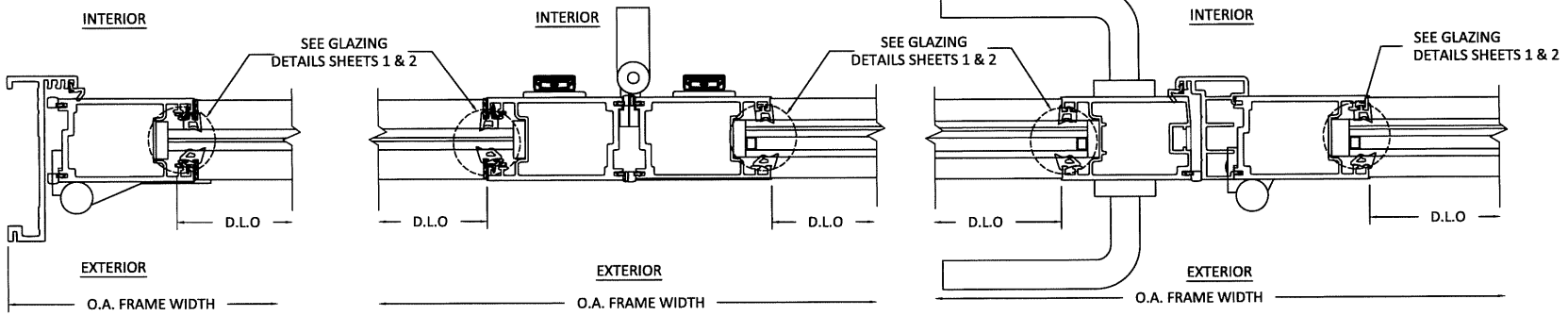
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SCALE: NTS

DWG. #: EWS014

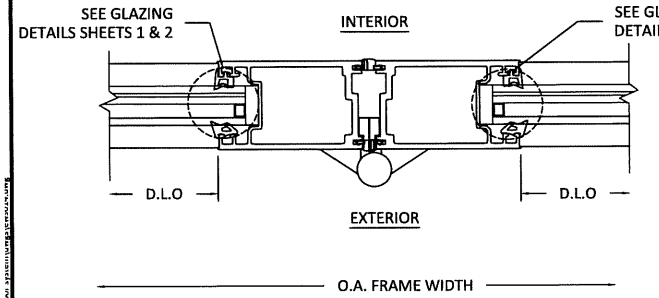
SHEET 6 OF 8



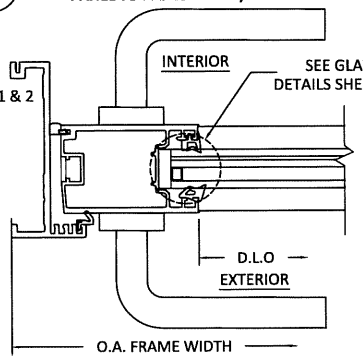
A/7 **HORIZONTAL SECTION**
JAMB DETAIL/ OUT-SWING

B/7 **HORIZONTAL SECTION**
PANEL TO PANEL DETAIL/ OUT-SWING

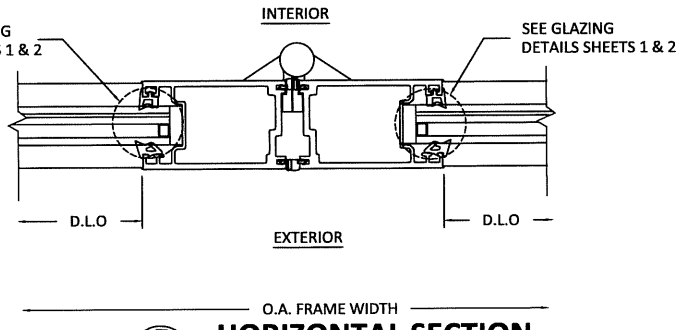
C/7 **HORIZONTAL SECTION**
DOOR HANDLE DETAIL/ OUT-SWING



D/7 **HORIZONTAL SECTION**
PANEL TO PANEL DETAIL/ OUT-SWING

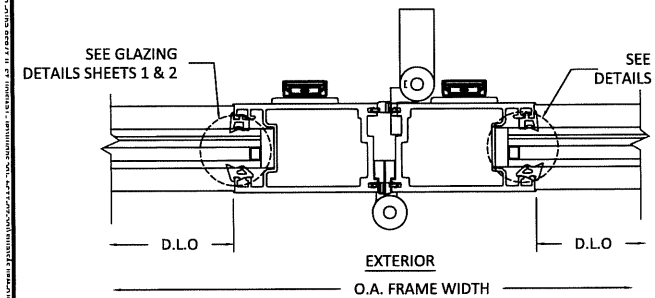


E/7 **HORIZONTAL SECTION**
JAMB DETAIL WITH HANDLE/ IN-SWING

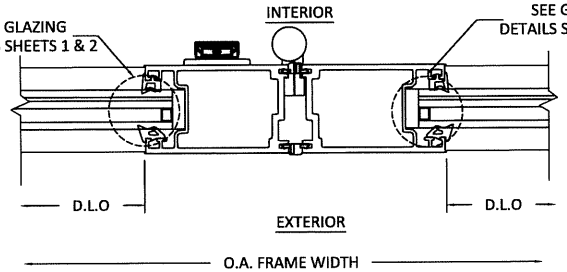


F/7 **HORIZONTAL SECTION**
PANEL TO PANEL DETAIL/ IN-SWING

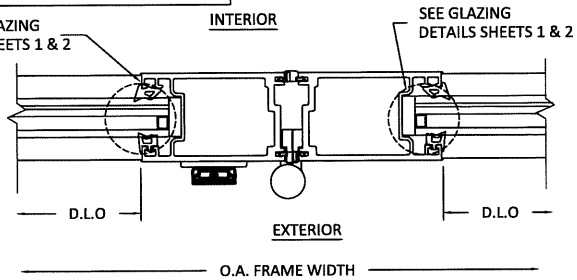
NOTE: DETAIL H/7 & I/7 ARE APPLICABLE FOR CONFIGURATIONS LISTED ON SHEET 3 WHEN PANELS DO NOT EXCEED 30 FT²



G/7 **HORIZONTAL SECTION**
PANEL TO PANEL DETAIL/ IN-SWING



H/7 **HORIZONTAL SECTION**
PANEL TO PANEL DETAIL/ OUT-SWING



I/7 **HORIZONTAL SECTION**
PANEL TO PANEL DETAIL/ IN-SWING

euro wall

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HORIZONTAL SECTIONS

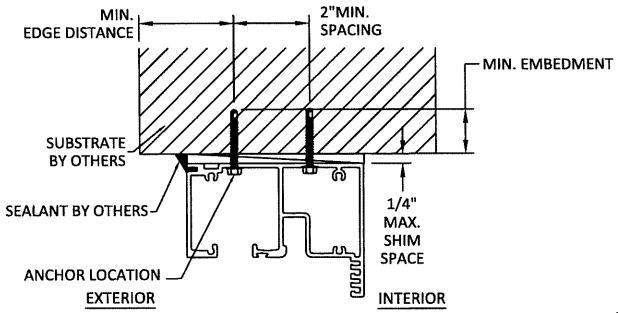
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REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

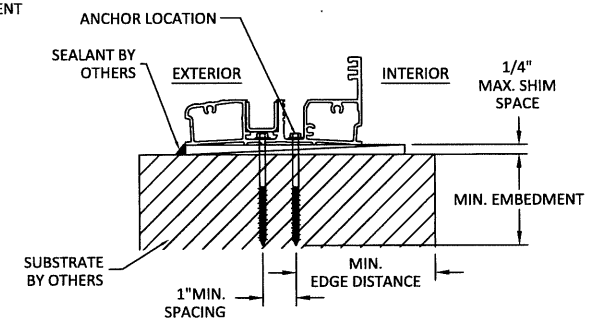
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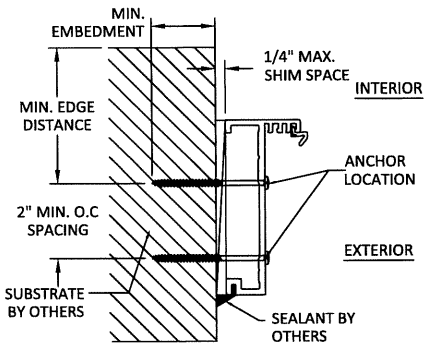
FL #: FL17838
DATE: 10.09.20
DWG. BY: LL
CHK. BY: SM
SCALE: NTS
DWG. #: EWS014
SHEET 7 OF 8



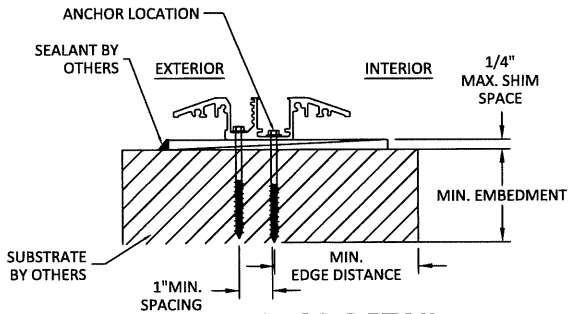
A/8 ANCHOR DETAIL
HEAD - THROUGH FRAME



B/8 ANCHOR DETAIL
STANDARD OR MODIFIED SILL - THROUGH FRAME
INSWING/OUTSWING



C/8 ANCHOR DETAIL
JAMBS - THROUGH FRAME



D/8 ANCHOR DETAIL
ADA SILL - THROUGH FRAME

INSTALLATION NOTES:

1. TWO (2) INSTALLATION ANCHORS REQUIRED AT EACH LOCATION SHOWN.
2. OPTIONAL 1X AND 2X WOOD STUDS FOR CONCRETE/CMU INSTALLATION.
3. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
4. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/2 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
5. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
6. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
7. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
8. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
9. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

ANCHOR SCHEDULE

INSTALLATION TYPE	QTY PER LOCATION	SUBSTRATE	ANCHOR TYPE	EMBEDMENT (IN.)	EDGE DISTANCE (IN.)
THRU FRAME	2	WOOD (MIN. S.G. = 0.55)	#14 WOOD SCREW	1.5000	0.7500
	2	CONCRETE (MIN. F'C = 2,000 psi) OR CMU (PER ASTM C90)	1/4" ITW TAPCON	1.7500	2.5000
	2	METAL STUD (STEEL MIN. 18GA, Fy = 33ksi	1/4" SMS OR SELF DRILLING SCREW	3 THREADS PENETRATION BEYOND METAL WALL	0.5000
		ALUMINUM MIN 1/8", 6063-T5)			

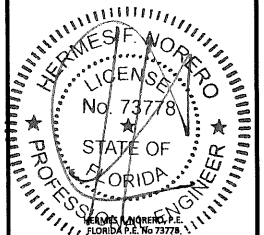
euro wall
EURO-WALL SYSTEMS, LLC
24100 TISEO BOULEVARD
POR CHARLOTTE, FL 33980
PH: (888) 989-3876

TITLE: EURO-C3 BIFOLD ALUMINUM DOOR SYSTEM (HVHZ) (IMPACT) ANCHOR DETAILS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
ADD 12' HEIGHT DOOR	MS	06/21

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



HERMES F. MORENO, P.E.
FLORIDA P.E. No 73778
BUILDING DROPS, INC
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL17838

DATE: 10.09.20

DWG. BY: LL | CHK. BY: SM

SCALE: NTS

DWG. #: EWS014

SHEET 8 OF 8

euro-wall

SUPERIOR BY DESIGN

Euro-C3 FOLDINGDOOR
SYSTEM

PART 1 GENERAL

1. SECTION INCLUDES

   A. Folding Doors.

2. RELATED SECTIONS

   A. Section 03300 - Cast-In-Place Concrete: Openings in cast-in-place concrete.

   B. Section 03450 - Precast Concrete Wall Panels: Openings in precast concrete wall panels.

   C. Section 04810 - Unit Masonry Assemblies: Openings in masonry.

   D. Section 05400 - Cold Formed Metal Framing: Framed Openings.

   E. Section 06100 - Rough Carpentry: Framed openings.

   F. Section 06200 - Finish Carpentry: Interior wood casing.

   G. Section 07210 - Building Insulation: Batt insulation at window perimeter.

   H. Section 07460 - Siding and trim.

   I. Section 07620 - Flashing and Sheet Metal: Flashing associated with windows and doors.

   J. Section 07900 - Joint Sealers: Perimeter joint sealant and backer rod.

3. REFERENCES

   A. AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS-08) - Standard/Specification for windows, doors, and unit skylights.

   B. AAMA CW-1 0 - Care and Handling of Architectural Aluminum from Shop to Site.

   C. AAMA 610.1 - Cleaning and Maintenance of Painted Aluminum Extrusions and Curtain Wall Panels.

D. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum.

E. AAMA 1801 - Voluntary Specification for the Acoustical Rating of Windows, Doorsand Glazed Wall Sections

F. AAMA 2604 – Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels.

G. AAMA 2605 – Voluntary Specification, Performance Requirements and Test Procedures for Superior Performance Organic Coatings on Aluminum Extrusions and Panels.

H. ASTM C 864 - Standard Specification for Dense Elastomeric Compression SealGaskets, Setting Blocks, and Spacers.

I. ASTM C 1115 - Standard Specification for Dense Elastomeric Compression SealGaskets, Setting. Blocks, and Spacers.

J. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors By Uniform Static Air Pressure Difference.

K. ASTM E 547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors.

L. ASTM E 1886 - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.

M. ASTM E 1996: "Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Impact Protective Systems Impacted by Windborne Debris in Hurricanes".

N. ANSI Z97.1 - Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test.

4. PERFORMANCE REQUIREMENTS

The Euro-wall Folding Door is designed and manufactured to comply with the current Florida Building Code (FBC) including HVHZ and has been evaluated to the following:

A. TAS 201-94 (ASTM 1996-03) Large missile impacts
B. TAS 202-94 (ASTM E330-02) Uniform static pressure
C. TAS 203-94 (ASTM E1886-02) Positive and negative cycle loads
D. ASTM E283 Air infiltration
E. ASTM E331-00 Water infiltration
F. AAMA 1303-05 Forced entr

HVHZ maximum approved:
DP up to 100
Panel height up to 144"
Panel width up to 53"

WZ3 maximum approved:
DP up to 100
Panel height up to 168"
Panel width up to 52"

Current Florida product approvals (FL34003) for both HVHZ and WZ3 can be found at www.floridabuilding.org

5. SUBMITTALS

A. Submit under provisions of Section 01300.

B. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Installation methods.

C. Shop Drawings: Detailed drawings prepared specifically for the project by manufacturer. Show opening dimensions, framed opening tolerances, profiles, product components, anchorages, and accessories.
   1. Indicate material thickness, fastener locations, glazing and hardware arrangements.
   2. Include schedule identifying each unit, with marks or numbers referencing drawings.

D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.

E. Verification Samples:
   1. Aluminum Finish: Two samples, minimum size 2 by 3 inches (50 by 75 mm), representing actual product and color.

2. Glass: Two samples, minimum size 12 inches (300 mm) square, of specified glass, including coatings or frit pattern.
3. Assembly Sample: 24 by 36 inch (600 by 900 mm) assembly complete with glazing, gaskets, fasteners, anchors, and finish; do not proceed with fabrication until workmanship and color are approved by Architect.

F. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

G. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic checking and adjustment and periodic cleaning and maintenance of all components

6. QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this Section with minimum 3 years experience in fabrication and erectionof glazed window wall systems for projects of similar scope. N.A.M.I. Quality Assurance compliant # 1884-1. ISO/IEC 17020 & Guide 53. State of Florida QUA 1789.

B. Installer Qualifications: Experienced in performing work of this section that has specialized in installation of work similar to that required for this project.

C. Mock-Up: Provide a full size mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas designated by Architect.
2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
3. Refinish mock-up area as required to produce acceptable work.
4. Incorporate accepted mock-up as part of the Work.

7. DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Provide care and handling conforming to AAMA CW-1 0, "Care and Handling of Architectural Aluminum from Shop to Site".

C. Store products out of contact with the ground, under a weather tight covering, so asto prevent bending, warping, or other damage. Do not cover with unventilated tarps, polyethylene film, or similar coverings.

D. Protect factory finishes from damage, precipitation and construction materials until ready for installation.

8. SEQUENCING

A. Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction progress.

B. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

9. PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

10. WARRANTY

A. Euro-Wall products are warranted for 10 years.

PART 2 PRODUCTS

1. MANUFACTURERS

A. Acceptable Manufacturer: Euro-Wall; 2200 Murphy Court, North Port, FL 34289.ASD. Phone Toll Free: 888-989-EURO (3876). Fax: 941-979-5317. Web Site: www.euro-wall.com. Email: engineering@euro-wall.com

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2. ALUMINUM FOLDING DOORS

A. Provide top hung sliding/folding glass doors to fit the openings and configurations indicated on the Drawings. Provide system complete with head, sill and jambs complete with weatherstripping, operating hardware and specified accessories as follows:
   1. System: Euro-Wall System LLC Euro-C2 Aluminum folding door system as manufactured by Euro-Wall Systems LLC.
   2. System: Euro-Wall System LLC Euro-C3 Aluminum folding doors system as manufactured by Euro-Wall Systems LLC
   3. System: Euro-Wall System LLC Euro-C5 Thermally Broken Aluminum Folding Systems as manufactured by Euro-Wall Systems LLC.
   4. Door Panel Size: Provide doors as a factory fabricated knock-down system.
      a. As indicated on the Drawings.
   5. Operation:
      a. Out-folding system.
      b. In-folding system.
   6. Glazing: Provide safety glazing materials complying with ANSI Z97.1 and withthe requirements of Section 08800.
      a. Glazing: 1 inch (24 mm) Sealed insulating glass.
      b. Glazing: 1 inch (24mm) Sealed Unit Laminated Glass.
      c. Glazing: 1/4 inch (6 mm) Tempered glass Single Glass.
      d. Glazing: 9/16 inch (14 mm) Laminated glass.
   7. Framing: Extruded aluminum with nominal thickness of .078 inches (2.0 mm)to .1562 (4mm).
   8. Weatherstripping:
      a. Dual weatherstripping on head, jambs and between panels, and single weatherstripping on sill.
      b. Hinge gaskets on specific hinges.
   9. Sill:
      a. Standard Sill.
      b. Floor channel ADA Compliant Sill
      c. ADA Sill.

10. Accessories:
    a. Moldings.
    b. Sill Cover.
11. Hardware: Folding door.
    a. Aluminum hinges, color as follows:
        1) White Powder Coat.
        2) Clear Anodized.
        3) Bronze Powder Coat.
        4) Black Powder Coat.
    b. Stainless steel corrosion proof carriers with sealed, self-lubrication, ball bearing multi-rollers.
    c. Twinpoint stainless steel Handle and Gear Box.
    d. Multipoint stainless steel door lock system.
12. Door Handles:
    a. Ferraro Series.
        1) White powder coat finish.
        2) Satin aluminum finish.
        3) Black powder coat finish.
        4) Bronze powder coat finish.
    b. Florence Series.
        1) Satin nickel finish.
        2) Polished Brass finish.
        3) Bronze Powder coat finish.
        4) Antique Brass finish.
        5) Antique nickel finish.
    c. Faenza Series.
        1) Satin nickel finish.
        2) Polished Brass finish.
        3) Bronze Powder coat finish.
        4) Antique Brass finish.
        5) Antique nickel finish.

3. MATERIALS

A. Aluminum: 6063-T5 alloy and temper. Other alloys and tempers may be used for non-structural members provided they do not void the required warranties. Indicate alloys and tempers clearly on shop drawings and in structural calculations.

B. Glazing: Provide glazing type specified complying with ANSI Z97.1.

C. Flashings: Sheet aluminum, same finish as for system components; secured with concealed fastening method or fastener with head finished to match; thickness as required for conditions encountered.

D. Glazing Gaskets: Dry glazing system compression type design, replaceable; EPDM, complying with ASTM C 864, with solid strand cord to prevent shrinkage or; Elastomeric silicone with solid strand cord to prevent shrinkage, complying with ASTM C 1115, as provided by the manufacturer.
    1. Manufacturer's standard black color.

E. Setting Blocks, Edge Blocks, and Spacers: As required by manufacturer and compatible with insulated glass where required.

F. Anchors and Fasteners: Aluminum, zinc and stainless steel of type, which will not cause electrolytic action or corrosion.

G. Accessories: Provide accessories as scheduled to achieve design intent and environmental control.

H. Aluminum Finish: Anodized Class 1 complying with AAMA 611 Class 1 Acid Etch anodic coatings.
   1. Color: Clear.
   2. Color: Dark bronze.
   3. Color: Black.

I. Aluminum Finish: Standard mill finish with custom finish as follows:
   1. Kynar 70% finish: D2000-AAMA 2605 (10 year Florida) 20 year manufacturer's warranty. Color as selected from manufacturer's standard colors.
   2. Custom Powder Coat finishes available D3000-AAMA 2605 (10 year Florida) 20 year manufacturer's warranty. Color as selected from manufacturer's standard colors.
   3. Wood Grain finishes (custom): AAMA 2604 (5 year Florida) 10 year manufacturer's warranty. Color as selected from manufacturer's standard colors.
   4. Annodized Class 1 (Clear Anodized) 10 year manufacturer warranty.

4. FABRICATION

A. Fabricate components in accordance with approved shop drawings. Remove burrsand rough edges. Shop fabricate to greatest extent practicable to minimize field cutting, splicing, and assembly.

B. Fabricate components true to detail and free from defects impairing appearance, strength or durability.

C. Fabricate components to allow for accurate and rigid fit of joints and corners. Match components carefully ensuring continuity of line and design. Ensure joints and connections will be flush and weathertight. Ensure slip joints make full, tight contactand are weathertight.

D. Reinforce components at anchorage and support points, at joints, and at attachment points for interfacing work.

E. Glass: Accurately size glass to fit openings allowing clearances following recommendations of the manufacturer.

F. Cut glass clean and carefully. Nicks and damaged edges will not be accepted. Replace glass that has damaged edges.

PART 3 EXECUTION

1. EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. Verify openings are ready to receive work and dimensions and clearances are as indicated on the approved shop drawings.

C. If preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

2. PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3. INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install system in accordance with approved shop drawings and manufacturer's instructions.

C. Install components level, plumb and true to line with uniform joints. Do not use defective parts that are warped, twisted, bowed, dented or abraded.

D. Separate dissimilar materials using nonconductive tape, paint, or other material not visible in finished work.

E. Provide attachments and shims to permanently fasten system to building structure.

F. Maintain dimensional tolerances and alignment with adjacent Work.

G. Anchor securely in place, allowing for required movement, including expansion and contraction.

H. Install glazing and sealants in accordance with manufacturer's instructions without exception, including surface preparations.

I. Set sill members in bed of sealant. Set other members with internal sealants to provide weathertight construction.

J. Install flashings, closures, corners, and other accessories as required or detailed.

K. Clean surfaces and install sealant in accordance with sealant manufacturer's instructions and structure manufacturer's guidelines.

4. ADJUSTING AND CLEANING

A. Adjust hinge sets, locksets, and other hardware for proper operation. Lubricate using a suitable lubricant compatible with door and frame coatings.

B. Remove temporary coverings and protection of adjacent work areas. Repair or replace damaged installed products. Clean installed products in accordance with manufacturer's instructions before owner's acceptance.

C. Clean and maintain aluminum surfaces in accordance with AAMA 610.1.

D. Remove from project site and legally dispose of construction debris associated withthis work.

5. PROTECTION

A. Protect installed products until completion of project.

ARCHITECT CUT SHEET

EURO VISTA FOLD™ IMPACT RATED ALUMINUM FOLDING DOORS



The Euro Vista Fold™ impact rated aluminum door system provides unobstructed views and seamless transitions to the outside. Euro-Wall folding doors systems can span heights up to 168", widths up to 52", can be configured as a radius or postless corner systems and can span any opening width with an unlimited number of sequential panels. Euro Vista Fold™ applications are Florida Product Approved and meet the strict Florida Building Code and has the highest dp rating of any folding door available.

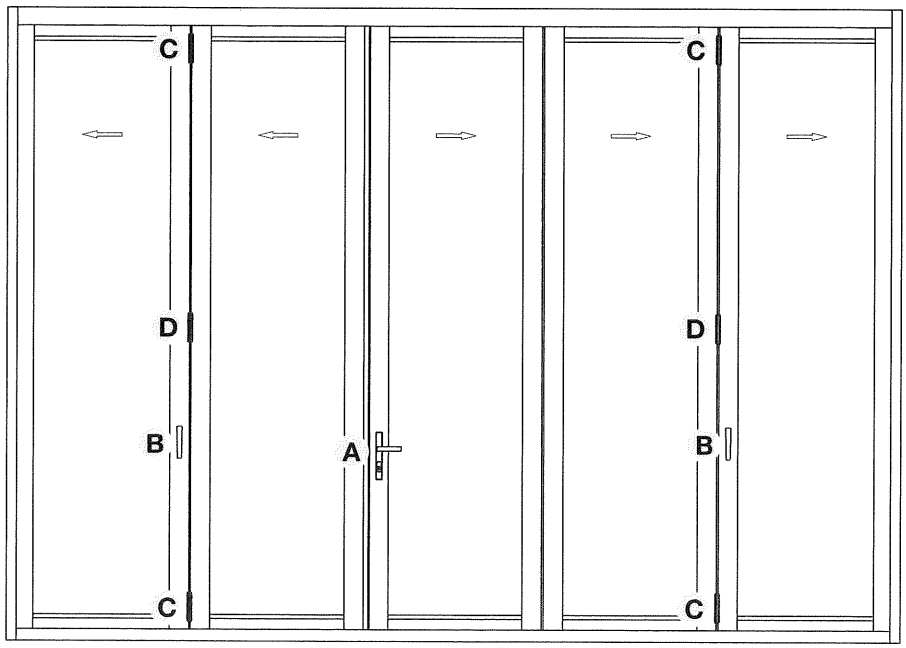
FL 17838

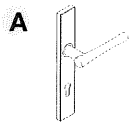
PANEL MINIMUM / MAXIMUM

Max Panel Weight:	350 lbs	Min Panel Height:	32"
Min Panel Width:	18"	Max Panel Height:	168"
Max Panel Width:	52"	Max Sq Ft:	415 sq ft

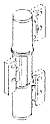
OVERVIEW DIAGRAM

Interior View



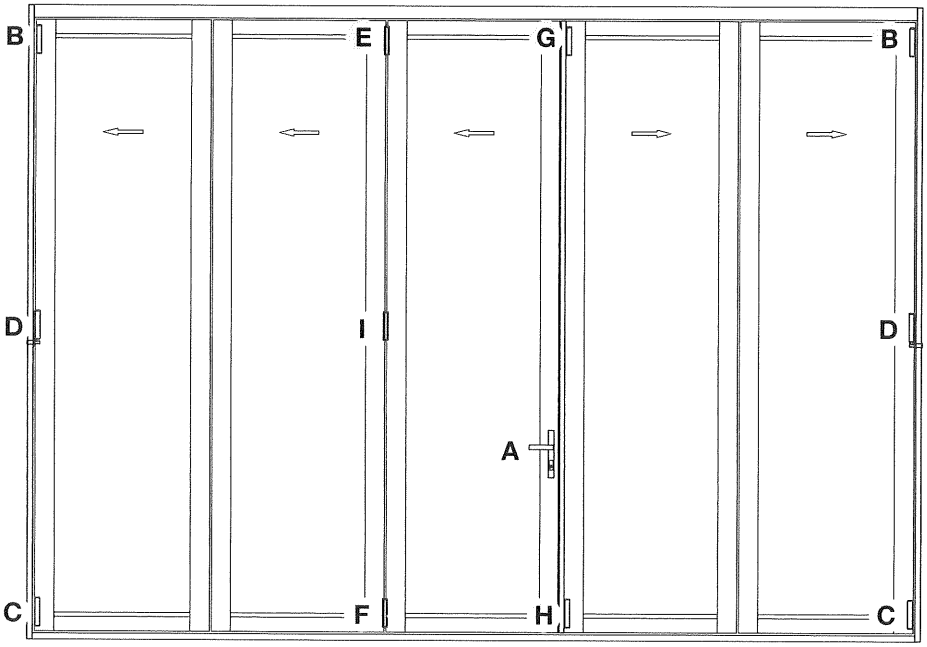

A Multipoint Handle


B Twinpoint Lever

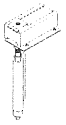

C Modified Hinge


D D Pull Handle

Exterior View

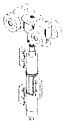



A Multipoint Handle


B Upper Jamb Hinge


C Lower Jamb Hinge


D Center Wall Pivot


E Upper Intermediate Carrier


F Lower Intermediate Carrier


G Upper Carrier


H Lower Carrier


I Modified Hinge

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CONFIGURATIONS

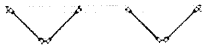
2L



2L1R



2L2R



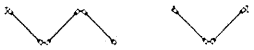
3L



3L1R



3L2R



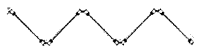
5L2R



3L3R



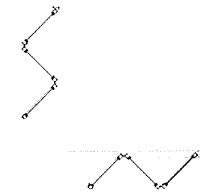
5L11R



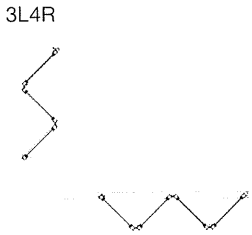


NOTE: These configurations are just a few examples of the numerous possibilities for Euro Vista Fold™ layout options. For installations in Florida, see the Florida Product Approval.

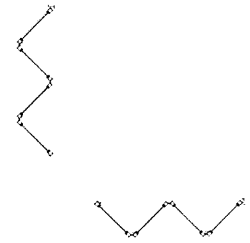
3L3R



3L4R



4L4R

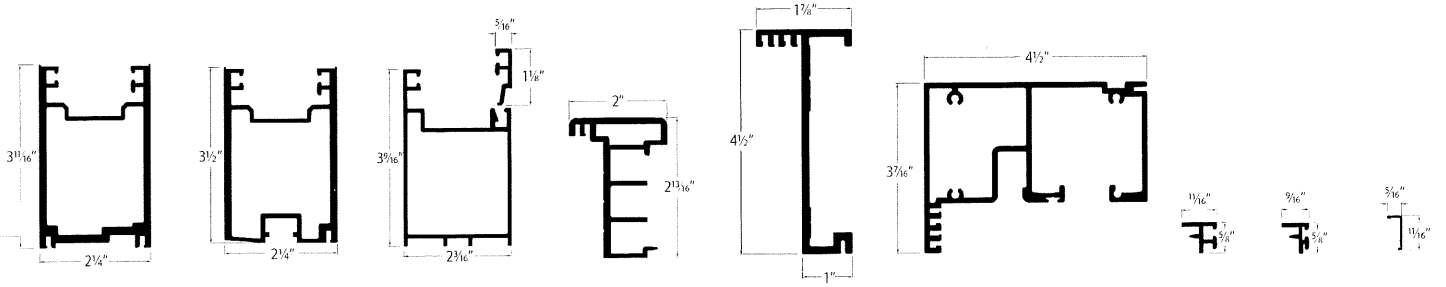


3L4R



Recommended maximum is 12° between panels

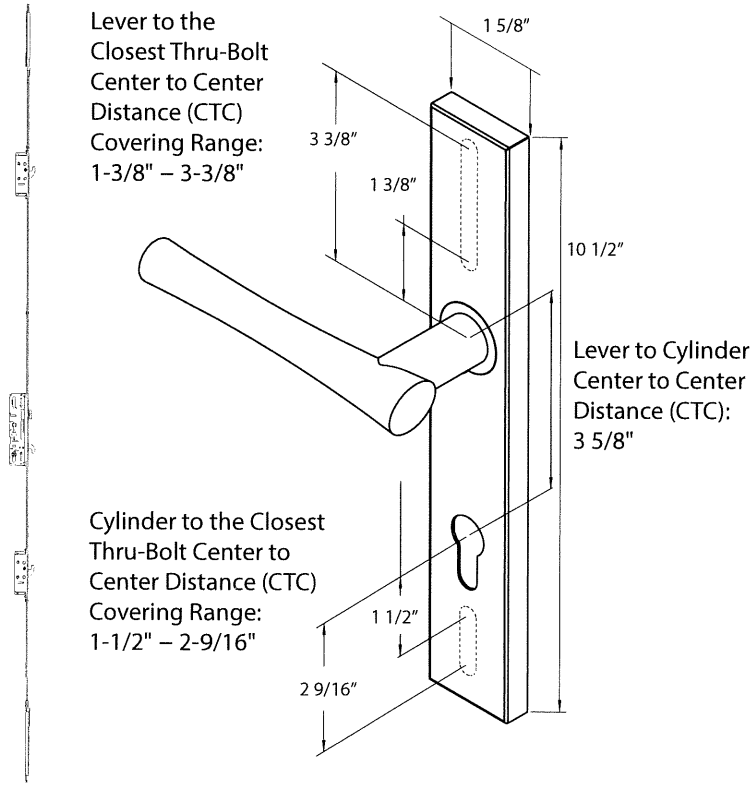
EXTRUSION PROFILES



Recessed Stile | Multi Point Stile | Rail & Snap Bead | Astragal | Jamb | Header | Reducer Bars | Sweep Cover

HANDLES

Multi Point 5 Point Locking Handle

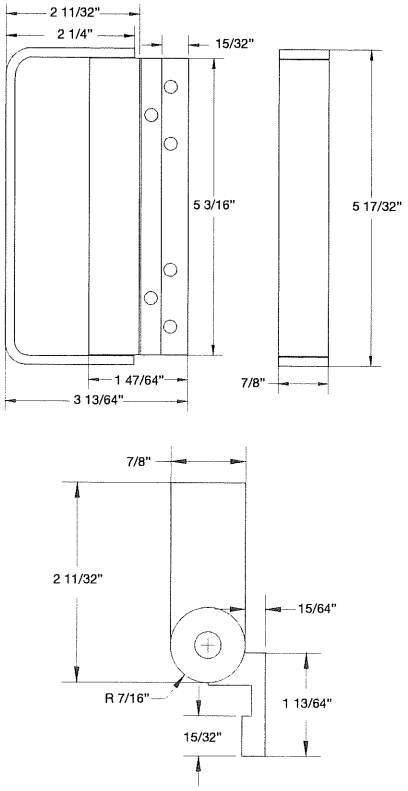


Details of multi point lock continued on pg. 5

Polished Stainless Steel | Brushed Satin | Bronze | Black

PULL HARDWARE

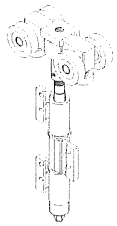
D Pull Handle



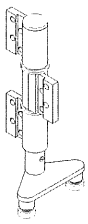
White | Brushed Satin | Bronze | Black

HINGES

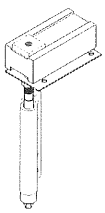
Upper Intermediate Carrier



Lower Intermediate Carrier



Upper Jamb Hinge



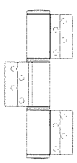
Lower Jamb Hinge



Center Wall Pivot



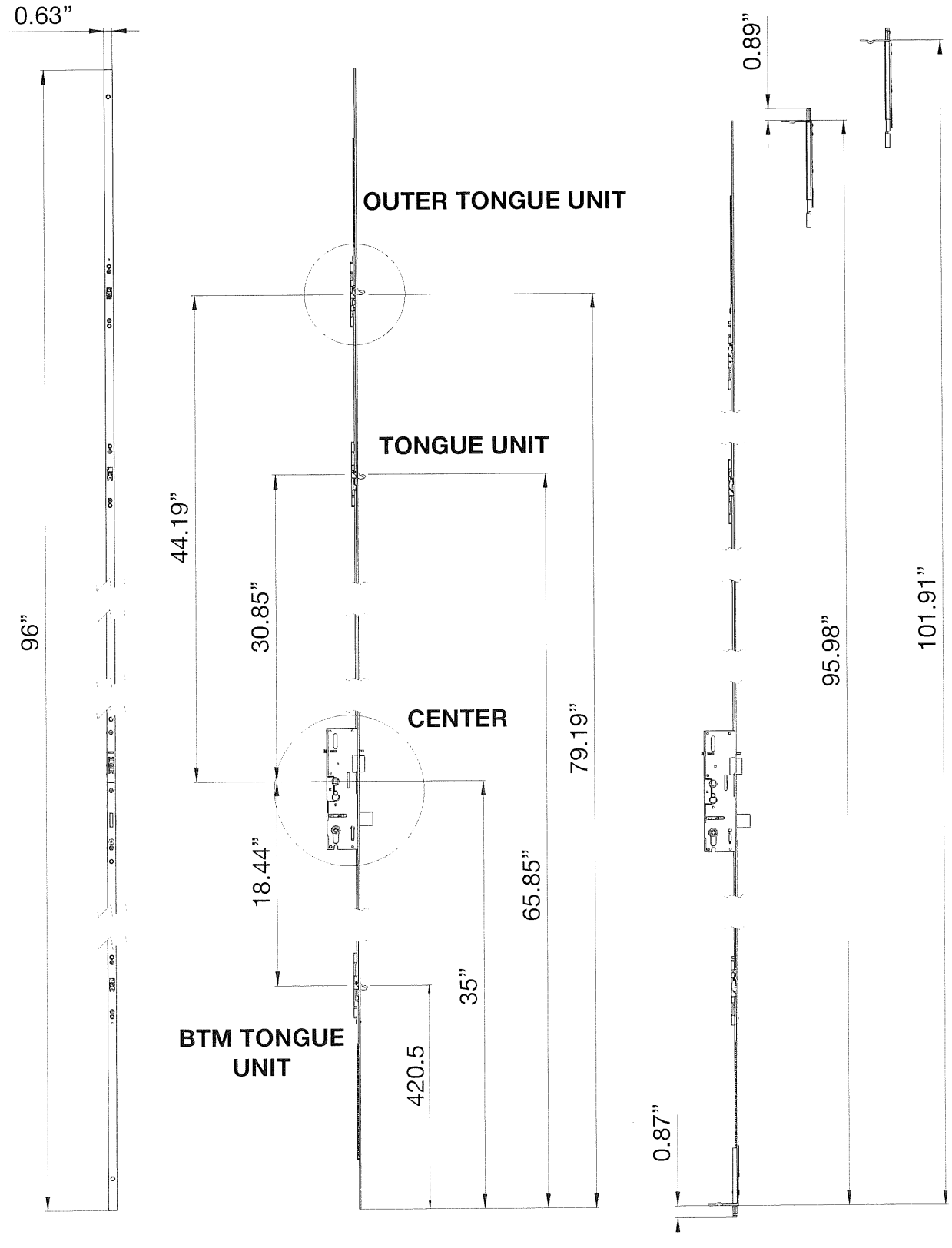
Straight Hinge



Modified Hinge

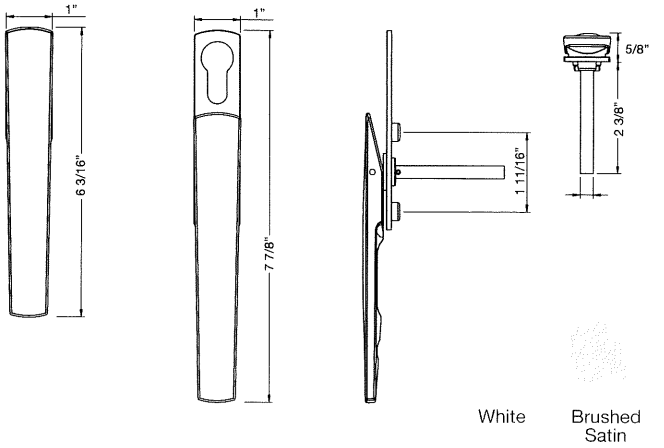


White | Clear Anodized | Bronze | Black

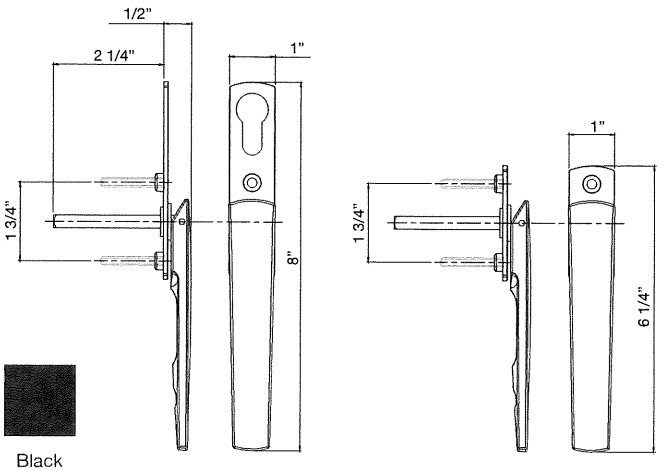

0.63”
96”
OUTER TONGUE UNIT
TONGUE UNIT
44.19”
30.85”
CENTER
79.19”
18.44”
65.85”
35”
BTM TONGUE UNIT
420.5
0.89”
95.98”
101.91”
0.87”

LOCKS

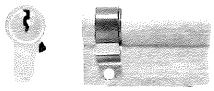
Twinpoint Lever



Twinpoint Lever Short

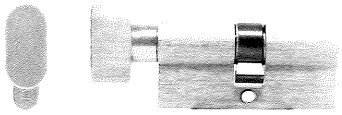


Thumb Turn Locks



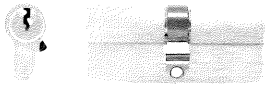
50mm Single Sided · Twinpoint Lever
Euro Cylinder Key
Use: Exterior Locking Only

Satin Nickel



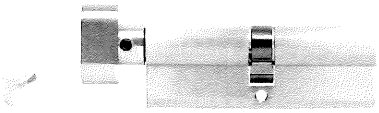
70mm Double Sided · Twinpoint Lever
Euro Cylinder Key / Thumb Turn
Use: Swing Door or Special Request

Satin Nickel



70mm Double Sided · Twinpoint Lever
Euro Cylinder Key / Key
Use: Standard Option

Satin Nickel

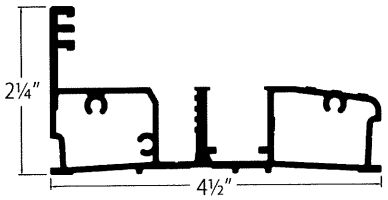


90mm Double Sided · Multi Point Handle
Euro Cylinder Key / Thumb Turn
Use: Standard Option
Finish: Satin Nickel, Bronze, Polished, Black

Satin Nickel · Polished · Bronze · Black

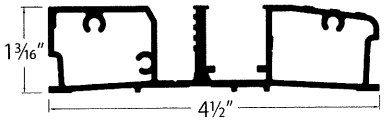
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SILLS



Standard Sill

HVHZ Impact Rated
Water Rated



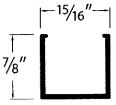
Modified Standard Sill

HVHZ Impact Rated



ADA Sill

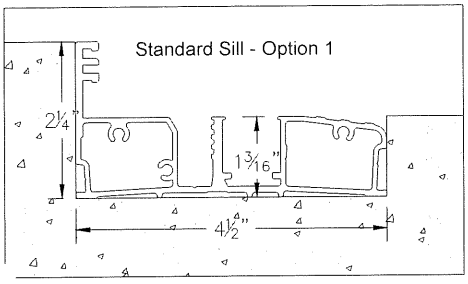
HVHZ Impact Rated

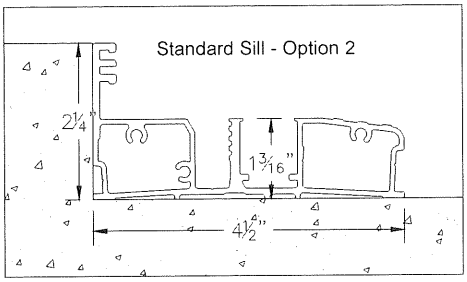


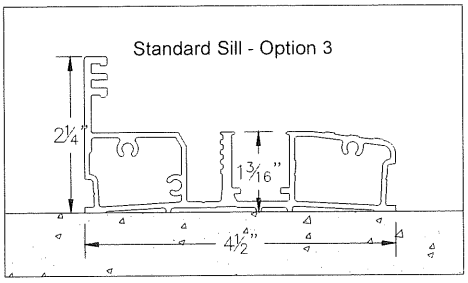
Channel Sill

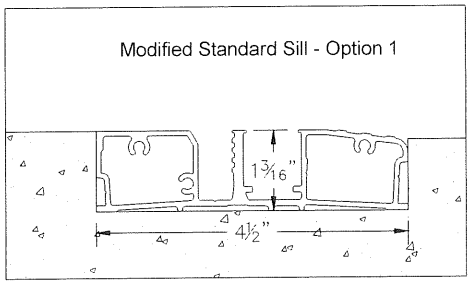
Interior Use Only

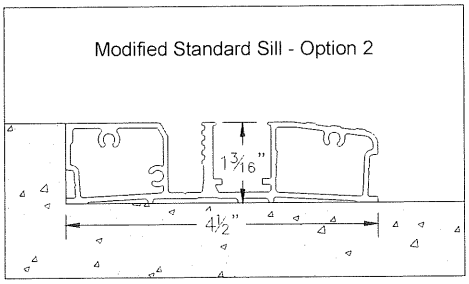
EMBED OPTIONS

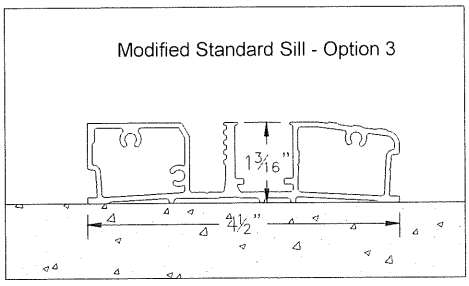


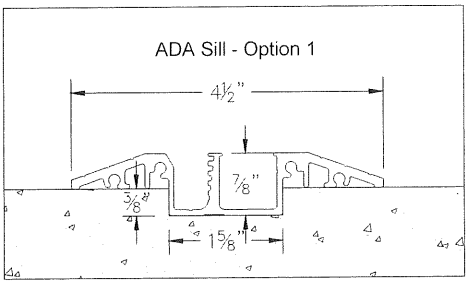


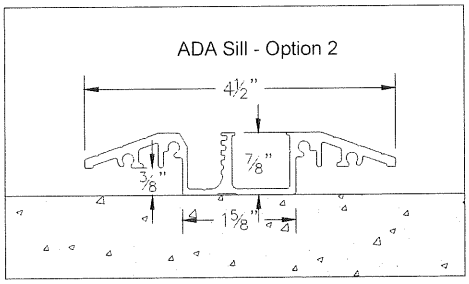


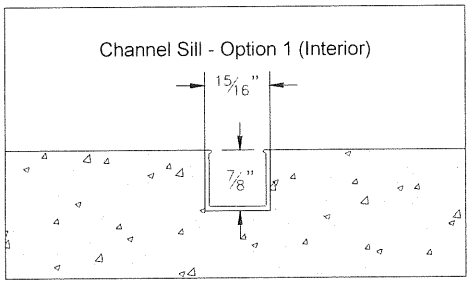


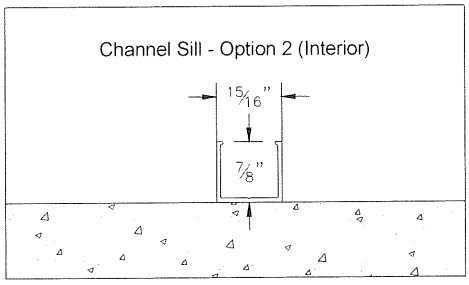








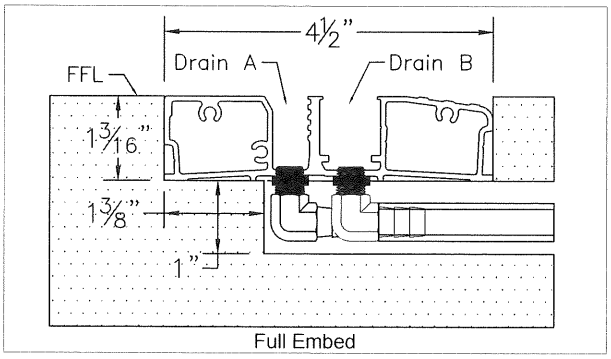




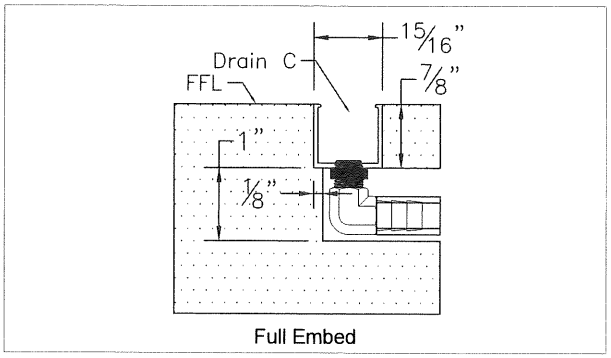
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WATER MANAGEMENT

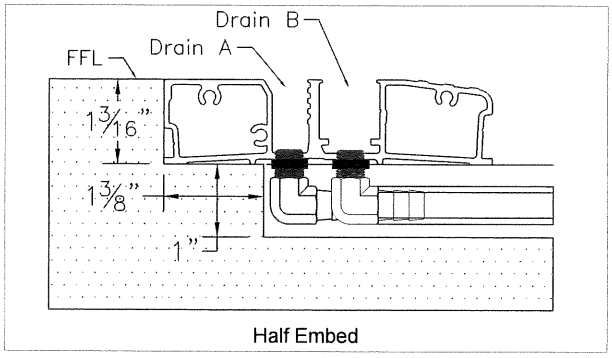
Typical Drain Hole Embedding



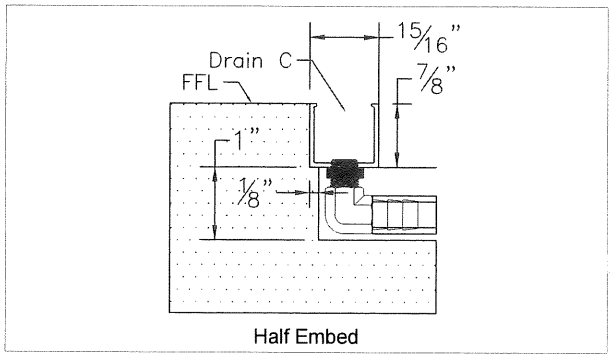
Full Embed



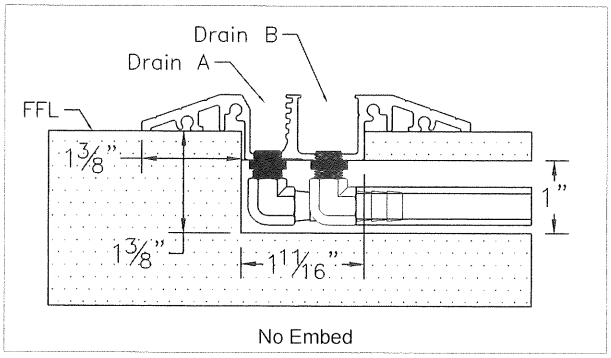
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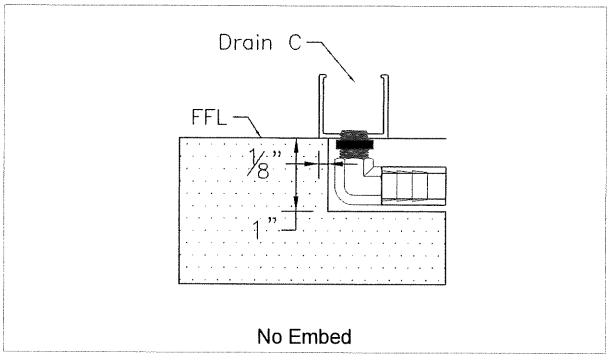
Half Embed



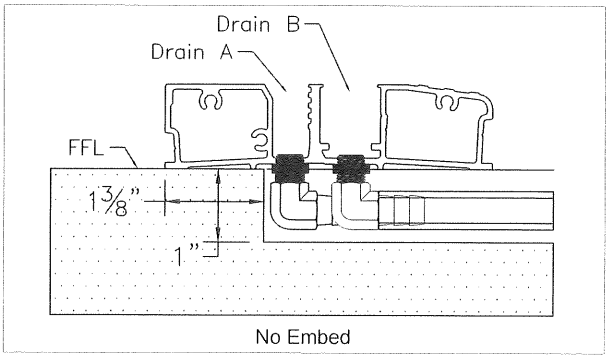
Half Embed



No Embed



No Embed

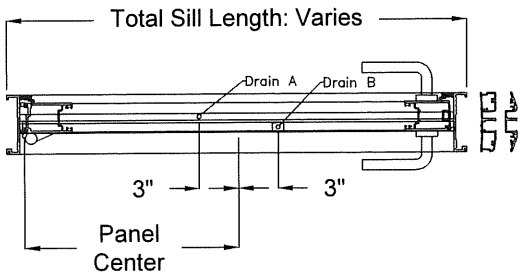


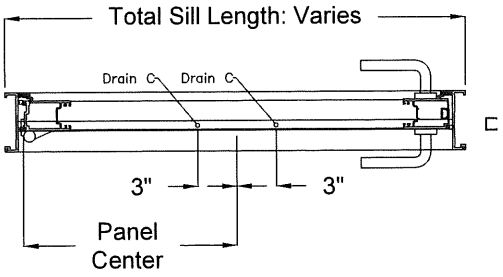
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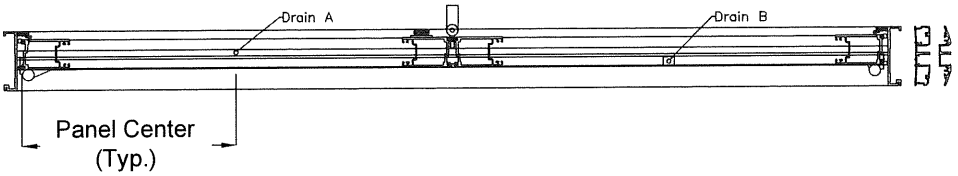
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Typical Drain Hole Location

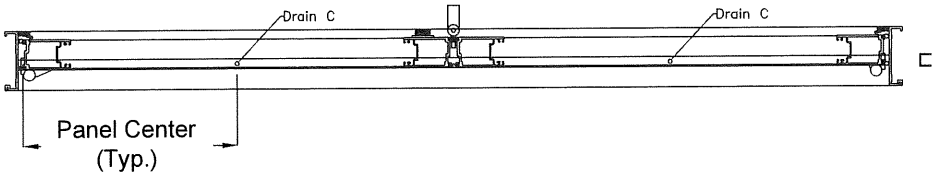
Drill using a 5/16" Bit, and Tap using a 1/8" NPT, with 27 Threads per Inch



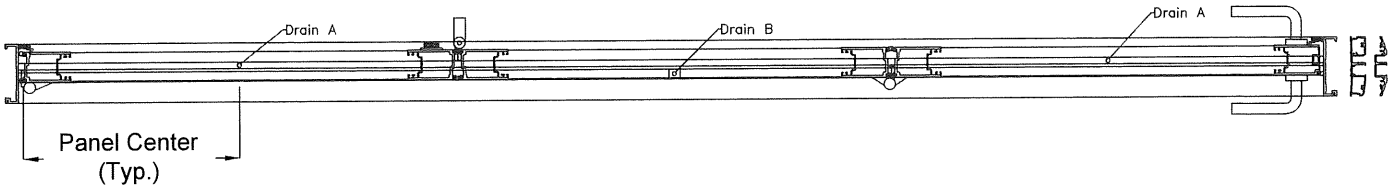


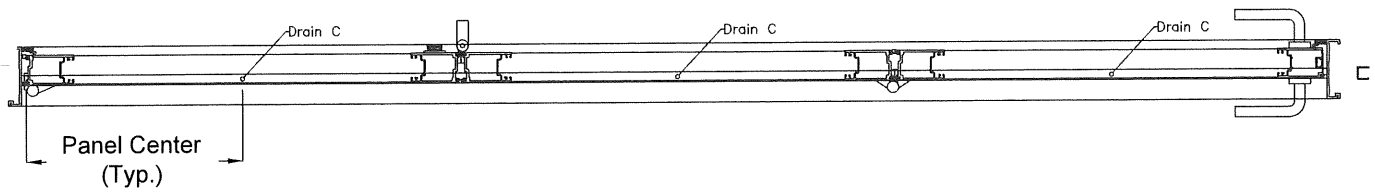


ADA & Modified Still -Staggerd repeating pattern



Channel Still - Repeating pattern

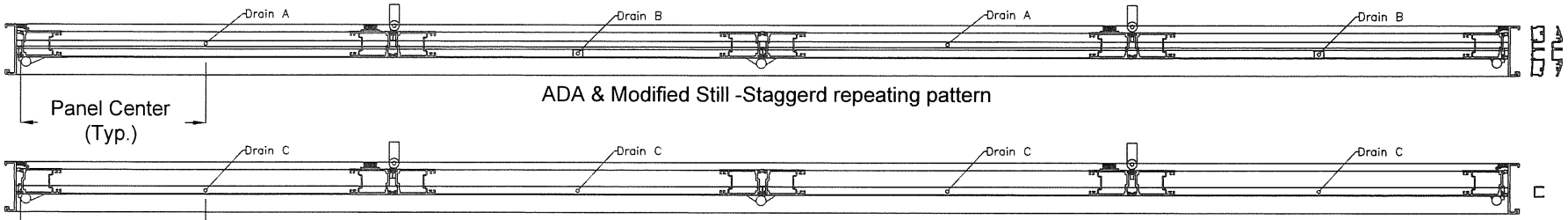




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Typical Drain Hole Location

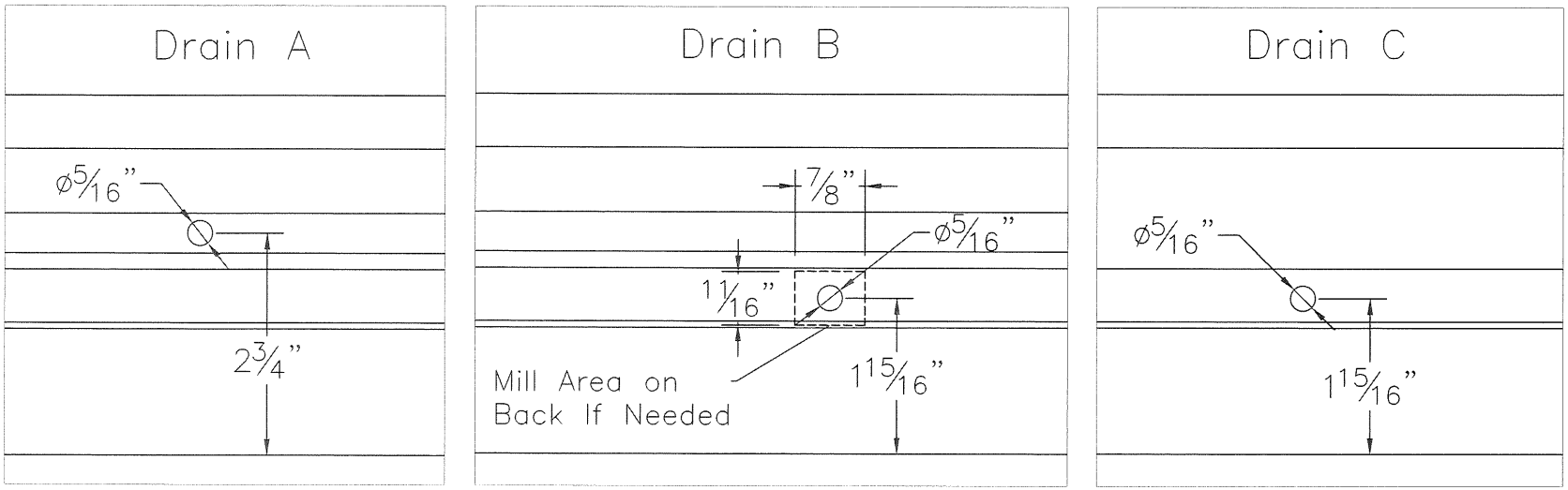
Drill using a 5/16" Bit, and Tap using a 1/8" NPT, with 27 Threads per Inch



ADA & Modified Still -Staggerd repeating pattern

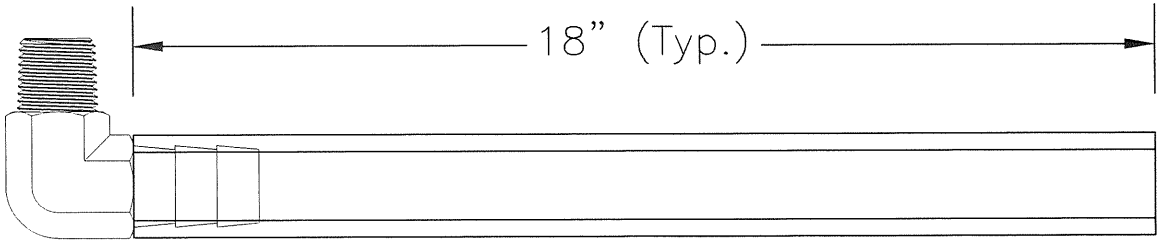
Channel Still - Repeating pattern

Typical Drain Hole Milling



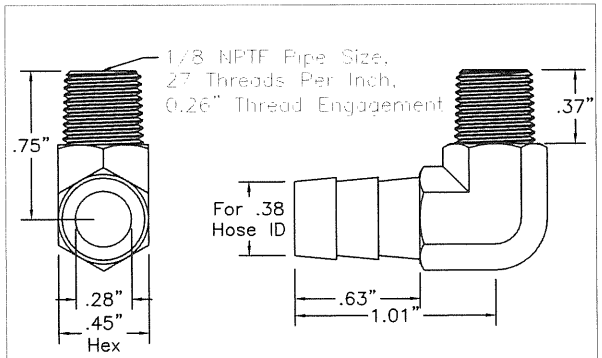
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Water Management System Parts

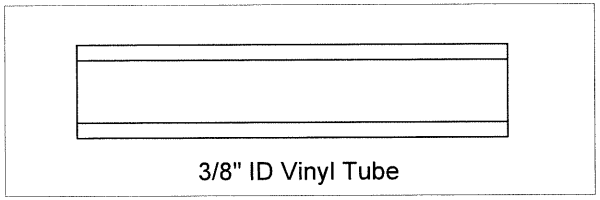


Beyond 18" Extra 3/8"
Tubing By Others

Water Managment Assembly

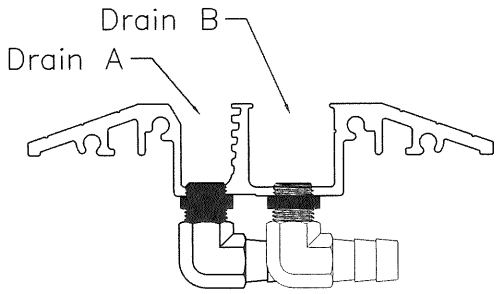


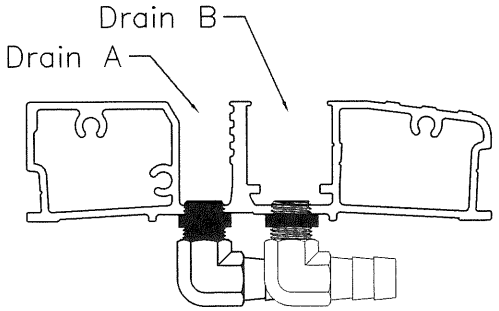
90 deg. Elbow

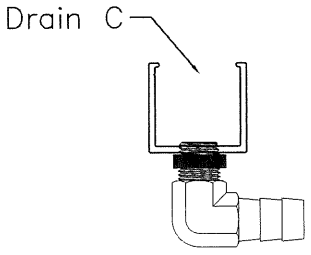


3/8" ID Vinyl Tube

Typical Drain Hole Location



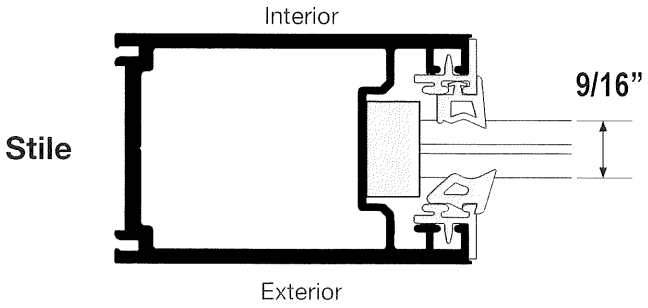


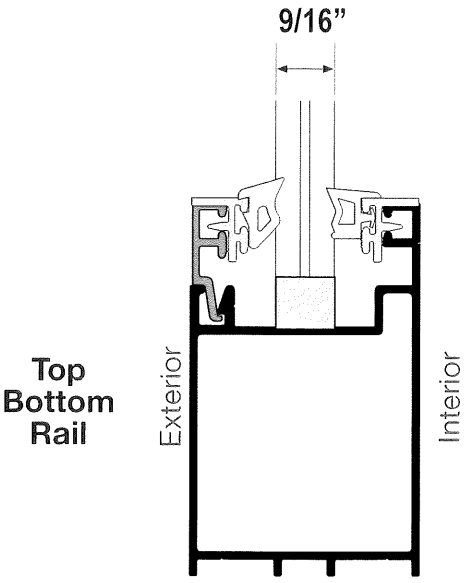


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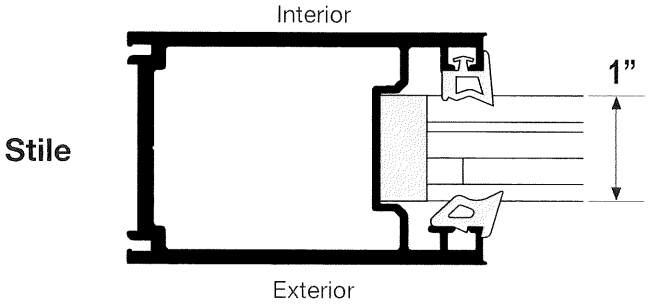
GLAZING DETAILS

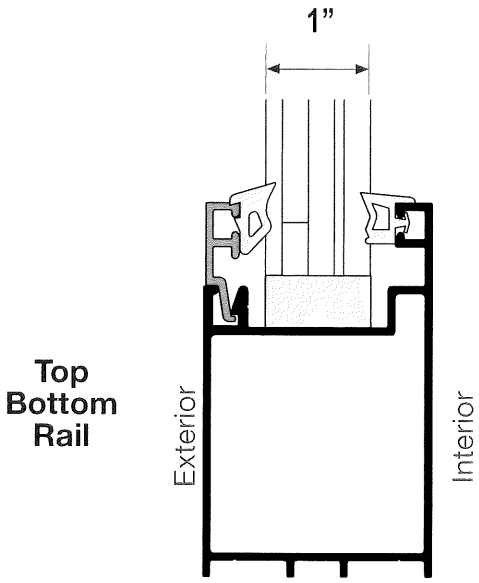
Impact Glass (9/16" Monolithic)





IG Impact





FINISH OPTIONS

Standard Finishes

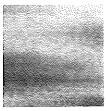

White

Clear Anodized


Bronze

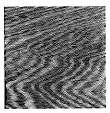

Black

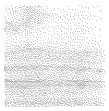
Standard Wood Finishes


Mahogany / Sapele


White Oak

Exotic Wood Finishes


African Rosewood

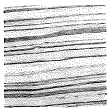

Ash


Birch


Curly Maple

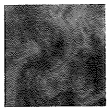

Red Oak


Walnut


Zebrawood

Faux Wood Grain Finishes


Aspen


Burlwood

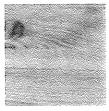

Chesnut Cherry


Cinnamon Red


Dark Walnut


English Oak


Hazelnut Brown


Honey Pine


Mahogany Red


Natura

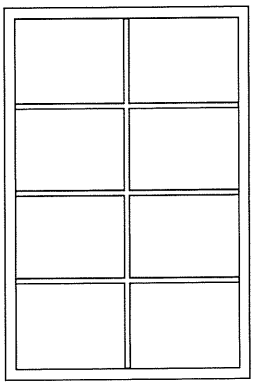

Teak

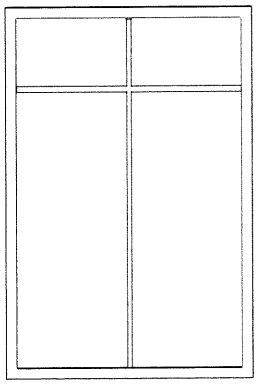

Walnut Brown

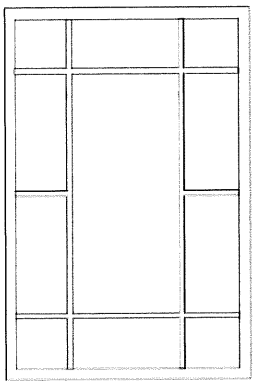

Weathered Teak

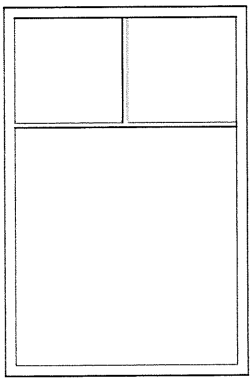
GRID OPTIONS

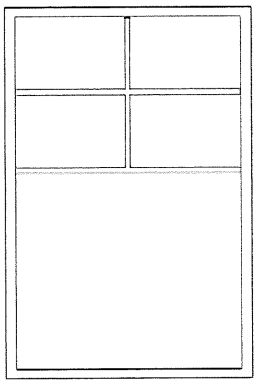
These muntin configurations are just a few examples of the numerous possibilities. All configurations are available in aluminum or wood.

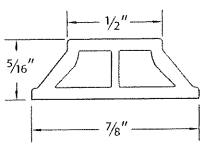

Traditional Grid


Cross Grid

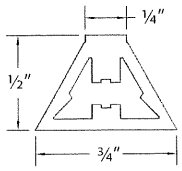

English Grid


Ladder

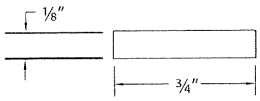

Double Ladder



7/8" OG MUNTIN



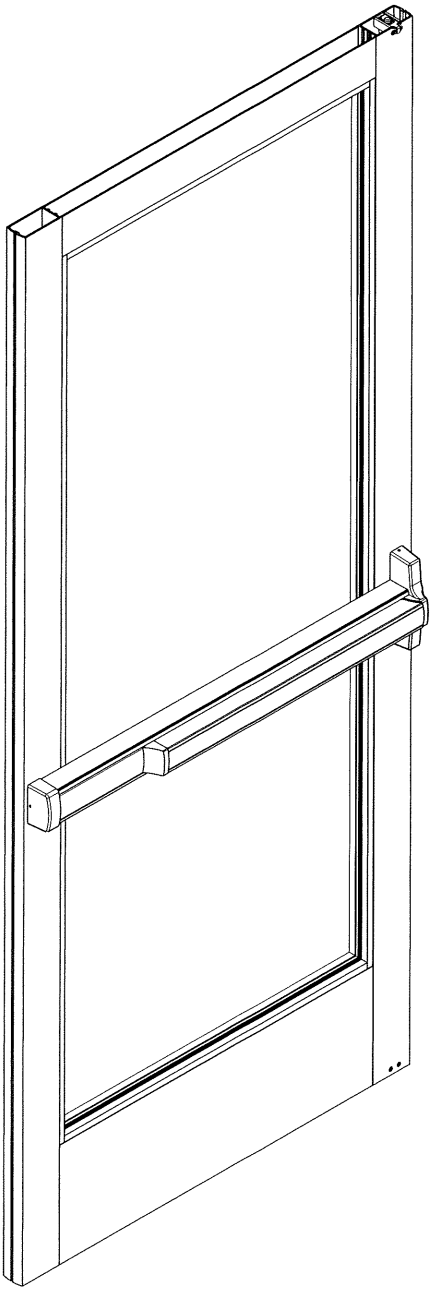
3/4" STANDARD MUNTIN



3/4" FLAT MUNTIN

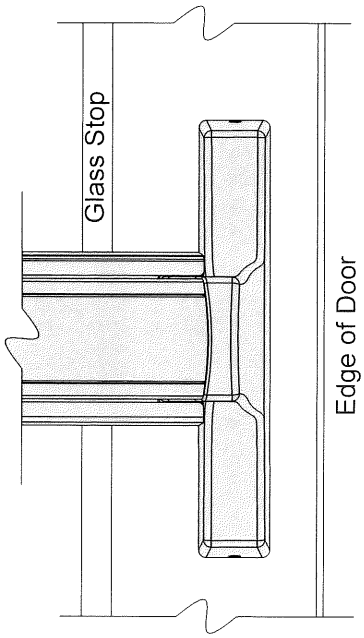
NOTE: The 3/4" flat muntin is primarily used for sliding doors, however if your project has folding and sliding doors this muntin will be used to make them all match.

ADA - PANIC BARS

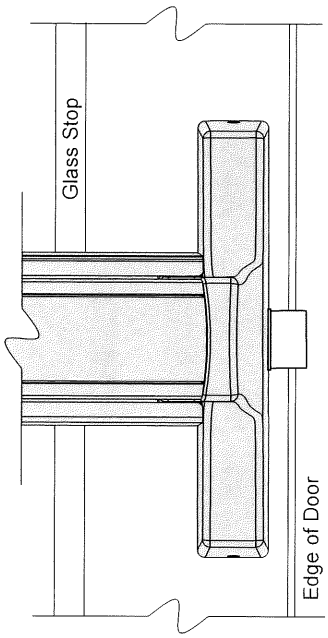


Interior Access

Two Component / Astragal Condition

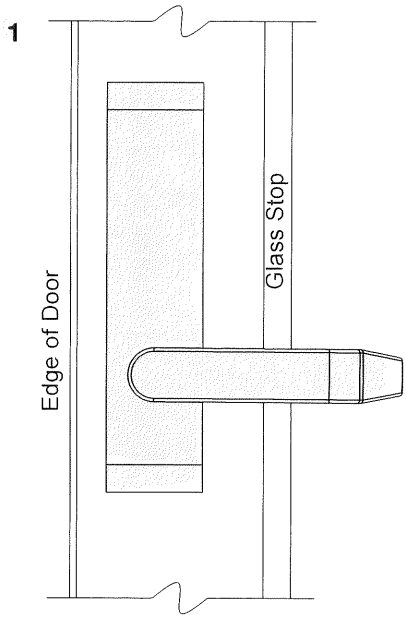


Single Components Condition

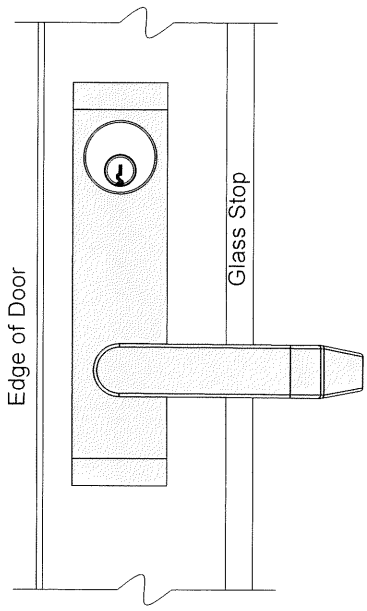


Exterior Access
Note: Optional to have no exterior access.

1

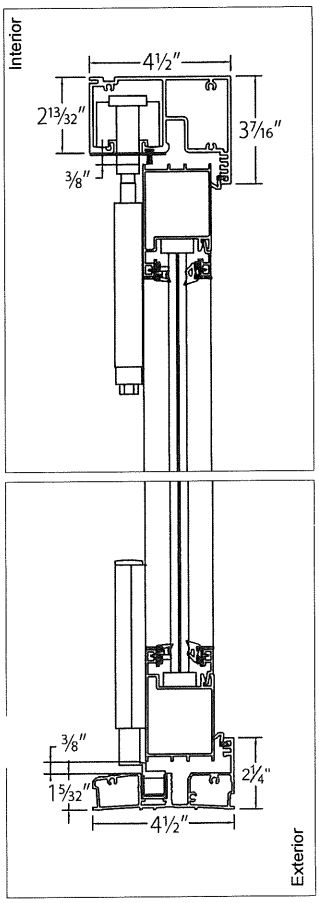


2

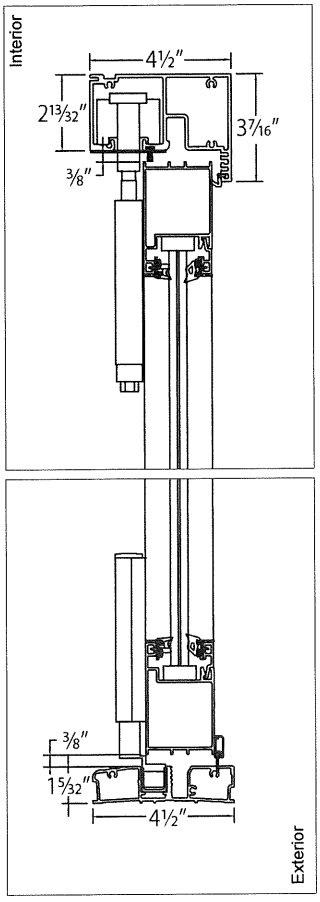


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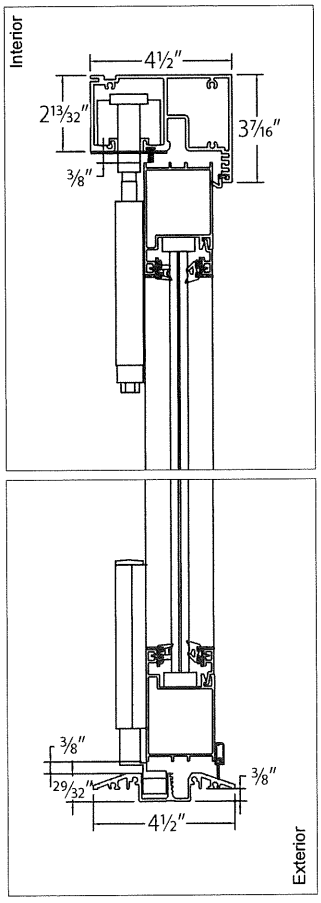
ELEVATION DETAILS



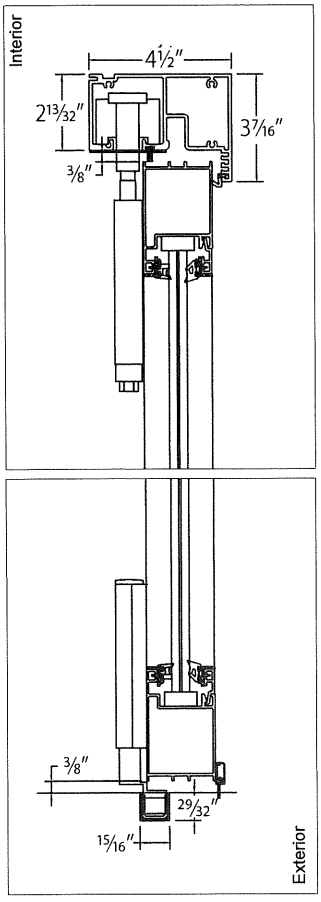
Standard Sill



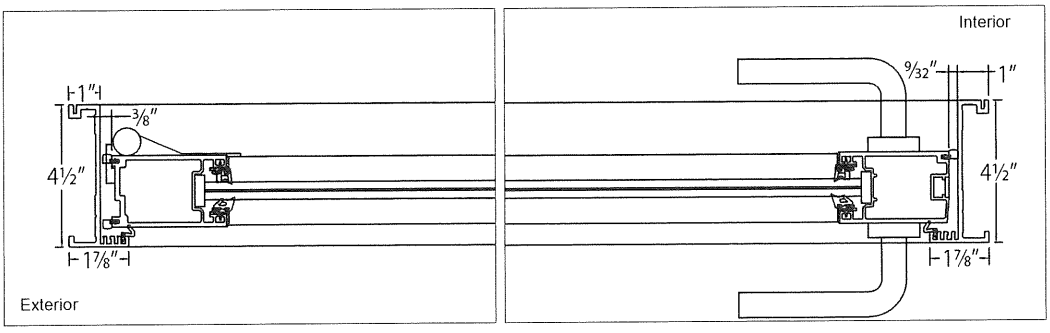
Modified Sill



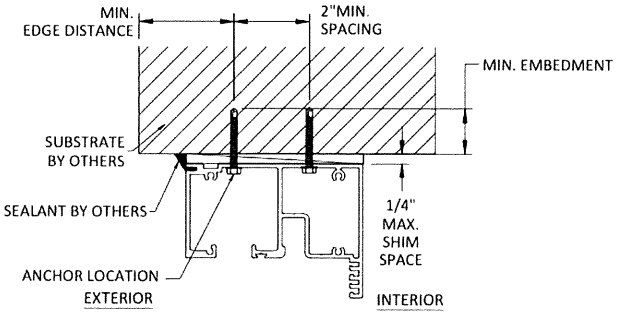
ADA Sill



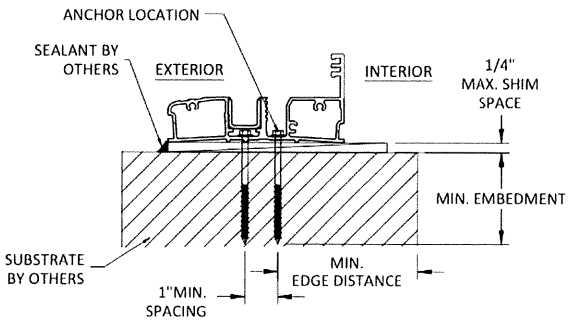
Channel Sill



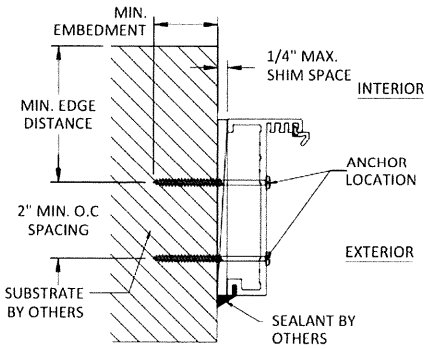
ANCHOR DETAILS



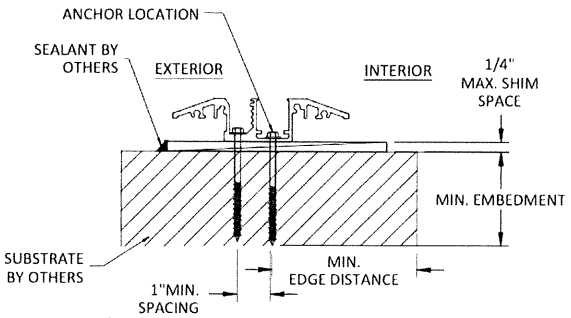
A6 ANCHOR DETAIL
HEAD - THROUGH FRAME



B6 ANCHOR DETAIL
STANDARD SILL - THROUGH FRAME
INSWING/OUTSWING



C6 ANCHOR DETAIL
JAMBS - THROUGH FRAME



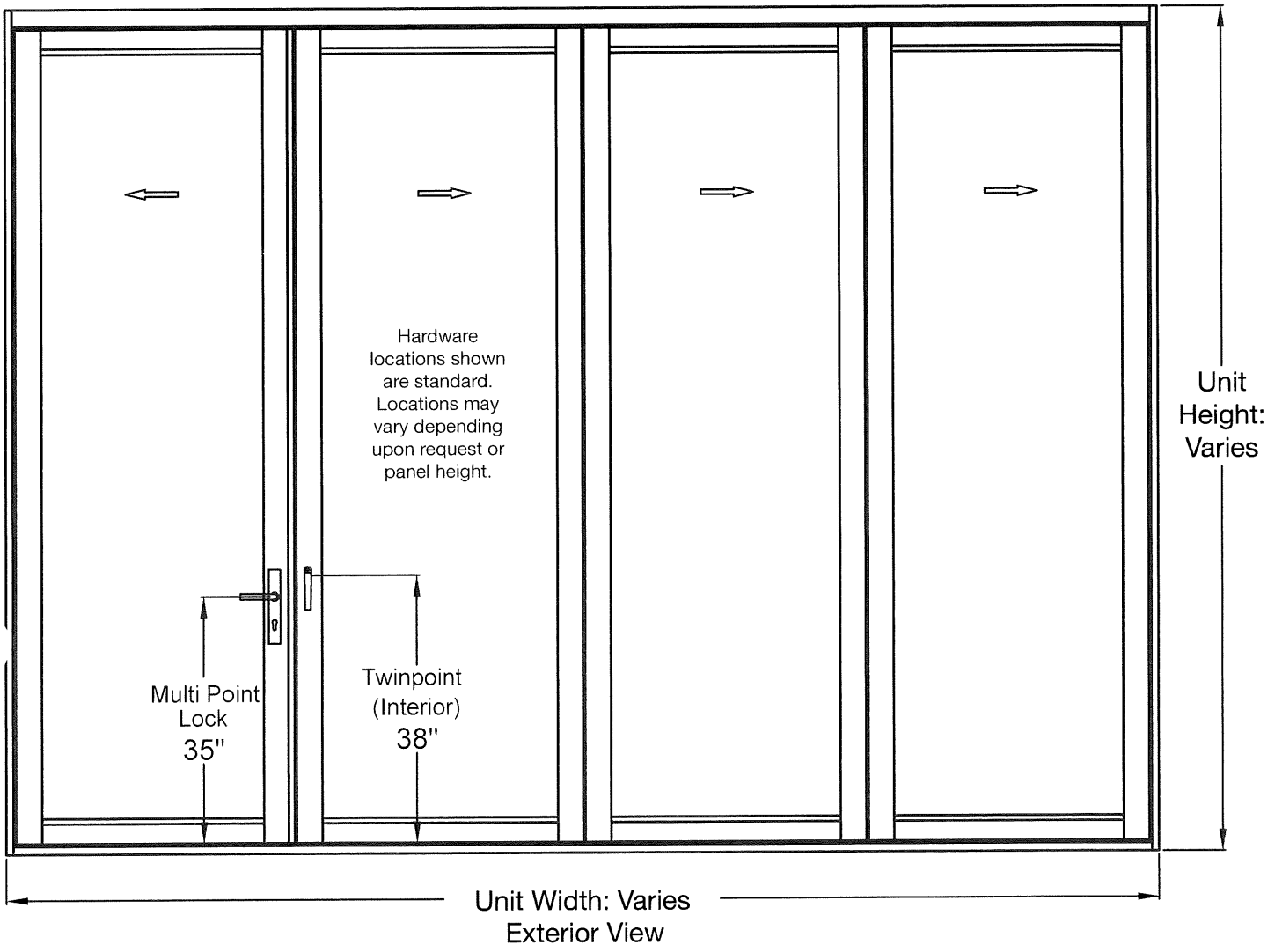
D6 ANCHOR DETAIL
ADA SILL - THROUGH FRAME

ANCHOR SCHEDULE					
INSTALLATION TYPE	QTY PER LOCATION	SUBSTRATE	ANCHOR TYPE	EMBEDMENT (IN.)	EDGE DISTANCE (IN.)
THRU FRAME	2	WOOD (MIN. S.G. = 0.55)	#14 WOOD SCREW	1.5000	0.7500
	2	CONCRETE (MIN. F'C = 2,000 psi) OR CMU (PER ASTM C90)	1/4" ITW TAPCON	1.7500	2.5000
	2	METAL STUD (STEEL MIN. 18GA, Fy = 33ksi ALUMINUM MIN 1/8", 6063-T5)	1/4" SMS OR SELF DRILLING SCREW	3 THREADS PENETRATION BEYOND METAL WALL	0.5000

1. Two installation anchors required at each location shown.
2. Option 1x and 2x wood studs for concrete/CMU installation.
3. The number of installation anchors depicted is the minimum number of anchors to be used for the product installation of the maximum size listed.
4. Install individual installation anchors within a tolerance of +-1/2 inch the depicted location and spacing in the anchor layout details (I.E. without consideration of tolerances). Tolerances are not cumulative from one installation anchor to the next.
5. Shim as required at each installation anchor with load baring shim(s). Maximum allowable shim stack to be 3/8 inch. Shim where space of 1/16 inch or greater occurs. Shim(s) shall be constructed of high density plastic or better.
6. Minimum embedment and edge distance exclude wall finishes, including but not limited to stucco, foam, brick veneer and siding.
7. Installation anchors and associated hardware must be made of corrosion resistance material or have a corrosion resistant coating.
8. For hollow block and grout filled block, do not install installation anchors into mortar joints. Edge distance is measured from free edge of block or edge of mortar joint into face shell of block.
9. Installation anchors shall be installed in accordance with anchor manufacturer's installation instructions, and anchors shall not be used in substrates with strength less than the minimum strength specified by the anchor manufacturer.

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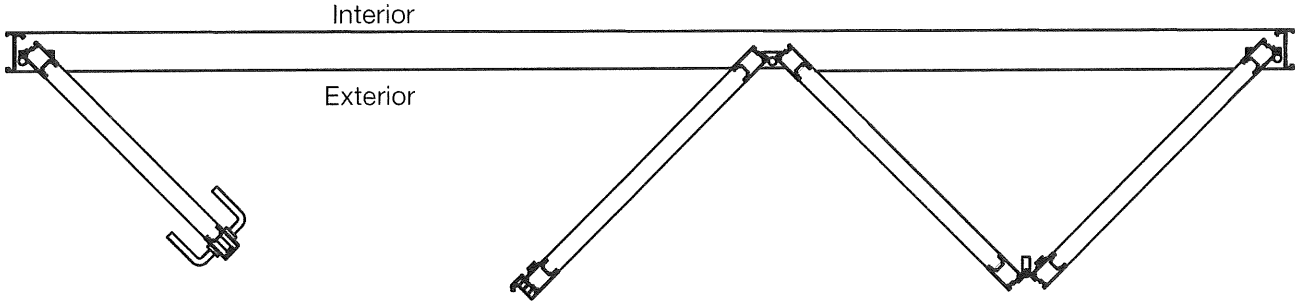
1 Left 3 Right Configuration Shown



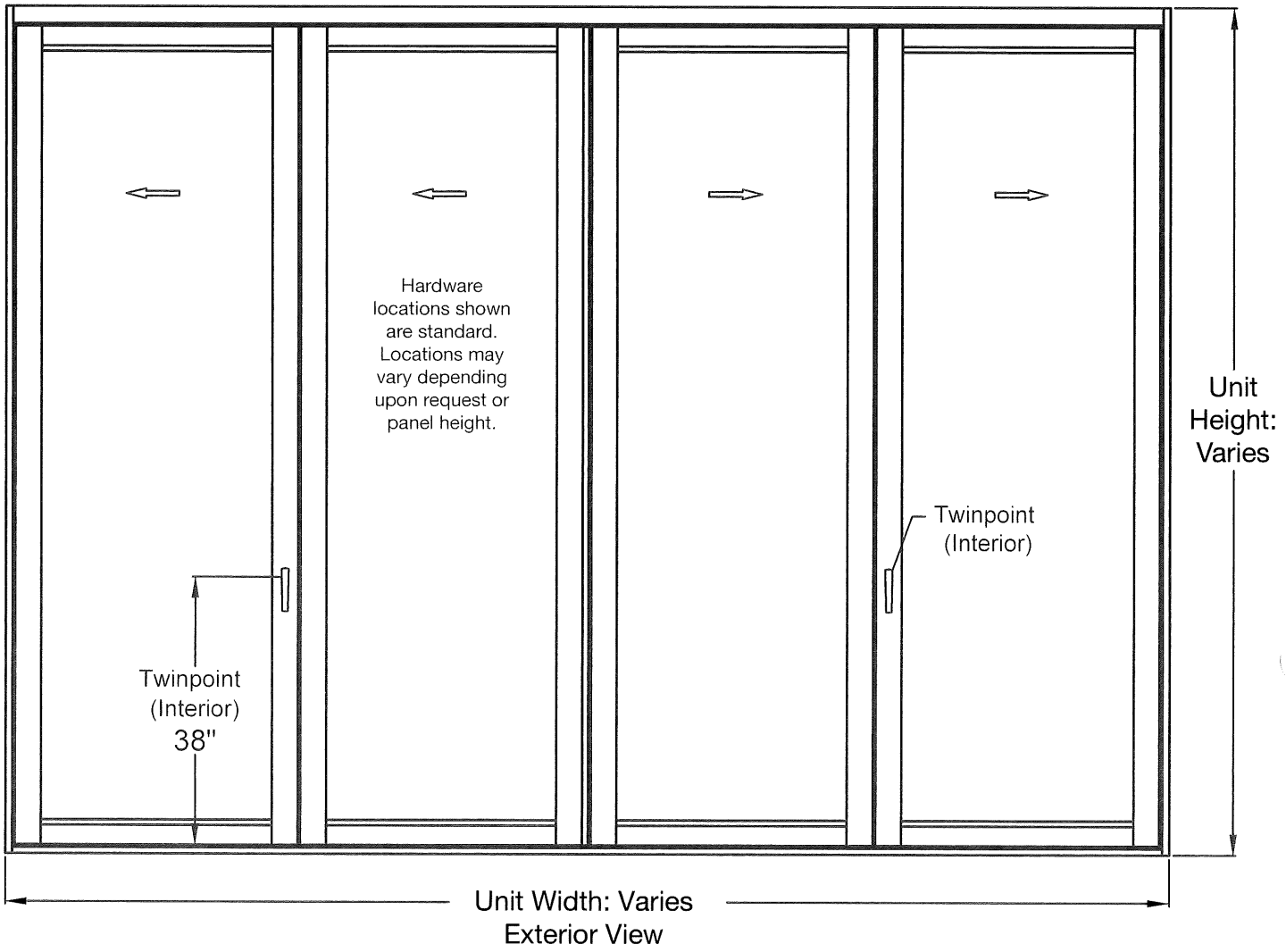
EXTERIOR ELEVATION



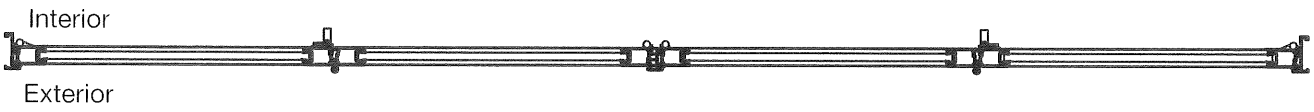
HORIZONTAL CROSS SECTION



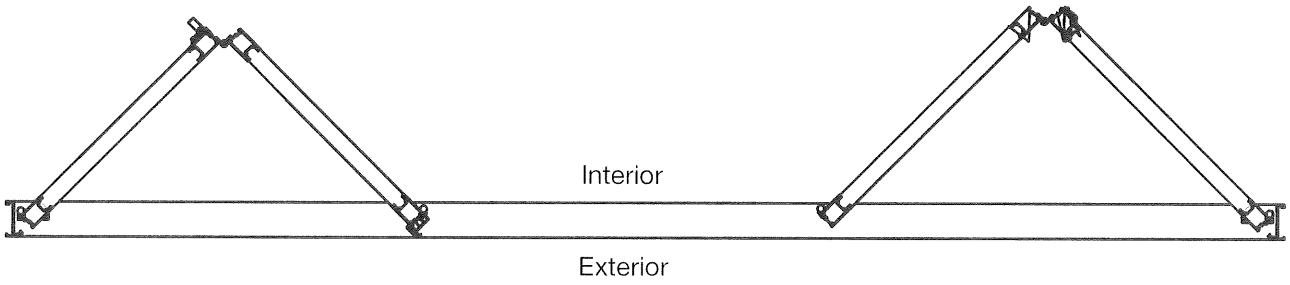
2 Left 2 Right Configuration Shown



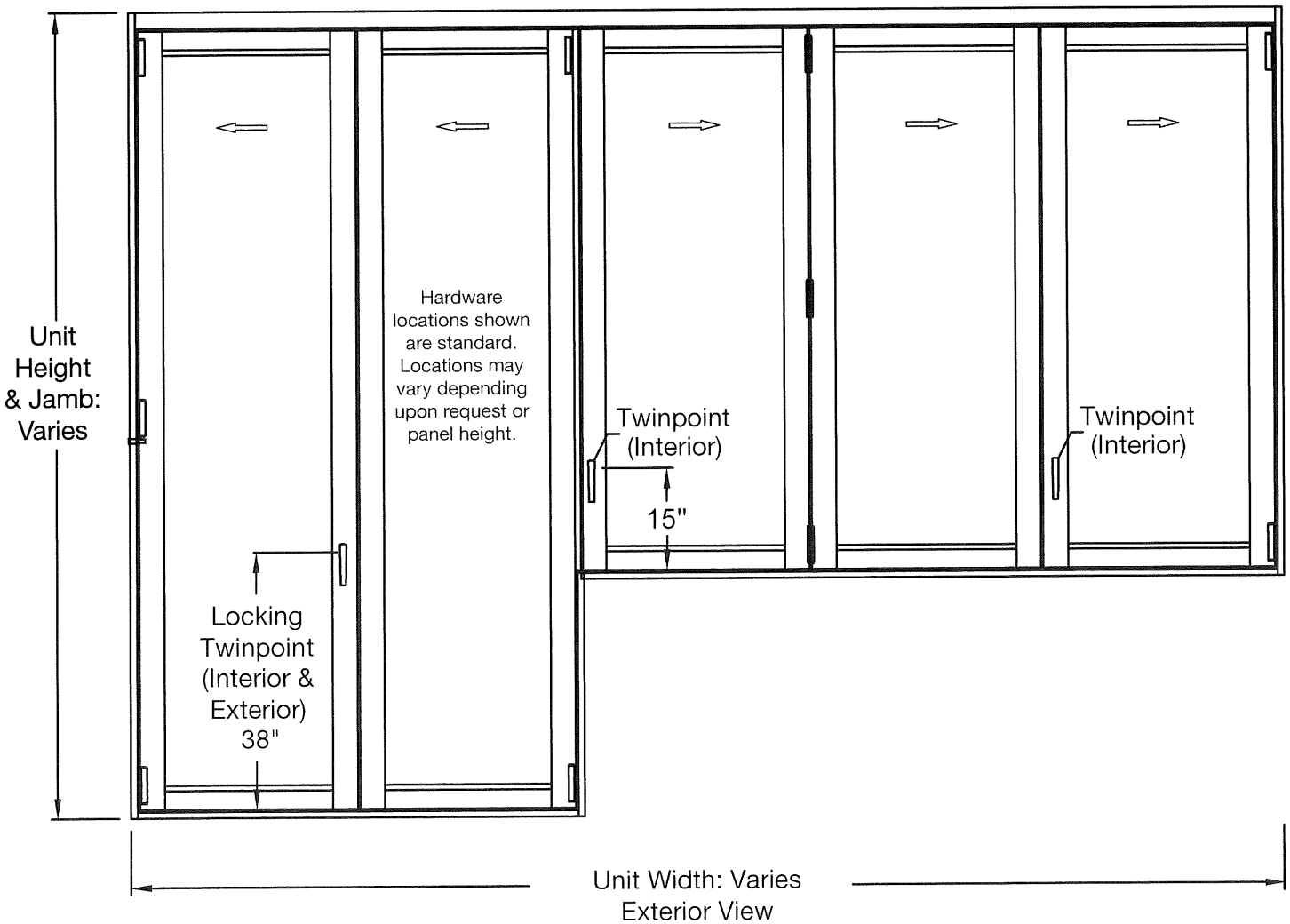
EXTERIOR ELEVATION



HORIZONTAL CROSS SECTION



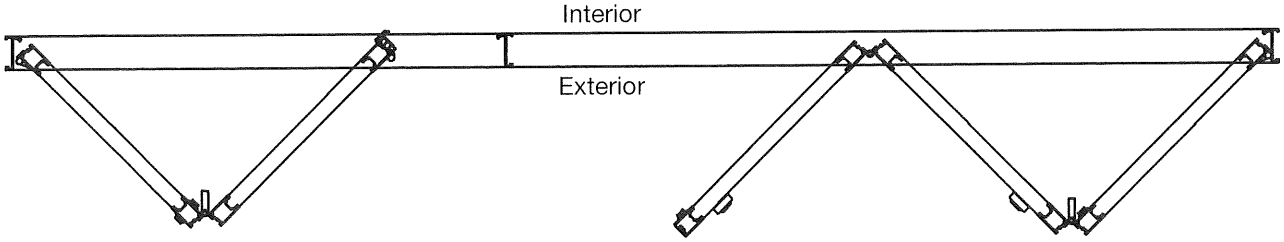
2 Left 2 Right Split Configuration Shown



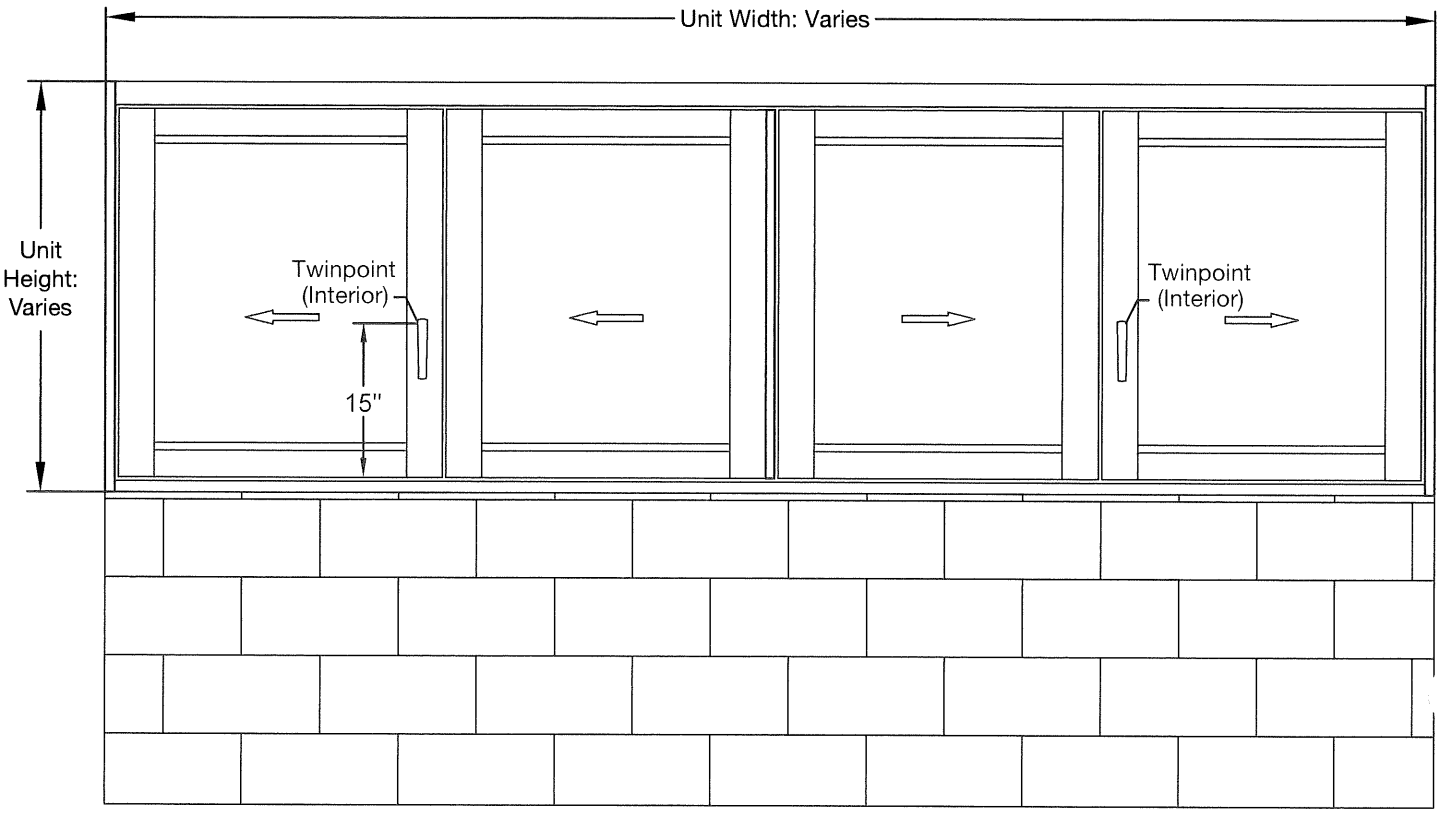
EXTERIOR ELEVATION



HORIZONTAL CROSS SECTION



2 Left 2 Right Bar Top Configuration Shown

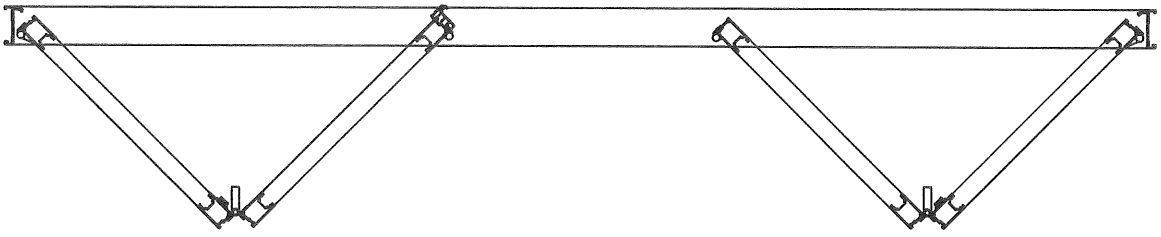


Exterior View

EXTERIOR ELEVATION



HORIZONTAL CROSS SECTION



DESIGN PRESSURE CHART

WZ3

Panel Width (Inches)

Panel Height (Inches)

	20	24	28	32	36	40	44	48	52
96	100	100	100	100	100	75	65	65	65
102	100	100	100	98.7	88.6	75	65	65	
108	100	100	93.8	82.8	75	65	65		
114	100	92.2	79.5	75	75	65	+61.2/-65		
120	94.2	78.9	75	75	+64.6/-65	+58.6/-63.5			
126	81.3	75	74.4	65.5	+55.6/-60.2	+50.4/-54.6			
132	75	75	64.6	+53.9/-58.4	+48.2/-52.2				
138	75	65.6	56.5	+47.1/-51	+42.1/-45.6				
144	69	57.7	49.6	+41.4/-44.8					
159	61	51	43.8	+36.5/-39.6					
156	54.2	45.3	+36.9/-40	+32.4/-35.1					
162	48.3	40.4	+32.9/-35.7						
168	43.3	36.2	+29.5/-32						

HVHZ

Panel Width (Inches)

Panel Height (Inches)

	20	24	28	32	36	40	44	48	52
72	100	100	100	100	100	100	100	100	75
76	100	100	100	100	100	100	100	100	75
80	100	100	100	100	100	100	100	75	75
84	100	100	100	100	100	100	100	75	65
88	100	100	100	100	100	100	75	65	65
92	100	100	100	100	100	100	75	65	65
96	100	100	100	100	100	75	65	65	65
100	100	100	100	100	94.3	75	65	65	
104	100	100	100	92.9	75	75	65	+64.5/-65	
108	100	100	93.8	82.8	75	65	65		
112	100	97.3	83.9	75	75	65	+62.6/-65		
116	100	87.4	75.4	75	75	+64.5/-65			
120	94.2	78.9	75	75	+64.6/-65	+58.6/-63.5			
126	65	65	65	65	65	65			
132	65	65	65	65	65				
138	65	65	65	65	65				
144	65	65	65	65	65				

TEST PERFORMANCE RESULTS

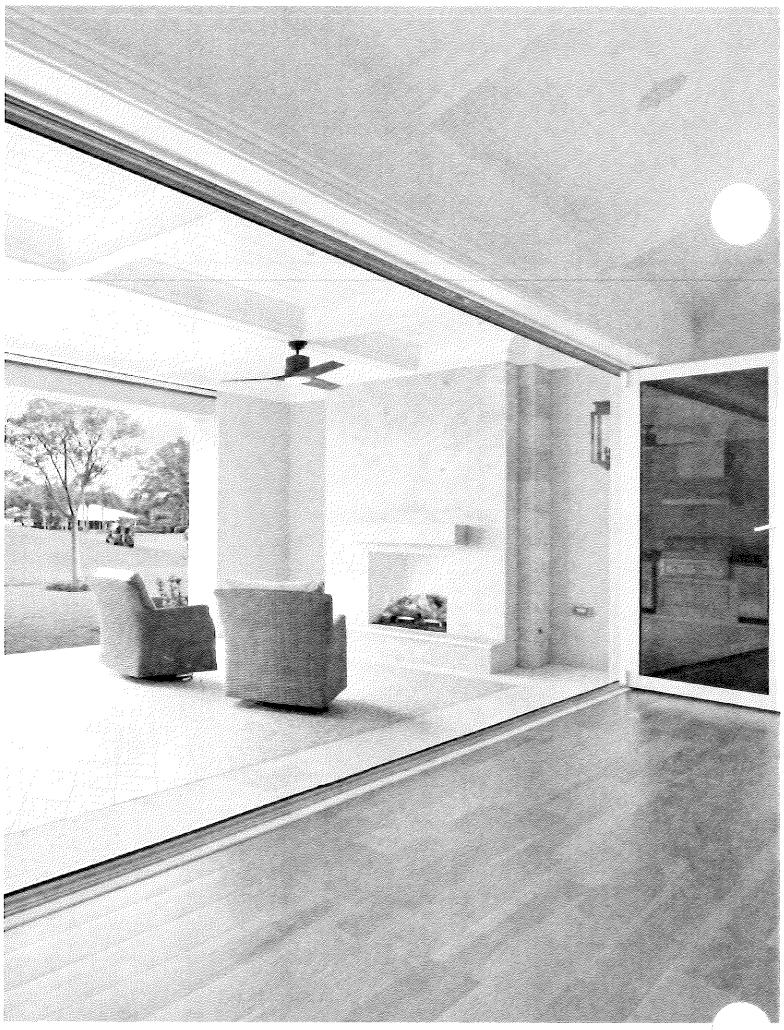
- Approved for use in Miami-Dade HVHZ Zone
- Florida Building Code Approved Product Approval FL 17838
- TAS 201 TAS 202 TAS 203
- Tested for Thermal Requirements
- AAMA / WDMA / CSA 101 / I.S.2 / A440-08 • NAFS-08
- Air Infiltration: A2
- Water Leakage Resistance: DP75 or PG75
- Wind Load Resistance: up to DP100
- Wind Zone 4 (Hurricane) ASTM (cycling) E1996: DP100 (C3 H100 Series)
- Wind Zone 4 (Hurricane) ASTM (impact) E1886: Pass (C3 H100 Series)

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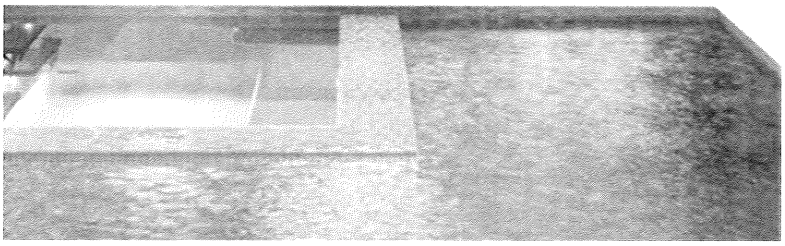
NFRC

Descrip.	Product Number	Pane IDs	Pane Thickness	Gap / Fill	Surface / Emissivity	Tint	Grid Type / Size	U-factor	SHGC	VT	CR
LoeE366 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami	001	#1: 2156 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.022	CL	N,G	0.63	N: 0.20 G: 0.18	N: 0.40 G: 0.34	13
LoeE240 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami	002	#1: 2046 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.057	GY	N,G	0.63	N: 0.19 G: 0.17	N: 0.24 G: 0.21	13
LoeE340 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami	003	#1: 2166 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.028	GY	N,G	0.63	N: 0.15 G: 0.13	N: 0.24 G: 0.21	13
SB60 Clr 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami	004	#1: 5283 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.035	CL	N,G	0.63	N: 0.28 G: 0.24	N: 0.45 G: 0.39	13
SB60 Gry 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami		#1: 5288 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.035	GY	N,G	0.63	N: 0.20 G: 0.18	N: 0.25 G: 0.22	13
SB70XL Clr 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami	005	#1: 5434 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.018	CL	N,G	0.62	N: 0.20 G: 0.18	N: 0.40 G: 0.34	14
SB70XL Gry 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami		#1: 5372 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.018	GY	N,G	0.62	N: 0.16 G: 0.14	N: 0.22 G: 0.19	14
LoeE366 3/16 - 3/8 Air - Clr/i89 7/16 SGP Lami	006	#1: 2156 #2: 64000	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.022 #4: 0.149	CL	N,G	0.58	N: 0.20 G: 0.17	N: 0.39 G: 0.34	13
LoeE340 3/16 - 3/8 Air - Clr/i89 7/16 SGP Lami	007	#1: 2166 #2: 64000	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.028 #4: 0.149	GY	N,G	0.58	N: 0.14 G: 0.12	N: 0.23 G: 0.20	13
LoeE366 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami	008	#1: 2156 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.022	CL	N,G	0.59	N: 0.20 G: 0.18	N: 0.40 G: 0.34	14
LoeE240 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami	009	#1: 2046 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.057	GY	N,G	0.60	N: 0.18 G: 0.16	N: 0.24 G: 0.21	13
LoeE340 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami	010	#1: 2166 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.028	GY	N,G	0.59	N: 0.14 G: 0.13	N: 0.24 G: 0.21	13
SB60 Clr 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami	011	#1: 5283 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.035	CL	N,G	0.59	N: 0.27 G: 0.24	N: 0.45 G: 0.39	13
SB60 Gry 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami		#1: 5288 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.035	GY	N,G	0.59	N: 0.19 G: 0.17	N: 0.25 G: 0.22	13
SB70XL Clr 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami	012	#1: 5434 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.018	CL	N,G	0.59	N: 0.20 G: 0.18	N: 0.40 G: 0.34	13
SB70XL Gry 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami		#1: 5372 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.018	GY	N,G	0.59	N: 0.15 G: 0.13	N: 0.22 G: 0.19	13
LoeE366 3/16 - 3/8 ARG - Clr/i89 7/16 SGP Lami	013	#1: 2156 #2: 64000	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.022 #4: 0.149	CL	N,G	0.55	N: 0.19 G: 0.17	N: 0.39 G: 0.34	14
LoeE340 3/16 - 3/8 ARG - Clr/i89 7/16 SGP Lami	014	#1: 2166 #2: 64000	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.028 #4: 0.149	GY	N,G	0.55	N: 0.13 G: 0.12	N: 0.23 G: 0.20	13
LoeE270 3/16 - 3/8 Air - Clr/Clr 7/16 SGP Lami	015	#1: 2028 #2: 2067	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.037	CL	N,G	0.64	N: 0.26 G: 0.23	N: 0.43 G: 0.37	12
LoeE270 3/16 - 3/8 Air - Clr/i89 7/16 SGP Lami	016	#1: 2028 #2: 64000	#1: 0.197 #2: 0.46	0.375 AIR	#2: 0.037 #4: 0.149	CL	N,G	0.60	N: 0.25 G: 0.22	N: 0.42 G: 0.36	12
LoeE270 3/16 - 3/8 ARG - Clr/Clr 7/16 SGP Lami	017	#1: 2028 #2: 2067	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.037	CL	N,G	0.61	N: 0.25 G: 0.22	N: 0.43 G: 0.37	13
LoeE270 3/16 - 3/8 ARG - Clr/i89 7/16 SGP Lami	018	#1: 2028 #2: 64000	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.037 #4: 0.149	CL	N,G	0.57	N: 0.25 G: 0.22	N: 0.42 G: 0.36	12
LoeE366 3/16 - 3/8 ARG - Clr/i89 7/16 SGP Lami	000	#1: 2156 #2: 64000	#1: 0.197 #2: 0.46	0.375 ARG 90	#2: 0.022 #4: 0.149	CL	N	0.55	0.19	0.39	14





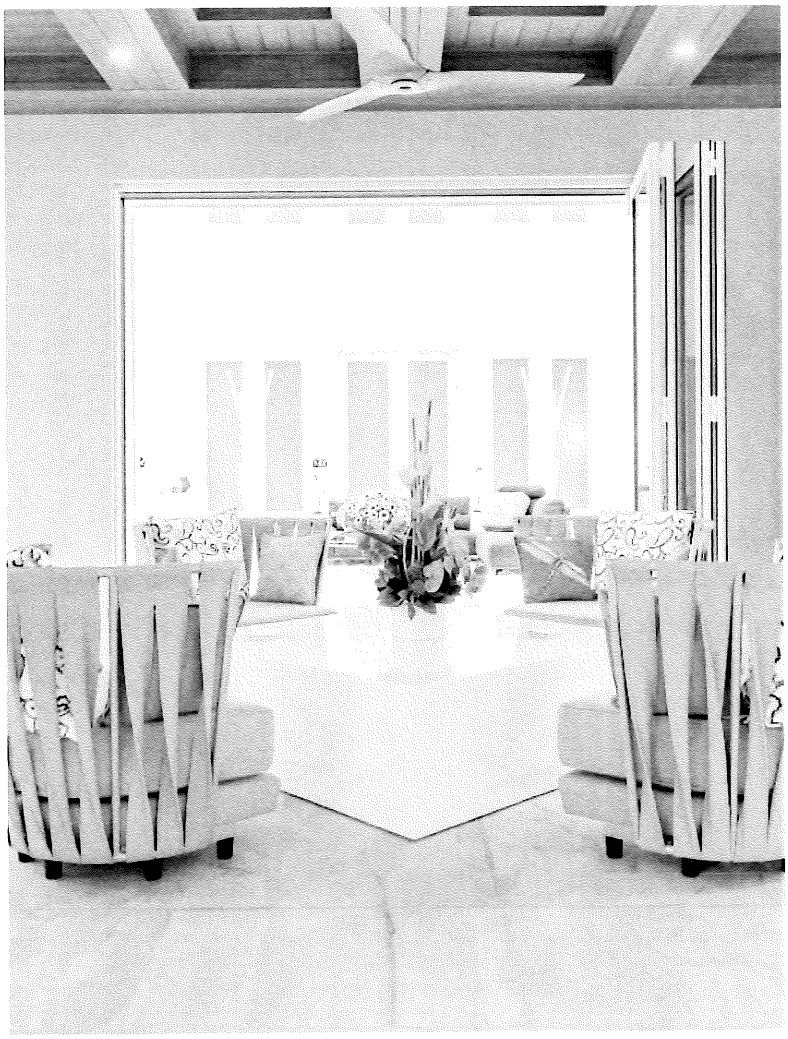
















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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ 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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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 SIDEWALK

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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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)

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.

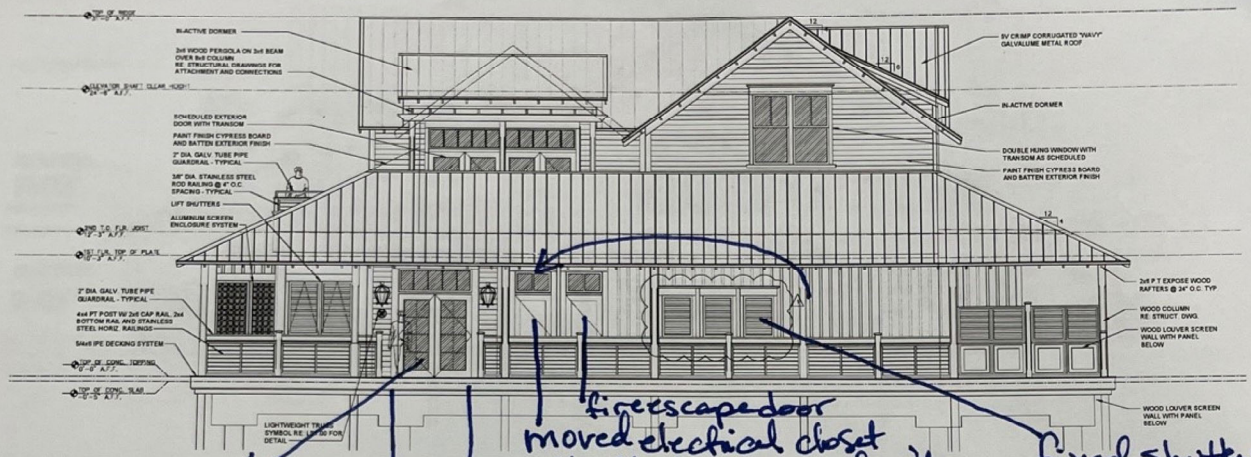
Project number: HP2022-0030 Project Address: 135 Avenida Menendez

Reviewed by: Julie Courtney Date: 04.27.22

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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 Period

Application No. 94
Page 247 of 708

CRONK DUCH ARCHITECTURE
1538 Sim Mares Boulevard, Suite 101, Jacksonville, Florida 32207
Office: 904.302.9443 Fax: 904.302.9465
21 Cathedral Place, Suite 405, St. Augustine, Florida 32085
Office: 904.829.3454 Fax: 904.810.0656

CONSULTANTS:
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S.K. ENGINEERING LLC
5 Beachcomber Way St. Augustine, Florida 32084
Tel. No. 904.835.0056

MECHANICAL, ELECTRICAL AND PLUMBING
JOHN R. CUSICK P.E.
CUSICK ENGINEERING & CONSTRUCTION LLC
2400 Clarmont Road, Jacksonville, Florida 32217
Tel. No. 904.636.7907

FIRE PROTECTION
STEPHEN KOWKABANY
NEPTUNE FIRE PROTECTION ENGINEERING
60 Ocean Boulevard, Suite 6
Atlantic Beach, Florida 32233
Tel. No. 904.662.4366

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

ARCHITECT'S SEAL
CHRISTOPHER M. CRONK
REGISTERED ARCHITECT
STATE OF FLORIDA
No. AR 0016424

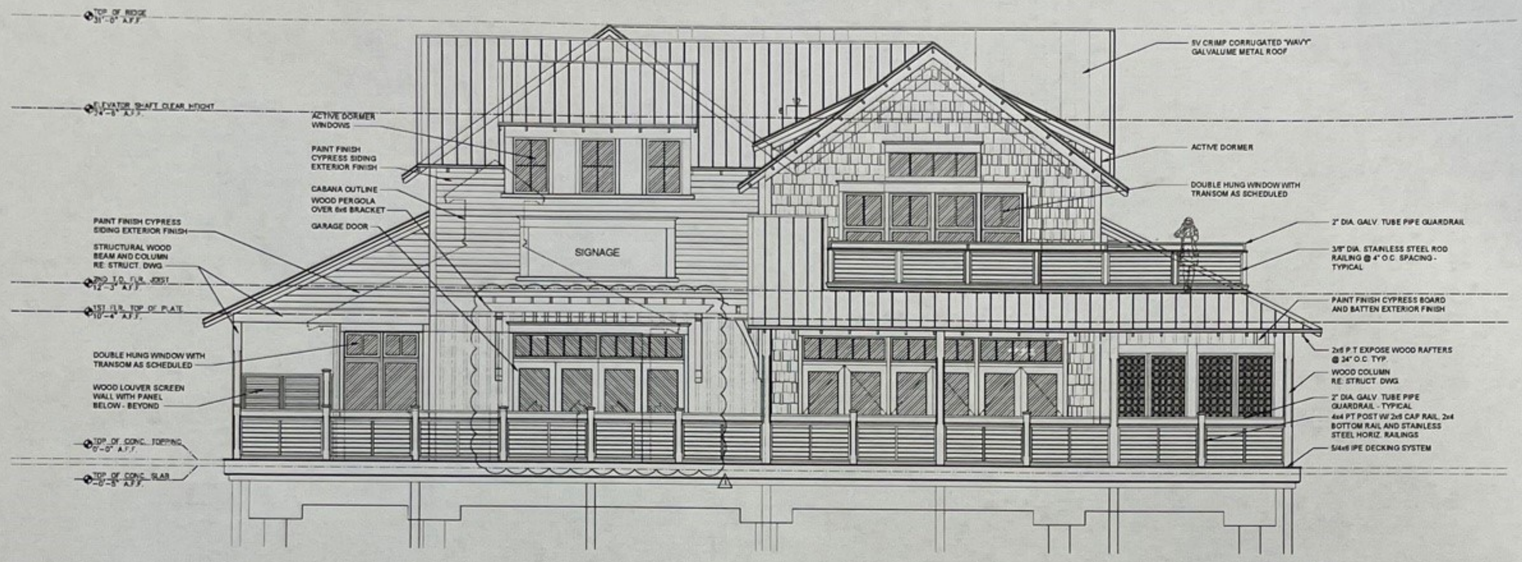
CADD DWG. FILE NO.
SCALE: AS SHOWN
CADD USER ID: Edpt
LEGAL DESCRIPTION: SEE SURVEY
PROJECT PHASE: PERMIT SET
PROJECT NUMBER: CDA0016122015

NEW PROJECT
135 AVENIDA MENENDEZ
AUGUSTINE, FLORIDA 32084
SANTA MARIA RESTAURANT SITE
EXTERIOR ELEVATIONS
A2.20

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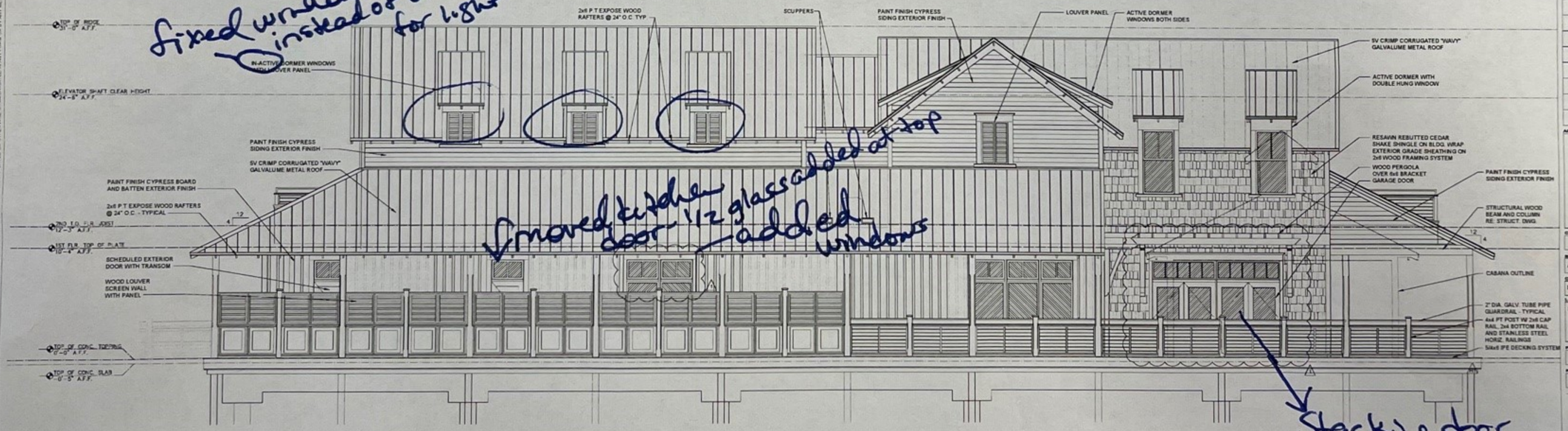
Received May 9, 2022
Planning and Building Department

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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

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FIRE PROTECTION
STEPHEN KONRABAHY
NEPTUNE FIRE PROTECTION ENGINEERING
69 Ocean Boulevard, Suite 6
Atlantic Beach, Florida 32233
Tel. No. 904.852.4355

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
CHRISTOPHER A. CRONK
FLORIDA REGISTERED ARCHITECT
No. AR 0014644

CADD DWG. FILE NO.
SCALE: AS SHOWN
CADD USER ID: EditE
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

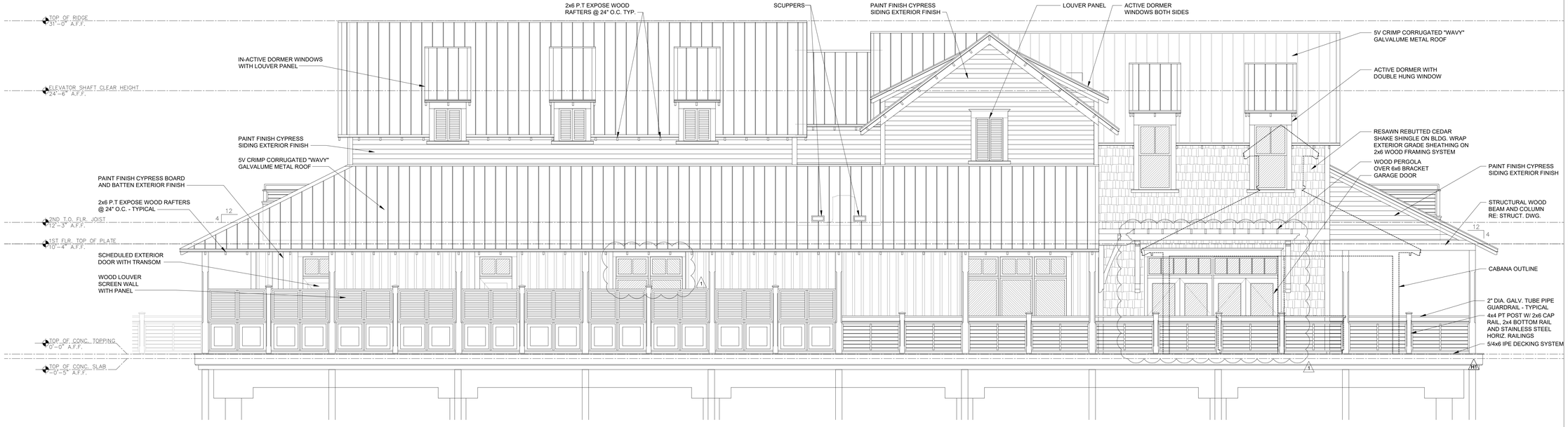
A2.10

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

DO NOT MEASURE DRAWINGS
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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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CRONK DUCH ARCHITECTURE
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24 Cathedral Place, Suite 405, St. Augustine, Florida 32095
Office: 904.626.3454 Fax: 904.302.9850

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S.K. ENGINEERING LLC
9 Beachcomber Way, St. Augustine, Florida 32084
Tel. No. 904.825.0036

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Tel. No. 904.636.7907

FIRE PROTECTION :
STEPHEN KOWKABANY
NEPTUNE FIRE PROTECTION ENGINEERING
60 Ocean Boulevard, Suite 6
Atlantic Beach, Florida 32233
Tel. No. 904.652.4200

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

DO NOT MEASURE DRAWINGS
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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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 0014228

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

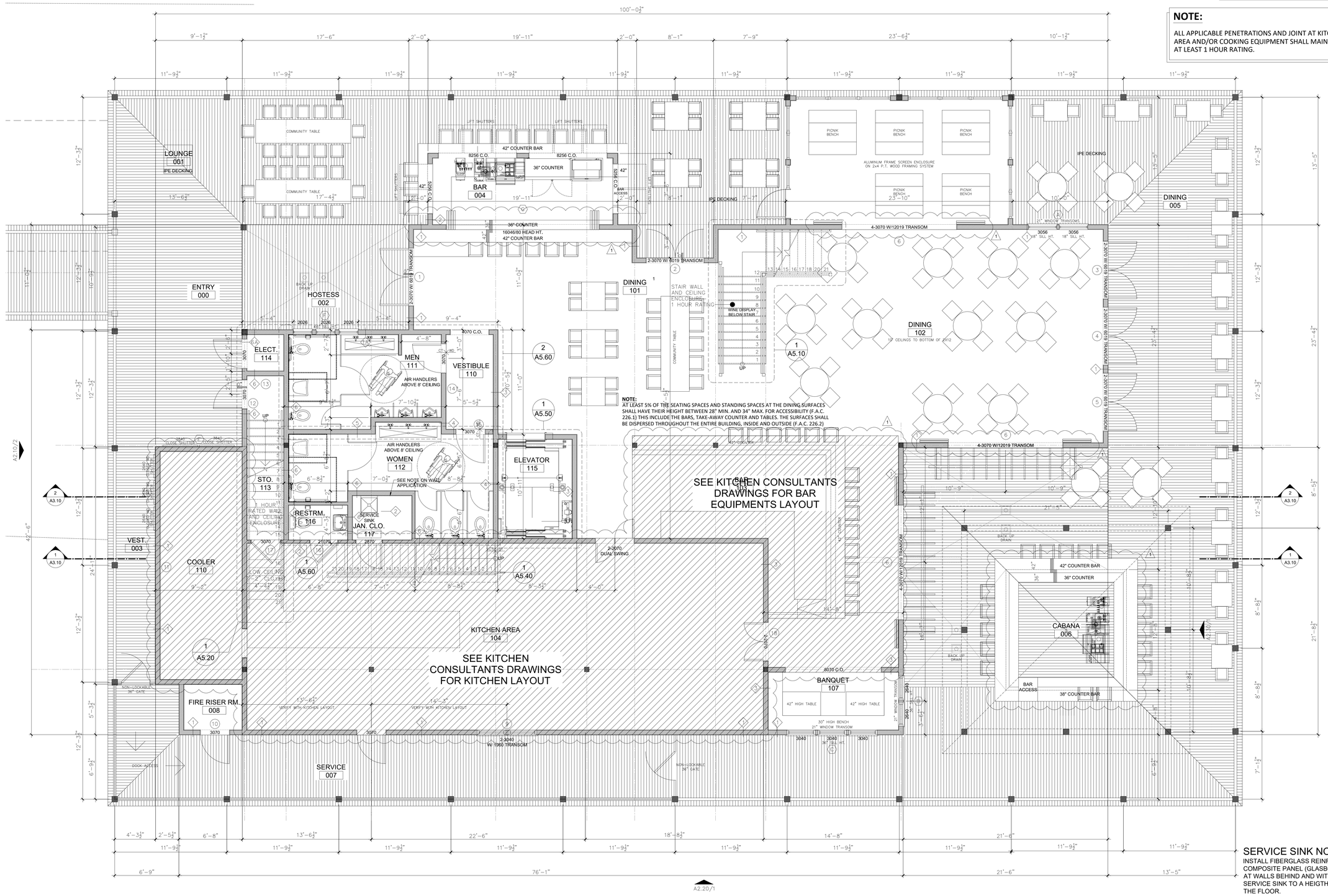
EXTERIOR ELEVATIONS

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

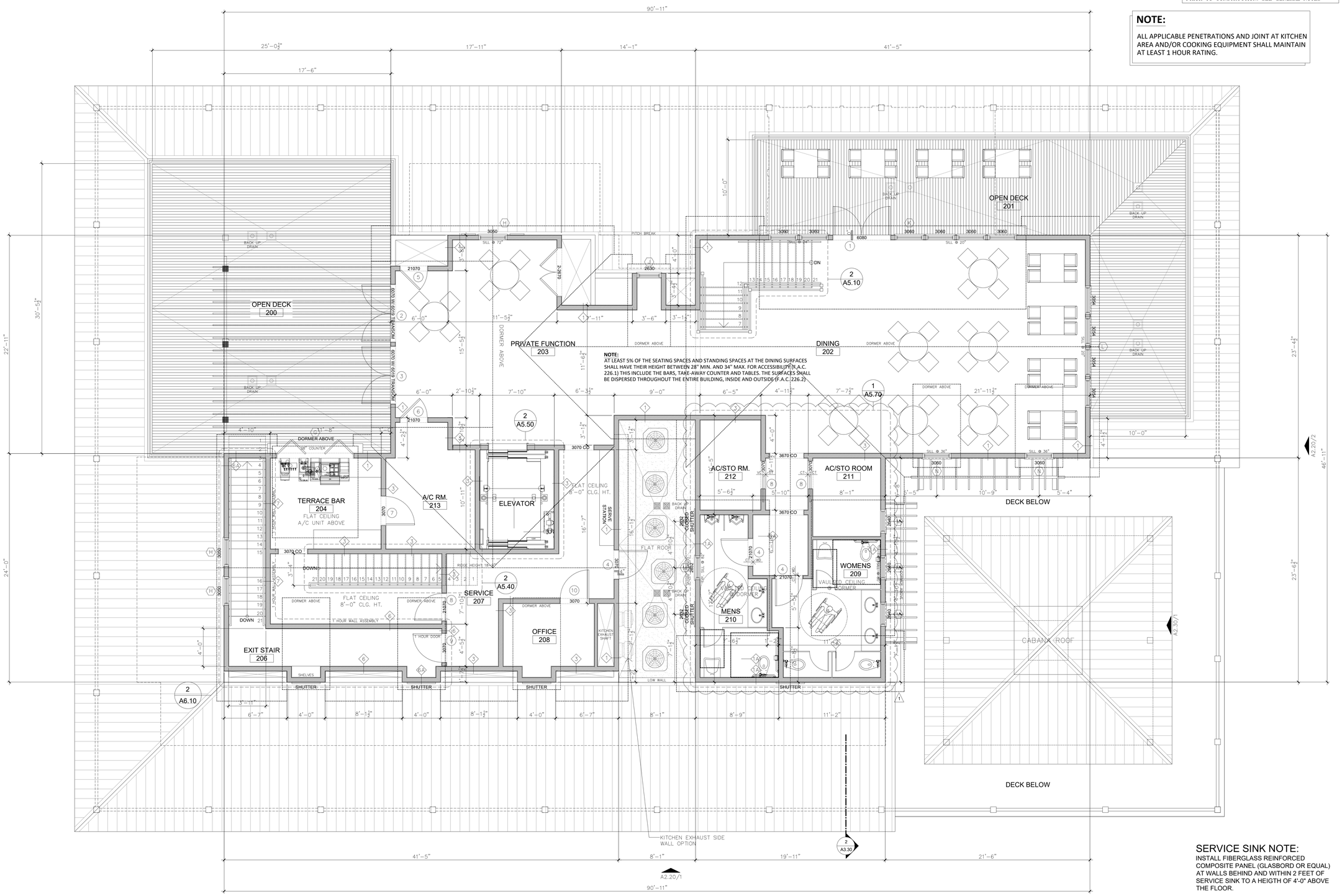
A1.10

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

DO NOT MEASURE DRAWINGS
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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. 226.2).

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 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

SECOND FLOOR PLAN

A1.20

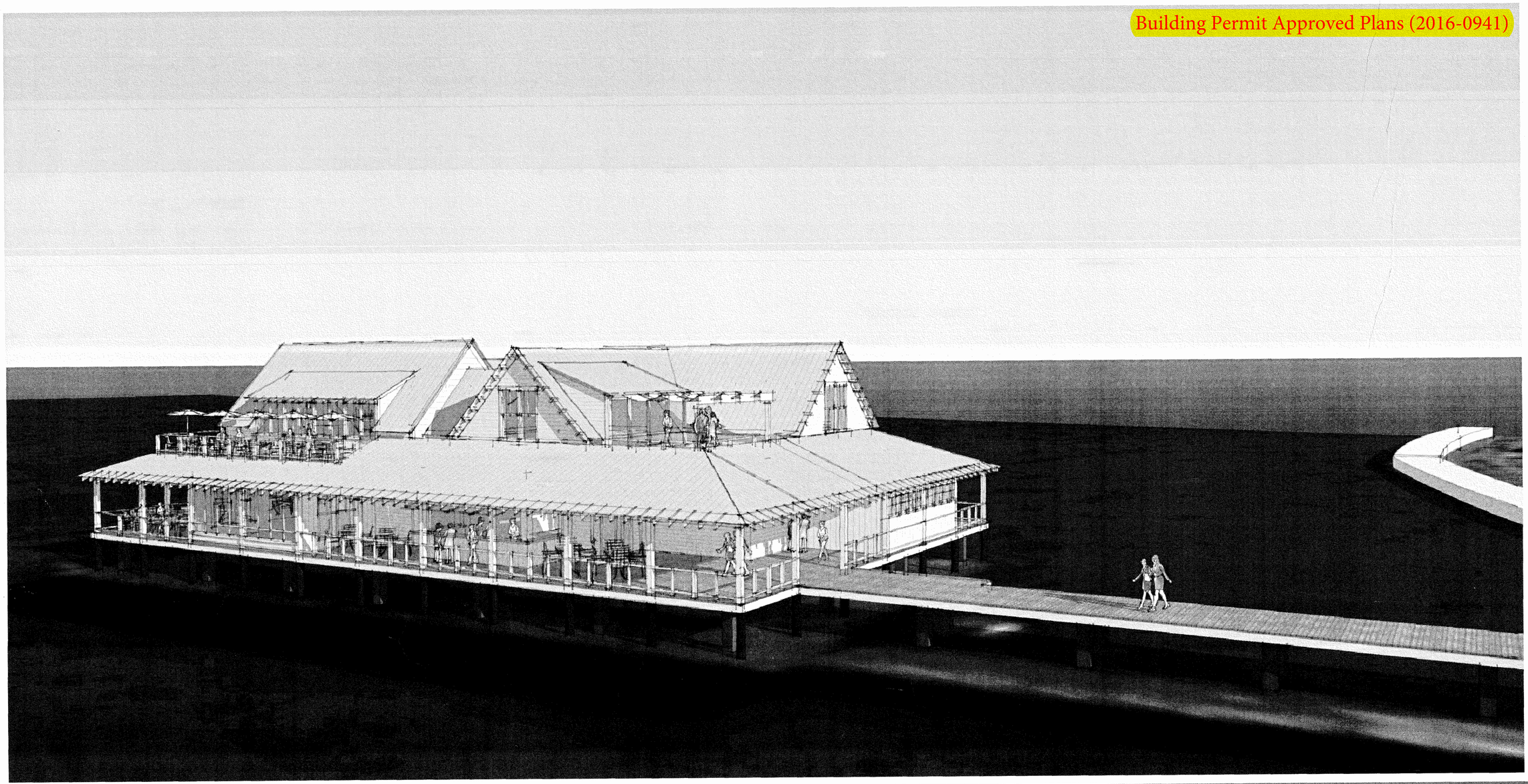
SANTA MARIA RESTAURANT SITE

135 AVENIDA MENENDEZ ST. AUGUSTINE, FLORIDA 32084

Building Permit Approved Plans (2016-0941)

2016-0941

135 Avenida Menendez



PERMIT SET JUNE 7, 2016

9/29/2016

CRONK DUCH ARCHITECTURE

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10-28-16

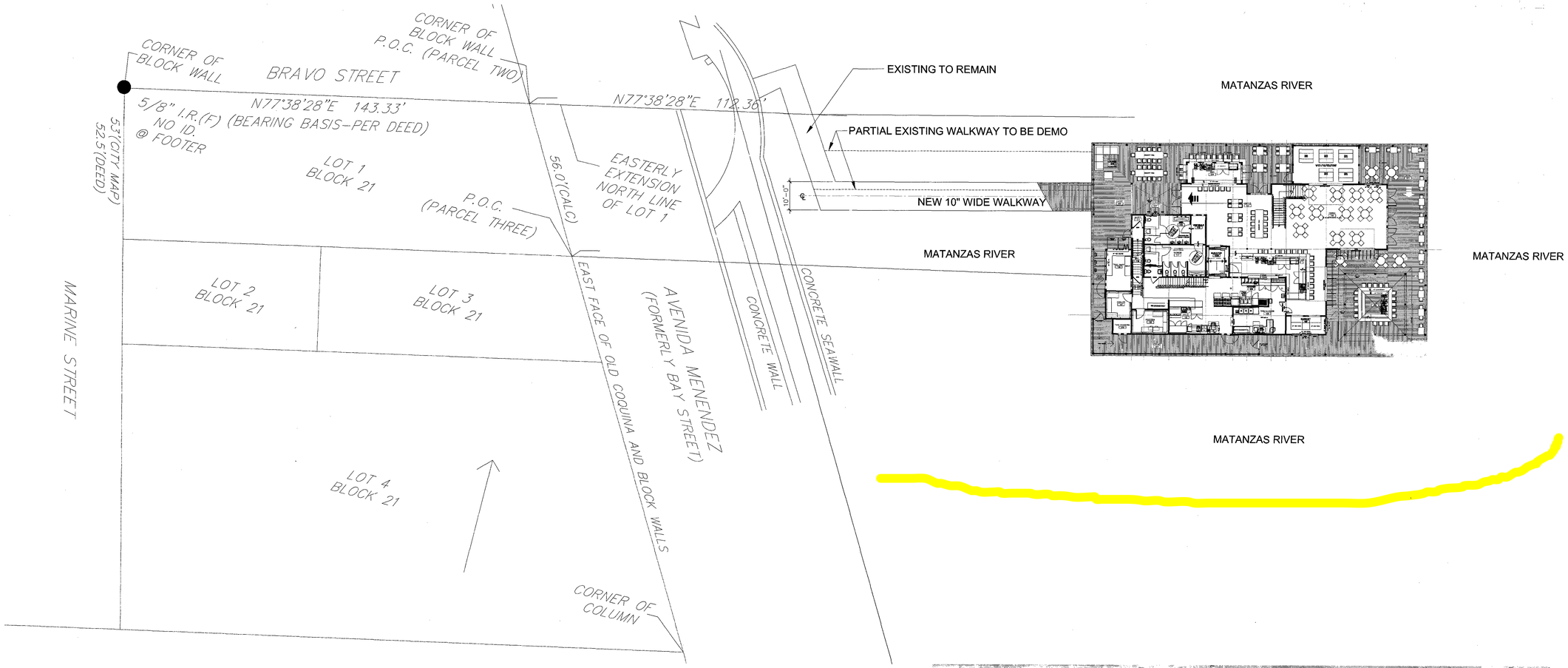
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JUN 30 2016
Planning / Building Dept.

STATE OF FLORIDA CLIFFORD G. DUCH REGISTERED ARCHITECT

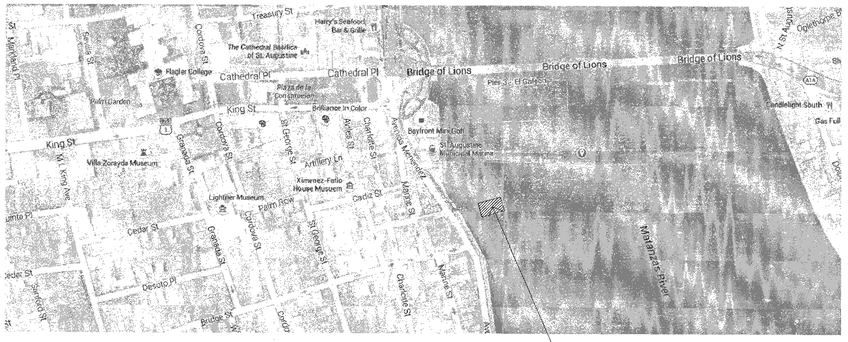
COSA SET
Application pg. 199

BUILDING PERMIT APPROVED PLANS

DO NOT MEASURE DRAWINGS
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1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"


Treasury St
Henry's Seafood Bar & Grille
The Cathedral Basilica of St. Augustine
Flagler College
Cathedral Pl
Bridge of Lions
Bridge of Lions
Bridge of Lions
Ponce de Leon Inlet
Old Lighthouse
Castillo de San Marcos
Plaza de la Constitución
Brilliance in Color
King St
Beyfront Mini Golf
St Augustine Historical Marine
Ripley's Believe It or Not
Ximenez-Fatio House Museum
Lightner Museum
Palm Row
Cedar St
Artillery Ln
Cadiz St
Marine St
Matanzas River
Bridge St
Cordova St
Granada St
Avenida Menendez
Oneida St
Castillo Dr
Dog Park
Dog Park
Dog Park

BUILDING PERMIT APPROVED PLANS



2 EAST EXTERIOR ELEVATION

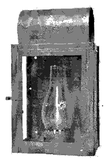
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

MAIN ENTRY LIGHT FIXTURE SPECIFICATIONS:

BEVOLO

Cotton Exchange Flush Mount



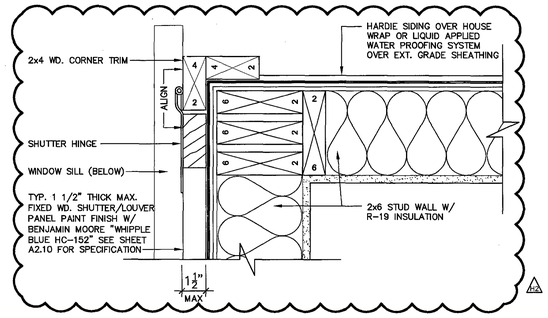
Standard Custom Sizes

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:



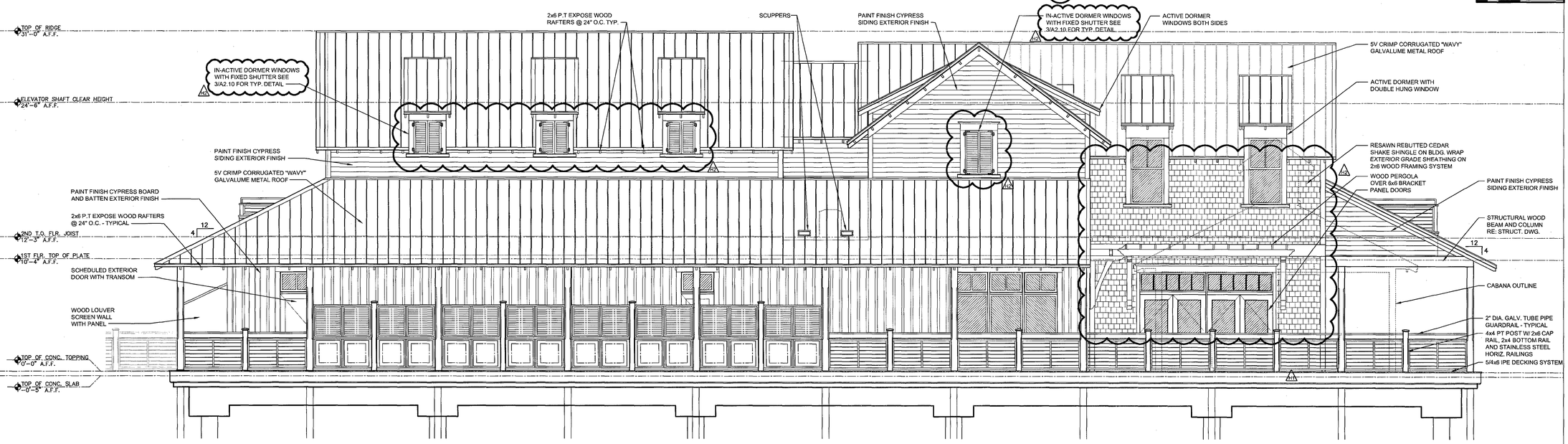
ALL PAINT TO BE "WHITE DOVE" BY BENJAMIN MOORE. *SHUTTERS PAINT TO BE "WHIPPLE BLUE HC-152"*



3 TYP. FIXED SHUTTER DETAIL

SCALE: 3" = 1'-0"

0 2" 4" 8"



1 SOUTH EXTERIOR ELEVATION

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

0 2' 4' 8'

RECEIVED
OCT 04 2016
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REVISION

PERMIT SET - 08.25.2016

HARB AND BUILDING & FIRE DEPARMENT COMMENTS

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Tel. No. 904.652.4200

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

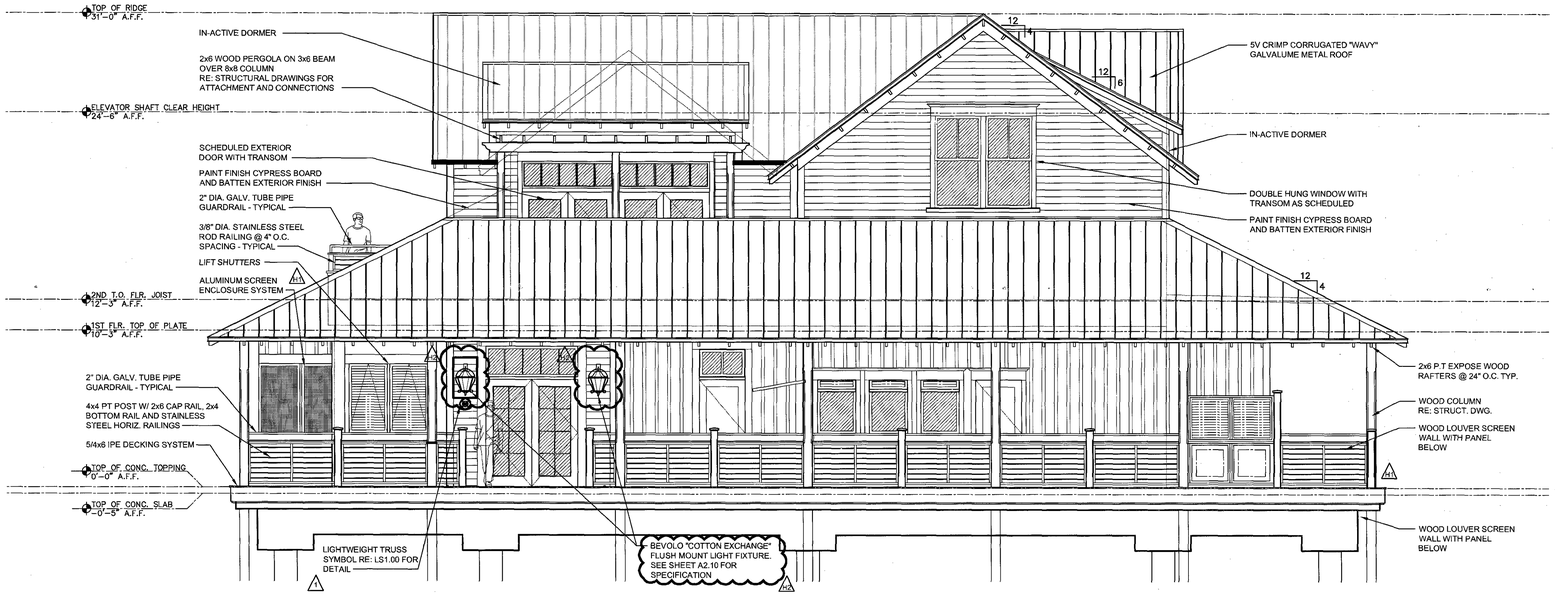
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BUILDING PERMIT APPROVED PLANS

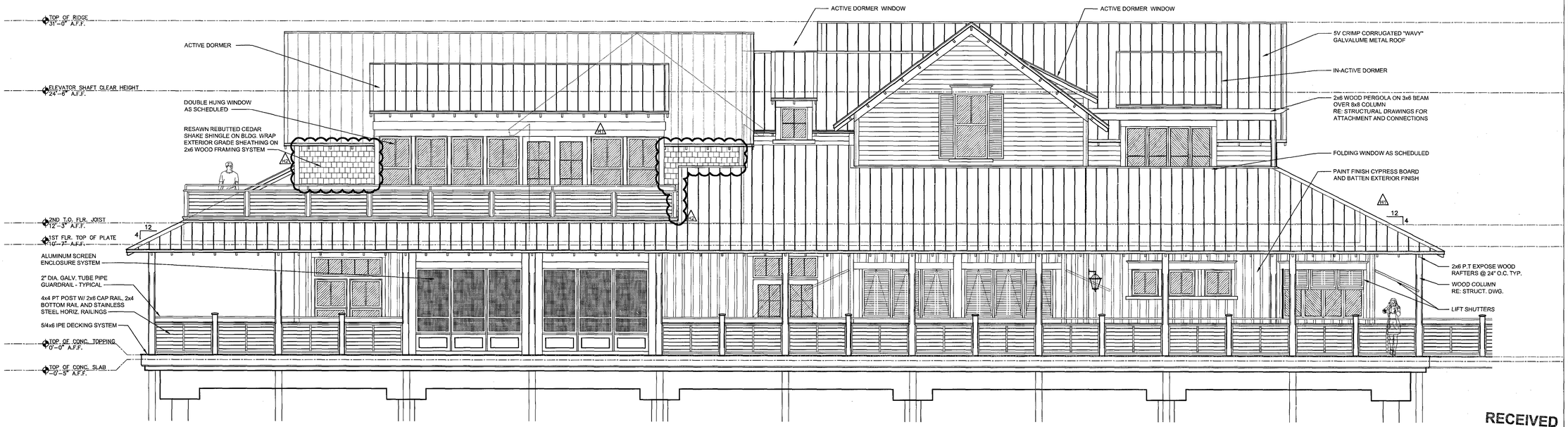
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2 WEST EXTERIOR ELEVATION

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

0 2' 4' 8'



1 NORTH EXTERIOR ELEVATION

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

0 2' 4' 8'

RECEIVED
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
JEFFORT G. DUCH
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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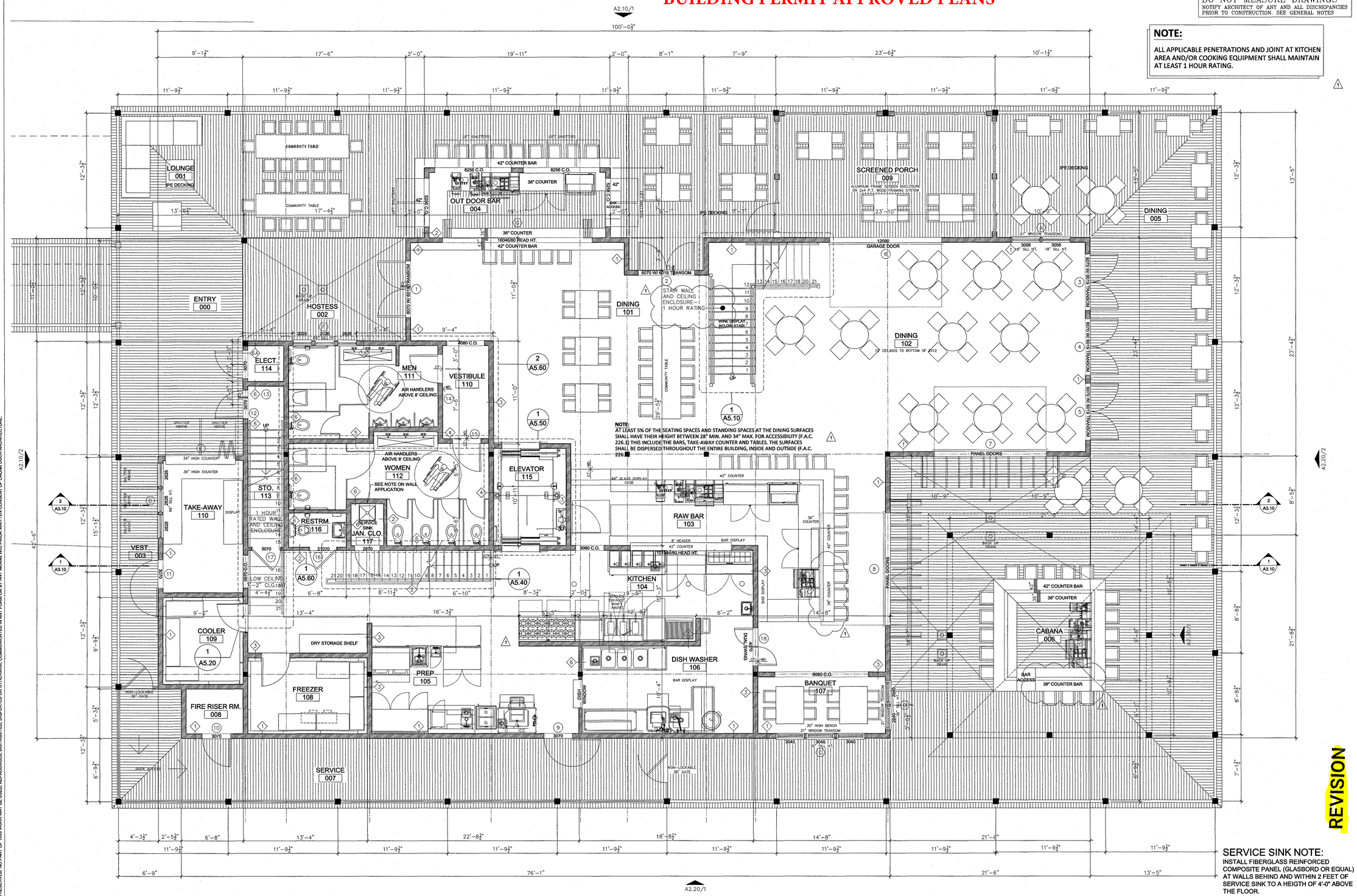
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BUILDING PERMIT APPROVED PLANS

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.



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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Atlantic Beach, Florida 32233
Tel. No. 904.552.4200

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

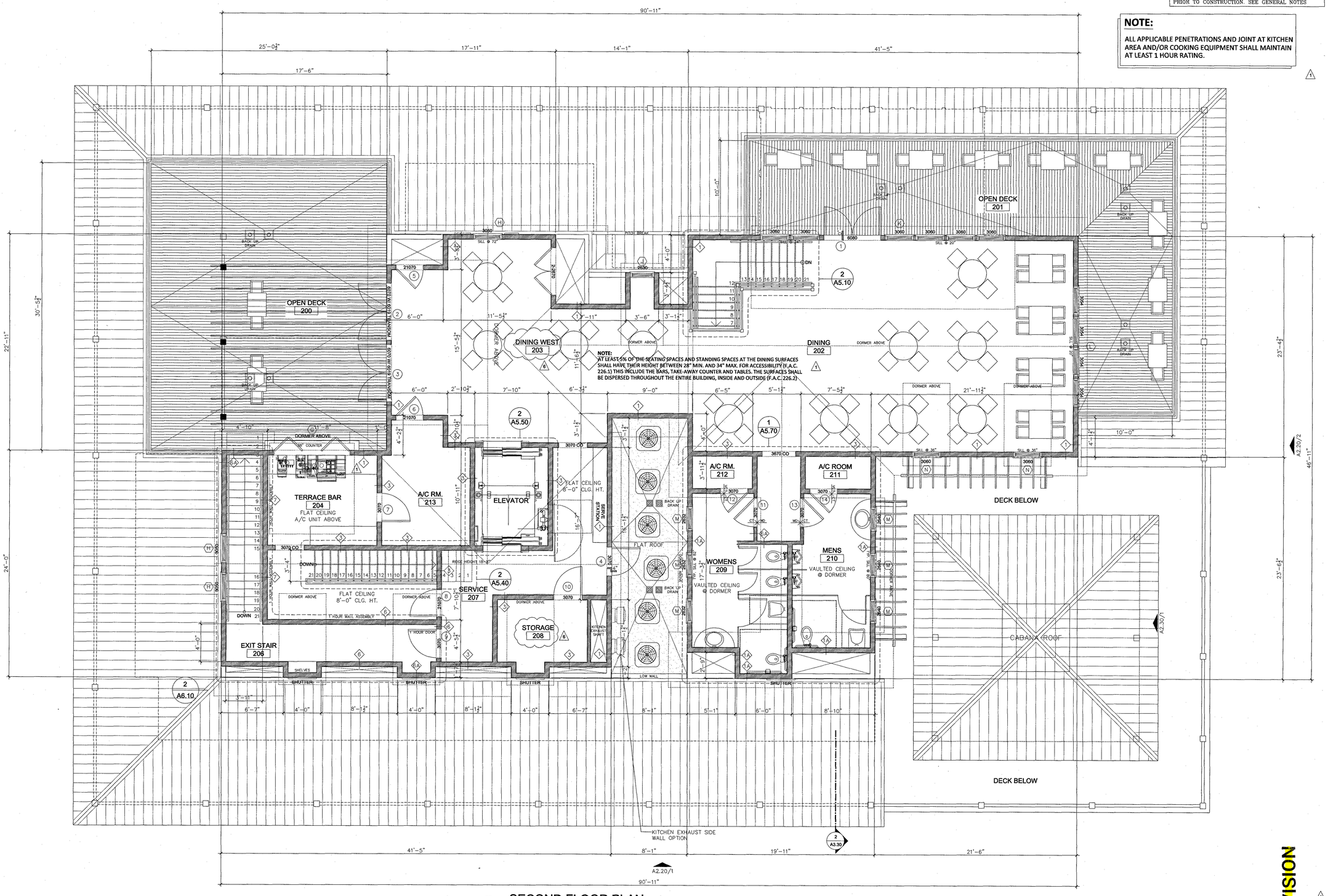
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BUILDING PERMIT APPROVED PLANS

DO NOT MEASURE DRAWINGS
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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.

PERMIT SET - 12.11.2019
Building Department Comments

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FEB 06 2020
Planning/Building Dept.

REVISION 1

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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

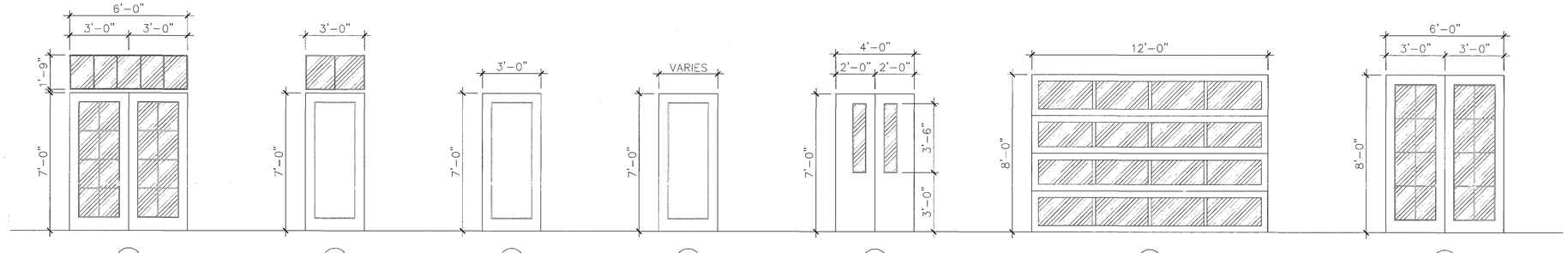
SECOND FLOOR PLAN

A1.20

BUILDING PERMIT APPROVED PLANS

DO NOT MEASURE DRAWINGS
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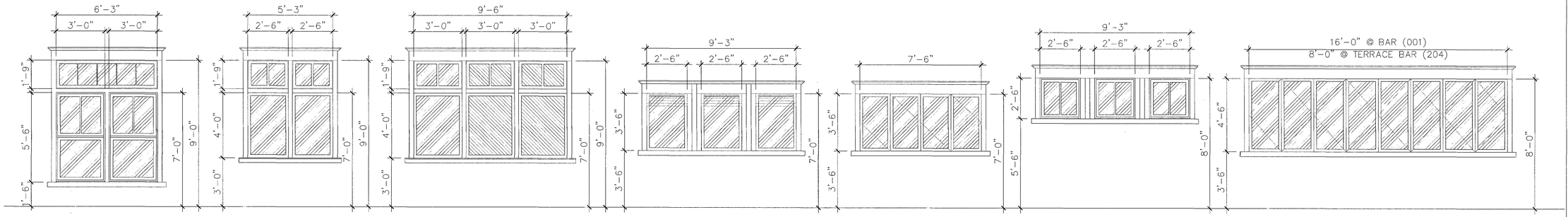
DOOR TYPES



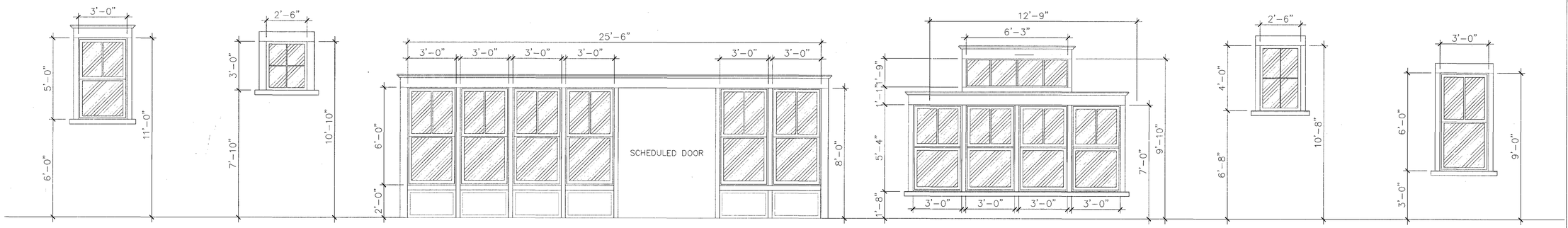
1. EXTERIOR WOOD DOOR FULL LITE TEMPERED GLASS W/ FIXED TRANSOM AND WOOD FRAME
2. EXTERIOR SOLID CORE WOOD PANEL DOOR WITH FIXED GLASS TRANSOM W/ WOOD FRAME
3. EXTERIOR SOLID CORE WOOD PANEL DOOR TRANSOM ON WOOD FRAME
4. INTERIOR SOLID CORE WOOD DOOR ON WOOD FRAME
5. INTERIOR SOLID CORE WOOD DOOR W/ FIXED TEMPERED LITE W/ HOLLOW METAL FRAME
6. TEMPERED GLASS PANEL OVERHEAD GARAGE DOOR WITH ALUMINUM FRAME
7. EXTERIOR WOOD DOOR FULL LITE TEMPERED GLASS W/ WOOD FRAME

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.



A. DOUBLE HUNG W/ TRANSOM WOOD FRAME/PAINTED
B. FIXED W/ TRANSOM WOOD FRAME/PAINTED
C. FIXED W/ TRANSOM WOOD FRAME/PAINTED
D. FIXED W/ TILT-UP SHUTTER WOOD FRAME/PAINTED
E. FOLDING WOOD FRAME/PAINTED
F. FIXED WOOD FRAME/PAINTED
G. FOLDING WOOD FRAME/PAINTED



H. DOUBLE HUNG WOOD FRAME/PAINTED
J. FIXED WOOD FRAME/PAINTED
K. DOUBLE HUNG WOOD FRAME/PAINTED
L. DOUBLE HUNG W/ TRANSOM WOOD FRAME/PAINTED
M. FIXED WOOD FRAME/PAINTED
N. DOUBLE HUNG WOOD FRAME/PAINTED

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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JUN 30 2016
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REVISION: | **DATE**

ARCHITECT'S SEAL

STATE OF FLORIDA
STEFFORD 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 CDA00161220015

NEW PROJECT

135 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA 32084

SANTA MARIA RESTAURANT SITE

DOOR & WINDOW TYPES & SCHEDS.

A7.10

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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

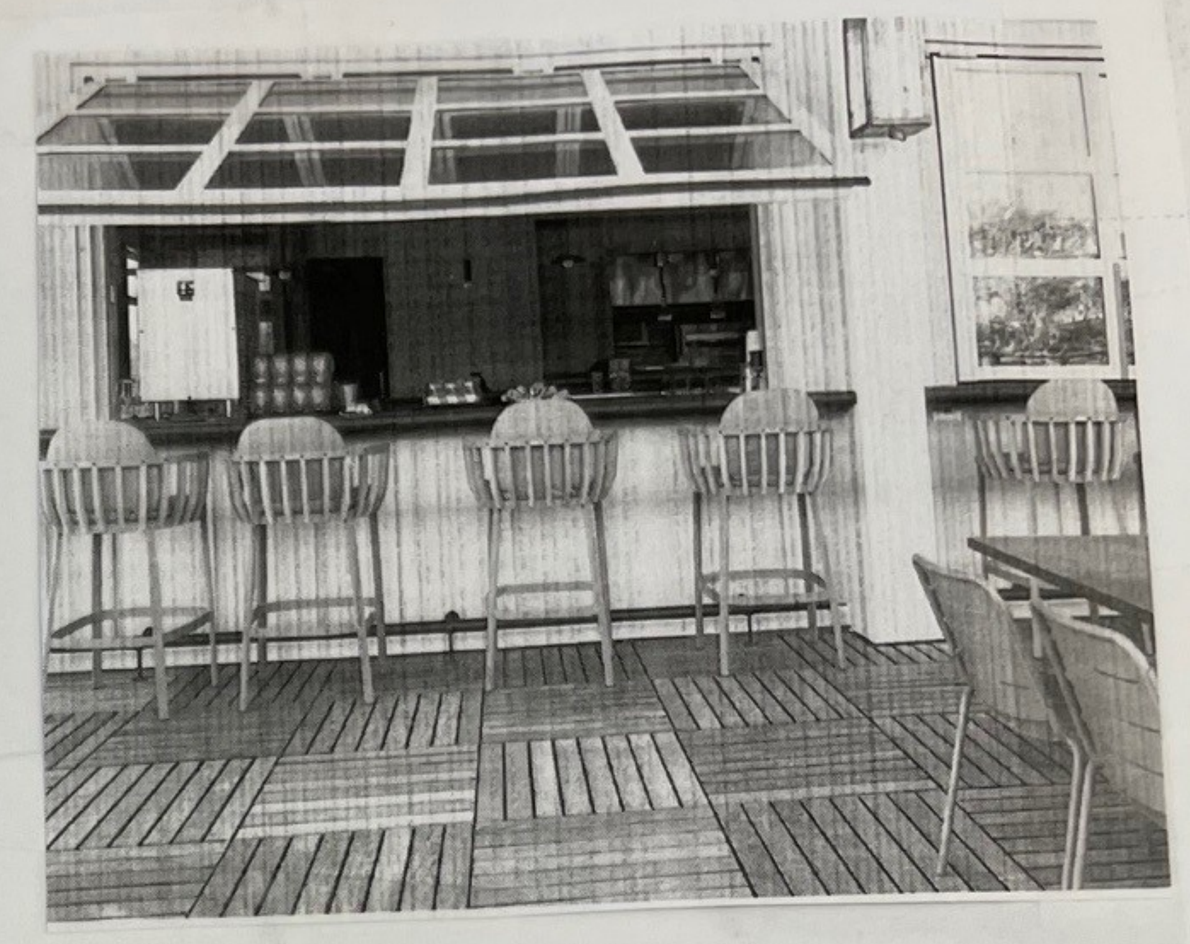


Westchester Gray
SW 2849

Received May 9, 2022
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.



Received May 9, 2022
Planning and Building Department

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.

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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.

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
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

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 June 16, 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. (Continued from the May 19, 2022, meeting)

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. This application was continued by the HARB at the May meeting with recommendations to alter the design and proposed material to comply with the Architectural Guidelines for Historic Preservation (AGHP) requirements more closely. Unless otherwise clarified, comments from the previous staff report continue to apply to the application.
2. Updates from the previous submittal include:
    a. Increasing the landscape buffer around the drive aisles to 20' in depth
    b. The addition of 3 magnolia trees within the 20' landscape buffer areas
    c. The addition of Pink Muhly in shrub areas
    d. Utilizing coquina concrete for the drive aisle(s) with a brick paver border
    e. Paving the walkway, drop-off, and play area with pervious concrete (applicant should clarify whether this may be colored if the HARB prefers)
3. All plants proposed except for the Yew Pine (Podocarpus macrophyllus) are either on the AGHP pre-approved plant materials list or are Florida native plants as indicated by the University of Florida.
4. Coquina concrete and brick pavers are consistent with AGHP recommendations for pavement if the proposed brick is a real clay material. The applicant should specify the material type of the brick.
5. The use of plain concrete (regardless of perviousness) is discouraged in the AGHP. Coloring of the concrete, proposed screening, and use in conjunction with pre-approved materials may mitigate the impact of the concrete surface; however, colored concrete is generally not considered historically appropriate.
6. Use of pervious concrete could have a greater impact to archaeological resources that may exist on the site. Compliance with the Archaeological Preservation Ordinance is required.

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 design or 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 coquina concrete, pervious pavement material, and brick pavers are appropriate as submitted with pervious concrete color specified by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Pave the existing dirt parking lot with pervious concrete material for walkways and play area, coquina concrete for the drive aisle(s), and a line of brick pavers between.
2. Install a 10'-20' 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. Previous Staff Report
2. Staff photographs

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.

STAFF PHOTOGRAPHS
259 St. George Street



St. George Street Entrance

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. 13

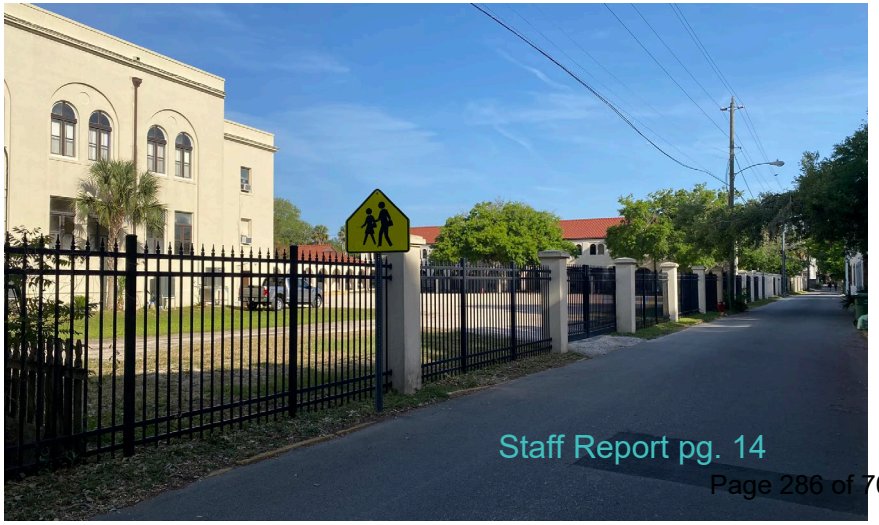
STAFF PHOTOGRAPHS
259 St. George Street







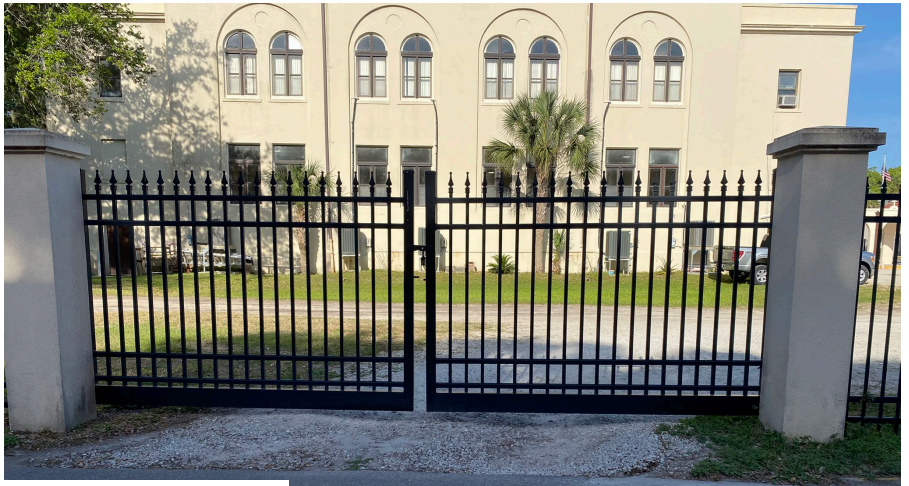
Views of lot from east near/on Charlotte Street



Staff Report pg. 14

STAFF PHOTOGRAPHS
259 St. George Street





Views of lot from Charlotte Street



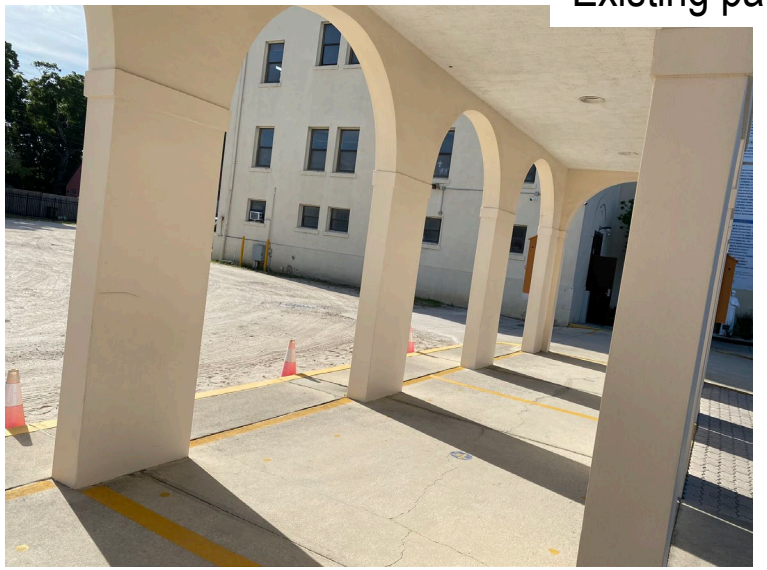
Staff Report pg. 15

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. 18

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

May 19, 2022

Shannon Acevedo, AICP
Matthews Design Group, LLC
7 Waldo Street
St. Augustine, FL 32084

cc: Bishop of the Diocese of St. Augustine

Re: Certificate of Appropriateness – 259 St. George Street – HP2022-0034

Dear Ms. Acevedo,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to pave an existing dirt parking lot and add a landscape buffer along Charlotte Street.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 16, 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 June 6, 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.:	HP2022-0034
Applicant:	Matthews Design Group, LLC
Owner:	Bishop of the Diocese of St. Augustine
Address:	259 St George Street
Parcel Number:	1991000000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to pave an existing dirt parking lot and add a landscape buffer along Charlotte Street.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 19, 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 May 19, 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 pave an existing dirt parking lot and add a landscape buffer along Charlotte Street.

Subject to the following conditions:

- Continued to the June 16, 2022 HARB meeting to allow time
- to work on design and material changes and documentation
- needed, as proposed by the HARB.
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19 day of May, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0034

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 19th day of May, A.D., 2022.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

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 JUNE 16, 2022, HARB MEETING

HP2022-034: 259 St. George Street

Materials submitted by applicant.

Received June 6, 2022
Planning and Building Department



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		21,283 SF
TOTAL IMPERVIOUS		52,526 SF
TOTAL PERVIOUS		90,368 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	

REGISTERED ENGINEER
ROB A. MATTHEWS III, P.E.
CA#65035 | FL #85435

REVISIONS

NO.	DESCRIPTION	DATE

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

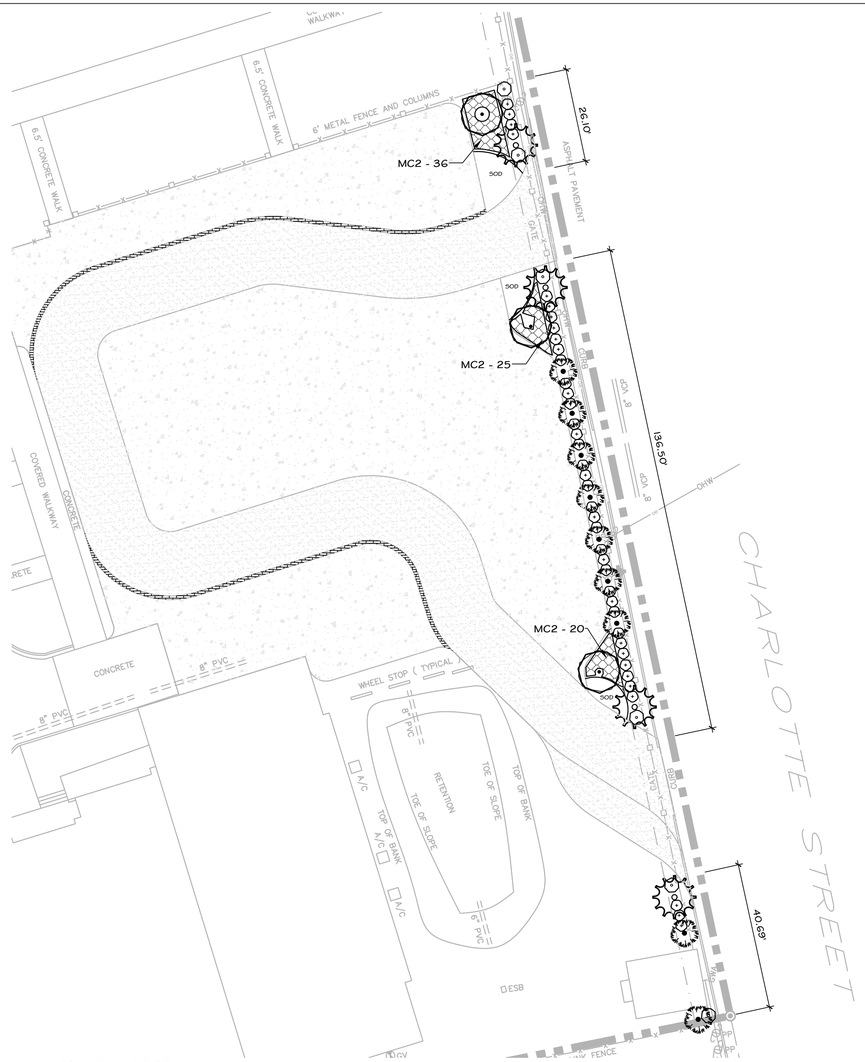
SITE PLAN

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

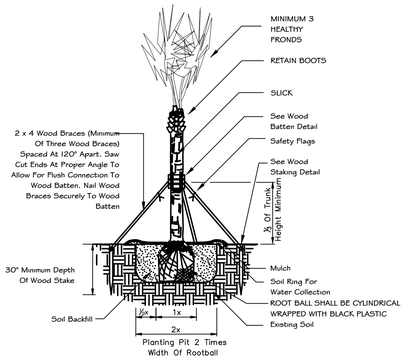
SHEET No.:
1
OF 1

S:\PROJECTS\22000\22064 - CATHEDRAL PARISH SCHOOL PARKING\GENDSRAWINGS\CONSTRUCTION DOCUMENTS\22064 - SITE PLAN.DWG, 06/2022 3:11 PM, Kevin Baker, MATTHEWS DESIGN GROUP, INC.

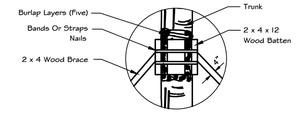
Received June 6, 2022
Planning and Building Department


6' METAL FENCE AND COLUMNS
6.5' CONCRETE WALK
6.5' CONCRETE WALK
WALKWA
MC2 - 36
36.0'
ASPHALT PAVEMENT
OHW
GUT
MC2 - 25
136.5'
OHW
CHARLOTTE STREET
MC2 - 20
WHEEL STOP (TYPICAL
8" PVC
8" PVC
CONCRETE
COVERED WALKWAY
CONCRETE
RETE
RETENTION
TOE OF SLOPE
TOP OF BANK
TOE OF SLOPE
TOP OF BANK
A/C
A/C
DESB
40.69'
TOP
TOP
TOP

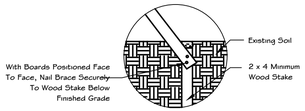
Received June 6, 2022
Planning and Building Department



REGENERERATED SABAL PALM PLANTING
FOR UP TO 24' CLEAR TRUNK

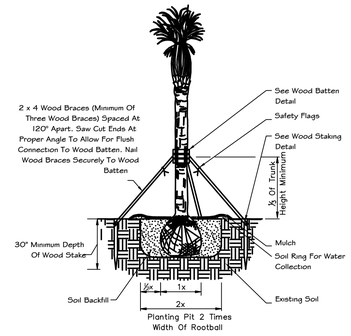


WOOD BATTEN DETAIL



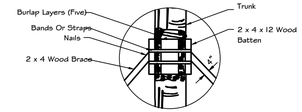
NOTE: Stake Into Firm, Existing Soil.
WOOD STAKING DETAIL

00 PALM PLANTING
1/4" = 1'-0" DETAIL-FILE

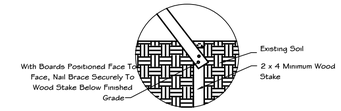


NOTE: For Palms Over 24' Clean Trunk, Use Detail Provided In Contract Plans.

PALM PLANTING
FOR UP TO 24' CLEAR TRUNK

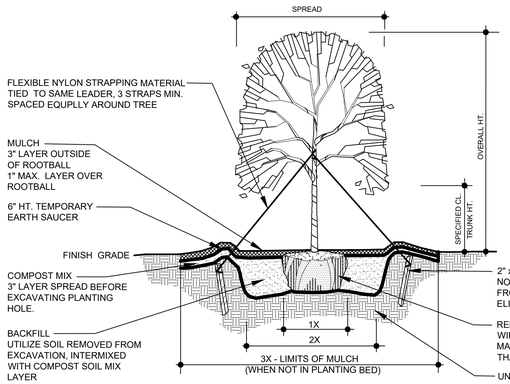


WOOD BATTEN DETAIL



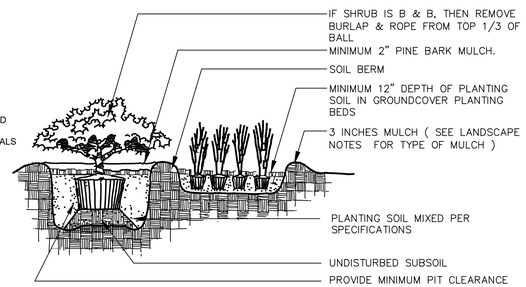
NOTE: Stake Into Firm, Existing Soil.
WOOD STAKING DETAIL

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

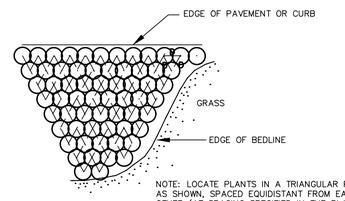


NOTES:
- PLANT TOP OF ROOT BALL 2" ABOVE FINISH GRADE.
- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- TOPMOST ROOT-ROOT FLARE SHALL BE MADE VISIBLE PRIOR TO PLANTING.
- ROOT DEFECTS - INSPECT ROOT BALL FOR ROOT DEFECTS, CUT ROOTS WHERE THEY BEGIN TO KINK OR CIRCLE. ROOT BALL SHALL COMPLY WITH FLORIDA GRADES AND STANDARDS.
- STAKE ABOVE FIRST STRONG BRANCHES TO PROVIDE FIRM SUPPORT.

TREE PLANTING - SINGLE TRUNK
N.T.S.



SHRUB AND GROUND COVER PLANTING DETAIL



SHRUB/GROUNDCOVER SPACING PLAN

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.

REGISTERED
LANDSCAPE ARCHITECT
ERIC J. LANEHART
CA#6666 FL#6666677

REVISIONS

NO.	DATE	DESCRIPTION
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DESIGN 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 SPECIFICATIONS AND DETAILS

PARISH CATHEDRAL PARKING
ST. AUGUSTINE, FL.
PREPARED FOR
CATHEDRAL PARISH SCHOOL

SHEET No.: 3
OF 3

S:\PROJECTS\2020\2020084 - CATHEDRAL PARISH SCHOOL PARKING\ENGR\DRAWINGS\CONSTRUCTION DOCUMENTS\2020084 LANDSCAPE PLANTING_L1 (2), 6/6/2022 3:38 PM, Eric Lanehart, MATTHEWS DESIGN GROUP, INC.

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

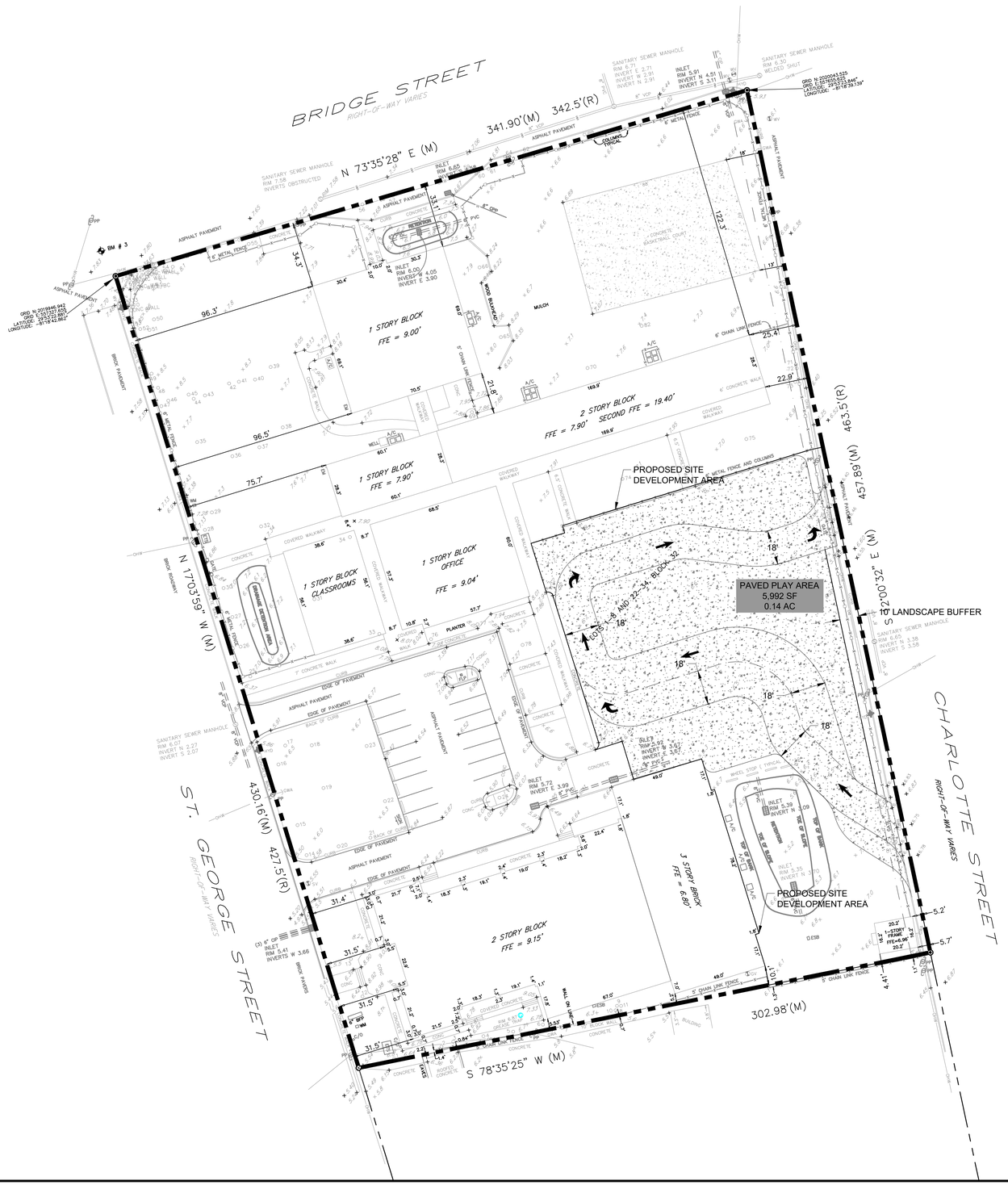
❖ Other details necessary for review:

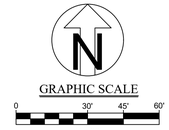
Proposed paving material is not clear in the application documents. Please specify what type(s) of paving material are being proposed.

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





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 P.E. #58435

REVISIONS

NO.	DATE	DESCRIPTION

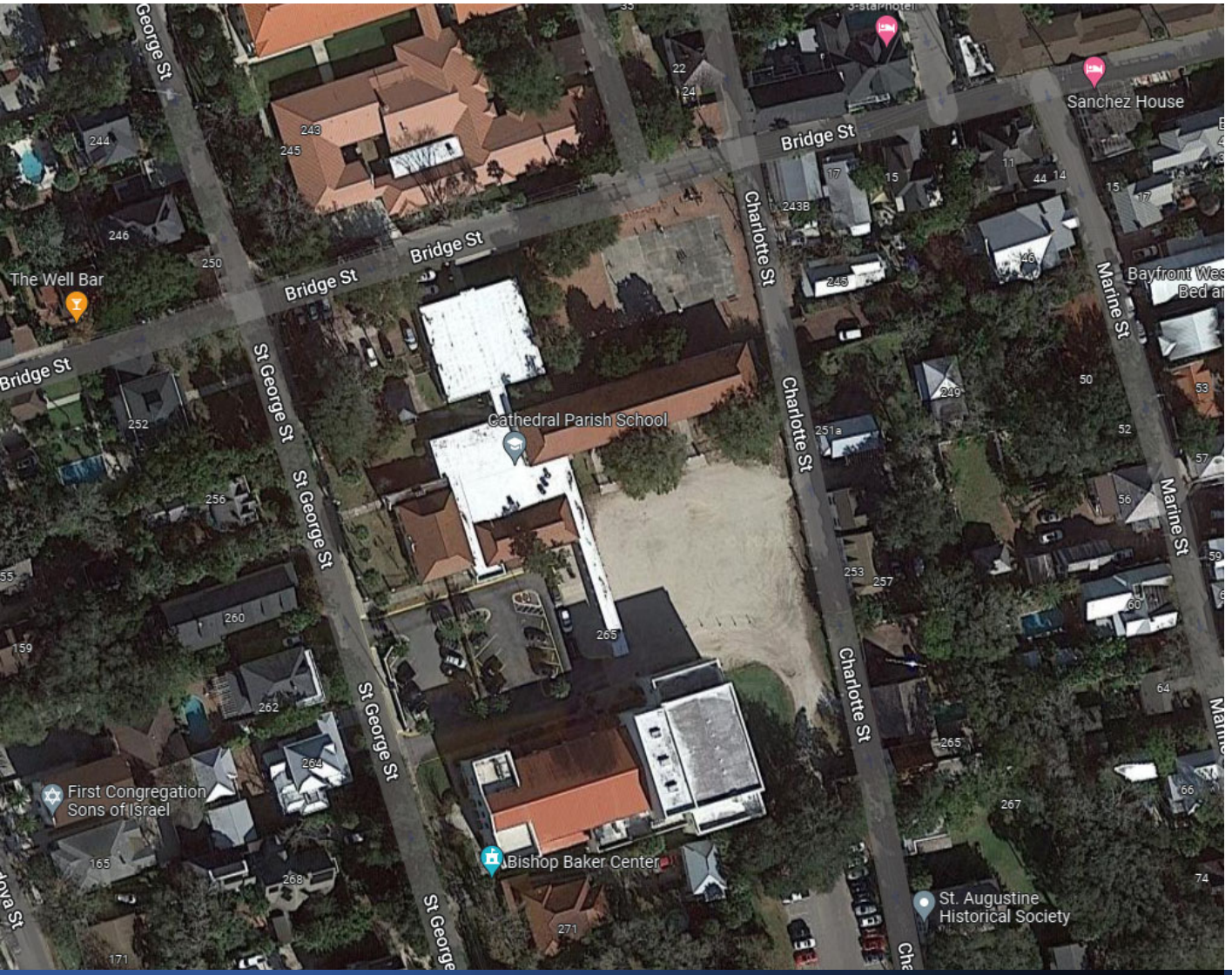
DSGN BY: KAB
DWG BY: KAB
CHK BY: RAM
DATE: 4/12/2022
JOB No.: 22064

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

S:\PLANNING\CATHEDRAL PARISH PROJECT\SITE PLAN.DWG, 09-SITE PLAN, 4/18/2022 2:15 PM, Kevin Baker, MATTHEWS DESIGN GROUP, INC.

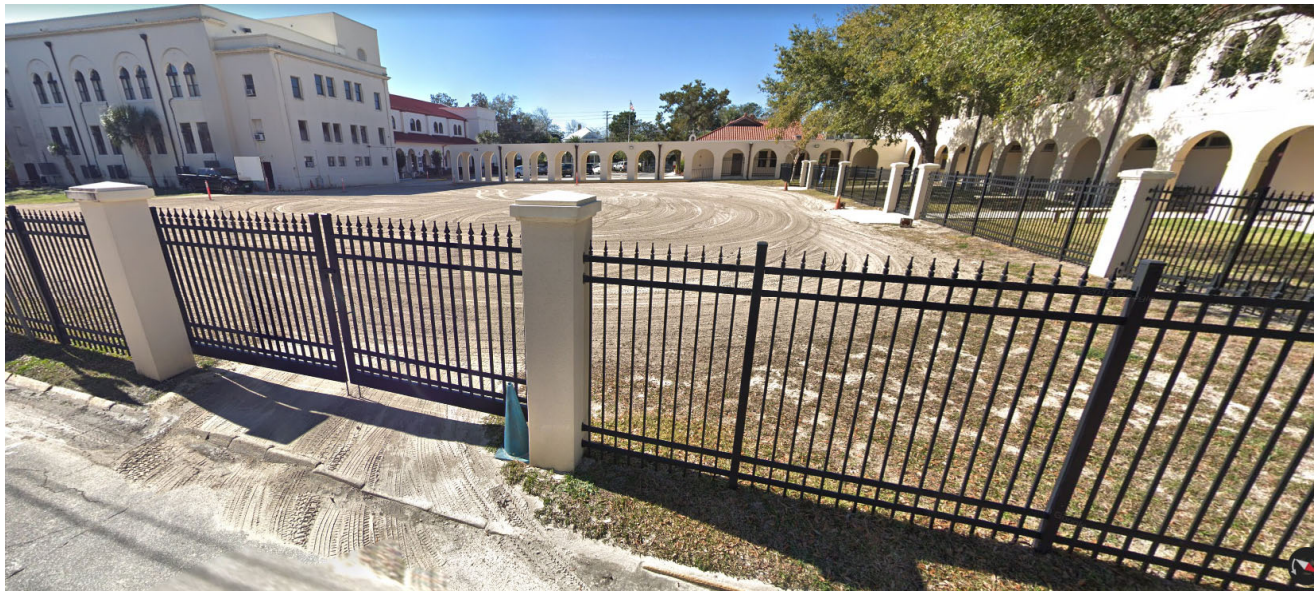


Project Site Location:
Cathedral Parish School
259 St. George Street

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.

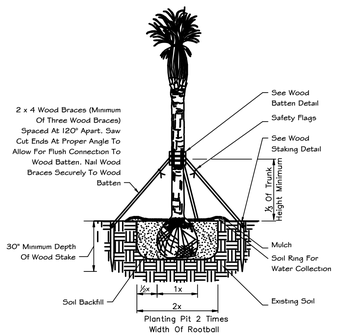
15. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.

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.

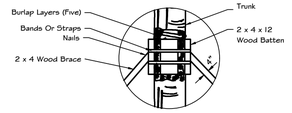
18. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.

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

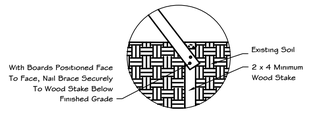


NOTE: For Palms Over 24' Clean Trunk, Use Detail Provided In Contract Plans.

PALM PLANTING
FOR UP TO 24' CLEAR TRUNK



WOOD BATTEN DETAIL

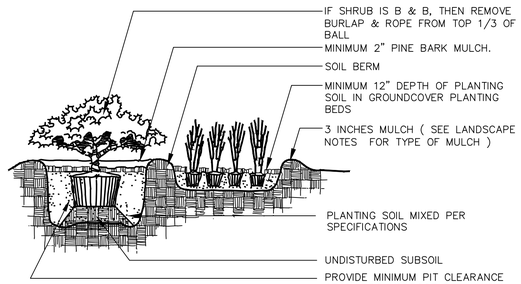


NOTE: Stake Into Firm, Existing Soil.

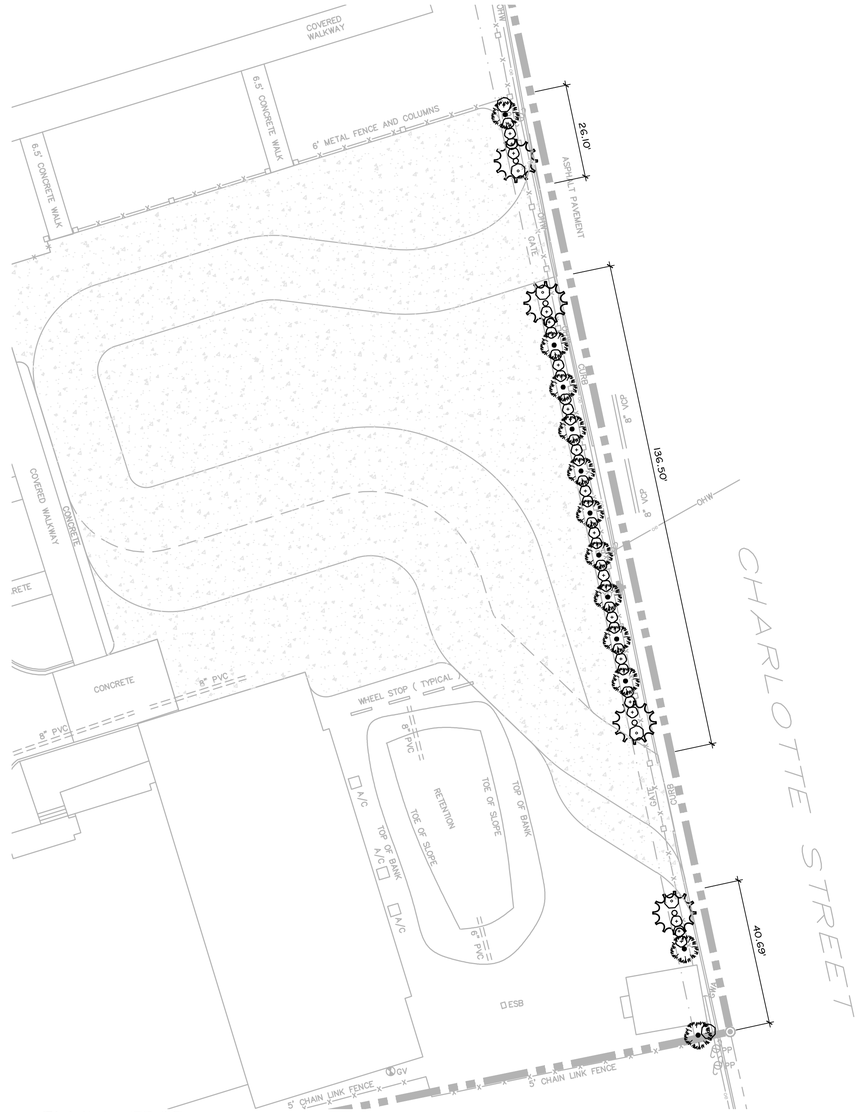
WOOD STAKING DETAIL

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\2264 - CATHEDRAL PARISH SCHOOL PARKING\GENDGRAWINGS\CONSTRUCTION DOCUMENTS\22264 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

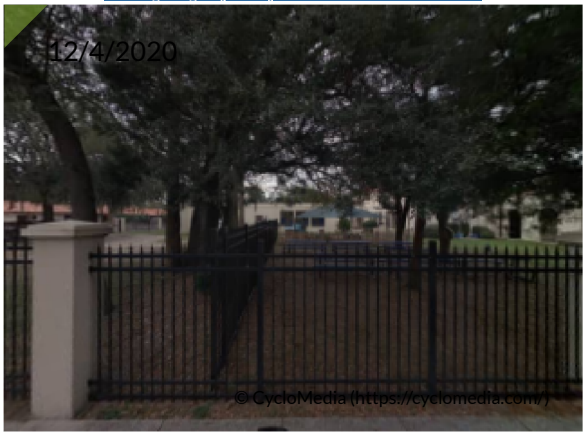
Sales Questionnaire

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

Application pg. 24

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

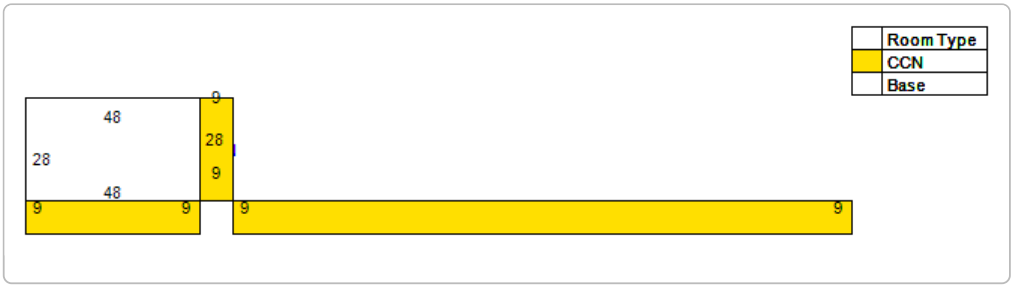
Description	Square Footage
BASE AREA	1344
CANOPY (COMMERCIAL)	432
CANOPY (COMMERCIAL)	252
CANOPY (COMMERCIAL)	1530
BASE AREA	9520
Total SqFt	13078

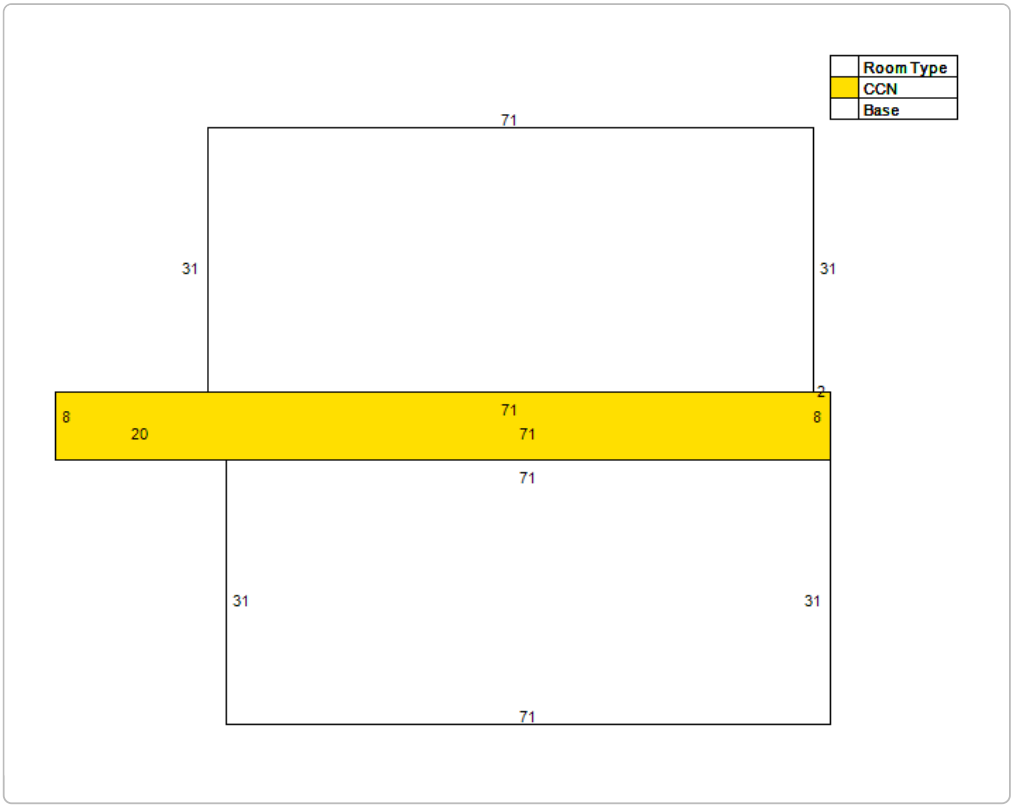
Building 6
Year Built 1996
Actual Area 5130
Conditioned Area 4402
Use Public Schools
Style 04
Class N
Exterior Wall Concrete Stucco

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

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
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
01/27/2021 -- ANNUAL REPORT	View image in PDF format
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
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
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
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- ANNUAL REPORT	View image in PDF format
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01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/17/1997 -- ANNUAL REPORT	View image in PDF format

FOR JUNE 16, 2022, HARB MEETING

HP2022-0020: 28 W. Castillo Dr. - Lot 14
&
HP2022-00021: 28 W. Castillo Drive - Lot 15

No new information was submitted for review.

FOR JUNE 16, 2022, HARB MEETING

HP2022-0020: 28 W. Castillo Dr. - Lot 14
&
HP2022-00021: 28 W. Castillo Drive - Lot 15

No new information was submitted for review.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 2022 Meeting



Application HP2022-0040 Address: 75 King Street

Applicant: Len Weeks Construction Design Development

Owner: Lightner Museum of Hobbies Inc.

Project description: To replace four (4) original terra cotta columns on the south terrace to match existing; and to replace existing flagpoles and hardware on the south elevation.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	Individually listed; Contributing to St. Augustine Town Plan NR District	Construction date:	1887-1889
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	7(a)	Previous Action(s):	COAs 2020-0140; 2020-0101; 2021-0047

STAFF SUMMARY AND ANALYSIS:

1. The historic Alcazar Hotel, now known as the Lightner Museum and City Hall to the north, is bounded by Granada Street to the west, Cordova Street to the east, and city public and employee parking lots to the south. Previous Certificate of Appropriateness (COA) applications were approved by the HARB in 2020 and 2021 for alterations related to the South Garden at the rear of the building.
2. **Columns:**
   a. With this current COA application, four existing decorative terra cotta columns located along the upper terrace that extends from the south/rear elevation are proposed to be replicated with matching ones in the same material. The four highly decorative columns have Ionic capitals and columns with fluted shafts that are differentiated on the lower section. Entablatures above are embellished with various moldings including anthemion, lotus, egg and dart, dentil, palmettes and rosettes. A beaded carved urn with flames (only remnants remains) rests on top of each.
   b. Overall, the columns have deteriorated over time, with large cracks, chips, and areas of loss of material or pulling away from the building. Numerous application photos document the existing state of the columns. Staff was able to observe the deterioration, which is likely both from exterior factors as well as damage caused by the corrosion of interior iron structural members. An email from the preeminent architect, Herschel Shepard, stating "Damage caused by surface weathering, abrasion or accidental impact probably can be restored, but if damage is caused by deterioration of imbedded iron you may have to replace the entire unit," was submitted and included in the application packet. A national ceramics company that specializes in terra cotta craftsmanship will be utilized to replicate the historic terra cotta members. The Architectural Guidelines for Historic Preservation (AGHP) recommends to "Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta…and other historic materials."
3. **Flagpoles:**
   a. In addition, the four existing wooden flagpoles and metal hardware are proposed to be replaced with dark bronze finished aluminum flagpoles and hardware to match the existing. An additional total of ten new flagpoles are to also be added to the other existing coquina concrete brackets on either side. City staff has had ongoing communication with the applicant regarding relacing the existing flagpoles on the south with similar versions as found in the north garden areas on the site, after concern was expressed that the existing were unsafe for workers to change flags due to their condition and design and other potential safety issues that could occur during storm related events.
   b. Before staff could administratively approve replacements, the design and specifications for the proposed poles showing the dimensions, taper, detailing, material, and finish color were requested. Structural engineering has also been completed to determine how to best secure the flagpoles to the coquina concrete walls, so that poles and brackets can withstand potential wind forces. Custom brackets to be powder coated with a black finish are proposed. Additionally, floodlights, which can spotlight over 40' away, with a warm temperature light are proposed. The AGHP states that flagpoles may be wood or painted metal (white, brown, black) and that lighting should be inconspicuous, a soft white color, and light intensity levels must be as low as possible to preserve the historic ambiance.
4. A letter from the Department of State/Dept of History was submitted, with the finding that the restoration of the columns and recreation of the flagpoles "will have no adverse effect on the historic properties listed, or eligible for listing," in the National Register of Historic Places. However, it should be noted that the project scope in this application is to replace all of the columns and decorative elements and to replace the flag poles with ones in a different material. Since the proposed replication of the column elements will be done in terra cotta using a process that makes molds of the existing pieces, the result should not adversely compromise the architectural integrity of the building. Overall, while the flagpoles will likely appear visually different than the existing, especially with the natural wood poles replaced with a finished metal in what looks to be a smaller diameter, metal is allowed by the AGHP, and they will match the other flagpoles on the property.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the HARB can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 75 King Street**, **if the board can make the following findings:**

1. The overall proposed project scope will not negatively impact the architectural integrity of the historic building.
2. The proposed replication of the terra cotta columns and decorative elements meets the Secretary of the Interior's Standards for Rehabilitation 6 (Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence).
3. The proposed replacement of the existing flagpoles meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10 (Compatible Contemporary Design for New Alterations and Additions / Reversibility of New Alterations and Additions).

With the following conditions:

a. Remnants of the historic terra cotta columns and detailed elements will be retained by the Lightner Museum.
b. That the applicant can show that the size of the replacement flag poles, in both diameter and height, are similar to the existing and that the disc details on the existing poles will also be replicated.
c. That the applicant adequately provides details that the overall impact of the proposed lighting will be soft enough to preserve the historic ambiance of the building.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. **Columns:**
   Replace the four existing decorative terra cotta columns and associated architectural elements located along the upper terrace of the south/rear elevation with replications in the same terra cotta material.

2. **Flagpoles:**
   a. Replace the four existing wooden flagpoles and metal bracket hardware that are mounted on the south/rear of the building with dark bronze finished aluminum flagpoles (25' in length) and replace existing brackets with matching hardware in black powder coated finished stainless steel, following the same size and shape. A gold anodized aluminum ball is proposed to crown the top of each flagpole, similar to those found on the flagpoles to the north of the property.
   b. Add an additional total of ten new flagpoles to rest on the existing coquina concrete brackets on either side of the four existing at the center of the south wall of the building.
   c. Add LED floodlights with a warm temperature (3,000K) light to spotlight the flags. Specified fixtures are specified to be able to spotlight over 40' away.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Architectural Features

Accessory Buildings including porches

Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.

Electrical and Mechanical Equipment

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

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce 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

Design concepts that reflect the architectural style of the building should be used for landscape and garden design.

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

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Portion of the National Register Nomination and Florida Master Site File
3. Sanborn Maps

STAFF PHOTOGRAPHS
75 King Street



STAFF PHOTOGRAPHS
75 King Street
(taken August 2020)





STAFF PHOTOGRAPHS
75 King Street
(taken August 2020)





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street



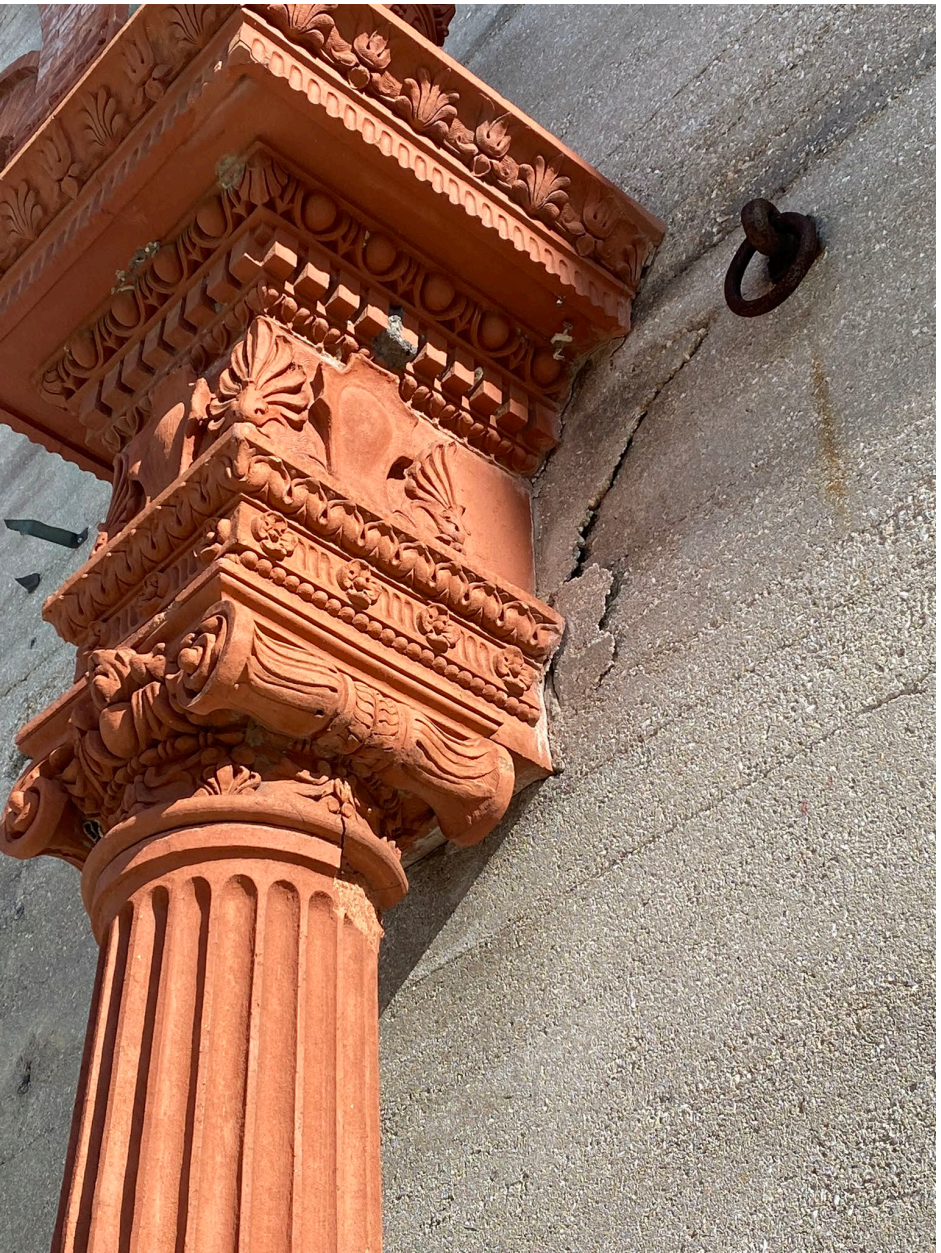


STAFF PHOTOGRAPHS
75 King Street





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STAFF PHOTOGRAPHS
75 King Street

FLAGPOLES





STAFF PHOTOGRAPHS
75 King Street



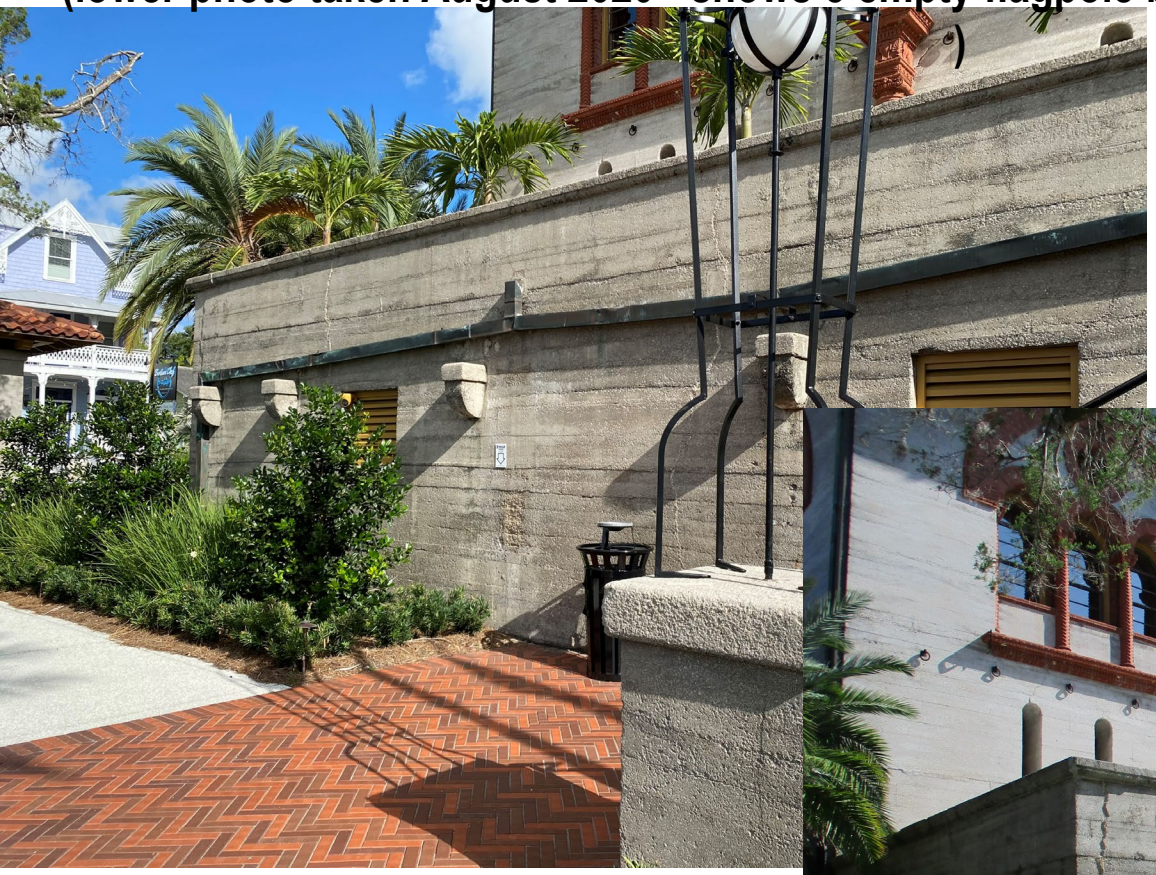


STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street
(lower photo taken August 2020 - shows 5 empty flagpole brackets on wall on each side of stair)





STAFF PHOTOGRAPHS
75 King Street
(taken August 2020 – shows 5 empty flagpole brackets on wall on each side of stair)



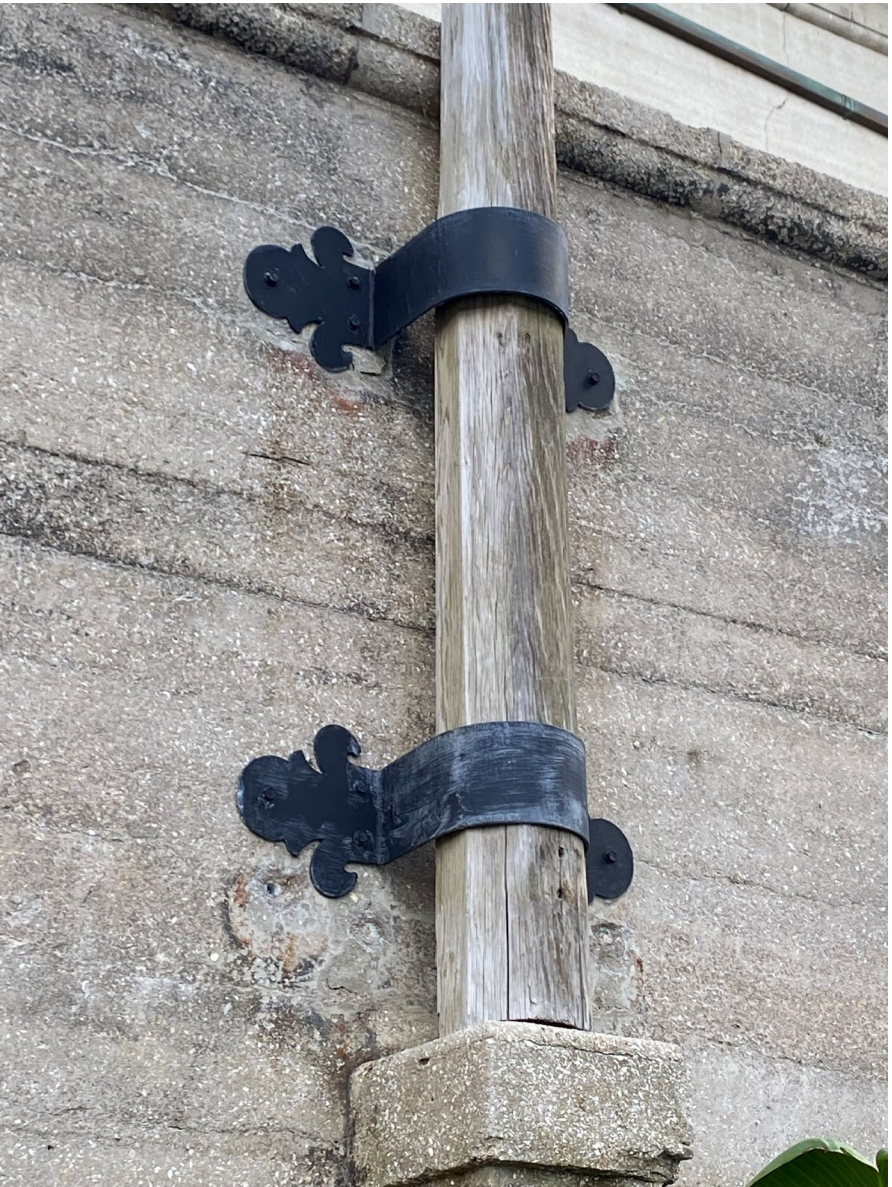


STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





STAFF PHOTOGRAPHS
75 King Street





Engineered bolting system proposed for new flag pole brackets in order to withstand high wind speeds (as shown from interior)

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) 85;60

85360

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: Florida
COUNTY: St. Johns
FOR NPS USE ONLY
ENTRY NUMBER | DATE

1. NAME

COMMON: Alcazar Hotel (Lightner Municipal Exposition)
AND/OR HISTORIC: Historic Lightner Museum NR listed 2-24-71

2. LOCATION

STREET AND NUMBER: 79 King Street
CITY OR TOWN: St. Augustine
STATE: Florida | CODE: 12 | COUNTY: St. Johns | CODE: 109

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site ☐ Structure	☐ Private	☐ In Process	☐ Unoccupied	☒ Restricted
☐ Object	☒ Both	☐ Being Considered	☐ Preservation work in progress	☐ Unrestricted
				☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☒ Commercial	☐ Industrial	☐ Private Residence	☐ Other *(Specify)*	
☒ Educational	☐ Military	☐ Religious		
☒ Entertainment	☒ Museum	☒ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: City of St. Augustine
STREET AND NUMBER: City Hall
CITY OR TOWN: St. Augustine | STATE: Florida | CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse
STREET AND NUMBER: King and Cordova Streets
CITY OR TOWN: St. Augustine | STATE: Florida | CODE: 12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Part of St. Augustine Historic District National Register nomination
DATE OF SURVEY: | ☐ Federal | ☐ State | ☐ County | ☐ Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN: | STATE: | CODE:

SEE INSTRUCTIONS

STATE: Florida
COUNTY: St. Johns
FOR NPS USE ONLY
ENTRY NUMBER | DATE

5J60

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

The Alcazar Hotel building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings.

The building was completed in 1889 after two years of construction at a cost in excess of $1,000,000. It was first used, in its then unfinished stage, in 1888 to accomodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into "her own" the following year.

This distinct and impressive structure, four stories in height, standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth.

The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete.

The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every-room was not accepted requirement. As the pattern changed in hotel accomodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities.

In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property.

Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation.

Continued...

SEE INSTRUCTIONS

2

5760

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Florida	
COUNTY	
St. Johns	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Alcazar Hotel
7. Description
Page 2

On the upper balcony of the Casino were staged dances, entertainments, and other social functions.

The Casino pool, which has since been floored over, was the scene of many memorable sports occasions. The national AAU swimming championship meets were held in this pool, an old program dated February, 1925, listing such nationally famous feminine entries as Gertrude Ederle, Helen Wainwright, Aileen Riggin, Helen Meany, Adelaide Lambert, Sybil Bauer, champions all.

Along with the other events the Casino is now the setting for the annual St. Augustine Antiques Show, established by Mr. Lightner and presented in January of each year.

Tennis courts were at the rear of the building and on them trod the feet of champions, Tilden, Richards, Doeg, and others of that era.

The Alcazar was closed in 1930 due to the national economic depression. It remained closed and uninhabited until purchased by Otto C. Lightner, in 1947.

The interior of the building had suffered quite some deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Mr. Lightner allotted $150,000 of his personal funds for this purpose; and work in the area of the first two floors and the Casino was commenced and completed to its present appearance. In the latter part of 1947 the facility was in condition to receive the exhibits from the Chicago Museum of Mr. Lightner.

3

SJ60

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☒ Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☒ Engineering
- ☐ Industry
- ☐ Invention
- ☒ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☒ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish Architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States.

The Alcazar Hotel, the name being Arabic(Al-kasr) for "royal castle", was the second of the luxurious hostelries erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.

SEE INSTRUCTIONS

4

SJ60

9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Houses of St. Augustine. St. Augustine: The St. Augustine Historical Society, 1962.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY — St. Augustine District

CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
NW	29° 53' 53"	81° 19' 02"
NE	29° 53' 58"	81° 18' 40"
SE	29° 53' 12"	81° 18' 33"
SW	29° 53' 09"	81° 18' 55"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES — Alcazar Hotel

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
29°	53'	25"	81°	18'	54"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: J. P. Schuck, Chief, Bureau of Historic Preservation

DATE: 8/3/70

ORGANIZATION: Department of State

STREET AND NUMBER: The Capitol

CITY OR TOWN: Tallahassee

STATE: Florida — CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name [signature]

Title State Liaison Officer

Date December 18, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

6

5560

May 3, 1971

Mr. Ernest P. Kidd
City Manager
City of Saint Augustine
Post Office Drawer 210
Saint Augustine, Florida 32084

Dear Mr. Kidd:

It is a pleasure to advise you that the Alcazar Hotel has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

With every good wish and warmest regards.

Cordially,

Richard (Dick) Stone

RDS/wps

Enclosure

Alcazar SJ60

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

FEB 24 1971

RECEIVED
MAR 8 1971
Division of Archives
History & Records Management

Hon. Lawton Chiles
United States Senate
Washington, D. C.

Dear Senator Chiles:

We are pleased to inform you that the historic properties listed on the enclosure have been nominated by the State Liaison Officer appointed by the Governor for the implementation of the National Historic Preservation Program in Florida and have been entered into the National Register of Historic Places. Senator Edward J. Gurney and the appropriate Representatives have also been provided with this information. By copy of this letter, the State Liaison Officer, Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines Street, Tallahassee, Florida 32304, has likewise been notified. A leaflet explaining the National Register is enclosed.

Sincerely yours,

(Signed)

Director

Enclosures

Entered in the National Register FEB 24 1971

cc: Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines St., Tallahassee, Florida 32304

Also notified: Hon. Edward J. Gurney
United States Senate
Washington, D. C.

Hon. Bill Chappell, Jr.
House of Representatives
Hon. Don Fuqua
House of Representatives

38

Staff Report pg 41

SJ60

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 60 1009==

Site Name: Alcazar Hotel/City Hall 830== Survey Date: 8005 820==

Address: 75 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36A (block) (lot) 868==

868==

Owner of Site: Name: City of St. Augustine;

Address: City Hall

St. Augustine, FL 32084 902==

Occupant or Manager: City of St. Augustine/Lightner Museum 904==

Type of Ownership: City 848== Zoning: HP-4

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

UTM: 17 (zone) 469660 (easting) 3306620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1889 844== Period: 19th cent 845== Culture: American 840==

Architect: Carrere and Hastings, New York 872==

Builder: McGuire and McDonald, St. Augustine 874==

Style: Spanish Renaissance Revival 964==

Plan Type: 966==

Exterior Fabrics: Natural concrete, terra cotta, brick 854==

Structural Systems: Concrete, cast-in-place 856==

Features of Structure: (942)

Window Type: 942==

Foundation: Concrete wall 942==

Roof Type: Hip; flat, parapet 942==

Secondary Roof Structures: Tower, hip; bay, dome 942==

Porches & Balconies: Arcaded porches 942==

Chimney Location: Offset, lateral slope; interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Terra cotta work, columns, brick arches, jigsawn rafters, spires 882==

Quantitative Data: (950-954)

Chimneys: 8 952== Dormers: 954== Stories: 3-4 950==

Other: 5 story towers 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Occupies block bounded by commercial and residential building. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story building with five story towers at 75 King Street was constructed in 1887-1889 by James McGuire and Joseph McDonald. The architects John M. Carrera and Thomas Hastings borrowed from both Moorish and Spanish architectural styles, the facade resembling Seville's famed Alcazar, royal palace of kings. The austere poured concrete exterior is adorned by red terra cotta work. Matching five-story towers are topped with terra cotta columns covered by clay tile hip roofs. Cherubs decorate a round opening between the capitals. At the base, rounded projections with terra cotta work give the impression of balconets. Twenty spires lining both exterior walls and interior court are presently being restored. An inner courtyard consists of a full arcade surrounding a pond with bridge. The casino area located to the south, has a second floor entrance also decorated with ornamental terra cotta work. Large bays project from the east and west. The entire building occupies an area approximately one city block wide and three deep. It is bounded by commercial and residential neighborhoods. The former hotel faces Flagler College, previously the elegant Ponce de Leon Hotel. The College and surrounding buildings are included within the St. Augustine National Landmark Historic District.

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

(over)

V. BIBLIOGRAPHY

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

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

parking lots or other facilites. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This former hotel at 75 King Street was originally planned as an annex to the larger, more expensive hotel across the street, the Ponce de Leon. Both projects of oil magnate, Henry M. Flagler, were inspired by the poured concrete residence of Franklin W. Smith, known as the Villa Zorayda.(4) The name, Alcazar, is the Spanish term for "fortress". Both Spanish and Moorish elements were incorporated into the design. A Tatler article describes the evolution of the hotel into a popular winter hostelry in its own right.

> "Although the first intention in constructing this building was as an annex of the Ponce de Leon; before its

completion, this idea seemed impracticable, and a restaurant was built in addition to it, and the house first opened on the European plan, a year later on both the European and American plans. But this was not entirely satisfactory, and it was then managed on the American plan, alone, growing constantly in popularity, and each season additions were made to it, in order to meet the demands made upon it.

"Three years ago, forty rooms were added, with a larter parlor and ladies' waiting room on the first floor, occupying the space of four shops, and an annex to the dining room. The season following was one of unparalelled success. Last year, owing to the depression in financial circles, the house was opened for rooms only.

"The Alcazar is built around four sides of a square, or court, the lower, or office floor, entirely surrounded by a beautiful arched loggia. The rooms are arranged to either look into the court or streets surrounding the house. They are large and beautifully furnished, the parlors attractive and with handsome appointments. A superior cuisine and service will be maintained, with an excellent staff and corps of help."(5)

In addition to the hotel accomodations, the famous pool and Turkish and Russian Baths were an attraction to visitors and residents. The Casino received the following write-up in 1896.

"The Casino, containing the immense swimming pool, Turkish and Russian baths, ball-room is the place of amusement of the city, the Mecca of every visitor to St. Augustine. Architecturally it is stately and imposing without and within, the immense arches rising out of the pool and supporting the roof are the largest in the country, having a span of thirty feet; these are arranged three on either side with one at each end. The bathing-pool with an immense volume of water constantly pouring in and out, is of course the great attraction and the morning the fashionable hour, a band of music on the third floor then discourses sweet music, and the fashionable world repairs there to swim or see their friends enjoy it, meet their friends and arrange for the rest of the day, a swimming teacher is always present--one for ladies and another for gentlemen. Hours are set apart when only women are admitted to the pool for the benefit of those wishing to learn to swim. The dressing-rooms for the bathers are large and light and smaller pools are provided for those desiring privacy.

> "The third floor forms one of the handsomest ballrooms in the country, heavy pilasters and cornices adorn the walls, hundred of electric lights shed a softening ray over the merry makers who gather there. The floor twenty-eight feet in width entirely surrounds the opening of the pool which rises to the glass covered roof. The south side of the building contains a stage, heavy curtains may be dropped over the arch ways thus converting it into an audience hall capable of seating at least five hundred persons. Here concerts and others entertainments are constantly given during the season. The guests of the East Coast system of hotels reaching the floor by the elevator thus avoiding any stairs."(6)

Depression years forced the hotel to close in 1932. In 1947 publisher O. C. Lightner purchased the building from the Florida East Coast Hotel Company for the purpose of exhibiting his extensive collection of Victorian memorabilia. The building was renovated after 1969 for use as a museum and municipal offices. The St. Augustine City Hall was dedicated on April 27, 1973, and Lightner Museum opened its doors on August 12, 1974.(7) Early Sanborn Maps show the site and surrounds of the Alcazar as being occupied by a Methodist-Episcopal Church, a Skating Rink, and Maria Sanchez Creek. The Skating Rink was operated by Orange Howes and the Church was the newly formed Olivet Methodist. Flagler purchased the marsh land offering to relocate the Methodist congregation in a building to be designed and constructed by his own architects, Carrera and Hastings, and contractors, McGuire and McDonald. The resulting house of worship is Grace United Methodist Church on Carrera Street. The filled in marshland and newly widened Cordova Street (formerly Tolomato) were a result of Flagler's vision of a "winter Newport".(8)

ARCHAEOLOGY

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

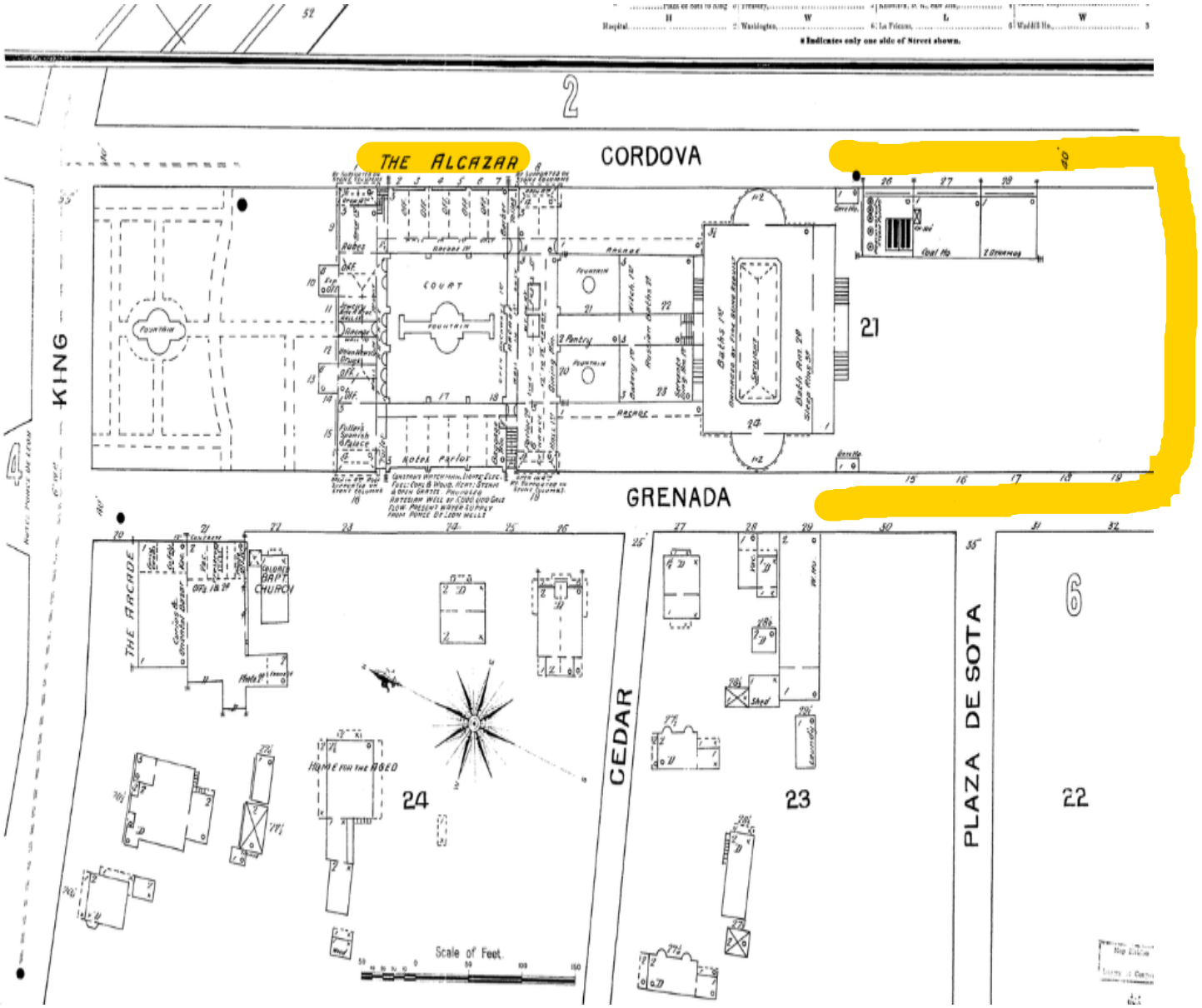
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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
5. Tatler, December 15, 1894, p. 3.
6. Ibid., January 18, 1896.
7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.
8. Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, "Grace Methodist Church, October 30, 1974, pp. 4-5.



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Feb. 1893, Sheet 1

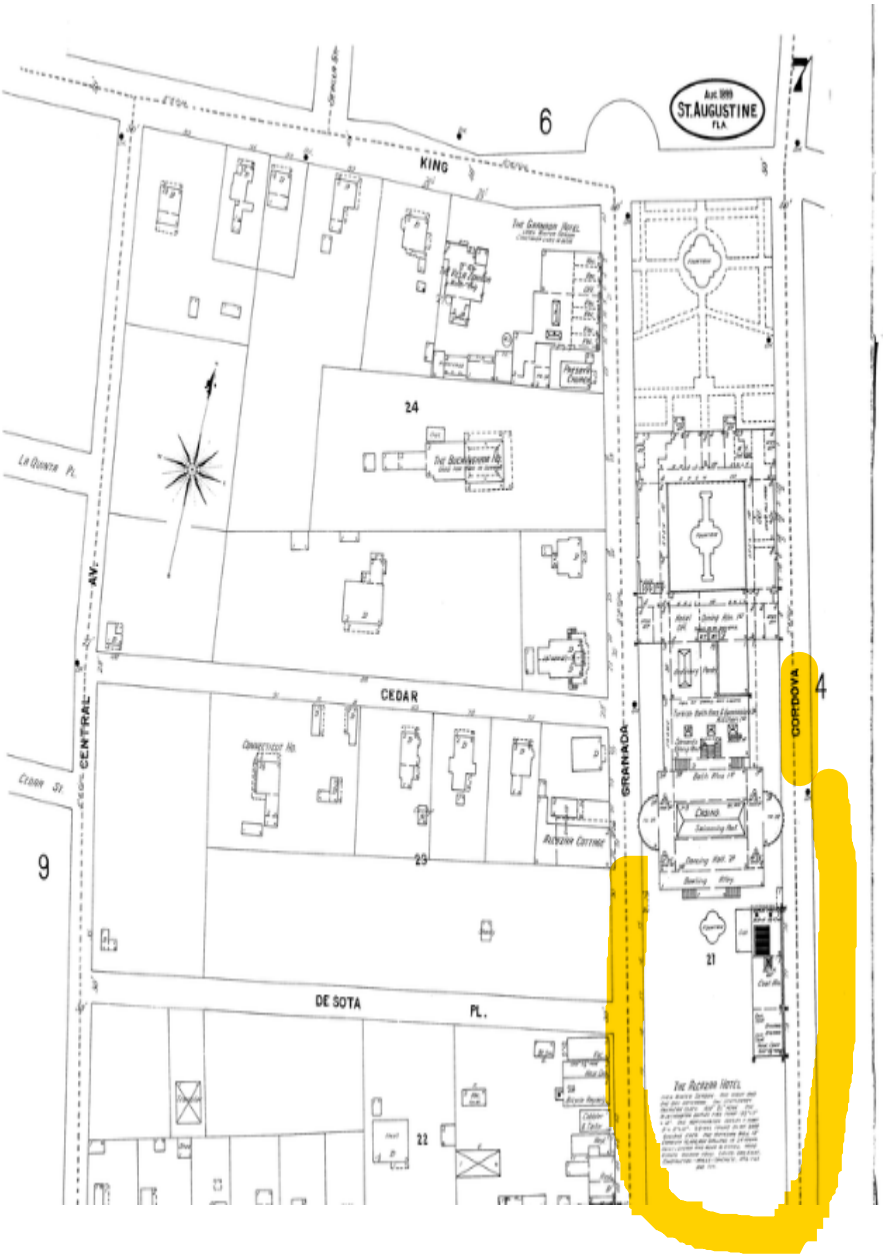


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Saint Augustine Aug. 1899, Sheet 7

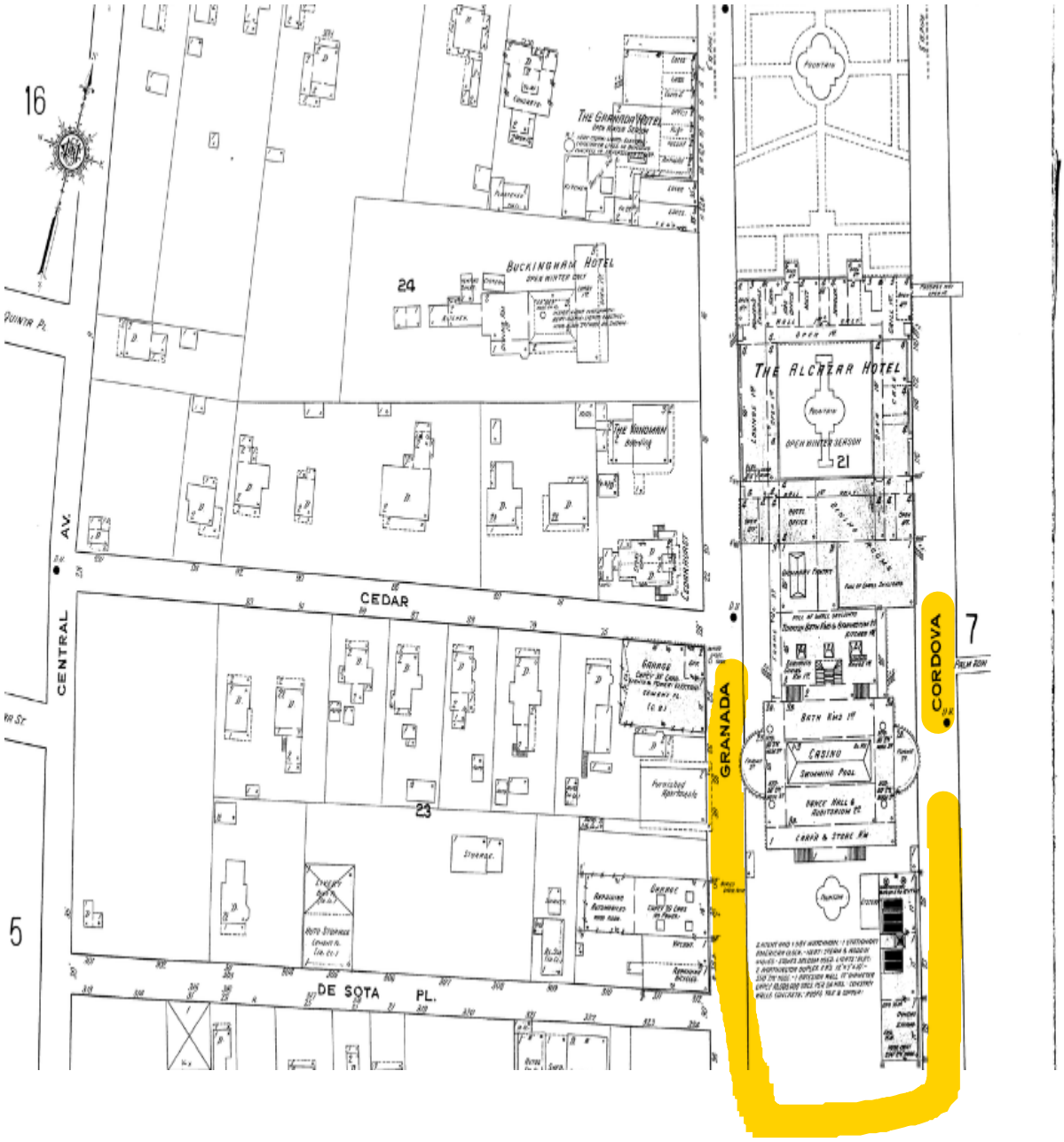


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ProQuest® Digital Sanborn Maps, 1867–1970

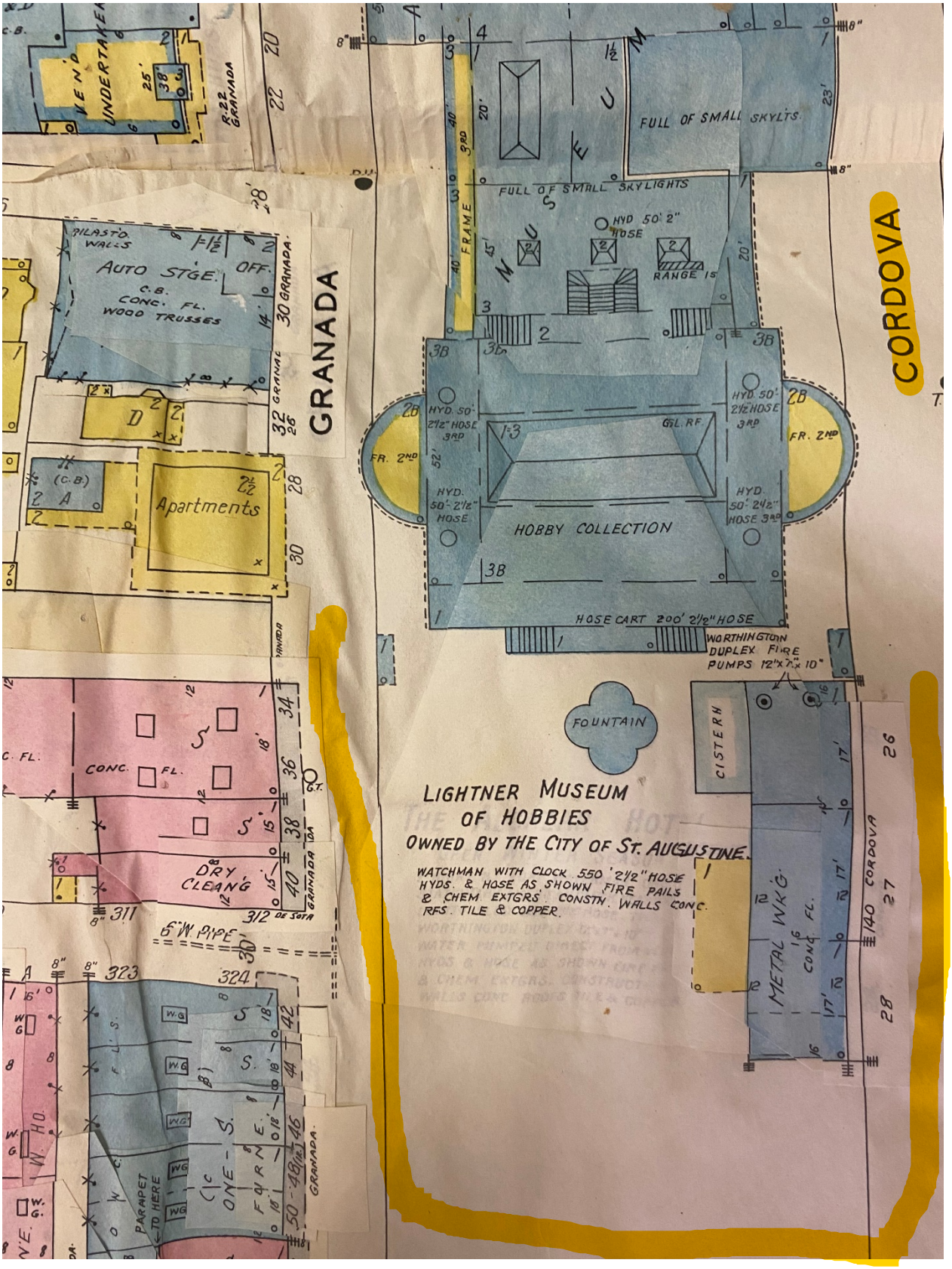
Saint Augustine Dec. 1917, Sheet 6



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1930 SANBORN MAP, REVISED to 1960:
75 King Street



Received May 20, 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. HP2022-0040

Receipt No. 2387399 Meeting Date: June 16, 2022

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

1. NAME OF APPLICANT Schaffer Weeks
   Business (if applicable) Len Weeks Construction Design Development
   Address 62 Hypolita Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-669-1672 Other phone/email sweeks@LWCDD.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Lightner Museum of Hobbies; Point of Contact is David Bagnall, Executive Director
   Business (if applicable) Lightner Museum of Hobbies
   Address 75 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-824-2874 Other phone dbagnall@lightnermuseum.org
3. PROJECT STREET ADDRESS 75 King Street
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision COSA-Lightner Museum Lease Parcels Parcel 1995700002
5. EXISTING USE Lightner Museum PROPOSED USE Lightner Museum (NO CHANGE)
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☒	Exterior finishes (stucco, masonry, siding) (4) Decorative Terra Cotta Columns on the Building's South Terrace
☐	☐	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)

See attached, HARB Application - Lightner Museum - Terra Cotta - Overall Product Description, 05.20.2022

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Schaffer Weeks

SIGNATURE OF APPLICANT Schaffer K Weeks DATE 5/20/2022

PRINT OWNER'S NAME David Bagnall

SIGNATURE OF OWNER David Bagnall DATE 5/20/2022

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.

HP 2022-0040 75 King Street

Received May 20, 2022
Planning and Building Department

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

SKW INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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 — feature
☒	☐	☒	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 — feature?
☐	☐	☐	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.

Need documentation of proposed replacement columns + details w/ understanding of how exact of a replacement they will be

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

(FLAG POLE?)

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

☐	☒	☐	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) > But plan or elevation showing project area would be helpful.
☐	☒	☐	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

* Photos may be sent via Drop Box

❖ Other details necessary for review:

* Will need more info from terracotta manufacturer on how exact of a match replacement columns will be

* Proposed flag pole replacement details should be submitted

Project number: HP2022-0040 Project Address: 75 King Street

Reviewed by: Julie Courtney Date: May 26, 2022

7. OVERALL PROJECT DESCRIPTION

We are proposing to replace the (4) existing decorative terra cotta columns on the south terrace of the Lightner Museum with (4) new decorative terra cotta columns, fabricated to replicate the original Carrere and Hastings design. As shown in the attached photographs, the existing terra cotta columns are in exceedingly poor condition and are failing. The current condition represents a significant safety concern. We believe this is partly due to surface weathering but is primarily caused by the corrosion of the interior armatures. Per correspondence (attached) with Herschel Shepard, FAIA Emeritus (local and expert architect who has worked on the Lightner building previously, specifically the terra cotta spire restoration), "if damage is caused by deterioration of impeded iron you may have to replace the entire unit". We are proposing to dismantle the existing columns, salvaging what is possible so that the Lightner Museum can preserve original pieces as part of a future exhibition. We are proposing to replace all (4) complete columns. The replacement columns will replicate the original column design as closely as possible, and will be fabricated with terra cotta, not colored concrete. The replacement columns will be positioned in the same locations as the existing columns. The replacement columns will be manufactured by Gladding, McBean, one of the few remaining terra cotta manufacturers in the USA.

The Lightner Museum would like to move forward with this project, pending HARB approval. Once this project is approved a representative from Gladding McBean will visit the museum and conduct a detailed survey to ensure the replacement terra cotta columns match the existing columns as closely as possible.

Received May 20, 2022
Planning and Building Department

S. Weeks

From: Len Weeks
Sent: Tuesday, August 31, 2021 8:40 AM
To: S. Weeks
Subject: FW: Terracotta columns at the Lightner Museum
Attachments: 1-Proj 7810 Alcazar Spire Test Casting T. White for H. Shepard.jpg; 2-Proj 7810 Alcazar Spire Test Casting T. White for H. Shepard.jpg; 3-Proj 7810 Spires in place 1.jpg; 4-Description - Text Proj 7810 2012.doc

Schaffer,

This was Herschel's response to my e-mail yesterday.

From: Herschel Shepard <hnjshepard@comcast.net>
Sent: Monday, August 30, 2021 5:09 PM
To: Len Weeks <lenweeks@LWCDD.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: Terracotta columns at the Lightner Museum

Ken: It's great to hear from you and I commend you for your work in the courtyard. So far my family and I have remained in good health and escaped the pandemic, and I trust the same is true for you. However, we're staying hunkered down - I'd offer to come take at look at your project, but can't take the risk.

The spires on the Alcazar were restored by Tommy White, an expert craftsman, for my firm in 1978 as project 7810. Drawings and correspondence for this project are on file with my other projects at UF. Tommy and his firm are long gone, unfortunately, and I am not familiar with anyone qualified to do this work.

The restored spires are not terra cotta but an architectural concrete (see attached description). It is surely possible to repair in-place terra cotta with the expertise available today, but as you know it is imperative to identify the cause of the cracking or spalling. Damage caused by surface weathering, abrasion or accidental impact probably can be restored, but if damage is caused by deterioration of imbedded iron you may have to replace the entire unit. I suggest you call the National Trust for Historic Preservation because they can probably recommend a firm or consultant. Also, you should call Ken Smith FAIA at 904-281-0002. He may have needed to repair terra cotta during his work at Flagler College and know of a firm or craftsman.

Sorry I can't be of more assistance, but if you have any questions about the attached items please call or email. I wish you every success.

I have taken the liberty to copy Jennifer Wolfe since the attached info is probably not on file with the City.

Best regards, Herschel

> On 08/30/2021 2:41 PM Len Weeks <lenweeks@lwcdd.com> wrote:

Herschel,

Good Afternoon. I hope that you and your family are all doing well.

We have been working on a Courtyard renovation and other improvements behind the Lightner Museum this year. We are almost finished with the original project. Now they want us to kook into some repairs of the terra cotta columns and other features at the Alcazar Building. I know that you worked on this building in the past, and that some of the work involved the terracotta repairs. Do you remember who did this work for you and are they still in business. We are reaching out to try and find a qualified artist/craftsmen to help with this project. I also know that Howard Davis worked on replacing the terracotta spires on the chimneys in the past, but don't know who he used

Attached are a few photos.

If you have any references for this type of work, please let me know.

Thank-You for your assistance. Again, I hope that you are doing well and I look forward to talking with you soon,

Len Weeks

Len Weeks Construction • Design • Development

Office: 62 Hypolita Street, St. Augustine, FL 32084

Office #: 904-824-1626

Cell #: 904-669-1670

lenweeks@LWCDD.com

Received May 20, 2022
Planning and Building Department

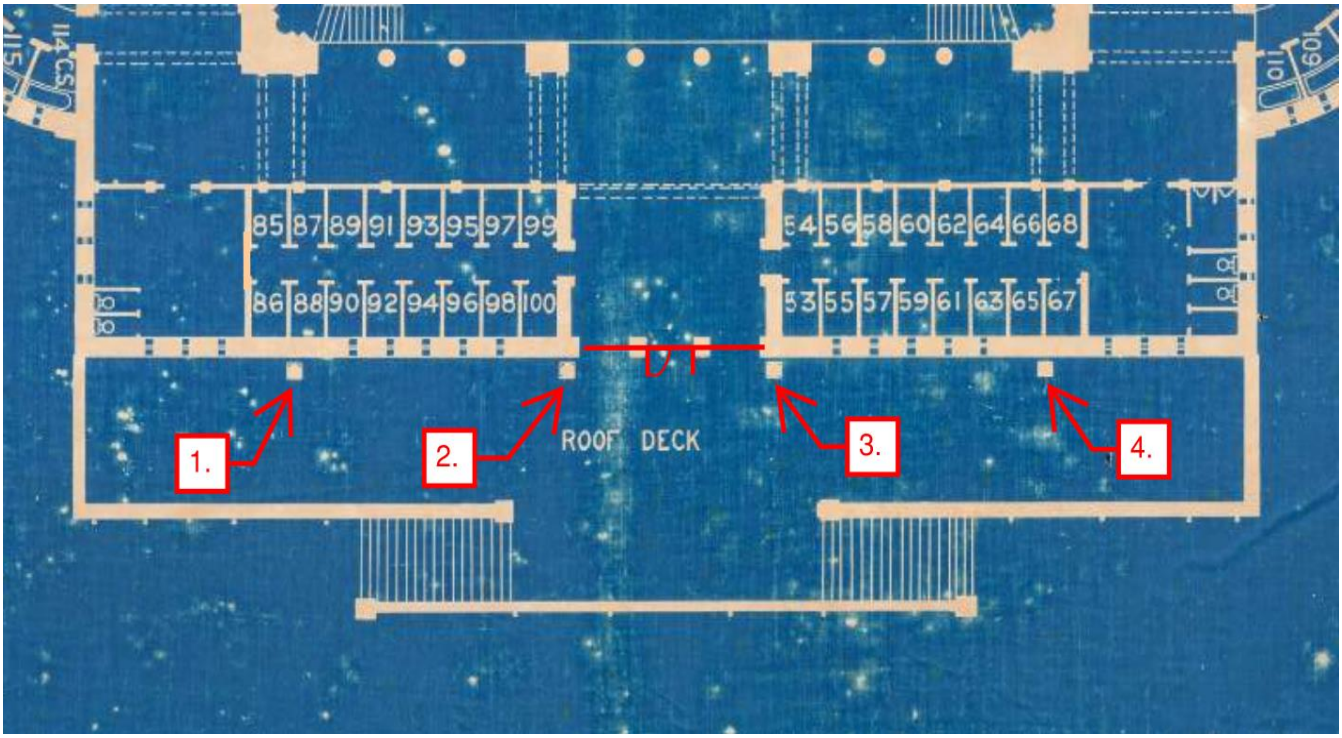
Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: sweeks@LWCDD.com

Lightner Museum Southern Terrace

Detailed Photos of 4 Existing Terra Cotta Columns

Prepared for June 16th, 2022, Historic Architectural Review Board (HARB) Meeting



Len Weeks Construction ■ Design ■ Development, LLC

Lightner Museum Southern Terrace



Received May 20, 2022
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COLUMN 2



42" + 2" + 29-1/4" + 9'8" + 1" = 15' 10-1/4"

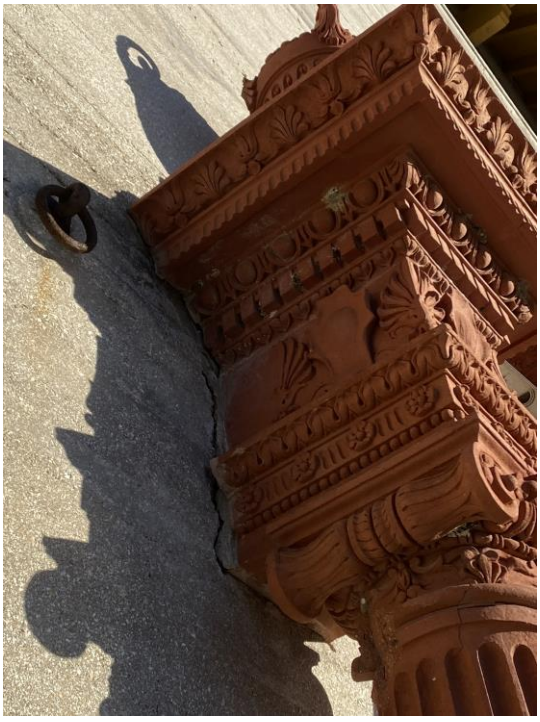
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COLUMN 1









Received May 20, 2022
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COLUMN 2







COLUMN 2

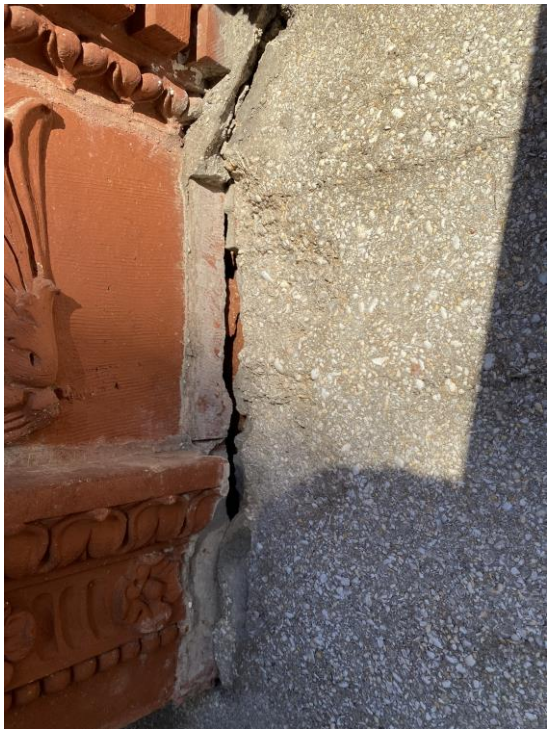






COLUMN 3







COLUMN 3



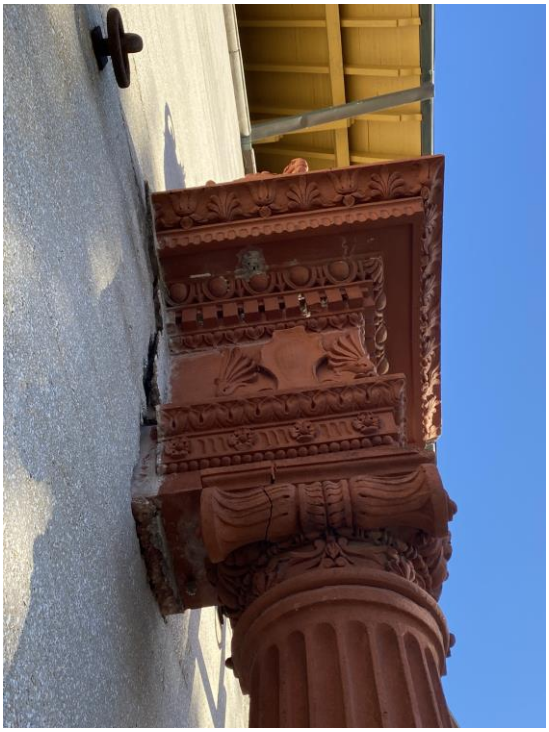




Received May 20, 2022
Planning and Building Department

COLUMN 3







Received May 20, 2022
Planning and Building Department

COLUMN 4







Received June 6, 2022
Planning & Building Department

S. Weeks

From: Jess Ouwerkerk <Jess.Ouwerkerk@gladdingmcbean.com>
Sent: Thursday, May 26, 2022 5:40 PM
To: S. Weeks
Subject: Lightner Museum
Attachments: GMcB Model Making.pdf

Hi Schaffer,

It was great to talk to you today. We are very excited to collaborate on this important project!

To summarize our conversation, Gladding, McBean employs classically trained sculptors who are highly skilled in replicating historic terra cotta.

1. The process begins when actual pieces from the building, known as fragments, are removed and sent to our Lincoln plant for use throughout the drafting and production process. These are used in tandem with data collected from field survey to draw the units.
2. After drafting has been completed, the physical fragment is utilized as a reference by sculptors to hand carve the model for that piece. While many models will be entirely made of plaster, ornamental units will actually have hand sculped clay components as part of the model.
3. The model is the "positive" that the mold "negative" is made out of.
4. The mold, which is made out of plaster, is hand packed with clay in order to press the actual terra cotta unit.
5. The actual terra cotta unit is turned out of the mold and left to naturally dry out to reach 0% moisture.
6. Once dry the units are glazed, if applicable, and then fired in our kilns.

As you can see, the process is truly a hands-on artisanal process. We employ artists who are well versed in the very same historic craft traditions that were used to make the terra cotta units we are replacing. This allows our team to match existing historic terra cotta with incredible exactness.

I'm including a link to a video that describes the process and includes a tour of our plant!

https://www.pbs.org/video/rob-road-gladding-mcbean/

Please let me know if you have any other questions. Have a great holiday weekend!

Kind regards,

Jess Ouwerkerk | East Coast Territory Manager

C: 631-921-9521

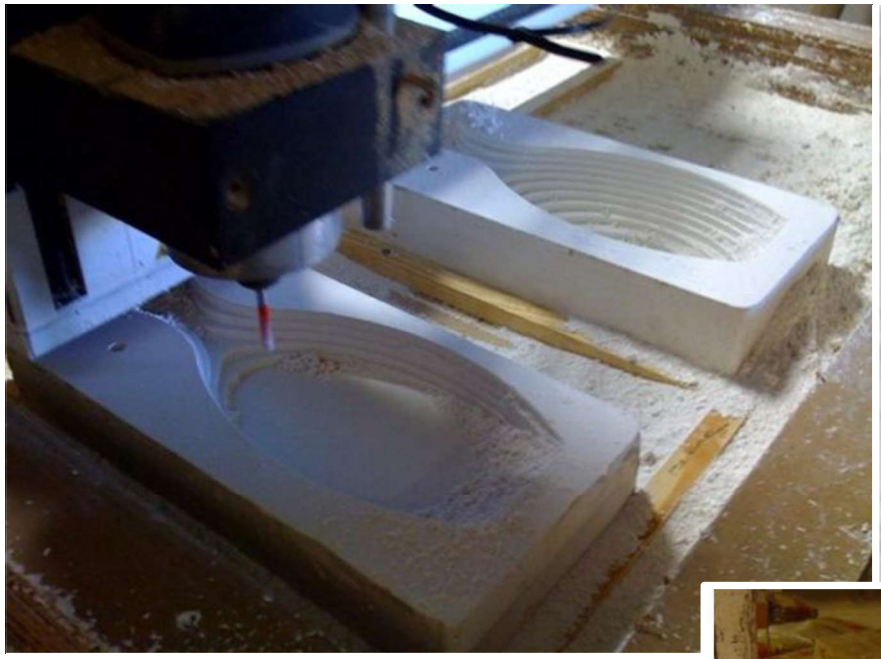
Gladding, McBean

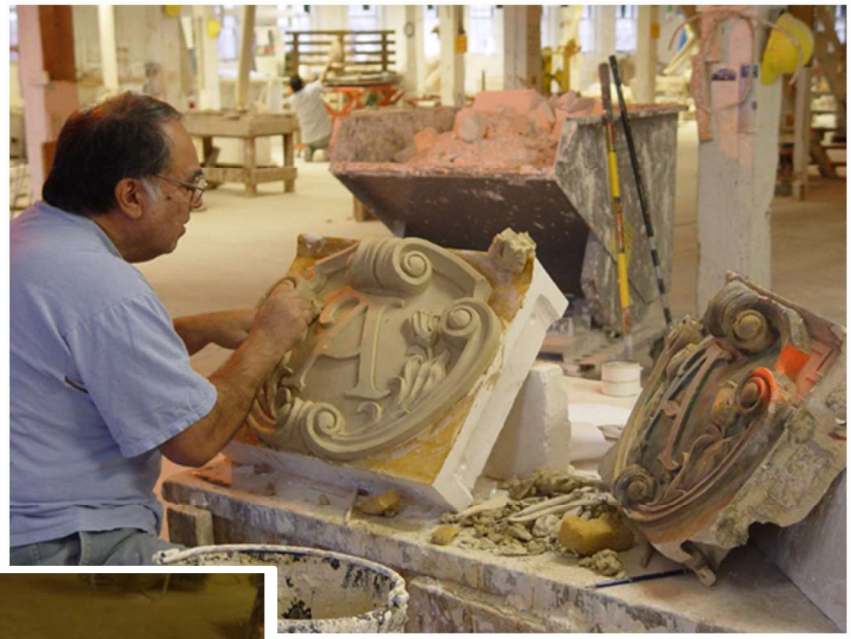
email: jess.ouwerkerk@gladdingmcbean.com
web: www.gladdingmcbean.com

GMcB
Over A Century Of Craftsmanship In Clay
601 7th Street Lincoln, California 95648
www.gladdingmcbean.com

Received June 6, 2022
Planning & Building Department

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Model and Mold Making

Gladding McBean

Received May 20, 2022
Planning and Building Department

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

David Bagnall
75 King Street, St. Augustine, Florida, 32084
Dbagnall@lightnermuseum.org
(904)-824-2847 x 106

May 18, 2022

RE: DHR Project File No.: 2022-2204, Received by DHR: April 19th, 2022
Project: DCA - *Lightner Museum Restoration,* 75 King Street, St. Augustine, Florida, 32084 – *Cultural Facilities Grant Funding (CFGF)*
County: St. Johns

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapters §267.061 and §373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places* (NRHP), or otherwise of historical, architectural or archeological value.

Based on the information provided, it is the opinion of this office that the proposed restoration of the southern terrace, including the 14 flagpoles and terracotta columns, will have no adverse effect on historic properties listed, or eligible for listing, in the NRHP.

If you have any questions, please contact Dr. Kyra Lucas, Historic Preservationist II, by email at kyra.lucas@*dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Kelly L Chase
For

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

Received May 20, 2022
Planning and Building Department

April 14, 2022

State Historic Preservation Officer
Compliance & Review Section
Division of Historical Resources
Florida Department of State
500 South Bronough Street – 4th Floor
Tallahassee, Florida 32399-0250

Dear Reviewer:

The Lightner Museum of Hobbies (Lightner Museum) in St. Augustine, FL is submitting a request for Cultural Facilities grant funding from the Florida Department of State, Division of Cultural Affairs for 2023-2025.

The Museum is housed in Henry Flagler's former Alcazar Hotel, a nationally registered historic building dating to 1888. As required by the funder, the enclosed documents are being submitted for compliance review and approval of the Lightner Museum project plan by the Bureau of Historic Preservation (BHP).

A copy of the BHP determination letter must be uploaded and submitted with the grant application by the June 1, 2022 deadline.

Your prompt review of the enclosed documentation is greatly appreciated. Please do not hesitate to contact me by phone or email if further information or clarification is needed.

In the interest of time, please email a copy of the BHP determination letter to dbagnall@lightnermusuem.org.

Best regards,

David Bagnall, Executive Director

Lightner Museum (Alcazar Hotel) is requesting a Compliance Review by the Bureau of Historic Preservation. Over the past 18 months, the Lightner Museum has invested more than $800,000 in the renovation of its South Garden. With funds raised from private donors and a grant from the Tourist Development Council, the museum transformed the area into a vibrant garden and outdoor program space for the local community. A second phase of the project will address the preservation and restoration of the museum's South Terrace which overlooks the Garden.

Documentation:

1. Division Involvement – Florida Department of State, Division of Cultural Affairs, Cultural Facilities Grant Application, Fiscal Year 2024 requires the requested Compliance Review.

2. 75 King Street; Saint Augustine, FL. 32084
   Section-Township-Range: 18/7S/30E.
   Legal Description:18-07-301.44 Acres COSA LIGHTNER MUSEUM LEASE PARCELS 199570-0003 THRU 199570-1064 LEASE PARCELS 56 THRU 59 61 THRU 64 110 THRU 116 & 120 THRU 123 (19 UNITS
   Tax Parcel ID # **199570-0002**

3. Location Maps
   General property Location Map - Enclosed
   USGS Quadrangle location map - Enclosed

4. Photographs – See Enclosed Photographs documenting the needed restoration and preservation of the columns and flagpoles on the Terrace, and photographs of the South Terrace and Garden pre- during- and post-revitalization in 2021.

5. Record Search – Master Site File Form – Enclosed
   Historical District Documentation - Enclosed

6. Historic District – St. Augustine Town Plan was designated as a Historic District in 1970

7. Building Description - The Lightner Museum is housed in the former Alcazar Hotel, designed by architects Hastings and Carrere and constructed by Henry Flagler in 1888. The Alcazar Hotel was designed to reflect the Spanish Renaissance Revival architecture that dominated Saint Augustine. The building is listed on the *National Register of Historic Places.*

   Since 1948 the museum has housed Otto Lightner's late 19th/early 20th century eclectic collection, but now includes cultural and educational enrichment opportunities for diverse audiences through its dynamic exhibitions, events, and programs.
   At more than 130-years-old, this historic landmark often presents maintenance, repair and infrastructure challenges that demand attention. The museum has been the

recipient of awards for its renovation projects. The Florida Trust for Historic Preservation and the American Institute of Architects recognized the museum restoration of the Grand Ballroom.

Previous Alterations - Completed in 1888, the Alcazar was the second grand hotel in St. Augustine built by railroad magnate Henry Flagler. Designed by Carrère and Hastings, the Hotel Alcazar is a monolithic structure of poured concrete. Flagler's St. Augustine hotels were the first large multistory concrete buildings in the United States.

The Alcazar was closed in 1931 due to the national economic depression. Acquired in 1947 by Otto Lightner, the Alcazar was transformed into a museum to house Lightner's substantial collection of fine and decorative art, ephemera, and Americana. The interior of the building had suffered significant deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Otto Lightner allotted $150,000 of his personal funds to transform the building into a museum; and work in the area of the first two floors and the Casino was commenced and completed. In the latter part of 1947, the facility was in condition to receive the exhibits from Lightner's Chicago Museum.

8. Project Description – Rehabilitation – Detail of Rehabilitation
   In its original design, the South Terrace featured 14 flag poles that lined the south wall of the terrace. The project will recreate the flagpoles that are no longer extant.

   Evaluations conducted during the garden renovation revealed structural issues in four decorative terracotta columns on the terrace that are original to the building. Due to corrosion of interior metal support rods, the columns need to be dismantled to ascertain the extent of damage. The project will restore the four columns, preserving original features where possible while replacing areas of significant damage and loss with modern terracotta.

9. Finding of Effect – No adverse effect will result from this rehabilitation project. The museum will strictly adhere to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

10. Contact Information:
    David Bagnall, Director
    75 King Street
    Saint Augustine, FL. 32084
    Email: Dbagnall@lightnermuseum.org
    Tel: 904-824-2874 x 106

Received June 6, 2022
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COLUMN 2

COLUMN 1

COLUMN 3

COLUMN 4

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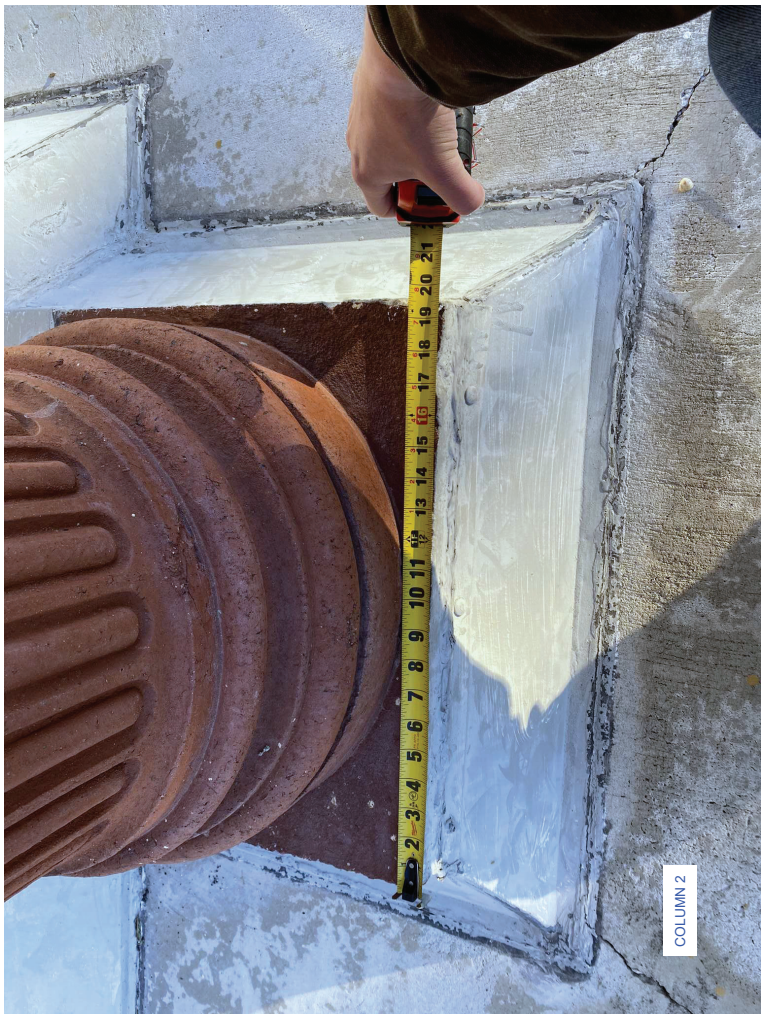




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COLUMN 2


COLUMN 2


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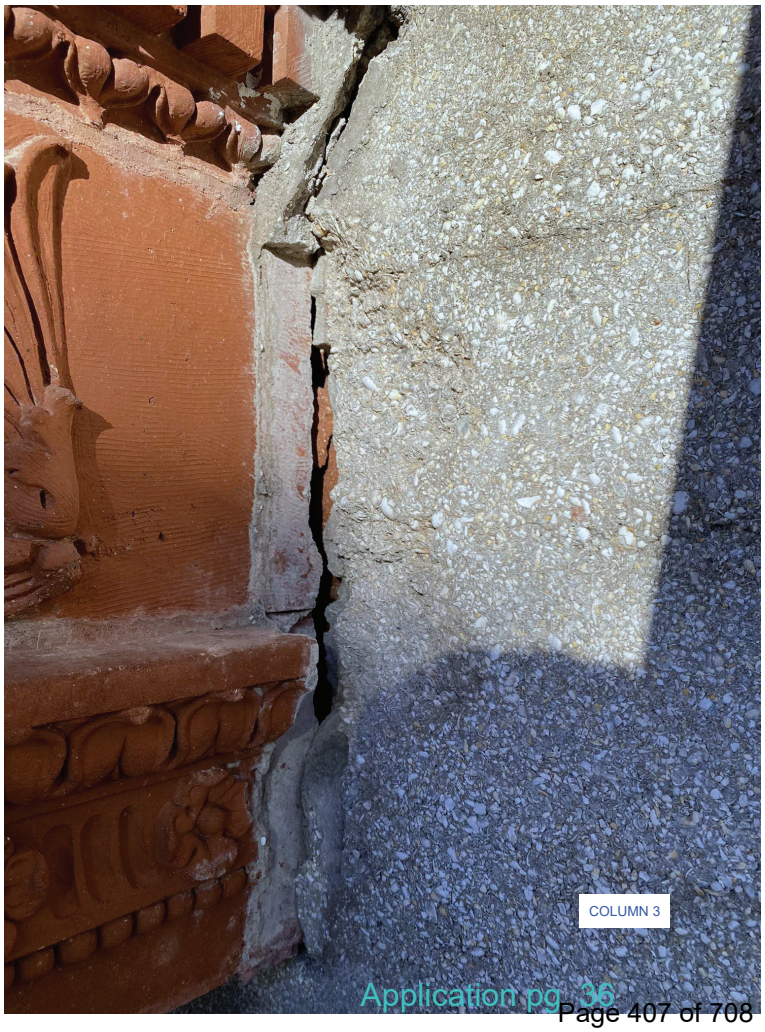


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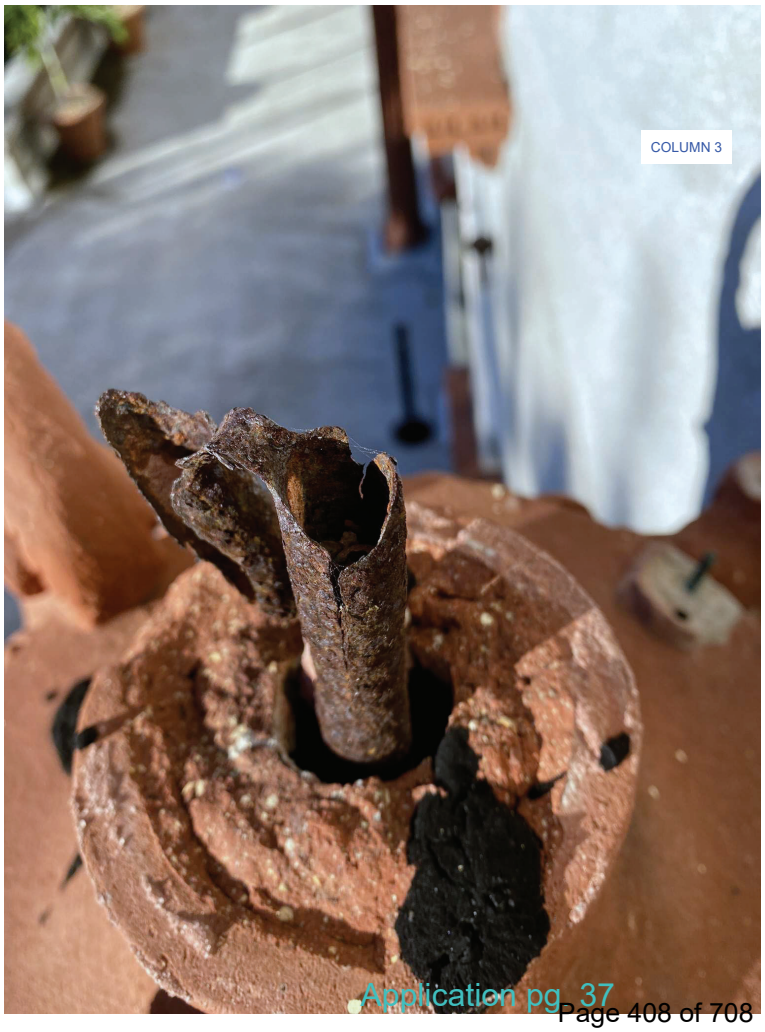


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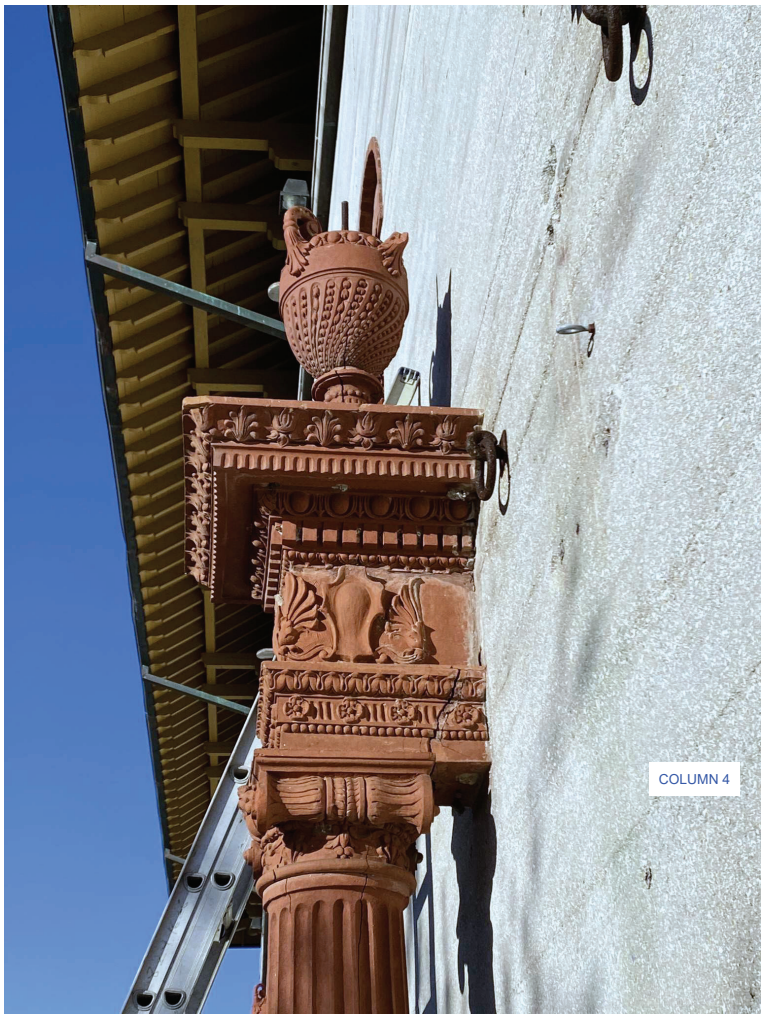




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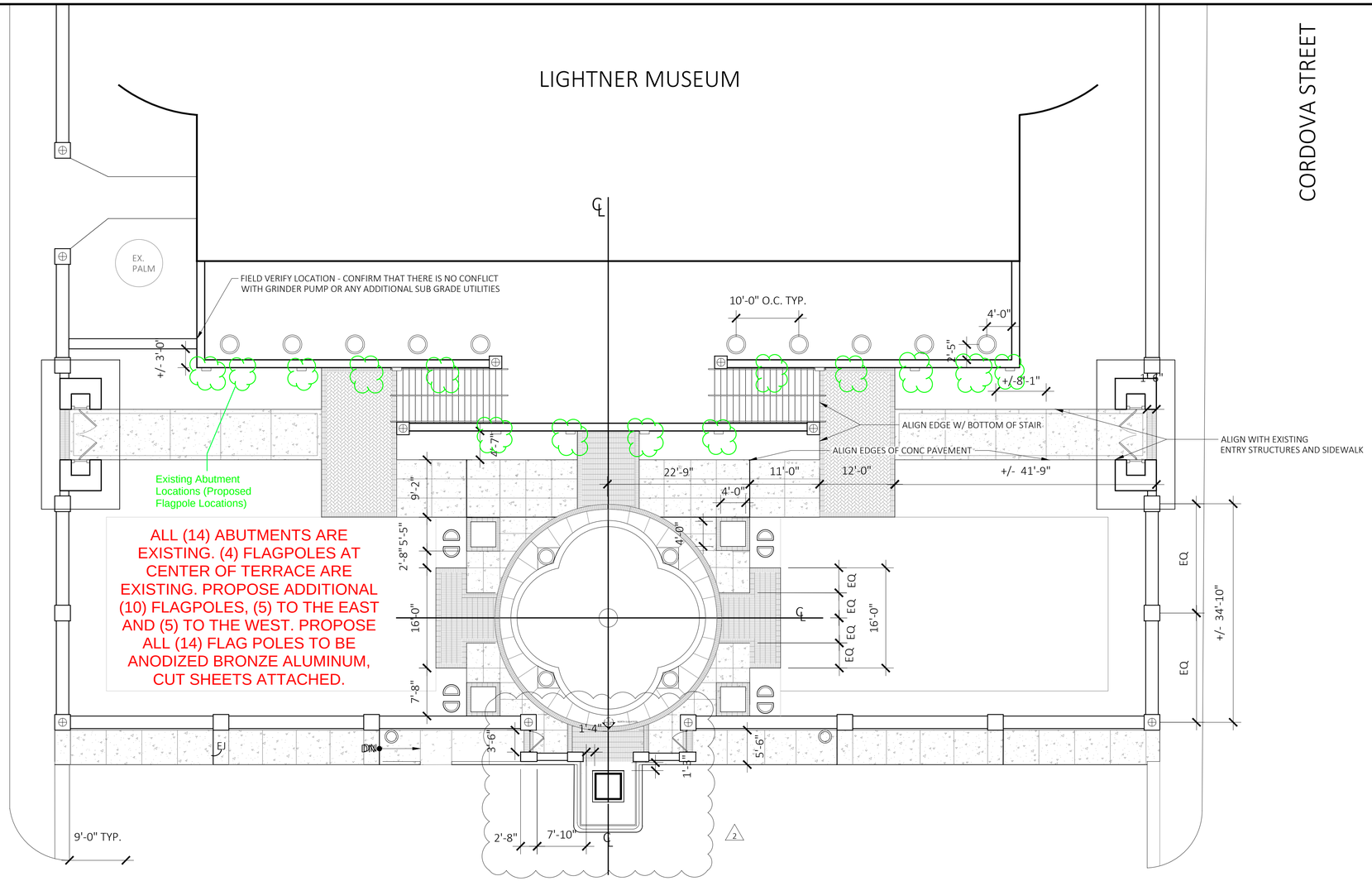






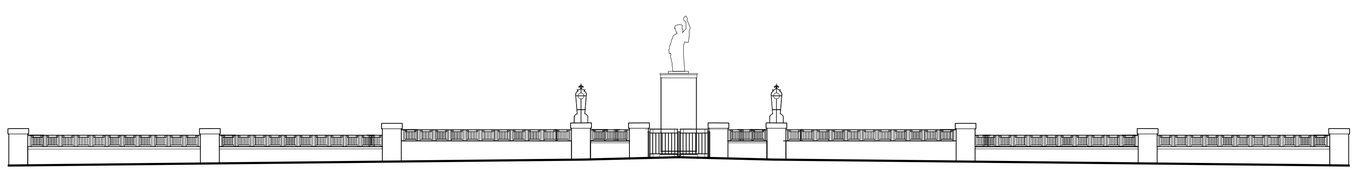
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ALL (14) ABUTMENTS ARE EXISTING. (4) FLAGPOLES AT CENTER OF TERRACE ARE EXISTING. PROPOSE ADDITIONAL (10) FLAGPOLES, (5) TO THE EAST AND (5) TO THE WEST. PROPOSE ALL (14) FLAG POLES TO BE ANODIZED BRONZE ALUMINUM, CUT SHEETS ATTACHED.

SITE PLAN



SOUTH WALL ELEVATION (FROM PARKING LOT)

0' 5' 10' 20'
SCALE: 1"=10'

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

REGISTERED LANDSCAPE ARCHITECT
JEREMY R. MARQUIS
LA 6667
STATE OF FLORIDA
6/17/2021
JEREMY R. MARQUIS
LIC. # 6667 STATE OF FLORIDA SEAL

DRAWN BY: EG & EDP

This item has been electronically signed and sealed by **Jeremy Marquis, RLA** on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE LAYOUT PLAN

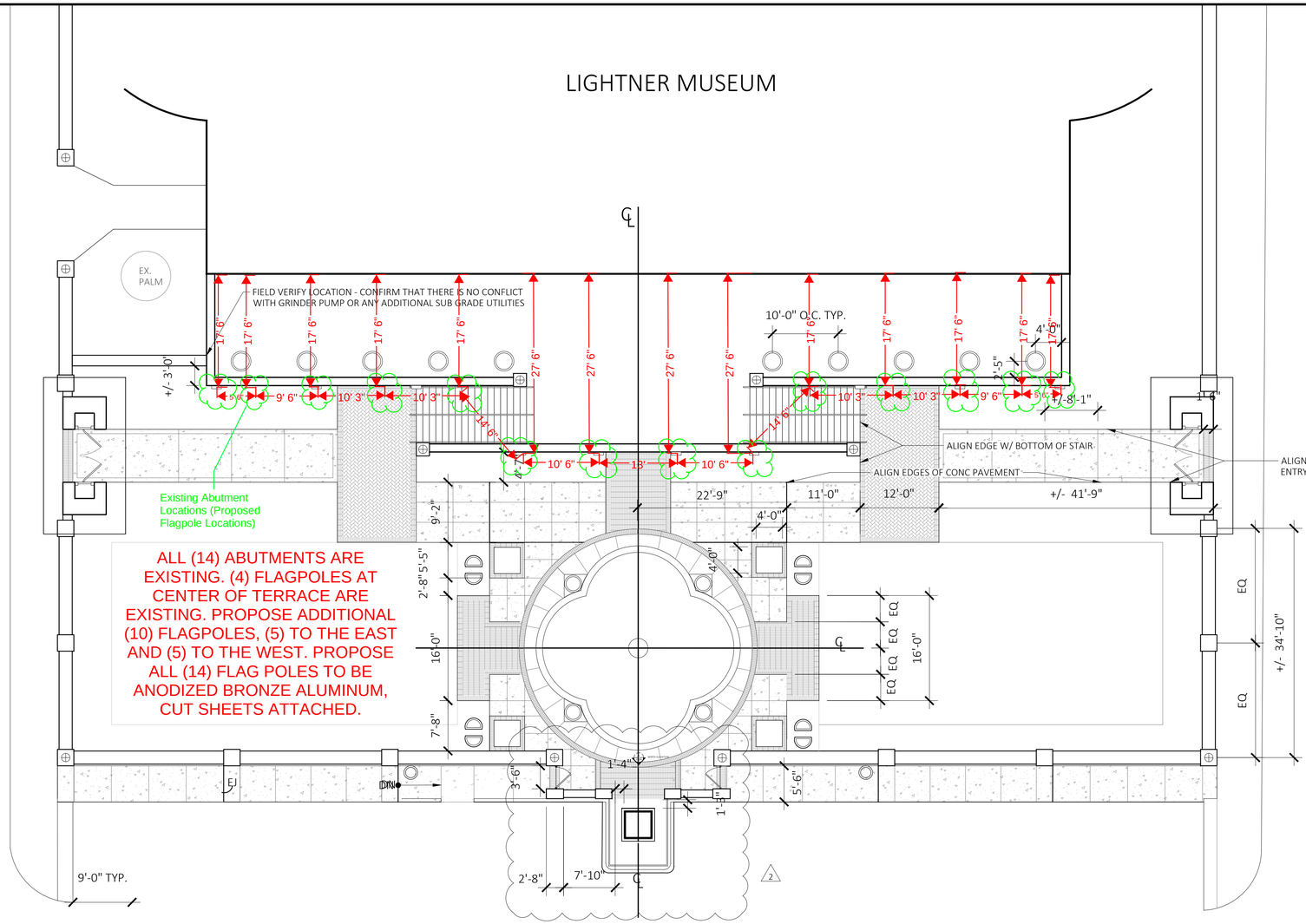
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2	DESIGN REV. 2	03.19.21
1	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

SIZE: ANSI D
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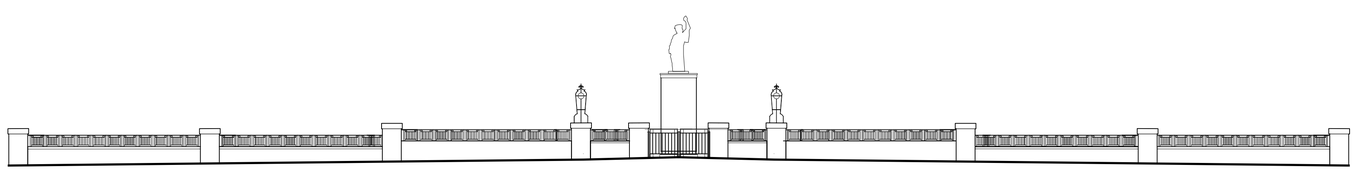
DRAWING NO.:
L-2.2

DocuSign Envelope ID: 29E17DC5-7FD9-4446-ADD2-F86761C4DFA1

Received June 6, 2022
Planning & Building Department



SITE PLAN



SOUTH WALL ELEVATION (FROM PARKING LOT)

0' 5' 10' 20'
SCALE: 1"=10'

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

REGISTERED LANDSCAPE ARCHITECT JEREMY R. MARQUIS STATE OF FLORIDA LA 6667 Docusigned by: E2B1AD6A6405 6/17/2021
JEREMY R. MARQUIS LIC. # 6667 STATE OF FLORIDA SEAL

DRAWN BY: EG & EDP

This item has been electronically signed and sealed by **Jeremy Marquis, RLA** on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE LAYOUT PLAN

SYM	DESCRIPTION	DATE
3	DESIGN REV. 3	04.16.21
2	DESIGN REV. 2	03.19.21
1	DESIGN REV. 1	02.23.21
	PERMIT REV. 1	11.24.20
	100% CD	09.30.20
	60% CD	09.22.20

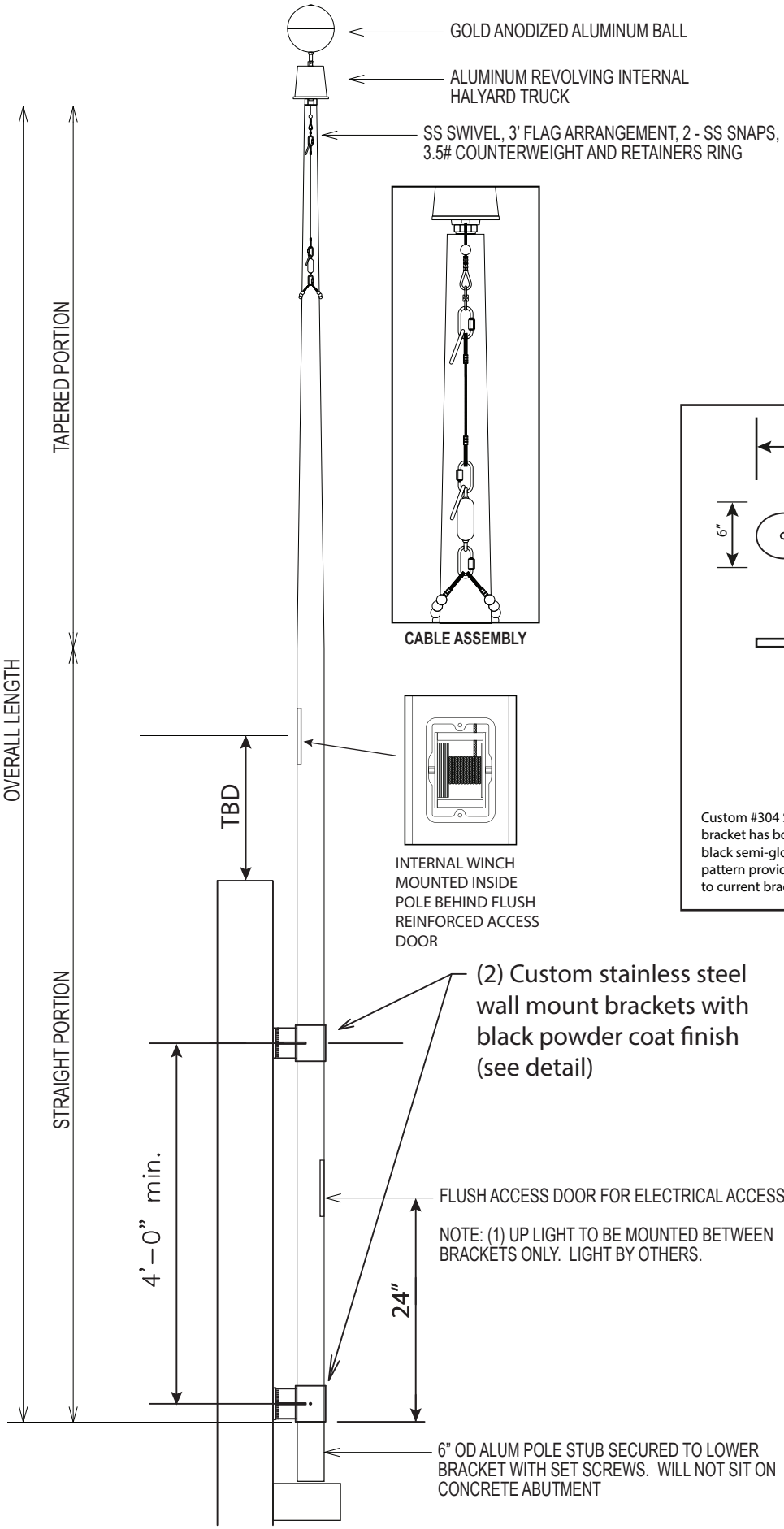
SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

DRAWING NO.:
L-2.2

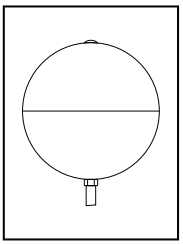
Received June 6, 2022
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COMMERCIAL FLAGPOLE

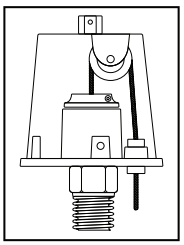
DESIGN CRITERIA
A.N.S.I. / NAAMM FP 1001-07
STANDARD.



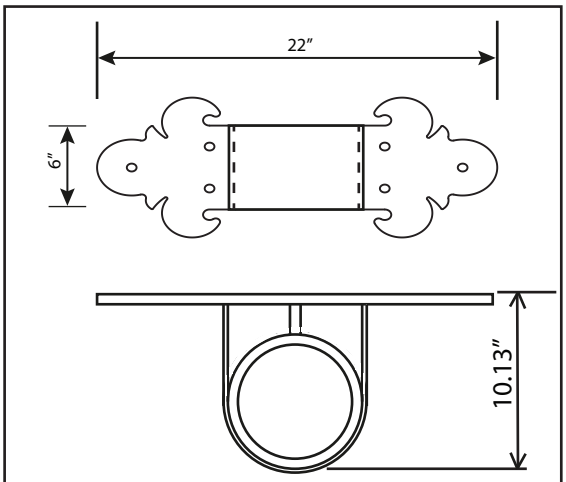
CABLE ASSEMBLY



ALUMINUM BALL



REVOLVING TRUCK



Custom #304 SS bracket set incl 1 - upper and 1 - lower bracket. Lower bracket has bottom plate with 1/2" drain hole. Brackets to have black semi-gloss powder coat finish. Hole pattern to match test pattern provided by customer. Shape of wall bracket to be matched to current brackets. All sizing and dimensions to be confirmed.

FLAGPOLE SPECIFICATIONS	
EXPOSED HEIGHT	25' - 0"
OVERALL LENGTH	25' - 0"
WALL THICKNESS (IN)	.250"
NO. OF SHIPPING SECTIONS	1
FINISH	DARK BRONZE ANODIZED
LENGTH OF FDT. TUBE (A)	N/A
DEPTH (B)	N/A
TOP DIA. (IN)	3 1/2"
BUTT DIA. (IN)	6"
TAPERED LENGTH	TBD
BALL SIZE	6"

NOTES:

1) MATERIAL - 6063-T6 ALUMINUM
2) ALUMINUM TO HAVE DARK BRONZE ANODIZED FINISH
3) POLE DESIGNED FOR 1 - 3'X5 OR 1 -3'X12' FLAG AT 120 MPH PER ANSI/NAAMM FP1001-07
4) ANCHORAGE DESIGN AND HARDWARE BY OTHERS.

LINGO ORDER:
pending

DATE:
06/03/22

PROJECT: Lightner Museum
LOCATION: Miami, FL
SUBJECT: 14 - 25' Aluminum Flagpoles
CUSTOMER: Len Weeks Construction Design Development

ACME LINGO FLAGPOLES
1865 Route 206
Southampton, NJ
800-260-1897
www.acmelingo.net

Received June 6, 2022
Planning & Building Department

HSLED26YA



Bullet shape die cast aluminum flood with spotlighting for over 40 feet away.

Color: Bronze Weight: 4.6 lbs

3000K Color Temp (Warm) matches all other garden lighting

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.23A
208V	0.13A
240V	0.11A
277V	0.07A
Input Watts	27.2W

LED Info

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	2,964
Efficacy	109 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PQNXCTA6

Optical

NEMA Type:

NEMA Beam Spread of 3H x 3V

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

RAB LEDs exceed industry standards for chromatic stability

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Mounting:

Heavy-duty 1/2" thread mounting arm with "O" ring seal & stainless steel screws

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

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Received June 6, 2022
Planning & Building Department

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

Constant Current, 120-277V with 4kV surge protection, 120V: 0.23, 208V: 0.13A, 240V: 0.11A, 277V: 0.11A

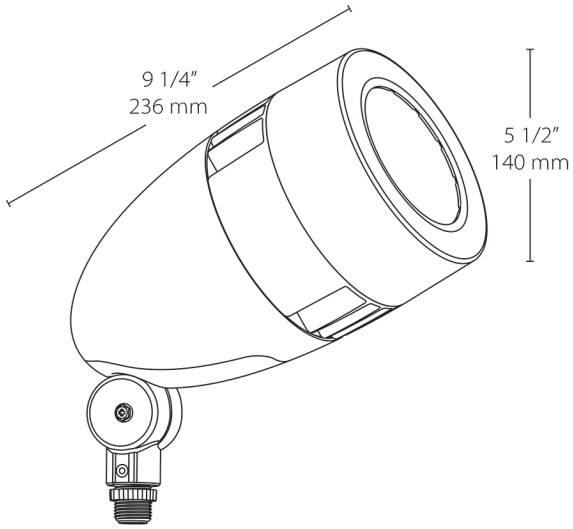
THD:

8.17% at 120V, 7.17% at 277V

Power Factor:

92.6% at 120V, 99.6% at 277V

Dimensions



Features

- Spot lighting for over 40 feet away
- Perfect for flag lighting
- NEMA type - 4H x 4V
- Available in four colors
- 100,000-hour life based on LM-80 results and TM-21 calculations
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver Options
HSLED	26	Y	A	
	26 = 26W **13** = 13W **18** = 18W	**Blank** = 5000K Cool **N** = 4000K Neutral **Y** = 3000K Warm	**Blank** = Bronze **W** = White **B** = Black **VG** = Verde Green **A** = Bronze	**/D10** = 0-10V Dimming **/480** = 480V (Only available for 26W) **Blank** = No Option

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1995700000
Location	75 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565 *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	4.080
Homestead	N

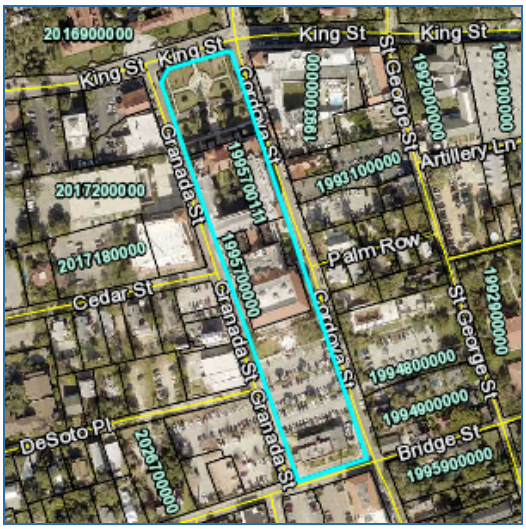
Owner Information

Owner Name	City Of St Augustine Trustee 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$10,860,840

Map



Valuation Information

	2022
Building Value	$9,861,231
Extra Features Value	$122,526
Total Land Value	$1,776,260
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$11,760,017**
Total Deferred	$899,177
Assessed Value	**$10,860,840**
Total Exemptions	$10,860,840
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	$10,354,292	$122,526	$1,776,260	$0	$0	$12,253,078	$9,873,491	$12,253,078	$0
2020	$10,682,999	$122,526	$1,787,260	$0	$0	$12,592,785	$8,983,748	$12,592,785	$0
2019	$6,440,070	$122,139	$1,787,260	$0	$0	$8,349,469	$8,167,044	$8,349,469	$0
2018	$6,454,034	$122,139	$848,412	$0	$0	$7,424,585	$7,424,585	$7,424,585	$0
2017	$6,474,978	$100,725	$848,412	$0	$0	$7,424,115	$7,424,115	$7,424,115	$0
2016	$6,447,704	$101,208	$848,412	$0	$0	$7,397,324	$7,397,324	$7,397,324	$0
2015	$6,460,399	$101,595	$848,412	$0	$0	$7,410,406	$7,410,406	$7,410,406	$0
2014	$6,092,324	$101,884	$846,770	$0	$0	$7,040,978	$7,040,978	$7,040,978	$0
2013	$6,104,272	$102,368	$846,770	$0	$0	$7,053,410	$7,053,410	$7,053,410	$0
2012	$6,116,220	$102,658	$846,770	$0	$0	$7,065,648	$7,065,648	$7,065,648	$0
2011	$6,128,168	$103,044	$943,184	$0	$0	$7,174,396	$7,174,396	$7,174,396	$0
2010	$6,140,116	$103,334	$1,047,982	$0	$0	$7,291,432	$7,291,432	$7,291,432	$0

Building Information

Building	1
Year Built	1972
Actual Area	8093
Conditioned Area	6855
Use	Office Building (Multi-Story) Class C
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

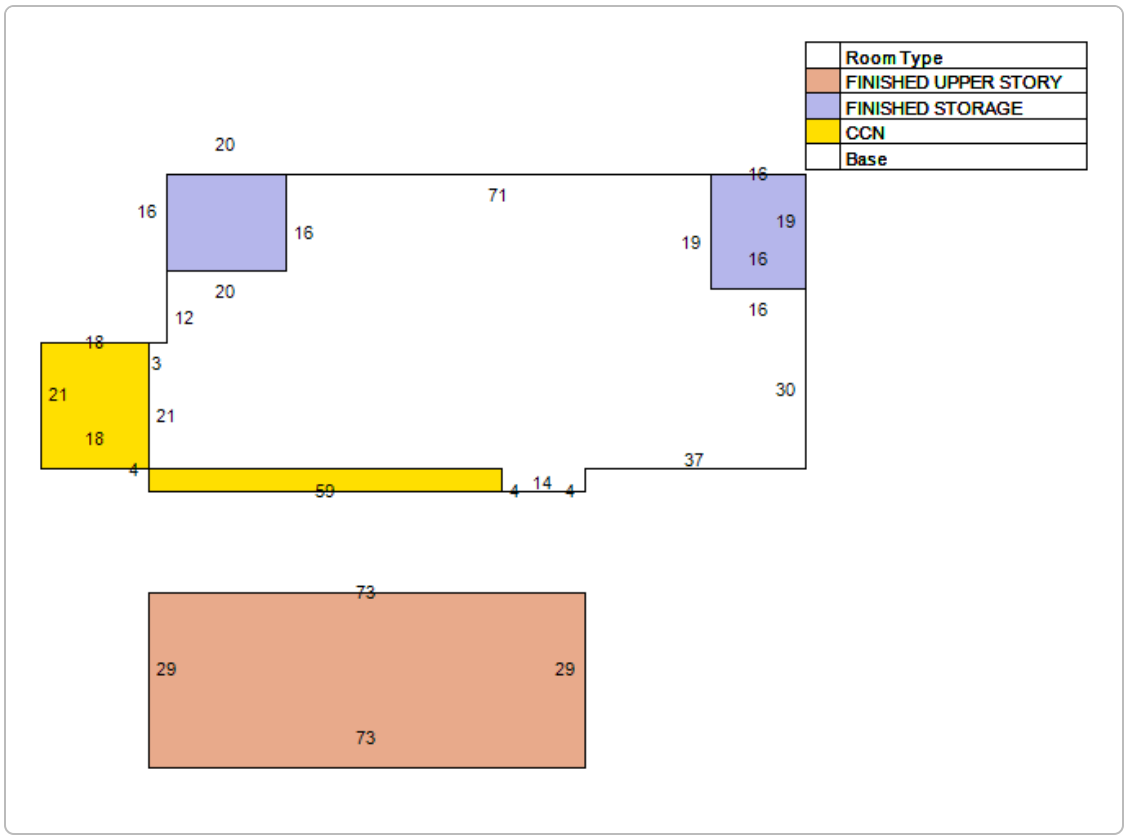
Description	Square Footage
BASE AREA	4738
CANOPY (COMMERCIAL)	378
FINISHED STORAGE	320
FINISHED UPPER STORY	2117
FINISHED STORAGE	304
CANOPY (COMMERCIAL)	236

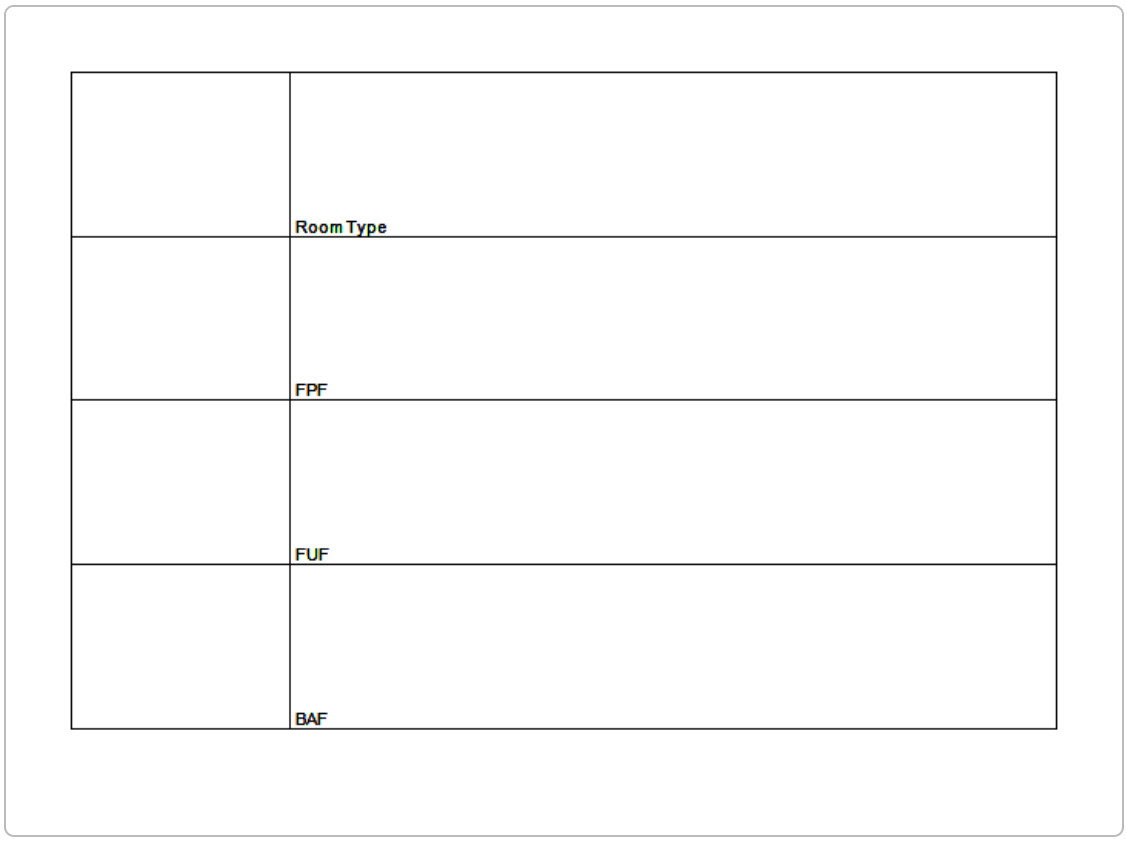
Total SqFt	8093

Building	2	**Roof Cover**	Clay Tile
Year Built	1888	**Roof Structure**	Gable Hip
Actual Area	152246	**Interior Flooring**	Sheet Vinyl
Conditioned Area	131822	**Interior Wall**	Drywall
Use	Government Buildings	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Block	**Baths**	

Description	Square Footage
BASE AREA - FORCED	46598
FINISHED UPPER STORY - FORCED	85224
FINISHED OPEN PORCH - FORCED	20424
Total SqFt	152246

Sketch Information





Extra Feature Information

Code Description	Status	Value
Asphault Paving		47915
Elevator - Commercial (4+)		64350
Steel Door		701
Handicap Ramp		3277
Sprinkler Wet		6283

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	177626	SF	$1,776,260

No data available for the following modules: Sale Information.

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Version 2.3.197

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1995700002
Location Address	75 KING ST Saint Augustine 32084-0000
Neighborhood	COSA Lightner Museum Leasehold (COM) (609.99)
Tax Description*	COSA LIGHTNER MUSEUM LEASE PARCELS 199570-0003 THRU 199570-1064 LEASE PARCELS 56 THRU 59 61 THRU 64 110 THRU 116 & 120 THRU 123 (19 UNITS) *The Description above is not to be used on legal documents.
Property Use Code	Commercial Condo Common Elements (1001)
Subdivision	COSA-Lightner Museum Lease Parcels
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.440
Homestead	N

Owner Information

Owner Name	Cosa Lightner Museum Lease Parcels 100%
Mailing Address	,

Map



Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$0**
Total Deferred	$0
Assessed Value	**$0**
Total Exemptions	$0
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	$0	$0	$0	$0	$0	$0	$0	$0	$0
2020	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Professional Condo Office	0	0	0	AC	$0

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.197

Detail by Entity Name

Florida Not For Profit Corporation
LIGHTNER MUSEUM OF HOBBIES INC.

Filing Information

Document Number	N04000003143
FEI/EIN Number	59-6001426
Date Filed	03/26/2004
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	12/09/2015
Event Effective Date	NONE

Principal Address

75 KING ST
ST AUGUSTINE, FL 32084

Mailing Address

P.O. BOX 334
SAINT AUGUSTINE, FL 32085

Changed: 08/03/2005

Registered Agent Name & Address

Bagnall, David
75 KING ST
ST AUGUSTINE, FL 32084

Name Changed: 02/03/2021

Officer/Director Detail

Name & Address

Title D

Baker, Gregory E
39 Valencia Street
ST AUGUSTINE, FL 32084

Title D

DRYSDALE, DAVID C
140 PELICAN REEF DR
ST AUGUSTINE, FL 32080

Title D

UPCHURCH, TRACY
780 N. PONCE DE LEON BLVD
SAINT AUGUSTINE, FL 32084

Title Associate Director

Eme, Ray J, III
75 KING ST
ST AUGUSTINE, FL 32084

Title Executive Director

Eme, Raymond
75 King Street
Lightner Museum
St Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2020	06/24/2020
2021	02/03/2021
2022	04/11/2022

Document Images

04/11/2022 -- ANNUAL REPORT	View image in PDF format
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06/24/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
12/09/2015 -- Name Change	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
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02/10/2006 -- ANNUAL REPORT	View image in PDF format

08/03/2005 -- ANNUAL REPORT	View image in PDF format
03/26/2004 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
LEN WEEKS CONSTRUCTION.DESIGN.DEVELOPMENT, L.L.C.

Filing Information

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

Principal Address

62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Changed: 03/15/2004

Mailing Address

PO BOX 3225
ST AUGUSTINE, FL 32085

Changed: 03/15/2004

Registered Agent Name & Address

WEEKS JR., CLAUDE L.
62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Name Changed: 04/20/2022

Address Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

WEEKS JR., CLAUDE L.
62 HYPOLITA STREET
ST. AUGUSTINE, FL 32084

Annual Reports

Application pg. 56

Report Year	Filed Date
2021	01/20/2021
2022	02/08/2022
2022	04/20/2022

Document Images

04/20/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/20/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
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03/04/2010 -- ANNUAL REPORT	View image in PDF format
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05/01/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
03/29/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
12/16/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

From: Hunter Hayden <hunterfho@gmail.com>
Sent: Thursday, June 9, 2022 11:15 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 0 Palm Row - Certificate of Appropriateness Application received for Historic Architectural Review Board (HARB)

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.

Hi Julie,

Please withdraw my application for 0 Palm Row.

Thank You,

Hunter

On Thu, May 26, 2022 at 1:16 PM Julie Courtney <jcourtney@citystaug.com> wrote:

RE: Project Address – 0 Palm Row

Hello Hunter,

Please confirm you have received this email, which acknowledges your Certificate of Appropriateness application to the Historic Architectural Review Board meeting, **currently scheduled June 16, 2022, as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** *Someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and* ***must*** *be notarized.*

Additionally, this letter notifies you of the sufficiency of your Certificate of Appropriateness application. **After an initial review, we have found this application is lacking much of the detail needed for a Certificate of Appropriateness and may need to be reviewed as an Opinion of Appropriateness instead because it is substantially incomplete. Please take action as soon as possible on the following:**

1. **Please refer to the attached sufficiency checklist to see what items are needed. Well BEFORE the June 6th deadline for additional info*, we will need sufficient details**

submitted for the application to be reviewed as a Certificate of Appropriateness so that staff has time to adequately analyze the proposed building and design. (*This deadline is for small clarifying details that are still needed, not the bulk of the information needed on the proposed design and materials, etc.)

2. Our HARB members have also requested that **notations on plans be in larger font sizes so they can easily be read at the 11x17" size** provided to them.
3. In addition**, the application fee must be paid by June 1st** in order for the application to be put on the HARB agenda.

The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

***Additional materials** will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by June 6th*)** as per Resolution 2010-09. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.** After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Our staff needs to access the property for staff photographs. Please let us know soon if we have permission to access the property to photograph from different angles in relation to the adjacent streets and neighboring properties.

The applicant will also be mailed an invoice for the legal notices and advertising costs for the application after those costs have been billed to the city.

Please be aware this property falls within Archaeological Zone IB. Any proposed ground disturbance greater than 3 inches in depth and 100 square feet in size requires archaeological review and testing prior to the initiation of construction activities. The archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review to the Planning and Building Department. The archaeological fee for projects in Zone I is 1.5% of the estimated construction cost. The City Archaeologist will be happy to provide more information about the process.

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

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

Thank you,

Julie Courtney
Historic Preservation 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.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 2022 Meeting



Application HP2022-0039 Address: 22-24 Cathedral Place

Applicant: Troy Blevins

Property Owner: Kasam Hospitality, Inc.

Project description: To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral with an elevated roof structure with columns for work related to an adaptive use project on the existing buildings.

Architectural Style:	Mediterranean Revival (#24); Spanish Renaissance Revival (22)	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927 (24 Cathedral); c. 1938 (22 Cathedral)
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000		
Agenda Item:	8(a)	Previous Action(s):	

STAFF SUMMARY AND ANALYSIS:

1. This is an Opinion of Appropriateness application where HARB is to make a determination if the general concept, preliminary construction plans, details or specifications of a project meet the architectural requirements of the Architectural Guidelines for Historic Preservation (AGHP), but that the information submitted is insufficient to meet the requirements for a Certificate of Appropriateness (COA) application or to obtain a building permit.
2. **24 Cathedral Place:** Facing the Plaza de la Constitución from the north side of Cathedral Place, the eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine. After its demise with the financial bust in 1929, the building was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985), and later that year to private investors.
3. **22 Cathedral Place:** Designed by Jacksonville architect, Roy Benjamin, and built starting in 1938, the existing building contains the front façade and the remaining front portion of the building that once held the ticket and foyer areas of the former Matanzas Theatre. After the adjacent bank acquired the theatre and neighboring Abstract Company properties so it could expand to the east, the atmospheric styled auditorium portion of the building, which held over 1,000 seats, was demolished around 1969 for parking spaces.
4. New buildings in HP-2 are required to be in the form of St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821," according to the Architectural Guidelines for Historic Preservation. However, the existing adjacent buildings to the proposed project area are in other architectural styles, including 12 and 8 Cathedral Place (both c. 1888 buildings) and 1 Anderson Circle (c. 1899-1904) across Charlotte Street, which are now all in the Mediterranean Revival style, and 124 Charlotte Street (c. 1888), a Masonry Vernacular building. Some of these were later altered when their original Victorian, Moorish or Colonial Revival detailing was replaced with other architectural elements.
5. The property is currently a Planned Unit Development (PUD). The applicant is aware that an amendment to the PUD must be approved to address how the proposed project deviates from the AGHP and zoning requirements of HP-2. The PUD amendment process first requires the Planning and Zoning Board (PZB) recommendation and report to the City Commission, who is responsible for adopting the amendment. The amendment must outline the different architectural style(s) proposed and possibly any materials that are not recommended by the AGHP..
6. The proposed project scope is related to an adaptive use project for the existing buildings at 22-24 Cathedral Place, with at least #24 constructed on the site of the St. Augustine Hotel. In looking at the submitted proposed project elevations, 24 Cathedral appears to remain unchanged on the exterior, while #22 is visibly modified with elements including: some removal of details such as the large brackets across the top of the façade, and additions of new windows above the first floor level, columns that extend from the 3rd floor balconette, a new temple like structure with a highly decorative entablature and side facing clay barrel tile gable roof that is supported by cast stone columns and extends across the top of the flat roof. Roof plans show a rooftop pool and cabana seating at #22.
7. To the rear of the buildings, construction of a parking garage is proposed in the area of the existing surface parking lot to be flanked by rows of three-story buildings bounded by Charlotte Street to the east and Treasury Street to the north. The applicant stated in meetings with staff that these buildings were inspired by the previously existing

STAFF SUMMARY AND ANALYSIS (continued):

hotels that once stood on the same block or nearby vicinity and were destroyed by large fire events in St. Augustine's history, including that of 1887 and 1914. The proposed new buildings copy the various architectural styles and detailing of the former buildings from the late 19th to turn of the 20th century, and will have finishes in stucco, wood, clad windows, balconies with wood and decorative metal railings, cedar shake and clay barrel tile roofing. By being broken up into a series of buildings, and keeping around the three-story height, the mass and scale seem to be fairly compatible with the adjacent structures, as shown in the neighborhood context study provided with the application.

7. The proposed 100 space parking garage structure's entrance/exit is off of Charlotte Street and is largely concealed by the proposed buildings flanking it. At the rear of the property, part of the parking structure's west elevation with vented exterior walls will be exposed when viewed at the front of the driveway of the neighboring 35 Treasury Street. A submitted rendering indicates that the view of the exposed portion may be limited because of the narrow street and existing and proposed adjacent structures.
8. The AGHP's section on New Construction should be reviewed when considering the appropriateness of the application. Some key recommendations include: "New construction should complement historic architecture", "…respect and reinforce the existing patterns of development in the local historic preservation zoning districts", "….pick 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.", "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." In addition, if the HARB finds that the use of the post-1821 architectural styles is appropriate, the individual styles proposed should be reviewed with the AGHP's overview of each style to ensure that the design elements are appropriate to that style.
9. Overall, while the submitted plans, elevations, and renderings help provide a good visualization of the proposed project scope, they are preliminary. This is the first review by the HARB of a very large project that involves the adaptive use of existing historic buildings and multiple new buildings in a very visible and important area of the Town Plan National Register Historic District and National Historic Landmark. While an amended PUD may allow for variations to the AGHP recommendations, great care should be taken that the modifications and new construction is compatible to the adjacent buildings, surrounding streetscape, and historic district.
10. Any redevelopment or new building plans will require additional zoning review. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

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** an **OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.**

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral with additional windows, columns, and an elevated roof structure with columns for work related to an adaptive use project on the existing buildings.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

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

New Construction

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New

construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

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

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**

For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**
There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations
In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the "Golden Rectangle" of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Post-1821 Designs for New Construction

Post-1821 Site Plans

Commercial buildings are constructed directly on the street, in close proximity to one another, and frequently cover the entire lot.

Buildings in all of the other post-1821 styles are usually not constructed directly on the street, although the size of yards varies from style to style, from building to building in the same style, and from neighborhood to neighborhood.

Post-1821 Building Plans

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

Greek Revival buildings are regular, rectangular or nearly square; one to two and one-half stories.

Gothic Revival buildings are rectangular or L; one and one-half to two and one-half stories.

Commercial buildings are usually rectangular; one to three stories.

St. Augustine Colonial Revival buildings are regular, rectangular or L; two to two and one-half stories.

Shotgun houses are rectangular; one story.

Italianate buildings are rectangular or square; two to three stories.

Second Empire buildings are rectangular or L; one and one-half to two and one-half stories.

Romanesque Revival buildings are rectangular or irregular; two to three stories.

Queen Anne buildings are irregular; one and one-half to two and one-half stories.

Mediterranean Influence buildings are irregular; typically two stories.

Moorish Revival buildings are irregular; two to four stories.

Italian Renaissance buildings are regular or rectangular; two to four stories.

Spanish Colonial Revival buildings are irregular; one or two stories.

Mission buildings are irregular; two stories.

Classical Revival and Colonial Revival buildings are regular, rectangular or nearly square; two to two and one-half stories.

Garage Apartments are usually rectangular, or less commonly L-shaped; two stories.

Bungalows are regular or rectangular with the narrow end oriented toward the street; one or two stories.

Tudor buildings are regular or rectangular; 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.

Please refer to the AGHP's individual sections on each of the above Architectural styles for more information on typical design elements.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
24 Cathedral Place





Looking north from Cathedral Place at front façade / south elevation

STAFF PHOTOGRAPHS
22-24 Cathedral Place





STAFF PHOTOGRAPHS
22-24 Cathedral Place





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22-24 Cathedral Place





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22-24 Cathedral Place





STAFF PHOTOGRAPHS
24 Cathedral Place





Looking eastward from Cathedral Place at west elevation and front façade

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade / south elevation

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking west and southwest at east (side) and rear elevations

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking south at rear elevation

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469860 (easting) 3306760 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota

854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies:

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

Staff Report pg 48

Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This commercial building at 24-28 Cathedral Place was built

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of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler roon completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building and

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HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

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The additions on the north side of the bank were constructed in 1956, and the eastern portion was added in 1970. This eastern addition was designed by Bank Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

ERROR: Smith, F.W. of Zorayda Castle or Villa Zorayda

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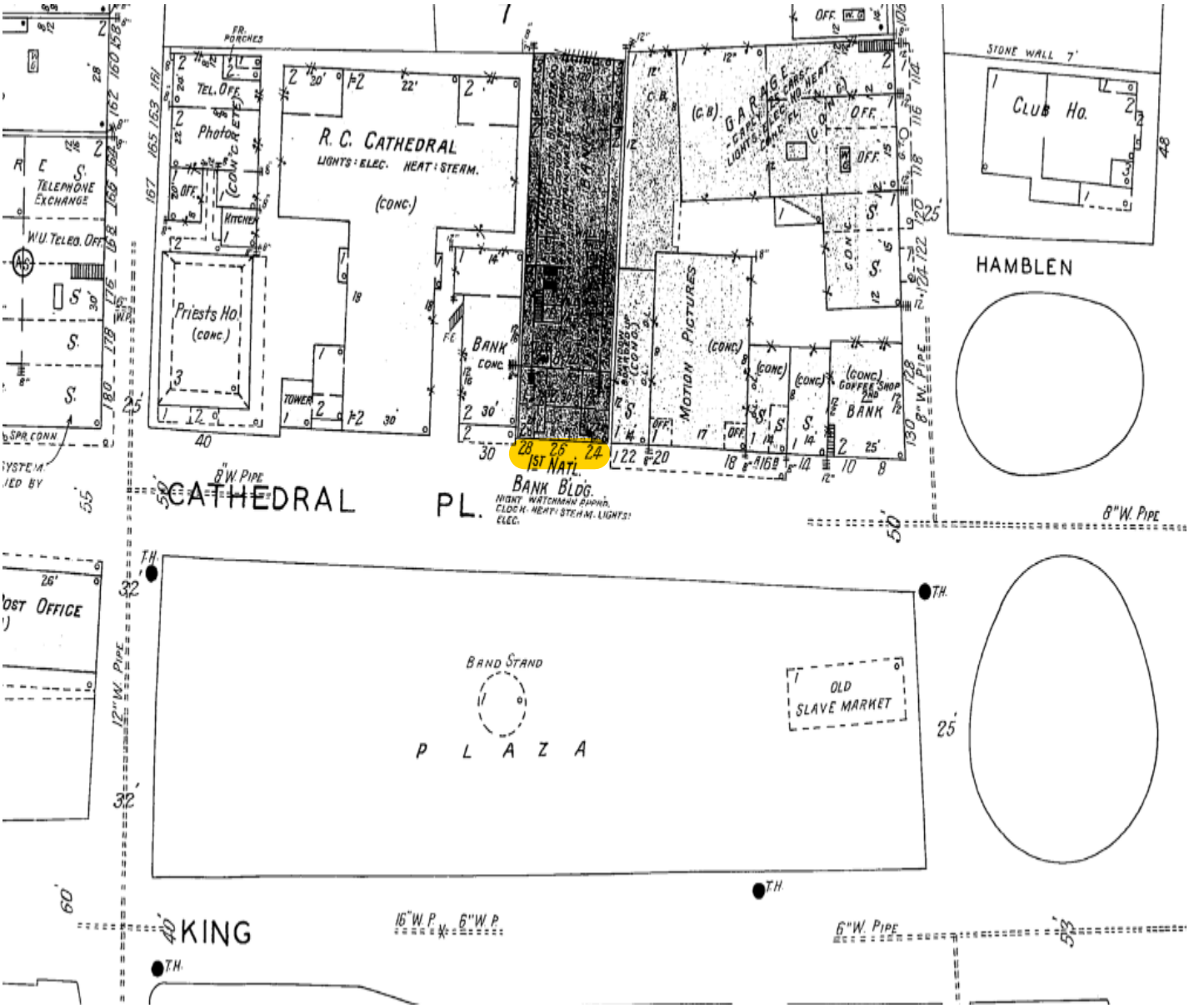
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

ProQuest® Digital Sanborn Maps, 1867–1970

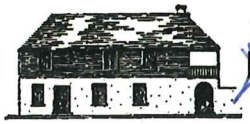
Saint Augustine Apr. 1930, Sheet 7



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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☒ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 20 2022
Planning/Building Dept.

$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. HP2022-0039

Receipt No. 2384834 Meeting Date: June 16, 2022

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

1. NAME OF APPLICANT Troy Blevins
   Business (if applicable) _____
   Address 324 & 22 Cathedral Place
   City St Augustine State FL Zip Code 32084
   Daytime telephone 904-669-7901 Other phone/email 904-669-7901
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Kanti Patel
   Business (if applicable) Kasam Hospitality
   Address 32 Avenida Menendez
   City St Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 22 & 24 Cathedral Place
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1971600000
5. EXISTING USE Business Office/Venue PROPOSED USE Hotel
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
- [x] New addition
- [ ] New roof structures (dormers, chimneys, etc.)
- [ ] New porch/deck/balcony
- [ ] New awning/canopy
- [x] New entrances
- [ ] New window opening/sashes
- [ ] New exterior lighting
- [ ] New fence/wall/gate
- [x] New parking/walkways/other site features
- [ ] Exterior utility service/mechanical equipment

RECEIVED
MAY 20 2022
Planning/Building Dept.

D. PAINT COLORS (check one)

- [x] 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)

The Exchange is proposed hotel to be located at 24 & 22 Cathedral Place. The current use of this historic site is Parking lot, office Building and Event space along with retail space. The hotel will tribute properties previously located on this parcel. Replicating the history lost in St Augustine

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 Troy Blevins

SIGNATURE OF APPLICANT [signature] DATE 5-20-22

PRINT OWNER'S NAME Kanti Patel

SIGNATURE OF OWNER [signature] DATE 5-20-22

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.

22-24 Cathedral Place HP 2022-0039 (COA)

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

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES (If proposed)

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

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

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

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

OK	Need	N/A	
☐	☒	☐	Photographs of existing site area within view of proposed construction with context area
☐	☒	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☒	☐	Scaled site plan showing the property line and proposed construction — (NEED*)
☐	☒	☐	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 (NEED*)
☐	☒	☐	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

(Need)

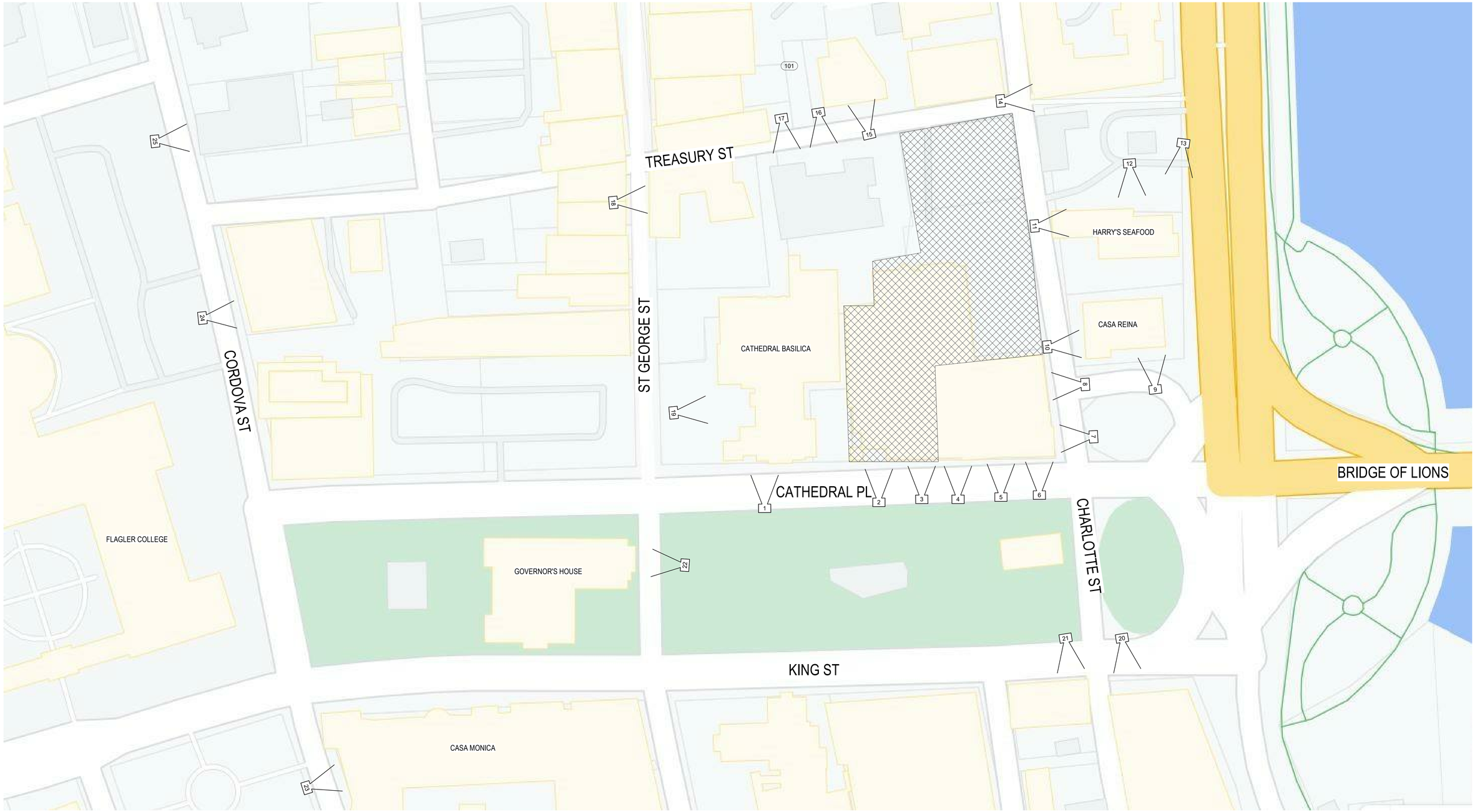
* This application was submitted as an Opinion of Appropriateness. The boxes marked are required for a Certificate of Appropriateness application review. However, the more detail, dimensions & specifications that can be provided will be helpful in receiving the most thorough feedback.

❖ Other details necessary for review:

Project number: HP2022-0039 Project Address: 22-24 Cathedral Place

Reviewed by: Julie Courtney Date: May 26, 2022

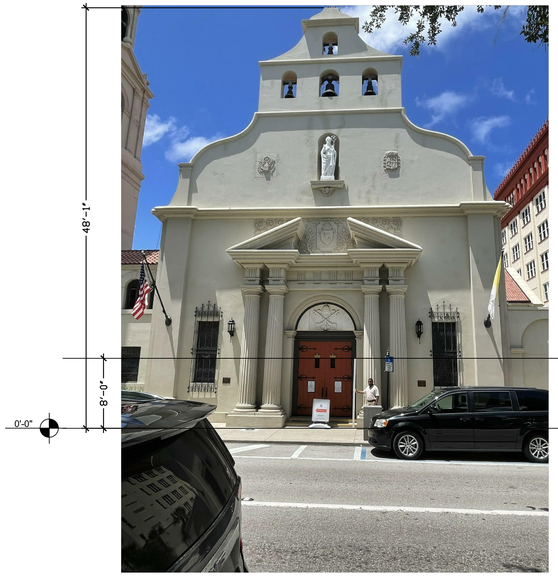
Received June 6, 2022
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NEIGHBORHOOD CONTEXT

FISHER KOPPENHAFER
ARCHITECTURE INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0008
Florida License Number AA26000982
Florida License Number IB26000740

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1



2



3



4



5



6



7



8

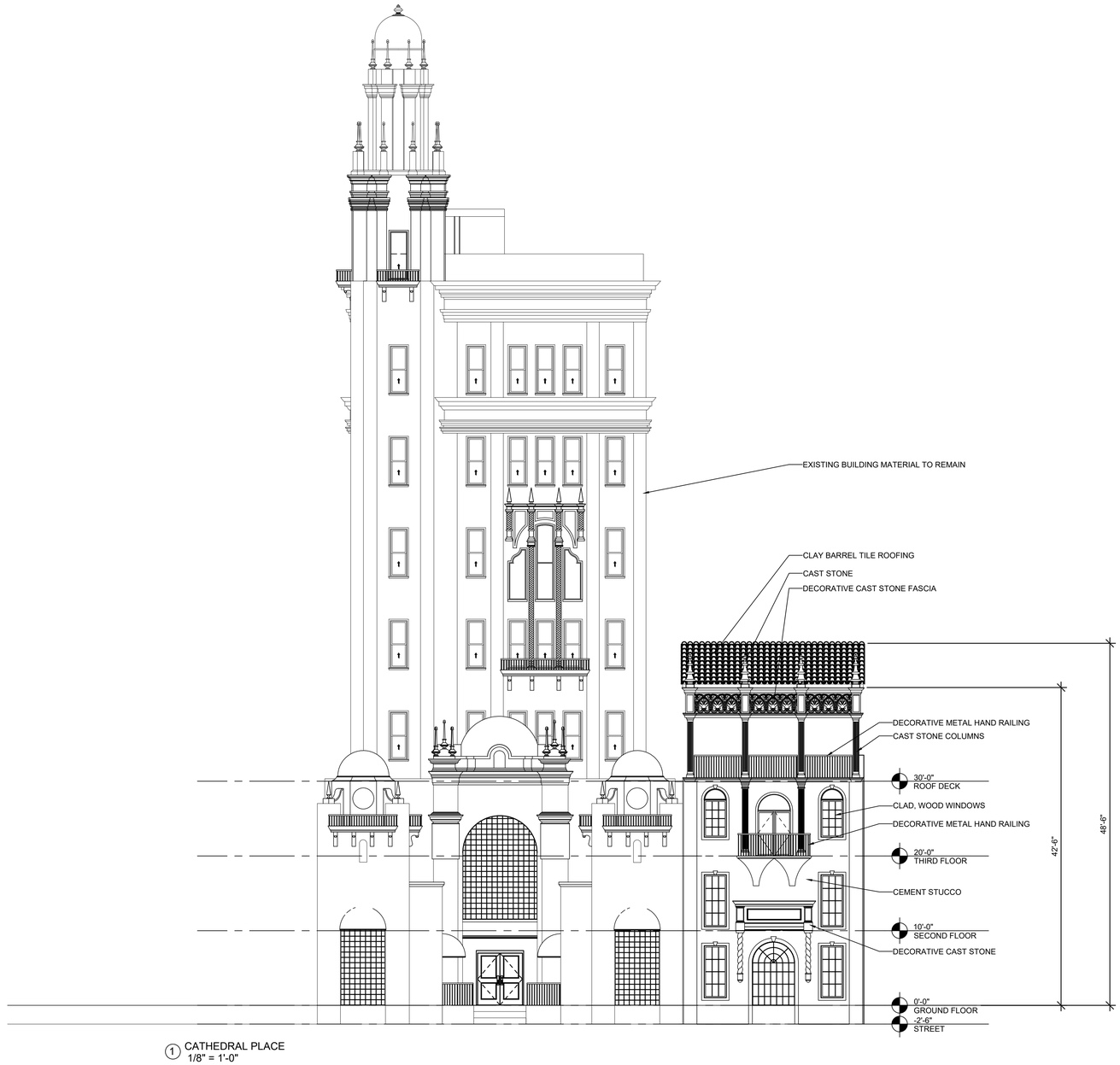
NEIGHBORHOOD CONTEXT PHOTOS - VIEWS 1-8

FISHER KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN

9104 Cypress Green Drive
Jacksonville, Florida 32256
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Fax: 904.367.0008

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1 CATHEDRAL PLACE
1/8" = 1'-0"

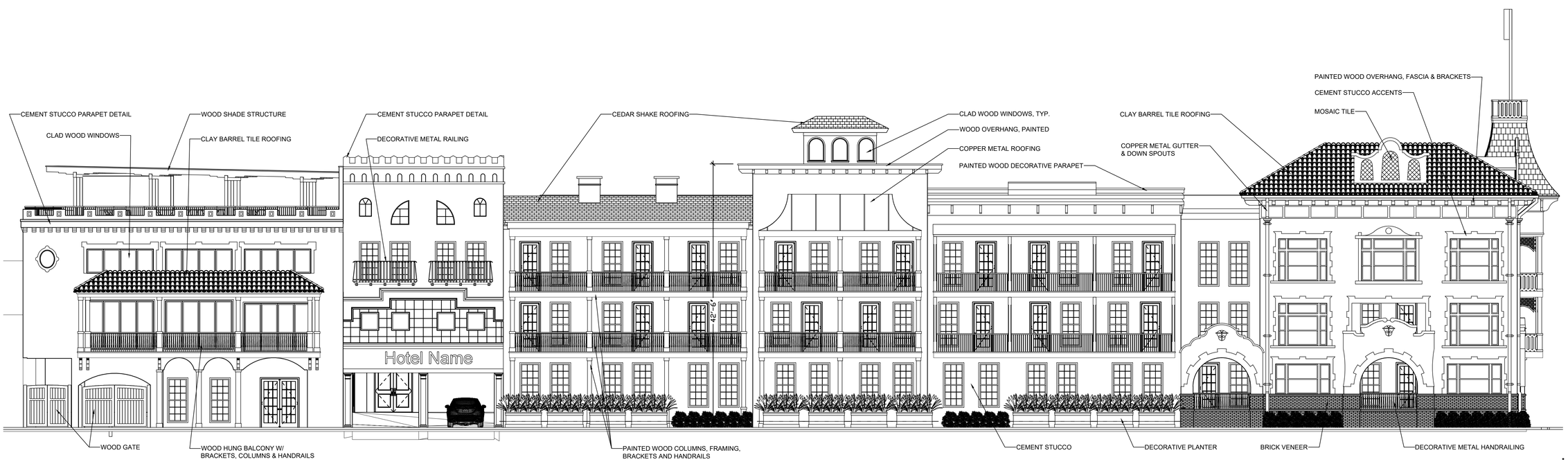
BUILDING ELEVATION

FISHER | KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN

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Voice: 904.367.0077
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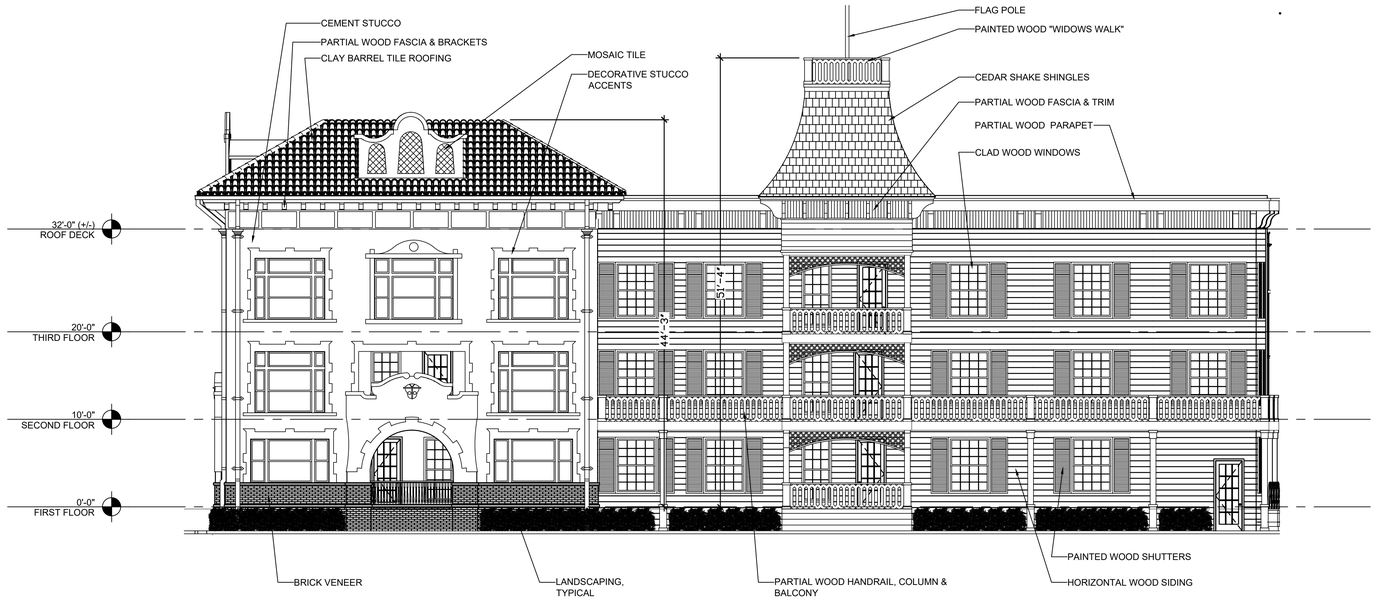
1 CHARLOTTE ST
1/8" = 1'-0"



BUILDING ELEVATION

FISHER KOPPENHAFER
ARCHITECTURE INTERIOR DESIGN
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1 TREASURY ST
1/8" = 1'-0"

BUILDING ELEVATION

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Area Legend

- Guest Room
- Guest Services
- Community Space
- Gathering Room
- B.O.H.
- Parking

FIRST FLOOR PLAN

FISHER KOPPENHAFER
ARCHITECTURE | INTERIOR DESIGN

9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0008

Florida License Number AA26000982
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Area Legend

- Guest Room
- Community Space
- Gathering Room
- B.O.H.
- Parking

SECOND FLOOR PLAN

FISHER KOPPENHAFER
ARCHITECTURE INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0008
Florida License Number AA26000982
Florida License Number IB26000740

Received June 6, 2022
Planning & Building Department



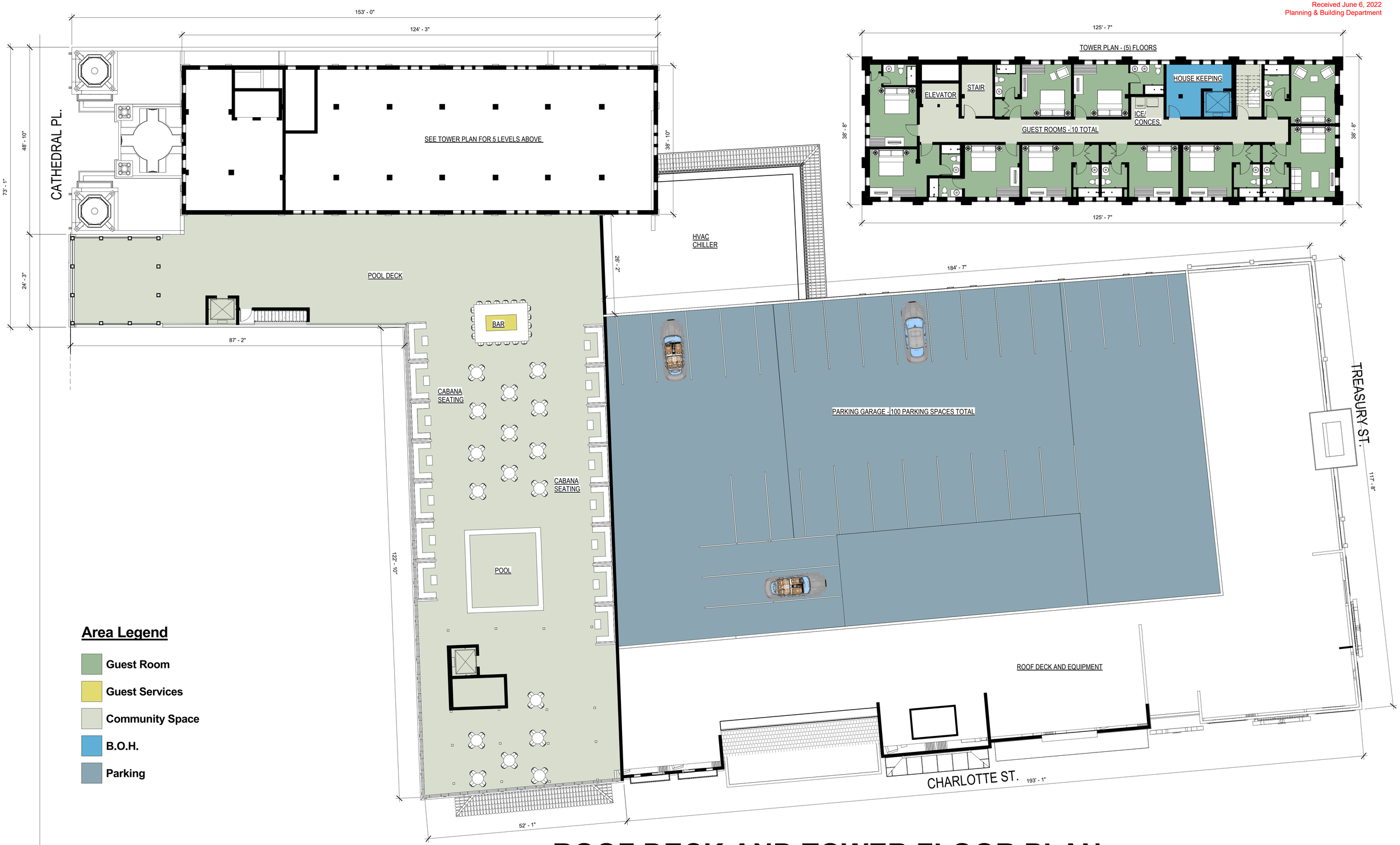
Area Legend

- Guest Room
- Community Space
- Gathering Room
- Parking

THIRD FLOOR PLAN

FISHER KOPPENHAFER
ARCHITECTURE INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0008
Florida License Number AA26000982
Florida License Number IB26000740

Received June 6, 2022
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Area Legend

- Guest Room
- Guest Services
- Community Space
- B.O.H.
- Parking

ROOF DECK AND TOWER FLOOR PLAN

FISHER KOPPENHAFER
ARCHITECTURE INTERIOR DESIGN
9104 Cypress Green Drive
Jacksonville, Florida 32256
Voice: 904.367.0077
Fax: 904.367.0008
Florida License Number AA26000982
Florida License Number IB26000740

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MAY 20 2022
Planning/Building Dept.




Hotel Name



RECEIVED
MAY 20 2022
Planning/Building Dept.

Received June 6, 2022
Planning & Building Department



RECEIVED
MAY
Planning
Dept.

Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.,** a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee is **SUBJECT TO** the permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

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

AND the Grantor hereby covenants with Grantee and binds itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Mark Gurose

Printed Name: Angela Edwards

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C.,
an Arizona limited liability company,
its manager

By: _____
Scott McWhorter, Manager

COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ UTAH)
) ss
County of SUMMIT)

On Jan 22 2018, before me, BECKY GIAUQUE,
Notary Public, personally appeared SCOTT McWhorter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

Copy

EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

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	1971600000
Location Address	22 CATHEDRAL PL 24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.850
Homestead	N

Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$4,931,631
Extra Features Value	$112,526
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$7,262,177**
Total Deferred	$166,543
Assessed Value	**$7,095,634**
Total Exemptions	$0
Taxable Value	**$7,095,634**

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	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597
2012	$1,144,855	$63,263	$1,513,494	$0	$0	$2,721,612	$2,721,612	$0	$2,721,612
2011	$1,249,517	$63,273	$1,680,390	$0	$0	$2,993,180	$2,993,180	$0	$2,993,180
2010	$1,319,734	$63,283	$1,867,100	$0	$0	$3,250,117	$3,250,117	$0	$3,250,117

Building Information

Building	1
Year Built	1928
Actual Area	29220
Conditioned Area	27921
Use	Office Building (Multi-Story) Class A
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

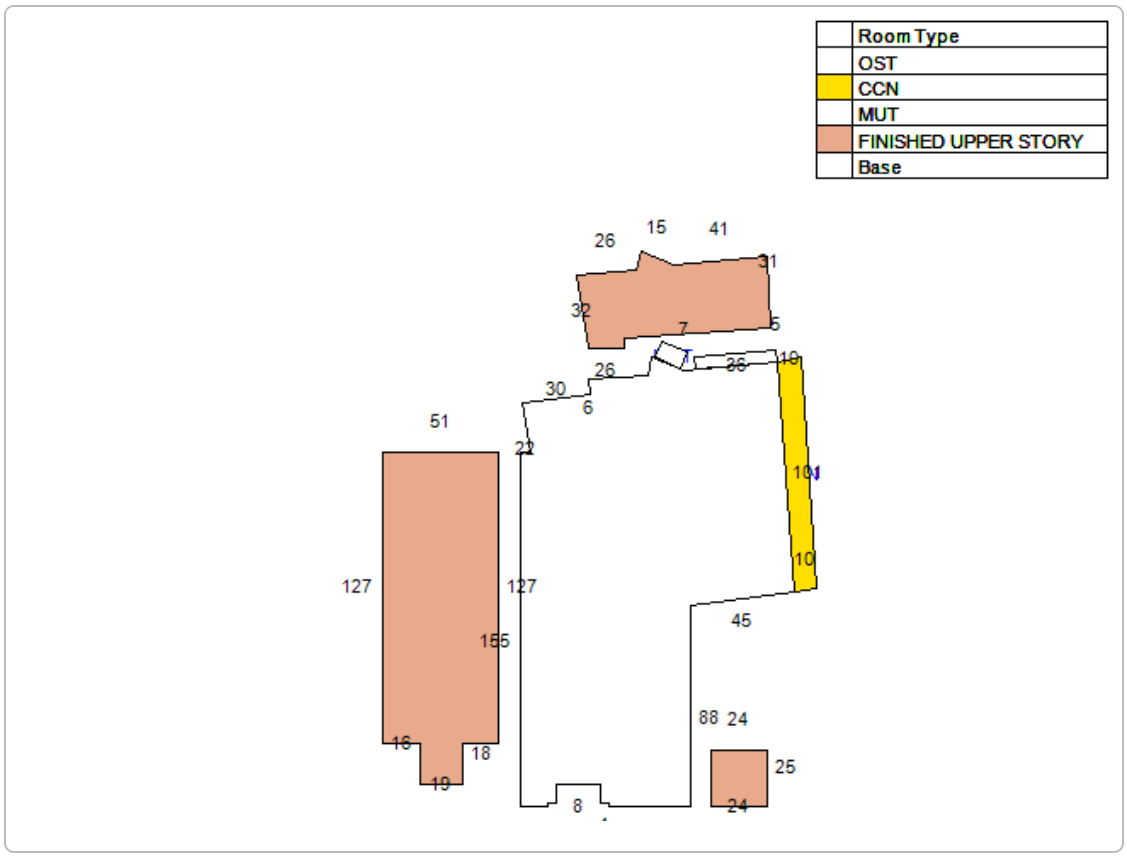
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
MASONRY UTILITY	92
FINISHED UPPER STORY	6819
CANOPY (COMMERCIAL)	1024
OUTSIDE STAIRS	183

FINISHED UPPER STORY	600
Total SqFt	29220

Building	2	**Roof Cover**	Clay Tile
Year Built	1928	**Roof Structure**	Rigid Frame
Actual Area	26035	**Interior Flooring**	Carpet, Ceramic Tile
Conditioned Area	26035	**Interior Wall**	Drywall
Use	Office Building (Multi-Story) Class C	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet		45593
Masonry Wall		4454
Concrete Paving		2247
Asphault Paving		16200
Curb		1960
Handicap Ramp		1404
Pole Light		7056
Storage Building		242
Elevator - Commercial (4+)		33370

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	12/1/1985	$0.00		693	152	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

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Last Data Upload: 5/25/2022, 12:45:29 AM

Version 2.3.196



Detail by Entity Name

Florida Profit Corporation
KASAM HOSPITALITY, INC.

Filing Information

Document Number	P01000024310
FEI/EIN Number	59-3709883
Date Filed	03/08/2001
State	FL
Status	ACTIVE

Principal Address

24 Cathedral Place
ST. AUGUSTINE, FL 32084

Changed: 01/25/2022

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

Registered Agent Name & Address

Patel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/03/2019

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title DP

PATEL, KANTIBHAI M
32 AVANIDA MANANDEZ
ST AUGUSTINE, FL 32084

Title S/T/D

Application pg 28

Patel, Kalavati K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	04/30/2020
2021	04/07/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
09/13/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Reg. Agent Change	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
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03/03/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
08/19/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- Domestic Profit	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 June 16, 2022 Meeting



Application HP2022-0038 Address: 13 Pine Street

Michael P. Hubbard, LLC – Applicant William J. Barlow – Owner

Project description: To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building to the Abbott Tract National Register Historic District to include the front porch, a second story addition on the east elevation, portions of wood siding, and modifications to fenestration on all elevations.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01704
National Register:	N/A	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1951000000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the northern border of the Abbott Tract National Register Historic District to which the structure contributes, this two-story Frame Vernacular multifamily residential building with rear one-story wing was constructed between 1910 and 1917. Features include a metal gable roof with hipped two-story porch on the front elevation, novelty wood siding, and aluminum 1/1 lite windows. The two-story front porch features turned posts on the second floor and chamfered posts on the ground floor with turned spindles.
2. The applicant proposes partial demolition of the building related to interior renovations and repair and replacement of deteriorated exterior wood elements as detailed in the scope of work below.
3. The building has seen alterations over time including additions to the east side of the building and, according to the applicant, removal of an interior stair and construction of an exterior stair to allow for multi-family use. Neither the 1930 Sanborn Map, updated to 1965 nor the 1980 Florida Master Site File (FMSF) survey show these additions or alterations. The 2020 FMSF form update does include the multi-family use (duplex) and the exterior stair. The c. 1980 photo included in the FMSF shows wide trim around the west elevation windows that has since been removed, similar in style to the existing wide routed window and door trim on the front. Visible windows in the photo are 6/6 lite. Comparison of the photo to the existing fenestration reveals that windows have been replaced and a ground-floor window on the west elevation has also been removed since 1980.
4. A 1988 building permit was issued to repair the structure after a fire occurred in the building. It is unclear the extent of the damage from the fire and the permit appears to be for interior renovation.
5. Overall, the proposed alterations will be minimized with the replacements proposed for some of the significant features such as the two-story front porch and exterior stair which when reconstructed, will be required to meet building codes regarding rail height. While the proposed vinyl replacement windows appear to have divided lites consistent with previously existing window styles, the orientation, particularly of the front and west elevation windows and the two front doors, will be visibly altered with vertically oriented windows flanking centrally located entries with narrow trim replacing the existing off-set entry doors, wide aluminum windows, and wide, routed trim.
6. While no design requirements are in place for this area, the HARB may provide feedback on replacement designs which the applicant can take into consideration when finalizing the project. The HARB is to consider the impact to the building and the streetscape with the proposed removal or modification of existing alterations and determine whether the proposed alterations will compromise the architectural integrity or affect its status as a contributing building to the district. The applicant also proposes to replace existing damaged wood siding which could lead to a large amount of original siding being replaced. The HARB should consider whether replacement of an excess or all of the existing siding, when combined with replacement of the windows, trim, and front porch, would exceed the threshold of partial demolition.
7. Demolition and new construction will require compliance with the Archaeological Preservation Ordinance and the applicant should contact the City Archaeologist before beginning any ground disturbance including demolition, and installation of new footers.

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 **13 Pine Street:**

1. **APPROVE** if the HARB determines the project scope does not exceed the threshold of a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:
    a. For any salvagable historic materials to be salvaged if possible in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. **CONTINUE** the application to allow the applicant time to provide a revised project scope or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Removal of the two-story front porch, east elevation exterior stairs, and brick planter with intent to replace porch and exterior stair to match existing with rail heights increased to meet code and an additional structural post to accommodate proposed fenestration changes.
2. Removal of a portion of the second-story addition on the east elevation to be brought in-line with the side plane of the house and sided to match existing
3. Relocation of both first and second story entry doors on the front elevation to center and removal of existing routed trim
4. Changes to window fenestration including:
    a. Front (north) elevation: removal of all (3) existing windows and routed trim and installation of new (6) windows of different sizes and configuration, removal of square front gable vent and installation of round gable window
    b. West elevation: removal of three (3) existing windows and installation of five (5) new windows of different sizes and configuration, replace one (1) existing window in same opening.
    c. South elevation: removal of one (1) second-story window and installation of two (2) second story windows in new openings, replace two (2) existing first-floor windows in same openings.
    d. East elevation: removal of two (2) existing windows and installation of three (3) windows in new openings.
5. Removal and/or in-kind replacement of wood novelty siding as needed for repair.

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

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

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

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

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

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

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

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

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

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

The building was built by 1917 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and a contributing building to a National Register Historic District.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale to similar two-story structures along the south side of Pine Street from Abbot Street east towards the water.

3. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. HARB may find that the loss of the existing porch is mitigated by the proposed replacement two-story front porch. Submitted plans show the replacement in a similar configuration, but with a taller porch rail to meet building code with turned spindles and posts to match existing. According to the applicant, windows proposed for replacement are vinyl and appear to be simulated divided-lite in the elevations submitted. The applicant should clarify the window design and material.

4. The historical or cultural merit of the structure. No known historic or cultural association are associated with the building individually although it contributes to the Abbott Tract National Register Historic District.

5. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Loss of the building as a whole would subtract from the overall number of contributing structures in the Abbot Tract National Register Historic District. The HARB should determine whether the proposed partial demolition detracts from the building's historic architectural integrity or exceeds the threshold of partial demolition.

6. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular buildings constructed in St. Augustine around the same time period with detail elements including turned spindles and posts.

7. 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 Abbot Tract, North City, and Lincolnville neighborhoods.

8. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. The building does not have a unique architectural style or characteristics that would be difficult to reproduce but alterations and new materials could be significantly different in appearance.

9. The justification for the proposed demolition. According to the applicant, proposed partial demolition coincides with planned renovations for the structure including changes to exterior layout and repair of deteriorated exterior wood elements.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
13 Pine Street



Front (north) and East Elevations

Staff Report pg. 8

STAFF PHOTOGRAPHS
13 Pine Street





Front (north) and West Elevations

STAFF PHOTOGRAPHS
13 Pine Street



East Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
13 Pine Street



East and South Elevations

STAFF PHOTOGRAPHS
13 Pine Street





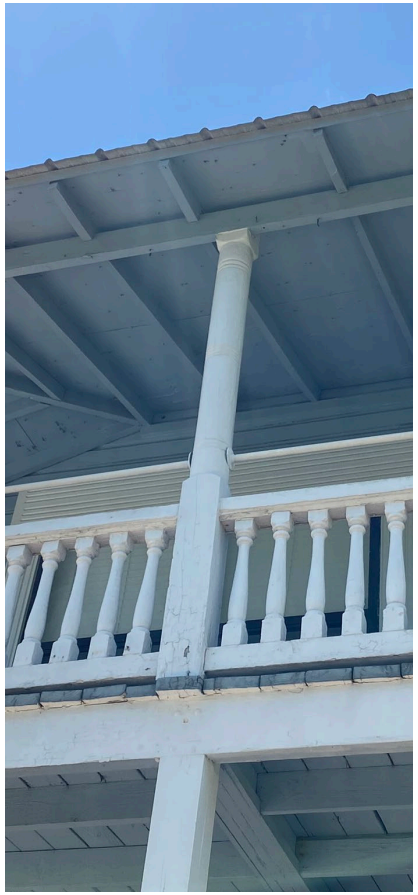
STAFF PHOTOGRAPHS
13 Pine Street



Exterior Details – Front Elevation



STAFF PHOTOGRAPHS
13 Pine Street





Exterior Details – Front Elevation

STAFF PHOTOGRAPHS
13 Pine Street



Exterior Details – Front Elevation





Addition proposed for removal - East Elevation

STAFF PHOTOGRAPHS
13 Pine Street





Context Photographs





Staff Report pg. 16

STAFF PHOTOGRAPHS
13 Pine Street





Context Photographs





Staff Report pg. 17

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

FLORIDA MASTER SITE FIL

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1704 1009==

Site Name: 13 Pine Street 830== Survey Date: 7809 820==

Address: 13 Pine Street(formerly 11 Pine St.), St. Augustine, Fla. 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) F (block) Shares East 52 (lot) 868==

feet of Lot 1 with 15 Pine Street. 868==

Owner of Site: Name: Thompson, Stanley M. & Dolores E.;

Address: 13 Pine Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469600 (easting) 3307830 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

Address: H.S.AP.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==

(X) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-Shape 966==

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

Structural Systems: Wood Frame 856==

Features of Structure: (942)

Window Type: DHS, Metal, 6/6 942==

Foundation: Piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: hip porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Lath-turned spindles & posts, routed trim on windows and doors 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/cultural 864==

Relationship to Surroundings: Residential building on corner lot overlooking the grounds of the Mission de Nombre de Dios. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 13 Pine Street was constructed between 1910 anc 1917. The two-story open porch, overlooking the grounds of the Mission de Nombre de Dios, consists of turned spindles and posts. Routed trim accents the windows and doors. This large structure, with original wood exterior harmonizes with homes in other sections of Abbott Tract subdivision.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3)

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.

2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.

3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.

4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

Staff Report pg. 20

North of Smith's property was Davis' Range, land comprised of the three remaining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

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p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.
6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."

☐ Original
☒ Update



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

Site#8 SJ01704
Field Date 10-1-2020
Form Date 10-22-2020
Recorder # MAS

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) 13 Pine Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — 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
13		Pine	Street	

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 7N — Range 30W — Section 7 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1951000000 — Landgrant _____
Subdivision Name Abbott Tract — 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/Ca — From (year): 1917 — To (year): _____
Current Use: Duplex — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: windows, entry
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: side, rear
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

San Marco Antique Mall Inc

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s): 1. Drop siding — 2. _____ — 3. _____
Roof Type(s): 1. Gable — 2. Shed — 3. Hip
Roof Material(s): 1. Sheet metal:3V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension — 2. _____
Windows (types, materials, etc.)

single & paired metal 1/1 sash windows, large frames w incisions

Distinguishing Architectural Features (exterior or interior ornaments)

end facing gable w overhang & exposed rafters, side & rear adds, 2nd floor porch w side stair, horizontal sliding w corner boards, vent in gable end

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

paved drive, storage shed, brick walk & planter, exterior wood staircase

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 SJ01704

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

1 on each story, wide surrounds w incisions, 4 panel hollow core w fan light, 6 panel hollow core

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

near full height full width 2 story porch, turned railings, & square supports, side ext stair to 2nd floor

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

This 1917 Frame Vernacular resource is in good condition. It has a Gable roof, Drop siding siding, and is 2 stories.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

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

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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 _____

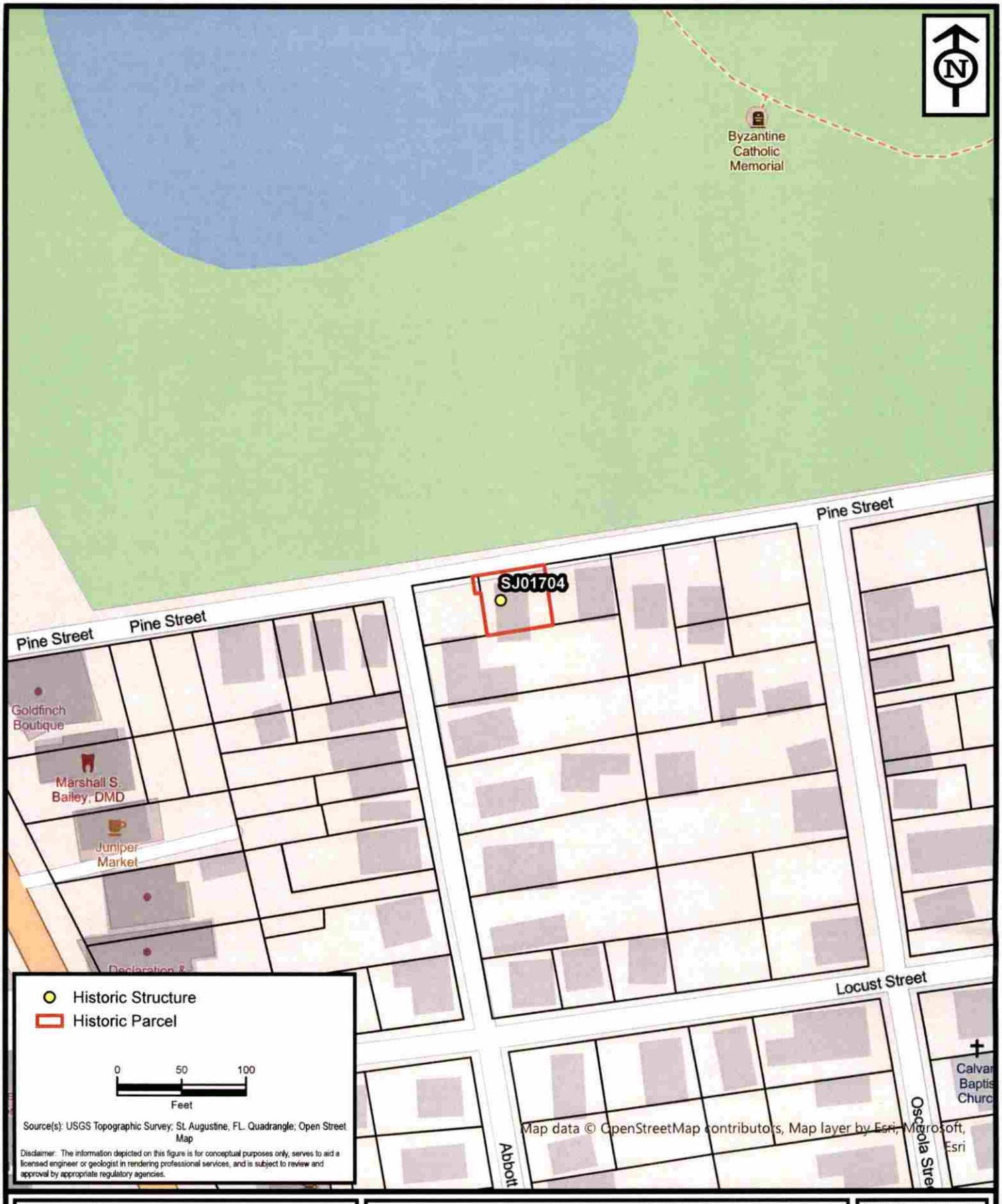
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 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

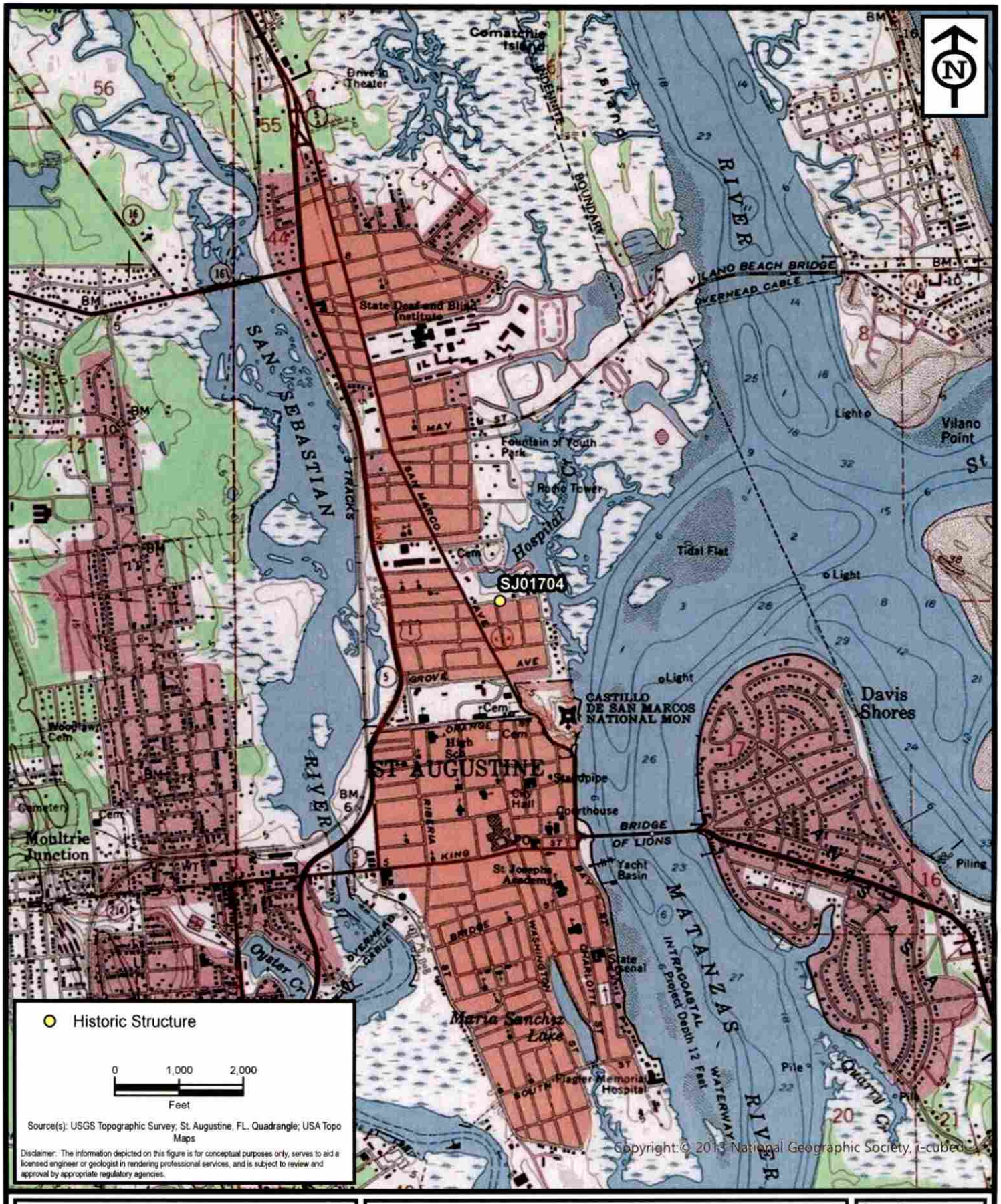
Parcel Location - SJ01704

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/22/2020 1:51 PM



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

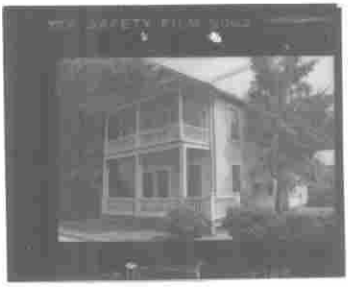
Project Location - SJ01704

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/22/2020 12:59 PM



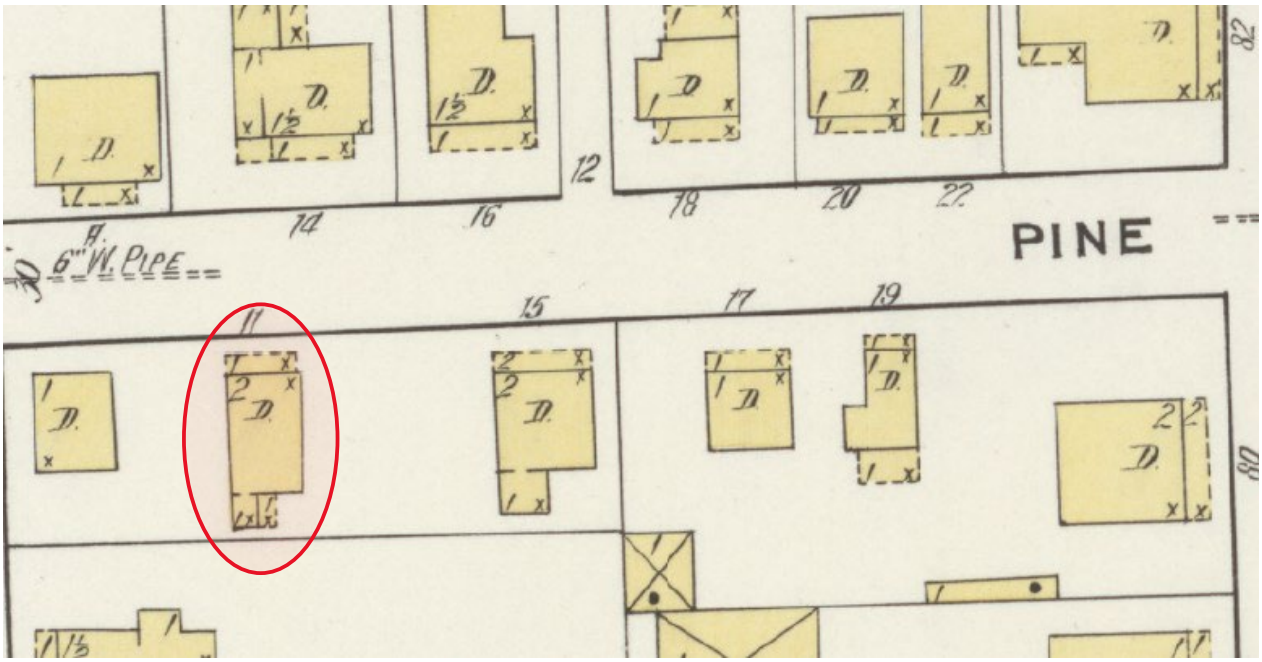




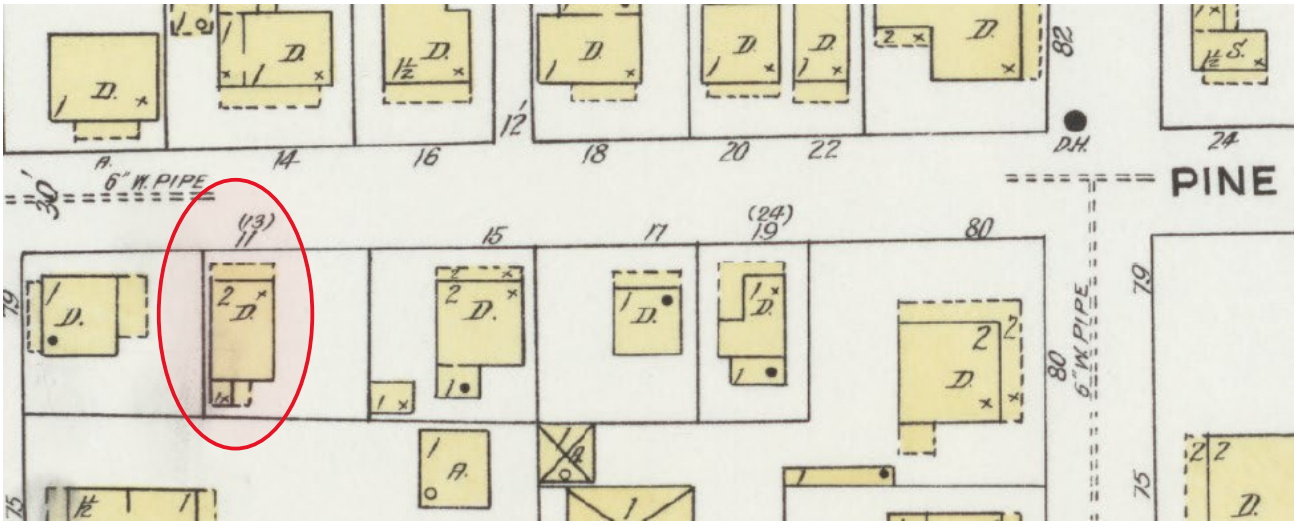
Staff Report pg. 28

SANBORN MAPS
13 Pine Street

1917

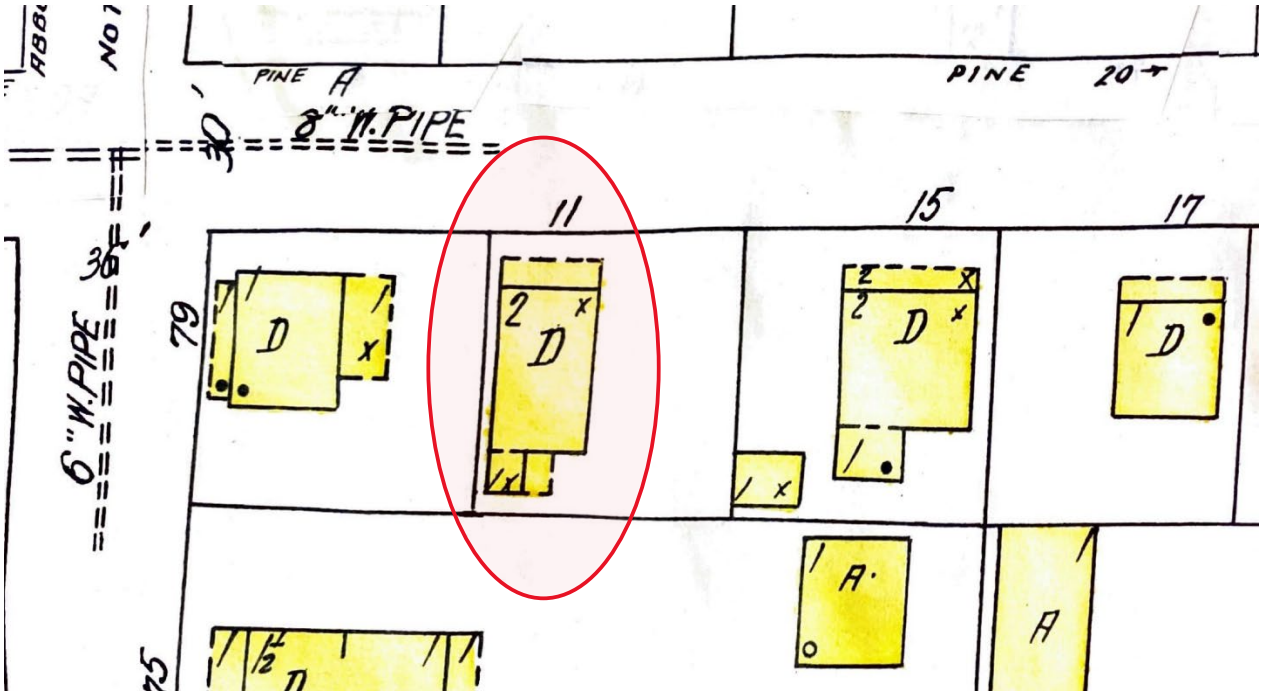


1924



SANBORN MAPS
13 Pine Street

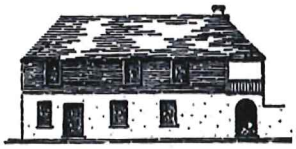
1930 updated to 1965



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MAY 17 2022

Building Dept.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0038

Receipt No. 2381012 Meeting Date June 16, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Michael P. Hubbard
   Business (if applicable) Michael P. Hubbard LLC.
   Address 3520 DOT Rd.
   City St. Augustine State FL Zip 32084
   Daytime telephone 386-585-5279 Other phone/email Mkhubbrd@gmail.com

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

2. NAME OF PROPERTY OWNER William Barlow
   Business (if applicable) _____
   Address 69 Abbott St.
   City St. Augustine State FL Zip 32084
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 13 Pine Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____Block____Subdivision_____Parcel Number _____

5. DATE OF CONSTRUCTION _____ Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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: Replacing existing porch /balcony
☐	☐	☐	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 P Hubbard DATE 05-16-2022

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME William Barlow DATE 05-16-2022

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.

CITY OF ST AUGUSTINE. EST. 1565

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MAY 19 2022
Planning/Building Dept.

Owner's Authorization For Agent

Mike Hubbard is/are hereby authorized TO ACT ON BEHALF OF William Barlow, 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: 13 Pine Street

BY: _____
Signature of Owner

William Barlow
Print Name of Owner

904-540-3380
Telephone Number

State of FL

County of St Johns

Signed and sworn before me on this 17 day of May, 2022

By Stephanie Stover

Identification verified:

Oath sworn: X Yes ____ No

Notary Signature: _____

My Commission expires: 2/5/2023

NOTARY PUBLIC STATE OF FLORIDA
Stephanie Stover
COMMISSION # GG298466
EXPIRES: February 5, 2023
Bonded Thru Aaron Notary

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

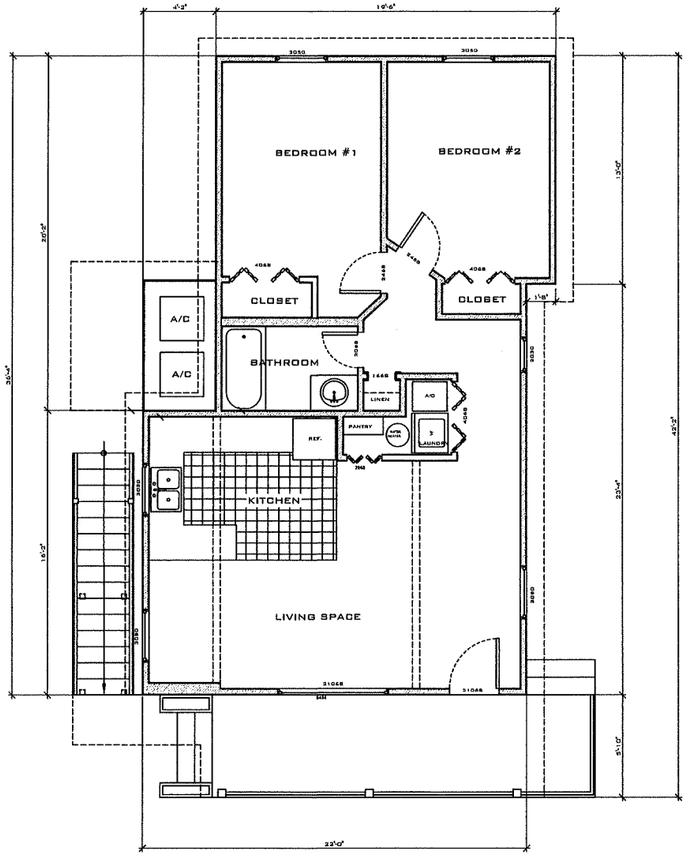
Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. 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.

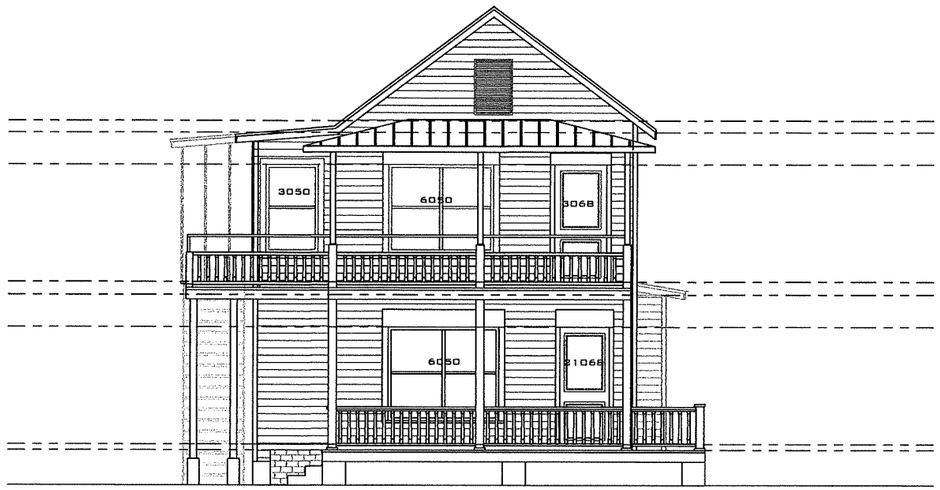
When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

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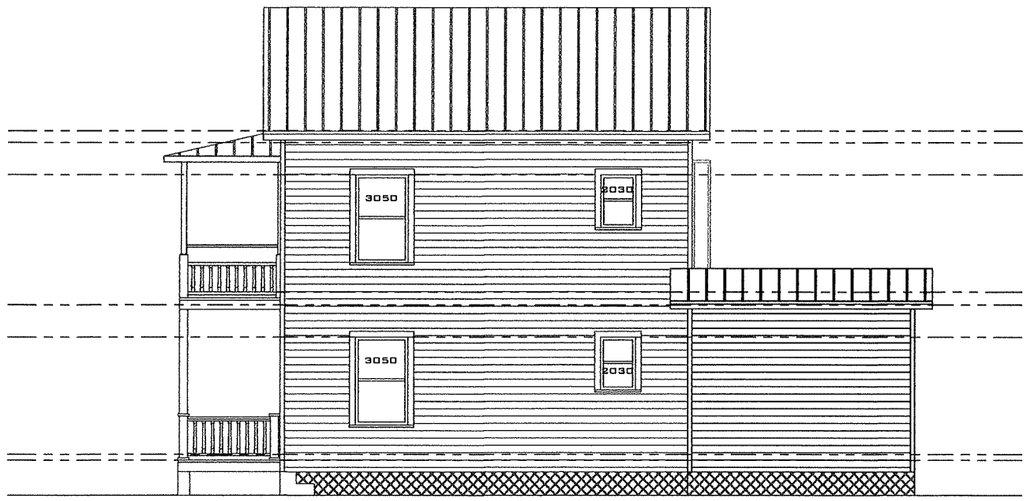
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BEDROOM #1
BEDROOM #2
CLOSET
CLOSET
A/C
A/C
BATHROOM
LINEN
A/C
PANTRY
REF.
WASH. MACH.
3 LAUNDRY
KITCHEN
LIVING SPACE
3050
3050
3050

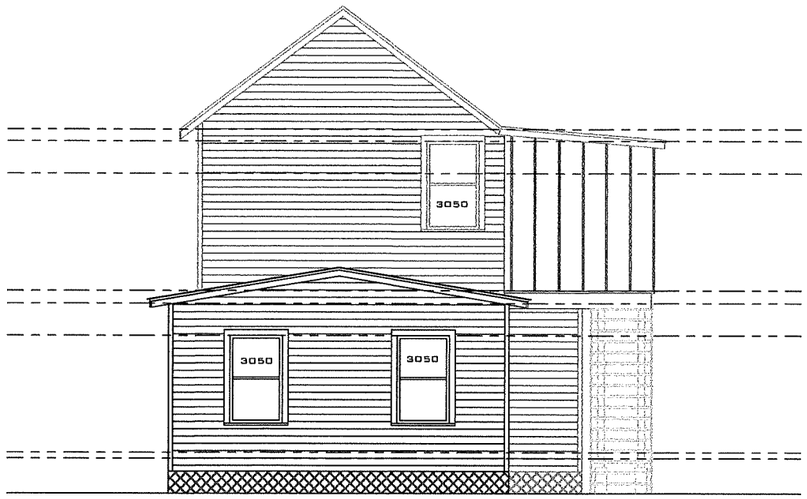
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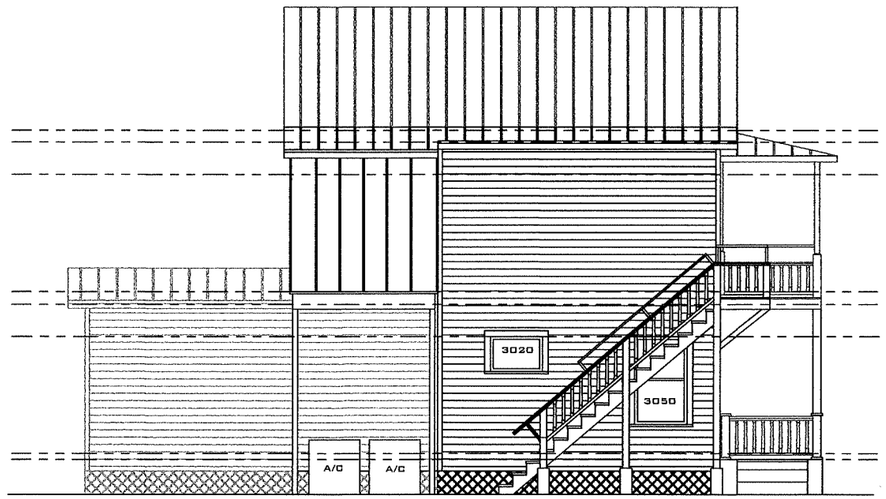
1 A-2 FRONT (NORTH) ELEVATION



2 A-2 SIDE (WEST) ELEVATION



3 A-2 REAR (SOUTH) ELEVATION



4 A-2 REAR (SOUTH) ELEVATION

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A 2 EXISTING ELEVATIONS

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(904) 217-9977

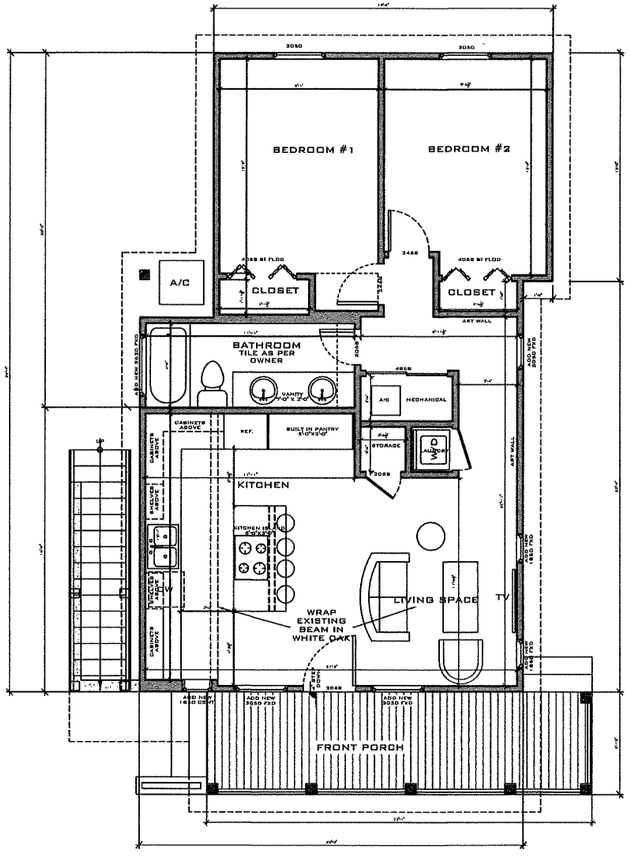
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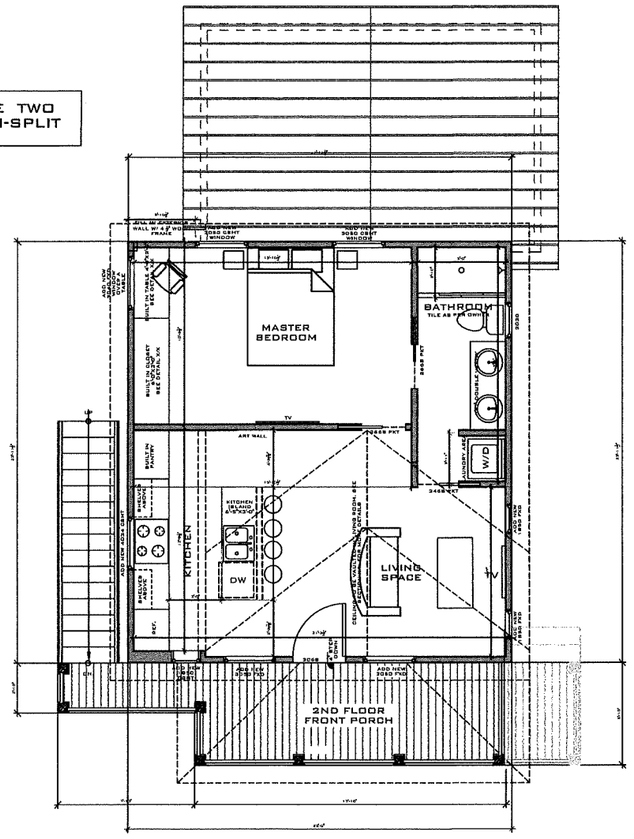
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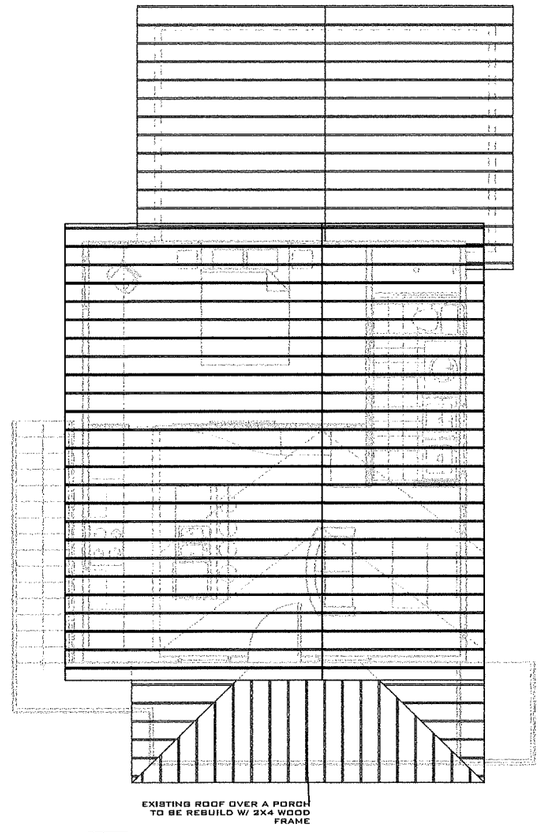


1
A-3 FIRST FLOOR PLAN

A/C TO BE TWO ZONE MINI-SPLIT



2
A-3 SECOND FLOOR PLAN



3
A-3 ROOF FLOOR PLAN

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A-3 PROPOSED FLOOR PLAN DESIGN

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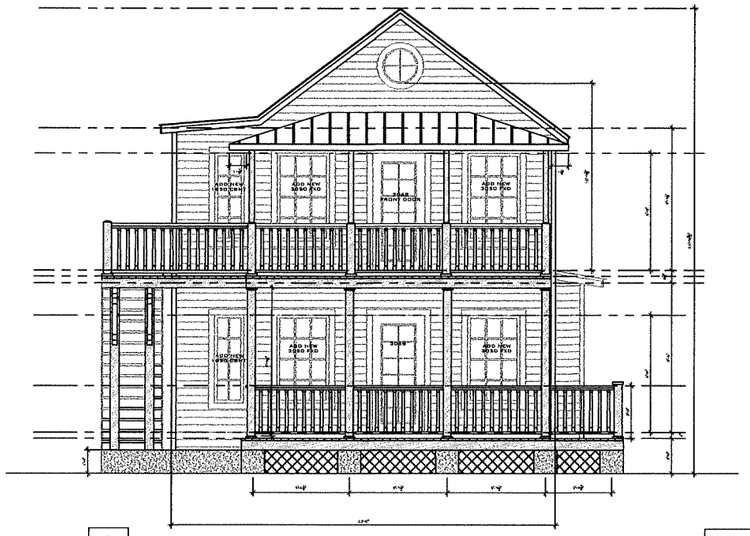
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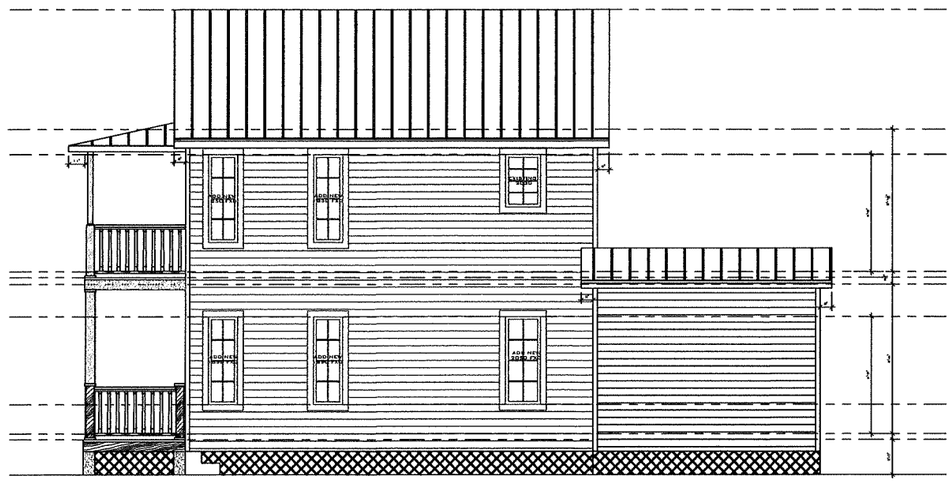
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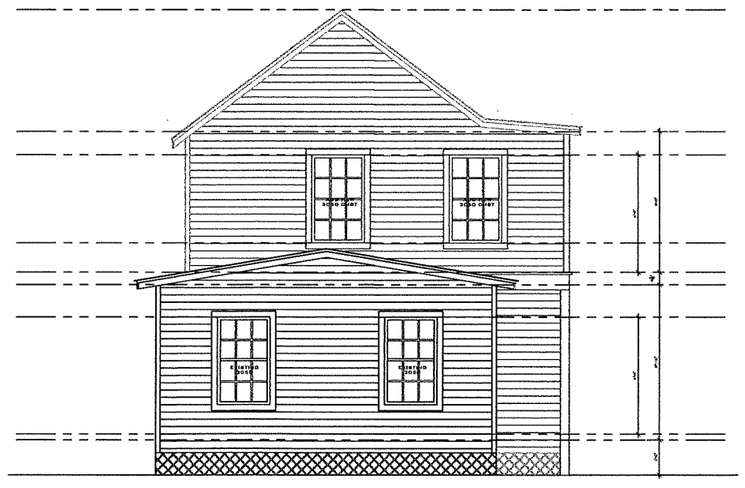
1
A-4 FRONT (NORTH) ELEVATION

ALL SIDING REPAIRS TO MATCH EXISTING PROFILE

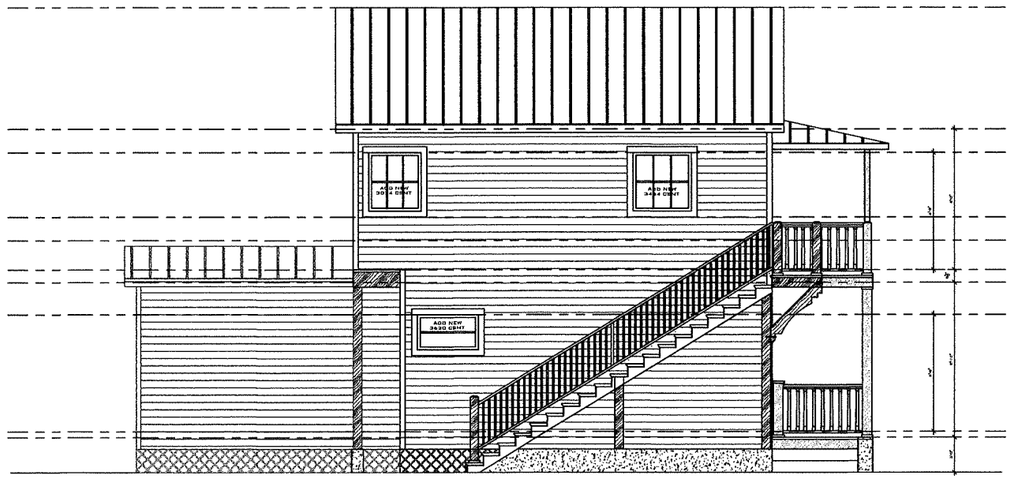
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2
A-4 SIDE (WEST) ELEVATION



3
A-4 REAR (SOUTH) ELEVATION



4
A-4 SIDE (EAST) ELEVATION

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A4 PROPOSED ELEVATIONS

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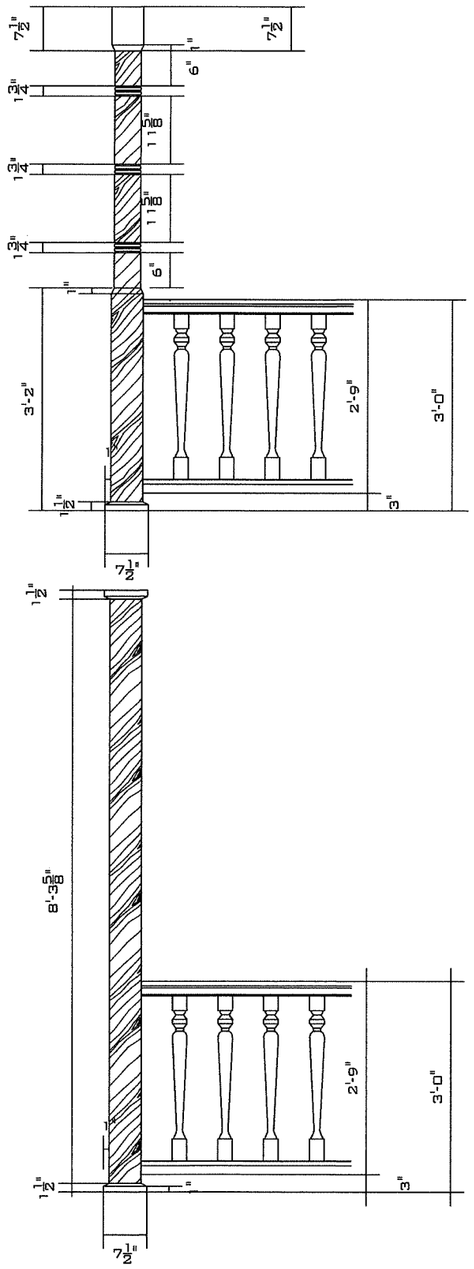
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A-4

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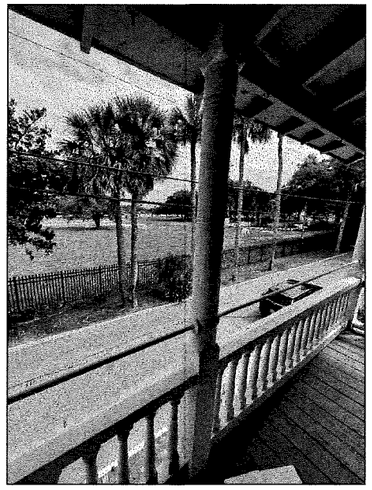
REVISIONS

DATE:	NO.:	BY:

REMODEL
13 PINE ST,
ST.AUGUSTINE,
FL,32084

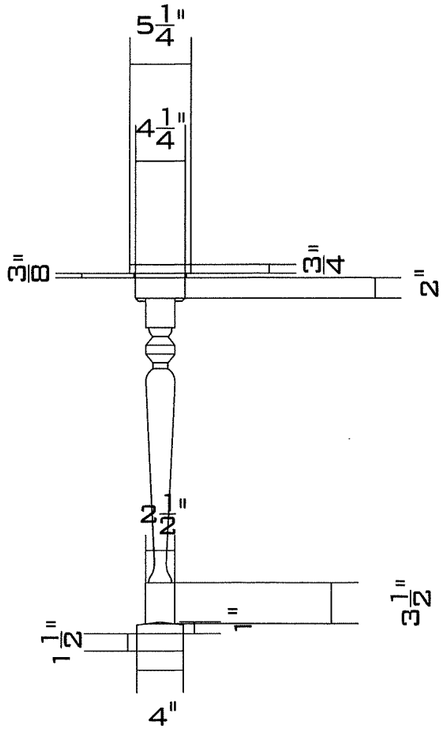


1 A-5 FRONT COLUMNS AND RAILING DETAILS

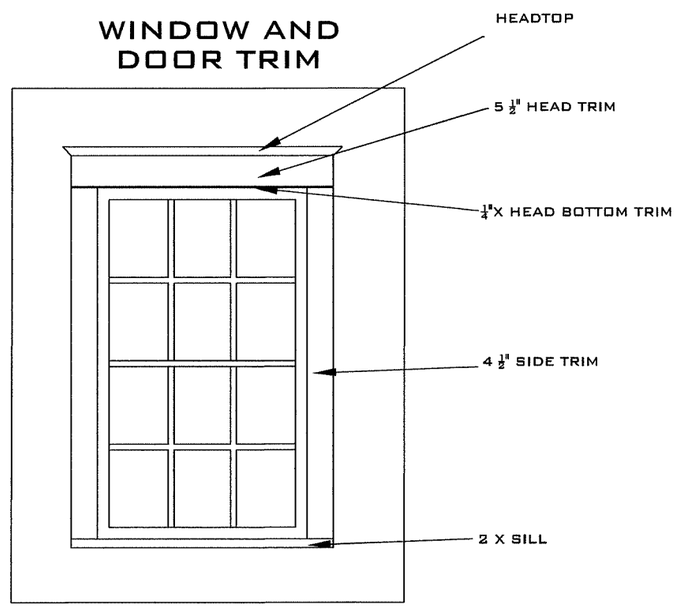








WINDOW AND DOOR TRIM



2 A-5 WINDOW AND DOOR TRIM

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DESIGN

BLACK BOX DESIGN INC.
HOUSE SECTION

A 5 BUILDING DETAILS

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

BLACK BOX DESIGN
SUSTAINABLE BUILDING DESIGN-PROJECT PLANNING-PROTOTYPE DEVELOPMENT
B L A C K B O X D E S I G N I N C @ G M A I L . C O M
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080
(904) 217-9977

DATE:	5/12/2022
DRN BY:	RKB
CHECKED BY:	RKB
PROJ. NO.	00001

SHEET NUMBER
A-5

Instr #2021125272 BK: 5422 PG: 1795, Filed & Recorded: 11/18/2021 11:21 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,486.00

Rec: $18.50 Doc: $3486.00 ($498,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
195100-0000
File No.: 63909

WARRANTY DEED

COPY

This Warranty Deed, Made the 17th day of November, 2021, by **SAN MARCO ANTIQUE MALL, INC., a Florida Corporation**, whose post office address is:

346 Montiano Cir ST Augustine FL 32084,
hereinafter called the "Grantor", to

WILLIAM J. BARLOW, whose post office address is:

69 Abbott ST ST Augustine FL 32084,,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

PARCEL 1:
BEING A LOT IN VAN NESS SUBDIVISION OF THE MARY ANN DAVIS TRACT NOW CALLED ABBOTT TRACT IN ST. AUGUSTINE, FLORIDA:
COMMENCING ON A POINT ON SOUTH SIDE OF PINE STREET, WHICH SAID POINT IS 54 FEET EASTERLY OF THE SOUTHEAST CORNER OF PINE AND ABBOTT STREETS, RUN THENCE EASTERLY ALONG THE SOUTH LINE OF PINE STREET 51 FEET 6 INCHES TO A POINT THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF ABBOTT STREET 47 1/2 FEET MORE OR LESS TO LAND OF F. FALANY, THENCE WESTERLY AND ON A LINE PARALLEL WITH PINE STREET 51 1/2 FEET TO LAND OF THOMAS BALDWIN, THENCE NORTHERLY ON A LINE PARALLEL WITH ABBOTT STREET 47 1/2 FEET, MORE OR LESS, TO A POINT OF BEGINNING. BEING A PART OF LOT ONE (1) BLOCK "F" OF THE ABBOTT TRACT, ACCORDING TO OFFICIAL PLAT OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JANUARY 1ST, 1905.

PARCEL 2:
BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN OR 827/1692 AND RUNNING THENCE WESTERLY ALONG SAID NORTH LINE 4.50 FEET, THENCE SOUTHERLY, PARALLEL TO THE EAST LINE, 13.5 FEET, THENCE EASTERLY PARALLEL TO THE NORTH LINE 4.50 FEET, THENCE NORTHERLY ALONG THE EAST LINE 13.5 FEET TO THE PLACE OF BEGINNING.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 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: _____ SAN MARCO ANTIQUE MALL, INC.

Printed Name: Carol Alagasse _____
David Stansel
President

Witness Signature: _____

Printed Name: _____

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17th day of November, 2021 by David Stansel, President of SAN MARCO ANTIQUE MALL, INC.. He/She/They is/are ☑ Personally Known OR ☐ Produced _____ as Identification.

_____
Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1951000000
Location Address	13 PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TR CITY E51.6 OF W106FT & E4.5 OF W54.5 OF N13.5FT OF LOT 1 BLK F OR5422/1795 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Barlow William J 100%
Mailing Address	69 ABBOTT ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$245,726
Extra Features Value	$0
Total Land Value	$139,230
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$384,956**
Total Deferred	$0
Assessed Value	**$384,956**
Total Exemptions	$0
Taxable Value	**$384,956**

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	$159,770	$0	$122,850	$0	$0	$282,620	$282,620	$0	$282,620
2020	$161,900	$0	$139,230	$0	$0	$301,130	$301,130	$0	$301,130
2019	$149,181	$0	$139,230	$0	$0	$288,411	$288,411	$0	$288,411
2018	$153,055	$0	$139,230	$0	$0	$292,285	$285,020	$7,265	$285,020
2017	$147,725	$0	$111,384	$0	$0	$259,109	$259,109	$0	$259,109
2016	$149,572	$0	$101,556	$0	$0	$251,128	$251,128	$0	$251,128
2015	$94,834	$0	$81,080	$0	$0	$175,914	$172,319	$3,595	$172,319
2014	$82,944	$0	$73,710	$0	$0	$156,654	$156,654	$0	$156,654
2013	$80,506	$0	$73,710	$0	$0	$154,216	$154,216	$0	$154,216
2012	$79,074	$0	$66,340	$0	$0	$145,414	$145,414	$0	$145,414
2011	$80,189	$0	$73,710	$0	$0	$153,899	$153,899	$0	$153,899
2010	$78,494	$0	$73,710	$0	$0	$152,204	$152,204	$0	$152,204

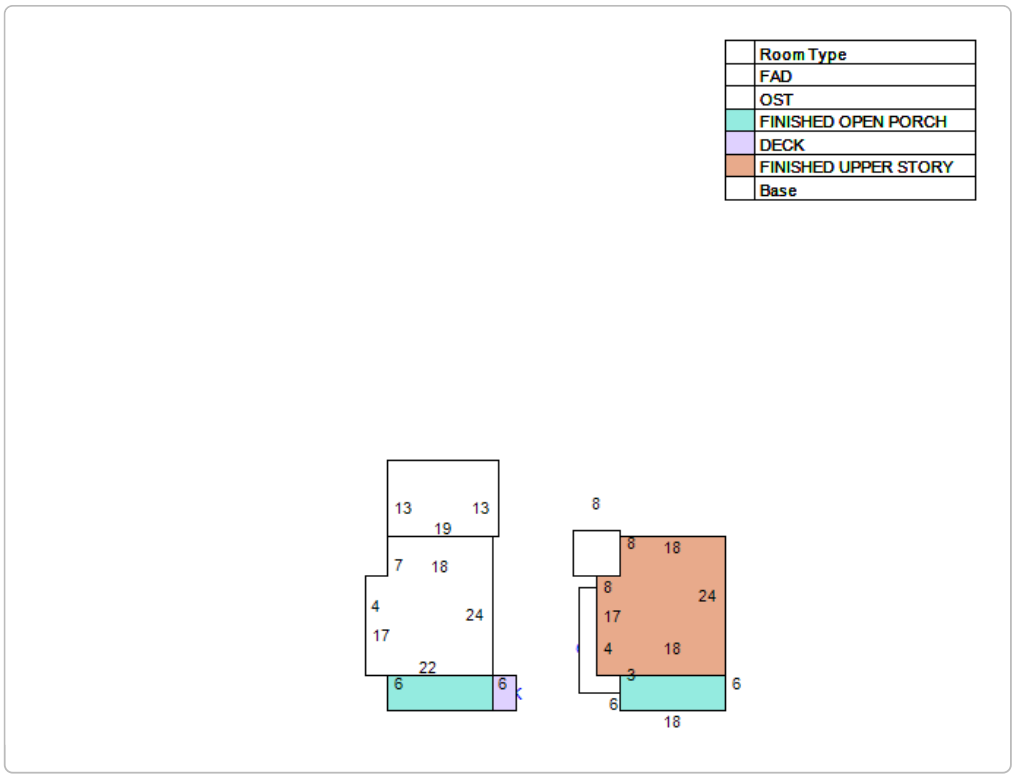
Building Information

Building 1
Year Built 1900
Actual Area 1617
Conditioned Area 1311
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Hardwood, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
BASE AREA	500
BASE AREA	247
FINISHED UPPER STORY	500
FINISHED DECK	24
FINISHED OPEN PORCH	108
OUTSIDE STAIRS	66
FINISHED OPEN PORCH	108
FRAME ADDITION	64
Total SqFt	1617

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	26	50	26	EF	$69,615
Multi-Family (Less than 10 Units)	26	50	26	EF	$69,615

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/18/2021	11/17/2021	$498,000.00	WARRANTY DEED	5422	1795	Q	I	SAN MARCO ANTIQUE MALL INC	BARLOW WILLIAM J
4/10/2015	4/10/2015	$310,000.00	WARRANTY DEED	4012	806	Q	I	COGAN JOHN J JR	SAN MARCO ANTIQUE MALL INC
	3/28/2000	$165,000.00	WARRANTY DEED	1484	1209	Q	I	BAKSH SABRINA NKA KELBERT JOINED BY JEFFREY	COGAN JOHN J JR
	5/10/1996	$87,440.00	WARRANTY DEED	1172	1818	Q	I	VREELAND FAITH	BAKSH SABRINA
	10/4/1995	$0.00	QUIT CLAIM DEED	1132	1825	U	I	VREELAND RICHARD,FAITH	VREELAND FAITH
	11/1/1987	$55,000.00		764	74	Q	I		VREELAND RICHARD,FAITH
	1/1/1979	$37,000.00		410	342	Q	I		

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

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Version 2.3.196



Detail by Entity Name

Florida Limited Liability Company
MICHAEL P. HUBBARD, LLC

Filing Information

Document Number	L17000149566
FEI/EIN Number	82-2157390
Date Filed	07/12/2017
Effective Date	07/12/2017
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/11/2019

Principal Address

3520 DOT RD.
ST. AUGUSTINE, FL 32084

Mailing Address

3520 DOT RD.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Michael P. Hubbard
3520 DOT RD.
ST. AUGUSTINE, FL 32084

Name Changed: 02/11/2019

Authorized Person(s) Detail

Name & Address

Title AMBR

HUBBARD, MICHAEL P
3520 DOT RD.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	06/01/2020
2021	02/01/2021

2022 02/25/2022

Document Images

02/25/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- REINSTATEMENT	View image in PDF format
07/12/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 2022 Meeting







Application HP2022-0138 Address: 93 Oneida Street

Applicant & Property Owner: Oasis Equity Holdings, LLC

Project description: 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 rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

(*PLANS RECEIVED ON JUNE 9, 2022 WERE NOT REVIEWED IN THIS REPORT)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01489
National Register:	Lincolnville NR Historic District: Contributing	Construction date:	c. 1871-1885
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080100000		
Agenda Item:	9(b)	Previous Action(s):	COR 2020-0138

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Oneida Street, one house north of DeHaven Street, this one-story residential building is contributing to the Lincolnville National Register Historic District. Located in one of the first residential neighborhoods of Lincolnville, the eastern half of Dumas Tract, and one of the original structures in Lincolnville, according to the Florida Master Site File (FMSF) survey, the frame vernacular building was constructed around 1871 to 1885
2. At the January 21, 2021 HARB meeting, a Certificate of Relocation application was approved under a different applicant and owner for 93 Oneida Street with the condition if significant foundation materials were discovered they will be salvaged. The COR expired after one-year from the approval and this current COD/COR application includes a relocation and removal or alteration of some of the existing architectural elements for work related to a renovation.
3. Plans were submitted that show the proposed renovation design that includes: replacing the existing front porch; possibly replacing the roof structure with modified roofline; changes to the and door/window fenestration (replacing all doors and windows with aluminum sash windows, and possibly shifting the location of the front door and some windows); replacing the siding with possibly a different material (the front façade wood siding may remain); removing the entire rear portion of the house; and adding a new rear addition, which will be differentiated from the historic main block of the house by design and finishes. The HARB should determine if the proposed scope exceeds the threshold for partial demolition.
4. The parking area proposed in the front of the house and the design of the rear addition may not be compatible with the existing historic house. Because the building is not in a local Historic Preservation Zoning District, HARB does not have design review authority in this location. Only the proposed relocation and the modification of existing or permanent removal of architectural elements of the building should be considered.
5. Sanborn Maps from 1899 to the revised 1961 version shows the one-story square block with front porch that looks to have remained unchanged to the existing building. Currently, the existing building's front porch facade is immediately adjacent to Oneida Street. According to the applicant, the house is at 7.5' and base flood plane is 7'8". The proposed plan for the building is to elevate the building approximately 1'3" to 8'8" for the finished floor height, and to move the building eastward/to the rear on the property approximately 17'7" so that the front façade/west elevation will be about 20' from the front property line.
6. A zoning variance application for front and side yard setback requirements was submitted by a different applicant and owner and approved at the February 5, 2021 Planning and Zoning Board hearing. A 4' front yard setback variance was requested so that 93 Oneida (which currently has a front setback of 2'5") would have approximately the same 6'5" front yard setback as 95 Oneida Street, the house it shares a parcel with, and 4' side yard setbacks. Code requires a 15' minimum front yard setback, and 4' side yard setbacks since the property is a nonconforming lot. While it appears the new proposed relocation will meet the 15' front yard setback requirement, it will no longer match neighboring 95 Oneida to the south. Since the 2021 approval expired, another application review and approval by the PZB for side yard setbacks is required for the proposed relocation.
7. The applicant for that permit for the building's elevation and relocation should ensure that the structural stability of the building is maintained during this work.
8. The proposed project is subject to zoning, setback, and building permit requirements, and will likely meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. An Archaeological Review application should be submitted as soon as possible before planned activities in order to avoid delays.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **can take the following actions for a Certificate of Relocation and Demolition at 93 Oneida Street:**

1. APPROVE the proposed relocation of the existing house if the board finds that the increased proposed setback/new location on the lot will not have a negative impact to the streetscape.
2. Review the application for partial demolition if the board finds the project scope does not exceed that threshold
    a. If approved, add the condition for any salvagable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
3. Continue the application to allow the applicant time to provide updated and a more comprehensive structural assessment and economic hardship information if the HARB determines that the proposed project scope for this NRHD contributing structure exceeds the threshold of a partial demolition.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Relocate the residential building eastward/to the rear on the property approximately 17'7" from the existing 2'4" front setback
2. Elevate the building 1'3" to 8'8" for the finished floor height (according to the applicant, the house is at 7.5' and base flood plane is 7'8") (TO BE CONFIRMED BY APPLICANT)
3. Remove architectural elements including the front porch, possibly the roof structure/form, and rear portion of the house including exterior walls
4. Other elements that are proposed for alteration (TO BE CONFIRMED BY APPLICANT):
    a. Replace all existing doors and windows (with aluminum sash windows), and siding*. *The applicant should confirm if the front façade wood siding is still to remain as indicated earlier and the proposed siding material for the existing structure's replacement and new addition.
    b. Modifications to the window and door fenestration include the location of the front door will be shifted and existing windows may be removed or enclosed with the proposed renovation plans.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR RELOCATION 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.*

Eligibility for Relocation Review (AGHP)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for relocation permits for structures listed on the Florida Master Site File, located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3, or individually listed in the National Register of Historic Places.

The building was built c. 1871-1885, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

RELOCATION 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 smaller mass and scale than many of the residential buildings that are in the immediate area, many which are two story.

3. The impact of the relocation or loss of the structure on the streetscape. Although this is not a significant building typology, if the proposed demolition exceeds the threshold for partial demolition, the permanent loss of a historic building that contributes to the historic district with the remaining intact historic architectural character will negatively impact the streetscape. *T*he newly proposed relocation setback will have a more significant individual impact to the streetscape as many buildings especially on the east side of Oneida Street have small front setbacks.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the single-family building renovation were submitted by the applicant, and the potential impact of the proposed renovation alterations are the most significantly visible on the sides and rear of the house. While the proposed plans include replacement elements similar to the existing like the front porch, the resulting work may still look like new construction. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District and is listed on the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance other than it being one of the original buildings in this neighborhood. The permanent loss of a building that contributes to the Lincolnville National Register District, with what is left of its intact architectural character, will negatively impact the streetscape.

6. The impact of the relocation or loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building will be retained, but moved approximately 17' eastward on the same lot. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in this district in particular, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood, and streetscape. Although this was submitted as a relocation and partial demolition application, the HARB must determine if the proposed project scope exceeds the threshold of partial demolition, as the architectural integrity of the existing contributing building may be lost.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it is one of the older buildings in the neighborhood and has an authentic historic vernacular character that new construction often does not replicate.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* Although the wood frame building and Frame Vernacular style design is found throughout St. Augustine, is common in Lincolnville, and does not have a unique style or characteristics that would be difficult to reproduce, the proposed new construction portions will have a different look and feel than the existing house and other historic buildings.

10. The justification for the proposed relocation and/or demolition. The demolition of elements and relocation is desired to occur with the elevation and renovation of the building and plans show a proposed front set back that will allow vehicles to park in front of the house. The applicant/owner also cited the deterioration of the existing building materials and rear portion of the house.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research
6. Minutes from the January 21, 2021 HARB meeting

STAFF PHOTOGRAPHS
93 Oneida Street





STAFF PHOTOGRAPHS
93 Oneida Street





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93 Oneida Street





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STAFF PHOTOGRAPHS
93 Oneida Street







STAFF PHOTOGRAPHS
93 - 95 Oneida Street: Context Area





STAFF PHOTOGRAPHS
93 - 95 Oneida Street: Context Area







STAFF PHOTOGRAPHS
93 - 95 Oneida Street: Context Area





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1489 1009==

Site Name: 93 Oneida Street 830== Survey Date: 7811 820==

Address: 93 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) J (block) 6 (lot) 868==

868==

Owner of Site: Name: Mars, Hattie and Lynwood;

Address: 95 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Thomas, Gloria A. 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469713 (easting) 3306080 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

---

microfilm SJ3248

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: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, dropsiding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed, porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, v-crimp 882==

Ornament Exterior: Decorative ironwork, jigsawn bargeboards 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 93 Oneida Street was constructed between 1871 and 1885, making it one of the original structures in Lincolnville. Significant details include decorative ironwork and jigsawn bargeboards.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

The house at 93 Oneida Street was once the residence and business address of Patsy L. Weston [Black] who ran an Employment Bureau.[4]

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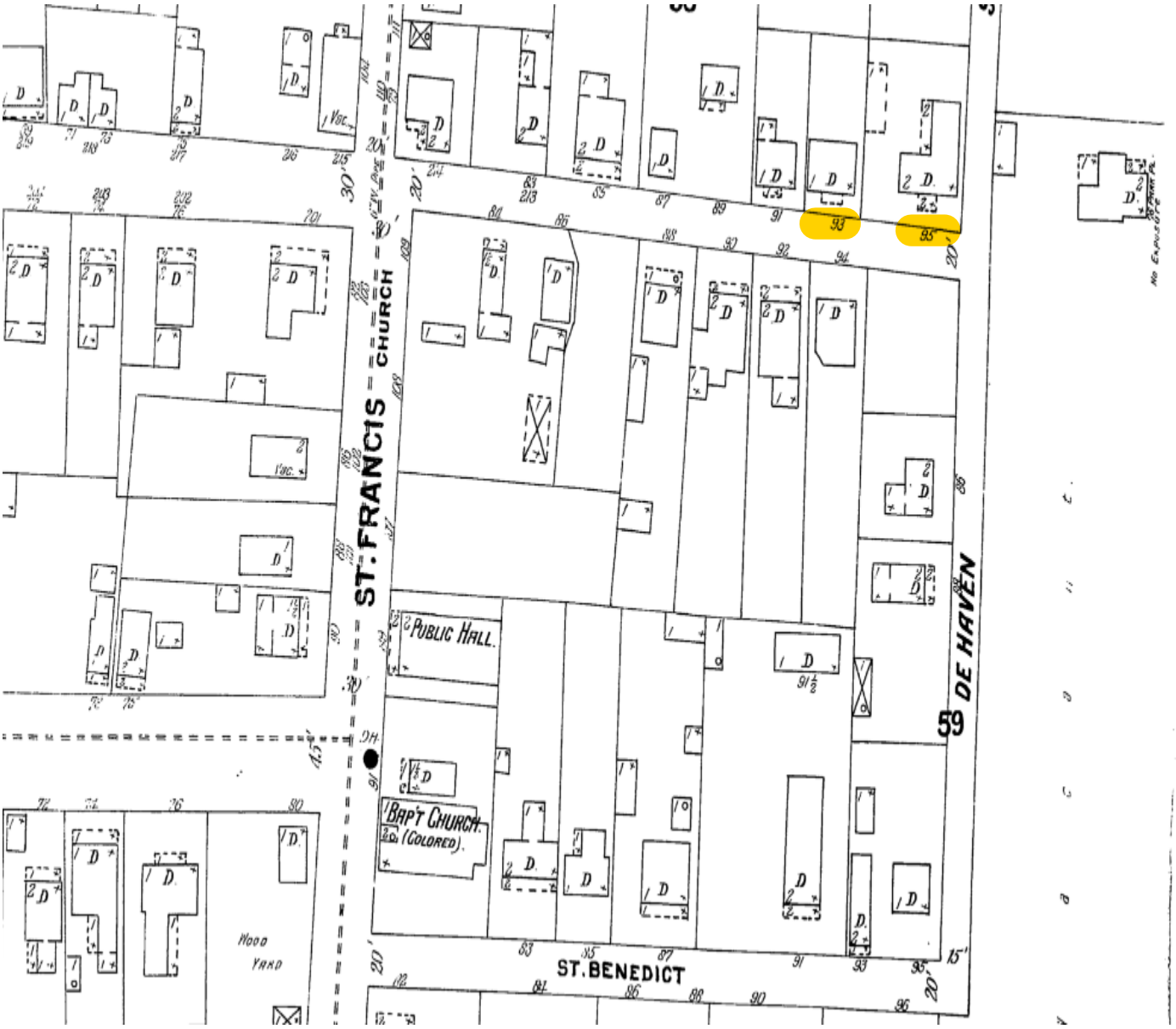
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

4. St. Augustine City Directory, 1907.


KODAK
3062

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8

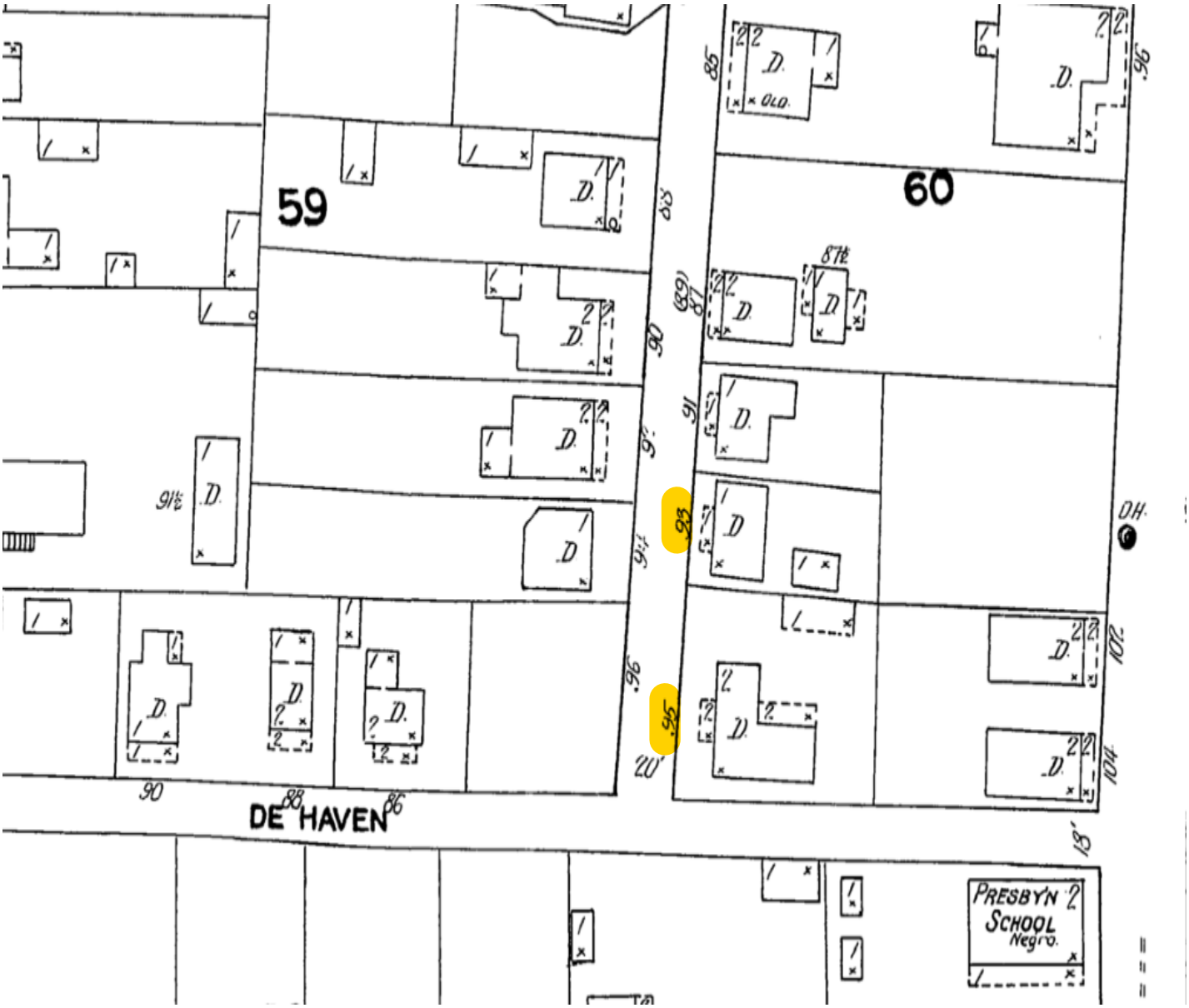


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 13

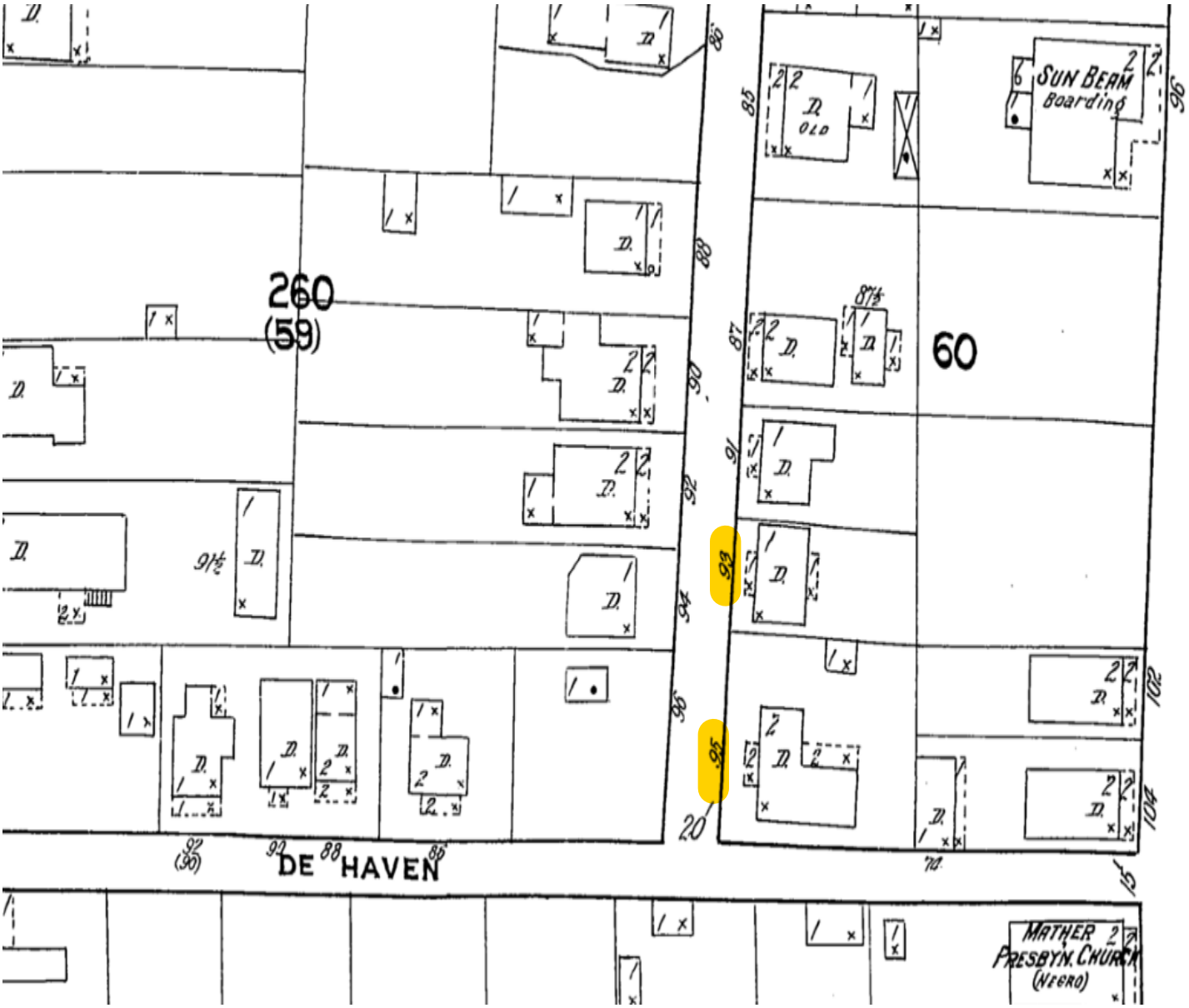


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Saint Augustine Dec. 1917, Sheet 9

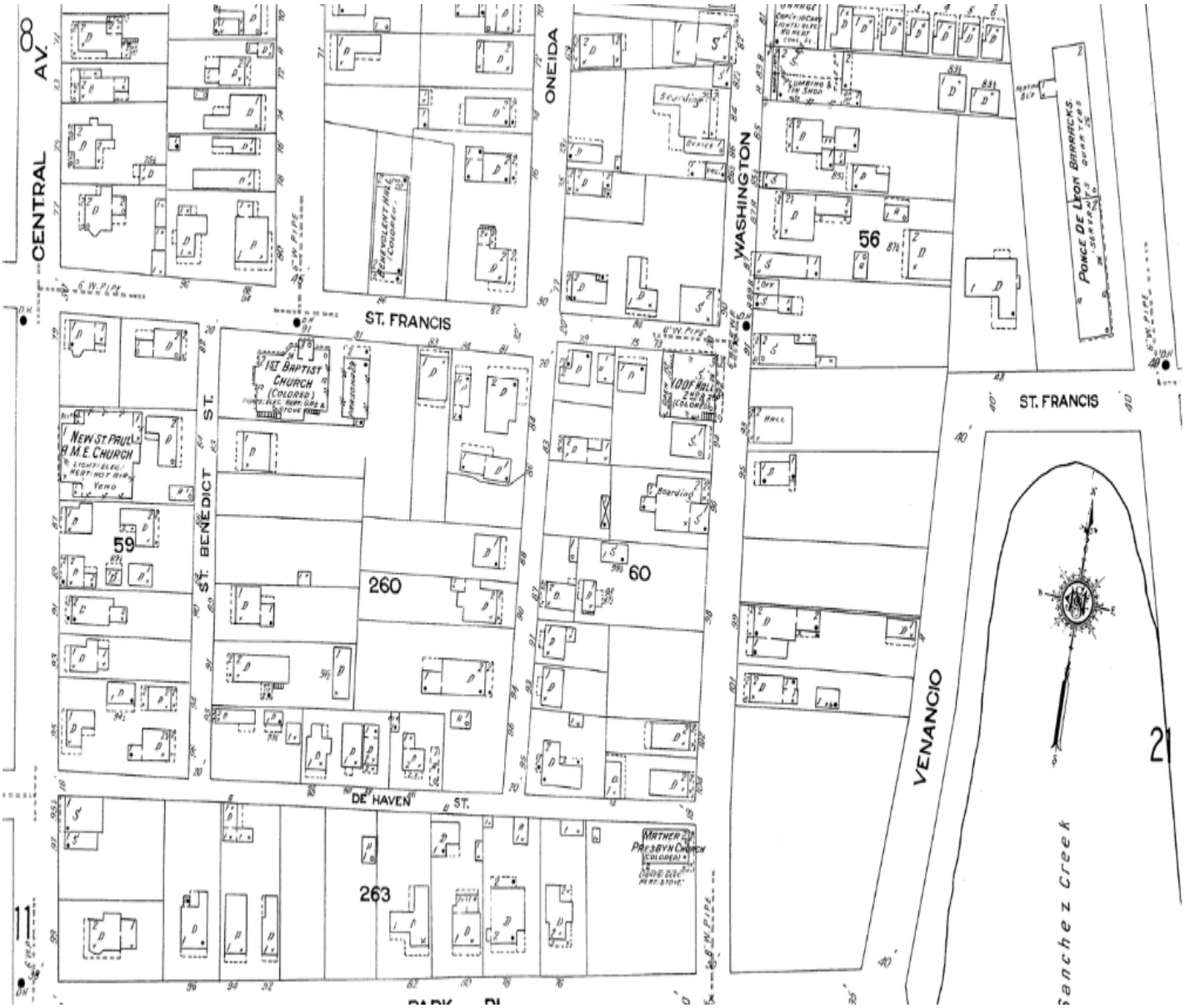


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9

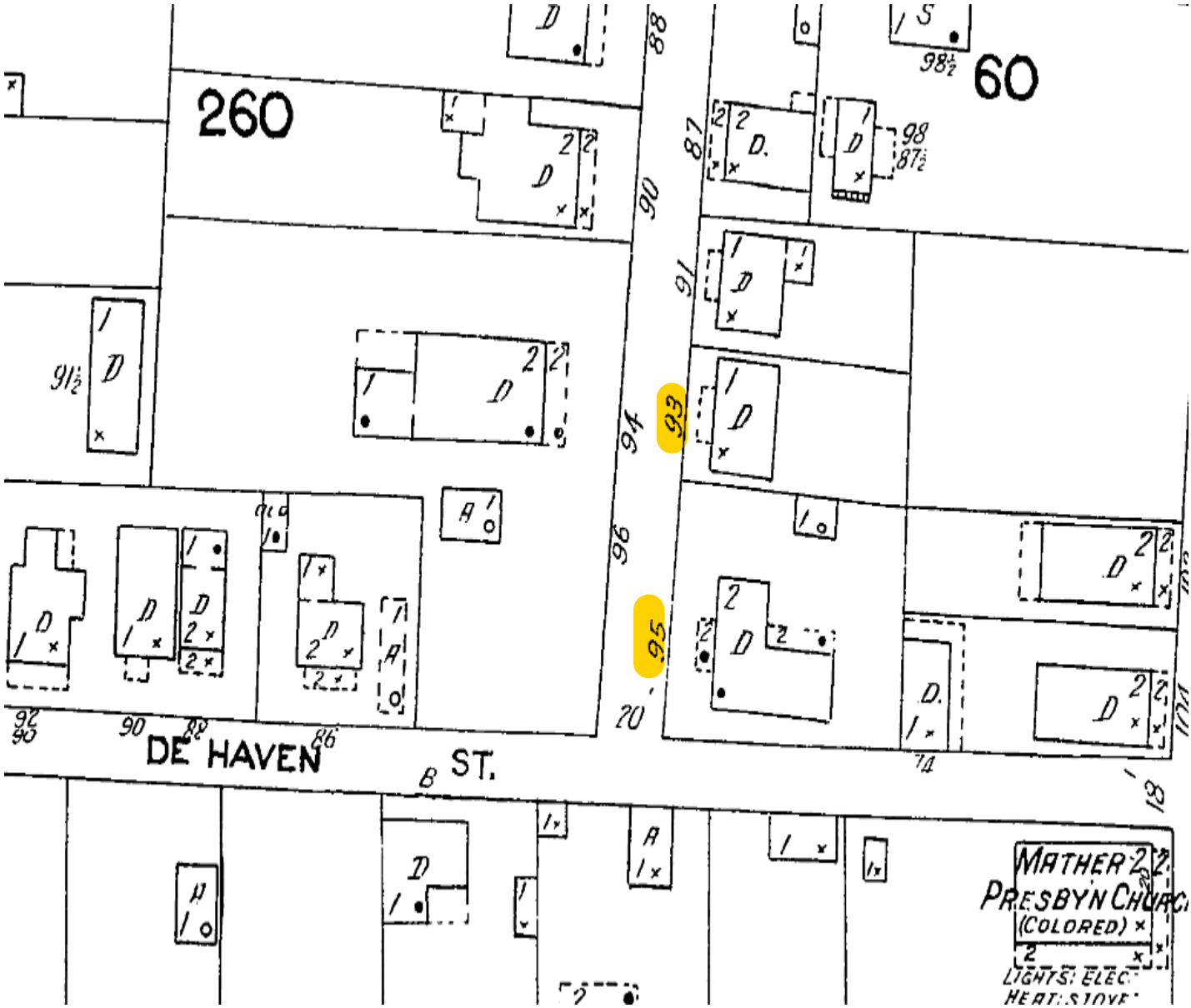


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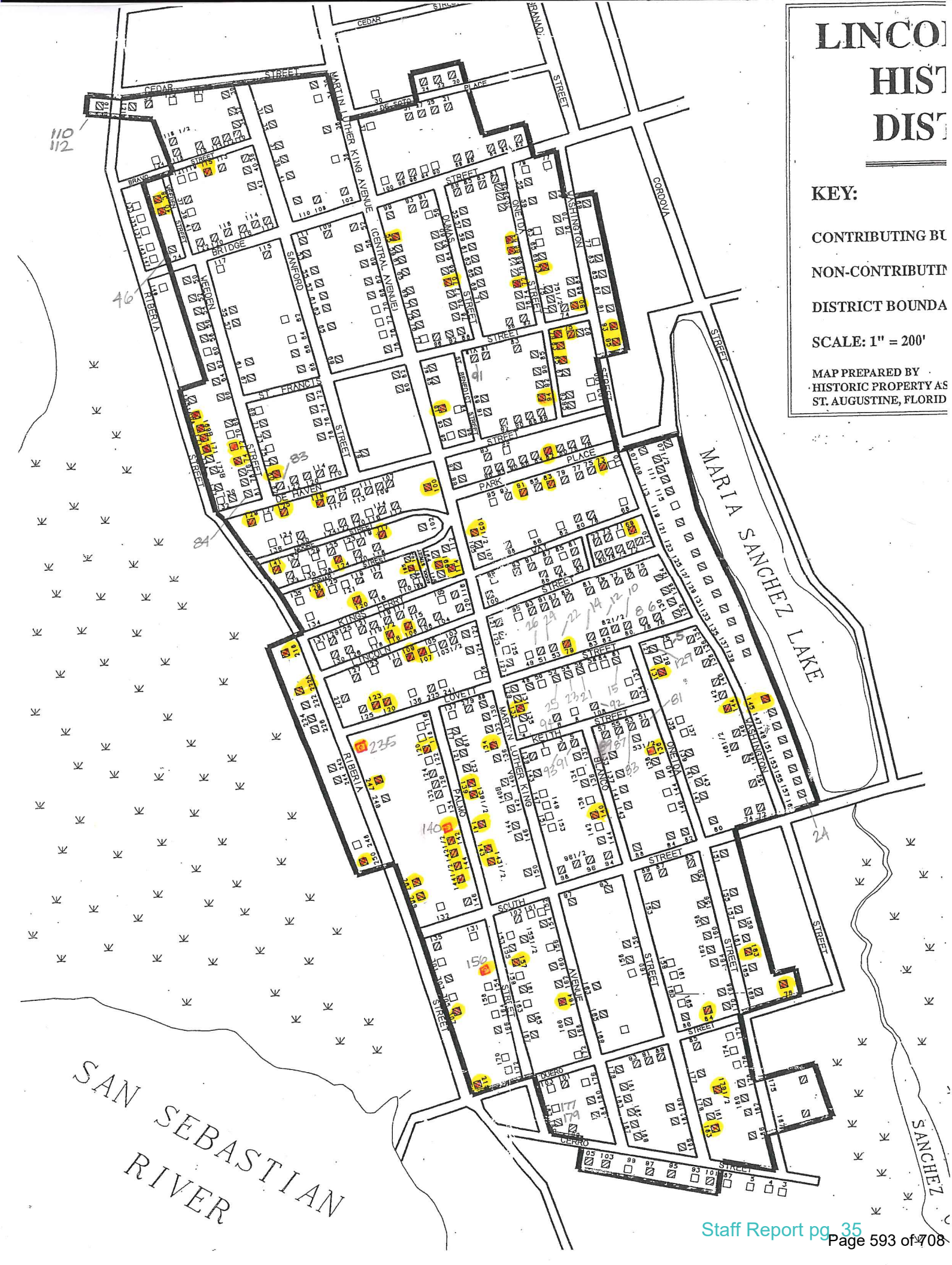
ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9



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LINCO
HIST
DIST
KEY:
CONTRIBUTING BU
NON-CONTRIBUTI
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
CORDOVA
RIBERIA
BRIDGE
ST. FRANCIS
DE HAVEN
KINGS
FERRY
LINCOLN
LOVELL
KEITH
PALMO
BLANCO
ONEIDA
WASHINGTON
PARK
PLACE
STREET
AVENUE
CERRO
DUERO
SCUTH
110
112
46
83
84
91
235
140
156
177
179
2A

93 Oneida Street
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1904	James Miller	*	--
1911-12	Vacant	*	
1914-15	Adam English	*	(m) Carpenter
		*	
1920-21	#93 Oneida not listed		
1924-25	Roxie Brown	*	Laundress
1930	Benjamin Simmons (Julia)	(c)	Laborer
1937	Benjamin Simmons (Julia)	(c)	Laborer
1945	Lemuel Dixon (Virginia)	(c)	Janitor
1945: 93 ½ Oneida	Lena Jhilmore		--
1955	Mrs. Lucille Hudson (widow Dewitt Hudson)	--	Maid

* (Black Resident)
(c) (colored)
(m) No reference for this found
(o) Owner

1907-08 – *The Record Company* publication: Listings by resident name only and James Miller listed at different address

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

Eric Schaefer spoke in favor of the application citing the poor condition of the house.

B.J. Kalaidi asked for more information regarding the proposed replacement and asked that staff read any comments submitted by neighbors.

Public hearing was closed.

The Board discussed:

- Staff's recommendation to maintain the existing roof and turned posts to protect a character-defining architectural feature
- Design concepts that maintain the existing gable end to retain the integrity of the original portion of the two-story porch
- Applicant's intent to salvage as much material as possible
- Possibility that the porch would have to be removed to raise the structure, and then re-constructed in the same configuration, but at a higher elevation as the house was being raised
- Recommendation that new columns match existing column design

MOTION

Mr. Weaver MOVED to APPROVE application 2020-0133 with condition two as detailed in the staff report to repurpose the posts and any other salvageable material and the applicant provide a drawing of record showing the repurposed posts and gable. The motion was SECONDED by Mr. MacDonald.

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

7. (c) Certificate of Relocation F2020-0138 – Donald Crichlow and Associates – Applicant
91 Oneida LLC – Owner
93 Oneida Street

To relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Relocation at **93 Oneida Street** because it meets Secretary of the Interior's Standard 2 for Retention of Distinguishing Architectural Characteristics.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the details of an e-mail received by the board from Christopher Nolan.

Elaine Brooks asked for clarification that the structure would remain one story to which the applicant responded in the affirmative. She spoke in favor of the application.

DRAFT

Eric Schaefer spoke in favor of the application, citing the conditions of the building and improvements to the neighborhood made by the proposed changes.

Public hearing was closed.

The Board discussed:

- Type of block piers under the structure may not have been coquina
- Request from the Board to salvage piers if possible
- Need to raise and move the structure driven by the threat of flooding

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0138 to relocate the existing structure on the current property and the condition that the applicant recycle or salvage any coquina or significant foundations. The motion was SECONDED by Mr. Weaver.

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

7. (d) F2020-0139 – Patrick Canan – Applicant
Canan Enterprises LLC – Owner
41 Cincinnati Avenue

To demolish a building constructed c. 1910-1917 that is recorded in the Florida Master Site File and is a contributing structure to the North City Historic District.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Demolition at **41 Cincinnati Avenue** to allow the applicant to provide additional information.

Patrick Canan and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

15 certified notices were sent; however, none were returned.

Public hearing was opened.

B.J. Kalaidi asked that the application be continued so the Board could gather more information. She said the building should not be demolished unless it was proven to be financially infeasible.

Public hearing was closed.

The Board discussed:

- History of the structure and surrounding historic district
- Possibility of partial demolition to save original portion of the structure and remove newer, unstable portions of the building
- If additions were removed, they could be replaced without HARB oversight
- Concern for changing the application from full to partial demolition which could be mitigated by clearly stating what would be maintained and what would be demolished

DRAFT

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

May 19, 2022

Hunter Hayden
Oasis Equity Holdings, LLC
9310 Old Kings Road South #1703
Jacksonville, FL 32257

Re: Certificate of Demolition – 93 Oneida Street – HP2022-0035

Dear Mr. Hayden,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 16, 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 June 6, 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.:	HP2022-0035
Applicant:	Oasis Equity Holdings, LLC
Owner:	Oasis Equity Holdings, LLC
Address:	93 Oneida Street
Parcel Number:	2080100060

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 19, 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 May 19, 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 RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

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.
- Continued to June 16, 2022 HARB meeting, as requested by the applicant.
-
-

DONE AND ORDERED, at a public hearing on the 19 day of May, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0035

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

Witness my hand and official seal, this 19th day of May, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 20..

Elyse Wiemann

Notary Public, State of Florida

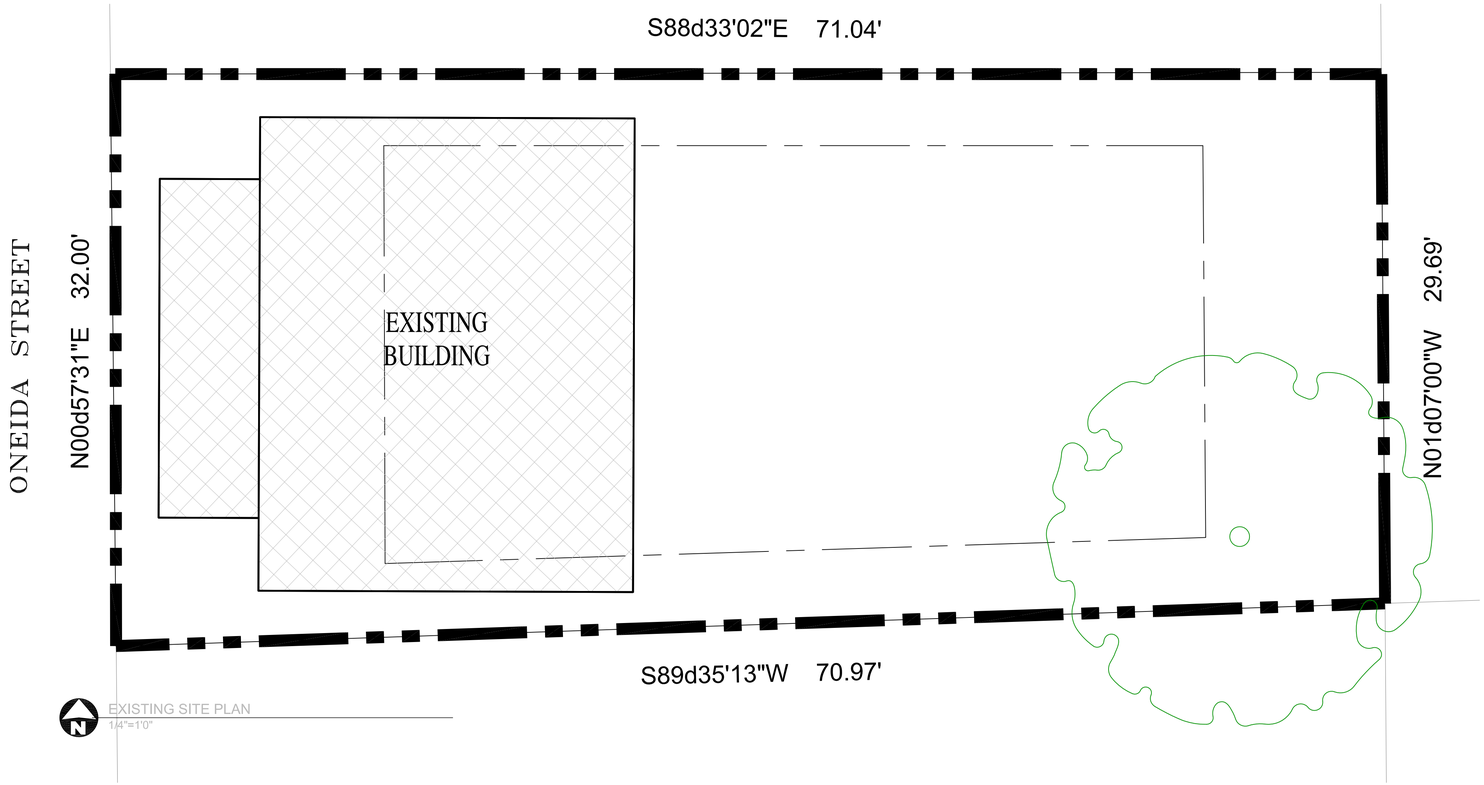
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR JUNE 16, 2022 HARB MEETING

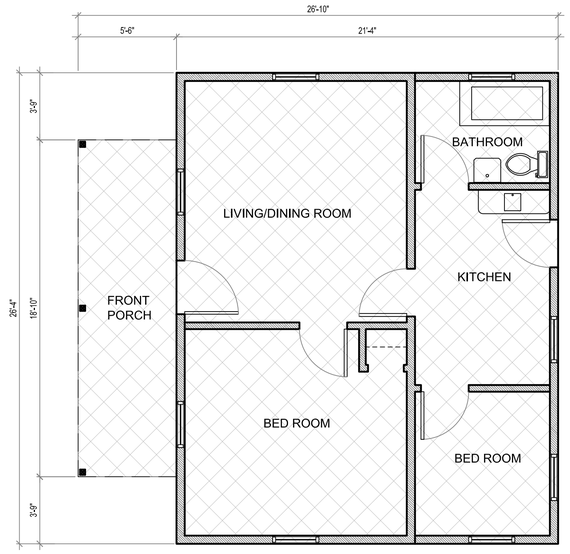
HP2022-0035: 93 Oneida Street

Materials received from applicant after June 6, 2022 deadline for additional documents (June 6, 2022 email with attachments bounced back)

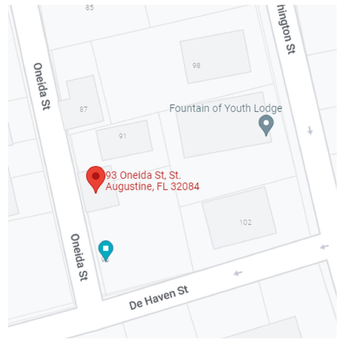
Received June 9, 2022
Planning & Building Department



EXISTING SITE PLAN
1/4"=1'0"

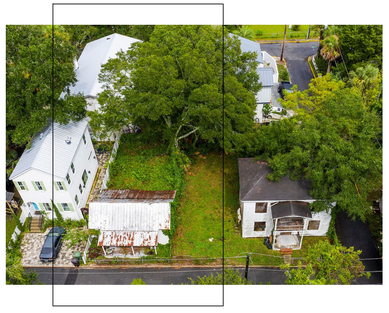


EXISTING FLOOR PLAN
1/4"=1'0"



LOCATION PLAN
NTS

SYMBOL LEGEND	
	EXISTING HOUSE



EXISTING SITE PLAN - PHOTOGRAPH

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516-884-1730
SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE

93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
PLANS & SECTION

FOR REVIEW
PLANNING
06/07/2022

EX-1

Received June 9, 2022
Planning & Building Department

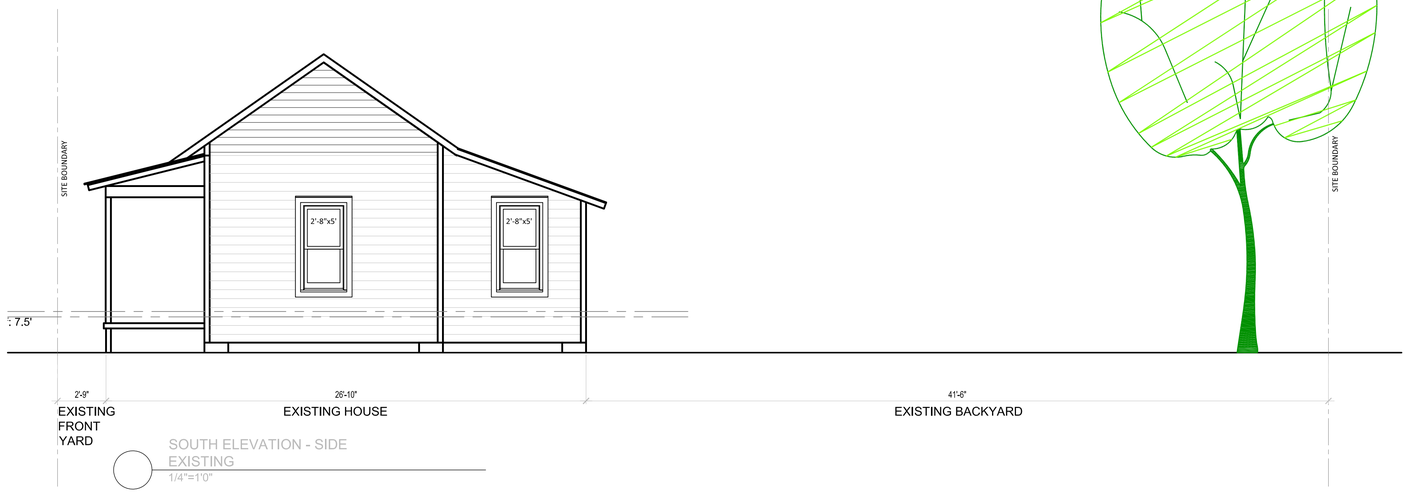


NORTH ELEVATION - SIDE EXISTING
1/4"=1'0"



EAST ELEVATION - REAR EXISTING
1/4"=1'0"

SYMBOL LEGEND	
	NEW HOUSE
	METAL ROOF / WALLS
	DEMOLISHED BUILDING
	SIDING



SOUTH ELEVATION - SIDE EXISTING
1/4"=1'0"



WEST ELEVATION - FRONT EXISTING
1/4"=1'0"

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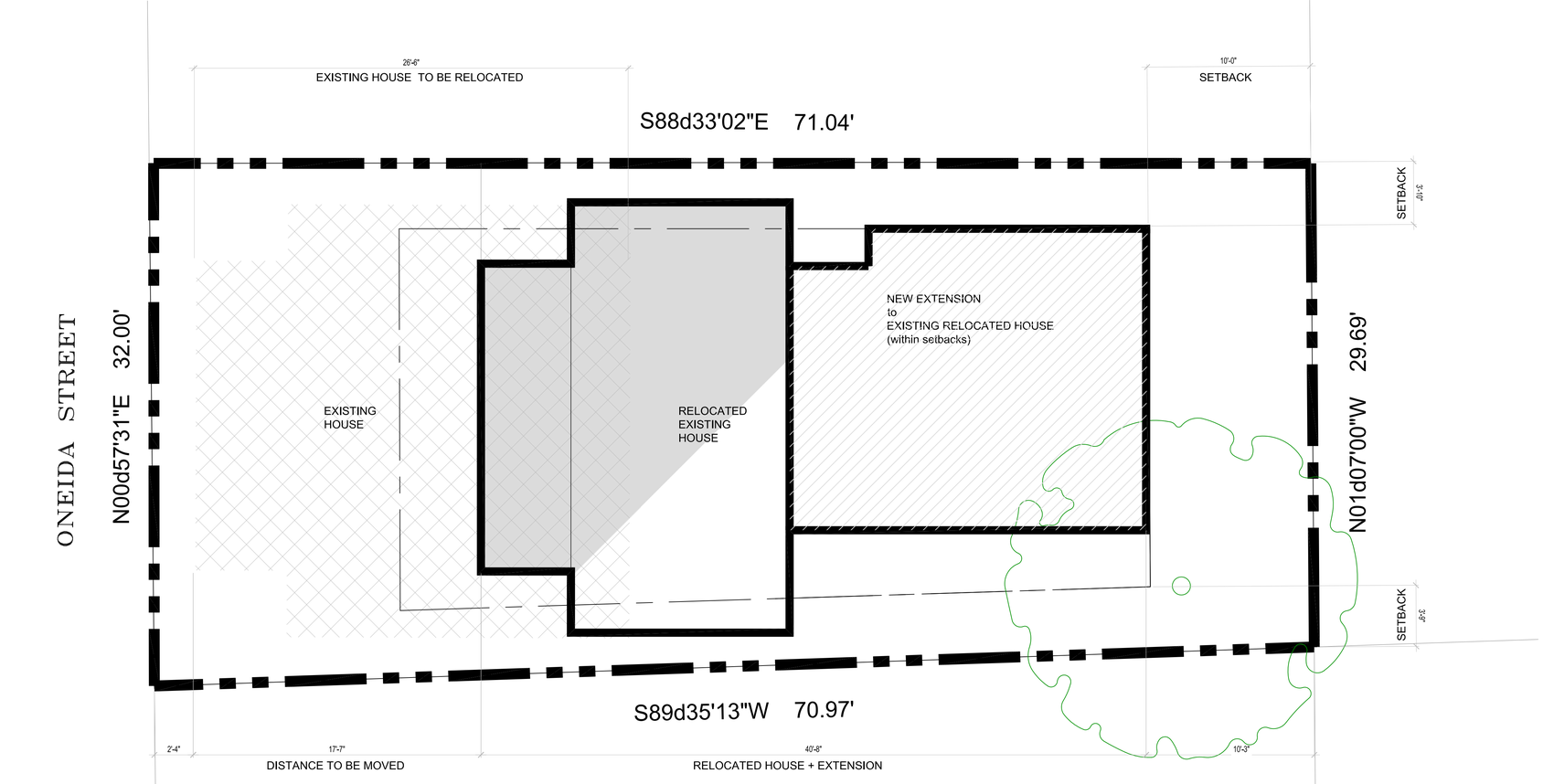
HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL ELEVATIONS

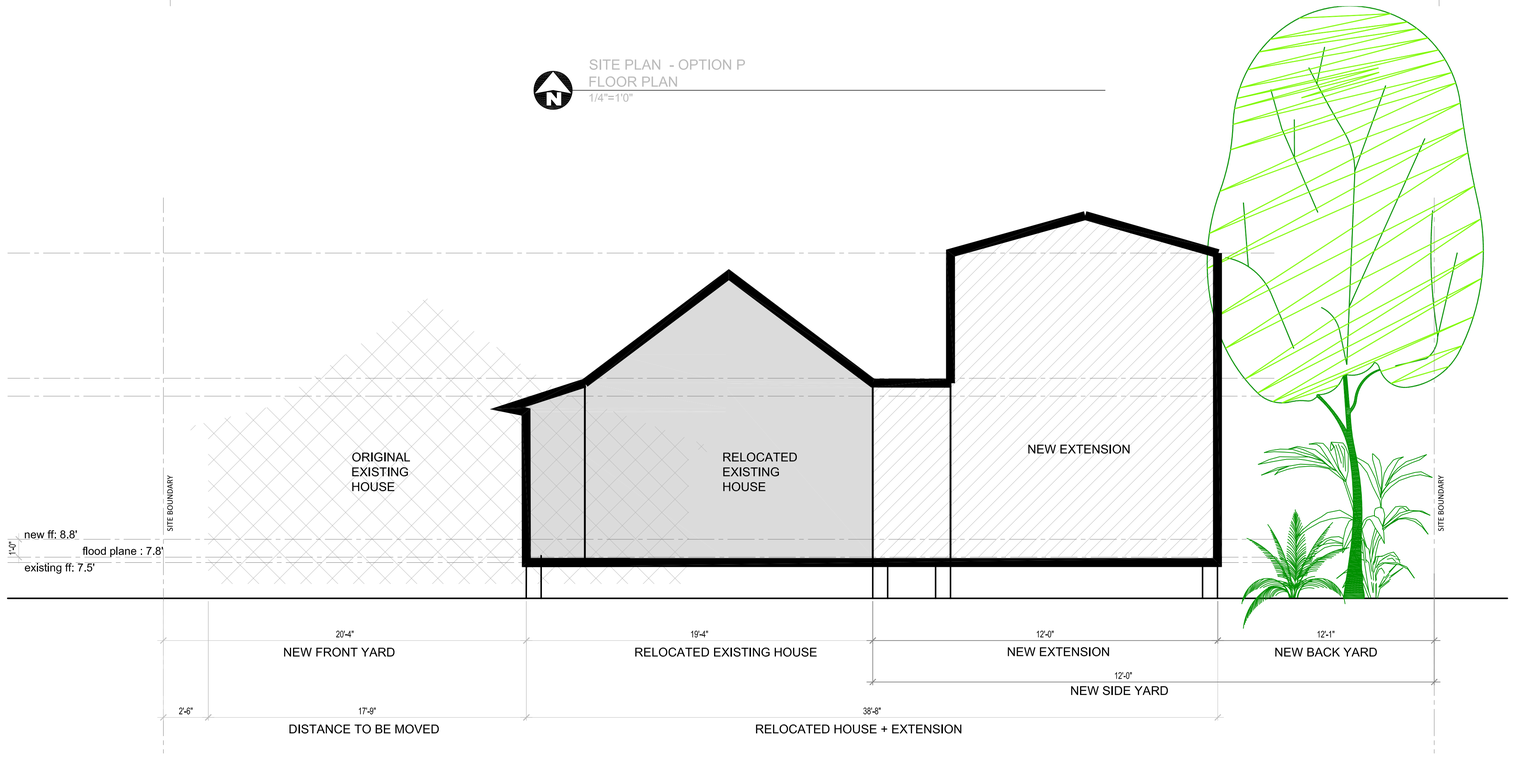
FOR REVIEW
PLANNING
06/07/2022

EX-2

Received June 9, 2022
Planning & Building Department



SITE PLAN - OPTION P
FLOOR PLAN
1/4"=1'0"



SECTION - OPTION P
1/4"=1'0"

	SQUARE FOOTAGE
EXISTING RESIDENCE	752 sq ft +/-
FRONT PORCH	163 sq ft +/-
HOUSE EXTENSION	338 sq ft +/-
TOTAL PROPOSED RESIDENCE ON GROUND FLOOR	453 sq ft +/-
SITE	2181 sq ft +/-
LOT COVERAGE	35 %
TOTAL BUILDING HEIGHT	30 ft

SYMBOL LEGEND	
	EXISTING HOUSE
	RELOCATED HOUSE
	NEW EXTENSION

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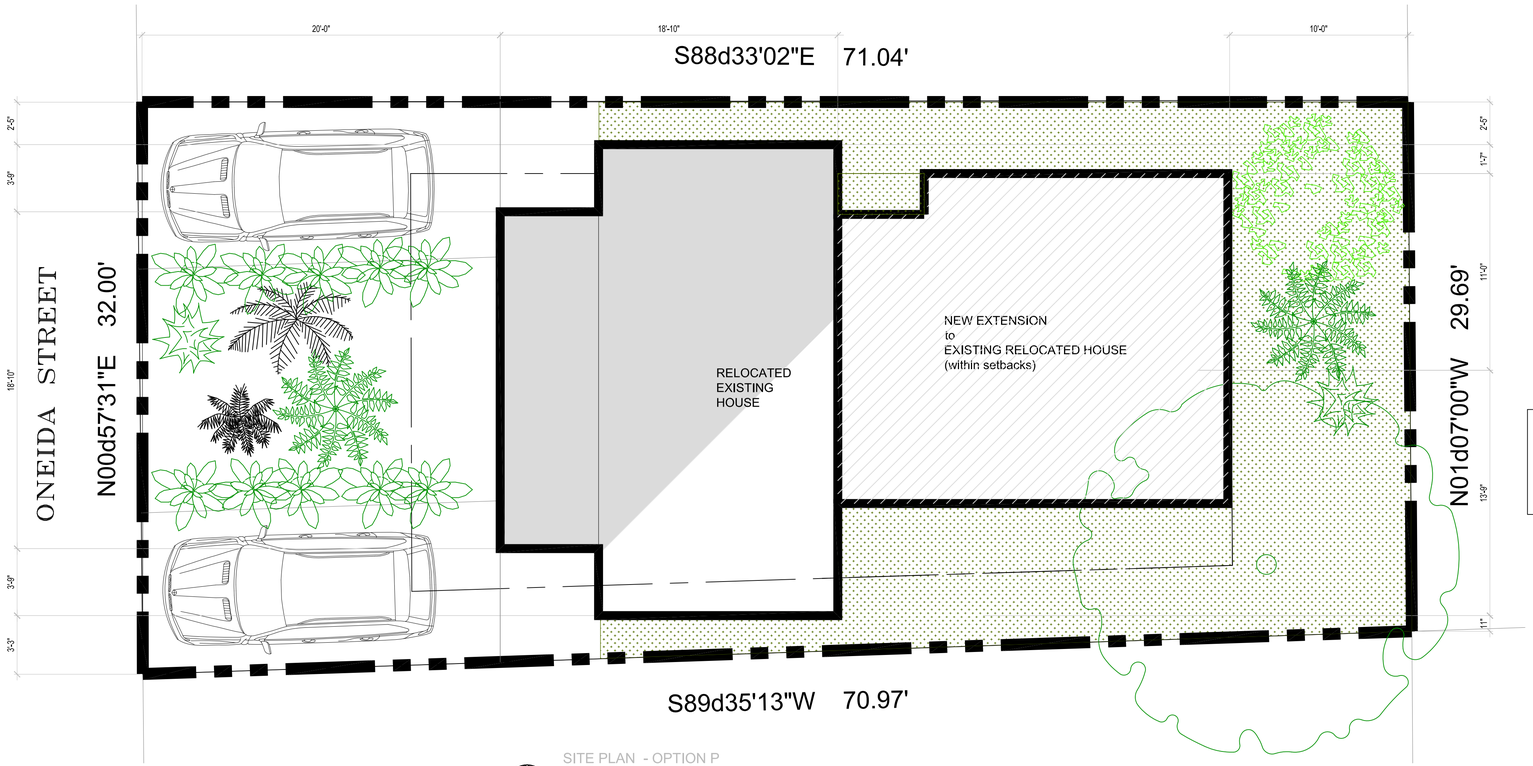
HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
PLANS & SECTION

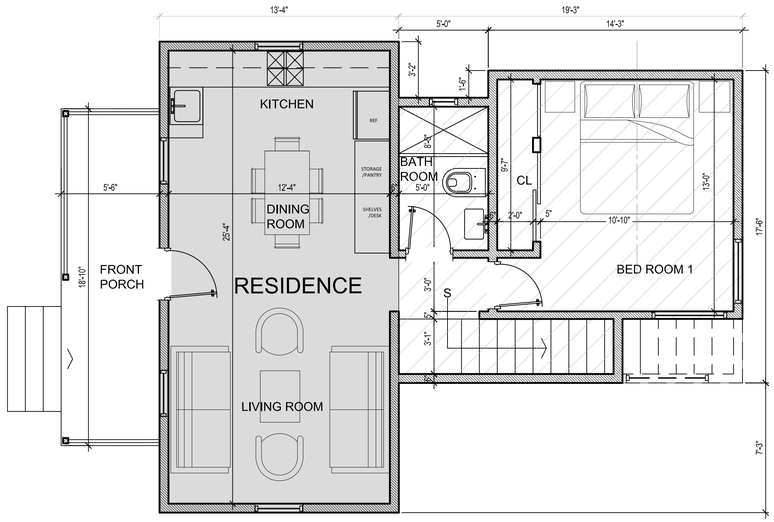
FOR REVIEW
PLANNING
06/07/2022

P-0

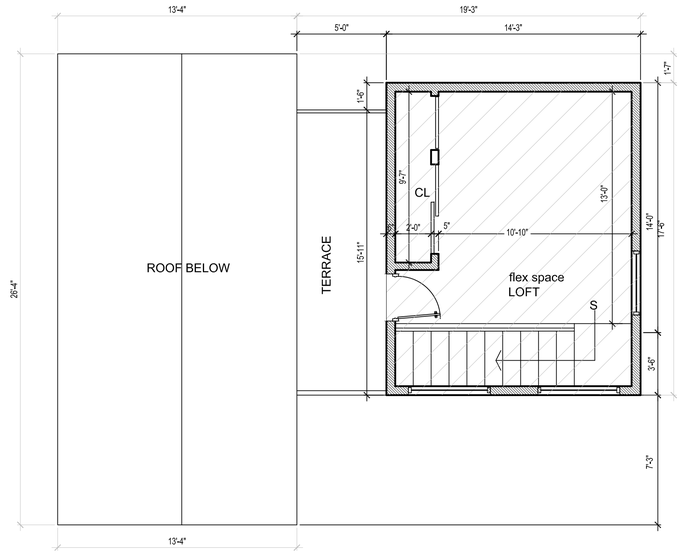
Received June 9, 2022
Planning & Building Department



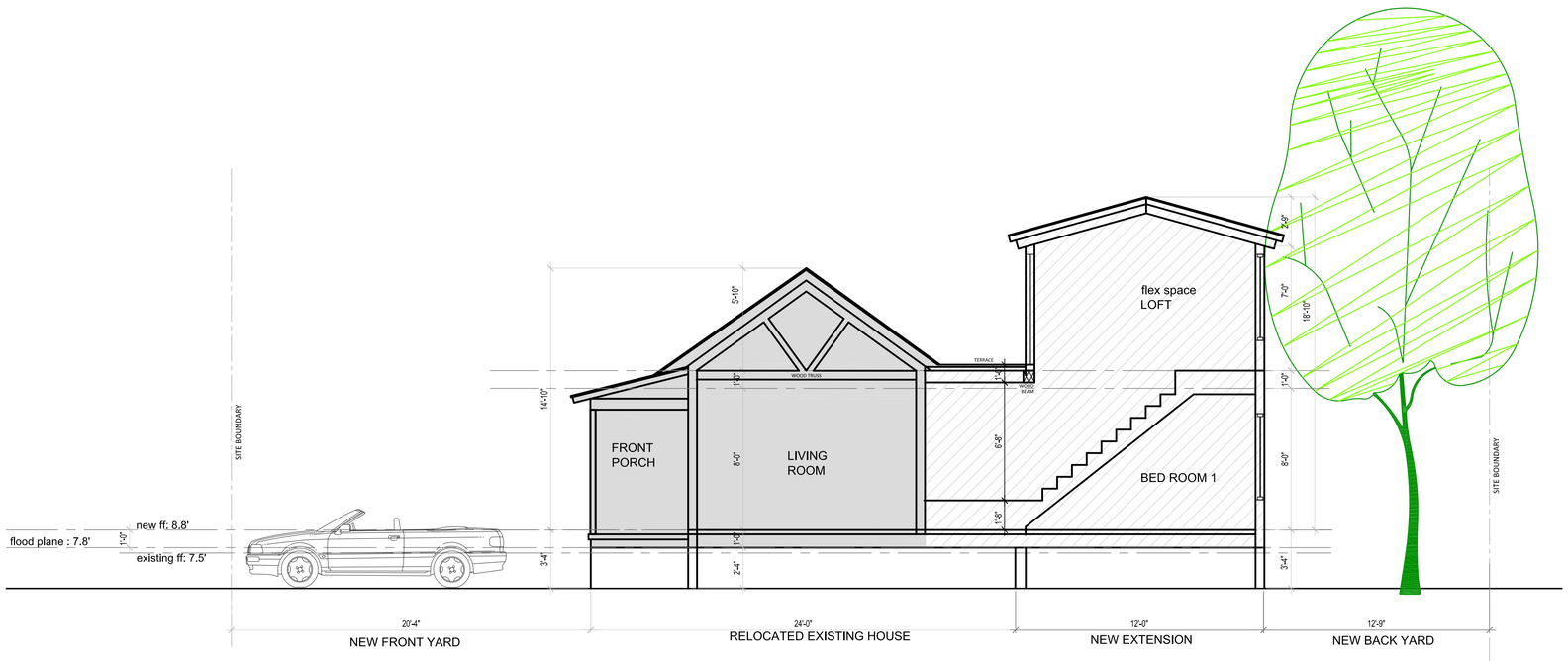
SITE PLAN - OPTION P
FLOOR PLAN
1/4"=1'0"



1st FLOOR - OPTION P
FLOOR PLAN
1/4"=1'0"



2nd FLOOR - OPTION P
FLOOR PLAN
1/4"=1'0"



SECTION - OPTION P
1/4"=1'0"

	SQUARE FOOTAGE
EXISTING RESIDENCE	503 sq ft +/-
FRONT PORCH	303 sq ft +/-
HOUSE EXTENSION	139 sq ft +/-
TOTAL PROPOSED RESIDENCE	765 sq ft +/-
SITE	2272 sq ft +/-
LOT COVERAGE	35 %
TOTAL BUILDING HEIGHT	30 ft

SYMBOL LEGEND	
	EXISTING WALL
	RELOCATED EXISTING HOUSE
	NEW PROPOSED WALL & EXTENSION
	DEMOLISHED WALL
	WATER
	GRASS

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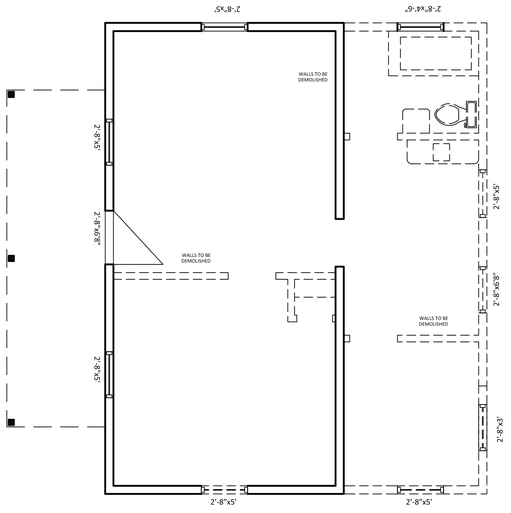
HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
PLANS & SECTION

FOR REVIEW
PLANNING
06/07/2022

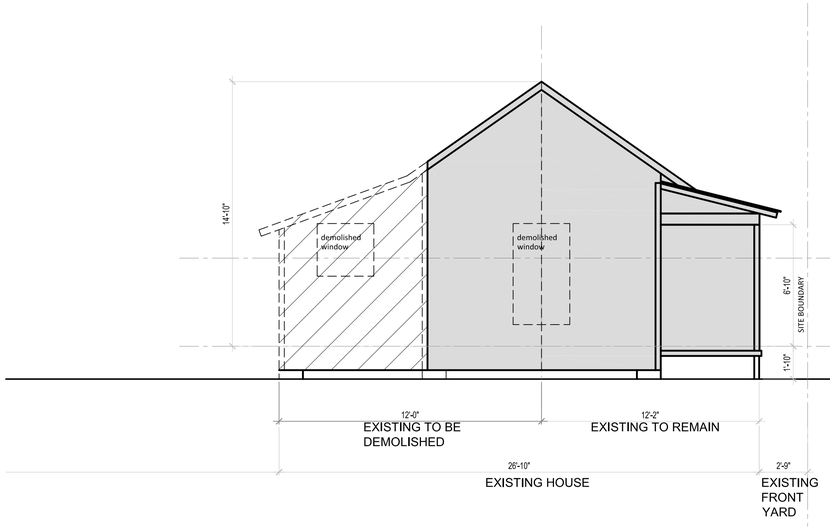
P-1

Received June 9, 2022
Planning & Building Department

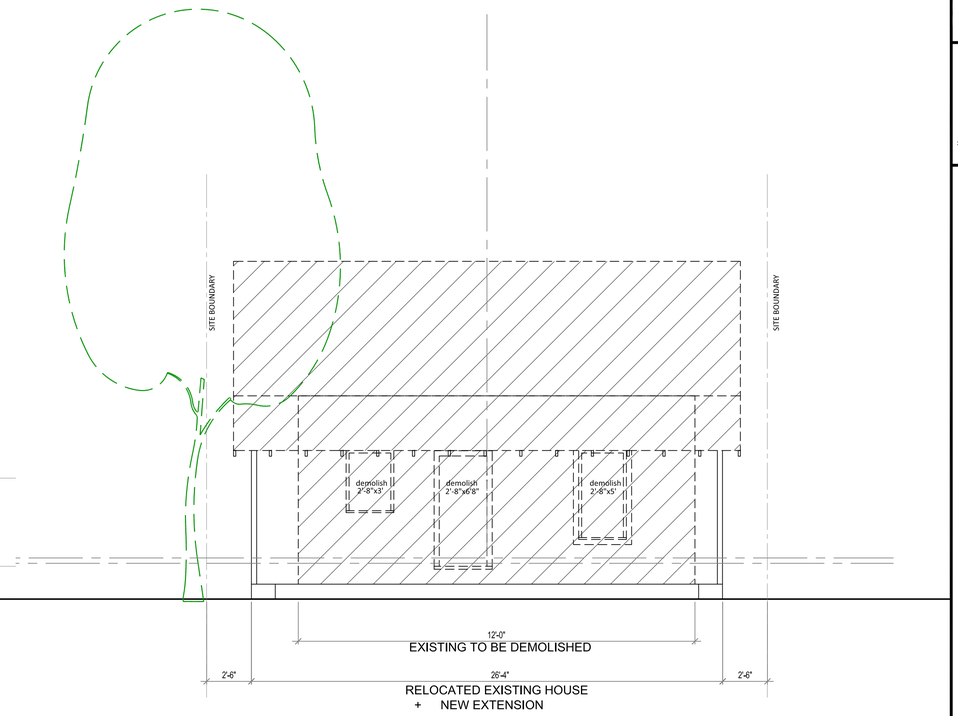


DEMOLITION FLOOR PLAN
1/4"=1'0"

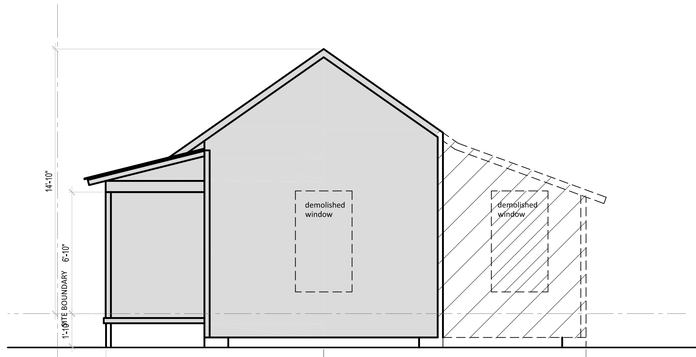
SYMBOL LEGEND	
	DEMOLISHED WALLS
	DEMOLISHED BUILDING
	EXISTING HOUSE TO REMAIN & BE REFURBISHED

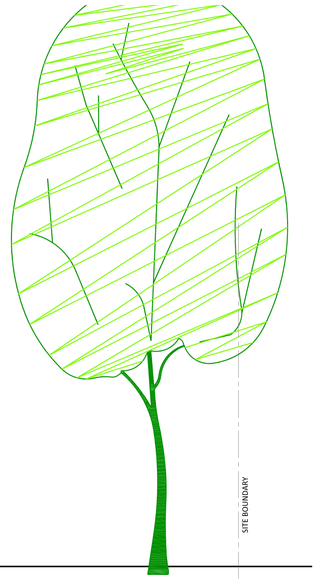


NORTH ELEVATION - SIDE
DEMOLITION
1/4"=1'0"



EAST ELEVATION - REAR
DEMOLITION
1/4"=1'0"





SOUTH ELEVATION - SIDE
DEMOLITION
1/4"=1'0"



WEST ELEVATION - FRONT
DEMOLITION
1/4"=1'0"

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HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DEMOLITION ELEVATIONS & PLANS

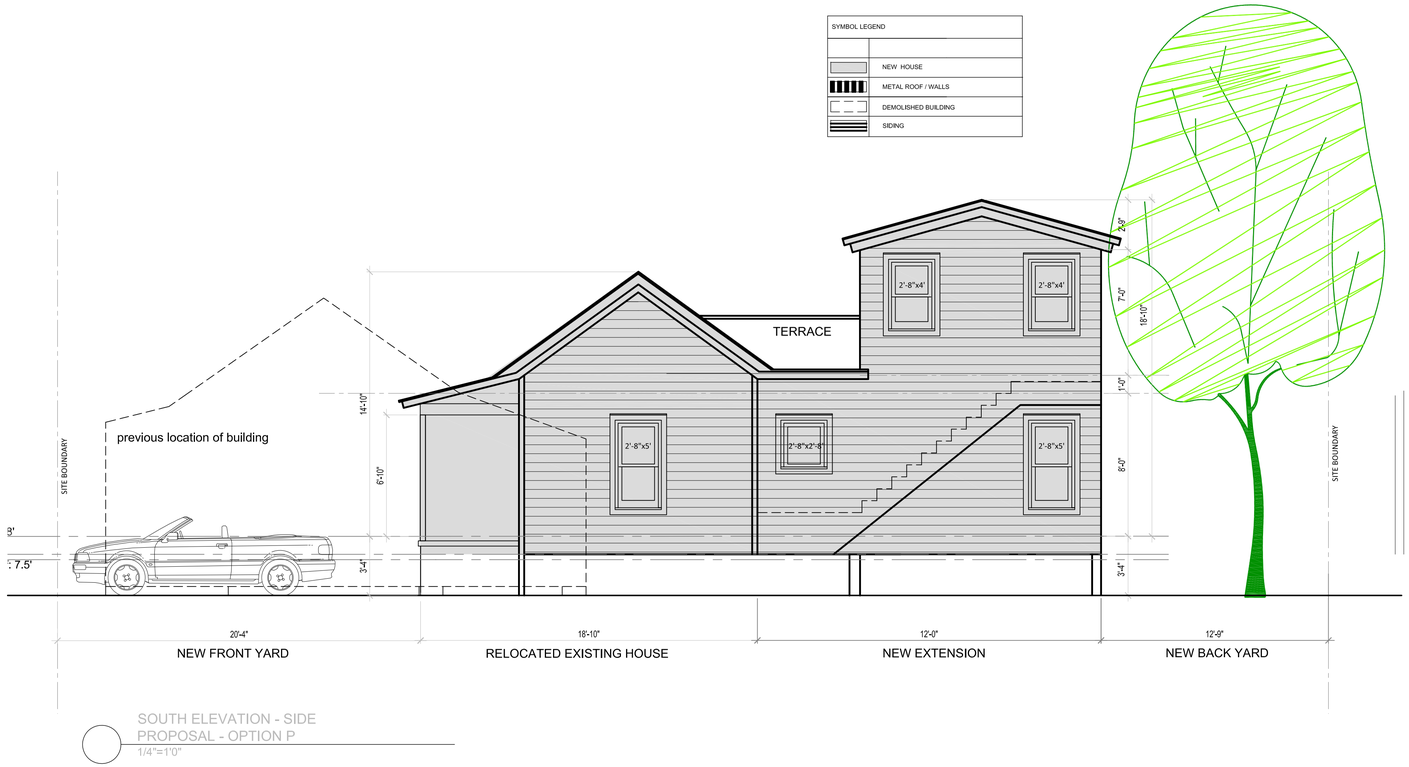
FOR REVIEW
PLANNING
06/07/2022

P-3

Received June 9, 2022
Planning & Building Department



WEST ELEVATION - FRONT
PROPOSAL - OPTION P
1/4"=1'0"



SOUTH ELEVATION - SIDE
PROPOSAL - OPTION P
1/4"=1'0"

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HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
ELEVATIONS

FOR REVIEW
PLANNING
06/07/2022

P-2

From: Hunter Hayden
To: Julie Courtney
Subject: Re: 93 & 95 Oneida Street: continuance request needed
Date: Thursday, May 12, 2022 2:16:47 PM
Attachments: image002.png
image003.png
image004.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.

Hi Julie,

I would like to continue my application for the 93 and 95 Onieda to the June meeting. This will give us time to procure more documentation.

Thank you,

Hunter

On Thu, May 12, 2022 at 1:44 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello Hunter,
>
> Please just send an email to the harb@citystaug.com email address today requesting a continuance for both 93 and 95 Oneida Street so we can include that in the board packets that are going out. They still have to make a motion to approve and it helps for them to be aware in advance that these items are not being heard.
>
> 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.



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. HP2022-0035

Receipt No. 2367125 Meeting Date May 19, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Hunter Hayden

   Business (if applicable) _____

   Address _____

   City _____ State _____ Zip _____

   Daytime telephone _____ Other phone/email _____

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

2. NAME OF PROPERTY OWNER Oasis Equity Holdings

   Business (if applicable) _____

   Address 9310 Old Kings Road South #1703

   City Jacksonville State FL Zip 32257

   Daytime telephone (required) 904-742-2658 Other phone _____

3. PROJECT STREET ADDRESS 93 Oneida Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 6 Block J Subdivision Dumas Tract Parcel Number 2080100060

5. DATE OF CONSTRUCTION 1910 Source: Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Rear Addition

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: Remove and Replace Roof
☒	☐	☐	Porch/Deck/Balcony Specify: Front Porch Removal and Replace
☒	☐	☐	Exterior walls The entire back section of the home needs to be demolished and rebuilt.
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: 93 Oneida Street
    B. Estimated costs:
        - o Purchase price $145,000
        - o Moving fee (prepared by a licensed and insured building mover) $25,000
        - o Building rehabilitation $135,000
    C. Required submittals:
        - ■ Photographs of existing conditions including façade of the building.
        - ■ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

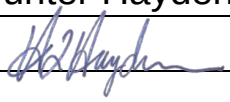
12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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

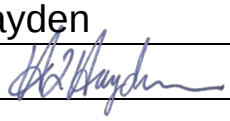
I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property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

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

PRINT APPLICANT'S NAME Hunter Hayden DATE 4/21/2022

SIGNATURE OF APPLICANT 

PRINT 1st OWNER'S NAME Hunter Hayden DATE 4/21/2022

SIGNATURE OF 1st PROPERTY OWNER 

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received April 22, 2022
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

From: Julie Courtney
To: Hunter Hayden
Subject: 93 Oneida Street - Certificate of Demolition Application for May 19, 2022 HARB Meeting
Date: Thursday, April 28, 2022 3:52:00 PM
Attachments: Owner auth 2019.pdf
image002.png
image003.png
image004.png

RE: 93 Oneida Street

Hello Mr. Hayden,

This email is acknowledgement of your Certificate of Demolition (COD) applications to appear before the Historic Architectural Review Board. **The meeting is currently scheduled on May 19, 2022 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please be aware that someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

Additionally, this letter details the sufficiency or completeness of your Certificate of Demolition Application. **Photographs of all 4 elevations still need to be submitted, along with each of the architectural features that are being removed or replaced. Details on replacement materials would be helpful to accompany the concept plans you submitted. Please confirm if you are proposing removing the entire rear half portion of the house with rear wing, as the side elevations indicate that on the Demolition Elevations & Plans sheet. The floor plan only shows part of the rear wing wall being removed, along with some of the interior walls and a couple of the windows.**

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by May 9, 2022** per Resolution 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete.
Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.

Our staff needs to access the building for staff photographs, and will reach out to set up a time to take photographs of the exterior and interior. Mornings are usually best for lighting, etc., but we will visit at a time convenient to you. You may also permit staff to walk the property for exterior photographs without your presence, just let us know.

A copy of the staff report will be emailed to you at the address provided on the application by the

week of the meeting. If you do not receive it before the meeting date, please contact our department.

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

Thank you,

Julie Courtney
Historic Preservation 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: Hunter Hayden <Hunter@haydenhawk.com>
Sent: Tuesday, May 10, 2022 8:55 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 93 Oneida Street - Certificate of Demolition Application for May 19, 2022 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.

Hi Julie,

Please find attached the full set of drawings including the exterior elevations, as-builts and pictures.

Demolition Plan: The rear half of the home is in poor condition with considerable damage to the floor joists and complete failure at the rear pier foundation. Our plan is to remove the damaged section: starting at the peak of the roof working back. We will reconstruct the rear of the home with the addition after we have built the new pier foundation in the center of the parcel.

Renovation Plan: The exterior siding is very damaged in many sections of the rear, however because we are demolishing the rear section, we will maintain the front elevation siding and replace the remaining siding on the main home with a matching wood product. The new rear addition siding is shown with a vertical orientation hardie siding or similar product.

Windows and Doors: We will keep the original sized windows (2'10" x 5' 2") and door (3' 0 x 6' 8") on the front elevation, however we are moving the front door over 3 feet to allow for entry into the living room. The rear door on the west elevation is a (3'0 x 6'8") with matching 3'0 x 6'8" windows and 3'0 x 2'0 transoms above the master bedroom windows. The standard one over one replacement windows on the east, west, south and north elevation will be sized to match the existing openings, which is 2'10" x 5' 2" with the addition of a 3 x 3 window in the bathroom. The window and door manufacturer has not been selected, however we are looking into using CGI windows: a high quality aluminum window with a thin frame to mimic the original wood windows.

Please let me know if you there is anything you would like more clarification on.

Exterior
Photos: https://www.dropbox.com/sh/wav9ro5hfq1g99o/AAB6eOA9BGThjLdyxhwYMM06a?dl=0

Received May 10, 2022
Planning and Building Department

Received May 9, 2022
Planning and Zoning Department

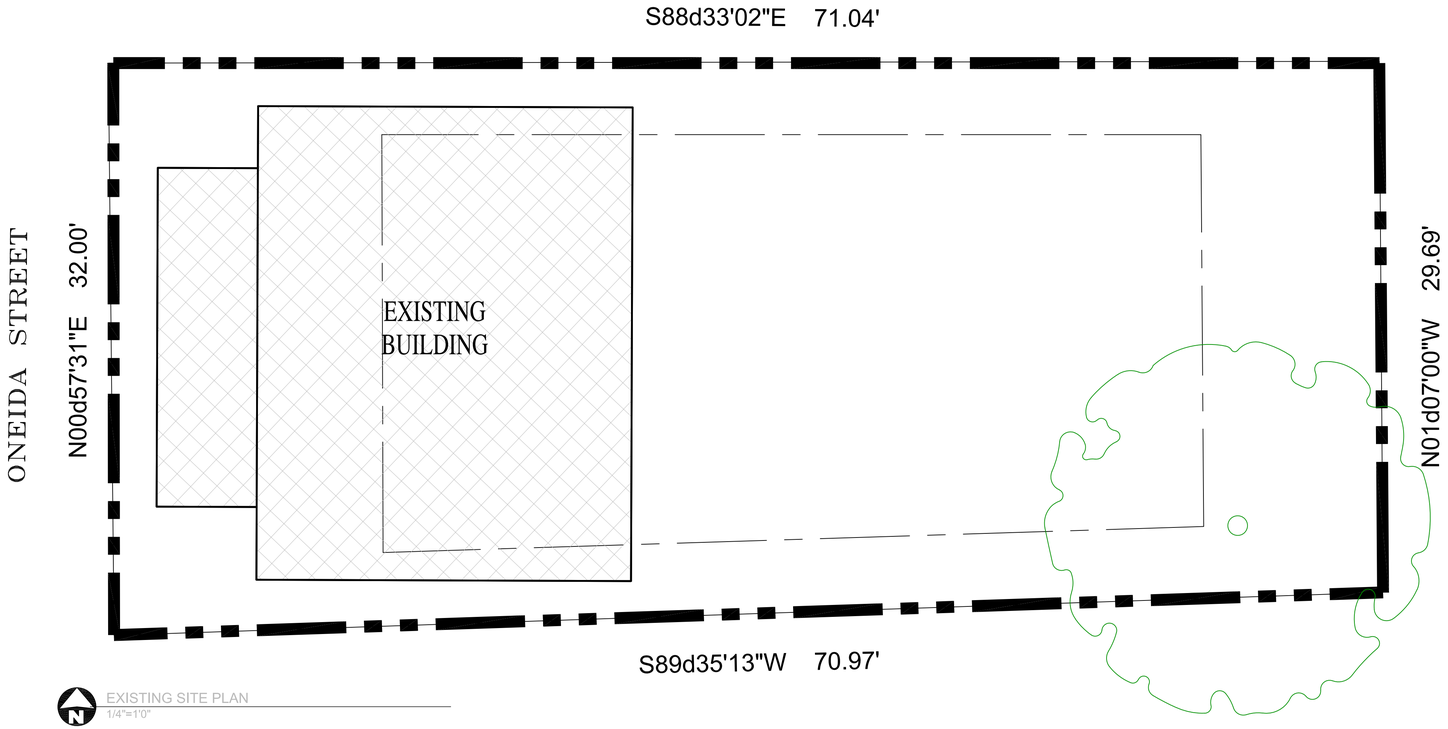

STOP

Received May 10, 2023
Planning and Building Department

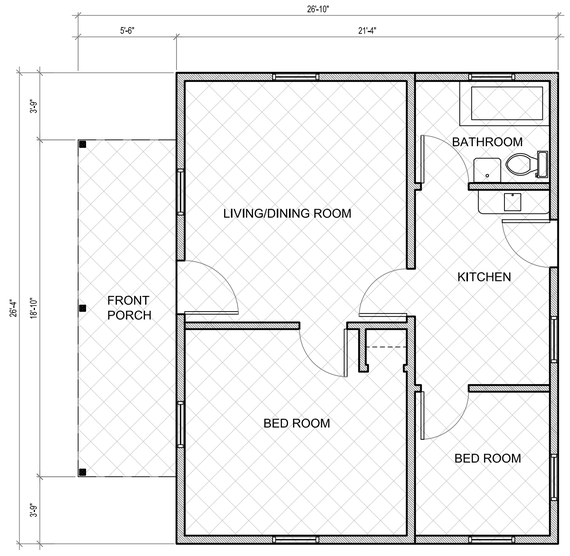
Received May 10, 2022
Planning and Building Department

Received May 10, 2022
Planning and Building Department

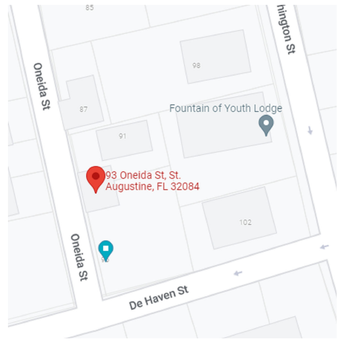
Received May 12, 2022
Planning & Building Department



EXISTING SITE PLAN
1/4"=1'0"

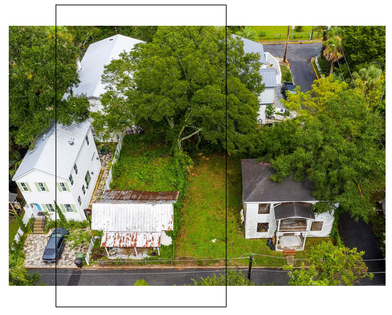


EXISTING FLOOR PLAN
1/4"=1'0"



LOCATION PLAN
NTS

SYMBOL LEGEND	
	EXISTING HOUSE



EXISTING SITE PLAN - PHOTOGRAPH

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HAYDEN RESIDENCE

93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
PLANS & SECTION

FOR REVIEW
PLANNING
05/11/2022

EX-1

Received May 12, 2022
Planning & Building Department

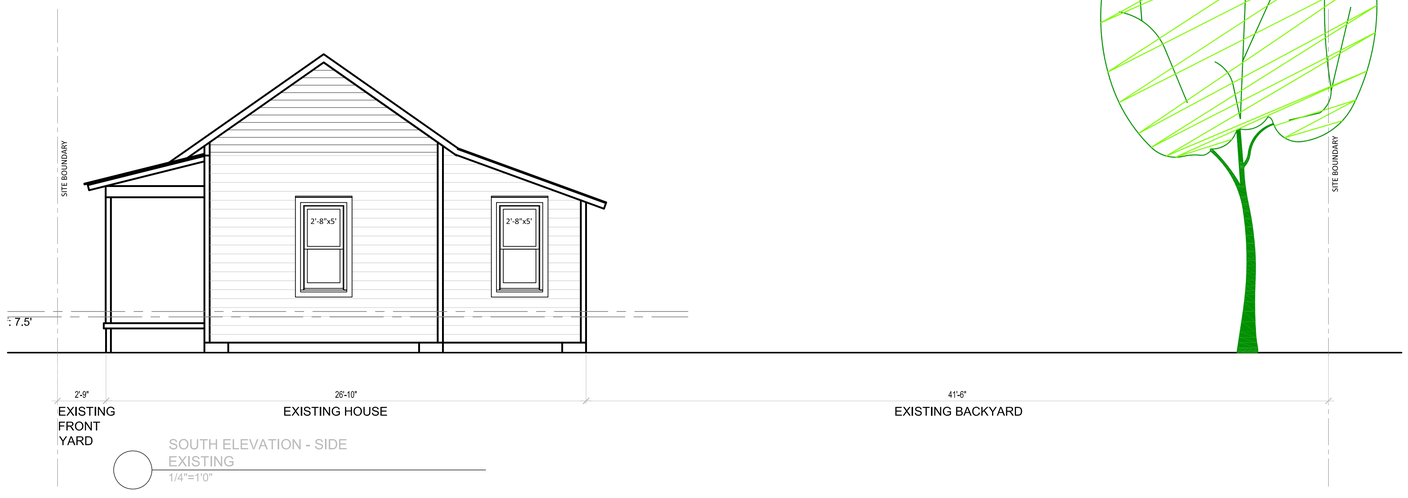


NORTH ELEVATION - SIDE EXISTING
1/4"=1'0"



EAST ELEVATION - REAR EXISTING
1/4"=1'0"

SYMBOL LEGEND	
	NEW HOUSE
	METAL ROOF / WALLS
	DEMOLISHED BUILDING
	SIDING



SOUTH ELEVATION - SIDE EXISTING
1/4"=1'0"



WEST ELEVATION - FRONT EXISTING
1/4"=1'0"

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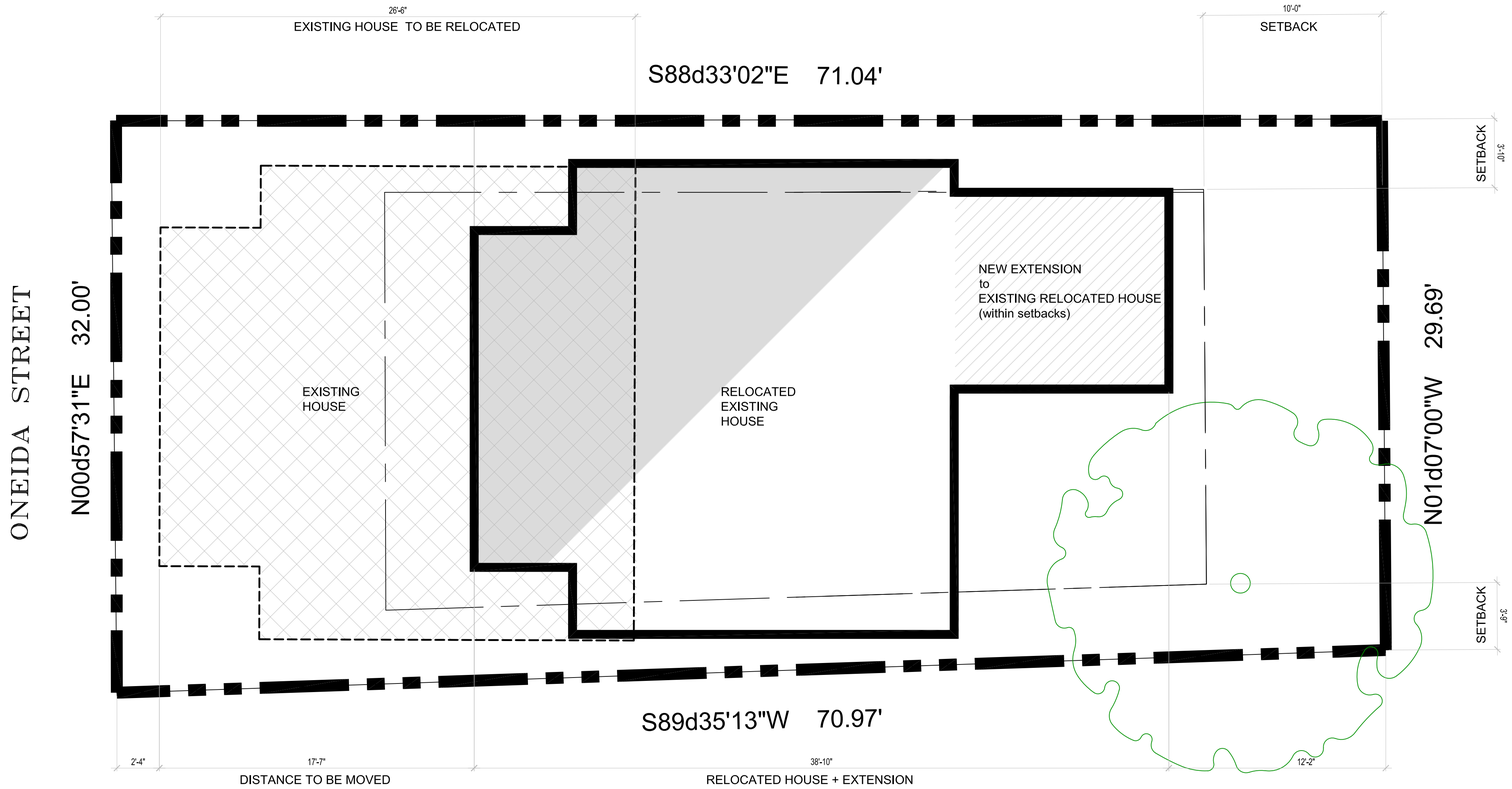
HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL ELEVATIONS

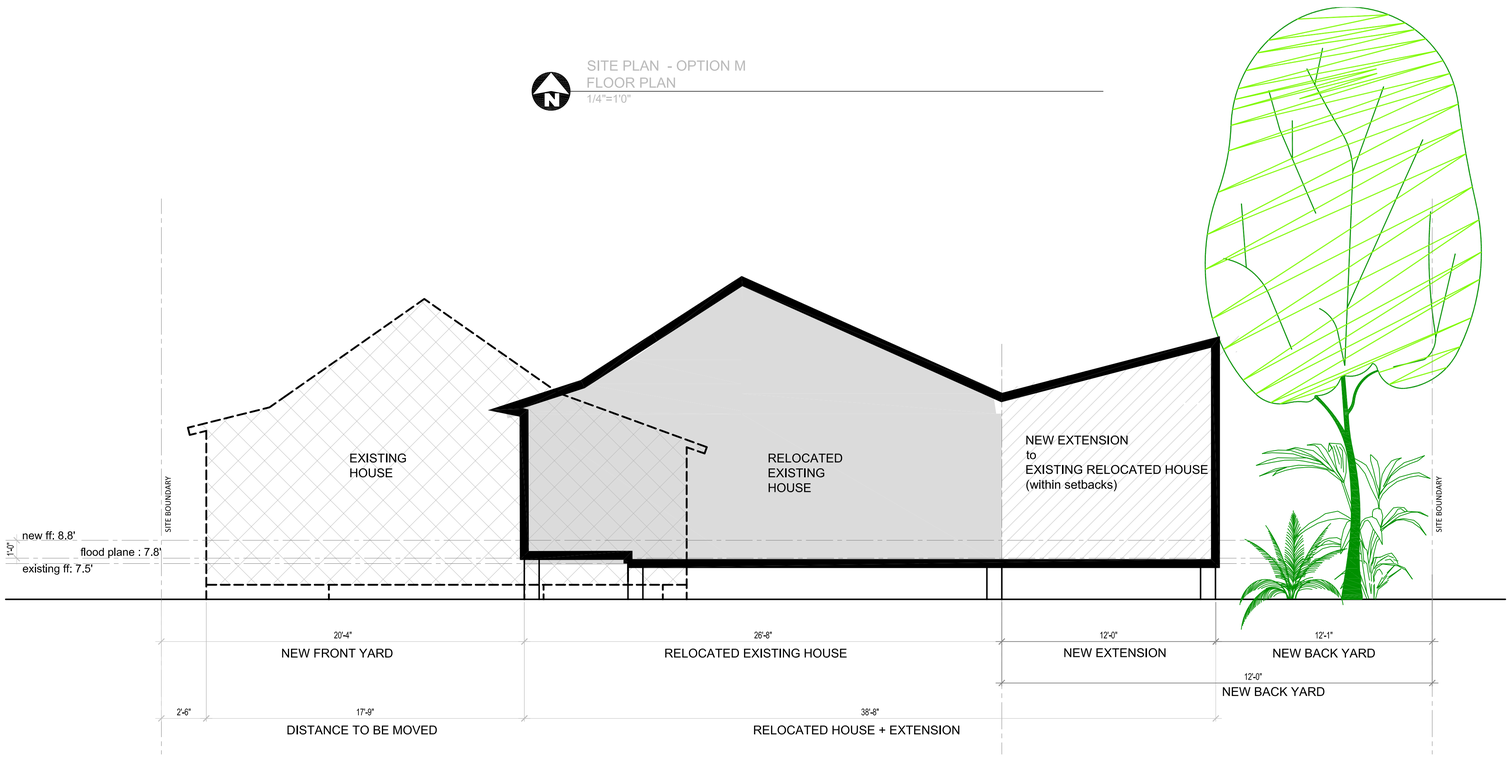
FOR REVIEW
PLANNING
05/11/2022

EX-2

Received May 12, 2022
Planning & Building Department



SITE PLAN - OPTION M
FLOOR PLAN
1/4"=1'0"



SECTION - OPTION M
1/4"=1'0"

	SQUARE FOOTAGE
EXISTING RESIDENCE	1509 sq ft +/-
FRONT PORCH	103 sq ft +/-
HOUSE EXTENSION	139 sq ft +/-
TOTAL PROPOSED RESIDENCE	765 sq ft +/-
SITE	2272 sq ft +/-
LOT COVERAGE	35 %
TOTAL BUILDING HEIGHT	30 ft

SYMBOL LEGEND	
	EXISTING HOUSE
	RELOCATED HOUSE
	NEW EXTENSION

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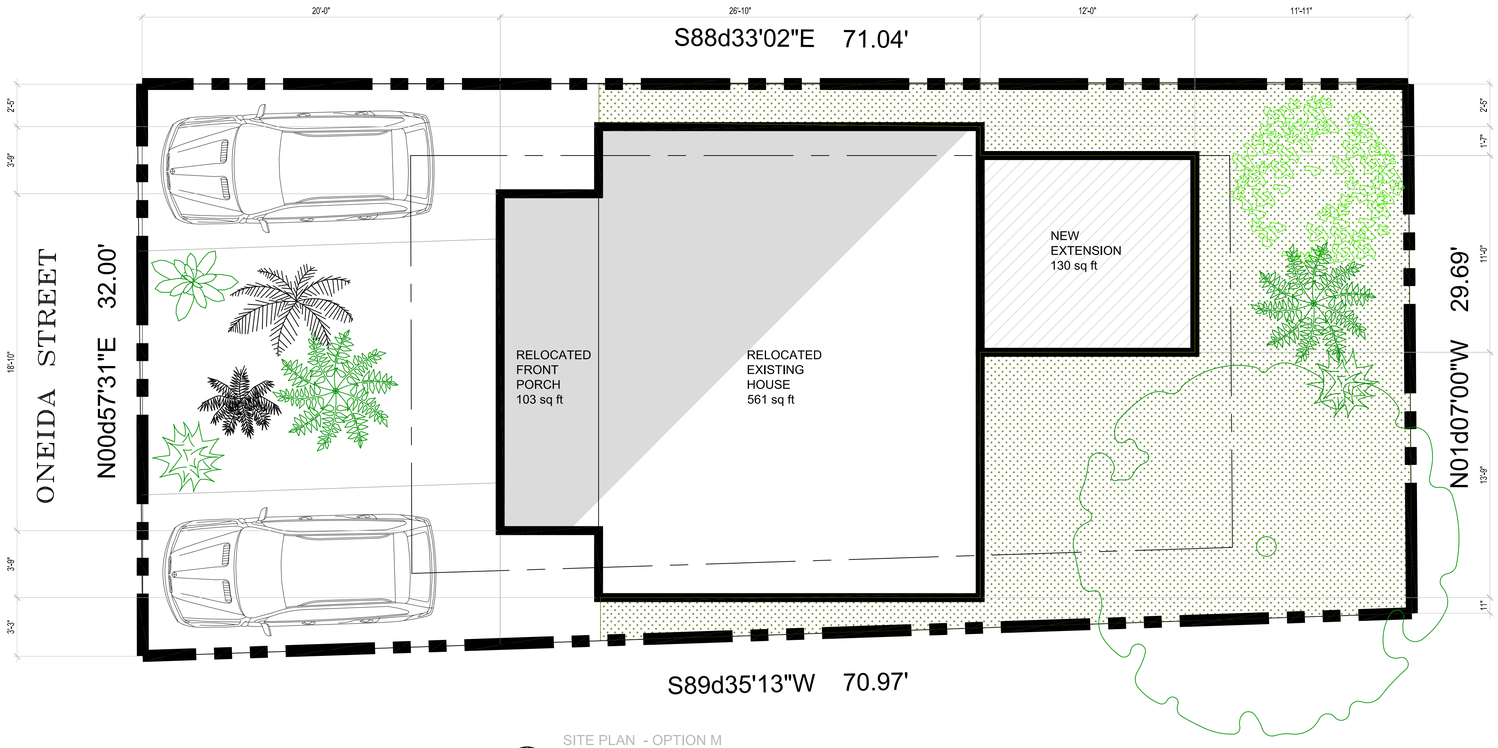
HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
PLANS & SECTION

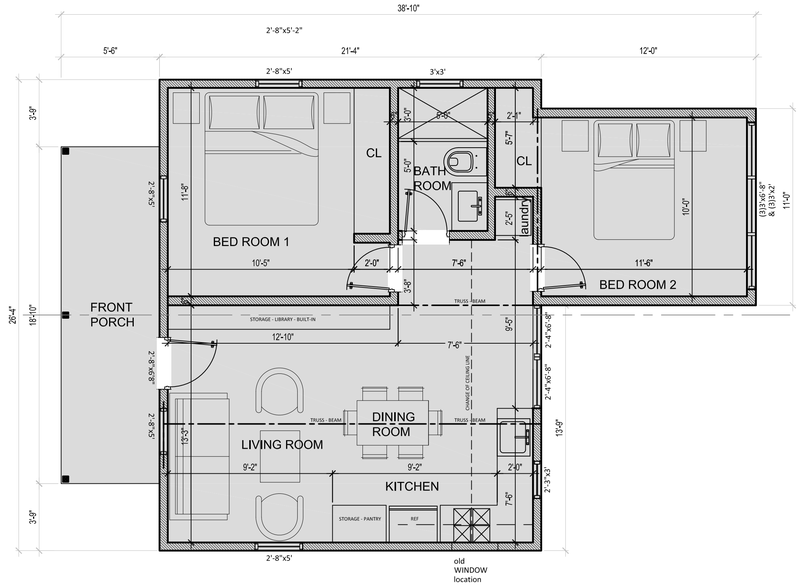
FOR REVIEW
PLANNING
05/11/2022

M-0

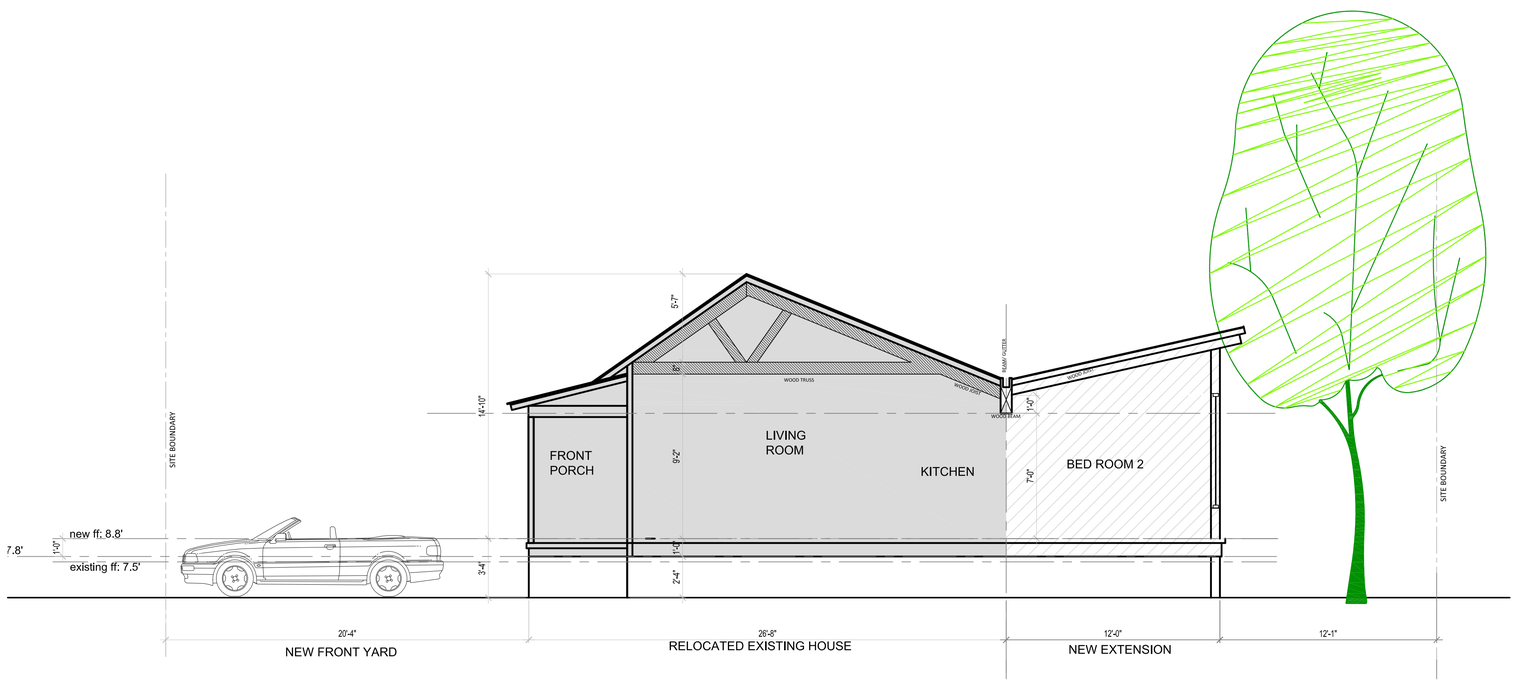
Received May 12, 2022
Planning & Building Department



SITE PLAN - OPTION M
FLOOR PLAN
1/4"=1'0"



1st FLOOR - OPTION M
FLOOR PLAN
1/4"=1'0"



SECTION - OPTION M
FLOOR PLAN
1/4"=1'0"

	SQUARE FOOTAGE
EXISTING RESIDENCE	664 sq ft +/-
FRONT PORCH	103 sq ft +/-
HOUSE EXTENSION	130 sq ft +/-
TOTAL PROPOSED RESIDENCE	765 sq ft +/-
SITE	2272 sq ft +/-
LOT COVERAGE	35 %
TOTAL BUILDING HEIGHT	30 ft

SYMBOL LEGEND	
	EXISTING WALL
	RELOCATED EXISTING HOUSE
	NEW PROPOSED WALL & EXTENSION
	DEMOLISHED WALL
	WATER
	GRASS

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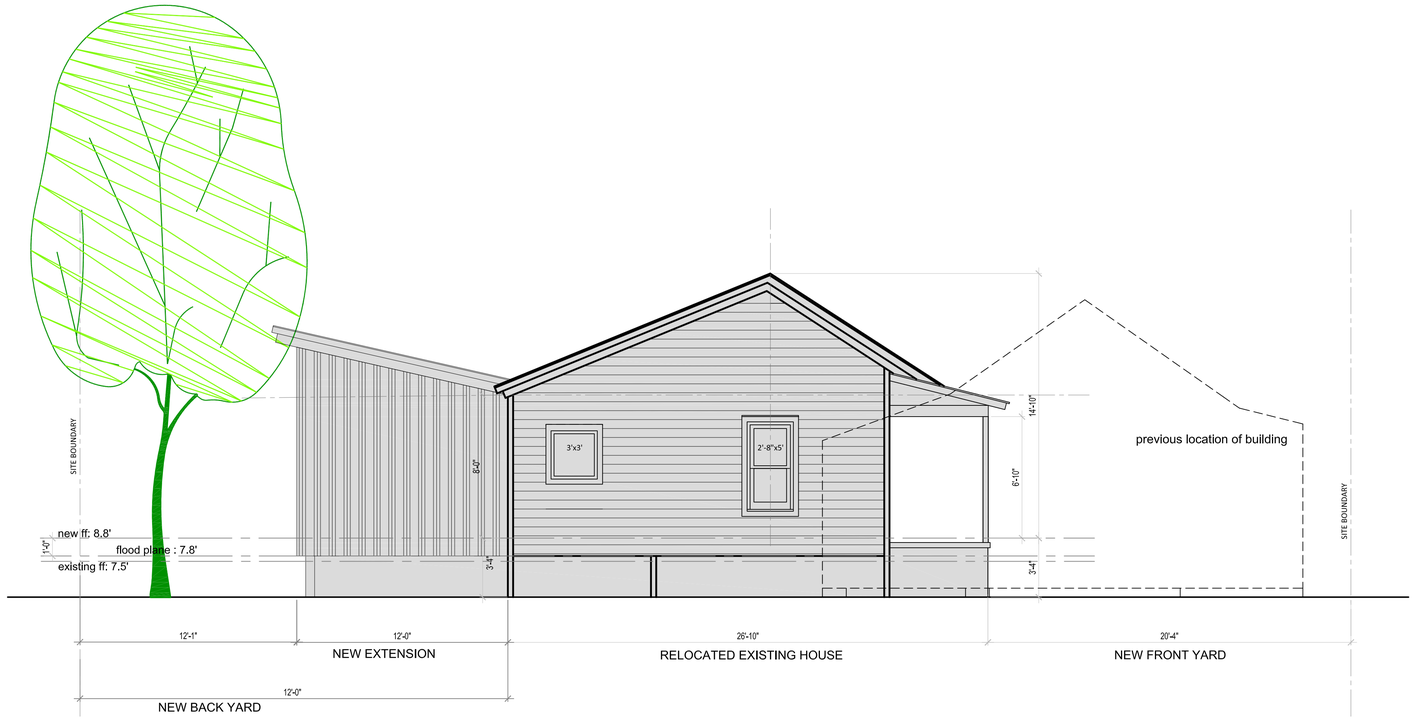
HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
PLANS & SECTION

FOR REVIEW
PLANNING
05/11/2022

M-1

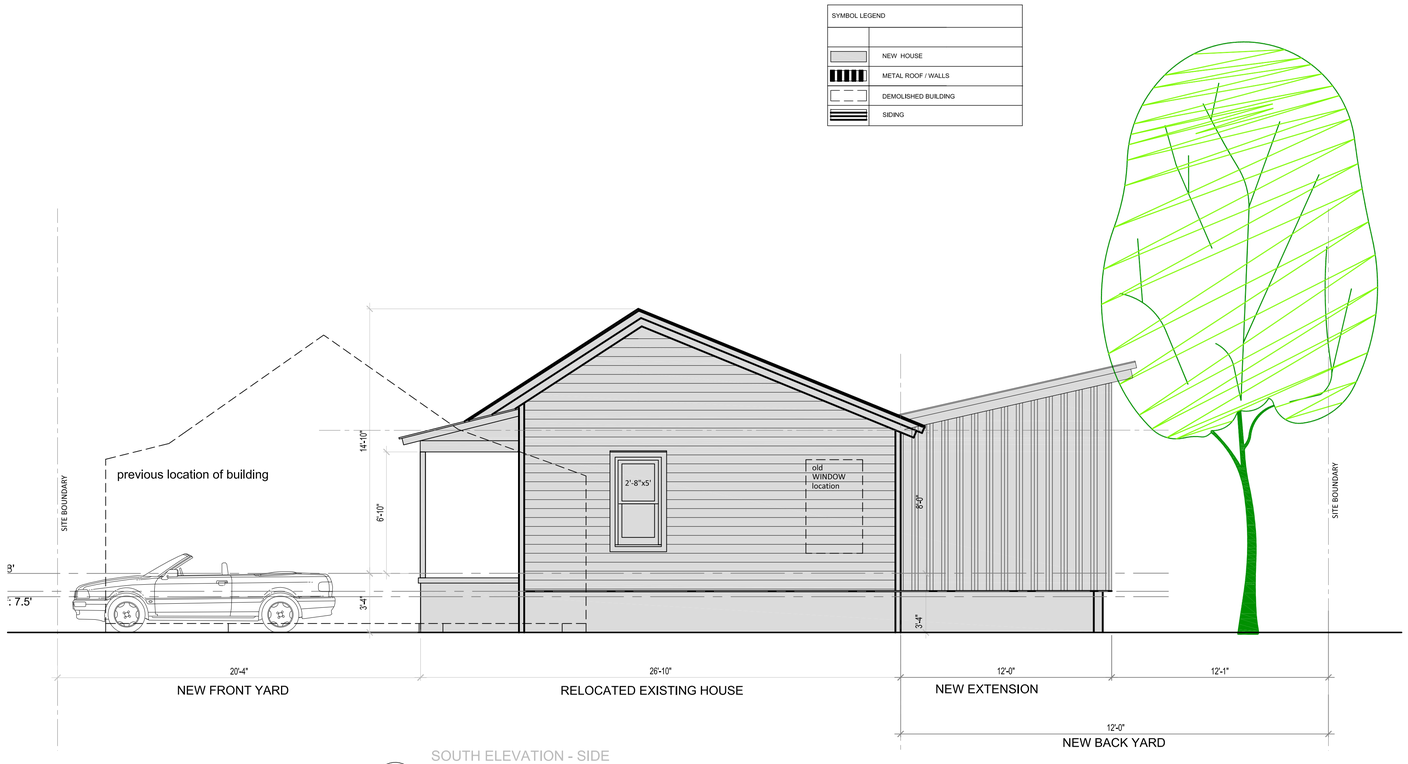
Received May 12, 2022
Planning & Building Department



NORTH ELEVATION - SIDE
PROPOSAL - OPTION M
1/4"=1'0"



EAST ELEVATION - REAR
PROPOSAL - OPTION M
1/4"=1'0"



SOUTH ELEVATION - SIDE
PROPOSAL - OPTION M
1/4"=1'0"



WEST ELEVATION - FRONT
PROPOSAL - OPTION M
1/4"=1'0"

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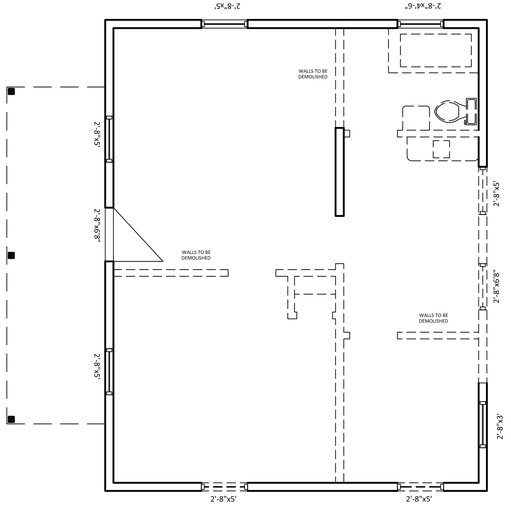
HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
ELEVATIONS

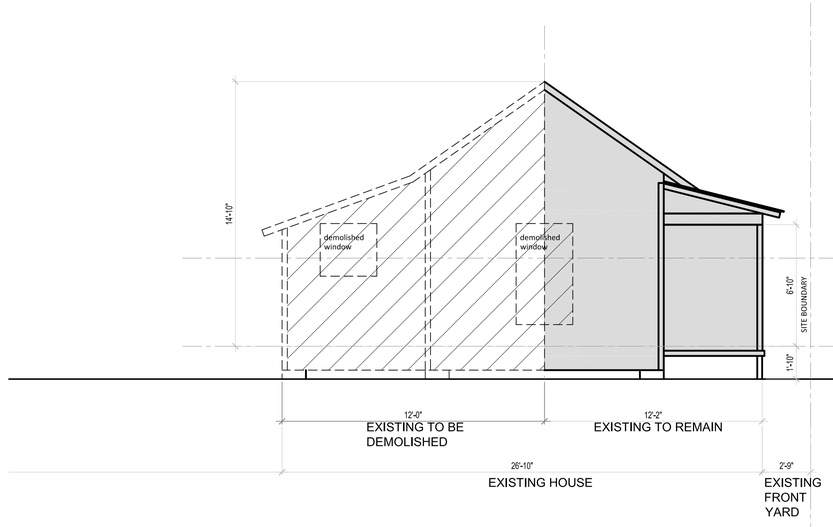
FOR REVIEW
PLANNING
05/11/2022

M-2

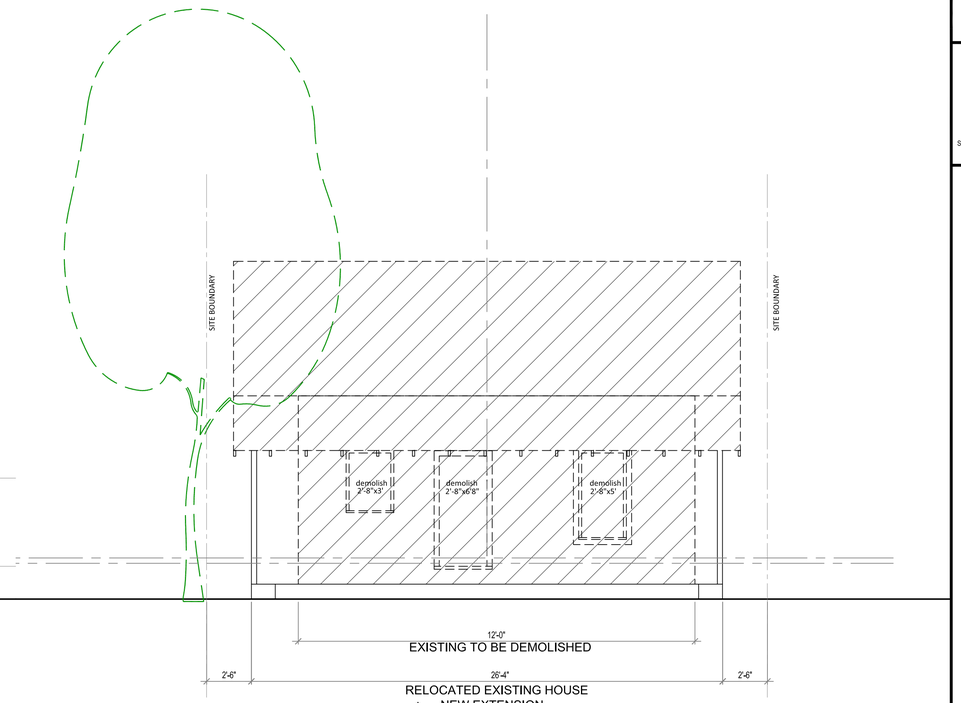
Received May 12, 2022
Planning & Building Department



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

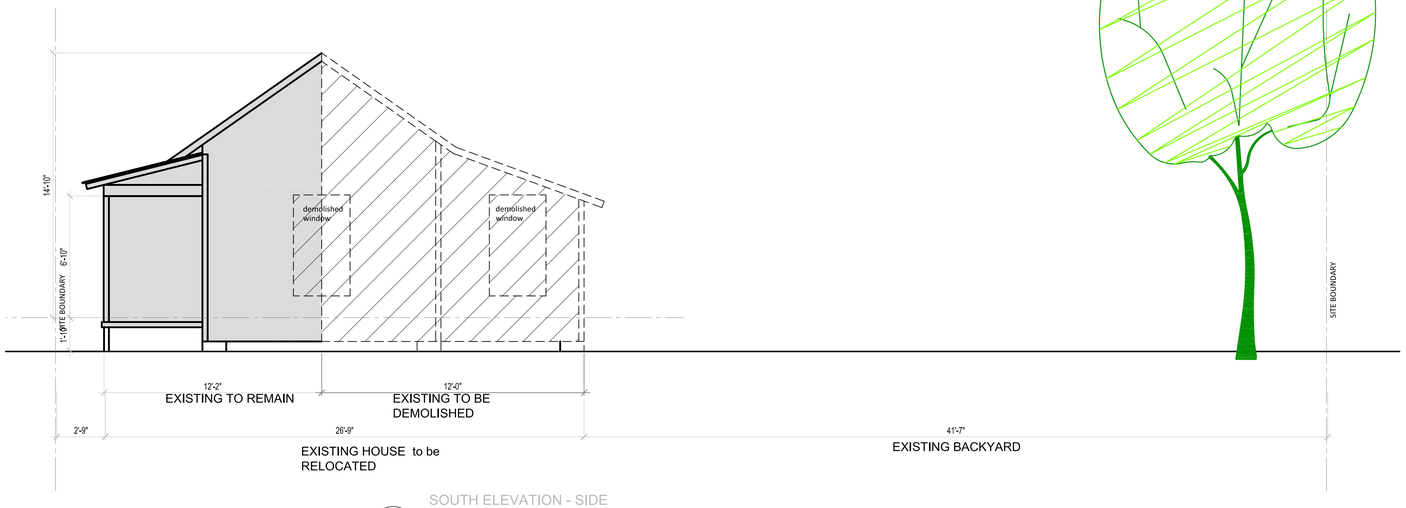


NORTH ELEVATION - SIDE
DEMOLITION
1/4"=1'0"



EAST ELEVATION - REAR
DEMOLITION
1/4"=1'0"

SYMBOL LEGEND	
	DEMOLISHED WALLS
	DEMOLISHED BUILDING
	EXISTING HOUSE TO REMAIN & BE REFURBISHED



SOUTH ELEVATION - SIDE
DEMOLITION
1/4"=1'0"



WEST ELEVATION - FRONT
DEMOLITION
1/4"=1'0"

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HAYDEN RESIDENCE
93 Oneida Street, Saint Augustine, FL

DEMOLITION ELEVATIONS & PLANS

FOR REVIEW
PLANNING
05/11/2022

M-3

nstr #2021032513 BK: 5216 PG: 1389, Filed & Recorded: 3/24/2021 2:15 PM #Pgs:2
randon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $665.00

Prepared by and Return to:
William Li
Landmark Title, LLC
4540 Southside Blvd., Suite 202
Jacksonville, Florida 32216

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 19th day of March, 2021 by 91 Oneida, LLC, a Florida Limited Liability Company ("Grantor"), whose address is 5111 South Ridgewood Avenue, 201, Port Orange, FL 32127, to and in favor of Oasis Equity Holdings, LLC, a Florida Limited Liability Company, ("Grantee"), whose address is 93 Oneida Street, St. Augustine, FL 32084.

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

COPY

WITNESSETH, That the Grantor, for $10.00 and other valuable consideration, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, their heirs, successors and assigns forever, that real property located in St. Johns County, Florida, which is described as follows:

Lot 6, Block J, Dumas Tract, according to the official map of the City of St. Augustine on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Real Estate Parcel Number: 208010-0000

Property Address: 93 Oneida Street, St. Augustine, FL 32084

SUBJECT TO taxes for the year 2020 and subsequent years.

SUBJECT TO all covenants, conditions, restrictions, reservations, and easements of record, if any; provided however that this mention shall not serve to reimpose the same.

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

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

AND the Grantor hereby covenants with the Grantee, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed these present the date set forth above.

Witness 1 signature

Michael Pinto
Witness 1 print name

Witness 2 signature

Brittney L. Vinson
Witness 2 print name

91 Oneida, LLC, a Florida Limited Liability Company

By:
Douglas Andrew Clark, Manager

By:
Mollie Jo Clark, Authorized Member

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 18th day of March, 2021 by Douglas Andrew Clark Manager of 91 Oneida, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Anita Henderson
Signature of Notary Public
Print, Type/Stamp Name of Notary

Anita Henderson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG954207
Expires 2/3/2024

Personally known: ✓
OR Produced Identification: _____

Type of Identification Produced: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2080100060
Location Address	93 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 6 BLK J OR5216/1389 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.050
Homestead	N

Owner Information

Owner Name	Oasis Equity Holdings LLC 100%
Mailing Address	93 ONEIDA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$3,606
Extra Features Value	$0
Total Land Value	$90,090
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$93,696**
Total Deferred	$0
Assessed Value	**$93,696**
Total Exemptions	$0
Taxable Value	**$93,696**

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

Historical Assessment Information

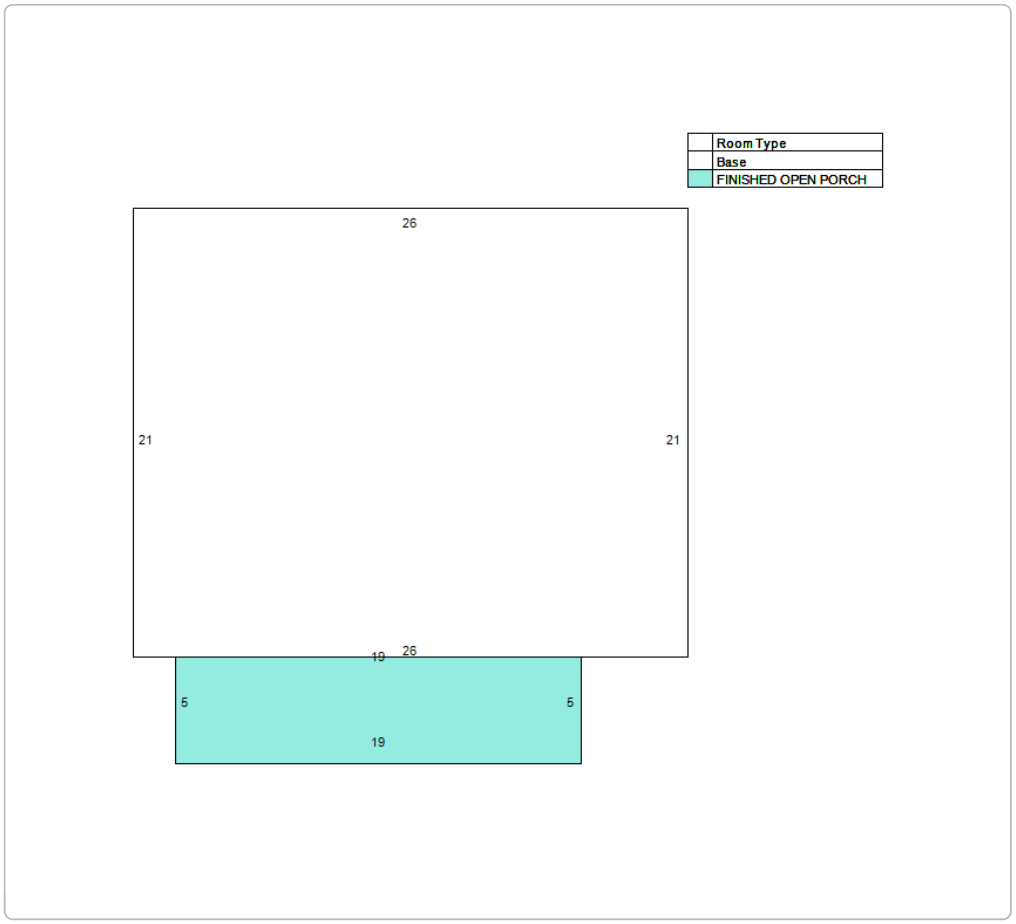
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0

Building Information

Building	1
Year Built	1910
Actual Area	641
Conditioned Area	546
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Minimum Plywood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	None
Bedrooms	0
Baths	

Description	Square Footage
POINTER	0
FINISHED OPEN PORCH	95
BASE AREA	546
Total SqFt	641

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	36	66	36	EF	$90,090

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/24/2021	3/19/2021	$95,000.00	WARRANTY DEED	5216	1389	Q	I	91 ONEIDA LLC ETAL	OASIS EQUITY HOLDINGS LLC

No data available for the following modules: 2021 TRIM Notice, 2020 TRIM Notice, 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

Detail by Entity Name

Florida Limited Liability Company
OASIS EQUITY HOLDINGS, LLC

Filing Information

Document Number	L20000035908
FEI/EIN Number	86-2611334
Date Filed	01/29/2020
Effective Date	02/01/2020
State	FL
Status	ACTIVE

Principal Address

9310 OLD KINGS ROAD SOUTH
1703
JACKSONVILLE, FL 32257

Changed: 03/31/2022

Mailing Address

9310 OLD KINGS ROAD SOUTH
1703
JACKSONVILLE, FL 32257

Changed: 03/31/2022

Registered Agent Name & Address

MCKILLOP LAW FIRM, P.L.
7563 PHILLIPS HWY
500
JACKSONVILLE, FL 32257

Authorized Person(s) Detail

Name & Address

Title MGR

HAYDEN, HUNTER
9310 OLD KINGS ROAD SOUTH 1703
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2021	03/16/2021
2022	03/31/2022

Document Images

03/31/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
01/29/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 2022 Meeting



Application HP2022-0036 Address: 95 Oneida Street

Applicant & Property Owner: Oasis Equity Holdings, LLC

Project description: 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 rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials. **(*PLANS RECEIVED ON JUNE 9, 2022 WERE NOT REVIEWED IN THIS REPORT)**

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01491
National Register:	Lincolnville NR Historic District: Contributing	Construction date:	c. 1871-1885
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2080100000		
Agenda Item:	9c	Previous Action(s):	COD 2020-0133

STAFF SUMMARY AND ANALYSIS:

1. Located on the northeast corner of Oneida Street and DeHaven Street, this two-story residential building is contributing to the Lincolnville National Register Historic District. One of the original structures in Lincolnville, the frame vernacular building was constructed around 1871 to 1885 in one of the first residential neighborhoods of Lincolnville, the eastern half of Dumas Tract, according to the Florida Master Site File (FMSF) survey.
2. A similar application for the same building, but under a different applicant and property owner, was heard at the January 21, 2021 HARB meeting. Approval was given with the condition that the proposed reconstructed porch use the salvaged existing historic porch post columns and the applicant's voluntary design modification to include the existing gable feature, as well as for historic materials to be salvaged where possible on the rear addition. A new two-story rear addition was proposed in the location of the rear one-story wing and porch with that application.
3. This current Certificate of Demolition application is for a for work related to a rehabilitation including the removal of the two-story front porch and one-story rear wing with side porch. In addition, all doors and windows are proposed for replacement with new aluminum sash windows, and portions of the existing fenestration will be modified (existing openings may be moved, changed in size, or enclosed). Additionally, depending on the condition of the siding under the existing aluminum siding, all wood siding may be replaced with a Hardie board /equivalent siding. The HARB should determine if the overall proposed project scope exceeds the threshold for partial demolition.
4. The FMSF sites significant details such as jig-sawn brackets, decorative porch frieze and railing, and turned spindle posts; however, it appears only the turned spindle posts remain. The house has been altered with the main block covered in what looks to be replacement aluminum siding, the porch elements referenced on the FMSF survey were replaced with lattice for the railing and frieze with siding above. The two-story front porch is a character defining element of the building. The permanent removal of this two-story porch would have a negative impact to the building.
5. 1899 – 1930 (revised to 1961) Sanborn Maps show a two-story L-shape building footprint with a two-story front porch on the west elevation and two-story side porch on the rear of the north elevation. The existing porch looks to be in the same configuration. The one-story rear wing is not indicated, instead this section of the building looks to be part of a continuous two-story structure on these maps.
6. The wood sided, one-story rear wing, with front/rear facing gable roof that extends to a shed roof over the side porch on the north elevation, also has minimal detail that includes exposed rafter tails projecting from the side porch and corner boards. Permanent removal of the rear wing would have less of an impact to the overall building, but would decrease its mass and be noticeable as the wing extends eastward along and immediately adjacent to De Haven Street.
7. Plans were submitted showing a replacement two-story porch with shed roof that extends across the front façade and a new, but a wider one-story rear wing addition with parking on the front and rear and a pool off the rear wing. On the front façade elevation drawings, large sidelights/fixed windows are shown adjacent to the front 1st and 2nd doors. Clerestory windows are proposed in place of some of the larger rectangular window openings on the side and rear elevations. Only the removal/alteration of the existing architectural features can be considered for this application, as the HARB does not have design review authority on new construction for this area. Reconstruction of the porch and rear elements are encouraged and would minimize the impact of their removal. Design of these features should match the character of the existing historic materials and finishes and avoid adding conjectural design features that make it overly decorative.
8. The proposed project scope is subject to zoning, setback, and building permit requirements, and will need an Archaeological Review if it meets the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP, HARB discussions and approval with conditions related to a previous partial COD application for this property, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate Demolition at 95 Oneida Street if the board finds that the project scope does not exceed the threshold of a partial demolition and will not compromise the architectural integrity of the contributing building or historic district:**

1. To approve the removal of the one-story rear wing.
2. To approve portions of the two-story front porch not to include the permanent removal of the turned posts and charcter defining porch's gabled roofline.
3. For any salvagable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of portions of a residential building to include the two-story front porch and one-story rear wing with side porch.
2. Other architectural exterior elements that are proposed for alteration (TO BE CONFIRMED WITH THE APPLICANT):
    a. Removal and replacement of all doors and windows (some with aluminum sashes).
    b. Modify portions of the existing fenestration
    c. Depending on the condition of the siding under the existing aluminum siding, all wood siding may be replaced with a Hardie board /equivalent siding.
    d. A new metal roof will replace the existing metal roof.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1871-1885, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

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

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

3. The impact of the loss of the structure on the streetscape. Although this is not a significant building typology, the permanent loss of a historic building that contributes to the historic district with the remaining intact historic architectural character will negatively impact the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the single-family building were submitted by the applicant to replace the two-story porch and one-story rear wing with a fully extended two-story porch with a different roofline and post columns and a wider one-story rear wing. Window fenestration on the side and rear elevations will be modified. While the proposed plans include general elements similar to the existing house, the resulting building will likely look like new construction. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, and is listed on the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance other than it being one of the original buildings in this neighborhood. The permanent loss of a building that contributes to the Lincolnville National Register District, with what is left of its intact architectural character, will negatively impact the streetscape.

The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, the loss of a distinctive feature such as a historic front porch especially can impact the integrity of the resource and cause an incremental loss of historic character to the district. However, a two-story front porch in extended form is proposed and the HARB may find that the loss of the porch is mitigated and therefore does not have a negative impact to the historic integrity of the district. Since the porch is a significant feature of the house, the turned columns and center gabled roof line should remain as was agreed to with the previously approved partial COD application in January 2021. The existing one-story rear wing would have less of an impact. The HARB must determine if the proposed project scope exceeds the threshold of partial demolition with the replacement of many of the exterior architectural elements, as the architectural integrity of the existing contributing building may be lost.

6. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it is one of the older buildings in the neighborhood and has an authentic historic vernacular character that new construction often does not replicate.

7. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville.

8. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. Although the wood frame building and Frame Vernacular style design is found throughout St. Augustine, is common in Lincolnville, and does not have a unique style or characteristics that would be difficult to reproduce, the proposed new construction portions will have a different look and feel than the existing house and other historic buildings.

9. The justification for the proposed demolition. The applicant/owner indicated partial demolition was desired to proceed with the rehabilitation of the property in adding a two-story front porch across the front façade and adding a larger rear wing addition; the deterioration of the building materials was also cited.

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville National Register Historic District Map: With demolitions noted
5. Polk City Directory Research
6. Minutes from the January 21, 2021 HARB meeting
7. Final Order from the January 21, 2021 HARB meeting
8. Sketch from January 21, 2021 HARB meeting, from the different COD applicant showing the agreed to reuse of porch columns and gable roof on two-story front porch

STAFF PHOTOGRAPHS
95 Oneida Street





STAFF PHOTOGRAPHS
95 Oneida Street









STAFF PHOTOGRAPHS
95 Oneida Street





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STAFF PHOTOGRAPHS
95 Oneida Street







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95 Oneida Street



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95 Oneida Street





STAFF PHOTOGRAPHS
93 - 95 Oneida Street: Context Area





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STAFF PHOTOGRAPHS
93 - 95 Oneida Street: Context Area







STAFF PHOTOGRAPHS
93 - 95 Oneida Street: Context Area





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1491 1009==

Site Name: 95 Oneida Street 830== Survey Date: 7811 820==

Address: 95 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) J (block) 7 (lot) 868==

Midtest 8T3248 868==

Owner of Site: Name: Mars, Hattie and Lynwood;

Address: 95 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Mars, Hattie and Lynwood 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469718 (easting) 3306065 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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: +1885 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, glass in doors, blinds, moveable louvers 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Gable porch 942==

Porches & Balconies: 942==

Chimney Location: End, interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn cornice brackets, porch frieze and railings 882==

Quantitative Data: (950-954)

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

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, Blacks, Commerce, Politics/Government

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 95 Oneida Street was constructed between 1871 and 1885, making it one of the original structures in Lincolnville. Significant details include jigsawn brackets,a decorative porch frieze and railing, and turned spindle posts.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

Staff Report pg. 24

property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

The house at 95 Oneida Street was once the residence of A. A. Pappy [Black], a City Assessor and later proprietor of a barbershop at 23 King Street.[4]

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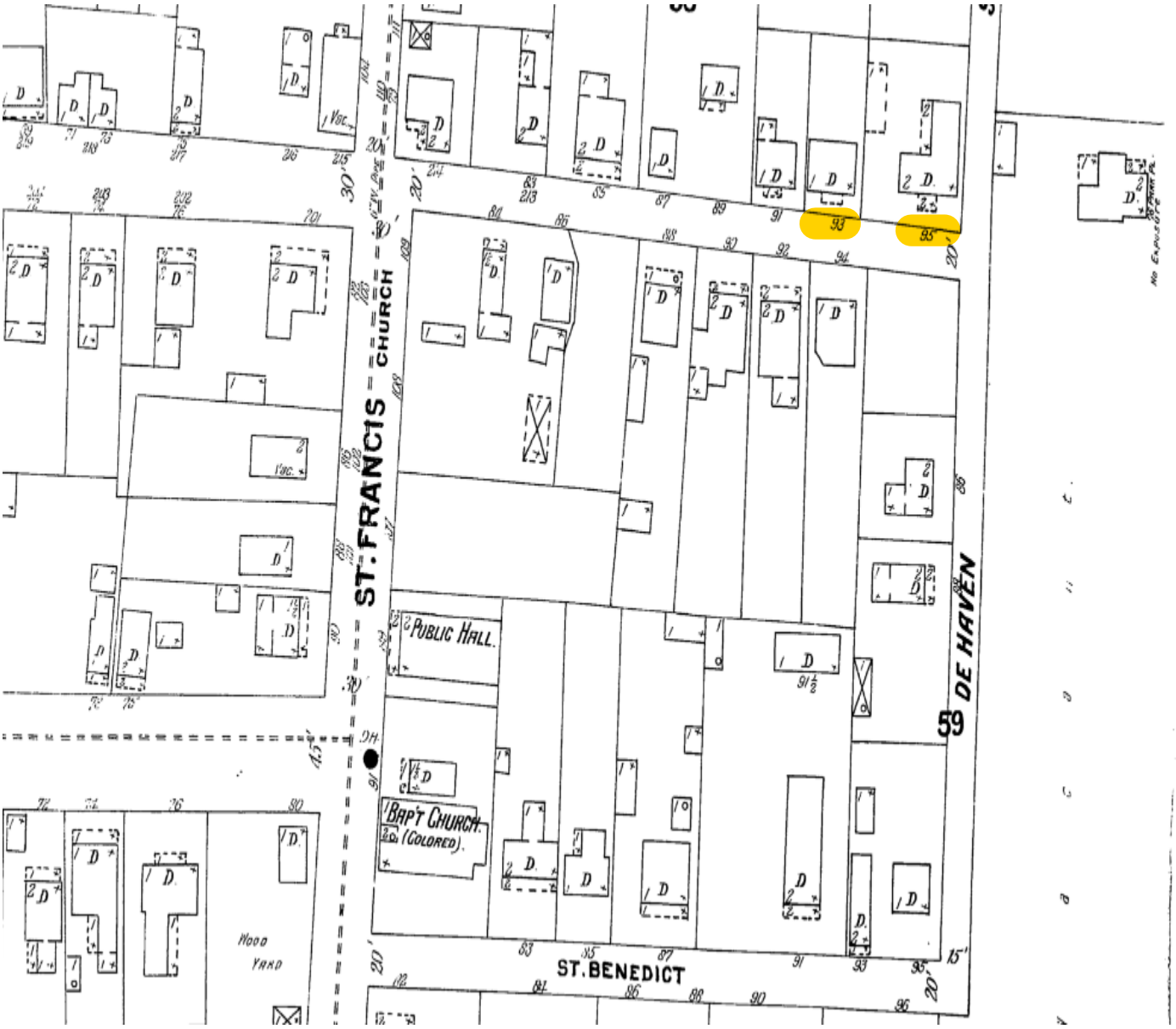
stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

4. St. Ausutine City Directory, 1885, 1899.


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8

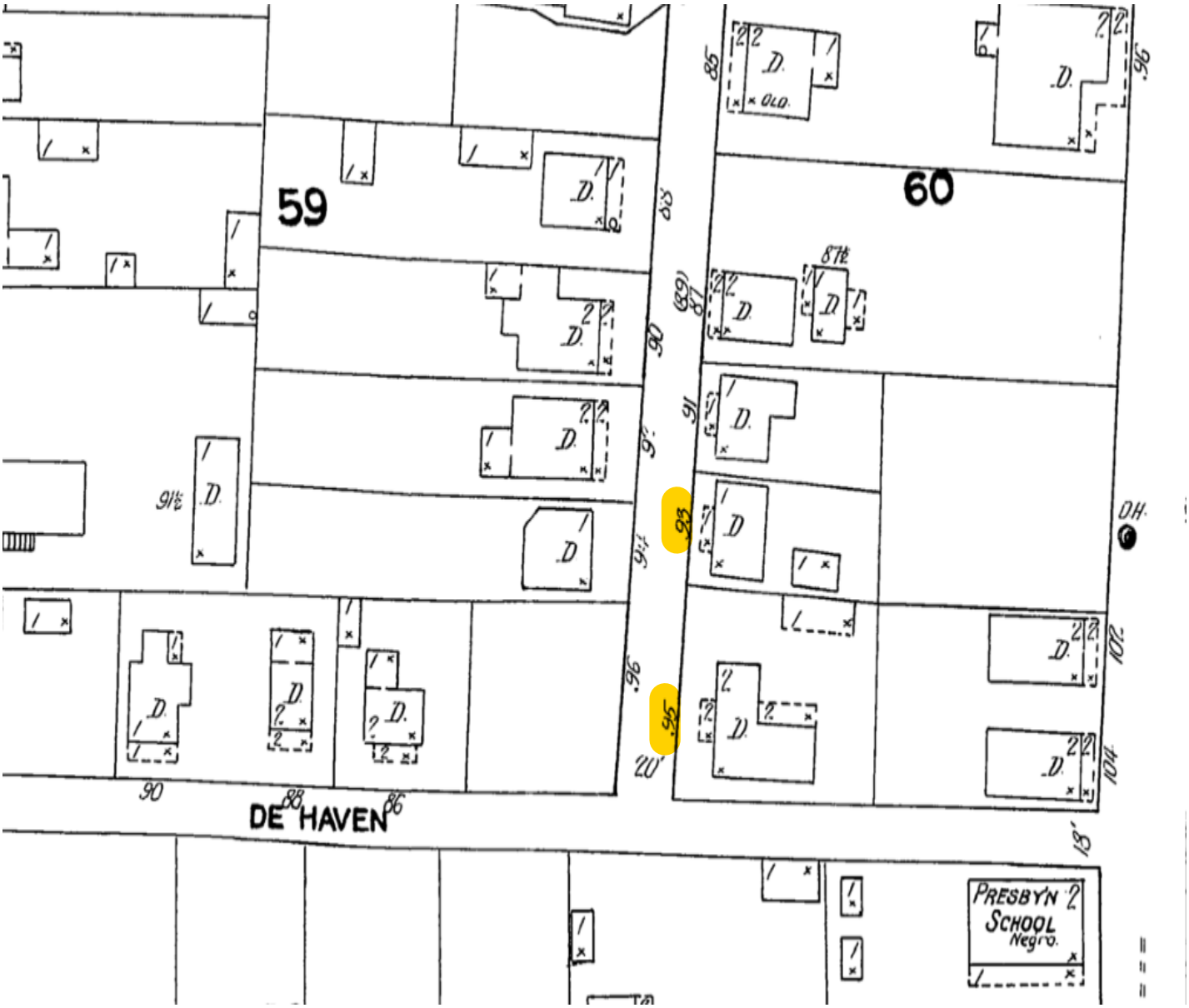


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Saint Augustine Mar. 1910, Sheet 13

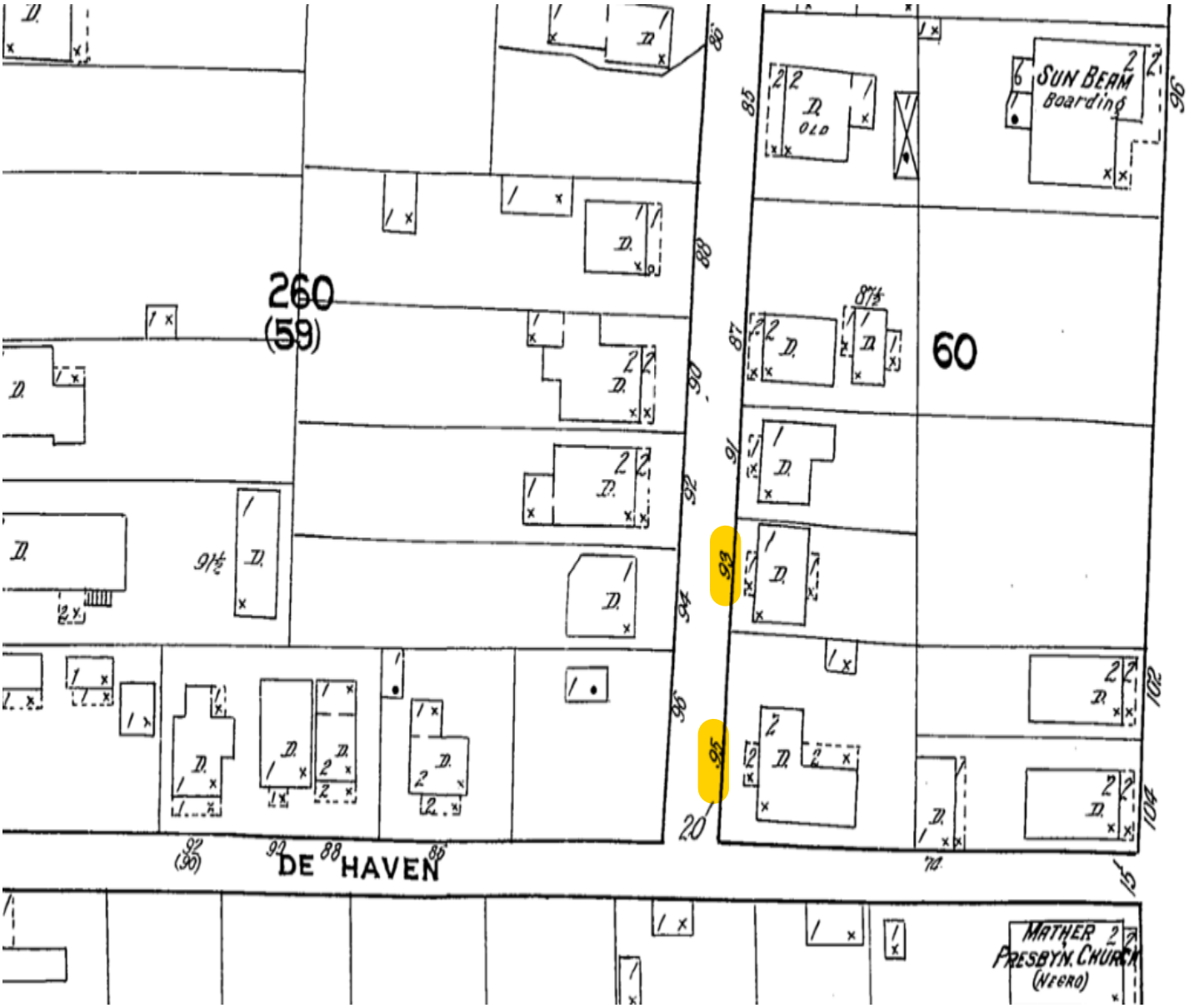


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Saint Augustine Dec. 1917, Sheet 9

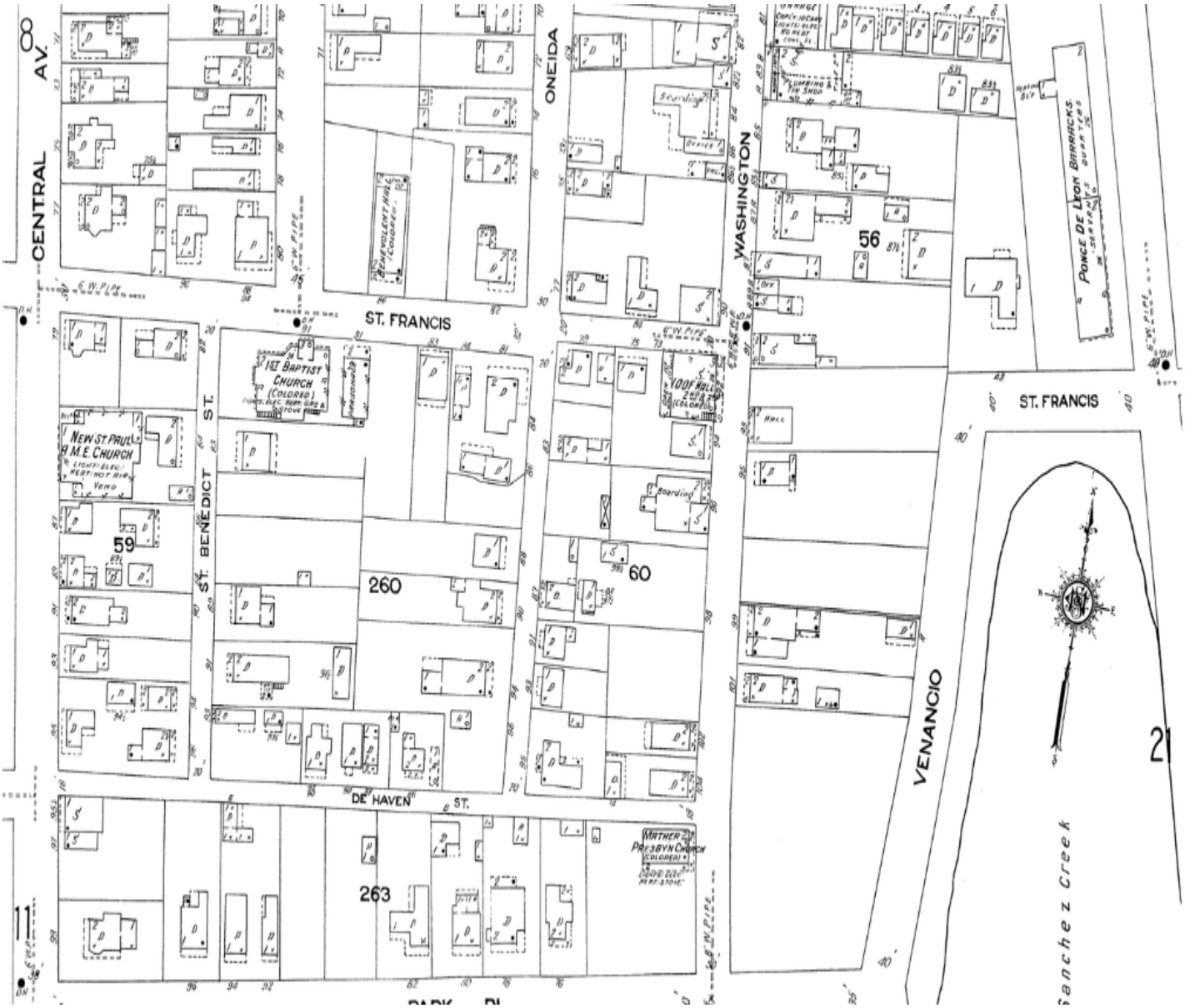


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 9

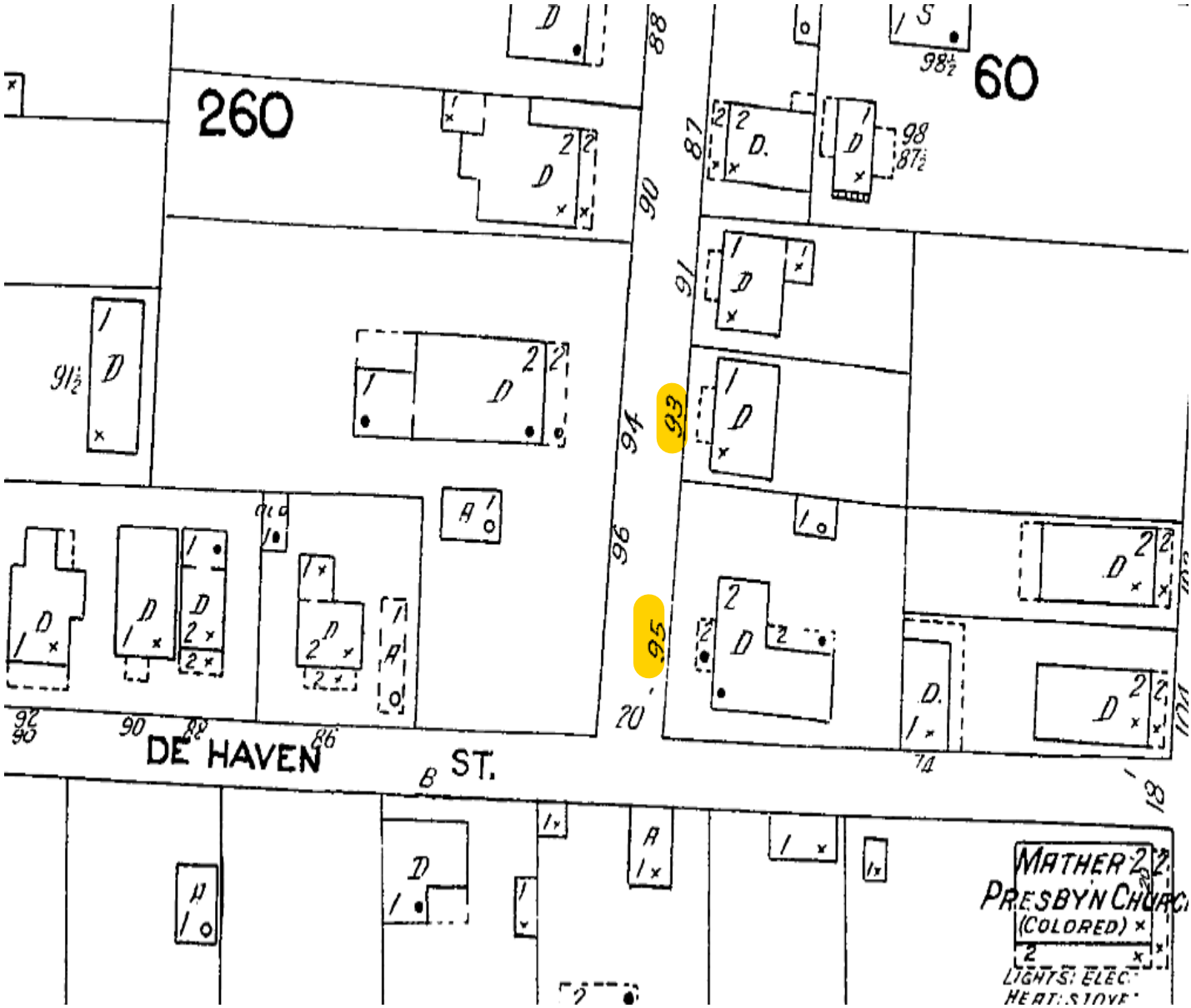


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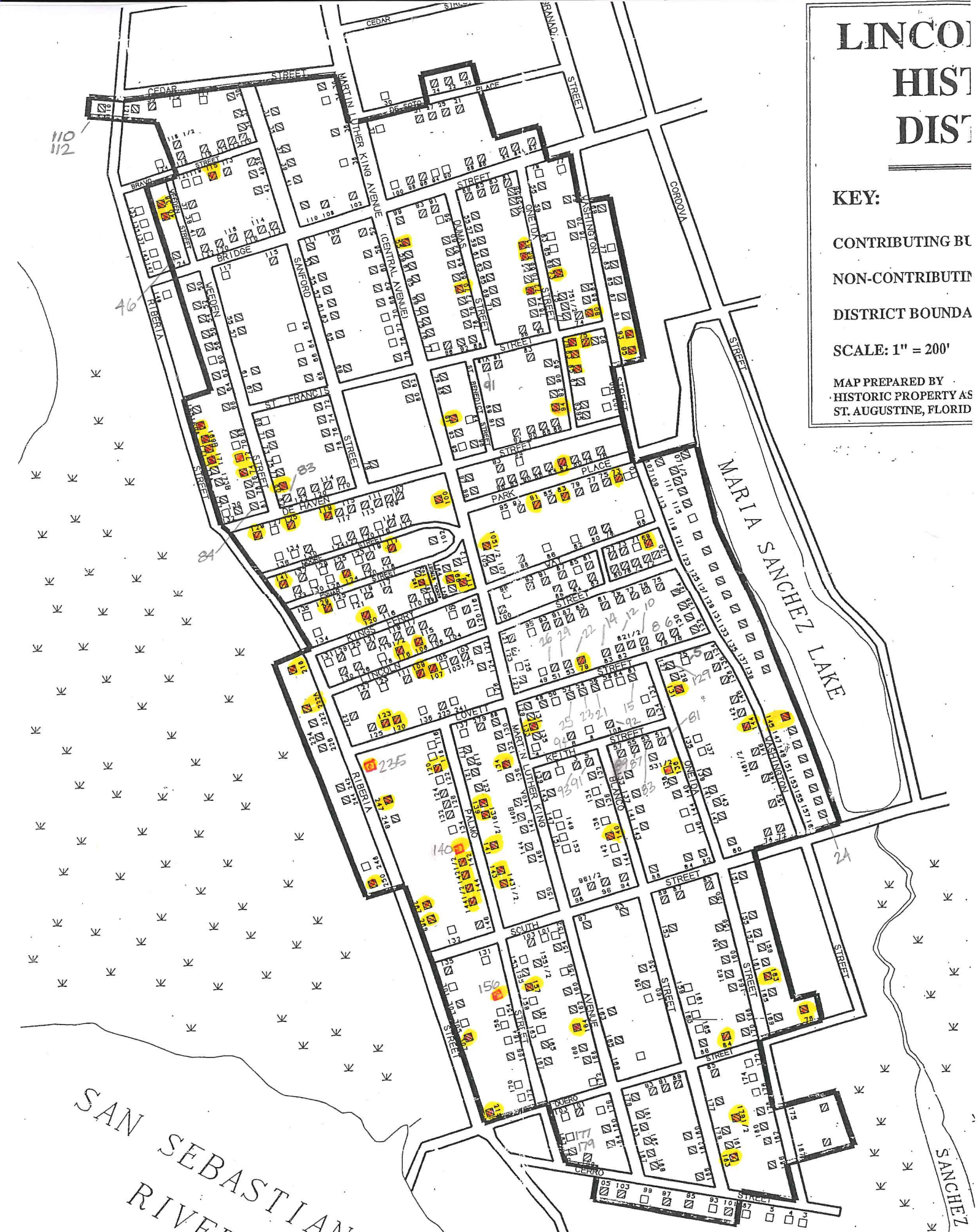
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Saint Augustine July 1924, Sheet 9



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HIST
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KEY:
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DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
RIBERIA STREET
BRIDGE STREET
ST. FRANCIS STREET
DE HAVEN STREET
KINGS FERRY
LINCOLN
LOVELL
KEITH
SCUTH
DUERO
CERRO
PARK PLACE
CORDOVA
SANCHEZ

95 Oneida Street (c. 1871-1885)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1904	A.A. Pappy	*	Barber at 23 King Street
1907-08**	Mrs A.A. Pappy	*	Barbershop at 23 King Street
1911-12	Sarah Pappy (widow)	*	Dressmaker
1914-15	Sarah Pappy (widow)	*	Laundress
1920-21	Sarah Pappy	*	--
1924-25	Sarah Pappy (widow of Alphonso E)	*	Seamstress
1930	Sarah Pappy	(c)	Domestic
1937	Hattie Pappy	(c)	Laundress
1945	Lynwood V. Mars	(c) (o)	Porter FEC
1955	Lynwood V. Mars (Harriett C)	--	Redcap FEC

* (Black Resident)
(c) (colored)
(o) Owner

**1907-08 – *The Record Company* publication: Listings by resident name only

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition at **9 Inlet Place** because it is not a local landmark or otherwise designated as a historic building with the following condition:

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

Barbara Pape was available for questions.

Ex Parte Communication:

(None)

10 certified notices were sent, 3 were returned in favor, and 1 had comments.

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

The Board discussed the staff recommendation for material salvage to ensure the applicant understood the condition.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2020-0131, 9 Inlet Place, based on the staff report indicating the building was not in any districts, was not a national register listing or a significant historic building and with the condition that a good faith effort be made to salvage any significant historic material. The motion was SECONDED by Ms. Wingo.

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

7. (b) 2020-0133 – Donald Crichlow and Associates – Applicant
91 Oneida LLC – Owner
95 Oneida Street

To partially demolish a building, constructed c. 1871-1885 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and rear one-story wing.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Partial Demolition at **95 Oneida Street** with the following conditions:

1. To approve the removal of the one-story the rear wing. To approve portions of the two-story front porch not to include the turned posts and roof
2. For any salvageable historic materials, including the wood windows, 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

Don Crichlow reviewed the application including the slight changes of an additional window on the elevation drawings.

Ex Parte Communication:

(None)

DRAFT

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

Eric Schaefer spoke in favor of the application citing the poor condition of the house.

B.J. Kalaidi asked for more information regarding the proposed replacement and asked that staff read any comments submitted by neighbors.

Public hearing was closed.

The Board discussed:

- Staff's recommendation to maintain the existing roof and turned posts to protect a character-defining architectural feature
- Design concepts that maintain the existing gable end to retain the integrity of the original portion of the two-story porch
- Applicant's intent to salvage as much material as possible
- Possibility that the porch would have to be removed to raise the structure, and then re-constructed in the same configuration, but at a higher elevation as the house was being raised
- Recommendation that new columns match existing column design

MOTION

Mr. Weaver MOVED to APPROVE application 2020-0133 with condition two as detailed in the staff report to repurpose the posts and any other salvageable material and the applicant provide a drawing of record showing the repurposed posts and gable. The motion was SECONDED by Mr. MacDonald.

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

7. (c) Certificate of Relocation F2020-0138 – Donald Crichlow and Associates – Applicant
91 Oneida LLC – Owner
93 Oneida Street

To relocate a building constructed c. 1871-1885 that is recorded in the Florida Master Site File and is contributing to the Lincolnville National Register Historic District, eastward on the lot.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Relocation at **93 Oneida Street** because it meets Secretary of the Interior's Standard 2 for Retention of Distinguishing Architectural Characteristics.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, and 1 had comments. Ms. Courtney noted an additional e-mail received and attached to the meeting packet.

Public hearing was opened.

B.J. Kalaidi asked for clarification regarding the details of an e-mail received by the board from Christopher Nolan.

Elaine Brooks asked for clarification that the structure would remain one story to which the applicant responded in the affirmative. She spoke in favor of the application.

DRAFT

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/partial
☐ 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.:	2020-0133
Applicant:	Donald Crichlow and Assoc.
Owner:	91 Oneida LLC
Address:	95 Oneida St.
Parcel Number:	208010-0000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to partially demolish a building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and the rear one-story wing.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON January 21, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the January 21, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to partially demolish a building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the two-story front porch and the rear one-story wing.

Subject to the following conditions:

- Condition to Salvage and reuse posts from existing
- historic front porch
-
- including applicant's sketch and voluntary commitment
- to reconstruct the new porch with the gable feature
- and posts
- demolition of rear portion of building approved and subject to Salvage where possible

DONE AND ORDERED, at a public hearing on the 21st day of January, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2020-0133 **REQUEST APPROVED / DENIED / CONTINUES**

Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

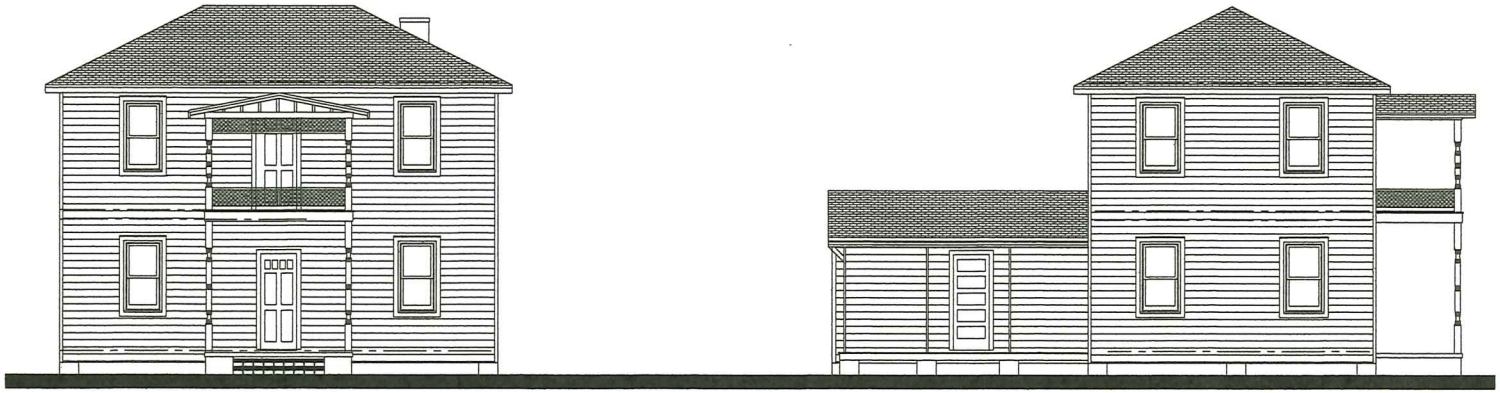
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cathy Duncan, by means of [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the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

Witness my hand and official seal, this 21st day of January, A.D., 2021.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Notary Public, State of Florida

PRESENTED AT JAN 21, 2021 HARB MTG.
BY APPLICANT - SHOWING CROSS GABLE ELEMENT AT CENTER OF NEW PORCH ROOF TO REMAIN



WEST

EAST

APPLICANT AGREED TO USE CENTER GABLE ON PORCH ROOF (OF NEW PORCH)



WEST

EAST

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND ITS CONTENTS. ANY REPRODUCTION OF THIS IN ANY FORMAT OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...

DRAWN BY: N. GOLDBERGER
SCALE: AS NOTED
DATE: 15 DEC 2020

PROPOSED RESIDENCE
ELEVATIONS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON GRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5765

ARCHITECT

SHEET A2

Staff Report pg. 38

PS Oneida Sketch for Final Order

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

May 19, 2022

Hunter Hayden
Oasis Equity Holdings, LLC
9310 Old Kings Road South #1703
Jacksonville, FL 32257

Re: Certificate of Demolition – 95 Oneida Street – HP2022-0036

Dear Mr. Hayden,

On May 19, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 16, 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 June 6, 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.:	HP2022-0036
Applicant:	Oasis Equity Holdings, LLC
Owner:	Oasis Equity Holdings, LLC
Address:	95 Oneida Street
Parcel Number:	2080100000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 19, 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 May 19, 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 RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

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.
- Continued to June 16, 2022 HARB meeting, as requested by the applicant.
-
-

DONE AND ORDERED, at a public hearing on the 19 day of May, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0036 **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 19th day of May, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

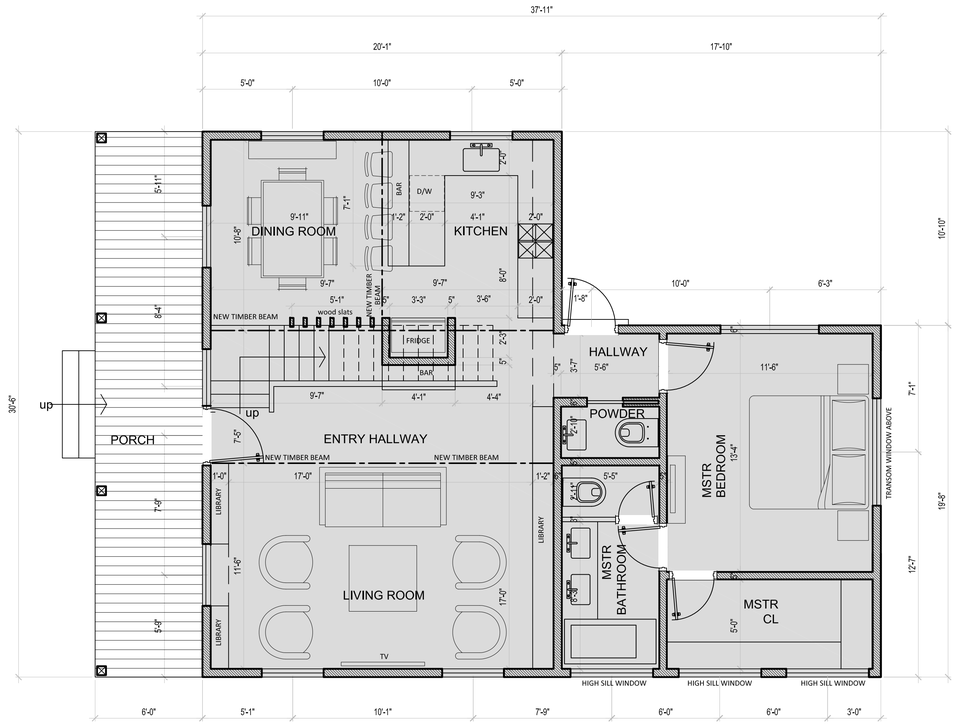
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR JUNE 16, 2022 HARB MEETING

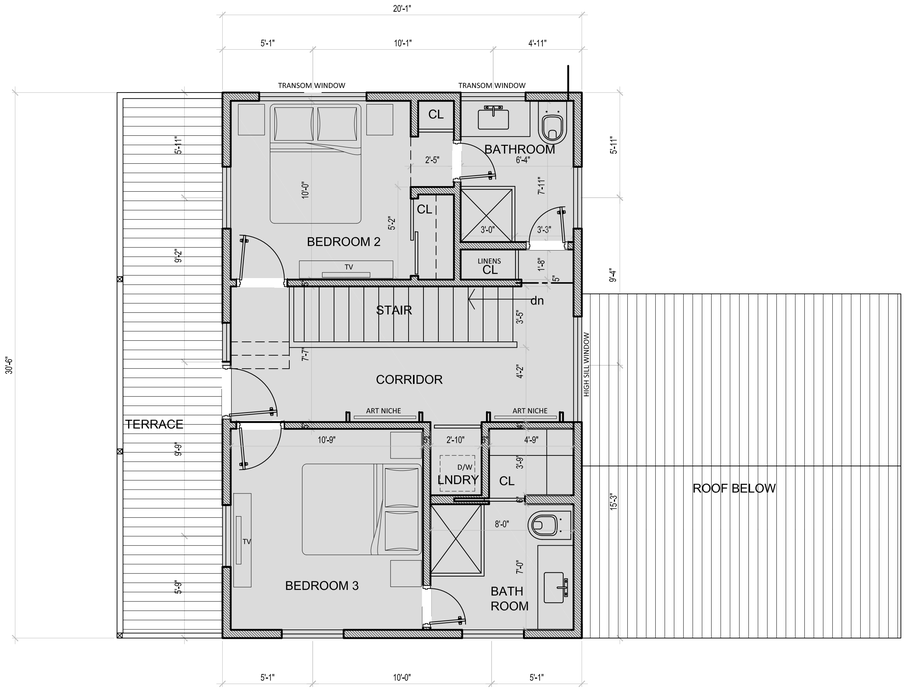
HP2022-0036: 95 Oneida Street

Materials received from applicant after June 6, 2022 deadline for additional documents (June 6th email sent with attachments bounced back)

Received June 9, 2022
Planning & Building Department



1st FLOOR - OPTION i
FLOOR PLAN
1/4"=1'0"



SYMBOL LEGEND	
	EXISTING WALL
	NEW PROPOSED WALL
	DEMOLISHED WALL
	WATER
	GRASS

2nd FLOOR - OPTION i
FLOOR PLAN
1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE

95 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL RESIDENTIAL FLOOR PLANS

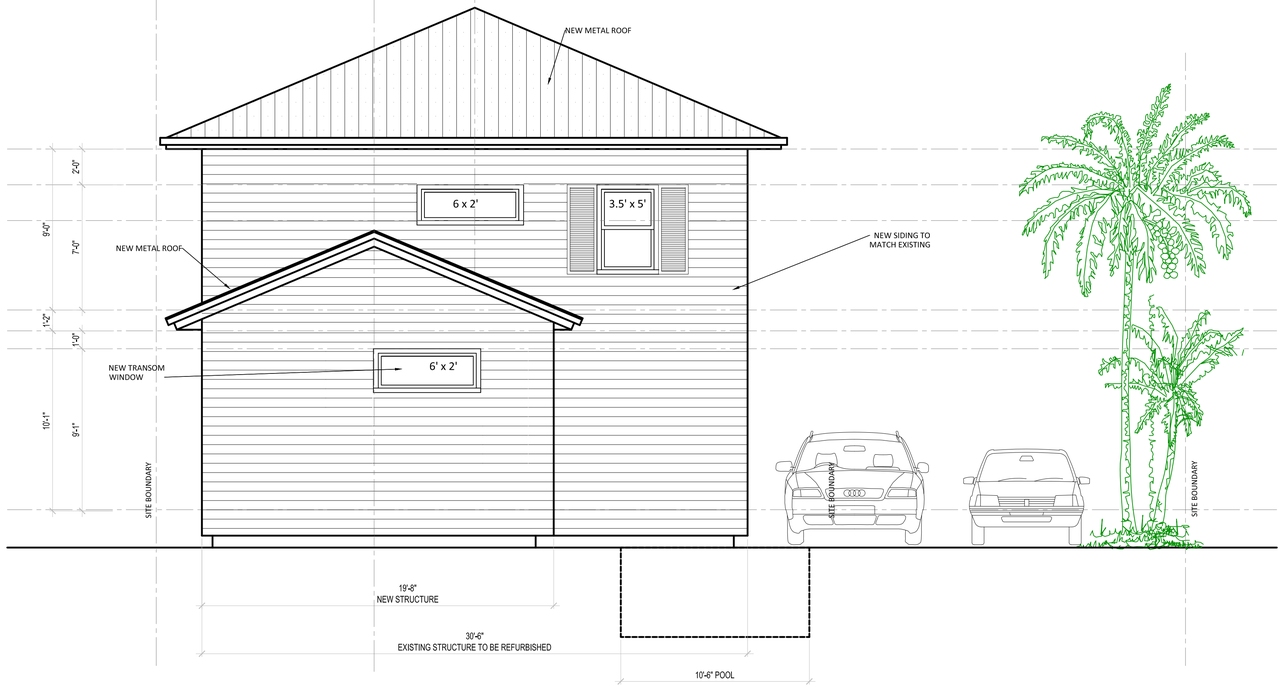
FOR REVIEW
DRAFT
06/08/2022

i-1

Received June 9, 2022
Planning & Building Department



WEST ELEVATION - OPTION i
1/4"=1'0"



EAST ELEVATION - OPTION i
1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE
95 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL
RESIDENTIAL FLOOR PLANS

FOR REVIEW
DRAFT
04/19/2022

i-2

Received June 9, 2022
Planning & Building Department



SOUTH ELEVATION - OPTION i
1/4"=1'0"



NORTH ELEVATION - OPTION i
1/4"=1'0"

SANDRA HERRERA
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www.sandra-herrera.com
NY
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SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE
95 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL
RESIDENTIAL FLOOR PLANS

FOR REVIEW
DRAFT
04/19/2022

i-3

From: Hunter Hayden
To: Julie Courtney
Subject: Re: 93 & 95 Oneida Street: continuance request needed
Date: Thursday, May 12, 2022 2:16:47 PM
Attachments: image002.png
image003.png
image004.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.

Hi Julie,

I would like to continue my application for the 93 and 95 Onieda to the June meeting. This will give us time to procure more documentation.

Thank you,

Hunter

On Thu, May 12, 2022 at 1:44 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello Hunter,
>
> Please just send an email to the harb@citystaug.com email address today requesting a continuance for both 93 and 95 Oneida Street so we can include that in the board packets that are going out. They still have to make a motion to approve and it helps for them to be aware in advance that these items are not being heard.
>
> 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.

Received April 25, 2022
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

■ **CERTIFICATE OF DEMOLITION**
❑ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0036

Receipt No. 2367125 Meeting Date May 19, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Hunter Hayden

   Business (if applicable) _____

   Address _____

   City _____ State _____ Zip _____

   Daytime telephone _____ Other phone/email _____

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

2. NAME OF PROPERTY OWNER Oasis Equity Holdings

   Business (if applicable) _____

   Address 9310 Old Kings Road South #1703

   City Jacksonville State FL Zip 32257

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 95 Oneida Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot J Block 7 Subdivision Dumas Tract Parcel Number 2080100000

5. DATE OF CONSTRUCTION 1910 Source: Property Appraiser

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Rear Addition

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Hunter Hayden DATE 4.22.2022

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Hunter Hayden DATE 4.22.2022

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.

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Received May 10, 2022
Planning and Building Department



Received May 10, 2022
Planning and Building Department

Received May 10, 2022
Planning and Building Department

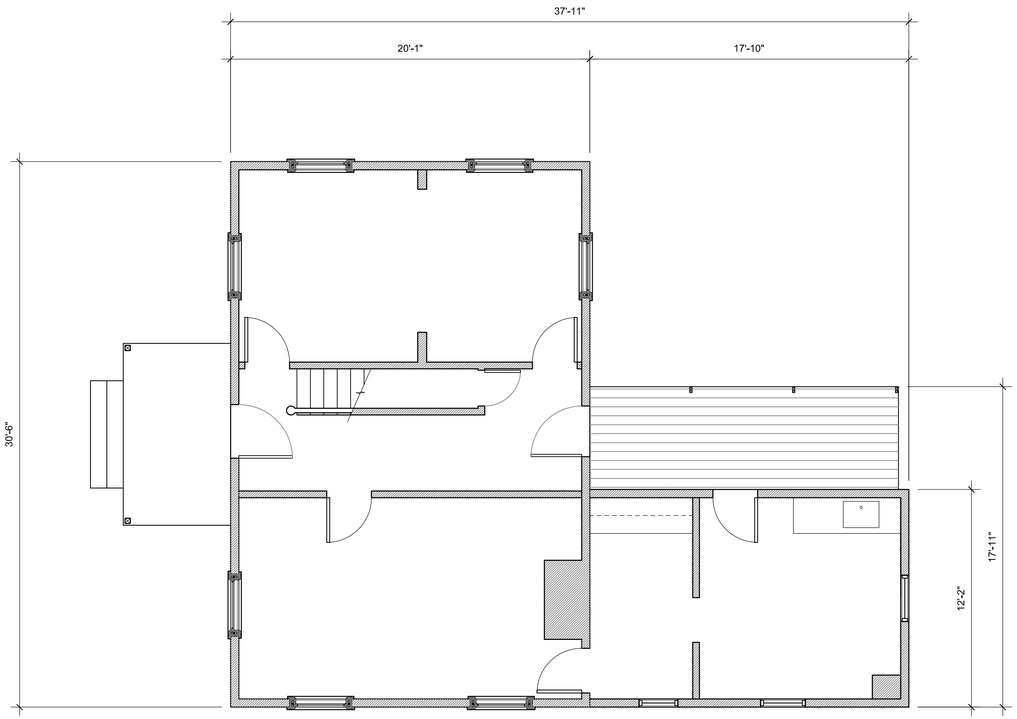
Received May 10, 2022
Planning and Building Department



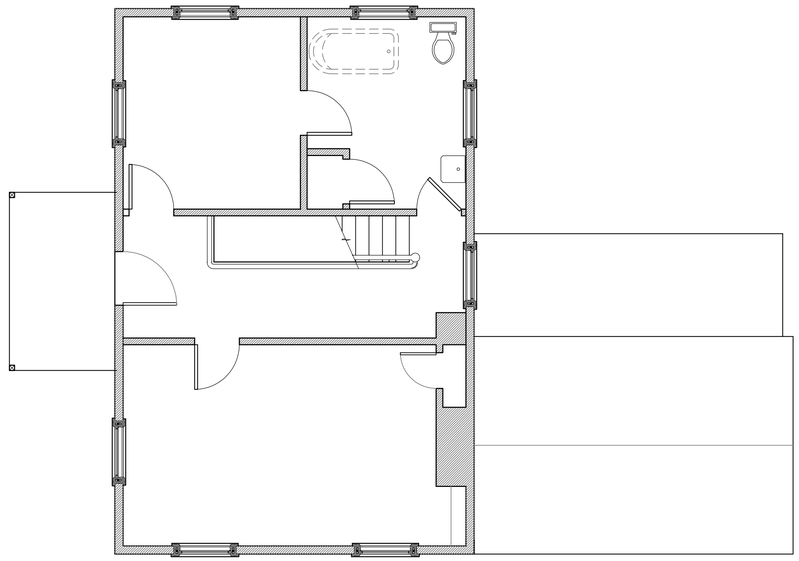
Received May 10, 2022
Planning and Building Department

Received May 10, 2022
Planning and Building Department

Received May 10, 2022
Planning and Building Department



EXISTING
FIRST FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH



EXISTING
SECOND FLOOR PLAN - RESIDENCE
1/4"=1'-0"
NORTH

REGISTRATION SEAL

WE HEREBY EXPRESSLY RESERVE THE PROPERTY RIGHTS TO THIS DRAWING AND IT IS NOT TO BE REPRODUCED, COPIED IN ANY FORMAT OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY PROCESS WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT.--

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 10 NOV 2020

RESIDENCE
FLOOR PLANS

EXISTING RESIDENCE
95 ONEIDA STREET
ST. AUGUSTINE
FLORIDA, 32084

DON CRICHLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-5785
ARCHITECT

SHEET
A1

Received May 10, 2022
Planning and Building Department

LOT 6

N89d36'24"E 70.97'

ONEIDA STREET

N00d57'31"E 57.55'

LOT 7

LOT 8

S00d56'27"W 57.27'

RESIDENCE

S89d22'48"E 71.00'

DE HAVEN STREET

Option A
SITE PLAN
1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

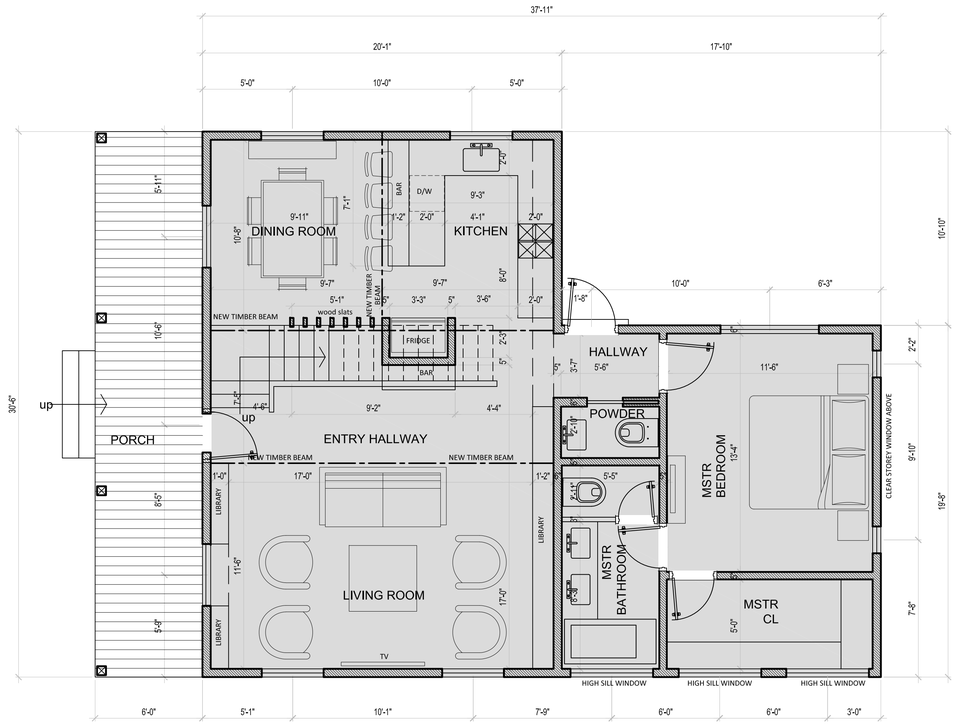
HAYDEN RESIDENCE
95 Oneida Street, Saint Augustine, FL

DESIGN
PROPOSAL
RESIDENTIAL
FLOOR PLANS

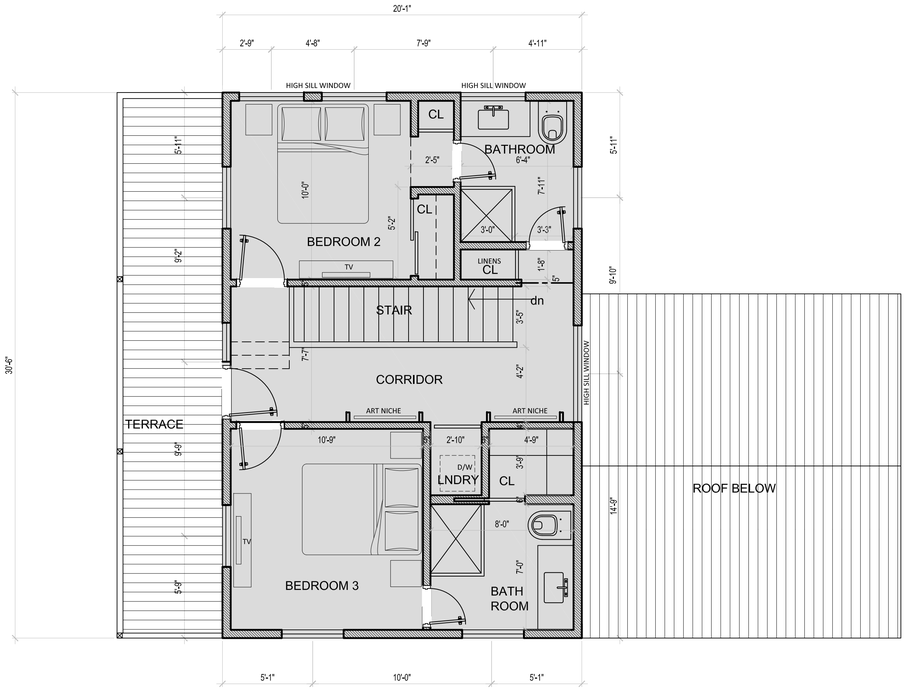
FOR REVIEW
DRAFT
04/25/2022
OPTION A

S1

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1st FLOOR - OPTION H
FLOOR PLAN
1/4"=1'0"



2nd FLOOR - OPTION H
FLOOR PLAN
1/4"=1'0"

SYMBOL LEGEND	
	EXISTING WALL
	NEW PROPOSED WALL
	DEMOLISHED WALL
	WATER
	GRASS

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HAYDEN RESIDENCE

95 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL RESIDENTIAL FLOOR PLANS

FOR REVIEW
DRAFT
04/26/2022

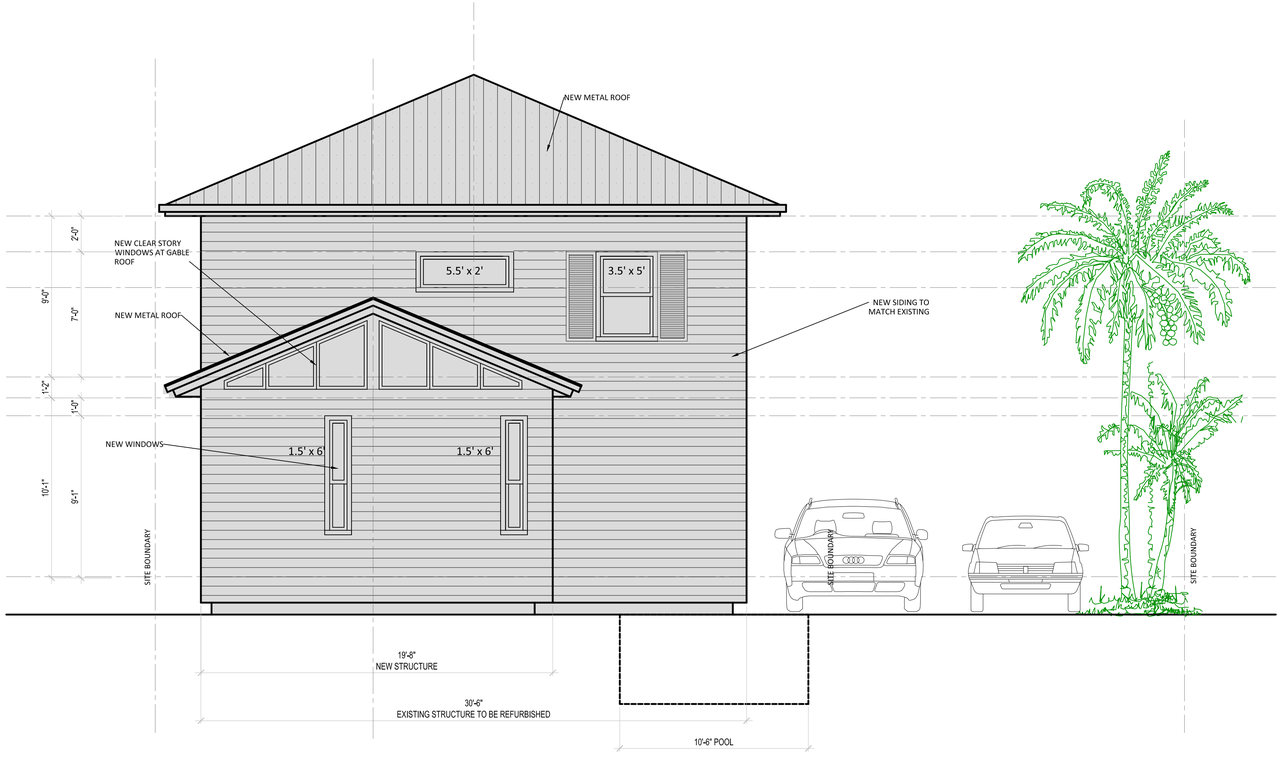
H-1

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WEST ELEVATION - OPTION H

1/4"=1'0"



EAST ELEVATION - OPTION H

1/4"=1'0"

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HAYDEN RESIDENCE
95 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL
RESIDENTIAL FLOOR PLANS

FOR REVIEW
DRAFT
04/19/2022

H-2

Received May 10, 2022
Planning and Building Department



SOUTH ELEVATION - OPTION H

1/4"=1'0"



NORTH ELEVATION - OPTION H

1/4"=1'0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

HAYDEN RESIDENCE
95 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL RESIDENTIAL FLOOR PLANS

FOR REVIEW
DRAFT
04/19/2022

H-3

From: Hunter Hayden <Hunter@haydenhawk.com>
Sent: Tuesday, May 10, 2022 8:16 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 95 Oneida Street - Certificate of Demolition Application for May 19, 2022 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.

Hi Julie,

I completely overlooked your original email as I did not thoroughly read down the page to see your request for additional information. Please find attached the full set of drawings in including the exterior elevations, as-builts and pictures.

Demolition Plan: The rear one story section of the home is in terrible shape with the ceiling joists and floor joists destroyed from an opening in the roof that has allow water to enter that section of the building. The plan is to remove that section and rebuild it completely with an 7' 6" addition to the north towards the internal courtyard.

Renovation Plan: The exterior siding is covered in metal siding and we are unaware of the extend of the damage of the siding. If there is extensive damage due to termites and wood rot, we will go with a full replacement of siding with a Hardie or similar lap siding product. However, after inspection of bottom parameter of the siding, it seems to be in suitable condition and therefore would be prefer to piece in the damaged siding with matching wood. There is large hole in the second story roof creating a large hole in the second floor down to the first. This home will undergo a major structural renovation with replacement of many floor joists on both the second and first floor. We are proposing to extend the front porches to stretch the full elevation.

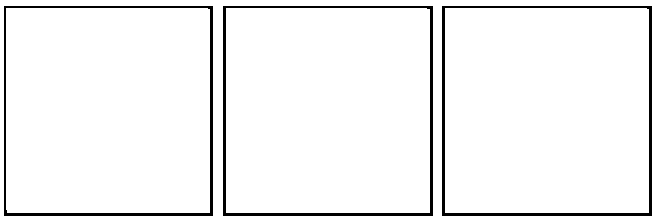
Windows and Doors: There is a correction on the window schedule. The standard one over one replacement windows on the east, west, south and north elevation will be sized to match the existing openings, which is 2'10" x 5' 2". The sizing for the doors, transom windows and gable clerestory are all correct. The window and door manufacturer has not been selected, however we are looking into using CGI windows: a high quality aluminum window with a thin frame to mimic the original wood windows. The use of transom windows in the bathrooms, closets and one bedroom to allow for more light in those rooms.

Link to Exterior
Elevations: https://www.dropbox.com/sh/1ie9xf4kqpaqv8a/AAA8kgwEzq_OKD6HlYcDOr1qa?dl=0

Please let me know if you there is anything you would like more clarification on.

Hunter Hayden
Principal

M 904.742.2658 **E** hunter@haydenhawk.com
W HaydenHawkInvestmentGroup.com



Meredith H. Randolph

From: Hunter Hayden <Hunter@haydenhawk.com>
Sent: Monday, April 25, 2022 11:12 AM
To: Julie Courtney
Cc: harb; Candice Seymour
Subject: Re: 95 Oneida Street Partial Demolition

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

Hi Julie,

Thank you so much for your consideration and allowing this application to be heard at the next meeting. The general scope of the demolition is to remove the rear wing including an interior porch, which I believe to have been done after original construction, and rebuild it with more square footage to the north. The front porches will also be removed and reconstructed to expand nearly the entire first and second floor. The elevations will show this in more detail. If you would like to do a site visit, please let me know as I will need to help with access.

Kindly,

Hunter Hayden
Principal

M 904.742.2658 **E** hunter@haydenhawk.com
W HaydenHawkInvestmentGroup.com

On Mon, Apr 25, 2022 at 10:15 AM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello Hunter,
>
> The application deadline for the May meeting was Friday. In the future, if you are just waiting on a drawing, submit the application forms and payment with as much other documents like photos as you can upfront by the application deadline. I will allow this COD application for 95 Oneida to slide in after the deadline for May only because you submitted for the 93 Oneida Street on time and we did the full COD review process for the two buildings in January 2021, so we don't have to start from ground zero with the research and report, etc.
>
> For 95 Oneida Street, we need elevation drawings or some more clarification with photos on what exactly is being removed from the existing exterior. Is it the entire 2 story front porch and the entire 1-story rear wing and rear porch? Although not required, elevation drawings of what is proposed will be helpful for the HARB to consider when reviewing the proposed partial demolition.

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: Hunter Hayden <Hunter@haydenhawk.com>
Sent: Monday, April 25, 2022 9:33 AM
To: harb <harb@citystaug.com>; Julie Courtney <jcourtney@citystaug.com>; Candice Seymour <cseymour@citystaug.com>
Subject: 95 Oneida Street Partial Demolition

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

Good Morning Julie and Candice,

I would like to include the neighboring property of 93 Oneida Street in my request for partial demolition. These two homes will be renovated in tandem with the same General Contractor. The application and floor plan is attached with the exterior elevations being submitted later today, as my architect was out Friday due to a college visit.

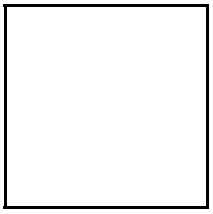
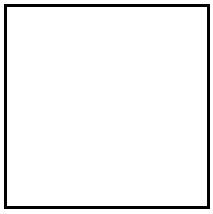
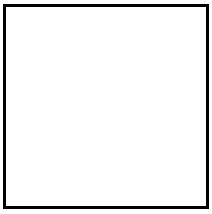
Please let me know if you have any questions.

Kindly,



Hunter Hayden
Principal

M 904.742.2658 **E** hunter@haydenhawk.com
W HaydenHawkInvestmentGroup.com

Instr #2021034372 BK: 5221 PG: 350, Filed & Recorded: 3/29/2021 3:23 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,610.00

Prepared by and Return to:
William Li
Landmark Title, LLC
4540 Southside Blvd., Suite 202
Jacksonville, Florida 32216

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 19th day of March, 2021 by 91 Oneida, LLC, a Florida Limited Liability Company ("Grantor"), whose address is , to and in favor of Oasis Equity Holdings, LLC, a Florida Limited Liability Company, ("Grantee"), whose address is 95 Oneida Street, St. Augustine, FL 32084.

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

COPY

WITNESSETH, That the Grantor, for $10.00 and other valuable consideration, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, their heirs, successors and assigns forever, that real property located in St. Johns County, Florida, which is described as follows:

Lot 7, Block J, Dumas Tract, according to the official map of the City of St. Augustine on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida.

Real Estate Parcel Number: 208010-0000

Property Address: 95 Oneida Street, St. Augustine, FL 32084

SUBJECT TO taxes for the year 2020 and subsequent years.

SUBJECT TO all covenants, conditions, restrictions, reservations, and easements of record, if any; provided however that this mention shall not serve to reimpose the same.

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

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

AND the Grantor hereby covenants with the Grantee, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed these present the date set forth above.

Witness 1 signature

Michael Politz
Witness 1 print name

Witness 2 signature

Brittany L. Vinson
Witness 2 print name

91 Oneida, LLC, a Florida Limited Liability Company

By: _____
Douglas Andrew Clark, Manager

By: _____
Mollie Jo Clark, Authorized Member

COPY

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 18 day of March, 2021 by Douglas Andrew Clark Manager of 91 Oneida, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Anita Henderson
Signature of Notary Public
Print, Type/Stamp Name of Notary

Anita Henderson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG954207
Expires 2/3/2024

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____

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	2080100000
Location Address	95 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 7 BLK J DB205/567 OR5221/350 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.080
Homestead	N

Owner Information

Owner Name	Oasis Equity Holdings LLC 100%
Mailing Address	95 ONEIDA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$62,527
Extra Features Value	$0
Total Land Value	$137,638
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$200,165**
Total Deferred	$0
Assessed Value	**$200,165**
Total Exemptions	$0
Taxable Value	**$200,165**

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	$56,749	$0	$162,864	$0	$0	$219,613	$219,613	$0	$219,613
2020	$18,917	$0	$162,864	$0	$0	$181,781	$143,861	$37,920	$143,861
2019	$15,379	$0	$162,864	$0	$0	$178,243	$130,783	$47,460	$130,783
2018	$15,073	$0	$150,336	$0	$0	$165,409	$118,894	$46,515	$118,894
2017	$15,073	$297	$135,302	$0	$0	$150,672	$108,085	$42,587	$108,085
2016	$15,073	$297	$117,450	$0	$0	$132,820	$98,259	$34,561	$98,259
2015	$12,927	$297	$93,960	$0	$0	$107,184	$89,326	$17,858	$89,326
2014	$15,271	$297	$75,168	$0	$0	$90,736	$81,205	$9,531	$81,205
2013	$15,271	$297	$58,255	$0	$0	$73,823	$73,823	$0	$73,823
2012	$30,541	$297	$50,738	$0	$0	$81,576	$81,576	$0	$81,576
2011	$30,541	$297	$56,376	$0	$0	$87,214	$87,214	$0	$87,214
2010	$30,541	$297	$62,640	$0	$0	$93,478	$93,478	$0	$93,478

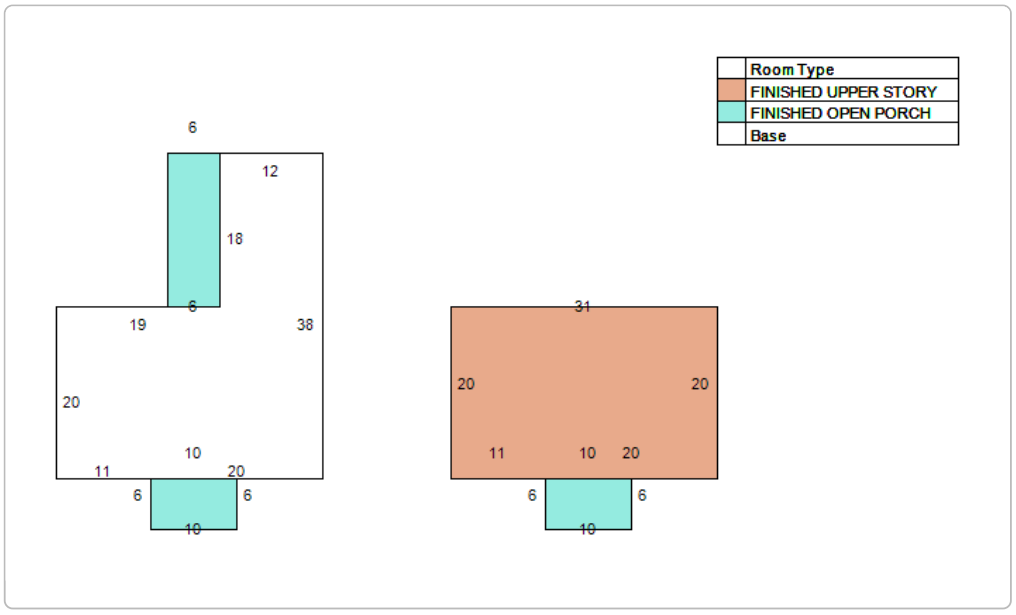
Building Information

Building 1
Year Built 1910
Actual Area 1684
Conditioned Area 1456
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Sheet Vinyl, Carpet
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 3
Baths 1

Description	Square Footage
BASE AREA	836
FINISHED OPEN PORCH	108
FINISHED OPEN PORCH	60
FINISHED UPPER STORY	620
FINISHED OPEN PORCH	60
Total SqFt	1684

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	55	66	55	EF	$137,638

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/29/2021	3/19/2021	$230,000.00	WARRANTY DEED	5221	350	U	I	91 ONEIDA LLC	OASIS EQUITY HOLDINGS LLC
8/4/2020	7/30/2020	$271,000.00	WARRANTY DEED	5005	1669	Q	I	DIRECTO HOME BUYER 1 INC	91 ONEIDA LLC
7/17/2020	7/13/2020	$125,000.00	WARRANTY DEED	4992	892	Q	I	DAVENPORT PRISCILLA ET AL	DIRECTO HOME BUYER 1 INC
3/23/2020	3/21/2020	$0.00	SUMMARY ORDER ADMIN	4907	1859	U	I	PETERSON BARBARA ESTATE	WILLIAMS JAMES
9/20/1993	3/31/1992	$100.00	PERSONAL REP	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

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

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User Privacy Policy
GDPR Privacy Notice

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

Version 2.3.191



Detail by Entity Name

Florida Limited Liability Company
OASIS EQUITY HOLDINGS, LLC

Filing Information

Document Number	L20000035908
FEI/EIN Number	86-2611334
Date Filed	01/29/2020
Effective Date	02/01/2020
State	FL
Status	ACTIVE

Principal Address

9310 OLD KINGS ROAD SOUTH
1703
JACKSONVILLE, FL 32257

Changed: 03/31/2022

Mailing Address

9310 OLD KINGS ROAD SOUTH
1703
JACKSONVILLE, FL 32257

Changed: 03/31/2022

Registered Agent Name & Address

MCKILLOP LAW FIRM, P.L.
7563 PHILLIPS HWY
500
JACKSONVILLE, FL 32257

Authorized Person(s) Detail

Name & Address

Title MGR

HAYDEN, HUNTER
9310 OLD KINGS ROAD SOUTH 1703
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2021	03/16/2021
2022	03/31/2022

Document Images

03/31/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
01/29/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: June 16, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of May 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

146 Avenida Menendez (Install grease trap)

34 Aviles Street (Construct enclosed Vestibule between 2 existing buildings, Roof - FL24397.5, Door - FL14763.2)

11 Cadiz Street (HVAC Mini Split Change Out - **May raise the unit 18", if it remains directly behind the stair wall as the existing)

322 Charlotte Street (31663 / 12328.8 replace cedar shake over porches)

26 Cordova Street (Run gas line for Dryer)

75 King Street (Install (4) Sloped Style Awnings)

44 Sevilla Street (Convert 1st Floor Research Room into Offices)

50 Sevilla Street (Interior Remodel - Reconfiguration of space)

210 St George Street, Unit 2 (HVAC Change Out - size for size unit to remain in same location as old unit)

210 St George Street, Unit 21 (Replace HVAC system - same size, same location)

232 St George Street (FL10674.1-R16, FL15216-R8, FL18374-R5 Reroof. Remove and Install 31 SQ Roof Pitch 11/12)

5 Spanish Street (31663 / 12328.8 cedar roof replacement)

61 Spanish Street (Interior Buildout for New Restaurant (Treylor Park) on 1st Floor (Exterior Cooler & Exhaust Hood both to be concealed in east courtyard behind building & outside of street view))

DEMOLITION

62 ½ Chapin Street (Complete demolition and removal of structure - Approved with the condition that a list of salvaged materials be provided at final inspection per the HARB order requiring a good faith effort to salvage usable materials)

SIGNS

51 Cordova Street (New hanging sign for Cosmic Roots Ayurveda 36"x24" = 6sf total. Using pre-approved fonts, colors, and material)

21 Orange Street (New signage for Around the World Market Place: 1 new bracket sign 2'x3' = 6sf (to provide 8' clearance), 1 new wall sign 2'x3' = 6sf, 1 new wall sign 1'x6' = 6sf. Total sf = 18. Replacing existing signage, using pre-approved fonts, colors and material)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk